STATE OF TEXAS §

January 10, 2023

COUNTY OF GRAYSON §

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

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

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

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

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS

There were no announcements.

CITIZEN COMMENTS

CITIZEN COMMENTS

There were no citizen comments.

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

CONSENT AGENDA

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

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

Item 6 was withdrawn.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approved Items 7, 8, 9, 10, 11, 12, 13, AND 14 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Whitaker. All present voted AYE.

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

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

(WITHDRAWN)

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

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

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

THIS ITEM WAS WITHDRAWN.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VARIANCE – LANDSCAPING

SITE PLAN – GLOBALWAFERS AMERICA ADDITION

3200 BLOCK NORTHGATE DRIVE (MARK ENGLAND)

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

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

PLANNING AND ZONING COMMISSION

B. SITE PLAN FOR GLOBALWAFERS AMERICA ADDITION.

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

Michael Carlisle, Kimley-Horn and Associates, Inc, 260 E. Davis Street, Suite 100, McKinney, TX
Mr. Carlisle explained, "We are requesting Site Plan approval for the Globalwafers America Addition and a Variance request for landscaping. We are exceeding parking lot landscape requirements and will be providing berm and screening along Northgate to achieve the spirit of the landscape requirement."

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

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

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

ACTION TAKEN.

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

VOTING NAY: NONE.
MOTION CARRIED.

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

VARIANCE – SIDE / REAR SETBACK AND LANDSCAPE

SPECIFIC USE PERMIT – AUTOMOBILE SALES, NEW OR USED

SITE PLAN AND PRELIMINARY PLAT – TEXOMA HYUNDAI

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

VARIANCE, SPECIFIC USE PERMIT, SITE PLAN AND PRELIMINARY PLAT

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

BOARD OF ADJUSTMENT

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

PLANNING AND ZONING COMMISSION

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

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

Jeremy Nelson Kirkman Engineering 805 Dove Creek Park Midlothian, TX

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

VOTING NAY: NONE.
MOTION CARRIED.

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

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

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

ZONE CHANGE AND SITE PLAN

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

PLANNING AND ZONING COMMISSION

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

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

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

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

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

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

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

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

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

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

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

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

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

ACTION TAKEN.

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

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

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

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

CHAIRMAN

ACTING SECRETARY

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

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 10, 2023 at 5:00P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

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

1. **CALL TO ORDER**

2. **APPROVE MINUTES OF THE REGULAR DECEMBER 13, 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

3. ANNOUNCEMENTS

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

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

6. * **2524 MOUNTAIN CLIMB ROAD**
The request of Zachary Sanford (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2524 Mountain Climb Road, being 1.40 acres in the Alfred Hume Survey, Abstract No. 522, and also being part of Lot 5 Block 1, Northwest Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:
Planning and Zoning Commission
Public Hearing and Replat of Northwest Addition.

7. * **3505 TEXOMA PARKWAY AND 3512-3702 FRISCO ROAD**

The request of David Plyler, Lloyd Plyler Construction, LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 3505 Texoma Parkway and 3512-3702 Frisco Road, being part of Hilliard Jennings Survey, Abstract No. 639, and part of Samuel M. McGlothlen Survey, Abstract No. 811, and being part of Lots 4, 5, and 6, Block 2, Redick Addition, consisting of 8.972 acres, and currently zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Replat of Plyler Addition.

8. * **1301 BLOCK WEST TRAVIS**

The request of SSCGC Holdings LLC (Owner), William Magers (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1301 Block West Travis Street, being 9.801 acres in the Elizabeth Jones Survey, Abstract No. 625, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Travis Crossing.

9. * **1628 WEST FM 1417 (HERITAGE PARKWAY)**

The request of John Robert Turley Estate (Owner), James Ray Brinkley (Representative/Power of Attorney) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the property located at 1628 West FM 1417 (Heritage Parkway), being 2.051 acres in the William Martin Survey, Abstract 765, and currently zoned R-6 (Single-Family Residential) District, located in the FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Brinkley Addition.

10. * **171 AND 187 ROBERTS RUN**

The request of Hearrell Enterprises (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 171 and 187 Roberts Run, being part of the Daniel Bickenback Survey, Abstract No 128 and the J.M. Thomas Survey, Abstract 1234, and also being a Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, consisting of 0.541 acres and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat of Lot 10R, Block Two, Preston Club The Classics, Phase Three

11. * **4701-4801 BLOCKS QUAIL RUN ROAD**

The request of 300 Sherman LP (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4701-4801 Blocks Quail Run Road, being 11.098 acres in the Elizabeth Jones Survey, Abstract No. 625 and the Jason Stamps Survey, Abstract No. 1115, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Quail Run, Phase Two A.

12. * **4901-5201 BLOCKS QUAIL RUN ROAD #22-004488**

The request of 300 Sherman LP (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4901-5201 Blocks Quail Run Road, being 9.331 acres in the Jason Stamps Survey, Abstract No. 1115, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Quail Run, Phase Two B.

13. * **2100 BLOCK WEST HOUSTON STREET**

The request of W.W. Collins Holdings, L.P. (Owner) and Kimley-Horn (Surveyor) concerning the property located in the 2100 Block West Houston Street, being 26.424 acres in the Elizabeth Jones Survey, Abstract No. 625, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Westmoor Phase 1.

14. * **4725 SOUTH HIGHWAY 75**

The request of Emerson Corporation (Owner), Sidney Phillips, Lloyd Plyler Construction (Representative), and Baca Studios (Architect) concerning the property located at 4725 South Highway 75, being 240.928 in the Sherrod Dunman Survey, Abstract No. 329 and is currently zoned Blalock Industrial Park PD (Planned Development) District, located in the 75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Emerson Addition.

15. **2131 NORTH LOY LAKE ROAD**

The request of Matthew Grynwald (Owner), Honey Goel (Representative), Kohinoor Rahman, FK + Architect, LLC (Representative/Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2131 North Loy Lake Road, being 6.226 acres in the J.B McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a C-2 (General Commercial) District to an MF-30 (Multi-Family Residential) District.

16. **3200 BLOCK NORTHGATE DRIVE**

The request of Mark England (Owner), Bruce Armstrong (Representative), Page Southerland Page, Inc (Architect) and Kimley-Horn and Associates, Inc (Engineer/Surveyor) concerning the property located in the 3200 Block Northgate Drive, being 142.972 acres in the Elizabeth Jones Survey Abstract No. 625, and located in the Blalock Industrial Park PD (Planned Development) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance to the Blalock Industrial Park Planned Development (Section 2.3.5 (a)) to provide enhanced landscaping in lieu of the requirement to have areas between the building lines and the roads right-of-way be used for lawns, open landscaping and green areas.

Planning and Zoning Commission

B. Site Plan for Globalwafers America Addition.

17. **4909 TEXOMA PARKWAY SUITE 104**

The request of Norcan Enterprises, Inc. (Owner), Joseph Jennings (Tenant) and Copley Land Surveying (Surveyor) concerning the property located at 4909 Texoma Parkway, Suite 104, being Lot 1, Block 1, Sherman I-75 Addition, as follows:

Planning and Zoning Commission

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

18. **2500 TEXOMA PARKWAY**

The request of John E. Russell, RFJ Auto Properties, LLC (Owner), Jeremy Nelson (Representative), Kirkman Engineering (Engineer), Landprint Landscape Architecture and Urban Design (Landscape Architect) and Barton Chapa Surveying, LLC (Surveyor) concerning the property located at 2500 Texoma Parkway, being 5.933 acres in the R. Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 10.5' side setback in lieu of the required 15' and a 4.4' rear setback in lieu of the required 25' for an existing structure in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.04.006(2)(a) to allow 9.77% of open landscaped area in a parking lot in lieu of the required 10% and 21% of the required landscaped area to be used as islands in lieu of the required 40% in a C-2 (General Commercial) District.

Planning and Zoning Commission

A. Public Hearing and Specific Use Permit under Section 14.06.009 to allow Automobile Sales, new or used, in a C-2 (General Commercial) District.
B. Site Plan for Texoma Hyundai.
C. Preliminary Plat of Texoma Hyundai Addition.

19. **101-201 BLOCKS EAST SHEPHERD ROAD AND 6601-6801 BLOCKS SOUTH HIGHWAY 75**

The request of Badresh Trifdei, Prograce Shepherd LLC (Owner), Bohler Engineering (Engineer) and Nexmetro Communities (Surveyor) concerning the property located in the 101-201 Blocks East Shepherd Road and the 6601-6801 Blocks South Highway 75, being 54.311 acres in part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418, and located in the 75 & 82 Overlay District, as follows:

Planning and Zoning Commission

A. **Tract One** – Being 24.535 acres in part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418 – Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to a C-1 (Retail Business) District.
B. **Tract Two –** Being 29.776 acres in part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418 – Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to an MF-15 (Multi-Family Residential) District.
C. Site Plan for the Northeast corner of South Highway 75 and East Shepherd Road.

20. **ADJOURNMENT**

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public.

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

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

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

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

Certification

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

Dated this 4th day of January
City of Sherman, Texas

_____

Kerri Turner,
Development Services Coordinator

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

Meeting Date: 01/10/2023

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

APPROVE MINUTES OF THE REGULAR DECEMBER 13, 2022 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

List of Agenda Items:

Attachments

Draft Minutes

STATE OF TEXAS §

December 13, 2022

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman, was begun and held on December 13, 2022.

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

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Planning and Zoning Commission reviewed the minutes of the November 15, 2022, regular meeting. Motion by Commission Member Davis to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

MOTION CARRIED.

ANNOUNCEMENTS

ANNOUNCEMENTS

Chairman Mahone announced, "The Zoning Ordinance has changed and was updated as of December 5, 2022."

APPOINT BOARD OF ADJUSTMENT

BOARD OF ADJUSTMENT

Chairman Mahone announced, "The City Council appointed the following people to the Board of Adjustments at the December 12, 2022 meeting: myself [Mr. Mahone], Mr. Downtain, Mr. Davis, Mrs. Sims and Mr. Manley. Mr. Whitaker and Mr. Blagg will be alternates. We as a Board need to appoint the Chairman, Vice Chairman, and acting Secretary of the Board of Adjustments. Staff recommends the officers of Board of Adjustment be consistent with officers of the Planning and Zoning Commission: myself [Clay Mahone] Chairman; David Downtain Vice Chairman and Rob Rae acting Secretary."

Motion by Commission Member Sims to approve the Appointed Board of Adjustment. Second by Commission Member Manley. All present voted AYE.

MOTION CARRIED.

CITIZEN COMMENTS

CITIZEN COMMENTS

A citizen commented, "Just to clarify on Item 11, I understand this is not a Zoning Change this is a Replat."

Chairman Mahone stated, "That is correct."

A citizen commented, "The Meyers Commercial Addition is implying it will be Commercial."

Chairman Mahone stated, "They may be implying that, but the zoning will not be changed at this time. The only thing we can consider is a Replat. It will not change the zoning and will still be Residential."

A citizen commented, "So the Board will not rubber stamp it automatically as a commercial?"

Chairman Mahone stated, "No, that can't happen tonight. The only thing we can consider is a Replat. It will not change the zone at all and will still be Residential."

A citizen commented, "Can they take the word Commercial out?"

Chairman Mahone stated, "Not at this time."

Cindy Green, 200 Ridgeview Rd, Sherman, TX

An email was received from Ms. Green on December 9, 2022 at 2:21 p.m. stating, "It has come to my attention that the residents on Ridgeview Rd were supposed to object to the rezoning on our street at the intersection of highway 56 and Ridgeview Rd. I do object. The school that is close and traffic that has increased on our street causes safety issues to all citizens. There is a school zone sign on our corner that complicates traffic patterns also. The lack of city sewage would cause difficulty for a large business. Thank you. Cynthia Greene."

David & Victoria Dryden, 204 Ridgeview Rd, Sherman, TX

A letter was received from Mr. and Ms. Dryden on December 13, 2022 at 8:43 a.m. stating, "We are opposed to the zoning change request at 120 Ridgeview Road in Sherman for the following
reasons.
1. We have not been notified as to what type of commercial property this is to be changed to.
2. This property is at the corner of a one-way street into our neighborhood that currently has minimal traffic in and out. Allowing a commercial business to be operated there will congest our ability to get in and out safely.

3. Commercial property directly adjacent to residential will bring down property values for Ridgeview and desecrate the original design intent and beauty.
4. The majority of residents on the street are already in fear of increased traffic and congestion on Ridgeview due to the 'emergency egress/ingress only' street already approved for the new 300-home neighborhood being built adjacent to and immediately west. As evidenced by the outrage and concern expressed at the zoning meeting a few months ago, few believe this access road will remain for emergency use only as promised.

We hope that the committee agrees and will not allow the zoning change and will keep it as residential as was its original design and intent. Instead, create plans for the inevitable growth westward that will allow for commercial and residential to exist harmoniously instead of the current checker boarding approach.
Respectfully,
David and Victoria Dryden"

CONSENT AGENDA

CONSENT AGENDA (ITEMS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22)

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

An email was received by M&G HomeBuilders on December 12, 2022, at 4:15 p.m. requesting to withdraw Item 16.

Item 16 was withdrawn.

The Commission reviewed the Consent Agenda. Commission Member Davis moved to approved Items 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21 and 22 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Sims. All present voted AYE.

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

PRELIMINARY PLAT - PETRY FARMS, LOTS 1, 2, 3, AND 4, BLOCK A
2118 PLAINVIEW RD (MATT AND THERESA PETRY)

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF MATT AND THERESA PETRY (OWNER) AND HELVEY-WAGNER SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2118 PLAINVIEW ROAD IN SHERMAN'S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 13.866 ACRES IN THE JAMES L. ATCHISON SURVEY, ABSTRACT NO. 21, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF PETRY FARMS, LOTS 1, 2, 3, AND 4, BLOCK A.

The property is located at 2118 Plainview Road, south of the La Cima Road and Plainview Road intersection in Sherman's Extra Territorial Jurisdiction (ETJ). The owner

would like to plat the property into 4 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT – EARNHARTBUILT'S 8TH ADDITION 1400 BLOCK OF WEST LAMBERTH ROAD (EARNHARTBUILT, LLC)

THE REQUEST OF EARNHARTBUILT, LLC (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 1400 BLOCK OF WEST LAMBERTH ROAD, BEING 4.121 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING ALL OF LOT 6, BLOCK 8 TURTLE CREEK SOUTH ADDITION, SECTION 3, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF EARNHARTBUILT'S 8TH ADDITION

The property is located at 1400 Block West Lamberth Road between Meadows Lane and Rex Cruse Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT - MCCONNELL ADDITION, 5202 WILDER TRAIL (LESLIE AND SUSAN MCCONNELL)

THE REQUEST OF LESLIE AND SUSAN MCCONNELL (OWNER) AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5202 WILDER TRAIL, BEING 2.481 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AND BEING ALL OF LOT 8 OF FRIENDSHIP RANCH ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF MCCONNELL ADDITION

The property is located at 5202 Wilder Trail between North Friendship Road and Longhorn Trail and is zoned SF-1 (Single Family Residential) District and partially located in Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – BROWN'S DRIPPING SPRINGS ADDITION

THE REQUEST OF JON AND LAVONDA BROWN (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1022 BROWN ROAD IN SHERMAN'S EXTRA TERRITORIAL

JURISDICTION (ETJ), BEING 3.959 ACRES IN THE JOHN MCCLENIHAN SURCEY, ABSTRACT NO. 789, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BROWN'S DRIPPING SPRINGS ADDITION.

1022 BROWN ROAD (JON AND LAVONDA BROWN)

The property is located at 1022 Brown Road near the Southeast intersection of Dripping Springs Road and Brown Road in Sherman's ETJ (Extra Territorial Jurisdiction). The owner would like to plat the property into 2 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF WANDA LOUISE MEYERS ESTATE (OWNER), KENNETH MEYERS (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 120 RIDGEVIEW ROAD, BEING 1.951 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AND BEING ALL OF LOT 1 OF TIMBER VIEW ESTATES, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF MEYERS COMMERCIAL ADDITION.

REPLAT – MEYERS COMMERCIAL ADDITION
120 RIDGEVIEW ROAD
(WANDA LOUISE MEYERS ESTATE)

The property is located at 120 Ridgeview Road, the northwest corner of Ridgeview Road and Highway 56 and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential and commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM
THE REQUEST OF SEDCO (SHERMAN ECONOMIC DEVELOPMENT CORPORATION) (OWNER), KENT SHARP (REPRESENTATIVE), AND UNDERWOOD DRAFTING & SURVEYING, INC (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 305-405 BLOCKS WEST PROGRESS DRIVE, BEING 21.880 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AND BEING ALL OF LOT 3 OF THE REPLAT OF LOTS 2R & THREE, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF SHERMAN III ADDITION.

REPLAT – SHERMAN III ADDITION
305-405 BLOCKS WEST PROGRESS DRIVE
(SEDCO - SHERMAN ECONOMIC DEVELOPMENT CORPORATION)

The property is located in the 305-405 Blocks West Progress Drive, the northwest corner of Howe and West Progress Drives and is located in the BIP (Blalock Industrial Park). The owner would like to plat the property into 2 lots for

commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SITE PLAN & PRELIMINARY PLAT – CONSENT AGENDA ITEM

SITE PLAN & PRELIMINARY PLAT – TEXOMA VET HOSPITAL 5005 NORTH FM 1417 (HERITAGE PARKWAY), (KENNETH AND MARY LAWRENCE)

THE REQUEST OF KENNETH AND MARY LAWRENCE (OWNERS), FIDEI ARCHITECTURE (ARCHITECT) AND WINDROSE LAND SERVICES (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5005 NORTH FM 1417 (HERITAGE PARKWAY), BEING 2.354 ACRES IN THE A. HUME SURVEY, ABSTRACT NO. 522, AS FOLLOWS:
PLANNING AND ZONING COMMISSION

A. Site Plan approval of Texoma Vet Hospital
B. Preliminary Plat approval of Texoma Vet Hospital

The property is located at 5005 North FM 1417 (Heritage Parkway) near the Southeast corner of FM 1417 (Heritage Parkway) and Plainview Road and is zoned C-2 (General Commercial) District/0-1.1 (FM Highway 1417) Overlay District. The owner is requesting Site Plan approval of Texoma Vet Hospital. The owner is also requesting to plat the property into 1 lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT – LIAM'S ADDITION 1002 SOUTH MONTGOMERY STREET (M&G HOME BUILDERS, LLC)

THE REQUEST OF M&G HOME BUILDERS, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1002 SOUTH MONTGOMERY STREET, BEING 0.289 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING ALL OF LOT 7 AND THE NORTH 40 FT. OF LOT 8, BLOCK ONE, WAKEFIELDS ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF LIAM'S ADDITION.

The property is located 1002 South Montgomery Street, the southwest corner of South Montgomery and East Spring Streets and is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT – LUELLA CROSSING PHASE 2

THE REQUEST OF HMI – SHERMAN 2, LLC (OWNER), LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD (DEVELOPER) AND KIMLEY-HORN AND ASSOCIATES,

INC. (SURVEYOR/ENGINEER) CONCERNING THE PROPERTY LOCATED IN THE 200-600 BLOCKS LUELLA ROAD, BEING 48.487 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF LUELLA CROSSING PHASE 2.

200-600 BLOCKS LUELLA ROAD (HMI – SHERMAN 2, LLC)

The property is located at 200-600 Blocks Luella Road, near the southwest corner of FM 1417 and Luella Road and is zoned R-1 (One Family Residential) District. The owner would like to plat the property into 222 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM
THE REQUEST OF M & G HOMEBUILDERS (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY AT 620 AND 622 SOUTH FIRST STREET, BEING 0.191 ACRES IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF MORA ON FIRST ADDITION

FINAL PLAT – MORA ON FIRST ADDITION
620 AND 622 SOUTH FIRST STREET
(M & G HOMEBUILDERS)

(WITHDRAWN)

The property is located at 620 and 622 South First Street between East King and East Odneal Streets and is zoned R-1 (One-Family Residential) District.

An email was received from M & G Homebuilders on December 13, 2022 at 4:15 p.m. requesting to withdraw this item.

THIS ITEM WAS WITHDRAWN.

PRELIMINARY PLAT – CONSENT AGENDA ITEM
THE REQUEST OF DOUBLE D MACHINING, INC. (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2513 SOUTH FIRST STREET, BEING 1.400 ACRES IN THE ROBERT THOMPSON SURVEY, ABSTRACT NO. 1200, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
PRELIMINARY PLAT APPROVAL OF DOUBLE D MACHINING ADDITION.

PRELIMINARY PLAT – DOUBLE D MACHINING ADDITION
2513 SOUTH FIRST STREET
(DOUBLE D MACHINING, INC.)

The property is located at 2513 South First Street near the southeast corner of South First Street and East Ida Road and is zoned M-1 (Light Manufacturing) District. The owner would like to plat the property into 1 lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT – CONSENT AGENDA ITEM

FINAL PLAT - RALEIGH ACRES, LOTS 1 AND 2, BLOCK A 5211 OB GRONER ROAD (JOHN AND MARY RALEIGH)

THE REQUEST OF JOHN AND MARY RALEIGH (OWNERS) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 5211 OB GRONER ROAD, BEING 9.991 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF RALEIGH ACRES, LOTS 1 AND 2, BLOCK A.

The property is located at 5211 OB Groner Road between South Friendship Road and Rolling Hills Drive and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into 2 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT – DHESI ADDITION, LOT 2R, BLOCK E 310 NORTH CARL STREET (DHESI INVESTMENT, LLC)

THE REQUEST OF DHESI INVESTMENT, LLC (OWNER) AND HELVEY-WAGNER SURVEYING, INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 310 NORTH CARL STREET, BEING 0.217 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, AND ALSO BEING PART OF LOTS 2, 3, AND 4, BLOCK E, GREENMOUNT 2ND ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF DHESI ADDITION, LOT 2R, BLOCK E.

The property is located at 310 North Carl Street between West Mulberry and West Pecan Streets and is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT – CONSENT AGENDA ITEM

REPLAT – RENDEZVOUS ADDITION 2111 TEXOMA PARKWAY (DJT AND JJT HOLDINGS LLC)

THE REQUEST OF DJT AND JJT HOLDINGS LLC (OWNERS), THOMAS JOSEPH ALTLAND (PARTNER/MEMBER) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2111 TEXOMA PARKWAY, BEING 0.969 ACRES IN THE SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808, AND BEING PART OF LOT 6, AND ALL OF LOTS 7 & 8, BLOCK 7, HIGHLAND PARK ADDITION, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF RENDEZVOUS ADDITION.

The property is located at 2111 Texoma Parkway between East Mildred and East Peyton Streets and is zoned C-2

(General Commercial) District. The owner would like to plat the property into one lot for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

REPLAT - SHERMAN CROSSROADS, PHASE II 3120 SOUTH HIGHWAY 75 (SAM RAYBURN FREEWAY (ELAINE BRAUM)

REPLAT – CONSENT AGENDA ITEM

THE REQUEST OF ELAINE BRAUM (OWNER), BILLY DUCKWORTH (REPRESENTATIVE), SHERMAN CROSSROADS, LTD (DEVELOPER) AND A & W SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 3120 SOUTH HIGHWAY 75 (SAM RAYBURN FREEWAY), BEING 4.474 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND ALSO BEING LOTS 2 AND 3, BLOCK 2, SHERMAN CROSSROADS, PHASE II, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
REPLAT APPROVAL OF SHERMAN CROSSROADS, PHASE II.

The property is located at 3120 South Highway 75 (Sam Rayburn Freeway), the Southwest corner of South Highway 75 and West Travis Street and is in the BIP (Blalock Industrial Park). The owner would like to plat the property into 3 lots for commercial development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

FINAL PLAT - BEL-AIR VILLAGE WEST 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY) (RONNY GUERRERO)

FINAL PLAT – CONSENT AGENDA ITEM

THE REQUEST OF RONNY GUERRERO (OWNER) AND MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES (SURVEYOR) CONCERNING THE PROPERTY LOCATED IN THE 300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 105.109 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
FINAL PLAT APPROVAL OF BEL-AIR VILLAGE WEST.

The property is located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), the southeast corner of Highway 75 and FM 1417 (Vietnam Veterans Parkway) and is zoned PD (Planned Development)/C-2(General Commercial) District/R-1 (One Family Residential) District. The owner would like to plat the property into 4 lots for residential development. They had seen the Staff Review Letter and would abide by the Recommendations.

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

SPECIFIC USE PERMIT & VARIANCE

SPECIFIC USE PERMIT – MINI-WAREHOUSE / RV STORAGE
VARIANCE - PARKING
920 SOUTH FM 1417 (HERITAGE PARKWAY)
(REESE AND LORIBETH SHAFFER)

THE REQUEST OF REESE AND LORIBETH SHAFFER (OWNERS), NBS DRAFTING AND DESIGN (ARCHITECTURAL DESIGNER) AND HELVEY-WAGNER SURVEYING INC. (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 2.29 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 3-R, BLOCK ONE OF THE REPLAT OF LOTS 2 & 3, BLOCK ONE OF CHIEF'S ADDITION, AS FOLLOWS:

PLANNING AND ZONING COMMISSION

A. SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A MINI-WAREHOUSE AND OUTDOOR RECREATIONAL VEHICLE (RV) STORAGE IN A C-1 (RETAIL BUSINESS) DISTRICT/0-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

BOARD OF ADJUSTMENT

B. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW 6 PARKING SPACES IN LIEU OF THE REQUIRED 22 FOR A MINI-WAREHOUSE IN A C-1 (RETAIL BUSINESS) DISTRICT 0-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT.

The property is located at 920 South FM 1417 (Heritage Parkway) at the northwest corner of FM 1417 and Quail Run Road and is zoned C-1 (General Commercial) District.

Reese Shaffer, 920 S Heritage Pkwy Sherman, TX and Nathan Gray, NBS Drafting and Design 303 West Houston Sherman, TX

Mr. Shaffer explained, "We are requesting approval for a Specific Use Permit and Site Plan to allow a Self Storage (Mini-Warehouse) and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District and a Variance for 6 parking spaces in lieu of the required 22 to help the growing population in Sherman and specifically Heritage Parkway. The current storage facilities in the Sherman are currently full. This facility will ease the burden on families for their need for storage."

Chairman Mahone asked, "Could you tell us about the Recreational Vehicle (RV) storage?"

Mr. Shaffer explained, "The Recreational Vehicle (RV) storage is simply parking spaces up to 45' long. The property is uncovered parking with concrete parking spaces that are lined out and numbered."

Chairman Mahone asked, "Is this a utility easement? Is it underground or overhead?"

Mr. Shaffer explained, "That is overhead transmission lines with nothing underneath. We talked to Oncor and they stated they did not want anything parked underneath. We told them they would have full access. The pole that sits on

the property will be open with nothing around it making it easy access at all times."

Commission Member Davis asked, "What type of fencing will you have?"

Mr. Shaffer explained, "The front along Quail Run is going to be screened fencing so you can't see through it. What we want to do is follow suit with the apartments and use wrought-iron and the same kind of pattern to create some uniformity in that area so when people drive by it all flows."

Commission Member Davis stated, "Number 7 on the Staff Review Letter requires masonry screening."

Mr. Shaffer stated, "Correct, on the part facing Quail Run and on the back."

Chairman Mahone asked Mr. Rae, "Item 13 talks about the encroachment agreement for the electrical company. It also talks about Recreational Vehicle (RV) trailer parking and masonry screening wall. Is that specifically to screen the Recreational Vehicles (RV)?"

Mr. Rae replied, "The side along Quail Run, anything visible from the main thoroughfares."

Mr. Shaffer stated, "There will be masonry screening along Quail Run. The rest would try to be uniform with what is going behind this building to keep the same look in the area."

<u>Curtis Gander, 4005 Belmont Blvd Sherman, TX</u>
Mr. Gander asked, "Are these new approaches that haven't been poured yet?"

Commission Member Sims and Chairman Mahone replied, "Yes."

Mr. Gander stated, "My concern is that my house is elevated with a 6' foot fence, and this is going to be my view in my backyard. I have one request that when this is built there could be trees and bushes buffering my view so that I won't be looking at Recreational Vehicles (RV) from my porch. My main concern is the aesthetic and the view I am going to have off my back door. They just put in another approach so now there will be three (3) approaches on Quail Run. I am not sure if that can be looked at or if it has been looked at for traffic management."

Mr. Shaffer replied, "As far as the view from his back yard goes, I can add some trees or bushes there. To address the traffic issue, there will be a one (1) way in and one (1) way out. They will be able to come out and hit that crossover so there won't be a need to make any adjustments. The entrance off Heritage Parkway comes to my private

Christian school and there is an entrance that is private use only for myself and maintenance guys."

Commission Member Manley asked, "Is there going to be any staff for the mini storage?"

Mr. Shaffer replied, "No, sir."

Commission Member Manley stated, "It will be unmanned, and the idea is the customer would drive around to their storage unit temporarily park and unload their vehicle and leave."

Mr. Shaffer agreed, "Yes, sir and it will not be twenty-four-hour access either. The hours are 6:00 a.m. to 9:00 p.m."

Mr. Gander stated, "Just to clarify, is the parking next to Quail Run for Recreational Vehicles (RV)?"

Mr. Shaffer replied, "Trailers or Recreational Vehicles (RV) can be parked there."

Mr. Gander asked, "Is that permanent parking or are they required to move once and a while?"

Mr. Shaffer stated, "It is just a storage. They will store it and move it when they want to use it."

Commission Member Manley asked Mr. Rae, "What is the height requirement for the masonry screen wall?"

Mr. Rae replied, "It can't be over ten (10) feet. I am not sure how tall Recreational Vehicles (RV) are, but they would be required to be screened."

Chairman Mahone asked Mr. Shaffer, "You do understand that Mr. Shaffer about the screening of the Recreational Vehicles (RV)?"

Mr. Rae asked Mr. Shaffer, "How tall is a Recreational Vehicle (RV)?"

Mr. Shaffer replied, "Twelve feet tall."

Mr. Rae asked, "And our max height for a fence is ten (10) feet. I don't think it was a terrible idea by the resident of Belmont to have some natural screening."

Commission Member Davis replied, "Well that will be twenty years before it is twelve feet tall."

Mr. Gander stated, "You can plant twelve-foot trees. I just planted a twelve-foot tree in my backyard two (2) weeks ago."

Chairman Mahone asked Mr. Shaffer, "Would you consider using foliage in addition to the masonry screening to screen to the full twelve-feet?"

Mr. Shaffer replied to Chairman Mahone, "I would sir."

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

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

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

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Davis to approve the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Mini-Warehouse and outdoor Recreational Vehicle (RV) Storage in a C-1 (Retail Business) District/0-1.1 (FM Highway 1417) Overlay District at 920 South FM 1417 (Heritage Parkway) subject to the Staff Review letter and subject to trees and/or shrubs that will achieve sight and noise obstruction along the frontage of Quail Run. Second by Commission Member Sims.

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

Board of Adjustment
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 6 parking spaces in lieu of the required 22 for a Mini-Warehouse in a C-1 (Retail Business) District 0-1.1 (FM Highway 1417) Overlay District subject to the Staff Review letter. Second by Commission Member Sims.

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

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

VARIANCE – LOT WIDTH

<u>VARIANCE & REPLAT</u>
THE REQUEST OF FRANK VENTURA, HABITAT FOR HUMANITY (OWNER), BACA STUDIOS (ARCHITECT) AND PRESTON TRAIL LAND SURVEYING (SURVEYOR)

REPLAT - HABITAT SOUTH FIRST ADDITION
1015 SOUTH FIRST STREET
(FRANK VENTURA, HABITAT FOR HUMANITY)

CONCERNING THE PROPERTY LOCATED AT 1015 SOUTH FIRST STREET, BEING 0.152 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT 963, AND BEING PART OF LOT 4, BLOCK 2, WD FITCH ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT

A. VARIANCE UNDER ORDINANCE NO. 2280, SECTION 6.3, SUBSECTION (1) TO ALLOW A 47.44' LOT WIDTH IN LIEU OF THE REQUIRED 60' IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

PLANNING AND ZONING COMMISSION

C. REPLAT APPROVAL OF HABITAT SOUTH FIRST ADDITION.

The property is located at 1015 South First Street at the northeast corner of South First and East Spring Streets and is zoned R-1 (One-Family Residential) District.

Clay Gilbert 2210 Norwood Sherman, TX
Mr. Gilbert explained, "We would like to Plat the property into a 47.44' wide lot for residential development."

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

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

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

ACTION TAKEN.

Board of Adjustment
Motion by Commission Member Manley to approve the Variance under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 47.44' Lot Width in lieu of the required 60' in an R-1 (One-Family Residential) District at 1015 South First Street subject to the Staff Review letter. Second by Commission Member Whitaker.

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

Planning and Zoning
Motion by Commission Member Manley to approve the Replat approval of Habitat South First Addition subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

ZONE CHANGE & SITE PLAN - C-2 TO R-2 2131 NORTH LOY LAKE ROAD (MATTHEW GRYNWALD)

(TABLED)

ZONE CHANGE & SITE PLAN
THE REQUEST OF MATTHEW GRYNWALD (OWNER), HONEY GOEL (REPRESENTATIVE), KOHINOOR RAHMAN, FK + ARCHITECT, LLC (REPRESENTATIVE/ARCHITECT) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 2131 NORTH LOY LAKE ROAD, BEING 5.439 ACRES IN THE J.B MCANAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
ZONE CHANGE AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 12, FROM A C-2 (GENERAL COMMERCIAL) DISTRICT TO AN R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT.

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

Kohinoor Rahman FK + Architect, LLC and Honey Goel 4602 Boulder Dr Parker, TX
Mr. Rahman explained, "We are requesting a Zone Change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District and Site Plan approval for a three-story, 168-unit apartment complex consisting of 84 one-bedroom and 84 two-bedroom units."

Chairman Mahone stated, "Do you think you can comply with the parking regulations?"

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

Mr. Rae stated to Chairman Mahone, "They are requesting to be under the new Ordinance. They comply with all the new parking regulations."

Mr. Goel stated, "I just want to mention that on the agenda item it states 5.439 acres and there are actually two (2) lots. There is 0.7 acres just north of that plat making the total acres 6.22."

Robin Phillips, 1126 South Crockett Sherman, TX
Mrs. Phillips stated, "I am here to represent the Greater Texoma Association of Realtors Board. I'm on the Executive Board and have the full support of the Executive Board for my comments. We are at the corner of Loy Lake Road and Peyton Street. That is our Board office. We have the railroad easement also. Our objection to this is the impact of additional traffic along those roads which are narrow and the density this would bring to the area. I'm going to pull up my 2022 Future Use Land Map and if you zoom in on where this is located, it's in red and says Regional Commercial. It's my understanding that this is supposed to be a guidance to the Planning and Zoning Commission and any other boards

on what is the best use of this land. Our statements is that this is not the best use.

Realtors are all about growth. We want the right kind of growth. We want growth that does not negatively impact traffic. When you pull out of our office on to Peyton Street, we have access on Loy Lake Road and on Peyton Street. Domino's is right there at the corner. If you're pulling out onto Loy Lake Road, it is nearly impossible to turn left. I was leaving the office today about 3:00 p.m. and I needed to turn left onto Peyton Street. I pulled out blocking traffic so that I'd have a chance to go left, and I was five cars deep right there at 3:00 p.m. I probably should have gone right but it wasn't convenient. Our request is that you deny this. Is it appropriate to require a traffic impact study for this because of the impact it would have on the narrow roadways? I'm just looking at this, but I don't see how you widen those roads to do anything more than what they are as two lanes. Also, my notes say that the site plan is eighteen parking spaces short than what's needed. With the amount of density, would there not need to be an additional dumpster site?"

Chairman Mahone asked Mr. Lee, "Mr. Lee can you educate us on when a traffic study would be required or is one required as part of the Staff Review Letter?"

Mr. Lee replied, "We don't have any current ordinance that triggers a Traffic Impact Analysis. We will be changing that to anything that is one hundred units or more. Normally when we have a predevelopment meeting, we will mention we would like a study done if it is a hundred units or more. I do not recall whether we mentioned it or not in our predevelopment meeting with this applicant."

Mr. Rahman replied, "I'd like to mention is this is currently zoned commercial and if the owner wanted to build a commercial property there, it would be more traffic than this proposal. The parking count we currently offer is 1.5 parking spaces per bedroom. That is more than the required parking. We were not asked for a Traffic Impact Analysis, but if needed then we can do that."

Chairman Mahone asked Mr. Lee, "Is the requirement for a trash dumpster imposed by engineering?"

Mr. Lee replied, "No, that is the Solid Waste department."

Commission Member Davis asked Mr. Lee, "Is there any change to the street coming to Loy Lake Road or Peyton in the foreseeable future that you are aware of?"

Mr. Lee replied, "No sir."

Chairman Mahone requested an Executive Session and stated, "The Planning & Zoning Commission will now hold

a closed executive session pursuant to the Texas open meetings act at section 551.001 to consult with the city attorney."

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned for an Executive Session at 5:48 p.m.

RECONVENE
The Executive Session closed, and the meeting reconvened at 5:56 p.m.

Mr. Rae stated, "Staff is concerned that the legal notice that was posted for this Zone Change is not correct. We posted a legal notice for 5.439 acres when in fact it is 6.226 acres. We would recommend that the Commission table this item until next month so that we can properly repost so that the legal notification is correct."

Chairman Mahone asked Mr. Rahman, "Essentially do you understand what he's saying about this? This description has to be posted to the public. If we move forward on this, that could be an issue for you that it was not posted properly. That was our oversite. I apologize for that."

Executive Session

Mr. Rahman replied, "No problem."

Mr. Goel asked Mr. Rae, "Was the legal notice because of an oversite?"

Mr. Rae stated, "It was an oversite on Staff's part."

ADJOURNMENT

Mr. Goel replied, "The reason I ask is because we are under due diligence of the land, and we must give them notification today. I don't know if the Planning and Zoning Commission could consider the Site Plan and look at it. Nothing would change in terms of how it is laid out."

RECONVENE

Chairman Mahone states, "That is a question I would defer to our City Attorney about the legality of posting this issue."

Ms. Cotton replied, "I think it is definitely a potential issue that we noticed an incorrect legal description of the property we are acting on as that could effect your decision tonight or the legitimacy of it making it valid later."

Chairman Mahone states, "This is an unfortunate situation for you guys. My fear is if we move forward and approve having the legal description not posted correctly opens you up to some potential issues."

Mr. Goel asked Chairman Mahone, "Is there anything you can do on a contingency basis?"

Chairman Mahone stated, "no. The public has to be notified. There are stringent requirements for notifying the public of

what's going to be discussed tonight and unfortunately there was an oversite made and wasn't posted correctly. The public wasn't notified correctly."

Mr. Goel replied, "Okay, thank you."

ACTION TAKEN.

Planning and Zoning
Motion by Commission Member Whitaker to Table the Zone Change and Site Plan under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District at 2131 North Loy Lake Road. Second by Commission Member Sims.

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

THIS ITEM WAS TABLED.

SPECIFIC USE PERMIT & SITE PLAN – LOAN OFFICE 701 W HOUSTON STREET (JEJE HOLDING, LLC)

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF JEJE HOLDING, LLC (OWNERS), WILLIAM BAIN (TENANT), AND COPLEY LAND SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 701 WEST HOUSTON STREET, BEING 0.086 ACRES IN THE J.B MCNAIR SURVEY, ABSTRACT NO. 763, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A LOAN OFFICE IN A C-1 (RETAIL BUSINESS) DISTRICT.

The property is located at 701 West Houston between North Woods Street and North Sam Rayburn Freeway and is zoned C-1 (Retail Business) District.

William Bain 11810 Oak Ridge Dr Oklahoma
Mr. Bain explained, "We are requesting a Specific Use Permit and Site Plan approval for a loan production office while a new, full-service bank is built. There will be two full-time employees and traffic will be limited to scheduled appointments with customers and customers dropping off paperwork. I have spoken to Scott Adams, who owns Tracks and he said that we could have three parking spaces to the west of this building. This will be in addition to the two 9' by 20' parking spaces shown on the Site Plan."

Chairman Mahone asked Mr. Bain, "How many square feet is this building?"

Mr. Bain replied, "It is under 500 square feet."

Chairman Mahone asked Mr. Lee, "Is this property in the flood way?"

Mr. Lee replied, "yes."

Commission Member Manley stated, "If he is in the floodway then so is Tracks."

Mr. Bain replied, "Yes that is exactly right. Our elevation is higher than Tracks. I have some documentation from 2013 to prove that this building was not subject to any other flooding that had happened in the past during the flood protection plan to Post Oak Creek. Those buildings and residences were removed based upon their consistent flooding; this building was not one of them listed nor was it removed."

Commission Member Davis stated, "We've also had a new floodplain adjustment since then."

Mr. Lee added, "That was effective September 1, 2022."

Mr. Bain replied, "The flood zone itself runs all the way over across the street to Italian Affair. It runs to their front door and goes across the parking lot of the shopping area across to Wannaburger then curves back around and hits the donut shop. We are a higher elevation than Tracks. All their property is directly in a flood zone and backs up to that same water way."

Chairman Mahone stated, "So we have a note from staff that recommends denial. The note states, 'does not recommend approval of the Specific Use Permit due to the location within the Post Oak Creek floodway'. On the Staff Review Letter under engineering number nine, 'recommend denial because of FEMA floodplain.' Do you have the Staff Review Letter?"

Mr. Bain replied, "I'm assuming the owner did, but I did not get one myself."

Chairman Mahone replied, "Item number ten (10) says all requirements of the floodplain ordinance shall be followed on the comments from engineering. Even if we approve this you still must comply with the Staff Review Letter."

Mr. Bain replied, "Of course, yes sir."

Commission Member Manley stated, "What if there was a time limit placed on this?"

Chairman Mahone replied, "Do you expect this to be a temporary location?"

Mr. Bain replied, "It would be a temporary basis. First Texas National Bank is wanting to open a bank as soon as they can. We bought the lot behind Taco Cabana, off Loy Lake

Road, but I don't know where they are at on the building process."

Commission Member Sims asked, "Do you know if they've applied with the commission to be a full bank?"

Mr. Bain replied, "Yes, we are state certified. We have been approved."

Commission Member Sims asked Mr. Bain, "Do you have the approval letter?"

Mr. Bain replied to Commission Member Sims, "I do not have that approval letter. As a loan office I don't have to have the approval from Office of the Comptroller of the Currency, we can open. I do not have the approval letter from the Office of the Comptroller of the Currency for the new bank.

Commission Member Davis asked, "Are you a bank or a loan office?"

Commission Member Sims states, "You must have a loan production office before you can apply to be a full bank. Legend Bank did the exact same thing. You must be established to apply. My question is how do they have the approval if they don't have a loan production office?"

Mr. Bain stated, "I am the loan office. I have been working out of my house. It does not matter where our location is. It's established that we are in Sherman, Texas. I have been working for a couple months out of my home in Oklahoma."

Commission Member Sims stated, "The reason I am asking is if you are going to put a time limit on this, it is a whole process, and he is going to be up against the wall in a year if that is delayed at all."

Chairman Mahone asked Commission Member Sims, "Are you saying a year might be too short?"

Commission Member Sims replied, "I don't know where they are in the process, that is why I asked."

Chairman Mahone asked Mr. Bain, "It is customary on Specific Use Permits depending on the situation for us to tie that to a specific timeline and to a specific applicant. Are you okay with that?"

Mr. Bain replied, "Yes."

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

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

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

ACTION TAKEN.
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a loan office in a C-1 (Retail Business) District at 701 West Houston Street subject to the Staff Review letter and subject to the Specific Use Permit being tied to First Texas National Bank and an expiry of one year. Second by Commission Member Blagg.

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

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

VARIANCE – SIDE SETBACK 1102 SOUTH CROCKETT STREET (DAVID AND MIGNON PLYLER)

VARIANCE
THE REQUEST OF DAVID AND MIGNON PLYLER (OWNERS), JERED TREDWAY HD DESIGN + BUILD, (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) CONCERNING THE PROPERTY LOCATED AT 1102 SOUTH CROCKETT STREET, BEING 0.357 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND ALSO BEING LOT 1, BLOCK 3, B.H. MOORE'S HEIRS ADDITION, AS FOLLOWS:
BOARD OF ADJUSTMENT
VARIANCE UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (6.3)(1) TO ALLOW A 6' SIDE YARD SETBACK FOR A KITCHEN ADDITION TO THE EXISTING STRUCTURE IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT.

The property is located at 1102 South Crockett Street, the southwest corner of Middleton and Crockett Streets and is zoned R-1 (One Family Residential) District and is located in Heritage Row, Sherman's Historic Preservation District.

Jared Treadway, 505 N McKown Ave, Sherman, TX
Mr. Treadway explained, "We are requesting a 6' side yard setback for a kitchen addition to the existing structure on the north side of the home along Middleton Street. Because of the generous right-of-way along Middleton Street, along with the 54' setback from Crockett Street, we feel comfortable considering and requesting this reduced setback."

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

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

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

ACTION TAKEN.
Motion by Commission Member Davis to approve the Variance under Ordinance No. 2280, Section 8, Subsection (6.3)(1) to allow a 6' side yard setback for a kitchen addition to the existing structure in an R-1 (One-Family Residential) District at 1102 South Crockett Street subject to the Staff Review Letter. Second by Commission Member Whitaker.

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

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

ADJOURNMENT
On Motion duly made and carried, the meeting adjourned at 6:21 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

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

Meeting Date: 01/10/2023

Prepared By: Lauren Marlow, Administrative Assistant

Issue:

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

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

List of Agenda Items:

6.* 2524 MOUNTAIN CLIMB ROAD

The request of Zachary Sanford (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2524 Mountain Climb Road, being 1.40 acres in the Alfred Hume Survey, Abstract No. 522, and also being part of Lot 5 Block 1, Northwest Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat of Northwest Addition.

7.* 3505 TEXOMA PARKWAY AND 3512-3702 FRISCO ROAD

The request of David Plyler, Lloyd Plyler Construction, LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 3505 Texoma Parkway and 3512-3702 Frisco Road, being part of Hilliard Jennings Survey, Abstract No. 639, and part of Samuel M. McGlothlen Survey, Abstract No. 811, and being part of Lots 4, 5, and 6, Block 2, Redick Addition, consisting of 8.972 acres, and currently zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Replat of Plyler Addition.

8.* 1301 BLOCK WEST TRAVIS

The request of SSCGC Holdings LLC (Owner), William Magers (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1301 Block West Travis Street, being 9.801 acres in the Elizabeth Jones Survey, Abstract No. 625, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Travis Crossing.

9.* 1628 WEST FM 1417 (HERITAGE PARKWAY)

The request of John Robert Turley Estate (Owner), James Ray Brinkley (Representative/Power of Attorney) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the property located at

1628 West FM 1417 (Heritage Parkway), being 2.051 acres in the William Martin Survey, Abstract 765, and currently zoned R-6 (Single-Family Residential) District, located in the FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Brinkley Addition.

10.* 171 AND 187 ROBERTS RUN

The request of Hearrell Enterprises (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 171 and 187 Roberts Run, being part of the Daniel Bickenback Survey, Abstract No 128 and the J.M. Thomas Survey, Abstract 1234, and also being a Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, consisting of 0.541 acres and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat of Lot 10R, Block Two, Preston Club The Classics, Phase Three.

11.* 4901-5201 BLOCKS QUAIL RUN ROAD

The request of 300 Sherman LP (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4901-5201 Blocks Quail Run Road, being 11.098 acres in the Elizabeth Jones Survey, Abstract No. 625 and the Jason Stamps Survey, Abstract No. 1115, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Quail Run, Phase Two A.

12.* 4701-4801 BLOCKS QUAIL RUN ROAD

The request of 300 Sherman LP (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4701-4801 Blocks Quail Run Road, being 9.331 acres in the Jason Stamps Survey, Abstract No. 1115, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Quail Run, Phase Two B.

13.* 2100 BLOCK WEST HOUSTON STREET

The request of W.W. Collins Holdings, L.P. (Owner) and Kimley-Horn (Surveyor) concerning the property located in the 2100 Block West Houston Street, being 26.424 acres in the Elizabeth Jones Survey, Abstract No. 625, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Westmoor Phase 1.

14.* **4725 SOUTH HIGHWAY 75**

The request of Emerson Corporation (Owner), Sidney Phillips, Lloyd Plyler Construction (Representative), and Baca Studios (Architect) concerning the property located at 4725 South Highway 75, being 240.928 in the Sherrod Dunman Survey, Abstract No. 329 and is currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Emerson Addition.

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **2524 MOUNTAIN CLIMB ROAD**

The request of Zachary Sanford (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 2524 Mountain Climb Road, being 1.40 acres in the Alfred Hume Survey, Abstract No. 522, and also being part of Lot 5 Block 1, Northwest Addition, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat of Northwest Addition.

Background:

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

Adjacent Zoning:

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

Origination:

Zachary Sanford (Owner)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

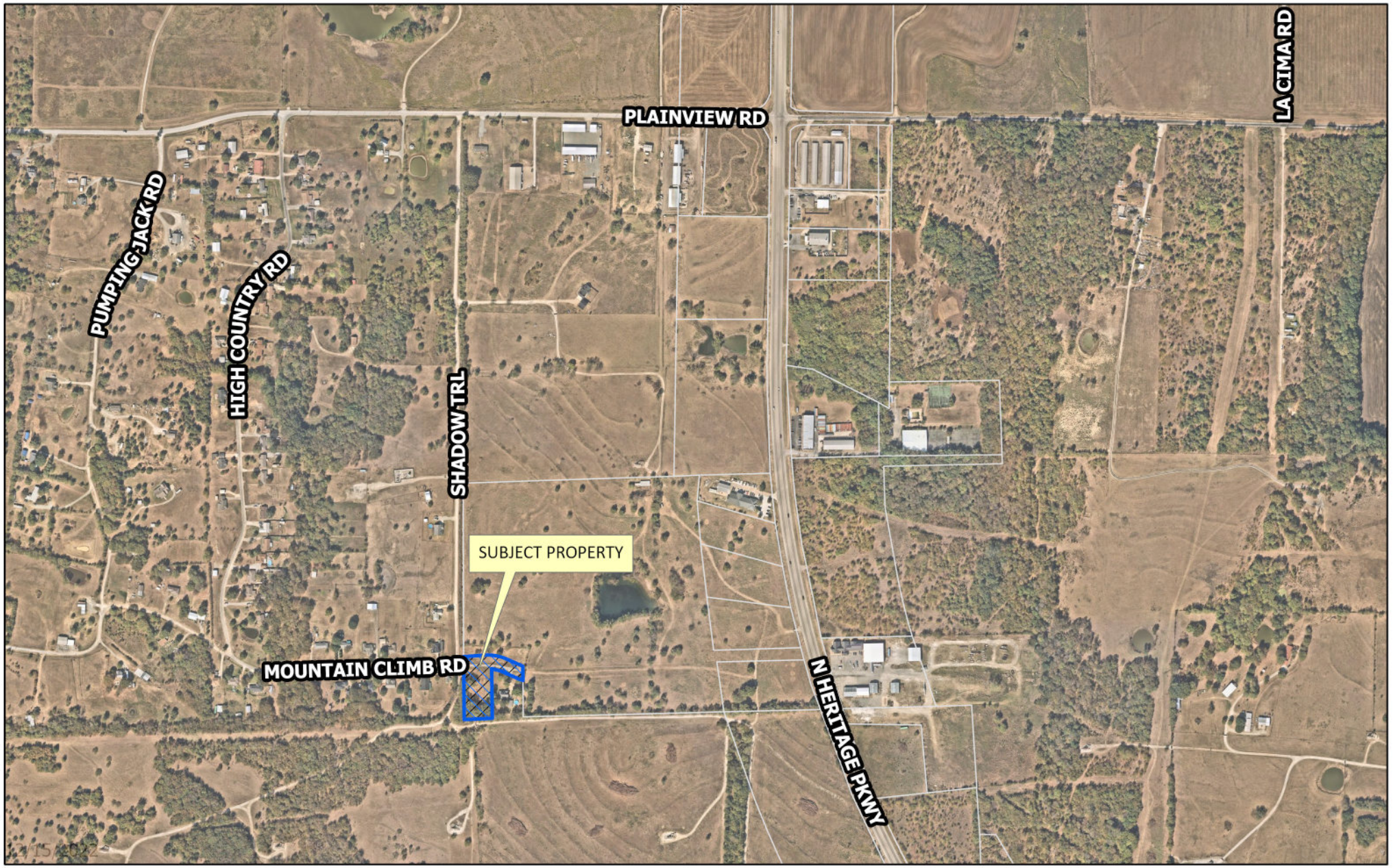
5

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

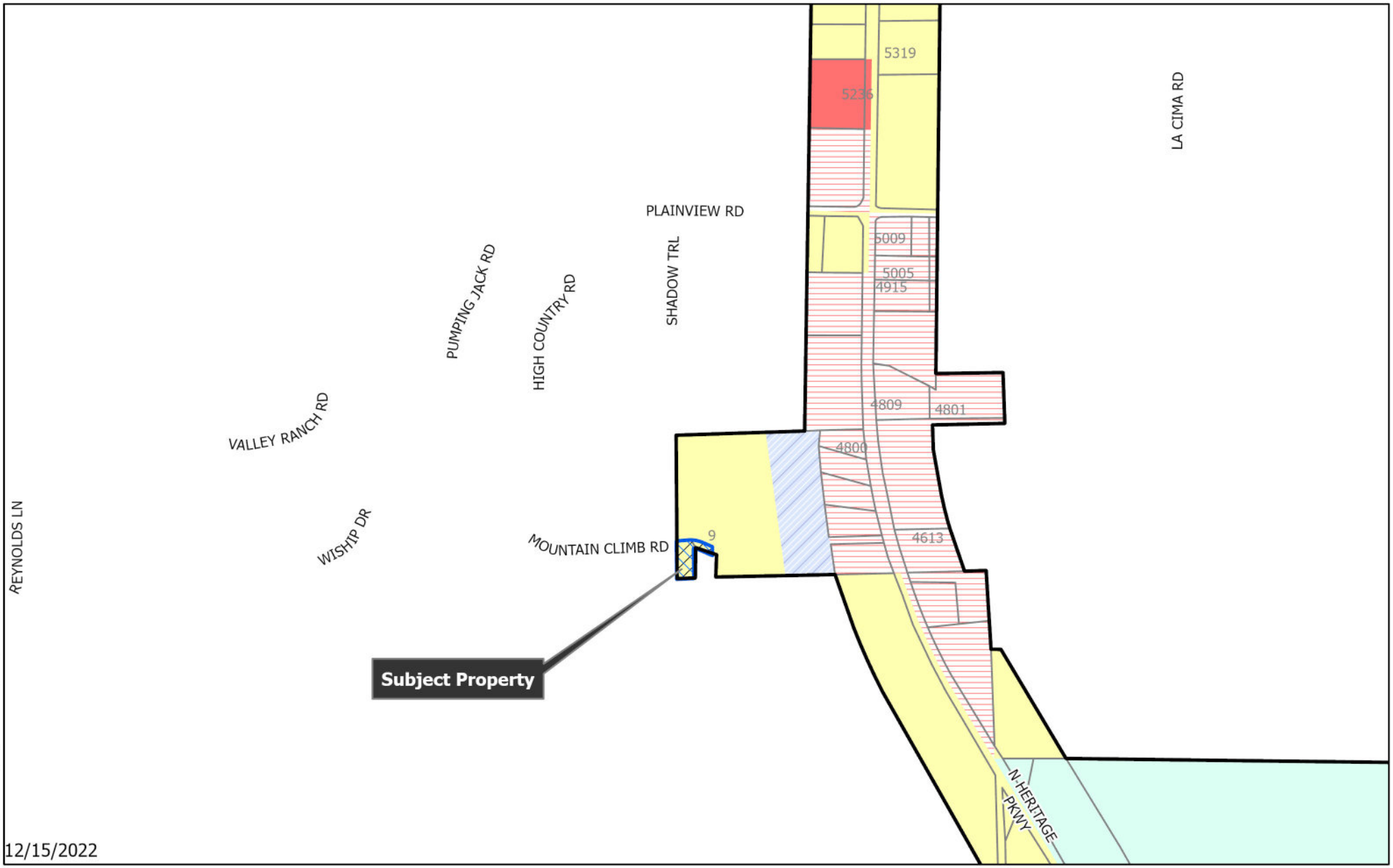
CITY OF SHERMAN

2524 Mountain Climb Rd

N
W E
S

Date: 12/15/2022 8:54 AM

Scale: 1:8,382



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

2524 Mountain Climb Rd

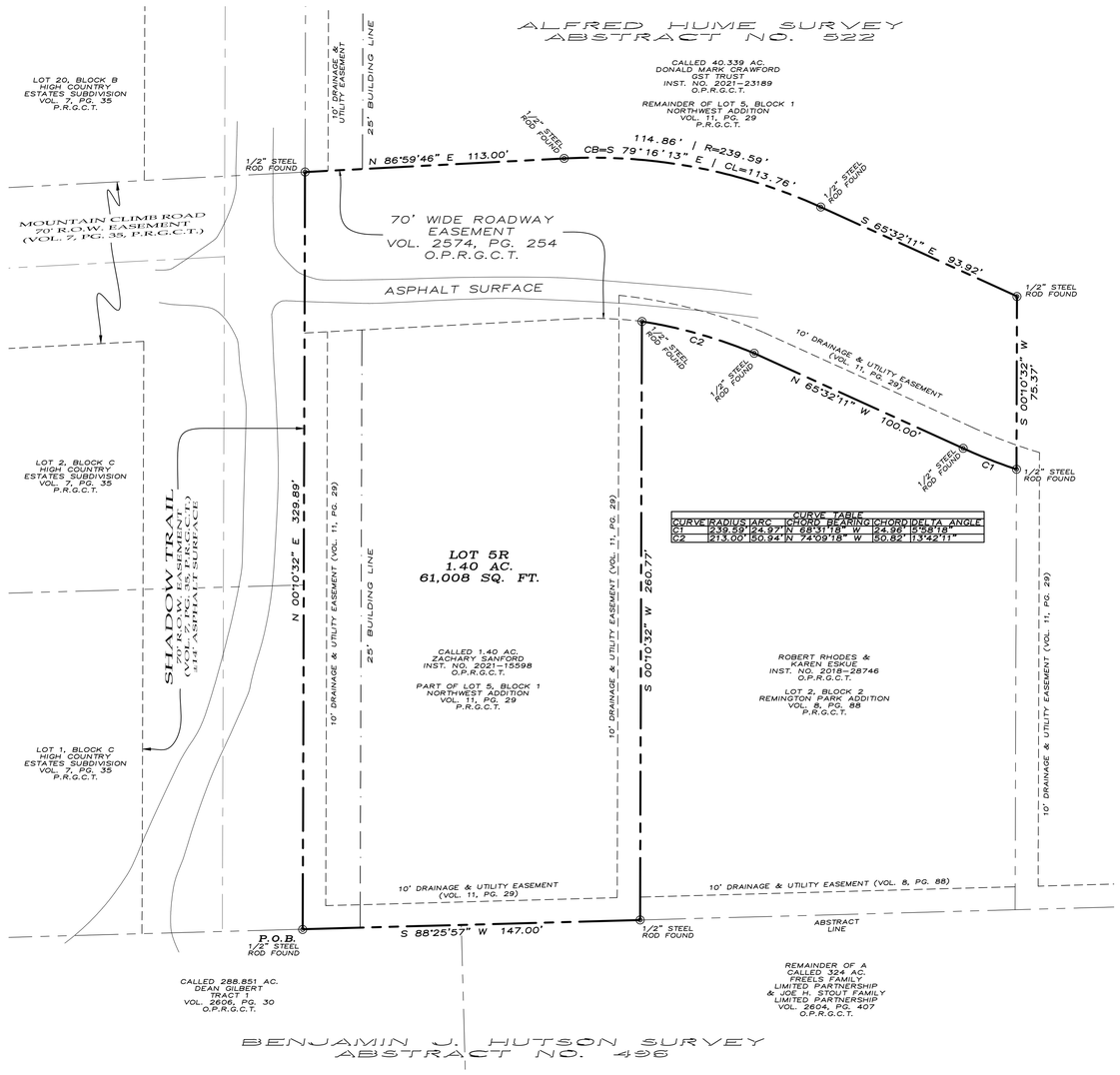
N
W E
S

Scale: 1:13,733

Date: 12/15/2022 8:54 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED REPLAT
PROJECT #: 22-004431
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

JOB NO. 22111266



CURVE TABLE						
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	239.59'	24.97'	N 68°31'18" W	24.96'	5°58'18"
C2	213.00'	50.94'	N 74°09'18" W	50.82'	13°42'11"

REPLAT OF
NORTHWEST ADDITION
REPLAT OF PART OF LOT 5, BLOCK 1 OF NORTHWEST ADDITION
Being a part of the Alfred Hume Survey, Abstract Number 522.
Being in the City of Sherman, Grayson County, Texas.
Containing 1.40 acres of land

LEGEND
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE

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

12-13-2022

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

OWNERS/DEVELOPER
ZACHARY SANFORD
3337 HARRELL ROAD
HOWE, TX 75459

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

UNDERWOOD
DRAFTING & SURVEYING

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

JOB NO. 22111266

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Alfred Hume Survey, Abstract No. 522, and being a part of Lot 5 in Block 1 of Northwest Addition to the City of Sherman, Texas as shown by plat of record in Volume 11, Page 29, Plat Records, Grayson County, Texas, also being all of the 70 foot wide roadway easement embraced by said Lot 5 and described in Private Roadway Easement and Dedication recorded in Volume 2574, Page 254, Official Public Records, Grayson County, Texas, and being the same 1.40 acre tract described in the deed to Zachary Sanford, recorded in Instrument No. 2021-15598, said Official Public Records, and being more particularly described by metes and bounds as follows:

Beginning at 1/2" steel rod found maintaining the Southwest corner of the said 1.4 acre tract in the South line of the said Hume Survey and North line of the Benjamin J. Hutson Survey, Abstract No. 496, said rod also maintaining the Southeast corner of High Country Estates Subdivision to Grayson County as shown by plat of record in Volume 7, Page 35, said Plat Records;

Thence North 00°10'32" East with the West line of said Lot 5 and East line of said High Country Estates, passing the Southwest corner of the said 70 foot wide roadway easement at 259.78 feet and continuing for a total distance of 329.89 feet to a 1/2" steel rod found maintaining the Northwest corner of both said 1.4 acre tract and roadway easement;

Thence North 86°59'46" East with the North line of said roadway easement a distance of 113.00 feet to a 1/2" steel rod found at the beginning of a curve to the right having a radius of 239.59 feet;

Thence in a Southeasterly direction continuing with said North line of roadway easement along said curve, (chord bears South 79°16'13" East, 113.76 feet), an arc distance of 114.86 feet to a 1/2" steel rod found at the end of said curve;

Thence South 85°32'11" East a distance of 93.92 feet to a 1/2" steel rod found maintaining the Northeast corner of both said 1.4 acre tract and roadway easement;

Thence South 00°10'32" West a distance of 75.37 feet to a 1/2" steel rod found marking the most Easterly Southeast "L" corner of the said 1.4 acre tract, the Southeast corner of said roadway easement, and the Northeast corner of the same tract of land described as 0.8587 acres, being Lot 2 in Block 2 of Remington Park Addition to said City of Sherman as shown by plat of record in Volume 8, Page 88, said Plat Records, as conveyed by U. S. National Bank Association, Trustee to Robert Rhodes et ux by deed dated December 13, 2018, recorded in Document No. 2018-28746, said Official Public Records;

Thence in a Northwesterly direction with the South line of said roadway easement and North line of the 0.8587 acre tract along a curve to the right having a radius of 239.59 feet, (chord bears North 68°31'18" West, 24.96 feet), an arc distance of 24.97 feet to a 1/2" steel rod found at the end of said curve;

Thence North 65°32'11" West continuing with said North line of the 0.8587 acre tract and South line of roadway easement a distance of 100.00 feet to a 1/2" steel rod found at the beginning of a curve to the right having a radius of 213.00 feet;

Thence in a Northwesterly direction with said South line of roadway easement along said curve, (chord bears North 74°09'18" West, 50.82 feet), an arc distance of 50.94 feet to a 1/2" steel rod found marking an inside "L" corner to the said 1.4 acre tract and the Northwest corner of the said 0.8587 acre tract;

Thence South 00°10'32" West a distance of 260.77 feet to a 1/2" steel rod found marking the most Southerly Southeast corner of the said 1.4 acre tract and the Southwest corner of the said 0.8587 acre tract in the said South line of the Hume Survey;

Thence South 88°25'57" West with said South line a distance of 147.00 feet to the Point of Beginning and containing 1.40 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2023.

Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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

ACCEPTANCE

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

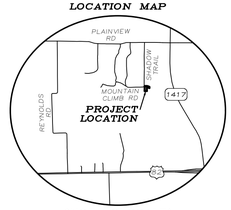
Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

ZACHARY SANFORD

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

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

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by a Private Sewer System approved by Grayson County.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0270G, effective date September 1, 2022.

REPLAT OF
NORTHWEST ADDITION
REPLAT OF PART OF LOT 5, BLOCK 1 OF NORTHWEST ADDITION
Being a part of the Alfred Hume Survey, Abstract Number 522.
Being in the City of Sherman, Grayson County, Texas.
Containing 1.40 acres of land

12-13-2022

OWNERS/DEVELOPER
ZACHARY SANFORD
3337 HARRELL ROAD
HOWE, TX 75459

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

UNDERWOOD
DRAFTING & SURVEYING

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

Zachary Sanford
3337 Harrell Road
Howe, TX 75459

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Replat of Northwest Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Plat must include property to the north of subject property, being the remainder of Lot 5, Block 1 of Northwest Addition. Remainder lots will not be permitted. *Texas Local Government Code, Title 7, Subtitle B, Chapter 232, Subchapter A, Sec. 232.023*
3. Resubmittal to P&Z required due to significant change in acreage. *Texas Local Government Code, Title 7, Subtitle B, Chapter 232, Subchapter A, Sec. 232.023*
4. All property owners of Lot 5, Block 1 of Northwest Addition shall join in and execute replat.
5. The width of the pavement for streets shall be shown on the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Road shall be upgraded to a minimum of 24' wide asphalt road prior to filing of plat for fire lane purposes. *Code of Ordinances Chapter 3.02(c)*
7. Dedicate a 70' Right of Way Dedication along the 70' Wide Roadway Easement as filed in Volume 2574, Page 254, OPRGCT and label as Mountain Climb Road in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
8. Dedicate a 15'x15' Right of Way corner clip on northwest corner of proposed Lot 5R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*Dedicate a 10' Utility Easement along dedicated Mountain Climb Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
9. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*

10. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
11. Add zip code to address blocks on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
12. 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.
13. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

Turner, Kerri

From: Jennifer Norris <jennifer@easyliferealty.com>
Sent: Monday, January 9, 2023 5:53 PM
To: Turner, Kerri
Cc: Doan, Amber; Kim Poort; Planning; Rae, Rob; zac sanford
Subject: Re: 22111266-Replat of part of Lot 5, Blk 1, Northwest Addition

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

We would like to withdrawal for now, please.

Thank you!
Jennifer

On Mon, Jan 9, 2023 at 10:53 AM Jennifer Norris <jennifer@easyliferealty.com> wrote:

> Thank you for clarifying! Let me visit with my client and get right back to you.
>
> Thanks,
> Jennifer
>
> On Mon, Jan 9, 2023 at 10:39 AM Turner, Kerri <KerriT@cityofsherman.com> wrote:
>
> > If you withdraw, you will have to reapply.
> >
> > If you table this month and come back next month, you cannot table again. Planning and Zoning will have to approve or deny the Replat request.
> >
> > **From:** Jennifer Norris <jennifer@easyliferealty.com>
> > **Sent:** Monday, January 9, 2023 10:34 AM
> > **To:** Turner, Kerri <KerriT@cityofsherman.com>
> > **Cc:** Doan, Amber <amberd@cityofsherman.com>; Kim Poort <Kim@underwoodsurveying.com>; Planning <Planning@cityofsherman.com>; Rae, Rob <RobR@cityofsherman.com>; zac sanford <zacattack51196@gmail.com>
> > **Subject:** Re: 22111266-Replat of part of Lot 5, Blk 1, Northwest Addition
> >
> > **EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!**
> >
> > Ok to confirm, we would have to withdrawal and reapply if we table this month and still have issues come the next month meeting ?
> >
> > Just want to make sure we are understanding correctly…

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **3505 TEXOMA PARKWAY AND 3512-3702 FRISCO ROAD**

The request of David Plyler, Lloyd Plyler Construction, LLC (Owner) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located at 3505 Texoma Parkway and 3512-3702 Frisco Road, being part of Hilliard Jennings Survey, Abstract No. 639, and part of Samuel M. McGlothlen Survey, Abstract No. 811, and being part of Lots 4, 5, and 6, Block 2, Redick Addition, consisting of 8.972 acres, and currently zoned C-2 (General Commercial) District and M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Replat of Plyler Addition.

Background:

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

Adjacent Zoning:

C-2 (General Commercial) District
M-1 (Light Manufacturing) District

Origination:

David Plyler, Lloyd Plyler Construction, LLC (Owner)
Underwood Drafting and Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

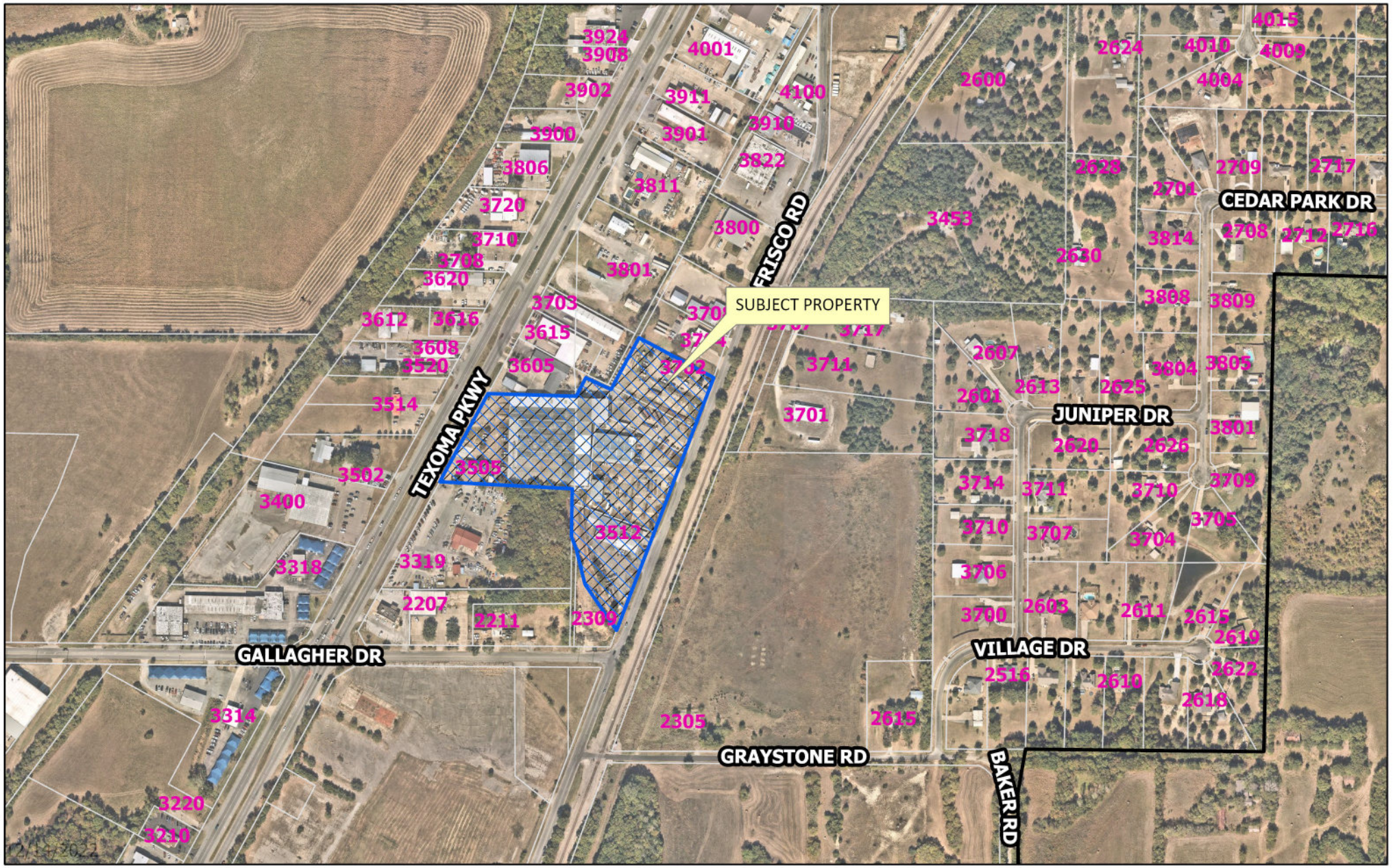
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Replat
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

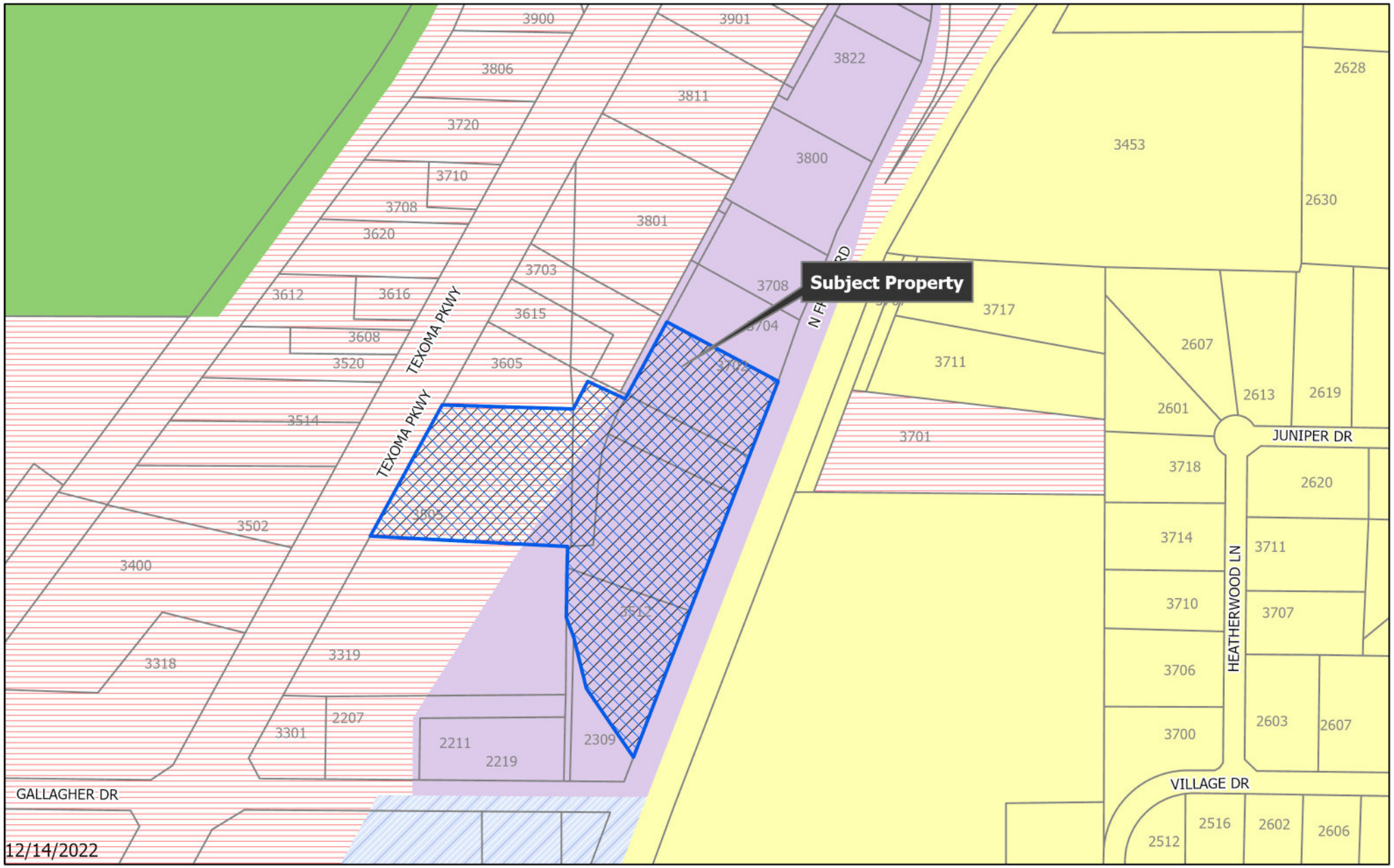
CITY OF SHERMAN

3505 Texoma Parkway 3512 Frisco
Plyler Addition Replat

N
W E
S

Date: 12/14/2022 4:30 PM

Scale: 1:5,364



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

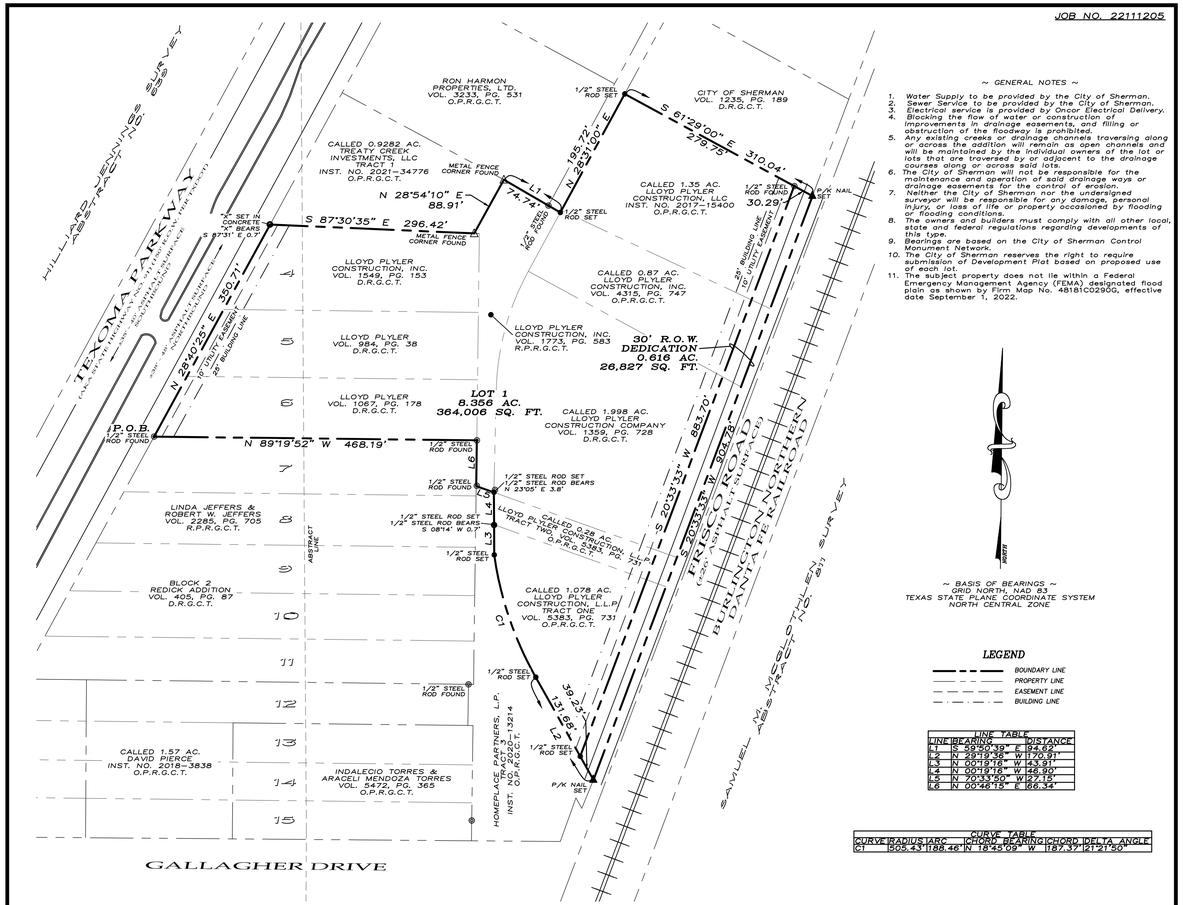
3505 Texoma Parkway 3512 Frisco
Plyler Addition Replat

N
E
S

Scale: 1:3,600

Date: 12/14/2022 4:30 PM

JOB NO. 22111205



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290G, effective date September 1, 2022.

~ BASIS OF BEARINGS ~
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

LEGEND

BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
BUILDING LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°30'19" E	84.62'
L2	N 29°19'36" W	170.91'
L3	N 00°19'16" W	43.91'
L4	N 00°19'16" W	46.90'
L5	N 00°46'15" W	27.15'
L6	N 00°46'15" E	166.34'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	1505.33'	1188.48'	N 19°45'09" W	1187.47'	21°21'50"

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

FINAL PLAT
PLYLER ADDITION
REPLAT OF LOTS 4, 5, 6, BLOCK 2 OF REDICK ADDITION
Being a part of the Samuel M. McGlothlin Survey, Abstract Number 811.
& part of the Hilliard Jennings Survey, Abstract No. 639
Being in the City of Sherman, Grayson County, Texas.
Containing 8.972 acres of land

12/08/2022

OWNERS/DEVELOPER
LLOYD PLYLER CONSTRUCTION, LLC
P.O. BOX 2406
SHERMAN, TX 75091-2406

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

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

SHEET 1 OF 2

JOB NO. 22111205

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Hilliard Jennings Survey, Abstract No. 639, and part of Samuel M. McGlothlen Survey, Abstract No. 811, and being part of Lots 4, 5, & 6 in Block 2 of Redick Addition, according to the plat thereof recorded in Volume 405, Page 87, Deed Records, Grayson County, Texas, and being all of a tract of land described in the deed to Lloyde Plyler Construction, Inc. recorded in Volume 1549, Page 153, said Deed Records, and all of a tract of land described in the deed to Lloyd Plyler, recorded in Volume 984, Page 38, said Deed Records, and all of a tract of land described in the deed to Lloyd Plyler, recorded in Volume 1067, Page 178, said Deed Records, and all of a tract of land described in the deed to Lloyd Plyler Construction, Inc., recorded in Volume 1773, Page 583, Real Property Records, Grayson County, Texas, and all of a called 1.35 acre tract of land described in the deed to Lloyd Plyler Construction, LLC, recorded in Instrument No. 2017-15400, Official Public Records, Grayson County, Texas, and all of a called 0.87 acre tract of land described in the deed to Lloyd Plyler Construction, Inc., recorded in Volume 4315, Page 747, said Official Public Records, and all of a called 1.998 acre tract of land described in the deed to Lloyd Plyler Construction Company, recorded in Volume 1359, Page 728, said Deed Records, and all of a called 1.078 acre tract of land described as Tract One in the deed to Lloyd Plyler Construction, L.L.P., recorded in Volume 5383, Page 731, said Official Public Records, and all of a called 0.28 acre tract of land described as Tract Two in said deed to Lloyd Plyler Construction, L.L.P. (Volume 5383, Page 731), and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the western-most southwest corner of said Plyler Tract, common to the northwest corner of a tract of land described in the deed to Linda Jeffers and Robert W. Jeffers, recorded in Volume 2285, Page 705, said Real Property Records, and on the easterly right-of-way line of Texoma Parkway (AKA State Highway No. 91);

Thence North 28°40'25" East, with a westerly line of said Plyler Tract, and with the easterly right-of-way line of said Texoma Parkway, a distance of 350.71 feet to an "X" cut in concrete for the western-most northwest corner of said Plyler Tract, common to the southwest corner of a called 0.9282 acre tract of land described as Tract 1 in the deed to Treaty Creek Investments, LLC, recorded in Instrument No. 2021-34776, said Official Public Records, and from which an "X" cut in concrete bears South 87°31' East, a distance of 0.7 feet;

Thence South 87°30'35" East, with a northerly line of said Plyler Tract, and with the southerly line of said 0.9282 acre tract, a distance of 296.42 feet to a found metal fence corner post;

Thence North 28°54'10" East, with a westerly line of said Plyler Tract, and with the easterly line of said 0.9282 acre tract, a distance of 88.91 feet to a found metal fence corner post, and on the southerly line of a tract of land described in the deed to Ron Harmon Properties, LTD., recorded in Volume 3233, Page 531, said Official Public Records;

Thence South 59°50'39" East, with a northerly line of said Plyler Tract, and with the southerly line of said Harmon Tract, passing an route at a distance of 74.74 feet a 1/2" steel rod found for the southeast corner of said Harmon Tract, and continuing on said course a total distance of 84.62 feet to a set 1/2" steel rod;

Thence North 28°31'00" East, with a westerly line of said Plyler Tract, a distance of 195.72 feet to a 1/2" steel rod set for the northern-most northwest corner of said Plyler Tract, common to the southwest corner of a tract of land described in the deed to City of Sherman recorded in Volume 1235, Page 189, said Deed Records;

Thence South 61°29'00" East, with a northerly line of said Plyler Tract, and with the southerly line of said City of Sherman Tract, passing an route at a distance of 279.75 feet a found 1/2" steel rod, and continuing on said course a total distance of 310.04 feet to a P/K nail set for the northeast corner of said Plyler Tract, and in Frisco Road;

Thence South 20°33'33" West, with the easterly line of said Plyler Tract, and in said Frisco Road, a distance of 904.78 feet to a P/K nail set for the southeast corner of said Plyler Tract, common to the eastern-most northeast corner of a tract of land described as Tract 3 in the deed to Homeplace Partners, L.P., recorded in Instrument No. 2020-13214, said Official Public Records;

Thence with a westerly line and southerly line of said Plyler Tract, and with the easterly and northerly line of said Homeplace Tract, the following 5 courses:

1. North 29°19'36" West, a distance of 170.91 feet to a set 1/2" steel rod;
2. With a non-tangent curve to the right having a radius of 505.43 feet, (chord bears North 18°45'09" West, a distance of 187.37 feet) an arc length of 188.46 feet to a set 1/2" steel rod;
3. North 00°19'16" West, a distance of 43.91 feet to a set 1/2" steel rod, and from which a found 1/2" steel rod bears South 08°14' West, a distance of 0.7 feet;
4. North 00°19'16" West, a distance of 46.90 feet to a set 1/2" steel rod, and from which a found 1/2" steel rod bears North 23°05' East, a distance of 3.8 feet;
5. North 70°33'50" West, a distance of 27.15 feet to a found 1/2" steel rod;

Thence North 00°46'15" East, with a westerly line of said Plyler Tract, and with the easterly line of aforesaid Jeffers Tract, a distance of 66.34 feet to a found 1/2" steel rod;

Thence North 89°19'52" West, with a southerly line of said Plyler Tract, and with the northerly line of said Jeffers Tract, a distance of 468.19 feet to the Point-of-Beginning and containing 8.972 acres (390,834 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

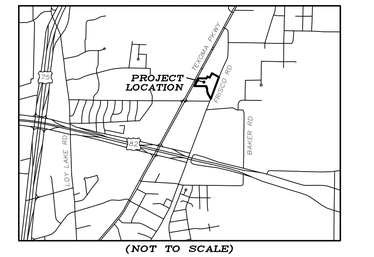
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of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

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

Date

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

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2022.

DAVID PLYLER, PRESIDENT

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

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

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

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2022.

Clerk, City of Sherman, Texas

ACCEPTANCE

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

Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas Date

FINAL PLAT
PLYLER ADDITION
REPLAT OF LOTS 4, 5, 6, BLOCK 2 OF REDICK ADDITION
Being a part of the Samuel M. McGlothlin Survey, Abstract Number 811.
& part of the Hilliard Jennings Survey, Abstract No. 639
Being in the City of Sherman, Grayson County, Texas.
Containing 8.972 acres of land

12/08/2022

OWNERS/DEVELOPER
LLOYD PLYLER CONSTRUCTION, LLC
P.O. BOX 2406
SHERMAN, TX 75091-2406

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

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

Lloyd Plyler Construction, LLC
P.O. Box 2406
Sherman, TX 75091-2406

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Plyler Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. The width of the right-of-way for Frisco Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Additional Dedication of Right of Way on Frisco Road may be required upon verification of existing ROW. City of Sherman Requires a total of 60' ROW from railroad right of way. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Dedicate a 15' Utility Easement along Texoma Parkway. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Dedicate a 10' Utility Easement along Frisco Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
6. Add zip code to address blocks on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
7. Remove building line from plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.

9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
10. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **1301 BLOCK WEST TRAVIS**

The request of SSCGC Holdings LLC (Owner), William Magers (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 1301 Block West Travis Street, being 9.801 acres in the Elizabeth Jones Survey, Abstract No. 625, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Preliminary Plat of Travis Crossing.

Background:

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

Adjacent Zoning:

MF-30 (Multi-Family Residential) District
PD (Planned Development)

Origination:

SSCGC Holdings LLC (Owner)
William Magers (Representative)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Not applicable.

Number of notices mailed:

Not required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Preliminary Plat
Staff Review Letter

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dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1301 West Travis St

N
W E
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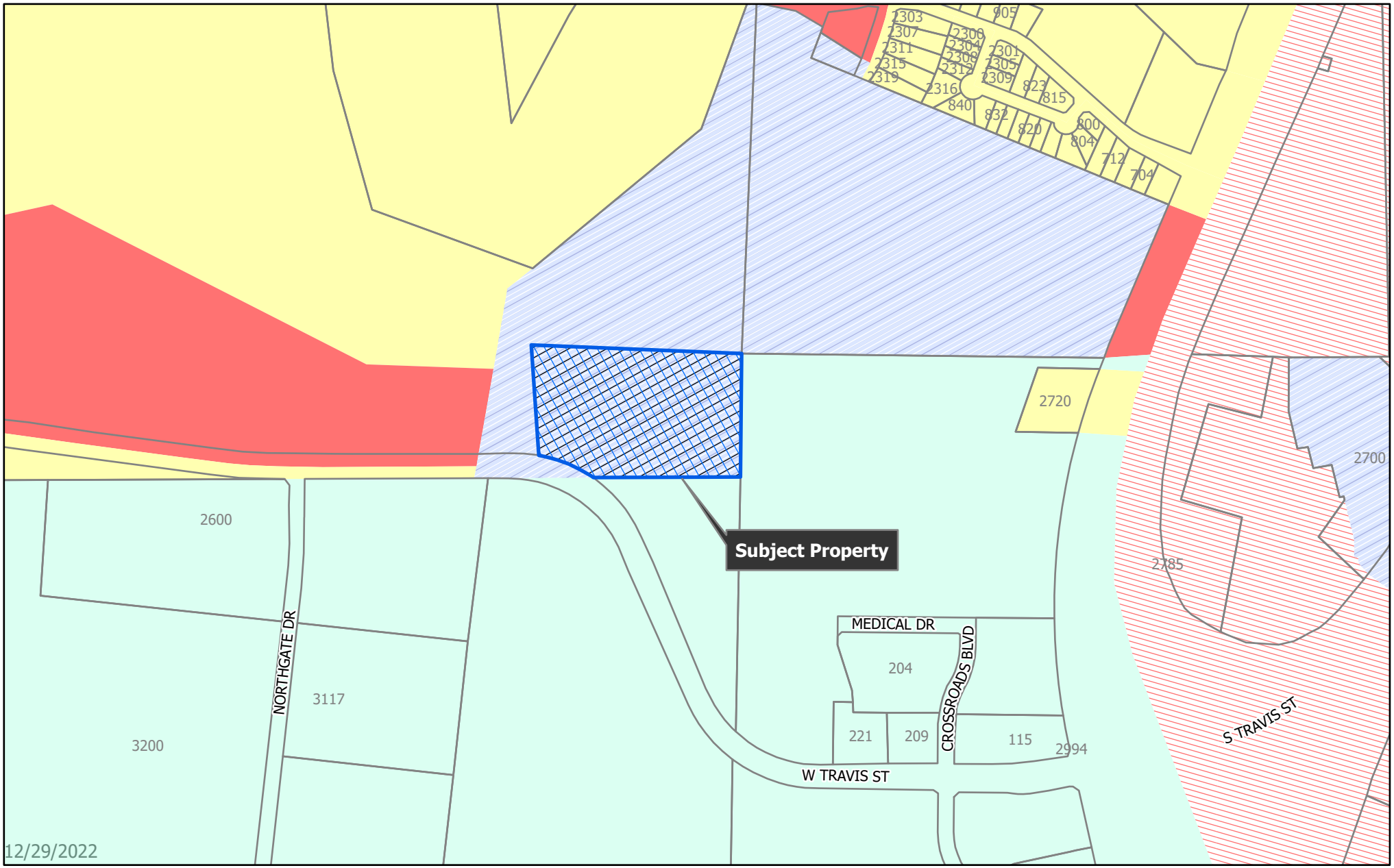
Date: 12/22/2022 8:18 AM

Scale: 1:9,755



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

1301 Block W Travis St

N
W E
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Scale: 1:6,000

Date: 12/22/2022 8:23 AM

JOB NO. 22121311

PRELIMINARY PLAT
TRAVIS CROSSING

Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 9.801 acres of land

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
SSCGC HOLDINGS LLC.
4 TIMBERCREEK
SHERMAN, TEXAS

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

12-14-22

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

SHEET 1 OF 2

JOB NO. 22121311

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being a part of Tract 1 of land described in the deed to SSCGC Holdings, LLC, recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 3/4" pipe found for the southern-most southeast corner of said SSCGC Holdings Tract, common to the northeast corner of a called 5.823 acre tract of land described as Tract Two in the deed to Sherman 301-A, LLC recorded in Instrument No. 2021-22359, said Official Public Records, and on the westerly line of a called 44.830 acre tract of land described in the deed to Heritage Development Partners, LLC, recorded in Volume 5676, Page 224, said Official Public Records;

Thence South 73°42'28" West, with a southerly line of said SSCGC Holdings Tract, and with the northerly line of said 5.823 acre tract, a distance of 583.78 feet to a 1/2" steel rod set for the southern-most southwest corner of the herein described tract of land, common to the northwest corner of said 5.823 acre tract, and on the northerly right-of-way line of West Travis Street;

Thence crossing said SSCGC Holdings Tract, with the northerly right-of-way line of said West Travis Street, and with a non-tangent curve to the left having a radius of 553.00 feet, (chord bears Southy 89°54'31" West, a distance of 308.55 feet) an arc length of 312.70 feet to a set 1/2" steel rod;

Thence South 73°42'34" West, continuing across said SSCGC Holdings Tract, with the northerly right-of-way line of said West Travis Street, a distance of 30.06 feet to a 1/2" steel rod set for the southwest corner of the herein described tract of land;

Thence North 29°44'02" West, continuing across said SSCGC Holdings Tract, a distance of 396.82 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land;

Thence North 73°58'53" East, continuing across said SSCGC Holdings Tract, a distance of 1002.36 feet to a 3/4" pipe found for a re-entrant corner on the southerly line of said SSCGC Holdings Tract, common to the northwest corner of aforesaid 44.830 acre tract;

Thence South 15°28'17" East, with an easterly line of said SSCGC Holdings Tract, and with the westerly line of said 44.830 acre tract, a distance of 468.85 feet to the Point-of-Beginning and containing 9.801 acres of land, more or less.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2022.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

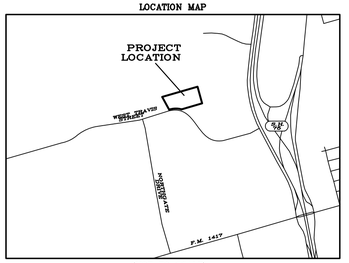
_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0405F, effective date September 01, 2022.

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2022.

_____
WILLIAM MAGERS, SSCGC HOLDINGS LLC. MANAGER

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

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

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

PRELIMINARY PLAT
TRAVIS CROSSING

Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 9.801 acres of land

12-14-22

OWNERS/DEVELOPER
SSCGC HOLDINGS LLC.
4 TIMBERCREEK
SHERMAN, TEXAS

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

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

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

SSCGC Holdings, LLC
4 Timbercreek
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Travis Crossing has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Metes and bounds description has a typo for curve data of boundary description. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
4. Dedicate a 15' Utility Easement along West Travis Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Privately owned and maintained detention in accordance with City criteria will be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*
6. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
8. Three Party Agreement required for Public Infrastructure.
9. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*

10. Add zip code to address blocks on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
11. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **1628 WEST FM 1417 (HERITAGE PARKWAY)**

The request of John Robert Turley Estate (Owner), James Ray Brinkley (Representative/Power of Attorney) and Underwood Drafting and Surveying Inc. (Surveyor) concerning the property located at 1628 West FM 1417 (Heritage Parkway), being 2.051 acres in the William Martin Survey, Abstract 765, and currently zoned R-6 (Single-Family Residential) District, located in the FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Brinkley Addition.

Background:

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

Adjacent Zoning:

R-6 (Single-Family Residential) District
PD (Planned Development)
FM 1417 Overlay

Origination:

John Robert Turley Estate (Owner)
James Ray Brinkley (Representative/Power of Attorney)
Underwood Drafting and Surveying Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1628 FM 1417

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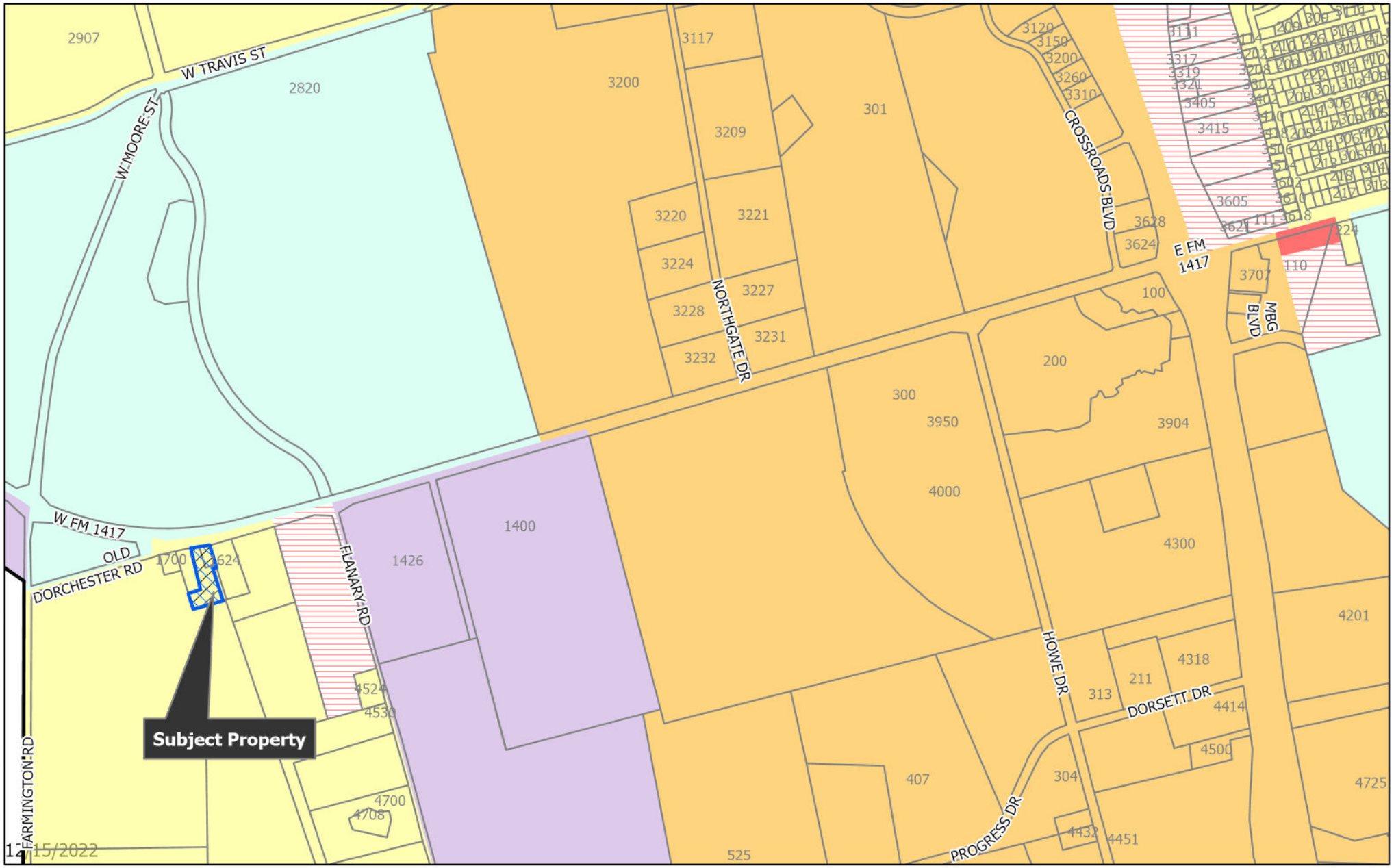
Date: 12/15/2022 8:54 AM

Scale: 1:13,000



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

12/15/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

1628 FM 1417

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Scale: 1:13,000

Date: 12/15/2022 8:54 AM

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

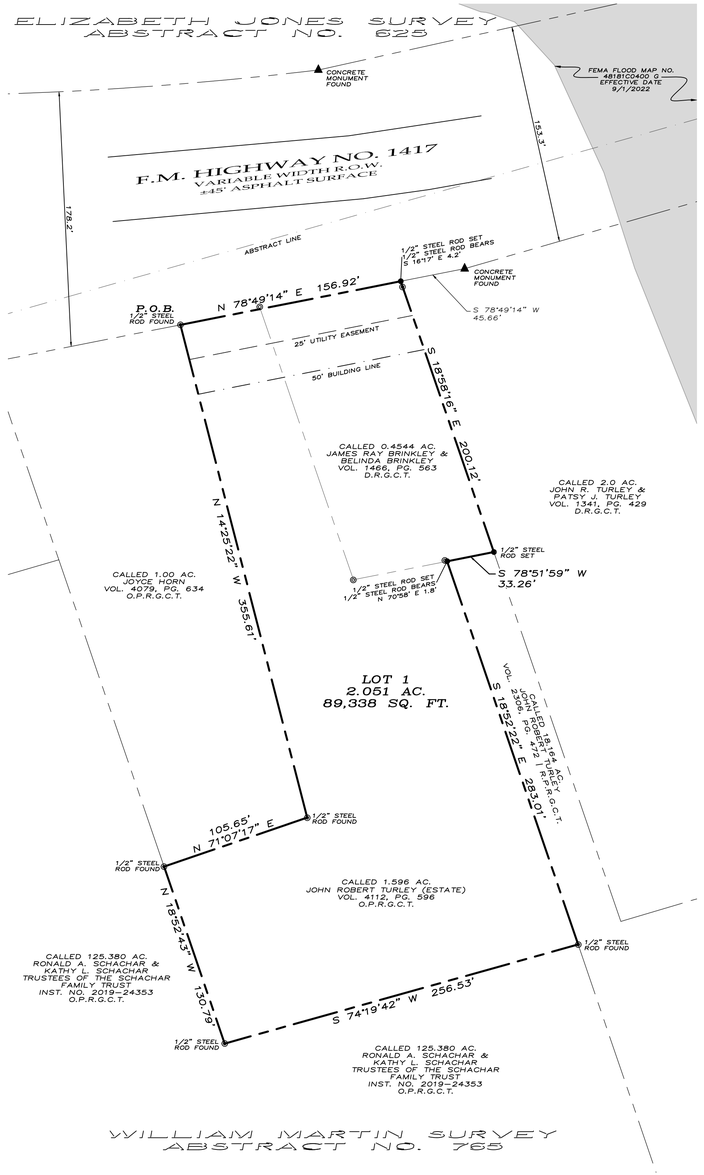
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0400G, effective date September 1, 2022.



LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE

FINAL PLAT
BRINKLEY ADDITION
Being a part of the William Martin Survey, Abstract Number 765. Being in the City of Sherman, Grayson County, Texas. Containing 2.051 acres of land.

12/06/2022

OWNERS/DEVELOPER
JAMES RAY BRINKLEY
1624 W. F.M. 1417
SHERMAN, TX 75092

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

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of William Martin Survey, Abstract No. 765, and being all of a called 0.4544 acre tract of land described in the deed to James Ray Brinkley and Belinda Brinkley, recorded in Volume 1466, Page 563, Deed Records, Grayson County, Texas, and all of a called 1.596 acre tract of land described in the deed to John Robert Turley (Estates), recorded in Volume 4112, Page 596, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northern-most northwest corner of said 1.596 acre tract, common to the northeast corner of a called 1.00 acre tract of land described in the deed to Joyce Horn, recorded in Volume 4079, Page 634, said Official Public Records, and on the southerly right-of-way line of F.M. Highway No. 1417;

Thence North 78°49'14" East, with a northerly line of said 1.596 acre tract, and with the northerly line of aforesaid 0.4544 acre tract, and with the southerly right-of-way line of said F.M. Highway No. 1417, a distance of 156.92 feet to a 1/2" steel rod set for the northeast corner of said 0.4544 acre tract, common to the northwest corner of a called 2.0 acre tract of land described in the deed to John R. Turley and Patsy J. Turley, recorded in Volume 1341, Page 429, said Deed Records, and from which a 1/2" steel rod bears South 16°17' East, a distance of 4.2 feet;

Thence South 18°58'16" East, with the easterly line of said 0.4544 acre tract, and with the westerly line of said 2.0 acre tract, a distance of 200.12 feet to a 1/2" steel rod set for the southeast corner of said 0.4544 acre tract, common to a salient corner on the northerly line of a called 18.164 acre tract of land described in the deed to John Robert Turley, recorded in Volume 2306, Page 472, Real Property Records, Grayson County, Texas;

Thence South 78°51'59" West, with the southerly line of said 0.4544 acre tract, and with a northerly line of said 18.164 acre tract, a distance of 33.26 feet to a 1/2" steel rod set for the eastern-most northeast corner of aforesaid 1.596 acre tract, common to the western-most northwest corner of said 18.164 acre tract, and from which a 1/2" steel rod bears North 70°58' East, a distance of 1.8 feet;

Thence South 18°52'22" East, with an easterly line of said 1.596 acre tract, and with a westerly line of said 18.164 acre tract, a distance of 283.01 feet to a 1/2" steel rod found for the southeast corner of said 1.596 acre tract, common to the eastern-most northeast corner of a called 125.380 acre tract of land described in the deed to Ronald A. Schachar and Kathy L. Schachar, trustees of the Schachar Family Trust, recorded in Instrument No. 2019-24353, said Official Public Records;

Thence South 74°19'42" West, with the southerly line of said 1.596 acre tract, and with a northerly line of said 125.380 acre tract, a distance of 256.53 feet to a 1/2" steel rod found for the southwest corner of said 1.596 acre tract;

Thence North 18°52'43" West, with a westerly line of said 1.596 acre tract, and with an easterly line of said 125.380 acre tract, a distance of 130.79 feet to a 1/2" steel rod found for the western-most northwest corner of said 1.596 acre tract, common to the southwest corner of aforesaid 1.00 acre tract;

Thence North 71°07'17" East, with a northerly line of said 1.596 acre tract, and with the southerly line of said 1.00 acre tract, a distance of 105.65 feet to a 1/2" steel rod found for a re-entrant corner on the northerly line of said 1.596 acre tract, common to the southeast corner of said 1.00 acre tract;

Thence North 14°25'22" West, with a westerly line of said 1.596 acre tract, and with the easterly line of said 1.00 acre tract, a distance of 355.61 feet to the Point-of-Beginning and containing 2.051 acres (89,338 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

ACCEPTANCE

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

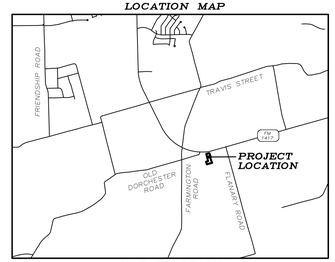
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____, 2023.

_____
JAMES RAY BRINKLEY

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

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

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

FINAL PLAT
BRINKLEY ADDITION
Being a part of the William Martin Survey, Abstract Number 765. Being in the City of Sherman, Grayson County, Texas. Containing 2.051 acres of land.

12/06/2022

OWNERS/DEVELOPER
JAMES RAY BRINKLEY
1624 W. F.M. 1417
SHERMAN, TX 75092

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

James Ray Brinkley
1624 W. FM 1417
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Brinkley Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Mutual Access Easement by separate instrument required from adjacent property East of subject property to allow for ingress/egress to FM 1417. Graphically show Mutual Access Easement and filing information on plat.
3. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
4. Add zip code to address blocks on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Remove building line from plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **171 AND 187 ROBERTS RUN**

The request of Hearrell Enterprises (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 171 and 187 Roberts Run, being part of the Daniel Bickenback Survey, Abstract No 128 and the J.M. Thomas Survey, Abstract 1234, and also being a Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, consisting of 0.541 acres and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing and Replat of Lot 10R, Block Two, Preston Club The Classics, Phase Three

Background:

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

Adjacent Zoning:

R-6 (Single-Family Residential) District
R-A (Residential Agricultural) District

Origination:

Hearrell Enterprises (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

31

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat
Staff Review Letter

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dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

171 187 Roberts Run

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W E
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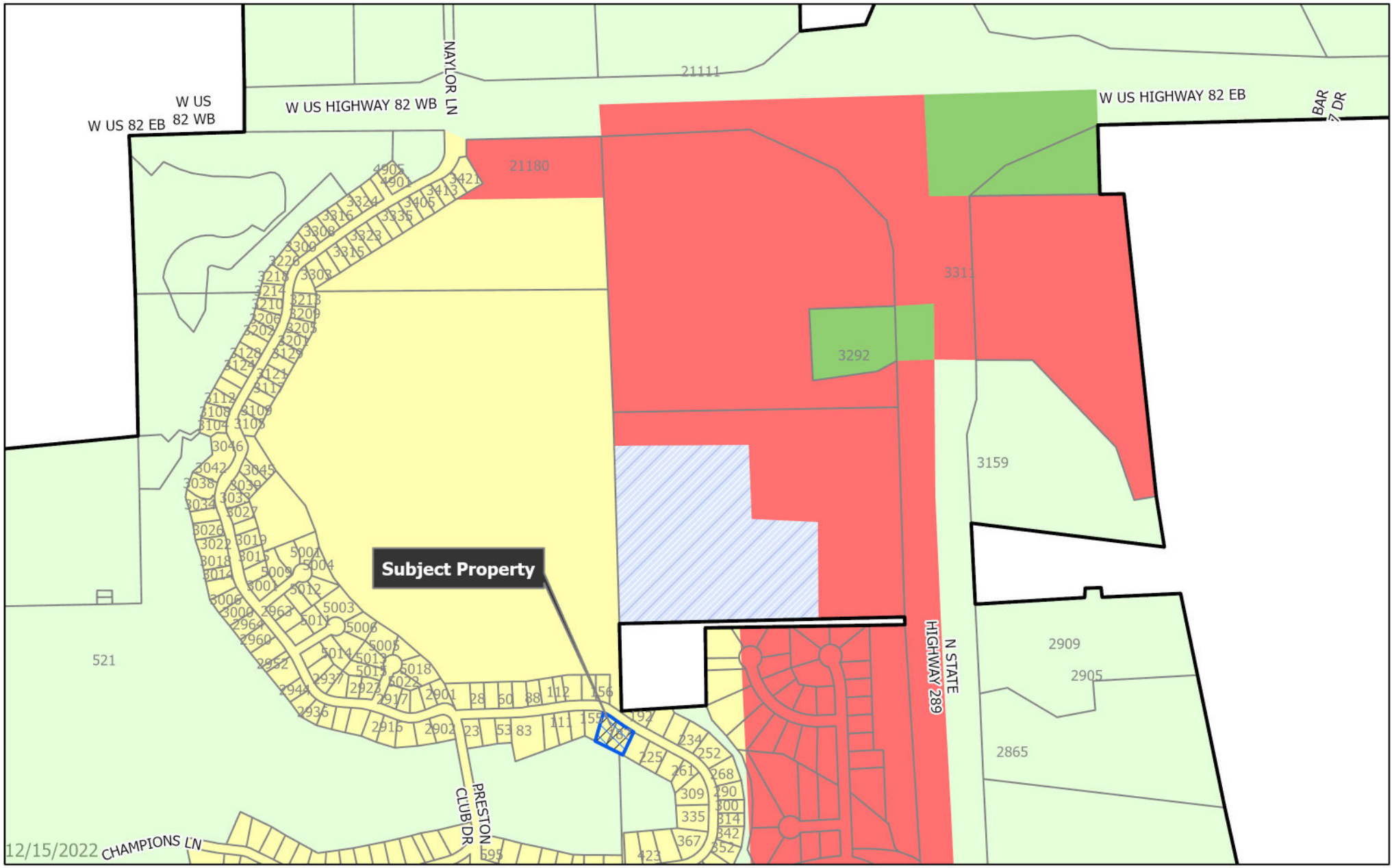
Date: 12/15/2022 8:54 AM

Scale: 1:9,926



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

171 187 Roberts Run

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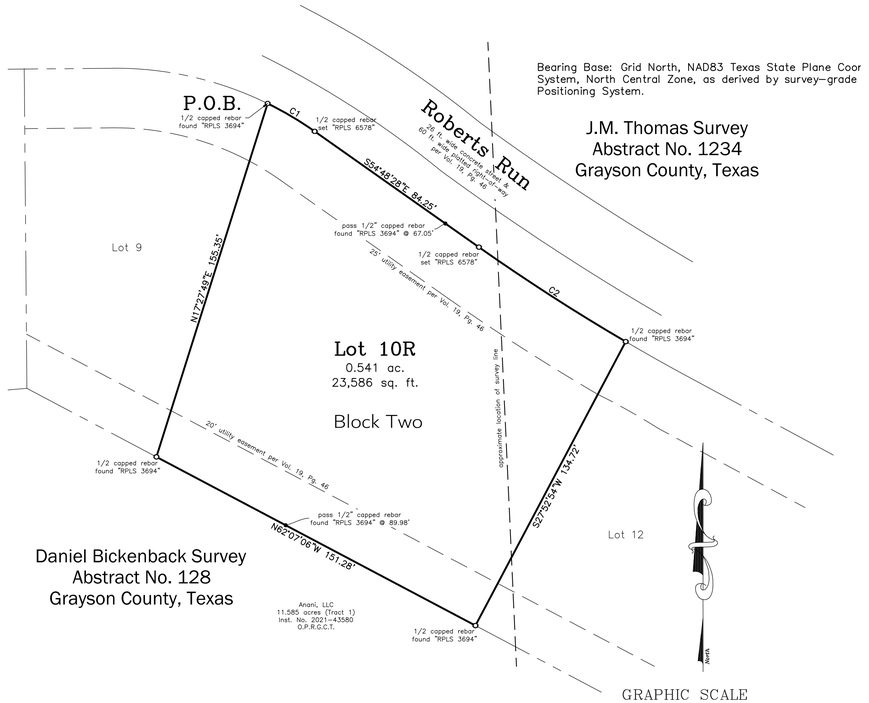
W E
S

Scale: 1:8,320

Date: 12/15/2022 8:54 AM

171 & 187 ROBERTS RUN RD



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

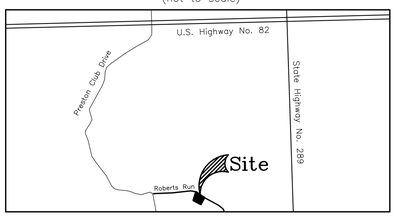
J.M. Thomas Survey
Abstract No. 1234
Grayson County, Texas

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor 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 will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0275 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Replat
Lot 10R, Block Two
Replat of Lots 10 & 11, Block Two of Preston Club The Classics, Phase Three
to the
City of Sherman, Texas
0.541 Acres
in the
Daniel Bickenback Survey, Abstract No. 128 & J.M. Thomas Survey, Abstract No. 1234

Job No. CGS301222

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

Owner:
Hearrell Enterprises, Inc
2008 Norwood Drive
Sherman, Texas 75092

X:\Shared Projects\Replat-Lots-10-and-11-Preston-Club-Phase-Three\Civil 3D\171-187-roberts-run.dwg Layout: Plat Plot Date Dec 13 22 Time: 1:48 PM

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Daniel Bickenback Survey, Abstract No. 128 and the J.M. Thomas Survey, Abstract No. 1234, being a Replat of Lots 10 and 11, Block Two of Preston Club The Classics, Phase Three to Grayson County, Texas, as per plat of record in Volume 19, Page 46, Plat Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found, stamped "RPLS 3694" in the South right-of-way line of said Roberts Run, at the Northeast corner of Lot 9, said Block Two and the Northwest corner of both said Lot 10 and the herein described tract;

THENCE Southeasterly, with the South right-of-way line of said Roberts Run and the North lines of both said Lots 10 and 11, the following calls and distances:

1. Southeasterly, with a curve to the right having a central angle of 09 deg. 03 min. 56 min., a radius of 145.00 ft. (chord bears South 59 deg. 20 min. 50 sec. East, 22.92 ft.), an arc distance of 22.94 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the end of said curve;
2. South 54 deg. 48 min. 28 sec. East, passing a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Northwest corner of said Lot 11 and the Northeast corner of said Lot 10 for a distance of 67.05 ft. and continuing on said course for a **TOTAL** distance of 84.25 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the beginning of said curve;
3. Southeasterly, with a curve to the left having a central angle of 04 deg. 50 min. 12 min., a radius of 867.18 ft. (chord bears South 57 deg. 13 min. 24 sec. East, 73.18 ft.), an arc distance of 73.20 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Northwest corner of Lot 12, said Block Two and the Northeast corner of both said Lot 11 and the herein described tract, at the end of said curve;

THENCE South 27 deg. 52 min. 54 sec. West, with the West line of said Lot 12 and the East line of said Lot 11, a distance of 134.72 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" in the North line of a 11.585 acre tract of land conveyed to Anani, LLC in Inst. No. 2021-43580, said Official Public Records, at the Southwest corner of said Lot 12 and the Southeast corner of both said Lot 11 and the herein described tract;

THENCE North 62 deg. 07 min. 06 sec. West, with the South lines of said Lot 11 and the North line of said Anani, LLC 11.585 ac., passing a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Southeast corner of said Lot 10 and the Southwest corner of said Lot 11, at 89.98 ft. and continuing now with the South line of said Lot 10 for a **TOTAL** distance of 151.28 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" at the Southeast corner of said Lot 9 and the Southwest corner of both said Lot 10 and the herein described tract;

THENCE North 17 deg. 27 min. 49 sec. East, with the East line of said Lot 9 and the West line of said Lot 10, a distance of 155.35 ft. to the **PLACE OF BEGINNING** and containing **0.541 ACRES** of land.

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

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

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

I, Stephen Hearrell, owner of Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

_____
Stephen Hearrell
Authorized Representative of Hearrell Enterprises, Inc

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

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

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 10 and 11, Block Two, Preston Club The Classics, Phase Three, to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2023, 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 _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat
Lot 10R, Block Two
Replat of Lots 10 & 11, Block Two of Preston Club The Classics, Phase Three
to the
City of Sherman, Texas
0.541 Acres
in the
Daniel Bickenback Survey, Abstract No. 128 & J.M. Thomas Survey, Abstract No. 1234

Job No. CGS301222

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

Owner:
Hearrell Enterprises, Inc
2008 Norwood Drive
Sherman, Texas 75092

X:\Shared Projects\Replat-Lots-10-and-11-Preston-Club-Phase-Three\Civil 3D\171-187-roberts-run.dwg Layout: Plat Plot Date Dec 13 22 Time: 1:48 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

Hearrell Enterprises, Inc.
2008 Norwood Drive
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Replat of Lots 10 & 11, Block Two, Preston Club The Classics, Phase Three has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Simplify Plat Name. Plat name must not exceed 20 characters in length. Sub-labels, i.e. "being a replat of…" do not count in the total character limit.
2. Curve table not shown on plat. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
3. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Ghost previous lot lines on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Create General Note stating Roberts Run is a private road which is owned and maintained by the HOA.
6. Water main extension in accordance with City criteria may be required to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
7. Wastewater main extension in accordance with City criteria may be required to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*

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

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **4701-4801 BLOCKS QUAIL RUN ROAD**

The request of 300 Sherman LP (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4701-4801 Blocks Quail Run Road, being 11.098 acres in the Elizabeth Jones Survey, Abstract No. 625 and the Jason Stamps Survey, Abstract No. 1115, and is currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Quail Run, Phase Two A.

