AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 20, 2024, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. CALL TO ORDER

2. APPROVE ACTION MINUTES OF THE REGULAR JANUARY 9, 2024 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.

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11 AND 12)

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. * 213 NORTH TRAVIS STREET (PROJECT NO. 24-000098)

The request of David Downtain (Owner), RP Sherman Properties (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 213 North Travis Street, consisting of 0.078 acres being a portion of Lot 4 in Block D of T.J. Shannon's Supplement Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of Modern Building Lofts

7. * 330 WEST LAMAR STREET (PROJECT NO. 24-000099)

The request of David Downtain (Owner), RP Sherman Properties (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 330 West Lamar Street, being Lot 15 of A.R. Loving's Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of Porterfield Lofts

8. * 124 SOUTH CROCKETT STREET (PROJECT NO. 24-000100)

The request of David Downtain (Owner), RP Sherman Properties (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 124 South Crockett Street, consisting of 0.091 acres

being in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 6 in Block 4 of the Original Town Plat and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:
Planning and Zoning Commission
Site Plan of La Piazza Restaurant

9. *** 413 SOUTH WILLOW STREET (PROJECT NO. 24-000310)**

The request of Gladiator Build (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 413 South Willow Street, consisting of 0.115 acres in the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-5 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Gladiator Addition

10. *** 900 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-000311)**

The request of FL Country Village, LTD (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), consisting of 8.680 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multi Family Residential) District/F.M. Highway 1417 Overlay District, as follows:
Planning and Zoning Commission
Final Plat of Country Village Addition

11. *** 2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS (PROJECT NO. 24-000312)**

The request of Jeff Harkinson, Bearcat Crossing, LTD (Owners), Chris LaRocco (Developer), Jim Riley, Brockette/Davis/Drake, Inc. (Engineer) and Vortex Surveying Company (Surveyor), concerning the property located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis, consisting of 15.264 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:
Planning and Zoning Commission
Final Plat of Bearcat Crossing Addition Lots 1-4, Block 1

12. *** 4601 NORTH TRAVIS STREET (PROJECT NO. 24-000318)**

The request of Howard Akin Jr., Residences of Sherman, LLC (Owner) and BGE, Inc (Surveyor) concerning the property located at 4601 North Travis Street, consisting of 21.800 acres in the John Jennings Survey, Abstract No. 647 and currently zoned MF-30 (Multi-Family Residential) District/75 & 82 Overlay District, as follows:
Planning and Zoning Commission
Final Plat of Residences of Sherman Lots 1 and 2, Block A

13. **2901 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-000315) WITHDRAWN**

AN EMAIL WAS RECEIVED BY CLAY CRISTY ON TUESDAY FEBRUARY 13, 2024 AT 8:33 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Club Car Wash Sherman Texoma, LLC (Owner), Clay Moore Engineering (Engineer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2901 Block Texoma Parkway, consisting of 1.119 acres in the Reuben Hendrix Survey, Abstract 504, as follows:
Planning and Zoning Commission
Final Plat of Sheraden Mall Addition Lot 3, Block A

14. **200 BLOCK PLAINVIEW ROAD (PROJECT NO. 23-006746) TABLED FROM JANUARY 9, 2024**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located in the 200 Block Plainview Road, consisting of 23.764 acres being in the Uriah Burns Survey, Abstract No. 121, and in the Heritage Ranch PD (Planned Development), as follows:
Planning and Zoning Commission
Site Plan for an Elementary School

15. 6104 TEXOMA PARKWAY (PROJECT NO. 24-000354)

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

Board of Adjustment

A. Public Hearing and Variance and under Section 14.02.017 to allow a 10.4' side setback in lieu of the required 15' for the existing silo and 7.3' in lieu of the required 15' for the covered parking structure along the South property line.

Planning and Zoning Commission

B. Site Plan of TAPS Operation Facility Addition

16. 533 EAST BROCKETT STREET (PROJECT NO. 24-000102)

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

17. 3400 TEXOMA PARKWAY (PROJECT NO. 23-006723) TABLED FROM JANUARY 9, 2024

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance and under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.
B. Public Hearing and Variance and under Section 14.02.017 to allow a 8' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

C. Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

18. 1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)

AN EMAIL WAS RECEIVED BY HALEIGH ARNOLD-BLACK ON THURSDAY FEBRUARY 1, 2024 AT 10:40 P.M. REQUESTING TO TABLE THIS ITEM UNTIL APRIL 16, 2024.

The request of Rick Arnold (Owner), Haleigh Arnold-Black (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1915 and 1921 West Houston Street being Lot 1, Block 1 of the Spavinaw Addition and currently zoned C-2 (General Commercial) District and R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District and R-6 (Single Family Residential) District.

19. 200 BLOCK WEST PARK AVENUE (PROJECT NO. 24-000104)

The request of Ram Tatineni (Owner), Joe Sherwin (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 200 Block West Park Avenue, consisting of 1.32 acres being Lots 1-8,

Block 31, Replat of Southside Addition, as follows:

Planning and Zoning Commission

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

20. 310 EAST BROCKETT STREET (PROJECT NO. 24-000105)

The request of Zach Adlof (Owner), Rodney Martinez, Centro Resources, LLC (Representative) and Burns Surveying (Surveyor) concerning the property located at 310 East Brockett Street, consisting of 0.103 acres being in the J.B. McAnair Survey, Abstract No. 763 being part of Lot 1, Block 6 Bond's Second Addition, as follows:

Planning and Zoning Commission

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

21. 700 BLOCK NORTH BRANCH STREET (PROJECT NO. 24-000128)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located in the 700 Block North Branch Street being the South one-half of Lot 2, Block 2, G.W. Bond's Supplement No. 2, as follows:

Planning and Zoning Commission

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

22. 800 NORTH MONTGOMERY STREET (PROJECT NO. 24-000129)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located at 800 North Montgomery Street, consisting of 0.172 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

23. 4401 TEXOMA PARKWAY AND 4451 BLOCK LINDLEY DRIVE (PROJECT NO. 24-000130)

The request of Ramanan Moorthy (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4401 Texoma Parkway and 4451 Block Lindley Drive, consisting of 0.997 acres being a part of the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503 and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance and under Section 14.02.017 to allow a 5.1' side setback in lieu of the required 15' for the existing building.
B. Public Hearing and Variance and under Section 14.02.017 to allow a 5' side setback in lieu of the required 15' for the 4' high proposed loading dock.

Planning and Zoning Commission

C. Site Plan of a warehouse building.
D. Final Plat of Moorthy Addition

24. OTHER BUSINESS - BLALOCK COMMERCIAL OVERLAY DISTRICT AMENDMENT

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.03.007 (Blalock Commercial Overlay District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Blalock Commercial Overlay District And Expanding The Blalock Commercial Overlay District Boundaries; Providing A Penalty Clause With A Maximum Fine Of $2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That

The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Close Public Hearing

25. ADJOURNMENT

26. OVERALL LOCATION MAP

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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 Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on February 15, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 15th day of February 2024
City of Sherman, Texas

Lauren Marlow

Lauren Marlow,
Development Services Coordinator

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 2.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:
APPROVE ACTION MINUTES OF THE REGULAR JANUARY 9, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
Approve the minutes of the January 9th, 2024 Planning and Zoning Commission Meeting.

Origination:
Development Services

Staff Recommendation:
Staff recommends P&Z approve this item.

Attachments:
1. 2024-01-09 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 9, 2024, at 5:00 P.M. in the City 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**
   Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR DECEMBER 12, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   The Planning and Zoning Commission reviewed the minutes of the December 12, 2023, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

3. **ANNOUNCEMENTS**
   There were no announcements.

4. **CITIZEN COMMENTS**
   There were no citizen comments.

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7 AND 8)**
   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.

   The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6, 7 and 8 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.

6. * **1121 WEST TAYLOR STREET (Project No. 23-006925)**
   The request of City of Sherman (Owner) and Mark Schuster (Representative) concerning the property located at 1121 West Taylor Street, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:
   Planning and Zoning Commission
   Site Plan for a Baseball Addition

7. * **416 SOUTH ELM STREET (Project No. 23-006073)**
   The request of Oscar Medina (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 416 South Elm Street, consisting of 0.341 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:
   Planning and Zoning Commission
   Final Plat of Medina Addition

8. * **2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-006953)**
   The request of Jacob Tudor, Carbet Properties LLC (Owner), Len McManus (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 18.153 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District, as follows:
   Planning and Zoning Commission
   Final Plat of Pebblebrook South Phase 4, Section 2

9. **200 BLOCK PLAINVIEW ROAD (Project No. 23-006746)**

AN EMAIL WAS RECEIVED BY MIKE WILSON ON TUESDAY DECEMBER 26, 2023 AT 4:22 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located in the 200 Block Plainview Road, consisting of 23.764 acres being in the Uriah Burns Survey, Abstract No. 121, and in the Heritage Ranch PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for an Elementary School

Chairman Mahone stated, "There was an email received by Mike Wilson requesting to table this item."

Planning and Zoning Commission
Motion by Commission Member Sims to table the Site Plan located in the 200 Block Plainview Road. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was tabled by the Commission.

10. **910 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006296)**
TABLED FROM DECEMBER 12, 2023

The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Commercial Development

Chairman Mahone stated, "This item was tabled at the December 12, 2023 Planning and Zoning Commission Meeting."

Planning and Zoning Commission
Motion by Commission Member Manley to untable the Site Plan located at 910 South FM 1417 (Heritage Parkway). Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was untabled by the Commission.

Rod Tatchio, 3512 Frisco Road, Sherman, TX
Mr. Tatchio stated, "I tried to comply with all of the comments and I do not have any concerns about the staff review comments from the new submittal."

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan located at 2505 North Hickory Street. Second by Commission Member Manley.

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

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

11. **2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006701)**

The request of LGI Homes Texas, LLC (Owner), GM Construction TX (Representative) and Weaver Consultants Group (Surveyor) concerning the property located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway), being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District.

Glenn Midkiff, P.O. Box 851, Prosper, TX
Mr. Midkiff stated, "This project is for a single-family residence development. We are contracted by LGI Homes Texas, LLC to build the city streets and requesting to set up a portable batch plant on site."

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Temporary Use Permit located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway) subject to the Staff Review letter. Second by Commission Member Sims.

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

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

12. **3400-4000 BLOCKS WEST LAMBERTH ROAD (Project No. 23-006703)**

The request of Sherman Hickory Hill, LLC (Owner), Chris Harp Construction, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, Tract 1, consisting of 13.758 acres being a part of the Ralston W. Adams survey, Abstract No. 18, part of the G.R. Reeves Survey, Abstract No. 1020, the James H. Vaden Survey, Abstract No. 1288 and the William Thompson Survey, Abstract No. 1209 as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in Hickory Hill Planned Development (PD)

Chris Harp, 17388 CR 543, Nevada, TX

Mr. Harp explained, "This is basically the same thing we just talked about. We want to discuss the operation of a temporary batch plant for this site."

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Temporary Use Permit located in the 3400-4000 Blocks West Lamberth Road subject to the Staff Review letter and being conditional to the batch plant being located 300 feet west of the roadway right-of-way. Second by Commission Member Whitaker.

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

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

13. **1800 BLOCK IDA ROAD (FM HIGHWAY 697) (Project No. 23-006704)**

The request of Frank D. May, Kingdom Road Equities, LLC (Owner), Reece Bierhalter, Manhard Consulting (Developer) and Copley Land Surveying (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

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

Jason Pike, 12225 Greenville Avenue, Suite 1000, Dallas, TX

Mr. Pike explained, "We had a Preliminary Plat approved two years ago and there was no R-4 (Single Family Residential) District zoning prior to that but the plat was approved with the conditional approval getting a Specific Use Permit to allow 40 foot lots. Since then coming in an R-4 (Single Family Residential) District had been suggested in discussion with staff led us to put in a Zone Change. We read the Staff Review Letter and talked with staff since that has come out."

Planning and Zoning Commission

Motion by Commission Member Manley to deny the Zone Change located in the 1800 Block Ida Road (FM Highway 697). Second by Vice Chairman Downtain.

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

This item was denied by the Commission.

14. **5012-5020 KNOLLWOOD ROAD (Project No. 23-006705)**

The request of Young Enterprises, LP and Jose Menjivar (Owner) and Copley Land Surveying (Surveyor) concerning the property at 5012-5020 Knollwood Road, Lots 1, 2 and 3 Northcreek Addition, Section 4, being 0.496 Acres in the Alexander and Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

James Green, P.O. Box 12, Denison, TX
Mr. Green explained, "The way this property is zoned right now is multi-family but my understanding is that it is not big enough to be a multi-family development. We are trying to do duplexes."

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Zone Change located at 5012-5020 Knollwood Road subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

15. **2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150)**
TABLED FROM NOVEMBER 14, 2023
The request of IKON Group Opportunity Zone Fund, LLC (Owner), Kent Hughlett (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2007-2011 Texoma Parkway and 2007 Texoma Drive, consisting of 5.924 acres being a replat of Lots 1 and 2, Block A of First United Bank Addition and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, and currently zoned C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District.

Chairman Mahone stated, "This item was tabled at the December 12, 2023 Planning and Zoning Commission Meeting."

Planning and Zoning Commission
Motion by Vice Chairman Downtain to untable the Site Plan and Specific Use Permit located at 2007-2011 Texoma Parkway and 2007 Texoma Drive. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was untabled by the Commission.

Kent Hughlett, 177 Timberbrook Circle, Denison, TX
Mr. Hughlett stated, "On the original Site Plan we got the easement that was in question last time and has been taken care of and is no longer there. We want to go with the original Site Plan. This Site Plan was based on the easement still being in place."

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 2007-2011 Texoma Parkway and 2007 Texoma Drive. Second by Vice Chairman Downtain.

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

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

16. **2817 WEST HOUSTON STREET (Project No. 23-006710) WITHDRAWN**
AN EMAIL WAS RECEIVED BY DAVID BROWN ON THURSDAY DECEMBER 21, 2023 AT 3:16 P.M. REQUESTING TO WITHDRAW THIS ITEM.
The request of Fly Higher, LLC (Owner), David Kalhoefer (Representative) and Yazel Peebles & Associates, LLC (Surveyor) concerning the property at 2817 West Houston Street, Tract 2, consisting of 10.127 Acres in the J.B McAnair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.

17. **3400 TEXOMA PARKWAY (Project No. 23-006723)**

AN EMAIL WAS RECEIVED BY KENT HUGHLETT ON MONDAY JANUARY 8, 2024 AT 10:59 A.M. REQUESTING TO TABLE THIS ITEM.

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

Chairman Mahone stated, "We received an email from Kent Hughlett on January 8, 2024 to table this item."

Planning and Zoning Commission
Motion by Commission Member Sims to table the Specific Use Permit and Site Plan located at 3400 Texoma Parkway. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was tabled by the Commission.

18. **2810 AND 2816 TEXOMA PARKWAY (Project No. 23-006724)**

The request of Risk Family Partnership (Owner), Doyle Moore (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2810 and 2816 Texoma Parkway, consisting of 2.350 acres in Block 1, Risk Addition, and currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in C-2 (General Commercial) District/75&82 Overlay District and repeal Ordinance No. 5358.

Naif Risk, 102 South Crockett, Sherman, TX

Mr. Risk stated, "I am here with Doyle Moore the owner of Good Earth and Soil who has been our tenant for over twenty years and a good tenant. We are trying to comply with the needs Mr. Moore is needing to expand his good business."

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan located at 2810 and 2816 Texoma Parkway subject to the Staff Review letter and City Engineer Review being tied to Good Earth and Soil. Second by Commission Member Whitaker.

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

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

19. **521 SOUTH DEWEY AVENUE (Project No. 23-006741)**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.863 acres being in the George B. Pilant Survey, Abstract Number 963, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

Philip Varughese, 5237 North Riverside, Ft. Worth, TX

Mr. Varughese stated, "Sherman Independent School District passed a school bond last year and as part of those projects Crutchfield Elementary School is part of the replacement program. Our plan is to build a new elementary school to serve Sherman ISD and at the end of construction the existing building will be demolished to provide adequate parking for the facility."

Marlow, Lauren

From: Planning
To: Kent Hughlett; Planning
Subject: RE: 3400 Texoma Parkway

From: Kent Hughlett
Sent: Monday, January 8, 2024 10:59 AM
To: Planning
Subject: Re: 3400 Texoma Parkway

Lauren, please table this item.

Thanks,
Kent Hughlett

On Mon, Jan 8, 2024 at 10:45 AM Planning wrote:

> Kent,
>
> I meant to ask when you were here. Are you wanting to table the item? I hadn't received an email and I want to make sure I am not missing anything.
>
> If this is something you are wanting to proceed with please send me an email requesting to table the item.
>
> Thank you
>
> *Lauren Marlow*
>
> Development Services Coordinator
>
> City of Sherman
>
> Development Services Department
>
> 220 Mulberry St., Sherman, TX 75090
>
> Development Services | Sherman, TX - Official Website
>
> **IMPORTANT NOTE –

REPUBLIC LAW GROUP

A Landgraf Entity | Tuesday, April 4, 2023

Sent Via Certified Mail RRR
And First-Class Mail
Risk Family Partnership, LTD
Attn: Raymond Risk, Jr.,
Registered Agent
102 S. Crockett
Sherman, Texas 75090

Sent Via Certified Mail RRR
And First-Class Mail
Good Earth Soil & Materials
2816 Texoma Parkway
Sherman, Texas 75090

RE: Cease & Desist Diversion of Water and Sediment

To Whom It May Concern:

By way of introduction, this firm has been retained by the owner, Phillip S. Jennings, Jr., Family Trust, and tenant, Blackbeard Armory and Range, LLC, of the property at 2926 Texoma Parkway, Sherman, Texas, ("**Armory**") because of the continued diversion of water and sediment onto the same. From our investigation, Risk Family Partnership, LTD, is the owner and Good Earth Soil & Materials (no entity identified through the Texas Secretary of State) is the tenant of the offending property at 2816 Texoma Parkway ("**Good Earth**"), which adjoins the Armory to the south.

Enclosed are Google Earth images of Good Earth from 2018, 2019, and 2022 showing a substantial improvement being made between 2019 and 2022. Our clients advise the improvement consists of the filling of a dried pond and increasing the overall elevation by at least three (3) feet.

