

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 18, 2020 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JANUARY 14, 2020, PLANNING AND ZONING COMMISSION MEETING.**
3. **APPOINT BOARD OF ADJUSTMENTS**
4. **CONSENT AGENDA (ITEMS 5, 7, 8, 9, 10, 11, 18, 20 & 22)**
5. * **5901 SOUTH U.S. HIGHWAY 75**
The request of Mayfield McCraw (Owner) and Sam Hosch, Zachry Corporation (Applicant) concerning the property located at 5901 South U.S. Highway 75, being 35 acres in the John Chronister Survey, Abstract No. 248, as follows;
Planning and Zoning Commission
Site plan approval for a Construction Office and Yard, Heavy Equipment, Storage & Repair for the U.S. Highway 75 Reconstruction Project.
6. **207 & 209 SOUTH DEWEY AVENUE**
The request of Miguel A. Avalos (Owner), Miguel Avalos (Representative), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of 5 including the alley lying between Lots 3 & 4, Block 3, J. P. Loving's 2nd Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District.

7. * **3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75**
The request of Sherman Crossroads LTD (Owners) and A&W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3600 blocks of South U.S. Highway 75, being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II, as follows:
Planning and Zoning Commission
Replat approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II.
8. * **2201 & 2203 NORWOOD STREET**
The request of Our Leasing Company (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2201 & 2203 Norwood Street, being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres, as follows:
Planning and Zoning Commission
Replat approval of Lots 1 and 2, Underwood Addition.
9. * **802 EAST HOUSTON STREET**
The request of Jose & Maria Lara (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 802 East Houston Street, being Lots 23 & 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres, as follows:
Planning and Zoning Commission
Replat approval of Chaffin's First Addition, Block 11, Lot 23R.
10. * **1024 NORTH CLEVELAND AVENUE**
The request of Munazza Jabeen and Anjum Karim (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1024 North Cleveland Avenue, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition, as follows:
Planning and Zoning Commission
Replat approval of College Park Addition, Block 1, Lots 7R & 8R.
11. * **2200 BLOCK BAKER DRIVE**
The request of Frank Avantino (Owner) and Vilbig & Associates, Inc. (Surveyor) concerning the property in the 2200 block of Baker Drive, being 7.063 acres in the G.W. McGlothlin Survey, Abstract No. 827, as follows:
Planning and Zoning Commission
Preliminary Plat approval of Mustang 53 Addition.
12. **519 SOUTH MONTGOMERY STREET**
The request of Roberto Meraz (Owner), Lisseth Lara (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property at 519 South Montgomery Street, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths of the proposed Meraz Addition:
Lot 1 – 53.25' lot width
Lot 2 – 53.24' lot width

Lot 3 – 53.24' lot width

in lieu of the required sixty (60) foot lot width in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Final Plat approval of Meraz Addition.

13. **2400-2800 BLOCKS EAST U.S. HIGHWAY 82**

The request of Christopher Bancroft and Lloyd Plyler Construction, LLP (Owners), James Bertakis, Bertakis Development, Inc. (Prospective Buyer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2400-2800 blocks East U.S. Highway 82, being **Tract 1**: 74.412 acre tract in the Samuel M. McGlothlin Survey, Abstract No. 811 and the R. Hendrix Survey, Abstract No. 504 and **Tract 2**: 19.949 acre tract in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows;

Planning and Zoning Commission

Zone change and conceptual site plan approval for the Eastwood Residential Community under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District, C-2 (General Commercial) District and an M-1 (Light Manufacturing) District to an M-H (Manufactured Housing) District.

14. **219 NORTH WILLOW STREET**

The request of Roger Mudgett (Owner) concerning the property at 219 North Willow Street, being Lot 23R, Block 18 of the Replat of Lots 13, 14, 15 and part of Lot 16, Block 13 and Lots 22, 23 & 24, Block 18, Chaffin's First Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

15. **3150 SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads, LTD (Owners), Panda Express Restaurant (Tenant), John Henderson, Bannister Engineering, (Representative/Civil Engineer) Jimmy Hunkapperr, IdGroup (Architect) and A&W Surveyors, Inc. (Surveyor) concerning the property located at 3150 South U.S. Highway 75, being 1.012 acres in the Preston Kitchens Survey, Abstract No. 667, also being a portion of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

- Exception approval under Ordinance No. 2280 Section 6.8.4, Subsection (11) to allow Fiberon Composite Decking in lieu of the required masonry for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Variance approval under Ordinance No. 2280 Section 6.8.4, Subsection (7) to allow a 20' setback on the south property line in lieu of the required 55.7' for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.

16. **3624 SOUTH U.S. HIGHWAY 75**
The request of Sherman Crossroads, LTD and QuikTrip Corporation (Owners), Sherman Crossroads, LTD (Applicant) and Joseph S. Faust, QuikTrip (Representative) concerning the property located at 3624 South U.S. Highway 75, being Lot 4, Block 2, Sherman Crossroads, Phase II, Lots 1R, 4 & 5, a Replat of Amending Plat Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:
Planning and Zoning Commission
Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow an 860 square foot, 50' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.
17. **214 WEST BROCKETT STREET**
The request of Mack Broiles (Owner), Micaela Hoops (Applicant) and EC Stanton Community School (Proposed Tenant) concerning the property located at 214 West Brockett Street, being Lot 4, Block 2, Broiles Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a private school in a C-1 (Retail Business) District.
18. * **2605 REX CRUSE DRIVE**
The request of North Park Baptist Church (Owners) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being all of Lots 1-6, and all of the platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Replat approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 & 6 of the Joe E. Price Subdivision.
19. **2605 REX CRUSE DRIVE**
The request of North Park Baptist Church (Owners), Kent Salisbury, David Baca Studios (Architect) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being Lots 1-6, Block 1, Joe E. Price Subdivision, as follows:
Planning and Zoning Commission
- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
 - Site plan approval for an addition to North Park Baptist Church
20. * **5900 NORTH U.S. HIGHWAY 75**
The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;
Planning and Zoning Commission
Final Plat approval of Sherman Landing, Phase II

21. **5900 NORTH U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer), Lay Design/Build (Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a Dairy Queen Restaurant with outdoor dining.

22. *** 600 BLOCK BROWN ROAD & 100 BLOCK BARBARA LANE**

The request of William & Judy Smith (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located in the 600 block of Brown Road and the 100 block of Barbara Lane, being 2.109 acres in the John McClenihan Survey, Abstract No. 789, as follows;

Planning and Zoning Commission

Final Plat approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

23. **315 NORTH CARR AVENUE**

The request of Jason Ogletree (Owner) and Arthur Land Surveying (Surveyor) concerning the property located at 315 North Carr Avenue, being Lot 7, Block 3, Christian College Addition, as follows;

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow a 324 square foot addition to an existing nonconforming structure located 3.5' from the side property line in lieu of the required 6' and 24' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District.

24. **ADJOURNMENT**

25. **OVERALL LOCATION MAP**

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

Clay Mahone, Chairman

ATTEST: Scott Shadden, 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 concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public

and said notice was posted on February 13, 2020 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of February, 2020
City of Sherman, Texas

Patsy Reeves,
Developmental Services Coordinator





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

2.

Meeting Date: 02/18/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

**APPROVE MINUTES OF THE REGULAR JANUARY 14, 2020, PLANNING AND ZONING
COMMISSION MEETING.**

List of Agenda Items:

Attachments

January 14, 2020 Draft Minutes

STATE OF TEXAS

§

January 14, 2020

COUNTY OF GRAYSON

§

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustments of the City of Sherman, was begun and held on January 14, 2020.

MEMBERS PRESENT:

CHAIRMAN MAHONE, VICE-CHAIRMAN ELLIOTT
COMMISSION MEMBERS: DOWNTAIN, SIMS, DAVIS,
WOOD AND MANLEY

MEMBERS ABSENT:

NONE

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the December 17, 2019 regular meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Vice-Chairman Elliott. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

APPOINT BOARD OF ADJUSTMENTS

Chairman Mahone appointed the members of the Board of Adjustments: ELLIOTT, DAVIS, MAHONE, DOWNTAIN AND WOOD.

BOARD OF
ADJUSTMENTS

CONSENT AGENDA (ITEM 10)

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

CONSENT AGENDA

The Commission reviewed the Consent Agenda. Vice-Chairman Elliott moved to approve the Consent Agenda as presented subject to the Staff Review Letters. Second by Commission Member Davis. All present voted AYE.

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

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF MATTHEW PETZ (OWNER) AND CBG SURVEYING TEXAS, LLC (SURVEYOR) CONCERNING THE PROPERTY AT 59 AND 101 BLUEBONNET LANE, BEING ALL OF LOTS 8 & 9, BLOCK 1, PRESTON MEADOWS SUBDIVISION, CONTAINING 2.926 ACRES IN THE ROBERT ATCHISON SURVEY, ABSTRACT NO. 28 AS FOLLOWS:

PLANNING AND ZONING COMMISSION

REPLAT APPROVAL BLUEBONNET PETZ ADDITION, BEING A REPLAT OF ALL OF LOTS 8 & 9, BLOCK 1 OF THE

REPLAT
BLUEBONNET PETZ
ADDITION, A
REPLAT OF ALL OF
LOTS 8 & 9, BLOCK
1, OF PRESTON
MEADOWS
SUBDIVISION (ETJ)
59 & 101
BLUEBONNET LANE

**PRESTON MEADOWS SUBDIVISION IN THE CITY OF
SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ).**

(MATTHEW PETZ)

The property is located at 59 and 101 Bluebonnet Lane near State Highway 289 west of Highway 56 in the City of Sherman's Extra Territorial Jurisdiction. The owner recently purchased the property next door to his and he would like to move the lot lines enlarging one of the lots. He had seen the Staff Review Letter and would abide by the Recommendations.

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

TEMPORARY USE PERMIT & SITE PLAN

**THE REQUEST OF MEREDITH OFFUTT (OWNER), MATT
OFFUTT (REPRESENTATIVE) AND PRESTON TRAIL LAND
SURVEYING (SURVEYOR) CONCERNING THE PROPERTY
LOCATED AT 2625 DRIPPING SPRINGS ROAD, BEING 9.485
ACRES IN THE JOHN HENDRIX SURVEY, ABSTRACT NO.
503, AS FOLLOWS;**

BOARD OF ADJUSTMENTS

**TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280,
SECTION 8, SUBSECTION (4) TO ALLOW TWO DWELLINGS
ON ONE LOT FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE
FAMILY RESIDENTIAL) DISTRICT.**

**TUP – TWO
DWELLINGS ON ONE
LOT IN AN R-1 (ONE
FAMILY
RESIDENTIAL)
DISTRICT
2625 DRIPPINGS
SPRINGS RD.
(MEREDITH OFFUTT)**

Matt Offutt, 1721 W. McGee, Sherman, TX

**Mr. Offutt appeared to represent the request and answer any
questions. The property is located at 2625 Dripping Springs
Road between Frisco Road and Cox Street. The property is
zoned an R-1 (One Family Residential) District.**

**Mr. Offutt explained his parents would like to construct a
new home at this location and live in the existing home while
it is under construction. The existing home will be
demolished after construction is complete. They had seen
the Staff Review Letter and would abide by the
Recommendations.**

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

ACTION TAKEN.

**Motion by Commission Member Davis to approve the
Temporary Use Permit to allow two dwellings on one
lot for a period of one year in an R-1 (One Family
Residential) District located at 2625 Dripping Springs
Road subject to the Staff Review Letter. Second by
Vice-Chairman Elliott.**

**VOTING AYE: ELLIOTT, DAVIS, MAHONE, DOWNTAIN AND
WOOD.**

**VOTING NAY: NONE
MOTION CARRIED**

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

EXCEPTION, SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF 6M HOLDINGS, LTD (OWNERS), SUNBELT RENTALS, INC. (TENANT), DUSTIN TIPPETTS (REPRESENTATIVE), UPI BUILDERS (CONTRACTORS) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 910 SOUTH SAM RAYBURN FREEWAY, BEING 9.27 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.2, SUBSECTION (7)(C) TO ALLOW A CHAIN LINK FENCE IN LIEU OF THE PERMITTED WOOD, STONE, BRICK OR CONCRETE BLOCK IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AMENDMENT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW HEAVY EQUIPMENT SALES AND RENTALS WITH A WASH BAY IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.2 (SAM RAYBURN OVERLAY) DISTRICT.

Dustin Tippetts, Sunbelt Rentals, 3021 CR 3313, Greenville, TX and Bruce Clay, UPI Builders, LLC 5008 Fuqua St., Houston, TX

Mr. Tippetts and Mr. Clay appeared to represent this request. The property is located at 910 South Sam Rayburn Freeway between Center Street and Stone Creek Drive; Sunbelt Rentals is the tenant. The property is zoned an R-1 (One Family Residential) District and C-2 (General Commercial) District. A Specific Use Permit to allow heavy equipment sales for Grayson County Equipment in a C-2 (General Commercial) District was approved July 21, 1997 by Ordinance No. 4626.

Mr. Tippetts explained, "Sunbelt Rentals recently purchased the property at 910 South Sam Rayburn Freeway from Six Mango and before that it was Texoma Tractor. There is an existing 5,200 square foot showroom and retail building for the heavy equipment sales and rentals and they would like to construct a 20' x 40' wash bay to clean the heavy equipment. We would also like to erect a chain link fence to protect and secure the building and heavy equipment."

Chairman Mahone asked if there was a reason they needed a chain link fence instead of wood, stone or brick.

Mr. Tippetts explained, "UPI is the builder and contractor; this is what they planned and approved through our corporate office."

EXCEPTION –
SCREENING

SUP AMENDMENT–
HEAVY EQUIPMENT
SALES & RENTALS

SITE PLAN – WASH
BAY
910 SOUTH SAM
RAYBURN FREEWAY
(6 M HOLDINGS,
LTD)

(TABLED)

Chairman Mahone explained, “typically when someone is asking for an adjustment they have some sort of reasoning. I understand why you would want to put up a fence, but I do not see why it would need to be chain link. Have you already put up the fence?”

Mr. Tippetts explained, “the poles are in, he started the fence but there is no chain link up.”

Scott Shadden, Director of Developmental Services explained, “I met with the Engineers on this project, we discussed the Staff Review Letter and they were in agreement with that and had no problem with the Staff Review Letter at that time. The wash bay and fence was started without any permits, it was red tagged and a certified letter was sent to stop work. All service bays have to be screened from the highway.”

Chairman Mahone asked, “will the wash bay be screened in some other way than the chain link fence.”

Mr. Tippetts explained, “the wash bay is under a metal awning so you will not be able to see the wash bay from the highway.”

Mr. Shadden stated, “all buildings in the overlay district have to be masonry; that’s part of the Staff Review Letter.”

Commission Member Manley stated, “on drawing S-1 it appears it is a CMU block wall, not a metal wall; is that correct.”

Mr. Tippetts responded “I was told metal.”

Commission Member Downtain explained, “the pictures show metal.”

Mr. Shadden explained, “the picture is a similar building in another location.”

Mr. Tippetts explained, “UPI is the contractor and I was told he would be here as well.”

Mr. Bruce Clay arrived and explained he is the Engineer representing UPI Builders and Sunbelt Rentals. Mr. Clay had some exhibits to present to the board. “UPI started construction of the wash bay and fence. They are basically trying to add a wash bay to the existing building. We found out the City wants them to put in a paved parking area for the equipment, also an on-water separator for the wash bay. They have a small shed that is used as a wash bay, it is a metal frame building that is approximately 1,000 square feet; it will be seen from the highway, but we are planning to stucco that front of the building to meet the overlay district requirements. The fence will be about ten feet away from the

property line, I measured it myself and it is about thirty feet away from the property line.”

Chairman Mahone explained. “I can understand why you would want a fence but I don’t understand why you need a fence that is chain link. The ordinance allows wood, stone, brick or concrete block and you are asking for an exception to have a chain link instead.”

Mr. Clay stated, “actually we are not, it was put up before the drawings got approved, so they are willing to put up a fence that complies with the code.”

Chairman Mahone stated, “you are not asking for an exception for the fence.”

Mr. Clay responded, “no, we have not submitted any plans of yet. The contractor erected some things that were not approved by the City and no engineering plans whatsoever, that is when they brought us in to present plans for approval prior to doing anymore construction.”

Chairman Mahone asked if they are willing to comply with the existing ordinance and make that fence wood, stone, brick or concrete.

Mr. Clay responded, “yes.”

Chairman Mahone explained, “that brings us to the Specific Use Permit amendment for heavy equipment sales and rentals; that has already been at that location for quite some time; is that correct.”

Mr. Shadden responded, “yes, the heavy equipment sales.”

Chairman Mahone stated, “so the new part is the wash bay”.

Mr. Shadden explained, “they are amending their request to build the wash bay. The Overlay District has been put in place, when you upgrade or change something, then you bring it up to the Overlay District requirements.”

Mr. Clay explained, “the wash bay will be an extension of the existing building, the wash bay is an open, basically like a metal shed. The drawings that were presented to you were not correct; I have new drawings. We are an Engineering firm that is consulting.”

Chairman Mahone stated, “we don’t have a correct representation of what you are trying to build.”

Mr. Clay explained, “we just have a preliminary sketch of the wash bay addition. We plan to remove the existing gravel road and proposing to put concrete paving to store the heavy equipment. There is a mobile building that will be

moved. Landscaping will be added in front of the fence to shield some of the equipment.”

Mr. Shadden asked if the fence would be even with the front of the building.

Mr. Clay explained, “the fence will be a minimum of ten feet from the property line; it will be behind the front of the building.”

Mr. Shadden explained, “we have not reviewed the new site plan that you presented tonight.”

Chairman Mahone asked if they could act on this request since there was a different site plan advertised to the public.

Mr. Shadden explained, “everything needs to be clarified and come back to the board when everything is ready to present your request and Staff has time to review it prior to the meeting.”

Chairman Mahone asked Mr. Clay if they would like to table the request to give you time to finalize your plans.

Mr. Clay responded, “we would like to table for a future date.”

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

A letter was received from:
SSCGC Holdings, LLC, 4 Timber Creek, Sherman, TX

“I am writing on behalf of SSCGC Holdings, LLC, the owner of Stone Creek Golf Club and the adjacent property to oppose the requested variance of a chain link fence in the Sam Rayburn Overlay District. SSCGC has a sizable investment along Highway 75. This variance will undermine the efforts to upgrade and bring high-quality development to the “Gateway of Sherman”.

“This property is in plain sight of the highway. SSCGC Holdings, the City of Sherman, TXDOT and other parties have made, and will continue to make, significant investments in this corridor. SSCGC Holdings believe that all future development should comply with the current standards in the overlay district, which does not allow chain link fencing. Furthermore, the equipment should be stored in the “down” position.”

ACTION TAKEN.

Motion by Commission Member Downtain to table the request for a Specific Use Permit Amendment and site plan approval to allow heavy equipment sales and rentals with a wash bay in a C-2 (General Commercial) District/O-1.2 (Sam Rayburn Overlay)

District at 910 South Sam Rayburn Freeway. Second
by Vice-Chairman Elliott.

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

THE REQUEST WAS TABLED.

TEMPORARY USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM
PIKE (REPRESENTATIVE) AND HELVEY-WAGNER
SURVEYING, INC. (SURVEYOR) CONCERNING THE
PROPERTY LOCATED AT 1301 AND 1305 SARATOGA
DRIVE, BEING LOTS 20 AND 21, BLOCK 4 OF HERITAGE
FARMS ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280,
SECTION 8, SUBSECTION (4) TO ALLOW TWO MODEL
HOMES FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE
FAMILY RESIDENTIAL) DISTRICT.

TUP – MODEL
HOMES
1301 & 1305
SARATOGA DR.
(WYLDEWOOD
HOMES)

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any
questions. The property is located at 1301 and 1305
Saratoga Drive off Quail Run Road in the Heritage Farms
Estates subdivision. The property is zoned an R-1 (One
Family Residential) District.

Mr. Pike explained, "we are requesting a Temporary Use
Permit to allow a sales office and model home for a period
of one year on these lots; there will be two different
homes." They had seen the Staff Review Letter and would
abide by the Recommendations.

Chairman Mahone asked, "what happens after one year."

Mr. Pike explained, "if we sell out of lots we will sell the
model homes; if not we will ask to renew the Temporary Use
Permit."

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

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the
request for a Temporary Use Permit to allow two
model homes for a period of one year in an R-1 (One
Family Residential) District at 1301 and 1305
Saratoga Drive subject to the Staff Review Letter.
Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS AND
ELLIOTT.
VOTING NAY: NONE

MOTION CARRIED

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

TEMPORARY USE PERMIT

THE REQUEST OF WYLDEWOOD HOMES (OWNERS), TIM PIKE (REPRESENTATIVE) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 4016 BELMONT BOULEVARD, BEING LOT 1, BLOCK 4 OF HERITAGE FARMS ESTATES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

TEMPORARY USE PERMIT UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (4) TO ALLOW A CONSTRUCTION OFFICE AND PARKING LOT FOR A PERIOD OF ONE YEAR IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

**TUP –
CONSTRUCTION
OFFICE & PARKING
LOT
4016 BELMONT
BLVD.
(WYLDEWOOD
HOMES)**

Tim Pike, 735 Mulberry Ct., Celina, TX

Mr. Pike appeared to represent the request and answer any questions. The property is located at 4016 Belmont Boulevard off Quail Run Road in the Heritage Farms Estates subdivision. The property is zoned an R-1 (One Family Residential) District.

Mr. Pike explained, “we are requesting a Temporary Use Permit for a period of one year to allow a construction office and parking lot. The construction office is basically a two-car garage with an office. We will store our golf cart used to show homes and the office will be used for the contractors. Eventually, we would like to build a two bedroom house on the same lot and utilize that detached garage. We will use the parking around it for the model homes; that keeps the parking off the street.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for a Temporary Use Permit to allow a construction office and parking lot for a period of one year in an R-1 (One Family Residential) District at 4016 Belmont Boulevard subject to the Staff Review Letter. Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS AND ELLIOTT.

VOTING NAY: NONE

MOTION CARRIED

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

EXCEPTION & SITE PLAN

THE REQUEST OF BLUESTONE PARTNERS, LLC (OWNERS) AND KYLE BOOTHE (REPRESENTATIVE) CONCERNING THE PROPERTY AT 4708 NORTH FM 1417, BEING PART OF LOT 5, BLOCK 1, NORTHWEST ADDITION, CONTAINING 1.78 ACRES, AS FOLLOWS:

BOARD OF ADJUSTMENTS

EXCEPTION UNDER ORDINANCE NO. 2280, SECTION 6.8.1, SUBSECTION (4) TO ALLOW SIDING ON THE SOUTH AND WEST ELEVATIONS FOR AN OFFICE ADDITION IN LIEU OF THE REQUIRED 85% MASONRY REQUIRED ON ALL ELEVATIONS IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.1 (FM 1417 OVERLAY) DISTRICT.

PLANNING AND ZONING COMMISSION

SITE PLAN APPROVAL FOR AN OFFICE ADDITION FOR BLUESTONE PARTNERS

EXCEPTION –
FACADE

SITE PLAN – OFFICE
ADDITION FOR
BLUESTONE
PARTNERS
4708 N. FM 1417
(HERITAGE
PARKWAY)
(BLUESTONE
PARTNERS)

Kyle Boothe, 2414 Westhaven Ct., Sherman, TX

Mr. Boothe appeared to represent the request and answer any questions. The property is located at 4708 North FM 1417 (Heritage Parkway). The property is zoned a C-2 (General Commercial) District and located in the O-1.1 (FM 1417) Overlay District.

Mr. Boothe explained, “Bluestone Partners, LLC has been at this location for five or six years now and they would like to expand by adding fifteen offices and a large meeting room in the rear of the existing building. The expansion will add 3,474 square feet of office, including a new entrance on the north side of the building. The entry will incorporate limestone masonry, matching the existing building storefront glazing and a gabled, covered patio. The siding will be painted to match the existing building, landscaping and new parking will be added for forty-four (44) spaces. We are requesting an exception to allow siding on the south and west elevations of the addition; it currently is about fifty percent siding and fifty percent stone.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

Board of Adjustments

ACTION TAKEN.

Motion by Commission Member Downtain to approve the request for the exception to allow siding on the south and west elevations for an office addition in lieu of the required 85% masonry required on all elevations in a C-2 (General Commercial) District/O-1.1 (FM 1417 Overlay) District at 4708 North FM 1417 (Heritage Parkway). Second by Vice-Chairman Elliott.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS AND ELLIOTT.

VOTING NAY: NONE

MOTION CARRIED

Planning & Zoning Commission

ACTION TAKEN.

Motion by Commission Member Davis to approve the site plan for an office addition for Bluestone Partners located at 4708 North FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS, ELLIOTT, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

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

SITE PLAN & VARIANCE

THE REQUEST OF GLOBITECH INCORPORATED (OWNERS), JONATHAN PAYNE, TEAGUE, NALL AND PERKINS (ENGINEERS/REPRESENTATIVE) AND 3RD GENERATION ENGINEERING (ENGINEERS) CONCERNING THE PROPERTY LOCATED AT 200 WEST F.M. 1417 (HERITAGE PARKWAY), BEING LOT 1R, BLOCK 1 OF THE REPLAT OF NORTHGATE TECHNOLOGY PARK ADDITION AND IN TRACT 2 OF THE BLALOCK INDUSTRIAL PARK, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SITE PLAN AND VARIANCE APPROVAL TO ORDINANCE NO. 2252 ARTICLE IV SECTION 410 (2) (J) AND (2)(G)(2) FOR A GLOBITECH POWER GENERATION FACILITY AND IMPROVEMENTS WITH A 10' REAR SETBACK IN LIEU OF THE REQUIRED 55.7' IN THE BLALOCK INDUSTRIAL PARK.

**SITE PLAN &
VARIANCE - REAR
SETBACK FOR
GLOBITECH POWER
GENERATION
FACILITY &
IMPROVEMENTS
200 W. FM 1417
(HERITAGE
PARKWAY)
(GLOBITECH INC.)**

Jonathan Payne, 505 Wichita Trail, McKinney, TX and Mark Fisher, 7107 Gateridge Drive, Dallas, TX

Mr. Payne and Mr. Fisher appeared to represent the request and answer any questions. The property is located at 200 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant. The property is located in Tract 2 of the Blalock Industrial Park.

Mr. Payne explained this project is to improve the quality and reliability of the power system serving the GlobiTech Facility. We had previous site plan approval on this project a couple of years ago, but we have revised the plan. During 2017, GlobiTech experienced 15 utility outages and were told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. The generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The equipment will be natural gas fueled engine generators and will operate less than 200 hours per year. There will be two buildings, the power generation building

and a substation control building, both will face Howe Drive. There will be a chain link fence, retaining wall and a small portion of the spare transformer located within the setback area requiring a variance.” They had seen the Staff Review Letter and would abide by the Recommendations.

Chairman Mahone stated, “we have several occupants in that area that have chain link fences, but also have setbacks that are less than 55.7 feet.”

Mr. Shadden explained, “we have a few less than 55.7’ setback, this is unique because of the terrain.”

Commission Member Davis asked about the noise levels of the generators.

Mr. Fisher explained, “I am the Electrical Engineer for the project. This facility will operate in the event of utility outages and during peak load on the system; which is about 200 hours per year. We had a noise study done for the facility going in on the north side of FM 1417 (Heritage Parkway) and we will be below the ambient levels at 1417. We will be vectoring the noise up along with the exhaust to minimize the noise pressure at 1417 and it should not be startling or disruptive to the area.”

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

A letter was received from:

William J. Harkinson, Sherman Crossroads, LTD, 4455 LBJ Freeway, Ste. 812, Dallas, TX

“Sherman Crossroads is an approximately 130-acre, mixed use commercial development located across FM 1417 from GlobiTech. We have found GlobiTech to be a very compatible and cooperative neighbor to our project. We see no adverse impact to us whatsoever from this planned use and would enthusiastically support their request for the reduction of the rear setback requirement from the required 55.7 feet to the requested 10’.”

ACTION TAKEN.

Motion by Vice-Chairman Elliott to approve the request for site plan and variance approval for a Globitech Power Generation Facility and improvements with a 10’ rear setback in lieu of the required 55.7’ in the Blalock Industrial Park at 200 West FM 1417 (Heritage Parkway) subject to the Staff Review Letter. Second by Commission Member Davis.

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS, ELLIOTT, SIMS AND MANLEY.

VOTING NAY: NONE

MOTION CARRIED

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

SPECIFIC USE PERMIT & SITE PLAN

THE REQUEST OF MEDISTAR CORPORATION (OWNERS), MARK JANG (REPRESENTATIVE), KAIM ASSOCIATES, INC. (ARCHITECT), KRG CIVIL ENGINEERS, INC. (CIVIL ENGINEER) AND UNDERWOOD DRAFTING AND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2022 NORTH HIGHWAY 75, BEING 2, BLOCK 2, INDEPENDENCE SQUARE ADDITION, SECTION THREE, A REPLAT OF PART OF LOT 1, BLOCK 2, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW AN INPATIENT HOSPITAL IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82 OVERLAY) DISTRICT

SUP & SITE PLAN –
INPATIENT
HOSPITAL
2022 N. HIGHWAY 75
(MEDISTAR CORP)

Kelly Gomez, KRG Civil Engineers, 2150 South Central Expressway, Ste. 200, McKinney, TX

Mr. Gomez appeared to represent the request and answer any questions. The property is located at 2022 North Highway 75 between Taylor Street and Lamberth Road. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District.

Mr. Gomez explained, “Medistar Corporation would like to build a 9,300 square foot addition to convert the existing Red River ER to a specialty hospital. The project will consist of a new patient medical-surgical wing housing four medical patient rooms, which includes: 1 patient isolation room, a MRI suite and holding area and ancillary support spaces. A dietary kitchen has been provided to warm meals, which will be catered and pre-plated by a third-party food service vendor. The existing building will contain the 24-hour emergency center (triage and 7 treatment rooms), pharmacy, lab, and radiology and administration spaces. The new construction will be single-story, steel frame construction with masonry cladding. A new walkway connector will connect the existing building and the new addition to enable the hospital to be a continuous building.” They had seen the Staff Review Letter and would abide by the Recommendations.

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

ACTION TAKEN.

Motion by Commission Member Davis to approve the request for a Specific Use Permit and site plan approval to allow an inpatient hospital in a C-1 (Retail Business) District/O-1 (75 & 82 Overlay) District at 2022 North Highway 75 subject to the Staff Review Letter. Second by Commission Member Downtain.

PLANNING & ZONING COMMISSION MINUTES – JANUARY 14, 2020

VOTING AYE: MAHONE, DOWNTAIN, WOOD, DAVIS,
ELLIOTT, SIMS AND MANLEY.

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
5:48 p.m.

ADJOURNMENT



SECRETARY

CHAIRMAN

DRAFT



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

4.

Meeting Date: 02/18/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

Issue:

CONSENT AGENDA (ITEMS 5, 7, 8, 9, 10, 11, 18, 20 & 22)

List of Agenda Items:

5. * 5901 SOUTH U.S. HIGHWAY 75

The request of Mayfield McCraw (Owner) and Sam Hosch, Zachry Corporation (Applicant) concerning the property located at 5901 South U.S. Highway 75, being 35 acres in the John Chronister Survey, Abstract No. 248, as follows;

Planning and Zoning Commission

Site plan approval for a Construction Office & Yard, Heavy Equipment, Storage & Repair for the U.S. Highway 75 Reconstruction Project..

7. * 3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads LTD (Owners) and A&W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3600 Blocks South U.S. Highway 75, being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II.

8. * 2201 & 2203 NORWOOD STREET

The request of Our Leasing Company (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2201 & 2203 Norwood Street, being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Underwood Addition.

9. * 802 EAST HOUSTON STREET

The request of Jose & Maria Lara (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 802 East Houston Street, being Lots 23 & 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres, as follows:

Planning and Zoning Commission

Replat approval of Chaffin's First Addition, Block 11, Lot 23R.

10. * 1024 NORTH CLEVELAND AVENUE

The request of Munazza Jabeen and Anjum Karim (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1024 North Cleveland Avenue, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of College Park Addition, Block 1, Lots 7R & 8R.

11. * 2200 BLOCK BAKER DRIVE

The request of Frank Avantino (Owner), Vilbig & Associates, Inc. (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property in the 2200 block of Baker Drive, being 7.063 acres in the G.W. McGlothlin Survey, Abstract No. 827, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Mustang 53 Addition.

18. * 2605 REX CRUSE DRIVE

The request of North Park Baptist Church (Owners) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being all of Lots 1-6, and all of the platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 & 6 of the Joe E. Price Subdivision.

20. * 5900 NORTH U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

Final Plat approval of Sherman Landing, Phase II

22. * 600 BLOCK BROWN ROAD & 100 BLOCK BARBARA LANE

The request of William & Judy Smith (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located in the 600 block of Brown Road and the 100 block of Barbara Lane, being 2.109 acres in the John McClenihan Survey, Abstract No. 789, as follows;

Planning and Zoning Commission

Final Plat approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ).



Planning & Zoning Commission and Board of Adjustments

5.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 5901 SOUTH U.S. HIGHWAY 75**

The request of Mayfield McCraw (Owner) and Sam Hosch, Zachry Corporation (Applicant) concerning the property located at 5901 South U.S. Highway 75, being 35 acres in the John Chronister Survey, Abstract No. 248, as follows;

Planning and Zoning Commission

Site plan approval for a Construction Office and Yard, Heavy Equipment, Storage & Repair for the U.S. Highway 75 Reconstruction Project.

Background:

The property is located at 5901 South U.S. Highway 75 between FM 1417 and Akers Road, across from Texas Instruments; Texoma Home Health was the former tenant. The property is zoned an M-1.5 (Medium Manufacturing) District.

Improvements to U.S. Highway 75 that will see the highway brought up to current standards making the highway eligible for Interstate highway standards will begin construction soon and the Texas Department of Transportation estimate that it could take three years to complete the improvements. The project will see the roadway widened to six lanes for a four-mile stretch of highway from FM 1417 to State Highway 91. The project will also include the reconstruction of bridges throughout the route and the intersection with U.S. Highway 82. Ramps and approaches along the route will also be rebuilt to account for modern traffic.

The contract for the project was awarded to San Antonio-based Zachry Construction. The contractor wants to start on the project as soon as possible and they would like to locate their construction office and yard for heavy equipment, storage, earth moving and repair at this location for the duration of the project.

Adjacent Zoning:

M-1.5 (Medium Manufacturing) District

Origination:

Mayfield McCraw (Owner)
Sam Hosch, Zachry Corporation (Applicant)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map
Zoning Map
Narrative
Site Plan
Building Elevations
Staff Review Letter



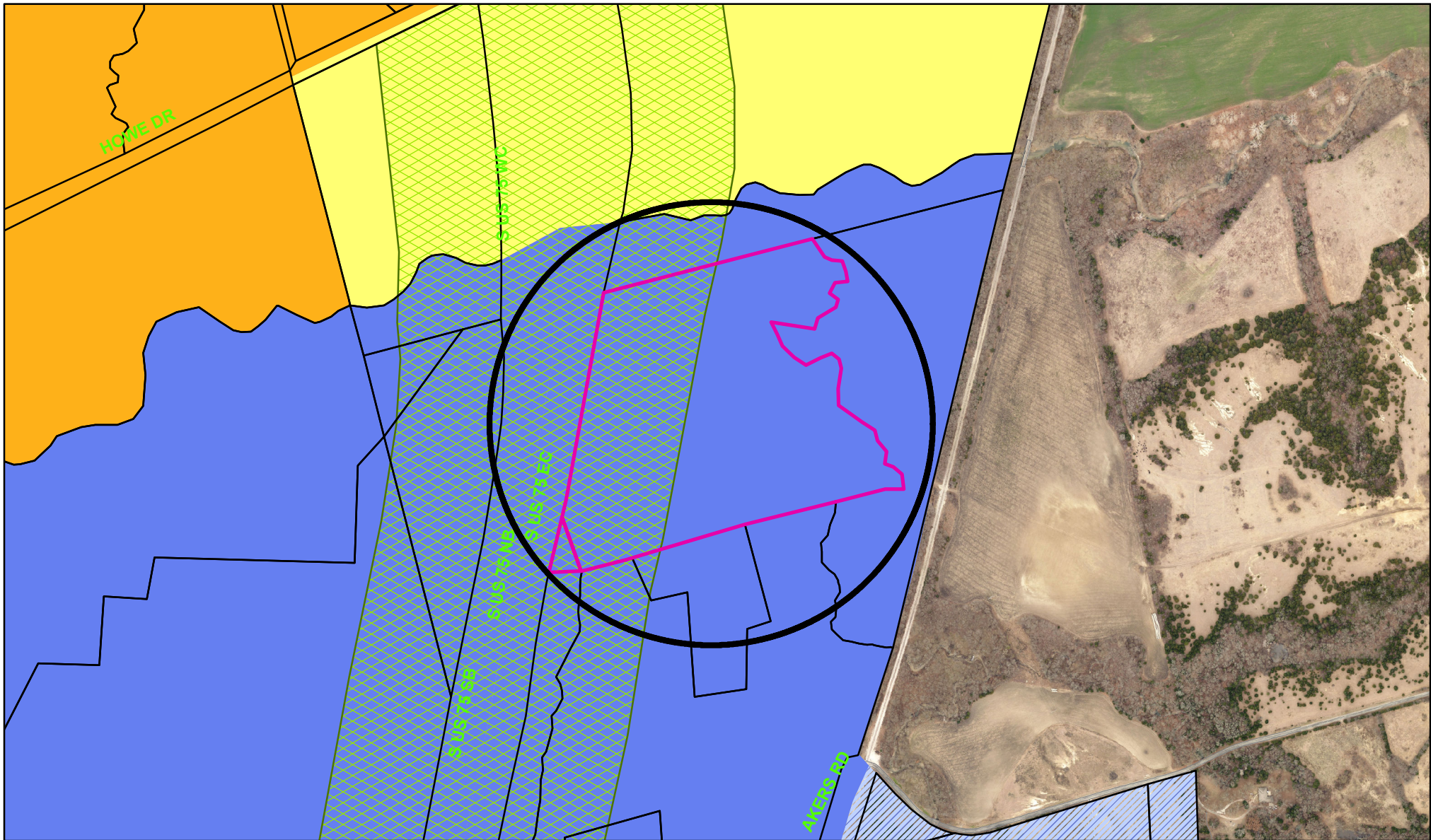
5901 South U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 2,500 ft



Zoning - 5901 South U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 656 ft

Site Plan Narrative

The purpose of this Site Development is to facilitate the completion of TxDOT's US-75 Reconstruction Project (Control # 0047-02-150) involving the demolition of existing roadway pavement and bridges, and the construction of new roadway pavement, bridges, retaining walls, and earthwork slopes. The site will be utilized as a Construction Office & Yard for Heavy Equipment, Storage, Earth moving, and Repair for the duration of the project.

75

Hwy 75

135 ft

230 ft

676 ft

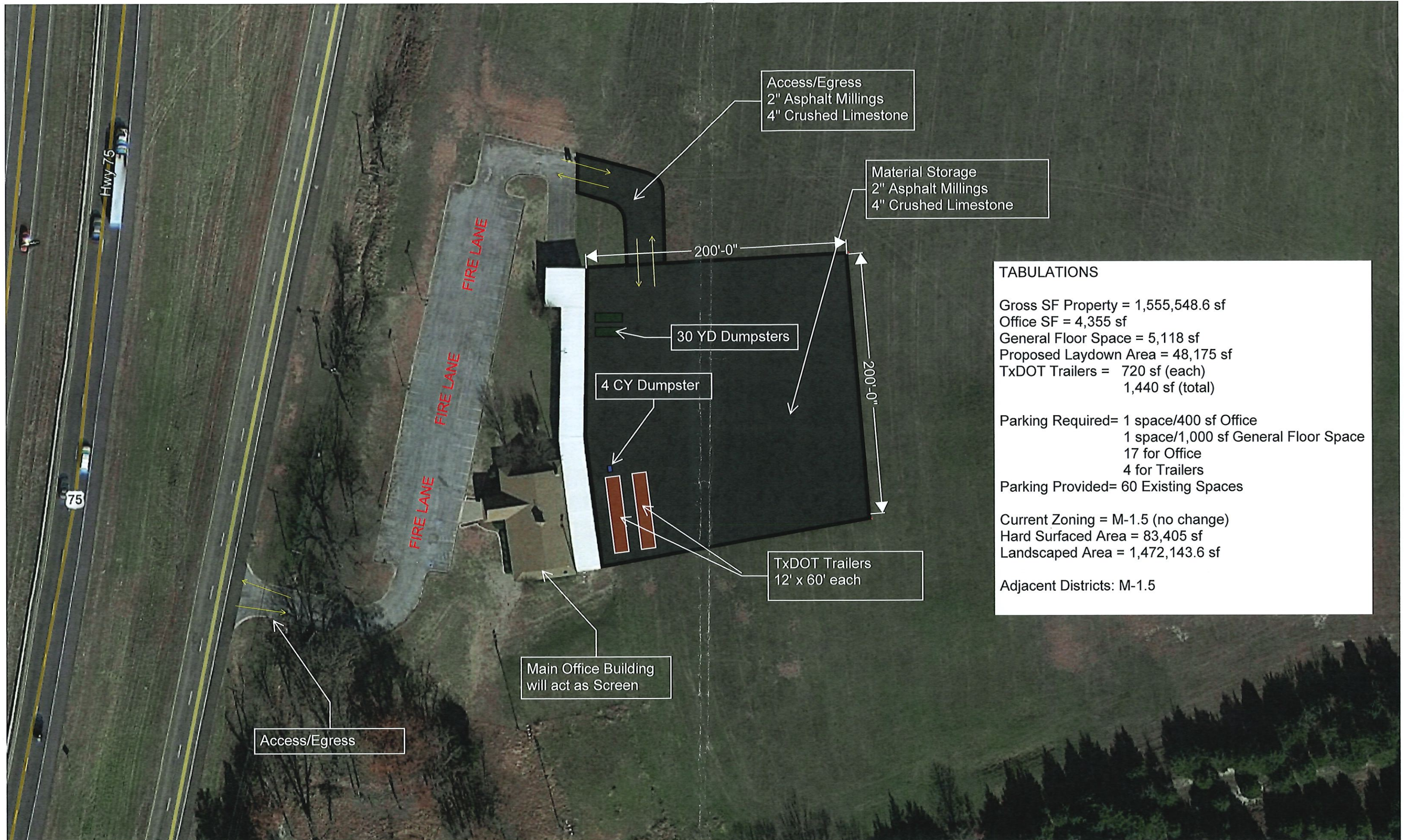
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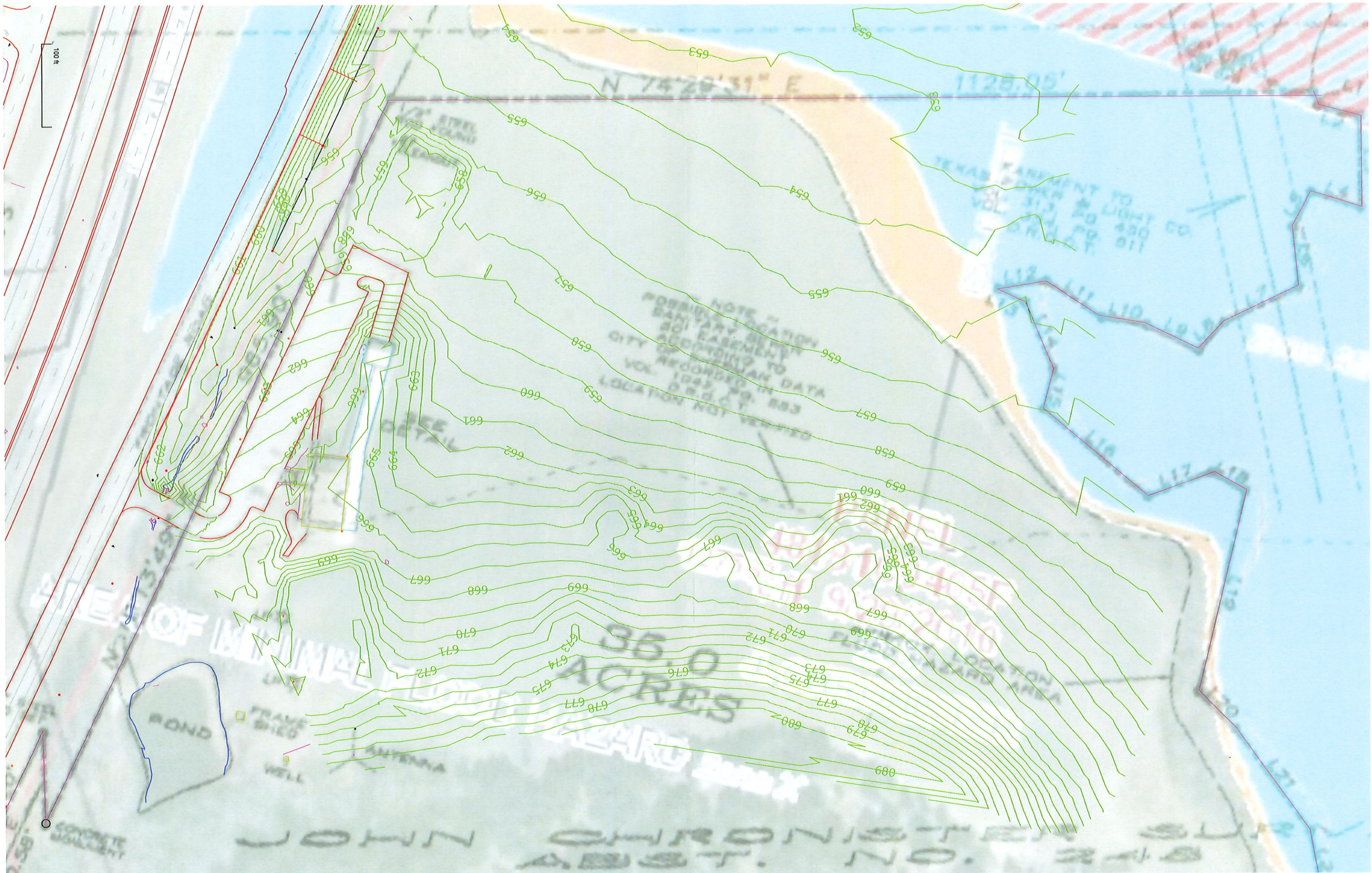
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Google Earth



LAYOUT & TABULATION







STAFF REVIEW LETTER

February 11, 2020

Mayfield McCraw
PO Box 9
Telephone, TX 75488

Sam Hosch
5901 S. U.S. Highway 75
Sherman, TX 75090

Dear Applicants,

The request for site plan approval for a Construction Office & Yard, Heavy Equipment, Storage & Repair for the U.S. Highway 75 Reconstruction Project for the property located at 5901 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-1 (Light Manufacturing) District, the O-1 (75 & 82) Overlay District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
5. The lifts on the front-end loaders shall be stored in the down position.
6. Parking of heavy equipment shall be on an improved surface; concrete.
7. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
8. Service bays shall be screened from all thoroughfares.
9. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
10. Shall comply with all EPA, City, Federal and State regulations for this use.
11. All requirements of the Floodplain Ordinance shall be followed.
12. Review the zoning and development ordinance for additional requirements.
13. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

14. New drive approaches must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
15. The location of trash receptors must be approved by the Public Works Department.
16. Verify fire lane requirements with Fire Marshall.
17. Entrances/Exits off of Hwy. 75 service road will be Right-in, Right-out only.
18. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



Planning & Zoning Commission and Board of Adjustments

6.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

207 & 209 SOUTH DEWEY AVENUE

The request of Miguel A. Avalos (Owner), Miguel Avalos (Representative), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 207 and 209 South Dewey Avenue, being 1.091 acres in the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4 & part of 5 including the alley lying between Lots 3 & 4, Block 3, J. P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District.

Background:

The property is located at 207 and 209 South Dewey Avenue between Lamar and Cherry Streets, formerly Tom's Auto Body Center. The property is zoned a C-2 (General Commercial) District.

Mr. Avalos recently purchased the property and would like to open a business providing new and used tires sales, service and repair, as well as general maintenance with alignments and oil changes.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Miguel A. Avalos (Owner)

Miguel Avalos (Representative)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Survey/Site Plan

Building Elevations

Staff Review Letter



207 & 209 Dewey Ave.



City of Sherman, Texas
Developmental Services Department

1 in = 200 ft



Zoning - 207 & 209 South Dewey Avenue

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

207 & 209 South Dewey Avenue



PART OF LOTS 4 AND 5, BLOCK 1
OF THE REPLAT OF PRESTON
HOLLOW ADDITION
JAMES W. BUNCH
DIXIE Y. BUNCH
VOL. 1702, PG. 621
O.P.R.G.C.T.

●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
● PP	POWER POLE
	WATER METER
	BOUNDARY LINE
	PROPERTY LINE
	CHAINLINK FENCE
	STOCKADE FENCE
	OVERHEAD ELECTRIC LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963 described as Lots 3, 4, and part of 5, including the alley lying between Lots 3 and 4, Block 3, of the J. P. Loving's Second Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 130, Page 345, of the Plat Records, Grayson County, Texas, and being the same 1.091 acre tract of land conveyed to Thomas M. Hooker by deed of record in Volume 1857 Page 691, Official Public Records, Grayson County, Texas and being more particularly described as follows:

Beginning at a found 5/8" iron rod at the intersection of the North line of lot 3 and the East right-of-way line of Highway 11, also known as Dewey Avenue;

Thence North 73°52'16" East with the North line of Lot 3 a distance of 233.51 ft. to a 1" iron rod found;

Thence South $16^{\circ}06'10''$ East a distance of 201.85 ft. to a set $1/2''$ iron rod;

Thence South 73°32'33" West a distance of 235.82 ft. to a 1/2" iron rod found in the East Right-of-Way of Highway 11;

Thence North 15°27'05" West along the East Right-of-Way of Highway 11 a distance of 203.22 ft to the Point of Beginning and containing 1.091 acres.

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.

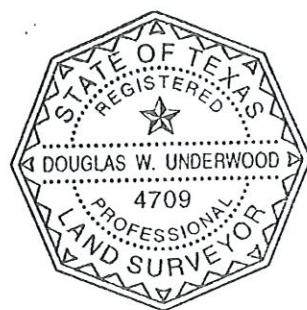
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/25/19

~ 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:

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Underwood Drafting & Surveying, Inc.
All rights reserved.



UNDERWOOD
DRAFTING & SURVEYING

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



STAFF REVIEW LETTER

February 11, 2020

Miguel Avalos
2105 S. First St.
Sherman, TX 75090

Miguel Avalos
207 S. Dewey Ave.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow new and used tire sales and repair, general maintenance with alignments and oil changes in a C-2 (General Commercial) District for the property located at 207 and 209 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance and the Commercial Tree and Landscaping Ordinance shall apply to all new and existing structures and improvements.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts is allowed.
5. Parking is permitted on paved surfaces only (concrete); a parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Violation of the conditions of the SUP will terminate the Specific Use Permit.
8. All requirements of the Floodplain Ordinance shall be followed.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

11. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. Parking permitted on private property only.
13. Parking permitted on improved surfaces only.
14. All aspects of the Stormwater requirements must be followed.
15. Verify fire lane requirements with Fire Marshall.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,

A handwritten signature in blue ink that reads "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

7.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 3100-3600 BLOCKS SOUTH U.S. HIGHWAY 75**

The request of Sherman Crossroads LTD (Owners) and A&W Surveyors, Inc. (Surveyor) concerning the property in the 3100-3600 blocks of South U.S. Highway 75, being part of the Preston Kitchen Survey, Abstract No. 667, containing 9.950 acres, also being a part of Lot 1R, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Replat approval of Sherman Crossroads, Phase II, Lots 1R-1 and 6, Block 2, being a Replat of Lot 1R, Block 2, Sherman Crossroads, Phase II.

Background:

The property is located in the 3100-3600 blocks of South U.S. Highway 75; the northwest corner of FM 1417 and U.S. Highway 75. The property is located in the Blalock Industrial Park and Blalock Commercial Overlay District. The owner would like to Replat the property into two lots for commercial development.