Background:

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

Adjacent Zoning:

R-6 (Single-Family Residential) District
R-A (Residential Agricultural)

Origination:

300 Sherman LP (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

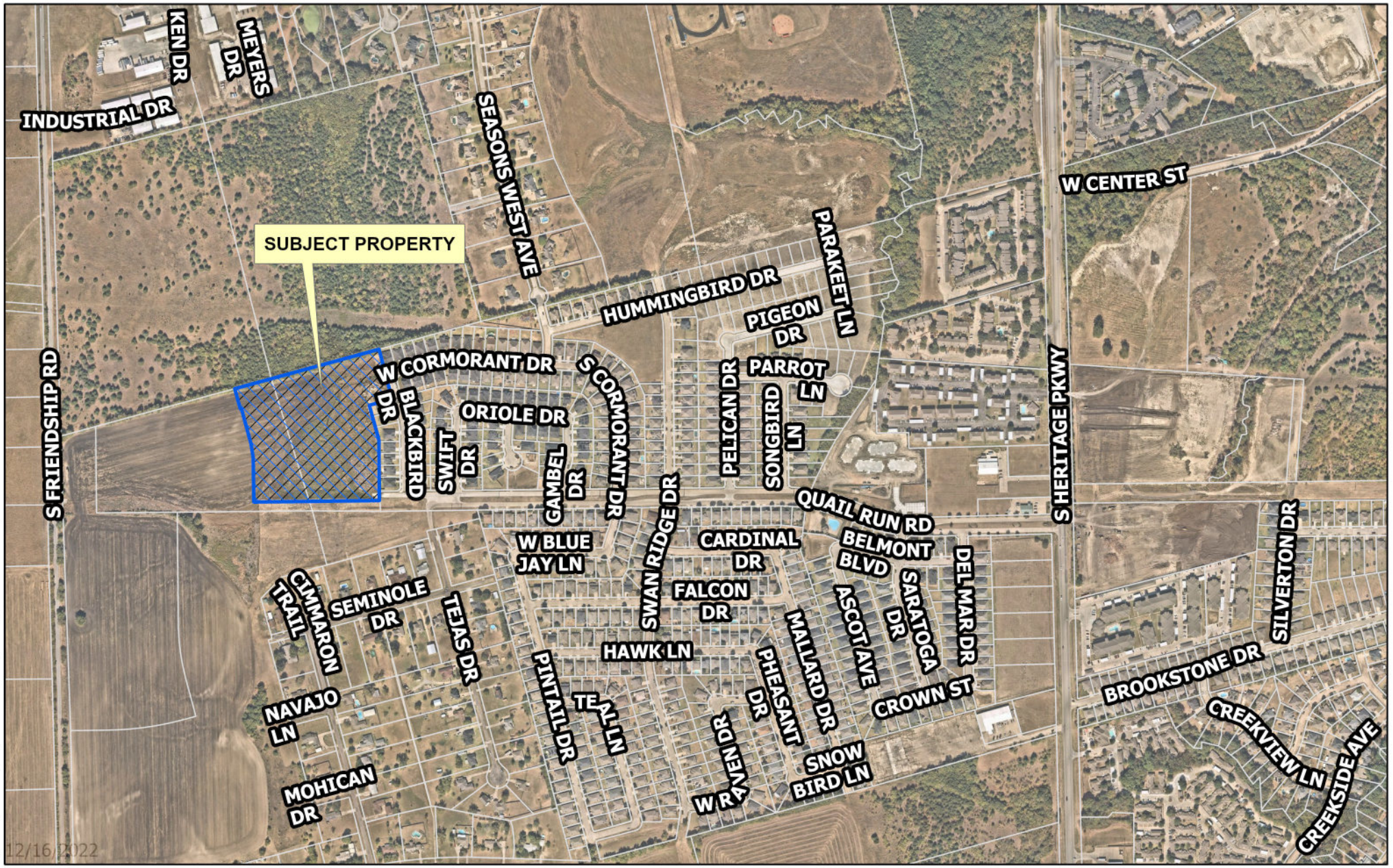
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Land Description
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

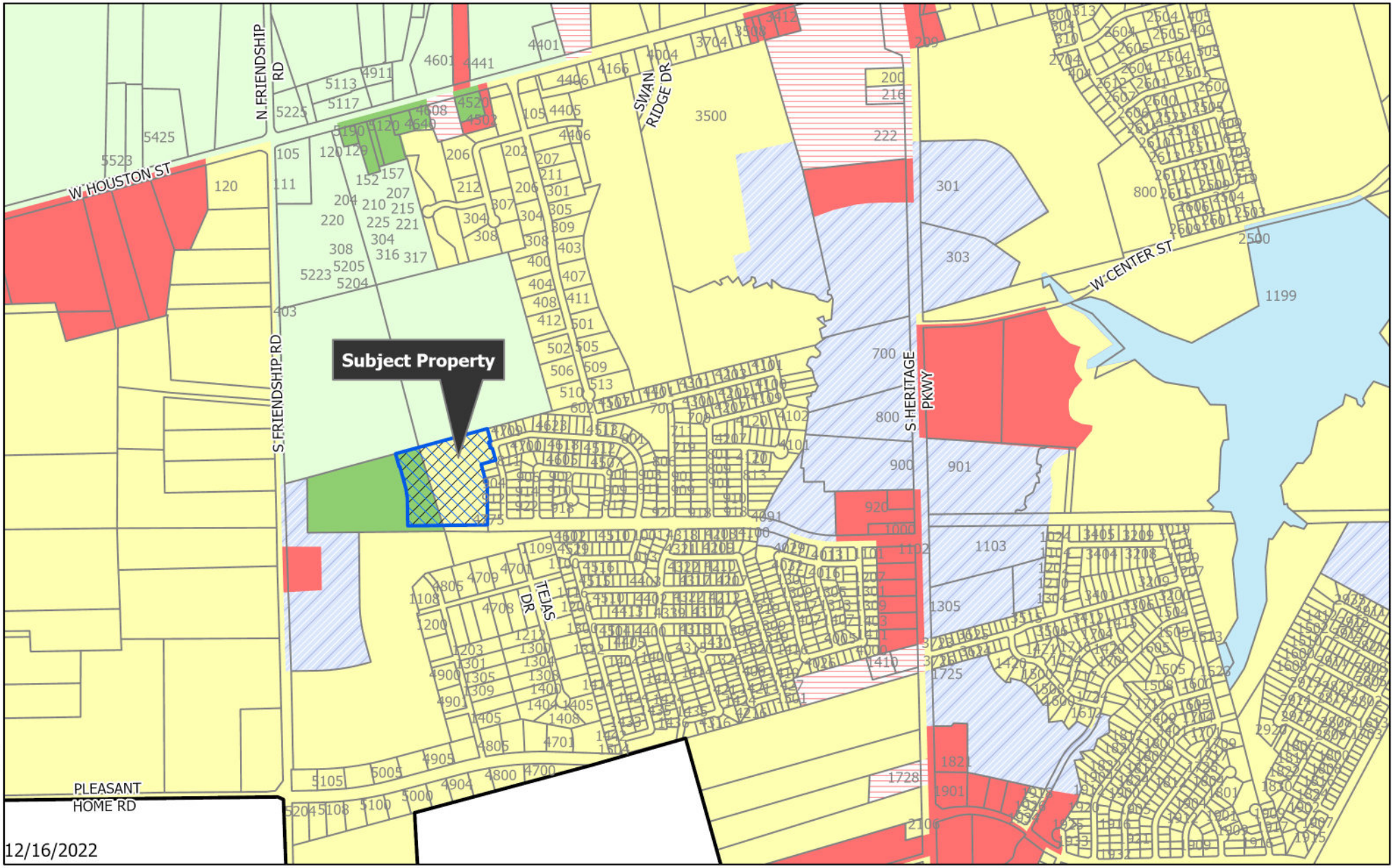
CITY OF SHERMAN

4701-4801 Blk Quail Run

N
W E
S

Date: 12/16/2022 8:48 AM

Scale: 1:8,272



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

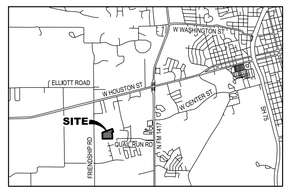
CITY OF SHERMAN
Zoning Location Map

4701-4801 Blk Quail Run

N
W E
S

Scale: 1:13,000

Date: 12/16/2022 8:48 AM



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.
2. Lot 17, Block E is to be owned and maintained by the HOA.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998852517.

0 30 60
GRAPHIC SCALE IN FEET

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
AC	ACRES
SF	SQUARE FOOT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
———	BOUNDARY LINE
— — —	ADJOINER LINE
- - - - -	EASEMENT

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	177.23'	690.00'	14°43'02"	N 07°55'25" W	176.75'
C2	77.06'	300.00'	14°43'02"	N 07°55'25" W	76.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°33'54" W	21.21'
L2	S 44°26'06" W	21.21'
L3	N 45°33'54" W	21.21'
L4	S 44°26'06" W	21.21'
L5	S 60°16'56" E	21.21'
L6	N 29°43'04" E	21.21'
L7	S 60°16'56" E	21.21'
L8	N 29°43'04" E	21.21'
L9	S 60°16'56" E	21.21'
L10	S 60°16'56" E	28.16'
L11	N 29°43'04" E	28.28'

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

OWNER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

DEVELOPER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2415 N. Elm Street
Denton, TX 76201
Ph: 940-380-9453
Contact: Greg Edwards, P.E.

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

FINAL PLAT
QUAIL RUN, PHASE TWO A
11.098 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=60' Date: 12/13/2022	Project No. 17-0499.2A Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS 300 SHERMAN LP is the owner of all of **BEING** all of that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, City of Sherman, Grayson County, Texas, and being a part of a called 37.921 acre tract of land described as Tract Two in the deed to 300 Sherman LP, recorded in Instrument No. 2017-23892, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northeast corner of the herein described tract of land, common to the northern-most northwest corner of Quail Run, Phase One, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-28, Plat Records, Grayson County, Texas, on the southerly line of a called 68.642 acre tract of land described in the deed to East Side Ventures Limited Partnership, recorded in Volume 5676, Page 606, said Official Records, and from which a 1/2-inch iron rod with a plastic cap stamped "PROLINE" bears North 74°39'46" East, a distance of 463.15 feet;

THENCE crossing said 37.921 acre tract, with the westerly line of said Quail Run, Phase One, the following Eight (8) courses:

1. South 15°16'56" East, a distance of 110.59 feet to a Capped Iron Rod set for corner;
2. South 74°43'04" West, a distance of 17.63 feet to a Capped Iron Rod set for corner;
3. South 15°16'56" East, a distance of 50.00 feet to a Capped Iron Rod set for corner;
4. South 60°16'56" East, a distance of 21.21 feet to a Capped Iron Rod set for corner;
5. South 15°16'56" East, a distance of 95.00 feet to a Capped Iron Rod set for corner;
6. South 74°43'04" West, a distance of 125.00 feet to a Capped Iron Rod set for corner;
7. South 15°16'56" East, a distance of 187.80 feet to a Capped Iron Rod set for corner;
8. South 00°33'54" East, a distance of 317.02 feet to a Capped Iron Rod set for the southeast corner of the herein described tract of land, and on the southerly line of said 37.921 acre tract;

THENCE South 89°26'06" West, with the southerly line of said 37.921 acre tract, and with the northerly line of a called 37.811 acre tract of land described as Tract One in the deed to 300 Sherman, LP, recorded in Instrument No. 2017-23892 part of the way, a distance of 654.83 feet to a Capped Iron Road set for the southwest corner of the herein described tract of land;

THENCE in a northerly direction, crossing said 37.921 acre tract, the following Five (5) courses:

1. North 00°33'54" West, a distance of 233.73 feet to a Capped Iron Rod set for corner;
2. North 09°35'59" West, a distance of 71.39 feet to a Capped Iron Rod set for corner;
3. North 15°16'56" West, a distance of 190.96 feet to a Capped Iron Rod set for corner;
4. North 74°43'04" West, a distance of 4.93 feet to a Capped Iron Rod set for corner;
5. North 15°16'56" West, a distance of 110.50 feet to a Capped Iron Rod set for the northwest corner of the herein described tract of land, on the northerly line of said 37.921 acre tract, and on the southerly of aforesaid 68.642 acre tract;

THENCE North 74°53'13" East, with the northerly line of said 37.921 acre tract, and with the southerly line of said 68.642 acre tract, a distance of 167.86 feet to a 1/2-inch iron rod found for corner;

THENCE North 74°39'46" East, continuing the northerly line of said 37.921 acre tract, and the southerly line of said 68.642 acre tract, a distance of 612.14 feet to the POINT OF BEGINNING and enclosing 11.098 acres (483,441 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **300 SHERMAN LP**, does hereby adopt this plat designating the hereinbefore described property as **QUAIL RUN PHASE TWO A**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____
Kelvin Hoang, Partner

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 Kelvin Hoang, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **QUAIL RUN PHASE TWO A** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0400 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

DEVELOPER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2415 N. Elm Street
Denton, TX 76201
Ph: 940-380-9453
Contact: Greg Edwards, P.E.

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

FINAL PLAT
QUAIL RUN, PHASE TWO A
11.098 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=60' Date: 12/13/2022	Project No. 17-0499.2A Sheet No. 2 of 2

BEING all of that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, City of Sherman, Grayson County, Texas, and being a part of a called 37.921 acre tract of land described as Tract Two in the deed to 300 Sherman LP, recorded in Instrument No. 2017-23892, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northeast corner of the herein described tract of land, common to the northern-most northwest corner of Quail Run, Phase One, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-28, Plat Records, Grayson County, Texas, on the southerly line of a called 68.642 acre tract of land described in the deed to East Side Ventures Limited Partnership, recorded in Volume 5676, Page 606, said Official Records, and from which a 1/2-inch iron rod with a plastic cap stamped "PROLINE" bears North 74°39'46" East, a distance of 463.15 feet;

THENCE crossing said 37.921 acre tract, with the westerly line of said Quail Run, Phase One, the following Eight (8) courses:

1. South 15°16'56" East, a distance of 110.59 feet to a Capped Iron Rod set for corner;
2. South 74°43'04" West, a distance of 17.63 feet to a Capped Iron Rod set for corner;
3. South 15°16'56" East, a distance of 50.00 feet to a Capped Iron Rod set for corner;
4. South 60°16'56" East, a distance of 21.21 feet to a Capped Iron Rod set for corner;
5. South 15°16'56" East, a distance of 95.00 feet to a Capped Iron Rod set for corner;
6. South 74°43'04" West, a distance of 125.00 feet to a Capped Iron Rod set for corner;
7. South 15°16'56" East, a distance of 187.80 feet to a Capped Iron Rod set for corner;
8. South 00°33'54" East, a distance of 317.02 feet to a Capped Iron Rod set for the southeast corner of the herein described tract of land, and on the southerly line of said 37.921 acre tract;

THENCE South 89°26'06" West, with the southerly line of said 37.921 acre tract, and with the northerly line of a called 37.811 acre tract of land described as Tract One in the deed to 300 Sherman, LP, recorded in Instrument No. 2017-23892 part of the way, a distance of 654.83 feet to a Capped Iron Road set for the southwest corner of the herein described tract of land;

THENCE in a northerly direction, crossing said 37.921 acre tract, the following Five (5) courses:

1. North 00°33'54" West, a distance of 233.73 feet to a Capped Iron Rod set for corner;
2. North 09°35'59" West, a distance of 71.39 feet to a Capped Iron Rod set for corner;
3. North 15°16'56" West, a distance of 190.96 feet to a Capped Iron Rod set for corner;
4. South 74°43'04" West, a distance of 4.93 feet to a Capped Iron Rod set for corner;
5. North 15°16'56" West, a distance of 110.50 feet to a Capped Iron Rod set for the northwest corner of the herein described tract of land, on the northerly line of said 37.921 acre tract, and on the southerly of aforesaid 68.642 acre tract;

THENCE North 74°53'13" East, with the northerly line of said 37.921 acre tract, and with the southerly line of said 68.642 acre tract, a distance of 167.86 feet to a 1/2-inch iron rod found for corner;

THENCE North 74°39’46” East, continuing the northerly line of said 37.921 acre tract, and the southerly line of said 68.642 acre tract, a distance of 612.14 feet to the POINT OF BEGINNING and enclosing 11.098 acres (483,441 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

Attn: Do Nguyen
300 Sherman, LP
11002 Scarsdale Blvd., Ste. B
Houston, TX 77089

Attn: Greg Edwards
Gees, Inc.

c/o Allison Engineering Group
2415 N. Elm St.
Denton, TX 76201

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

Dear Applicants,

The request for approval of the Final Plat of Quail Run, Phase Two A has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Utility Easement south of Lot 1, Block F to be shown as a Wastewater Easement on plat drawing. Show Instrument information for said Wastewater Easement on drawing.
3. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
4. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
5. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
6. Three Party Agreement required for Public Infrastructure.
7. Privately owned and maintained detention and Open Space in Lot 17, Block E to be shown as "Private Drainage Easement and Open Space" on drawing and in General Notes No. 2. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I); Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
8. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*

9. Graphically show proposed back of curb on drawing.
10. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **4901-5201 BLOCKS QUAIL RUN ROAD #22-004488**

The request of 300 Sherman LP (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4901-5201 Blocks Quail Run Road, being 9.331 acres in the Jason Stamps Survey, Abstract No. 1115, and is currently zoned R-6 (Single-Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Quail Run, Phase Two B.

Background:

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

Adjacent Zoning:

R-6 (Single-Family Residential) District
MF-30 (Multi-Family Residential) District
R-A (Residential Agricultural)

Origination:

300 Sherman LP (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

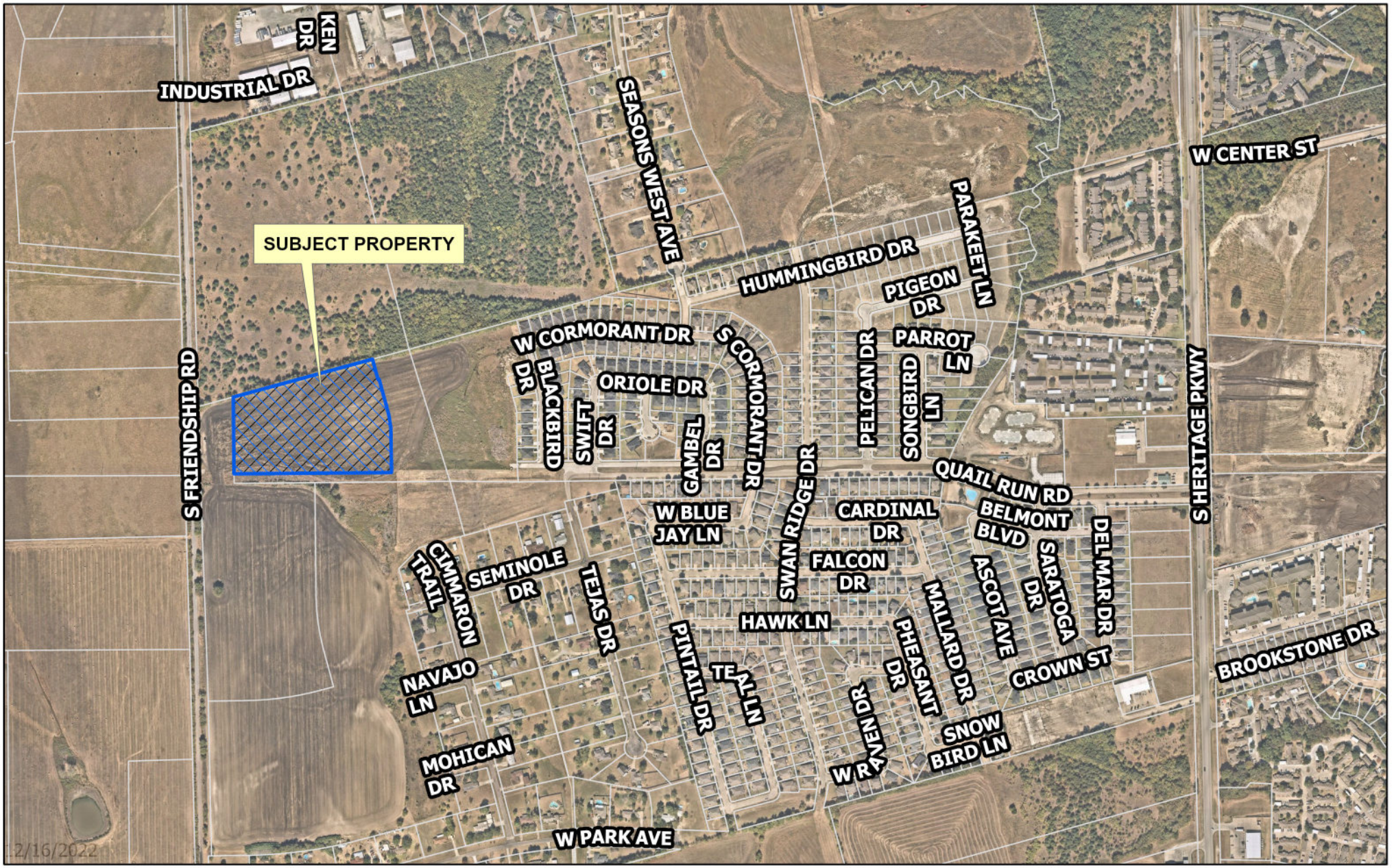
Not Required.

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Land Description
Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

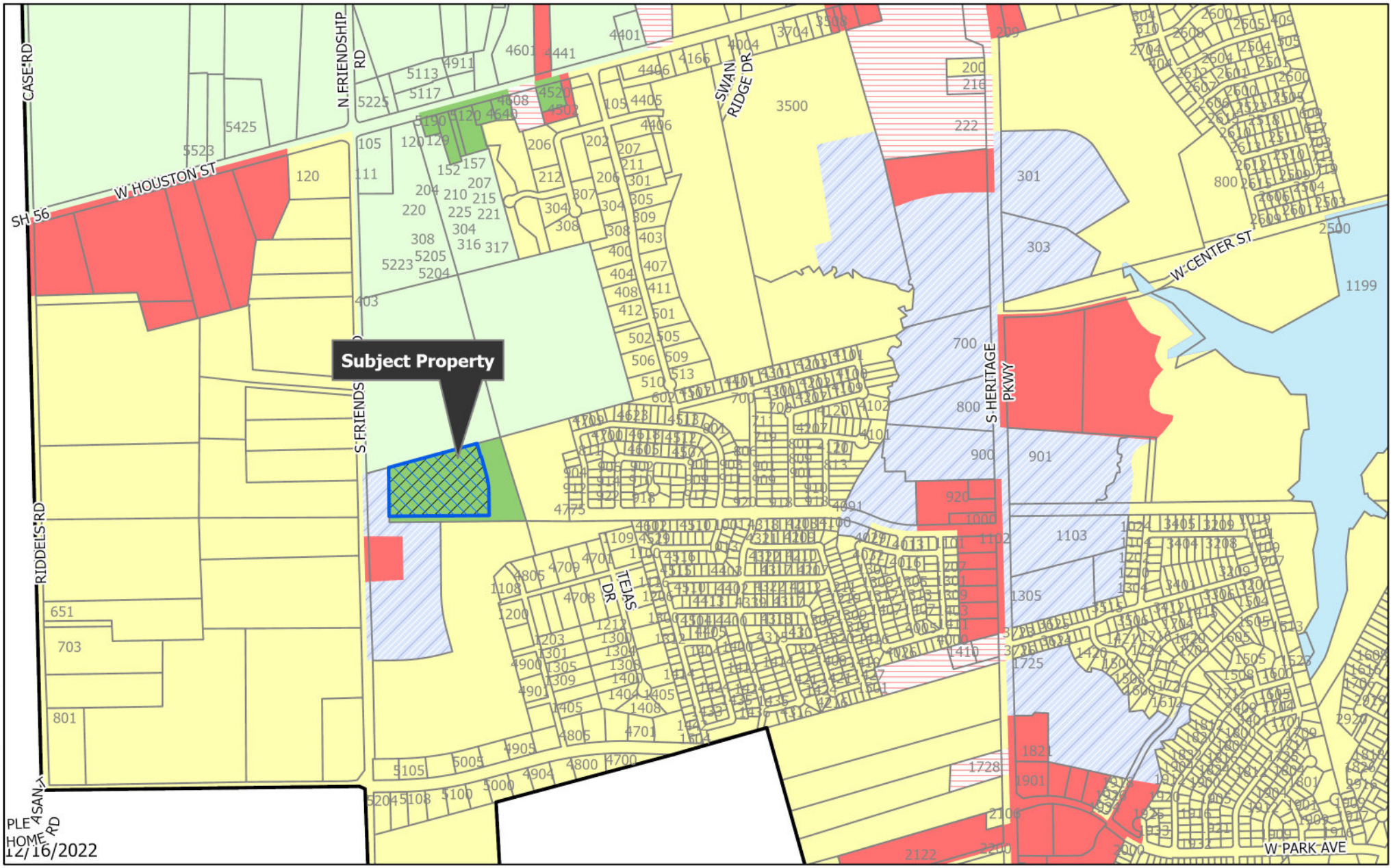
CITY OF SHERMAN

4901-5201 Blk Quail Run

N
W E
S

Date: 12/16/2022 8:48 AM

Scale: 1:8,272



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

4901-5201 Blk Quail Run

N
W E
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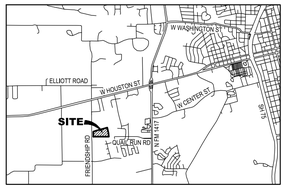
Scale: 1:13,000

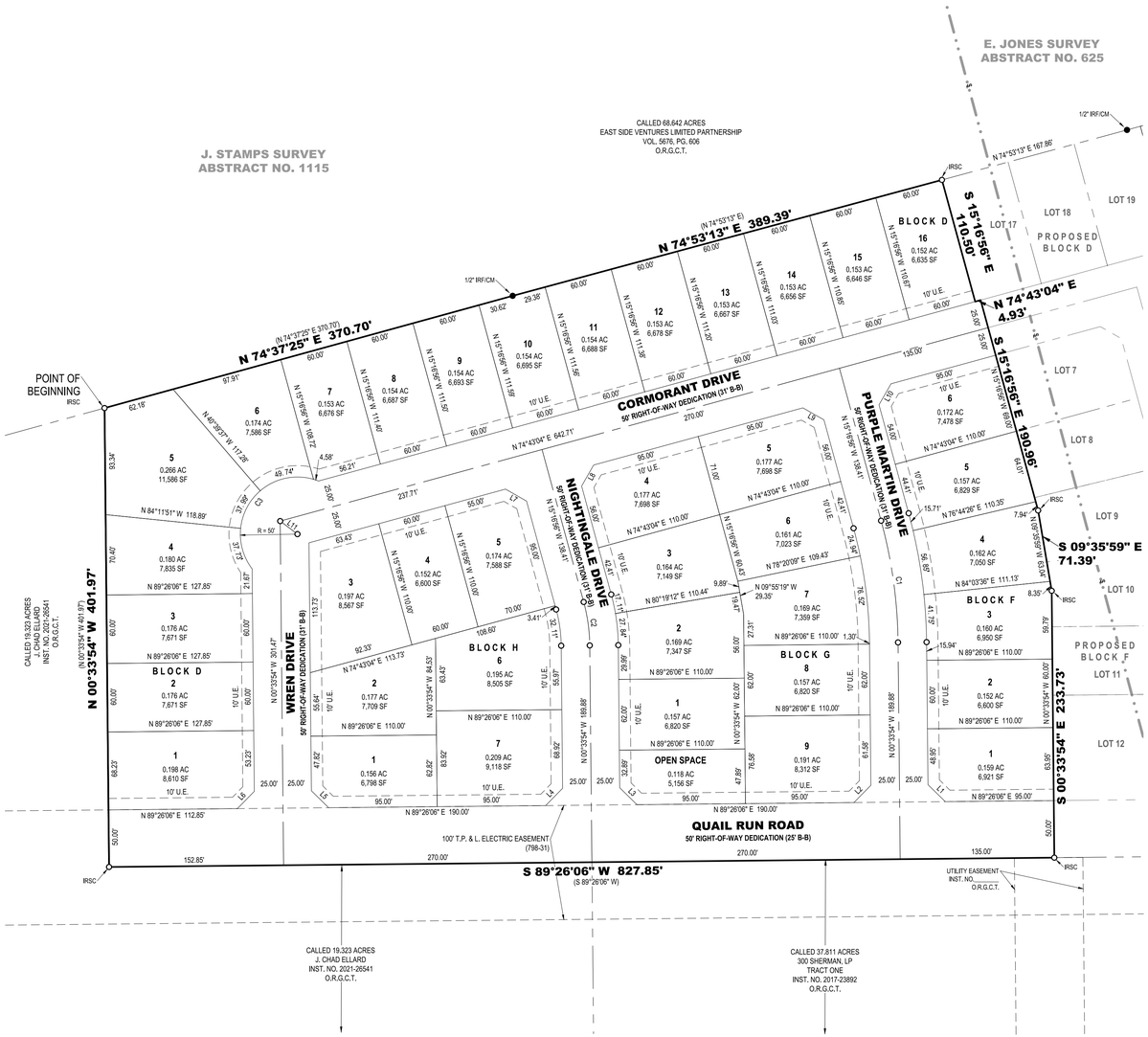
Date: 12/16/2022 8:48 AM



VICINITY MAP
(NOT TO SCALE)

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.88'	420.00'	14°43'02"	N 07°55'25" W	107.59'
C2	38.53'	150.00'	14°43'02"	N 07°55'25" W	38.42'
C3	130.05'	50.00'	149°01'22"	N 37°04'35" E	96.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°33'54" W	21.21'
L2	S 44°26'06" W	21.21'
L3	N 45°33'54" W	21.21'
L4	S 44°26'06" W	21.21'
L5	N 45°33'54" W	21.21'
L6	S 44°26'06" W	21.21'
L7	S 60°16'56" E	21.21'
L8	N 29°43'04" E	21.21'
L9	S 60°16'56" E	21.21'
L10	N 29°43'04" E	21.21'
L11	S 52°55'25" E	18.94'



LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
AC	ACRES
SF	SQUARE FOOT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
———	BOUNDARY LINE
– – – –	ADJOINER LINE
- - - - -	EASEMENT

GENERAL NOTES:

1. 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for all lot corners unless otherwise specified.

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

OWNER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

DEVELOPER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

ENGINEER:
GEES, Inc
c/o Allison Engineering Group
2415 N. Elm Street
Denton, TX 76201
Ph: 940-380-9453
Contact: Greg Edwards, P.E.

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

FINAL PLAT
QUAIL RUN, PHASE TWO B
9.331 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
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TBPLS Firm No.	Drawn by: LGT	Scale: 1"=60'	Project No. 17-0499.2B
10194175	Checked by: CRN	Date: 12/13/2022	Sheet No. 1 of 2

OWNER'S CERTIFICATE

WHEREAS 300 SHERMAN LP is the owner of all of that certain tract or parcel of land situated in the Jason Stamps Survey, Abstract No. 1115, City of Sherman, Grayson County, Texas, and being a part of a called 37.921 acre tract of land described as Tract Two in the deed to 300 Sherman LP, recorded in Instrument No. 2017-23892, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for the northwest corner of said 37.921 acre tract, common to the northern-most northeast corner of a called 19.323 acre tract of land described in the deed to J. Chad Ellard, recorded in Instrument No. 2021-26541, said Official Records, on the southerly line of a called 68.642 acre tract of land described in the deed to East Side Ventures Limited Partnership, recorded in Volume 5676, Page 606, said Official Records;

THENCE North 74°37'25" East, with the northerly line of said 37.921 acre tract and with the southerly line of said 68.642 acre tract, a distance of 370.70 feet to a 1/2-inch iron rod found for corner;

THENCE North 74°53'13" East, continuing the northerly line of said 37.921 acre tract, and the southerly line of said 68.642 acre tract, a distance of 389.39 feet to Capped Iron rod set for the northeast corner of the herein described tract of land;

THENCE in a southerly direction, crossing said 37.921 acre tract, the following Five (5) courses:

1. South 15°16'56" East, a distance of 110.50 feet to a Capped Iron Rod set for corner;
2. North 74°43'04" East, a distance of 4.93 feet to a Capped Iron Rod set for corner;
3. South 15°16'56" East, a distance of 190.96 feet to a Capped Iron Rod set for corner;
4. South 09°35'59" East, a distance of 71.39 feet to a Capped Iron Rod set for corner;
5. South 00°33'54" East, a distance of 233.73 feet to a Capped Iron Rod set for corner, on the southerly line of said 37.921acre tract, on the northerly line of a called 37.811 acre tract of land described in the deed to 300 Sherman, LP, recorded in instrument No. 2017-23892, said Official Records;

THENCE South 89°26'06" West, with the southerly line of said 37.921 acre tract, and with the northerly line of said 37.811 acre tract part of the way, and with a southerly line of aforesaid 19.323 acre tract, a distance of 827.85 feet to a Capped Iron Rod set for the southwest corner of said 37.921 acre tract, common to a re-entrant corner on a southerly line of said 19.323 acre tract;

THENCE North 00°33'54" West, with the westerly line of said 37.921 acre tract, and with an easterly line of said 19.323 acre tract, a distance of 401.97 feet to the POINT OF BEGINNING and enclosing 9.331 acres (406,465 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **300 SHERMAN LP**, does hereby adopt this plat designating the hereinbefore described property as **QUAIL RUN PHASE TWO B**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: _____
Kelvin Hoang, Partner

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 Kelvin Hoang, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

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

_____
Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of **QUAIL RUN PHASE TWO B** to the City of Sherman was submitted to the City Council on the _____ day of _____, 20_____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____ _____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

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

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

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

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0400 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

DEVELOPER:
300 Sherman LP
11002 Scarsdale Blvd
Suite B
Houston, TX 77089
Contact: Do Nguyen

ENGINEER:
GEES, Inc
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2415 N. Elm Street
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Contact: Greg Edwards, P.E.

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

FINAL PLAT
QUAIL RUN, PHASE TWO B
9.331 ACRES
JASON STAMPS SURVEY, ABSTRACT NO. 1115
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TBPLS Firm No.	Drawn by: LGT	Scale: 1"=60'	Project No. 17-0499.2B
10194175	Checked by: CRN	Date: 12/13/2022	Sheet No. 2 of 2

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4. South 09°35'59" East, a distance of 71.39 feet to a Capped Iron Rod set for corner;
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THENCE South 89°26'06" West, with the southerly line of said 37.921 acre tract, and with the northerly line of said 37.811 acre tract part of the way, and with a southerly line of aforesaid 19.323 acre tract, a distance of 827.85 feet to a Capped Iron Rod set for the southwest corner of said 37.921 acre tract, common to a re-entrant corner on a southerly line of said 19.323 acre tract;

THENCE North 00°33'54" West, with the westerly line of said 37.921 acre tract, and with an easterly line of said 19.323 acre tract, a distance of 401.97 feet to the POINT OF BEGINNING and enclosing 9.331 acres (406,465 square feet) of land, more or less.

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

Attn: Do Nguyen
300 Sherman, LP
11002 Scarsdale Blvd., Ste. B
Houston, TX 77089

Attn: Greg Edwards
Gees, Inc.

c/o Allison Engineering Group
2415 N. Elm St.
Denton, TX 76201

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

Dear Applicants,

The request for approval of the Final Plat of Quail Run, Phase Two B has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Open Space south of Lot 1, Block G to be assigned a Lot Number and be shown as being owned and maintained by the HOA on drawing and in General Notes.
3. Utility Easement south of Lot 1, Block F to be shown as a Wastewater Easement on plat drawing. Show Instrument information for said Wastewater Easement on drawing.
4. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
5. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
7. Three Party Agreement required for Public Infrastructure.
8. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
9. Graphically show proposed back of curb on drawing.

10. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.
11. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
12. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
13. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **2100 BLOCK WEST HOUSTON STREET**

The request of W.W. Collins Holdings, L.P. (Owner) and Kimley-Horn (Surveyor) concerning the property located in the 2100 Block West Houston Street, being 26.424 acres in the Elizabeth Jones Survey, Abstract No. 625, and is currently zoned R-6 (Single-Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Westmoor Phase 1.

Background:

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

Adjacent Zoning:

R-6 (Single-Family Residential) District

Origination:

300 Sherman LP (Owner)
Preston Trail Land Surveying (Surveyor)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Final Plat
Staff Review Letter

---

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12/16/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

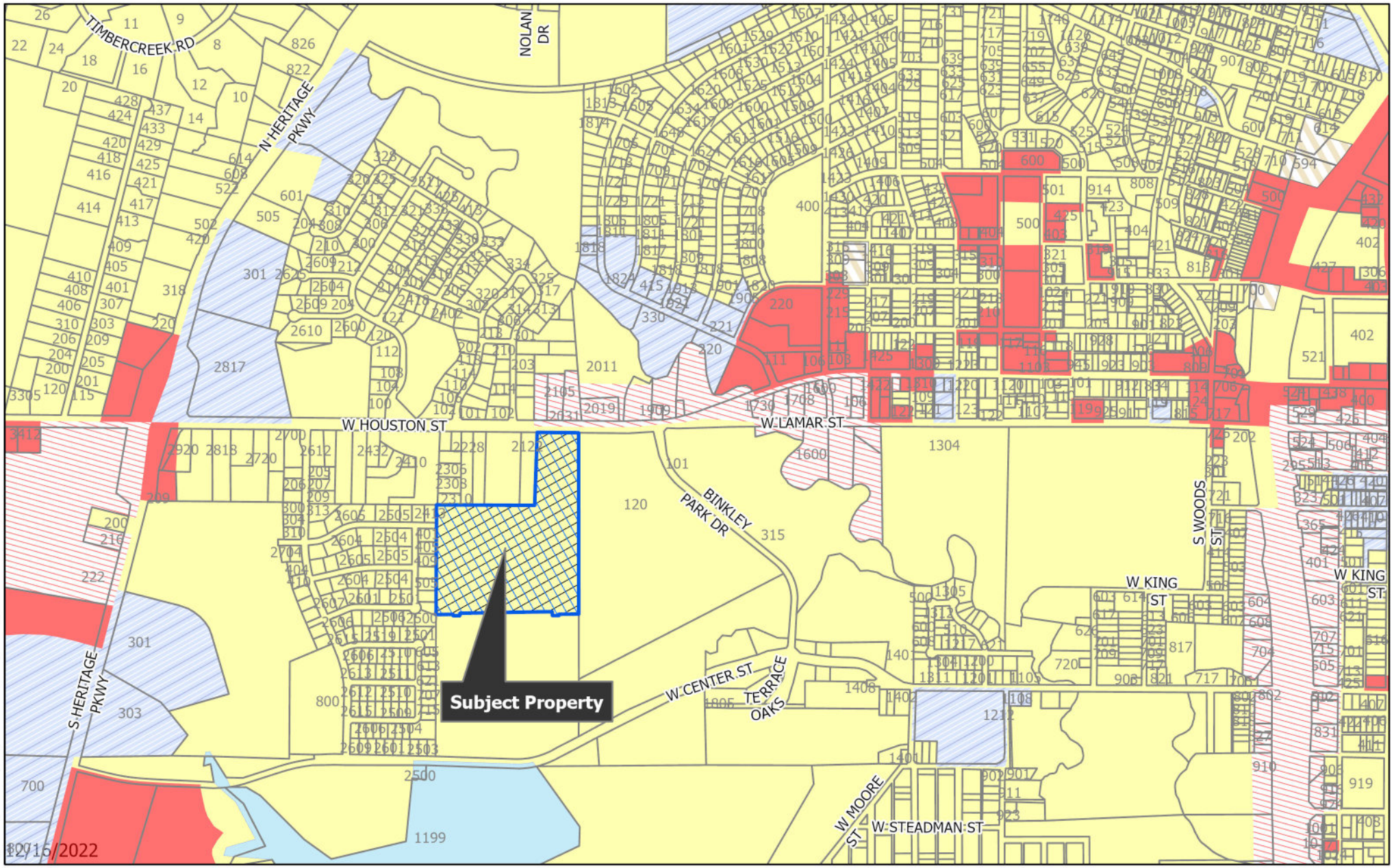
CITY OF SHERMAN

2100 Blk W Houston
Westmoor Phase 1

N
W E
S

Date: 12/16/2022 8:48 AM

Scale: 1:6,853



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

2100 Blk W Houston
Westmoor Phase 1

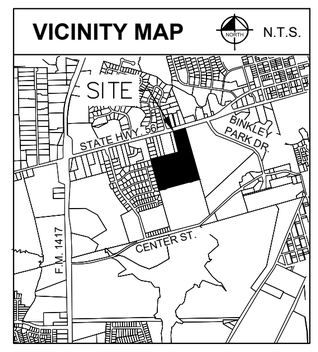
N W E S

Scale: 1:13,000

Date: 12/16/2022 8:48 AM

VICINITY MAP

N.T.S.



NORTH

GRAPHIC SCALE IN FEET

150 0 75 150 300

1" = 150' @ 24X36

FINAL PLAT
WESTMOOR PHASE 1

BLOCK A, LOTS 1X, 2-32, 33X & 34-46;
BLOCK B, LOTS 1-28;
BLOCK C, LOTS 1-28;
BLOCK D, LOTS 1-14;
BLOCK E, LOTS 1X & 2-15;

128 RESIDENTIAL LOTS
3 HOA LOTS

26.424 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

LEGEND

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	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
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W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.999890661049.
3. Block A, Lot 1X, Block A, Lot 33X & Block E, Lot 1X, are owned and maintained by the HOA

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

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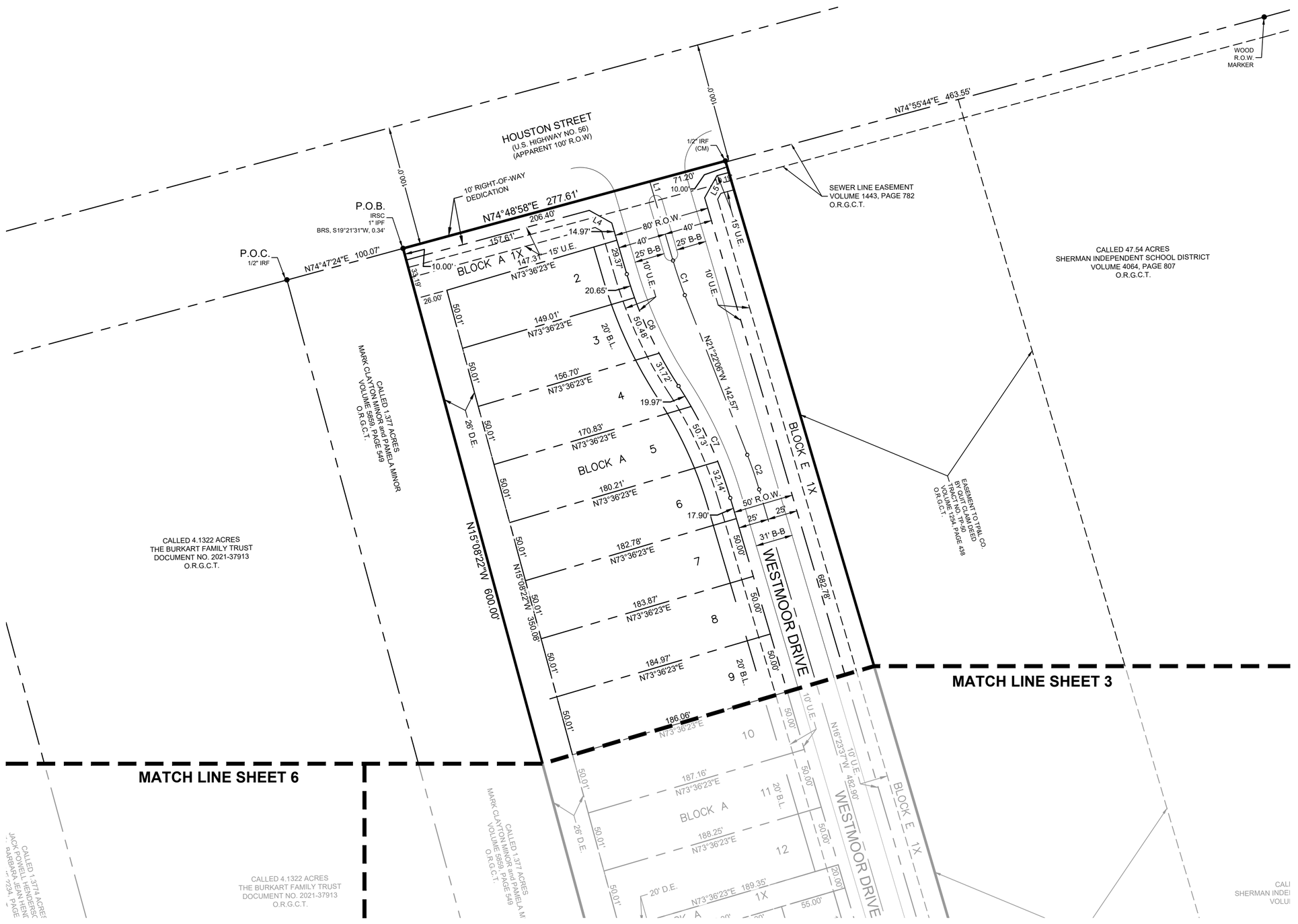
SEE SHEET No. 5 FOR LINE & CURVE TABLES

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JCC	KHA	DEC. 2022	061179330	1 OF 7

OWNER / APPLICANT:
W. W. Collins Holdings, L.P.
4112 Inwood Road,
Fort Worth, Texas 76109
Contact :

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



VICINITY MAP

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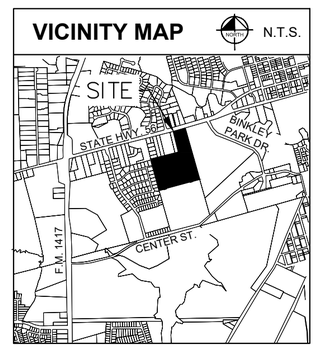

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1"=60' @ 24"X36"

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3 HOA LOTS

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	EASEMENT LINE
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IRSC	IRON ROD SET WITH CAP
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O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
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P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	DEC. 2022	061179330	2 OF 7

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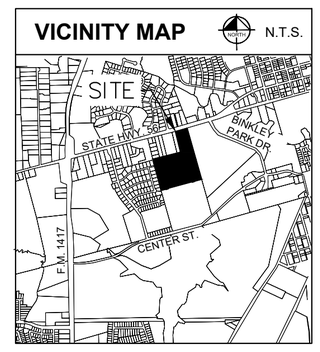
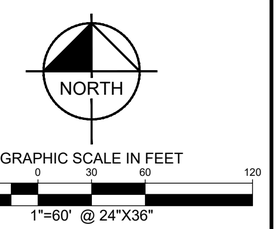
DWG NAME: K:\FRI_SURVEY\061179330-MERITAGE HOMES - SHERMAN\DWG\FINAL PLATS\061179330 PHASE 1 FP VER20.DWG PLOTTED BY CRABLE, JEFF 12/15/2022 3:39 PM LAST SAVED 12/15/2022 2:59 PM





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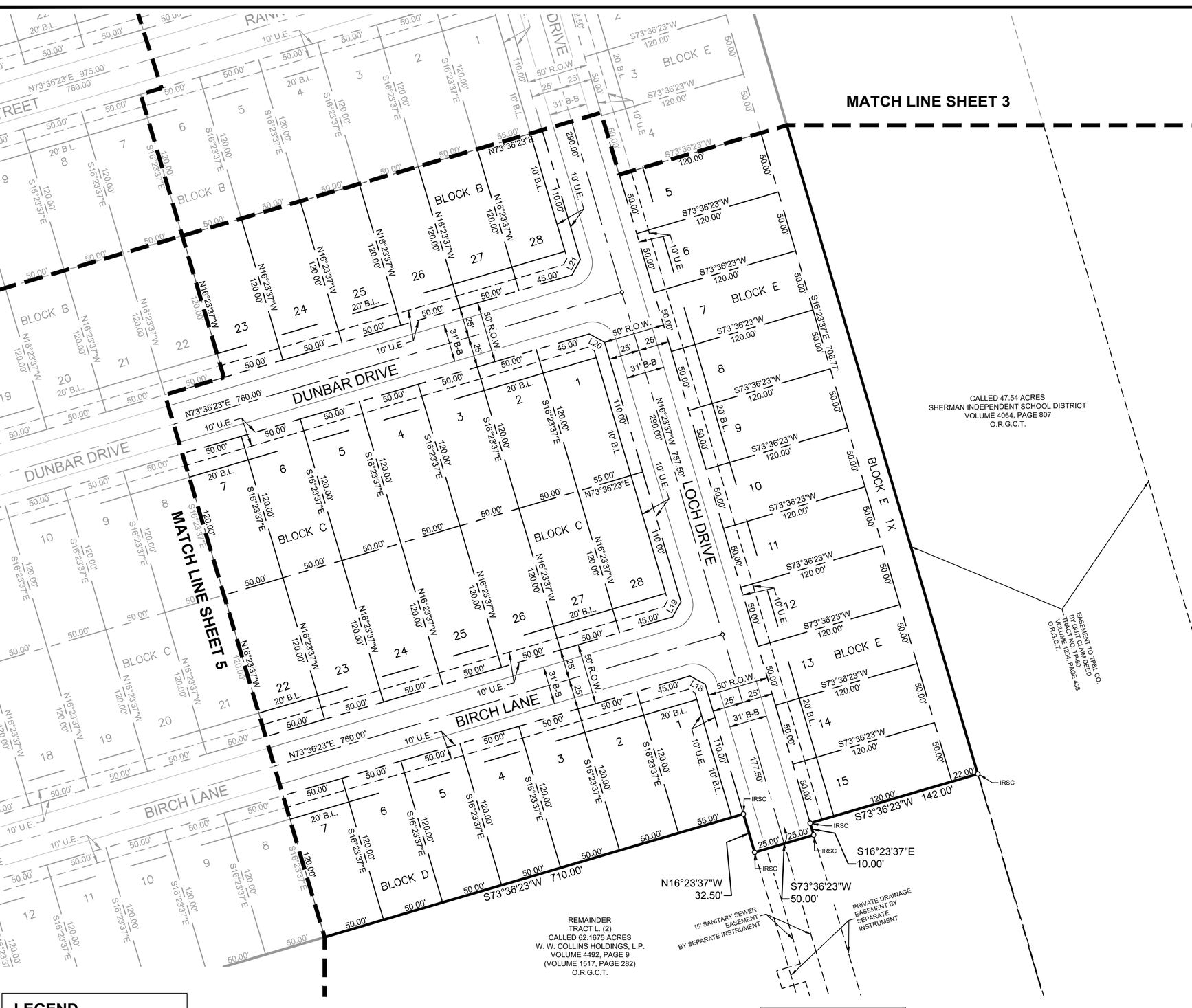

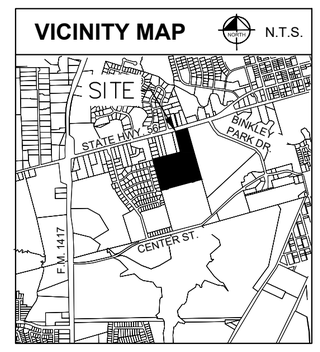

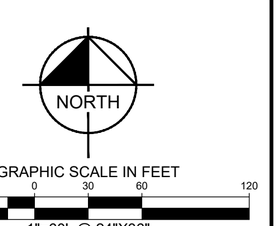

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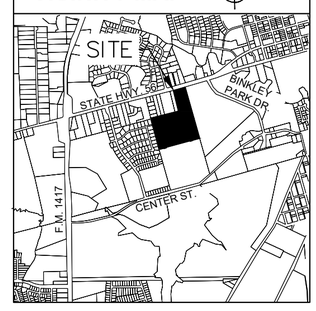

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W.E.	WATER EASEMENT
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E.E.	ELECTRIC EASEMENT

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N16°23'37"W	68.49'	L7	S53°43'22"E	17.30'	L13	N28°36'23"E	14.14'	L19	N28°36'23"E	14.14'
L2	S61°23'37"E	10.61'	L8	N52°53'33"W	10.00'	L14	S61°23'37"E	14.14'	L20	S61°23'37"E	14.14'
L3	N16°23'37"W	10.00'	L9	S28°36'23"W	14.14'	L15	S28°36'23"W	14.14'	L21	N28°36'23"E	14.14'
L4	S60°47'19"E	21.44'	L10	S61°23'37"E	14.14'	L16	S61°23'37"E	14.14'	L22	N74°56'16"E	15.47'
L5	N29°12'41"E	20.99'	L11	S81°38'20"E	15.12'	L17	S28°36'23"W	14.14'	L23	S74°56'16"W	7.19'
L6	N28°36'23"E	14.14'	L12	S61°49'41"E	20.00'	L18	S61°23'37"E	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°58'29"	350.00'	30.39'	S18°52'51"E	30.38'
C2	4°58'29"	350.00'	30.39'	N18°52'51"W	30.38'
C3	188°55'00"	50.00'	164.86'	N28°36'23"E	99.70'
C4	287°32'43"	60.00'	301.12'	S25°24'03"E	70.92'
C5	152°46'47"	10.50'	28.00'	S87°13'00"W	20.41'
C6	16°50'06"	350.00'	102.84'	S24°48'40"E	102.47'
C7	16°50'06"	350.00'	102.84'	N24°48'40"W	102.47'

FINAL PLAT
WESTMOOR PHASE 1

BLOCK A, LOTS 1X, 2-32, 33X & 34-46;
BLOCK B, LOTS 1-28;
BLOCK C, LOTS 1-28;
BLOCK D, LOTS 1-14;
BLOCK E, LOTS 1X & 2-15;

128 RESIDENTIAL LOTS
3 HOA LOTS

26.424 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

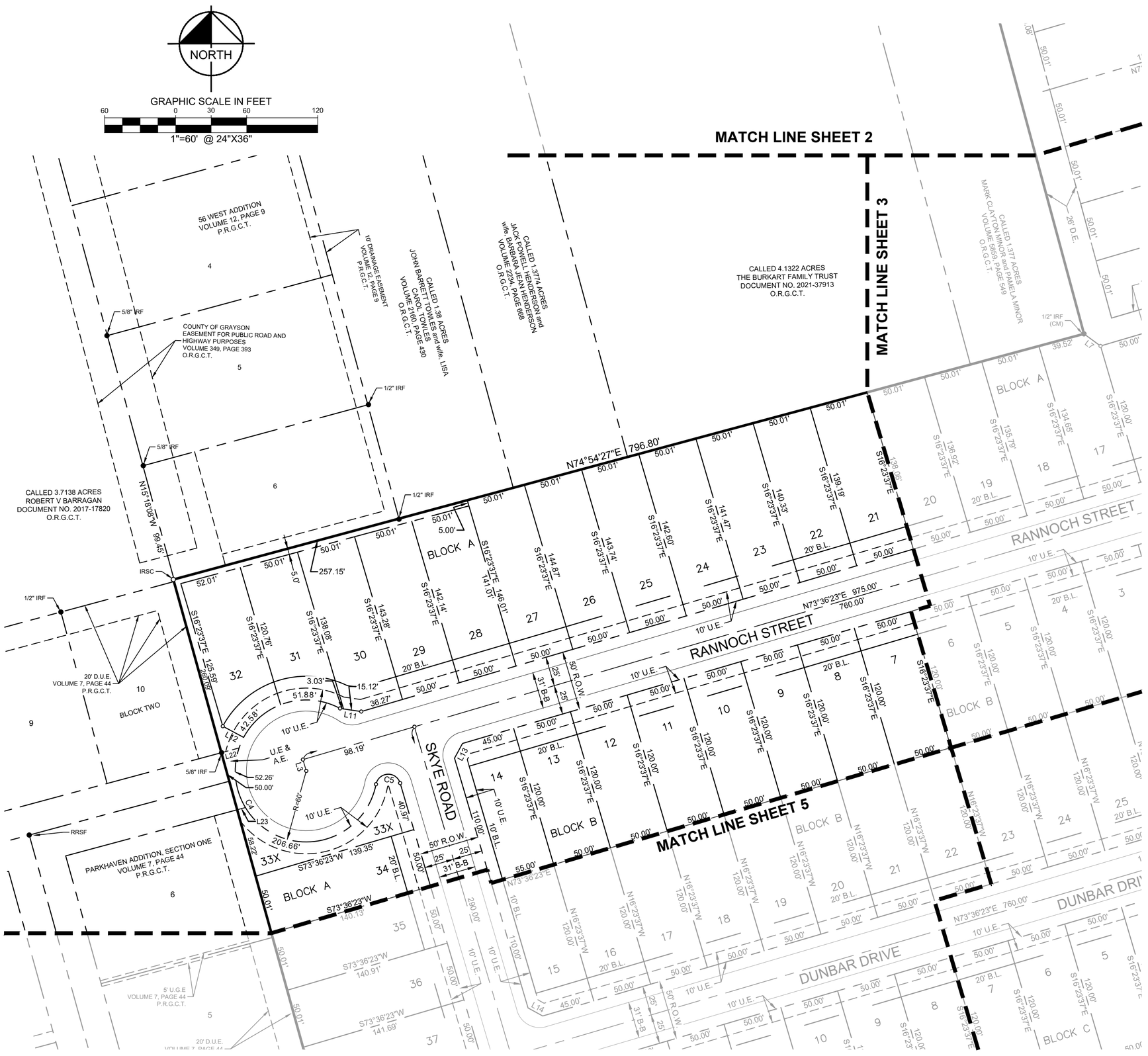
Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	DEC. 2022	061179330	5 OF 7

OWNER / APPLICANT:
W. W. Collins Holdings, L.P.
4112 Inwood Road,
Fort Worth, Texas 76109
Contact :

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE



NORTH

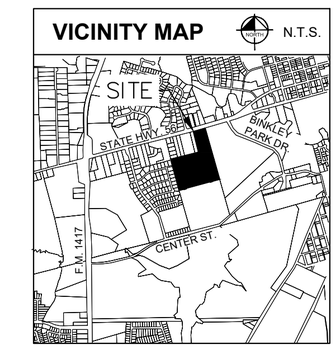
GRAPHIC SCALE IN FEET

60 0 30 60 120

1"=60' @ 24"X36"

VICINITY MAP

N.T.S.