Traditionally, water from the west flowed east across Good Earth and Armory collectively with some impounded in the dried pond. Now, with the change in elevation and fill-in of the pond, all runoff from the west comes on to the Armory as well as all runoff from Good Earth. The improvement has altered the flow of water onto and off the Armory and has caused over saturation, flooding, deposit of sediment, and overall detriment to the improvements on the Armory and interfered with its ongoing concern.

Our clients have voiced concerns when the altered flow of water became evident and damages began accruing. Originally, a silt fence was installed to resolve the release of sediment, but it has shown insufficient to retain the material maintained on Good Earth during rains. You acknowledge the release of sediment and diversion of water by coming on to the Armory with a tractor and scraping up that which you can.

This effort is appreciated but not consistent nor a permanent solution. Of late when a final verbal complaint was lodged with Nathan Risk who advised Good Earth's drainage was coming on the Armory either in the front or back – "where do you want it!" Our clients objected and denied access to the Armory to make any further alterations.

Texas law is clear; when a property owner changes the elevation of its property and diverts surface water - water diffused over the ground from falling rain - the party that changed the elevation is responsible for either damage caused to neighboring properties, or for repair of the drainage so it does not damage neighboring property. *See Marin Real Estate Partners, L.P. v. Vogt*, 373 S.W.3d 57, 84 (Tex. App. 2011); citing Texas Water Code §11.086(a). Additionally, Texas Water Code § 11.086(a) states that: "[n]o person may divert, or impound the natural flow of surface waters in this state, or permit a diversion or impounding by him to continue, in a manner that damages the property of another by the overflow of the water diverted or impounded." Texas Water Code §11.086(b) provides: "[a] person whose property is injured by an overflow of water caused by an unlawful diversion or impounding has remedies at law and in equity and may recover damages occasioned by the overflow."

In sum, no person may divert or impound the natural flow of surface water in a manner that damages the property of another by the overflow of the water diverted or impounded. *See Stakes v. Bachmeyer*, 249 S.W.3d 461, 466 (Tex. App. 2007), citing Tex. Water Code § 11.086(a). The acts either by both of you or just one of you have also created a private nuisance, a trespass, and is at the very least negligent, among others. Because of Mr. Risk's assertions and refusal to remedy the problem, the intent appears clear and is without doubt in complete disregard for the rights of our clients and therefore warrants exemplary damages.

Accordingly, please accept this letter as formal notice of your violation of Texas Water Code §11.086(a), trespassing by allowing your material to flow onto the Armory, creation of a private nuisance, and of your duty to the Armory, its owner, and its tenant. Also, accept this letter as a formal demand to repair or restore the natural flow of surface water to that which existed prior to your unlawful acts. To avoid doubt, before taking any action to remedy the situation, we would expect presentment of plans and/or proposals so that our clients can have the same reviewed to ensure the proposal will remedy the situation. Once the repair is made or plan implemented and observation of how it works following reasonable rainfall thereafter, our clients will present their damages because of the acts at issue.

If you do not advise of an intent to take immediate action to repair the natural flow of water and prevent further trespass within ten (10) days of the date this letter is received, we will have no option but to file an action seeking an order requiring the restoration of the natural flow and recovery of damages, attorneys fees and court costs.

Finally, please direct all future communications intended for the owner or the tenant of the Armory regarding this matter to me at the telephone number below or by email: justin@republiclawgroup.com.

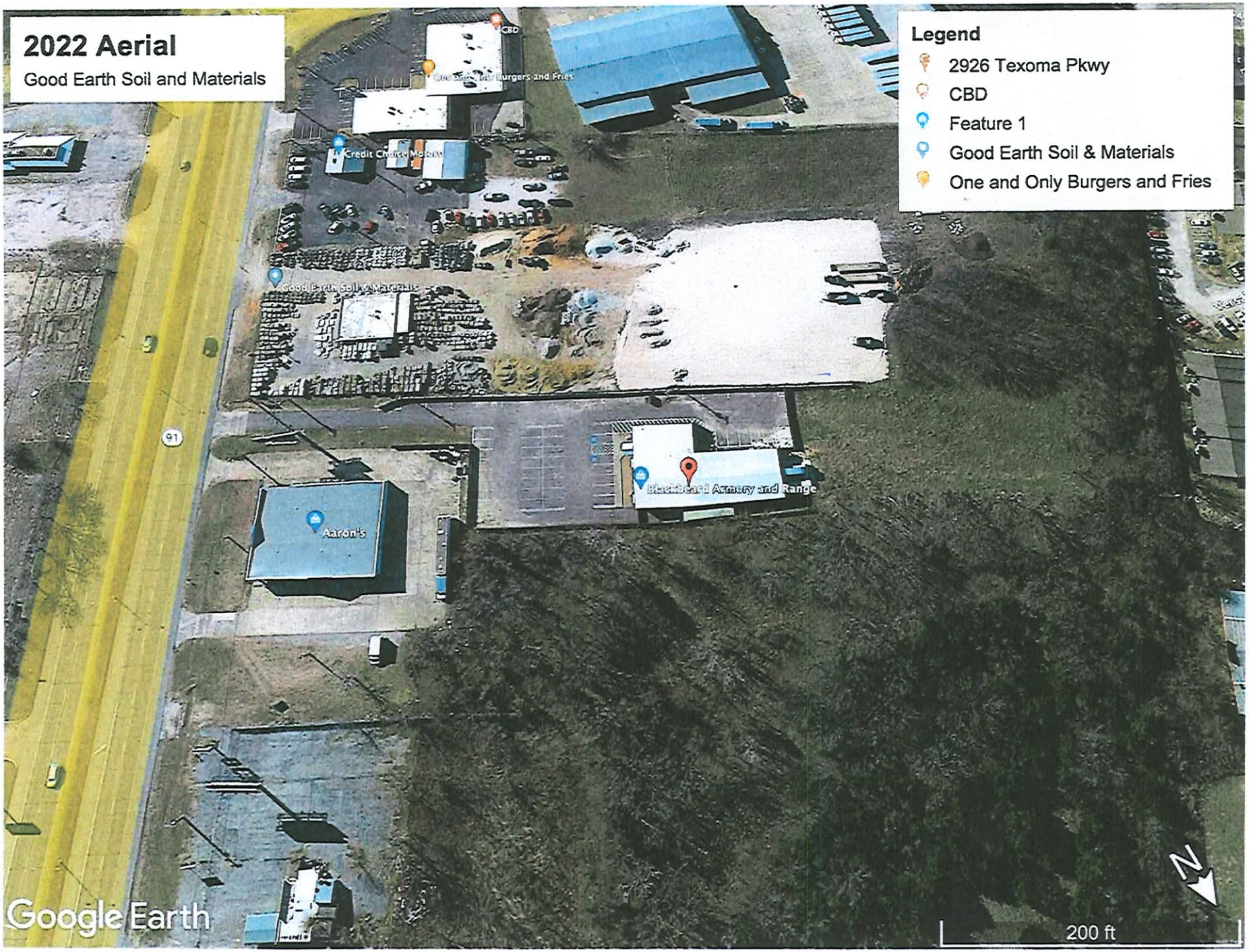
Respectfully,

Justin R. Landgraf

JRL/jbrk
CC: Client
Enclosure

2018 Aerial
Good Earth Soil and Materials
Legend
2926 Texoma Pkwy
CBD
Feature 1
Good Earth Soil & Materials
One and Only Burgers and Fries
Credit Cliance Motors
Good Earth Soil & Materials
Aaron's
Blackbeard Armory and Range
91
Google Earth
200 ft
N

2019 Aerial
Good Earth Soil and Materials
Legend
2926 Texoma Pkwy
CBD
Feature 1
Good Earth Soil & Materials
One and Only Burgers and Fries
CBD
Credit Cardiac Motors
Good Earth Soil & Materials
91
Blackbeard Armory and Range
Aaron's
Google Earth
Image © 2023 Maxar Technologies
N
200 ft


2022 Aerial
Good Earth Soil and Materials
Legend
2926 Texoma Pkwy
CBD
Feature 1
Good Earth Soil & Materials
One and Only Burgers and Fries
CBD
Credit Choice Motors
Good Earth Soil & Materials
91
Aaron's
Blackheart Armory and Range
Google Earth
200 ft
N

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 521 South Dewey Avenue subject to the Staff Review letter. Second by Commission Member Whitaker.

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

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

20. **501 WEST TAYLOR STREET (Project No. 23-006743)**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 11.333 acres being in the J. B. McAnair Survey, Abstract Number 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

Philip Varughese, 5237 North Riverside, Ft. Worth, TX

Mr. Varughese stated, "This is for the new Fairview Elementary School. We are building a new elementary school and once the new building is built the existing building will be demolished and an associate parking lot will be built. A portion of the building is being retained and we are working around that. We worked with staff on the right of way dedications along Taylor Street, Ricketts Street and Wood Street providing additional right of way for future improvements."

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit located at 501 West Taylor Street subject to the Staff Review letter. Second by Commission Member Manley.

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

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

21. **1800 TEAGUE DRIVE (Project No. 23-006775)**

The request of One Grand Centre, LLC (Owner), Amanda North (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1800 Teague Street, consisting of 2.61 Acres being a part of the J.B McAnair Survey, Abstract No. 763 and the Smith McGlothlin Survey, Abstract No. 808, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-1 (Light Manufacturing) District to C-1 (Retail Business) District.

Amanda North, 1800 Teague Drive, Suite 103, Sherman, TX

Ms. North stated, "One Grand Center is a five-story office building and has been since it was built in 1982. For whatever reason the property it sits on is zoned M-1 (Light Manufacturing) District but to be in compliance with the Zoning Ordinance we would like to rezone it to C-1 (Retail Business) District."

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 1800 Teague Street subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

22. **OTHER BUSINESS**

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.04.006 (Residential and Commercial Landscaping Requirements); Modifying Certain Existing Regulations Relating to Residential and Commercial Landscaping Requirements and the Preservation and Addition of Plants and Trees; Providing a Penalty clause with a Maximum Fine of $2,000, Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

James Kindred, 1201 North Bowser Road, Richardson, TX
Mr. Kindred presented a PowerPoint for the public to view.

Planning and Zoning Commission
Motion by Commission Member Sims to approve the Amendment of the Code of Ordinances and Residential and Commercial Landscaping Requirements. Second by Commission Member Blagg.

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

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

Close Public Hearing

23. ADJOURNMENT

Chairman Mahone adjourned the meeting at 6:51 p.m.

CHAIRMAN

ACTING SECRETARY

Sherman, Texas

Sherman Landscaping Ordinance

January 9, 2024

ORDINANCE OVERVIEW

1 Applicability

All new development within the City limits

2 Updates to Existing Ordinance

- Residential trees now have a minimum 3” instead of 2”
- Review and edits to the Approved Species List
- Commercial parking lot islands now require trees

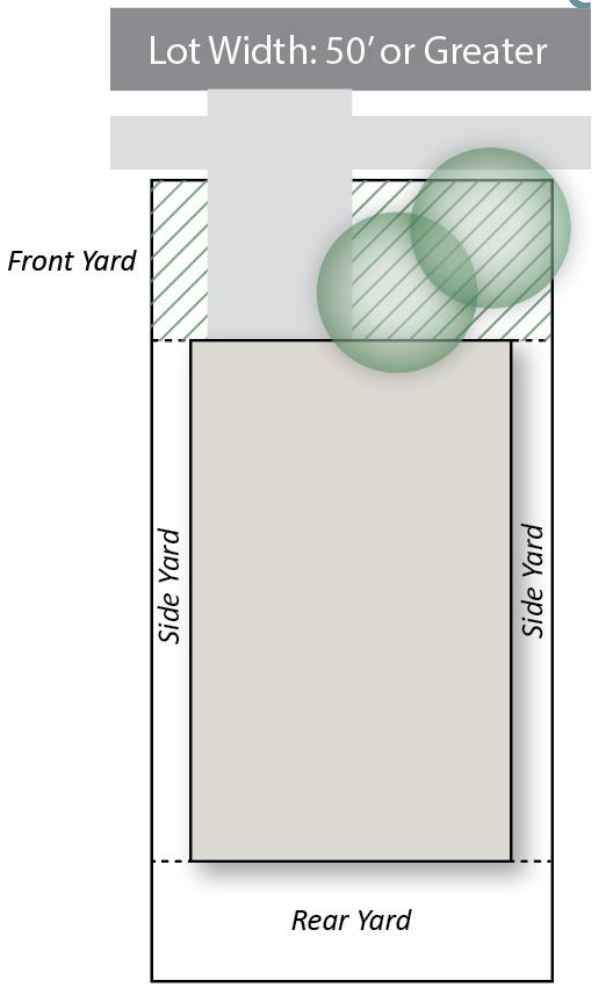
3 New Requirements

- Standards for planting trees and landscaping, and maintenance
- Street Buffer trees
- Compatibility Bufferyards

4 Relation to Tree Ordinance

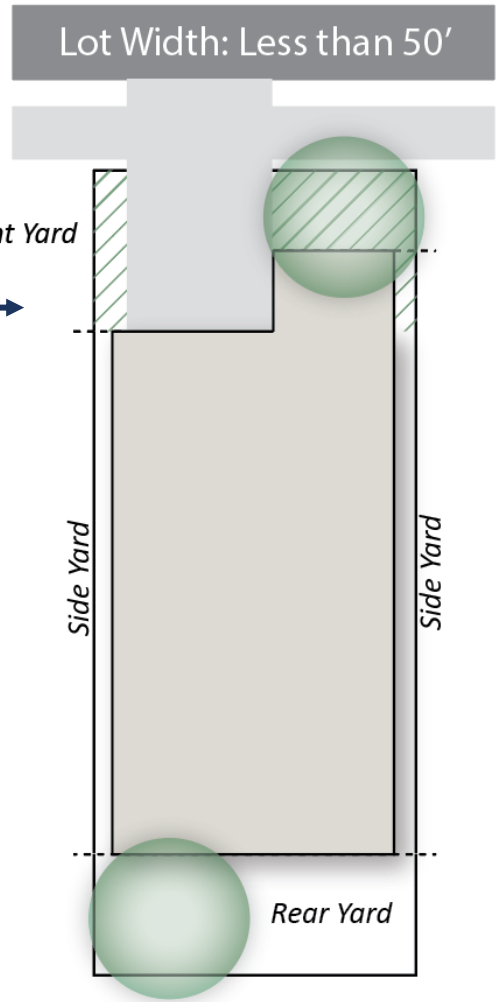
Preserved Trees or Replacement Trees required for tree mitigation count towards landscaping requirements

RESIDENTIAL REQUIREMENTS



Two trees allowed in front yard for lots at least 50' wide

Minimum 55% of the width of the front lot line shall be pervious landscape area



Only one tree allowed in front yard for lots less than 50' wide

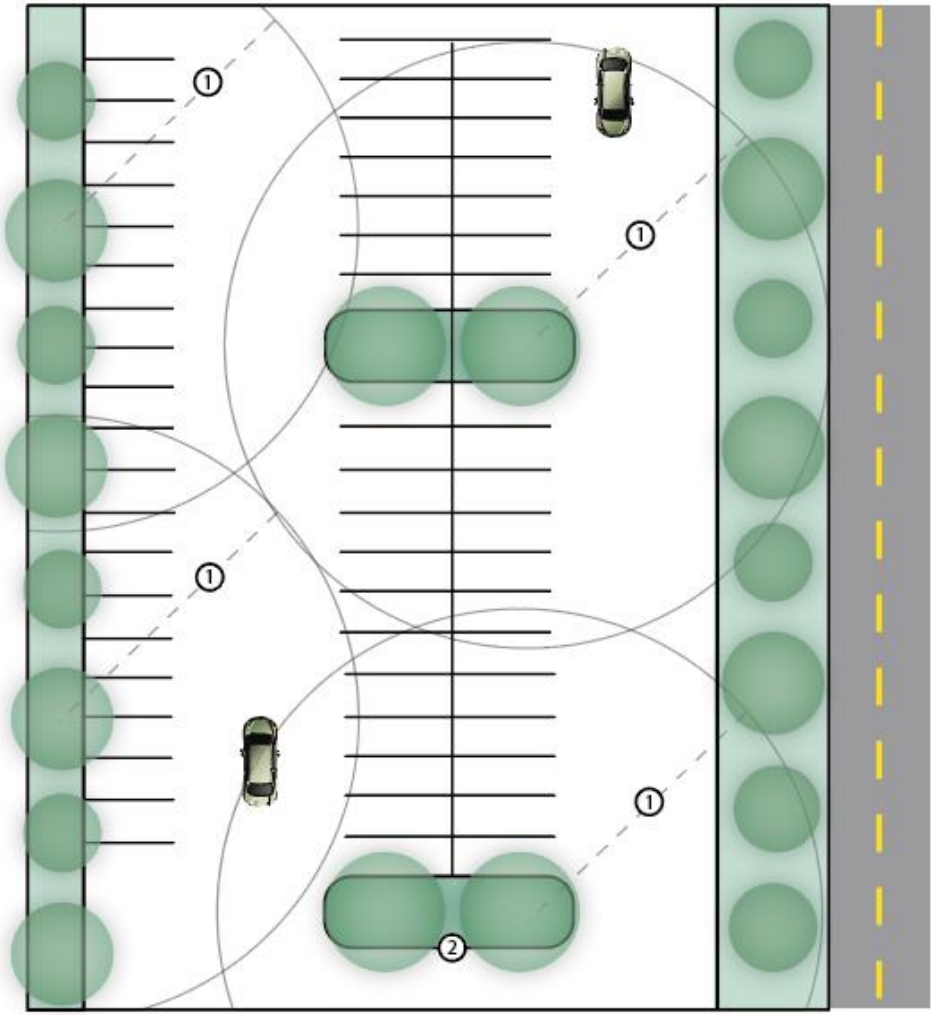
COMMERCIAL REQUIREMENTS

Parking Lot Landscape Areas

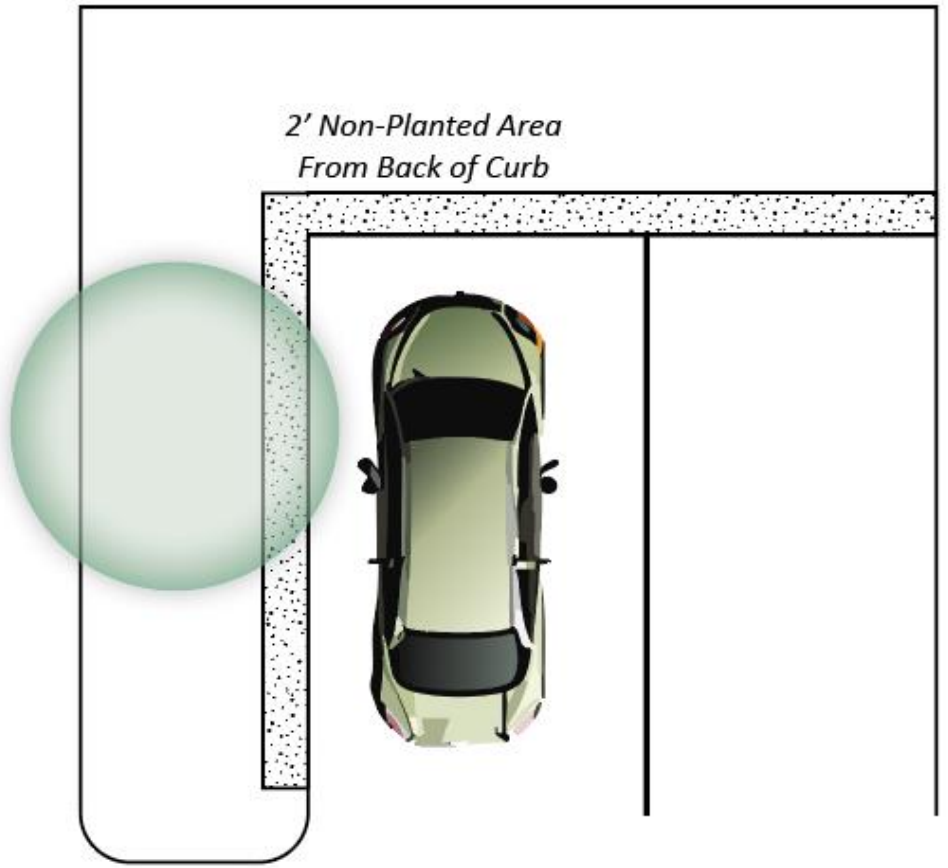
Landscape islands now require shade trees, with spacing to ensure canopy coverage, as follows:

- Shade Tree for 12 parking stalls in a row
- Every parking stall within 50 feet of a shade tree
- Trees can be clustered for natural look and feel

COMMERCIAL REQUIREMENTS



① 50' tree centerpoint radius ② Landscape island

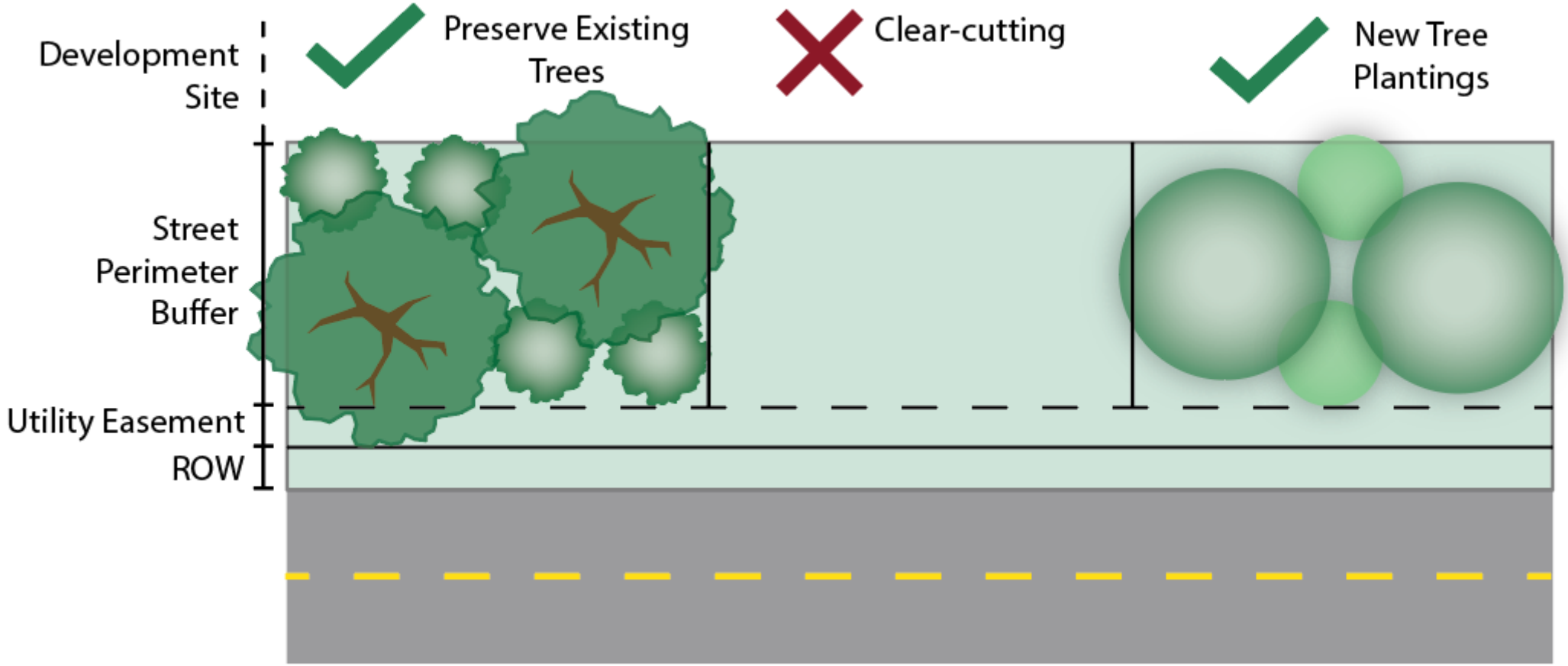


STREET PERIMETER BUFFER

Green space with trees and plantings to add buffering and visual character along streets

- 15-foot buffer adjacent to perimeter streets
- Does not include space for utility easements
- Planting requirements for 1,000 sq ft area:
  - Two (2) shade tree
  - Two (2) ornamental trees
- Can include preserved vegetation or new plantings

STREET PERIMETER BUFFER

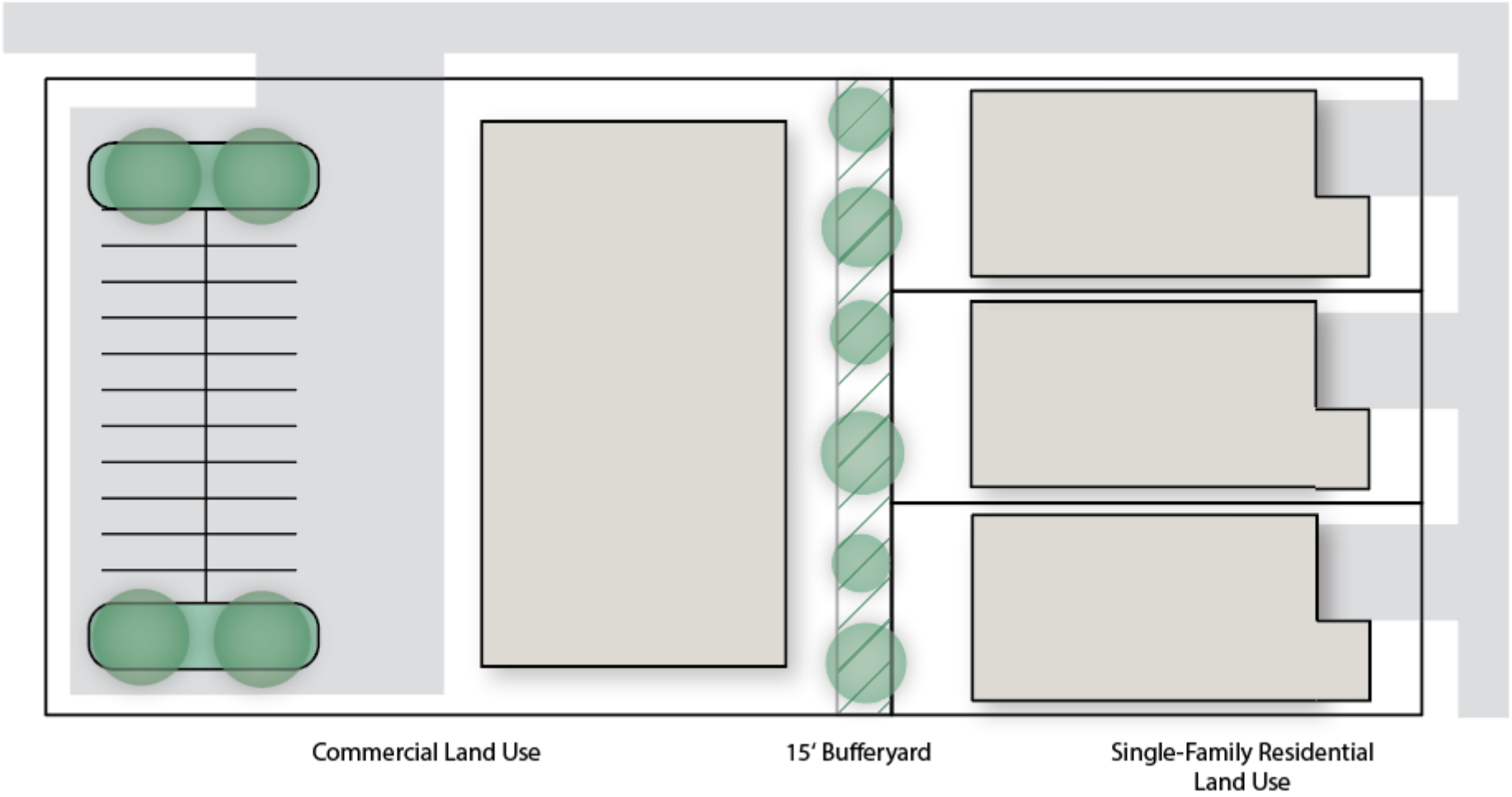


BUFFERYARDS

Green space transitions to facilitate compatibility

- A 15-foot Bufferyard between single-family residential and non-single family use
- Bufferyards shall be installed on the non-single-family site
- Planting requirements for 1,000 sq ft area:
  - One (1) shade tree
  - Two (2) ornamental trees
- Can include preserved vegetation or new plantings

BUFFERYARDS



QUESTIONS?

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 6.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 213 NORTH TRAVIS STREET (Project No. 24-000098)**

The request of David Downtain (Owner), RP Sherman Properties (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 213 North Travis Street, consisting of 0.078 acres being a portion of Lot 4 in Block D of T.J. Shannon's Supplement Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of Modern Building Lofts

Background:

The property is located at 213 North Travis Street between East Wall Street and East Pecan Street. The owner is requesting Site Plan approval of Modern Building Lofts.

Origination:

David Downtain (Owner)
RP Sherman Properties (Representative)
Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan
5. Floor Plan
6. Interior Plan - 1
7. Interior Plan - 2
8. Layout Plan - 1
9. Layout Plan - 2
10. Elevation - Rear

dlagrone H:\PLANNING\Public Notification KT.aprx

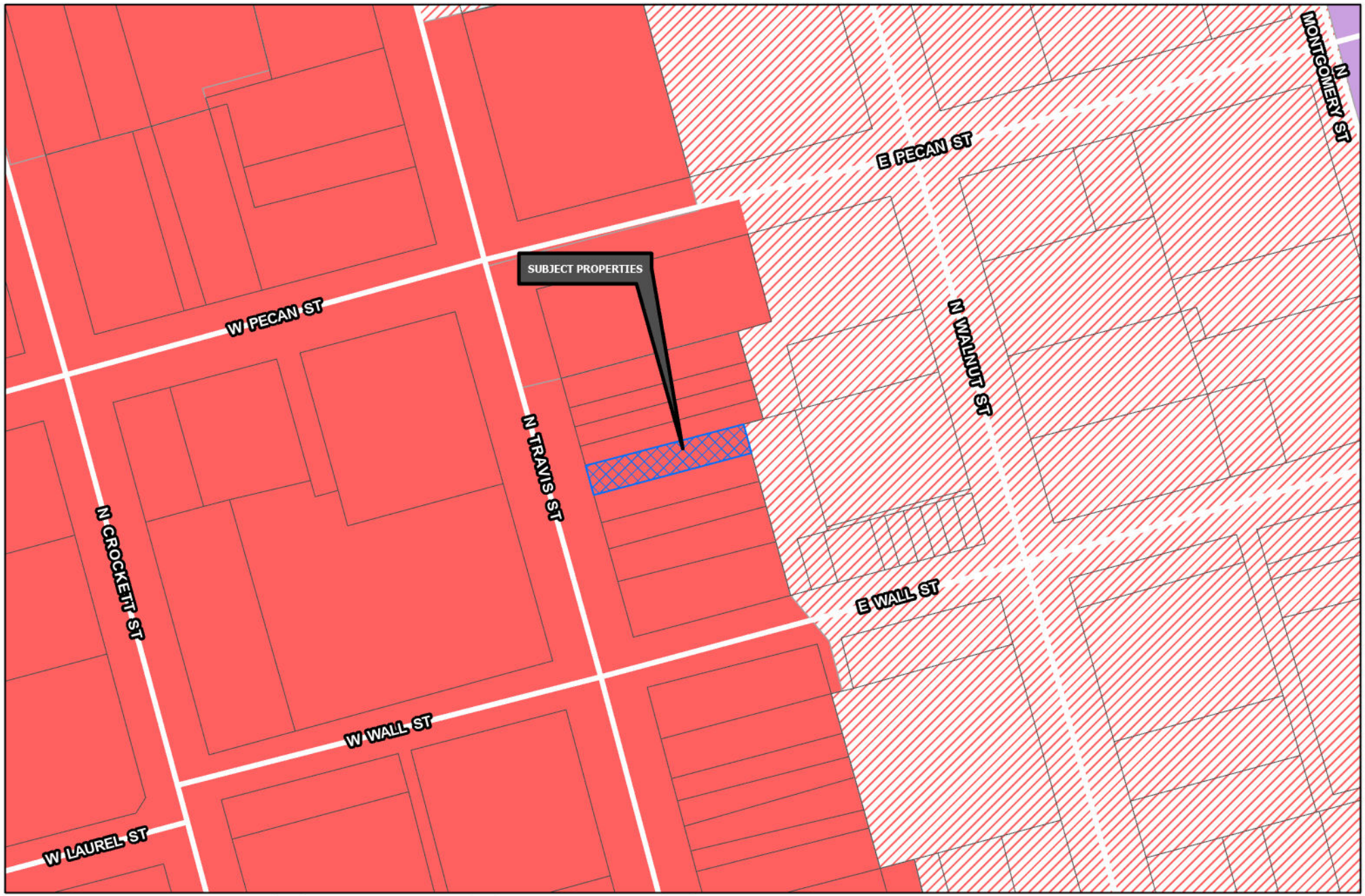
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
213 N TRAVIS ST

N
W E
S

Date: 1/16/2024 12:03 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
213 N TRAVIS ST

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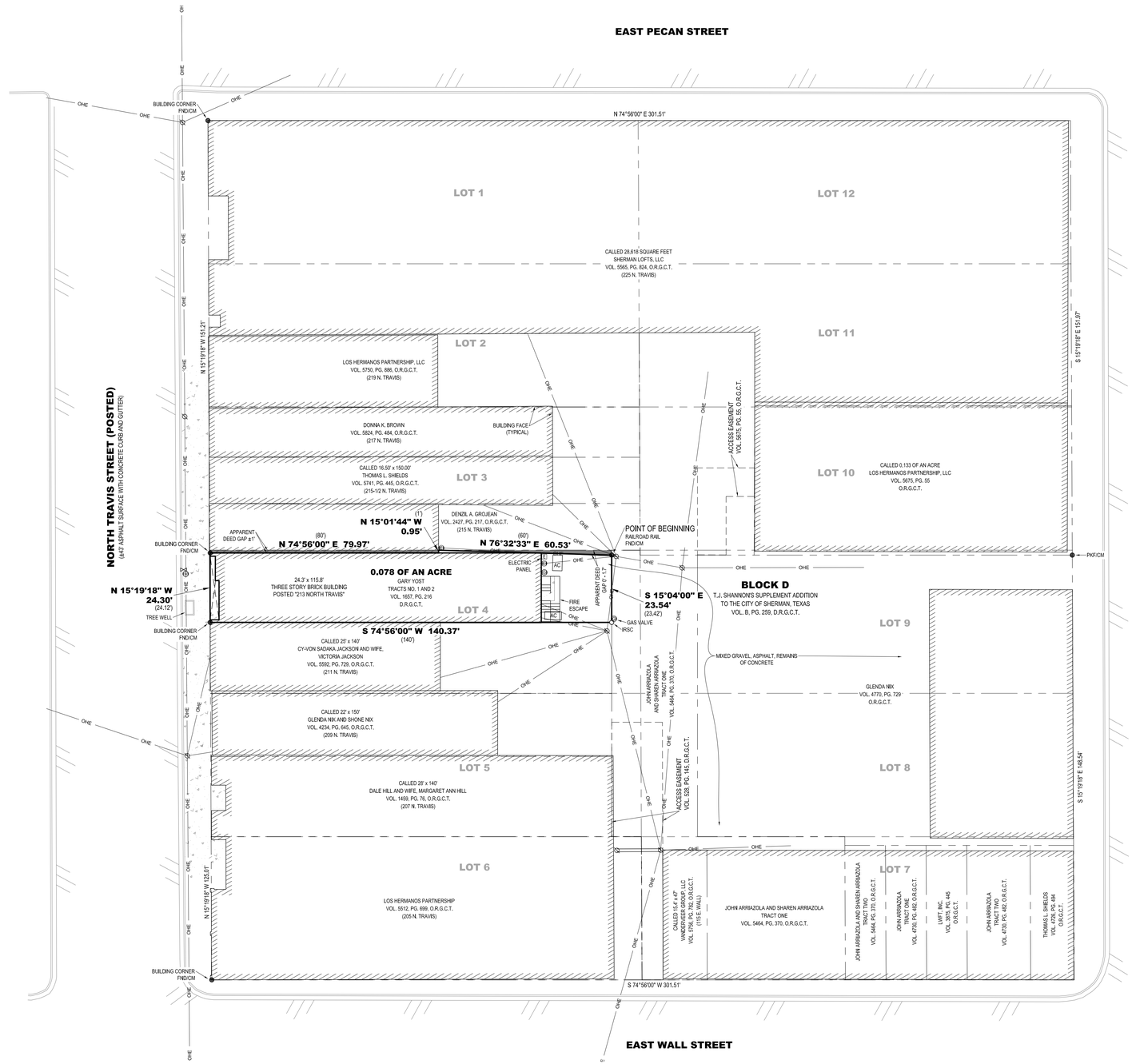
Date: 1[illegible]