Adjacent Zoning:

Blalock Industrial Park

Blalock Commercial Overlay District

Origination:

Sherman Crossroads LTD (Owners)

A&W Surveyors, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

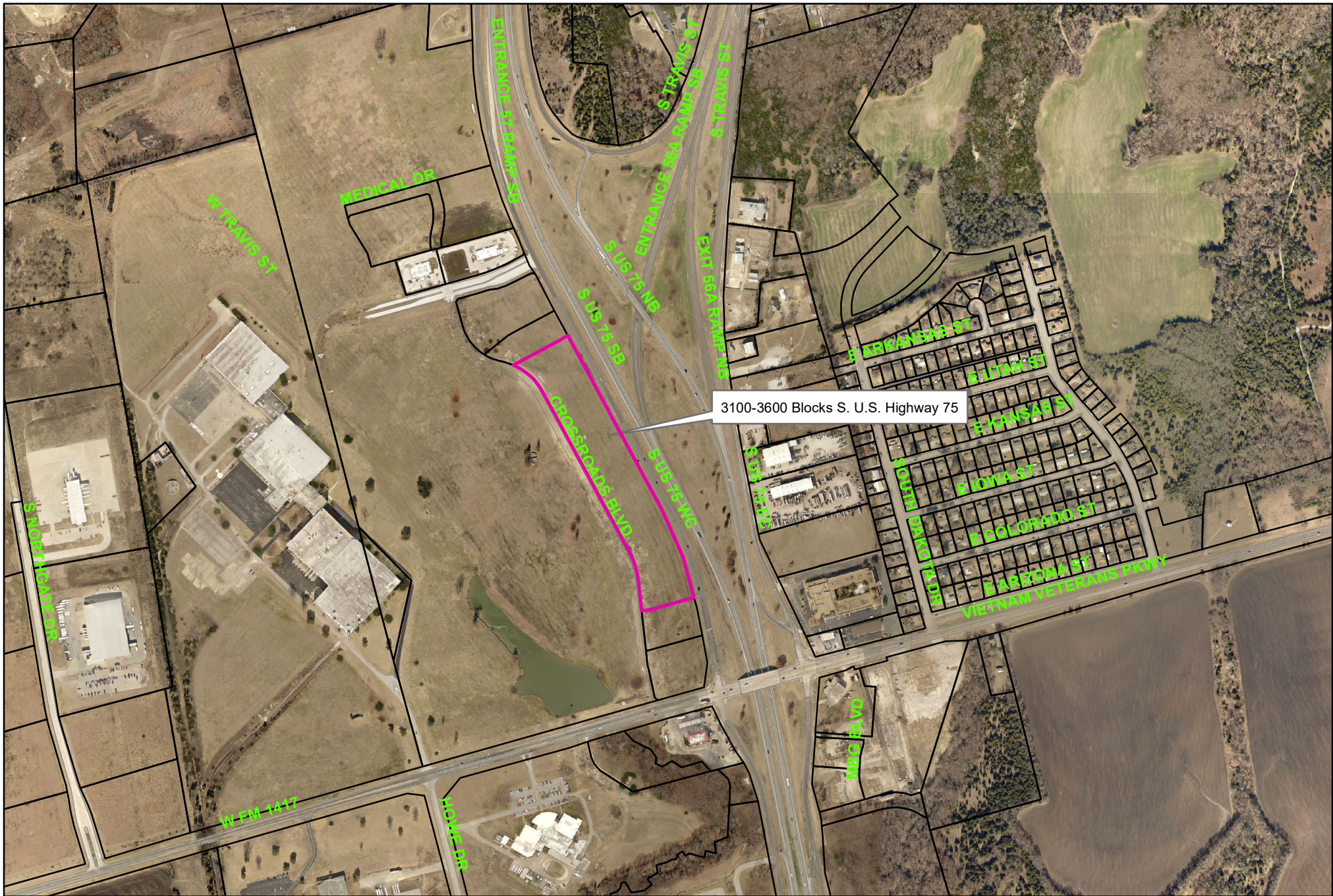
Attachments

Location Map

Zoning Map

Replat Sherman Crossroads, Phase II Lots 1R-1

Staff Review Letter



3100-3600 Blocks S. U.S. Highway 75



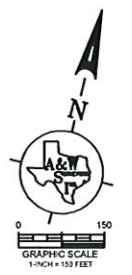
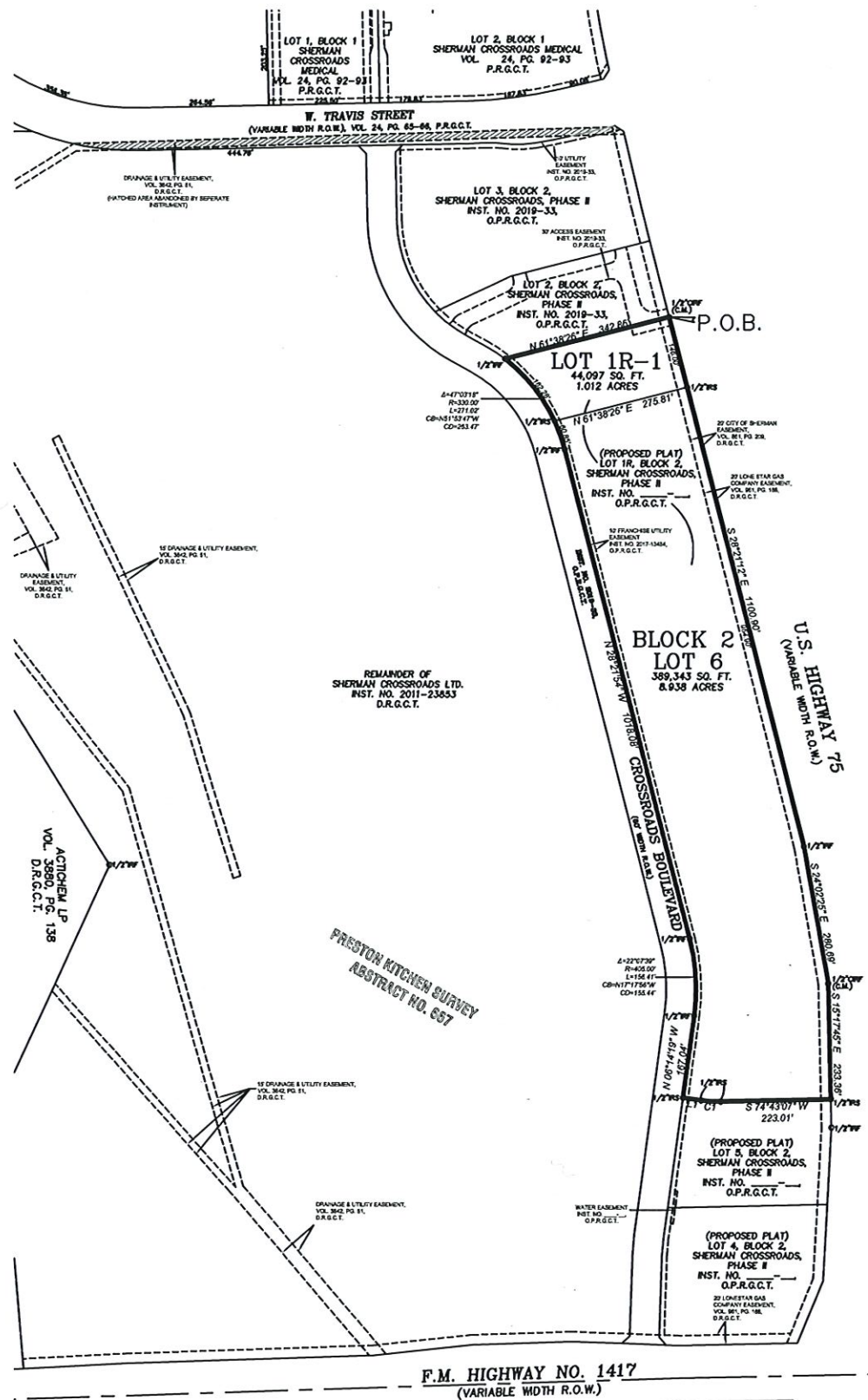
3100-3600 Blocks South U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

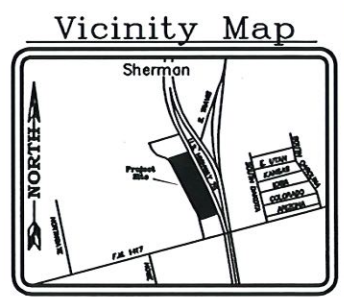
1 in = 700 ft



LEGEND	
FF	IRON ROD FOUND
CRS	CAPPED IRON ROD FOUND
CRS	YELLOW CAPPED IRON ROD SET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
EXT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
C.M.	CONTROLLING MONUMENT
D.R.G.C.T.	DEED RECORD, GRAYSON COUNTY, TEXAS
---	LOT LINE
---	BOUNDARY LINE

LINE TABLE	
LINE	LENGTH BEARING
L1	36.64' S53°47'17\"

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	9°04'08\"	250.00'	39.57'	S79°15'13\"	39.53'



PURPOSE OF PLAT:
To create one (2) smaller lots from one (1) existing lot for redevelopment.

NOTES:
1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community Panel No. 45509 0405 F, dated September 29, 2010. Property is in Zone X.
2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

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

OWNER
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

Job No.: 19-2168 Drawn by: 517 Date: 12-19-2019 Revised:
"A professional company operating in your best interest"

AMENDING PLAT
SHERMAN CROSSROADS, PHASE II
LOTS 1R-1 AND 6, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF LOT 1R, BLOCK 2, SHERMAN CROSSROADS, PHASE II
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SHERMAN CROSSROADS LTD., are owners of a tract of land situated in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas and being part of Lot 1R, Block 2, of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2011-23853, Official Public Records, Grayson County, Texas, and being part of a tract of land conveyed to Sherman Crossroads LTD by Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2011-23853, Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found in the southwest right-of-way line of U.S. Highway 75 Southbound service road (variable width R.O.W.), at the Southwest corner of Lot 2, Block 2 of Sherman Crossroads, Phase II, on addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-33, Official Public Records, Grayson County, Texas;

Thence South 282°12' East, along said Southwest line, a distance of 1100.90' to a 1/2" iron rod found for corner;

Thence South 240°23' East, along said Southwest line, a distance of 280.69' to a 1/2" iron rod found for corner;

Thence South 157°45' East, along said Southwest line, a distance of 233.36' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northeast corner of Lot 5, Block 2, of said Sherman Crossroads, Phase II, recorded in Instrument No. 2019-33, Official Public Records, Grayson County, Texas;

Thence South 74°43'07" West, a distance of 223.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 09°04'08", a radius of 250.00', and a chord bearing and distance of South 79°15'13" West, 39.53';

Thence Southwesterly, along said curve to the right, an arc distance of 39.57' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 83°47'17" West, a distance of 36.64' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the Northeast line of Crossroads Boulevard, a 60' right-of-way, dedicated by Instrument No. 2019-33, Official Public Records, Grayson County, Texas, and being at the Northwest corner of said Lot 5, Block 2;

Thence North 06°14'19" West, along said Northeast line, a distance of 187.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" found for corner at the beginning of a curve to the left, having a central angle of 22°07'39", a radius of 405.00', and a chord bearing and distance of North 17°17'56" West, 155.44';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 156.41' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 282°15'4" West, along said Northeast line, a distance of 1018.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the left, having a central angle of 47°03'18", a radius of 330.00', and a chord bearing and distance of North 51°53'47" West, 263.47';

Thence Northwesterly, along said curve to the left and said Northeast line, an arc distance of 271.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of said Lot 2, Block 2;

Thence North 61°38'28" East, a distance of 342.86' to the PLACE OF BEGINNING and containing 433,439 square feet or 9.950 acres of land.

OWNER'S CERTIFICATE OF DEDICATION:
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That SHERMAN CROSSROADS LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS, PHASE II, an addition to the City of Sherman, Grayson County, Texas, being 9.950 acres situated in and being a portion of the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, paths, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____ Dallas County, Texas, this _____ day of _____, 20____.

SHERMAN CROSSROADS, GP, LLC

By: _____
William J. Harkinson, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

PRELIMINARY - FOR REVIEW PURPOSES
John S. Turner
Registered Professional Land Surveyor, No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John S. Turner, known to me by the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS
COUNTY OF GRAYSON

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

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman:

Mayor _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of SHERMAN CROSSROADS, PHASE II to the City of Sherman was submitted to the City Council on the _____ day of _____, 2018, 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 not the acceptance thereof by signing his name as hereinafore subscribed.

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

City Clerk, City of 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

OWNER
SHERMAN CROSSROADS LTD.,
4650 BELTLINE ROAD, STE 400
ADDISON, TEXAS 75001

Job No.: 19-2168 Drawn by: 517 Date: 12-19-2019 Revised:
"A professional company operating in your best interest"

AMENDING PLAT
SHERMAN CROSSROADS, PHASE II
LOTS 1R-1 AND 6, BLOCK 2
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A REPLAT OF LOT 1R, BLOCK 2, SHERMAN CROSSROADS, PHASE II
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



STAFF REVIEW LETTER

February 11, 2020

Sherman Crossroads, Ltd.
4650 Beltline Road, Suite 400
Addison, Texas 75001

A&W Surveyors, Inc.
P.O. Box 870029
Mesquite, Texas 75187

Dear Applicants,

The request for approval of the Replat of Sherman Crossroads, Ph. II, Lots 1R, 4 & 5 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. Shared Access Agreement required.
5. The width of the right-of-way and pavement for streets shall be shown on the plat.
6. Plat name must have "Being a Replat of Sherman Crossroads, Phase II, Lots 1R, 4 & 5" in the title (Document No. 2019-191, PRGCT. Proposed plat is not a replat of the most recently plat from this parent tract. Proposed plat does not qualify as an amending plat.
7. Remove Proposed Plat from properties to the South of subject property. See filing information above.
8. Metes and bounds must match drawing. All curve and lines must be notated on drawing.
9. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
10. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

8.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2201 & 2203 NORWOOD STREET**

The request of Our Leasing Company (Owners) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2201 & 2203 Norwood Street, being Lots 1 and 2, Underwood Addition, also being a part of the Fielding Bacon Survey, Abstract No. 120, containing 3.157 acres, as follows:

Planning and Zoning Commission

Replat approval of Lots 1 and 2, Underwood Addition.

Background:

The property is located at 2201 and 2203 Norwood Street in the Carriage Estates Subdivision off West Lamberth Road. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-A (Single Family Agricultural) District

Origination:

Our Leasing Company (Owners)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

16

Objections Received:

0

Attachments

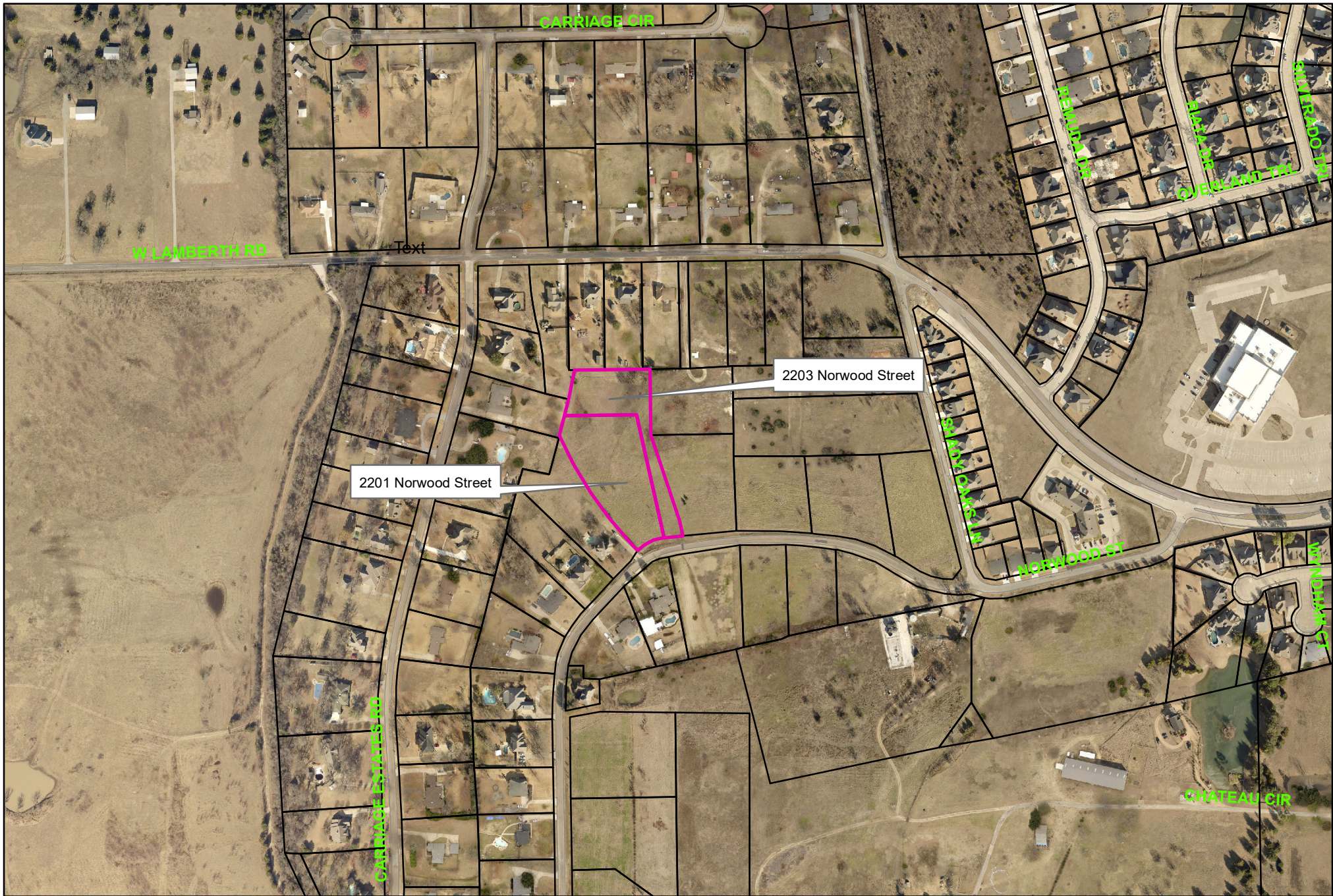
Location Map

Zoning Map

Zoning Sign Photo

Replat Lots 1 & 2 Underwood Addition

Staff Review Letter



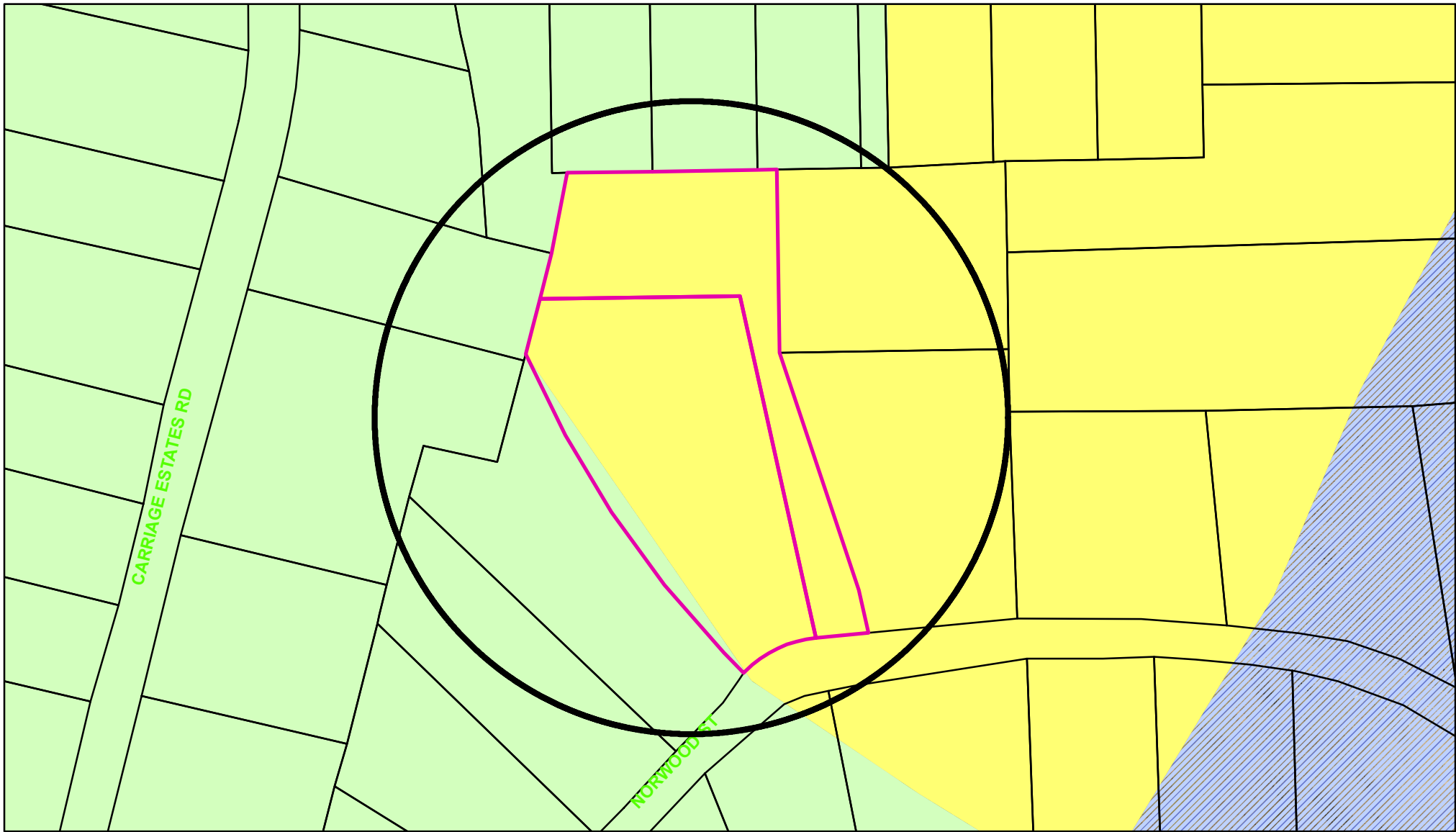
2201 & 2203 Norwood Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 400 ft



Zoning - 2201-2203 Norwood Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 157 ft

2201 Norwood Street



2203 Norwood Street





STAFF REVIEW LETTER

February 11, 2020

Our Leasing Company, LLC
3404 Interurban Road
Denison, TX 75021

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Joan A. Prichard
3500 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Lots 1 & 2, Underwood Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Metes and bounds must match drawing.
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. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



Planning & Zoning Commission and Board of Adjustments

9.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 802 EAST HOUSTON STREET**

The request of Jose & Maria Lara (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 802 East Houston Street, being Lots 23 & 24, Block 11, Chaffin's First Addition, also being a part of the J.B. McAnair Survey, Abstract No. 763, containing 0.164 acres, as follows:

Planning and Zoning Commission

Replat approval of Chaffin's First Addition, Block 11, Lot 23R.

Background:

The property is located at 802 East Houston Street; the southeast corner of Houston and Maxey Streets. The property is zoned an R-1 (One Family Residential) District. The owners would like to replat two lots into one lot for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jose & Maria Lara (Owners)

Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

89

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat Chaffin's First Addition, Block 11, Lot 23R

Staff Review Letter

Letter from Thomas Redwine





Zoning - 802 East Houston Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 50 ft

802 East Houston Street





STAFF REVIEW LETTER

February 11, 2020

Jose J. Lara
Marla G. Lara
920 S. Throckmorton St.
Sherman, TX 75090

Preston Trail Land Surveying
83493 N. State Hwy. 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of Chaffin's First Addition, Block 11, Lot 23R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove direction from street names on drawing.
6. The City of Sherman does not maintain alleys.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

RECEIVED

JAN 10 2020

LAW OFFICE
THOMAS A. REDWINE
A PROFESSIONAL CORPORATION

112 South Crockett
Sherman, Texas 75090

THOMAS A. REDWINE
taredwine@hotmail.com

OF COUNSEL
CURTIS L. SEIDLITS, JR.
JOHN R. MABARY

1927 - 1998
BOB W. FLEMING

TELEPHONE (903) 893-2133
FACSIMILE (903) 893-7889

February 5, 2020

Mr. Scott Shadden
Secretary, Planning and Zoning Board,
City of Sherman
P. O. Box 1106
Sherman, Texas 75091-1106

Re: Greater New Hope Baptist Church

Dear Mr. Shadden:

Please be advised that I represent Greater New Hope Baptist Church. The Church has no objection to the replat of Chaffin's First Addition, Block Lot 11, Lot 23R.

Should you need anything further, please contact my office.

Thank you.

Very truly yours,



Thomas A. Redwine

TAR/plc



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

10.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1024 NORTH CLEVELAND AVENUE**

The request of Munazza Jabeen and Anjum Karim (Owners) and Preston Trail Land Surveying (Surveyor) concerning the property at 1024 North Cleveland Avenue, being a part of the C. Carter Survey, Abstract No. 229, containing 0.389 acres, also being all of Lots 7 and 8, Block 1, College Park Addition, as follows:

Planning and Zoning Commission

Replat approval of College Park Addition, Block 1, Lots 7R & 8R.

Background:

The property is located at 1024 North Cleveland Avenue; the southwest corner of Cleveland Avenue and Richards Street. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to replat the property into two lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Munazza Jabeen and Karim Anjum (Owners)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

201

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Replat College Park Addition, Block 1, Lots 7R & 8R

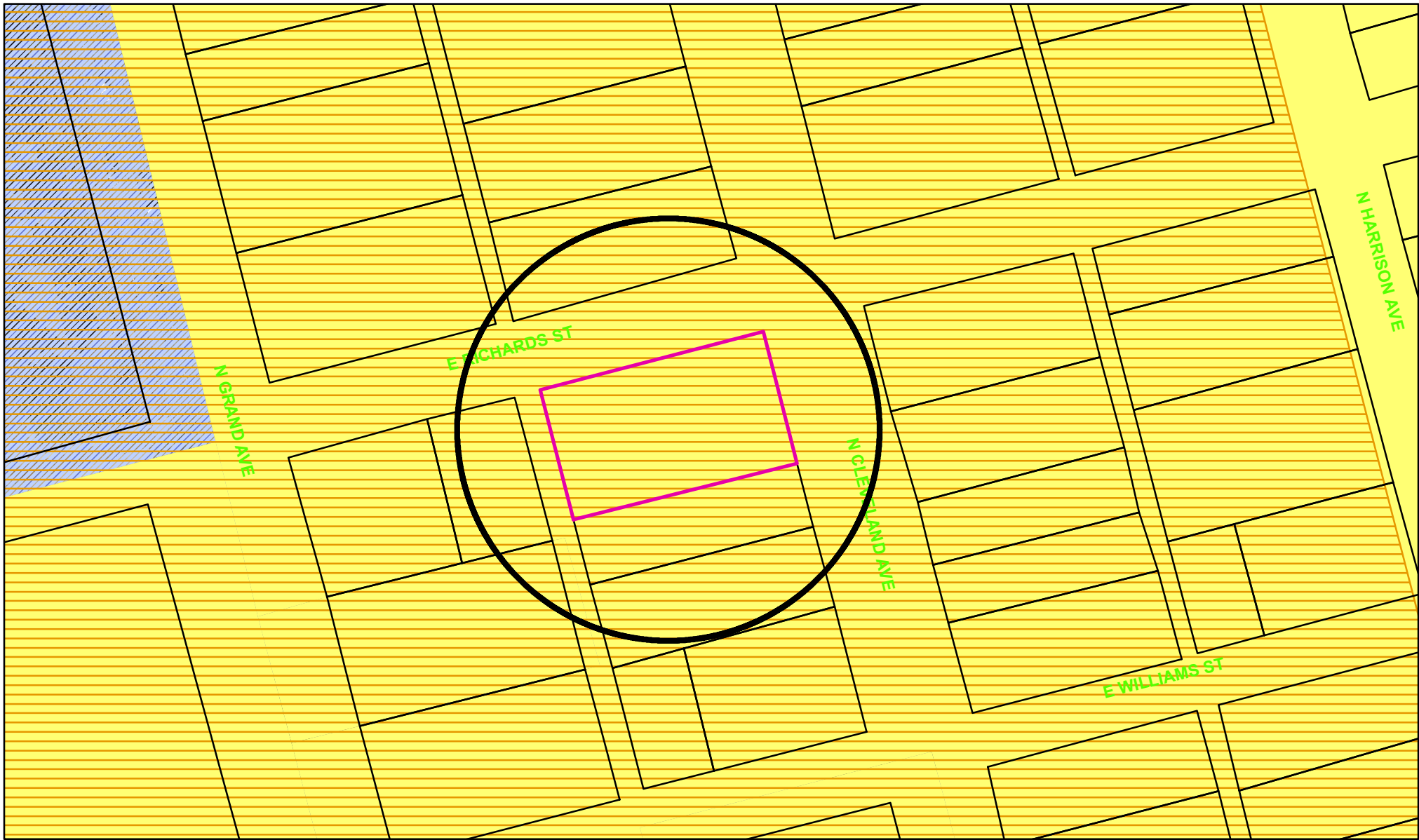
Staff Review Letter



City of Sherman, Texas
Developmental Services Department

1024 North Cleveland Avenue


$$1 \text{ in} = 400 \text{ ft}$$



Zoning - 1024 North Cleveland Avenue

Legend

Special Districts Overlay

DISTRICT_NAME

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

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

1024 North Cleveland Avenue



 Preston Trail LAND SURVEYING				80433 N. State Hwy 2093 Suite Pembroke, TX 75075 www.prestontrailandsurveying.com 972.795.6129
TOPSOil Test No. 10/15/15	Drawn By: BKH Drawing No.: 2015	Scale: 1"=60' Date: 7/20/15	Project No: 15-040 Project Name:	



STAFF REVIEW LETTER

February 11, 2020

Munazza Jabeen
Anjum Karim
309 Hilre Drive
Sherman, TX 75092

Preston Trail Land Surveying, LLC
83493 N. State Hwy. 289, Suite No. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Replat of College Park Addition, Block 1, Lots 7R & 8R has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove directions from street names on drawing.
6. The City of Sherman does not maintain alleys.
7. A copy of the Private Sanitary Sewer Easement must be provided to the City of Sherman Engineering Department upon filing of record in the Grayson County Official Public Records.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



Planning & Zoning Commission and Board of Adjustments

11.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2200 BLOCK BAKER DRIVE**

The request of Frank Avantino (Owner) and Vilbig & Associates, Inc. (Surveyor) concerning the property in the 2200 block of Baker Drive, being 7.063 acres in the G.W. McGlothlin Survey, Abstract No. 827, as follows:

Planning and Zoning Commission

Preliminary Plat approval of Mustang 53 Addition.

Background:

The property is located in the 2200 block of Baker Drive between Duke Drive and U.S. Highway 82. The property is zoned an R-1 (One Family Residential) District. The owner would like to plat the property into nineteen residential lots and two open spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Frank Avantino (Owner)

Vilbig & Associates, Inc. (Surveyor)

Master Plan Designation:

Natural – Natural areas are wooded or vegetated lands which are essentially untouched by development and still retain significant resources.

Number of notices mailed:

Not required.

Objections Received:

0

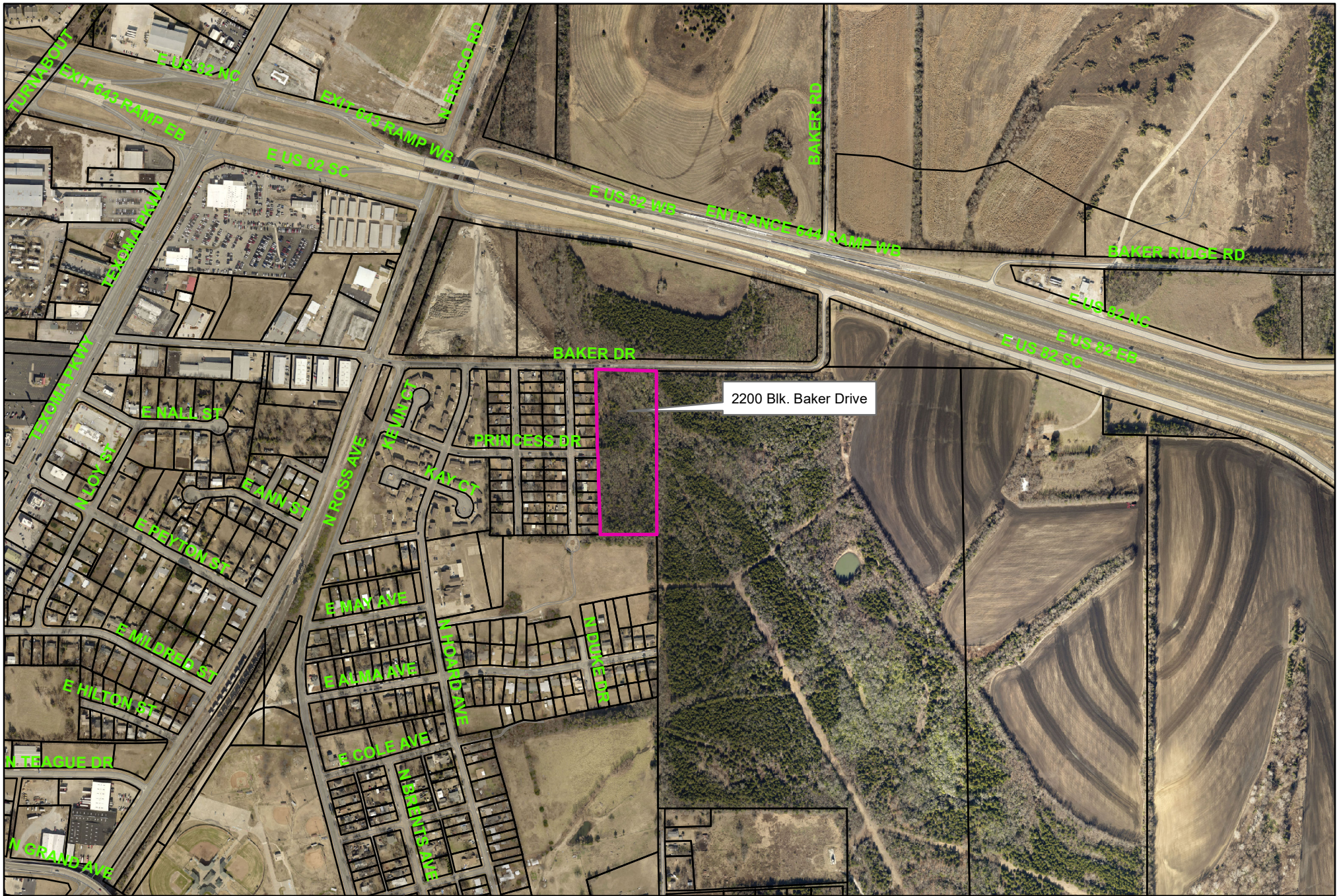
Attachments

Location Map

Zoning Map

Mustang 53 Addition

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

2200 Block Baker Drive



NOT TO SCALE

1 in = 700 ft



Zoning - 2200 Block Baker Drive

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



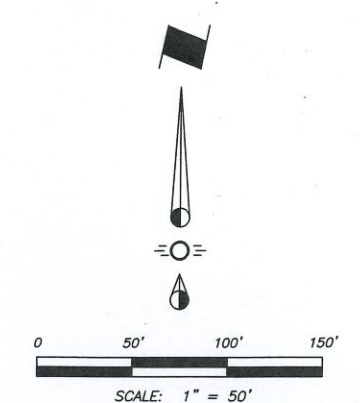
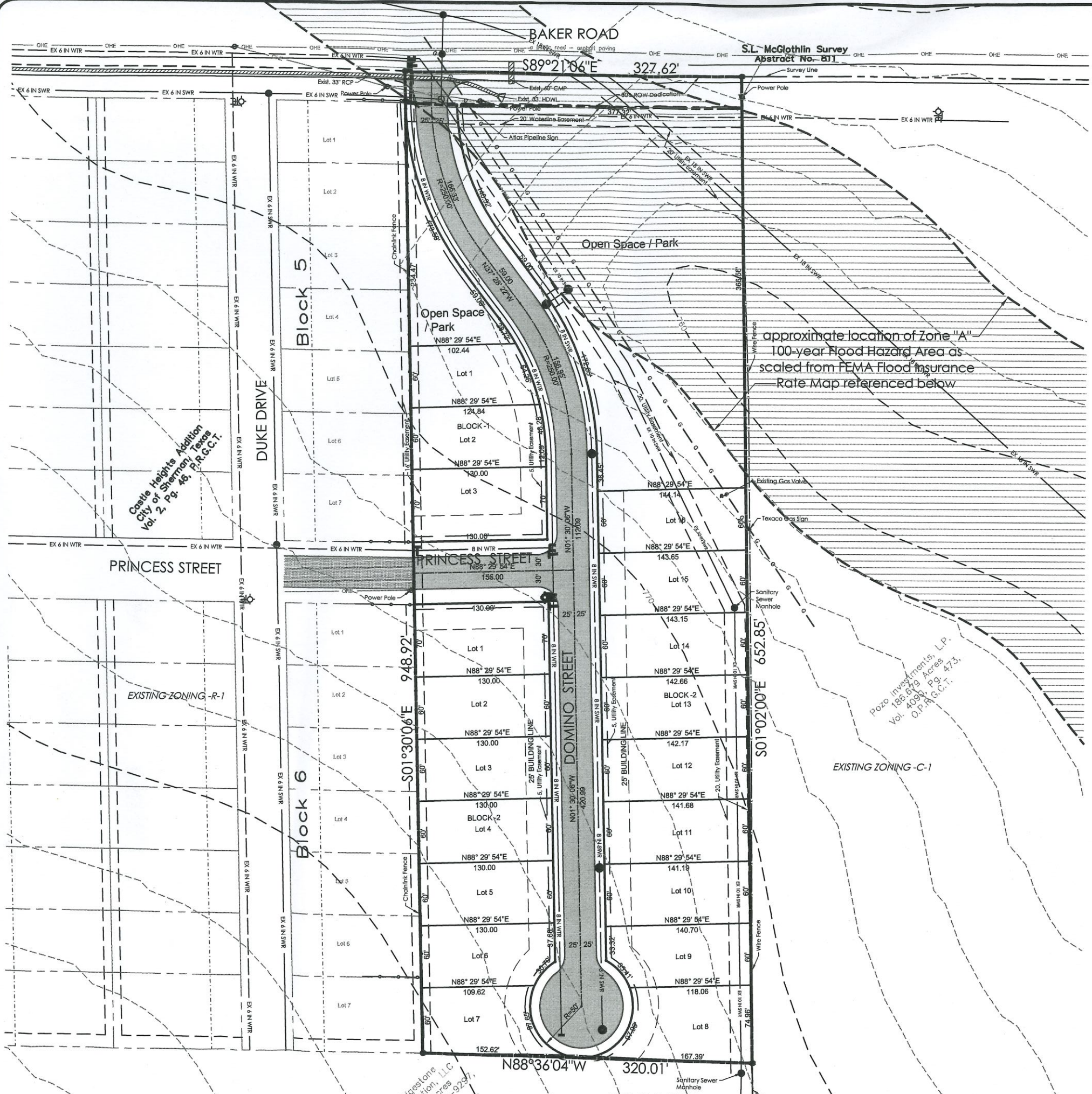
City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 300 ft

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- PLAN LEGEND**
- PROJECT BOUNDARY LINE
 - EXISTING CONTOUR LINES
 - ADJACENT SUBDIVISION BOUNDARIES
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - EXISTING WATER
 - WIRE FENCE
 - EXISTING CHAIN LINK FENCE
- 7.063 ACRES EXISTING ZONING R-1

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

CAUTION!
THERE MAY BE UNDERGROUND GAS LINES, POWER LINES, CABLES AND ELECTRICAL WIRING LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

DATE	BY	DESCRIPTION
XX/XX/XX	XX	XXXXXXXXXX

OWNER / DEVELOPER
FRANK AVANTINO
PO BOX 494370
READING, CA. 96049

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

Chairman, City of Sherman Date

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODWARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # E-5814 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.L., 07/20/07 ON SEPTEMBER 12, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

MUSTANG 53 ADDITION
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT
7.063 ACRES

SUBMITTAL #1: --/--/--	DESIGN: DV/PN	DRAWN: RS
SUBMITTAL #2: --/--/--	CHECKED: DAV	SCALE: 1" = 300'
SUBMITTAL #3: --/--/--	VA PROJECT NO: 2035-01	

SHEET



STAFF REVIEW LETTER

February 11, 2020

Frank Avantino
P.O. Box 494370
Reading, CA 96049

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

Dear Applicants,

The request for approval of the Preliminary Plat for Mustang 53 Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Princess Street should be Princess Drive.
6. Baker Road should be Baker Drive.
7. Metes and bounds must match drawing.
8. Open space lots must have Lot/Block Numbers and show as being owned and maintained by the HOA.
9. Water and Sewer mains must be extended to serve development.
10. Development Agreement required for Public Infrastructure.
11. Privately owned and maintained detention in accordance with City criteria is required.
12. All requirements of the Floodplain Ordinance should be followed.
13. Dedicate a 10' Utility Easement along all street frontage.
14. Show Gas Line Easement with filing information on drawing.
15. Verify cul-de-sac requirements with Fire Marshall.
16. Remove Building Lines from plat.
17. A utility, grading, and drainage plan shall be provided to the City of Sherman Engineering Department for review and approval. A site development meeting is recommended.
18. 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.

19. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



Planning & Zoning Commission and Board of Adjustments

12.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

519 SOUTH MONTGOMERY STREET

The request of Roberto Meraz (Owner), Lisseth Lara (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property at 519 South Montgomery Street, being 0.547 acres in the Samuel Blagg Survey, Abstract No. 56, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow the following lot widths of the proposed Meraz Addition:

Lot 1 – 53.25' lot width

Lot 2 – 53.24' lot width

Lot 3 – 53.24' lot width

in lieu of the required sixty (60) foot lot width in an R-2 (Multi-Family Residential) District.

Planning and Zoning Commission

Final Plat approval of Meraz Addition.

Background:

The property is located at 519 South Montgomery Street between Magnolia and King Streets. The property is zoned an R-2 (Multi-Family Residential) District. The owner would like to plat the property into three lots for residential development. He is also requesting a variance to allow smaller lot widths than the required 60'.

Adjacent Zoning:

R-2 (Multi-Family Residential) District

Origination:

Roberto Meraz (Owner)

Lisseth Lara (Representative)

Helvey-Wagner Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

22

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Final Plat - Meraz Addition

Staff Review Letter

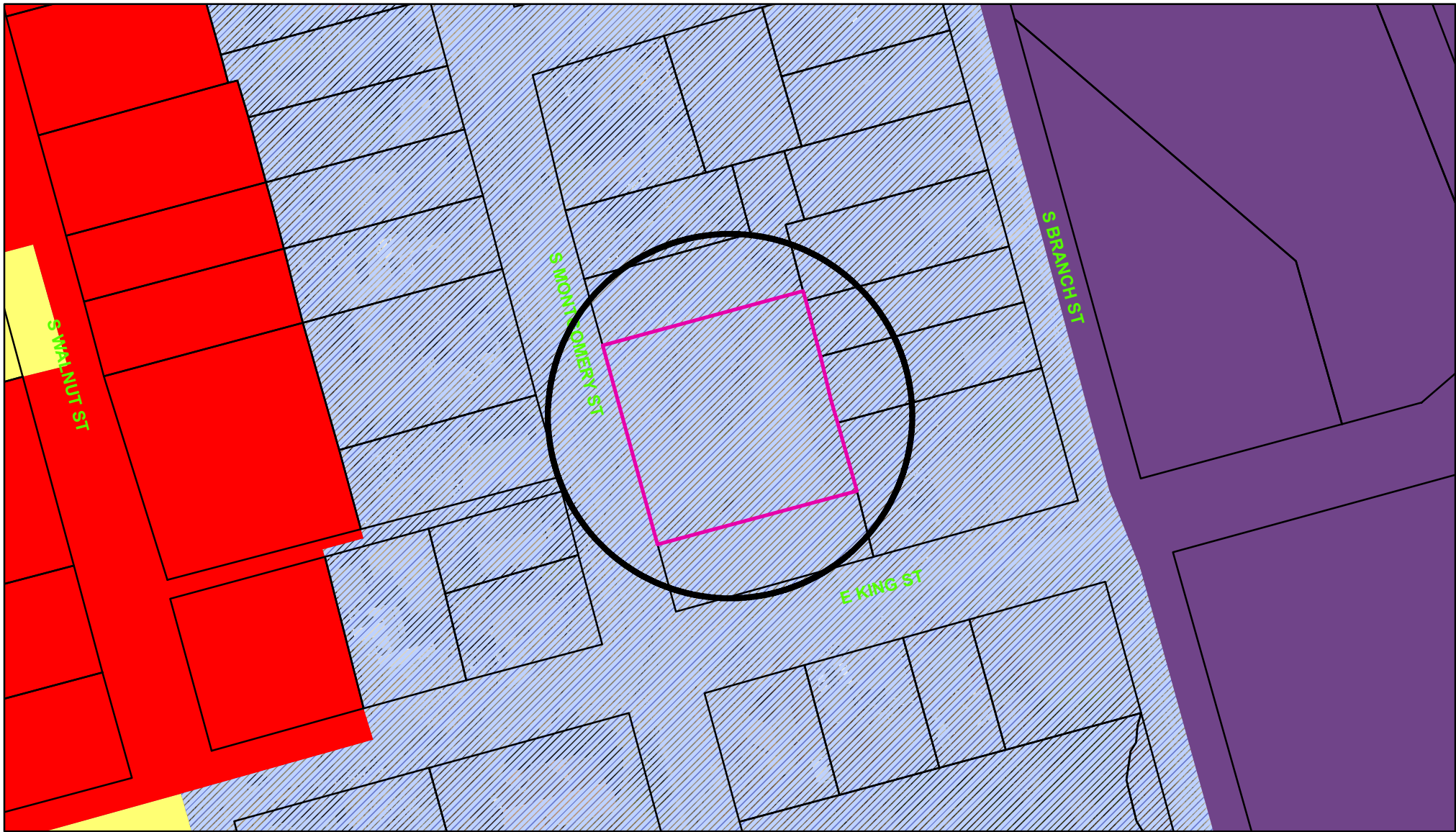


City of Sherman, Texas
Developmental Services Department

519 South Montgomery Street



1 in = 500 ft



Zoning - 519 South Montgomery Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department

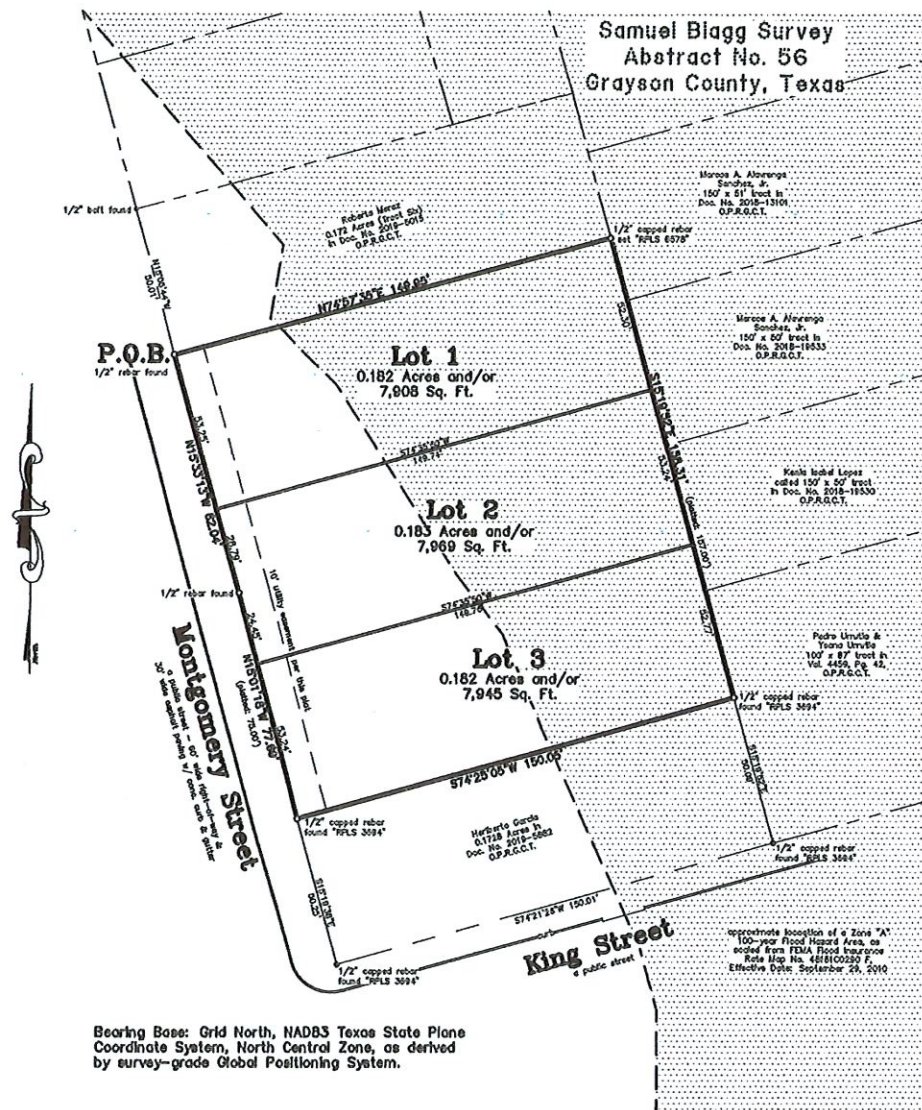


NOT TO SCALE

1 in = 100 ft

519 South Montgomery Street





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

Meraz Addition to the City of Sherman, Texas 0.547 Acres in the Samuel Blagg Survey Abstract No. 56

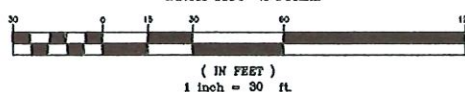
General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service to be provided by Onco Electrical 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 shall remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plot herein lies within a Zone "A" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4618100280 F, Revised Date: September 28, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

Job No. CGS330120

GRAPHIC SCALE



Vicinity Map
(not to scale)



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, being all of the 82 ft. by 150 ft. tract of land (Tract One) and the 75 ft. by 150 ft. tract of land (Tract Two) conveyed by General Warranty Deed from Edward Corel to Roberto Meraz on December 5, 2019, and recorded in Instrument No. 2019-28624, Official Public 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 East right-of-way line of Montgomery Street, a public street, at the Southwest corner of the 0.172 acre (Tract Six) tract of land conveyed to Roberto Meraz, recorded in Document No. 2018-5015, said Official Public Records, and the Northwest corner of both said Meraz Tract One and the herein described tract, **SAND** rebar bears South 15 deg. 05 min. 44 sec. East, 50.01 ft. from a 1/2 inch bolt found at the Northwest corner of said Meraz 0.172 ac.;

THENCE North 74 deg. 57 min. 35 sec. East, with the South line of said Meraz 0.172 ac. and the North line of said Meraz Tract One, a distance of 149.95 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the West line of the 150 ft. by 51 ft. tract of land conveyed to Marcos A. Alawengo Sanchez, Jr., recorded in Document No. 2018-13101, said Official Public Records, at the Southeast corner of said Meraz 0.172 ac. and the Northeast corner of both said Meraz Tract One and the herein described tract;

THENCE South 15 deg. 19 min. 52 sec. East, with the East lines of said Sanchez 150 ft. by 51 ft. tract, the 150 ft. by 50 ft. tract of land conveyed to Marcos A. Alawengo Sanchez, Jr., recorded in Document No. 2018-19533, said Official Public Records, the "called" 150 ft. by 50 ft. tract of land conveyed to Kenia Isabel Lopez, recorded in Document No. 2018-19530, said Official Public Records, and the 100 ft. by 87 ft. tract of land conveyed to Pedro Urrutia and Yona Urrutia, recorded in Volume 4459, Page 42, said Official Public Records, and the West lines of both said Meraz Tracts One and Two, a distance of 158.31 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Northeast corner of the 0.1728 acre tract of land conveyed to Heriberto Garcia, recorded in Document No. 2019-5882, said Official Public Records, and the Southeast corner of both said Meraz Tract Two and the herein described tract, **SAND** rebar bears North 15 deg. 19 min. 52 sec. West, 50.09 ft. from a 1/2 inch capped rebar found, stamped "RPLS 3694" in the North right-of-way line of King Street, a public street, at the Southeast corner of said Garcia 0.1728 ac.;

THENCE South 74 deg. 25 min. 05 sec. West, with the North line of said Garcia 0.1728 ac. and the South line of said Meraz Tract Two, a distance of 150.05 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" in the East line of said Montgomery Street, at the Northwest corner of said Garcia 0.1728 ac. and the Southwest corner of both said Meraz Tract Two and the herein described tract, **SAND** rebar bears North 15 deg. 19 min. 38 sec. West, 50.25 ft. from a 1/2 inch capped rebar found, stamped "RPLS 3694" at the intersection of the North right-of-way line of King Street with the East right-of-way line of Montgomery Street, maintaining the Southwest corner of said Garcia 0.1728 ac.;

THENCE North 15 deg. 01 min. 18 sec. West, with the East right-of-way line of said Montgomery Street and the West line of said Meraz Tract Two, a distance of 77.89 ft. to a 1/2 inch rebar found at the "occupied" Southwest corner of said Meraz Tract One and the "occupied" Northwest corner of said Meraz Tract One;

THENCE North 15 deg. 33 min. 13 sec. West, with the East right-of-way line of said Montgomery Street and the West line of said Meraz Tract One, a distance of 82.04 ft. to the **PLACE OF BEGINNING** and containing **0.547 ACRES** of land.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 6578

Date:



I, Roberto Meraz, owner of Meraz Addition, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Roberto Meraz

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

Given under my hand and seal of office this _____ day of _____, 2020.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Meraz Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2020, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

This, the final plat of Meraz Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2020, 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 Meraz Addition to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2020, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS _____ DAY OF _____, 2020, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurveying.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100



STAFF REVIEW LETTER

February 7, 2020

Roberto Meraz
3264 Dripping Springs Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Final Plat for Meraz Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. All requirements of the Floodplain Ordinance should be followed.
6. Sewer must be extended to the southernmost property line of the proposed Lot 3 to serve all properties.
7. General Notes # 6 should read City of Sherman rather than Grayson County.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

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

Respectfully,



Wayne Lee, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

13.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2400-2800 BLOCKS EAST U.S. HIGHWAY 82

The request of Christopher Bancroft and Lloyd Plyler Construction, LLP (Owners), James Bertakis, Bertakis Development, Inc. (Prospective Buyer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2400-2800 blocks East U.S. Highway 82, being **Tract 1:** 74.412 acre tract in the Samuel M. McGlothlin Survey, Abstract No. 811 and the R. Hendrix Survey, Abstract No. 504 and **Tract 2:** 19.949 acre tract in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows;

Planning and Zoning Commission

Zone change and conceptual site plan approval for the Eastwood Residential Community under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District, C-2 (General Commercial) District and an M-1 (Light Manufacturing) District to an M-H (Manufactured Housing) District.

Background:

The property is located in the 2400-2800 blocks of East U.S. Highway 82 between Frisco Road and Baker Road. The property is zoned an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District, C-2 (General Commercial) District and M-1 (Light Manufacturing) District. The owners would like to change the zoning on the property to an M-H (Manufactured Housing) District.

Bertakis Development, Inc. would like to develop the property for the Eastwood Residential Community, a modern manufactured home, land-leased community. The development will include: extra large lots (60' x 100'), a clubhouse with swimming pool and sundeck, community office, resident's great room and exercise room, recreational open areas featuring children's playscapes, picnic tables, benches, walking and exercise paths. All Eastwood Homes will be modern, new manufactured homes. Dedicated 2-3 car parking per home site, optional driveways, carports and 1-2 car garages. As a model of affordability, Eastwood will not be selling, but leasing the lots to residents who will own their own home. Eastwood will retain ownership of the entire development.