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.999890661049.
3. Block A, Lot 1X, Block A, Lot 33X & Block E, Lot 1X, are owned and maintained by the HOA

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, this property is located within:

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

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

FINAL PLAT
WESTMOOR PHASE 1

BLOCK A, LOTS 1X, 2-32, 33X & 34-46;
BLOCK B, LOTS 1-28;
BLOCK C, LOTS 1-28;
BLOCK D, LOTS 1-14;
BLOCK E, LOTS 1X & 2-15;

128 RESIDENTIAL LOTS
3 HOA LOTS

26.424 ACRES SITUATED IN THE
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	DEC. 2022	061179330	6 OF 7

OWNER / APPLICANT:
W. W. Collins Holdings, L.P.
4112 Inwood Road,
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Contact :

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS W. W. COLLINS HOLDINGS, L.P., is the owner of a 67.25 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, Grayson County, Texas and being a remainder of a called 62.1675 acre tract of land (Tract L, 2) conveyed to W.W. Collins Holdings, L.P. by Warranty Deed recorded in Volume 4492, Page 9 of the Official Records of Grayson County, Texas (O.R.G.C.T), being a remainder of a called 65.0993 acre tract of land (Tract L, 1) conveyed to W.W. Collins Holdings, L.P. by Warranty Deed recorded in Volume 4492, Page 9 of the O.R.G.C.T., and being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod in the south right of way line of West Houston Street (U.S. Highway No. 56), being the northwest corner of a called 1.377 acre tract of land conveyed to Mark Clayton Minor and Pamela Minor by Warranty Deed recorded in Volume 5859, Page 549 of the O.R.G.C.T., and being the northeast corner of a called 4.1322 acre tract of land conveyed to the Burkart Family Trust by Warranty Deed recorded in Document No. 2021-37913 of the O.R.G.C.T., from which a found 1/2-inch iron rod being the northwest corner a called 1.38 acre tract of land conveyed to John Barrett Towles and wife, Lisa Carol Towles by Warranty Deed recorded in Volume 2160, Page 430 of the O.R.G.C.T. bears, South 74°55'15" West, a distance of 500.84 feet;

THENCE North 74°47'24" East, along the north line of said 1.377 acre tract, a distance of 100.07 feet to a set 5/8-inch iron rod (with cap stamped "KHA") being northwest corner of said remainder of 62.1675 acre tract, and being the **POINT OF BEGINNING** of the herein described tract, from which a found 1-inch iron pipe bears, South 19°21'31" West, a distance of 0.34 feet;

THENCE North 74°48'58" East, along the south line of said right of way, and north line of said remainder of 62.1675 acre tract, a distance of 277.61 feet to a found 1/2-inch iron rod, being the northwest corner of a called 47.54 acre tract of land conveyed to Sherman Independent School District by Warranty Deed recorded in Volume 4064, Page 807 of the O.R.G.C.T., from which a found wooden right of way marker bears, North 75°03'16" East, a distance of 463.55 feet;

THENCE South 16°23'37" East, along the west line of said 47.54 acre tract, a distance of 1500.25 feet to a set 5/8-inch iron rod (with cap stamped "KHA");

THENCE departing the west line of said 47.54 acre tract and crossing said remainder of 62.1675 acre tract, the following courses and distances:

South 73°36'23" West, a distance of 142.00 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

South 16°23'37" East, a distance of 10.00 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

South 73°36'23" West, a distance of 50.00 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

North 16°23'37" West, a distance of 32.50 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

South 73°36'23" West, a distance of 710.00 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

South 16°23'37" East, a distance of 18.21 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

South 73°36'23" West, a distance of 50.00 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

North 16°23'37" West, a distance of 10.00 feet to a 5/8-inch iron rod set (with cap stamped "KHA");

South 73°36'23" West, a distance of 149.52 feet to a 5/8-inch iron rod set (with cap stamped "KHA") in the west line of said remainder of 62.1675 acre tract, same being in the east line of Block 2, Parkhaven Addition, Section Five recorded in Volume 10, Page 55 of the P.R.G.C.T;

THENCE North 15°29'48" West, along the west line of said remainder of 62.1675 acre tract, the east line of said Block 2, Parkhaven Addition, Section Five, and the east line of Block 5, and Block 2 of Parkhaven Addition Section One recorded in Volume 7, Page 44 of the P.R.G.C.T., a distance of 910.17 feet to a set 5/8-inch iron rod (with cap stamped "KHA"), being the southeast corner of a called 3.7138 acre tract of land conveyed to Robert V. Barragan by Warranty Deed recorded in Document No. 2017-17820 of the O.R.G.C.T., and being the southwest corner of Lot 6 of 56 West Addition recorded in Volume 12, Page 9 of the P.R.G.C.T., from which a found 5/8-inch iron rod being the northwest corner of said Lot 6 bears, North 15°18'08" West, 99.45 feet;

THENCE North 74°54'27" East, along the north line of said remainder of 62.1675 acre tract, south line of said Lot 6, of 56 West Addition, south line of said 1.38 acre tract, south line of a called 1.3774 acre tract conveyed to Jack Powell Henderson and wife, Barbara Jean Henderson recorded in Volume 2234, Page 668 of the O.R.G.C.T., south line of said 4.1322 acre tract, and south line of said 1.377 acre tract, passing at a distance of 197.48 feet a found 1/2-inch iron rod being the southeast corner of said Lot 6, and continuing another 499.61 feet passing a found 1-1/4-inch pipe being the southeast corner of said 4.1322 acre tract, southwest corner of said1.377 acre tract, continuing in all a total distance of 796.80 feet to a found 1/2-inch iron rod being the southeast corner of said 1.377 acre tract;

THENCE North 15°08'22" West, along the east line of said 1.377 acre tract, and west line of said remainder of 62.1675 acre tract a distance of 600.00 feet to the **POINT OF BEGINNING** and containing 26.424 acres (1,151,028 sq. ft.) of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **W. W. COLLINS HOLDINGS, L.P.**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **WESTMOOR PHASE 1**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

W. W. COLLINS HOLDINGS, L.P., does herein certify the following:

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

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

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

BY: **W. W. COLLINS HOLDINGS, L.P.**, a Texas limited partnership

By: _____
_____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF GRAYSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

_____
Notary Public, State of Texas

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, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final _____ plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 20___, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

_____
City Clerk, City of Sherman, Texas

FINAL PLAT
WESTMOOR PHASE 1

BLOCK A, LOTS 1X, 2-32, 33X & 34-46;
BLOCK B, LOTS 1-28;
BLOCK C, LOTS 1-28;
BLOCK D, LOTS 1-14;
BLOCK E, LOTS 1X & 2-15;

128 RESIDENTIAL LOTS
3 HOA LOTS

26.424 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	DEC. 2022	061179330	7 OF 7

OWNER / APPLICANT:
W. W. Collins Holdings, L.P.
4112 Inwood Road,
Fort Worth, Texas 76109
Contact :

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carlisle, PE

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

W.W. Colling Holdings, L.P.
4112 Inwood Road
Fort Worth, TX 76109

Attn: Michael Carlisle
Kimley-Horn and Associates, Inc.
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request for approval of the Final Plat of Westmoor Phase 1 has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. The width of the right-of-way and pavement for Houston Street (SH 56) shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
2. Dedicate a 15'x15' Right of Way corner clip on all internal intersecting corners. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
3. Dedicate a 20'x20' Right of Way corner clip on corner lots adjacent to Houston Street (SH 56). *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
4. Remove direction (West) from Houston Street in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Remove Building Line from plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
6. Off-site privately owned and maintained detention in Phase 2 shall be constructed with Phase 1.
7. Off-site easements by separate instrument to have instrument information shown on drawing.
8. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
9. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
10. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
11. Three Party Agreement required for Public Infrastructure.

12. 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.
13. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
14. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

* **4725 SOUTH HIGHWAY 75**

The request of Emerson Corporation (Owner), Sidney Phillips, Lloyd Plyler Construction (Representative), and Baca Studios (Architect) concerning the property located at 4725 South Highway 75, being 240.928 in the Sherrod Dunman Survey, Abstract No. 329 and is currently zoned Blalock Industrial Park PD (Planned Development) District, located in the 75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Emerson Addition.

Background:

The property is located at 4725 South Highway 75 Between East FM 1417 (Vietnam Veterans Parkway) and Akers Road. The owner is requesting a Site Plan approval of Emerson Addition to expand offices and a lobby.

The following has been approved for this location:

- May 19, 1982 - Construction Control Board - To allow an exception to the requirement to insulate with 1" rigid insulation on the interior surface of all exterior walls
- January 18, 2011 - Exception to allow painted "R" type panels on a smokers shelter & awning in lieu of the permitted bldg facing and construction materials in Blalock Industrial Park
- August 16, 2011 - Site Plan to allow 2 Guard Station in the Blalock Industrial Park
- July 16, 2013 - Site plan approval for the construction of a warehouse and parking lot addition for Fisher Controls in the Blalock Industrial Park.
- June 21, 2016 - Exception to allow painted “R” type panels on an outdoor cure oven for a powder paint system for Fisher Controls in lieu of the required masonry in the Blalock Industrial Park.
- June 21, 2016 - Site plan approval for the construction of an addition of a powder paint system for Fisher Controls in the Blalock Industrial Park.

Adjacent Zoning:

Blalock Industrial Park PD (Planned Development) District

Origination:

Emerson Corporation (Owner)
Sidney Phillips, Lloyd Plyler Construction (Representative)
Baca Studios (Architect)

Master Plan Designation:

Not Applicable.

Number of notices mailed:

Not Required.

Objections Received:

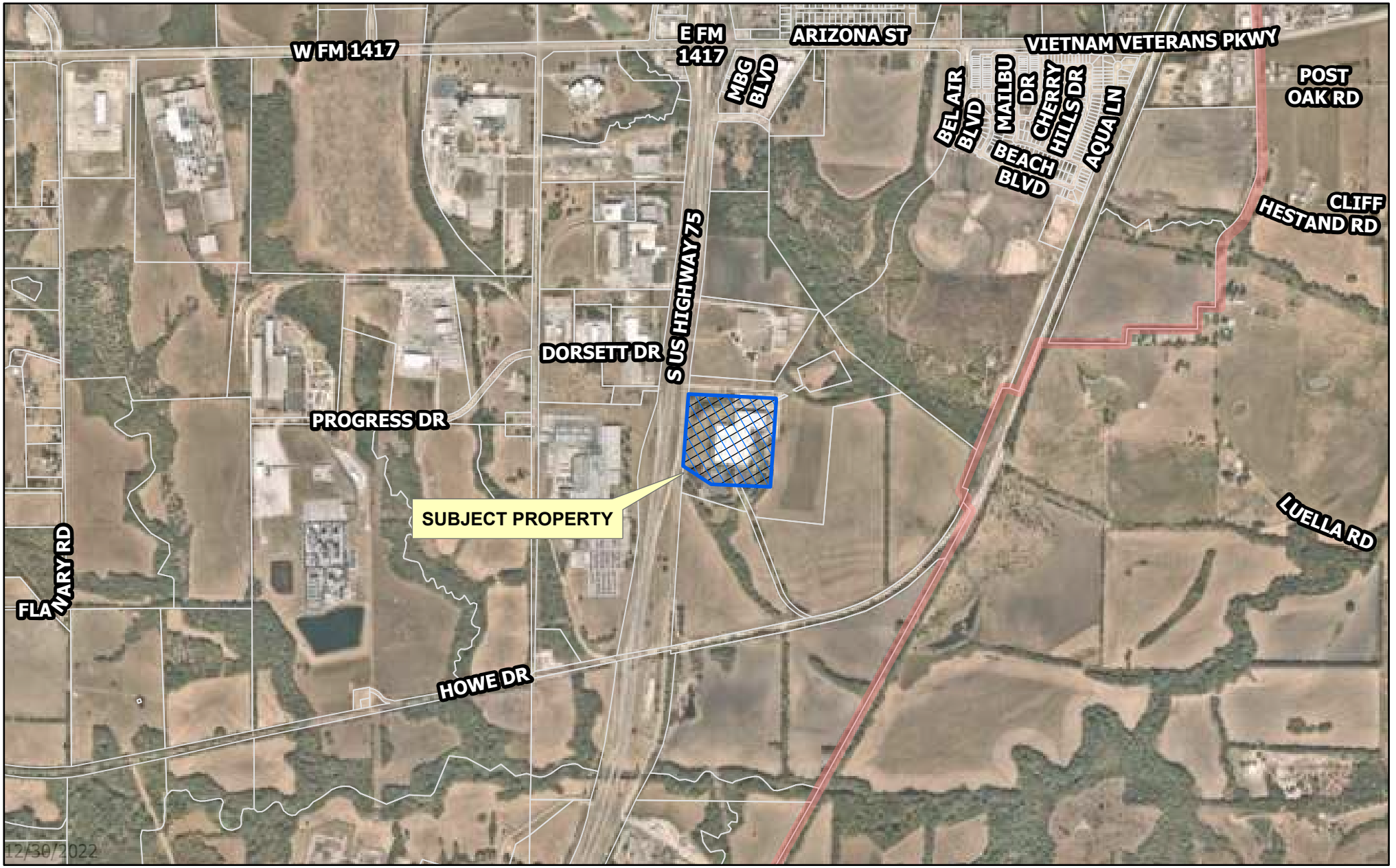
0

Development Review Meeting:

No

Attachments

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



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

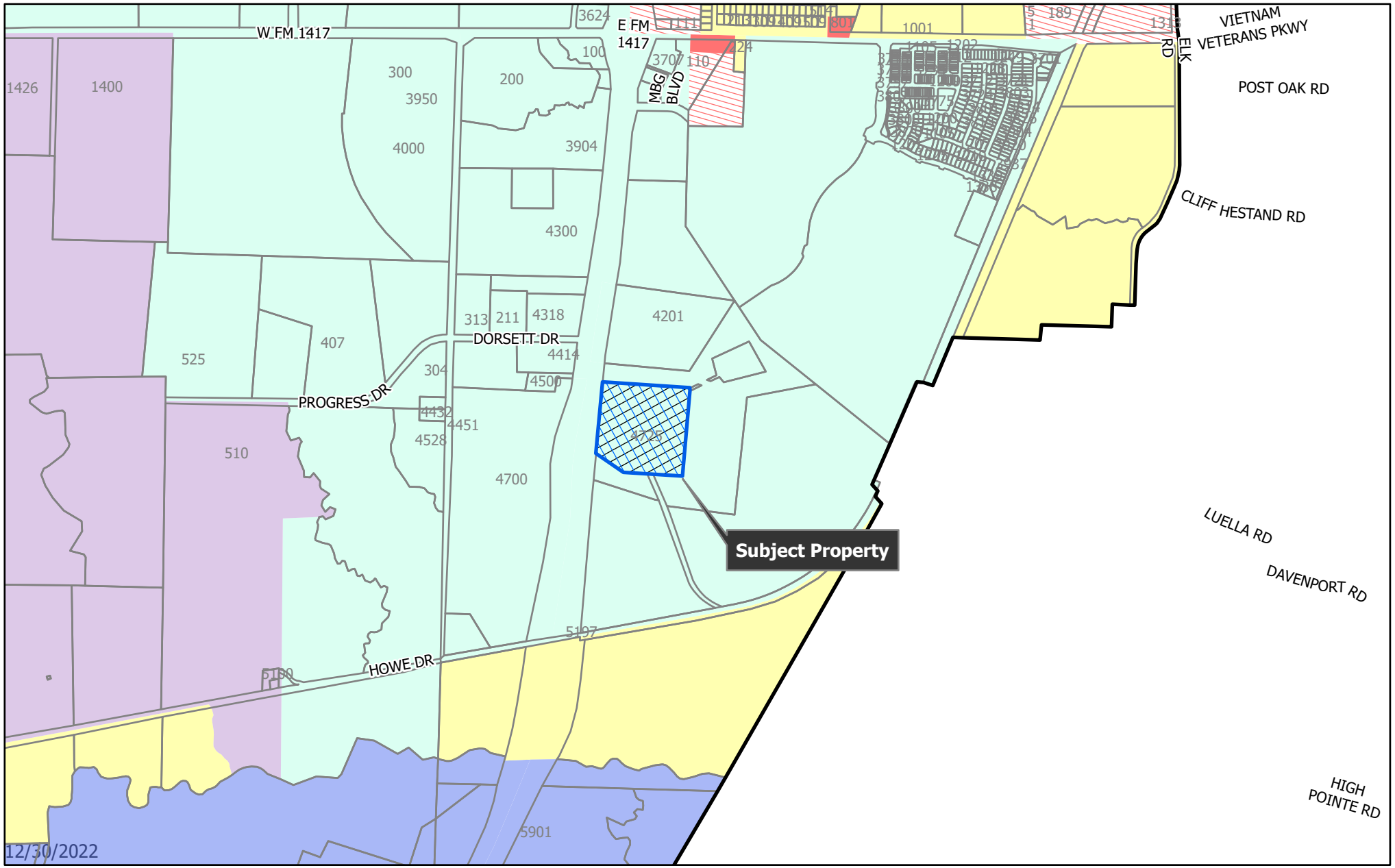
CITY OF SHERMAN

4725 S US Highway 75

N
W E
S

Date: 12/29/2022 3:32 PM

Scale: 1:18,000



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

4725 S US Highway 75

N W E S

Scale: 1:18,000

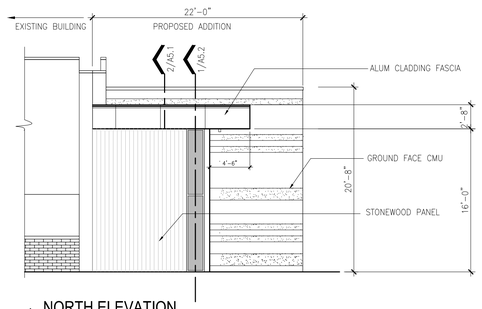
Date: 12/29/2022 3:32 PM

MATERIALS AND COLORS SCHEDULE

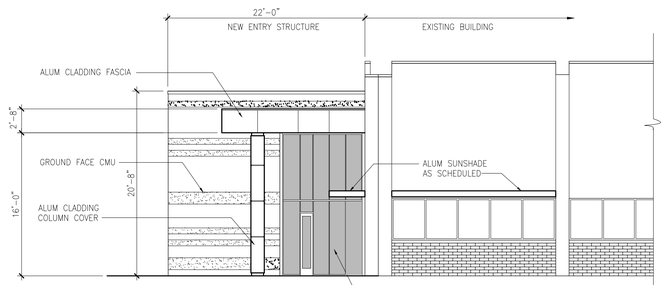
SUBMITTAL	MATERIAL	PRODUCT DESCRIPTION	COLOR
●	CMU	GROUND FACE MFR. TEXAS BUILDING PRODUCT (TBP).	TBD – SUBMIT COLOR CHART & SAMPLES
	ALUM PANEL FASCIA	COMPOSITE WALL PANELS PAC–3000 BY PAC–CLAD	ANODIC CLEAR
	PVDF WOOD GRAIN METAL PANEL	PATERSEN'S PAC–CLAD WOOD GRAIN LOOK METAL	GOLDEN MAPLE
	ALUM COLUMN COVER	PAC–1000F (FLUSH JOINT) COLUMN COVER	CLEAR ANODIZED
	STONEWOOD ARCHITECTURAL PANEL	SOLID PHENOLIC PANEL EXTERIOR CLADDING BY FIBERESIN	WOOD GRAIN
	GLAZING	PPG SOLARBAN 70XL(2) STARPHIRE	CLEAR
	SEALANT JOINT	NEUTRAL–CURING SILICON LATCRETE LATASIL	MATCH MORTAR COLOR
	EXTERIOR SHEATHING	1/2" DENSGLASS GOLD	–
	SUNSHADE	TR_8TB–RCT6–N BY SHARCHS EXTERIOR SUN CONTROL DEVICES 6750 CORPORATION PARKWAY, SUITE B FORT WORTH, TEXAS 1–866–4505	–
	TPO ROOFING SYSTEM	CARLISLE SYN TEC – TPO SURE–WELD ROOFING SYSTEMS (UL CLASS A) INSTALLATION PER MFR'S RECOMMENDATION, WARRANTY: 20 YEARS	–

INSULATION SPECIFICATIONS

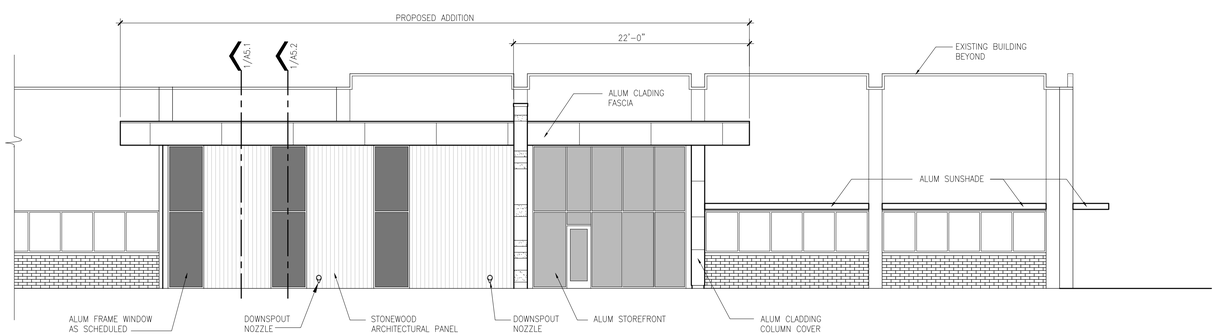
SUBMITTALS	MATERIAL	DESCRIPTION	PRODUCT MANUF.	LOCATION	R–VALUE MIN.
●	FIBERGLASS	FACED BATT	OWENS CORNING	PERIMETER WALLS	R–19
●	FIBERGLASS	UNFACED SOUND ATTENUATION BATT	OWENS CORNING	INTERIOR WALLS	R–11
●	FIBERGLASS	UNFACED SOUND ATTENUATION BATT	OWENS CORNING	ATTIC ROOF	R–30
●	POLYISOCYANURATE INSULATION WITH ½" SECUREROCK BOARD.	CLOSED CELL MOISTURE RESISTANT EXTRUDED POLYSTERENCE	OWENS CORNING	ROOF	R–30



4 NORTH ELEVATION
SCALE: 1/8" = 1'–0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'–0"



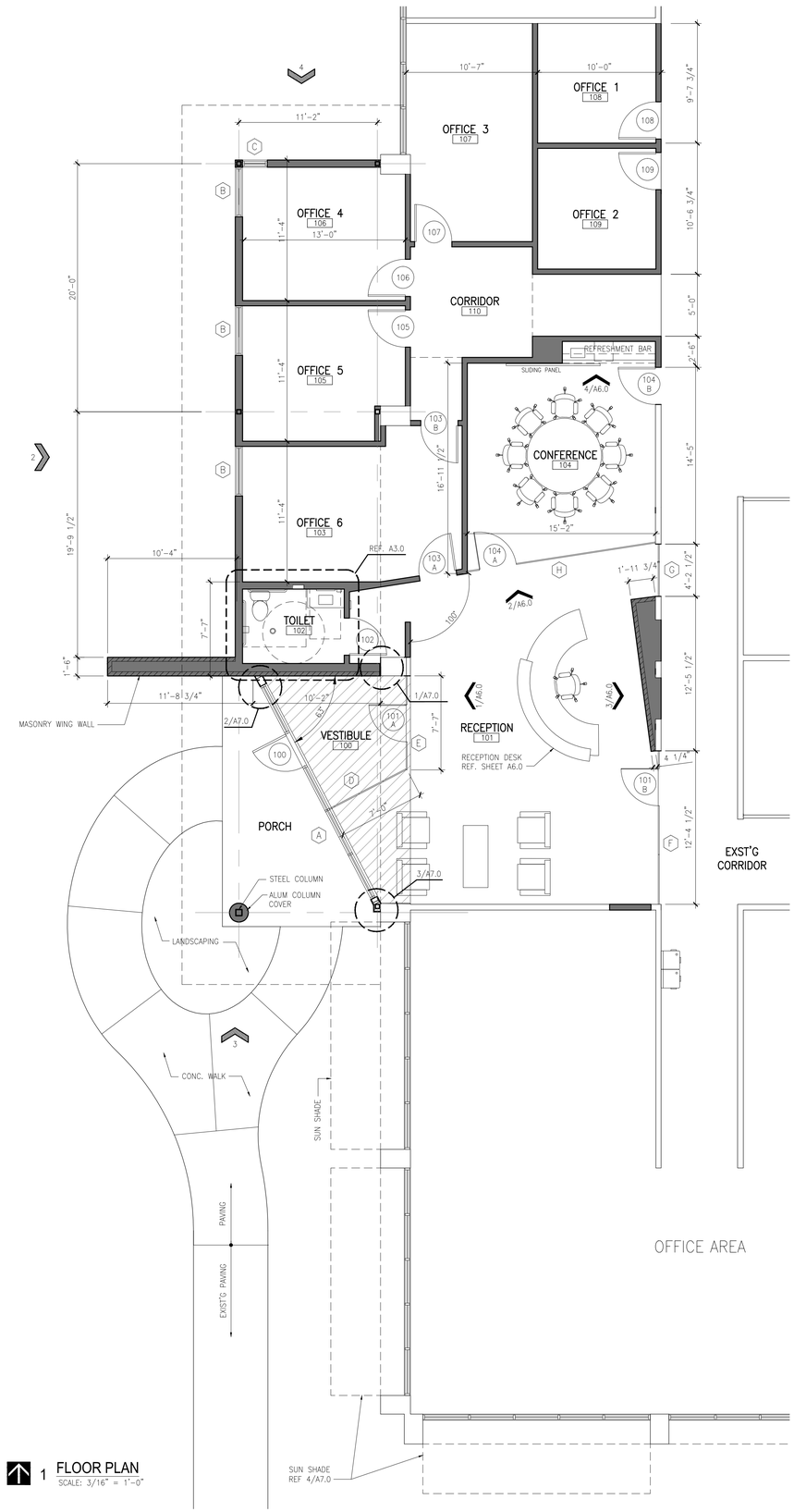
2 WEST ELEVATION
SCALE: 1/8" = 1'–0"

PLAN NOTES:

1. FIELD VERIFY EXISTING BUILDING CONDITIONS AND DIMENSIONS, COORDINATE SCHEDULED WORK, MAKE DIMENSIONAL ADJUSTMENT IF NEEDED.

2. PARTITIONS: ALL INTERIOR PARTITIONS ARE WITH 3⅝" METAL STUD, ⅝" GYP. BOARD ON EACH SIDE. PARTITIONS SHALL EXTEND MIN. 6" ABOVE CEILING ABD BRACED TO STRUCTURE AS REQUIRED.

3. WALL INSULATION: USE SOUND BATT INSULATION IN PARTITION AROUND TOLILET ROOM.



1 FLOOR PLAN
SCALE: 3/16" = 1'–0"

BACA

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.BACA.team

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

11.11.22

REVISIONS

NO.	DESCRIPTION	DATE

floor plan and exterior elevations

New Entry and Office Expansion

Emerson Process Management

4725 S. Highway US 75. Sherman, Texas

PROJECT NUMBER
2211

DATE
11.11.22

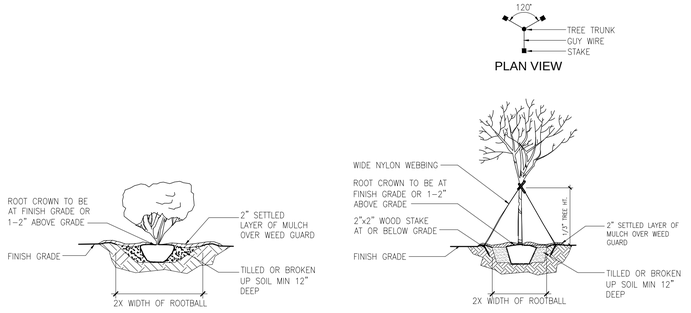
SHEET NUMBER
A2.0

LANDSCAPE MATERIALS KEY

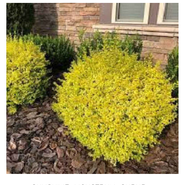
MARK	TYPE/USE	COMMON NAME	BOTANICAL NAME	SIZE	PLANT SPACING	NO.
	DECORATIVE TREE	NELLIE STEVENS HOLLY	I-Lex "Nellie R. Stevens"	4" CALIPER-8' HEIGHT	REFER TO PLAN	3
	SCREEN SHRUB	SOFT TIP YUCCA	Yucca recurvifolia	5 GAL	48" O.C.	11
	DECORATIVE SHRUB	FIREPOWER NANDINA	Nandina domestica firepower	5 GAL	36"-48" O.C.	4
	DECORATIVE SHRUB	DWARF YAUPON HOLLY	Salvia greggii	5 GAL	48" O.C.	7
	GROUND COVER	RAIN FOREST WHITE PEBBLES			CONTINUOUS	N/A
	GROUND COVER	WOOD CHIPS EXPRESSO BROWN			CONTINUOUS	N/A
	GROUND COVER	MATCH EXISTING GRASS			CONTINUOUS	N/A
					TOTAL	25

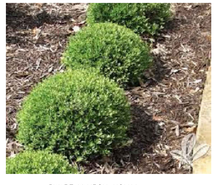
GENERAL LANDSCAPE NOTES:

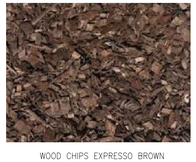
1. THE SITE SHALL BE FULLY IRRIGATED BY A LICENSED IRRIGATOR.
2. ALL PLANTING BEDS TO BE EDGED WITH PAINTED OR RAW STEEL EDGING LEFT TO WEATHER.
3. ALL PLANTING BEDS TO RECEIVE 2" SETTLED MULCH OVER WEED GUARD.

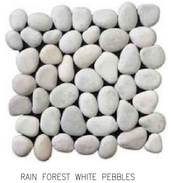


PLANTING DETAILS
NO SCALE

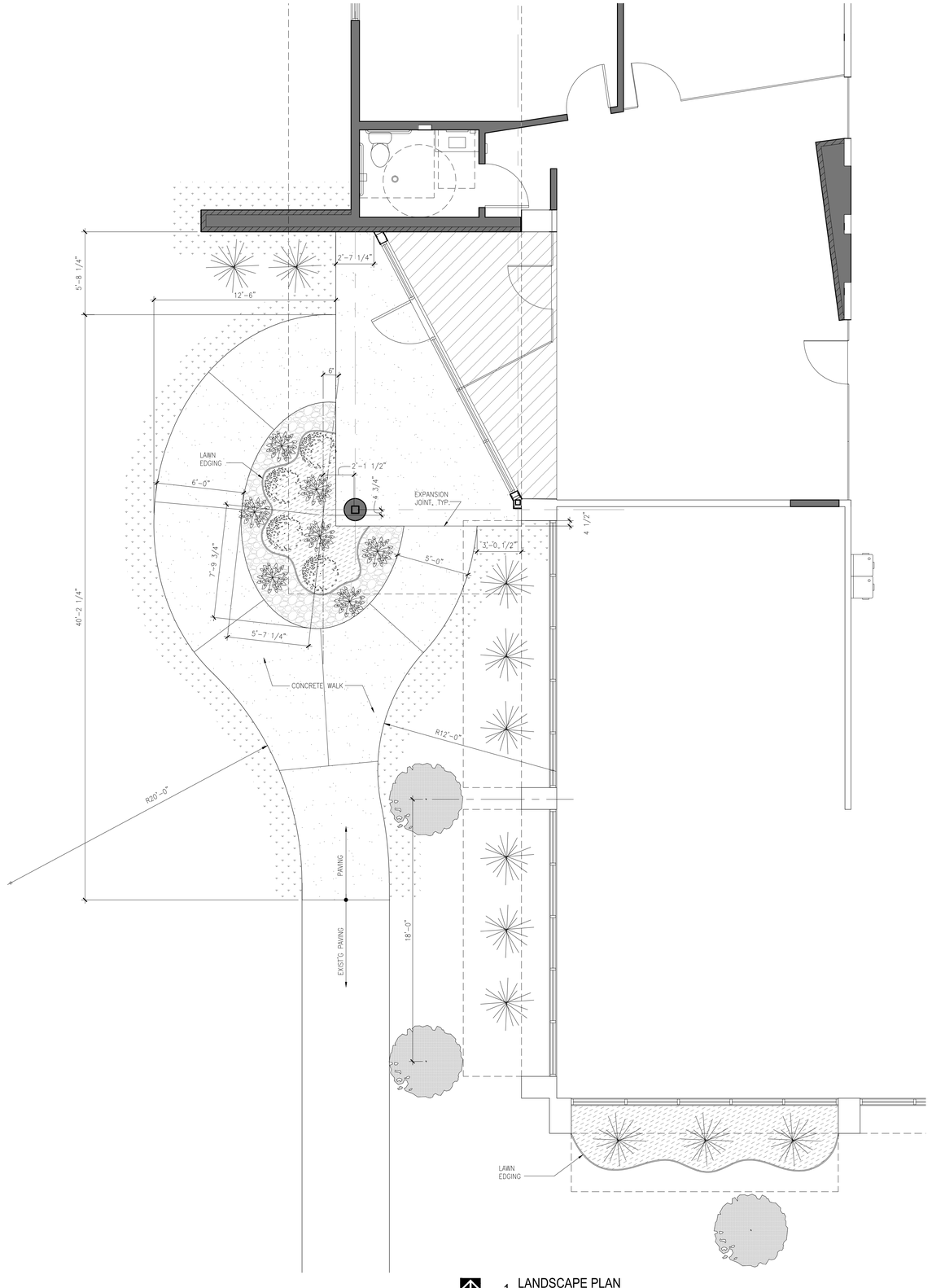

SUNSHINE LIGUSTRUM SHRUB


DWARF YAUPON HOLLY


WOOD CHIPS EXPRESSO BROWN


RAIN FOREST WHITE PEBBLES

NELLIE STEVENS HOLLY



1 LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"

BACA

100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.BACA.team

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

11.11.22

REVISIONS

NO.	DESCRIPTION	DATE

New Entry and Office Expansion

Emerson Process Management

4725 S. Highway US 75. Sherman, Texas

landscape plan

PROJECT NUMBER
2211

DATE
11.11.22

SHEET NUMBER
L1.0

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 3, 2023

Emerson Corporation
4725 S Hwy 75
Sherman, TX 75090

Sidney Phillips, Plyler Construction
3505 Texoma Pkwy
Sherman, TX 75090

Baca Studios
100 N Travis St #500A
Sherman, TX 75090

Dear Applicants,

The request of Site Plan for Emerson Addition located at 4725 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 10, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and the regulations applicable to the Blalock Industrial Park PD (Planned Development) District. (*Chapter 14 and Blalock Industrial Park Development Plan)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Section 14.04.003 (2)(a))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Blalock Industrial Park Development Standards 4.1.2(c))*
5. All buildings erected on any tract shall be faced with masonry, concrete, stone, glass, cement plaster, exterior insulation facing system (EIFS), or factory finished metal panels. Factory finished metal panels shall not include standard galvanized or painted corrugated or "R" type panels, aluminum, asbestos, or iron or steel or corrugated aluminum, asbestos, iron or steel. *(Blalock Industrial Park Development Standards 3.1.1(a))*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering

Department for review and approval prior to any work being done within public right of way.
Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

2131 NORTH LOY LAKE ROAD

The request of Matthew Grynwald (Owner), Honey Goel (Representative), Kohinoor Rahman, FK + Architect, LLC (Representative/Architect) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2131 North Loy Lake Road, being 6.226 acres in the J.B McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from a C-2 (General Commercial) District to an MF-30 (Multi-Family Residential) District.

Background:

The property is located at 2131 North Loy Lake Road between East Peyton Street and Cottonwood Drive. The owner is requesting a Zone Change from a C-2 (General Commercial) District to an MF-30 (Multi-Family Residential) District and Site Plan approval for a three-story, 168-unit apartment complex consisting of 88 one-bedroom and 84 two-bedroom units.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Matthew Grynwald (Owner)
Honey Goel (Representative)
Kohinoor Rahman, FK + Architect, LLC (Representative/Architect)
Underwood Drafting & Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

18

Objections Received:

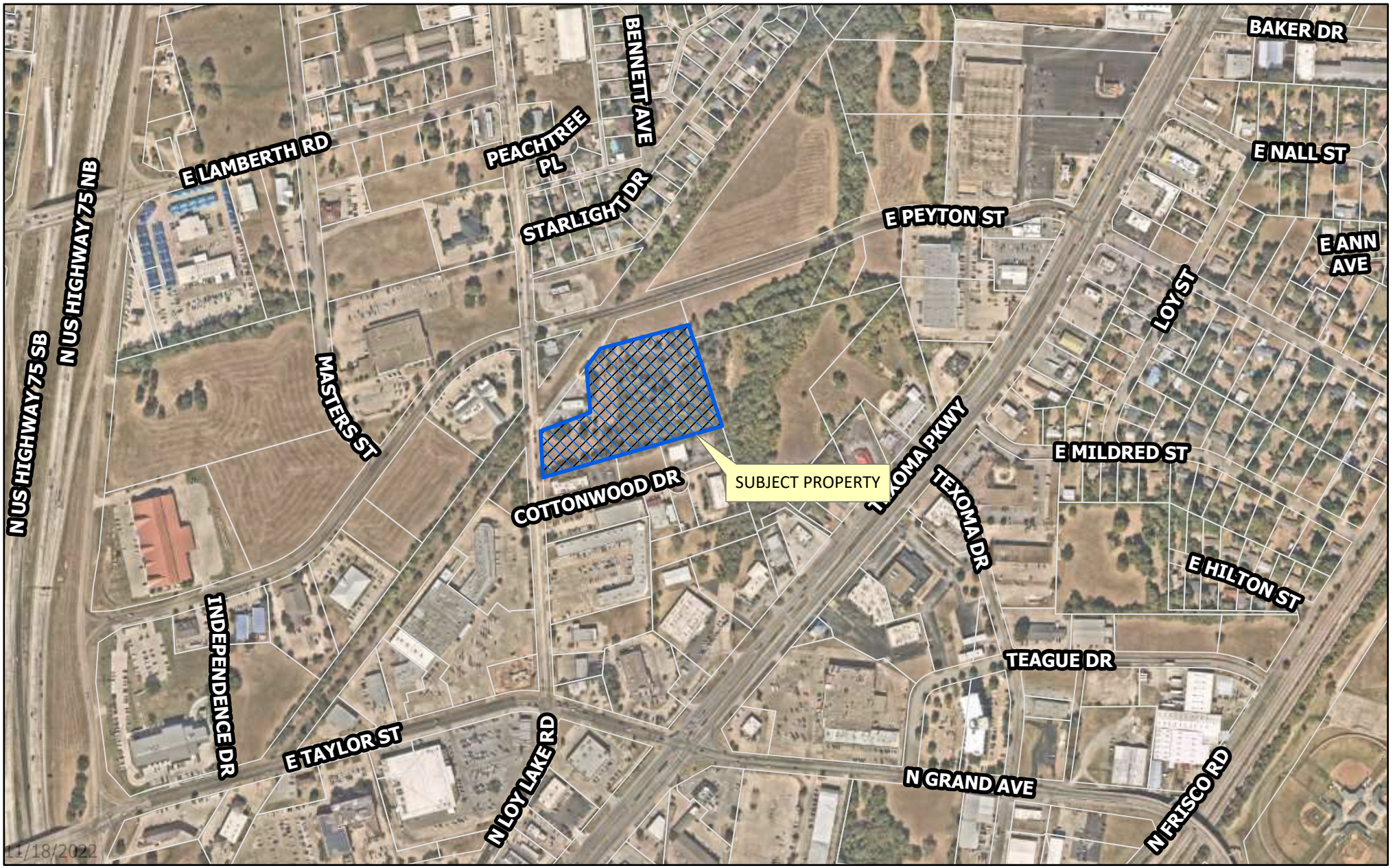
1

Development Review Meeting:

Yes

Attachments

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



dlagrone H:\ENGINEERING\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

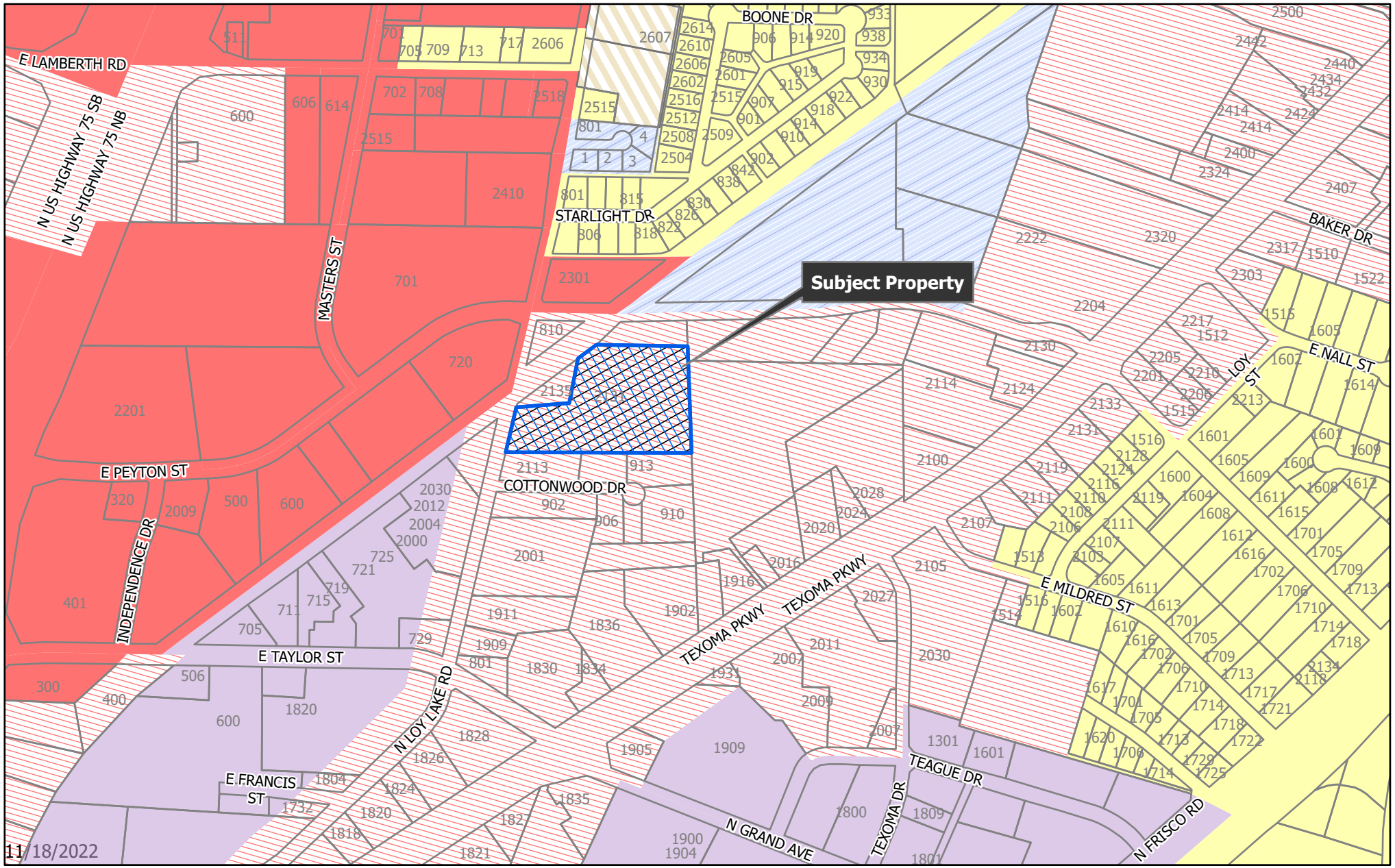
CITY OF SHERMAN

2131 Loy Lake Rd

N
W E
S

Date: 11/17/2022 3:05 PM

Scale: 1:6,000



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

2131 N Loy Lake Rd

N W E S

Scale: 1:6,000

Date: 11/17/2022 3:05 PM

Dec 28, 2022 at 3:54 PM

RANDY JAY
PRICE REDUCED
FOR SALE
Dec 27, 2022 at 4:18 PM

CITY OF SHERMAN
Future Land Use Map
2131 N Loy Lake Road

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

JOB NO. A4070494

EXIHIBIT A

LINE TABLE		
LINE	LENGTH	BEARING
L1	62.23	N 37°41'11" E
L2	18.02	S 02°18'53" E

PEYTON-STREET

LOY-LAKE-ROAD

M. K. & T. RAILROAD

N 73°44'49" E
237.67'

SET 1/2" STEEL ROD

SET 1/2" STEEL ROD

FH

WATER EASEMENT
VOL. 2263, PG. 173
R.P.R.G.C.T.

TRACT 1
0.787 AC.

N 37°41'11" E
174.22'

20' EASEMENT
ENSEARCH CORPORATION
VOL. 1462, PG. 456
D.R.G.C.T.

S 17°31'23" E
115.97'

REM. 5.580 AC.
707 W. WASHINGTON JOINT VENTURE
VOL. 2385, PG. 116
R.P.R.G.C.T.

FOUND 1/2" STEEL ROD

S 75°45'35" W
381.31'

N 75°45'35" E
381.31'

FOUND 5/8" STEEL ROD

APPARENT LOCATION
BURK ROYALTY CO.
VOL. 1035, PG. 169
D.R.G.C.T.

S 17°31'23" E
52.18'

FOUND 1/2" STEEL ROD

N 37°41'11" E
98.09'

FOUND 3/4" STEEL ROD

SCALE
1" = 100'

~ BASIS OF BEARINGS ~
COURSE ALONG THE NORTH
LINE OF COTTONWOOD PARK
ADDITION AS PER PLAT OF
RECORD IN VOL. 4, PG. 76, P.R.G.C.T.

INGRESS & EGRESS
AGREEMENT
VOL. 2673, PG. 586
O.P.R.G.C.T.

0.37 AC.
JAMES M. BARNES
LINDA B. BARNES
VOL. 3407, PG. 749
O.P.R.G.C.T.

161.37'
N 06°15'10" W

WATER WELL

VARIOUS DILAPIDATED
OUT-BUILDINGS ARE
LOCATED ON THE
SUBJECT TRACT

S 16°12'08" E
356.40'

DETAIL
1" ~ 30'

6.876 AC.
JAMES R. MELTON, JR.
VOL. 1809, PG. 598
R.P.R.G.C.T.

SET SPIKE NAIL

TELE. PED.

MH

L2

SET SPIKE NAIL TELE. PED.

182.92'
N 70°58'22" E

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

SEE DETAIL

TRACT 2
5.439 AC.

PP

TEXAS UTILITIES
ELECTRIC CO.
VOL. 2713, PG. 567
O.P.R.G.C.T.

N 02°18'53" W
154.50'

SET SPIKE NAIL

S 75°49'18" W
755.61'

PP

PP

LP

FOUND 1" STEEL ROD

PP

TELE. PED.

TELE. PED.

8' UTILITY EASEMENT

1 2 3

COTTONWOOD DRIVE

COTTONWOOD PARK ADDITION VOL. 4, PG. 76 P.R.C.T.

MH

7 6 5 4

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SEE LEGAL DESCRIPTION ATTACHED

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and is correct and that there are no visible discrepancies, conflicts, shortages in area, or rights of way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

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

Legal Description
Job No. A4070494

Tract 1

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of the 5.580 acre tract of land conveyed to 707 W. Washington Joint Venture by deed of record in Volume 2385, Page 116, of the Real Property Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 5/8" steel rod found at an ell corner in the south line of said 5.580 acre tract, said rod being the northeast corner of the 5.77 acre tract of land conveyed to R. Graham Hicks, et ux, by deed of record in Volume 934, Page 137, of the Deed Records, Grayson County, Texas;

Thence South 75°45'35" West a distance of 381.31 feet to a ½" steel rod found in the southeasterly right-of-way line of the M. K. & T. Railroad, said rod being the most westerly corner of said 5.580 acre tract;

Thence North 37°41'11" East with said southeasterly right-of-way line, a distance of 174.22 feet to a ½" steel rod set in the south right-of-way line of Peyton Street for the most northerly northwest corner of said 5.580 acre tract;

Thence North 73°44'49" East with said south right-of-way line, a distance of 237.67 feet to a ½" steel rod set for the northeast corner of the herein described tract;

Thence South 17°31'23" East over and across said 5.580 acre tract, a distance of 115.97 feet to the **Point-of-Beginning** and containing **0.787 acres** of land.

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.

_____
Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

Legal Description
Job No. A4070494

Tract 2

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of the 5.77 acre tract of land conveyed to R. Graham Hicks, et ux, by deed of record in Volume 934, Page 137, of the Deed Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a spike nail set in the center of a public road locally known as Loy Lake Road at the southwest corner of said 5.77 acre tract;

Thence North 02°18'53" West with the center of said public road, a distance of 154.50 feet to a spike nail set in the southeasterly right-of-way line of the M. K. & T. Railroad, said nail being the most westerly northwest corner of said 5.77 acre tract;

Thence North 37°41'11" East with said southeasterly right-of-way line, a distance of 62.23 feet to a spike nail set in asphalt in the east line of said public road for the northwest corner of the 0.37 acre tract of land conveyed to James M. Barnes and Linda Barnes by deed of record in Volume 3407, Page 749, of the Official Public Records, Grayson County, Texas;

Thence South 02°18'53" East with said east line, a distance of 18.02 feet to a ½" steel rod found at the southwest corner of said 0.37 acre tract;

Thence North 70°58'22" East a distance of 182.92 feet to a ½" steel rod found at the southeast corner of said 0.37 acre tract;

Thence North 06°15'10" West a distance of 161.37 feet to a ½" steel rod found in said southeasterly right-of-way line for the northeast corner of said 0.37 acre tract;

Thence North 37°41'11" East with said southeasterly right-of-way line, a distance of 98.09 feet to a ½' steel rod found at the most westerly corner of the 5.580 acre tract of land conveyed to 707 W. Washington Joint Venture by deed of record in Volume 2385, Page 116, of the Real Property Records, Grayson County, Texas, said rod being the most northerly northwest corner of said 5.77 acre tract;

Thence North 75°45'35" East a distance of 381.31 feet to a 5/8" steel rod found at an ell corner in the south line of said 5.580 acre tract, said rod being the northeast corner of said 5.77 acre tract;

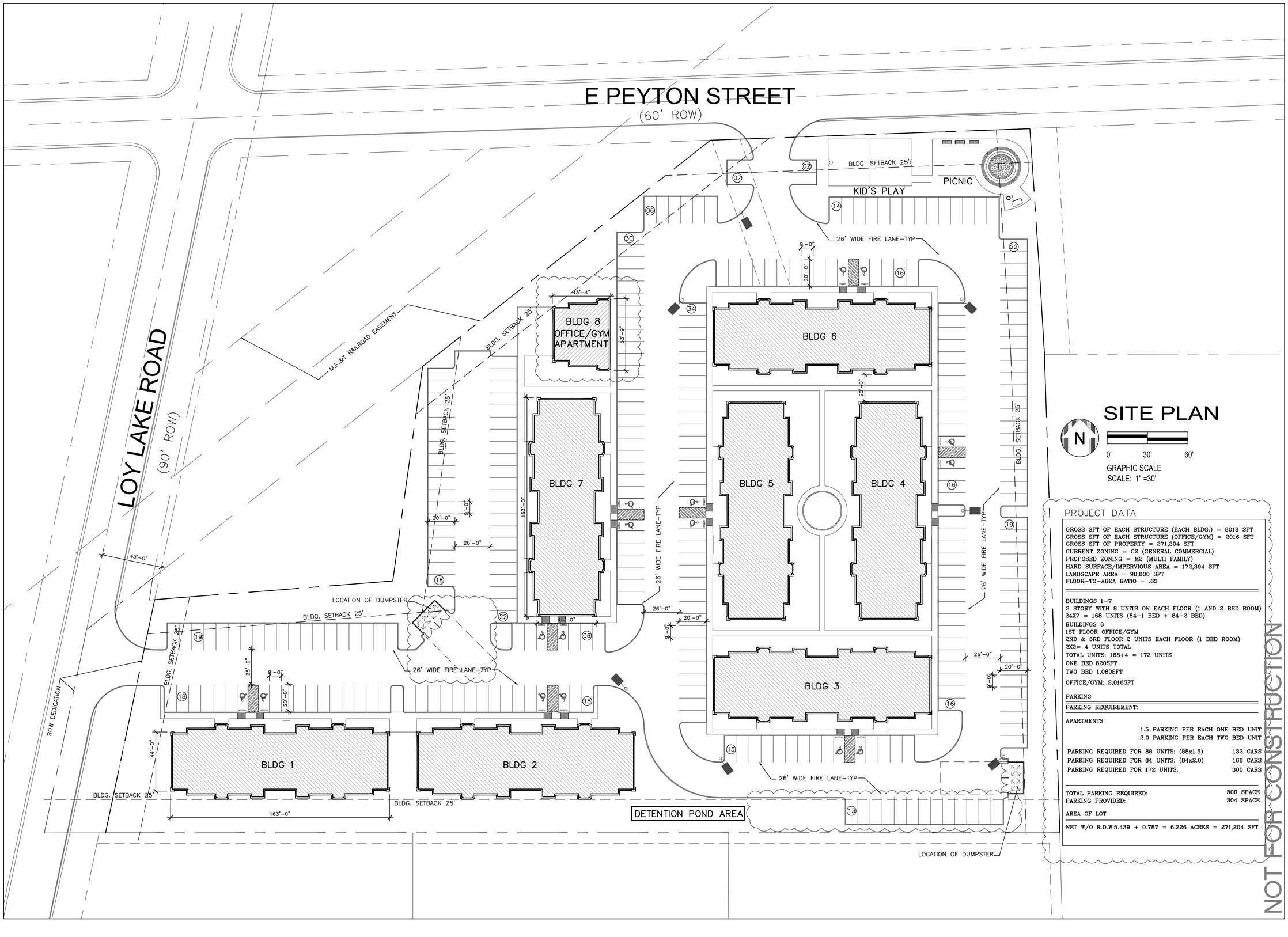
Thence South 17°31'23" East a distance of 52.18 feet to a ¾" steel rod found at the most southerly southwest corner of said 5.580 acre tract, the northwest corner of the 6.876 acre tract of land conveyed to James R. Melton, Jr., by deed of record in Volume 1809, Page 598, of said Real Property Records;

Thence South 16°12'08" East with the west line of said 6.876 acre tract, a distance of 356.40 feet to a 1" steel rod found at the northeast corner of Cottonwood Park Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 4, Page 76, of the Plat Records, Grayson County, Texas, said rod being the southeast corner of said 5.77 acre tract;

Thence South 75°49'18" West with the north line of said addition, a distance of 755.61 feet to the **Point-of-Beginning** and containing **5.439 acres** of land.

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.

_____
Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557



SITE PLAN

N

0' 30' 60'

GRAPHIC SCALE
SCALE: 1" =30'

PROJECT DATA

GROSS SFT OF EACH STRUCTURE (EACH BLDG.) = 8018 SFT
GROSS SFT OF EACH STRUCTURE (OFFICE/GYM) = 2016 SFT
GROSS SFT OF PROPERTY = 271,204 SFT
CURRENT ZONING = C2 (GENERAL COMMERCIAL)
PROPOSED ZONING = M2 (MULTI FAMILY)
HARD SURFACE/IMPERVIOUS AREA = 172,394 SFT
LANDSCAPE AREA = 98,800 SFT
FLOOR-TO-AREA RATIO = .63

BUILDINGS 1-7
3 STORY WITH 8 UNITS ON EACH FLOOR (1 AND 2 BED ROOM)
24X7 = 168 UNITS (84-1 BED + 84-2 BED)
BUILDINGS 8
1ST FLOOR OFFICE/GYM
2ND & 3RD FLOOR 2 UNITS EACH FLOOR (1 BED ROOM)
2X2= 4 UNITS TOTAL
TOTAL UNITS: 168+4 = 172 UNITS
ONE BED 620SFT
TWO BED 1,080SFT
OFFICE/GYM: 2,016SFT

PARKING

PARKING REQUIREMENT:

APARTMENTS
1.5 PARKING PER EACH ONE BED UNIT
2.0 PARKING PER EACH TWO BED UNIT

PARKING REQUIRED FOR 88 UNITS: (88x1.5)	132 CARS
PARKING REQUIRED FOR 84 UNITS: (84x2.0)	168 CARS
PARKING REQUIRED FOR 172 UNITS:	300 CARS
TOTAL PARKING REQUIRED:	300 SPACE
PARKING PROVIDED:	304 SPACE

AREA OF LOT

NET W/O R.O.W 5.439 + 0.787 = 6.226 ACRES = 271,204 SFT

NOT FOR CONSTRUCTION

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2502@aol.com
web: fkarchitect.com

12/20/2022

REGISTERED ARCHITECT M. FAHIM KHAN 21965 STATE OF TEXAS

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
SEPTEMBER 30, 2022

Issue Log

ISSUED FOR REVIEW	10/03/2022
ISSUED FOR ZONING CHANGE	11/16/2022

DRAWN BY: CHECKED BY:

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PEYTON VILLAS
APARTMENTS-172 UNITS
AT EAST PEYTON STREET
SHERMAN, TEXAS 75090

Sheet Number:
A100
Project Number:
22-0XX

01 NORTH ELEVATION
SCALE: 1/8"=1'-0"

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

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

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

EXTERIOR MATERIAL LIST

APARTMENTS AT
ROANOKE, TEXAS

BRICK
BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO
SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE
T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE
ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE
P–(972) 517–9997
F (972) 661–3322

METAL COPING
MC 1–COLOR: SANDSTONE
UNA CLAD
P–(800) 426–7737

PORCELAIN TILE
PC 1–COLOR: ON GRAY
PORCELANOSA
(201)–712–0556

PAINT
P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
SEPTEMBER 30, 2022

Issue Log

ISSUED FOR REVIEW	10/03/2022

DRAWN BY: CHECKED BY:

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PEYTON VILLAS
APARTMENTS–168 UNITS
AT EAST PEYTON STREET
SHERMAN, TEXAS 75090

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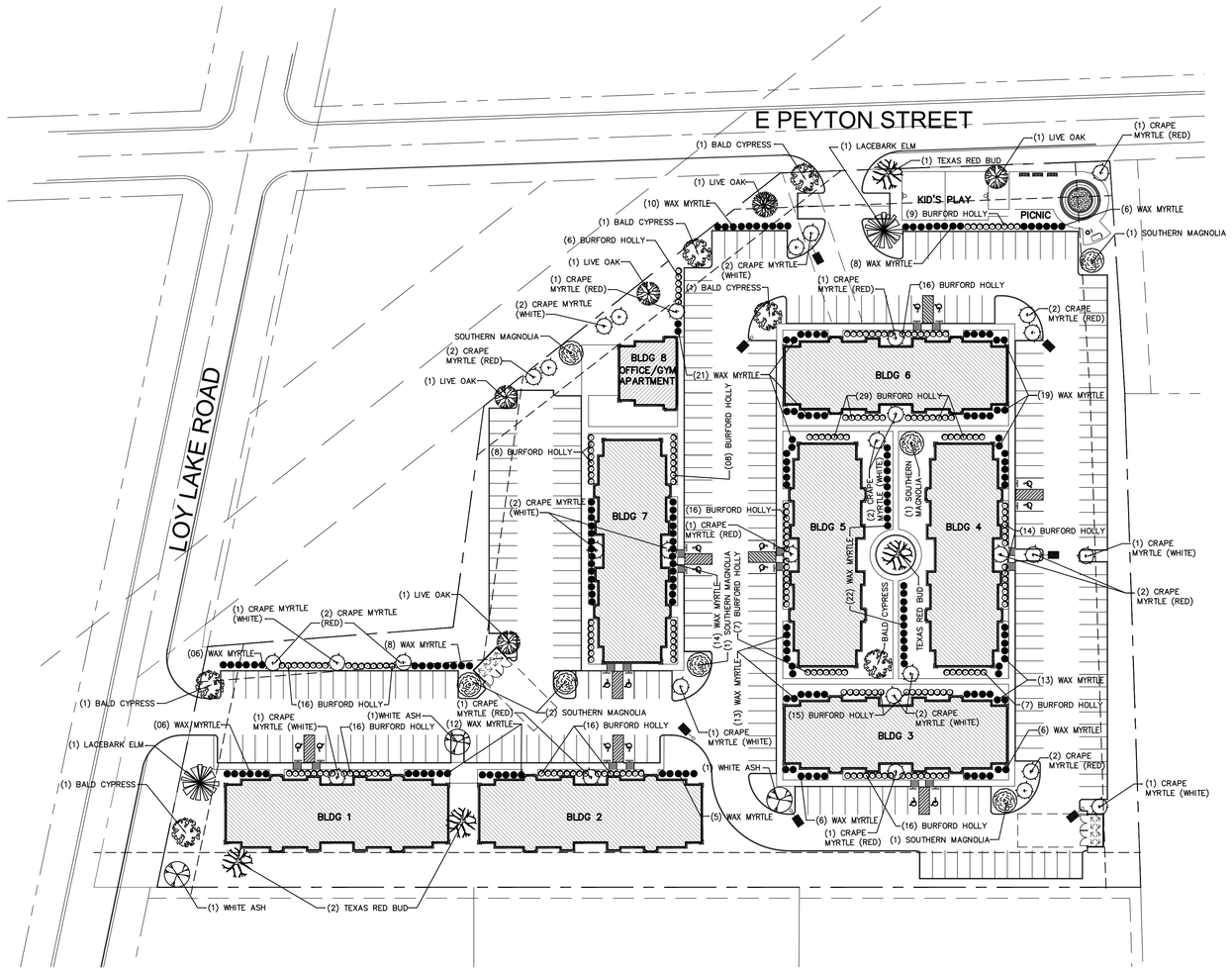
Sheet Number:
A301

Project Number:
22–0XX



LANDSCAPEPLAN

N

0' 50' 100'

GRAPHIC SCALE
SCALE: 1" = 50'

VICINITY MAP

PLANT LIST

QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
5	LIVE OAK	QUERCUS VERGINIANA	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
3	WHITE ASH	MAGNOLIA GRANDIFLORA	4" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
6	BALD CYPRESS	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
2	LACEBARK ELM	ULMUS PERVIFOLIA	4" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
7	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
4	TEXAS RED BUD	CIRCISS CANADENSIS 'TEXAS'	2" CAL.	CONT. GROWTH 6' TO 8' HT, 4' TO 6' FULL.
16	CRAPE MYRTLE (RED)	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
15	CRAPE MYRTLE (WHITE)	LAGESTROEMIA INDICA "NATCHEZ"	4" CAL.	MIN 8' AT THE TIME OF PLANTING
SHURBS				
294	DFW. BURFORD HOLLY	ILEXCORNUTA BURFORDII NANA	5 GAL.	30" TO 34' HT, FULL.
134	DFW. WAX MYRTLE	MYRICA PUSILLA	24" HT	

GENERAL PLANT NOTES:

1. USE 1/8" STEEL EDGING (PAINTED GREEN).
2. USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
3. SOLID SOD ALL THE LAWN AREAS WITH ST. AUGUSTINE GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
5. ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF ROWLET CODES AND REQUIREMENTS.