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

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
PKF	PK NAIL FOUND
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
D,R,G,C,T,	DEED RECORDS, GRAYSON COUNTY, TEXAS
O,R,G,C,T,	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
E	ELECTRIC BOX
E	ELECTRIC METER
	UTILITY/POWER POLE
AC	AC UNIT
G	NATURAL GAS METER
W	WATER METER
	WATER VALVE
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT
	ASPHALT
OHE	OVERHEAD ELECTRIC/UTILITY

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being a portion of Lot 4 in Block D of T.J. Shannon's Supplement Addition to the City of Sherman, Texas, as shown by plat of record in Volume B, Page 259, Deed Records of Grayson County, Texas, the same being all two tracts of land described as Tract No. 1 and Tract No. 2, in the deed to Gary Yost, recorded in Volume 1657, Page 216, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a railroad rail found for the northeast corner of said Tract No. 1, in said Lot 4, and on a westerly line of a tract of land described as Tract One in the deed to John Arriazola and Sharen Arriazola recorded in Volume 5465, Page 370, Official Records of Grayson County, Texas;

THENCE South 15°04'00" East, crossing said Lot 4, with the easterly lines of said Tract No. 1 and aforesaid Tract No. 2, and with a westerly line of said Arriazola tract, a distance of 23.54 feet to a 1/2-inch iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said Tract No. 2, common to the northeast corner of a called 25-foot x 140-foot tract of land described in the deed to Cy-Von Sadaka Jackson and wife, Victoria Jackson, recorded in Volume 5592, Page 729, said Official Records;

THENCE South 74°56'00" West, continuing across said Lot 4, with the southerly line of said Tract No. 2, and with the northerly line of said Jackson tract, and with the southerly face of a building part of the way, a distance of 140.37 feet to a building corner for the southwest corner of said Tract No. 2, common to the northwest corner of said Jackson tract, and being on the westerly line of aforesaid Lot 4, and being on the easterly right-of-way line of North Travis Street;

THENCE North 15°19'18" West, with the easterly lines of said Tract No. 2 and aforesaid Tract No. 1, and with the westerly line of said Lot 4, and with the easterly right-of-way line of said North Travis Street, a distance of 24.30 feet to a building corner found for the northwest corner of said Tract No. 1;

THENCE North 74°56'00" East, crossing said Lot 4, with the northerly line of said Tract No. 1, and with the northerly face of a building, a distance of 79.97 feet to a point for corner at the intersection of a building face running east-west and a building face going north;

THENCE North 15°01'44" West, continuing across said Lot 4, with the northerly line of said Tract No. 1, and with the easterly face of a building, a distance of 0.95 feet to a point for corner on the northerly line of said Lot 4, common to the southerly line of Lot 3 in aforesaid Block D, and on the southerly line of a tract of land described in the deed to Denzil A. Grojean, recorded in Volume 2427, Page 217, said Official Records;

THENCE North 76°32'33" East, crossing said Lot 4, with the northerly line of said Tract No. 1, a distance of 60.53 feet to the POINT OF BEGINNING and enclosing 0.078 of an acre (3,418 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0123343, issued by Commonwealth Land Title Insurance Company, countersigned by Red River Title Company, with an effective date of December 5, 2016, and an issued date of December 8, 2016, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10a. The surveyed property is subject to any matter, including but not limited to, easements, roadways and/or building set back lines as shown on the recorded plat of T.J. Shannon's Supplement to the City of Sherman, Grayson County, Texas, filed of record in Volume "B", Page 259, of the Deed Records of Grayson County, Texas.

FLOOD STATEMENT:

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

GENERAL NOTES:

1. The surveyor is unable to find any recorded legal access to the rear portion of the surveyed property across the adjoining properties in Block D.

Certify to: Risen Properties, LLC; Ameristate Bank, Gary Yost, Commonwealth Land Title Insurance Company, Red River Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 12/29/2016, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

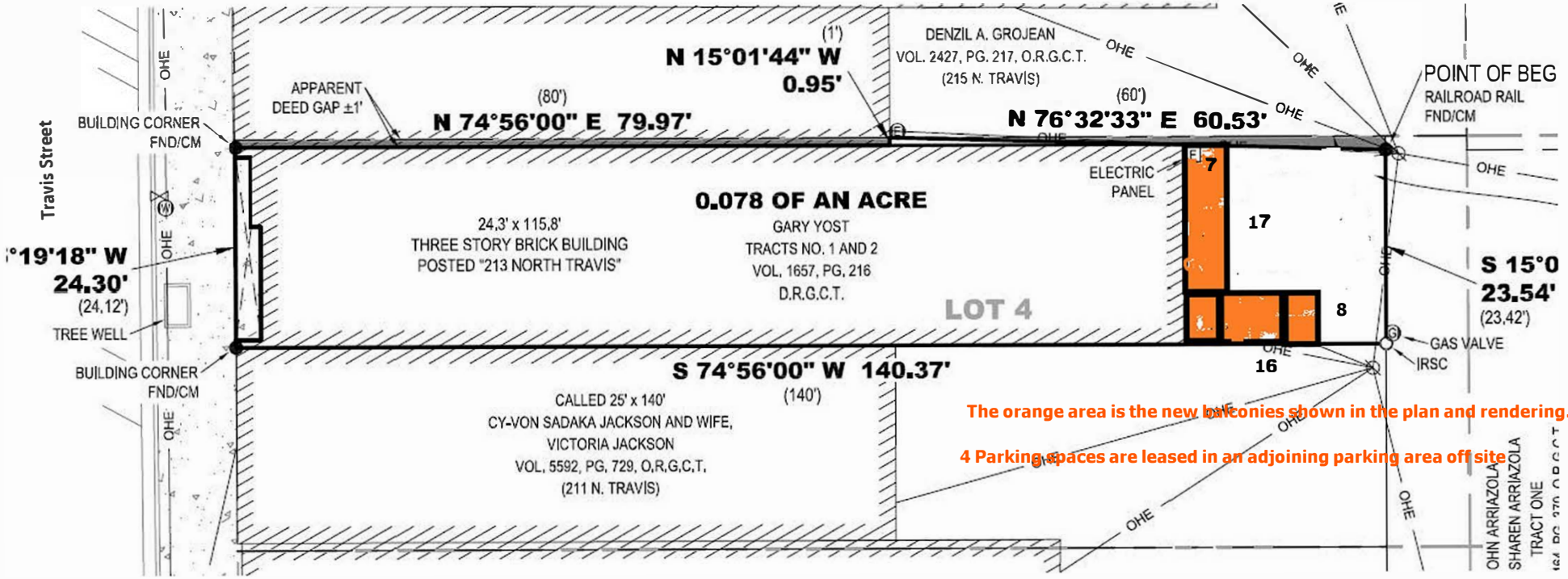
Chris R. Noah, R.P.L.S. No. 6585

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

TITLE SURVEY
0.078 OF AN ACRE
T.J. SHANNON'S SUPPLEMENT ADDITION
TO THE CITY OF SHERMAN, TEXAS
BLOCK D, PART OF LOT 4
213 North Travis Street, Sherman
Grayson County, Texas

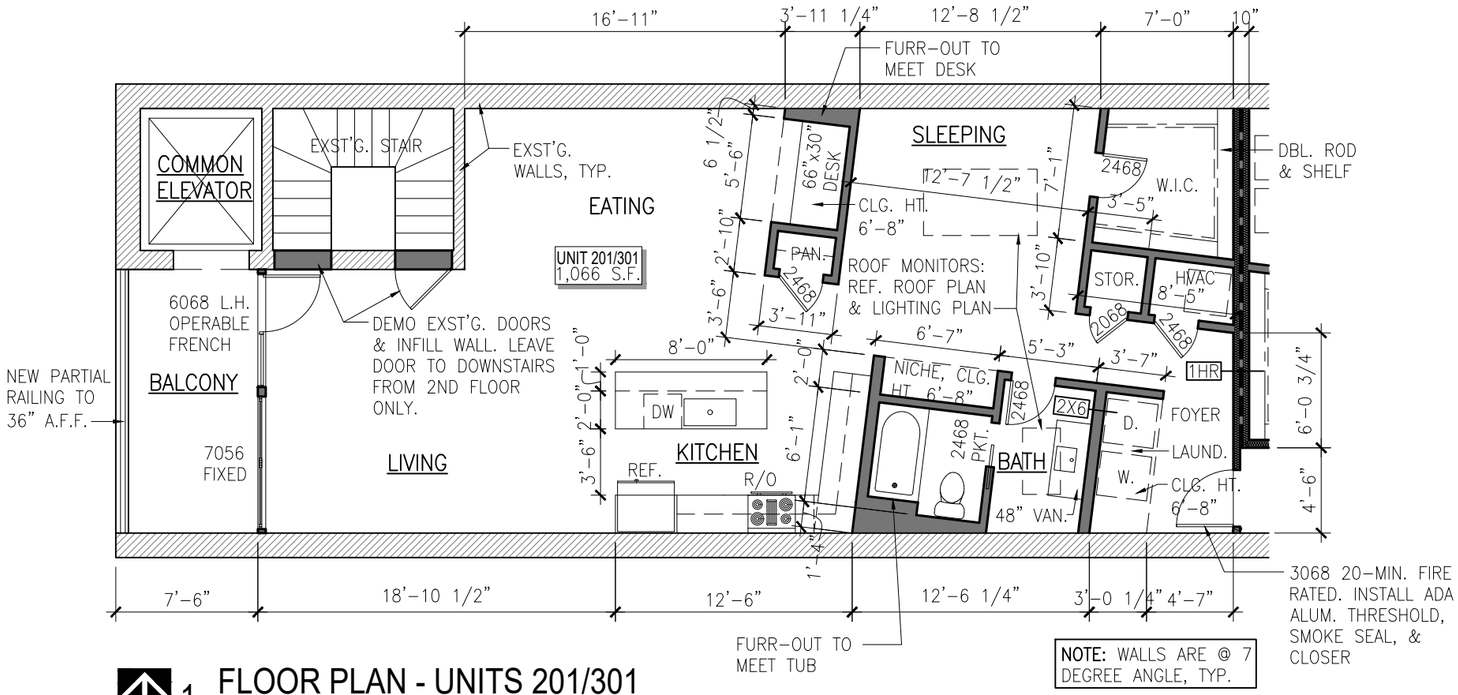
Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-213-0033

TBPLS Firm No. 10194175	Drawn by: CRN Checked by: JEG	Scale: 1" =20' Date: 12/29/2016	Project No. 16-0410 Sheet No. 1 of 1



The orange area is the new balconies shown in the plan and rendering.

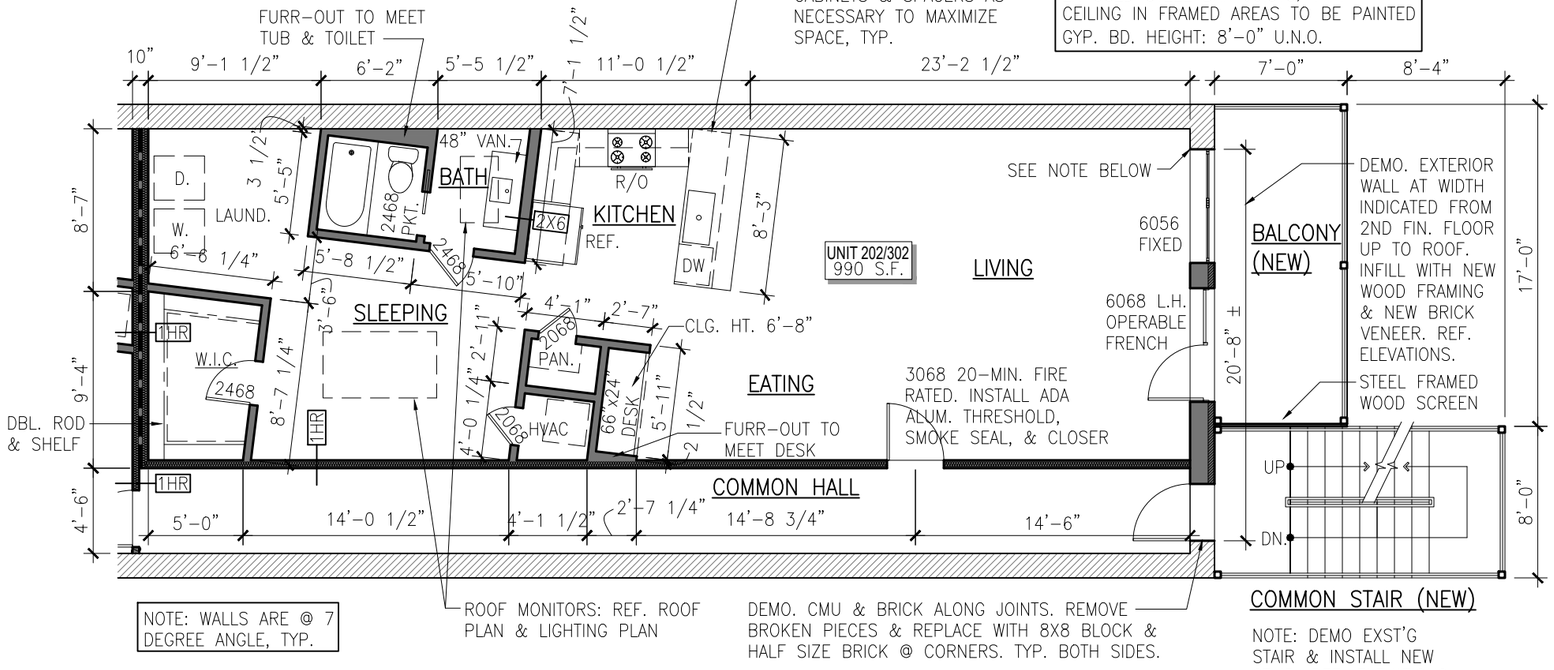
4 Parking spaces are leased in an adjoining parking area off site



NOTE: WALLS ARE @ 7 DEGREE ANGLE, TYP.

1 FLOOR PLAN - UNITS 201/301

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

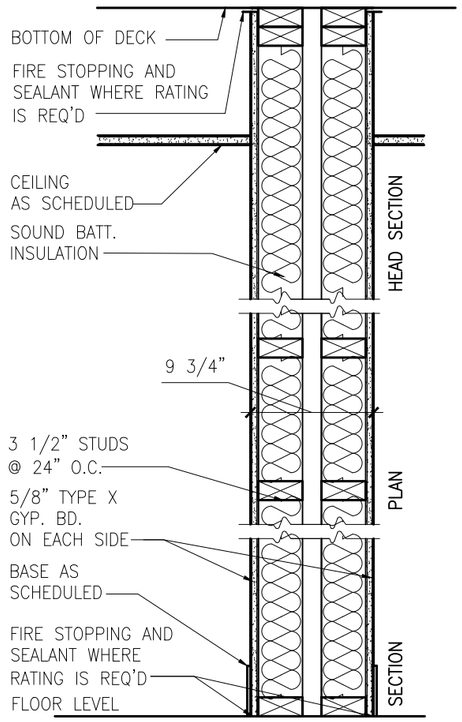


NOTE: WALLS ARE @ 7 DEGREE ANGLE, TYP.

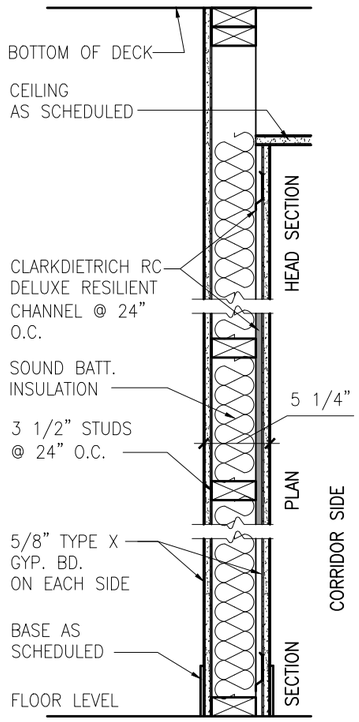
NOTE: CEILING IN OPEN AREAS TO BE EXPOSED STEEL BAR JOISTS, TYP. CEILING IN FRAMED AREAS TO BE PAINTED GYP. BD. HEIGHT: 8'-0" U.N.O.