Adjacent Zoning:

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

Origination:

Christopher Bancroft and Lloyd Plyer Construction, LLP (Owners)
James Bertakis, Bertakis Development, Inc. (Prospective Buyer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

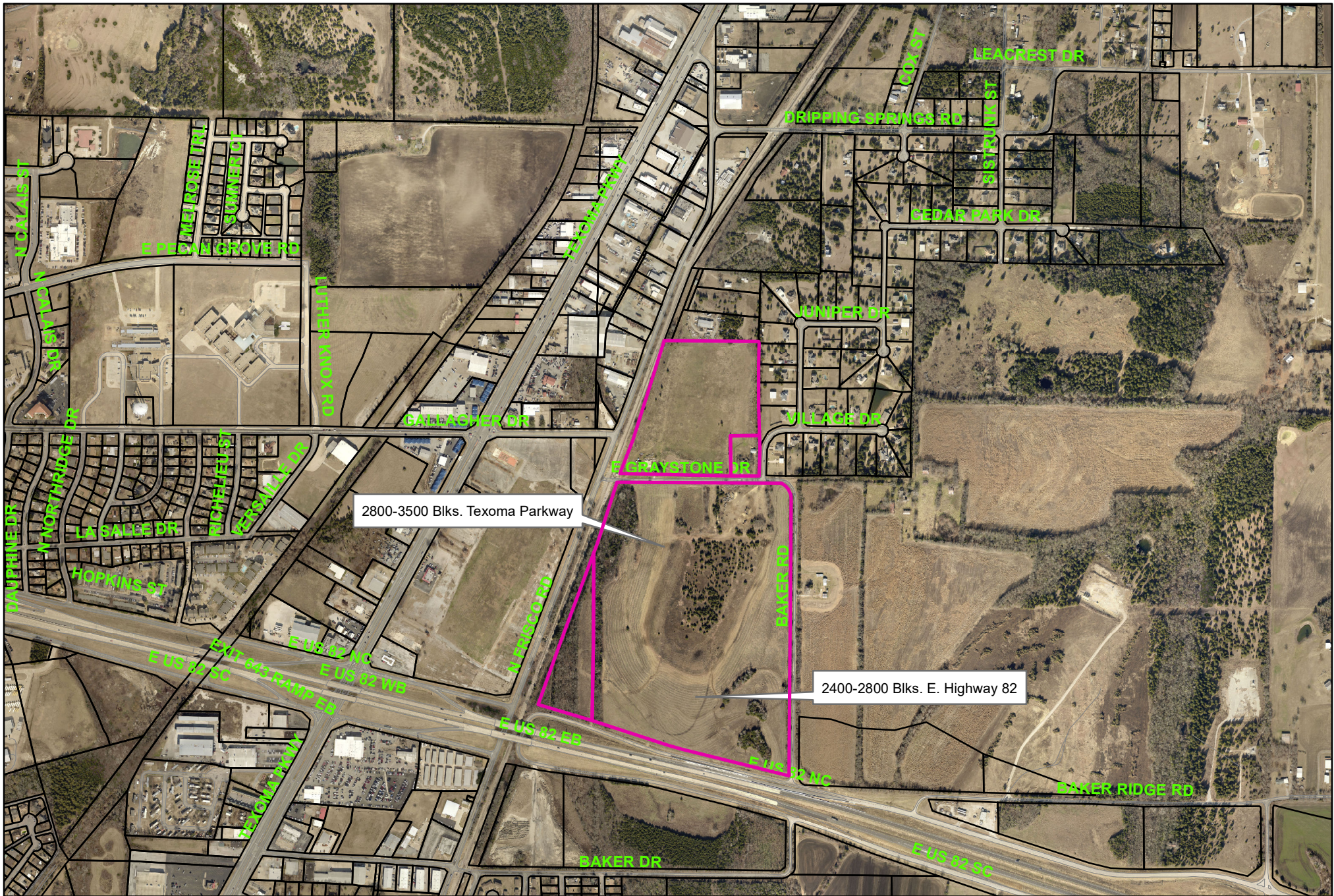
14

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Surveys
Narrative
Conceptual Site Plan
Rules & Regulations
Staff Review Letter



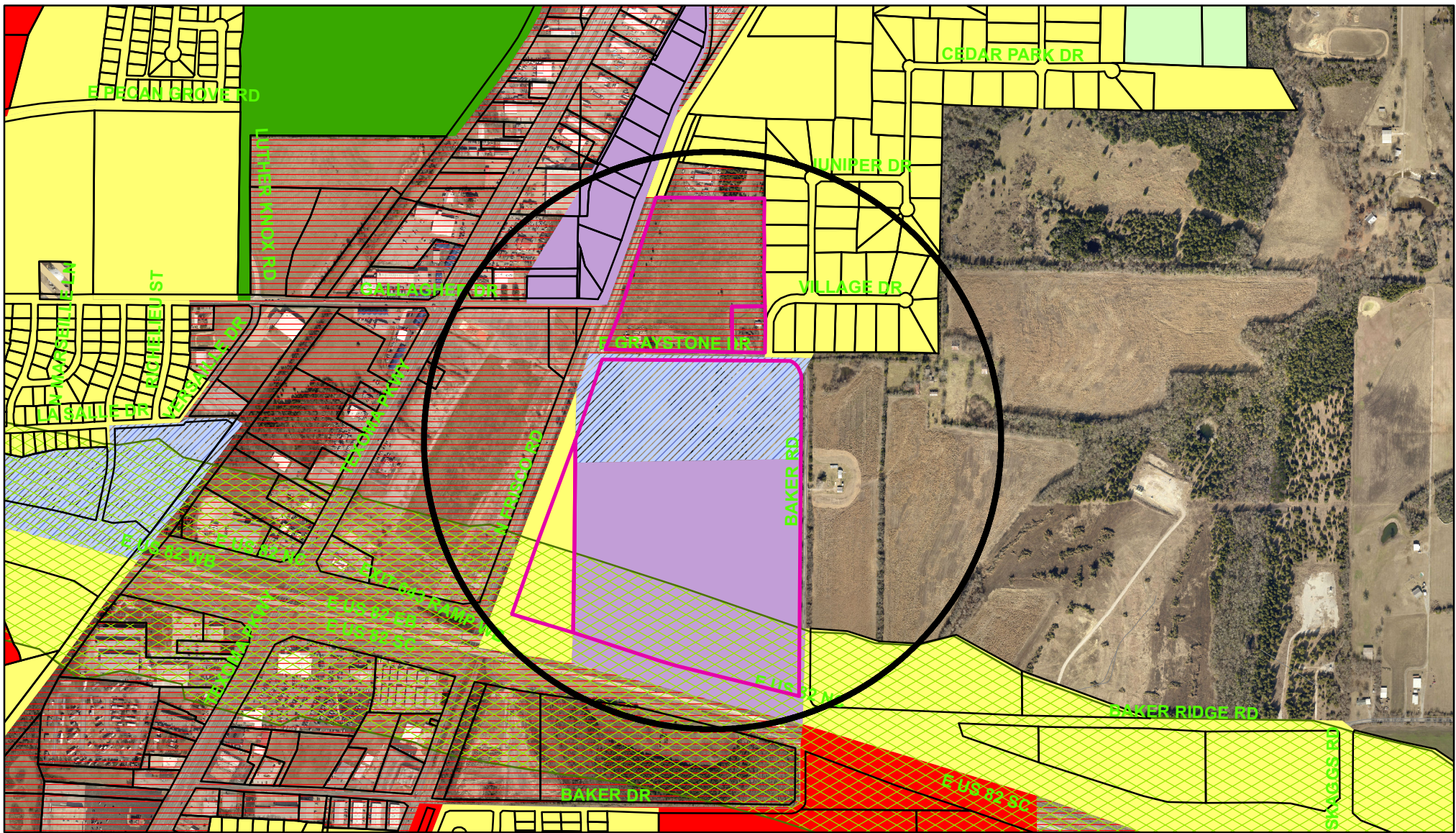
City of Sherman, Texas
Developmental Services Department

2400-2800 Blocks East U.S. Highway 82 & 2800-3500 Blocks North Frisco Road



NOT TO SCALE

1 in = 945 ft



Zoning - 2400-2800 Blocks East U.S. Highway 82 & 2800-3500 Blocks North Frisco Road

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

CO Office District

Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development



NOT TO SCALE

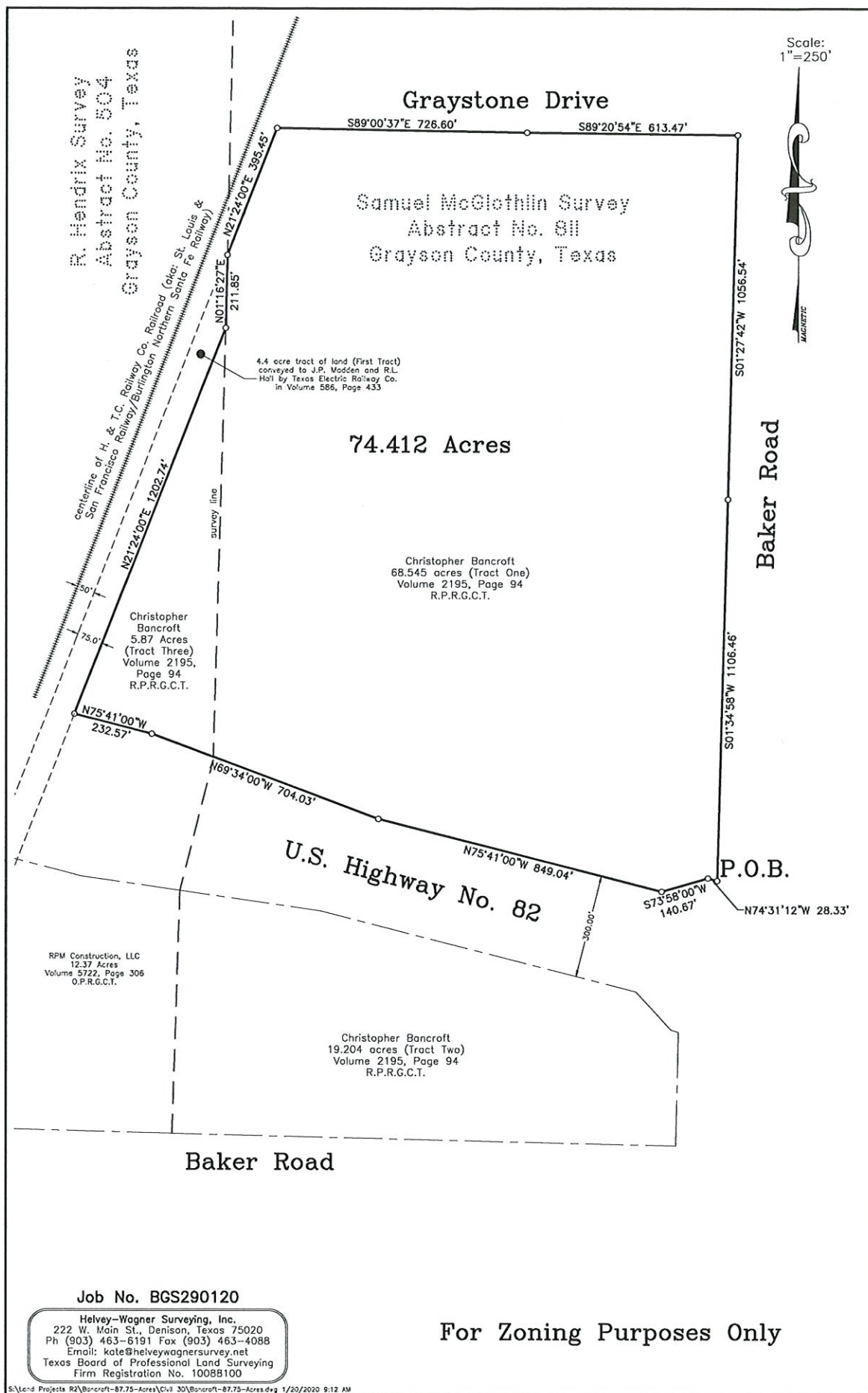
1 in = 900 ft

2400-2800 Blks. East Highway 82



2800-3500 Blks. North Frisco Rd.





FIELD NOTES
74.412 Acres

SITUATED in the County of Grayson, State of Texas, being a part of the Samuel M. McGlothlin Survey, Abstract No. 811 and the R. Hendrix Survey, Abstract No. 504, being all of the 68.545 acre tract of land (Tract One) and the 5.87 acre tract of land (Tract Three) conveyed by Warranty Deed from U.S. Highway 82/Sherman Joint Venture to Christopher Bancroft on October 18, 1991, as recorded in Volume 2195, Page 94, Real Property Records, Grayson County, Texas, and being more particularly described as one tract by metes and bounds as follows, to-wit;

BEGINNING at a point in the North right-of-way line of U.S. Highway 82 and near the center of Baker Road, a public road, at the Southeast corner of both said Bancroft 68.545 ac. and the herein described tract;

THENCE in a Westerly direction, with said North right-of-way line of said U.S. Highway 82 and the South lines of said Bancroft 68.545 ac. and 5.87 ac., the following calls and distances:

1. North 74 deg. 31 min. 12 sec. West, a distance of 28.33 ft. to an angle point;
2. South 73 deg. 58 min. 00 sec West, a distance of 140.67 ft. to an angle point;
3. North 75 deg. 41 min. 00 sec. West, a distance of 849.04 ft. to an angle point;
4. North 69 deg. 34 min. 00 sec West, passing the West line of said Samuel McGlothlin Survey and the East line of said R. Hendrix Survey and being the Southwest corner of said Bancroft 68.545 ac. and the Southeast corner of said Bancroft 5.87 ac., continuing for a total distance of 704.03 ft. to an angle point;
5. North 75 deg. 41 min. 00 sec. West, a distance of 232.57 ft. to a point in the East line of the 4.4 acre tract of land conveyed by Texas Electric Railway Co. to J.P. Madden and R.J. Hall in Volume 586, Page 433, D.R.G.C.T., at the Southwest corner of both said Bancroft 5.87 ac. and the herein described tract;

THENCE North 21 deg. 24 min. 00 sec. East, with the West line of said Bancroft 5.87 ac. and the East line of said Madden & Hall 4.4 ac., a distance of 1202.74 ft. to a point in the East line of said R. Hendrix Survey and the West line of both said Samuel McGlothlin Survey and Bancroft 68.545 ac., at the most Northern corner of said Bancroft 5.87 ac., at an angle point of the herein described tract;

THENCE North 01 deg. 16 min. 27 sec. East, with the West line of both said Samuel McGlothlin Survey and Bancroft 68.545 ac. and the East line of both said R. Hendrix Survey and Madden & Hall 4.4 ac., a distance of 211.85 ft. to an angle point in the East right-of-way line of the St. Louis & San Francisco Railway/Burlington Northern Sante Fe Railway (aka: H. & T.C. Railway Co. Railroad);

THENCE North 21 deg. 24 min. 00 sec. East, with the East right-of-way line of said railroad and the West line of said Bancroft 68.545 ac., a distance of 395.45 ft. to an point in or near the center of Graystone Road, a public road, at the Northwest corner of both said Bancroft 68.545 ac. and the herein described tract;

THENCE South 89 deg. 00 min. 37 sec. East, with or near the center of said Graystone Drive and the North line of said Bancroft 68.545 ac., a distance of 726.60 ft. to an angle point;

THENCE South 89 deg. 20 min. 54 sec. East, continuing with or near the center of said Graystone Drive and the North line of said Bancroft 68.545 ac., a distance of 613.47 ft. to a point at the Northeast corner of both said Bancroft 68.545 ac. and the herein described tract;

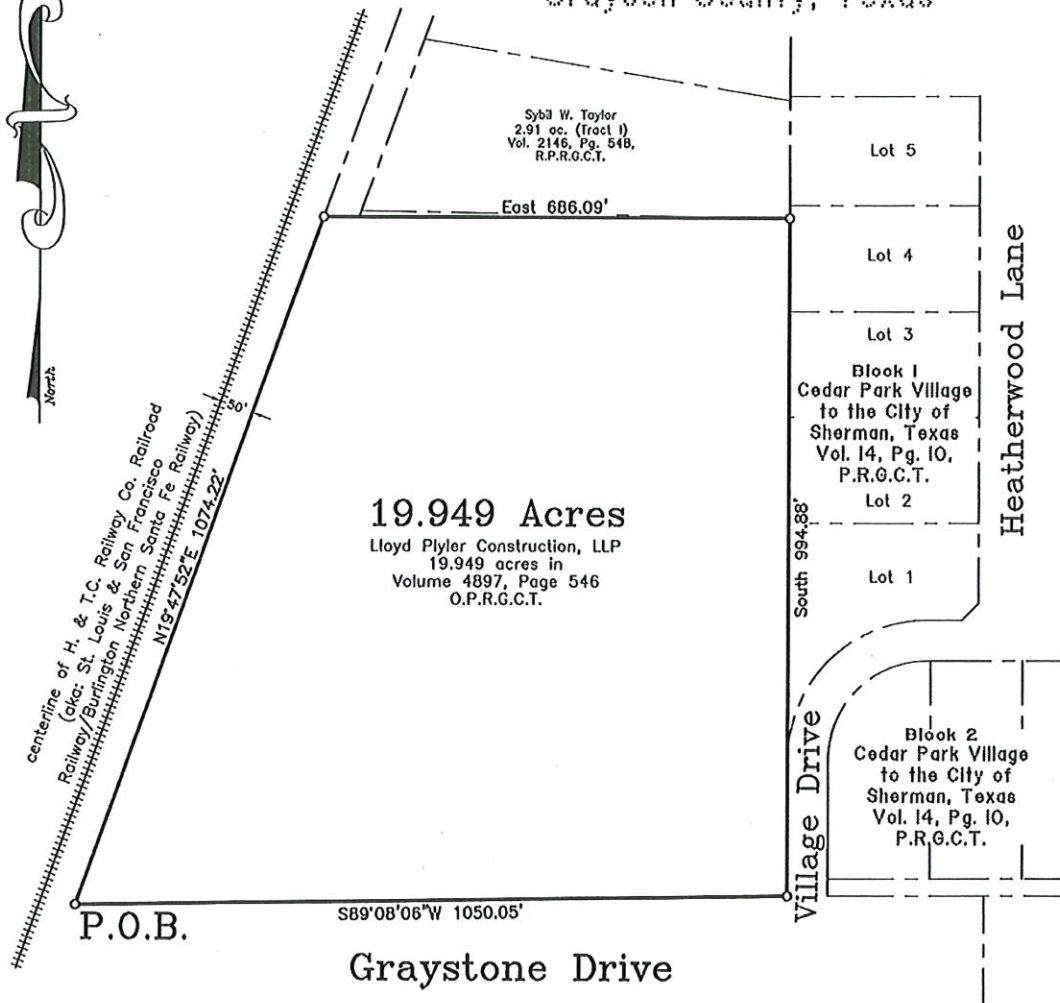
THENCE in a Southerly direction, along or near the center of said Baker Road and with the East lines of said Bancroft 68.545 ac., the following calls and distances:

1. South 01 deg. 27 min. 42 sec. West, a distance of 1056.54 ft. to an angle point;
2. South 01 deg. 34 min. 58 sec. West, a distance of 1106.46 ft. to the **PLACE OF BEGINNING** and containing **74.412 ACRES** of land.

Scale:
1" = 200'



Samuel McGlothlin Survey
Abstract No. 811
Grayson County, Texas



For Zoning Purposes Only

Job No. BGS300120

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: kate@helveywagnersurveying.net

FIELD NOTES
19.949 Acres

SITUATED in the County of Grayson, State of Texas, being a part of the Samuel M. McGlothlin Survey, Abstract No. 811, being all of the 19.949 acre tract of land conveyed in the Warranty Deed from Perry Turnbow and Jeanie Turnbow to Lloyd Plyler Construction, LLP on December 21, 2010, recorded in Volume 4897, Page 546, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an angle point in or near the center of Graystone Road, an "East-West" public road, in the East line of the St. Louis & San Francisco (*Frisco*) Railway right-of-way, at the Southwest corner of said Plyler 19.949 ac. and the Northwest corner of the Christopher Bancroft 68.547 ac. (*Tract One*) in Vol. 2195, Pg. 94, R.P.R.G.C.T.;

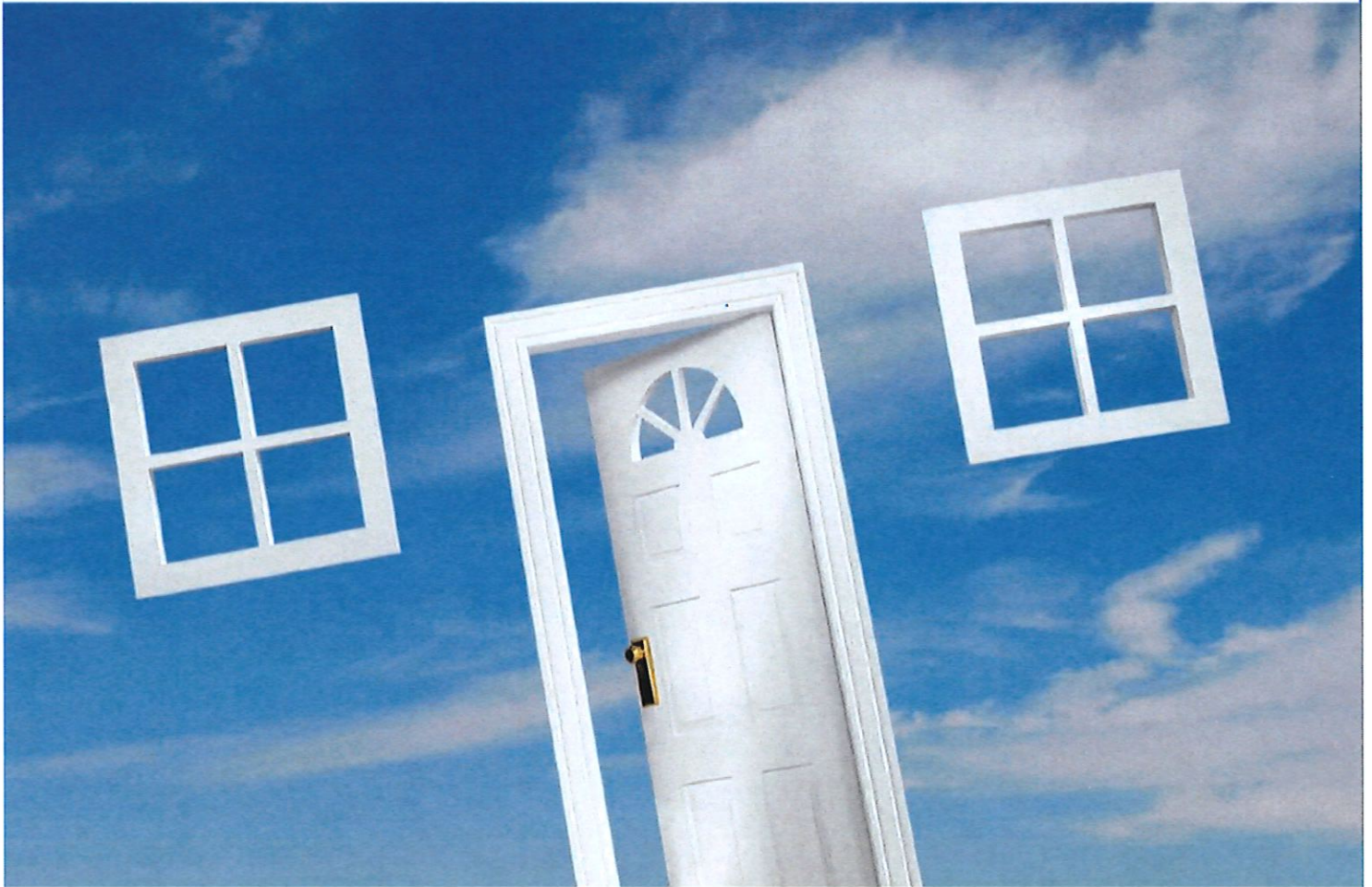
THENCE North 19 deg. 47 min. 52 sec. East, with the East line of said Frisco Railway right-of-way, a distance of 1074.22 ft. to the Southwest corner of the Luis H. Gutierrez 50 ft. wide strip of land in Vol. 3778, Pg. 292, O.P.R.G.C.T. and the Northwest corner of said Plyler 19.949 ac.;

THENCE East, with the South line of said Gutierrez 50 ft. wide strip, passing the Southeast corner of said 50 ft. wide strip at 51.15 ft., a distance of 686.09 ft. to a point in the West line of Cedar Park Village (*Addition*), to the City of Sherman, Texas, in Vol. 14, Pg. 10, Plat R.G.C.T., at the Northeast corner of said Plyler 19.949 ac. and the Southeast corner of said Sybil Taylor 2.91 ac.;

THENCE South, with the West line of said Cedar Park Village, a distance of 994.88 ft. to a point in or near the center of said Grayston Drive, in the North line of said Christopher Bancroft 68.547 ac., at the Southeast corner of said Plyler 19.949 ac. and the Southwest corner of said Cedar Park Village;

THENCE South 89 deg. 08 min. 06 sec. West, with or near the center of said Graystone Road, a distance of 1050.05 ft. to the **PLACE OF BEGINNING** and containing **19.949 ACRES** of land.

Discover the Possibilities...



BERTAKIS
c o m m u n i t i e s

Jan 22, 2020

City of Sherman
Planning Commission
220 Mulberry Street
Sherman, TX 75091

Dear Commissioners:

Bertakis Development, Inc. is pleased to propose the Eastwood Residential Community for the City of Sherman. We are a family-owned and operated business that has developed, owned and managed affordable residential communities for nearly five decades. We take great pride in our developments and seek to become an integral part of Sherman as we have done in all municipalities in which we have built quality residential projects.

We respectfully submit the following rezoning application for Eastwood. Our application is for rezoning from much more intensive zoning districts of commercial, manufacturing and multiple residential (C-2, M-1, R-2 and R-1) to a significantly less intensive and lower density use of MH- Manufactured Housing District.

EASTWOOD IS UNLIKE ANY OTHER

We are not proposing a trailer park, mobile home park or a manufactured home community of yesteryear.

Rather, we are proposing is a Modern Manufactured Home, Land-Leased Community of today. This distinction is not merely semantics. Eastwood's innovative community design and modern homes will feature vast improvements over most existing communities with functionally obsolete designs and dated homes. Eastwood will be unlike any other community highlighted by:

- Extra-Large Lots of 60'x100' – 167% the Size of Sherman's MH Ordinance Minimum and Rivaling Lots Sizes of \$300,000+ Homes in the Area
- A Signature Clubhouse with Resort Style Swimming Pool and Sundeck, Community Office, Resident's Great Room and Professional Exercise Room
- Recreational Open Areas Featuring Children's Playscapes, Picnic Tables, Benches and Walking and Exercise Paths
- Sidewalks on Both Sides of All Streets
- 100% Off-Street Parking With Ample Guest Parking Throughout
- Preserved Mature Tree Screening Combined With An Open Space Buffer to Neighboring Residences

Attached for your review is an Eastwood Conceptual Site Plan of approximately 400 homesites that highlights the many advanced features and amenities listed above. Also included are photos of street scenes from one of our flagship developments, Hidden River in Adrian MI., to illustrate the proposed clean residential design of Eastwood. Note that Hidden River has a beautiful, expansive feel with its 50 ft. wide lots. Eastwood, with its industry leading 60 ft. wide lots will be even more visually stunning and impressive.

Additionally, All Eastwood Homes Will Be Modern, Brand-New Manufactured Homes Highlighted by:

- High-Quality, Traditional Residential Exterior and Interior Materials
- Innovative Front and Broadside Elevations
- Spacious & Energy Efficient Floor Plans up to 2100 sq. ft.
- Breathtaking Designer Kitchens, Expansive Great Rooms, and Master Suites with Spa Style Baths
- Dedicated 2-3 Car Parking Per Homesite
- Optional Driveways, Carports and 1-2 Car Garages

Interior and Exterior photos of modern, new manufactured homes illustrating all the above amazing features are also attached for your review.

AFFORDABILITY

All of the above community amenities and designer home features are typically reserved for exclusive neighborhoods and unaffordable for many potential Sherman residents. At Eastwood, all of the above community and home features are provided while maintaining a critical key element for a much needed home ownership niche in Sherman – Affordability! Eastwood's affordability is targeted to appeal to young couples, families with children, single parents, empty nesters and retirees. Our goal is to help residents and employees desiring Sherman, to live and stay in Sherman for many years to come.

HOW IS EASTWOOD AFFORDABLE?

As a proven model of affordability, Eastwood will not be selling, but leasing lots to residents who will own their own home. This greatly reduces monthly home payments as the cost of site development is not financed with the home, but rather included as a reduced cost in the form of lot rent. To maintain affordability, we project offering 2-3 bedroom home prices to be in the range of \$65,000-\$139,000 and project the average price to be in the \$70,000-\$90,000 range. When combined with readily available 30-year financing and lot rent, we project total monthly payments to be \$900-\$1400 per month, with the average payment for a 3-bedroom in the \$1000-\$1200 per month range. This average monthly payment will be \$600-\$1100 per month less than the Sherman area new entry-level housing in the \$250,000 average range. A current survey of Sherman area new housing shows a limited supply of homes starting at \$190,000 with prices rapidly escalating into the \$250-\$350s range with wider availability.

WHY RENT AN APARTMENT WHEN YOU CAN OWN?

Additionally, Eastwood will allow residents to own their own home for less than a rental of a new apartment. A current survey of Sherman area newer apartment complexes (2008-2019) show 96% occupancy with monthly rentals for 2-bedrooms from \$995- \$2028 at \$1321/ave. and 3-bedrooms from \$1400-\$2317 at \$1684/ave. When comparing this to an Eastwood 3-bedroom home with \$1000-

\$1200/ave. payment, 20-30% more average square feet, and your own yard, the choice is clear, why rent when you can own?

UNIQUENESS OF EASTWOOD

The land-leased structure is unique, and noting that such new communities have not been built in Sherman for decades, we respectfully offer a brief summary to avoid possible confusion with the Subdivision Act. Since lots will be leased to residents, Eastwood will not require legal subdivision as with traditional residential developments where individual lots are sold and titled to homeowners. However, after rezoning, Eastwood will require final site plan approval by the Planning Commission to meet all City of Sherman MH ordinance requirements in addition to licensing approval for operation by Texas Department of Housing and Community Affairs - Manufactured Housing Division (TDHCA-MHD).

THE BENEFITS OF LAND-LEASED

Importantly, and as a great benefit to the City of Sherman, the land-leased structure places minimal burden on City services. Since Eastwood will retain ownership of the entire development, infrastructure installation and maintenance costs will not be the responsibility or expense of the City of Sherman. Installation and maintenance of all infrastructure and improvements within the boundaries of Eastwood including roads, sidewalks, sewer and water lines, streetlighting and all amenities will be responsibility and expense of Eastwood. Eastwood will also be the sole taxed entity for such improvements, requiring less City administrative costs with a single tax bill to ownership. Additionally, homeowners will pay City of Sherman annual personal property taxes based on the value of their homes and home improvements.

To ensure Eastwood will remain a safe and well maintained community for decades to come, the land-leased structure also allows Eastwood to employ a very stringent and proven set of Rules and Regulations for both for residency approval and continued occupancy of homeowners, including credit and criminal background checks upon application. Compliance to the rules is backed by Texas Landlord/ Tenant Law and TDCHA-MHD regulations which allows Eastwood to enforce the rules with much more authority and consequence than traditional subdivisions or HOAs. A sample copy of Rules and Regulations is included for your review.

We trust this summary provides you with needed information and answers any questions you may have. Please do not hesitate to contact us for any additional questions or information you may require.

We look forward to working closely with The Commission and the City of Sherman to make Eastwood an affordable reality for your future residents. At this time, we respectfully request your recommendation and approval to our application for MH rezoning.

Your time and attention is appreciated.

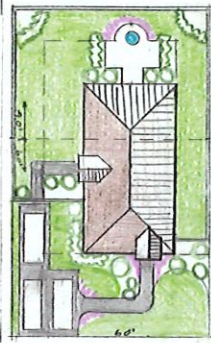
Sincerely,
BERTAKIS DEVELOPMENT, INC.



James G. Bertakis
Vice President/ Co-Founder

EASTWOOD

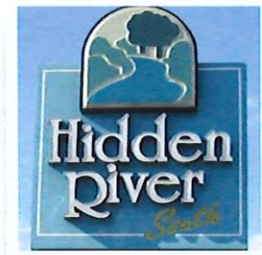
Conceptual Plan



Typical Site
60' x 100'

Approx.
400 Sites





**CLUBHOUSE
Pool & Sundeck
Amenities**





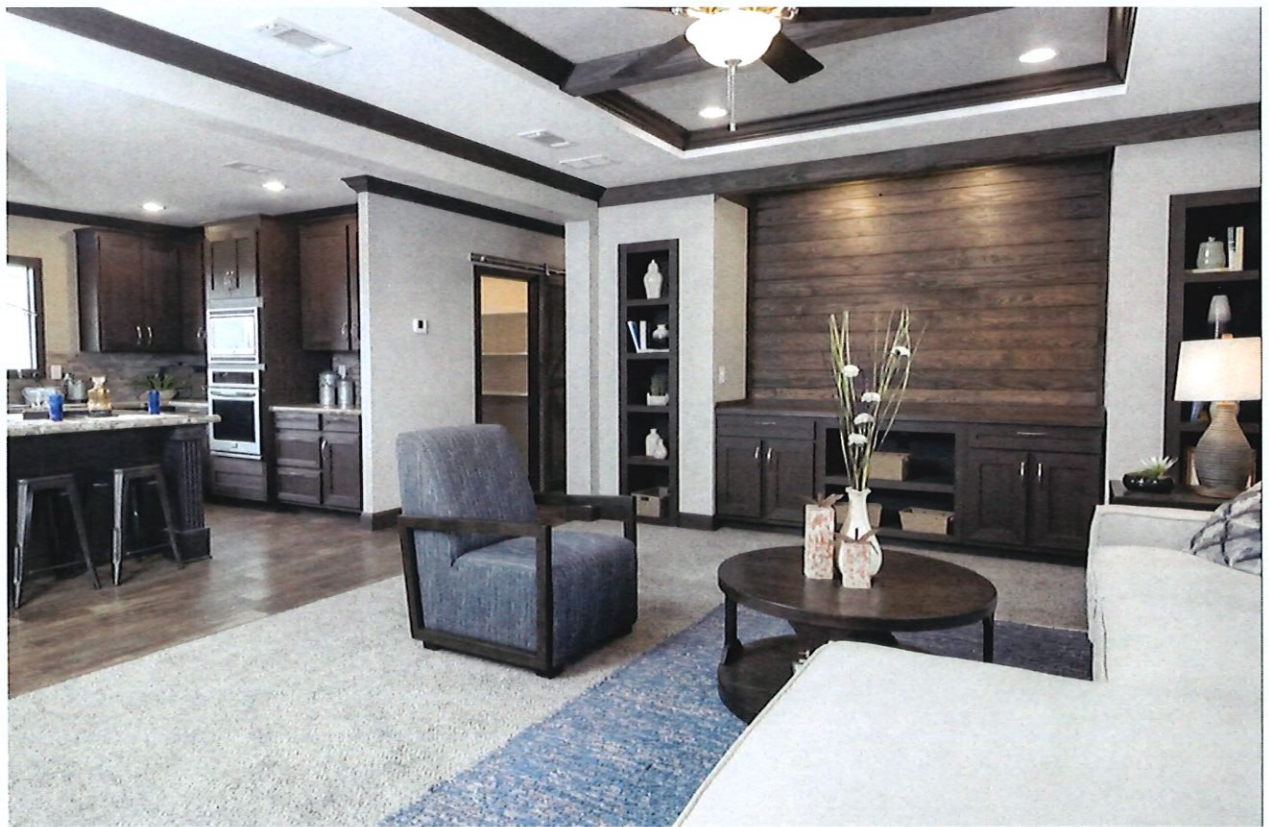
**Typical
Street
&
Lot
Scenes**



Innovative Residential Elevations



Spacious Living & Entertainment Areas





**Custom
Design
Kitchens**



Master Suites with Luxurious Baths



SAMPLE RULES AND REGULATIONS

OAK CREST GUIDELINES FOR BETTER LIVING (ADDENDUM A)

Advertising and Soliciting

Advertising, soliciting or delivering handbills by residents or unauthorized individuals is prohibited. Management, however, reserves the right to communicate with residents through the distribution of written material from time to time. A commercial enterprise or business that violates local, county, or state zoning ordinances is prohibited to conduct business in the community.

Air Conditioners

The installation and operation of central air conditioning units shall have written approval by management prior to installation. Central air conditioning units shall be located on solid concrete in an inconspicuous area at rear of home. Window air conditioners shall be braced to the home with metal angle braces, shelving or chain braces. Bracings such as wooden pole supports to the ground are prohibited.

Central air conditioning will require local permits and shall be installed according to building requirements. A licensed electrical contractor shall perform work. A copy of the building permit, contractor's license and insurance shall be submitted to the office prior to the start of any work.

(Caution: all central air conditioning and most types of window air conditioners may require additional electric service to your home. Do not overload your electrical circuits.)

To ensure pleasant and enjoyable surroundings, every effort will be made by Oak Crest Management to make certain that the community rules and regulations are enforced and that the safety and comfort of all residents is not jeopardized. Fair and equal application of these rules and regulations is the committed responsibility of Oak Crest Management.

Amenities

Amenities in the community are maintained as a service to all residents and shall be treated with respect. Your cooperation in keeping the facilities clean and serviceable is essential and appreciated. Irregularities in the operation of these amenities should be immediately reported to management.

Residents and their guests using the community facilities or amenities due so at their own risk. Management will not be responsible for loss of any kind, injury or accident connected with such use.

Fishing, swimming or playing is prohibited in the pond area. Residents under the age of fourteen (14) are prohibited in the community building without a parent or guardian or unless otherwise specified. Management may, at any time, restrict the number of occupants (including

guests) allowed in the community building as regulated by the fire marshal and/or health department.

Antennas

The use of VHF/UHF, CB or short wave or other antennas in the community shall have management approval prior to installation. Antenna elements shall not exceed ten (10) feet in length. Side mount poles shall not exceed six (6) feet above roof peak. Installation shall be side or ground mounted and shall be the responsibility of the resident.

CB radios do not meet the above requirements.

Antennas shall be maintained and kept in a neat and orderly appearance at all times.

Application of Funds

Oak Crest will apply all monies received from Resident first to non-rent obligations of Resident including late charges, returned check charges, charge-backs for repairs, brokerage fees, and periodic utilities, if any, then to rent regardless of any notations on a check.

Athletic Equipment and Toys

Jungle gyms, trampolines, weight benches, basketball structures, or other such equipment are prohibited on the site. Children's toy playhouses (up to 4' x 5'), small sand boxes (up to 4' x 4' x 12") or small wading pools (up to 6' x 12') will be permitted during the summer season and shall be kept neat in appearances at all times.

For safety concerns, pools shall be emptied every night. Playhouses and pools shall be disassembled, and with all other such toys, stored inside for the winter season. Resident will be held responsible for any lawn damage caused by these temporary structures.

Awnings

Awnings shall be made of cloth, vinyl, vinyl-coated cloth or aluminum. Size, location and configuration of awnings shall have written approval by management prior to construction.

Cable Television

Texas Mid Gulf Cablevision has an exclusive contract with Oak Crest to provide all cable and satellite television services to the community.

Texas Mid Gulf Cablevision will conduct all installations for television service. Call 1-866-532-3920 for service. Satellite dishes must be mounted in an inconspicuous location and not visible from the street. Ham radio antennas are not permitted.

Carports

All homes are required to have at least one of the next three structures, garage, carport with a shed, or storage shed. Design and placement of all structures shall have written

SAMPLE RULES AND REGULATIONS

approval by management prior to construction. Structures will require local permits and shall be installed according to building requirements. A copy of the building permit, contractor's license and insurance shall be submitted to the management office prior to the start of any work.

Casualty Loss or Condemnation

Section 92.054 of the Texas Property Code governs the rights and obligations of the parties regarding any casualty loss to the property. Any proceeds, payment for damages, settlements, awards, or other sums paid because of casualty loss to the property will be the sole property of Oak Crest. For the purpose of this lease, any condemnation of all or part of the property is a casualty loss.

Clotheslines

Clotheslines are not permitted on site. Clotheslines, decks or other structure used to hang clothes out to dry is prohibited.

Clubhouse

The clubhouse use and enjoyment is for the Residents of Oak Crest. The clubhouse hours will vary with the season and usage. The hours will be posted on the front door. **Smoking and drinking alcoholic beverages are not allowed in the clubhouse area. Designated smoking areas will be marked. Drinking of Alcoholic Beverages will not be allowed in any common areas of the community.** Resident is responsible for their actions and for their guests and holds Oak Crest harmless from any legal actions that may arise.

- 1) Tenant's Children that are thirteen (13) years of age or younger must be accompanied by their parents while using the clubhouse and pool facilities. Oak Crest reserves the right to restrict any person's from use of the facilities.
- 2) Clubhouse Reservations: The clubhouse area is open for the use of the Residents. A reservation is only required if other Residents are to be restricted from use of the facilities. (A private party) If you would like to reserve the clubhouse area for a family event, you may do so by contacting the community office and make a reservation. The reserving of the clubhouse is on first come, first serve basis. Oak Crest limits the reserving of the clubhouse to a maximum of four (4) hours per reservation. The reservation will only cover use of the main building area. The pool area cannot be reserved. A cleaning deposit of \$200.00 is required when the reservation request is approved. The deposit is refundable, provided the building and grounds are cleaned after the event is over. The manager will do a walk through with the Resident prior to and after the event. The return of all or any of the deposit will be at the sole discretion of management. Single rooms of the clubhouse can also be

reserved, on an individual basis; (1) card room; (2) patio barbecue area; (3) main room.

- 3) Use of the facility is restricted to private entertaining for activities such as parties for birthdays, graduations, anniversaries, retirements, holiday family gatherings, first communions, baptisms, wedding showers and baby showers for residents and/or resident family members and friends. Use of the facility for wedding rehearsals and wedding receptions is restricted to residents only.
 - i) Use of facilities for activities such as sales demonstrations for private clubs, associations or political gatherings is prohibited.
 - ii) Upon prior written approval by management, the facility may be used for resident fund raising clubs for charity.
 - iii) Gambling activities are prohibited except for those permitted by law and are restricted to non-service organizations properly licensed by state or local authorities.
 - iv) Maximum building occupancy will be enforced, see management for specific limits.
- 4) Shirts, shoes, and proper attire must be worn in the facility at all times.
- 5) Reservations will not be accepted for major holidays.
- 6) Regular, consecutive bookings will be restricted to use of groups comprised of residents only and shall be granted at management's discretion.
- 7) A cash deposit of \$35.00 is required at the time reservations are made, with the balance of \$165.00 due three (3) days prior to the scheduled date of use. At management's discretion, a cashiers or certified check may be required if resident has had previous financial delinquencies with the community.
- 8) The full deposit will be returned once management has determined that the facilities were left in an orderly, clean, and undamaged condition. Resident is financially legally and otherwise responsible for any and all costs associated with repair of or to facilities should any damage occur over and above the of amount of \$200.00 security deposit.
- 9) Return of the security deposit will be within five (5) days if management in its sole discretion has determined that the facilities have been returned to their original condition.
- 10) Cancellation of reservation will result in forfeiture of \$35.00 cash deposit.
- 11) Decorations: Crepe paper and/or other decorations may be used but are not to be taped

SAMPLE RULES AND REGULATIONS

or mounted to walls or ceilings. Balloons that become entangled in ceiling fans must be removed. If resident does not remove, management will remove at a \$25.00 fee, which will be taken out of the security deposit.

- 12) Entertainment: Use of amplifying systems with live entertainment or recorded music is permitted, but must be kept at a minimal level not to be audible outside the building. Any music amplification must have prior approval by management.
- 13) Without exception, the facility must be completely cleaned and vacated by 12:00 midnight.
- 14) All furniture must be returned to its original locations.
- 15) Management is not responsible for any items, which have been left in the facility after resident vacated the premises.
- 16) Resident must dispose and remove any garbage after their rental.
- 17) Default of Resident: If resident is in default as to any terms, covenant or conditions of their residency, including these rules and regulations, they may be barred from utilization of the facility at management's sole discretion.
- 18) Indemnity: Resident agrees to indemnify, defend, save and hold harmless management and owner, its agents, employees, successors and assigns, from any and all claims or liabilities of whatsoever kind or nature due to its usage of the facility for use and occupancy of same while under the control of resident, its guests and invitees.

Common Areas

Resident will pay any non-mandatory or user fees (including any key deposits) for use of any common areas or facilities (such as gate openers, mail box keys) managed or owned by Oak Crest.

Community Entrance and Streets

Bicycles, skateboards, scooters, or roller-skates are prohibited to be ridden in the entranceway of the community at any time. Children are prohibited to play in the streets. The playground is the designated area for children to play.

Complaints

All complaints regarding the community, neighbors, management, etc. shall be made in **written form**. Management recommends that residents first attempt to resolve any problems or misunderstanding directly by civil

and courteous discussion with fellow residents. If that attempt fails, then residents may submit a written complaint to management. All complaints must be referred to the community manager by the homeowner. A friend, relative, child or fiancé may not submit complaints. A response and proposed resolution to the problem will be issued within fifteen (15) days of receipt of your complaint.

Decks

Design of all decks, overhead trellises and coverings shall have written approval by management prior to construction. Decks will require local permits and shall be installed according to Township building requirements. A licensed contractor shall perform the work. A copy of the building permit, contractor's license and insurance shall be submitted to the office prior to the start of any work. Construction of decks will be permitted during the dry, non-rainy season only.

Decks shall be made of treated wood with appropriate hand railings and properly enclosed. Handrails or enclosing panels shall not be higher than 48" above the surface of the deck. If stained, stain must match of compliment exterior (see management for details). Painting of decks is not permitted. All deck plans must be submitted to Management and approved in writing prior to construction.

Decks are not permitted on off-door-side of homes, however, special permission may be granted by Management for off-door-side decks on a non-conforming site.

Delay of Occupancy

If resident is unable to occupy the property on the commencement date because of construction on the property or a prior Resident's holding over of the property, Oak Crest will not be liable to the Resident for such delay, and the lease will remain enforceable. Oak Crest will, however, pro rate the rent during this period.

Delinquent Lease Payments and Legal Notices

Site payments are due on the first (1st) day of each month by check or money order only. Site payments received after the five (5) day grace period may be paid at the community office and will be assessed a \$50.00 late fee. Any rent that is 30 days past due will justify Management filing a lawsuit. If a lawsuit for non-payment of rent is filed, the resident will be responsible for all court cost and attorney fees.

Management will not be held responsible for payments left in, on, or under the door when the office is closed. Residents making payments after the due date shall notify the community office of the date payment will be made. Partial payments will not be accepted. The Resident agrees that any money Resident pays or is paid on Resident's behalf to the Landlord shall first be applied to previously owed rent or other charges under this lease, and then to current rent or other charges.

SAMPLE RULES AND REGULATIONS

There will be a 30 – 50% finance charge added to all accounts that are referred to collections.

If you anticipate that your rent is going to be delinquent, you must contact the community office prior to the fifth of the month.

Emergency Pager

Management staff is in possession of an emergency pager at all times. The phone number for the emergency pager is listed at the end of The Guide For Better Community Living, on the office door, and on the office answering machine. The emergency pager should only be called for the below listed reasons:

- a) Witnessing or noticing vandalism in the community.
- b) Problems with underground plumbing.
- c) Fire
- d) Flooding
- e) Disasters caused by weather
- f) A water or sewer line break
- g) A fallen tree that may cause a threat to residents

For any other problems that may arise, please contact the local authorities. Examples would be the fire department or police department.

Any other situations should wait to be discussed in the community office with the manager on the next business day.

Please do not visit a Manager's home for information or problems that can wait until the following business day. Managers need their time off to be able to provide you with exceptional customer service while they are in the office.

Entry Gates

Oak Crest will have privacy gates at its main entrance and exit. The gates are designed to open and close electronically. The gates will be timed to be open during daylight hours. After dark and before 5:30 a.m., the resident will require a gate card to enter the community. The times may change on a seasonal basis. Contact the community office for the prevailing times.

Fences

Due to different site designs, Management will designate the maximum boundary line for each homesite. The idea of installing a fence at a homesite is to create a "back yard" for residents. Fences shall begin after the front door on homes whose front faces a neighbor. Homes, which have a street-facing door, must have the fence beginning behind the home. Residents must submit a drawing of the proposed fence indicating size, location, and materials that are going to be used to management **prior** to construction. A full explanation of fence requirements is available in the community office. A fence agreement must be signed and approved by management prior to construction.

Firearms

The discharge of any firearm, bow and arrow, slingshot, air gun, or any type of weapon that shoots any type of projectile with force is prohibited within the community.

Fireplaces and Firewood

Residents with fireplaces may store a quantity of firewood not to exceed one (1) face cord. Firewood shall be stored in a neat and orderly manner at least one (1) foot off of the ground, outside the home, on an approved stand constructed of metal or wolmanized lumber. The stand shall be placed behind the shed, or between the shed and the home and shall not exceed the width or height of the shed. Firewood shall not be stored on patio areas, decks and steps, or under the home.

A licensed and insured contractor must install Wood or gas burning fireplaces. The fireplace shall be in compliance with any and all state, local or community regulations. Obtaining proper local permits shall be the responsibility of the homeowner.

Chimneystacks are prohibited to be constructed through the sidewall of the home. Chimneystacks shall be installed through the roof, using adequate heat barrier insulation and stack screening to prevent fire hazard.

Fireworks and Open Fires

Fireworks, sparklers, and open fires are prohibited within the community.

Foundation

Homes shall have the foundation covered with an approved vertical or horizontal vinyl skirting, manufactured brick or stone covering. See management for details. Skirting shall be the same color as the siding of the home. If the siding color is not available, then skirting must be of a complementary darker color approved by management. Wood, plastic, or lattice skirting is prohibited.

Garages

If your homesite is not equipped with a shed or a carport with a shed, then you may choose to add a garage. One of the three aforementioned structures must be at each homesite in the community within 60 days of occupancy. See Management for details on size and location of garages.

Garbage and Refuse Pickup

Residents are required to keep their home sites free from health and fire hazards. Garbage pickup will be furnished to every home site once each week. Refuse is to be placed at curb site no sooner than sunset, the evening prior to the designated pickup day. Management will notify residents of their designated pickup day.

SAMPLE RULES AND REGULATIONS

Residents shall utilize only trash containers provided by management for trash pickup. Any loss or damage to provided containers shall be the resident's expense for repair or replacement.

All papers and garbage bags shall be stored in the shed or proper refuse container between refuse pickup days. Refuse containers shall be kept in or behind shed in an inconspicuous area. Disposable diapers, tampons and sanitary napkins shall be placed in refuse containers (not toilets). Newspapers or magazines that are not already in containers shall be tied with twine.

Residents shall not use the community dumpster without specific permission from management, nor shall residents dispose of grass clippings or other debris in the pond, wooded areas or any other common areas within the community. Residents shall remove or contact a service to arrange for the removal of large bulky items at their own expense.

Home Improvements

Residents shall not make alterations to the home site grounds without management's written consent. Management shall be provided a sketch of any proposed home improvements, i.e. porch, deck, carport, awning, shed, patio or other home addition. A sketch of any proposed excavation and its location shall be provided to management, but only after utility, phones, and cable lines have been located and marked.

If the resident shall opt to remove any of the approved structure, the site shall be restored to its original condition. Any improvements made by resident, such as patios, trees and shrubs shall become community property.

Unless performed by the resident, licensed, insured contractors shall perform all work on homes. Resident shall be responsible for paying the expense of any required building permits for such improvements. Any improvements must be completed within 60 days. Management has established guidelines with regard to the most common improvements. These guidelines are intended to assist you with your planning and applicable permits. Please see management office for details.

Home Site

Each resident shall keep the home site neat and free of litter. Storage under the home or on the site, of boxes, cans, bottles, trash, garbage, equipment or objects which constitute a fire or health hazard or an unsightly appearance is prohibited. Fluorescent or outlandish colors of homes, sheds or decks at management's sole determination are also prohibited.

Outside storage is prohibited around the home site except for garbage containers, recycling bins or portable grills, and permanent type lawn furniture such as wooden picnic tables and chairs, or wrought iron seats. Outside furniture shall be kept in good repair and painted. All tools, lawn mowers, toys and bikes, etc. shall be kept in the utility shed or

garage. Newspaper boxes shall not be affixed to home. Garden hoses shall be kept on hose reels or hangers and shall be attached to the home or shed, or stored inside the shed. Garden hoses shall be shut off and stored inside for the winter.

Home Standards

Garbage disposal and main water shut-off within the home is required. Law requires at least one (1) state approved fire extinguisher, to be in the home and in safe operating condition. Law requires a smoke detector, to be located just outside of all bedrooms. Additional detectors are required when more than one (1) bedroom exists where the doors are not in immediate proximity to each other. A separate access door shall enclose furnaces. All holiday decorations must be removed from homes within two weeks of a holiday. Christmas decorations must be removed by January 21st of each year "weather permitting." For specific standards, contact management for details. Decorations from other holidays must be removed no later than 30 days after the holiday.

Just Cause for Termination

A resident who has violated a regulation may be contacted by means of a visit, a telephone call, a notice or a letter. If the infraction is not corrected or if the violation is continually repeated (more than three [3] times for the same infraction within a twelve [12] month period), eviction proceedings may begin. Oak Crest is the sole judge of cause for such action and eviction proceedings shall be used only when other methods have failed. Ignorance of a rule or regulation cannot be accepted as an excuse for all lease payments, late charges, penalties and other fees.

The following criteria is the basis for "just cause for termination:"

- 1) Resident's use of home site for unlawful purposes.
- 2) Failure by the resident to comply with a lease or agreement of the community or with a rule or regulation of the community adopted under the lease or agreement, which rule or regulation is reasonably related to the following:
 - a) The health, safety or welfare of the community, its employees or residents.
 - b) The quiet enjoyment of the other residents of the community.
 - c) Maintaining the physical condition or appearance of the community, the resident's home or the resident's homesite.
- 3) A violation by the resident of the rules of the Texas Department of Health.

SAMPLE RULES AND REGULATIONS

- 4) Intentional physical injury by the resident to the employees or other residents of the community or intentional physical damage by the resident to the property of the community or other residents.
- 5) Failure of the resident to comply with a local ordinance, state law, or governmental rule or regulation relating to manufactured homes.
- 6) Failure of the resident to pay site payments or other charges under the lease agreement on time on three (3) or more occasions during any twelve (12) month period, for which the owner or manager has served a written demand for possession for non-payment of lease and the resident has failed or refused to pay the lease payment or other related charges within the time period stated in this written demand for possession.
- 7) Conduct by the resident upon community premises, which is a substantial annoyance to other residents or to the community, after notice and an opportunity to cure.
- 8) Failure of the resident to maintain his/her home or home site in a reasonable condition consistent with aesthetics appropriate to the community.
- 9) Condemnation of the community.
- 10) Changes in the use or substantive nature of the community.
- 11) Public health and safety violations by the resident.

Verbal abuse or verbal threats from Residents towards Management or its employees shall be considered a violation of the Lease and The Guidelines For Better Living (Addendum A) and will be considered just cause for termination of tenancy.

Landscaping

Landscaping of the home site is required. A landscaping plan must be submitted to management no later than thirty (30) days after move in. The resident will have additional twenty- (20) days to complete landscaping project. All landscaping improvements immediately become the property of the community. The landscaping must remain when a home is surrendered or sold. Shrubs or trees or similar obstructions shall not be erected around or maintained, which will obstruct traffic vision, nor should plants or decorative items be placed within five (5) feet of a curb, a fire hydrant or an adjacent home site.

Lawns

IMPORTANT: Upon installation of sod or grass seed to the home site, homeowner is responsible to immediately supply ample and regular daily watering so that sod/grass seed will root. This initial period of growth is critical and

watering is essential to prevent the lawn from burning or drying. Neglect by the homeowner resulting in a re-sodding or re-seeding shall be at the expense of the homeowner.

Lawns are to be mowed, raked, seeded, fertilized and properly watered to maintain a healthy and attractive appearance. This also includes cleaning grass and weeds out of cracks of sidewalks, patios and parking spaces. Grass shall be trimmed around all four (4) sides of home and pedestal. It is recommended that residents use a lawn mower with a grass catcher. Grass clippings shall be swept up, bagged and put out with the weekly rubbish, not swept into the streets or onto sidewalks. It is prohibited to throw leaves, grass clippings, garbage or any other object over fences, into ditches or the wooded areas surrounding the community.

In the event a resident fails to maintain his/her home site as required, a rule violation notice shall be issued. If not corrected as requested, management has the right to perform any and all necessary maintenance as deemed necessary by management. The costs incurred as a result of said maintenance (i.e. mowing, trimming, fertilization, weed control and repair) shall be charged to the resident and payable in addition to the following month's site lease payment.

As a courtesy to other residents in the community, children and pets are prohibited to play on another resident's lawn or run across their home site without permission from the homeowner. Any damage caused to resident's lawn, or the lawn of another resident, due to the negligence of resident, resident's children, pets, or their guests will be resident's responsibility to repair and/or replace.

Lease Structure

A monthly site payment is determined by location, facilities and amenities. The site payments are due and payable on the first (1st) day of each month, in advance. First month's payment and late payments shall be paid at the management office. Second party checks shall not be accepted. A late charge shall be assessed after 5:00 p.m. on the fifth (5th) day of the month, or if postmarked after the fifth (5th) day of the month. The late fee is \$50.00. Weekends and holidays do not delay or excuse Resident's obligation to the timely payment of rent. Three (3) or more late payments in a twelve- (12) month period may be just cause for termination. If a check is not honored a returned check fee plus a late charge shall be assessed and the resident shall be placed on a certified check or money order basis indefinitely. If it becomes necessary to take legal action to collect delinquent payments, resident shall be responsible for all court processing costs.

Any state or local taxes that management is compelled to collect on each home or home site shall be collected by management and remitted to the proper taxing authorities.

Loss and Liability

It is recommended that each resident procure a home comprehensive form insurance policy, insuring his or her

SAMPLE RULES AND REGULATIONS

home against loss or damage. It is also recommended that each resident include liability coverage for personal injuries, which may occur around the home site or within the home.