LANDSCAPE RQUIREMENTS:

TOTAL PARKING LOT AREA:	114,268 SF
LANDSCAPE AREA REQUIRED 10% OF PARKING AREA:	11,426 SF
LANDSCAPE AREA PROVIDED 11.20% OF PARKING AREA:	12,807 SF
LANDSCAPE ISLANDS REQUIRED 40% OF PARKING LANDSCAPE AREA:	4,835.2 SF
LANDSCAPE ISLANDS PROVIDED 40% OF PARKING LANDSCAPE AREA:	5,122.80 SF

TREE LEGEND

	LACEBARK ELM		CRAPE MYRTLE (RED)
	BALD CYPRESS		CRAPE MYRTLE (WHITE)
	WHITE ASH		TEXAS RED BUD
	LIVE OAK		SOUTHERN MAGNOLIA

SHRUBS

	DFW. BURFORD HOLLY		DFW. WAX MYRTLE

VINE

	TANGERINE BEAUTY		BIG BLUE LIRIOPE

GRASS LAWN

CONC SIDEWALK

STEEL EDGING

NOT FOR CONSTRUCTION

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
faiim2502@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT M. Faiim Khan 25962 STATE OF TEXAS

12/20/2022

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
SEPTEMBER 30, 2022

Issue Log

ISSUED FOR REVIEW	10/03/2022
ISSUED FOR ZONING CHANGE	11/16/2022

DRAWN BY: CHECKED BY:

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PEYTON VILLAS
APARTMENTS-172 UNITS
AT EAST PEYTON STREET
SHEMAN, TEXAS 75090

Sheet Number:
LS100

Project Number:
22-0XX

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 3, 2023

Honey Goel
4602 Boulder Dr
Parker, TX 75002

Underwood Drafting & Surveying
3404 Interurban Rd
Denison, TX 75021

FK + Architect, LLC
Kohinoor Rahman
400 Chisholm Pl #310
Plano, TX 75075

Dear Applicants,

The request for a Public Hearing, Site Plan and Zone Change from a C-2 (General Commercial) District to an MF-30 (Multi-Family Residential) District located at 2131 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 10, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and the regulations applicable to the MF-30 (Multi-Family Residential) District. (*Chapter 14)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Parking shall be provided for 1.5 spaces per every one-bedroom unit and 2 spaces per every 2-bedroom unit; a parking space is considered to be 9' x 20' or 9' by 18' when possible, for a vehicle to overhang the front of a parking space that is landscaped *(Chapter 14, Section 14.04.003(5) and 14.04.003 (4)(c))*
4. All uses within an MF-30 (Multi-Family Residential) District shall provide a screening device as an enclosure for garbage and trash containers. Such enclosure shall be located within the building area of the lot. The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare. Enclosures shall be constructed of masonry or similar durable material. *(Chapter 14, 14.04.004(4)(d))*
5. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided adjacent to public streets to surround a multi-family development. The masonry columns along a public street shall be separated at 24 feet on center. The perimeter fence may extend along the front property line long so long as it does not impact sight distance at intersecting streets, alleys, and driveways as defined in Subsection (2)(a). *(Chapter 14, Sec. 14.04.004(4))*
6. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Sec. 14.04.003(5))*
7. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

8. Landscaping is required that is 10 percent of the parking areas and drives in the parking area and of that 10 percent, 40 percent is required to be used as landscaped islands. *(Chapter 14, Sec.14.04.006(2)).*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

11. Platting of the property is required prior to issuance of Building Permit. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
12. Dedication of Right of Way may be required upon platting. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
13. Plat name shall have the same name as civil plans.
14. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
15. The location of the trash receptors must be approved by the Public Works Department.
16. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
17. Internal water and wastewater lines will be privately owned and maintained.
18. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

3200 BLOCK NORTHGATE DRIVE

The request of Mark England (Owner), Bruce Armstrong (Representative), Page Southerland Page, Inc (Architect) and Kimley-Horn and Associates, Inc (Engineer/Surveyor) concerning the property located in the 3200 Block Northgate Drive, being 142.972 acres in the Elizabeth Jones Survey Abstract No. 625, and located in the Blalock Industrial Park PD (Planned Development) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance to the Blalock Industrial Park Planned Development (Section 2.3.5 (a)) to provide enhanced landscaping in lieu of the requirement to have areas between the building lines and the roads right-of-way be used for lawns, open landscaping and green areas.

Planning and Zoning Commission

B. Site Plan for Globalwafers America Addition.

Background:

The property is located in the 3200 Block Northgate Drive between West Travis Street and West FM Highway 1417. The owner is requesting Site Plan approval for the Globalwafers America Addition. They are also requesting a Variance for landscaping. They are exceeding parking lot landscape and will be providing berming/screening along Northgate to achieve the spirit of the landscape requirement.

Adjacent Zoning:

PD (Planned Development)
R-6 (Single Family Residential)
M-1 (Light Manufacturing) District

Origination:

Mark England (Owner)
Bruce Armstrong (Representative)
Page Southerland Page, Inc (Architect)
Kimley-Horn and Associates, Inc (Engineer/Surveyor)

Master Plan Designation:
Not Applicable.

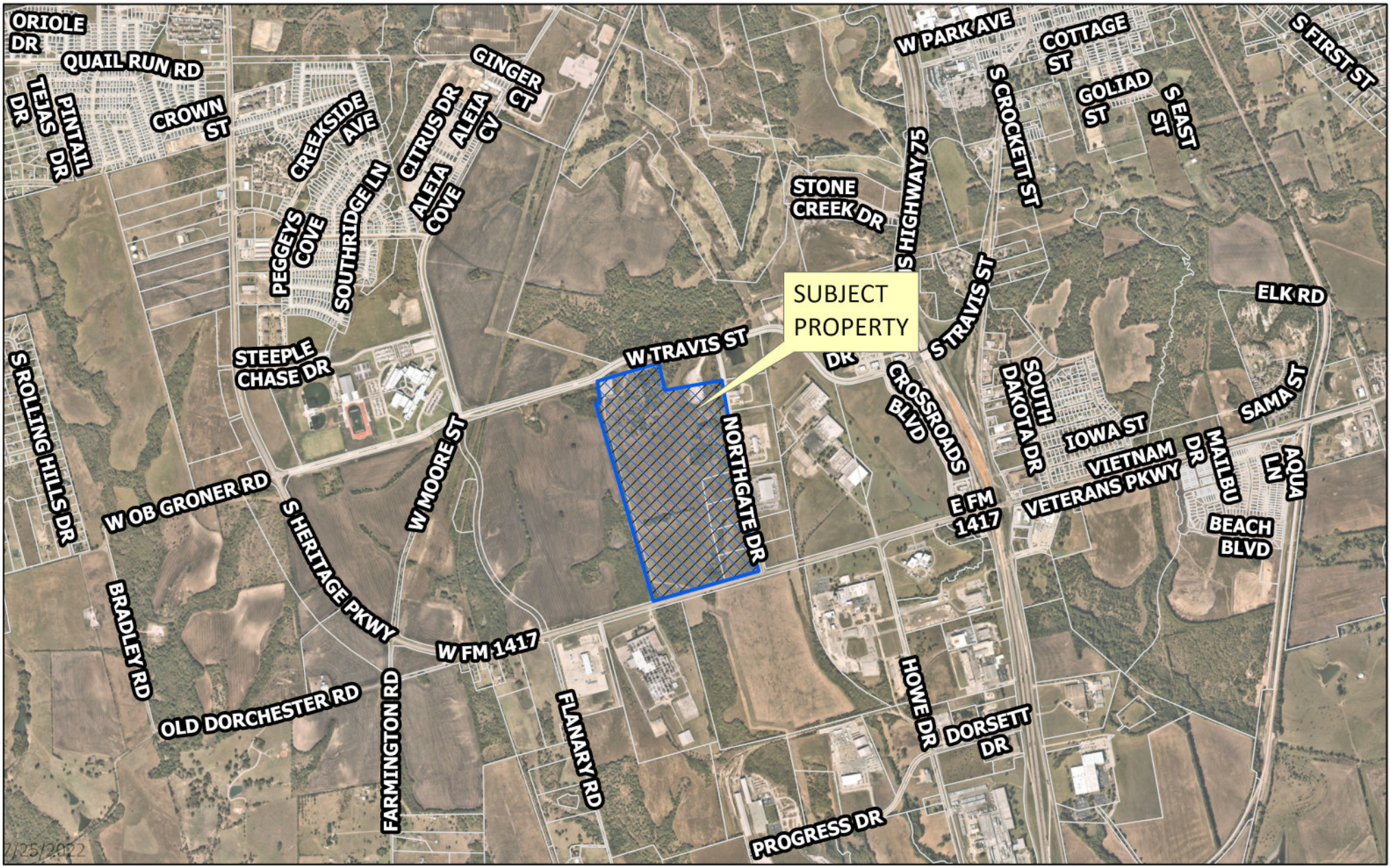
Number of notices mailed:
42

Objections Received:
0

Development Review Meeting:
Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Preliminary Plat
Site Plan
Elevations
Landscape Plan
Parking Lot Buffer Exhibit
Letter Recieved - Harkinson
Staff Review Letter



dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

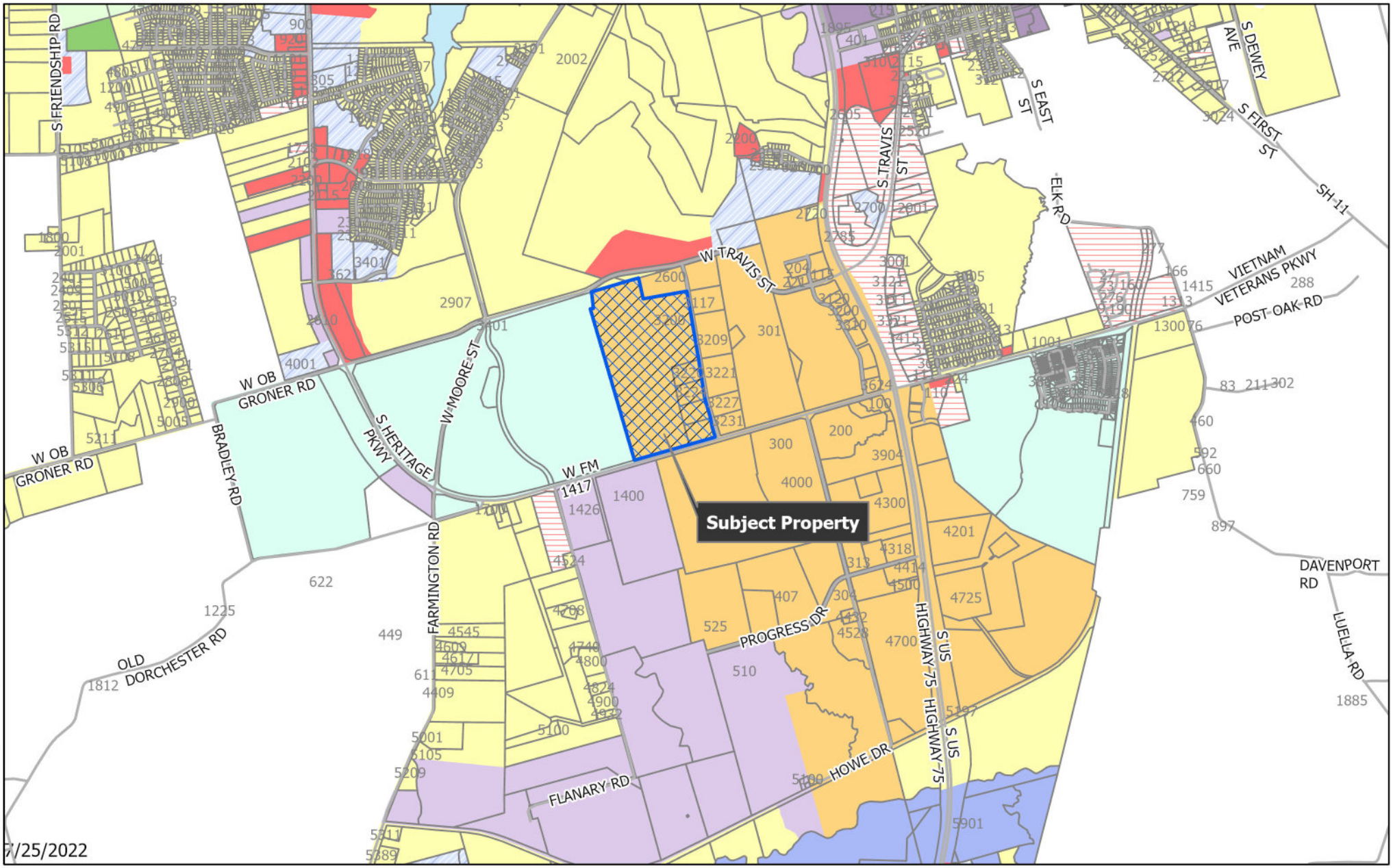
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
(3200 Blk Northgate)

N
W E
S

Date: 7/25/2022 10:40 AM

Scale: 1:25,137



7/25/2022

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map
(3200 Blk Northgate)

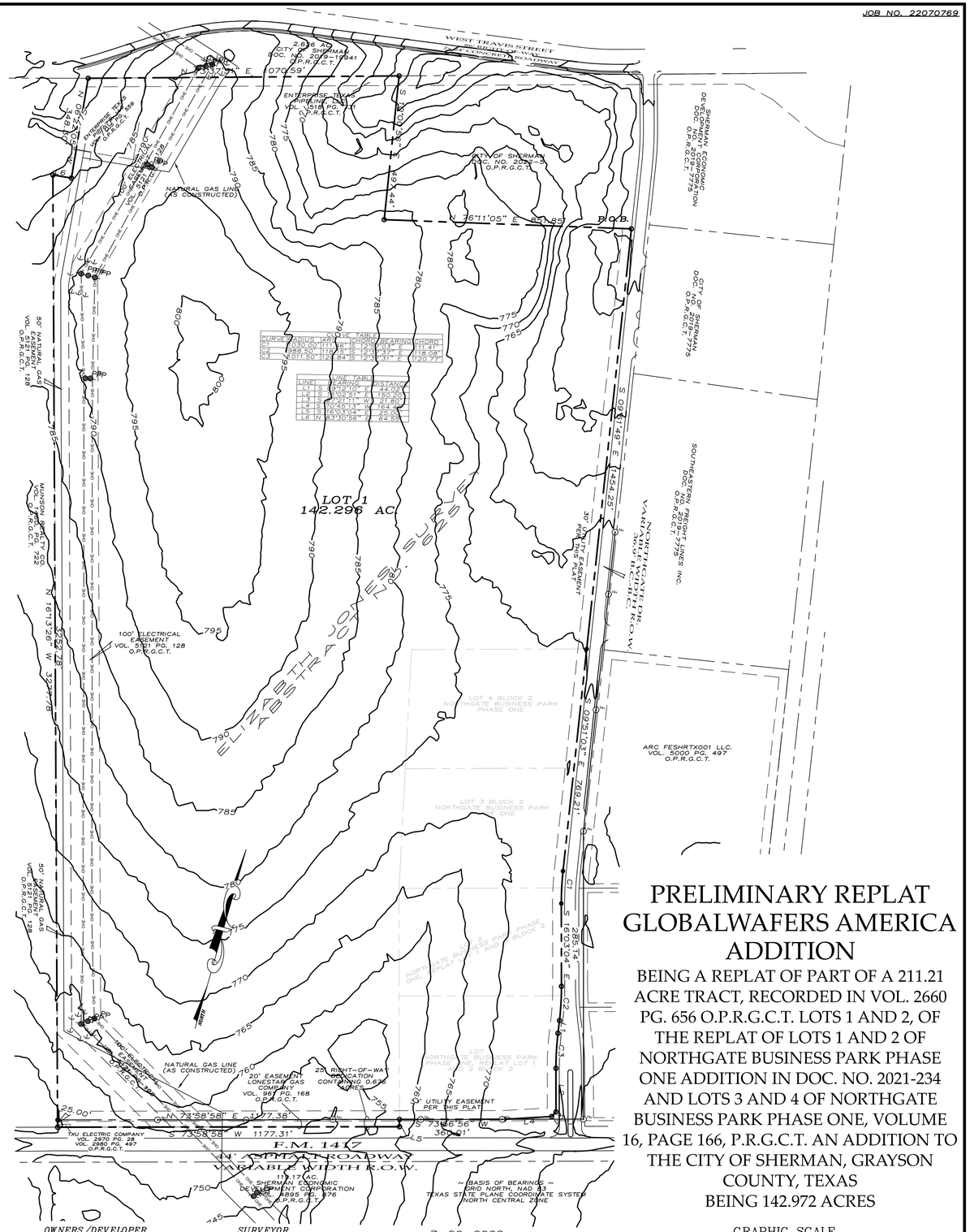
N
W E
S

Scale: 1:32,794

Date: 7/25/2022 10:57 AM

3200 BLOCK NORTHGATE DRIVE

JOB NO. 22070769



PRELIMINARY REPLAT GLOBALWAFERS AMERICA ADDITION

BEING A REPLAT OF PART OF A 211.21 ACRE TRACT, RECORDED IN VOL. 2660 PG. 656 O.P.R.G.C.T. LOTS 1 AND 2, OF THE REPLAT OF LOTS 1 AND 2 OF NORTHGATE BUSINESS PARK PHASE ONE ADDITION IN DOC. NO. 2021-234 AND LOTS 3 AND 4 OF NORTHGATE BUSINESS PARK PHASE ONE, VOLUME 16, PAGE 166, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 142.972 ACRES

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

OWNERS/DEVELOPER	SURVEYOR
SHERMAN ECONOMIC DEV. CORP.	DOUGLAS W. UNDERWOOD
307 WASHINGTON STE. 102.	R.P.L.S. NO. 4709
SHERMAN, TEXAS 75090	3404 INTERURBAN ROAD
	DENISON, TEXAS 75021

7-20-2022

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

SHEET 1 OF 2

JOB NO. 22070769

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of The Elizabeth Jones Survey, Abstract No. 625 and being a part of a 211.21 acre tract of land conveyed to Sherman Economic Development Corporation as recorded in Volume 2660, Page 656, Official Public Records, Grayson County, Texas, Lots 3 and 4 of the Northgate Business Park Phase One Addition, Recorded in Volume 16, Page 166 Plat Records, Grayson County Texas, and Lots 1 and 2 of The Replat of Lots 1 and 2 of Northgate Business Park Phase One, Recorded in Document Number 2021-234, Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a Found ½" steel rod in the West Right-of-Way of Northgate Drive and at the Southeast Corner of the Sherman PD on West Travis Road Addition, Recorded in Document Number 2022-5, Plat Records, Grayson County, Texas;
Thence the Following Calls and distances with said West Right-of-Way:
South 09°51'49" East a distance of 1454.25 feet to a set ½" steel rod;
South 09°51'03" East a distance of 769.21 feet to a set ½" steel rod;
Thence with a tangent curve to the left having a radius of 1030.00 feet, (chord bears South 12°57'03" East, a distance of 111.41 feet) an arc length of 111.46 feet to a set ½" steel rod;
South 16°03'04" East a distance of 285.14 feet to a found ½" steel rod;
Thence with a tangent curve to the right having a radius of 988.50 feet, (chord bears South 12°37'37" East, a distance of 118.08 feet) an arc length of 118.15 feet to a found ½" steel rod;
South 09°12'10" East a distance of 44.02 feet to a found ½" steel rod;
Thence with a tangent curve to the left having a radius of 1011.50 feet, (chord bears South 12°37'31" East, a distance of 120.77 feet) an arc length of 120.84 feet to a found ½" steel rod;
South 16°02'51" East a distance of 150.20 feet to a found ½" steel rod;

Thence South 27°21'11" West a distance of 21.80 feet to a found ½" Steel rod at in the North Right-of-Way of F.M. 1417;
Thence along the said North Right-of-Way of 1417 the following calls and distances:
South 70°45'13" West a distance of 164.40 feet to a found ½" steel rod;
South 73°56'56" West a distance of 360.01 feet to a found ½" steel rod;
South 16°03'04" East a distance of 25.00 feet to a found ½" steel rod;
South 73°58'58" West a distance of 1177.31 feet to a found ½" steel rod at the Southeast corner of a 270.53 acre tract of land Conveyed to Munson Realty Co. recorded in Volume 1460, Page 722 Official Public Records, Grayson County, Texas;

Thence with the East line of said Munson Realty Tract the following calls and distances:
North 16°13'26" West a distance of 3277.78 feet to a found ½" steel rod;
North 83°30'56" East a distance of 64.55 feet to a found ½" steel rod;
North 06°22'05" West a distance of 348.30 feet to a found ½" steel rod in the South Right-of-way of Travis Street;

Thence North 73°37'31" East with the said South Right-of-Way of Travis Street a distance of 1070.59 feet to a found ½" Steel rod at the Northwest corner of said Sherman PD on West Travis Road addition;
Thence South 10°00'56" East with the west line of said Sherman PD on West Travis Road Addition, a distance of 497.44 feet to a found ½" steel rod;
Thence North 76°11'05" East with the South line of said Sherman PD on West Travis Road Addition a distance of 851.85 feet to the Point of Beginning and containing 142.972 acres of land.

ACCEPTANCE

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

Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas *Date*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SHERMAN ECONOMIC DEVELOPMENT CORPORATION, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as GLOBALWAFERS AMERICA ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2022

BY: SHERMAN ECONOMIC DEVELOPMENT CORPORATION

BY: _____

LOCATION MAP

(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of _____,2022.

SHERMAN ECONOMIC DEVELOPMENT CORPORATION(KENT SHARP)

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 KENT SHARP, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of _____, 2022.

Notary Public in and for
the State of Texas

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____,2022.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

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

PRELIMINARY REPLAT GLOBALWAFERS AMERICA ADDITION

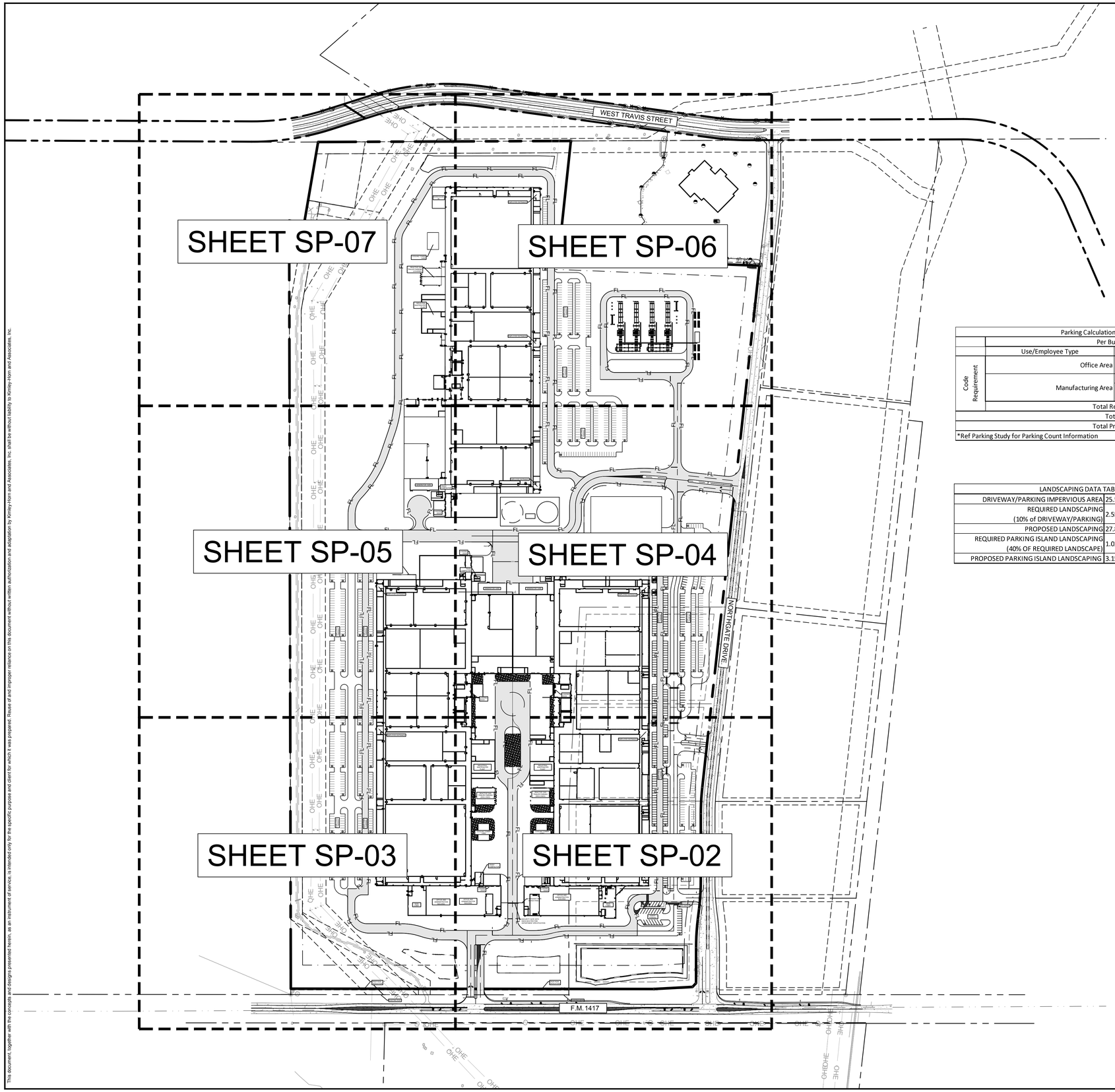
BEING A REPLAT OF PART OF A 211.21 ACRE TRACT, RECORDED IN VOL. 2660 PG. 656 O.P.R.G.C.T. LOTS 1 AND 2, OF THE REPLAT OF LOTS 1 AND 2 OF NORTHGATE BUSINESS PARK PHASE ONE ADDITION IN DOC. NO. 2021-234 AND LOTS 3 AND 4 OF NORTHGATE BUSINESS PARK PHASE ONE, VOLUME 16, PAGE 166, P.R.G.C.T. AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING 142.972 ACRES

OWNERS/DEVELOPER	SURVEYOR
SHERMAN ECONOMIC DEV. CORP.	DOUGLAS W. UNDERWOOD
307 WASHINGTON STE. 102.	R.P.L.S. NO. 4709
SHERMAN, TEXAS 75090	3404 INTERURBAN ROAD
	DENISON, TEXAS 75021

7-20-2022

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

SHEET 2 OF 2



N
W
E
S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(X)	NUMBER OF PARKING SPACES
TYP.	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
EX	EXISTING
PROP.	PROPOSED

Parking Calculations Table			
	Per Building		
	Use/Employee Type	Area	Required Parking
Code Requirement	Office Area	175,415	439
		20,000	20
	Manufacturing Area	1,458,790	730
Total Required Per Building			1189
Total Required Parking			3567
Total Propoposed Parking*			1306

*Ref Parking Study for Parking Count Information

SITE DATA TABLE	
CURRENT ZONING/PROPOSED ZONING	BIOLOCK INDUSTRIAL PARK
SITE USE	INDUSTRIAL/MANUFACTURING
LOT SIZE	142.94 AC (6,226,337 SF)
BUILDING AREA	1,458,790 (686,642 NET)
MAX BUILDING HEIGHT BY CODE	100 FEET
PROPOSED BUILDING HEIGHT	100 FEET (MAX)
MAX LOT COVERAGE	50%
PROPOSED LOT COVERAGE	33%
MAX IMPERVIOUS COVER	80%
PROPOSED IMPERVIOUS COVER	61%
PROPOSED FLOOR AREA RATIO	0.23:1
IMPERVIOUS AREA	86.48 AC (3,766,906 SF)
LANDSCAPE AREA	27.82 AC (1,211,736 SF)
* REF PARKING CALCULATIONS FOR DETAILS	

LANDSCAPING DATA TABLE	
DRIVEWAY/PARKING IMPERVIOUS AREA	25.54 AC (1,112,507 SF)
REQUIRED LANDSCAPING (10% of DRIVEWAY/PARKING)	2.55 AC
PROPOSED LANDSCAPING	27.82 AC (1,211,736 SF)
REQUIRED PARKING ISLAND LANDSCAPING (40% OF REQUIRED LANDSCAPE)	1.02 AC (44,500 SF)
PROPOSED PARKING ISLAND LANDSCAPING	3.15 AC (137,410 SF)

NOTES

1. REFERENCE LANDSCAPE PLANS FOR SIDEWALKS AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
2. ALL PARKING STALLS TO BE 9'X20' (MIN)
3. BARRIER FREE RAMPS SHOWN AS SYMBOL ONLY. REFERENCE CITY OF SHERMAN AND TXDOT DETAILS.
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SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH
JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev.
CORP.
307 Washington STE. 102
Sherman, TX 75090

ARCHITECT:
Page Southerland Page
1800 Main Street
Suite 123
Dallas, Texas 75021
Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12/15/2022

KHA PROJECT 064046018
DATE NOVEMBER 2022
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY MDW
CHECKED BY JCR

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman
CLASSIC TOWN, BRIGHT HORIZONS.

CITY SITE PLAN - OVERALL

SHEET NUMBER
SP-01

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IMAGES
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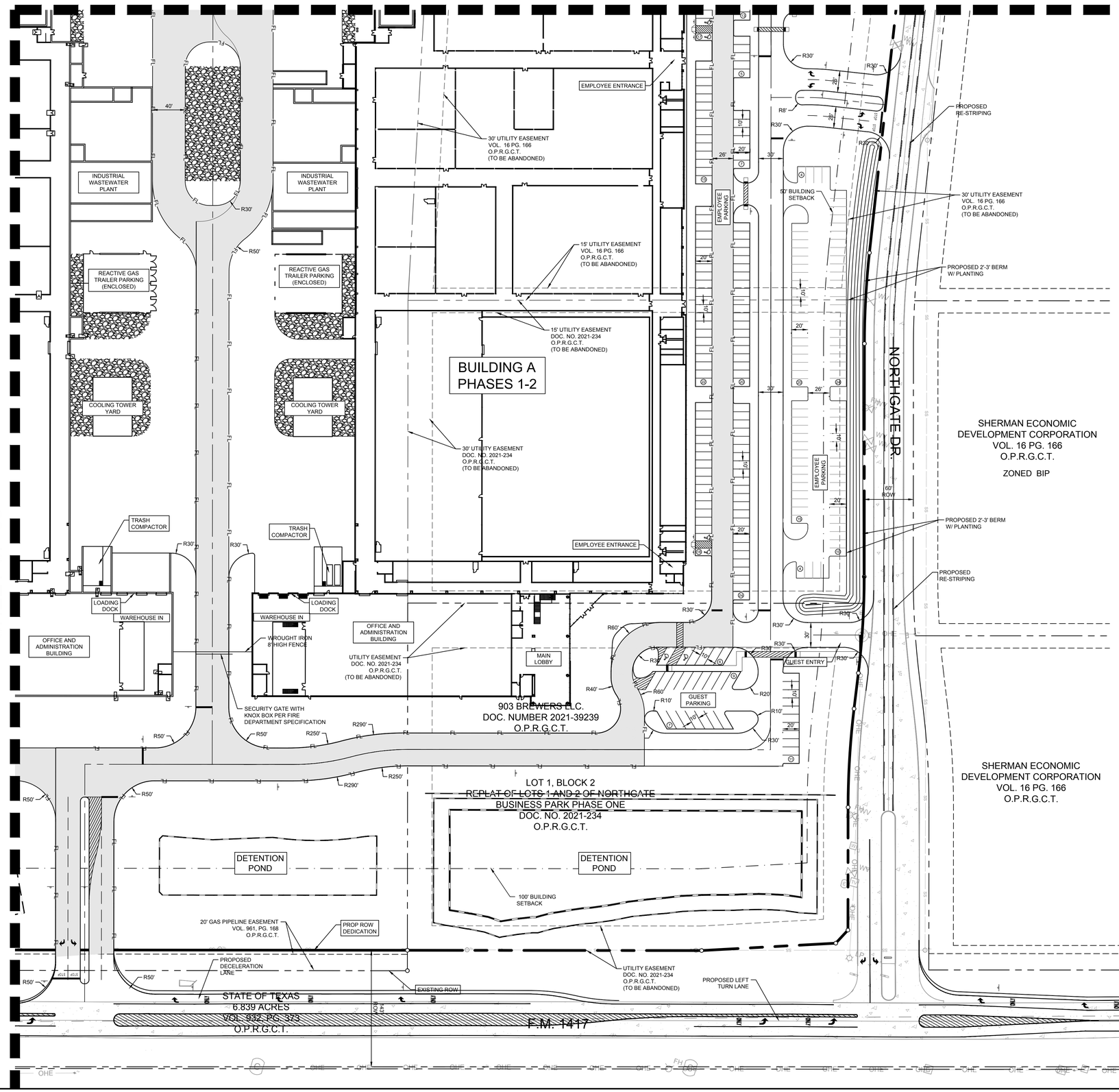
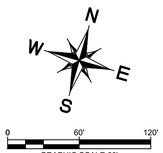
SHEET SP-04

SHEET SP-03





LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(X)	NUMBER OF PARKING SPACES
TYP.	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
EX	EXISTING
PROP.	PROPOSED

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* REF PARKING CALCULATIONS FOR DETAILS	

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SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev. CORP.
307 Washington STE. 102
Sherman, TX 75090

ARCHITECT:
Page Southerland Page
1800 Main Street
Suite 123
Dallas, Texas 75021
Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12/15/2022

KHA PROJECT 064046018
DATE NOVEMBER 2022
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY MDW
CHECKED BY JCR

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman
CLASSIC TOWN, BROAD HORIZON.

CITY SITE PLAN

SHEET NUMBER
SP-02

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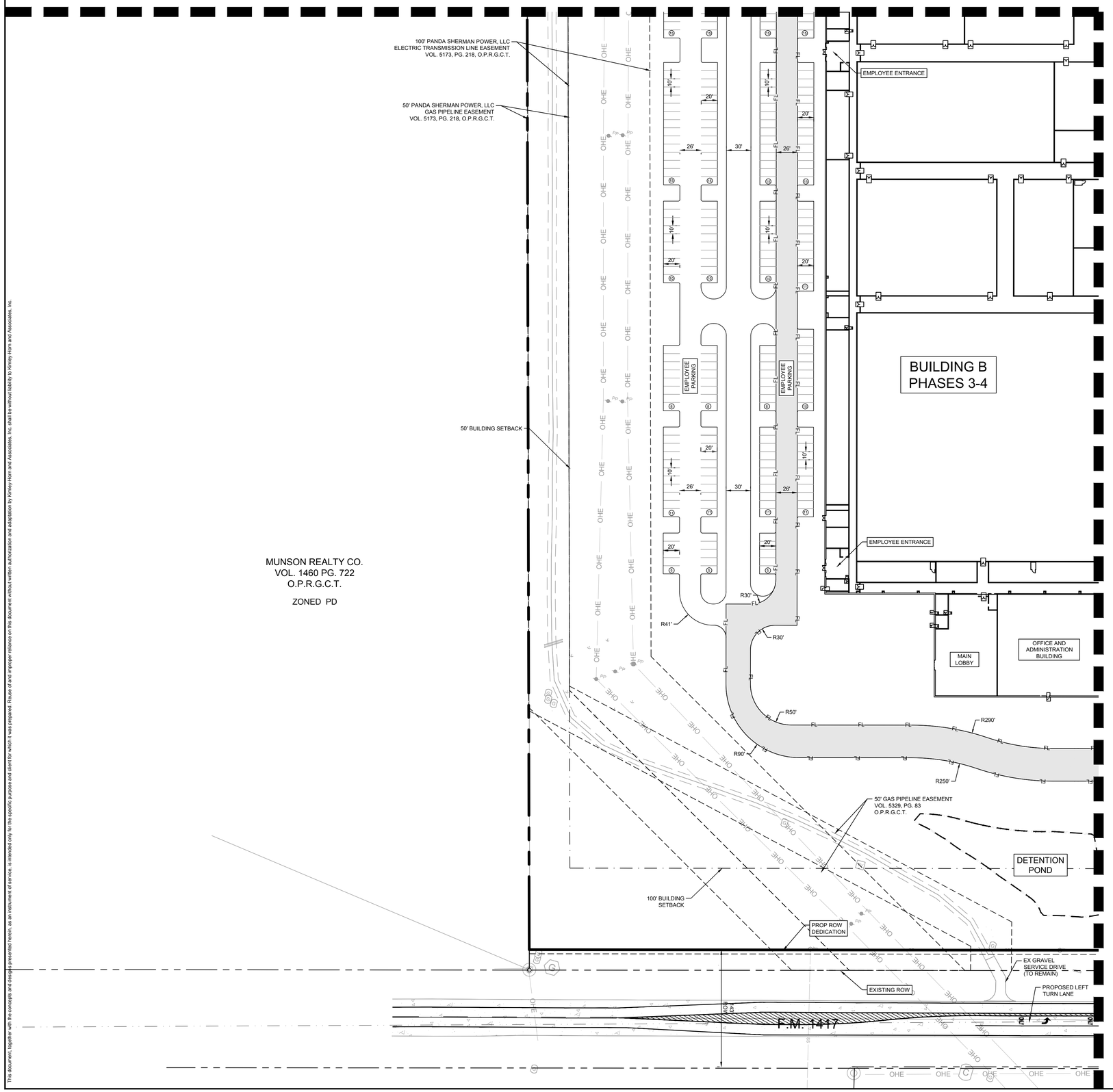

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IMAGES
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PLOT DATE
DWG PATH
DWG NAME
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Michael Carlisle
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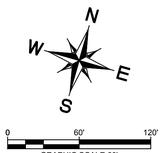

LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
(X)	NUMBER OF PARKING SPACES
TYP.	TYPICAL
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SW	SIDEWALK
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GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev. CORP.
307 Washington STE. 102
Sherman, TX 75090

ARCHITECT:
Page Southerland Page
1800 Main Street
Suite 123
Dallas, Texas 75021
Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12/15/2022

KHA PROJECT 064046018
DATE NOVEMBER 2022
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY MDW
CHECKED BY JCR

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman CLASSIC TOWN, BROAD HORIZON.

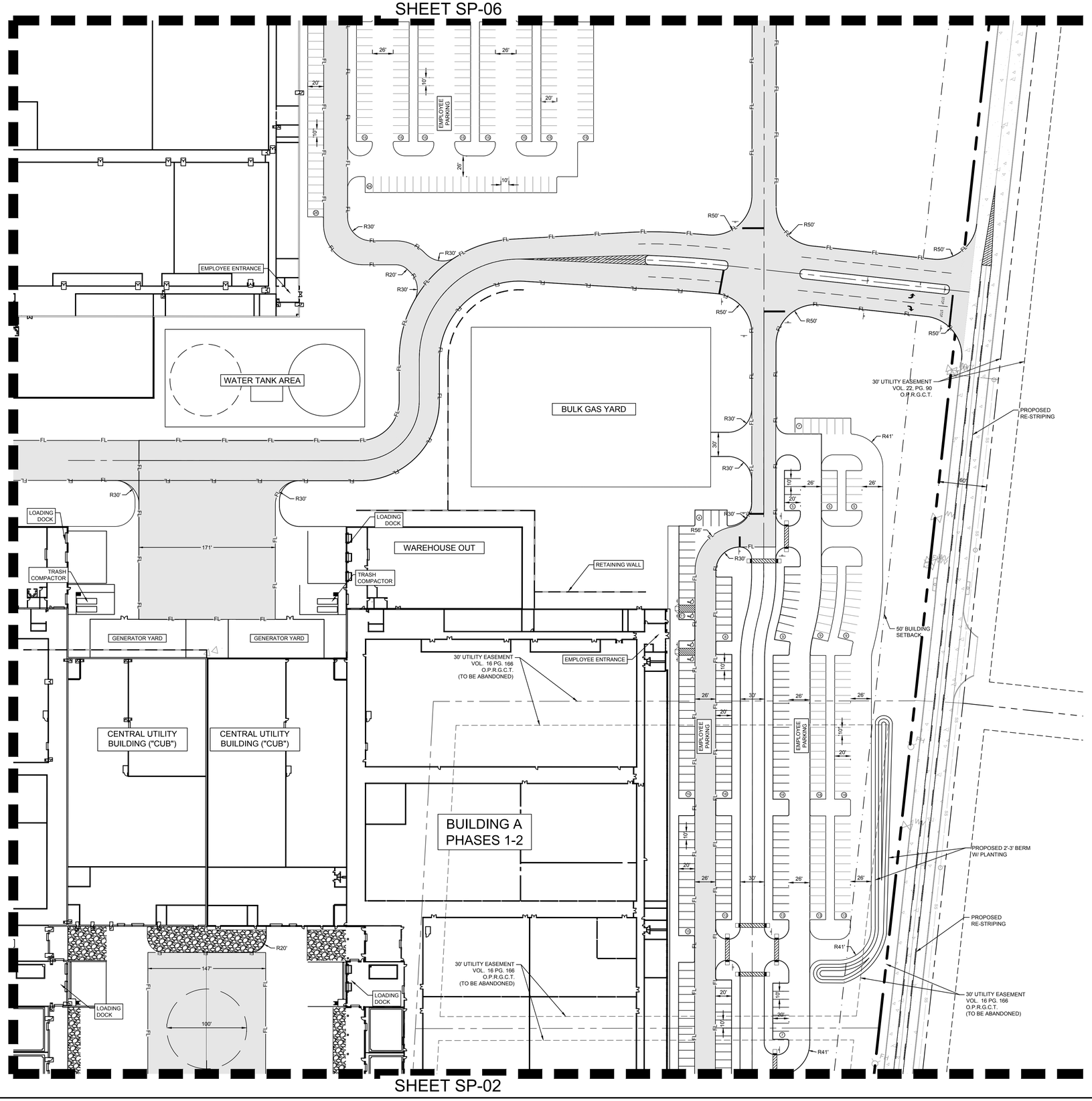
CITY SITE PLAN

SHEET NUMBER
SP-03

SHEET SP-06

SHEET SP-05

SHEET SP-02



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ISSUANCES
dbox - xBldg - Phase 1 - xSite -Phase 1 - xBldg - Phase 2 - xSite - Phase 2 - xBldg - Phase 3 - xSite -Phase 3 - xBldg - xSurv - xAerial
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12/15/2022 2:27 PM
KUHN, CHRISTIAN
Kimley-Horn and Associates, Inc.

N

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0 60' 120'

GRAPHIC SCALE 60'

LEGEND

FL FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
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	ACCESSIBLE PARKING SYMBOL
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Kimley»Horn

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KHA PROJECT	064046018
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	MDW
CHECKED BY	JCR

GLOBALWAFERS AMERICA ADDITION

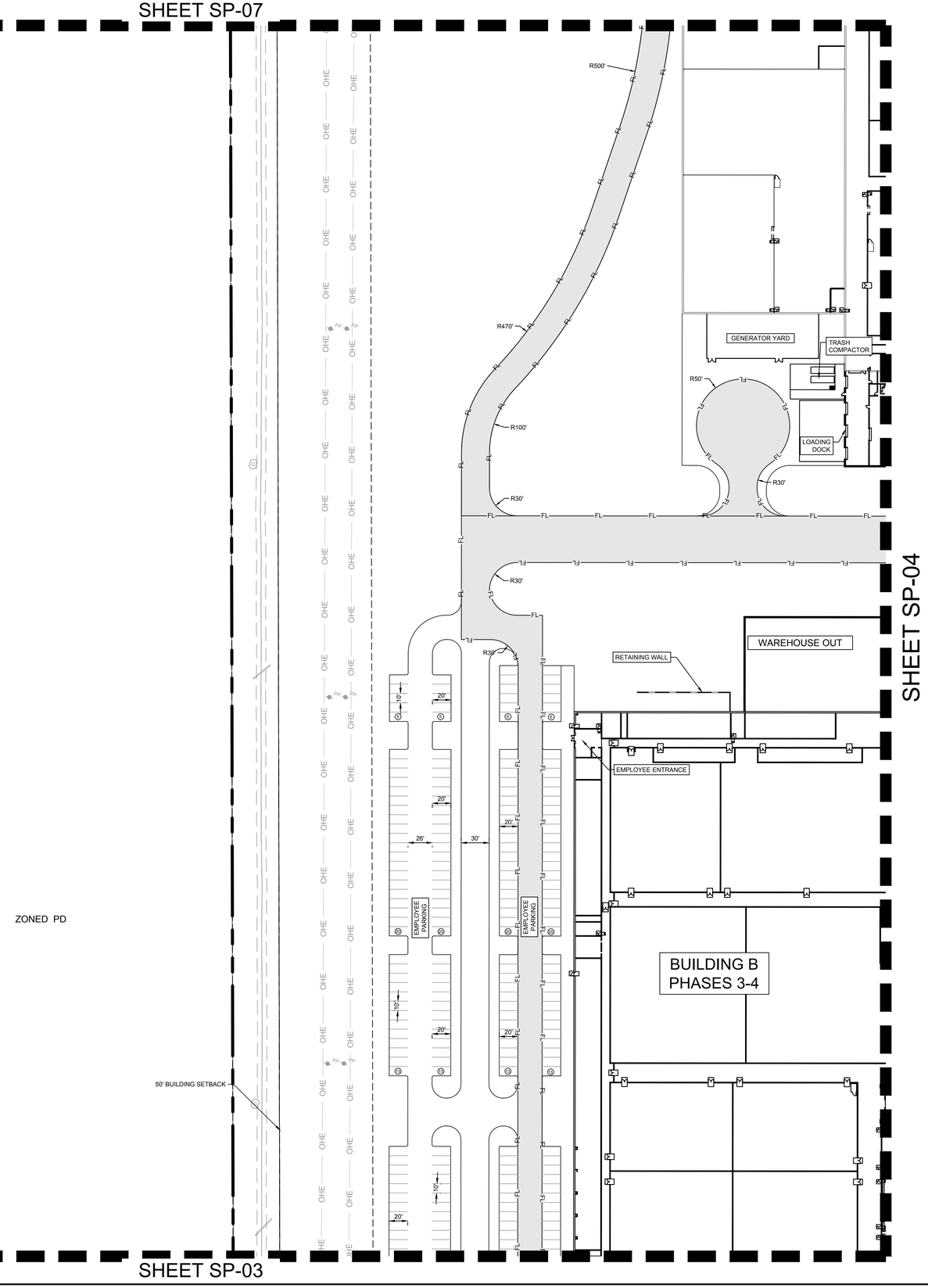
Sherman CLASSIC TOWN. BRIGHT FUTURE.

SHERMAN, TEXAS

CITY SITE PLAN

SHEET NUMBER
SP-04

SHEET SP-07



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Sherman Logo 2
dbar - xBldg - Phase 1 , xSite -Phase 1 , xBldg - Phase 2 , xSite - Phase 2 , xBldg - Phase 3 , xSite -Phase 3 , xBndy , xDun , xAerial
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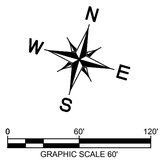

LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
TYP.	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
EX	EXISTING
PROP.	PROPOSED

SITE DATA TABLE	
CURRENT ZONING/PROPOSED ZONING	BIOLOCK INDUSTRIAL PARK
SITE USE	INDUSTRIAL/MANUFACTURING
LOT SIZE	142.94 AC (6,226,337 SF)
BUILDING AREA	1,458,790 (686,642 NET)
MAX BUILDING HEIGHT BY CODE	100 FEET
PROPOSED BUILDING HEIGHT	100 FEET (MAX)
MAX LOT COVERAGE	50%
PROPOSED LOT COVERAGE	33%
MAX IMPERVIOUS COVER	80%
PROPOSED IMPERVIOUS COVER	61%
PROPOSED FLOOR AREA RATIO	0.23:1
IMPERVIOUS AREA	86.48 AC (3,766,906 SF)
LANDSCAPE AREA	27.82 AC (1,211,736 SF)
* REF PARKING CALCULATIONS FOR DETAILS	

NOTES

1. REFERENCE LANDSCAPE PLANS FOR SIDEWALKS AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
2. ALL PARKING STALLS TO BE 9'X20' (MIN)
3. BARRIER FREE RAMPS SHOWN AS SYMBOL ONLY. REFERENCE CITY OF SHERMAN AND TXDOT DETAILS.
4. REFERENCE STANDARD CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION
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6. ALL RADII ARE 15' OR 2' UNLESS OTHERWISE NOTED.
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SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH
JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev.
CORP.
307 Washington STE. 102
Sherman, TX 75090

ARCHITECT:
Page Southerland Page
1800 Main Street
Suite 123
Dallas, Texas 75021
Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12/15/2022

KHA PROJECT	064046018
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	MDW
CHECKED BY	JCR

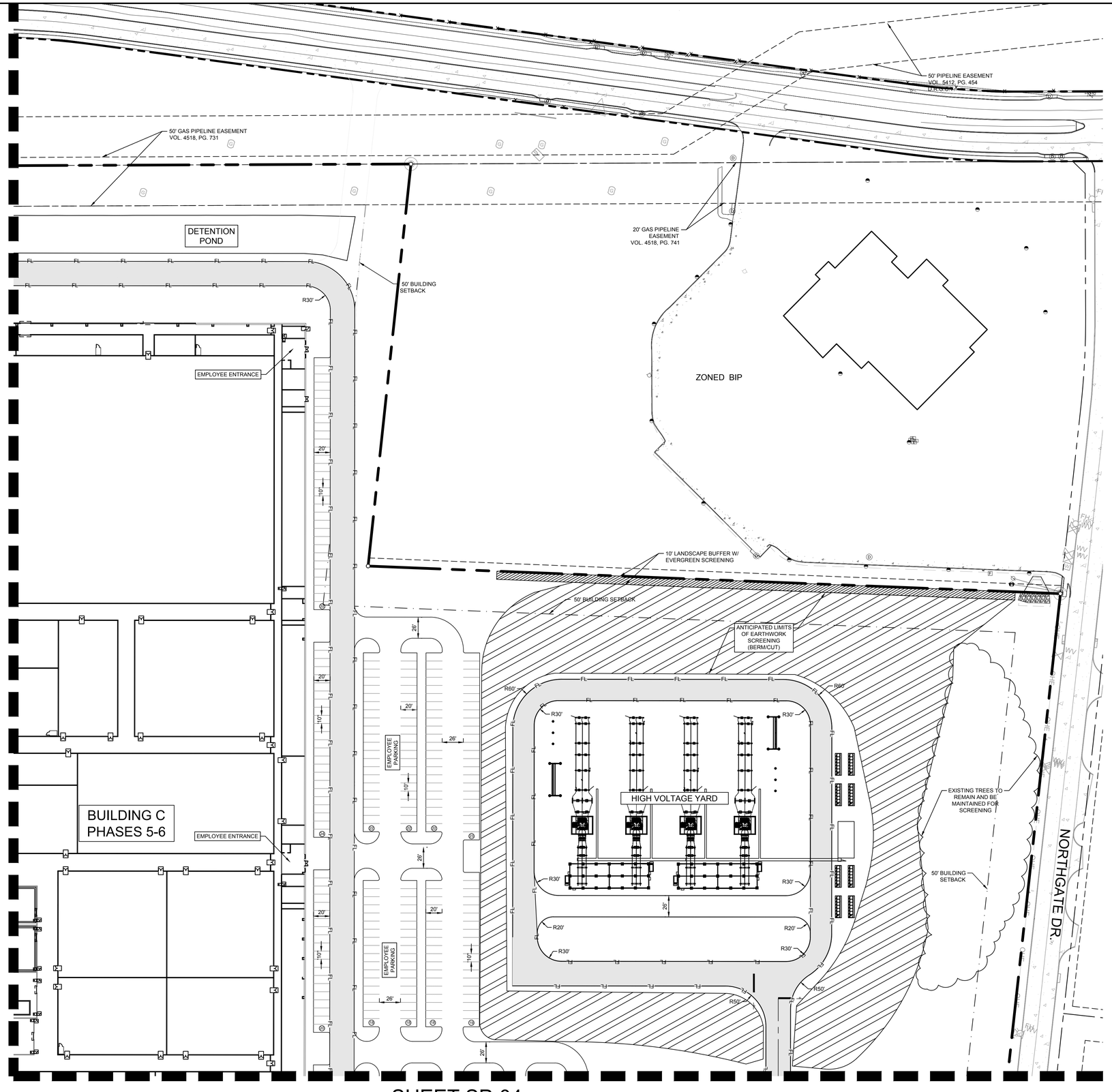
GLOBALWAFERS AMERICA ADDITION

Sherman
CLASSIC TOWN. BRIGHT FUTURE.

SHERMAN, TEXAS

CITY SITE PLAN

SHEET NUMBER
SP-05



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ISSUED
XREFS
PLOT STYLE BY
PLOTTED BY
DWG PATH
DWG NAME
Sherman Corp 2
dbe - xBldg - Phase 1 - xSite -Phase 1 - xBldg - Phase 2 - xSite - Phase 2 - xBldg - Phase 3 - xSite -Phase 3 - xBndy - xSurv - xAerial
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N
W
E
S

0 60' 120'
GRAPHIC SCALE 60'

LEGEND

FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
TYP.	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
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GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev. CORP.
307 Washington STE. 102
Sherman, TX 75090

ARCHITECT:
Page Southerland Page
1800 Main Street
Suite 123
Dallas, Texas 75021
Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12/15/2022

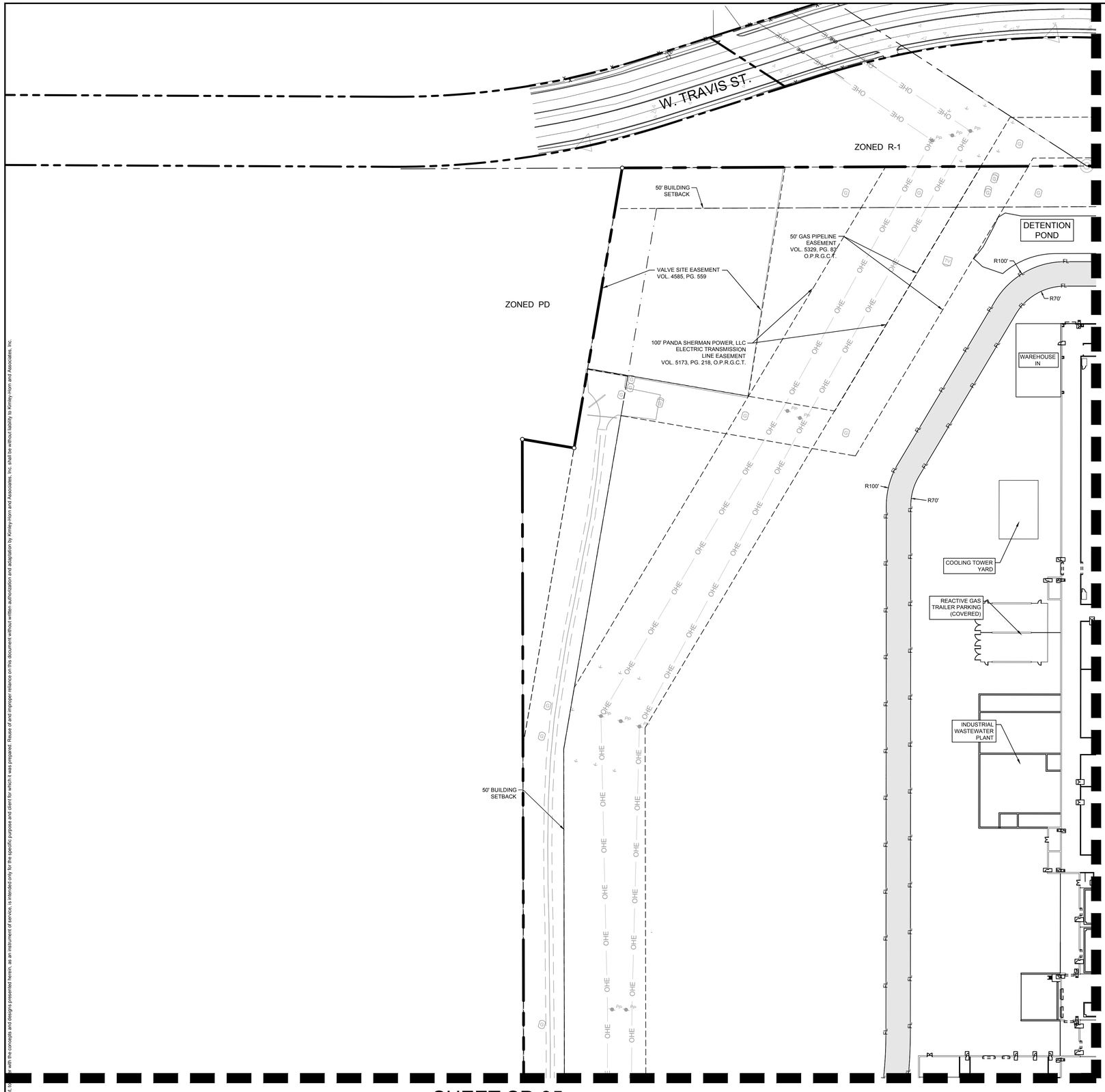
KHA PROJECT 064046018
DATE NOVEMBER 2022
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY MDW
CHECKED BY JCR

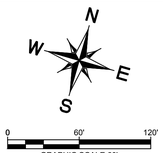
GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman
CLASSIC TOWN. BRIGHT FUTURE.

CITY SITE PLAN

SHEET NUMBER
SP-06





LEGEND

FL / FL	PROPOSED FIRE LANE
	EXISTING PAVEMENT
	PROPOSED BUILDING
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	ACCESSIBLE PARKING SYMBOL
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SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev. CORP.
307 Washington STE. 102
Sherman, TX 75090

ARCHITECT:
Page Southerland Page
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Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 E. Davis Street
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McKinney, Texas 75069
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn

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Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12/15/2022

KHA PROJECT 064046018

DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	MDW
CHECKED BY	JCR

GLOBALWAFERS AMERICA ADDITION

Sherman
CLASSIC TOWN. BROAD HORIZON.