2 FLOOR PLAN - UNITS 202/302

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



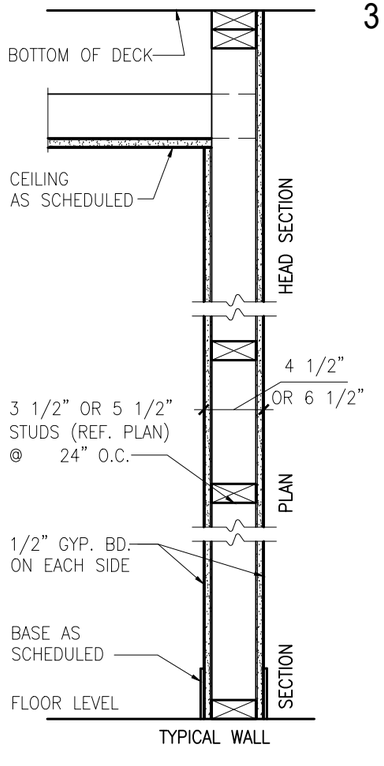
60-MIN. UNIT DIVIDING WALL
(UL DES. U341) (STC-54)



60 MIN. CORRIDOR WALL
(UL DES. U311) (STC-50)

3 PARTITION SCHEDULE

SCALE: 1" = 1'-0"



TYPICAL WALL

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

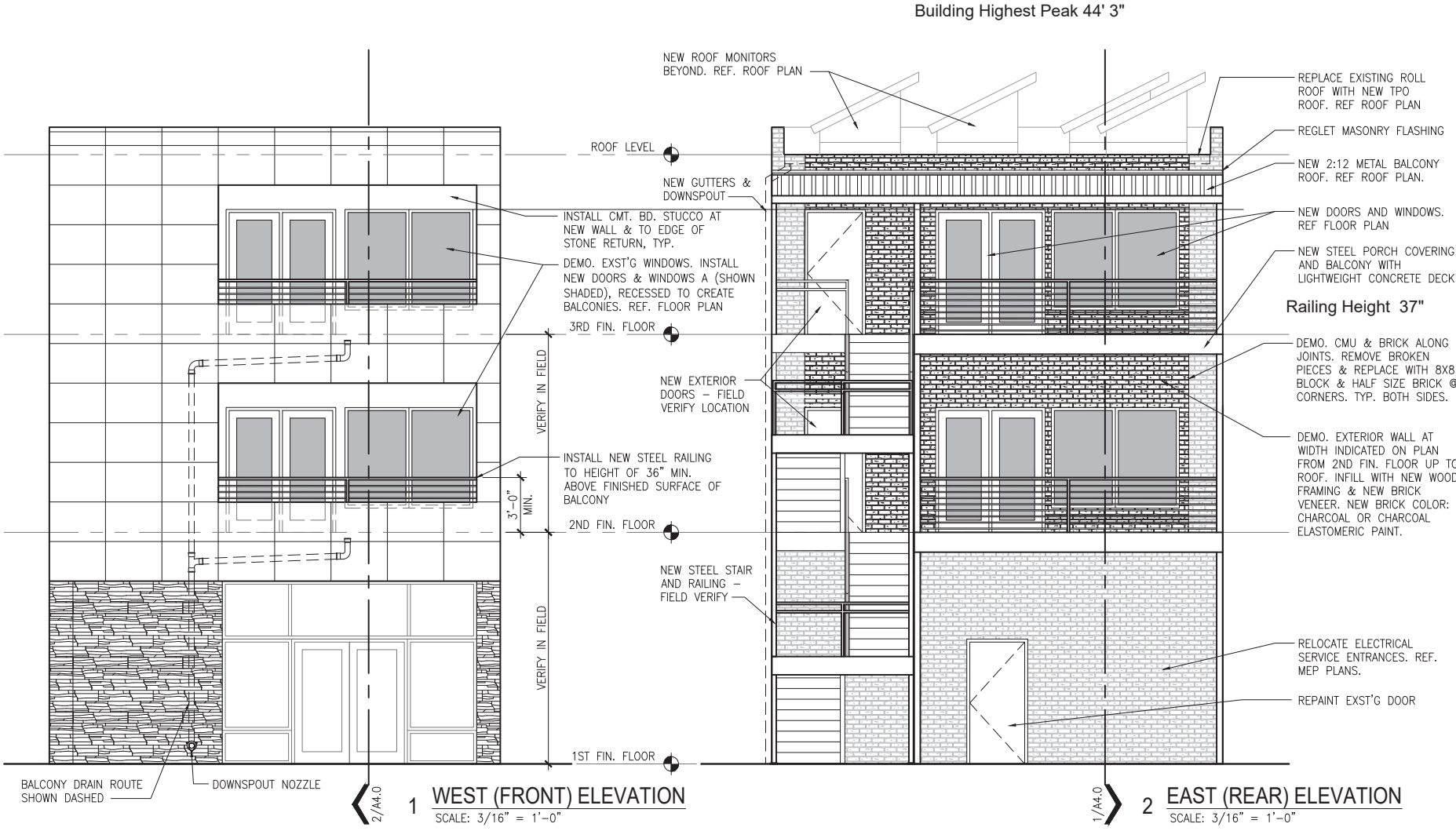
REVISIONS

NO.	DESCRIPTION	DATE

MODERN BUILDING LOFTS
213 N Travis St.
Sherman, Texas 75090

PROJECT NUMBER 2031
DATE 01.29.21
SHEET NUMBER A1.0

wall sections & details



BACA

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS
03/09/22

NO.	DESCRIPTION	DATE
	REVISIONS	

MODERN BUILDING LOFTS
213 N Travis St.
Sherman, Texas 75090

PROJECT NUMBER
2031
DATE
09.29.21
SHEET NUMBER
A2.0

exterior elevations

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 7.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 330 WEST LAMAR STREET (Project No. 24-000099)**

The request of David Downtain (Owner), RP Sherman Properties (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 330 West Lamar Street, being Lot 15 of A.R. Loving's Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of Porterfield Lofts

Background:

The property is located at 330 West Lamar Street at the corner of West Lamar Street and South Rusk Street. The owner is requesting Site Plan approval of Porterfield Lofts.

Origination:

David Downtain (Owner)
RP Sherman Properties (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan
5. Proposed Plan
6. Elevation

dlagrone H:\PLANNING\Public Notification KT.aprx

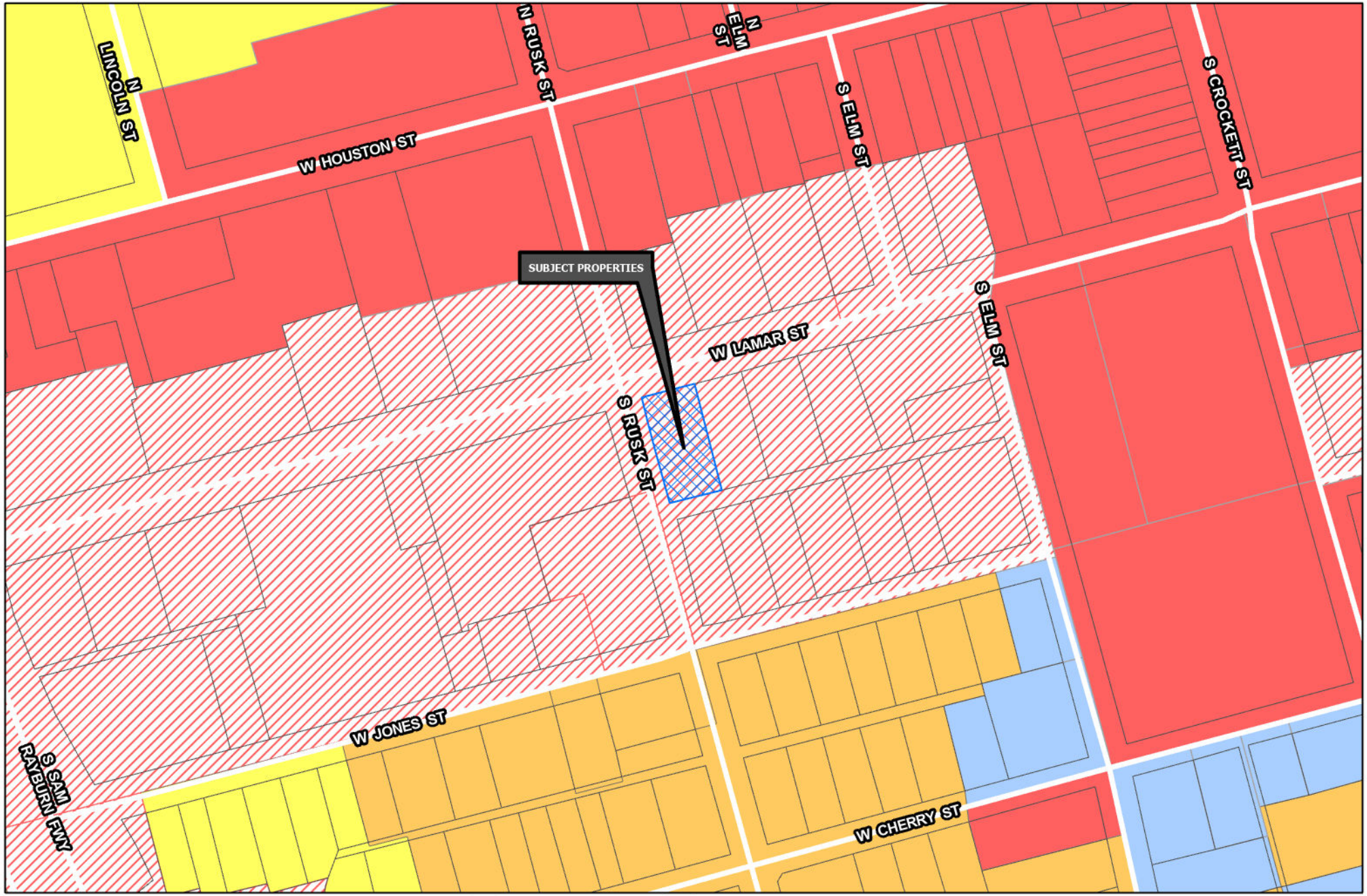
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
330 W LAMAR ST

N
W E
S

Date: 1/16/2024 12:07 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

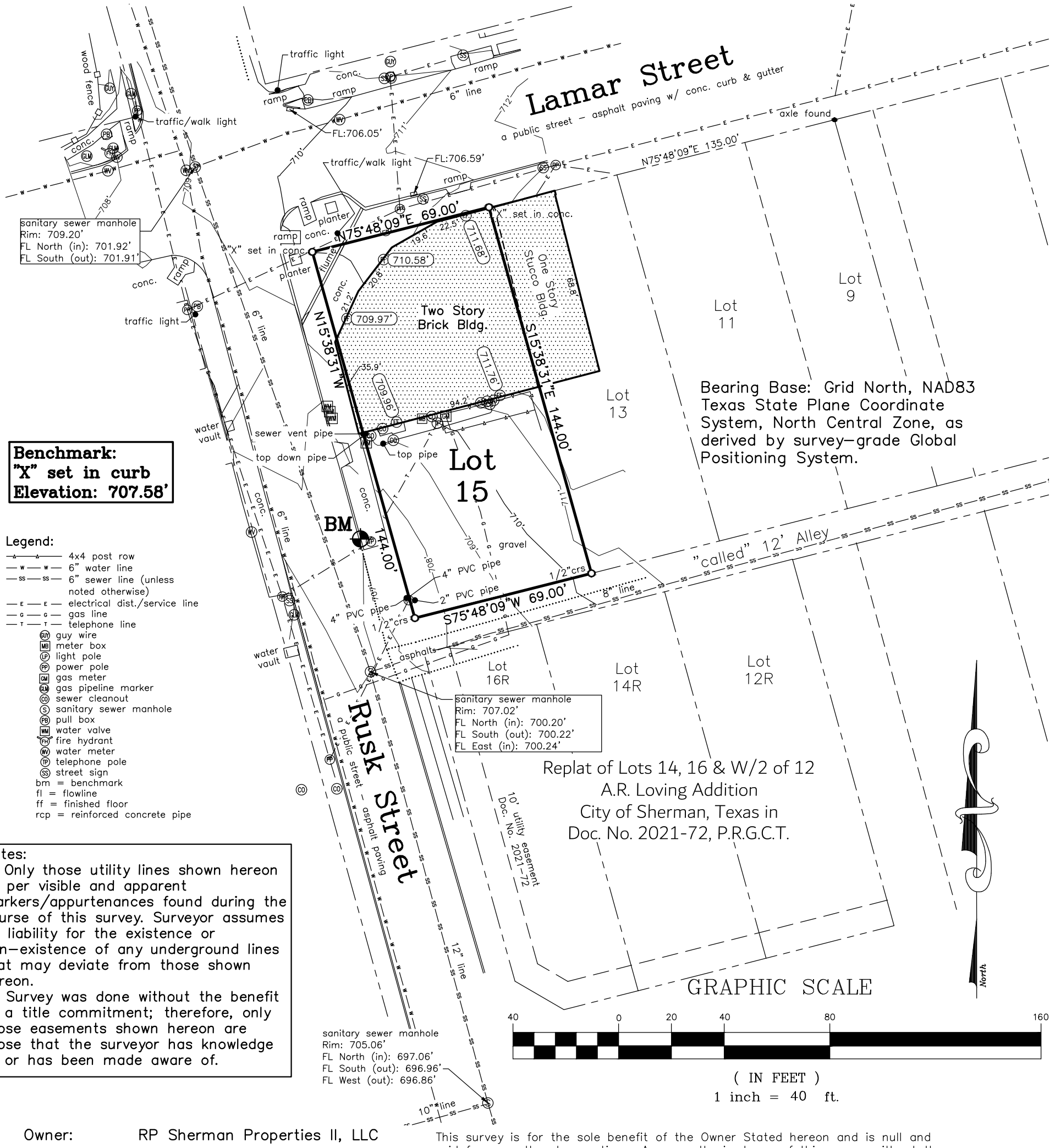
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
330 W LAMAR ST

N
W E
S

Date: 11/6/2024 12:57:21



Benchmark:
"X" set in curb
Elevation: 707.58'

Legend:

- 4x4 post row
- 6" water line
- 6" sewer line (unless noted otherwise)
- electrical dist./service line
- gas line
- telephone line
- guy wire
- meter box
- light pole
- power pole
- gas meter
- gas pipeline marker
- sewer cleanout
- sanitary sewer manhole
- pull box
- water valve
- fire hydrant
- water meter
- telephone pole
- street sign
- bm = benchmark
- fl = flowline
- ff = finished floor
- rcp = reinforced concrete pipe

Notes:
1) Only those utility lines shown hereon as per visible and apparent markers/appurtenances found during the course of this survey. Surveyor assumes no liability for the existence or non-existence of any underground lines that may deviate from those shown hereon.
2) Survey was done without the benefit of a title commitment; therefore, only those easements shown hereon are those that the surveyor has knowledge of or has been made aware of.

Owner: RP Sherman Properties II, LLC
Address: 330 W. Lamar Street
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 15 of A.R. Loving's Addition to the City of Sherman, Texas, as per plat of record in Volume 27, Page 117, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

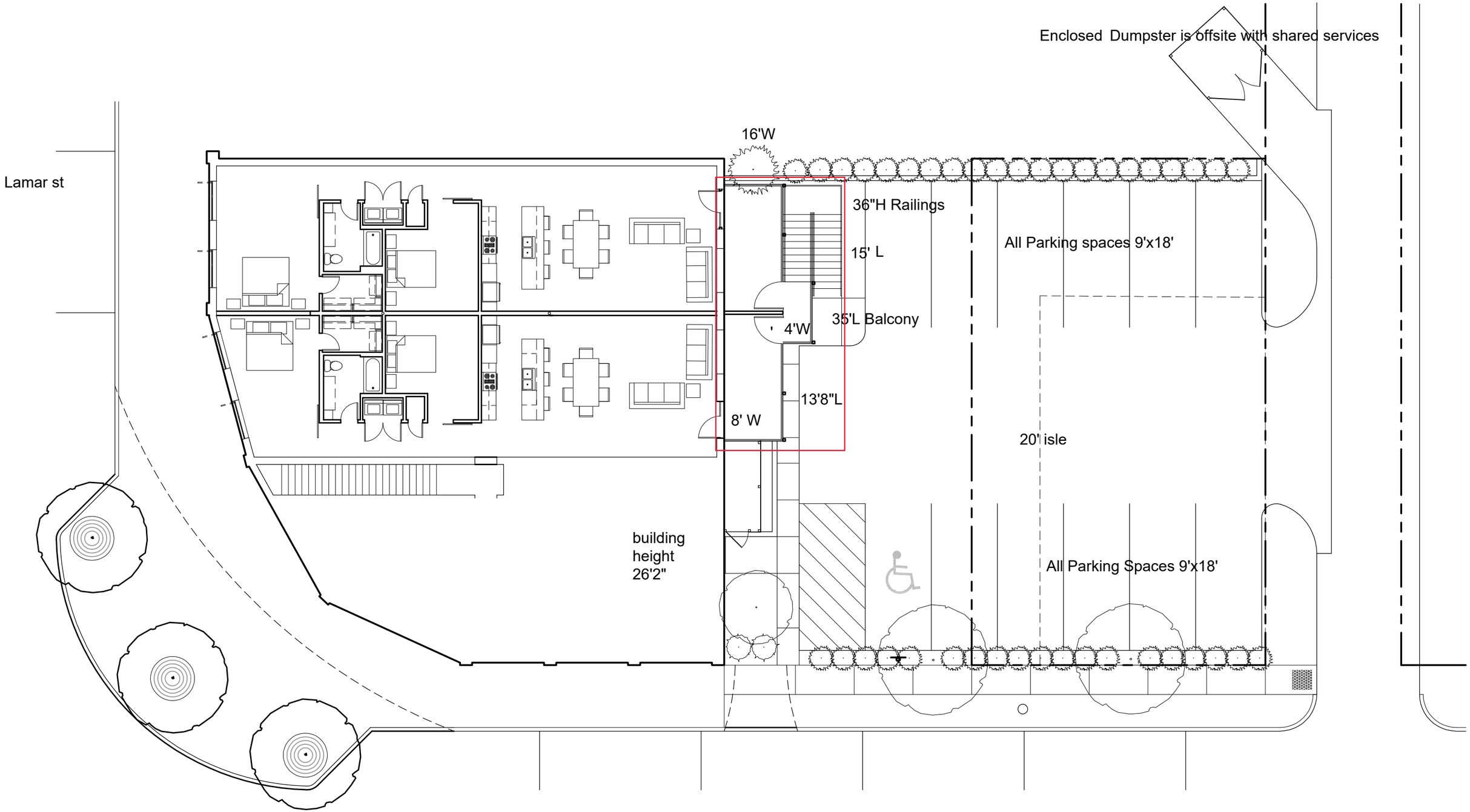
STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