Lot Preparation Fee

A lot preparation fee will be assessed to each homeowner's account on a new home sale. The fee is due and payable before a resident may occupy their homesite. The lot preparation fee is non-refundable.

Motorcycles

Recreational equipment is prohibited to be operated or stored within the community.

Operators of motorcycles must comply with all state and local laws in addition to Oak Crest requirements.

- 1) Motorcycles must have prior written approval of management.
- 2) Motorcycles may be driven to and from home site only. Driving throughout the community is prohibited.
- 3) Noise level must be at a minimum R.P.M.'s when being started and operated to deter interrupting the quiet enjoyment of others.
- 4) Major repairs of motorcycles at home site are prohibited.
- 5) As with motor vehicles, all speed limits and traffic rules must be obeyed while operating the motorcycles.
- 6) Motorcycles must be parked on parking pad. Parking on the street or on the lawn is prohibited.
- 7) Drivers and passengers must be tall enough to reach foot pegs. Children under this requirement are not permitted as passengers.
- 8) Motorcycles must be operable and have current license plates with tabs.
- 9) Residents are responsible for the clean up and removal of any fluid leaks caused by their motorcycles.
- 10) Homesites are limited to two visiting motorcycles at any time.
- 11) Colors or motorcycles club attire is not permitted in the community.
- 12) During very hot weather, a block of wood or brick must be used under the kickstand to prevent possible sinking and damage to asphalt.

Noise Control

It is requested that all residents respect the rights of others to enjoy the quiet and peaceful use of the community. Quiet hours are from 10:00 p.m. until 8:00 a.m.

There is a 10:00 p.m. curfew for people 17 years old and younger. Residents in this age group are not permitted to walk the community streets after 10:00 p.m. nor are they allowed to congregate in any area of the community. Management and security staff strictly enforces the curfew. It is the responsibility of the homeowner to refer the curfew guidelines to those people residing or visiting their home.

Stereo sound levels both in homes and in vehicles must not be loud enough to interfere with the quiet enjoyment of other residents in the community.

The use of excessively loud talking or shouting, abusive language, radios, televisions, stereos or other disturbing noises such as lawnmowers, snow blowers, and power tools is prohibited within the community during quiet hours. Interference with the quiet enjoyment of other residents of the community is just cause for termination.

Office Hours

The regular office hours are posted in the community office. In most cases the office will be closed on holidays and other special occasions.

Parking

All streets are designated fire lanes and unauthorized parking will result in vehicle towing and expensive fines from the local municipality.

Each home site is provided with parking for two (2) vehicles. Except for in designated parking areas, parking is prohibited on streets, sidewalks, patios, lawns or vacant sites. Parking is prohibited within fifteen (15) feet of a fire hydrant. Fire, ambulance or other emergency vehicles cannot serve your needs when vehicles restrict the right of way. If it is necessary to park in the street to load, unload or clear snow out of the driveway, please activate the 4-way flashers. Violations and fines shall be issued to vehicles illegally parked.

Patios

Patio design shall be approved, in writing, by management.

Payments, Fees and Penalties

See Guidelines for Better Living for "Schedule of Payments, Fees and Penalties."

Personal Health and Fire Safety

Management is concerned with your family's well being. Adherence to the following guidelines is therefore very important. All residents are advised to exercise proper care and safety to ensure against accidents occurring in and around the home, home site and surrounding community.

SAMPLE RULES AND REGULATIONS

All accidents, which occur within the community, should be immediately reported to the community manager. Please note that parents or guardians are responsible for the actions of their children and guests as provided by law.

All homes are to be kept free of health and fire hazards. For your own safety, storage of any combustible materials, gas powered lawn mowers, etc. under your home is prohibited. Please take extra care when around any body of water within the community.

Government approved shelters are not provided in the community. It is, therefore, the responsibility of each resident to monitor radio and/or television of severe weather warnings. Residents shall furnish management with the name, address and telephone number of the person to be notified in case of an emergency.

Pet Policy

There are no pets allowed, unless authorized by a separate written Pet Agreement. Resident must not permit any pet on the property, even temporarily: unless otherwise agreed by a separate written pet agreement. If resident violates the pet restrictions, resident will pay Oak Crest a fee of ten (10) dollars per day per pet for each day Resident violates the pet restriction as additional rent for any authorized or unauthorized pet. Oak Crest may remove or cause to be removed any authorized or unauthorized pet by providing at least twenty-four (24) hours written notice to Resident. Oak Crest will not be liable for any harm or injury, death, or sickness to any authorized or unauthorized pet, provided Oak Crest has used reasonable and humane means to remove any authorized or unauthorized pet. Resident is responsible and liable for any damage or required cleaning to the property caused by any authorized or unauthorized pet and all cost Oak Crest may have incurred in removing or causing any authorized or unauthorized pet to be removed. Resident is responsible and liable for any and all damage caused by authorized or unauthorized pets, including dog bites, loud barking, obnoxious noises and any unpleasant odors

Dogs are restricted to a weight of 55 pounds or less when full grown. If for any reason a pet conducts an aggressive act while residing in the community, the animal must be removed from the property within 24 hours of the incident and will not be allowed to return. We prohibit all dogs with an aggressive nature, including, Pit Bulls (American Staffordshire Terriers), Doberman Pinchers, Show-Chows, Rottweilers, German Shepherds, and any Wolf Hybrids. Mixed breeds shall need written proof from a veterinarian confirming their bloodline before Management shall determine if they shall be permitted in the community.

Management reserves the right to determine what breeds shall be allowed in the community, this determination shall be at Management sole discretion.

All dogs when outside must be on a leash. When walking a dog, residents must carry proper equipment to remove any pet droppings.

Proof of licensing and immunization in accordance with state and local laws shall be provided to the community office at the time of registration and annually thereafter. Photographs of all pets must also be placed on file.

Pet owners must consider the health and happiness of their pet in a manufactured housing environment. In this context the following must be adhered to:

- 1) Pets must wear an identification collar.
- 2) Pets must be on a leash and accompanied by an adult whenever outside of the home.

Noisy or unruly pets or those, which cause legitimate complaints, will be prohibited to remain in the community. Community grounds (e.g. entrance, Clubhouse, playgrounds, park areas) may not be used for walking pets, nor should pets be permitted to access other resident homesites. Pets are prohibited in the clubhouse, playgrounds, community perimeter or any other area where residents congregate.

Pet litter must be removed from the home site immediately. The resident at his/her expense must repair damage to yards caused by pets within seven (7) days. Doghouses, pens or other types of animal shelters are prohibited to be erected or placed on the home site.

Management retains the right to void any registration already accepted for animals exhibiting aggressive behavior or ill temperament, such behavior to be determined solely by management. Failure to conform to these Pet Rules may be grounds for termination of residency.

Playground Equipment

Playground equipment is provided for the children of the residents within the community. Hours for playground use are from 8:00 a.m. until dusk.

Parents and legal guardians are to stress safety and supervise their children. A parent shall accompany children under the age of five (5) years or legal guardian at all times on the playground. No one over the age of twelve (12) is permitted to use the equipment. Rough play, yelling or use of foul language is prohibited. Use of playground equipment is at your own risk.

Bicycles, skateboards, scooters, or roller-skates are prohibited to be ridden inside the play area at any time. Use of such equipment is permitted on sidewalks and residents personal driveways. Children are prohibited to play in the streets.

Pool

The pool usage and enjoyment is restricted to the Residents and guests of Oak Crest.

1. **THERE IS NO LIFEGUARD ON DUTY AT THE POOL. ALL RESIDENTS,**

SAMPLE RULES AND REGULATIONS

- RESIDENT'S FAMILIES AND GUESTS OF RESIDENTS, SWIM AT THEIR OWN RISK!
2. PROPER SWIM ATTIRE IS REQUIRED. CUTTOFFS, STREET SHORTS, T-SHIRTS AND DIAPERS ARE NOT PERMITTED.
 3. THE POOL IS FOR SWIMMING ONLY. DIVING, FLIPS, BACK DIVES OR JUMPING FROM THE SIDES OF THE POOL IS PROHIBITED.
 4. AN ADULT OR LEGAL GUARDIAN MUST ACCOMPANY ALL CHILDREN UNDER THE AGE OF EIGHTEEN (18). WRITTEN PERMISSION MUST BE GIVEN TO THE OFFICE IF A CHILD UNDER 18 IS BEING SUPERVISED AT THE POOL BY AN ADULT THAT IS NOT A PARENT, OR LEGAL GUARDIAN OF THE CHILD.
 5. RADIO'S ARE NOT ALLOWED IN THE POOL AREA, THIS INCLUDES THE PARKING AREA.
 6. THERE WILL BE NO RUNNING OR ROUGH PLAY ALLOWED IN THE POOL (DUNKING, SITTING ON SHOULDERS, THROWING PEOPLE, PUSHING, SHOVING, HITTING).
 7. ABSOLUTELY NO ALCOHOL CONSUMPTION IN THE POOL AREA, AND NO GLASS CONTAINERS.
 8. VERBAL ABUSE TOWARDS MANAGEMENT, ITS EMPLOYEE'S, OR OTHER RESIDENTS IN THE POOL AREA IS NOT ALLOWED. ANY BEHAVIOR IN THE POOL AREA THAT DISTURBS THE QUIET ENJOYMENT OF OTHER RESIDENTS WILL BE CONSIDERED A JUST CAUSE FOR LOSS OF POOL PRIVLEDGES.

Bicycles, skateboards, scooters, or roller-skates are prohibited to be ridden inside the pool area at any time. The pool hours will vary with the season and are posted on the front door of the clubhouse. The pool will close no later than the clubhouse, and those hours will be seasonally adjusted.

Some types of small water accessories such as children's arm floatations may be allowed in the pool. There will be no obtrusive devices allowed in the pool. **OAK CREST RESERVES THE RIGHT TO RESTRICT POOL USAGE TO ANY PERSON.**

Recreational Equipment

Boats, motor homes, unmounted truck campers, caps, all-terrain vehicles, snowmobiles or trailers of any kind are prohibited on the home site or in community parking areas. These items shall be kept or stored at Oak Crest's storage facility. If approved by management, van-sized, mini-motor homes shall be permitted only when used as a second or third vehicle.

Recreational vehicles are prohibited to be used for camping within the community. Tents are prohibited to be erected on community property for more than a 24-hour period.

When bringing a trailer, motor home or boat into the community for loading, unloading or cleaning, please notify the community office. Parking of such vehicles at the home site is limited to a 24-hour maximum time limit, per week unless prior arrangements have been made with the community manager in writing.

Registration

All prospective homeowners shall pick up and return a signed application form at the community office prior to final purchase of their home. There is a non-refundable application fee paid upon return of the application. Upon approval of application, a security deposit is required from each new resident entering the community. A copy of homeowner's title shall be submitted to the community office. New homeowners shall sign all move-in documentation at the time of payment of security deposit for desired home or home site.

Management reserves the right to refuse any home that does not meet community rules and home standards.

Rent Increase

If there are going to be any rent increases they will be in effect on January 1st of any given year. Oak Crest must give residents a thirty- (30) day notice of any rent increase.

Repairs

Subchapter B of Chapter 92 of the Texas Property Code governs the right and obligations of the parties regarding repairs to property "not homes". All requests for repairs must be in writing and delivered to Oak Crest. Resident may not repair or cause to be repaired any condition, regardless of the cause, without Oak Crest permission. All decisions regarding repairs, including the completion of any repair, whether to repair or to replace the item, and the selection of repairman, will be at Oak Crest sole discretion. Oak Crest is not obligated to complete a repair on a day other than a business day unless required to do so by the Property Code. Oak Crest may require advance payment of repairs for which Resident is liable. If Resident fails to promptly reimburse Oak Crest any repair costs that Resident is obligated to pay, resident will be in default. If Resident is delinquent in rent at the time repair notices are given, Oak Crest is not obligated to make any repairs.

Resale of Home

Home sites are non-transferable. Renting or subletting of homes is strictly prohibited. A resident may resell the home on its site within the community as long as the home meets community specifications. If the home does not meet these specifications, it shall be brought into conformance with community standards or be removed from the community. Resale inspection requirements are available at the community office. Only those persons

SAMPLE RULES AND REGULATIONS

whose names appear on the title and are residents in the home can apply to resell the home.

Residents shall provide management with a written thirty-(30) day notice of selling their home and/or having their home removed from the community. If the home is occupying the site as of the first (1st) of the month, the resident will be responsible for the full month site payment. All utilities shall be paid in full prior to removing the home from community property.

A home shall not be allowed to remain on site nor shall the home site be transferred to a buyer without a resale authorization and approval of management prior to selling. Prospective residents will not be approved if the home has not been inspected and approved for resale. A fee as described by law is charged for this inspection. The resident or person showing the home shall ensure that the home complies with all inspection requirements. Resale inspection approval is only valid for twelve (12) months. If home has not been sold and resale authorization time has expired, homeowner shall reapply for resale authorization.

With prior approval of management, two (2) "For Sale" signs shall be permitted. In the front window facing the road and one side window of the home. The signs shall be professional in appearance (see manager for size restrictions). Management reserves the right to refuse authorization to post any "For Sale" sign that is highly unusual in color or appearance. Signs not in compliance with these requirements shall be removed. All homes shall be washed and cleaned by the homeowner or a licensed and insured company upon resale.

Prior to finalizing the sale of the home, after seller receives resale authorization approval, the prospective purchaser shall apply for the home site and pay all applicable fees and deposits. Qualification for acceptance of the purchaser into the community shall be based upon the acceptance by management of purchaser's credit report and income verification, and purchaser's acceptance of community rules and regulations. See "Registration" for additional guidelines.

A resident who has been evicted may have up to ninety (90) days to sell their home within the community. If the home has not been sold, it shall be removed at the expense of the owner. Management may permit the home to remain for resale in the community if the home is within community standards.

Residency

It is Oak Crest policy that the titleholder must reside in the home. If there are two or more names on a title, at least one of the people whose name is on the title must reside in the home. Unusual circumstances in residency such as death or illness may alter this policy, however, alterations to the policy must have prior approval of management. Sub-letting of homes is prohibited.

Occupant: Owner and immediate family occupancy only (immediate family is, husband, wife, and their own

children). Oak Crest and residents will abide by the Federal Fair Housing Act. Resident may use the property for a residence only. If resident fails to occupy and take possession of the property within five (5) days of the commencement date, resident will be in default. The only persons resident may permit to reside in the property during the term of the lease will be those listed on the original application for residency. Resident must promptly inform Oak Crest of any changes in resident's phone numbers (home or work) no later than five (5) days of any change. Resident must comply with any property rules or restrictive covenants affecting the property and its use and conduct.

Residential Landlord's Lien

Oak Crest will have a lien for unpaid rent against all of resident's non-exempt personal property that is on the property and may seize such non-exempt property if resident fails to pay rent. Subchapter C of Chapter 54 of the Property Code governs the rights and obligations of the parties regarding Oak Crest lien. Oak Crest may collect a charge for packing, removing, or storing property seized in addition to any other amounts Oak Crest is entitled to receive. Oak Crest may sell or dispose of any seized property in accordance with the provisions of #54.045 of the Texas Property Code.

Right of Entry

Management or its designated companies reserve the right of entry upon the land on which a home is situated for maintenance of the utilities and protection of the community. Management may enter a home without prior written consent of the occupant in the case of fire or emergency, when management has received a writ of restitution from the local courts.

Security Deposit

A security deposit not greater than 1 ½ months rent will be held for previously owned homes. Upon selling a pre-owned home, the security deposit will be refundable if all property is in order.

Set-Up Requirements

Specific set-up requirements may vary from home site to home site. Please see management for details.

Sheds

Only one (1) shed is allowed for each home site. The shed must be kept in good repair and in a neat and orderly condition at all times. Sheds must be installed within 60 days of occupancy. All shed designs and requested placement must be submitted to the community manager and approved, in writing, prior to construction. Sheds must be constructed of wood (stained or painted to match or compliment the exterior of the home) or sided with vinyl (to match or compliment the exterior of the home). Murals and/or artistry on sheds are prohibited. Rubbermaid type sheds must have prior approval from management.

SAMPLE RULES AND REGULATIONS

All sheds must be anchored for security. The size of a shed must not be smaller than 6' x 8' nor larger than 10' x 10'. Sheds must not be higher than the overhang of the roof of the home.

Placement of the shed must be at least four (4) unobstructed feet from the home unless the wall of the shed, adjacent to the home, is lined with a Class-A fire-resistant material. Sheds must be at least ten (10) feet from the adjacent home or that home's attached structure.

If electrical service is extended to the shed, it must be buried in conduit. Exposed cords between the home and the shed are prohibited.

Signage

To preserve the aesthetic nature of the community, any signage posted on or about the premises is strictly prohibited. Such prohibited signage shall include, but is not limited to, advertisements and notices. Political signs are permitted.

Contractors who are performing work at a home site may post a small sign while work is in progress. Such sign may contain only their company name and telephone number and must be immediately removed upon completion of the job.

Residents selling their home are permitted to display one (2) "For Sale" sign in the window of the home (see Resale of Home or community manager for sign restrictions).

Signs that are not in compliance with this Section shall be removed from the home site. The resident is ultimately responsible for any and all signage on or about their premises regardless of who initially posted such signage.

Snow Removal

Management shall be responsible for ice removal from community streets only. Removal of ice on driveways, sidewalks in front of each home site, steps and patios of the individual home sites is the responsibility of the resident.

Stairs

Required at front and rear doors with a minimum of a 4'x4' landing at the front door. Steps must be made of fiberglass or treated wood with approved railings. All steps must be fully enclosed underneath with solid, non-spaced material matching the steps. Lattice or vinyl enclosure beneath wood steps is not permitted. If steps are stained, stain must match or compliment exterior of home (see management for details). Painting of steps is not permitted. All plans for any custom steps shall be approved by Management prior to approval. Temporary stairs will only be permitted for one week after initial occupancy of any home.

Subordination

The lease and resident's leasehold interest are and will be subject, subordinate, and inferior to, (1) any lien or

encumbrance now or hereafter placed on the property of Oak Crest, (2) to all advances made under any such lien or encumbrance, (3) to any restrictive covenant.

Traffic and Vehicle Regulations

All traffic regulations shall be observed and obeyed throughout the community. A 15-mile per hour (MPH) speed limit is a state law in all land-lease communities. Residents shall be held responsible for actions of their guests.

Adherence to all signs such as "Children Playing," "Stop," "15 MPH" and other signs of this nature shall be strictly enforced. Violators will be issued citations. Continued violations for the same offense may lead to eviction.

Visitor's cars shall be parked in designated guest parking areas and at the community building parking lot. If using a neighbor's parking area, residents shall obtain the neighbor's permission first. On-street parking is prohibited.

Speed bumps may be strategically placed to maintain safety speed. Speed bumps may cause damage to vehicles. Oak Crest is not responsible for any damage to any vehicle due to speed bumps.

Used Homes

Management as to the overall condition of the home must approve all used homes relocating to Oak Crest. All homes are subject to a high level of quality and may be subject to a stringent maintenance list by management. All items on maintenance list must be completed within thirty (30) days after move in or lease will be terminated. (Note: Management will only consider used homes that are no older than three- (3) years from manufactured date.)

Utilities

Utility connection of electrical, water, sewer and gas within the home is the sole responsibility of the resident. Connections shall be maintained in a good, safe and leak proof condition at all times.

Approved copper tubing or piping shall be used for all gas lines. Tampering or altering of these connections is strictly prohibited.

The outside main electrical line to the home and all sewer connections from the home to the sewer shall meet local code. Semi-ridged tubing, such as approved copper tubing or plastic piping shall connect water service to the home. The disposal of waste material into the storm sewers is strictly prohibited. Damage caused by resident disposing of waste into the storm sewers will be repaired or replaced and the expense for such repair or replacement will be the responsibility of the resident.

SAMPLE RULES AND REGULATIONS

Yard Sales

Only management approved yard sales are permitted from time to time in the community. This type of event shall be held as a group (community wide) function only, and not that of individual residents. Community wide yard sales shall be held in designated area(s) of the community. However, at its sole discretion, management may allow community wide yard sales to take place throughout the community at the resident's individual home sites.

Vehicles

Vehicles kept on the home site or in the community parking areas shall have current license plates or tabs, shall be operable and not leaking fluids. Vehicles not in compliance with this rule shall be removed from the community within three (3) days from date of non-compliance.

Loud exhausts and flat tires shall be repaired immediately. Large trucks, such as stake, semi, cement, step-vans, etc. shall not be parked on the home site or in the community parking areas. Unattended vehicles, which are "For Sale", are prohibited to be stored in the community parking areas.

As permitted by law, management reserves the right to remove parked vehicles in violation of these rules and regulations and further reserves the right to remove inoperable vehicles or vehicles without current license plates or tabs. The resident shall pay all costs.

Vehicle Washing and Repairing

Vehicles may be washed on home site driveways. Minor repairing of vehicles, such as changing tires, spark plugs, fan belts, battery charging, etc. is permitted. Vehicles are prohibited to be put on ramps or blocks. Repairs such as oil changes, replacing mufflers; brakes, transmissions, engines, body refinishing, etc. are prohibited. Vehicles dripping oil or other fluids shall be immediately repaired and the unsightly deposits caused by either their own or their guest's vehicles, shall be completely removed at the expense of the resident.

Water and Sewer

Utility Systems Inc send Water/sewer bills out monthly. Residents may mail their water payment to Utility Systems Inc at P.O. Box 2067 Alvin, Texas 77512-2067 or you may pay your bill in person. For new service or repair, you can contact Utility Systems Inc at 281-388-2202.

Window Treatments

Only curtains, blinds or shades may be used as window treatments. Sheets, blankets, newspapers or any other substitute are prohibited to be used. Broken windows shall be immediately repaired or replaced. Broken blinds or torn window treatments must be replaced immediately.

Oak Crest
Guidelines for Better Living
Revised 06/01/2007

In Conclusion

Oak Crest reserves the right to revise, amend or modify the contents of these rules and regulations. Residents shall be notified of any rule revision thirty (30) days prior to the date that the revision or addition becomes effective. A copy of the revision or addition will be posted in the community office. It is understood that the distribution of the revision or addition to the rules to each home site and posting of the revision or addition to the rules in the community office shall be sufficient notification.

Management is not responsible for accidents or injuries to residents, their family members or guests that may occur within the community, except for management's failure to perform a duty or negligent performance of a duty as imposed by law. Furthermore, damaged or lost property resulting from fire, theft, wind, floods, or any other act of God, which is beyond the control of management, is also specifically disclaimed except for management's failure to perform a duty or negligent performance of a duty as imposed by law.

*We thank you for selecting Oak Crest for your residence
and hope that it will be an enjoyable and rewarding
experience.*

Welcome to Oak Crest!

As a member of our community, we want you to know that our first priority is the security and comfort of you and your family.

In order to provide you with a safe, clean and peaceful living environment here at Oak Crest, we have established a time proven set of standards (most of which are based on state, county and local laws or ordinances) known as our **Guidelines for Better Living**.

We ask that you read these rules and regulations carefully. If you have any questions, our office management will be happy to answer or discuss any concerns you may have. It is important that you as a homeowner understand these time proven regulations

SAMPLE RULES AND REGULATIONS

with a clear understanding of what is expected of both residents and management, so all residents of Oak Crest may enjoy a safe and comfortable environment.

ACKNOWLEDGMENT

It is a requirement that all residents agree to abide by the enclosed Guidelines for Better Living prior to executing a lease and moving into Oak Crest. Each resident shall acknowledge, in writing, that he or she has received, read and understands the **Guidelines for Better Living** and that failure to abide by such guidelines may result in termination of residency.

Reliant Energy (Gas Meter): 281-331-4449

Reliant Energy (Electric Service): 1-866-222-7100

F&F Key and Lock Service 281-977-7700

Dig Safety: 1-800-545-6005 or 1-800-669-834

COMMUNITY DIRECTORY

**OFFICE HOURS: 8:00 A.M. – 5:00 P.M.
MONDAY – FRIDAY, 10:00 A.M. – 2:00 P.M.
SATURDAYS, SUNDAYS & HOLIDAYS
CLOSED**

Manvel Community Office: 281-489-2900

After Hours Emergency Pager: 281-868-3857

Brazoria County Police/Fire/Ems: 911

Brazoria County Sheriff's Dept: 281-456-2392

Manvel Police Dept: 281-489-1212

Manvel Fire Dept: 281-692-0279

Manvel EMS Non ER: 281-489-6144

Manvel Post Office: 281-489-2861

City Of Manvel Offices: 281-489-0630

AT&T (Phone Service): 1-800-585-7928

Manvel Utilities (Water/Sewer): 281-585-5755

Center Point Energy (Assign Ez-Id Number): 713-207-2222

Entex (Gas Stub Out) Ask For Trevor Bakewell: 281-331-0500

STAFF REVIEW LETTER

February 11, 2020

Christopher Bancroft
1621 N. Elm Street
Denton, TX 76201

Lloyd Plyler Construction, LLP
PO Box 2406
Sherman, TX 75091

James Bertakis
Bertakis Development, Inc.
5750 Claude Drive, Ste. 2101
Plano, TX 75024

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

Dear Applicants,

The request for a zone change and conceptual site plan approval for the Eastwood Residential Community under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District, R-2 (Multi-Family Residential) District, C-2 (General Commercial) District and an M-1 (Light Manufacturing) District to an M-H (Manufactured Housing) District for the property located in the 2400-2800 blocks of U.S. Highway 82 and the 2800-3500 blocks of North Frisco Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the M-H (Manufactured Housing) District, the O-1 (75 & 82) Overlay District, the fence ordinance, the sign ordinance, Chapter 3, Building Regulations, Article 3.09 Manufactured Housing, Mobile Homes and Travel Trailers and the Residential Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking shall be provided for one space per bedroom; minimum two per unit.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. A minimum 6' high screening device shall be provided on all sides of the manufactured housing park.
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.
8. Internal streets shall be privately owned, built and maintained.
9. This site plan is conceptual; detailed site plan approval from the Planning and Zoning Commission will be required before construction begins.
10. Review the zoning and development ordinance for additional requirements.
11. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

12. Platting of the property is required.
13. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
14. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.
15. Sewer Pro-Rata will be due at the time of development.
16. Water line must be extended to serve the development. Water Pro-Rata will be due at the time of development for portion that does not require extension.
17. Internal streets and water and sewer lines will be privately owned and maintained.
18. A minimum of two (2) entrances/exits onto public rights of way required for each section of development per Fire Code.
19. Verify fire lane requirements with Fire Marshall.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



Planning & Zoning Commission and Board of Adjustments

14.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

219 NORTH WILLOW STREET

The request of Roger Mudgett (Owner) concerning the property at 219 North Willow Street, being Lot 23R, Block 18 of the Replat of Lots 13, 14, 15 and part of Lot 16, Block 13 and Lots 22, 23 & 24, Block 18, Chaffin's First Addition, as follows:

Board of Adjustments

Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 219 North Willow Street between Pecan and Chaffin Streets. The property is zoned an R-1 (One Family Residential) District. The owner is requesting a variance to allow a 20' rear setback for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Roger Mudgett (Owner)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Plat

Site Plan

Elevations

Staff Review Letter



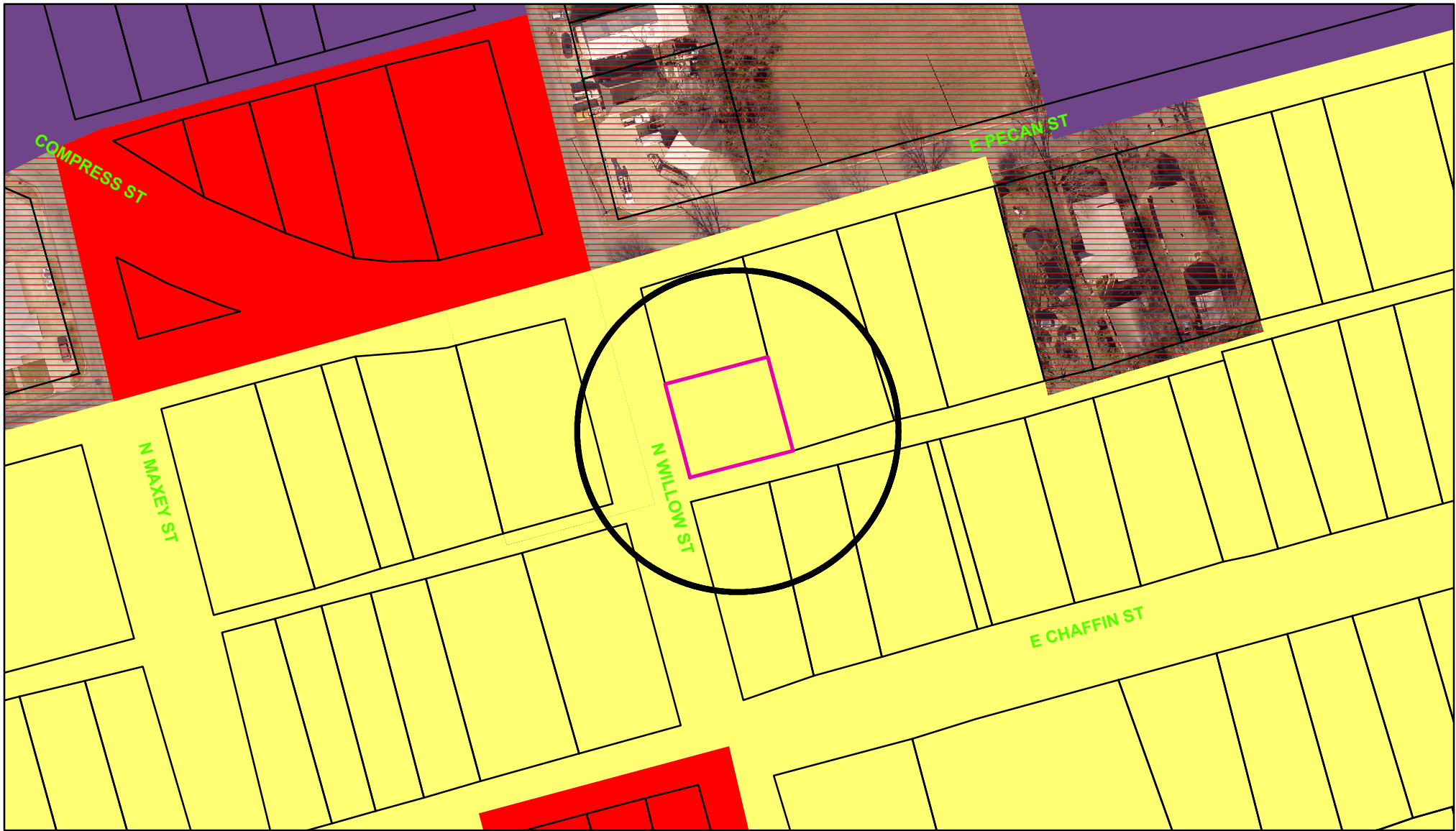
219 North Willow Street

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 200 ft



Zoning -219 North Willow Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

CO Office District

- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 100 ft

219 North Willow Street



Legal Description

Situated in the County of Grayson, State of Texas being all of Lots 13, 14, 15 and a part of Lot 16, Block 13 of Chaffin's First Addition to the Town of Sherman as recorded in Volume 26, Page 23, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at 1/2" steel rod set at the northeast corner of said Lot 13;

Thence South 16°00'00" East, a distance of 143.00 feet to a set 1/2" steel rod;
Thence South 74°00'00" West, a distance of 80.00 feet to a set 1/2" steel rod;
Thence North 16°00'00" West, a distance of 37.00 feet to a set 1/2" steel rod;
Thence North 74°00'00" East, a distance of 2.00 feet to a set 1/2" steel rod;
Thence North 16°00'00" West, a distance of 106.00 feet to a set 1/2" steel rod;
Thence North 74°00'00" East, a distance of 78.00 feet to a set 1/2" steel rod Point-of-Beginning containing 11,228 square feet of land.

and

Situated in the County of Grayson, State of Texas being all of Lots 22, 23 and 24, Block 18 of Chaffin's First Addition to the Town of Sherman as recorded in Volume 26, Page 23, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at 1/2" steel rod set at the northeast corner of said Lot 24;

Thence North 74°00'00" East, a distance of 75.00 feet to a set 1/2" steel rod;
Thence South 16°00'00" East, a distance of 143.00 feet to a set 1/2" steel rod;
Thence South 74°00'00" West, a distance of 75.00 feet to a set 1/2" steel rod;
Thence North 16°00'00" West, a distance of 143.00 feet to the Point-of-Beginning and containing 10,725 square feet of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Roger F. Musgett, do hereby adopt this plat designating the hereinabove property as the Replat of Lots 13, 14, 15 and part of Lot 16, Block 13, and Lots 22, 23, & 24, Block 18, Chaffin's First Addition, an addition to the City of Sherman, Texas, and does 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 or keep removed all or part of any buildings, fences, trees, shrubs or other improvements or objects which in anywise 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 pool, 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, putting, 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 2nd day of July, 1997.

Roger F. Musgett
Roger F. Musgett, Owner

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of July, 1997.



Elaine Jones
Notary Public in and for
the State of Texas
Commission Expires 10-30-99



Approved this 1st day of June, 1997, by the City
Planning and Zoning Commission of the City of Sherman, Texas.

Mark Hamel
Chairman
Scott Shadden
Secretary

Accepted by the City Council of the City of Sherman

Mark Hamel
Mayor, City of Sherman, Texas
4-8-99

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Replat of Lots 13, 14, 15 and part of Lot 16, Block 13 and Lots 22, 23, & 24, Block 18, Chaffin's First Addition, to the City of Sherman, Texas, was submitted to the City Council on the 1st day of June, 1997, and the City Council by formal action then duly there decreed 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 4th day of April, 1997.

Freddie Ashby
City Clerk, City of Sherman, Texas

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Douglas M. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments therein were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.



Douglas M. Underwood
Registered Professional
Land Surveyor, No. 4709

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of July, 1997.

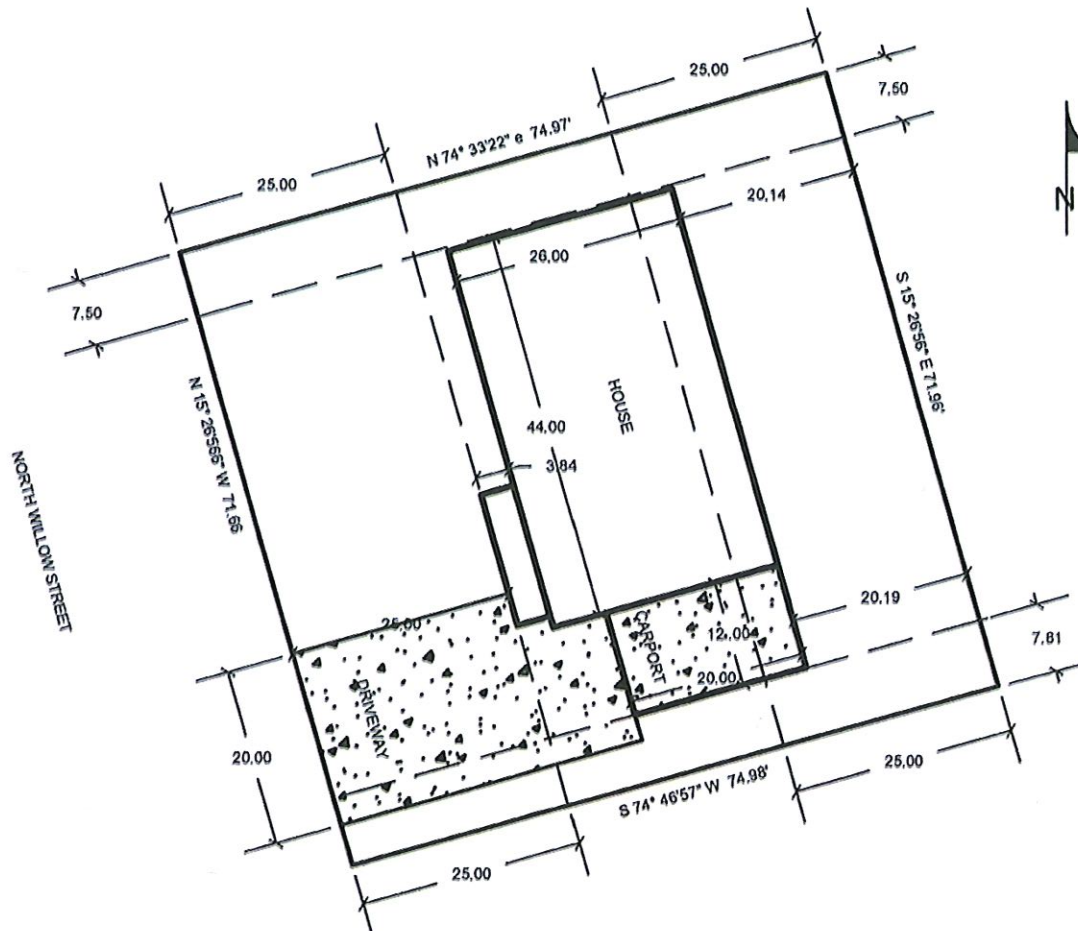


Elaine Jones
Notary Public in and for
the State of Texas
Commission Expires 10-30-99

The Replat of
Lots 13, 14, 15 and part of Lot 16, Block 13
and
Lots 22, 23, & 24, Block 18,
Chaffin's First Addition
an addition to the City of Sherman, Texas



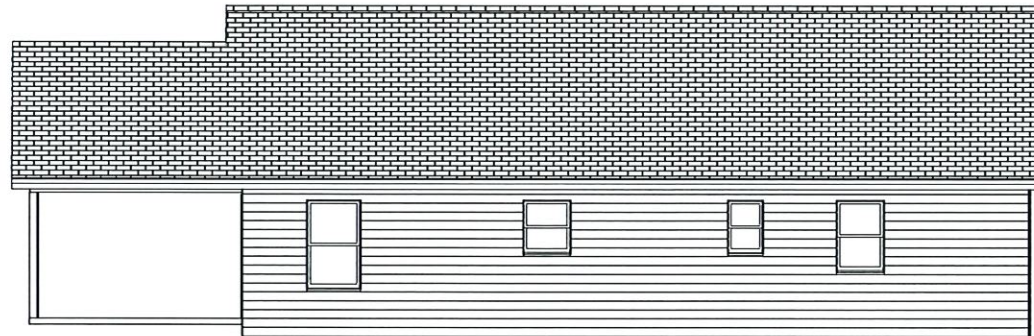
118 WEST CHESTNUT STREET DALLAS, TEXAS 75202 (957)444-2141



LOT 23R, BLOCK 18
CHAFFIN'S FIRST ADDITION
-- N WILLOW STREET



Front (W Face) (Street View)

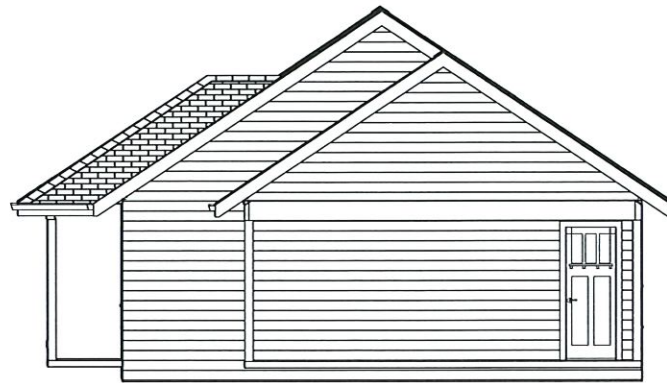


Rear (E Face)

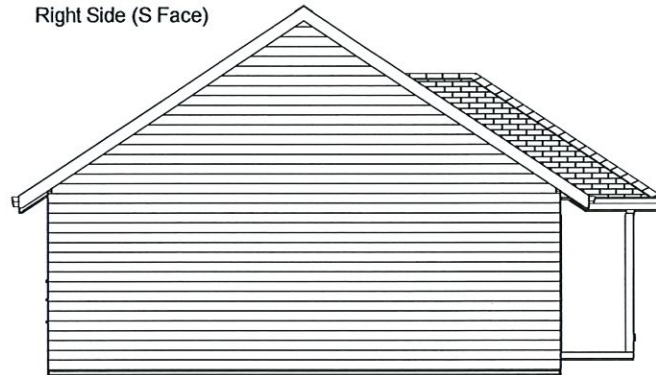
Client: Roger Mudgett
Project: 221 N Willow New Const

Elevations

Date: 1-21-20
Notes: Design 1-1



Right Side (S Face)



Left Side (N Face)

Client: Roger Mudgett
Project: 221 N Willow New Const

Elevations

Date: 1-21-20
Notes: Design 1-1

STAFF REVIEW LETTER

February 11, 2020

Roger Mudgett
223 N. Willow
Sherman, TX 75090

Dear Applicants,

The request for a variance to allow a 20' rear setback for a residential dwelling in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 219 North Willow Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance shall be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. Parking shall be provided for one space per bedroom; minimum of two per unit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Private Sanitary Sewer Easement required from Lot 22R to Lot 23R in order to serve lot with sewer.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
10. The City of Sherman does not maintain alleys.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



Planning & Zoning Commission and Board of Adjustments

15.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3150 SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD (Owners), Panda Express Restaurant (Tenant), John Henderson, Bannister Engineering, (Representative/Civil Engineer) Jimmy Hunkapperpr, IdGroup (Architect) and A&W Surveyors, Inc. (Surveyor) concerning the property located at 3150 South U.S. Highway 75, being 1.012 acres in the Preston Kitchens Survey, Abstract No. 667, also being a portion of Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

- Exception approval under Ordinance No. 2280 Section 6.8.4, Subsection (11) to allow Fiberon Composite Decking in lieu of the required masonry for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Variance approval under Ordinance No. 2280 Section 6.8.4, Subsection (7) to allow a 20' setback on the south property line in lieu of the required 55.7' for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Panda Express Restaurant with Drive Thru in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3150 South U.S. Highway 75; the northwest corner of FM 1417 and Highway 75. The property is located in the Blalock Industrial Park and the Blalock Commercial Overlay District. The developer would like to construct a 2,300 square foot Panda Express Restaurant with Drive Thru on the proposed Lot 1R-1, Block 2 of the Sherman Crossroads, Phase II Subdivision. Parking will be provided for 44 spaces. They are requesting a variance to allow a 20' setback from the south property line in lieu of the required 55.7' and an exception to allow Fiberon Composite Decking in lieu of the required masonry. Fiberon composite decking is made up of wood and plastic.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)
Panda Express Restaurant (Tenant)
John Henderson, Bannister Engineering, (Representative/Civil Engineer)
Jimmy Hunkapperpr, IdGroup (Architect)
A&W Surveyors, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

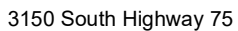
48

Objections Received:

0

Attachments

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



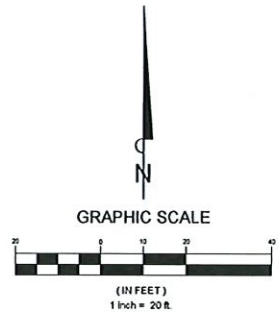
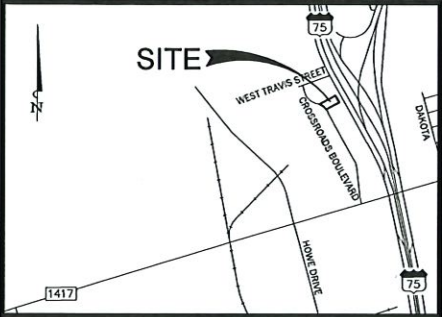
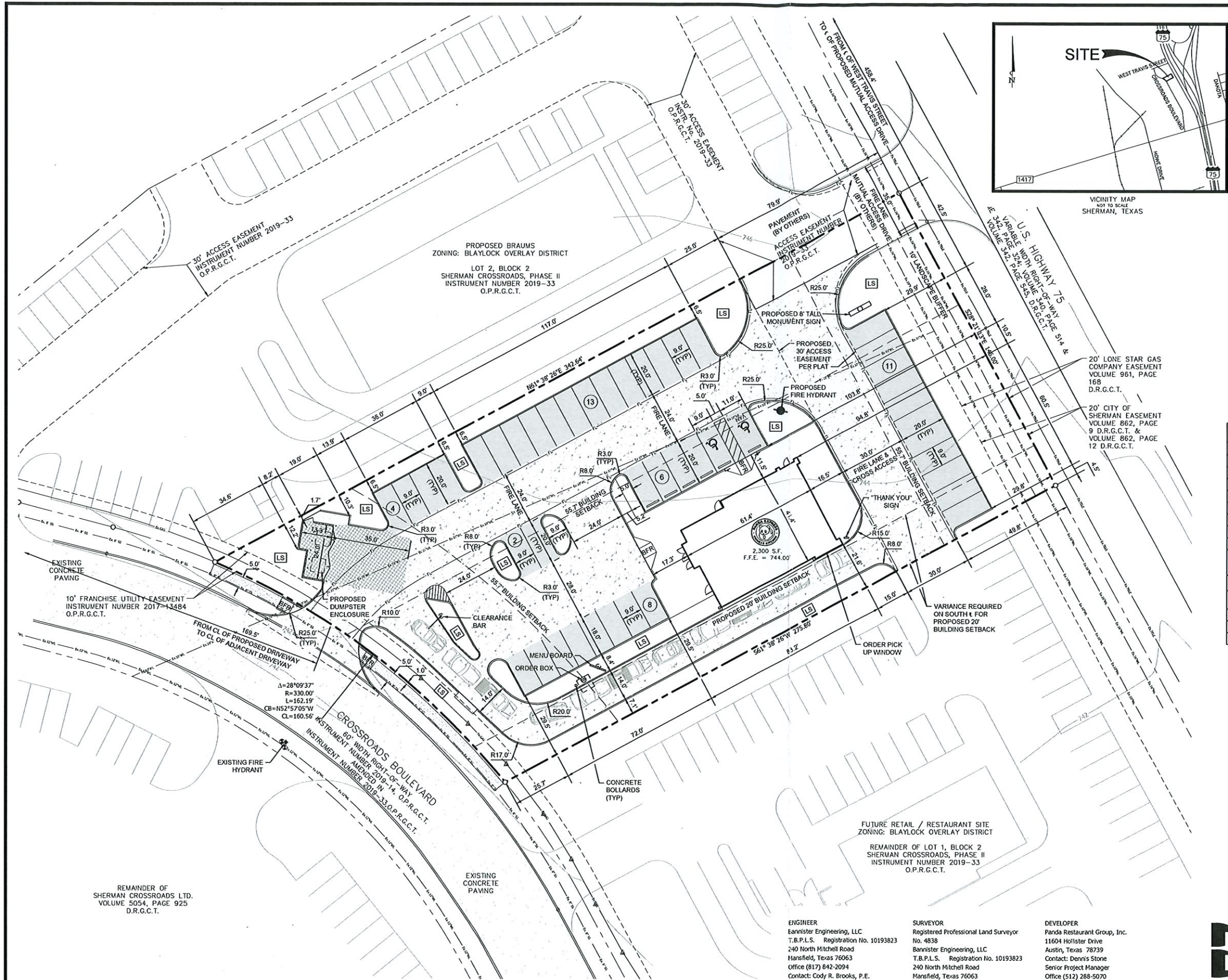
City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 700 \text{ ft}$$


$$1 \text{ in} = 600 \text{ ft}$$

3150 South U.S. Highway 75





LEGEND

[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	MEDIUM DUTY CONCRETE PAVEMENT
[Pattern]	LIGHT DUTY CONCRETE PAVEMENT
[Pattern]	SIDEWALK/FLATWORK
[Symbol]	ACCESSIBLE PARKING SPACE
[Symbol]	BARRIER FREE RAMP
[Symbol]	LONGITUDINAL BUTT JOINT
[Symbol]	LANDSCAPE AREA

SITE SUMMARY TABLE

GENERAL SITE DATA	
ZONING	BLAYLOCK COMMERCIAL OVERLAY
LAND USE	RESTAURANT WITH DRIVE-THRU
LOT AREA	44,082 S.F. (1.012 ACRES)
TOTAL BUILDING AREA (SQUARE FEET)	2,300 S.F.
BUILDING HEIGHT (STORIES)	1 STORY
LOT COVERAGE - PROPOSED	5.22%
IMPERVIOUS AREA	33,117 SF
PERVIOUS AREA	10,965 SF
SETBACKS	55.7' FRONT, REAR, & SIDES (FROM PROPERTY LINE). VARIANCE REQUIRED FOR SOUTH BUILDING SETBACK
PARKING	
REQUIRED PARKING (1 SPACE PER 4 SEATS) = 68 SEATS	17 SPACES
PARKING PROVIDED	44 SPACES
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	2 SPACES
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	2 SPACES

- VARIANCE NOTES:**
1. A BUILDING SETBACK VARIANCE IS REQUESTED FOR A PROPOSED 20' WIDE SIDE BUILDING SETBACK IN LIEU OF 55.7' WIDE SIDE BUILDING SETBACKS.
 2. AN ARCHITECTURAL VARIANCE IS REQUESTED FOR THE FIBERON BUILDING MATERIALS.

SITE PLAN
PANDA EXPRESS PXD7556
Proposed Lot 1R-1, Block 2
Being a Portion of Lot 1, Block 2
Sherman Crossroads, Phase II
Preston Kitchen Survey, Abstract no.667
City of Sherman, Grayson County, Texas
44,082 square feet (1.012 acres)

Date Prepared: JANUARY 22, 2020

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

CONTACT: CODY R. BROOKS, P.E.

ENGINEER
Eannister Engineering, LLC
T.B.P.L.S. Registration No. 10193823
240 North Mitchell Road
Mansfield, Texas 76063
Office (817) 842-2094
Contact: Cody R. Brooks, P.E.

SURVEYOR
Registered Professional Land Surveyor
No. 4838
Bannister Engineering, LLC
T.B.P.L.S. Registration No. 10193823
240 North Mitchell Road
Mansfield, Texas 76063
Office (817) 842-2094
Contact: Michael Dan Davis

DEVELOPER
Panda Restaurant Group, Inc.
11604 Hollister Drive
Austin, Texas 78739
Contact: Dennis Stone
Senior Project Manager
Office (512) 288-5070
Cell (512) 897-4308

EXTERIOR FINISH SCHEDULE					
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE					
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
BRK-1	THIN BRICK VENEER	T.B.D.	T.B.D.	-	MORTAR COLOR: TBD
BRK-2	THIN BRICK VENEER	T.B.D.	T.B.D.	-	MORTAR COLOR: TBD
ST-1S	THIN CUT NATURAL STONE VENEER	T.B.D.	T.B.D.	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	THIN CUT NATURAL STONE VENEER	T.B.D.	T.B.D.	-	ENTRY PORTAL & WAINSCOT PROVIDE 3/8" MORTAR JOINTS.
CD-1	FIBERON	HORIZON	IFE	6% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1930 EMAIL: BIR@lberonddesign.com
CD-2	FIBERON	HORIZON	TUDOR BROWN	4% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1930 EMAIL: BIR@lberonddesign.com
MTL-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

WINDOW SCHEDULE					
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE					
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
A	17'-6"	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
B	19'-3"	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
C	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
D	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME
E	7'-3 3/4"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUICK-SERV (HEATED AIR CURTAIN), ROUGH OPENING 45" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-338-8307
NOTES					
1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E- WINTER U=0.29 SHGC: 0.25 VIS TRANS: 81% UV ENERGY: 46% DOORS: FULL GLAZED DOORS WITH KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.					
2. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.					
3. MANUFACTURER: QUICK-SERV, MODEL SST-4500E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CH-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE.					
4. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.					
5. TEMPERED GLASS					



NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-200



SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-200

MATERIAL CALCULATIONS						
MATERIAL	LONG ENTRY SIDE		DRIVE THROUGH SIDE		FRONT	
	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.
ST-1 STONE	184	239	174	92	689	
BRICK	662	938	511	694	2,805	
MASONRY SUB-TOTAL	846	1,177	685	786	3,494	
FIBERON	191	113	130	67	501	
TOTALS MATERIAL S.F.	1,037	1,290	815	853	3,995	
% OF MASONRY	82	91	84	92	NOTE: ALL NUMBERS/CALCS SHOWN DO NOT INCLUDE EXTERIOR DOORS AND GLAZING	
% OF FIBERON	18	09	16	08		



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626 769 6868
Facsimile: 626 372 8268

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D7556
PANDA STORE #: -
ARCH PROJECT #: 261-259



PANDA EXPRESS
TRUE WARM & WELCOME
W. TRAVIS & HWY. 75
SHERMAN, TX

A-200

EXTERIOR
ELEVATIONS
TRUE WARM & WELCOME 2300 R2



COMPOSITE DECK FASTENING & WATER PROOFING

Scale= 1 1/2" = 1'-0" A-201

MATERIAL CALCULATIONS								
MASONRY		LONG ENTRY SIDE		DRIVE THROUGH SIDE		FRONT	REAR	GRAND TOTALS
	MATERIAL	S.F.	S.F.	S.F.	S.F.			
	ST-1 STONE	184	239	174	92	689		
	BRICK	662	938	511	694	2,805		
	MASONRY SUB-TOTAL						3,494	
	FIBERON	191	113	130	67	501		
	TOTALS MATERIAL S.F.						3,995	
	% OF MASONRY	82	91	84	92	NOTE: ALL NUMBERS/CALCS SHOWN DO NOT INCLUDE EXTERIOR DOORS AND GLAZING		
	% OF FIBERON	18	09	16	08			



EAST ELEVATION	2
----------------	---

Scale= 1/4" = 1'-0" A-201



WEST ELEVATION	1
----------------	---

Scale= 1/4" = 1'-0" A-201



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

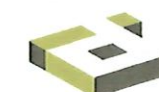
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REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: D7556
PANDA STORE #: -
ARCH PROJECT #: 261-259



idGROUP

PANDA EXPRESS

TRUE WARM & WELCOME
W. TRAVIS & HWY. 75
SHERMAN, TX

A-201

EXTERIOR
ELEVATIONS

TRUE WARM & WELCOME 2300 R2



FRONT PERSPECTIVE 2
NOT TO SCALE A-202



BACK PERSPECTIVE 1
NOT TO SCALE A-202



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:	
ISSUE DATE:	
PERMIT	01-31-19

DRAWN BY:
PANDA PROJECT #: D7556
PANDA STORE #: -
ARCH PROJECT #: 261-259

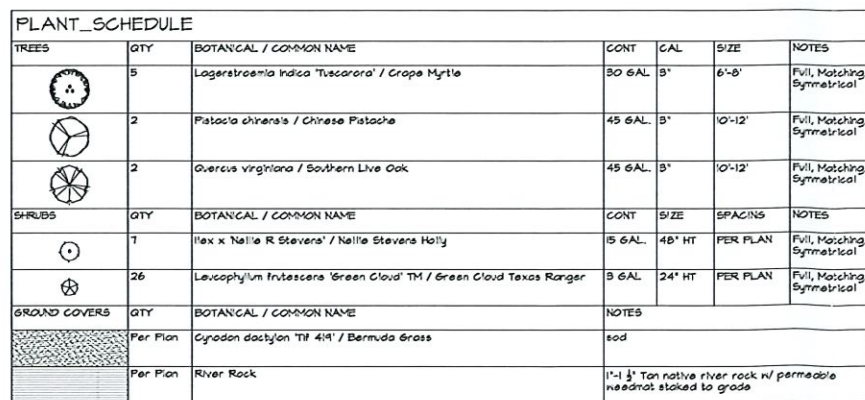


PANDA EXPRESS
TRUE WARM & WELCOME
W. TRAVIS & HWY. 75
SHERMAN, TX

A-202
EXTERIOR
PERSPECTIVES

TRUE WARM & WELCOME 2300 R2

ISSUE FOR PERMIT 01-31-19



LANDSCAPE TABULATIONS:	
LOT AREA	44,032.9
LANDSCAPE AREA PROVIDED	15,026.9
TOTAL TREES PROVIDED	9 TREES
TOTAL 5 TREES PROVIDED	55.5 TREES



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

ELBANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76083 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

PANDA EXPRESS PXD7556
PORTION OF LOT 1, BLOCK 2
SHERMAN CROSSROADS, PHASE II
SHERMAN, TEXAS

LANDSCAPE PLAN

[illegible]

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Drew J. Dubocq
LA.#3141
01/22/2020

SHEET NUMBER
L-1.0

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of $\frac{3}{4}$ " or larger stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of fine shredded hardwood mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warrant plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved 100% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.