SHERMAN, TEXAS

CITY SITE PLAN

SHEET NUMBER
SP-07

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ISSUED
XREFS
PLOT STYLE BY
PLOTTED BY
DWG NAME
Shermen Icon 2
dbe - xBldg - Phase 1 - xSite -Phase 1 - xBldg - Phase 2 - xSite - Phase 2 - xBldg - Phase 3 - xSite -Phase 3 - xBndy - xSurv - xAerial
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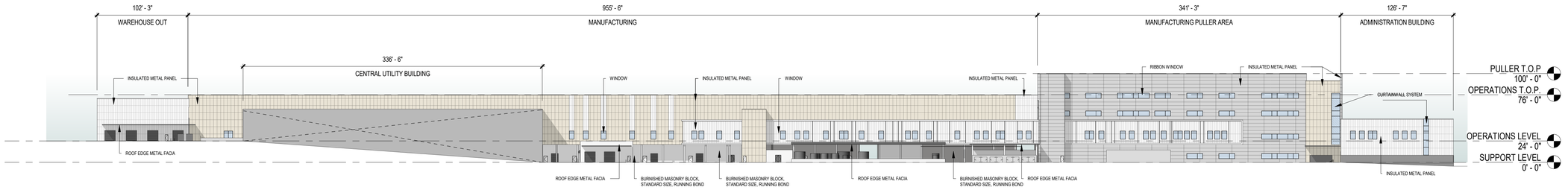
KHMA CIVIL064046018 - SHERMAN, LLC



4 OVERALL ELEVATION - WEST
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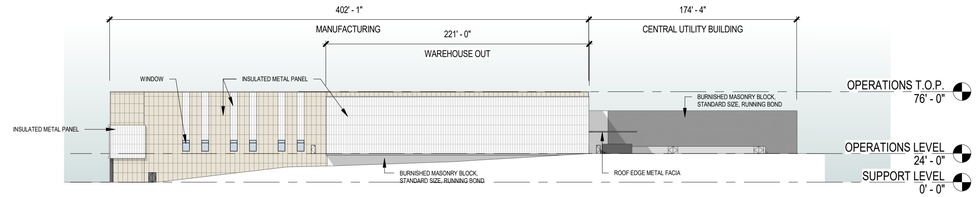

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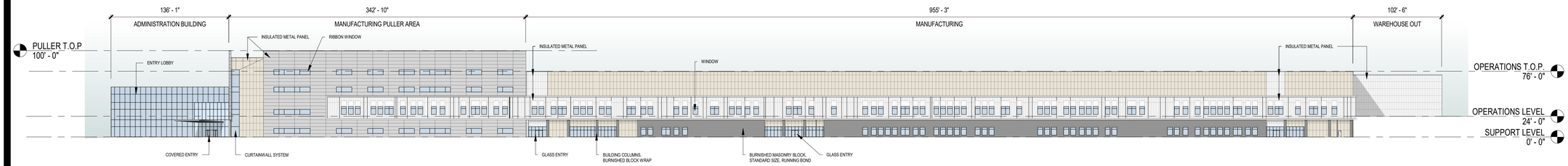

2 OVERALL ELEVATION - EAST
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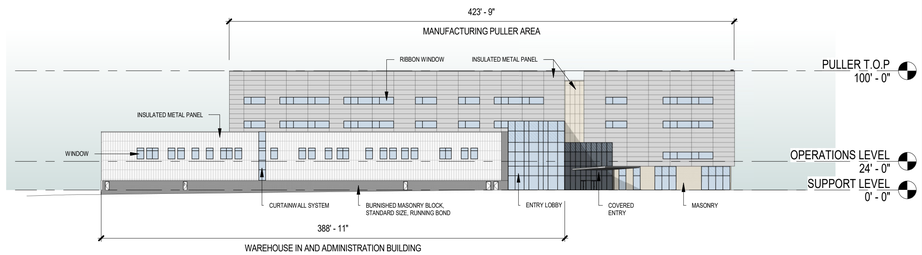

1 OVERALL ELEVATION - SOUTH
SCALE: 1" = 60'-0"

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DATE STAMP: 11/17/2022 5:02:32 AM

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Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com

TEL 214 522 3900
FAX 214 522 4380

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix / San Francisco / Washington DC / International Affiliate Offices

ARCHITECTURE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

CIVIL ENGINEERING
KIMLEY-HORN
260 E. DAVIS STREET
SUITE 100
MCKINNEY, TX 75069
469-301-2580

STRUCTURAL - CUP/ SITE
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

ELECTRICAL
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

MECH/PLUMBING
PAGE
1800 MAIN STREET
DALLAS, TX 745201
214-522-3900

LANDSCAPE ARCHITECT
KIMLEY-HORN
260 E. DAVIS STREET
SUITE 100
MCKINNEY, TX 75069
469-301-2580

STRUCTURAL - FAB
WALTER P MOORE
500 N AKARD ST
SUITE 2300
DALLAS, TX 75201
214-740-8200

CLEANROOM ARCH
PAGE
1800 MAIN STREET
SUITE 123
DALLAS, TX 75201
214-522-3900

PROCESS
INTEGRATED ENGINEERING SERVICES
70 SARATOGA AVENUE
SUITE 200
SANTA CLARA, CA 95051-7301
408-261-3500

GlobalWafers

SHERMAN, TX
Sherman, TX

REVISION HISTORY

REVISION	DESCRIPTION	DATE

PROFESSIONAL SEALS

INTERIM REVIEW
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
MATTIA FLABIANO, ARCHITECT
TEXAS REGISTRATION NO. 10900
IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.

ARCHITECTURAL - EXTERIOR ELEVATIONS

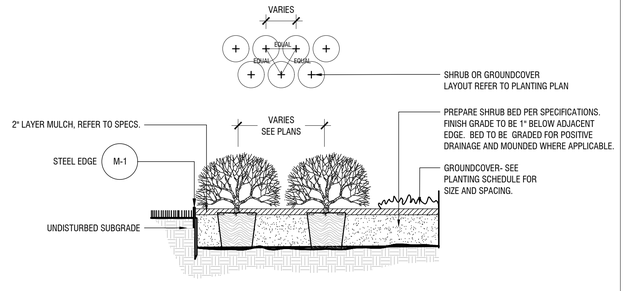
DRAWN BY	CHECKED BY
TEAM	TEAM
PROJECT NUMBER	PROJECT ABBREVIATION
322015	GW
ORIGINAL ISSUE	DATE
CITY SITE PLAN SUBMISSION	17 NOV 2022

F1-A-201
SHEET NUMBER

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	QTY	REMARKS
	Cedar Elm / Ulmus crassifolia	2" cal	10`-12` ht	101	CONTAINER, NURSERY GROWN, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE, MATCHED AND WELL-ROOTED
	Lacebark Elm / Ulmus parvifolia	2" cal	10`-12` ht	51	CONTAINER, NURSERY GROWN, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE, MATCHED AND WELL-ROOTED
	Southern Live Oak / Quercus virginiana	2" cal	10`-12` ht	42	CONTAINER, NURSERY GROWN, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE, MATCHED AND WELL-ROOTED

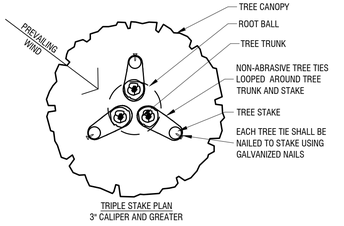
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Bermuda Grass / Cynodon dactylon	Varies			1,530,434 sf	INSTALL 6' WIDE STRIP OF SOD FROM BACK OF PAVED AREAS (TYP). INSTALL SOD IN AREAS WITH >20% SLOPE OF FINISHED GRADE. ALL AREAS BEYOND TYPICAL 6' STRIP TO BE HYRDOSEEDED.
	Decorative Gravel / - - - - - -	flat			99,526 sf	



Shrubs & Groundcover

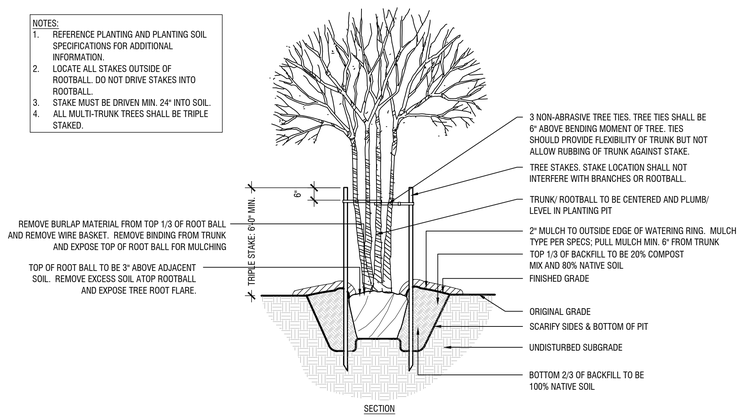
Scale: 1/2" = 1'-0"

C



TRIPLE STAKE PLAN
3" CALIPER AND GREATER

NOTES:
1. REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
3. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
4. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.

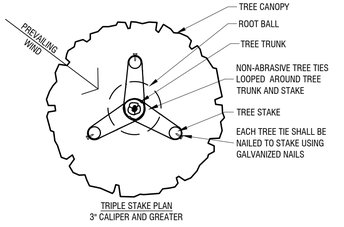


SECTION

Multi-Trunk / Ornamental Tree (Above Grade Stakes)

Scale: 1/2"=1'-0"

B



TRIPLE STAKE PLAN
3" CALIPER AND GREATER

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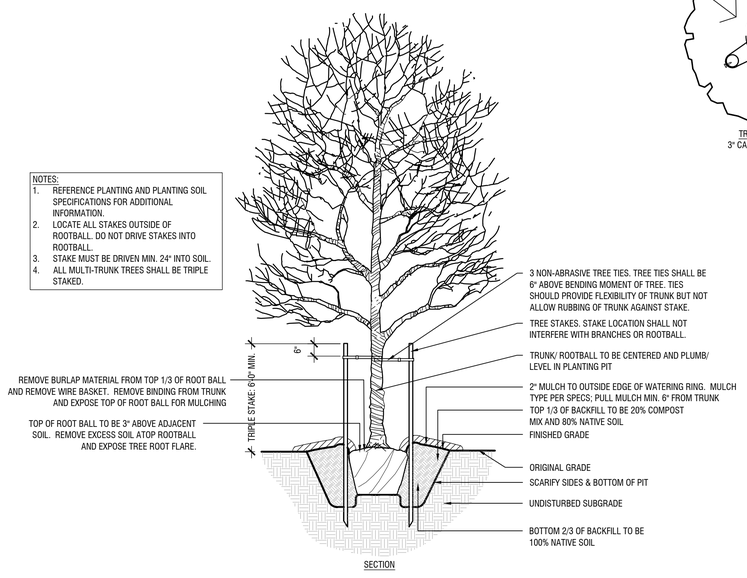

SECTION

Canopy Tree (Above Grade Stakes)

Scale: 1/2"=1'-0"

A

GLOBALWAFERS AMERICA Code Calculations Chart		
Site Data - Lot 1	**AC**	**SF**
Site Area	142.94	6,226,337.00
Parking Area	1,112,507	
Site Landscape Area	**Required (% / SF)**	**Provided (SF)**
10% of parking area to be landscaped	10%	Yes
	111,251	112,517
40% of required landscape to be within islands (Shrubs, Groundcover & Trees)	40%	Yes
	44,500	44,500

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE 7' CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY REQUIREMENTS. TREES OVERHANGING PUBLIC STREETS AND FIRE LANE SHALL HAVE A 14' MIN. CLEAR TRUNK HEIGHT.
16. CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AFTER FINAL ACCEPTANCE.
17. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.

IRRIGATION NOTES:

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
5. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
6. IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:	*ARCHITECT:*	*Engineer/Surveyor:*
Sherman Economic Dev. CORP. 307 Washington STE. 102 Sherman, TX 75090	Page Southerland Page 1800 Main Street Suite 123 Dallas, Texas 75021 Phone:XXXXX Eric Kuehmeier	Kimley-Horn and Associates, Inc. 260 E. Davis Street Suite 100 McKinney, Texas 75069 Phone: (469) 353-6061 Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 469-301-2580 FAX: 972-239-3820
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Kimley»Horn
P.E. #: Andrew J. Butler
Date: 12/15/2022

KHA PROJECT	064046018
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	PCM
DRAWN BY	PCM
CHECKED BY	AJB

GLOBALWAFERS AMERICA ADDITION
Sherman
CLASSIC TOWN, BIG OPPORTUNITY
SHERMAN, TEXAS

PLANTING NOTES AND CALCULATIONS

SHEET NUMBER
L0.01

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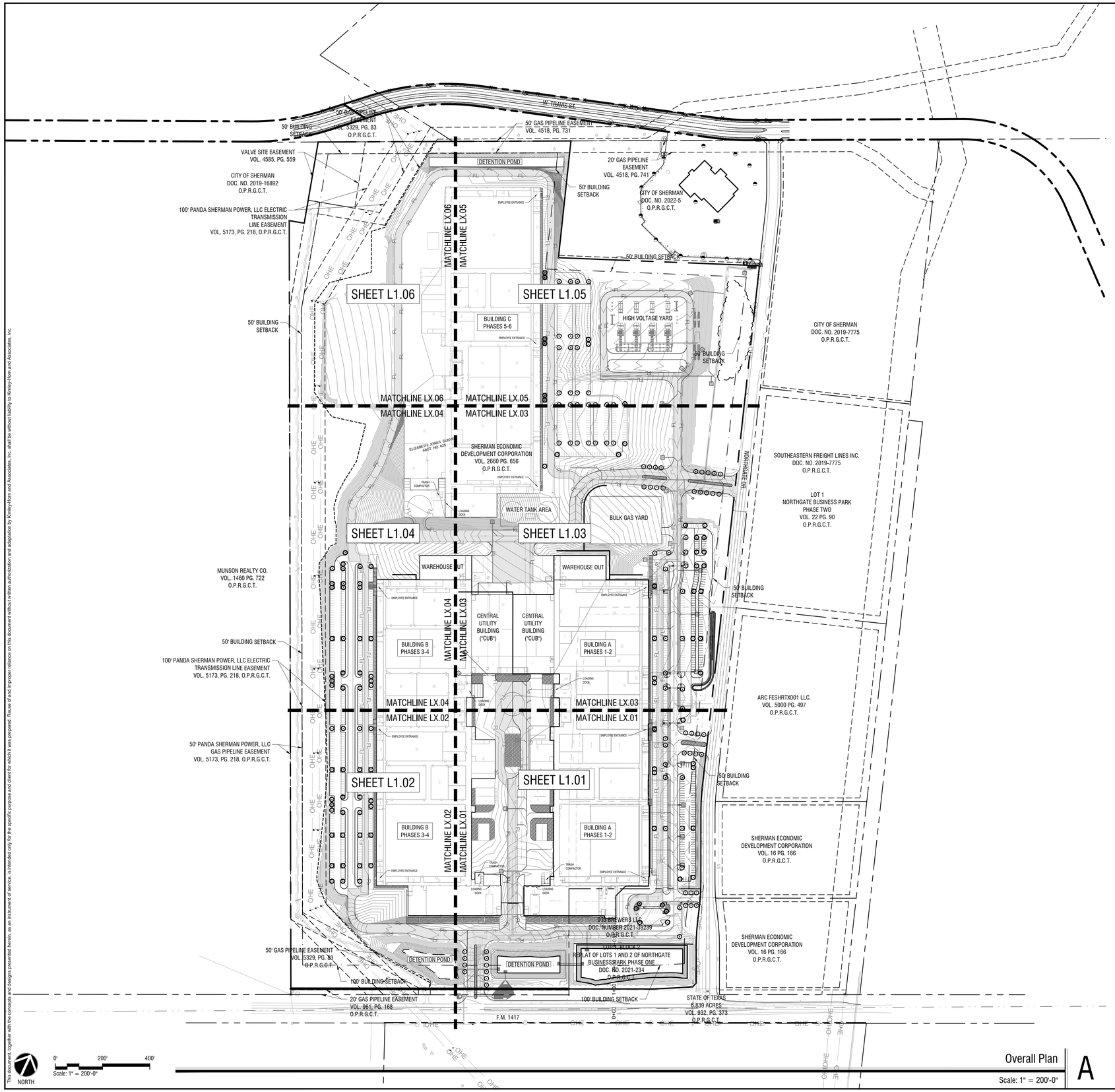

NORTH

Scale: 1" = 200'-0"

Overall Plan

Scale: 1" = 200'-0"

A

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH
JONES SURVEY ABSTRACT NO. 625

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SUBMITTED: DECEMBER 15, 2022

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307 Washington STE. 102
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ARCHITECT:
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Eric Kuehmeier

Engineer/Surveyor:
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P.L.A. Andrew J. Butler
L.A. No. 3675 Date 12/15/2022

KHA PROJECT 064045018
DATE NOVEMBER 2022
SCALE AS SHOWN
DESIGNED BY PCM
DRAWN BY PCM
CHECKED BY AJB

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

OVERALL PLANTING PLAN

SHEET NUMBER
L1.00

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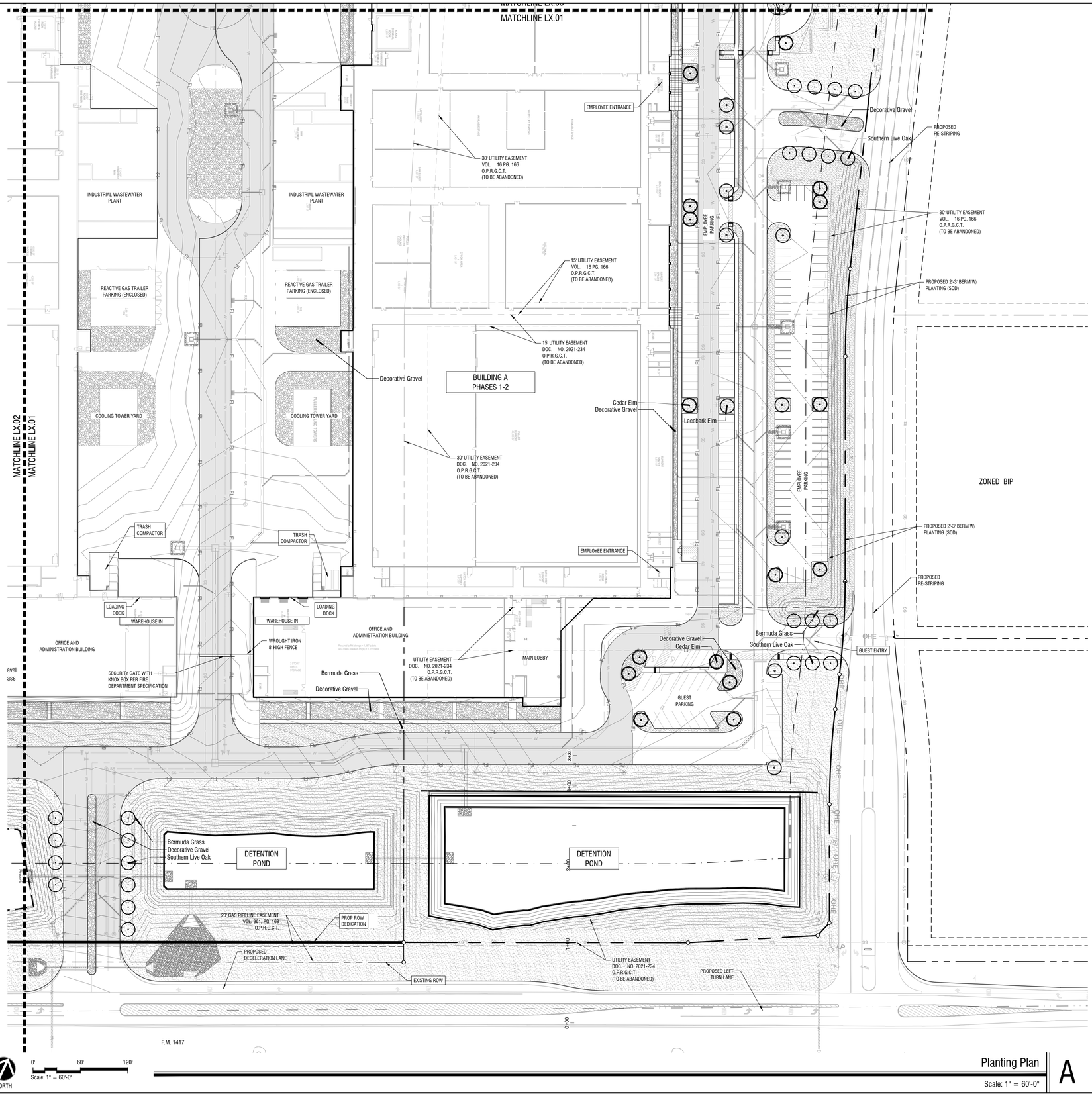

NORTH

0' 60' 120'

Scale: 1" = 60'-0"

Planting Plan

Scale: 1" = 60'-0"

A

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

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DATE	NOVEMBER 2022
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DESIGNED BY	PCM
DRAWN BY	PCM
CHECKED BY	AJB

GLOBALWAFERS AMERICA ADDITION

Sherman CLASSIC TOWN. BRAND NEW LOOK.

SHERMAN, TEXAS

CODE LANDSCAPE PLAN

SHEET NUMBER
L1.01

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Sherman Exp 2
dbray - dbray
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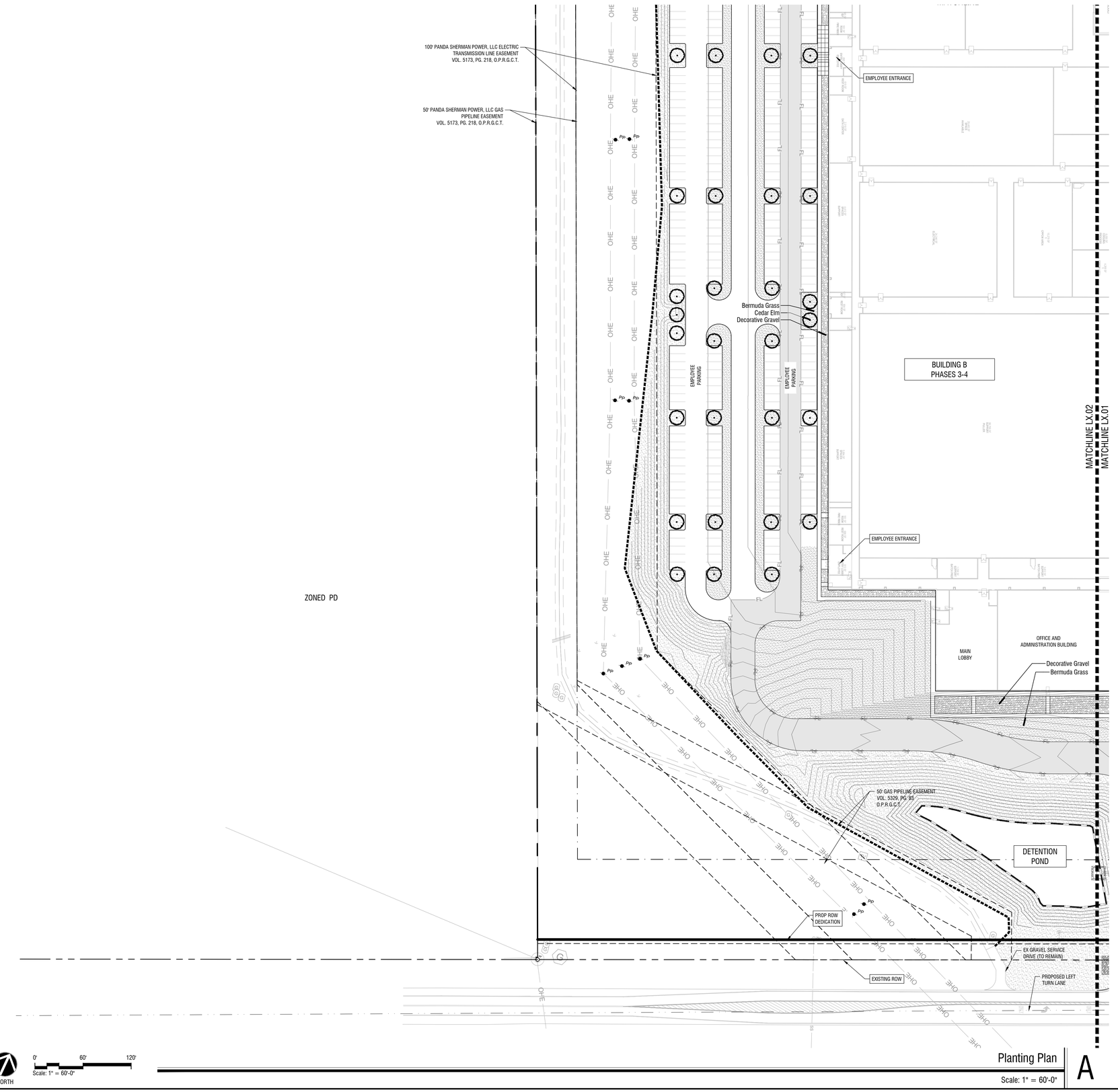

Planting Plan

Scale: 1" = 60'-0"

A

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

Owner:
Sherman Economic Dev. CORP.
307 Washington STE. 102
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ARCHITECT:
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Phone:XXXXX
Eric Kuehmeier

Engineer/Surveyor:
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No.	REVISIONS	DATE	BY

Kimley»Horn

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Kimley»Horn
P.L.A. Andrew J. Bolke
L.A. No. 3675 Date 12/15/2022

KHA PROJECT	064046018
DATE	NOVEMBER 2022
SCALE	AS SHOWN
DESIGNED BY	PCM
DRAWN BY	PCM
CHECKED BY	AJB

GLOBALWAFERS AMERICA ADDITION

Sherman CLASSIC CONN. AMIDST HORIZON

SHERMAN, TEXAS

CODE LANDSCAPE PLAN

SHEET NUMBER
L1.02

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MATCHLINE LX.05
MATCHLINE LX.03

VEY

EMPLOYEE PARKING

Lacebark Elm
Cedar Elm

NORTHGATE DR.

EMPLOYEE ENTRANCE

Bermuda Grass
Southern Live Oak

Decorative Gravel

WATER TANK AREA

BULK GAS YARD

PROPOSED RE-STRIPING

LOADING DOCK

TRASH COMPACTOR

WAREHOUSE OUT

RETAINING WALL

GENERATOR YARD

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(TO BE ABANDONED)

EMPLOYEE ENTRANCE

CENTRAL UTILITY BUILDING ("CUB")

MATCHLINE LX.04
MATCHLINE LX.03

BUILDING A
PHASES 1-2

EMPLOYEE PARKING

PROPOSED 2'-3' BERM W/ PLANTING (SOD)

PROPOSED RE-STRIPING

Cedar Elm
Bermuda Grass
Lacebark Elm
Decorative Gravel

30' UTILITY EASEMENT
VOL. 16 PG. 166
O.P.R.G.C.T.
(TO BE ABANDONED)

MATCHLINE LX.03
MATCHLINE LX.01

NORTH

0' 60' 120'
Scale: 1" = 60'-0"

Planting Plan
Scale: 1" = 60'-0"

A

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: DECEMBER 15, 2022

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Sherman Economic Dev. CORP. 307 Washington STE. 102 Sherman, TX 75090	Page Southerland Page 1800 Main Street Suite 123 Dallas, Texas 75021 Phone:XXXXX Eric Kuehmeier	Kimley-Horn and Associates, Inc. 260 E. Davis Street Suite 100 McKinney, Texas 75069 Phone: (469) 353-6061 Contact: Michael Carlisle, P.E.

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P.L.A. Andrew J. Burke
L.A. No. 3075 Date 12/15/2022

KHA PROJECT 064046018
DATE NOVEMBER 2022
SCALE AS SHOWN
DESIGNED BY PCM
DRAWN BY PCM
CHECKED BY AJB

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman
CLASSIC TOWN, BRIGHT FUTURE

CODE LANDSCAPE PLAN

SHEET NUMBER
L1.03

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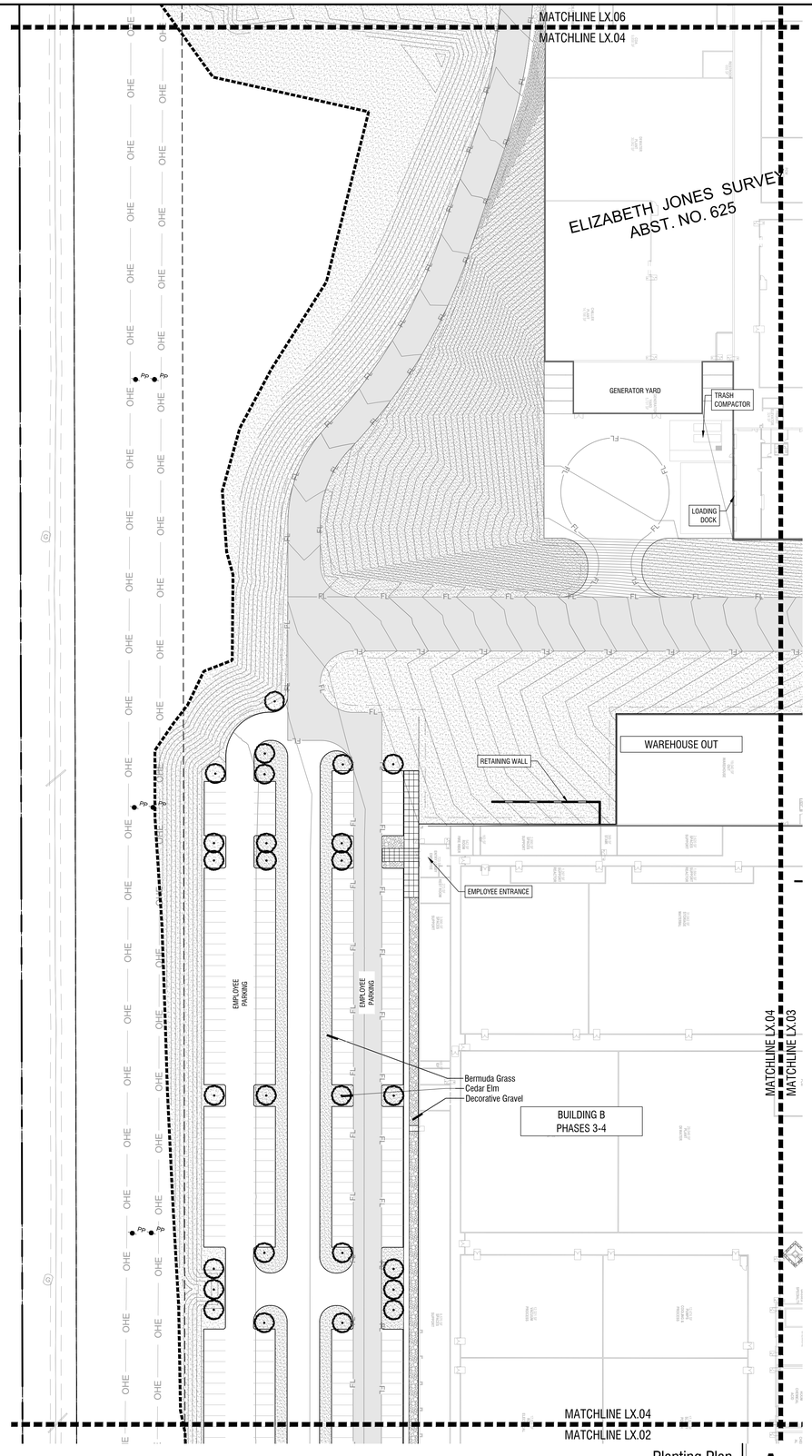

NORTH

0' 60' 120'
Scale: 1" = 60'-0"

Planting Plan
Scale: 1" = 60'-0"

A

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

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307 Washington STE. 102
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Eric Kuehmeier

Engineer/Surveyor:
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SCALE AS SHOWN
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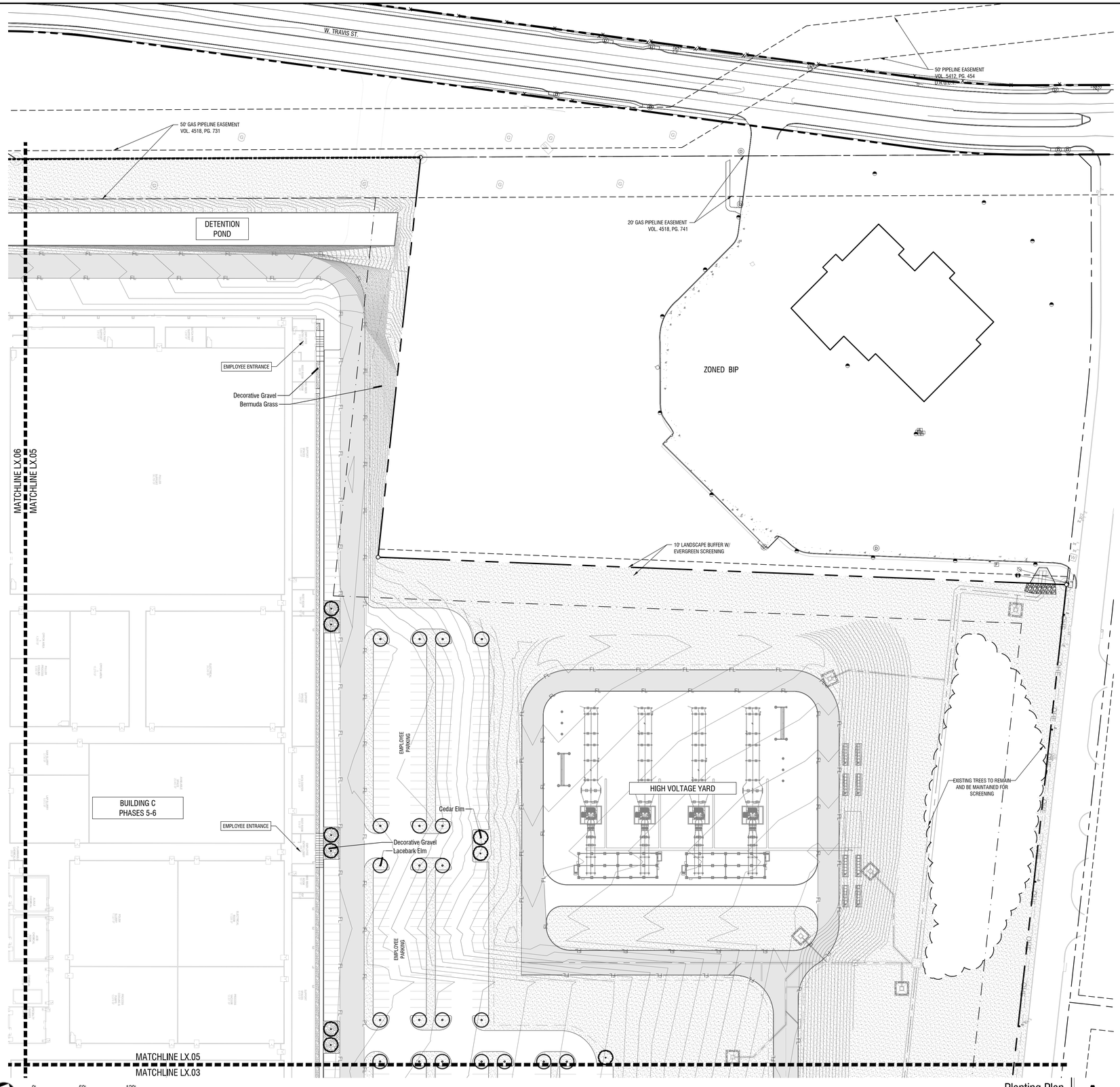
DRAWN BY PCM
CHECKED BY AJB

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman
CLASSIC TOWN, BRIGHT FUTURE

CODE LANDSCAPE PLAN

SHEET NUMBER
L1.04



Planting Plan

Scale: 1" = 60'-0"

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GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

Sherman
CLASSIC TOWN, BROAD HORIZON

CODE LANDSCAPE PLAN

SHEET NUMBER
L1.05

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XREFS
ASSTTEMP
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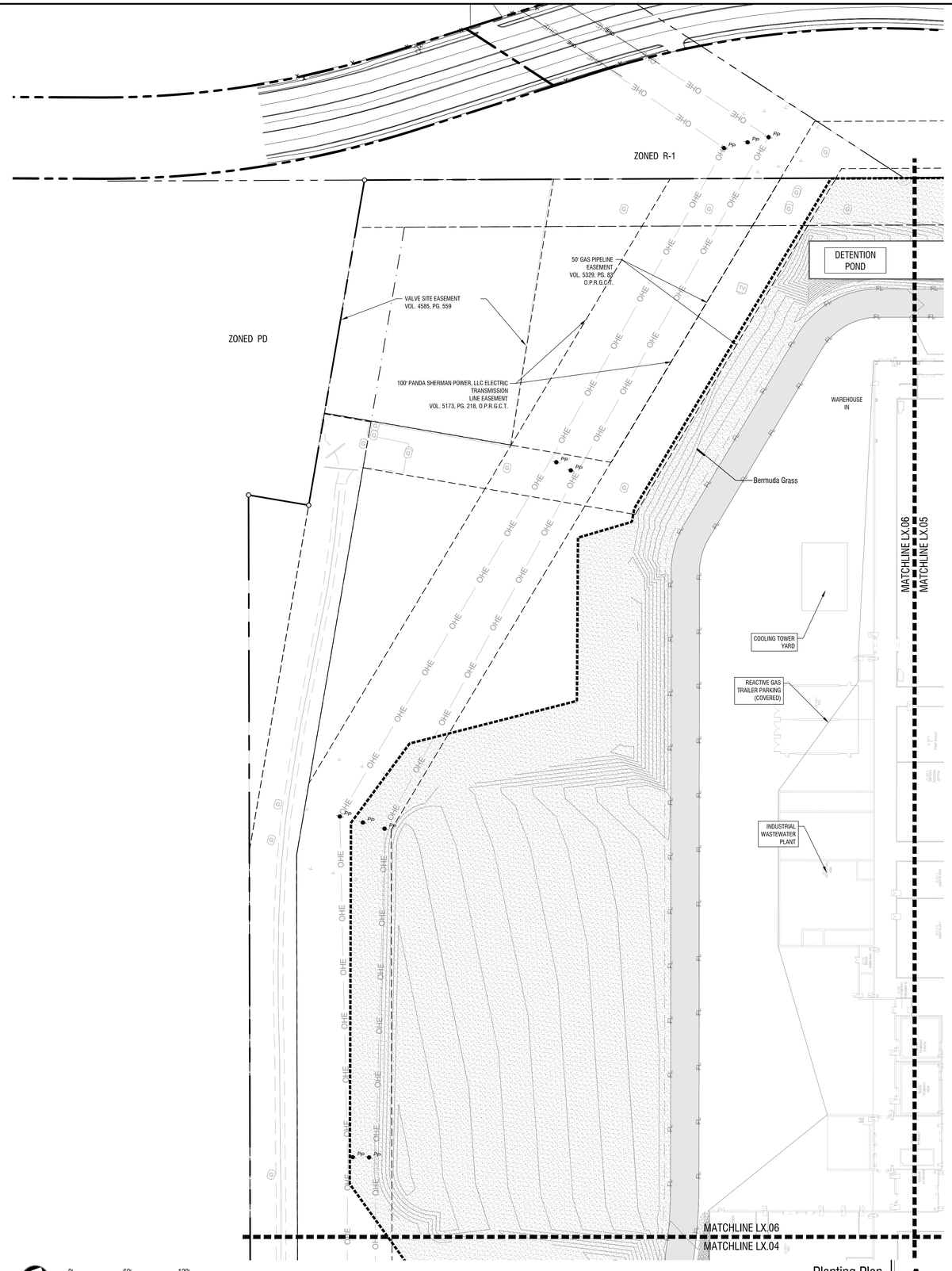

Planting Plan

Scale: 1" = 60'-0"

A

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CHECKED BY AJB

GLOBALWAFERS AMERICA ADDITION

SHERMAN, TEXAS

CODE LANDSCAPE PLAN

SHEET NUMBER
L1.06

ISSUED
XREFS
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2’-0” HT BERM WITH NATIVE GRASSES AS BUFFER FROM NORTHGATE DRIVE

GLOBAL WAFFERS AMERICA ADDITION | *Parking Lot Buffer Exhibit*

Kimley»Horn

JANUARY | 2023

2’-0” HT BERM WITH NATIVE GRASSES AS BUFFER FROM NORTHGATE DRIVE

GLOBAL WAFFERS AMERICA ADDITION | *Parking Lot Buffer Exhibit*

Kimley»Horn

JANUARY | 2023

Turner, Kerri

From: Jeff Harkinson <jharkinson@harkcorp.com>
Sent: Wednesday, January 4, 2023 8:53 AM
To: Planning
Cc: mengland@globitech.com; Chris LaRocco
Subject: Your Notice of Public Hearing by P & Z & Bd. of Adjustment-GlobalWafers

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

To Members of the City of Sherman Planning and Zoning Commission and Board of Adjustment:

Thank you for your notice dated December 22, 2022, regarding a public hearing to be held on January 10, 2023, by the Planning and Zoning Commission and Board of Adjustment of the City of Sherman regarding an application for site plan approval and a proposed variance to Section 2.3.5 (a) of the Blalock Industrial Park Planned Development from GlobalWafers America for its 142.972-acre tract of land located in the 3200 block of Northgate Drive.

As you know, Sherman Crossroads, Ltd. is the owner of a 130-acre mixed commercial development located only a short distance to the east of the subject property. As the general partner of Sherman Crossroads, Ltd., I wish to go on record as supporting both applications. Based on our current and past relationship with Mark England, we're confident that GlobalWafers will develop the site in a responsible manner that will enhance the aesthetic appeal of not only its site but also all of the neighboring properties, including Sherman Crossroads.

Sherman Crossroads, Ltd., therefore, recommends approval of both requests.

HARKINSON INVESTMENT CORPORATION

Jeff Harkinson
President
4560 Beltline Road Suite 400 Addison, TX 75001
(972) 934-8414 Ext. 3202
JHarkinson@HarkCorp.Com
www.harkinsondevelopment.com
www.harkinsoninvestments.com
www.harkinsondewancommercial.com

LinkedIn Instagram

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 3, 2023

Mark England
200 W. FM 1417
Sherman, TX 75092

Page Southerland Page, Inc
1800 Main St. Ste 123
Dallas, TX 75021

Bruce Armstrong
200 W. FM 1417
Sherman, TX 75092

Kimley-Horn and Associates
260 E. Davis Street Ste 100
McKinney, TX 75069

Dear Applicants,

The request for a Public Hearing and Variance to the Blalock Industrial Park Planned Development (Section 2.3.5 (a)) to provide enhanced landscaping in lieu of the requirement to have areas between the building lines and the roads right-of-way be used for lawns, open landscaping and green areas and Site Plan for Globalwafers America Addition located at 3200 Northgate Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 10, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the Blalock Industrial Park and O-1.1 (FM Highway 1417) Overlay District. (*Chapter 14; Sec. 14.03.002; and Blalock Industrial Park Development Plan)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Section 14.04.003 (2)(a))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Blalock Industrial Park Development Standards, 4.1.2(c))*
5. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity and all aforementioned areas shall be screened from all public roadways *(Blalock Industrial Park Development Standards, 4.1.1(e) and (f))*
6. Outdoor storage or merchandise, equipment or materials, which is essential or incidental to the use shall be screened from all public roadways and abutting uses. Stored merchandise shall not exceed the height of the screening device. The area used for outdoor storage shall be located to the rear ½ of the property and shall not be located within the front, side, or rear yard that is adjacent to any road, street, or highway. Storage of all bulk liquids and gases, including oil, gasoline, petroleum products, acid waste neutralization, deionized water, as well as nitrogen and other gases shall be screened from public view, and shall be located at the back of the facility and shall comply with all

EPA, City, Federal and State regulations for this use. (*Blalock Industrial Park Development Standards, 4.1.3(a), (b) and (c)*)

7. Freestanding (Monument) Signs – One (1) freestanding monument sign is permitted per lot. The sign shall not exceed 300 square feet in sign face area, 15 feet in height, and 50 feet minimum setback for lots larger than 10 acres. A sign permit is required for Freestanding Signs. Refer to Sherman Zoning Ordinance, Section 14.03 for sign regulations for properties within any Overlay Zoning District. Refer to Sherman Zoning Ordinance, Section 14.07 for sign regulations except as specified in the Blalock Industrial Park Development Plan. (*Blalock Industrial Park Development Standards, 4.1.5(a), (b) and (f)*)
8. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Section 14.03.002 (6)(c)(2))*
9. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

12. Platting of the property is required prior to Building Permit being issued. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
13. Permanent structures will not be permitted to encroach into any easements.
14. Abandonment of Easements shall be approved by City Council with Instrument information shown on plat. Coordinate with City of Sherman Engineering Department for abandonment process.
15. The location of the trash receptors must be approved by the Public Works Department.
16. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
17. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
18. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
19. Three Party Agreement required for Public Infrastructure.

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

4909 TEXOMA PARKWAY SUITE 104

The request of Norcan Enterprises, Inc. (Owner), Joseph Jennings (Tenant) and Copley Land Surveying (Surveyor) concerning the property located at 4909 Texoma Parkway, Suite 104, being Lot 1, Block 1, Sherman I-75 Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 4909 Texoma Parkway Suite 104 between Fallon and Highgrove Drives and is zoned C-2 (General Commercial) District. The owner is requesting a Specific Use Permit and Site Plan for a Tattoo Studio.

Adjacent Zoning:

C-2 (General Commercial) District
MF-30 (Multi Family Residential) District

Origination:

Norcan Enterprises, Inc. (Owner)
Joseph Jennings (Tenant)
Copley Land Surveying (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

6

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Narrative
Survey & Site Plan
Elevations
Floor Plan
Staff Review Letter

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

4909 Texoma Parkway

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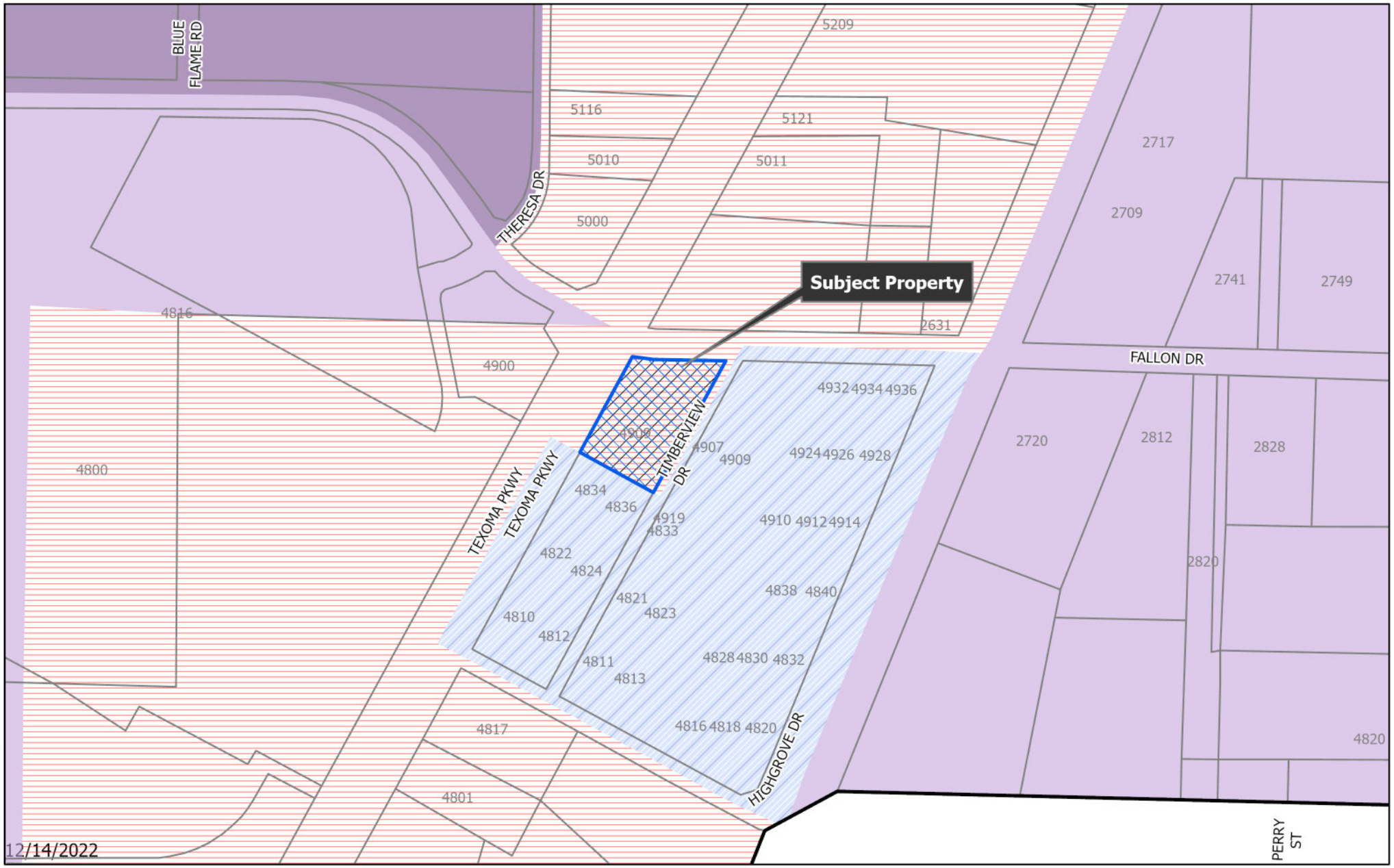
Date: 12/14/2022 4:30 PM

Scale: 1:3,600



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

4909 Texoma Parkway

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Scale: 1:3,600

Date: 12/14/2022 4:30 PM

Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 22-004459
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
CHECK
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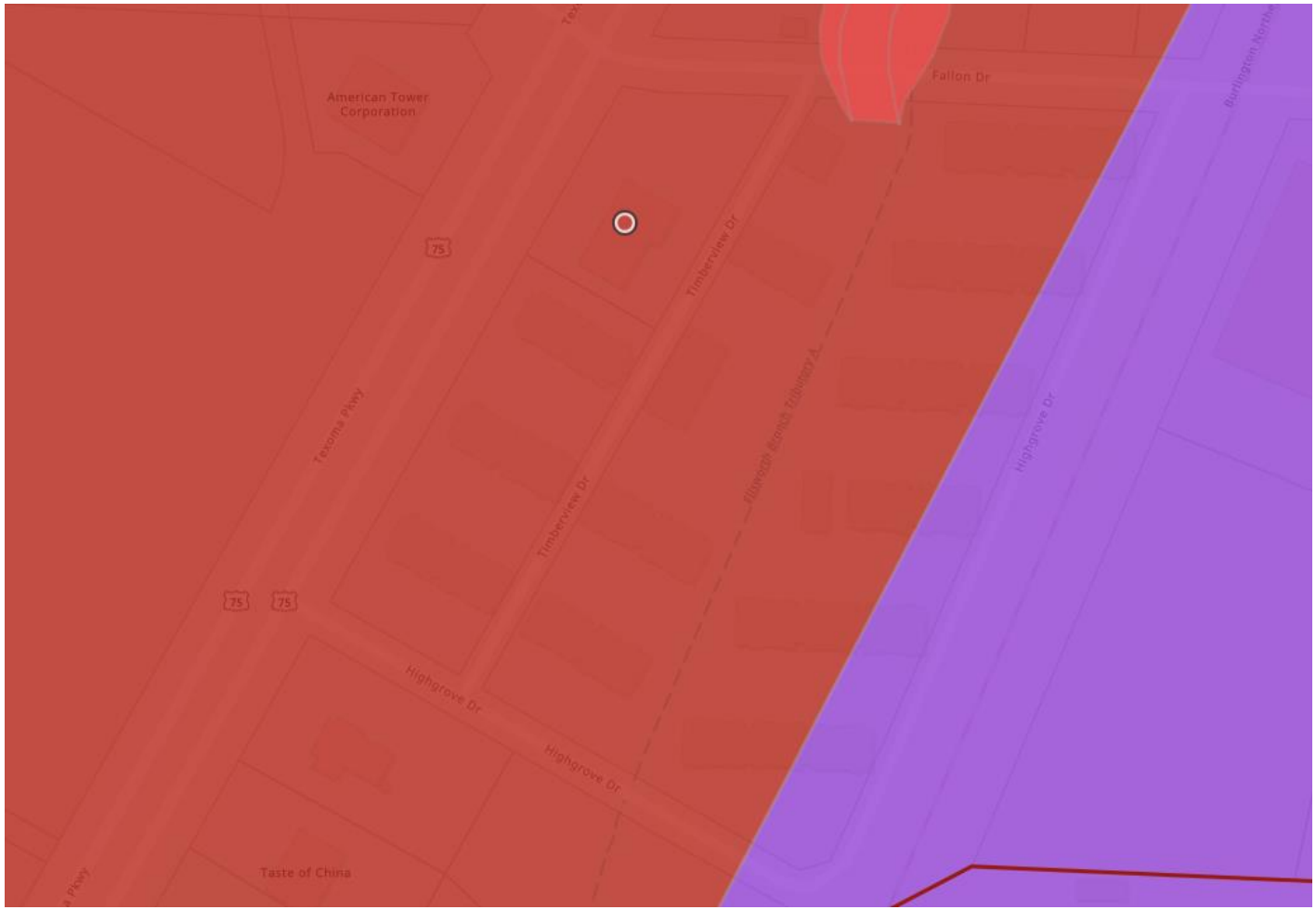
12/27/2022 15:38



CITY OF SHERMAN
FUTURE LAND USE MAP
4909 TEXOMA PARKWAY

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Attn: 4909 Texoma Pkwy suite 104

To whom it may concern:

My name is Joseph Jennings and I'm the owner of an already established business located in McKinney Texas. The name of my business is Borrowed Time Fine Art & Tattoo Gallery. We have been in business since February of 2017, shortly after the loss of my father. I always admired his ability to go above and beyond for others. He gave me a fierce work ethic and supported my dreams in tattooing and business. While he never got to see my business open and then flourish I know he has been forever by my side all the while.

I currently run the business with my fiancé, an Air Force veteran, who I taught to tattoo in 2018. She is a very successful artist herself and a single mother of two. I have been tattooing for 20 years now and am an award winning artist in several categories with a love for all types and styles of tattooing. I'm a single father of a 12 year old son. I employ a manager and other artists as well. All of which are are taught at Borrowed Time how to tattoo. We have a very unique vision for how the experience of a client in a tattoo studio should be and employ very high ethical standards as well. The most important thing about Borrowed Time is the experience and the atmosphere. We make all of our clients feel comfortable and confident about their experience at Borrowed Time. We provide the highest standards in service, application, and cleanliness as well as a high quality product and service to our clients that are in search of the perfect tattoo. We are award winning artists in all categories and tattoo for the love the art form brings us. We are family owned and operated and we often times host benefits for local charities and organizations that serve the greater good.

Thanks for your time and consideration in both reading this as well as having given me the opportunity to tell you a little about myself and my company. I look forward to a new beginning in Sherman with our second location and foresee great things to come for us all.

Sincerely,

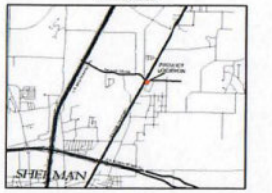
Joseph Jennings

FINE ART GALLERY
Borrowed Time
EST. 2017

Flood Zone Notes

By graphic plotting only, this property lies within Zone "X" (areas not within the 100 yr. flood zone - no base point elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C0280 F, which bears an effective date of September 26, 2008, and as defined by FEMA Flood Insurance Rate Map, No. 48181C0285 F, which bears an effective date of September 26, 2008.

Vicinity Map



Legal Description

Being Lot 1, Block 1 of the Sherman I-75 Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 6, Page 56, Plat Records, Grayson County, Texas.

General Notes

4. The property has an area of 58,156 sq. ft. or 1.334 acres, of land.
9. The total number of striped parking spaces on the subject property is 111, including 2 handicapped spaces.
10. No party walls were specified.
14. Subject Property is at the direct access and intersection of Texoma Parkway and Fallon Drive.
16. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. There are no visible proposed changes in street right of way lines, no information was made available to the surveyor by the controlling jurisdiction, evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Pursuant to sections 5 and 8 (and applicable selected table a items, excluding table a item 1), Any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor have been shown.
20a. There was no visible evidence of the site used as a solid waste dump, sump or sanitary landfill at the process of conducting the fieldwork.
20b. There was no observed evidence of delineation of wetland areas on the subject property in the process of conduction the fieldwork.

There are no visible signs of cemeteries.

All visible above ground indications of utilities are depicted hereon.

There was no dig test/ underground utility locate requested at time of survey.

Schedule "B" Items

(1) NONE

Zoning Notes

Property is located in areas designated as:
"C-2" (General Commercial District) by the City of Sherman Zoning Department
- Minimum Lot Area - 5,000 sf
- Minimum Lot Width - 50'
- Setbacks
  - Minimum Front - 15', Minimum Rear - 10', Minimum Side - 0'
- Max. Building Height - 35 feet
- Parking Requirements - See zoning ordinance for specifications.

Surveyor Certification

The Undersigned, being a registered surveyor of the State of Texas certifies to:
FDM EQUITIES, LLC, a Wyoming Company
that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 4(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, and 18 of Table A thereof. The field work was completed on July 18, 2022.