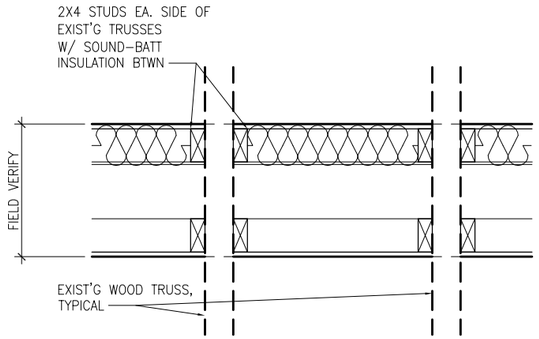
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: September 19, 2023
Revised: November 1, 2023

Job No. AGS570923

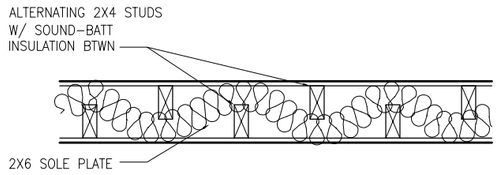
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

P:\Land Projects R2\Topo-Lot-15-Block-1-AR-Loving-Addition\Civil 3D\328-330 W Lamar St.dwg Layout: Legal-Portrait Plot Date Nov 1 23 Time: 9:04 AM

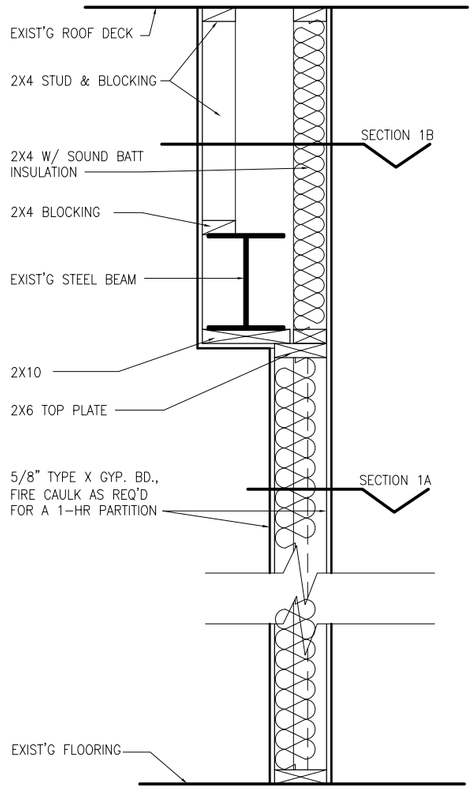

Enclosed Dumpster is offsite with shared services
16'W
Lamar st
36"H Railings
15' L
All Parking spaces 9'x18'
35'L Balcony
4'W
13'8"L
8' W
20' isle
building
height
26'2"
All Parking Spaces 9'x18'
Rusk St



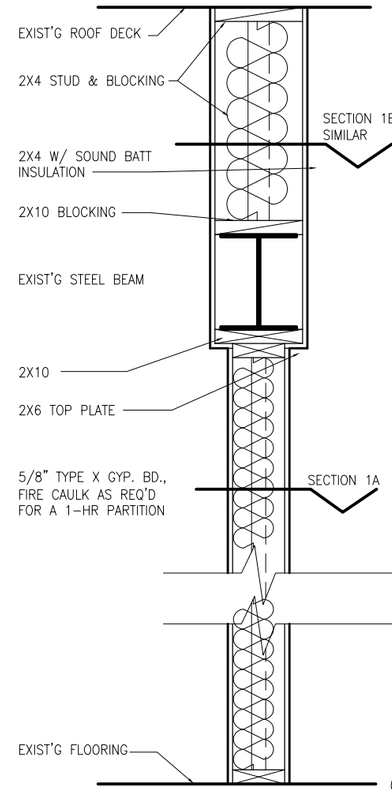
SECTION 1B
SCALE:1" = 1'-0"



SECTION 1A
SCALE:1" = 1'-0"

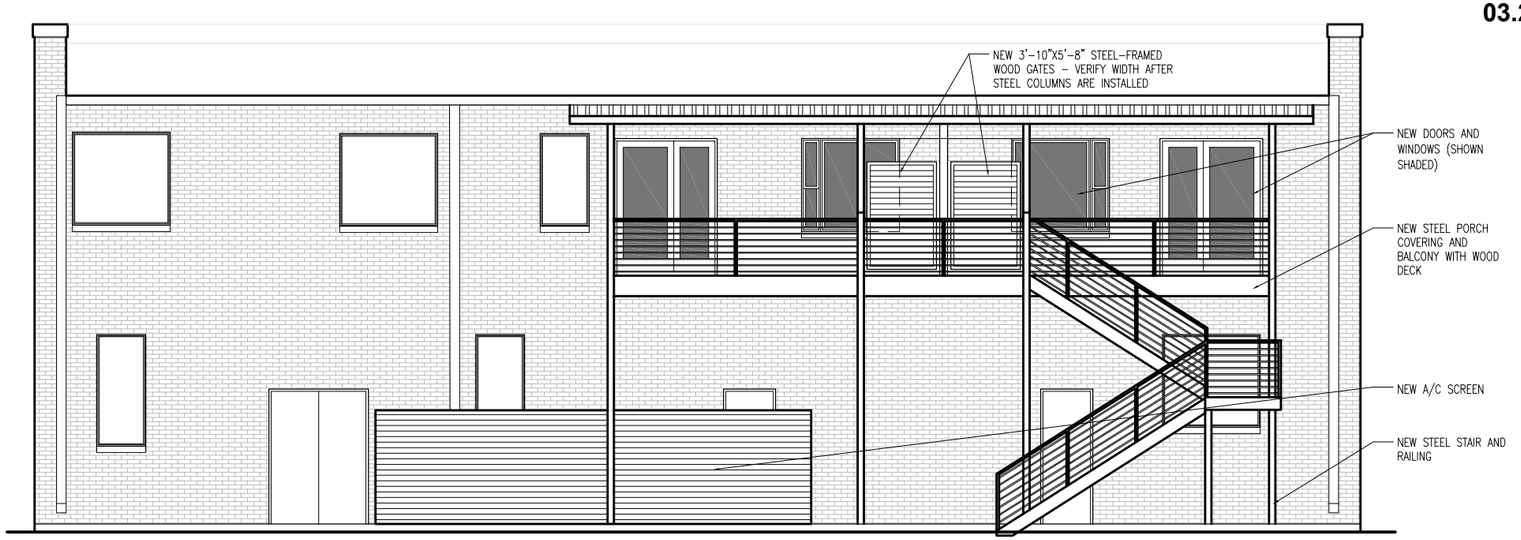


1-HR WALL ALT
SCALE:1" = 1'-0"



1-HR WALL
SCALE:1" = 1'-0"

Building Height 26' 2"



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

davidbaca STUDIO
100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

REVISIONS

NO.	DESCRIPTION	DATE

REGISTERED ARCHITECT
DAVID L. BACA
22058
STATE OF TEXAS

03.29.18

Porterfield Lofts
2 NEW APARTMENTS
330 West Lamar Street
Sherman, TX 75090

exterior elevations

PROJECT NUMBER
1705
DATE
03.29.18
SHEET NUMBER
A3.0

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 8.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 124 SOUTH CROCKETT STREET (Project No. 24-000100)**

The request of David Downtain (Owner), RP Sherman Properties (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 124 South Crockett Street, consisting of 0.091 acres being in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 6 in Block 4 of the Original Town Plat and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of La Piazza Restaurant

Background:

The property is located at 330 West Lamar Street at the corner of West Lamar Street and South Rusk Street. The owner is requesting Site Plan approval of La Piazza Restaurant.

Origination:

David Downtain (Owner)
RP Sherman Properties (Representative)
Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan
5. Elevation

dlagrone H:\PLANNING\Public Notification KT.aprx

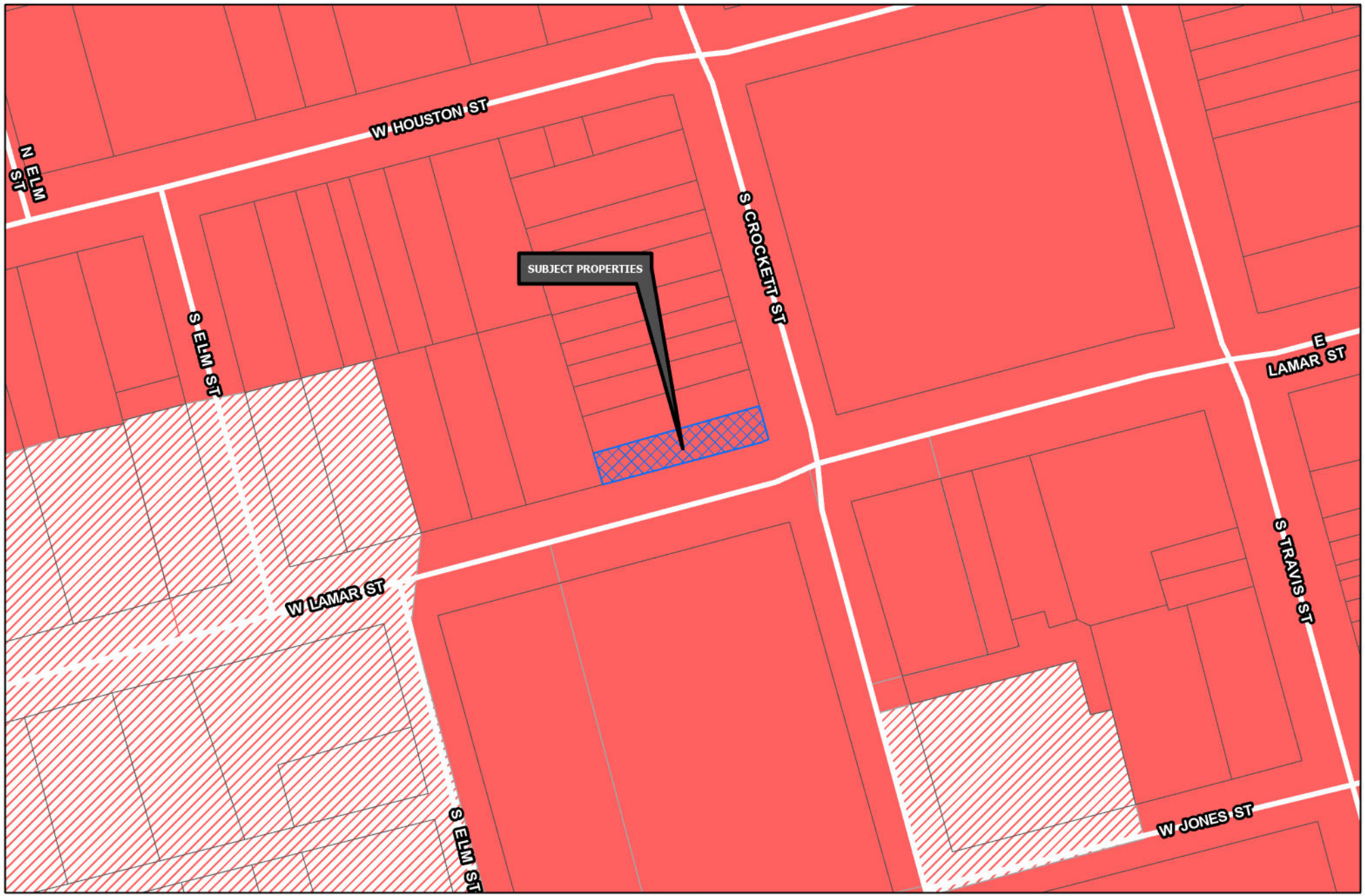
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
124 S CROCKETT ST

N
W E
S

Date: 1/16/2024 12:16 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

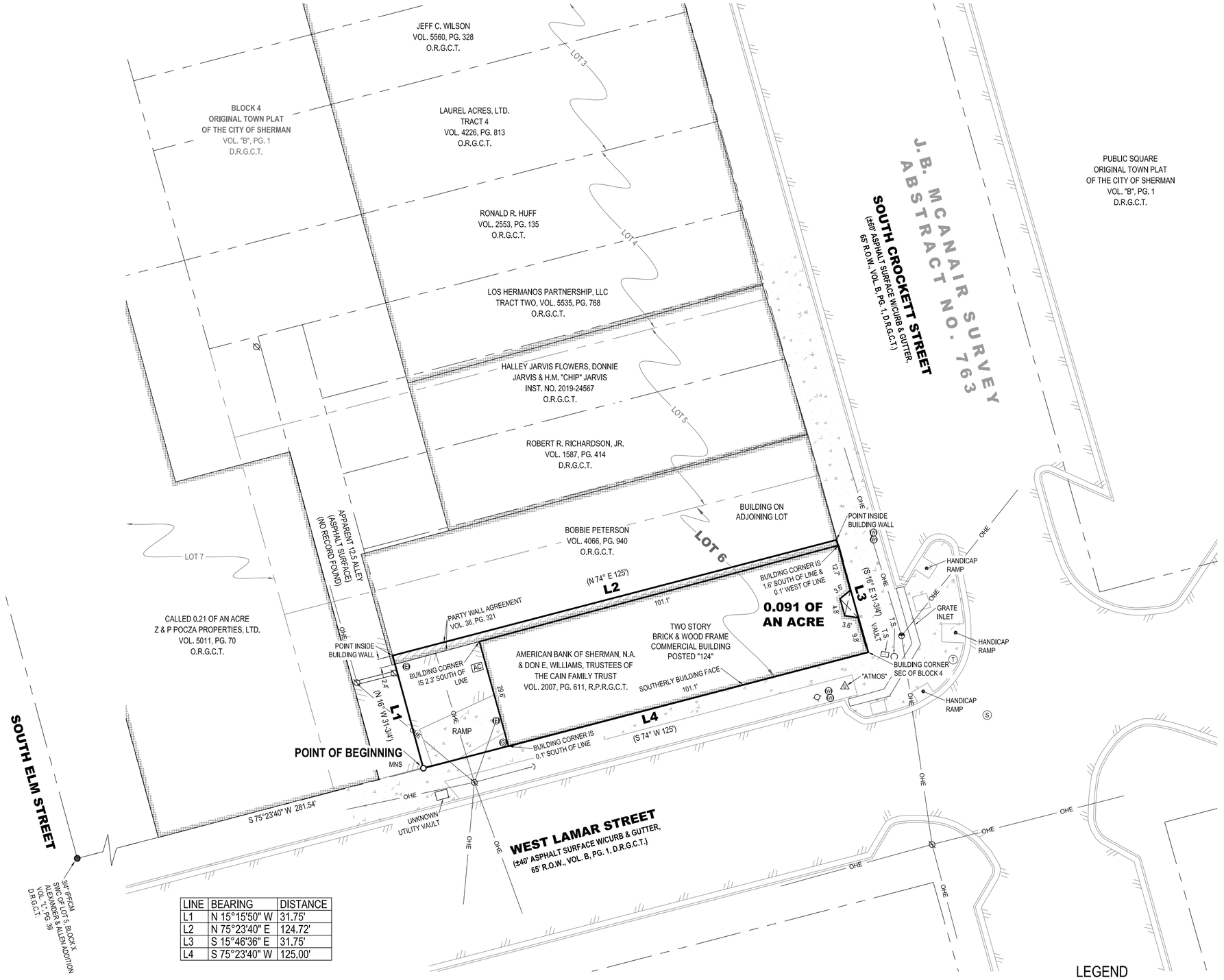
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
124 S CROCKETT ST

N
W E
S

Date: 11/6/2023 12:42:24 PM



LINE	BEARING	DISTANCE
L1	N 15°15'50" W	31.75'
L2	N 75°23'40" E	124.72'
L3	S 15°46'36" E	31.75'
L4	S 75°23'40" W	125.00'

0 10 20
GRAPHIC SCALE IN FEET

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

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 6 in Block 4 of the Original Town Plat of the City of Sherman, according to the plat thereof recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to American Bank of Sherman, N.A. and Don E. Williams, Trustees of the Cain Family Trust, recorded in Volume 2007, Page 61, Real Property Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southwest corner of said Cain Family Trust Tract, and on the southerly line of said Lot 6, and at the intersection of an easterly line of an apparent 12.5-foot alley (no record found) and the northerly right-of-way line of West Lamar Street, and from which a 3/4-inch iron pipe found for the southwest corner of Lot 5 in Block X of Alexander and Allen Addition, according to the plat thereof recorded in Volume "L", Page 39, said Deed Records, bears S 75°23'40" West, a distance of 281.54 feet;

THENCE North 15°15'50" West, with the westerly line of said Cain Family Trust Tract, and with the easterly line of said 12.5-foot alley, and crossing said Lot 6, a distance of 31.75 feet to the northwest corner of said Cain Family Trust Tract, common to the southwest corner of a tract of land described in the deed to Bobbie Peterson, recorded in Volume 4066, Page 940, Official Records, Grayson County, Texas, said point falls inside building wall;

THENCE North 75°23'40" East, with the northerly line of said Cain Family Trust Tract, and with the southerly line of said Peterson Tract, and continuing across said Lot 6, a distance of 124.72 feet to the northeast corner of said Cain Family Trust Tract, common to the southeast corner of said Peterson Tract, and on the easterly line of said Lot 6, and on the westerly right-of-way line of South Crockett Street, said point falls inside building wall;

THENCE South 15°46'36" East, with the easterly line of said Cain Family Trust Tract, and with the easterly line of said Lot 6, and with the westerly right-of-way line of said South Crockett Street, a distance of 31.75 feet to a building corner found for the southeast corner of said Cain Family Trust Tract, common to the southeast corner of said Lot 6, and common to the southeast corner of aforesaid Block 4, and at the intersection of the westerly right-of-way line of said South Crockett Street and the northerly right-of-way line of aforesaid West Lamar Street,

THENCE South 75°23'40" West, with the southerly line of said Cain Family Trust Tract, and with the southerly line of said Lot 6, and with the northerly right-of-way line of said West Lamar Street, and along the southerly face of said building part of the way, a distance of 125.00 feet to the POINT OF BEGINNING and enclosing 0.091 of an acre (3,963 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 46429, issued by Old Republic National Title Insurance Company, countersigned by Grayson County Title Company, with an effective date of May 11, 2021, and an issued date of May 13, 2021, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10d. The surveyed property is subject to any matter, including but not limited to easements, roadways, and/or building set back lines, as revealed on the recorded plat of Original Town Plat to Sherman, Texas, of record in Volume "B", Page 1, of the Deed Records of Grayson County, Texas.