- ② TREE PLANTING DETAIL



STEP 1.

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of v-bracket.

STEP 2:

- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

STEP 3:

- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3' for the v-88 anchor, or 6' to 7' for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the v-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and v-brackets are setting flush on top of the root ball.
- The excess strap off to the v-bracket allowing enough remaining strap to adjust tree, if necessary.

PANDA EXPRESS PXD7556

PORTION OF LOT 1, BLOCK 2
SHERMAN CROSSROADS, PHASE 2
SHERMAN, TEXAS

LANDSCAPE NOTES

[illegible]

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by,
or under the supervision of:
Drew J. Dubocq
LA#3141
01/22/2020

SHEET NUMBER

L-1.1



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

STAFF REVIEW LETTER

February 11, 2020

Sherman Crossroads, LTD
4560 Belt Line Rd., Ste. 400
Addison, TX 75001

A&W Surveyors, Inc.
PO Box 870029
Mesquite, TX 75187

Bannister Engineering
John Henderson
240 N. Mitchell Rd.
Mansfield, TX 76063

Dear Applicants,

The request for site plan approval for a Panda Express Restaurant with Drive Thru for the property located at 3150 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park/Blaylock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road right-of-way or Crossroads Boulevard right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Parking ratio required for a restaurant - 1 space for every four seats.
7. The drive thru shall provide stacking for eight cars (9'x20').
8. The trash dumpster will need to be located inside the main building area and screened.
9. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
10. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line.
11. The mutual access drive shall be filed at the Grayson County Courthouse by separate instrument before a building permit will be issued.
12. Shall comply with all EPA, City, Federal and State regulations for this use.
13. Review the zoning and development ordinance for additional requirements.
14. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

15. Platting of the property is required.

16. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
17. The location of the trash receptors must be approved by the Public Works Department.
18. Verify fire lane requirements with Fire Marshall.
19. Engineering plans for grading and storm drain design in accordance with City ordinances shall be submitted to the City Engineer for approval.
20. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

16.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

3624 SOUTH U.S. HIGHWAY 75

The request of Sherman Crossroads, LTD and QuikTrip Corporation (Owners), Sherman Crossroads, LTD (Applicant) and Joseph S. Faust, QuikTrip (Representative) concerning the property located at 3624 South U.S. Highway 75, being Lot 4, Block 2, Sherman Crossroads, Phase II, Lots 1R, 4 & 5, a Replat of Amending Plat Lot 1, Block 2, Sherman Crossroads, Phase II, as follows:

Planning and Zoning Commission

Exception and Variance under Ordinance No. 2280, Section 6.8.4, Subsection (8) and Ordinance No. 2252, Section 410 (2)(n) to allow an 860 square foot, 50' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3624 South U.S. Highway 75, the northwest corner of U.S. Highway 75 and FM 1417 (Heritage Parkway), QuikTrip is the proposed tenant. The property is in the Blalock Industrial Park and the Blalock Commercial Overlay District. Site plan approval for a QuikTrip Convenience Store and Fueling Station was granted March 18, 2019. An exception/variance to allow a 1,668 square foot, 75' tall multi-tenant freestanding sign, 34' from the South Highway 75 property line for the Sherman Crossroads Development and a 69 square foot, 8.5' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park was denied at the August 20, 2019, Planning and Zoning Commission Meeting.

The owners are requesting an exception and variance to allow an 860 square foot, 50' tall multi-tenant, free-standing sign, 32' from the Highway 75 property line for the Sherman Crossroads development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

Sherman Crossroads, LTD (Owners)
Joseph S. Faust, QuikTrip (Representative)

Master Plan Designation:

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

Number of notices mailed:

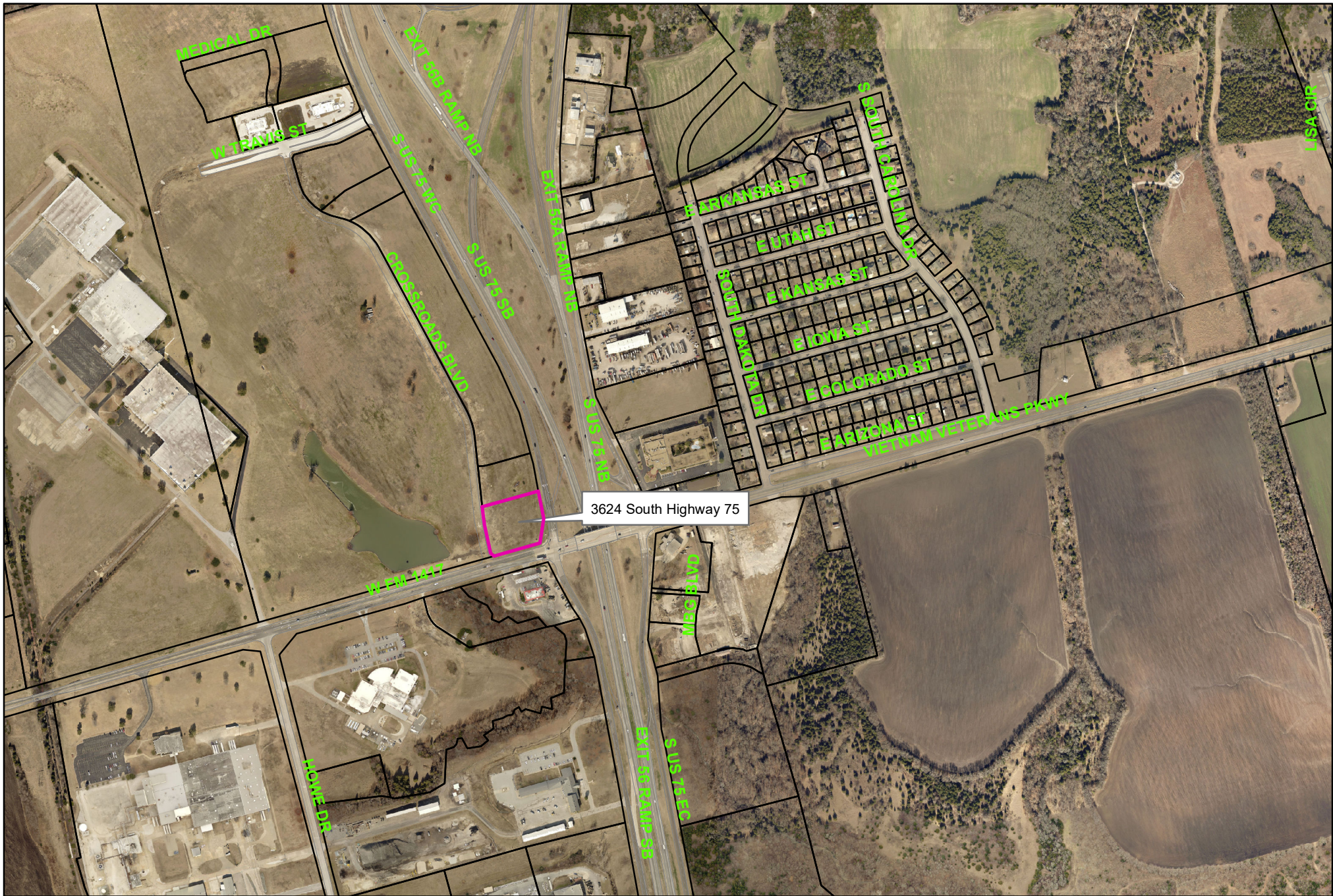
48

Objections Received:

1

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Multi-Tenant Sign Elevations
Monument Sign Elevations
Staff Review Letter
Letter from Bill Douglass



3624 South Highway 75



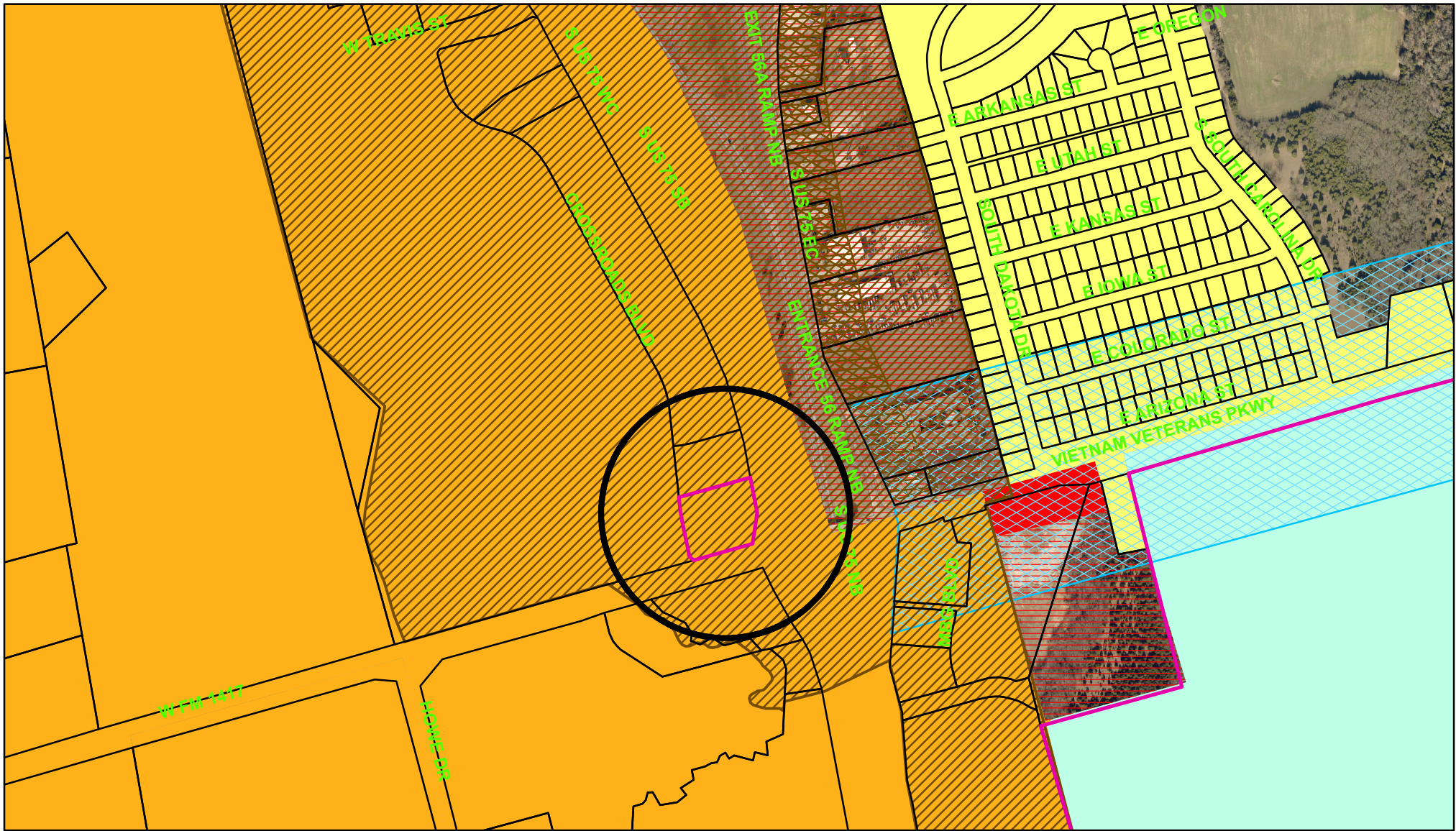
City of Sherman, Texas
Developmental Services Department

3624 South U.S. Highway 75



NOT TO SCALE

1 in = 700 ft



Zoning - 3624 South Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME
Arts and Cultural District
Blalock Commercial Overlay District
Central Business District
College Park District
Downtown Overlay District
Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

Unknown
BIP Blalock Industrial Park
C-1 Retail Business District
C-2 General Commercial District

CO Office District
Lakes
M-1 Light Manufacturing District
M-1.5 Medium Manufacturing District
M-2 Heavy Manufacturing District
MH Manufacturing Housing District
R-1 One Family Residential District
R-2 Multi-Family Residential District
R-A Single Family Agricultural District
SF-1 Single Family Residential District
PD Planned Development



City of Sherman, Texas
Developmental Services Department

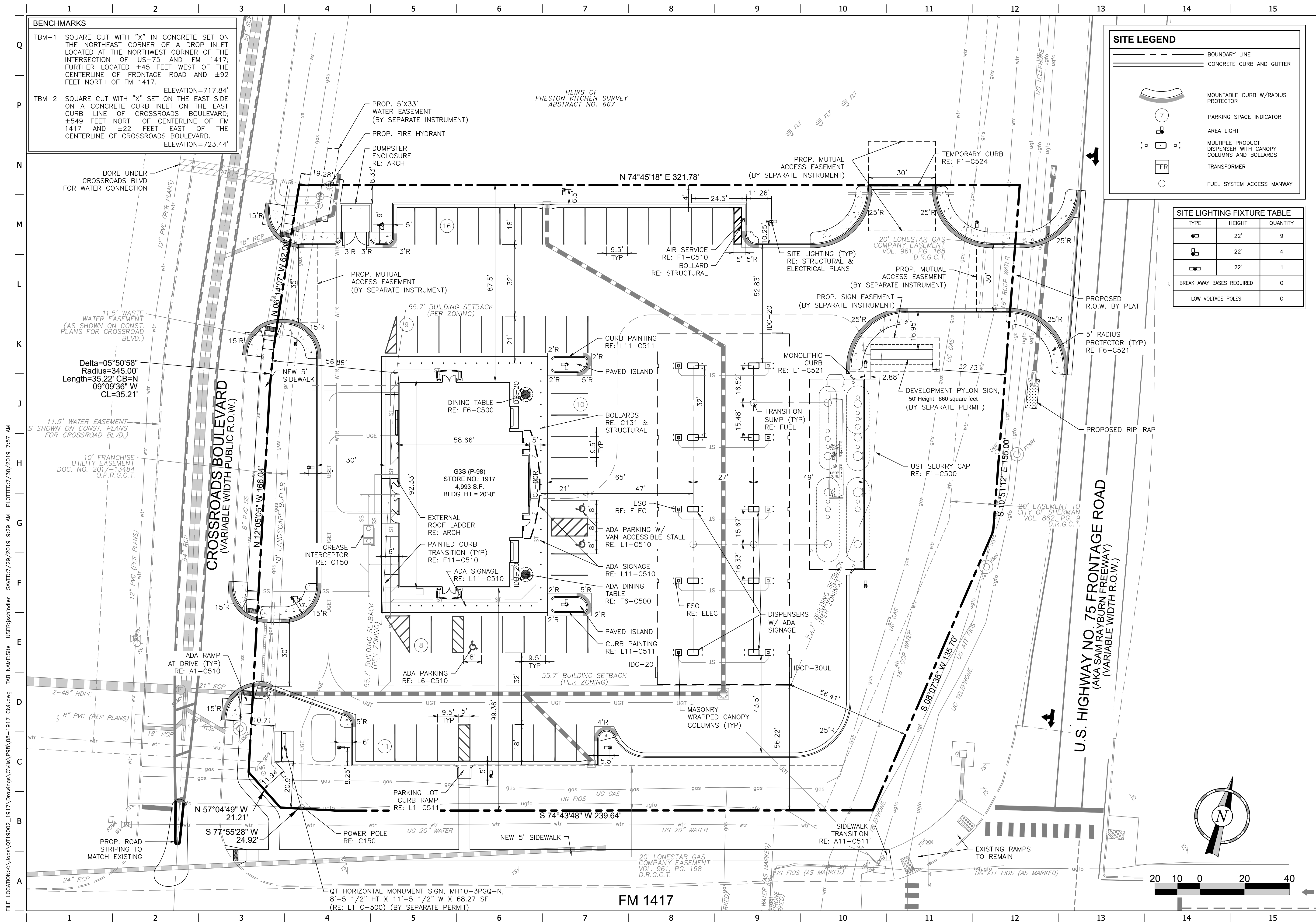


NOT TO SCALE

1 in = 600 ft

3624 South U.S. Highway 75





FILE LOCATION:K:\Jobs\QT19002_1917\Drawings\Civils\P98\08-1917 Civil.dwg TAB NAME:Site USER:jschindler SAVED:7/29/2019 9:29 AM PLOTTED:7/30/2019 7:57 AM

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
JONATHAN E. SCHINDLER

DATE:7/30/2019

PROJECT NO.:QT19002_1917



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960
Texas Firm No: 15874

QuikTrip No. 1917

NWC F.M. 1417 & S. U.S. HWY 75
SHERMAN, TEXAS



© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN

PROTOTYPE: P-98 (05/01/19)

DIVISION:

VERSION: 00

DESIGNED BY

DRAWN BY:

REVIEWED BY

[illegible]

ORIGINAL ISSUE DATE:

SHEET TITLE:

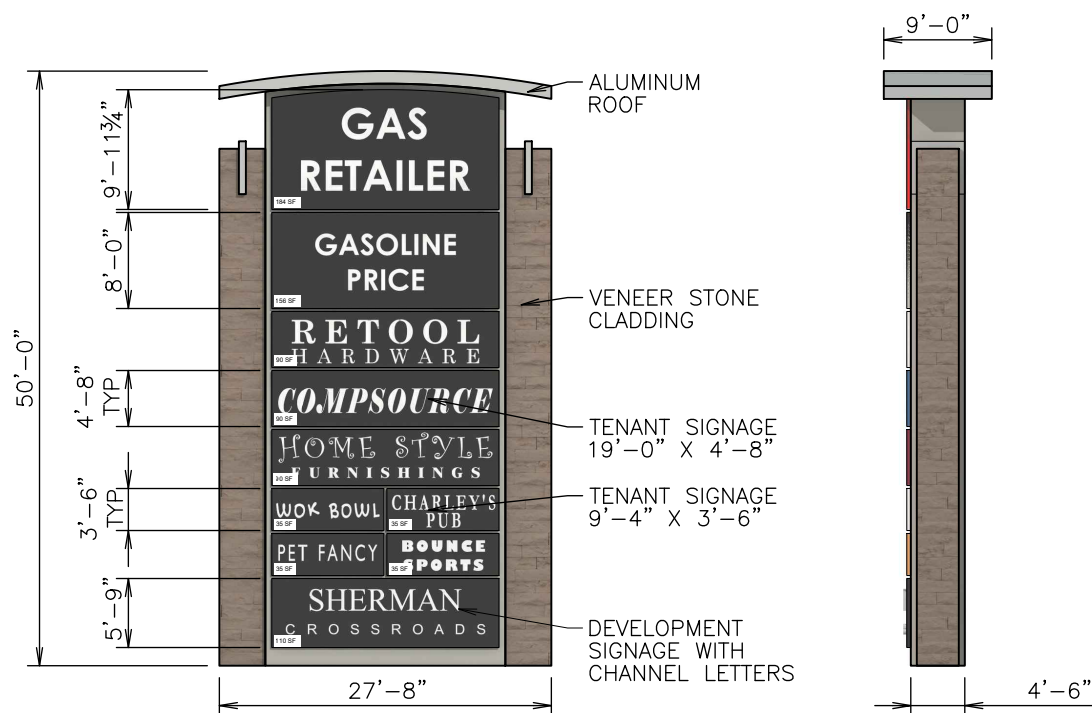
SITE PLAN

SHEET NUMBER

C100



High Rise Custom Sign



NOTES	
DRAWN BY	
ISSUE DATE	10.15.19

SQUARE FOOTAGE	
GAS RETAILER SIGNAGE	340
TENANT & DEVELOPMENT SIGNAGE	520
ENTIRE SIGN	860

SPECIFICATIONS:

LOGO

3M Translucent Vinyl Face, 3M Cardinal Red Translucent #3632-53, surface applied graphics.

Pricer

Flat Solar grade, Clear Lexan Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, Scrolling Price Numerals, White Helvetica Condensed font, Unlead Product Panels, White text area, painted 2nd surface Akzo Nobel Opaque Black, Auto Diesel Product Panels, White text area, painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base

Aluminum Construction, Internally illuminated with A130 LED Lamp Fixture BXC9002, A130 Power Supplies BXC9003. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Base constructed with veneer limestone cladding, TBD.

SCALE:

$$1/16'' = 1'-0''$$

SERIAL NUMBER:

08-1917-HR-15LP

STORE NUMBER:

1917

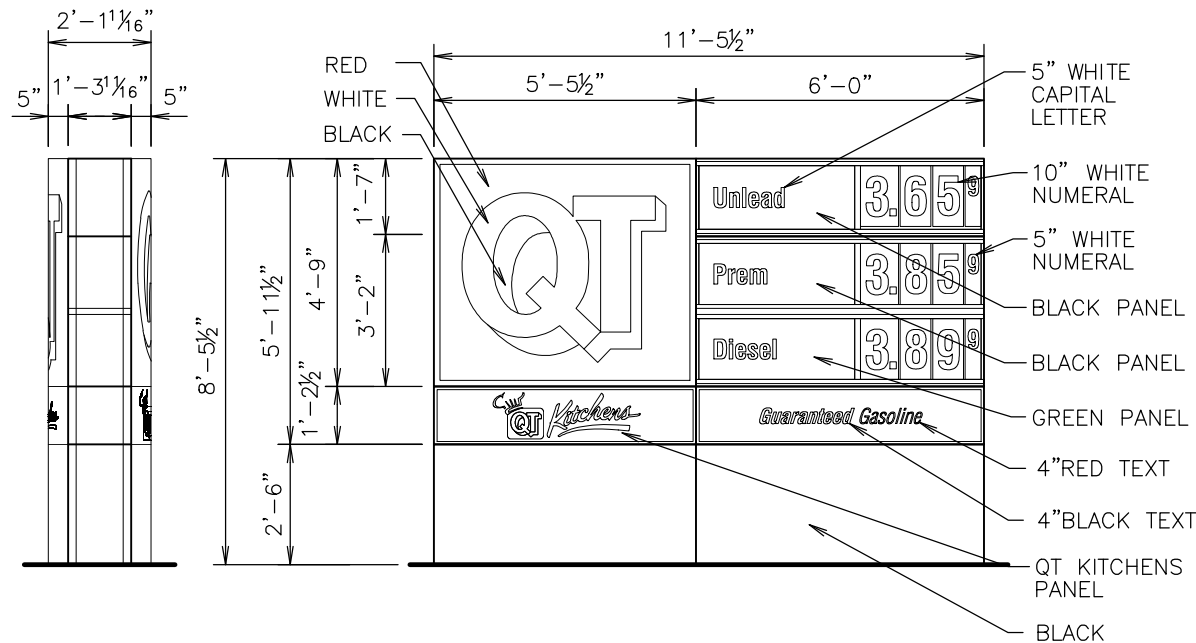


QuikTrip.

4705 S. 122nd, L. Ave. - Tulsa, OK 74134-7008
P.O. Box 3475 - Tulsa, OK 74110-3475
918.685.1000
918.685.1002



Horizontal Monument Sign MH10-3PGQ



SPECIFICATIONS:

- Logo:** Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
- QT Kitchens Panel:** Sign panel
- Unlead & Prem Panels:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
- Diesel Panel:** .177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text
- Logo Cabinet/Pricer Cabinet/Base:** Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Column supports painted Akzo Noble Black Low Gloss.
- Guaranteed Gasoline Panel:** Sign panel

NOTES

DRAWN BY

ISSUE DATE 12/3/14

SQUARE FOOTAGE

TYPEFACE

INSIDE CAN

ENTIRE SIGN

69

SCALE:

1/4" = 1'-0"

SERIAL NUMBER:

MH10-3PGQ

STORE NUMBER:

STAFF REVIEW LETTER

February 11, 2020

Sherman Crossroad, LTD
Jeff Harkinson
4560 Beltline Road, Ste. 400
Addison, TX 75001

QuikTrip Corporation
Joseph S. Faust
1120 N. Industrial Blvd.
Euless, TX 76039

Dear Applicants,

The request for an exception and variance to allow an 860 square foot, 50' tall multi-tenant freestanding sign, 32' from the South Highway 75 property line for the Sherman Crossroads Development and a 100 square foot, 8.6' tall monument sign, 20' from the FM 1417 (Heritage Parkway) property line for QuikTrip in the Blalock Industrial Park/Blalock Commercial Overlay District for the property located at 3624 South U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning

1. All aspects of the Blalock Industrial Park and Blalock Commercial Overlay District must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal, (903.892.7267).
3. Any structures or signs built over any of the easements on the property will require approval for an encroachment easement from the City Council.
4. If at any time, highway right-of-way is dedicated, the sign shall not be located within the dedicated right-of-way; if the sign needs to be relocated, it shall be at owner's expense.
5. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
6. Lighting of the sign shall not produce intensive or excessive light or glare on adjacent property or traffic.
7. Digital signs shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 foot-candles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a Foot-candle meter at 200' measured perpendicular to the face of the digital billboard.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Sign placement must not interfere with view of traffic on either roadways.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator

Reeves, Patsy

From: Shadden, Scott
Sent: Tuesday, February 04, 2020 3:37 PM
To: Reeves, Patsy
Subject: FW: Blalock subdivision exception request by Quick Trip for a 50 foot high rise sign

From: Bill Douglass <bill@douglassdist.com>
Sent: Tuesday, February 04, 2020 3:36 PM
To: Reeves, Patsy <patsyr@cityofsherman.com>
Cc: Shadden, Scott <scotts@cityofsherman.com>; Hefton, Robby <robbyh@cityofsherman.com>
Subject: Blalock subdivision exception request by Quick Trip for a 50 foot high rise sign

I object to the granting of this request for an exception to permit by Quick Trip to erect a 50 foot sign on their property.

We are also in the Blalock subdivision and understand the restrictions. We designed our store across the freeway in accordance with the sign restrictions, and not have asked for nor received any exceptions to the restrictions.

After we purchased and built our convenience store, Quick Trip comes in and wants to break the code and erect a 50 foot sign.

We would have built a high rise on our site if the Blalock sign restrictions were not in place.

They are now trying to gain an unfair advantage over a local firm who plays by the rules.

Bill Douglass



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

17.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

214 WEST BROCKETT STREET

The request of Mack Broiles (Owner), Micaela Hoops (Applicant) and EC Stanton Community School (Proposed Tenant) concerning the property located at 214 West Brockett Street, being Lot 4, Block 2, Broiles Addition, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a private school in a C-1 (Retail Business) District.

Background:

The property is located at 214 West Brockett Street between Elm and Crockett Streets. The property is zoned a C-1 (Retail Business) District.

EC Stanton Texoma Community School is requesting a Specific Use Permit to allow a private school at 214 West Brockett Street. They currently have 18 students, grades Kindergarten through 12th. Students are required to attend a minimum of 20 hours per week and 3 days a week, but can attend up to 40 hours and 5 days a week. They hold classes both on campus and in the community. Their hours of operation are 8 a.m. - 4 p.m., Monday through Friday. They have a sister school in Fort Worth and are part of the North Texas Progressive Schools Organization.

Adjacent Zoning:

C-1 (Retail Business) District

Origination:

Mack Broiles (Owner)

Micaela Hoops (Applicant)

EC Stanton Community School (Proposed Tenant)

Master Plan Designation:

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

Number of notices mailed:

7

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

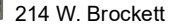
Narrative

Plat

Site Plan

Building Elevations

Staff Review Letter



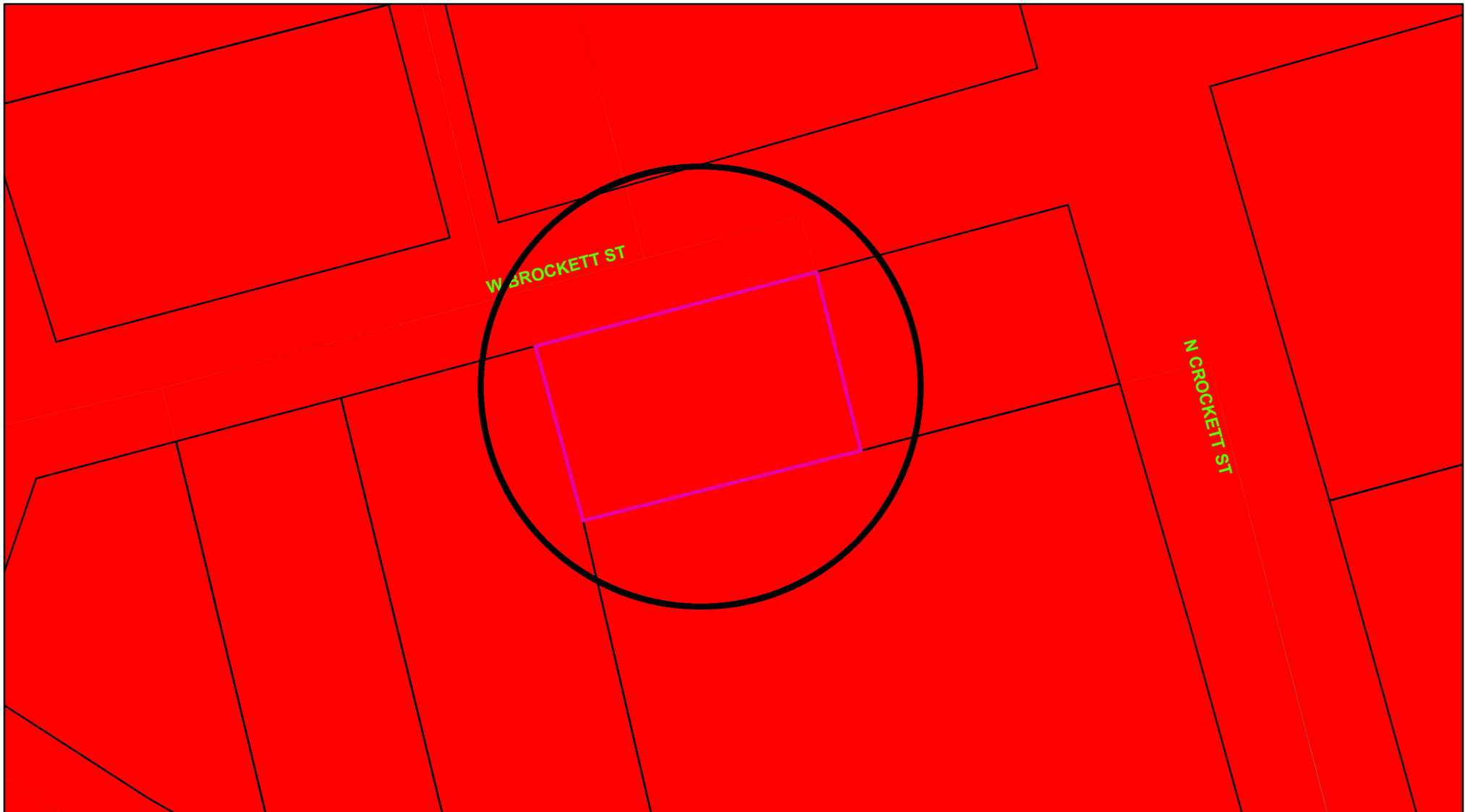
214 West Brocket Street



NOT TO SCALE

City of Sherman, Texas
Developmental Services Department

1 in = 400 ft



Zoning - 214 West Brockett Street

Legend

Special Districts Overlay

DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

-  Unknown
-  BIP Blalock Industrial Park
-  C-1 Retail Business District
-  C-2 General Commercial District

-  CO Office District
-  Lakes
-  M-1 Light Manufacturing District
-  M-1.5 Medium Manufacturing District
-  M-2 Heavy Manufacturing District
-  MH Manufacturing Housing District
-  R-1 One Family Residential District
-  R-2 Multi-Family Residential District
-  R-A Single Family Agricultural District
-  SF-1 Single Family Residential District
-  PD Planned Development



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 50 ft

214 West Brockett Street



E.C. Stanton

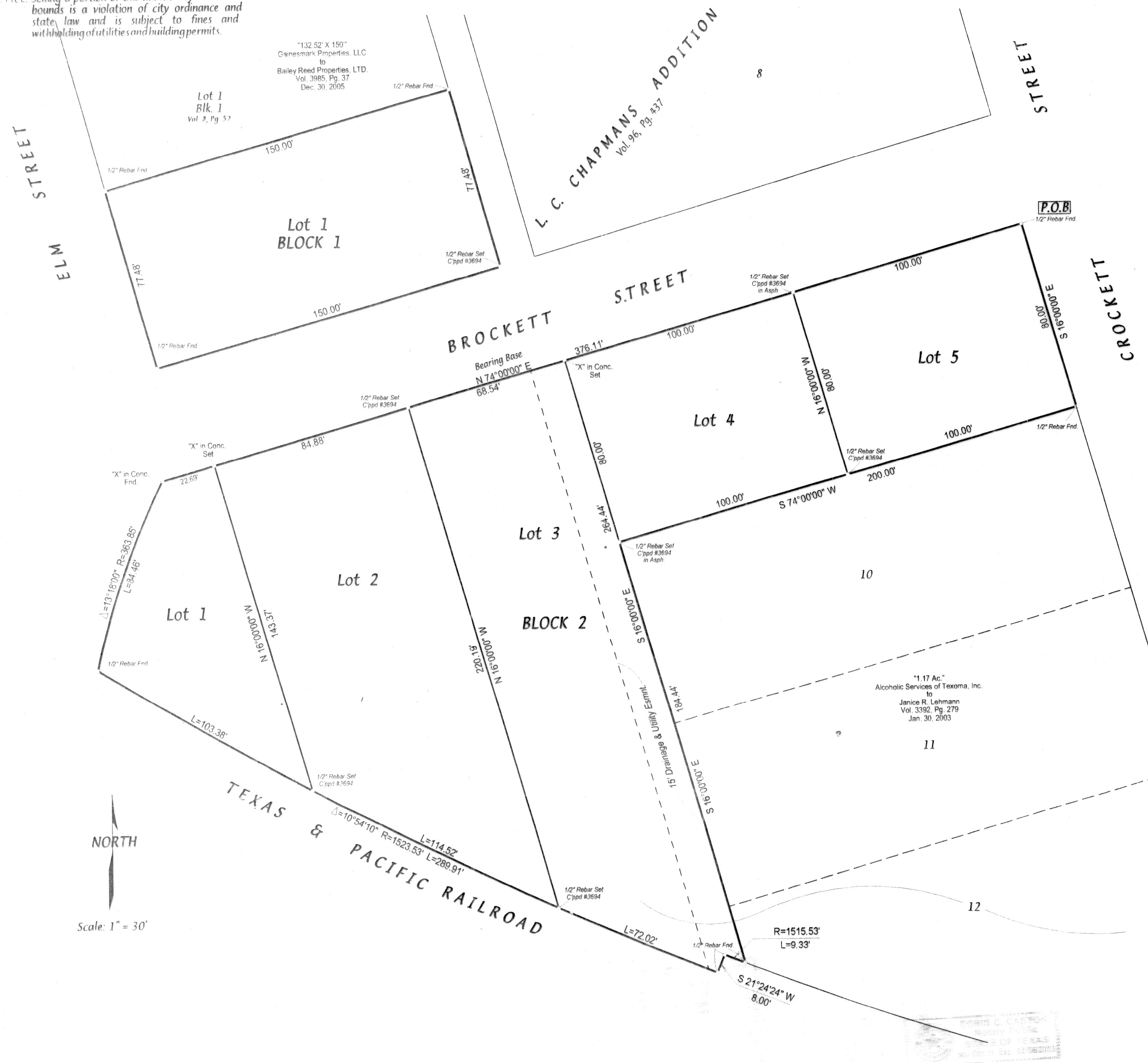
Grayson County, TX
903-819-9027
texoma@ecstanton.org

January 23, 2020

Project Narrative

EC Stanton Texoma Community School intends to use 214 W Brockett St. Sherman, TX for our private school. We currently have 18 students grades Kindergarten through 12th. Students are required to attend a minimum of 20 hours per week and 3 days a week, but can attend up to 40 hours and 5 days a week. We hold classes both on campus and in the community and our hours of operation are from 8 - 4 p.m., Monday through Friday. It is our goal to provide a high-quality, student-centered education to children of our community. We have a sister school in Fort Worth and are part of the North Texas Progressive Schools Organization

NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



BROILES ADDITION to the CITY of SHERMAN, TEXAS

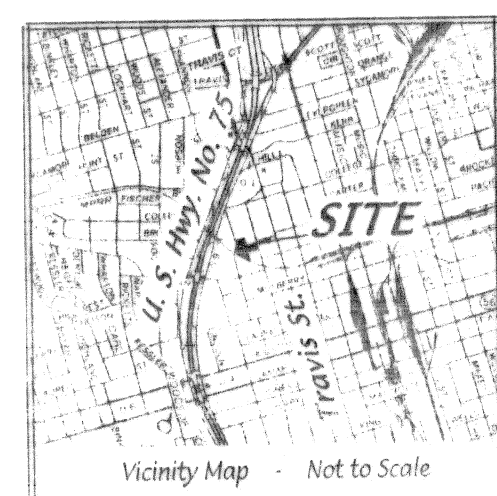
Being a replat of part of Lot 1, Block 1 of the Replat of Lots 19, 20, & 21 of L. C. Chapman's Addition, Volume 8, Page 52, and all of Lot 9 and a part of Lot 12, together with all of the alley running southerly from Brockett Street and lying west of and adjacent to the west line of Lots 9, 10, & 11 in the L. C. Chapman's Addition, Volume 96, Page 437, Deed Records, Grayson County, Texas.

Being 1.52 Acres

Owner & Developer

Mack Broiles
519 N. Walnut
Sherman, Texas 75090
903-868-1511

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970



1657

21732
FILED FOR RECORD
at 4:13 PM on 10-23-09
Recorded in Vol. 100 Page 155
WELMA BLACKSHEAR BUSH
County Clerk, Grayson County, Texas
By: [Signature]
Deputy

BROILADD.pcs
SHEET 1 OF 2

TRACT ONE
SITUATED in the County of Grayson, State of Texas, being the South 77.48 feet of LOT ONE (1) in BLOCK ONE (1) of the REPLAT OF LOTS 19, 20, & 21 OF L. C. CHAPMAN'S ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 8, Page 52, Plat Records, Grayson County, Texas.

TRACT TWO
SITUATED in the County of Grayson, State of Texas, being all of Lot NINE (9) and a part of Lot TWELVE (12), together with all of the alley running Southerly from Brockett Street and lying West of and adjacent to the West line of said Lot Nine and West of and adjacent to the West line of Lots Ten (10) and Eleven (11) in the L. C. CHAPMAN'S ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 96, Page 437, Deed Records, Grayson County, Texas, and being a part of a 2.41 acre tract of land conveyed by The Wilson N. Jones Memorial Hospital to Alcoholic Services of Texoma, Inc. by deed dated March 20, 1998, recorded in Volume 2630, Page 732, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:
BEGINNING at a found 1/2 inch rebar at the intersection of the South line of Brockett Street with the West line of Crockett Street, said rebar maintaining the Northeast corner of both said Lot Nine and said 2.41 acre tract;
THENCE South 16 deg. 00 min. 00 sec. East, with the West line of Crockett Street, the East line of both said Lot Nine and 2.41 acre tract, a distance of 80.00 feet to a found 1/2 inch rebar for the Southeast corner of said Lot Nine, the Northeast corner of Lot Ten of said L. C. Chapman's Addition;
THENCE South 74 deg. 00 min. 00 sec. West, a distance of 200.00 feet to a set 1/2 inch rebar for the Southwest corner of said Lot Nine, the Northwest corner of said Lot Ten;
THENCE South 16 deg. 00 min. 00 sec. East, with the West line of said Lot Ten and the West line of Lot Eleven of said L. C. Chapman's Addition, passing the Southwest corner of said Lot Eleven on a North line of said Lot Twelve and continuing for a total distance of 184.44 feet to a found 1/2 inch rebar on the South line of both said Lot Twelve and 2.41 acre tract, the North right-of-way line of the Texas & Pacific Railroad;
THENCE in a Northwesterly direction with the South line of both said Lot Twelve and 2.41 acre tract, the North right-of-way line of said Texas & Pacific Railroad, the following calls and distances:
With a curve to the right having a radius of 1515.53 feet, (chord bears North 68 deg. 46 min. 11 sec. West, 9.33 ft.), a distance of 9.33 feet to a found 1/2 inch rebar;
South 21 deg. 24 min. 24 sec. West, a distance of 8.00 feet to a found 1/2 inch rebar;
With a curve to the right having a radius of 1523.53 feet, (chord bears North 63 deg. 15 min. 49 sec. West, 289.47 ft.), a distance of 289.91 feet to a found 1/2 inch rebar for the Southwest corner of Lot Twelve, the Southwest corner of said 2.41 acre tract, at the intersection of the North right-of-way line of said railroad with the East line of Elm Street;
THENCE in a Northeasterly direction with the East line of Elm Street, and with a curve to the right having a radius of 363.85 feet, (chord bears North 19 deg. 22 min. 59 sec. East, 84.27 ft.), a distance of 84.46 feet to a found chisled "X" in concrete maintaining the Northwest corner of both said 2.41 acre tract, and Lot Twelve, at the intersection of the East line of Elm Street with the South line of Brockett Street;
THENCE North 74 deg. 00 min. 00 sec. East, with the South line of Brockett Street, a North line of Lot Twelve, passing its most Northerly Northeast corner on the West line of said alley, and continuing, passing the Northwest corner of Lot Nine on the East line of said alley, and continuing for a total distance of 376.11 feet to the PLACE OF BEGINNING and containing 1.25 ACRES OF LAND more or less

I, Marshall Sartin, Registered Professional Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Sherman, Texas

Marshall Sartin, R.P.L.S. # 3694
10-06-09



That I, Mack Broiles, owner and developer of BROILES ADDITION, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

By: Mack Broiles

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mack Broiles, 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 6 day of October, 2009.



NOTARY PUBLIC, State of Texas

Approved this 18th day of August, 2009 by the City Planning and Zoning Commission of the City of Sherman, Texas.

CHAIRMAN
SECRETARY

Accepted by the City Council of the City of Sherman, Texas on this 8th day of September, 2009

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of BROILES ADDITION to the City of Sherman, was submitted to the City Council on the 8th day of September, 2009 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 plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

Witness my hand this 19th day of October, 2009

CITY CLERK, City of Sherman, Texas

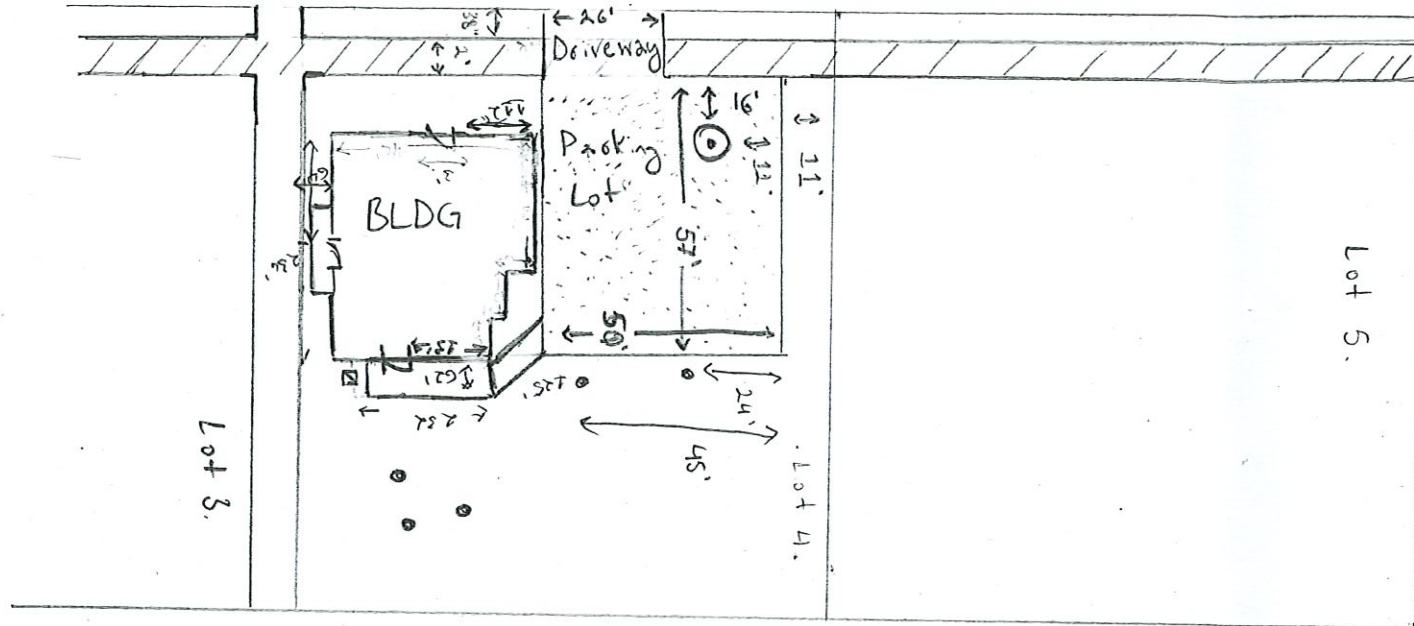


SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1843 Sherman, Texas 75091-1843
Ph: (903) 892-8003 Fax: (903) 868-2970

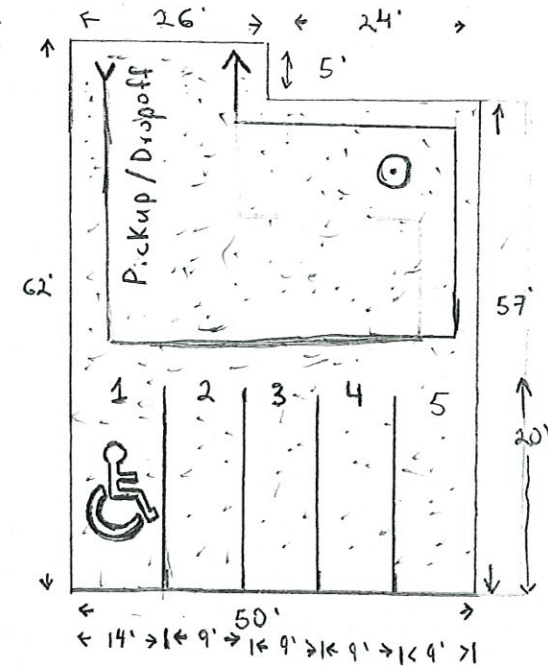
21732
FILED FOR RECORD
at 4:13 PM on 10-23-09
Recorded in Vol. 100 Page 155
WELMA BLACKSHEAR BUSH
County Clerk, Grayson County, Texas
By: [Signature]
Deputy

BROILADD.pcs
SHEET 2 OF 2

Brockett St.



Crockett St.



Compass

- - Tree
- ▣ - AC Unit
- ▭ - Asphalt
- - Sidewalk

↑ S



STAFF REVIEW LETTER

February 11, 2020

Sherden Realty
Mack Broiles
519 N. Walnut St.
Sherman, TX 75090

Micaela Hoops
402 N. Grand Ave.
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a private school in a C-1 (Retail Business) District for the property located at 214 West Brockett Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Employee parking must be provided on site.
6. Drop off and pick areas shall be provided to eliminate stacking of vehicles in the street.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

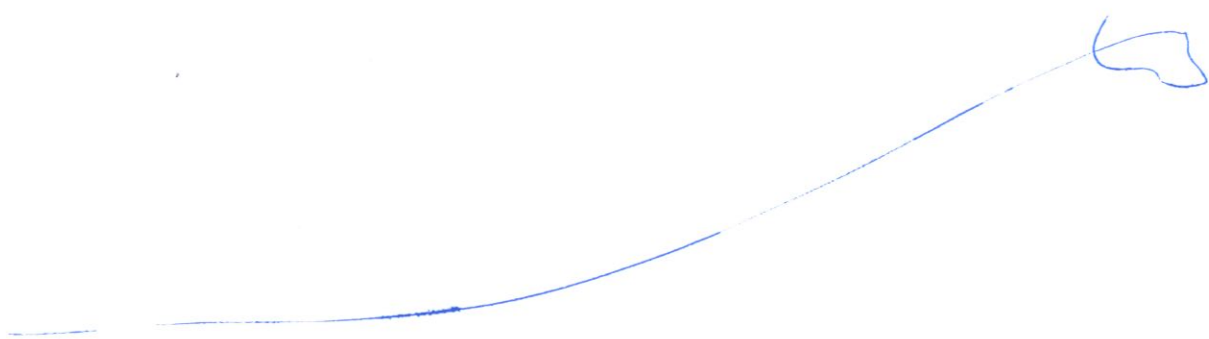
Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator





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

18.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2605 REX CRUSE DRIVE**

The request of North Park Baptist Church (Owners) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being all of Lots 1-6, and all of the platted J. Fielding Circle of the Joe E. Price Subdivision, also being 4.198 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Replat approval of North Park Baptist Church, a Replat of Lots 1, 2 3, 4, 5 & 6 of the Joe E. Price Subdivision.