Date of Plat or Map: July 27, 2022

John C. Copley
State of Texas
Registered Professional
Land Surveyor # 6720

STATE OF TEXAS
JOHN C. COPLEY
6720
REGISTERED
LAND SURVEYOR

Legend

ALTA/NSPS Survey

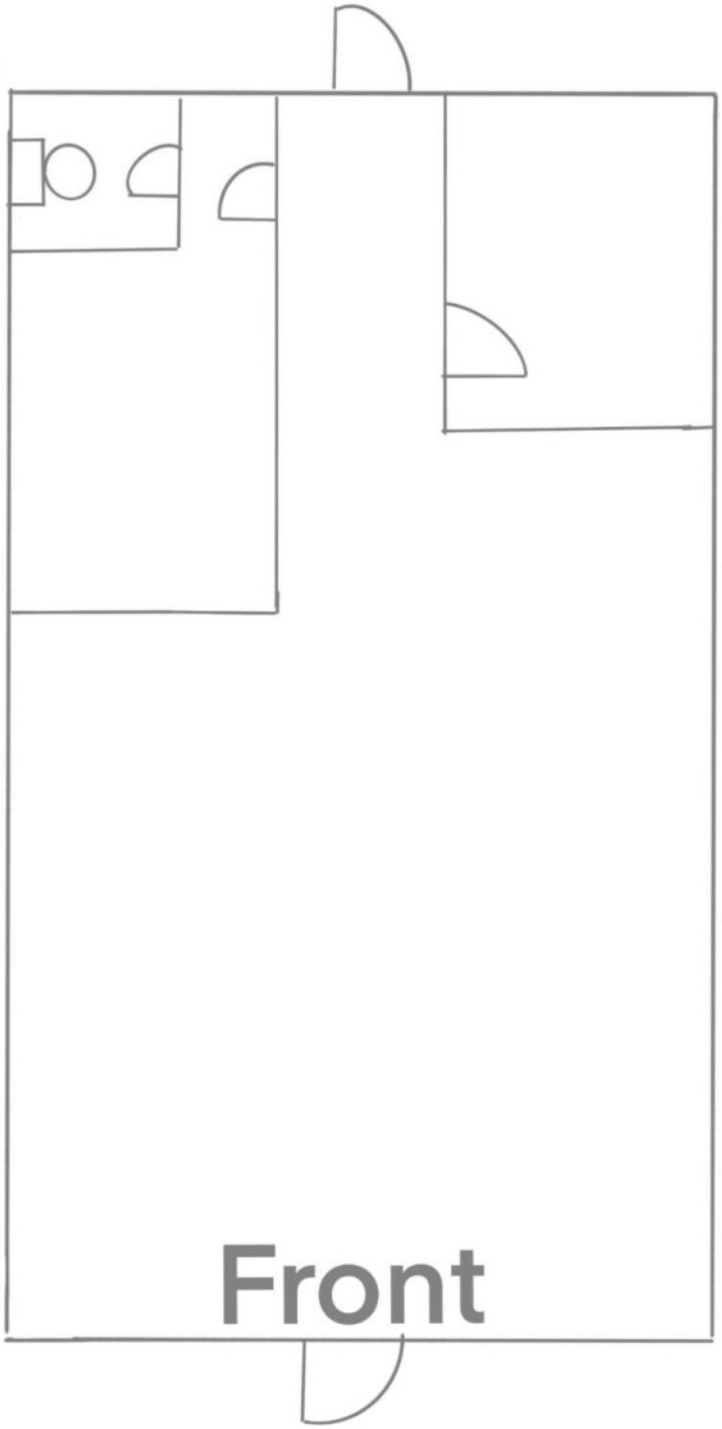
Copley Land Surveying
1702 Veale Dr., Sherman, Texas 75070
TX 903-413-0043, OK 302-990-0421
sales@copleylandsurveying.com
TX Firm No. 10104420, OK C.A. No. 8270

Project Name: 4909 Texoma Parkway		
Project Address: 4909 Texoma Parkway Sherman, Texas 75090	Prepared For: FRANK MAY FDM EQUITIES, LLC	
	Drawn by: JNC	Checked by: JCC
Last Site Visit: 7-18-2022		Sheet: 1 of 1
Date of Survey: 7-27-2022	Scale: 1" = 20'	CLS Job# 220705BA

4909 Texoma
Pkwy suite 104
Proposed
location
DISCOUNT TOBACCO
OPEN
VAPE
LOVELY NAILS
FINE ART GALLERY
Borrowed Time
EST. 2017

COUNT TOBACCO
OPEN
VAPE

4909 Texoma Pkwy suite 104
Sherman TX
75090



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 3, 2023

Norcan Enterprises, Inc
200 Edgehill Rd
Montreal Quebec, Canada H3Y 1E9

Copley Land Surveying
1702 Verdi Ln
Sherman, TX 75090

Joseph Jennings
1406 N. McDonald St.
McKinney, TX 75071

Dear Applicants,

The request for a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009, to allow a Tattoo Studio in a C-2 (General Commercial) District located at 4909 Texoma Parkway, Suite 104 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 10, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and the regulations applicable to the C-2 (General commercial) District. (*Chapter 14)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Parking shall be provided for one space per 250 square feet of gross floor area. Required parking spaces shall be a minimum of 9' wide and 20' long. (*Chapter 14, Sec. 14.04.003(5)(a) and Sec. 14.04.003(c)(1)).*
4. The use of the property must comply with all Federal and State Laws and regulations and with all ordinances, rules and regulations of the City of Sherman.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009 (1)(a)(3))*
8. The approval of the Site Plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was

approved.

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

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

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

Respectfully,

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

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

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

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

2500 TEXOMA PARKWAY

The request of John E. Russell, RFJ Auto Properties, LLC (Owner), Jeremy Nelson (Representative), Kirkman Engineering (Engineer), Landprint Landscape Architecture and Urban Design (Landscape Architect) and Barton Chapa Surveying, LLC (Surveyor) concerning the property located at 2500 Texoma Parkway, being 5.933 acres in the R. Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 10.5' side setback in lieu of the required 15' and a 4.4' rear setback in lieu of the required 25' for an existing structure in a C-2 (General Commercial) District.
B. Public Hearing and Variance under Section 14.04.006(2)(a) to allow 9.77% of open landscaped area in a parking lot in lieu of the required 10% and 21% of the required landscaped area to be used as islands in lieu of the required 40% in a C-2 (General Commercial) District.

Planning and Zoning Commission

A. Public Hearing and Specific Use Permit under Section 14.06.009 to allow Automobile Sales, new or used, in a C-2 (General Commercial) District.
B. Site Plan for Texoma Hyundai.
C. Preliminary Plat of Texoma Hyundai Addition.

Background:

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

The owner is requesting the following:

- The existing structure at the northwest corner of the site encroaches into the 25' rear yard setback. A variance requested for the existing structure to remain.

- The City's landscape requirement of 10% of the site area to be landscaped with 40% of the provided landscaping to be in parking islands cannot be met. The total site area is 5.93 acres, only 2.4 acres +/- are included in the area of redevelopment. The total landscape required for the site is 25,846 square feet and the total landscape provided is 25,261 square feet with 5,386 square feet (21%) being in parking islands. A variance is requested to allow the development to be completed as shown on the site plan and landscape plan.
- Specific Use Permit to allow Automobile Sales, new or used in a C-2 (General Commercial) District as well as a Site Plan and Preliminary Plat for Texoma Hyundai.

The following has been approved for this location:

- June 11, 1974 - Zone Change from a R-1 (Single Family Residential) to a C-2 (General Commercial) District
- November 11, 2003 - Variance to allow an additional freestanding sign per lot in R-1
- November 11, 2003 - Specific Use Permit for Auto Dealership in C-2 & O-1, Ordinance 5188
- December 15, 2020 - Exception to allow an existing metal building for an automobile restoration center in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- December 15, 2020 - Specific Use Permit to allow an automobile restoration center with paint booth in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Adjacent Zoning:

C-2 (General Commercial) District
R-6 (Single Family Residential)

Origination:

John E. Russell, RFJ Auto Properties, LLC (Owner)
Jeremy Nelson (Representative)
Kirkman Engineering (Engineer)
Landprint Landscape Architecture and Urban Design (Landscape Architect)
Barton Chapa Surveying, LLC (Surveyor)

Master Plan Designation:

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

Number of notices mailed:

10

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Narrative
Preliminary Plat
Survey/ Metes & Bounds
Site Plan
Elevations
Landscape Plan
Variance Exhibit
Staff Review Letter-Zoning
Staff Review Letter-Plat

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12/15/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

2500 Texoma Parkway

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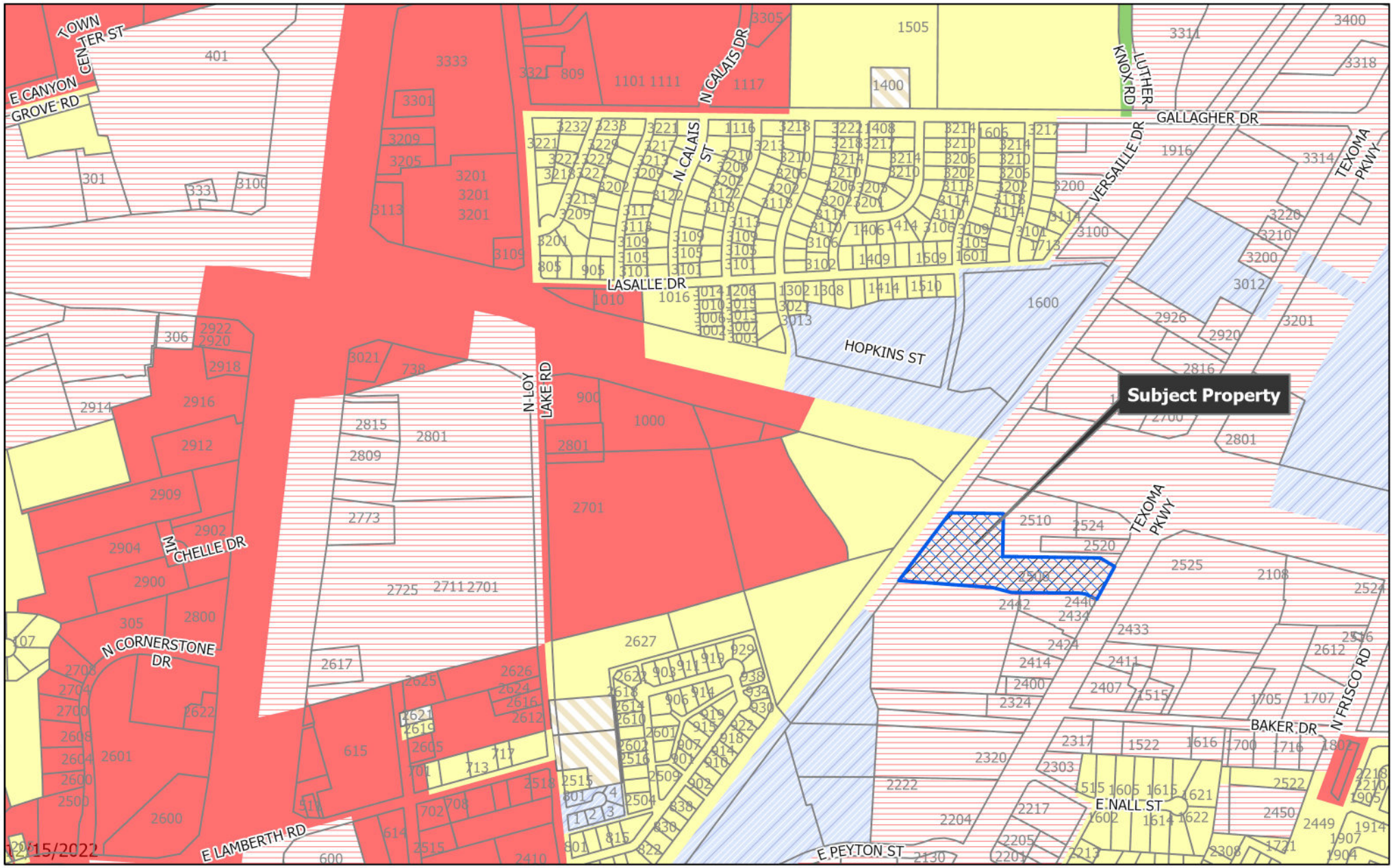
Date: 12/15/2022 4:21 PM

Scale: 1:8,272



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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- PD Planned Development
- Subject Locations
- Parcels
- City Limits

CITY OF SHERMAN
Zoning Location Map

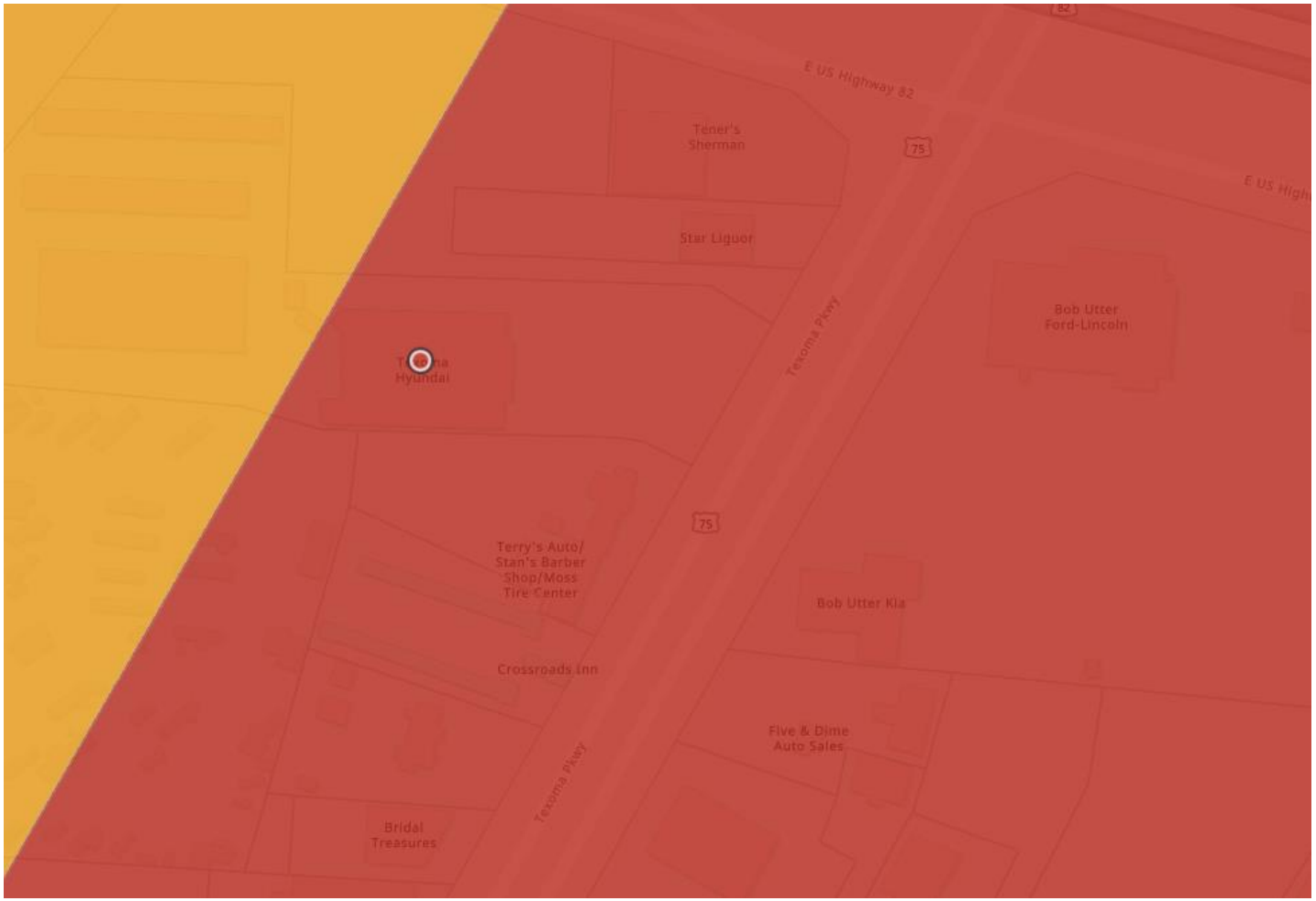
2500 Texoma Parkway

N
W E
S

Scale: 1:8,320

Date: 12/15/2022 4:21 PM

2500 TEXOMA PARKWAY



CITY OF SHERMAN
FUTURE LAND USE MAP
2500 TEXOMA PARKWAY

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034

Mr. Rob Rae, AICP
Director of Development Services
City of Sherman
220 West Mulberry Street
Sherman, TX 75091

December 15, 2022

RE: Texoma Hyundai Project Narrative & Variance Request:

Dear Mr. Rae,

The proposed project will consist of the demolition of an existing building and associated site elements, and the construction of a state-of-the-art automotive Hyundai dealership for sales and service of new and preowned vehicles. The overall square footage of the new building is approximately 22,056 square feet. The building consists of three main areas: a new car sales show room of approximately 2,810 square feet, an area comprised of business offices and support areas for dealership employees and customer focus spaces equal to 8,739 square feet, and a service area for vehicle repairs that is approximately 10,507 square feet. This project will also include repair and replacement of any associated site elements necessary to serve the new building and fresh landscaping.

List of Variances:

1. The existing structure at the northwest corner of the site encroaches into the 25' rear yard setback. A variance requested for the existing structure to remain.
2. The City's landscape requirement of 10% of the site area to be landscaped with 40% of the provided landscaping to be in parking islands cannot be met. The total site area is 5.93 acres. However, only 2.4 acres +/- are included in the area of redevelopment. The total landscape required for the site is 25,846 sf and the total landscape provided is 25,261 sf with 5,386 sf (21%) being in parking islands. A variance is requested to allow the development to be completed as shown on the site plan and landscape plan.

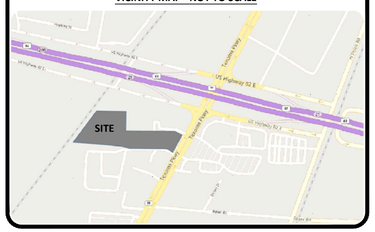
Please let this letter serve at the project narrative and variance request for the above referenced project. If there are any questions or additional information needed, please contact me at the number listed below.

Thank you,

Jeremy B. Nelson, PE

Jeremy Nelson, P.E.

VICINITY MAP - NOT TO SCALE



LEGEND OF ABBREVIATIONS

D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
DOC.#	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CRS	CAPPED REBAR SET

SURVEYOR'S NOTES:

1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, map no. 48181C0290G, with an effective date of September 1, 2022, via scaled map location and graphic plotting.
3. Monuments are found unless specifically designated as set.
4. Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88), same being the vertical datum of the Geodetic Control published by the City of Sherman, Texas.
5. Improvements shown hereon are existing unless otherwise noted.

PLAT NOTE:

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

PROPERTY DESCRIPTION

BEING a tract situated in the R. Hendrix survey, abstract number 504, Grayson County, Texas, being the same tract described in the deed to RFJ Auto Properties, LLC, recorded in Volume 5491, Page 87, Deed Records, Grayson County, Texas, the subject tract being more particularly described as follows (Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar with cap stamped "SARTIN" found at the northwest corner of said RFJ tract, lying on the southeast right-of-way of the MKT Railway Company;

THENCE with the north line of said RFJ tract, the following calls:

1. SOUTH 88 degrees 48 minutes 55 seconds EAST, a distance of 310.32 feet to a 1/2 inch rebar with cap stamped "SARTIN" found;
2. SOUTH 01 degree 11 minutes 59 seconds WEST, a distance of 202.99 feet to a 1/2 inch rebar with illegible cap found;
3. SOUTH 89 degrees 34 minutes 34 seconds EAST, a distance of 514.21 feet to a 2-1/2 inch metal post found;
4. SOUTH 60 degrees 51 minutes 42 seconds EAST, a distance of 88.75 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set ("capped rebar set") on the northwest right-of-way of Texoma Parkway (also known as "State Highway #91");

THENCE with the northwest right-of-way of said Texoma Parkway, SOUTH 28 degrees 37 minutes 40 seconds WEST, a distance of 206.83 feet to a Mag nail with orange washer set;

THENCE with the south line of said RFJ tract, the following calls:

1. NORTH 55 degrees 53 minutes 46 seconds WEST, a distance of 59.10 feet to a 1/2 inch rebar with cap stamped "4117" found;
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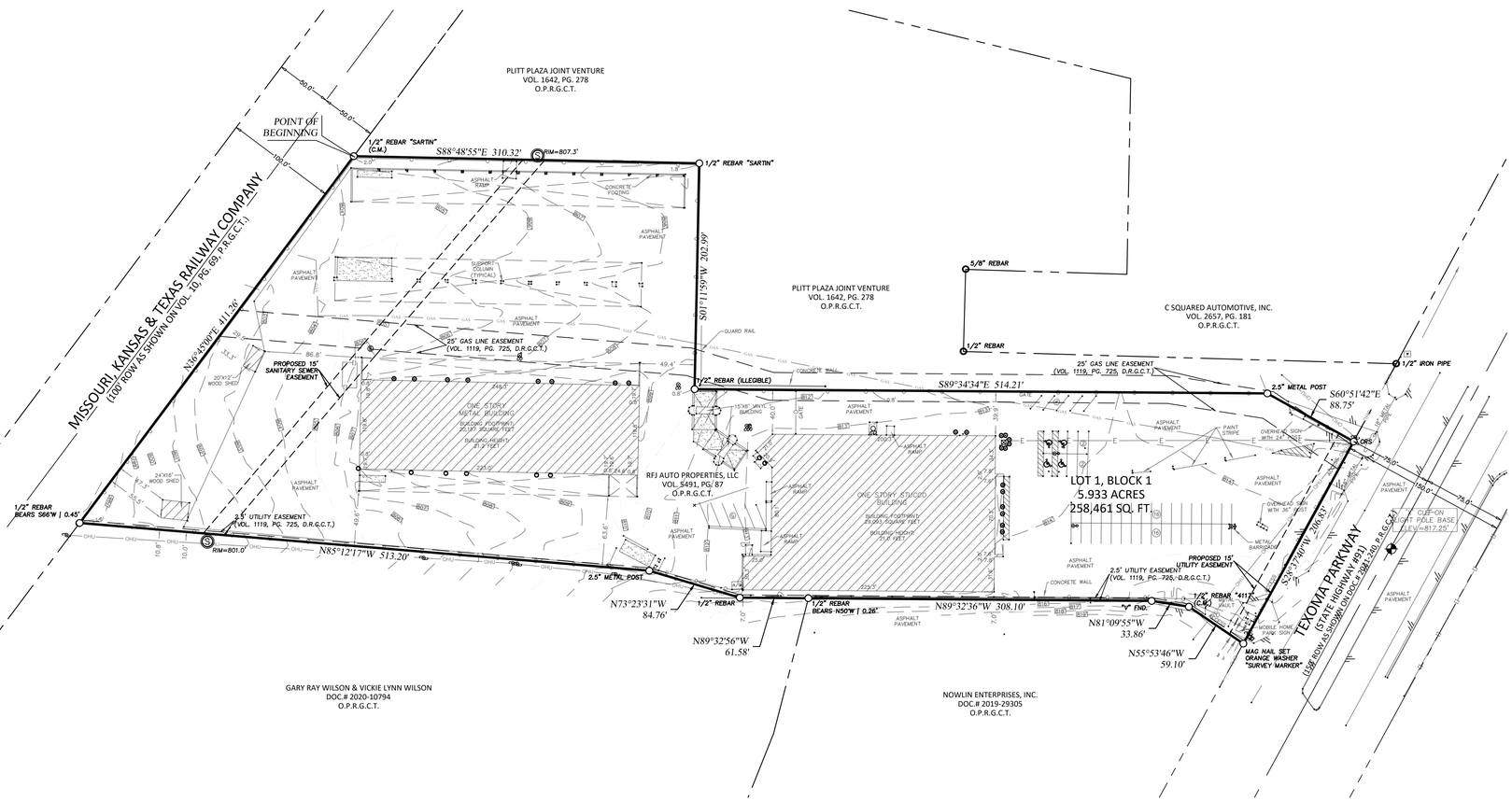
6. NORTH 85 degrees 12 minutes 17 seconds WEST, a distance of 513.20 feet to the southeast right-of-way of said railway, from which a 1/2 inch rebar found bears SOUTH 66 degrees WEST, 0.45 feet;

THENCE with the southeast right-of-way of said railway, NORTH 36 degrees 45 minutes 00 seconds EAST, a distance of 411.26 feet, returning to the **POINT OF BEGINNING** and enclosing 5.933 acres (258,461 square feet) of land, more or less.



60' 0 30' 60' 120'

SCALE: 1" = 60'

CHAIRMAN, CITY OF SHERMAN
PLANNING AND ZONING COMMISSION

DATE

SURVEY PREPARED BY: BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034 | 5200 STATE HIGHWAY 121, COLLEYVILLE, TX 76034 | (817) 864-1957

Z:\Project Data\Survey\001 - Kirkman Engineering\2022\291 - Texoma Hyundai\Drawings

ENGINEER/PREPARER

kirkman ENGINEERING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER

RFJ AUTO PROPERTIES, LLC
401 WILLOWCREST
ROCKWALL, TX 75032

JOB NO.	2022.001.291
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS

DATE	SUMMARY

TEXOMA HYUNDAI

SHERMAN, TEXAS

SHEET:

VO1

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LOT 1, BLOCK 1
TEXOMA HYUNDAI ADDITION

A TRACT SITUATED IN THE
R. HENDRIX SURVEY, ABSTRACT #504
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARED DECEMBER, 2022

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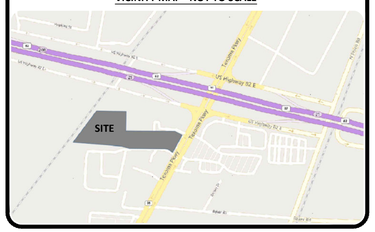

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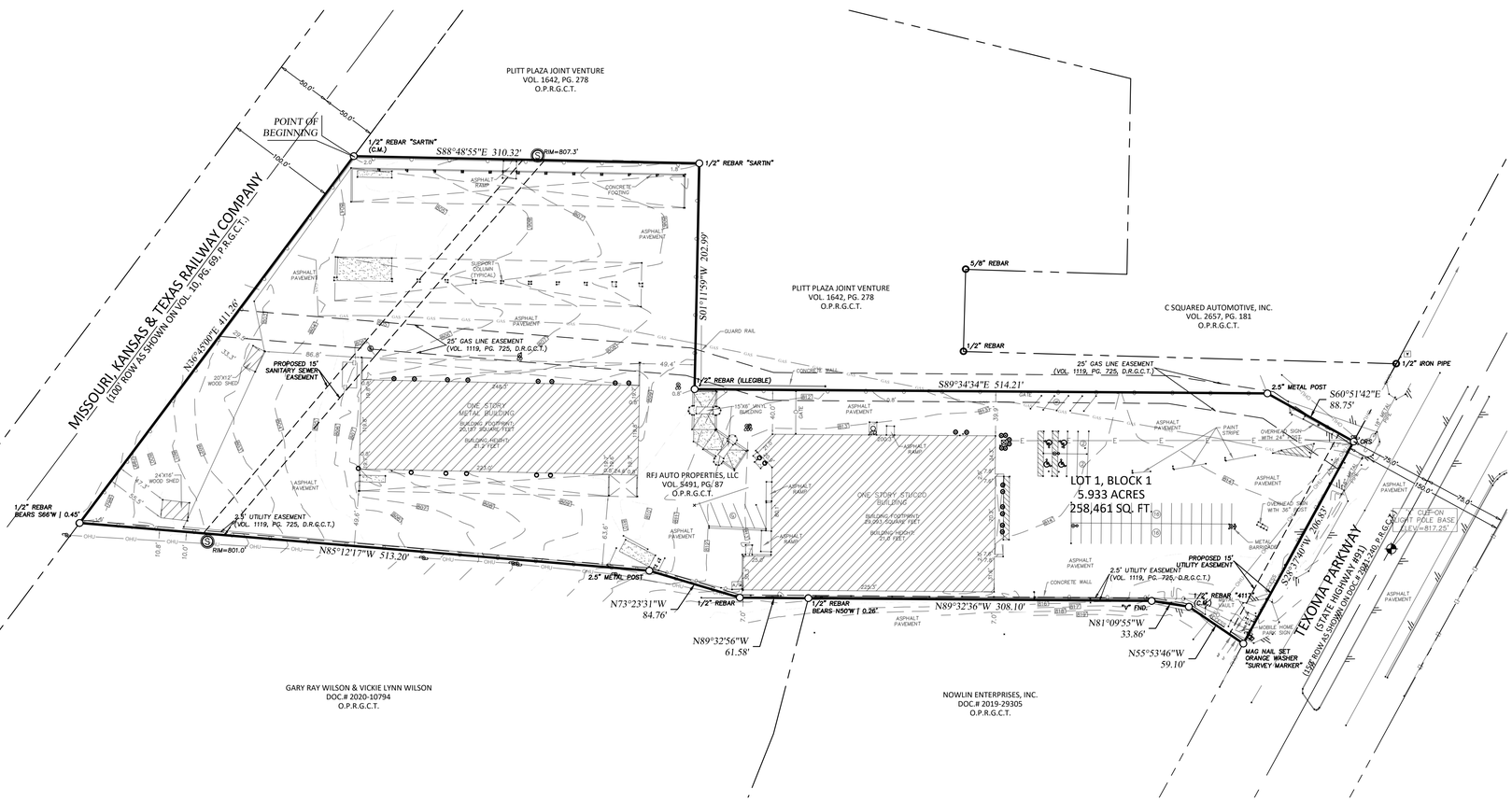

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CHAIRMAN, CITY OF SHERMAN
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TABLE OF REVISIONS

DATE	SUMMARY

TEXOMA HYUNDAI

SHERMAN, TEXAS

SHEET:

VO1

PRELIMINARY PLAT
LOT 1, BLOCK 1
TEXOMA HYUNDAI ADDITION

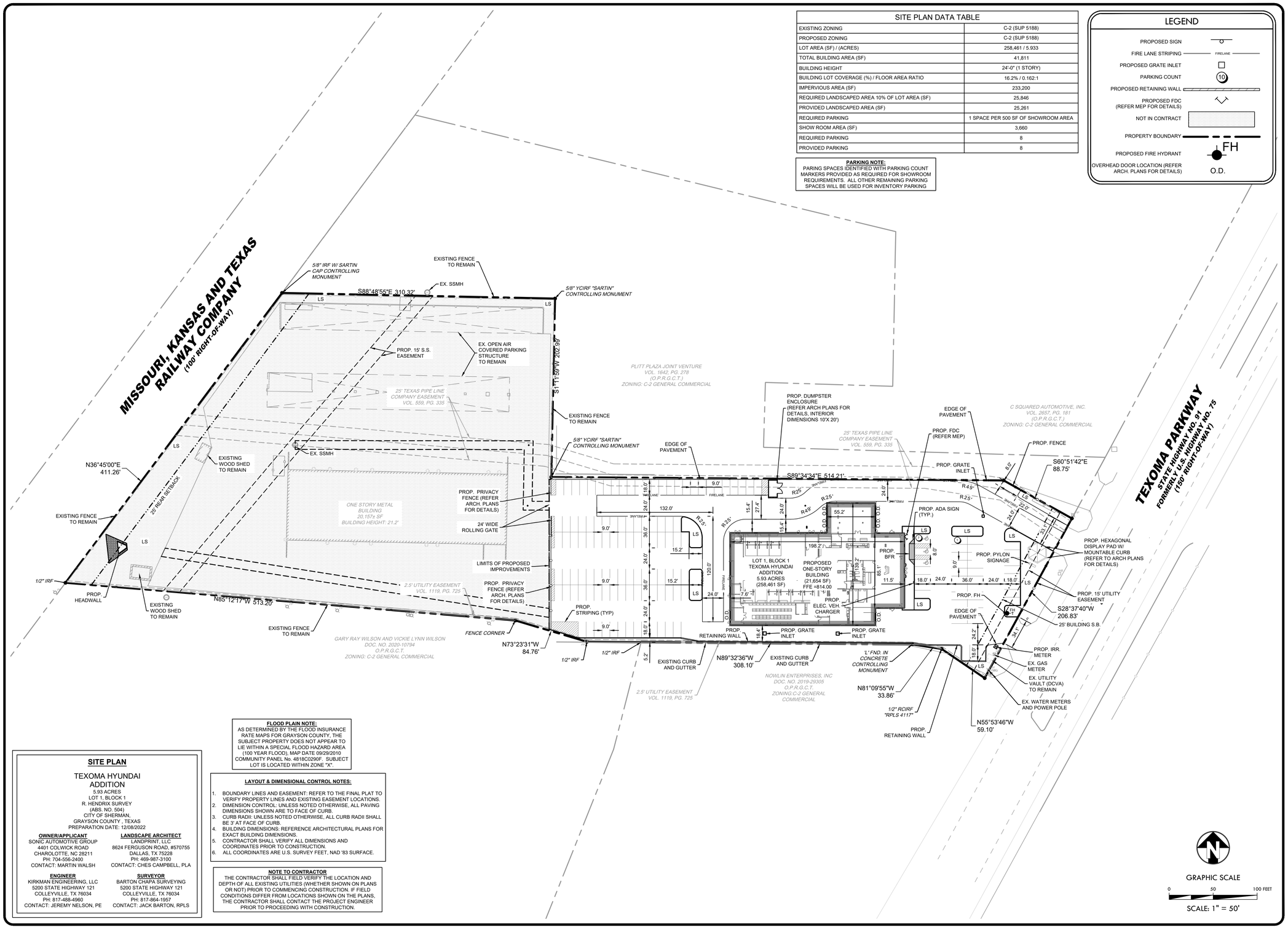
A TRACT SITUATED IN THE
R. HENDRIX SURVEY, ABSTRACT #504
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARED DECEMBER, 2022

SITE PLAN DATA TABLE	
EXISTING ZONING	C-2 (SUP 5188)
PROPOSED ZONING	C-2 (SUP 5188)
LOT AREA (SF) / (ACRES)	258,461 / 5.933
TOTAL BUILDING AREA (SF)	41,811
BUILDING HEIGHT	24'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	16.2% / 0.162:1
IMPERVIOUS AREA (SF)	233,200
REQUIRED LANDSCAPED AREA 10% OF LOT AREA (SF)	25,846
PROVIDED LANDSCAPED AREA (SF)	25,261
REQUIRED PARKING	1 SPACE PER 500 SF OF SHOWROOM AREA
SHOW ROOM AREA (SF)	3,660
REQUIRED PARKING	8
PROVIDED PARKING	8

PARKING NOTE:
PARING SPACES IDENTIFIED WITH PARKING COUNT MARKERS PROVIDED AS REQUIRED FOR SHOWROOM REQUIREMENTS. ALL OTHER REMAINING PARKING SPACES WILL BE USED FOR INVENTORY PARKING

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING — FIRELANE
- PROPOSED GRATE INLET
- PARKING COUNT — 10
- PROPOSED RETAINING WALL
- PROPOSED FDC (REFER MEP FOR DETAILS)
- NOT IN CONTRACT
- PROPERTY BOUNDARY
- PROPOSED FIRE HYDRANT — FH
- OVERHEAD DOOR LOCATION (REFER ARCH. PLANS FOR DETAILS) — O.D.



FLOOD PLAIN NOTE:
AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR GRAYSON COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 09/29/2010 COMMUNITY PANEL No. 48181C0290F. SUBJECT LOT IS LOCATED WITHIN ZONE "X".

LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE PLAN

TEXOMA HYUNDAI ADDITION
5.93 ACRES
LOT 1, BLOCK 1
R. HENDRIX SURVEY
(ABS. NO. 504)
CITY OF SHERMAN,
GRAYSON COUNTY , TEXAS
PREPARATION DATE: 12/08/2022

OWNER/APPLICANT
SONIC AUTOMOTIVE GROUP
4401 COLWICK ROAD
CHAROLOTTE, NC 28211
PH: 704-556-2400
CONTACT: MARTIN WALSH

LANDSCAPE ARCHITECT
LANDPRINT, LLC
8624 FERGUSON ROAD, #570755
DALLAS, TX 75228
PH: 469-987-3100
CONTACT: CHES CAMPBELL, PLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: JEREMY NELSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

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:
JEREMY B. NELSON
P.E.# 138740
DATE: December 20, 2022

Sonic Automotive
4401 COLWICK ROAD
CHARLOTTE, NC 28211
704-556-2400

TEXOMA HYUNDAI
LOT 1, BLOCK 1,
TEXOMA HYUNDAI ADDITION
R. HENDRIX SURVEY
ABS. NO. 504
(5.933 AC)
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SAG22002
ISSUE DATE: 12/20/2022

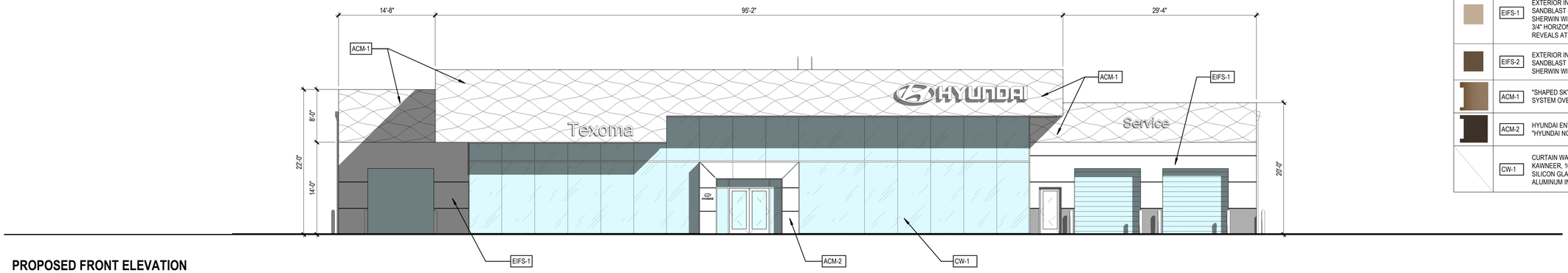
SITE PLAN

SHEET:
C3.0

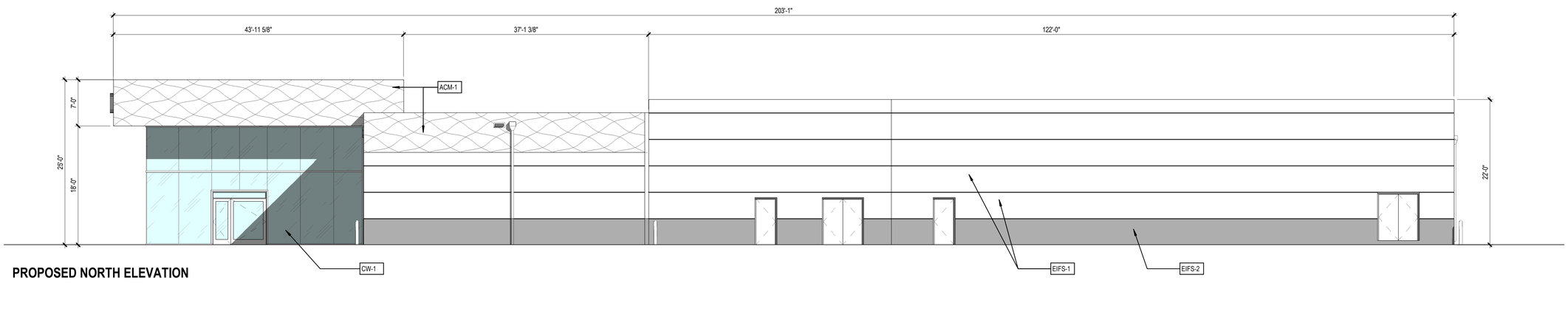
FILE PATH: K:\Jobs\SAG22002_Texoma Hyundai\Drawings\03 - Production\K:\Jobs\SAG22002_Texoma Hyundai\Drawings\03 - Production\C3.0 SITE PLAN_SAG22002
FILENAME: C3.0 SITE PLAN_SAG22002.dwg
PLOTTED BY: JEREMY NELSON
PLOTTED ON: 12/20/2022

Autodesk Docs://78610068 - Sonic Texoma Hyundai/78610068 - Sonic Texoma Hyundai - ARCH.rvt

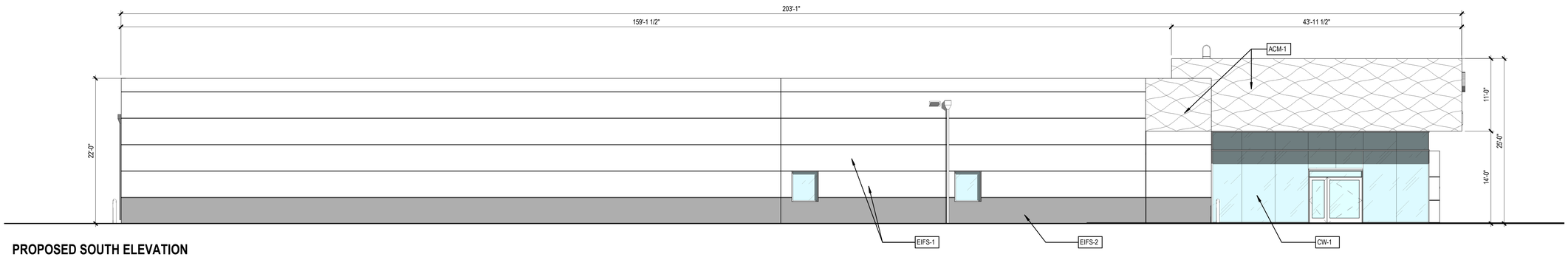
EXTERIOR FINISHES LEGEND		
	EIFS-1	EXTERIOR INSULATION FINISH SYSTEM, SANDBLAST FINISH, COLOR TO MATCH SHERWIN WILLIAMS 9111 "ANTLER VELVET" 3/4" HORIZONTAL V-GROOVE TYPE REVEALS AT 4'-0"
	EIFS-2	EXTERIOR INSULATION FINISH SYSTEM, SANDBLAST FINISH, COLOR TO MATCH SHERWIN WILLIAMS 6104 "KAFFEE"
	ACM-1	"SHAPED SKY" ACM PANEL RAIN SCREEN SYSTEM OVER BLACK ACM PANEL BASE
	ACM-2	HYUNDAI ENTRY ELEMENT ACM PANEL "HYUNDAI NORTH AMERICA BRONZE"
	CW-1	CURTAIN WALL GLAZING SYSTEM KAWNEER, 1600 SS 7 1/2" STRUCTURAL SILICON GLAZED WITH ANODIZED ALUMINUM INTERIOR MULLIONS



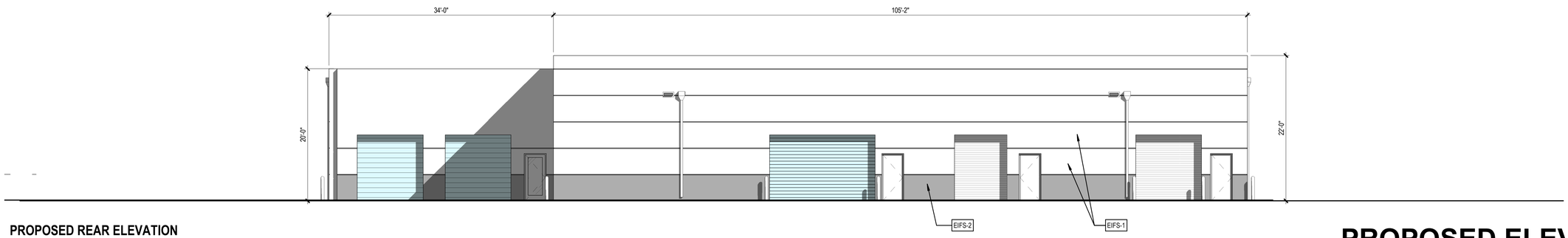
PROPOSED FRONT ELEVATION



PROPOSED NORTH ELEVATION

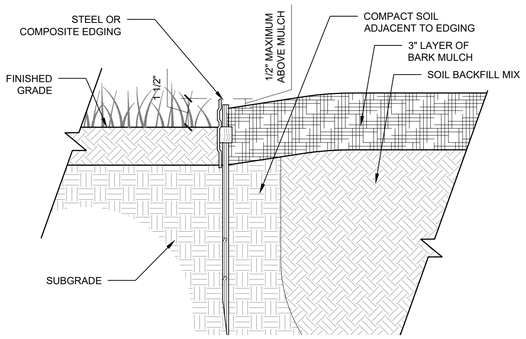


PROPOSED SOUTH ELEVATION



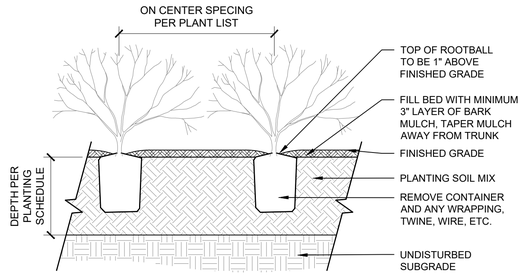
PROPOSED REAR ELEVATION

PROPOSED ELEVATIONS



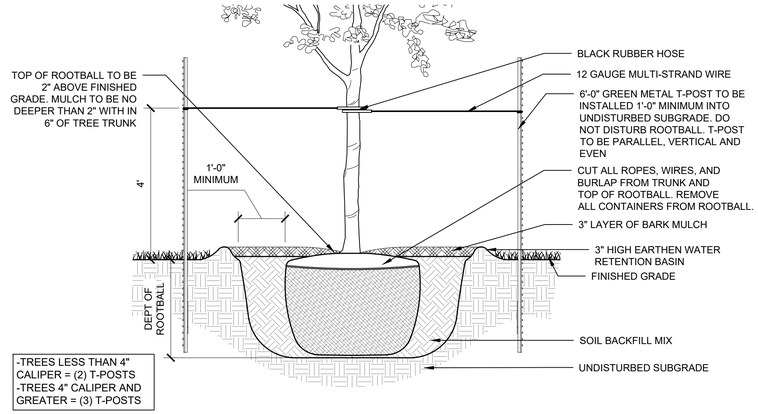
4 STEEL EDGE

SECTION SCALE: 3"=1'-0"



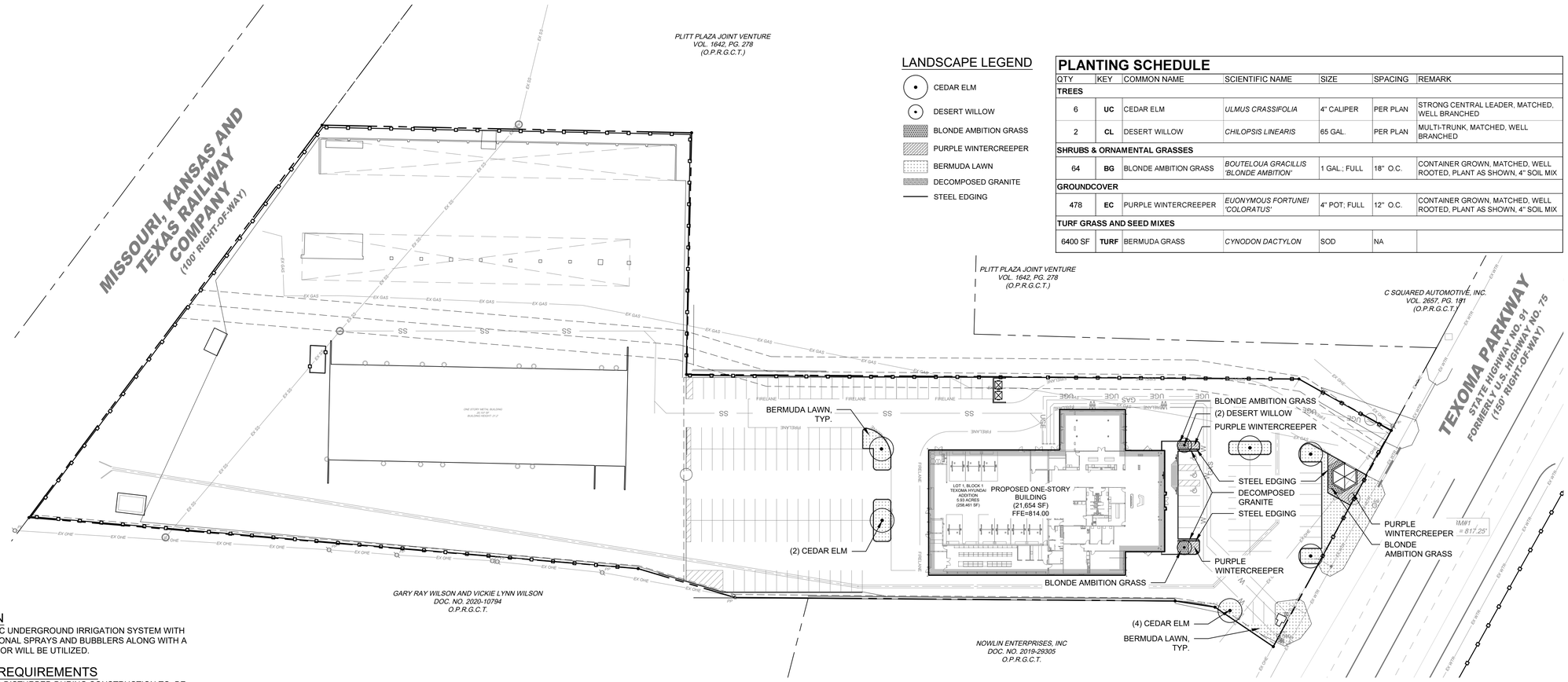
3 SHRUB PLANTING

SECTION SCALE: 3/8"=1'-0"



2 TREE PLANTING

SECTION SCALE: 1/2"=1'-0"



1 LANDSCAPE PLAN

PLAN

0' 25' 50' 100' SCALE: 1"=50' NORTH

LANDSCAPE LEGEND

- CEDAR ELM
- DESERT WILLOW
- BLONDE AMBITION GRASS
- PURPLE WINTERCREEPER
- BERMUDA LAWN
- DECOMPOSED GRANITE
- STEEL EDGING

PLANTING SCHEDULE

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARK
TREES						
6	**UC**	CEDAR ELM	*ULMUS CRASSIFOLIA*	4" CALIPER	PER PLAN	STRONG CENTRAL LEADER, MATCHED, WELL BRANCHED
2	**CL**	DESERT WILLOW	*CHILOPSIS LINEARIS*	65 GAL.	PER PLAN	MULTI-TRUNK, MATCHED, WELL BRANCHED
SHRUBS & ORNAMENTAL GRASSES						
64	**BG**	BLONDE AMBITION GRASS	*BOUTELOUA GRACILLIS 'BLONDE AMBITION'*	1 GAL.; FULL	18" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 4" SOIL MIX
GROUNDCOVER						
478	**EC**	PURPLE WINTERCREEPER	*EUONYMOUS FORTUNEI 'COLORATUS'*	4" POT; FULL	12" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 4" SOIL MIX
TURF GRASS AND SEED MIXES						
6400 SF	**TURF**	BERMUDA GRASS	*CYNODON DACTYLON*	SOD	NA	

IRRIGATION

1. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH CONVENTIONAL SPRAYS AND BUBBLERS ALONG WITH A RAIN SENSOR WILL BE UTILIZED.

PLANTING REQUIREMENTS

1. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RE-ESTABLISHED AS NOTED ON PLANS. CEREAL RYEGRASS TO BE USED AS OVERSEED IF INSTALLING BETWEEN NOVEMBER AND FEBRUARY.

Landprint.

Landscape Architecture & Urban Design

8624 Ferguson Road, #570755
Dallas, Texas 75228
469.987.3100 www.landprint.la

Project

TEXOMA HYUNDAI

Sherman, TX

Kirkman Engineering

Project Number	KMEn_004
Drawn By	CC
Checked By	CC, XY
Issue Date	12-12-2022

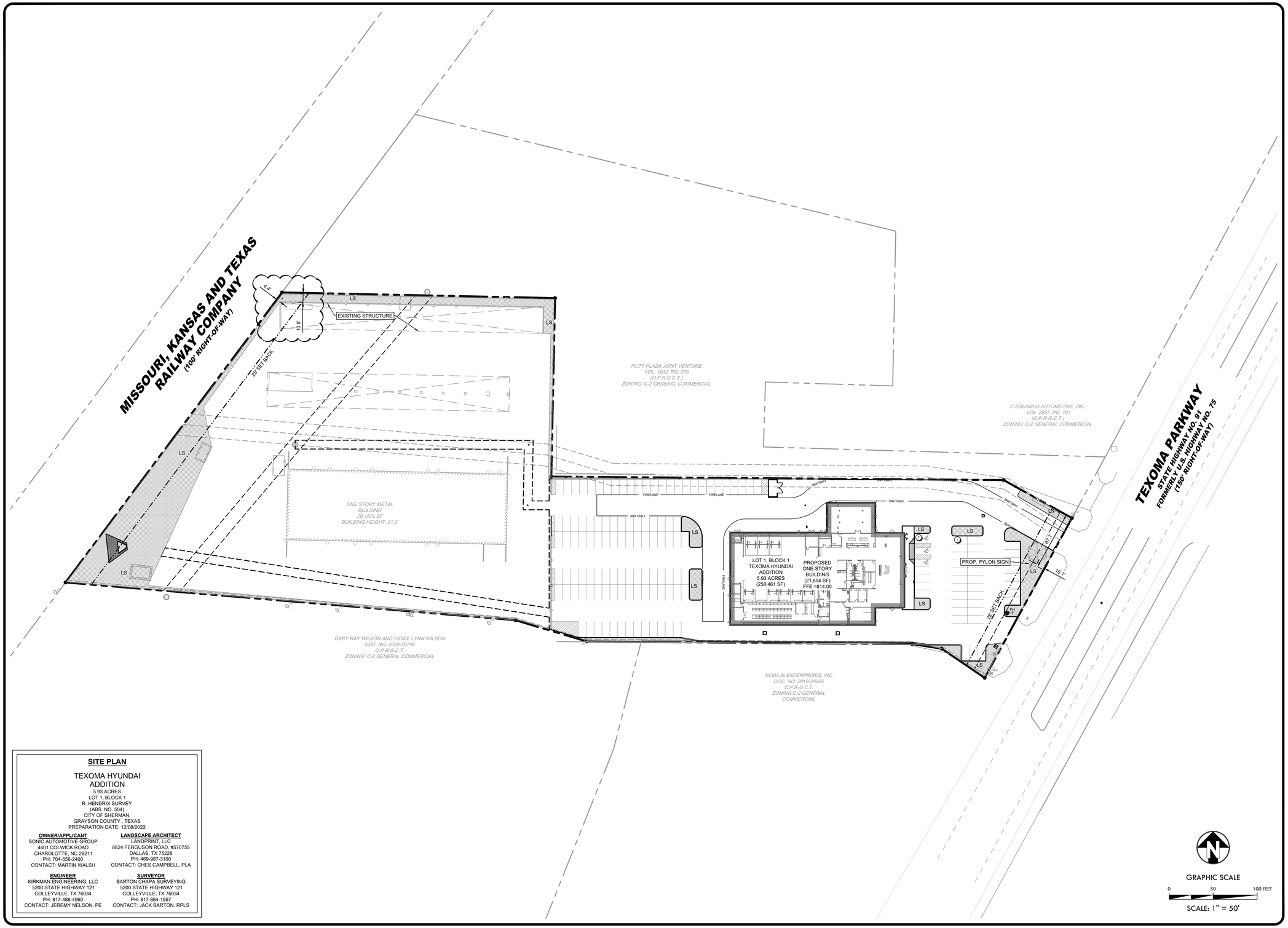
Revisions

Sheet Title

LANDSCAPE PLAN, PLANT LIST & DETAILS

Sheet Number

L1.1.01



SITE PLAN

TEXOMA HYUNDAI
ADDITION
5.93 ACRES
LOT 1, BLOCK 1
R. HENDRIX SURVEY
(ABS. NO. 504)
CITY OF SHERMAN,
GRAYSON COUNTY , TEXAS
PREPARATION DATE: 12/08/2022

OWNER/APPLICANT	LANDSCAPE ARCHITECT
SONIC AUTOMOTIVE GROUP	LANDPRINT, LLC
4401 COLWICK ROAD	8624 FERGUSON ROAD, #570755
CHAROLOTTE, NC 28211	DALLAS, TX 75228
PH: 704-556-2400	PH: 469-987-3100
CONTACT: MARTIN WALSH	CONTACT: CHES CAMPBELL, PLA

ENGINEER	SURVEYOR
KIRKMAN ENGINEERING, LLC	BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121	5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034	COLLEYVILLE, TX 76034
PH: 817-488-4960	PH: 817-864-1957
CONTACT: JEREMY NELSON, PE	CONTACT: JACK BARTON, RPLS

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:
JEREMY B. NELSON
P.E.# 138740
DATE: December 20, 2022

Sonic Automotive

4401 COLWICK ROAD
CHARLOTTE, NC 28211
704-556-2400

TEXOMA HYUNDAI

LOT 1, BLOCK 1,
TEXOMA HYUNDAI ADDITION
R. HENDRIX SURVEY
ABS. NO. 504
(5.933 AC)
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: SAG22002

ISSUE DATE: 12/20/2022

VARIANCE EXHIBIT

SHEET:
EXH1.0

FULL PATH: K:\Jobs\SAG2200_ Texoma Hyundai\Drawings\03 - Production\SAG22002_Texoma Hyundai\Drawings\03 - Production\C3.0 SITE PLAN_SAG22002

FILENAME: C3.0 SITE PLAN_SAG22002.dwg
PLOTTED BY: Jeremy Nelson
PLOTTED DATE: 12/20/2022

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 3, 2023

RFJ Auto Properties, LLC
John E. Russ III
4401 Colwick Road
Charlotte, NC 28211

Sonic Automotive Group
4401 Colwick Road
Charlotte, NC 28211

Barton Chapa Surveying, LLC
5200 State Highway 121
Colleyville, TX 76034

Kirkman Engineering, LLC
Jeremy Nelson
5200 State Highway 121
Colleyville, TX 76034

Landprint Landscape Architecture
8624 Ferguson Road
Dallas, TX 75228

Dear Applicants,

The requests for a Public Hearing and Variance under Section 14.02.017 to allow a 10.5' side setback in lieu of the required 15' and a 4.4' rear setback in lieu of the required 25' for an existing structure in a C-2 (General Commercial) District; Public Hearing and Variance under Section 14.04.006(2)(a) to allow 9.77% of open landscaped area in a parking lot in lieu of the required 10% and 21% of the required landscaped area to be used as islands in lieu of the required 40% in a C-2 (General Commercial) District; Public Hearing and Specific Use Permit under Section 14.06.009 to allow Automobile Sales, new or used, in a C-2 (General Commercial) District; and Site Plan for Texoma Hyundai located at 2500 Texoma Parkway have been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 10, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and the regulations applicable to the C-2 (General commercial) District. (*Chapter 14, Sec. 14.02.017).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Off-street parking shall be prohibited from encroaching into the public right-of-way in any case. *(Chapter 14, Sec. 14.04.003(2)(a))*
4. Parking shall be provided for one space per 500 square feet of sales floor area. Required parking spaces shall be a minimum of 9' wide and 20' long. (*Chapter 14, Sec. 14.04.003(5)(a) and Sec. 14.04.003(c)(1)).*

5. Freight docks, service bays, loading docks, truck berths and heavy storage areas shall be screened from all abutting uses, except when the abutting use is determined to be of equal or greater intensity. The aforementioned areas shall be screened from all thoroughfares. *(Chapter 14, Sec. 14.02.017(4)(h))*
6. All non-conforming signs and/or billboards must be removed.
7. 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.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The granting of a Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (1)(a)(3))*
11. The approval of the Site Plan shall be effective for a period of (2) years from the date of approval and shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Specific Use Permit was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering – Site Plan

13. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
14. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
15. Encroachment Agreement approved by City Council required for existing buildings over Wastewater main prior to building permit being issued.
16. Encroachment Agreement approved by City Council required for proposed displays within to be platted Utility Easement prior to building permit being issued.
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

Engineering – Preliminary Plat

18. Plat layout does not meet City standard. Coordinate with Engineering Department for example of required plat layout prior to submitting Final Plat. Code of Ordinances Chapter 10.05, Section 6
19. Encroachment Agreement approved by City Council required for existing buildings over Wastewater main. Instrument information for Encroachment Agreement to be shown on Plat.
20. Encroachment Agreement approved by City Council required for proposed displays within to be platted Utility Easement. Instrument information for Encroachment Agreement to be shown on Plat.
21. Gas line lies outside of filed Gas Line Easement filed in Vol. 1119, Pg. 725, DRGCT. Engineering Department to be provided with filed Easement from Gas Company which properly centers over existing gas pipeline. Said Easement to be shown on plat. Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)
22. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Code of Ordinances Chapter 10.05, Section 6(A)(1)

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 3, 2023

RFJ Auto Properties, LLC
401 Willowcrest
Rockwall, TX 75032

Barton Chapa Surveying, LLC
5200 State Highway 121
Colleyville, TX 76034

Dear Applicants,

The request for approval of the Preliminary Plat of Texoma Hyundai Addition has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, January 10, 2023 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Plat layout does not meet City standard. Coordinate with Engineering Department for example of required plat layout prior to submitting Final Plat. *Code of Ordinances Chapter 10.05, Section 6*
2. Encroachment Agreement approved by City Council required for existing buildings over Wastewater main. Instrument information for Encroachment Agreement to be shown on Plat.
3. Encroachment Agreement approved by City Council required for proposed displays within to be platted Utility Easement. Instrument information for Encroachment Agreement to be shown on Plat.
4. Gas line lies outside of filed Gas Line Easement filed in Vol. 1119, Pg. 725, DRGCT. Engineering Department to be provided with filed Easement from Gas Company which properly centers over existing gas pipeline. Said Easement to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1)*

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

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

Respectfully,

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

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

Planning & Zoning Commission and Board of Adjustments **19.**

Meeting Date: 01/10/2023

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

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

Requested Action/Proposed Use:

101-201 BLOCKS EAST SHEPHERD ROAD AND 6601-6801 BLOCKS SOUTH HIGHWAY 75

The request of Badresh Trifdei, Prograce Shepherd LLC (Owner), Bohler Engineering (Engineer) and Nexmetro Communities (Surveyor) concerning the property located in the 101-201 Blocks East Shepherd Road and the 6601-6801 Blocks South Highway 75, being 54.311 acres in part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418, and located in the 75 & 82 Overlay District, as follows:

Planning and Zoning Commission

A. **Tract One** – Being 24.535 acres in part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418 – Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to a C-1 (Retail Business) District.
B. **Tract Two –** Being 29.776 acres in part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418 – Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to an MF-15 (Multi-Family Residential) District.
C. Site Plan for the Northeast corner of South Highway 75 and East Shepherd Road.