10e. The surveyed property is subject to Party Wall Agreement of record in Volume 36, Page 321 and referenced in the Warranty Deed of record in Volume 1689, Page 20, both in the Deed Records of Grayson County, Texas.

LEGEND

●	FOUND MONUMENT	SEC	SOUTHEAST CORNER
○	SET MONUMENT	SWC	SOUTHWEST CORNER
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	E	ELECTRIC METER
IPF	IRON PIPE FOUND		UTILITY/POWER POLE
CM	CONTROLLING MONUMENT		GUY
( )	DEED OR PLAT CALL		LIGHT
R.O.W.	RIGHT-OF-WAY	T	TELEPHONE MANHOLE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		BURIED NATURAL GAS MARKER
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		FIRE HYDRANT
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS	W	WATER METER
VOL., PG.	VOLUME, PAGE	S	SANITARY SEWER MANHOLE
INST. NO.	INSTRUMENT NO.		BUILDING WALL
AC	AC UNIT		PARTY WALL AGREEMENT
T.S.	TRAFFIC SIGNAL		BOUNDARY LINE
			ADJOINER LINE
			ASPHALT
		OHE	OVERHEAD ELECTRIC/UTILITY

Certify to: RP Sherman Properties II, LLC; American Bank of Sherman, N.A. and Don E. Williams, Trustees of the Cain Family Trust; Old Republic National Title Insurance Company, Grayson County Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 08/01/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

Chris R. Noah, R.P.L.S. No. 6585

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

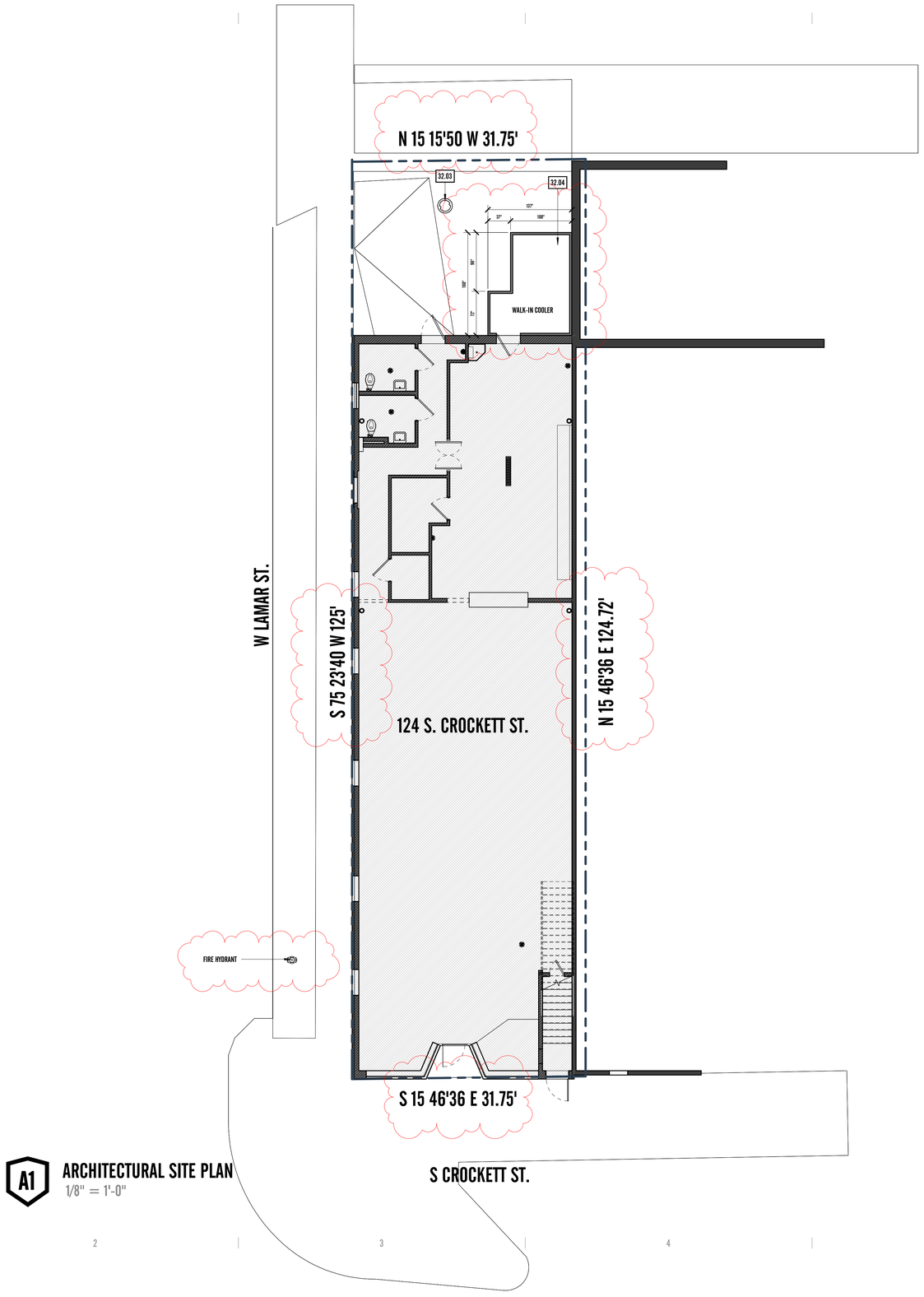
FLOOD STATEMENT:

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

TITLE SURVEY
0.091 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
ORIGINAL TOWN PLAT OF SHERMAN
BLOCK 4, PART OF LOT 6
124 South Crockett Street, 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: BNH Checked by: CRN	Scale: 1"=20' Date: 08/06/2021	Project No. 21-0469 Sheet No. 1 of 1



A1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

KEYED NOTES

32.03 Grease trap
32.04 Concrete slab up to level 1 elevation

PROJECT DATA

Current Property Address:	124 S Crockett St. Sherman, TX 75090
Current Parcel Number:	1611869
Site Area:	0.091 Acres

KNIGHTON
ARCHITECTURE + PLANNING

730 S Sleepy Ridge Drive Suite 300 Orem UT 84058
801.820.4460 | info@knightonarchitecture.com

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REGISTERED ARCHITECT
JEFFREY KNIGHTON
#30492
STATE OF TEXAS

LA PIAZZA

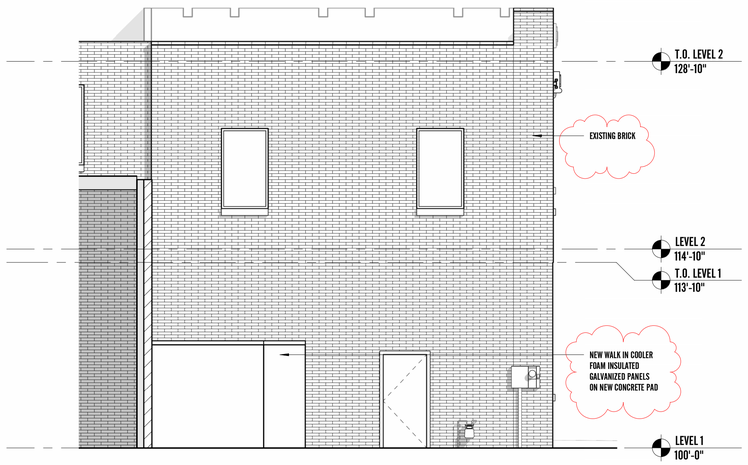
124 S Crockett St.
Sherman, TX

1 Date 1 Revision 1

PERMIT SET
02.01.2024

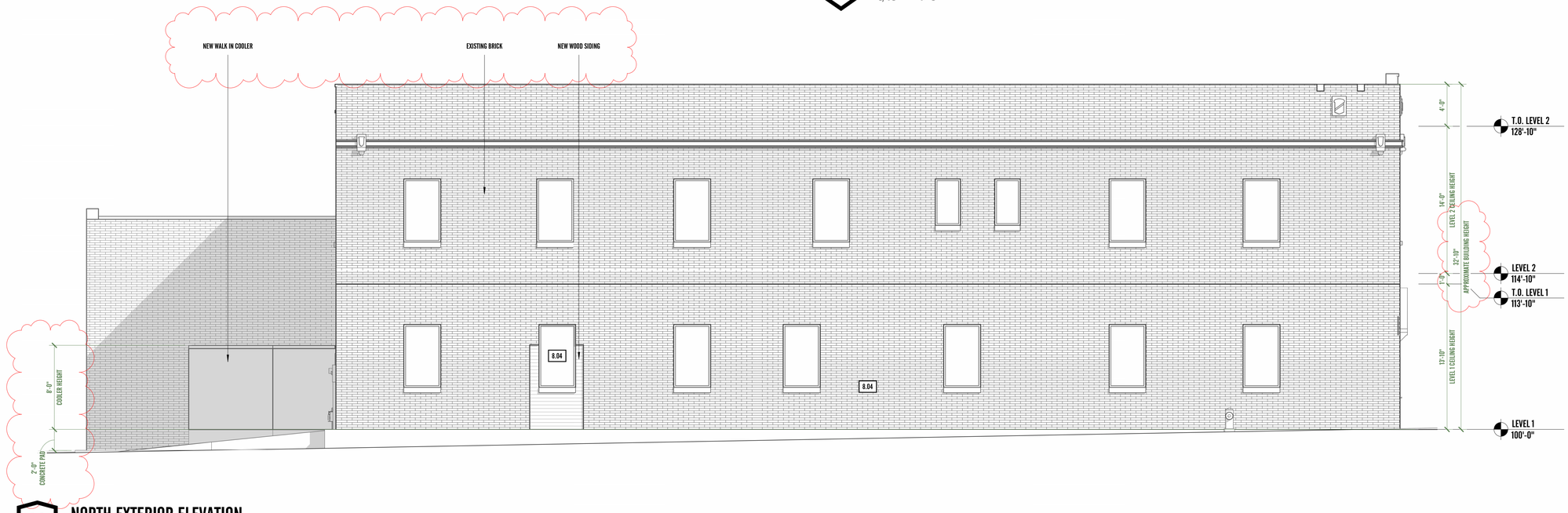
ARCHITECTURAL SITE PLAN

A051



A1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"

A2 WEST EXTERIOR ELEVATION
3/16" = 1'-0"



A3 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

0 2' 4' 12'

KEYED NOTES

8.04 Filled in opening of demolished door. Match window to size, sill height, and color of existing windows. Siding to fill remaining opening.

KNIGHTON
ARCHITECTURE + PLANNING

730 S Sleepy Ridge Drive Suite 300 Orem UT 84058
801.820.4480 | info@knightonarchitecture.com

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REGISTERED ARCHITECT
JEFFREY KNIGHTON
#30492
STATE OF TEXAS

LA PIAZZA

124 S Crockett St.
Sherman, TX

1	Date 1	Revision 1

PERMIT SET
02.01.2024

EXTERIOR ELEVATIONS

A301

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 9.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 413 SOUTH WILLOW STREET (Project No. 24-000310)**

The request of Gladiator Build (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 413 South Willow Street, consisting of 0.115 acres in the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Gladiator Addition

Background:

The property is located at 413 South Willow Street between East Cherry Street and East King Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 12/12/2023 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.
- 1/16/2024 - Preliminary Plat Conditional Approval of Gladiator Addition

Origination:

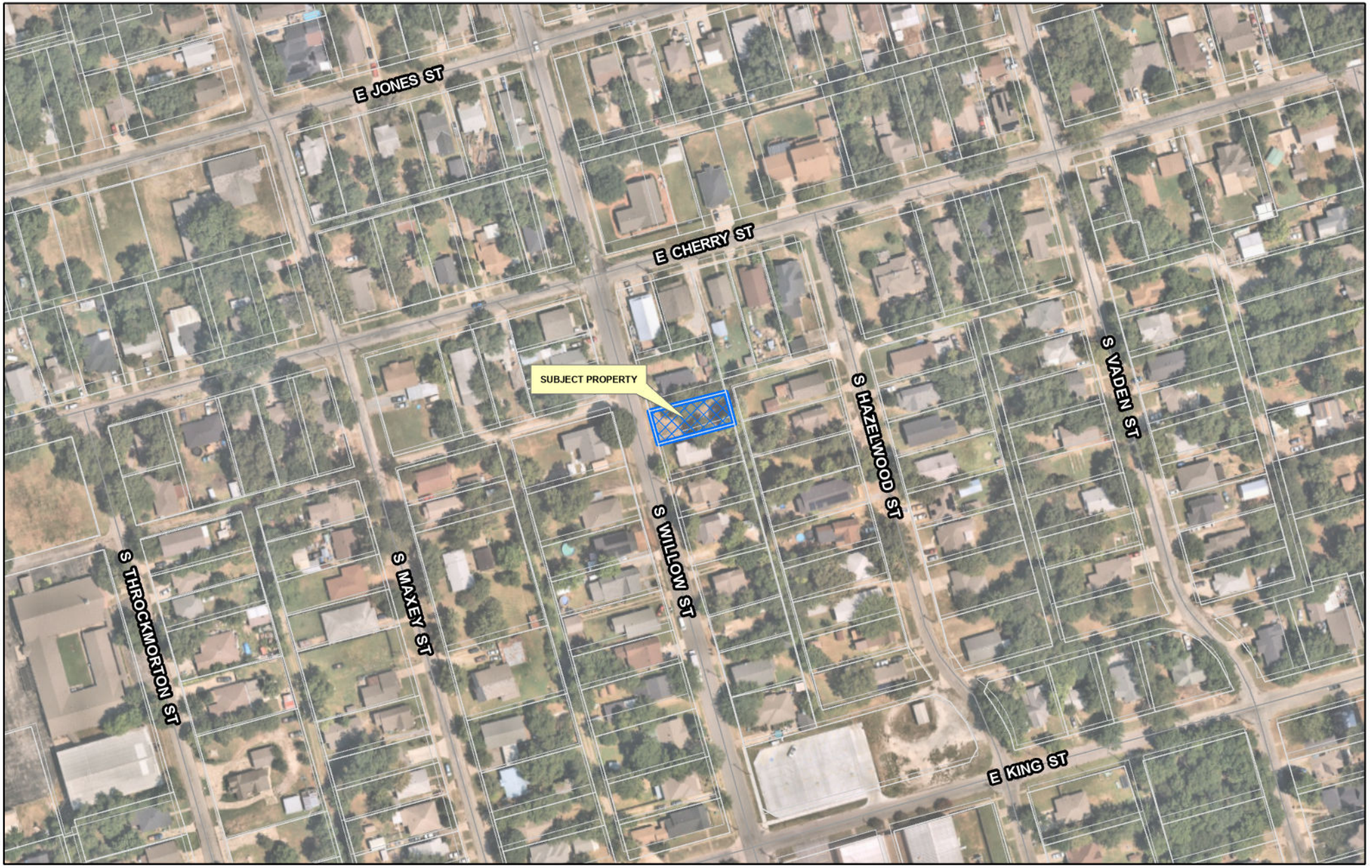
Gladiator Build (Owner)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

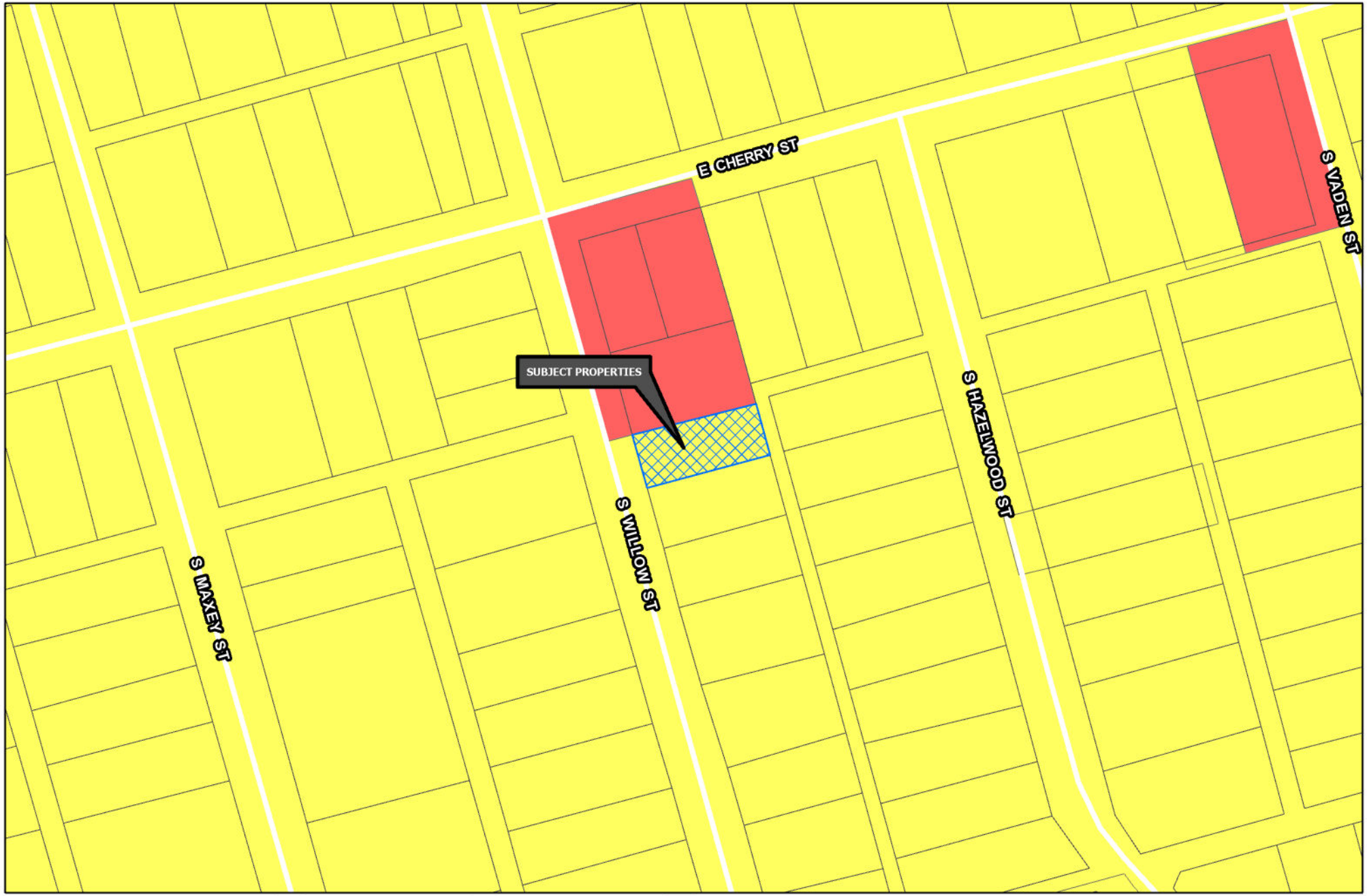
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
413 S WILLOW ST

N
W E
S

Date: 1/29/2024 11:05 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
413 S WILLOW ST

N
W E
S

Date: 1/28/2021 1:19:11 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 16, 2024

Gladiator Build, LLC
3104 N. McDonald Street
McKinney, TX 75071

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Gladiator Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. Correct address in Owner/Developer block. *Code of Ordinances Chapter 10.02.002(b)(1); 10.02.003(1)*
2. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*
3. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7208 prior to the meeting.