Background:

The property is located at 2605 Rex Cruse Drive, the northeast corner of Rex Cruse Drive and West Lamberth Road; North Park Baptist Church is the tenant. The property is zoned an R-1 (One Family Residential) District with a Specific Use Permit to allow a church in an R-1 (One Family Residential) District. North Park Baptist Church would like to replat six lots into one lot and an abandoned right-of-way of the J. Fielding Circle for an addition to the church. Ordinance No. 6282 was approved February 3, 2020, abandoning the platted right-of-way of J. Fielding Circle.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

North Park Baptist Church (Owners)

Kent Salisbury, David Baca Studios (Architect)

Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

23

Objections Received:

0

Attachments

Location Map

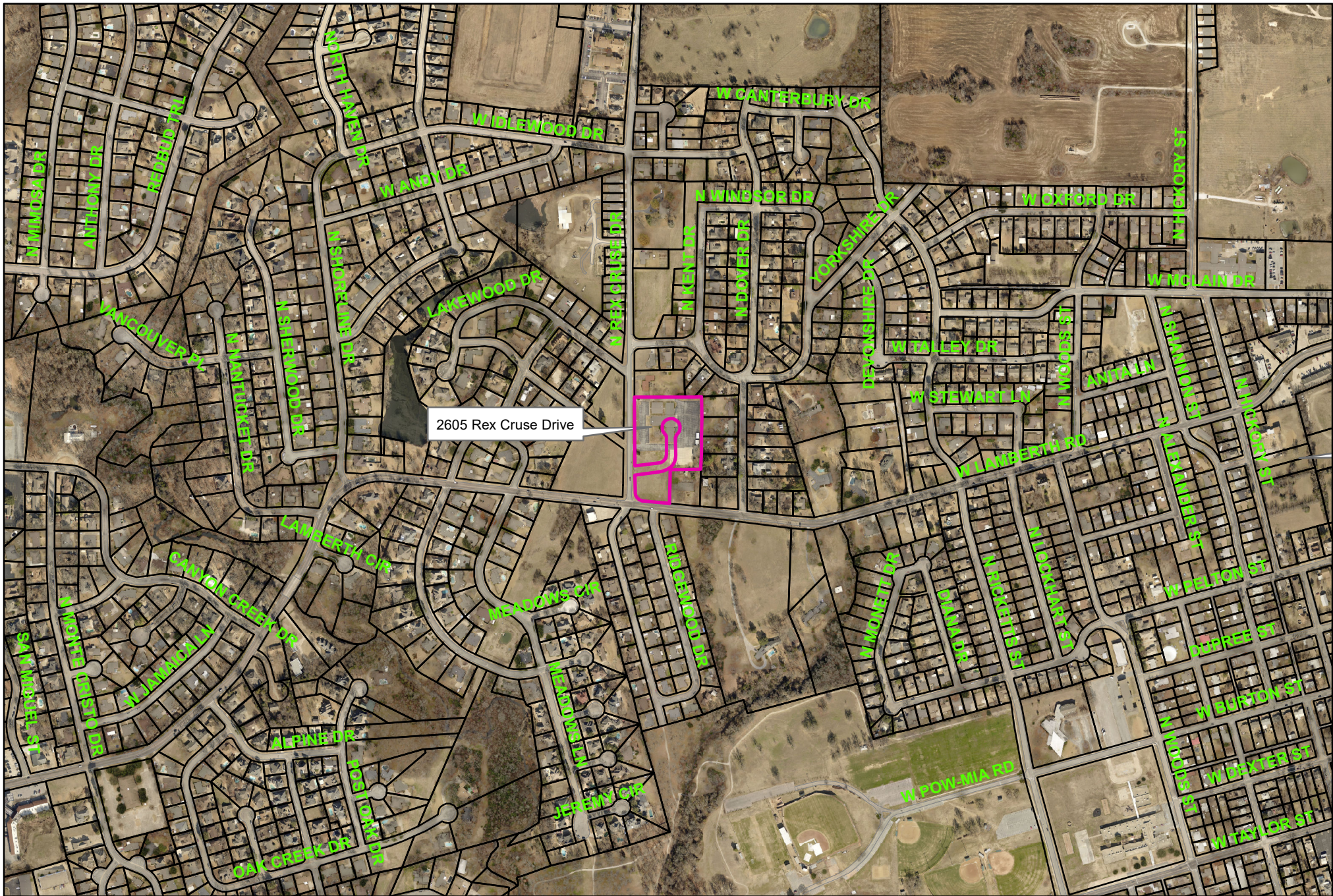
Zoning Map

Zoning Sign Photo

North Park Baptist Church Addition

Ord 6282 Abandoning J Fielding Circle

Staff Review Letter

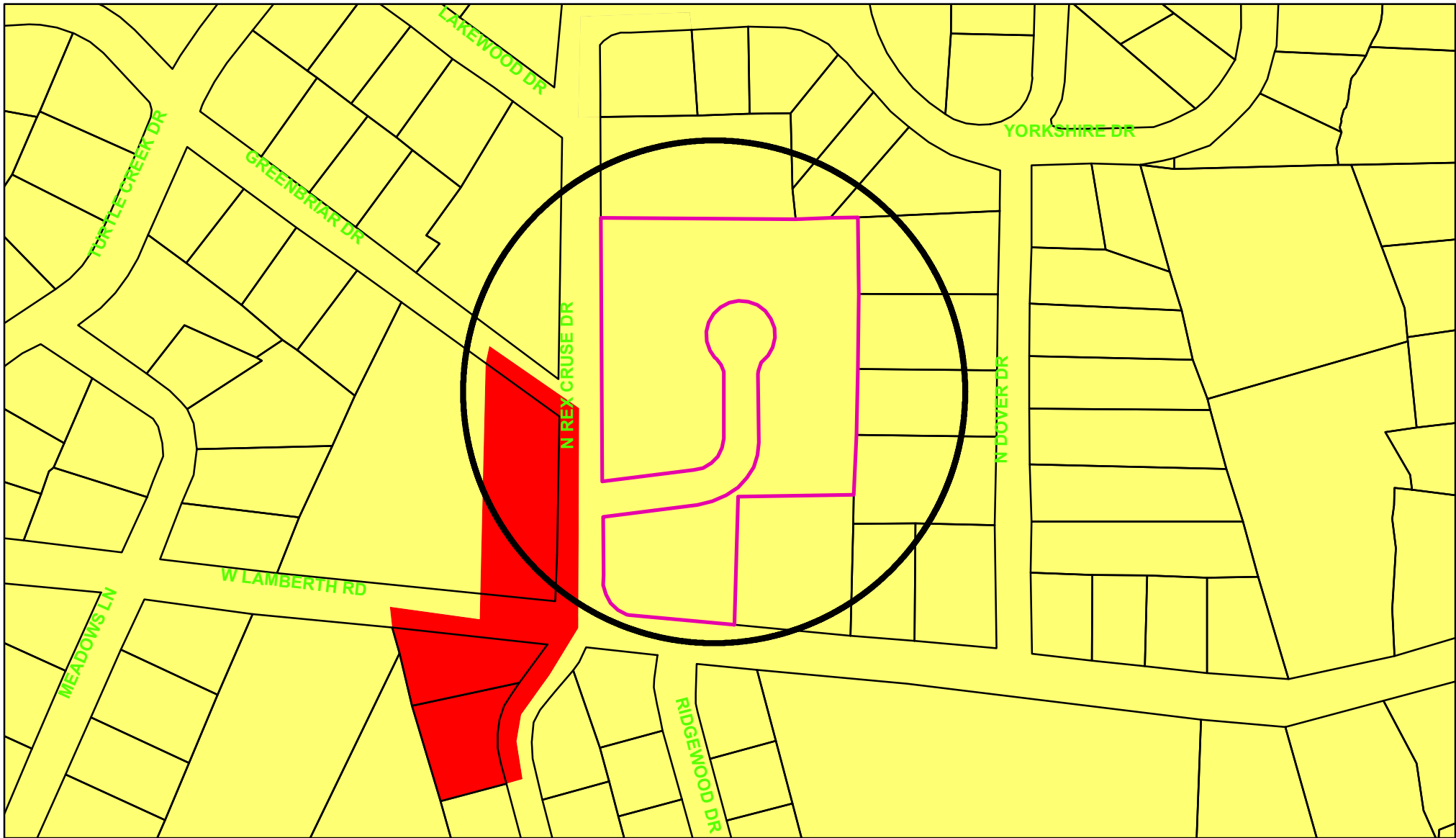


2605 Rex Cruse Drive



City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 700 \text{ ft}$$



Zoning - 2605 Rex Cruse Drive

Legend

Special Districts Overlay

- DISTRICT_NAME**
- Arts and Cultural District
 - Blalock Commercial Overlay District
 - Central Business District
 - College Park District
 - Downtown Overlay District
 - Historic Preservation District
 - Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



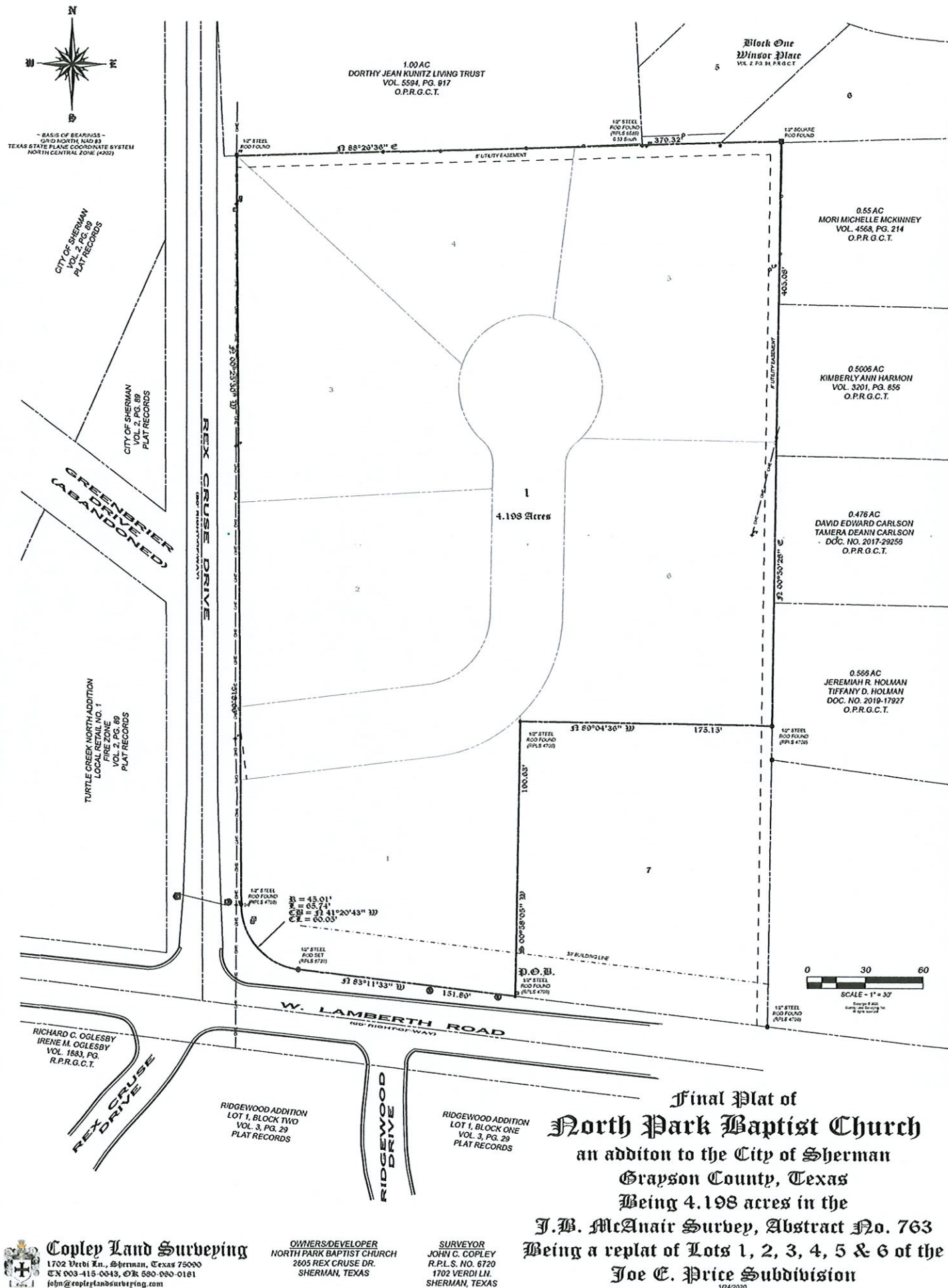
City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

2605 Rex Cruse Drive





Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 1, 2, 3, 4, 5 & 6, and all of the platted J. Fielding Circle of the Joe E. Price Subdivision an addition to the City of Sherman as shown by plat of record in Volume 1, Page 109, Plat Records, Grayson County, Texas and being the same tracts of land shown in deed of record to North Park Baptist Church, Sherman, in Trust by deed of record in Volume 1262, Page 358, 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 4709 in the north right-of-way line of Lamberth Road said rod maintaining the southwest corner of Lot 7 of said Joe E. Price Addition;

Thence North 83°11'33" West, along the north right-of-way line of Lamberth Road and south line of said Price Addition, a distance of 154.06 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;

Thence with a curve to the right having a radius of 45.00 feet (chord bears North 41°20'43" West, a distance of 60.05 feet) an arc length of 65.74 feet to a 1/2" steel rod found with a cap marked RPLS 4709 in the east line of Rex Cruise Drive;

Thence North 00°25'30" West, along the east line of said Rex Cruise Drive and the west line of said Price Addition, a distance of 518.66 feet to a 1/2" steel rod found maintaining the northwest corner of said Price Addition and the southwest corner of a 1.00 acre tract of land conveyed to Dorothy Jean Kuntz Living Trust by deed of record in Volume 5594, Page 917, Official Public Records, Grayson County, Texas;

Thence North 88°26'36" East, along the north line of said Price Addition and south line of said Kuntz Tract, passing 0.63' north of a 1/2" steel rod found with a cap marked RPLS 6585 maintaining the southeast corner of said Kuntz Tract and the southwest corner of Lot 5, Block One, Windsor Place an addition to the City of Sherman, Texas as shown by plat of record in Volume 2, Page 98 of said Plat Records and continuing along the north line of said Price Addition and the south line of said Windsor Place Addition for a total distance of 379.32 feet to a 1/2" square rod found maintaining the northeast corner of said Price Addition and the northwest corner of a 0.55 acre tract of land conveyed to Mori Michelle McKinney by deed of record in Volume 4568, Page 214 of said Official Public Records;

Thence South 00°50'28" West, along the east line of said Price Addition and west line of said McKinney Tract passing the northwest corner of a 0.5006 acre tract of land conveyed to Kimberly Ann Harmon by deed of record in Volume 3201, Page 856 of said Official Public Records continuing and passing the northwest corner of a 0.476 acre tract of land conveyed to David & Tamara Carlson by deed of record in Document No. 2017-29256 of said Official Public Records and continuing passing the northwest corner of a 0.566 acre tract of land conveyed to Jeremiah & Tiffany Holman by deed of record in Document No. 2019-17927 of said Official Public Records and continuing for a total distance of 405.08 feet to a 1/2" steel rod found with a cap marked RPLS 4709 for the northeast corner of said Lot 7;

Thence North 89°04'36" West, along the north line of said Lot 7, a distance of 175.15 feet to a 1/2" steel rod found with a cap marked RPLS 4709 maintaining the northwest corner of said Lot 7;

Thence South 00°58'05" West, along the west line of said Lot 7, a distance of 190.63 feet to the Point-of-Beginning and containing 4.198 acres of land.

Surveyors Certificate

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 were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

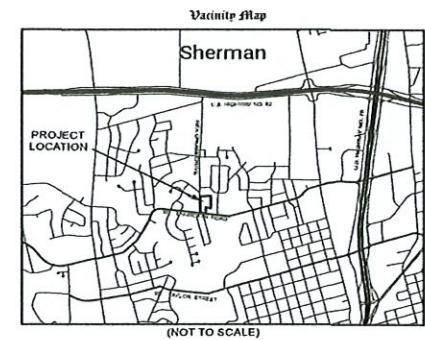
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

GENERAL NOTES

- Water Supply to be provided by the City of Sherman.
- Sewer Service to be provided by the City of Sherman.
- Electrical service is provided by Onco Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 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.
- 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.
- 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.
- The owners and builders trust comply with all other local, state and federal regulations regarding developments of this type.
- Measurements are based on the City of Sherman Control Monument Network.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
- Lot 1 is to be used for a Church.

Copley Land Surveying
1702 West 1st, Sherman, Texas 75000
TX 003-415-0043, 003-550-0001-0181
john@copleylandsurveying.com



Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, NORTH PARK BAPTIST CHURCH, SHERMAN, IN TRUST, do hereby adopt this plat designating the hereinabove property as the Final Plat of NORTH PARK BAPTIST CHURCH, 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 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 _____, 2020.

TRUSTEE

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 _____ 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 _____, 2020.

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, Final Plat of the NORTH PARK BAPTIST CHURCH, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____ day of _____, 2020, 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 _____, 2020.

Clerk, City of Sherman, Texas

Approved this ____ day of _____, 2018, 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 North Park Baptist Church
an addition to the City of Sherman
Grayson County, Texas
Being 4.198 acres in the
J.B. McAnair Survey, Abstract No. 763
Being a replat of Lots 1, 2, 3, 4, 5 & 6 of the
Joe E. Price Subdivision

Copley Land Surveying
1702 West 1st, Sherman, Texas 75000
TX 003-415-0043, 003-550-0001-0181
john@copleylandsurveying.com

ORDINANCE NO. 6282

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING THE PLATTED RIGHT-OF-WAY BEING J. FIELDING CIRCLE, EAST OF REX CRUSE DRIVE, AS SHOWN ON PLAT IN VOLUME 1, PAGE 109 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, DEDICATING OWNERSHIP OF SAID RIGHT-OF-WAY TO THE SURROUNDING OWNER, NORTH PARK BAPTIST CHURCH, BEING MORE PARTICULARLY DESCRIBED AND SHOWN IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That the City Manager be and is hereby authorized and directed to close and abandon the platted right-of-way being J. Fielding Circle, east of Rex Cruse Drive, as shown on plat in Volume 1, Page 109 of the Plat Records of Grayson County, Texas, and being more particularly shown in the Exhibit "A" attached hereto and made a part hereof for all purposes, property being located in the City of Sherman, County of Grayson, State of Texas.

SECTION 2. That it is the intent of the City Council that the right and interest in such right-of-way herein abandoned, closed and vacated shall vest to the surrounding owner, North Park Baptist Church, by appropriate conveyance of said right-of-way herein described.

SECTION 3. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 3rd day of February, 2020.

ADOPTED on this the 3rd day of February, 2020.

EFFECTIVE DATE on this the 3rd day of February, 2020.

CITY OF SHERMAN, TEXAS

BY:


DAVID PLYLER, MAYOR

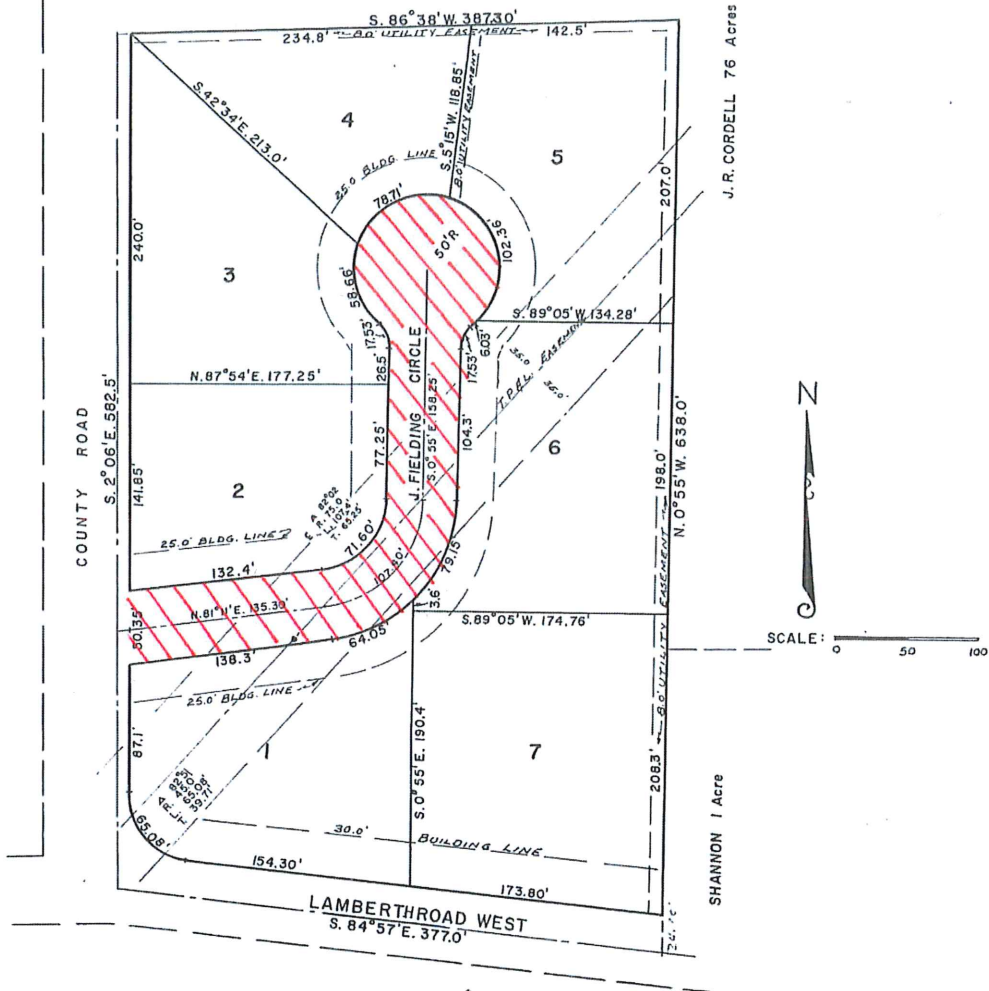
ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:

BY: Brandon S. Shelby
BRANDON S. SHELBY,
CITY ATTORNEY

10154



JOE E. PRICE SUBDIVISION

OWNERS: JOE E. PRICE, JR. & wife, BETH AUSTIN PRICE

FIELD NOTES

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, and also being a part of the J. R. Cordell 76 acre tract of land, and being the same land conveyed by J. R. Cordell to Joe Price, Jr. as recorded in Vol. 687, Page 417, Deed Records, Grayson County, Texas, and described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of the Shannon 1 acre tract of land in the center of an East and West county road;

THENCE North 0 deg., 55 min. West 638.0 ft. to a 1/2 inch steel rod in place;

THENCE South 86 deg., 38 min. West 387.3 ft. to a 2 by 2 wood stake (at 377.5 ft. there is a steel rod in place in old fence line);

THENCE South 2 deg., 05 min. East 582.50 ft. to a nail in an East and West road;

THENCE South 84 deg., 57 min. East 377.0 ft. to the place of beginning and containing 5.333 acres of land, more or less.

I, James S. Hart, Registered Public Surveyor, hereby certify that the above plat and field notes were prepared from a survey I made on the ground Jan. 12 and 13, 1960, and are true and correct to the best of my knowledge and belief.

James S. Hart
James S. Hart Feb. 15, 1960.

APPROVED _____ Date 2-24-60
Chairman, City Planning Commission

ACCEPTED _____ Date 2/24/60
Mayor, City of SHERMAN

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Plat of JOE E. PRICE SUBDIVISION was submitted to the City Commission on the 22 day of February 1960, and the City Commission by formal action then and there accepted the dedication of streets and easements as show and set forth in and upon said plat, and the City Commission further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 24 day of February A.D. 1960.
Beth Austin Price
City Clerk, City of Sherman, Texas.

The streets and easements shown on this plat of JOE E. PRICE SUBDIVISION are hereby dedicated to public use forever.

WITNESS OUR HANDS this 16th day of February, 1960.

Joe E. Price, Jr.
Joe E. Price, Jr.
Beth Austin Price
Beth Austin Price

THE STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joe E. Price, Jr., and wife, Beth Austin Price, both known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he (or she) executed the same for the purposes and consideration therein expressed, and the said Beth Austin Price, wife of Joe E. Price Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Beth Austin Price acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of February 1960.

[ALPH ELLIOTT] *Ralph Elliott*
Notary Public in and for Grayson County, Texas.

FILED _____
3-1 60
at 1:30 P.M.
Plat. 1 189
City Clerk, City of Sherman, Texas.

6-5-61

J. Fielding Circle



1 inch = 300 feet





STAFF REVIEW LETTER

February 11, 2020

North Park Baptist Church
2605 Rex Cruse Drive
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Final Plat of North Park Baptist Church has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove direction from Lamberth Road.
6. J. Fielding Circle right of way to show as "Abandoned by City Ordinance No. 6282."
7. Make "Lot 1" more prominent on drawing.
8. Metes and bounds on drawing must be in Arial, Calibri, or Times New Roman font.
9. Metes and bounds must match legal description and all calls shall be easily read on drawing.
10. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
11. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

19.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2605 REX CRUSE DRIVE

The request of North Park Baptist Church (Owners), Kent Salisbury, David Baca Studios (Architect) and Copley Land Surveying (Surveyor) concerning the property at 2605 Rex Cruse Drive, being Lots 1-6, Block 1, Joe E. Price Subdivision, as follows:

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-1 (One Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for an addition to North Park Baptist Church

Background:

The property is located at 2605 Rex Cruse Drive, the northeast corner of Rex Cruse Drive and West Lamberth Road; North Park Baptist Church is the tenant. The property is zoned an R-1 (One Family Residential) District. A Specific Use Permit was approved in 1973 to allow a church in an R-1 (One Family Residential) District. An amendment to the Specific Use Permit was approved in 2011 to allow the addition of three portable classroom buildings with the time limit of five years, providing an 8' privacy fence, 80' along the north property line where the portable buildings will be placed and providing shrubs/hedges in front of the portable buildings on the west side of the property.

North Park Baptist Church is requesting a zone change to a C-1 (Retail Business) District and site plan approval for a 14,100 square foot sanctuary building addition with 479 seating capacity at the south end of the existing facility. The exterior will be brick, siding, windows and composite roofing to match the existing church. One hundred parking spaces will be added to an asphalt parking lot.

Adjacent Zoning:

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

Origination:

North Park Baptist Church (Owners)
Kent Salisbury, David Baca Studios (Architect)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

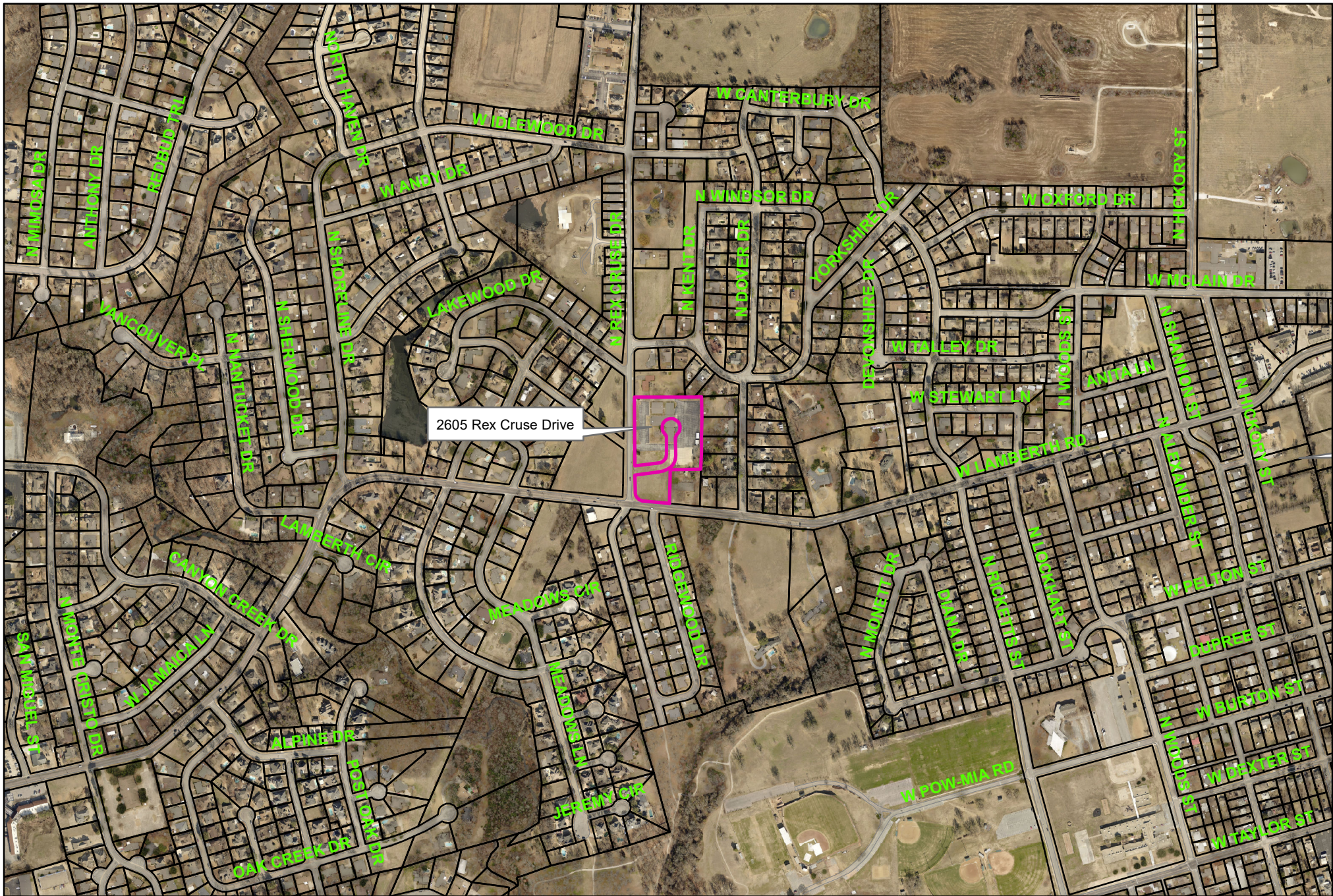
23

Objections Received:

0

Attachments

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

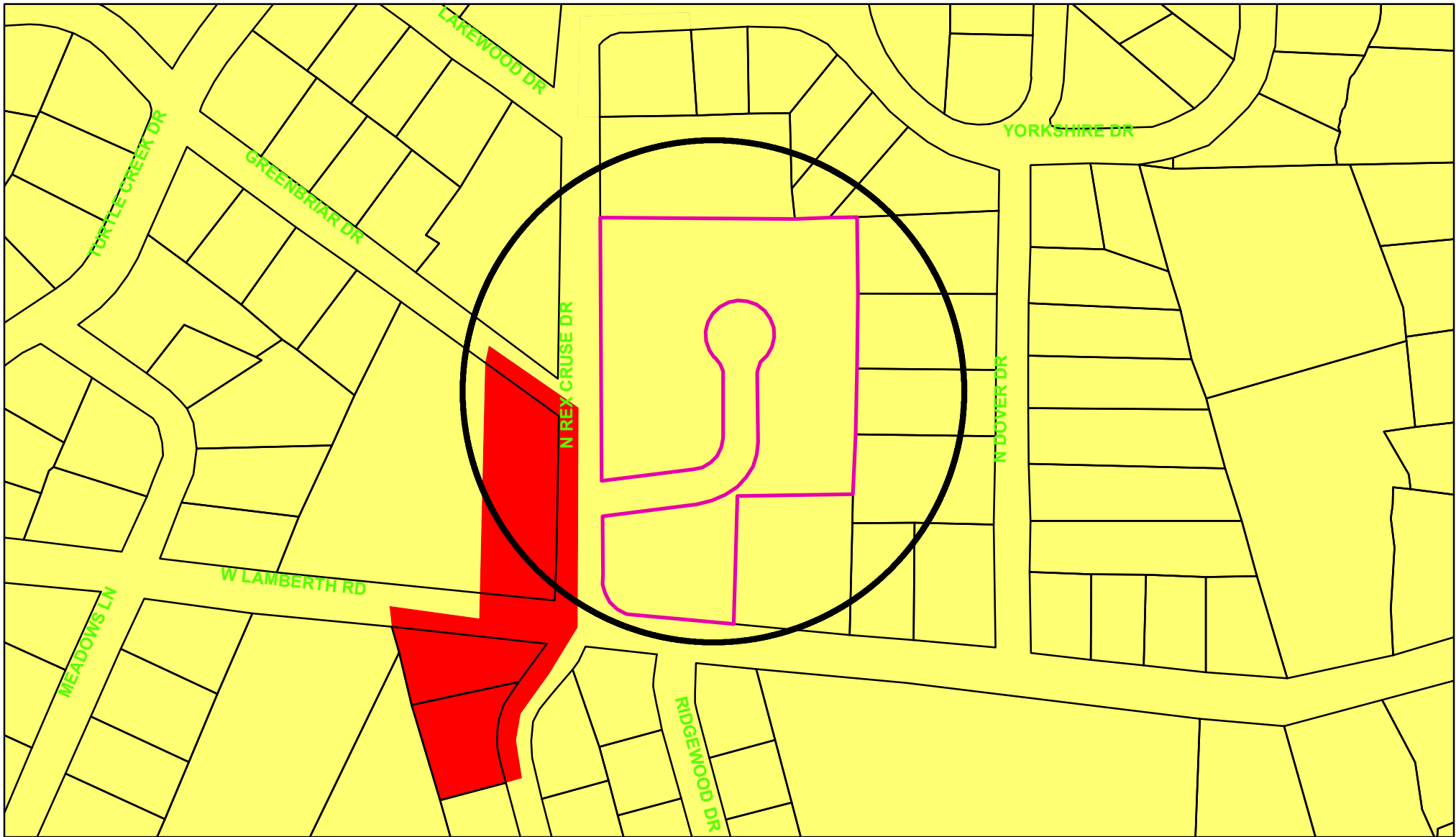


2605 Rex Cruse Drive



City of Sherman, Texas
Developmental Services Department

$$1 \text{ in} = 700 \text{ ft}$$



Zoning - 2605 Rex Cruse Drive

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



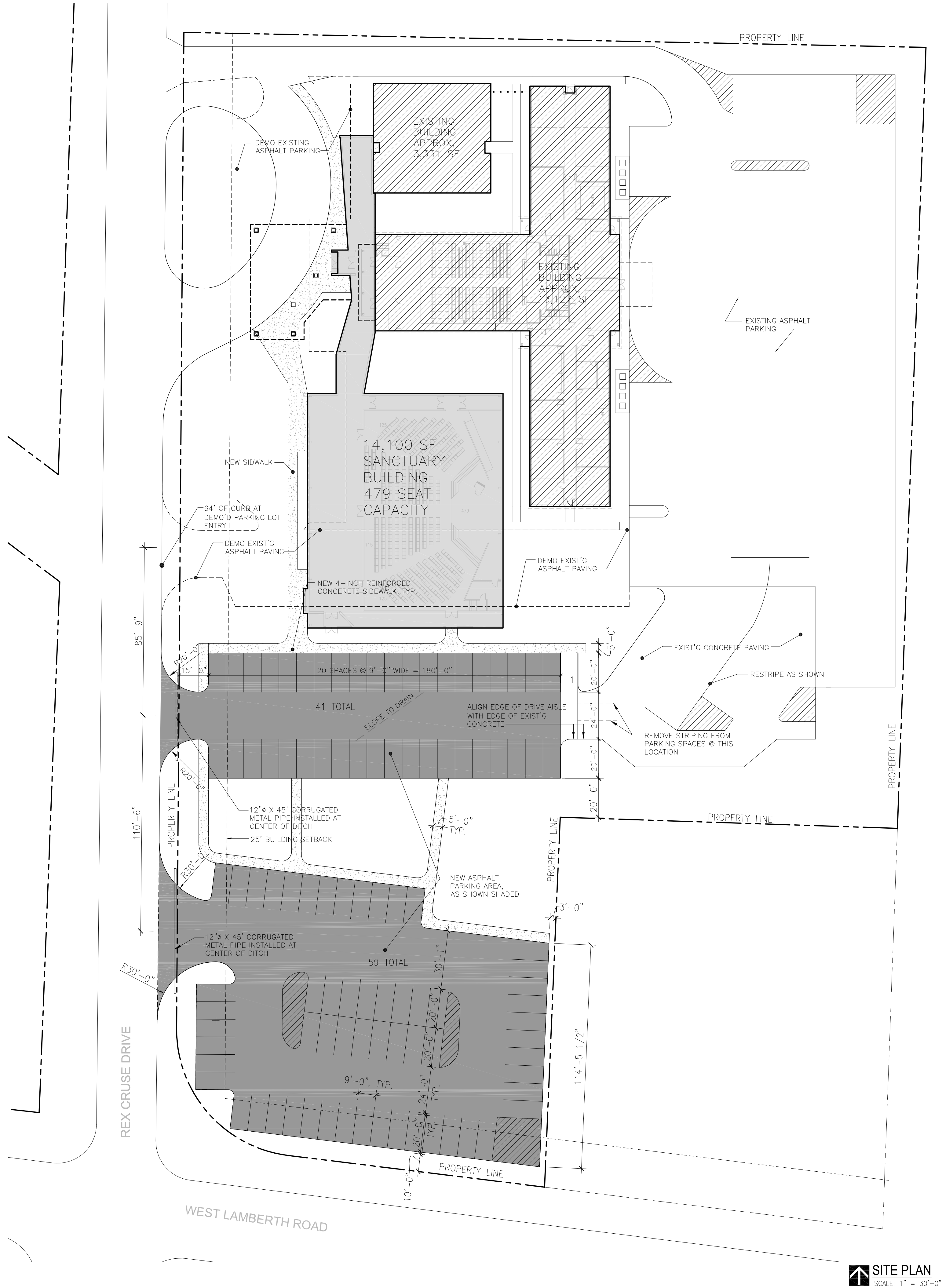
City of Sherman, Texas
Developmental Services Department



1 in = 200 ft

2605 Rex Cruse Drive





PHASE 1 SITE PLAN NOTES

- GENERAL SITE PLAN NOTES:
- ALL RADII NOT DIMENSIONED ARE 5'-0", TYPICAL.
 - DIMENSIONS ARE TO EDGE OF PAVING.
 - ALL NEW ASPHALT PAVED AREAS ARE SHOWN SHADED, TYPICAL.
 - THE APPROXIMATE AREA OF THE NEW PAVING IS 12,700 S.F.

- PAVING GENERAL NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SHERMAN STANDARD CONSTRUCTION DETAILS.
 - ALL SUBGRADE BENEATH PROPOSED PAVEMENT SHALL BE SCARIFIED 8" DEEP AND COMPACTED TO 95% STANDARD PROCTOR (ASTM-D-698) AT OR SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT. ALL FILL TO BE COMPACTED TO 95% STANDARD PROCTOR.
 - ALL DRIVES PAVEMENT SHALL BE 2" THICK ASPHALT MIX LAID, IN ONE COAT, OVER 8" GRANULAR BASE MATERIAL COMPACTED TO 97% PROCTOR.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, WARNING AND SAFETY DEVICES UNTIL ALL WORK HAS BEEN ACCEPTED BY CITY OF SHERMAN AND THE OWNER.
 - EROSION CONTROL SHALL CONFORM TO LATEST CITY OF SHERMAN EROSION CONTROL MANUAL.

SITE PLAN INFORMATION:

ZONING:	EXISTING: R-1 REQUESTED: C-1
GROSS SITE AREA:	4.2 ACRES (182,638.6 SF) APPROX.
BUILDING AREA:	
EXISTING	16,458 S.F.
NEW	14,100 S.F.

site plan - phase 1



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	DESCRIPTION	DATE

North Park Baptist Church
2605 Rex Cruse Drive
Sherman Texas 75092

PROJECT NUMBER
1926
DATE
02.10.20
SHEET NUMBER
SP-1

SITE PLAN
SCALE: 1" = 30'-0"



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

SCHEMATIC
DESIGN
REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS DESCRIPTION	DATE

North Park Baptist Church

2605 Rex Cruse Drive
Sherman Texas 75092

exterior elevations

PROJECT NUMBER

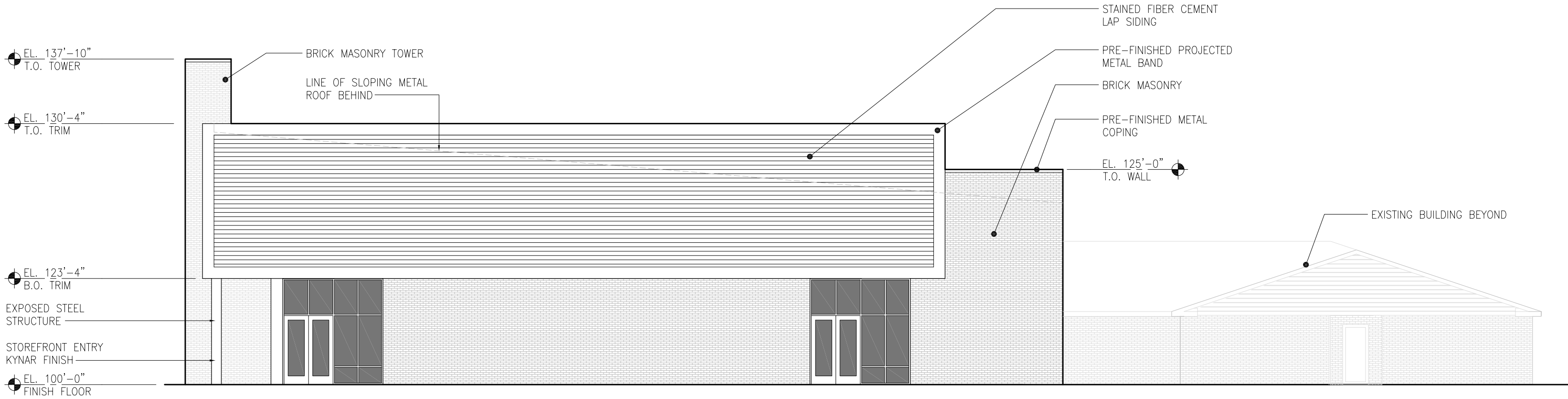
1926

DATE

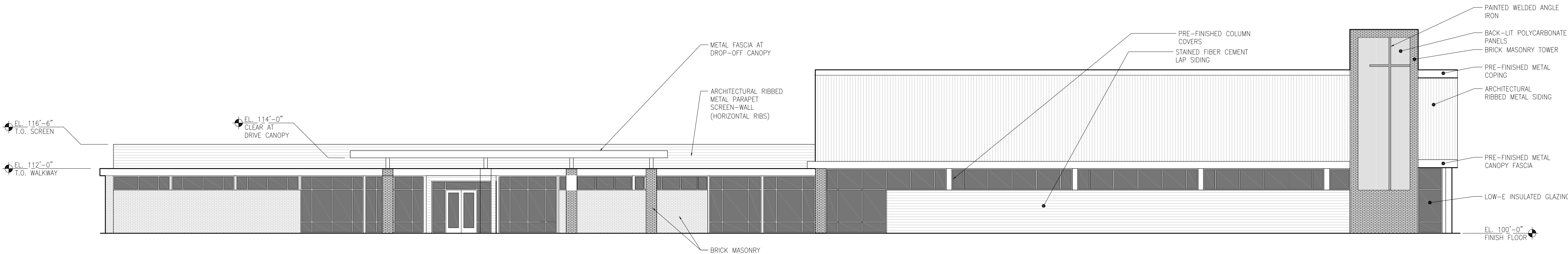
02.10.20

SHEET NUMBER

SP.2



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

STAFF REVIEW LETTER

February 11, 2020

North Park Baptist Church
2605 Rex Cruse Drive
Sherman, TX 75092

Copley Land Surveying
1702 Verdi Ln.
Sherman, TX 75090

David Baca Studio
Kent Salisbury
100 N. Travis, Ste. 500A
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval for an addition to North Park Baptist Church for the property located at 2605 Rex Cruse Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. A minimum 6' screening device shall be provided abutting residentially zoned property.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. Replat of the subject property required.
9. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department. Coordinate with Engineering Department for number and location of drive approaches.
10. Privately owned and maintained detention in accordance with City standard is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

20.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 5900 NORTH U.S. HIGHWAY 75**

The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

Final Plat approval of Sherman Landing, Phase II

Background:

The property is located at 5900 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and FM Highway 691, the vacant lot south of the existing QuikTrip. The property is zoned an SF-1 (Single Family Residential) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District. The owners would like to plat the property into one lot for commercial development.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Stanley Blythe (Owner)

Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Sherman Landing Phase II

Staff Review Letter



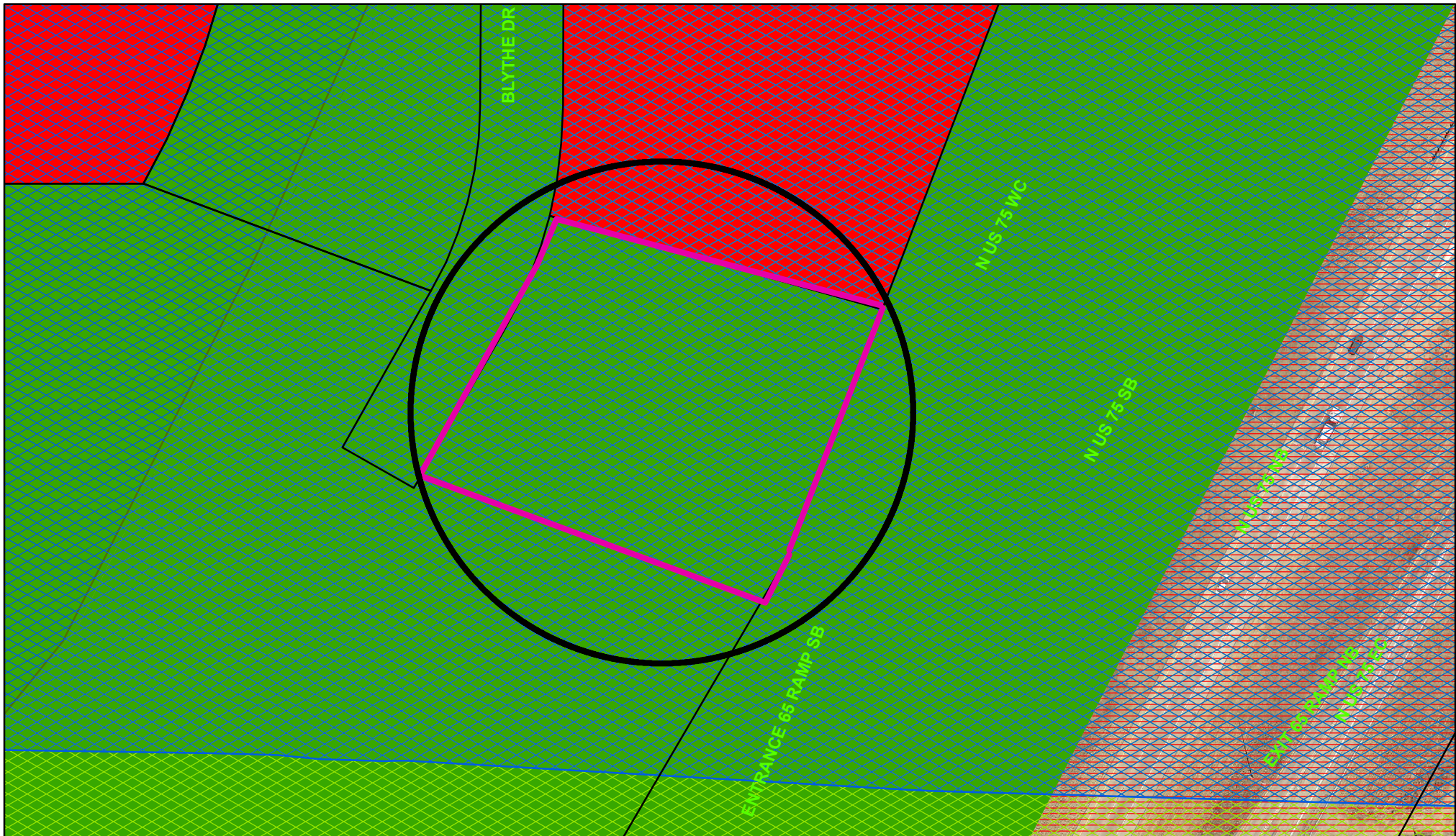
5900 North U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 472 ft



Zoning - 5900 North U.S. Highway 75

Legend

Special Districts Overlay

DISTRICT_NAME	
Arts and Cultural District	
Balock Commercial Overlay District	
Central Business District	
College Park District	
Downtown Overlay District	
Historic Preservation District	
Transportation Corridor	

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

	Unknown
	BIP Bialock Industrial Park
	C-1 Retail Business District
	C-2 General Commercial District

	CO Office District
	Lakes
	M-1 Light Manufacturing District
	M-1.5 Medium Manufacturing District
	M-2 Heavy Manufacturing District
	MH Manufacturing Housing District
	R-1 One Family Residential District
	R-2 Multi-Family Residential District
	R-A Single Family Agricultural District
	SF-1 Single Family Residential District
	PD Planned Development

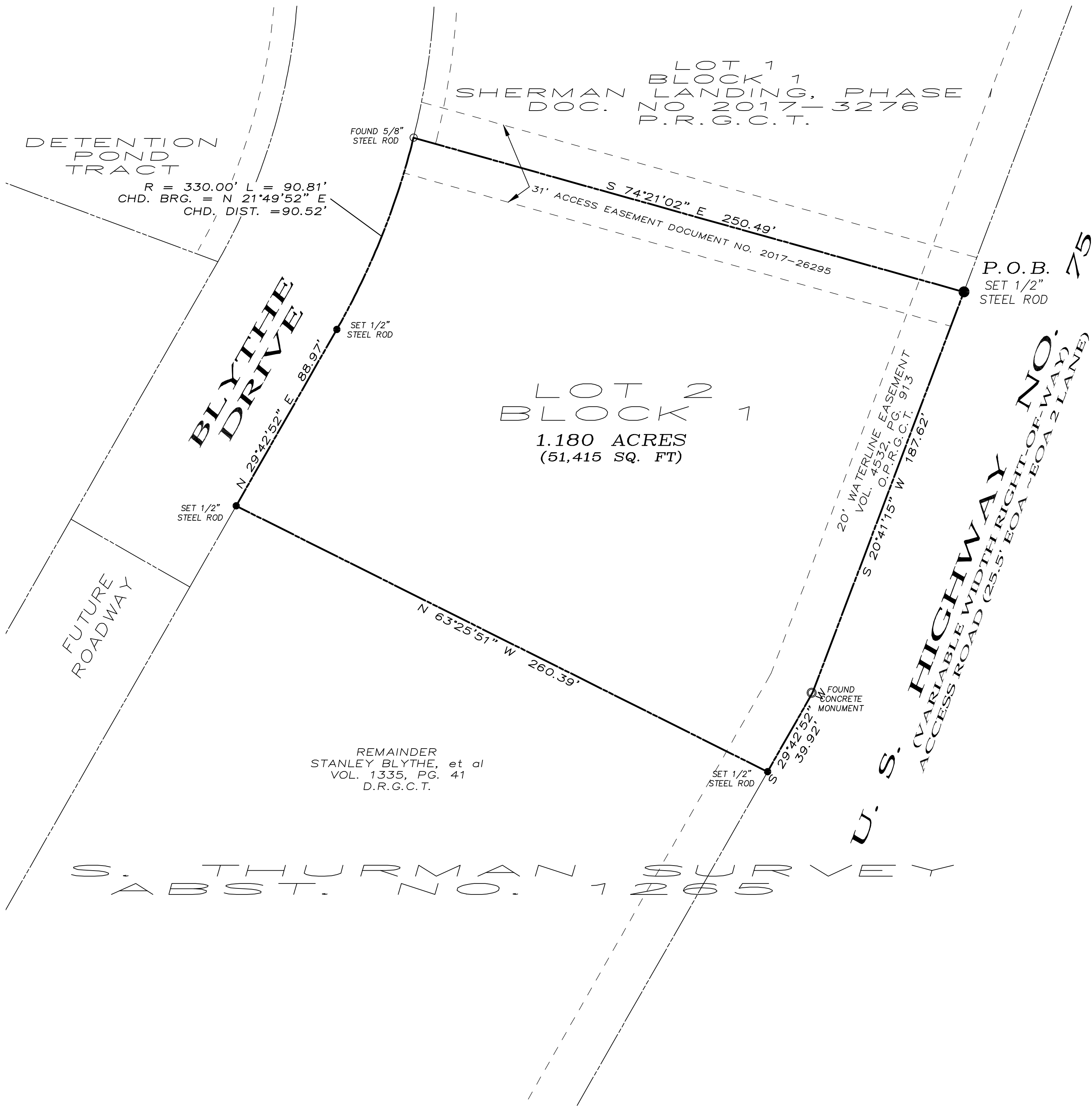


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

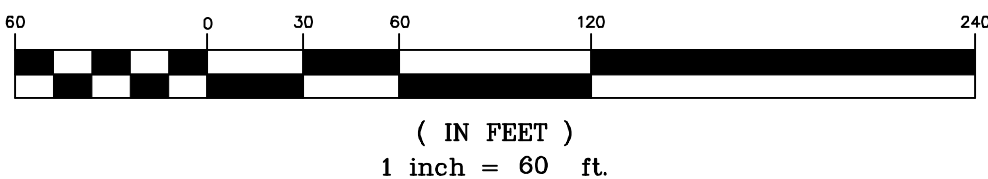
1 in = 100 ft



FINAL PLAT
SHERMAN LANDING
PHASE II
BEING 1.180 ACRES IN THE
W.S. THURMAN SURVEY, ABSTRACT NO. 1265
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

GRAPHIC SCALE



OWNERS/DEVELOPER
STANLEY BLYTHE, et al
1105 EMERALD COURT
COLLEYVILLE, TEXAS 76034

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



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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the W.S. Thurman Survey, Abstract No. 1265, and a part of the tract of land conveyed to Stanley Blythe, et al by deed of record in Volume 1335, Page 41, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at the southeast corner of Lot 1, Block 1, Sherman Landing, Phase I, an addition to the City of Sherman, Texas as recorded in Document Number 2017-3276, Plat Records, Grayson County, Texas;

Thence South 20°41'15" West, a distance of 187.62 feet to a found concrete right-of-way monument;

Thence South 29°42'52" West, a distance of 39.92 feet to a set 1/2" steel rod;

Thence North 63°25'51" West, a distance of 260.39 feet to a set 1/2" steel rod;

Thence North 29°42'52" East, a distance of 88.97 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 330.00 feet, (chord bears North 21°49'52" East, 90.52 feet) an arc length of 90.81 feet to a found 1/2" steel rod;

Thence South 74°21'02" East, a distance of 250.49 feet to the Point-of-Beginning and containing 1.180 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

~ 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 roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. As shown, a portion of the subject property lies within the limits of an area defined as Zone "X" determined to be outside a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and Incorporated areas, Map No. 4818C0280 F, revised 9/29/2010.

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, STANLEY L. BLYTHE, SHELLEY ELAINE SEWELL, BARBARA PEARSON, do hereby adopt this plat designating the hereinabove property as the final plat of SHERMAN LANDING, PHASE II, 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 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 _____, 2020.

STANLEY L. BLYTHE

SHELLEY ELAINE SEWELL

CHEY LEUNES (Executor)
BARBARA PEARSON, deceased

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 STANLEY L. BLYTHE 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 _____, 2020.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHELLEY ELAINE SEWELL, 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 _____, 2020.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared CHEY LEUNES 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 _____, 2020.

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

CITY ACCEPTANCE

Approved this _____ day of _____, 2020, by the
City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN LANDING, PHASE II, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, 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 plot, 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 _____, 2020.

Clerk, City of Sherman, Texas

FINAL PLAT
SHERMAN LANDING
PHASE II

BEING 1.180 ACRES IN THE
W.S. THURMAN SURVEY, ABSTRACT NO. 1265
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

8-3-17

OWNERS/DEVELOPER
STANLEY BLYTHE, et al
1105 EMERALD COURT
COLLEYVILLE, TEXAS 76034

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



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



STAFF REVIEW LETTER

February 7, 2020

Stanley Blythe, et al
1105 Emerald Court
Colleyville, TX 76034

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat for Sherman Landing, Phase II has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate a 10' Utility Easement along Blythe Drive.
6. Show a minimum of 3 found monuments on drawing.
7. Regional detention available for this site.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

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

Respectfully,



Wayne Lee, P.E.,
Director of Engineering

cc: Robby Hefton, City Manager
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

21.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

5900 NORTH U.S. HIGHWAY 75

The request of Stanley Blythe (Owner), Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer), Lay Design/Build (Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 5900 North U.S. Highway 75, being 1.18 acres in the W.S. Thurman Survey, Abstract No. 1265, as follows;

Planning and Zoning Commission

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from an SF-1 (Single Family Residential) District to a C-1 (Retail Business) District.
- Site plan approval for a Dairy Queen Restaurant with outdoor dining.

Background:

The property is located at 5900 North U.S. Highway 75; the southwest corner of U.S. Highway 75 and FM Highway 691, the vacant lot south of the existing QuikTrip. The property is zoned an SF-1 (Single Family Residential) District and also located in the O-1 (75 & 82) Overlay District and O-1.3 (FM Highway 691) Overlay District.

The owners are requesting a zone change to a C-1 (Retail Business) District to construct a Dairy Queen Restaurant on the site. The restaurant will be approximately 3,321 square foot and will seat approximately 99 people. Parking will be provided for 53 spaces.