Background:

The property is located at 101-201 Blocks East Shepherd Road and the 6601-6801 Blocks South Highway 75 is located at the Northeast corner of Highway 75 and West Shephard Road, located in the 75 & 82 Overlay District and zoned R-6 (One Family Residential) District. The owner is requesting Zone Changes and Site Plan approval to allow a mixed use development consisting of commercial uses and residential uses.

Adjacent Zoning:

R-6 (One Family Residential) District
MF-30 (Multi-Family Residential) District
ETJ (Extra Territorial Jurisdiction)
C-1 (Retail Business) District

Origination:

Badresh Trifdei, Prograce Shepherd LLC (Owner)
Bohler Engineering (Engineer)
Nexmetro Communities (Surveyor)

Master Plan Designation:

Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.
Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Number of notices mailed:

6

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Future Land Use Map
Narrative
Survey
Site Plan - C1
Site Plan - MF-15
Elevations
Zoning Exhibit Tract 1 & 2
Legal Description - Tract 1
Legal Description - Tract 2
Staff Review Letter

---

dlagrone H:\ENGINEER\GIS\ArcGIS Pro Projects\Planning\Public Notification.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

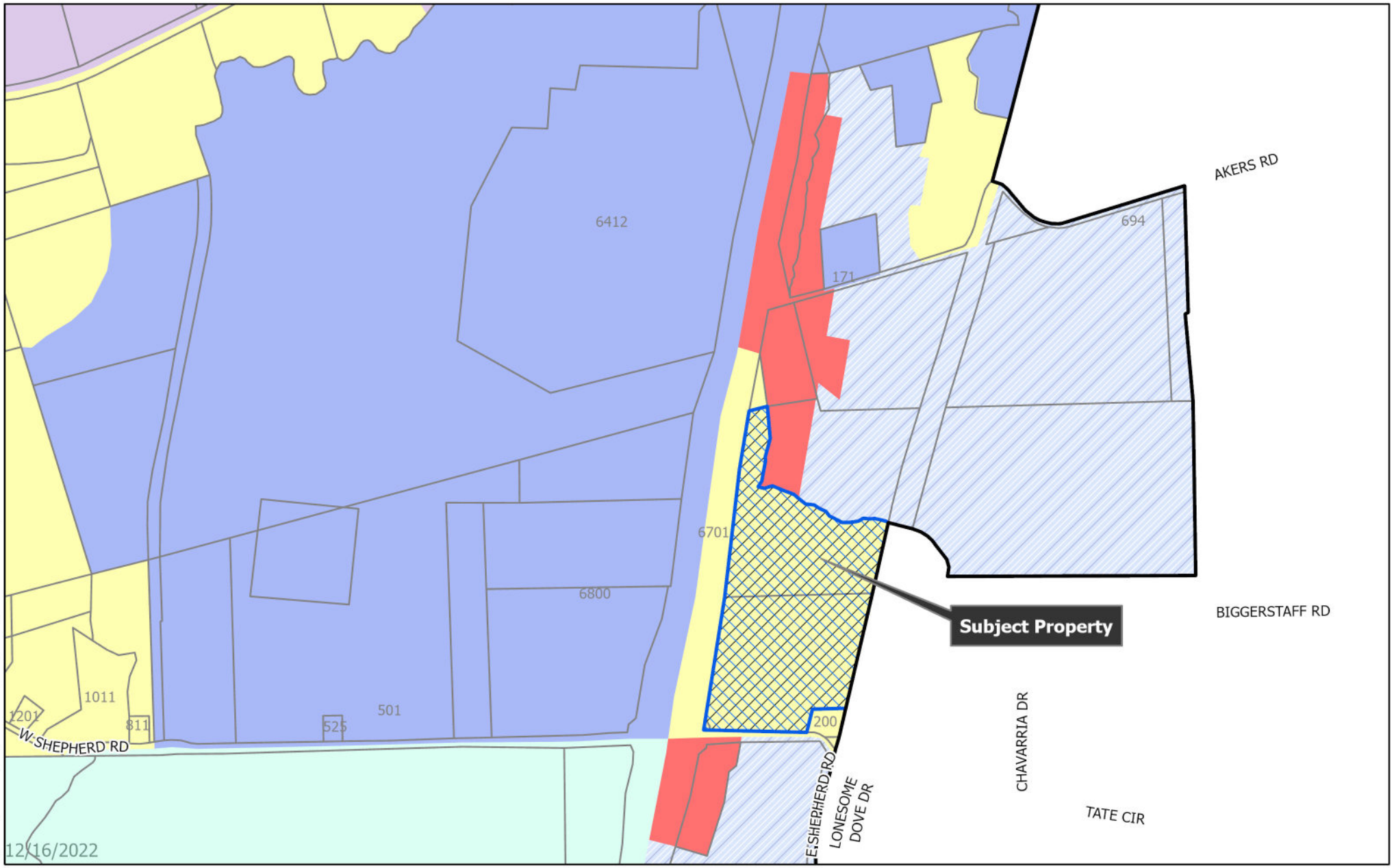
CITY OF SHERMAN

201 E Shepherd Dr

N
W E
S

Date: 12/16/2022 8:48 AM

Scale: 1:12,775



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

CITY OF SHERMAN
Zoning Location Map

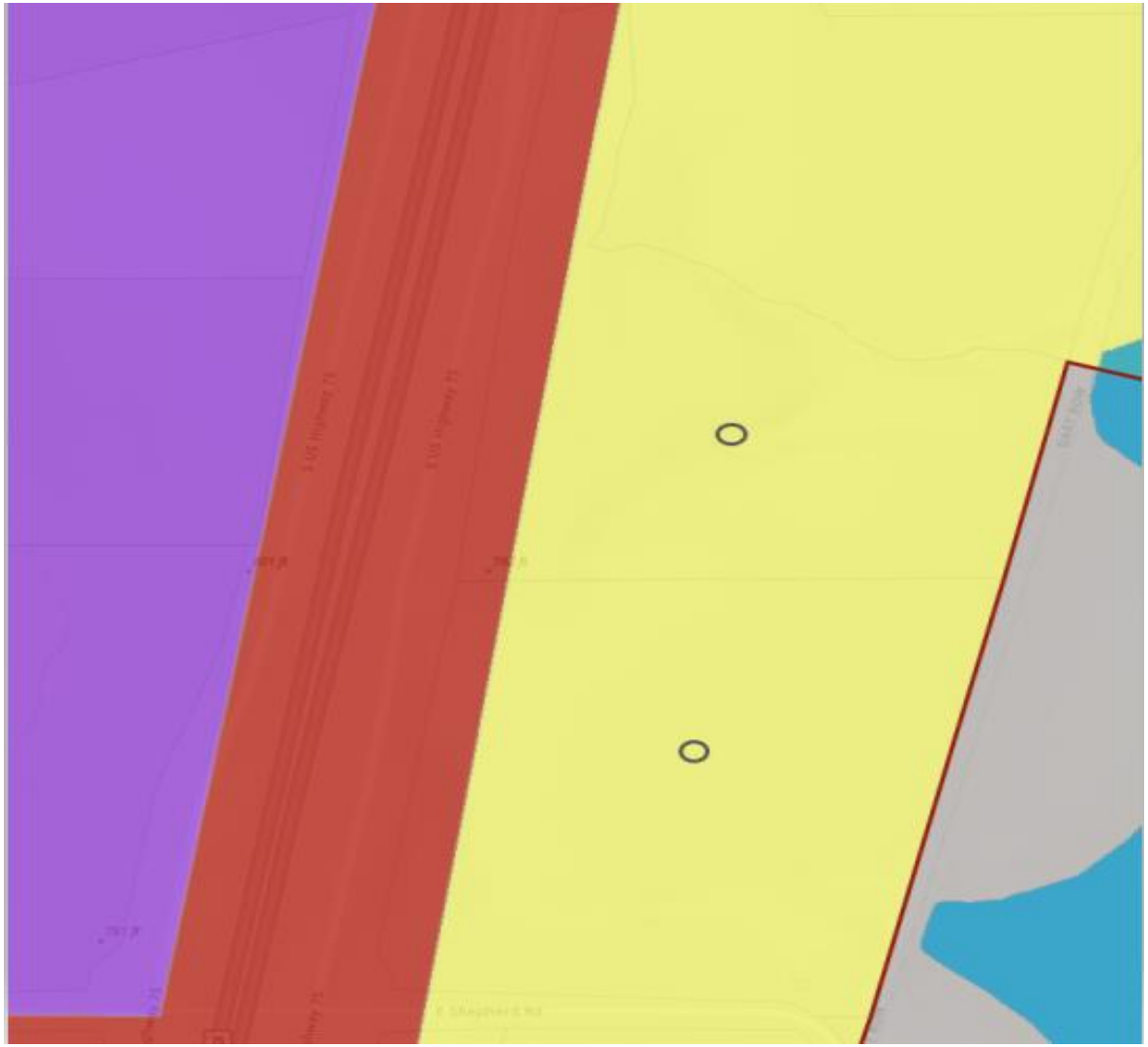
201 E Shepherd Dr

N
W E
S

Scale: 1:13,000

Date: 12/16/2022 8:48 AM

101-201 BLOCKS EAST SHEPHERD ROAD AND 6601-6801 BLOCKS SOUTH HIGHWAY 75



CITY OF SHERMAN
FUTURE LAND USE MAP
101-201 BLKS E SHEPHERD & 6601-6801 BLKS S HWY 75

- AGRICULTURE/RURAL
- COMMUNITY COMMERCIAL
- CORE NEIGHBORHOOD
- DOWNTOWN
- PARKS
- REGIONAL COMMERCIAL
- SUBURBAN NEIGHBORHOOD
- TECHNOLOGY HUB
- FLOODPLAIN & OPEN SPACE
- NTRA ZONING
- AIRPORT

SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

BOHLER

2600 Network Blvd. Suite 310
Frisco, TX 75034
469.458.7300

Project Narrative
For a
Zoning Change Application

Submitted on behalf of:
PROGRACE SHEPHERD, LLC
2504 Loftsmoor Lane
Plano, TX 75025
Mr. Bhadresh Trivedi
Bhadresh.trivedi@yahoo.com

Submitted to:

The City of Sherman, Texas
Development Services
220 W Mulberry
PO Box 1106
Sherman, TX 75091

December 15, 2022

Prograce Shepherd, LLC is pleased to submit this Project Narrative statement along with our application to The City of Sherman in support of a Zoning Change application. This application, if approved, will allow for the development of a mixed use development consisting of commercial uses and residential uses, on approximately 56 acres, located northeast of the intersection of Hwy 75 and W Shepherd Drive.

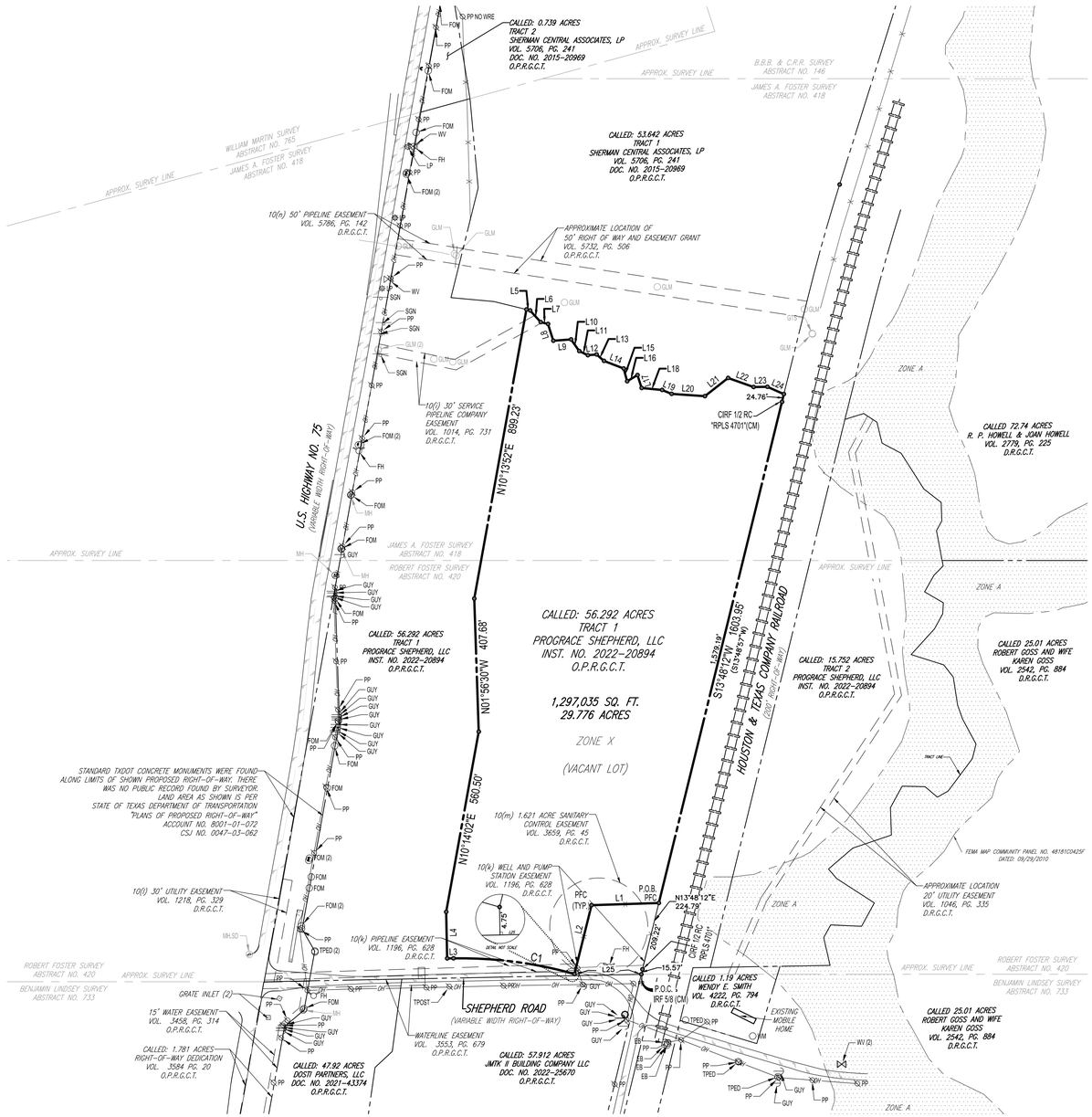
The project parcel is currently zoned R-1 One Family Residential. The proposed zoning districts consist of C-1 and MF-15, which closely aligns with either the current zoning districts and/or the adjacent zoning districts.

With an approved Zoning Compliance Plan, the 56 acre development will be host to a mixed variety of uses catering to Sherman residents. The commercial uses along US Hwy 75 will allow local businesses to capture business and offer desirable and sought highway commercial. The proposed low-density multifamily residential will offer the local workforce that drives Sherman with a quality residence. The Commercial is a good fit based on the proximity to Highway 75, and the low density multifamily abuts well against the adjacent railroad.

Our team strongly believes that the mixed use zoning changes sought offer a better balance of uses than the single family residential zoning allows for today. Our team believes that this variety of uses and businesses will allow the City of Sherman to continue to grow, while still maintaining the "Classic Town, Broad Horizon" vision. The entire development team looks forward to working with The City of Sherman to make this vision for the parcel a reality and respectfully request support of this Zoning Change Request.

Respectfully,

Mathias Haubert, P.E.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°05'24"W	206.17'
L2	S13°55'29"W	217.13'
L3	S88°52'39"W	19.35'
L4	N01°07'21"W	142.46'
L5	S76°15'15"E	11.76'
L6	S41°53'52"E	48.15'
L7	S75°58'40"E	23.30'
L8	S17°35'07"E	53.87'
L9	N85°55'06"E	54.53'
L10	S34°53'28"E	43.44'
L11	S64°34'38"E	29.25'
L12	N85°11'26"E	26.72'
L13	S48°49'12"E	29.92'
L14	S69°07'37"E	64.72'
L15	S15°25'17"E	40.53'

LINE TABLE		
NO.	BEARING	LENGTH
L16	N58°56'00"E	36.70'
L17	S17°44'22"E	41.80'
L18	S84°38'38"E	62.80'
L19	S67°26'38"E	31.38'
L20	S86°02'05"E	102.24'
L21	N51°56'33"E	90.54'
L22	S70°18'05"E	82.64'
L23	N89°03'33"E	42.48'
L24	S66°13'49"E	55.00'
L25	N88°51'34"E	204.62'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	374.93'	017°02'58"	1260.00'	188.86'	N82°35'52"W	373.55'

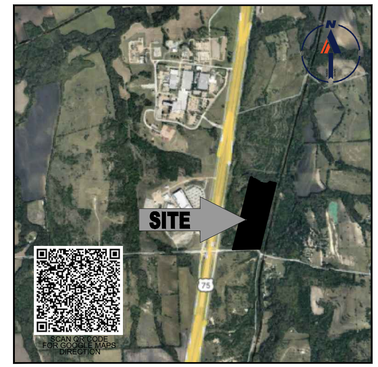
LEGEND

P.O.B.	POINT OF BEGINNING	DOC. NO.	DOCUMENT NUMBER	-OH-	OVERHEAD ELECTRIC LINE
P.O.C.	POINT OF COMMENCING	SQ. FT.	SQUARE FEET	FOM	FIBER OPTIC MARKER
PFC	POINT FOR CORNER	VOL. PG.	VOLUME PAGE	SGN	SIGN
IRF	IRON ROD FOUND	( )	ORIGINAL BOUNDARY CALL	PP	POWER POLE
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"	(CM)	CONTROLLING MONUMENT	CCAB	COMMUNICATION CABINET
BMON	TXDOT MONUMENT FOUND	HHE	HAND HOLE ELECTRIC		SANITARY SEWER MANHOLE
CIRS	CAPPED IRON ROD SET "BOHLER ENG."	HHC	HAND HOLE COMMUNICATION		STORM SEWER MANHOLE
PKF	PK NAIL FOUND	ICV	IRRIGATION VALVE	CATV	CABLE TV PULL BOX
SPINS	COTTON SPINDLE SET	SO	STUB OUT PIPE	WV	WATER VALVE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	TMH	TELEPHONE MANHOLE	HHE	HAND HOLE ELECTRIC
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	-x-	EXISTING FENCE LINE	FH	FIRE HYDRANT
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS			TPED	TELEPHONE PEDESTAL
CAB. PG.	CABINET PAGE				

LP	LIGHT POLE		
GA	GUIDE ANCHOR		
EM	ELECTRIC METER		
GTS	GAS TEST STATION		
EMH	ELECTRIC MANHOLE		
GLM	GAS LINE MARKER		
WM	WATER METER		
	ASPHALT PAVEMENT		
EB	ECLECTIC BOX		
MH	MANHOLE		
WM	WATER METER		

200 100 50 0 200

1"= 200'



LOCATION MAP

SCALE: N.T.S.

LEGAL DESCRIPTION:

BEING a tract of land situated in the City of Sherman, Grayson County, Texas, being a part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418, being part of a called 56.292 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to Prograce Shepherd, LLC, recorded in Instrument No. 2022-20894, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.) and being more particularly described as follows:

COMMENCING at a five-eights inch iron rod found southeast corner of said 56.292 acre tract of land and the northeast corner of a called 57.912 acre tract of land described in in Special Warranty Deed to JMTK II Building Company LLC, recorded in Document No. 2022-25670, O.P.R.G.C.T.;

THENCE North 13 degrees 48 minutes 12 seconds East, passing a distance of 15.57 feet to a one-half inch iron rod with red plastic cap stamped "RPLS 4701" found and continuing a total distance of 224.79 feet to a point for corner being the **POINT OF BEGINNING**;

THENCE over and across said 56.292 acre tract of land, the following course and distances:

South 88 degrees 05 minutes 24 seconds West, a distance of 206.17 feet to a point for corner;

South 13 degrees 55 minutes 29 seconds West, a distance of 217.13 feet to a point for corner, said point being at the beginning of a non-tangent curve to the left and is near the centerline of Shepherd Road (variable width right-of-way);

In a northwesterly direction, a distance of 374.93 feet, having a central angle of 17 degrees 02 minutes 58 seconds, a radius of 1,260.00 feet whose chord bears North 82 degrees 35 minutes 52 seconds West a distance of 373.55 feet to a point for corner;

South 88 degrees 52 minutes 39 seconds West, a distance of 19.35 feet to a point for corner;

North 01 degrees 07 minutes 21 seconds West, a distance of 142.46 feet to a point for corner;

North 10 degrees 14 minutes 02 seconds East, a distance of 560.50 feet to a point for corner;

North 01 degrees 56 minutes 30 seconds West, a distance of 407.68 feet to a point for corner;

North 10 degrees 13 minutes 52 seconds East, a distance of 899.23 feet to a point for corner, said point being in the north line of said 56.292 acre tract of land and south line of a called 53.642 acre tract of land described as tract 1 in a Special Warranty Deed to Sherman Central Associates, LP., recorded in Volume 5706, Page 241, D.R.G.C.T. and being in or near the centerline of a creek;

THENCE along the north line of 56.292 acre tract of land, the south line of said 53.642 acre tract of land and the centerline of said creek, the following courses and distances:

South 76 degrees 15 minutes 15 seconds East, a distance of 11.76 feet to a point for corner;

South 41 degrees 53 minutes 52 seconds East, a distance of 48.15 feet to a point for corner;

South 75 degrees 58 minutes 40 seconds East, a distance of 23.30 feet to a point for corner;

South 17 degrees 35 minutes 07 seconds East, a distance of 53.87 feet to a point for corner;

North 85 degrees 55 minutes 06 seconds East, a distance of 54.53 feet to a point for corner;

South 34 degrees 53 minutes 28 seconds East, a distance of 43.44 feet to a point for corner;

South 64 degrees 34 minutes 38 seconds East, a distance of 29.25 feet to a point for corner;

North 85 degrees 11 minutes 26 seconds East, a distance of 26.72 feet to a point for corner;

South 48 degrees 49 minutes 12 seconds East, a distance of 29.92 feet to a point for corner;

South 69 degrees 07 minutes 37 seconds East, a distance of 64.72 feet to a point for corner;

South 15 degrees 25 minutes 17 seconds East, a distance of 40.53 feet to a point for corner;

North 58 degrees 56 minutes 00 seconds East, a distance of 36.70 feet to a point for corner;

South 17 degrees 44 minutes 22 seconds East, a distance of 41.80 feet to a point for corner;

South 84 degrees 38 minutes 38 seconds East, a distance of 62.80 feet to a point for corner;

South 67 degrees 26 minutes 38 seconds East, a distance of 31.38 feet to a point for corner;

South 86 degrees 02 minutes 05 seconds East, a distance of 102.24 feet to a point for corner;

North 51 degrees 56 minutes 33 seconds East, a distance of 90.54 feet to a point for corner;

South 70 degrees 18 minutes 05 seconds East, a distance of 82.64 feet to a point for corner;

North 89 degrees 03 minutes 33 seconds East, a distance of 42.48 feet to a point for corner;

South 66 degrees 13 minutes 49 seconds East, a distance of 55.00 feet to a point for corner at the northeast corner of said 56.292 acre tract of land and the southeast corner of said 53.642 acre tract of land, said point being in the west right-of-way line of Houston and Texas Central Railroad (200' width Right-of-Way);

THENCE South 13 degrees 48 minutes 12 seconds West, passing at a distance of 24.76 feet a one-half inch iron rod with red plastic cap stamped "RPLS 4701" found for a witness corner and continuing a total distance of 1,603.95 feet to the **POINT OF BEGINNING** and containing 1,297,035 square feet or 29.776 acres of land

EASEMENT NOTES:

Reference: Fidelity National Title Insurance Company, dated effective July 14, 2022 and issued July 22, 2022 under GF No. 22-692010-DB.

Schedule B:

10(i) Easement to Service Pipe Line Company, a Maine corporation recorded in Volume 1014, Page 731, Real Property Records, Grayson County, Texas is located on the subject tract as shown hereon.

10(j) This tract of land is part of that tract of land described in Warranty Deed recorded in Volume 1036, Page 242, Real Property Records, Grayson County, Texas.

10(k) Easement Agreement by and between the City of Sherman, Texas and Texas Instruments Incorporated, a Delaware corporation recorded in volume 1196, Page 628, Real Property Records, Grayson County, Texas is located on the subject tract as shown hereon.

10(l) Easement to City of Sherman, Texas recorded in Volume 1218, Page 329, Real Property Records, Grayson County, Texas is not located on the subject tract as shown hereon.

10(m) Easement to City of Sherman recorded in Volume 3659, Page 45, Real Property Records, Grayson County, Texas is located on the subject tract as shown hereon.

10(n) Memorandum of Pipeline Easement and Right of Way Agreement by and between Texas Instruments Incorporated, a Delaware Corporation and Plains Pipeline, L.P. recorded in Volume 5786, Page 142, Real Property Records, Grayson County, Texas is not located on the subject tract as shown hereon.

10(o) This tract of land is part of that tract of land described in Warranty Deed recorded in Clerk's File No. 2020-34628, Official Records, Grayson County, Texas.

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEOID12A.

2. According to Community Panel No. 48181C0425F, dated September 29, 2010 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. Although the site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

3. The zoning of the subject tract 1 is One Family Residential District (R-1), according to City of Sherman Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.

4. Location of all underground utilities are approximate, source information from record documents listed in title commitment from Fidelity National Title Insurance Company, dated effective July 14, 2022 and issued July 22, 2022 under GF No. 22-692010-DB has been combined with observed evidence of utilities at the time of this survey to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

5. Property has direct access to Shepherd Drive (a variable width right-of-way) at its southeasterly corner.

6. The subject property has no visible signs of recent earth work, building construction, or building additions.

7. There were no changes to the street right-of-way, evidence of sidewalk construction or repairs were observed in the process of conducting the fieldwork.

8. This survey has been prepared for the sole purpose of the transaction described in the referenced title commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.

9. There were no clearly identifiable parking areas, lots or parking structures identified in the process of conducting the fieldwork.

TO: PROGRACE SHEPHERD, LLC., NEXMETRO ACQUISITIONS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND CAPITAL TITLE OF TEXAS, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11(a), 11(b), 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 23, 2022.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

AARON S. ANDREE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6920

DECEMBER 14, 2022

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

No.	DESCRIPTION OF REVISION	BY:	DATE

ALTA/NSPS LAND TITLE SURVEY

NEXmetro Communities

2221 LAKESIDE BLVD., SUITE 1210
RICHARDSON, TEXAS 75082
434-851-7374

BOHLER™

2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220083.01	12/14/22	09/23/22	DK	CRC	ASA	ASA	1" = 200'	1 OF 1

BOHLER ENGINEERING - ALL RIGHTS RESERVED
NO COPIES OR REPRODUCTIONS OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, MAY BE MADE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. IS PROHIBITED

CALLED: 53.642 ACRES
TRACT 1
SHERMAN CENTRAL
ASSOCIATES, LP
VOL. 5706, PG. 241
DOC. NO. 2015-20969
O.P.R.G.C.T.
ZONING: C-1/R-2

U.S. HIGHWAY NO. 75
(VARIABLE WIDTH R.O.W. - 55 M.P.H. SPEED LIMIT)

SHEPHERD ROAD
(VARIABLE WIDTH R.O.W. - 35 M.P.H. SPEED LIMIT)

SOUTH PACIFIC RAILROAD
(100' R.O.W.)

HOUSTON & TEXAS COMPANY RAILROAD
(200' R.O.W.)

PROP HOTEL
70'x200'
100 ROOMS
±2AC LOT

PROP RETAIL
28,000 SF

PROP RETAIL
13,054 SF

QSR
SF: 3,000

QSR
SF: 1,500

Detention

Open Space

Leasing Center

Pool

Grill

Event Lawn

Dog Park

Gate

Call Box

Main Entry

LOT 3: ±1.2 AC

CALLED: 56.292
TRACT 2
KIM W. YANG AND SPOUSE
SUE S. YANG
INST. NO 2020-34628
O.P.R.G.C.T.

TRACT 2
686,446 SQ. FT.
15.759 ACRES

ZONE X

(VACANT LOT)

CALLED 1.19 ACRES
WENDY E. SMITH
VOL. 4222, PG. 794
D.R.G.C.T.

EXISTING MOBILE HOME

S01°56'58"E 409.00'
(N10°13'32"E 2705.04')

N10°13'24"E 2704.65'

S10°13'34"W 644.77'

S13°48'12"W 1828.74'
(S13°48'57"W 1813.33')

(N13°46'57"E 1727.64')

S29°44'24"E 77.98'

S10°11'33"W 92.61'

S89°05'26"W 53.04'

(S89°01'54"W 366.77')

213.58'

138.77'

60' R.O.W. DEDICATION

(S88°06'55"W 1158.96')

S88°51'34"W 1155.00'

P.O.B. PKF(CM)

1/2 IRF(CM)

CIRF

CIRF W/ RED CAPPED "RPLS 4701" (CM)

IRF

IRF 5/8 (CM)

BM #2

BMON

EX. FO MARKER

EX. FH

EX. GM

EX. WV

EX. SIGN (TYP.)

EX. POWER POLE (TYP.)

EX. UNKNOWN MH

EX. GRATE INLET

EX. STM INLET

EX. TELE PEDESTAL (2)

EX. FENCE

EX. 24" METAL PIPE FL=735.49'

EX. RCB 3'x3' HEADWALL FL= 746.59'

EX. 24" RCP HEADWALL FL= 761.14'

EX. 36" CMP FL=701.32'

EX. 18" RCP HEADWALL FL=706.70'

EX. CMP 15" FL=729.62'

CMP 15" FL=728.97'

EX. FH

EX. WM

EX. ELEC BOX (4)

EX. TELE PEDESTAL

EX. FENCE (TYP.)

10(k) 30' UTILITY EASEMENT
VOL. 1218, PG. 329
D.R.G.C.T.

10(j) PIPELINE EASEMENT
VOL. 1196, PG. 628
D.R.G.C.T.

10(j) WELL AND PUMP STATION EASEMENT
VOL. 1196, PG. 628
D.R.G.C.T.

10(j) APPROXIMATE LOCATION 20' UTILITY EASEMENT
VOL. 1046, PG. 335
D.R.G.C.T.

10(j) 1.621 ACRE SANITARY CONTROL EASEMENT
VOL. 3659, PG. 5
D.R.G.C.T.

10(m) 50' PIPELINE EASEMENT
VOL. 5786, PG. 142
D.R.G.C.T.

APPROXIMATE LOCATION OF 50' RIGHT OF WAY AND EASEMENT GRANT
VOL. 5732, PG. 506
O.P.R.G.C.T.

WATERLINE EASEMENT
VOL. 3553, PG. 679
O.P.R.G.C.T.

15' WATER EASEMENT
VOL. 3458, PG. 314
O.P.R.G.C.T.

CALLED: 105.837 ACRES
DOSTI PARTNERS, LLC
DOC. NO. 2021-43374
O.P.R.G.C.T.
ZONING: C-1/R-2

STANDARD TXDOT CONCRETE MONUMENTS WERE FOUND AT THE LIMITS OF SHOWN PROPOSED RIGHT-OF-WAY. THERE WAS NO PUBLIC RECORD FOUND BY SURVEYOR. LAND AREA AS SHOWN IS PER STATE OF TEXAS DEPARTMENT OF TRANSPORTATION "PLANS OF PROPOSED RIGHT-OF-WAY" ACCOUNT NO. 8001-01-072 CSJ NO. 0047-03-062

100 50 25 0 100
1"= 100'

LEGEND

	PROPERTY LINE
	CURB
FL FL FL	FIRE LANE MARKING
	FIRE LANE

NOTE:

1. PARKING SHALL MEET STANDARD OF CITY OF SHERMAN UDO.
2. FIRE LANES SHALL MEET CITY OF SHERMAN STANDARDS.
3. BUILDING DESIGN REQUIREMENTS SHALL BE MET PER ORDINANCE.

LAND USE AND ZONING INFORMATION AND NOTES:

APPLICANT: PROGRACE SHEPHERD, LLC

OWNER: PROGRACE SHEPHERD, LLC

PARCEL ID: 127597
HIGHWAY 75
SHERMAN
GRAYSON COUNTY, TEXAS

TOTAL SITE ACREAGE: 52.7 AC
C-2: 22.9 AC (± 997524 SF) M-15: 29.8 AC (± 1298088 SF)
ZONING:
EXISTING: R-1 AND O-1 OVERLAY DISTRICT (500' ON EITHER SIDE OF ROW WITH HIGHWAY 75)
PROPOSED: C-2, M-15
USE:
EXISTING: VACANT
PROPOSED: COMMERCIAL, MULTI-FAMILY

BULK REQUIREMENTS:
ZONING: M-15

MIN LOT AREA	5,000 SF
MIN LOT FRONTAGE	N/A
MIN. BUILIDNG SETBACK	
FRONT SETBACK	15'
SIDE SETBACK (RESIDENTIAL)	-
SINE ONE (SUM OF BOTH)	-
REAR SETBACK (RESIDENTIAL)	10'
HIGHWAY CORRIDOR OVERLAY REQUIREMENTS	
FROM HIGHWAY ROW OR 25' PLUS HEIGH OF BLDG. WHICHEVER IS GREATER	40'
FROM INTERSECTING STREETS	15'
REAR AND SIDE (NON-STREET)	5'
PARKING REQUIREMENTS	
PARKING REQUIRED PROPOSED OFFICE - 6 BUILDINGS @ 24,000 SF (144,000 SF TOTAL) (1 / 400 SF OFFICE) = 25 PARKING SPACES EACH (150 TOTAL) (1/1,000 SF WAREHOUSE) = 14 PARKING SPACES EACH (84 TOTAL) LIGHT INDUSTRIAL +/-240,000 SF (1 SP / 1000 SF) = 240 PARKING SPACES STORAGE FACILITY +/-77,000 SF (1 SP / 1000 SF) = 77 PARKING SPACES	551 SPACES
PARKING PROVIDED	694 SPACES
GROSS FLOOR AREA	1.5 X LOT AREA
MAX. FAR	1.5
MAX. BUILDABLE AREA	75%
MAX. BUILDING HEIGHT	100'

H:\2022\TXA220083.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220083.00 - SITE - C1 ----->LAYOUT: SITE PLAN

BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone:(469) 458-7300
TX@BOHLERENG.COM

PROP. C-1 SITE PLAN

12/14/2022 | DJC/JRB | TXA220083.00 | CPTA-1

SHERMAN, TX 75090 | CPTA-1

100 50 25 0 100
1"= 100'

CALLED: 53.642 ACRES
TRACT 1
SHERMAN CENTRAL
ASSOCIATES, LP
VOL. 5706, PG. 241
DOC. NO. 2015-20969
O.P.R.G.C.T.
ZONING: C-1/R-2

U.S. HIGHWAY NO. 75
(VARIABLE WIDTH R.O.W. - 55 M.P.H. SPEED LIMIT)

SHEPHERD ROAD
(VARIABLE WIDTH R.O.W. - 35 M.P.H. SPEED LIMIT)

HOUSTON & TEXAS COMPANY RAILROAD
(200' R.O.W.)

SOUTH PACIFIC RAILROAD
(100' R.O.W.)

PROP HOTEL
70'x200'
100 ROOMS
±2AC LOT

PROP HOTEL
70'x200'
100 ROOMS
±2AC LOT

QSR
SF: 3,000

QSR
SF: 3,000

QSR
SF: 3,000

QSR
SF: 1,500

PROP RETAIL
28,000 SF

PROP RETAIL
13,054 SF

PROP RETAIL
13,051 SF

Detention

Open Space

Open Space

Dog Park

Leasing Center

Pool

Grill

Event Lawn

Call Box

Gate

Main Entry

LOT 3: ±1.2 AC

CALLED: 56.292
TRACT 2
KIM W. YANG AND SPOUSE
SUE S. YANG
INST. NO 2020-34628
O.P.R.G.C.T.

TRACT 2
686,446 SQ. FT.
15.759 ACRES

ZONE X

(VACANT LOT)

CALLED: 105.837 ACRES
DOSTI PARTNERS, LLC
DOC. NO. 2021-43374
O.P.R.G.C.T.
ZONING: C-1/R-2

CALLED 1.19 ACRES
WENDY E. SMITH
VOL. 4222, PG. 794
D.R.G.C.T.

EXISTING MOBILE HOME

APPROXIMATE LOCATION OF 50' RIGHT OF WAY AND EASEMENT GRANT VOL. 5732, PG. 506 O.P.R.G.C.T.

10(m) 50' PIPELINE EASEMENT VOL. 5786, PG. 142 D.R.G.C.T.

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10(j) PIPELINE EASEMENT VOL. 1196, PG. 628 D.R.G.C.T.

10(i) 1.621 ACRE SANITARY CONTROL EASEMENT VOL. 3659, PG. 5 D.R.G.C.T.

10(l) APPROXIMATE LOCATION 20' UTILITY EASEMENT VOL. 1046, PG. 335 D.R.G.C.T.

10(i) WELL AND PUMP STATION EASEMENT VOL. 1196, PG. 628 D.R.G.C.T.

60' R.O.W. DEDICATION

WATERLINE EASEMENT VOL. 3553, PG. 679 O.P.R.G.C.T.

15' WATER EASEMENT VOL. 3458, PG. 314 O.P.R.G.C.T.

STANDARD TXDOT CONCRETE MONUMENTS WERE FOUND AT LIMITS OF SHOWN PROPOSED RIGHT-OF-WAY. THERE WAS NO PUBLIC RECORD FOUND BY SURVEYOR. LAND AREA AS SHOWN IS PER STATE OF TEXAS DEPARTMENT OF TRANSPORTATION "PLANS OF PROPOSED RIGHT-OF-WAY" ACCOUNT NO. 8001-01-072 CSJ NO. 0047-03-062

N10°13'24"E 2704.65' (N10°13'21"E 2705.04')
S01°56'58"E 409.00'
S10°13'34"W 644.77'
S29°44'24"E 77.98'
S10°11'33"W 92.61'
P.O.B. PKF(CM)
138.77'
(S88°06'55"W 1158.96')
S88°51'34"W 1155.00'
S89°05'26"W 53.04'
213.58'
(S89°01'54" 366.77')
S13°48'57"W 1813.33'
S13°48'12"W 1828.74'
(N13°48'57"E 1727.64')

EX. FO MARKER
EX. FH
EX. GM
EX. WV
EX. SIGN (TYP.)
EX. POWER POLE (TYP.)
EX. UNKNOWN MH
EX. FENCE
EX. RCB 3'x3' HEADWALL FL= 746.59'
EX. 24" METAL PIPE FL=735.49'
EX. 24" RCP HEADWALL FL= 761.14'
EX. STM INLET
EX. GRATE INLET
EX. TELE PEDESTAL (2)
EX. 36" CMP FL=701.32'
EX. 18" RCP HEADWALL FL=706.70'
EX. CMP 15" FL=729.62'
CMP 15" FL=728.97'
EX. FH
IRF
IRF 5/8 (CM)
EX. BROKEN 24" RCP FL=717.24'
EX. SAN MH
EX. ELEC BOX (4)
EX. WM
EX. TELE PEDESTAL
BMON
CIRF
CIRF W/ RED CAPPED "RPLS 4701" (CM)
1/2 IRF(CM)
BM #2

LAND USE AND ZONING INFORMATION AND NOTES:

APPLICANT:	PROGRACE SHEPHERD, LLC
OWNER:	PROGRACE SHEPHERD, LLC
PARCEL ID:	127597 HIGHWAY 75 SHERMAN GRAYSON COUNTY, TEXAS

TOTAL SITE ACREAGE: 52.7 AC
C-2: 22.9 AC (± 997524 SF) M-15: 29.8 AC (± 1298088 SF)
ZONING:
EXISTING: R-1 AND O-1 OVERLAY DISTRICT (500' ON EITHER SIDE OF ROW WITH HIGHWAY 75)
PROPOSED: C-2, M-15
USE:
EXISTING: VACANT
PROPOSED: COMMERCIAL, MULTI-FAMILY

BULK REQUIREMENTS:

ZONING: M-15	
MIN LOT AREA	N/A
MIN LOT FRONTAGE	N/A
MIN. BUILIDNG SETBACK	
FRONT SETBACK	15'
SIDE SETBACK (RESIDENTIAL)	10' (15')
SINE ONE (SUM OF BOTH)	-
REAR SETBACK (RESIDENTIAL)	10'
HIGHWAY CORRIDOR OVERLAY REQUIREMENTS	
FROM HIGHWAY ROW OR 25' PLUS HEIGH OF BLDG. WHICHEVER IS GREATER	40'
FROM INTERSECTING STREETS	15'
REAR AND SIDE (NON-STREET)	5'

PARKING REQUIREMENTS

PARKING REQUIRED PROPOSED OFFICE - 6 BUILDINGS @ 24,000 SF (144,000 SF TOTAL) (1 / 400 SF OFFICE) = 25 PARKING SPACES EACH (150 TOTAL) (1/1,000 SF WAREHOUSE) = 14 PARKING SPACES EACH (84 TOTAL) LIGHT INDUSTRIAL +/-240,000 SF (1 SP / 1000 SF) = 240 PARKING SPACES STORAGE FACILITY +/-77,000 SF (1 SP / 1000 SF) = 77 PARKING SPACES	551 SPACES
PARKING PROVIDED	694 SPACES
GROSS FLOOR AREA	1.5 X LOT AREA
MAX. FAR	1.5
MAX. BUILDABLE AREA	75%
MAX. BUILDING HEIGHT	100'
M-15 UNIT BREAKDOWN	
1 BEDROOM	44 UNITS
2 BEDROOM	113 UNITS
3 BEDROOM	82 UNITS
UNIT DENSITY (UNITS/ACRE)	8 UNITS/ACRE

LEGEND

	PROPERTY LINE
	CURB
FL FL FL	FIRE LANE MARKING
	FIRE LANE

NOTE:

1. PARKING SHALL MEET STANDARD OF CITY OF SHERMAN UDO.
2. FIRE LANES SHALL MEET CITY OF SHERMAN STANDARDS.
3. BUILDING DESIGN REQUIREMENTS SHALL BE MET PER ORDINANCE.

100 50 25 0 100
1"= 100'

H:\2022\TXA220083.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA220083.00 - SITE - MF15---LAYOUT - SITE PLAN

PROP. M-15 SITE PLAN

12/14/2022 | DJC/JRB | TXA220083.00 | CPTA-1

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone:(469) 458-7300
TX@BOHLERENG.COM

SHERMAN, TX 75090 | CPTA-1

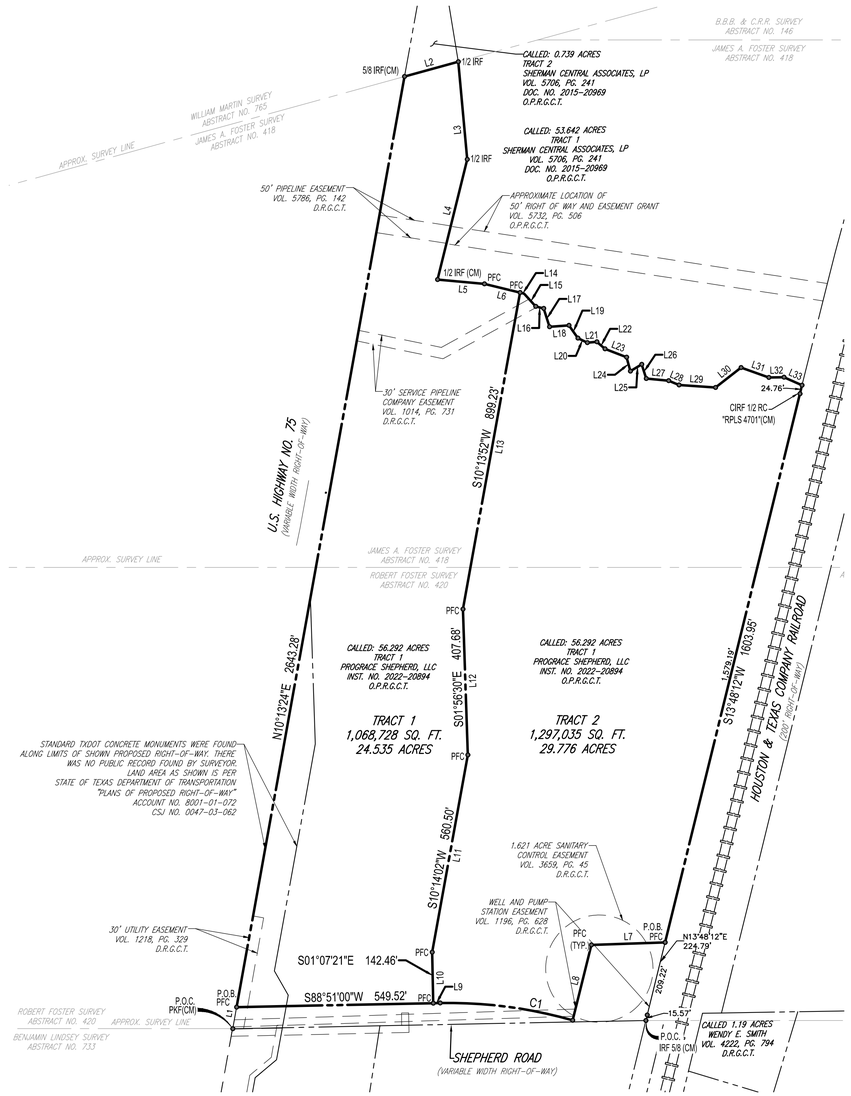
One Bedroom

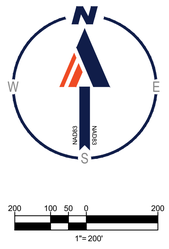
Two Bedroom

Three Bedroom

LINE TABLE		
NO.	BEARING	LENGTH
L1	N10°13'24"E	61.36'
L2	N74°37'02"E	156.01'
L3	S05°11'42"E	274.00'
L4	S13°52'31"W	346.16'
L5	S84°43'25"E	131.71'
L6	S76°19'19"E	102.50'
L7	S88°05'24"W	206.17'
L8	S13°55'29"W	217.13'
L9	S88°52'39"W	19.35'
L10	N01°07'21"W	142.46'
L11	N10°14'02"E	560.50'
L12	N01°56'30"W	407.68'
L13	N10°13'52"E	899.23'
L14	S76°15'15"E	11.76'
L15	S41°53'52"E	48.15'
L16	S75°58'40"E	23.30'
L17	S17°35'07"E	53.87'
L18	N85°55'06"E	54.53'
L19	N34°53'28"W	43.44'
L20	N64°34'38"W	29.25'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S85°11'26"W	26.72'
L22	N48°49'12"W	29.92'
L23	N69°07'37"W	64.72'
L24	N15°25'17"W	40.53'
L25	S58°56'00"W	36.70'
L26	N17°44'22"W	41.80'
L27	N84°38'38"W	62.80'
L28	N67°26'38"W	31.38'
L29	N86°02'05"W	102.24'
L30	S51°56'33"W	90.54'
L31	N70°18'05"W	82.64'
L32	S89°03'33"W	42.48'
L33	N66°13'49"W	55.00'





LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND STAMPED "_____"
PFC	POINT FOR CORNER
PKF	PK NAIL FOUND
D.R.D.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
SQ. FT.	SQUARE FEET
VOL. PG.	VOLUME PAGE
INST. NO.	INSTRUMENT NUMBER
(CM)	CONTROLLING MONUMENT

ZONING EXHIBIT TRACT 1 & 2

54.311 ACRES OUT OF
JAMES A. FOSTER SURVEY ABSTRACT NO. 418 AND
ROBERT FOSTER SURVEY ABSTRACT NO. 420,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220083.01	12/15/22	CRC	ASA	ASA	1" = 200'	1 OF 1

ZONING LEGAL DESCRIPTION: (Tract 1)

BEING a tract of land situated in the City of Sherman, Grayson County, Texas, being a part of the Robert foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418, being all of a called 56.292 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to Prograce Shepherd, LLC, recorded in Instrument No. 2022-20894, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.), and being more particularly described as follows:

COMMECING at a PK nail found at the southwest corner of said 56.292 acre tract of land, said nail being in or near the centerline of Shepherd road and being in the east right-of-way line of U.S. Highway 75 (a variable width right-of-way);

THENCE North 10 degrees 13 minutes 24 seconds East, a distance of 61.36 feet to a point at the **POINT FOR BEGINNING**;

THENCE North 10 degrees 13 minutes 24 seconds East, distance of 2,643.28 feet along the west line of said 56.292 acre tract of land and the east right-of-way of said U.S. Highway No. 75 to a five-eighths iron rod found at the northwest corner of said 56.292 acre tract of land and the southwest corner of a called 0.739 acre tract of land described as Tract 2 in Special Warranty Deed to Sherman Central Associates, LP., recorded in Volume 5706, Page 241, D.R.G.C.T.;

THENCE North 74 degrees 37 minutes 02 seconds East, a distance of 156.01 feet along the north line of said 56.292 acre tract of land and south line of said 0.739 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng." (herein after called capped iron rod) found for corner, said iron being in the westerly line of a called 53.642 acre tract of land described as Tract 1 in said Volume 5706, Page 241, D.R.G.C.T.;

THENCE South 05 degrees 11 minutes 42 seconds East, a distance of 274.00 feet along the west line of said 53.642 acre tract of land to a capped iron rod found for corner;

THENCE South 13 degrees 52 minutes 31 seconds West, a distance of 346.16 feet along the west line of said 53.642 acre tract of land to a half inch iron rod found at the southwest corner of said 53.642 acre tract of land;

THENCE along the north line of said 56.292 acre tract of land and the south line of 53.642 acre tract of land and being in or near the centerline of a creek, the following courses and distances:

South 84 degrees 43 minutes 25 seconds, a distance of 131.71 feet to a point for corner;

South 76 degrees 19 minutes 19 seconds, a distance of 102.50 feet to a point for corner;

THENCE over and across said 56.292 acre tract of land, the following course and distances:

South 10 degrees 13 minutes 52 seconds West, a distance of 899.23 feet to a point for corner;

South 01 degrees 56 minutes 30 seconds East, a distance of 407.68 feet to a point for corner;

South 10 degrees 14 minutes 02 seconds West, a distance of 560.50 feet to a point for corner;

South 01 degrees 07 minutes 21 seconds East, a distance of 142.46 feet to a point for corner;

THENCE South 88 degrees 51 minutes 00 seconds West, a distance of 549.52 feet to the **POINT OF BEGINNING**, and containing 1,068,728 square feet or 24.535 acres of land

ZONING LEGAL DESCRIPTION: (Tract 2)

BEING a tract of land situated in the City of Sherman, Grayson County, Texas, being a part of the Robert Foster Survey, Abstract No. 420 and the James A. Foster Survey, Abstract No. 418, being part of a called 56.292 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to Prograce Shepherd, LLC, recorded in Instrument No. 2022-20894, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.) and being more particularly described as follows:

COMMENCING at a five-eighths inch iron rod found southeast corner of said 56.292 acre tract of land and the northeast corner of a called 57.912 acre tract of land described in in Special Warranty Deed to JMTK II Building Company LLC, recorded in Document No. 2022-25670, O.P.R.G.C.T.;

THENCE North 13 degrees 48 minutes 12 seconds East, passing a distance of 15.57 feet to a one-half inch iron rod with red plastic cap stamped "RPLS 4701" found and continuing a total distance of 224.79 feet to a point at the **POINT OF BEGINNING**;

THENCE over and across said 56.292 acre tract of land, the following course and distances:

South 88 degrees 05 minutes 24 seconds West, a distance of 206.17 feet to a point for corner;

South 13 degrees 55 minutes 29 seconds West, a distance of 217.13 feet to a point for corner, said point being at the beginning of a non-tangent curve to the left and is near the centerline of Shepherd Road (variable width right-of-way);

In a northwesterly direction, a distance of 374.93 feet, having a central angle of 17 degrees 02 minutes 58 seconds, a radius of 1,260.00 feet whose chord bears North 82 degrees 35 minutes 52 seconds West a distance of 373.55 feet to a point for corner;

South 88 degrees 52 minutes 39 seconds West, a distance of 19.35 feet to a point for corner;

North 01 degrees 07 minutes 21 seconds West, a distance of 142.46 feet to a point for corner;

North 10 degrees 14 minutes 02 seconds East, a distance of 560.50 feet to a point for corner;

North 01 degrees 56 minutes 30 seconds West, a distance of 407.68 feet to a point for corner;

North 10 degrees 13 minutes 52 seconds East, a distance of 899.23 feet to a point for corner, said point being in the north line of said 56.292 acre tract of land and south line of a called 53.642 acre tract of land described as tract 1 in a Special Warranty Deed to Sherman Central Associates, LP., recorded in Volume 5706, Page 241, D.R.G.C.T. and being in or near the centerline of a creek;

THENCE along the north line of 56.292 acre tract of land, the south line of said 53.642 acre tract of land and the centerline of said creek, the following courses and distances:

South 76 degrees 15 minutes 15 seconds East, a distance of 11.76 feet to a point for corner;

South 41 degrees 53 minutes 52 seconds East, a distance of 48.15 feet to a point for corner;

South 75 degrees 58 minutes 40 seconds East, a distance of 23.30 feet to a point for corner;

South 17 degrees 35 minutes 07 seconds East, a distance of 53.87 feet to a point for corner;

North 85 degrees 55 minutes 06 seconds East, a distance of 54.53 feet to a point for corner;

South 34 degrees 53 minutes 28 seconds East, a distance of 43.44 feet to a point for corner;

South 64 degrees 34 minutes 38 seconds East, a distance of 29.25 feet to a point for corner;

North 85 degrees 11 minutes 26 seconds East, a distance of 26.72 feet to a point for corner;

South 48 degrees 49 minutes 12 seconds East, a distance of 29.92 feet to a point for corner;

South 69 degrees 07 minutes 37 seconds East, a distance of 64.72 feet to a point for corner;

South 15 degrees 25 minutes 17 seconds East, a distance of 40.53 feet to a point for corner;

North 58 degrees 56 minutes 00 seconds East, a distance of 36.70 feet to a point for corner;

South 17 degrees 44 minutes 22 seconds East, a distance of 41.80 feet to a point for corner;

South 84 degrees 38 minutes 38 seconds East, a distance of 62.80 feet to a point for corner;

South 67 degrees 26 minutes 38 seconds East, a distance of 31.38 feet to a point for corner;

South 86 degrees 02 minutes 05 seconds East, a distance of 102.24 feet to a point for corner;

North 51 degrees 56 minutes 33 seconds East, a distance of 90.54 feet to a point for corner;

South 70 degrees 18 minutes 05 seconds East, a distance of 82.64 feet to a point for corner;

North 89 degrees 03 minutes 33 seconds East, a distance of 42.48 feet to a point for corner;

South 66 degrees 13 minutes 49 seconds East, a distance of 55.00 feet to a point for corner at the northeast corner of said 56.292 acre tract of land and the southeast corner of said 53.642 acre tract of land, said point being in the west right-of-way line of Houston and Texas Central Railroad (200' width Right-of-Way);

THENCE South 13 degrees 48 minutes 12 seconds West, passing at a distance of 24.76 feet a one-half inch iron rod with red plastic cap stamped “RPLS 4701” found for a witness corner and continuing a total distance of 1,603.95 feet to the **POINT OF BEGINNING** and containing 1,297,035 square feet or 29.776 acres of land

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 3, 2023

Badresh Trifdei
2504 Loftsmoor Lane
Plano, TX 75025

Nexmetro Communities
2221 Lakeside Blvd Ste 1210
Richardson, TX 75082

Bohler Engineering
2600 Network Blvd Ste 310
Frisco, TX 75034

Prograce Shepherd, LLC
2504 Loftsmoor Lane
Plano, TX 75025

Dear Applicants,

The request for a Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to a C-1 (Retail Business) District; Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to an MF-15 (Multi-Family Residential) District; and Site Plan for the Northeast corner of South Highway 75 and East Shepherd Road located in the 101-201 Blocks East Shepherd Road and the 6601-6801 Blocks South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 10, 2023 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning – Tract 1 – C-1 (Retail Business) District:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the C-1 (Retail Business) District and the O-1 (75 & 82) Overlay District. *(Chapter 14, Sec. 14.02.016 and Sec. 14.03.001).*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Required parking or driveways must be paved concrete or asphalt. (*Chapter 14, Sec. 14.04.003(2)(a))*
4. The required parking requirement shall be determined by use. (*Chapter 14, Sec. 14.04.003(5)(a))*
5. Off-street parking shall be prohibited from encroaching into the public right-of-way. (*Chapter 14, Sec. 14.04.003(4)(a))*
6. Required parking spaces shall be a minimum of 9' wide and 20' long. (*Chapter 14, Sec.14.04.003(4)(c)(1))*
7. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Sec.14.03.001(6)(c)(2))*
8. All uses within the C-1 (Retail Business) District shall provide a screening device as an enclosure for garbage and trash containers. Such enclosure shall be located within the building area of the lot. The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare. Enclosures shall be constructed of masonry or similar durable material. (*Chapter 14, Sec.14.04.004(4)(d))*

9. All refuse areas shall be screened on three sides. Gates are not required. (*Chapter 14, Sec.14.03.001(7)(d)(4))*
10. A minimum six (6) foot masonry or wrought iron, with masonry columns, perimeter fence shall be provided adjacent to public streets to surround a multi-family development. The masonry columns along a public street shall be separated at 24 feet on center. *(Chapter 14, Sec. 14.04.004(4))*
11. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the Planning and Zoning Commission. *(Chapter 14, Sec.14.03.001(4)(b))*
12. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
13. The site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission.
14. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
15. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Zoning – Tract 2 – MF-15 (Multi-Family Residential) District:

16. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the MF-15 (Multi-Family Residential) District and the O-1 (75 & 82) Overlay District. *(Chapter 14, Sec. 14.02.011 and Sec. 14.03.001)*
17. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
18. Required parking or driveways must be paved concrete or asphalt. (*Chapter 14, Sec. 14.04.003(2)(a))*
19. The required parking requirement shall be determined by use. (*Chapter 14, Sec. 14.04.003(5)(a))*
20. Off-street parking shall be prohibited from encroaching into the public right-of-way. (*Chapter 14, Sec. 14.04.003(4)(a))*
21. Required parking spaces shall be a minimum of 9' wide and 20' long. (*Chapter 14, Sec.14.04.003(4)(c)(1))*
22. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. (*Chapter 14, Sec.14.03.001(6)(c)(2))*
23. All uses within an MF-15 (Multi-Family Residential) District shall provide a screening device as an enclosure for garbage and trash containers. Such enclosure shall be located within the building area of the lot. The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare. Enclosures shall be constructed of masonry or similar durable material. (*Chapter 14, Sec.14.04.004(4)(d))*
24. All refuse areas shall be screened on three sides. Gates are not required. (*Chapter 14, Sec.14.03.001(7)(d)(4))*
25. Building materials must be specified and consistent with the intent of these standards. Wall finishes shall be masonry, or masonry veneer, or concrete siding. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the Planning and Zoning Commission. (*Chapter 14, Sec.14.03.001(4)(b))*
26. The site plan is conceptual and will require final site plan approval from the Planning and Zoning Commission.
27. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering

29. Platting of the property is required. *Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004*
30. All references to Shepherd Road to be changed to Shepherd Drive. Changes to be reflected on plat.
31. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
32. Water capacity shall be verified for proposed use.
33. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
34. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
35. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02(c)*
36. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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