Adjacent Zoning:

SF-1 (Single Family Residential) District

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

Stanley Blythe (Owner)

Bryan Weisgerber, Cross Engineering Consultants, Inc. (Representative/Civil Engineer)

Lay Design/Build (Architect)

Underwood Drafting & Surveying, Inc. (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

3

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Zoning Exhibit

Site Plan

Building Elevations

Landscape Plan

Staff Review Letter



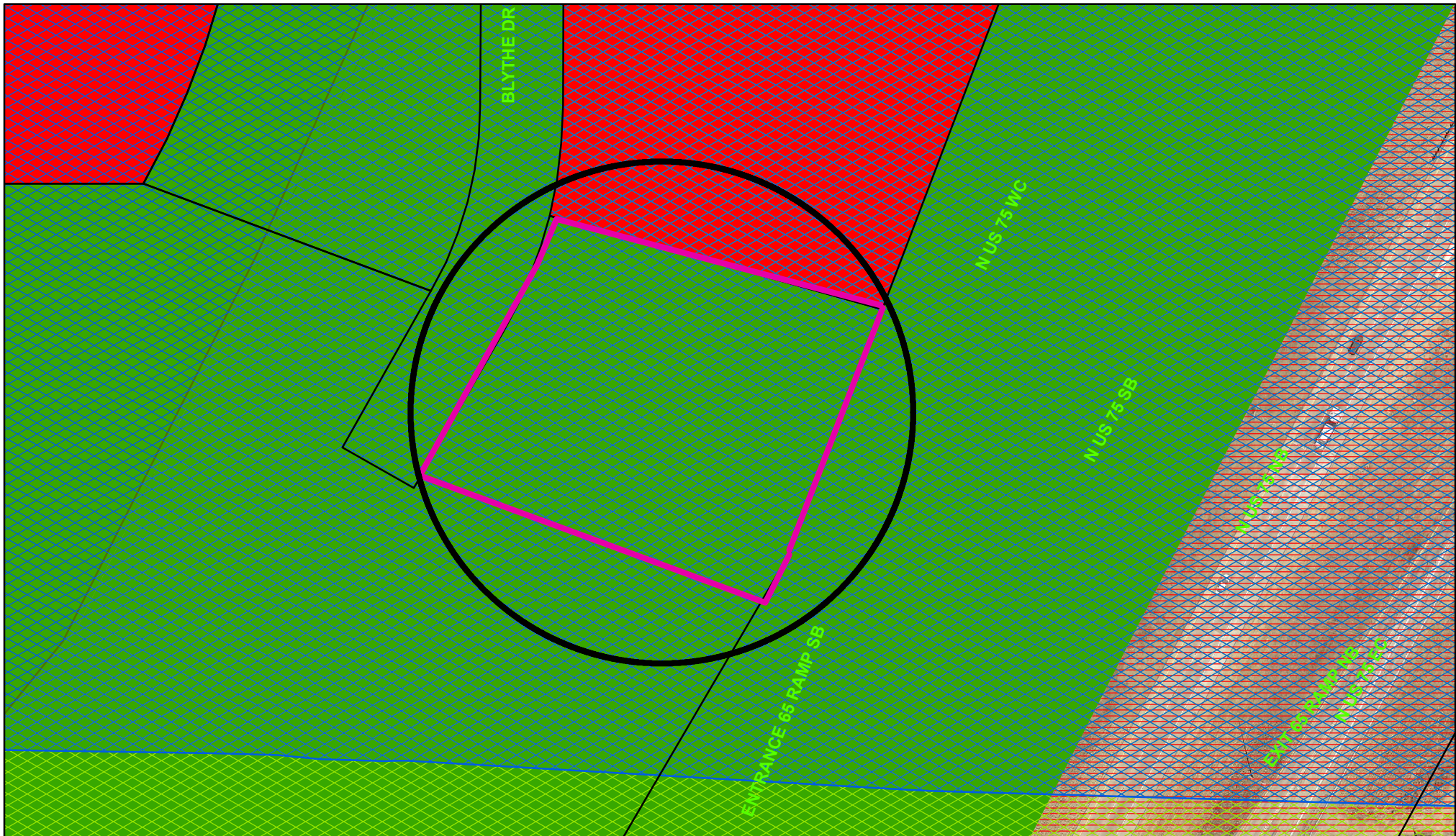
5900 North U.S. Highway 75

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 472 ft



Zoning - 5900 North U.S. Highway 75

Legend

Special Districts Overlay DISTRICT_NAME

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

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- BIP Ballock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District

- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development



City of Sherman, Texas
Developmental Services Department

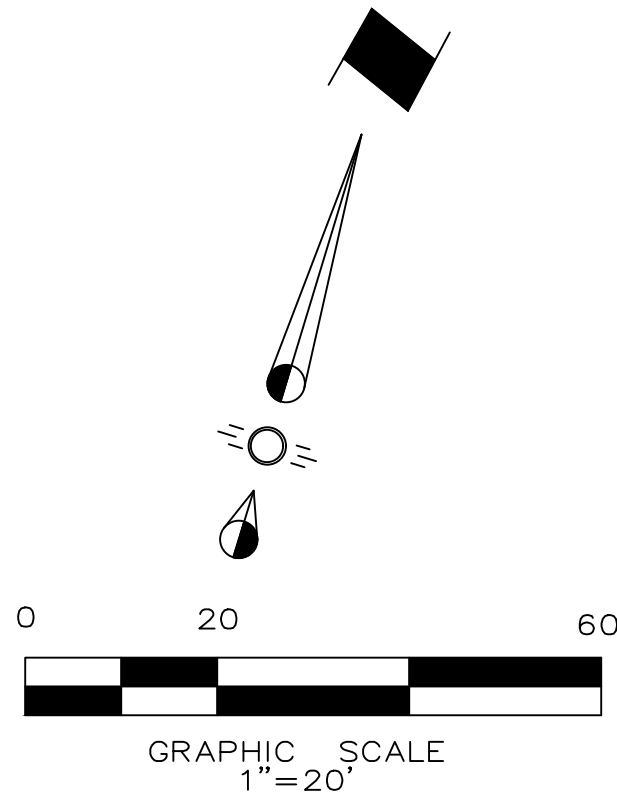
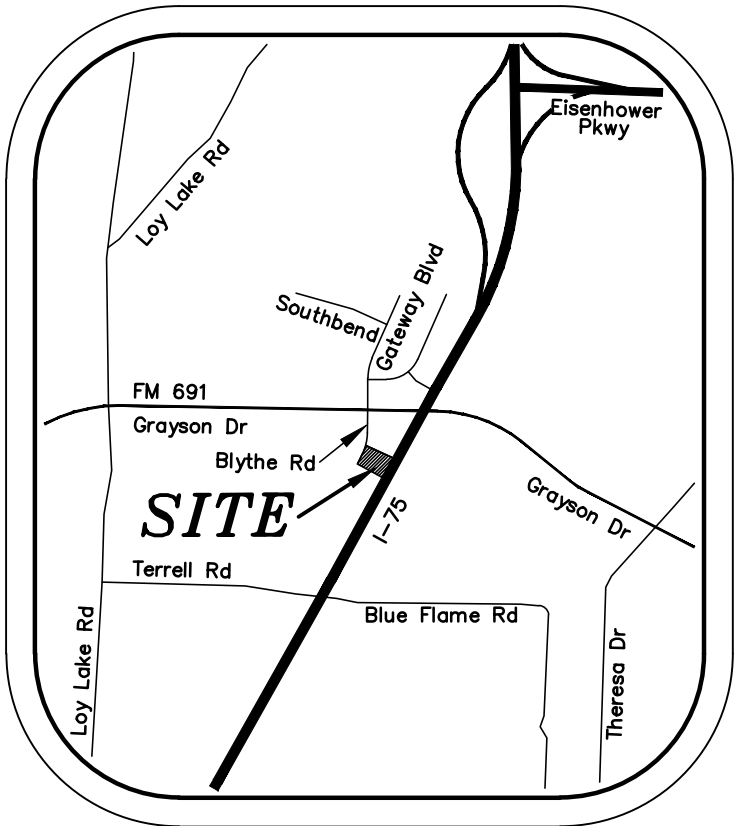
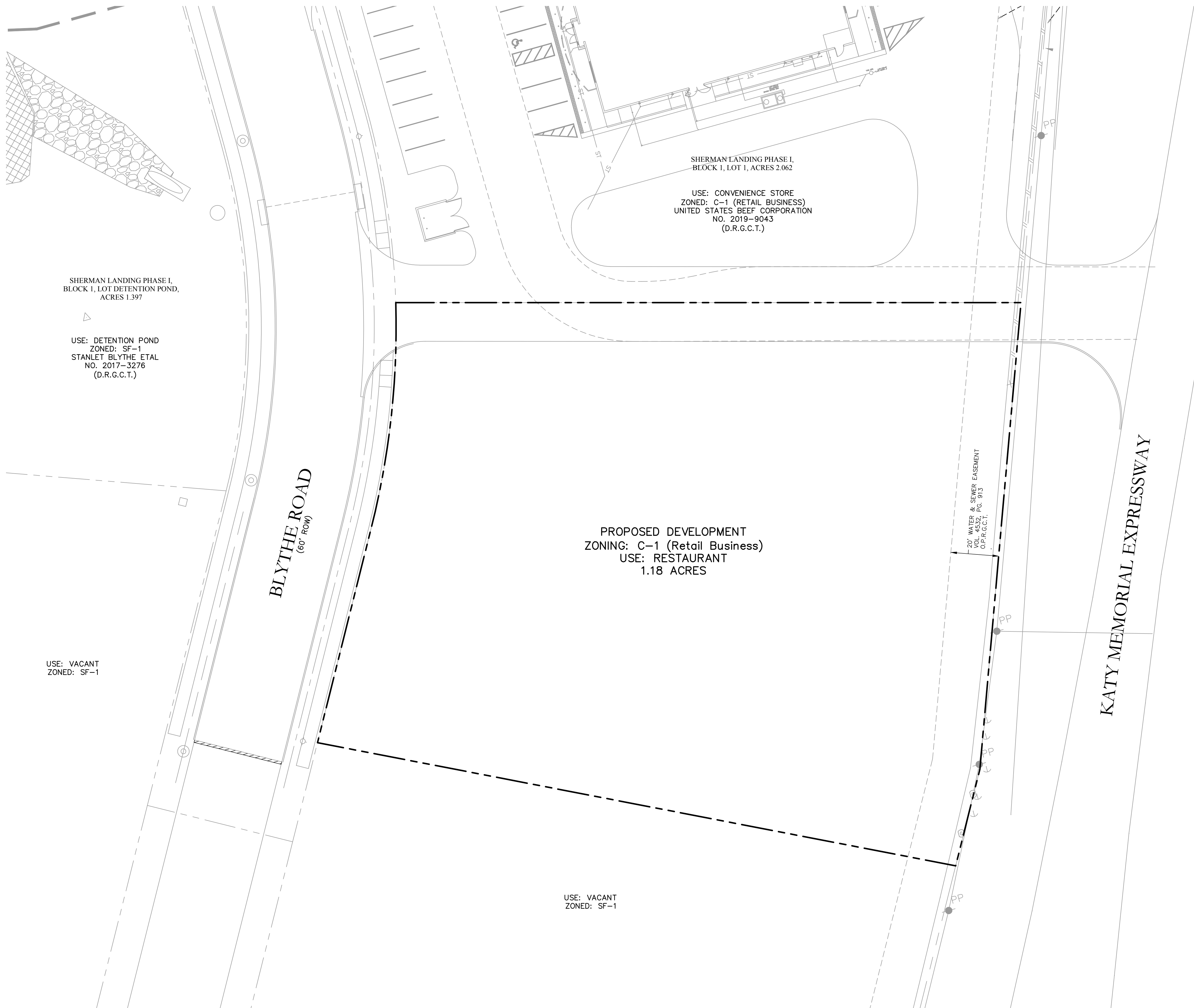


NOT TO SCALE

1 in = 100 ft

5900 North U.S. Highway 75





ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

ARCHITECT:

Lay Design/Build
PO Box 5300
Tyler, Texas 75712
Phone (903) 877-4128
Contact: Scott Lay

SURVEYOR:

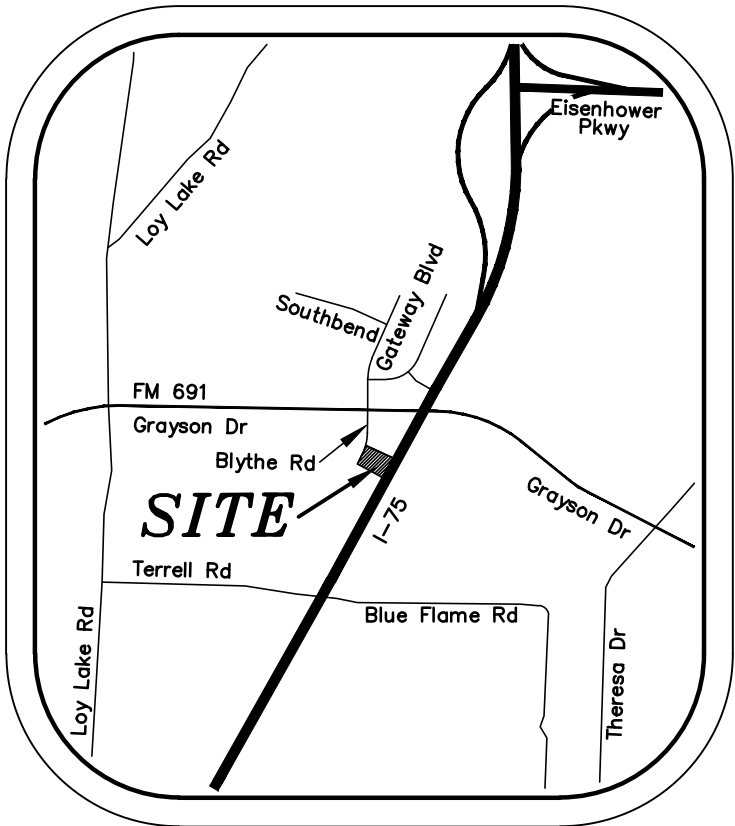
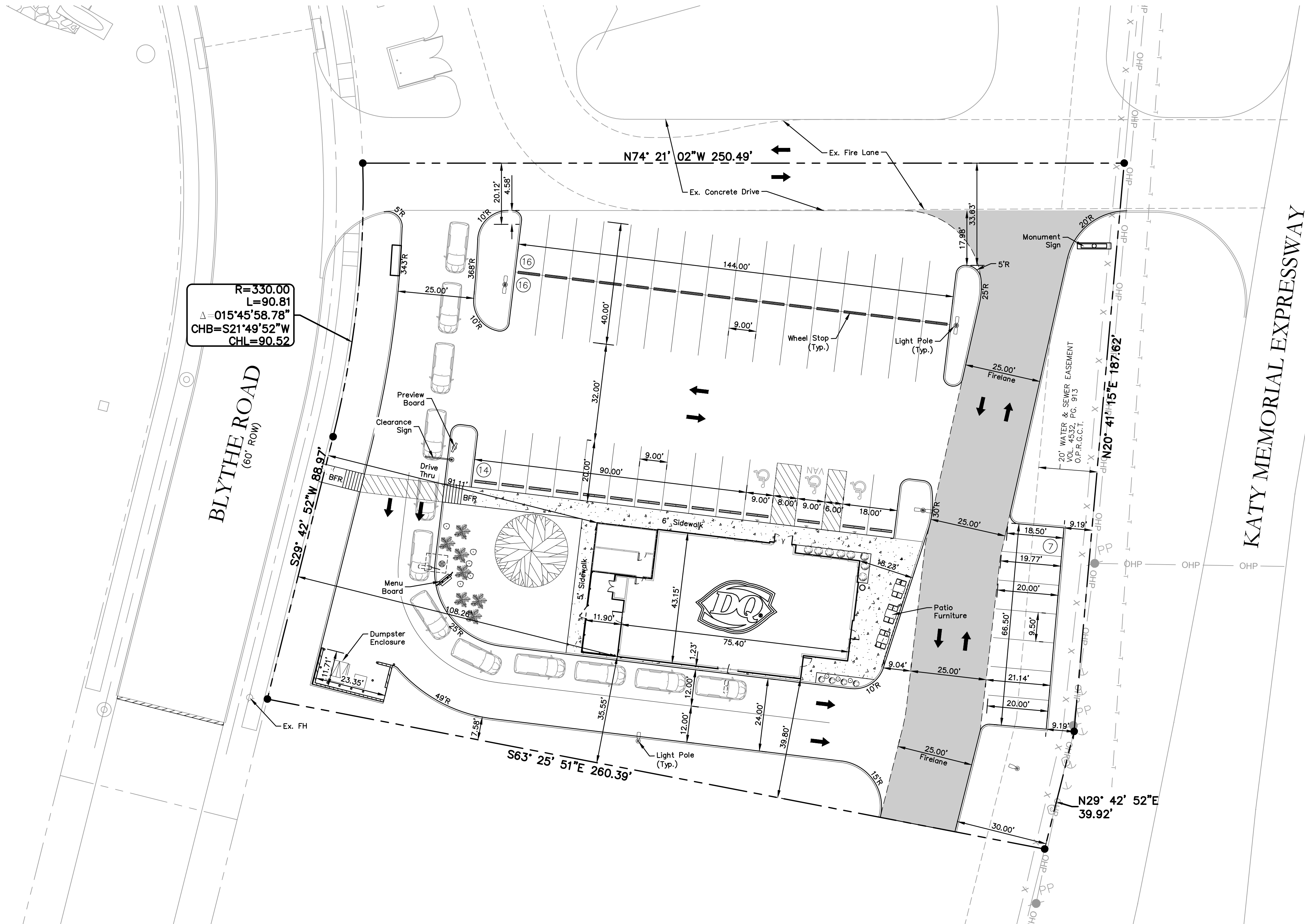
Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, Tx 75021
Phone (903) 465-2151
Contact: Doug Underwood

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

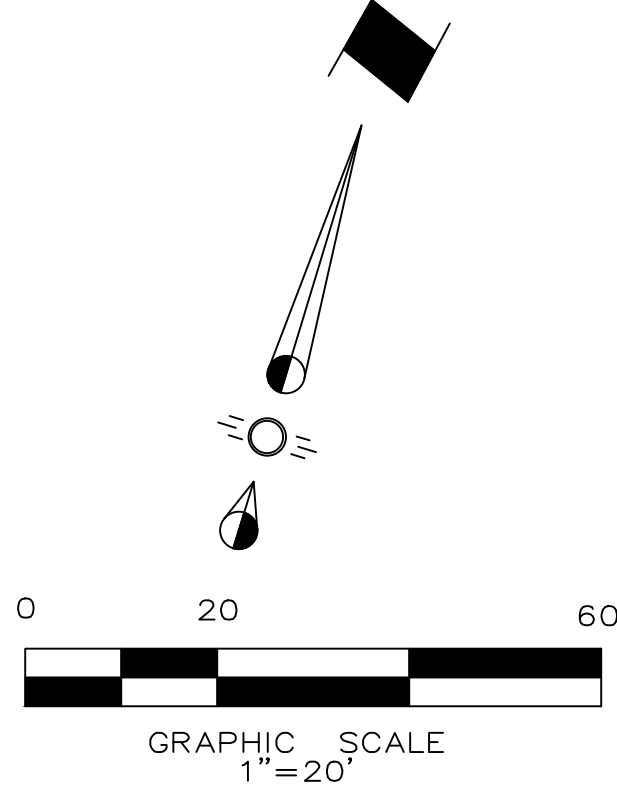
Issue Dates:	Revisions:	Date:	CROSS ENGINEERING CONSULTANTS		
1 01/23/2020	1		1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-5935 Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'		
2	2				
3	3				
4	4				
5	5				
6	6				

The seal that originally appeared on this document was authorized by Bryan J. Weisgerber, Texas No. 126777 on 01/23/2020. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

ZONING EXHIBIT		Sheet No.
DAIRY QUEEN		ZE
SHERMAN LANDING		
City of Sherman, Texas		Project No. 19135



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Address: 6200 North HWY 75
Sherman, Texas 75090
Zoning: C-1 (Retail Business) District
Proposed Use: Restaurant
Lot Area: 1.18 Acres 51,415 sf)
Building Area: 3,321 sf
Lot Coverage: 64.59%
Floor Area Ratio: 0.65 : 1
Building Height: 24'
Impervious Area: 0.96ac or 81.2%
Required Parking: Eating Place (Inside Service) 1:4 Seat (99/4) = 25 Spcs.

Parking Required Total: 25 Parking Spaces

Parking Provided Total: 53 Parking Spaces (3 HC)

Variance:
Monument Sign to be the same height as the existing QT sign and have the ability to add a electronic message center on the pole sign at a height determined at a later date

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Contact: Jon David Cross, P.E.

ARCHITECT:

Lay Design/Build
PO Box 5300
Tyler, Texas 75712
Phone (903) 877-4128
Contact: Scott Lay

SURVEYOR:

3404 Interurban Road
Denison, Tx 75021
Phone (903) 465-2151
Contact: Doug Underwood

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:	CROSS ENGINEERING CONSULTANTS		
1 01/23/2020	1		1720 W. Virginia Street 972.562.4409 McKinney, Texas 75069 Texas P.E. Firm No. F-5935 Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=20'		
2	2				
3	3				
4	4				
5	5				
6	6				

The seal that originally appeared on this document was authorized by Bryan J. Weisgerber, Texas No. 126777 on 01/23/2020. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

SITE PLAN	Project No. 19155
DAIRY QUEEN	
SHERMAN LANDING City of Sherman, Texas	

Sheet No.

SP

Project No.

19155



GRILL & CHILL





GRILL & CHILL

















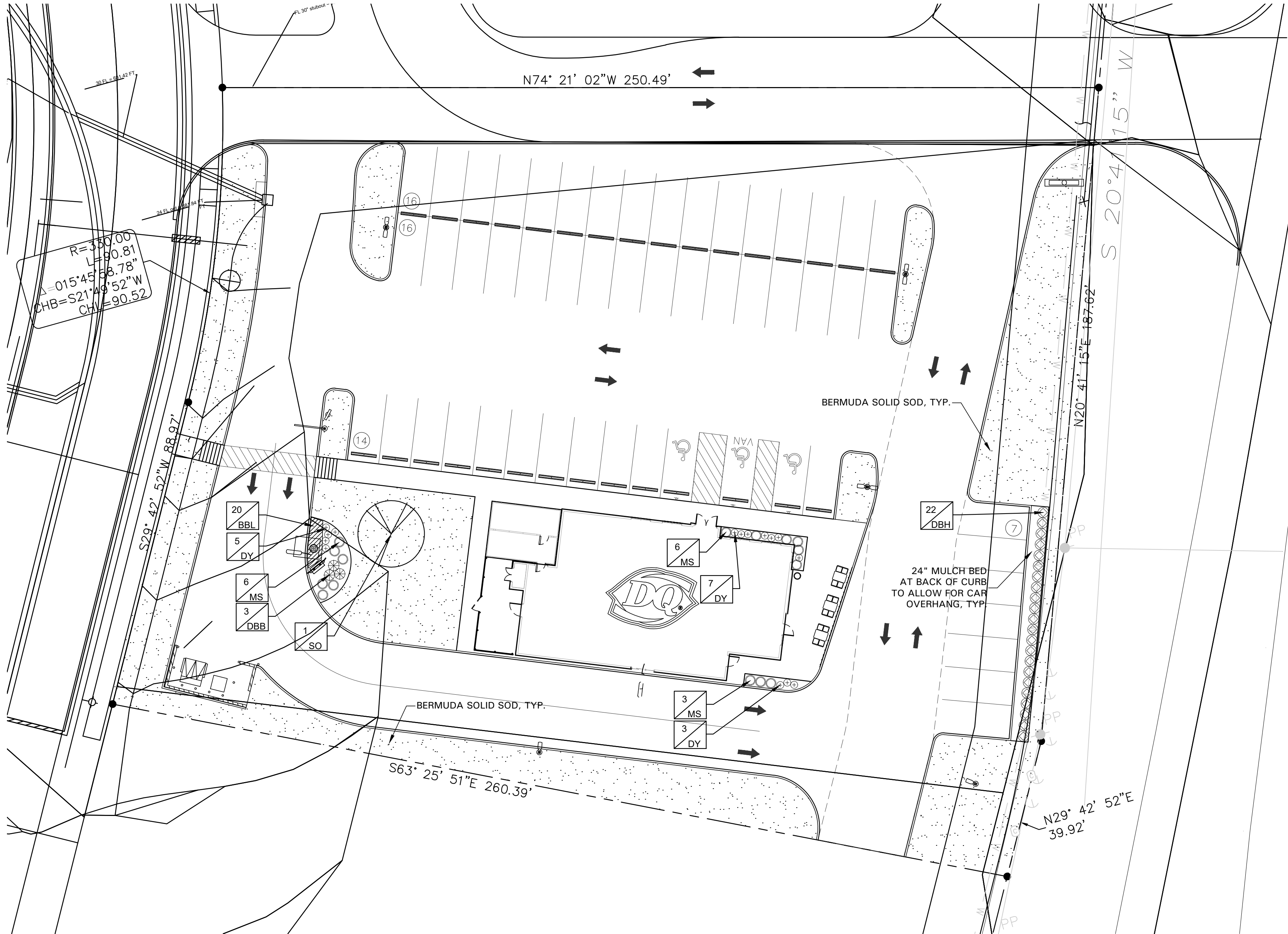






GRILL & CHILL





- 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 CLOUDS, 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 FIBER, 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 SEED 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 HYDROMULCH AREAS SHALL BE OVERSEED 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. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
 7. 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 NEEDED 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. FINE STRAW MULCH IS PROHIBITED.
 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAF 1405 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.

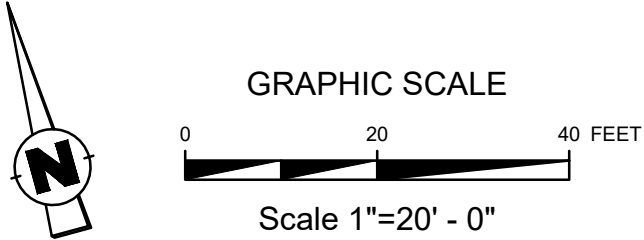
- MAINTENANCE REQUIREMENTS:**
1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 2. MOWING, TRIMMING, EDGING 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.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
1	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 5' spread
SHRUBS					
3	DBB	Dwarf Burning Bush	<i>Euonymus alata</i>	5 gal.	full, 24" spread, 36" o.c.
22	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
15	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
15	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
GROUND COVER/VINES/GRASS					
20	BBL	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

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.



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Revisions

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPPLIES, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE
- B. 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.
- C. 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

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (230-1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE. SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO

COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS.
- M. SHOULD SEEDED AND/OR SODDED AREAS, NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDD AS REQUIRED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION)

WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SH/IT FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION
1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINERS TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- B. DELIVERY
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETEIORATION DURING DELIVERY AND WHILE STORED ON SITE.
2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNER'S REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT

SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

- J. 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.
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, CRINSECT DAMAGE WILL BE REJECTED.
- M. 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.
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- O. 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.
- P. 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.

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLS/GRASS OR NUTGRASS SHALL BE REJECTED.
2. PHYSICAL PROPERTIES AS FOLLOWS:
- a. CLAY - BETWEEN 7-22%
- b. SILT - BETWEEN 15-25%
- c. SAND - LESS THAN 52%
3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COARSE AND FINE TEXTURED MATERIAL.
- C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLY SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
- F. ORGANIC FERTILIZER: FERTILIZED, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURADEGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
- C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2"
- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS SIZES OF DECOMPOSED BATH BASE.
- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
- H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANNING

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 MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
3. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALCICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
- C. GRASS AREAS:
1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSPORT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE GROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SMOOTH OR FILLED.
- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN ITS VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.
- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF "DO NOT WRAP TREES."
- I. DO NOT WRAP TREES.
- J. DO NOT OVER PRUNE.
- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.
- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
- O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY

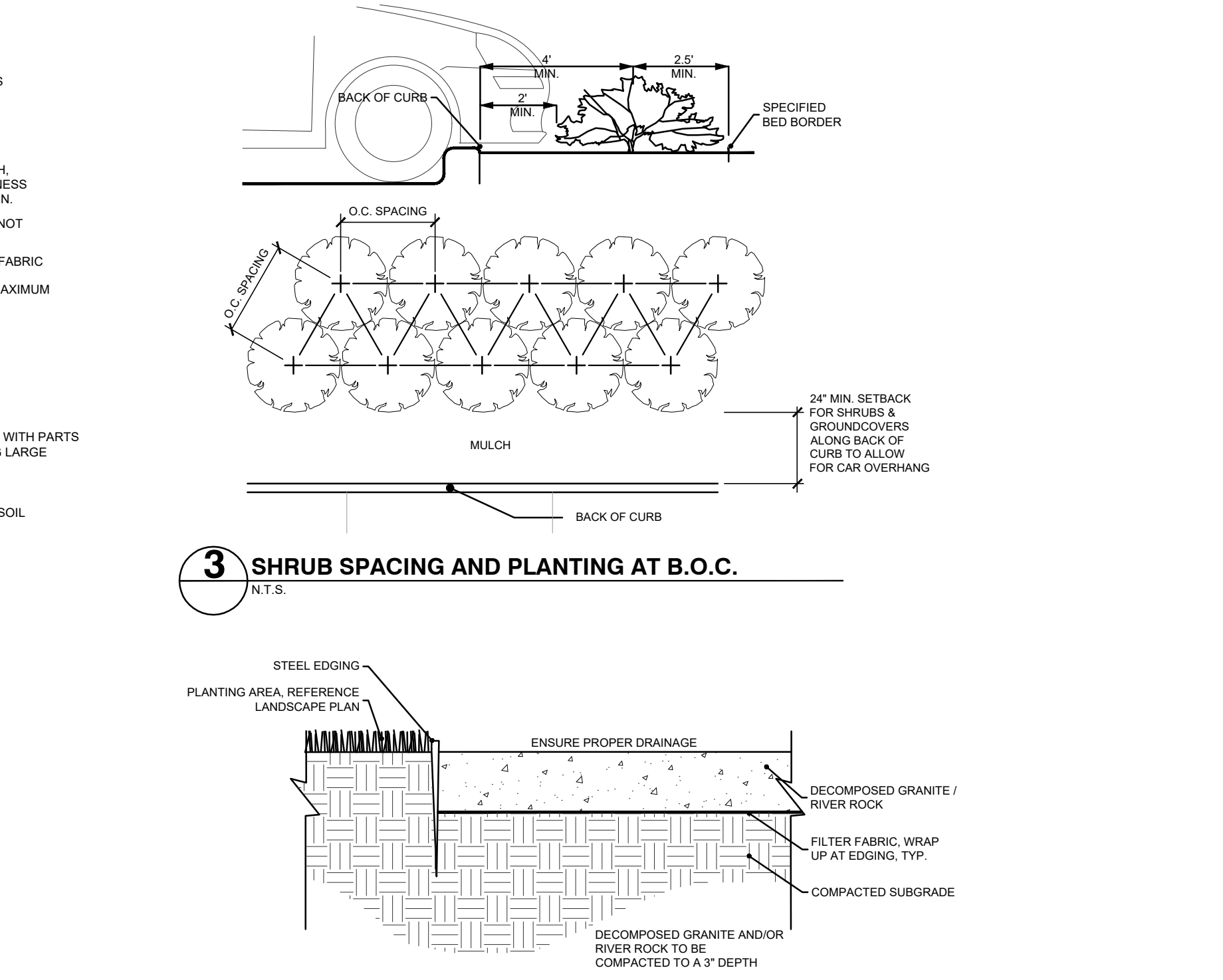
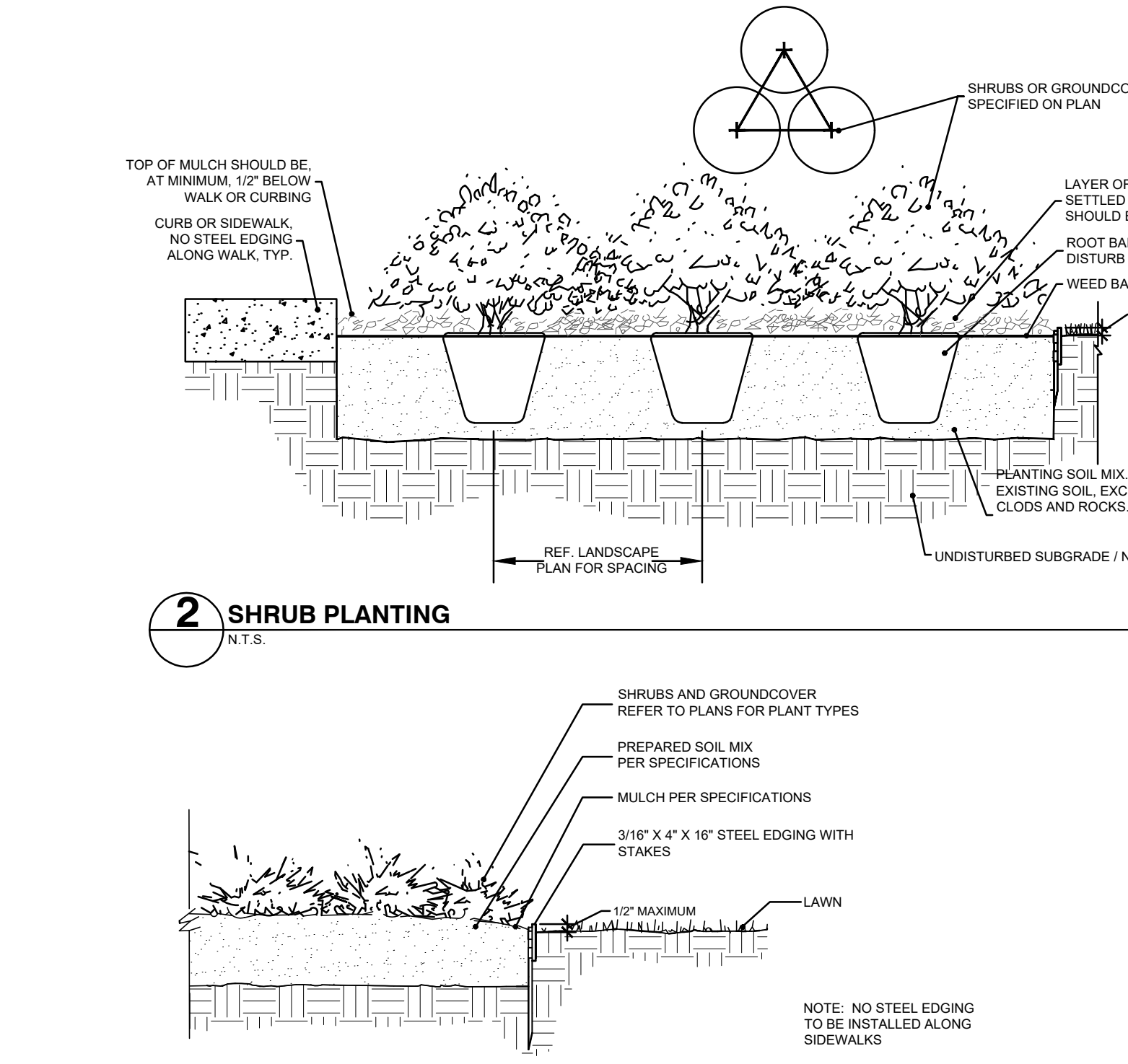
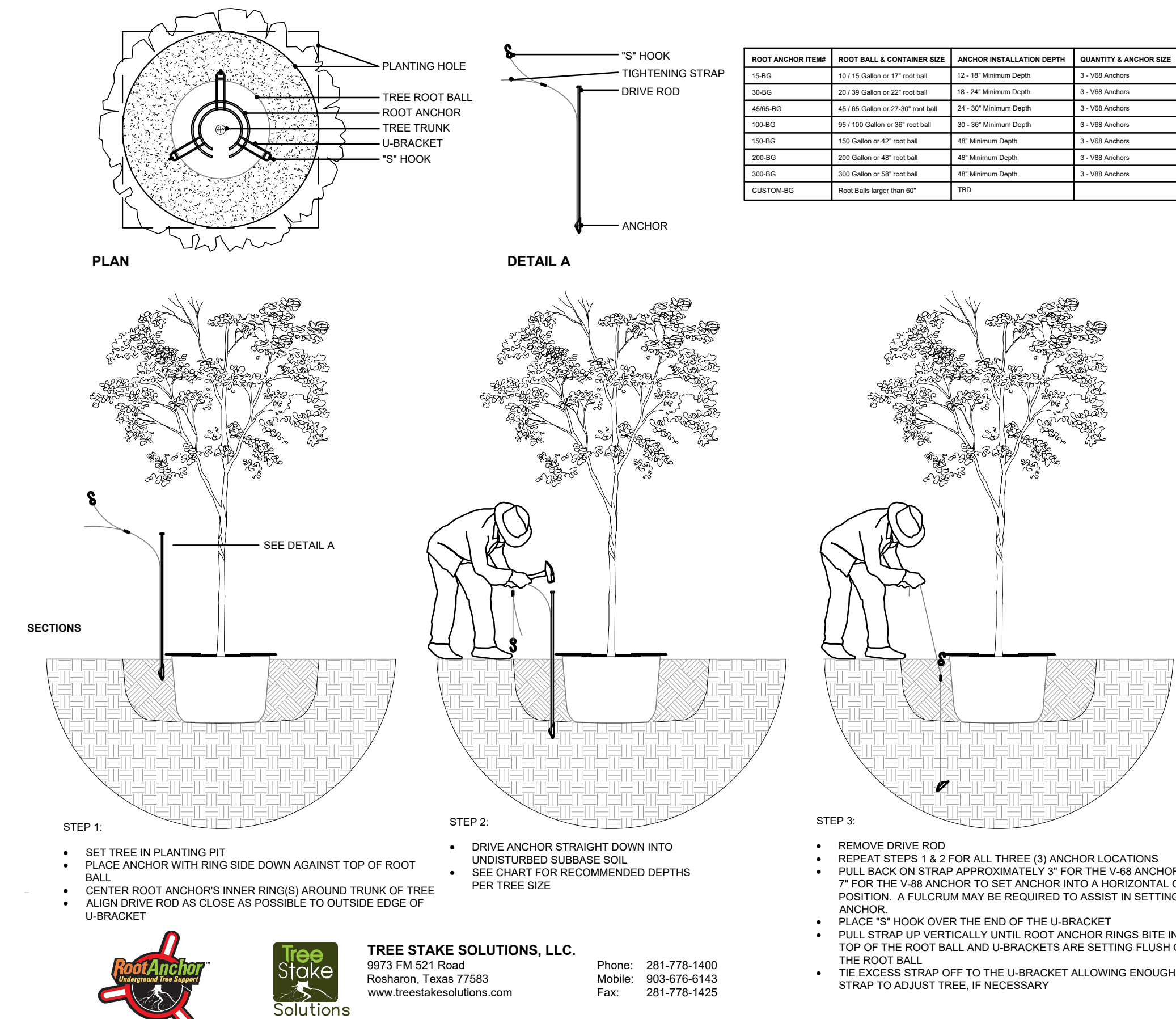
TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
- Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3") FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED DEPTH. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
- S. PRUNING AND MULKING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
- D. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

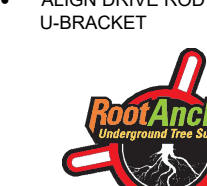
- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSSING THEM AT END OF EACH WORK DAY.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
- C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- D. 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 REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- E. WHENIF 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.
- F. THE LANDSCAPE MAINTENANCE 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 MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE PLANTING

N.T.S.



TREE STAKE SOLUTIONS, LLC.
1913 FM 521 Road
Rosharon, Texas 77583
www.treestakesolutions.com

Phone: 281-778-1400
Mobile: 903-676-6143
Fax: 281-778-1425

4 STEEL EDGING DETAIL

N.T.S.

5 DECOMPOSED GRANITE / RIVER ROCK

N.T.S.

AWR
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5599

DAIRY QUEEN
SHERMAN LANDING
CITY OF SHERMAN, TEXAS

Project Number: 20013



01/28/20

Drawn By: AWR
Checked By: AWR

Issue Date: 01/28/20

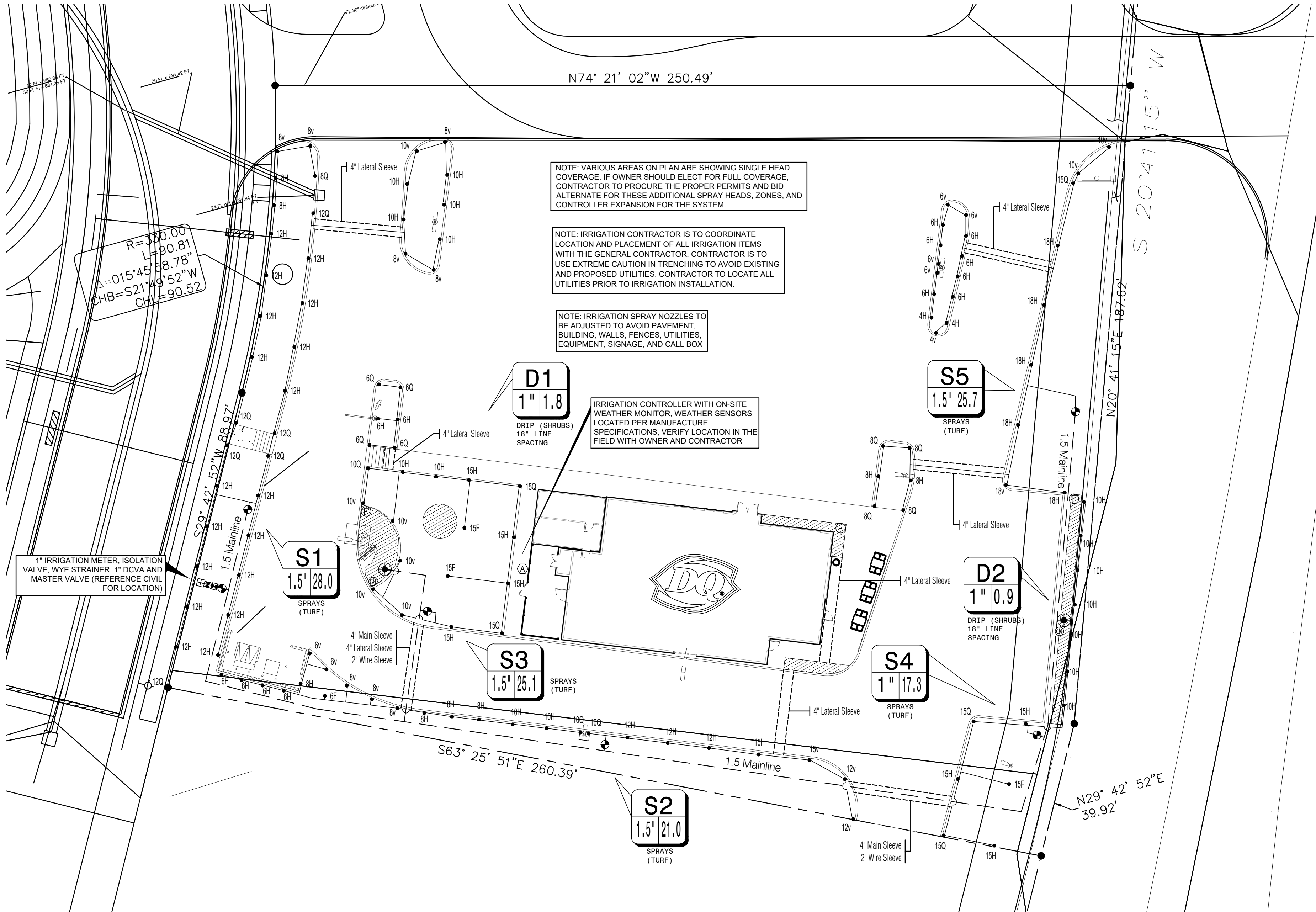
Revisions

Sheet Title:

LANDSCAPE
SPECS AND
DETAILS

Sheet Number:

L1.02



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN AS-BUILT DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPERTY GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINES/SYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.
20. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / P.O BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TCEQ.STATE.TX.US.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PVIOUS AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE RAINBIRD EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY FIVE (65 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. CONTROLLER SHALL BE LOCATED INSIDE BUILDING IF AT ALL POSSIBLE IN ELECTRICAL OR RISER ROOM, WHERE DEEMED APPROPRIATE BY OWNER OR OWNERS REPRESENTATIVE. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACKFLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY RAINBIRD. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE RAIN BIRD GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENTS FOR CONTROLLER, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. RAIN BIRD TECHNICAL SERVICES (800) RAINBIRD. SPECIFICATION HOTLINE 800-458-3005 (U.S. AND CANADA). WWW.RAINBIRD.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE RAINBIRD 1804 PRS SPRAY BODIES WITH HEVAN NOZZLES. AREAS WHERE 4" AND 6" THROWS ARE USED, THE VAN NOZZLES SHALL BE USED. WHERE PLANS NOTE A 5" THROW, 5 MPR SPRAY NOZZLES SHALL BE USED.
10. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND 1.5" RAINBIRD PEB AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
11. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
12. QUICK COUPLING VALVES SHALL BE RAINBIRD INSTALLED PER MANUFACTURERS SPECIFICATIONS. SWING JOINTS SHALL BE CONSTRUCTED USING 3/2" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
13. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE RAINBIRD ESP -LXMEF, 8 STATION- WITH RAIN AND FREEZE SENSORS.
14. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE RAINBIRD XCZ-100-PRB-COM AS INDICATED. DRIP TUBING SHALL BE RAINBIRD XFS-06-18.
15. DRIP TUBING/LINES SHALL BE INSTALLED 4-6" BELOW GRADE IN ALL AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
16. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
17. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL VALVE CONTROL WIRE UNDER PAVEMENT SHALL BE IN A SEPARATE CONDUIT. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

NOTE TO CONTRACTOR:
ENTIRE SYSTEM SHALL BE INSTALLED PER TCEQ STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.

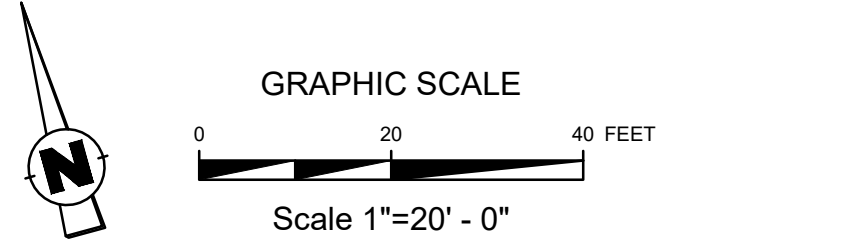
COVERAGE:
VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT TO COVER TO THE CURB LINE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.

NOTE:
THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

REFERENCE:
REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.

IRRIGATION LEGEND			
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
8H	HE-VAN / VAN SPRAY NOZZLES	RAINBIRD	1804 PRS, 4, 6, 8, 10, 12, 15, 18 SERIES
R8	NOT USED		
28R	NOT USED		
◇	NOT USED		
⊙	REMOTE CONTROL VALVE	RAINBIRD	PEB/PESB WITH PRS-DIAL
⊠	1" DOUBLE CHECK ASSEMBLY	FEBCO	850 SERIES
⊕	NOT USED		
▨	XFS SUB-SURFACE DRIPLINE	RAINBIRD	XFS-06-18
⊖	LINE FLUSHING VALVE	RAINBIRD	TLSOV OR TLFIS8
⊗	PRESSURE OPERATOR INDICATOR	RAINBIRD	NO. 3200-002800
⊕	DRIP CONTROL VALVE	RAINBIRD	XCZ-100-PRB-COM

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
⊙	1" IRRIGATION METER
⊠	RAINBIRD ESP -LXMEF WITH RAIN/FREEZE SENSORS
⊠	ISOLATION VALVE
—	LATERAL PIPING REFER TO PLAN CLASS 200 PVC
—	MAINLINE PIPING REFER TO PLAN SCH. 40 PVC, SIZED AS SHOWN (INSTALL THRUST BLOCKS AS REQUIRED)
=====	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE
—	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC
VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)	
VALVE SIZE	
GPM	



SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.
- 1.2 RELATED WORK
- A. SECTION 32 8424 - IRRIGATION SYSTEM.

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

PART 2 - MATERIALS

2.1 GENERAL

- A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.
- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.
- C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

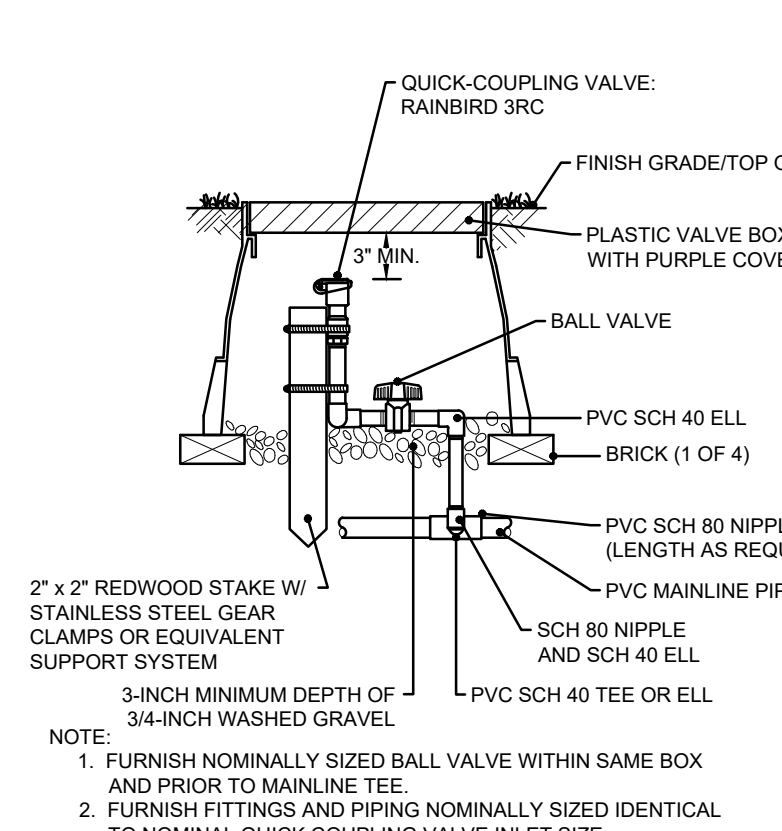
PART 1 - GENERAL

1.1 DESCRIPTION

- A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:
- a. TRENCHING
- b. BACKFILL
- c. AUTOMATIC CONTROLLED SYSTEM
- d. AS BUILT DRAWINGS
- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

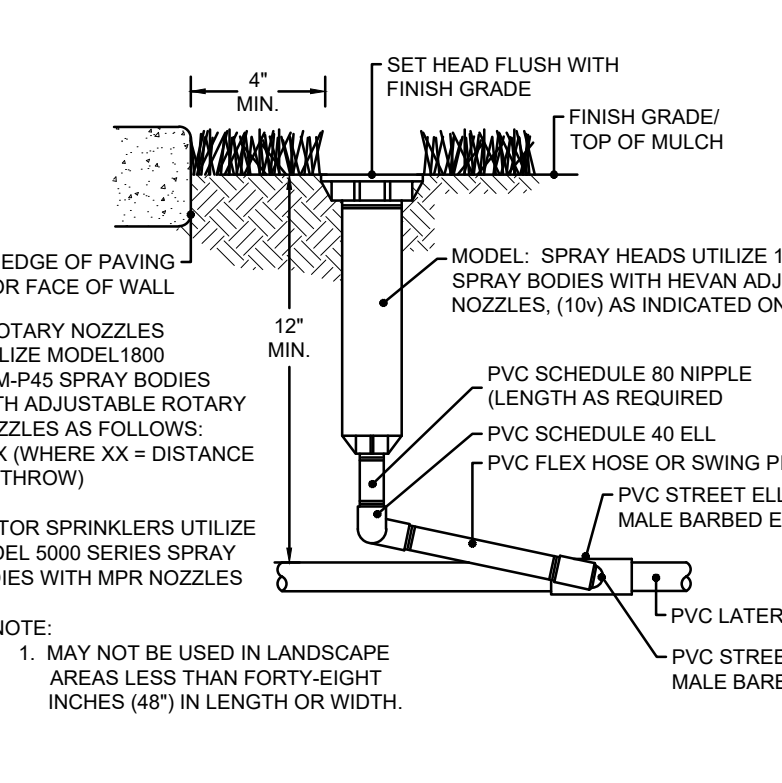
1.2 RELATED WORK

- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.



- NOTE:
1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN SAME BOX AND PRIOR TO MAINLINE TEE.
 2. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

2 QUICK COUPLING VALVE
N.T.S.



- NOTE:
1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.

8 TURF POP-UP SPRAY HEAD
N.T.S.

E. SECTION 32 9300 - LANDSCAPE

F. SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS

1.3 REFERENCE STANDARDS

- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.

1.4 QUALITY ASSURANCE AND REQUIREMENTS

- A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.
- B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.

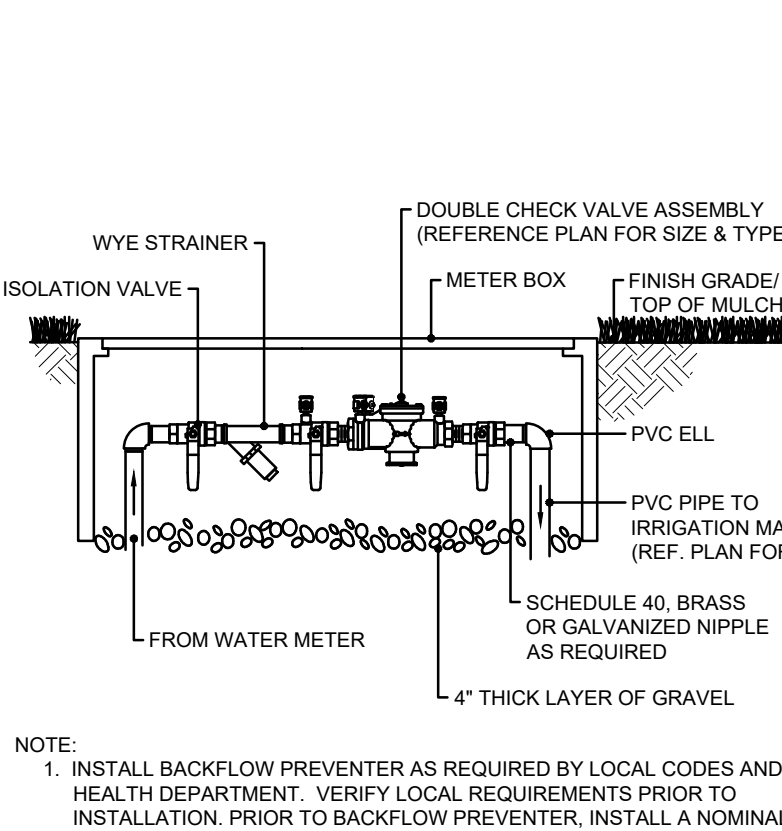
1.5 SCHEDULE OF MATERIALS

A. MATERIALS LIST:

- a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.
- e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.

1.6 RECORD AND AS BUILT DRAWINGS/SUBMITTALS

- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.
- B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.
- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:
- a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER
- c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES



- NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. PRIOR TO BACKFLOW PREVENTER, INSTALL A NOMINALLY SIZED ISOLATION VALVE.

3 DOUBLE CHECK ASSEMBLY
N.T.S.

- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- g. OTHER RELATED EQUIPMENT

- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

- E. EQUIPMENT TO BE FURNISHED:

- a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:

- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.

- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER

- h. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.

- F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION.

1.5 MAINTENANCE AND GUARANTEE

- A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

1.6 TESTING

- A. PERFORMANCE TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.

- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.

1.7 COORDINATION

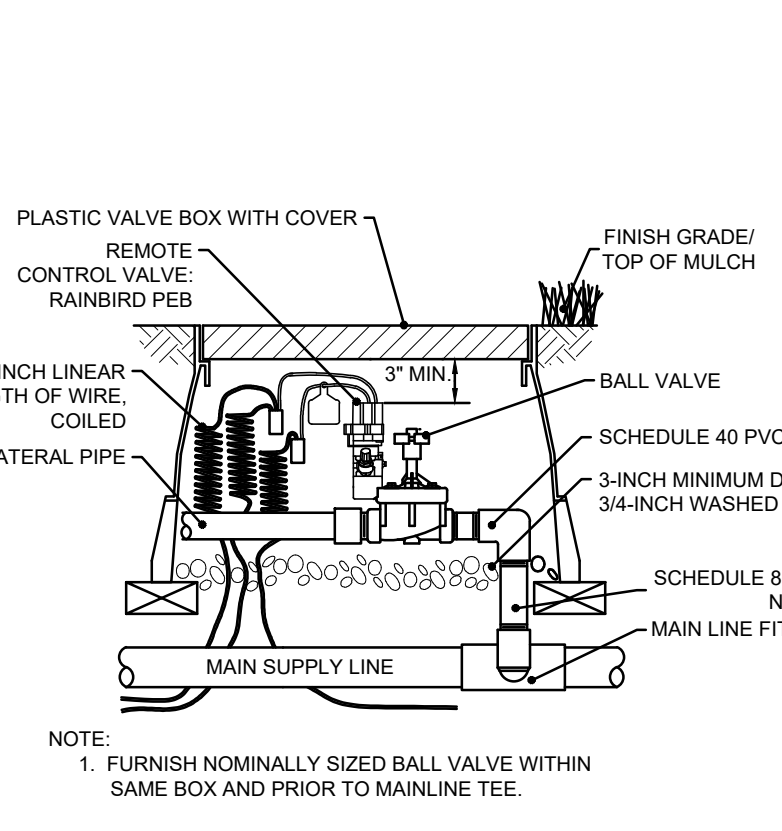
- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.
- D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- B. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- C. PVC PIPE: CLASS 200 SPR 21
- D. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- E. 24V WIRE - SIZE 14, TYPE UF
- F. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- G. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION



- NOTE:
1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN SAME BOX AND PRIOR TO MAINLINE TEE.

4 PEB REMOTE CONTROL VALVE IN BOX
N.T.S.

3.1 INSPECTION:

A. SITE CONDITIONS:

- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.

- b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLIGENCE.

- c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

3.2 PREPARATION

A. PHYSICAL LAYOUT:

- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.

- b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.

- c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

B. WATER SUPPLY:

- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.

- b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

3.3 INSTALLATION

A. TRENCHING

- a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.

- b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.

- c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.

- d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.

- e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.

- f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.

B. BACKFILL

- a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTHY, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.

- b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER

3.4 CONSTRUCTION

A. TRENCHING

- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM

3.5 FINISH GRADE

A. FINISH GRADE

- a. FINISH GRADE SHALL BE ESTABLISHED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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- bg. FINISH GRADE SHALL BE ESTABLISHED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

C. TRENCHING AND BACKFILL UNDER PAVING:

- a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING, LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

D. ASSEMBLIES

- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.

- b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.

- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.

- d. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.

- e. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXTENSION COILS OR TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.

- f. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.

H. REMOTE CONTROL VALVES:

- a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.

- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.

- c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.

I. FLUSHING OF SYSTEM:

- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.

J. SPRINKLER HEADS:

- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.

- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM

3.6 FINISH GRADE

A. FINISH GRADE

- a. FINISH GRADE SHALL BE ESTABLISHED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- b. FINISH GRADE SHALL BE ESTABLISHED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

- c. FINISH GRADE SHALL BE ESTABLISHED BY

STAFF REVIEW LETTER

February 11, 2020

Stanley Blythe
1105 Emerald Ct.
Colleyville, TX 76034

Lay Design/Build
PO Box 5300
Tyler, TX 75712

Cross Engineering Consultants
Bryan Weisgerber
1720 W. Virginia
McKinney, TX 75069

Underwood Drafting & Surveying, Inc.
3404 Interurban Rd.
Denison, TX 75021

Dear Applicants,

The request for site plan approval for a Dairy Queen Restaurant with outdoor dining for the property located at 5900 North U.S. Highway 75 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. A minimum 6' screening device shall be provided abutting residentially zoned property.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. Parking ratio required for a restaurant - 1 space for every four seats.
8. The drive thru shall provide stacking for eight cars (9'x20').
9. The trash dumpster will need to be located inside the main building area and screened.
10. All lighting shall not produce intensive or excessive light or glare on adjacent property or traffic.
11. One freestanding sign is allowed per development lot.
12. The monument sign will need to meet the setback requirements of the O-1 (75 & 82) Overlay District or a variance will need to be approved.
13. Any signs or structures built inside any utility or drainage easements will require an encroachment easement approved by the City Council.
14. Shall comply with all EPA, City, Federal and State regulations for this use.
15. Review the zoning and development ordinance for additional requirements.
16. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

17. Drive approaches must conform to City of Sherman and TxDOT standards and a permit is required from the City of Sherman Engineering Department.
18. The location of trash receptors must be approved by the Public Works Department.
19. Verify fire lane requirements with Fire Marshall.
20. Regional detention available for this site.
21. Engineering plans in accordance to City standard shall be submitted to and approved by City of Sherman Engineering Department.
22. Variance and Encroachment Easement Agreement required for Monument Sign within 20' Water and Sewer Easement.

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

22.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 600 BLOCK BROWN ROAD & 100 BLOCK BARBARA LANE**

The request of William & Judy Smith (Owners) and Cox Land Surveying Company (Surveyor) concerning the property located in the 600 block of Brown Road and the 100 block of Barbara Lane, being 2.109 acres in the John McClenihan Survey, Abstract No. 789, as follows;

Planning and Zoning Commission

Final Plat approval of Pecan Acres in the City of Sherman's Extra Territorial Jurisdiction (ETJ).

Background:

The property is located in the 600 block of Brown Road and the 100 block of Barbara Lane in northeast Sherman in the City of Sherman extra territorial jurisdiction. The owner would like to plat the property into one lot for residential development.

Adjacent Zoning:

Outside City

Origination:

William & Judy Smith (Owners)

Cox Land Surveying Company (Surveyor)

Master Plan Designation:

Not included in the Master Plan

Number of notices mailed:

Not required.

Objections Received:

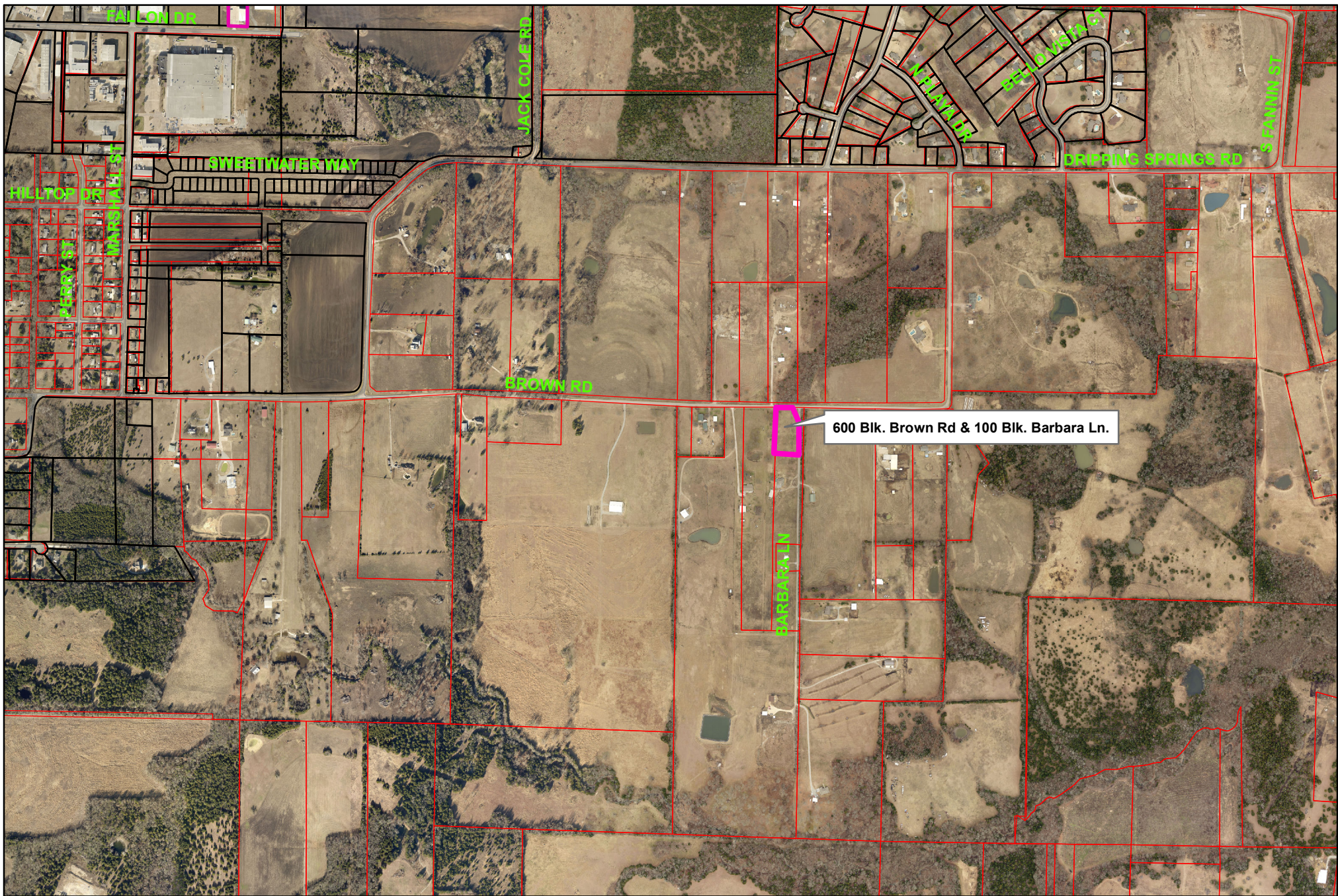
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Attachments

Location Map

Pecan Acres

Staff Review Letter



City of Sherman, Texas
Developmental Services Department

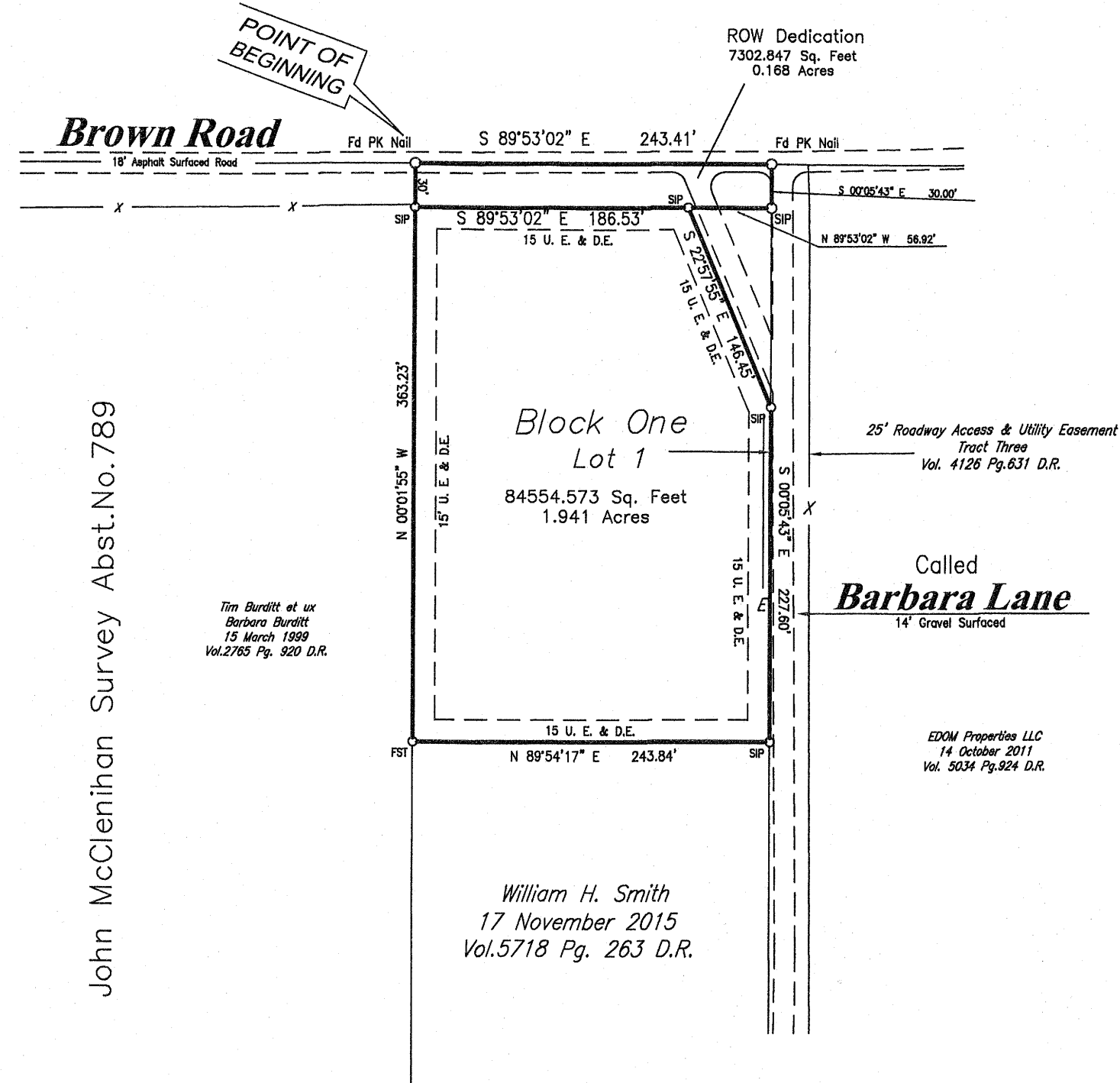
600 Blk. Brown Rd. & 100 Blk. Barbara Ln.



NOT TO SCALE

1 in = 1,000 ft

FINAL PLAT of the
Pecan Acres
County of Grayson State of Texas

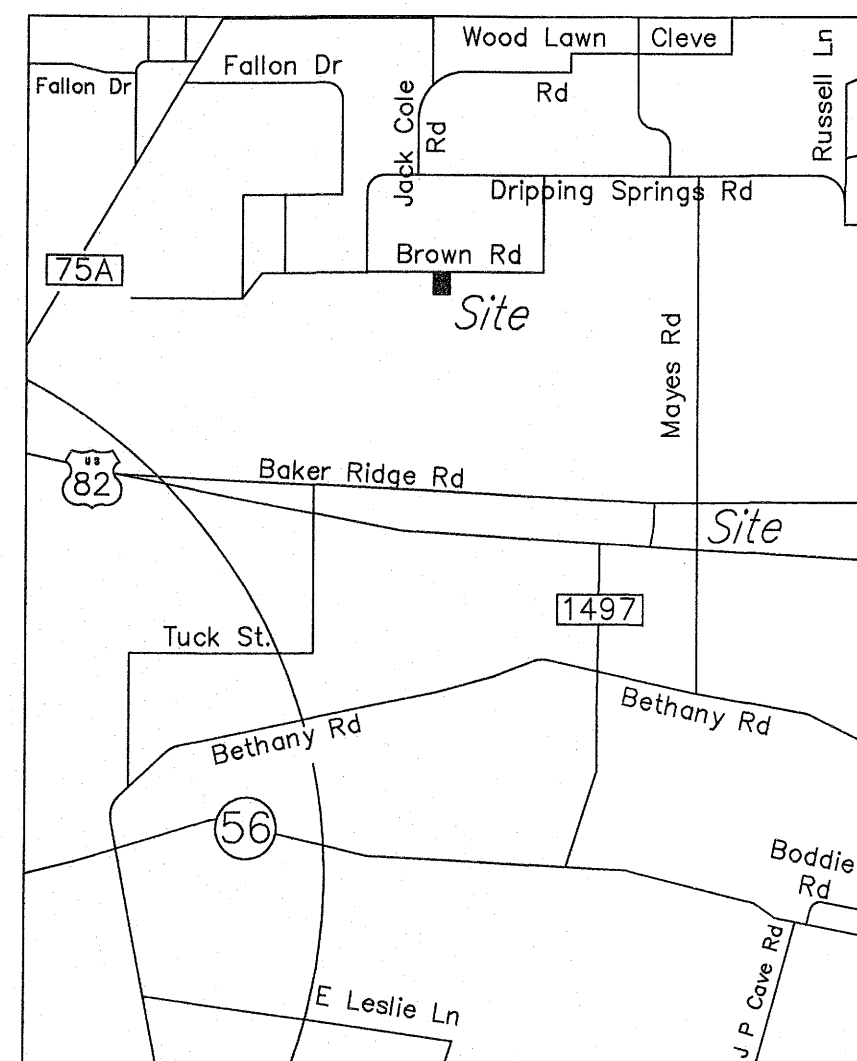


John McClenihan Survey Abst.No.789

The Burdett et al
Barbara Burdett
15 March 1989
Vol.278 Pg. 300 D.R.

William H. Smith
17 November 2015
Vol.5718 Pg. 263 D.R.

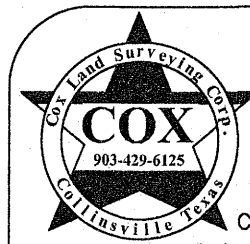
EDM Properties, LLC
14 October 2011
Vol. 5034 Pg. 824 D.R.



Location Map

SCALE: 1"= 100'

Owner
William H. Smith and
Judy Smith
17 November 2015
Vol.5718 Pg. 263 D.R.
111 Barbara Lane
Sherman, Texas 75090



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

FINAL PLAT of the
Pecan Acres
Lot 1 Block One, 2.109 Acres
John McClenihan Survey Abst.No.789
County of Grayson
State of Texas

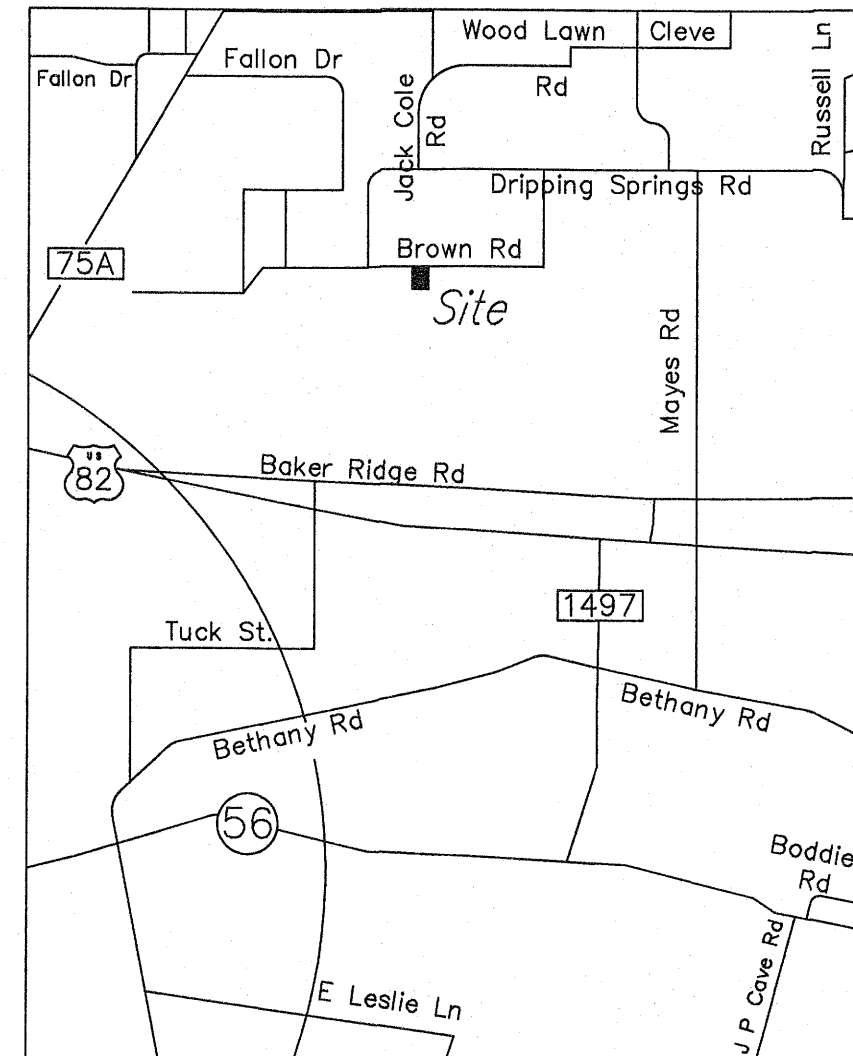
Sheet One

Drawn by: MJC
Check by: DKC

Job No.
19-12827-F
Firm # 10005500

Date: 08 January 2020

Owner
William H. Smith and
Judy Smith
17 November 2015
Vol.5718 Pg. 263 D.R.
111 Barbara Lane
Sherman, Texas 75090



Location Map

Acceptance

Approved this _____ day of _____, 2020, By the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

Certificate of Acceptance of Dedication

Accepted by the City Council of the City of Sherman.

Mayor, City of Sherman, Texas

Date

Certificate of Acceptance of Dedication

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Final Plat of the Pecan Acres, an addition to the City of Sherman, Texas was submitted to the City Council on the _____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of the street, 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 _____, 2020

Clerk, City of Sherman, Texas

FINAL PLAT of the
Pecan Acres
County of Grayson State of Texas

** OWNERS DEDICATION **

State of Texas
County of Grayson

Whereas I, William H. Smith and Judy Smith, are the owners of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract Number 789, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to William H. Smith and Judy Smith, filed 17 November 2015, and Recorded in Volume 5718 Page 263 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a Set PK Nail, said nail being the northwest corner of said Smith tract, and the northeast corner of a tract as described in deed to Tim Burdett et ux, Barbara Burditt, filed 15 March 1999, and Recorded in Volume 2765 Page 920 of said Deed Records, said nail also being in Brown Road;

Thence: South 89 degrees 53 minutes 02 seconds East, with the north line of said Smith tract, and in said Brown Road, a distance of 243.41 feet to a set PK Nail for the northeast corner of said Smith tract, and being at the intersection of said Brown Road, and a called Barbara Lane;

Thence: South 00 degrees 05 minutes 43 seconds East, with the east line of said Smith tract, a distance of 30.00 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: North 89 degrees 53 minutes 02 seconds West, a distance of 56.92 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 22 degrees 57 minutes 55 seconds East, a distance of 146.45 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract;

Thence: South 00 degrees 05 minutes 43 seconds East, with the east line of said Smith tract, a distance of 227.60 feet to a set 1/2 inch Steel Square Tubing for the southeast corner of this tract;

Thence: North 89 degrees 54 minutes 17 seconds West, a distance of 243.84 feet to a set 1/2 inch Steel Square Tubing for the southwest corner of this tract, and being on the west line of said Smith tract;

Thence: North 00 degrees 01 minutes 55 seconds West, with the west line of said Smith tract, a distance of 363.23 feet to the POINT OF BEGINNING and containing 2.109 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

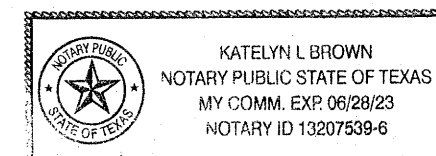
That William H. Smith and Judy Smith, does hereby adopt this plat designating the herein described property as Lot 1, Block One, of the Pecan Acres to the City of Sherman, County of Grayson, State of Texas, and does hereby dedicate to the public use forever the easements for the same purpose and consideration expressed hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction maintenance or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

William H. Smith Judy Smith
William H. Smith Judy Smith

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared William H. Smith, 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 and in the capacity stated.

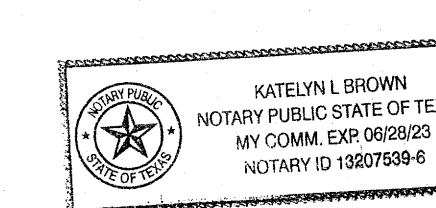
Given under my hand and seal of the office this the 18 day of January 2020,



STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Judy Smith, 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 and in the capacity stated.

Given under my hand and seal of the office this the 18 day of January 2020,



*** SURVEYORS CERTIFICATION ***

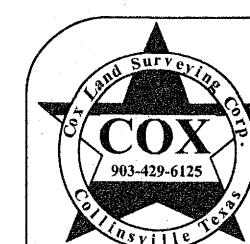
KNOW ALL MEN BY THESE PRESENTS:

That I, Don K. Cox, Texas Registered Professional Land Surveyor, do hereby state that this plat is based upon an on the ground survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; that the plat conforms to the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

08 January 2020



Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577



COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

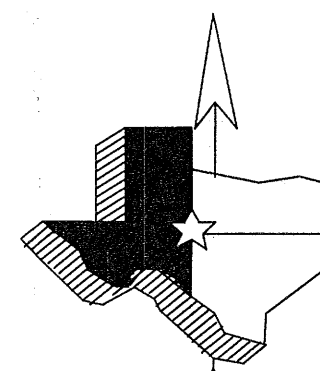
FINAL PLAT of the
Pecan Acres
Lot 1 Block One, 2.109 Acres
John McClenihan Survey Abst.No.789
County of Grayson
State of Texas

Sheet Two

Drawn by: MJC
Check by: DKC

Job No.
19-12827-F
Firm # 10005500

Date: 08 January 2020



SCALE: 1"= 100'

LEGEND

SSR = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq. Tubing
FST = Fd 1/2" Sq. Tubing
FSR = Fd 3/4" Rod
ROW = Right-of-Way
F = Fence Line
C = Deed Call
L = Electric Line
T = Telephone Line
C = TV Cable
G = Gas Meter
P = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Underground phone
WFPC = Wood Fence Corner Post
PFPC = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

LEGEND

SSR = Set 3/4" Rod
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PFPC = Pipe Fence Corner Post
UE = Utility Easement
BC = Back of Curb

Copyright: 2019, Cox Land Surveying Co.



STAFF REVIEW LETTER

February 11, 2020

William H. Smith
Judy Smith
111 Barbara Lane
Sherman, TX 75090

Cox Land Surveying
P.O. Box 597
Collinsville, TX 76233

Dear Applicants,

The request for approval of the Final Plat for Pecan Acres has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 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. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Plat name must be changed as there is already a plat named Pecan Acres Addition filed in Grayson County.
6. Typo in ownership blurb of metes and bounds.
7. Metes and bounds must match drawing.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative 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
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal

Scott Shadden, Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager



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

23.

Meeting Date: 02/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

315 NORTH CARR AVENUE

The request of Jason Ogletree (Owner) and Arthur Land Surveying (Surveyor) concerning the property located at 315 North Carr Avenue, being Lot 7, Block 3, Christian College Addition, as follows;

Board of Adjustments

Exception, variance and site plan approval under Ordinance No. 2280, Section 5 and Section 6.2, Subsection (1) to allow a 324 square foot addition to an existing nonconforming structure located 3.5' from the side property line in lieu of the required 6' and 24' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District.

Background:

The property is located at 315 North Carr Avenue between Mulberry and Pecan Streets. The property is zoned an R-1 (One Family Residential) District. The owner would like to construct a 324 square foot bedroom addition to the existing house. The house is considered to be an existing nonconforming structure because it is located 3.5' from the side property line and 24' from the front property line.

Adjacent Zoning:

R-1 (One Family Residential) District

Origination:

Jason Ogletree (Owner)

Arthur Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

16

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

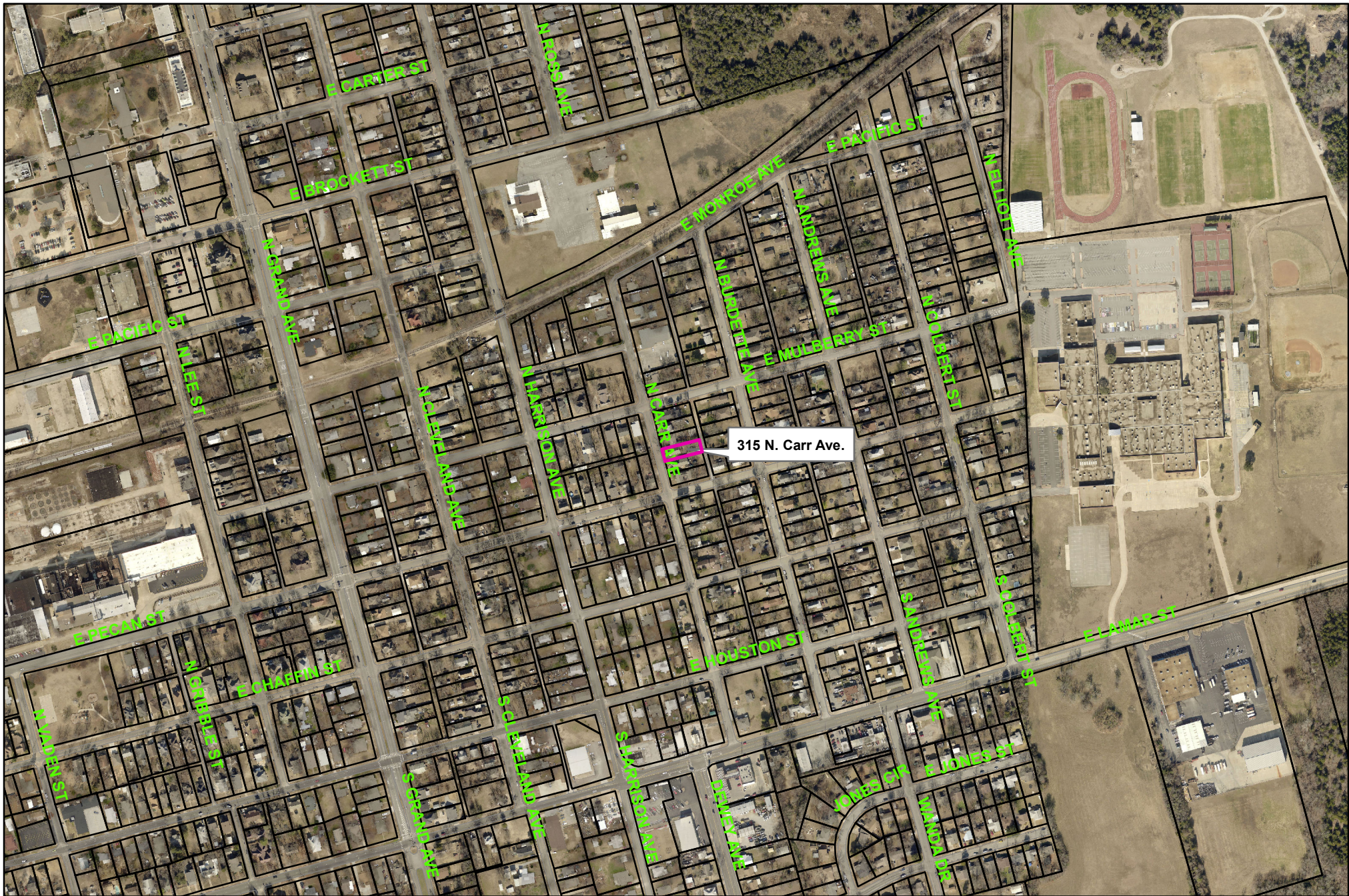
Survey

Site Plan

Elevations

Photos

Staff Review Letter

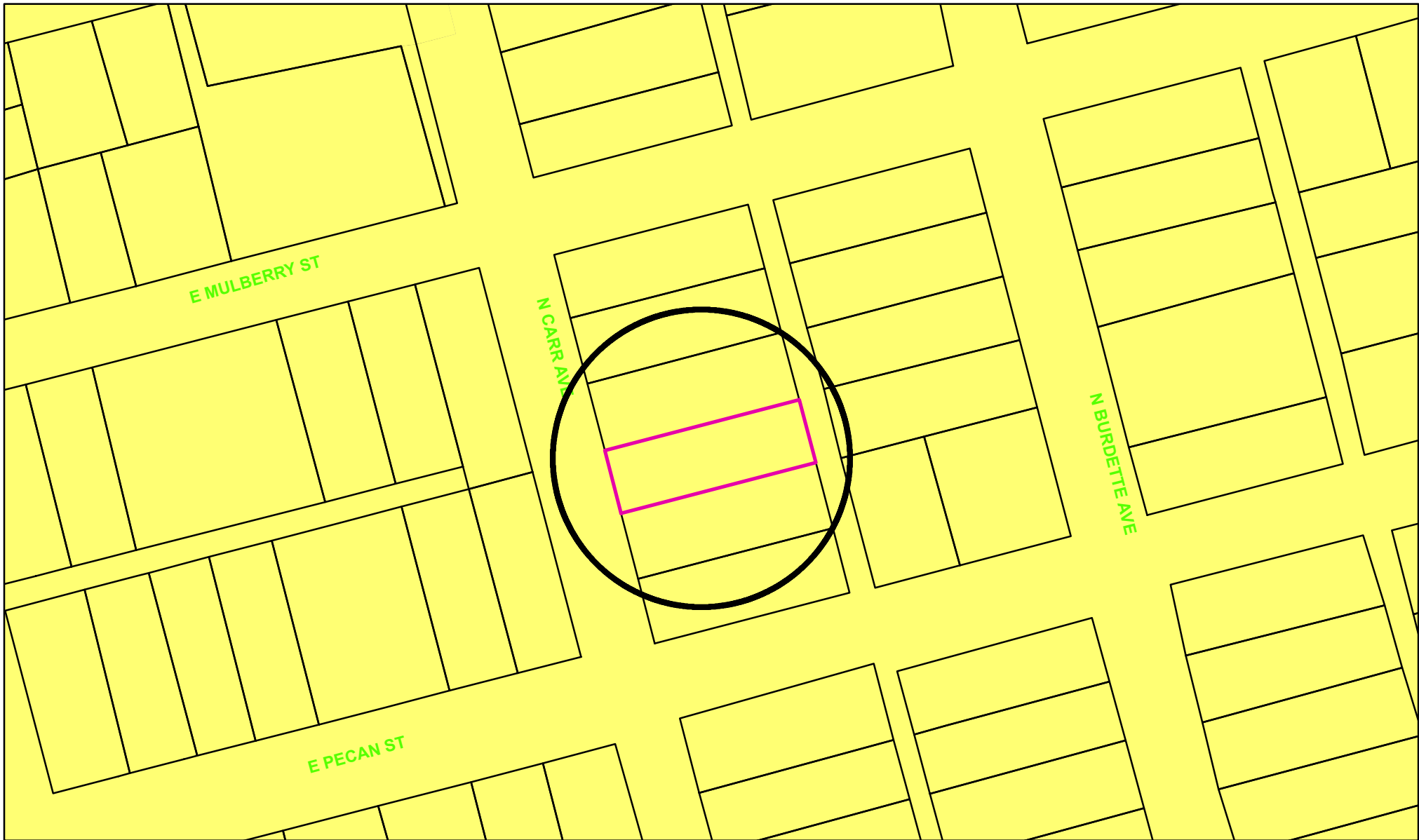


315 North Carr Avenue



City of Sherman, Texas
Developmental Services Department


$$1 \text{ in} = 500 \text{ ft}$$



Zoning - 315 North Carr Avenue



City of Sherman, Texas
Developmental Services Department

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

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

Zoning Districts

Legend

Representation: ShermGIS.DBO.ZoningDistrict_Rep

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

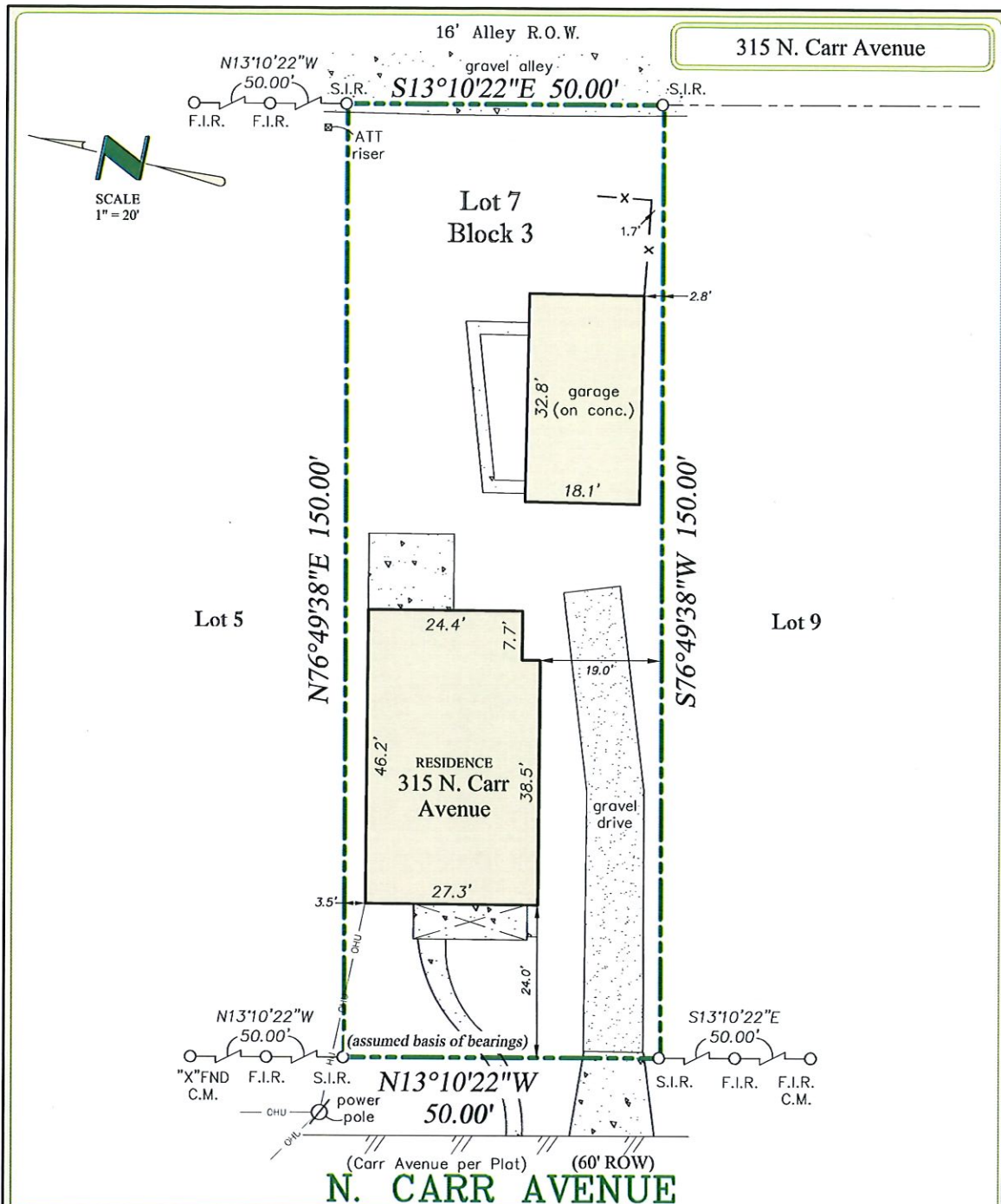


NOT TO SCALE

1 in = 100 ft

315 North Carr Avenue





PROPERTY DESCRIPTION: Being Lot Seven (7), in Block Three (3), of Christian College, an addition to the City of Sherman, Grayson County, Texas, as shown by plat of record in Volume 105, Page 13, of the Deed Records of Grayson County, Texas.

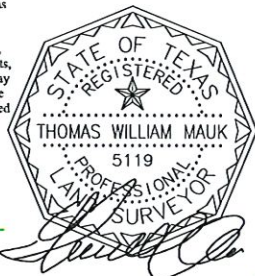
The undersigned have/has received and reviewed a copy of this survey. X _____ X _____ Date: _____	Date:	1/15/2020	LEGEND - C.M.= Controlling Monument; F.I.R.= Found Iron Rod; F.I.P.= Found Iron Pipe; F.C.P.= Fence Corner Post. O.H.E.=Overhead Electric. S.I.R.= Set Iron Rods 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — X — (fence/¢ post) — O.H.U. — (overhead utility) FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 485509 0290 F, present Effective Date of map September 29, 2010, herein property situated within Zone "X" (Unshaded).
	ASC No.	2001.2321	
	P.C. / Tech	J.B. / Todd	
	Client	Fair Texas Title	
	G.F. No.	MK201901	



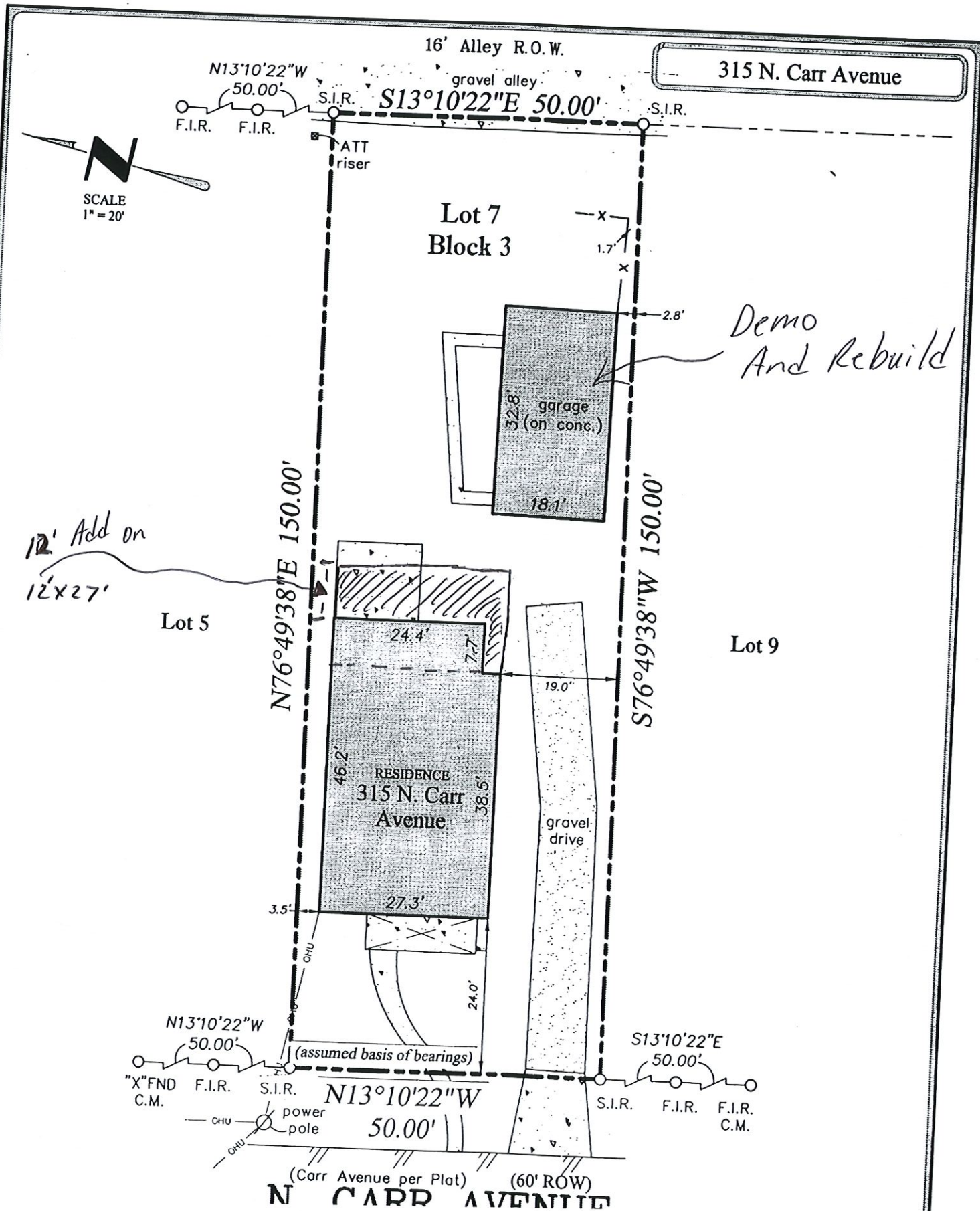
315 N. Carr Avenue
Sherman, Texas

Fair Texas Title
7200 W. University Drive
Suite #280
McKinney, Texas 75071
Ph.: 972.441.5558

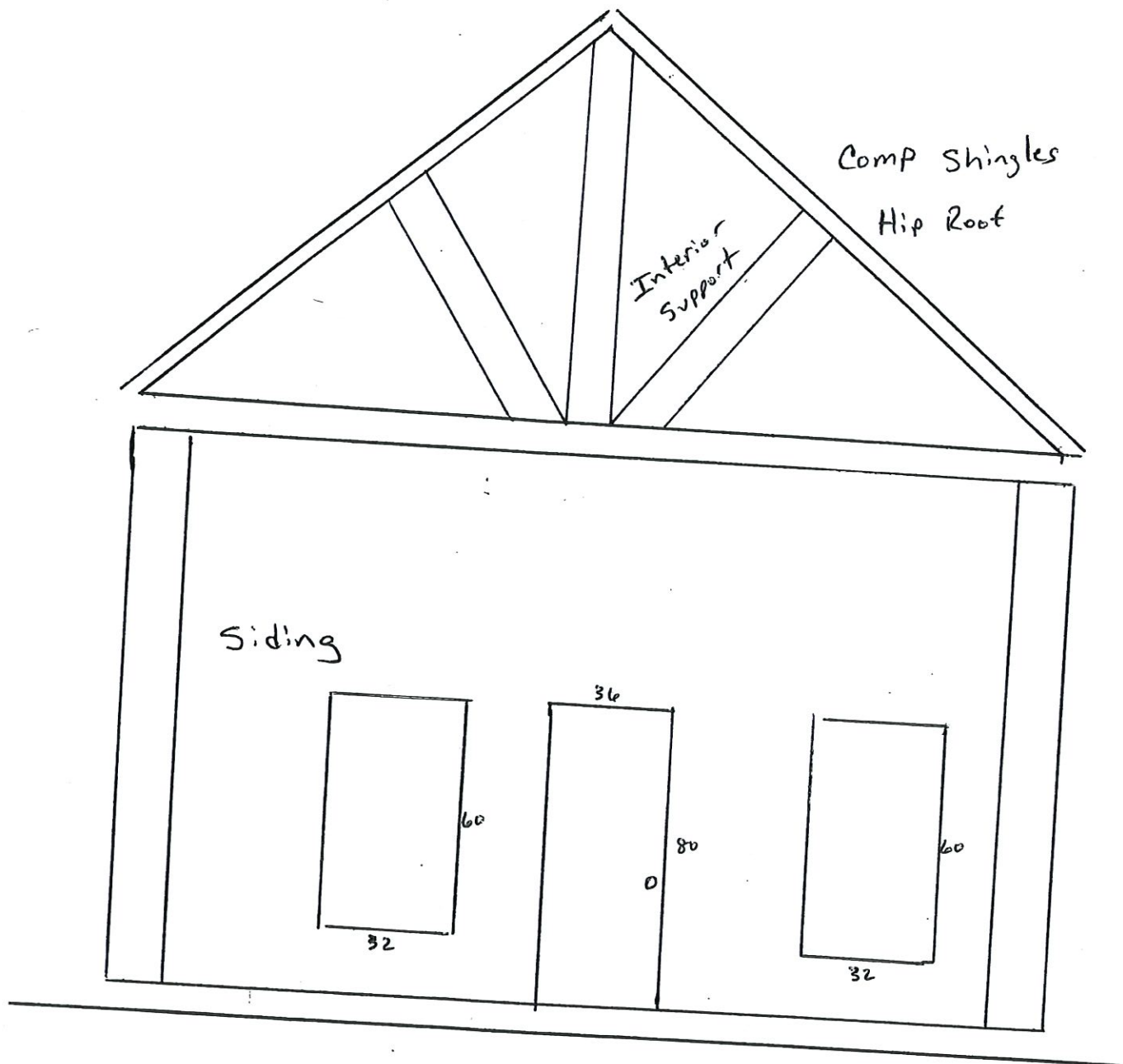
ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthurssurveying.com Established 1986



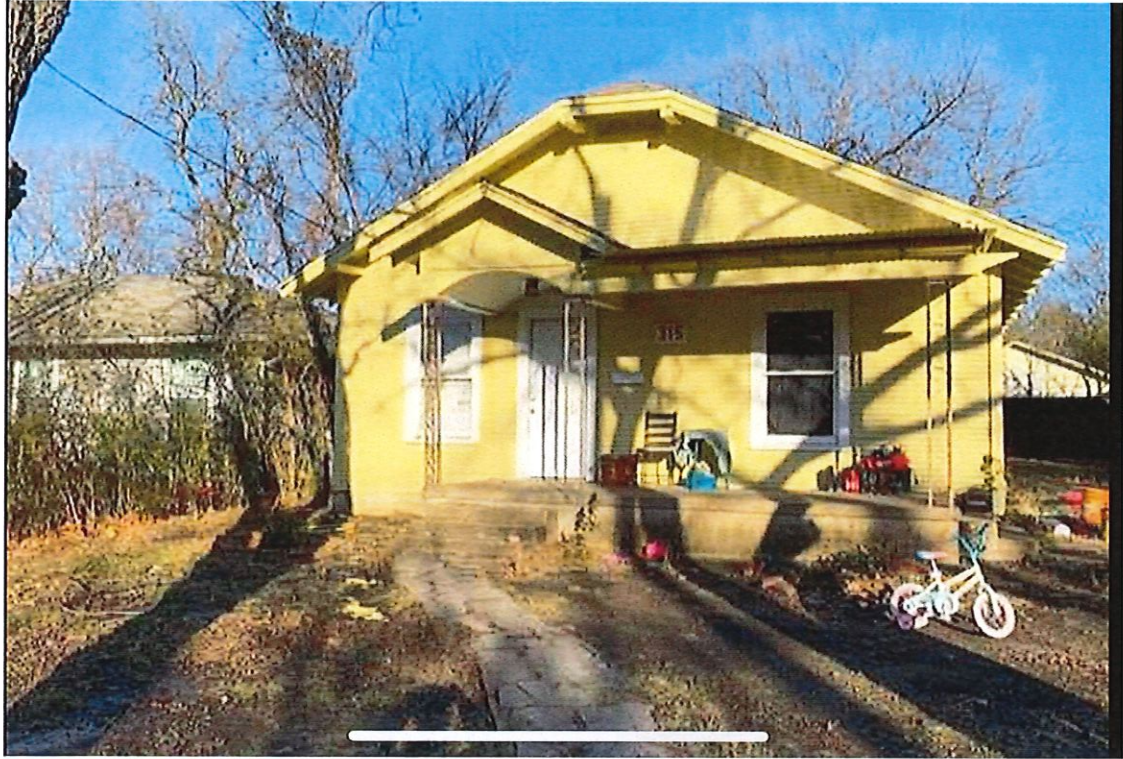
Christian College Addn
Block 3 Lot 7

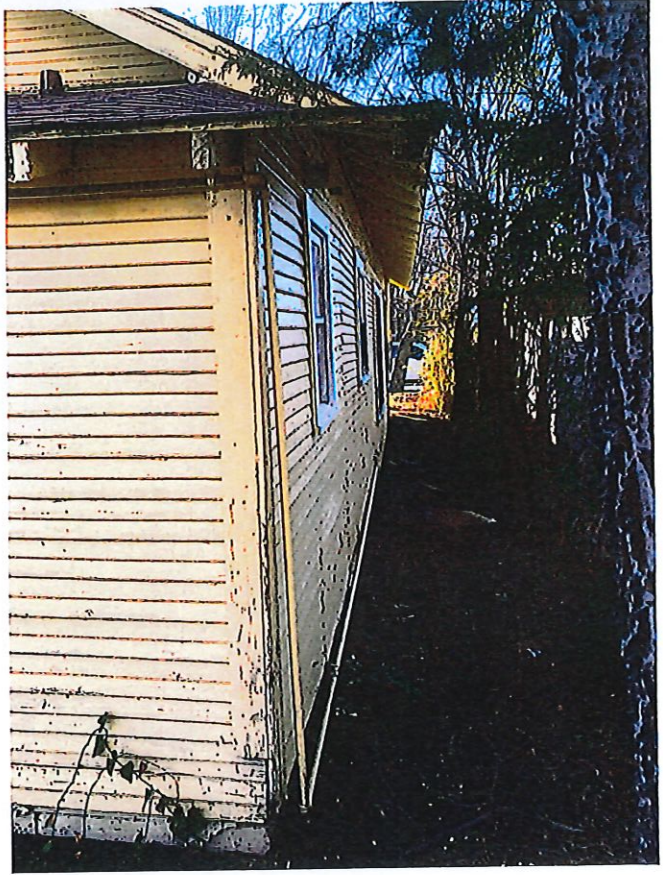
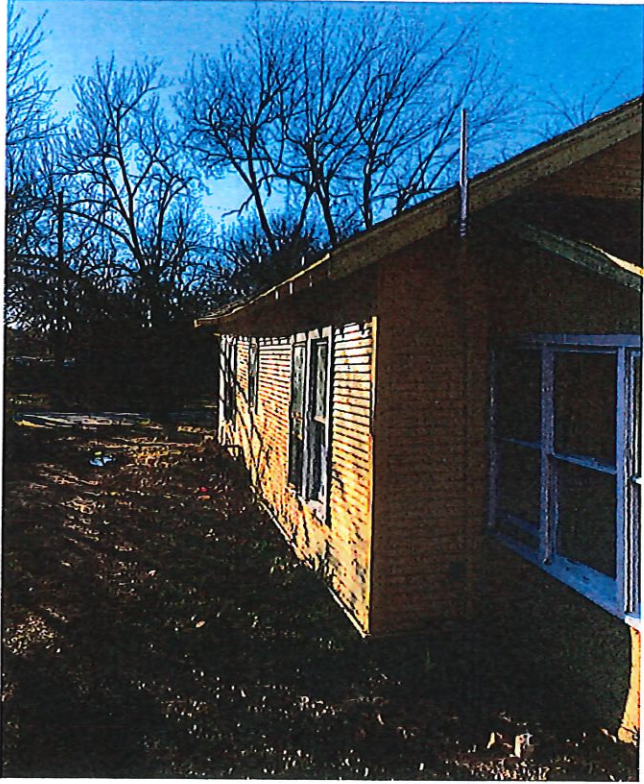


315 N. Carr Ave
Christian College Addn
Block 3 Lot 7



Rear Elevation





STAFF REVIEW LETTER

February 11, 2020

Jason Ogletree
861 Robison Creek Dr.
Prosper, TX 75078

Anthony Land Surveying
220 Elm St. #200
Lewisville, TX 75057

Dear Applicants,

The request for an exception, variance and site plan approval to allow a 324 square foot addition to an existing nonconforming structure located 3.5' from the side property line in lieu of the required 6' and 24' from the front property line in lieu of the required 25' in an R-1 (One Family Residential) District for the property located at 315 North Carr Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, February 18, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance shall be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. Parking shall be provided for one space per bedroom; minimum of two per unit.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

8. New drive approaches and sidewalks must conform to City of Sherman standard and a permit is required from the City of Sherman Engineering Department

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

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

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

Respectfully,



Scott Shadden
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
Christopher Armstrong, Asst. City Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator



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

25.

Meeting Date: 02/18/2020

Prepared By: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director Developmental Services

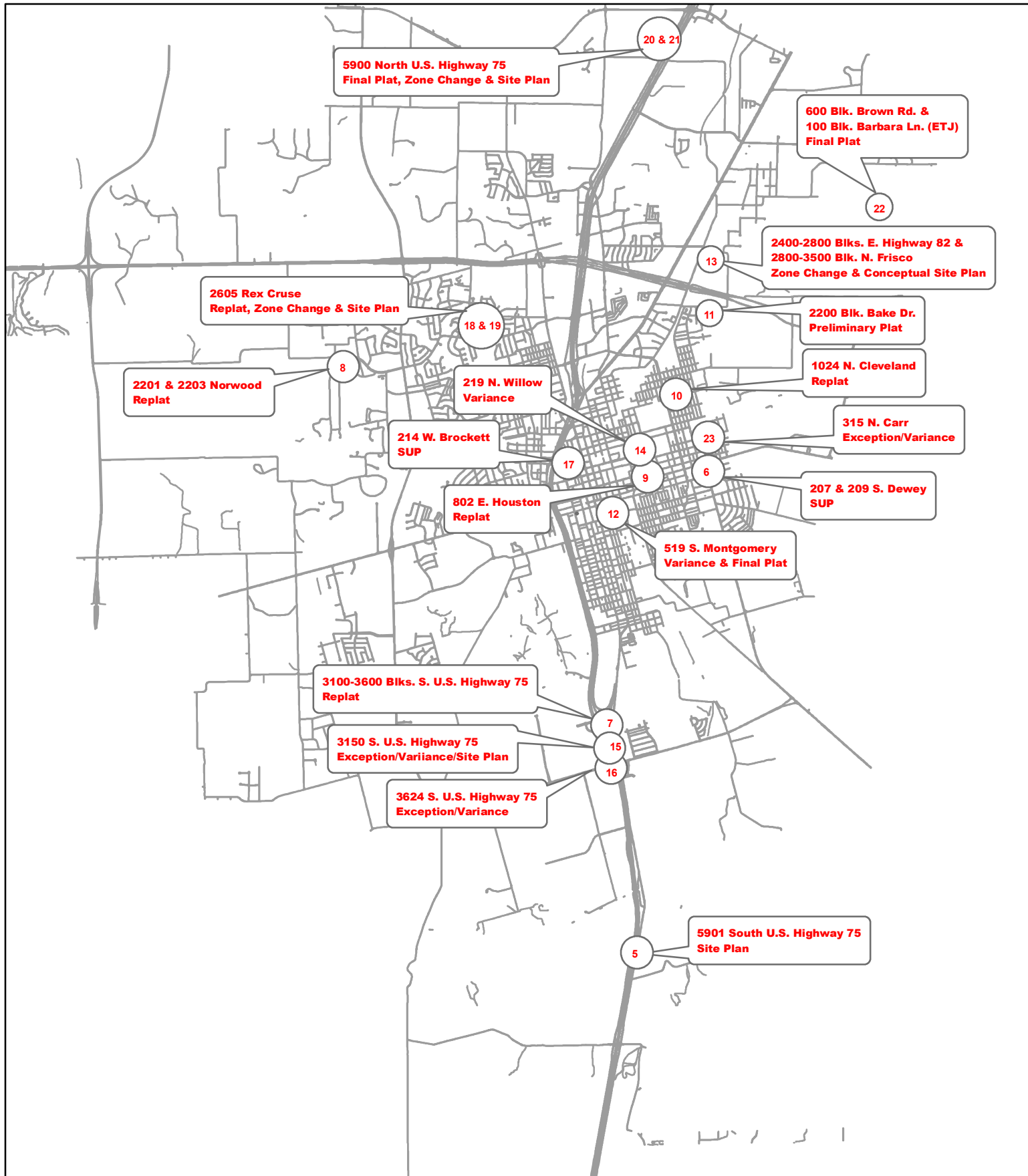
Issue:

OVERALL LOCATION MAP

List of Agenda Items:

Attachments

Overall Location Map



Planning and Zoning and Board of Adjustments Meeting February 18, 2020



City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 inch = 7,000 feet