Respectfully,

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

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

UNDERWOOD
DRAFTING & SURVEYING, INC.

January 23, 2024

City of Sherman Development Services
220 W. Mulberry
Sherman, TX 75090

Re: Gladiator Addition

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Gladiator Addition for Gladiator Build, LLC.

This plat follows the Preliminary Plat which was approved on January 16, 2024.

The City has provided comments for this plat via email on January 19, 2024, and those comments have been addressed as follows:

1. Correct address in Owner/Developer block. *Code of Ordinances Chapter 10.02.002(b)(l); 10.02.003(1)* **CORRECTED ON THE FINAL PLAT**

2. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)* **ALL ITEMS HAVE BEEN ADDRESSED ON THE FINAL PLAT**

3. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14* **ALL ITEMS HAVE BEEN ADDRESSED ON THE FINAL PLAT**

4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)* **NOTED**

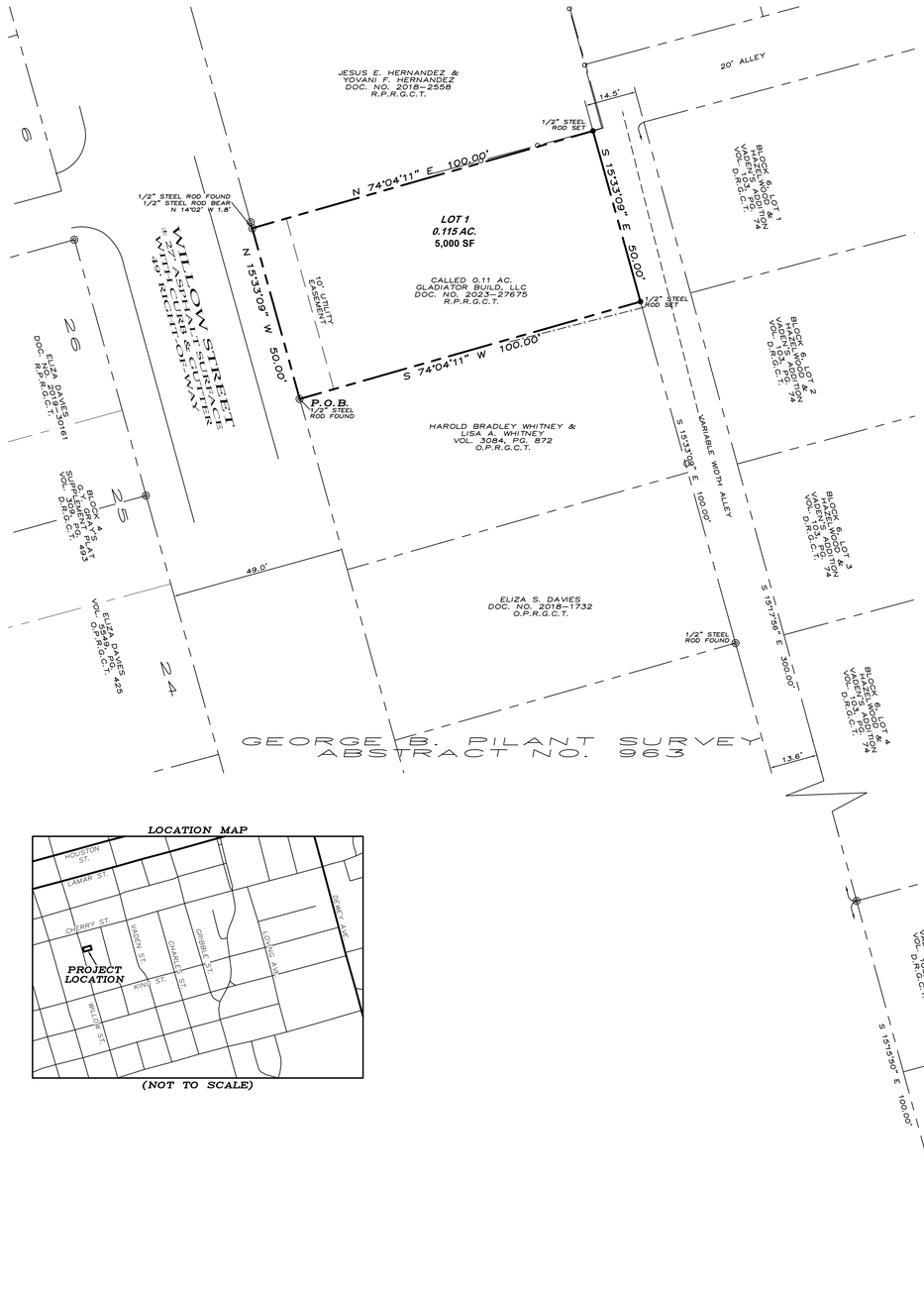
Thank you for your consideration of this final plat.

Respectfully,

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

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

JOB NO. 23101136
FW: ASU – DFT: BH



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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 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. 48181C 0290 G, effective date September 1, 2022.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of George B. Pilant Survey, Abstract No. 963, and being a retracement survey of a called 0.11 acre tract of land described in the deed to Gladiator Build, LLC, recorded in Document No. 2023-27675, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southwest corner of said 0.11 acre tract, common to the northwest corner of a tract of land described in the deed to Harold Bradley Whitney and Lisa A. Whitney, recorded in Volume 3084, Page 872, Official Public Records, Grayson County, Texas, and on the easterly right-of-way line of Willow Street;

Thence North 15°33'09" West, with the westerly line of said 0.11 acre tract, and with the easterly right-of-way line of said Willow Street, a distance of 50.00 feet to a 1/2" steel rod found for the northwest corner of said 0.11 acre tract, common to the southwest corner of a tract of land described in the deed to Jesus E. Hernandez and Yovani F. Hernandez, recorded in Document No. 2018-2558, said Real Property Records;

Thence North 74°04'11" East, with the northerly line of said 0.11 acre tract, and with the southerly line of said Hernandez Tract, a distance of 100.00 feet to a 1/2" steel rod set for the northeast corner of said 0.11 acre tract, and on the westerly line of an alley;

Thence South 15°33'09" East, with the easterly line of said 0.11 acre tract, and with the westerly line of said alley, a distance of 50.00 feet to a 1/2" steel rod set for the southeast corner of said 0.11 acre tract, common to the northeast corner of said Whitney Tract, and from which a 1/2" steel rod found for the southeast corner of a tract of land described in the deed to Eliza S. Davies, recorded in Document No. 2018-1732, said Official Public Records;

Thence South 74°04'11" West, with the southerly line of said 0.11 acre tract, and with the northerly line of said Whitney Tract, a distance of 100.00 feet to the Point of Beginning and containing 0.115 acres (5,000 square feet) of land, more or less.

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this_____ day of_____, 2024, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ Chairman

_____ Secretary

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, GLADIATOR BUILD LLC, do hereby adopt this plat designating the hereinabove property as the GLADIATOR 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_____, 2024.

_____
JOSH YUSTEN
GLADIATOR BUILD LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, JOSH YUSTEN 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_____, 2024.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, GLADIATOR BUILD LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as GLADIATOR 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 GLADIATOR 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_____, 2024

BY: GLADIATOR BUILD LLC

_____
JOSH YUSTEN

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

LOCATION MAP

(NOT TO SCALE)

FINAL PLAT
GLADIATOR ADDITION

Being a part of the George B. Pilant Survey,
Abstract Number 963
Being in the City of Sherman,
Grayson County, Texas.
Containing 0.115 acres of land

11-10-2023

OWNERS/DEVELOPER
GLADIATOR BUILD LLC
3104 N. MCDONALD STREET
MCKINNEY, TX 75071

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 1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 10.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 900 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-000311)**

The request of FL Country Village, LTD (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 900 South FM 1417 (Heritage Parkway), consisting of 8.680 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multi Family Residential) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Country Village Addition

Background:

The property is located at 900 South FM 1417 (Heritage Parkway) near the corner of South FM 1417 (Heritage Parkway) and Quail Run Road. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 1/16/2024 - Preliminary Plat Conditional Approval of Country Village Addition

Origination:

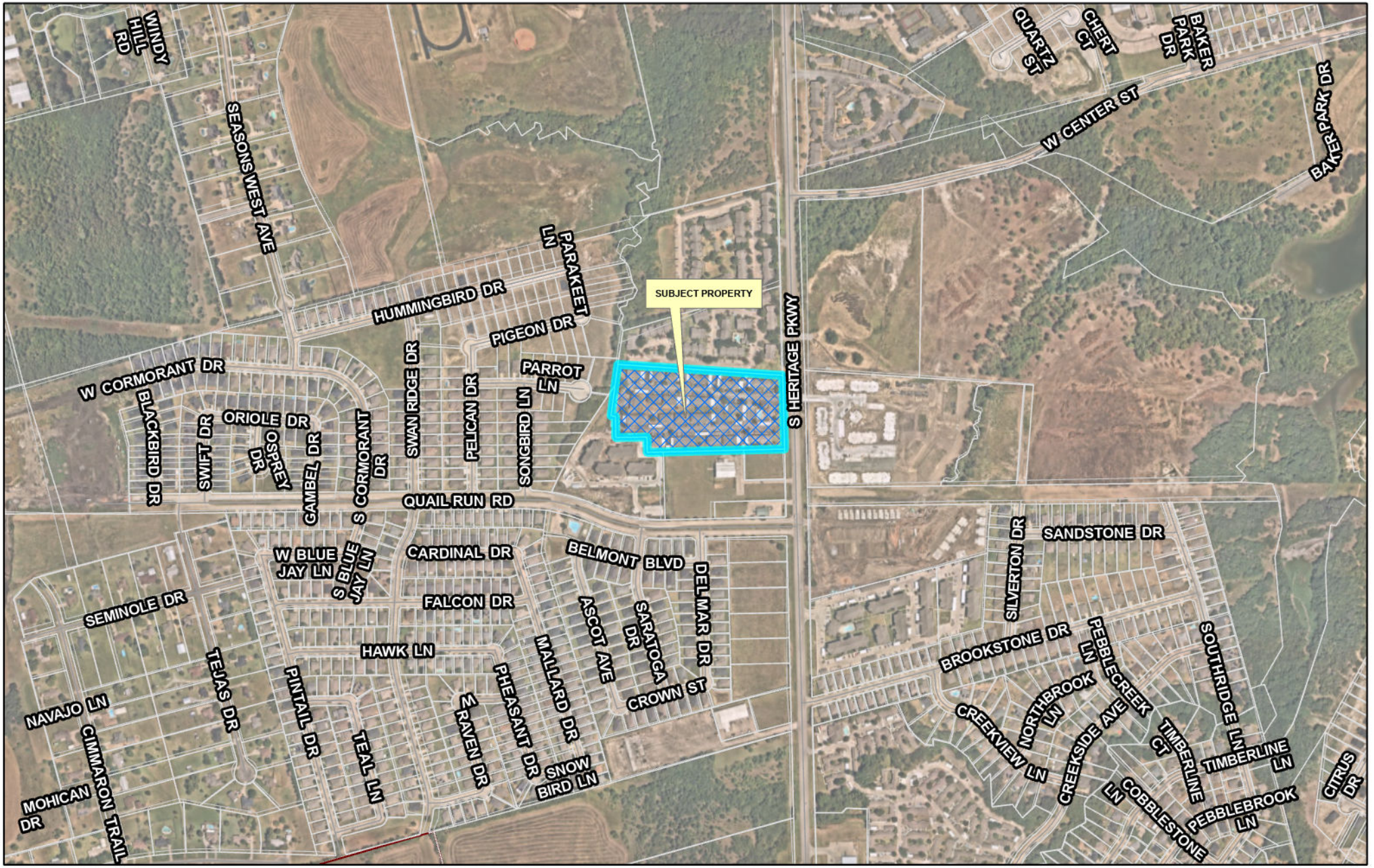
FL Country Village, LTD (Owner)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

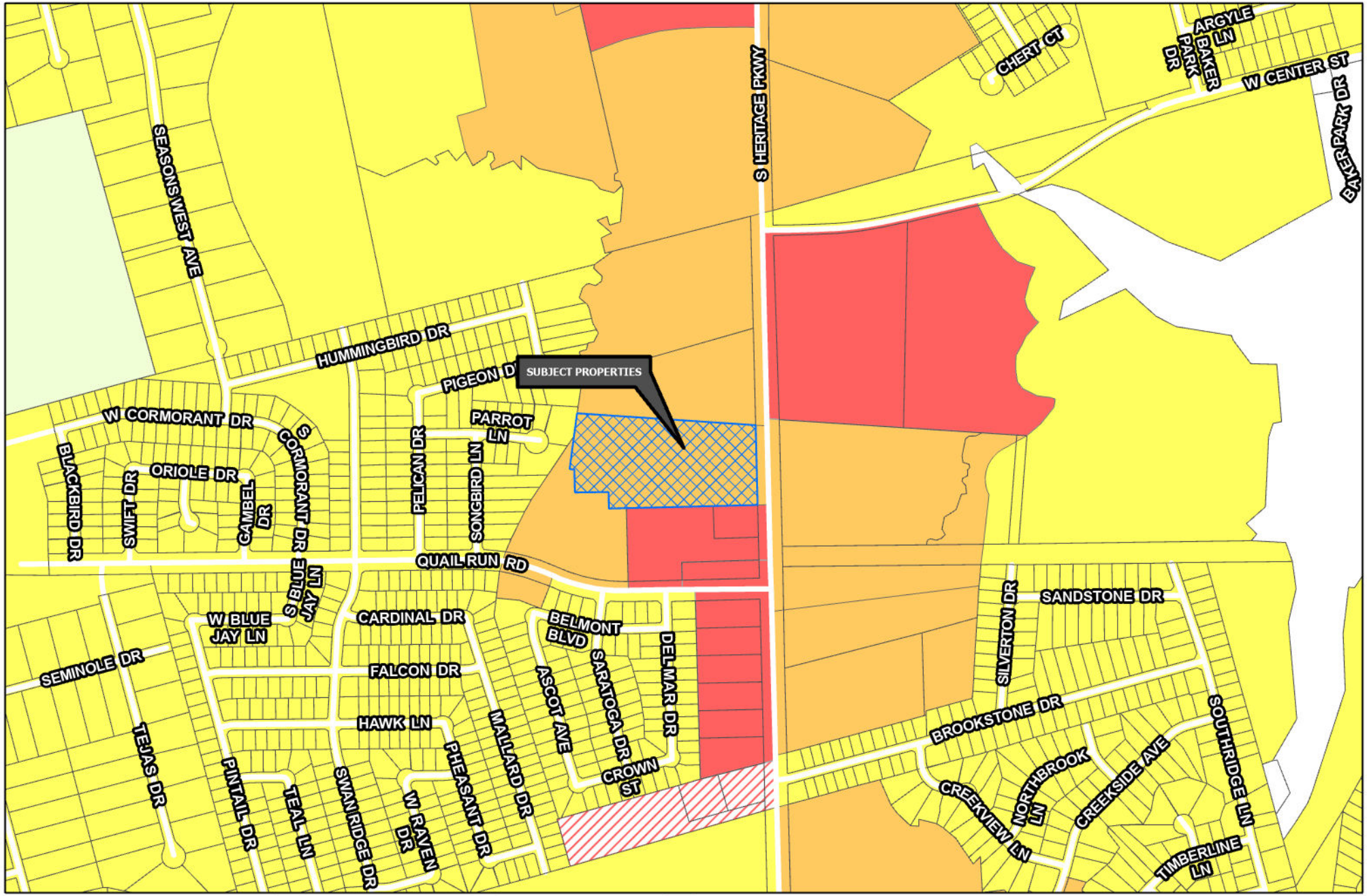
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
413 S WILLOW ST

N
W E
S

Date: 1/29/2024 11:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
900 S FM 1417 (HERITAGE PKWY)

N W E S

Date: 1/28/2021 11:49:11 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

January 16, 2024

FL Country Village, Ltd.
5840 Spring Valley Rd., Apt. 506
Dallas, TX 75254

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Country Village Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*
2. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
3. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7208 prior to the meeting.

Respectfully,

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

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

UNDERWOOD
DRAFTING & SURVEYING, INC.

January 23, 2024

City of Sherman Development Services
220 W. Mulberry
Sherman, TX 75090

Re: Country Village Addition

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Country Village Addition for FL Country Village LTD.

This plat follows the Preliminary Plat which was approved on January 16, 2024.

The City has provided comments for this plat via email on January 19, 2024, and those comments have been addressed as follows:

1. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)* **ALL ITEMS HAVE BEEN ADDRESSED ON THE FINAL PLAT**

2. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14* **ALL ITEMS HAVE BEEN ADDRESSED ON THE FINAL PLAT**

3. Preliminary Plats are valid for a period of24 months. *Code of Ordinances Chapter 10.02.002(c)(5)* **NOTED**

4. THE CERTIFICATE OF COMPLIANCE WAS REMOVED FROM THE FINAL PLAT BEFORE SUBMITTAL.

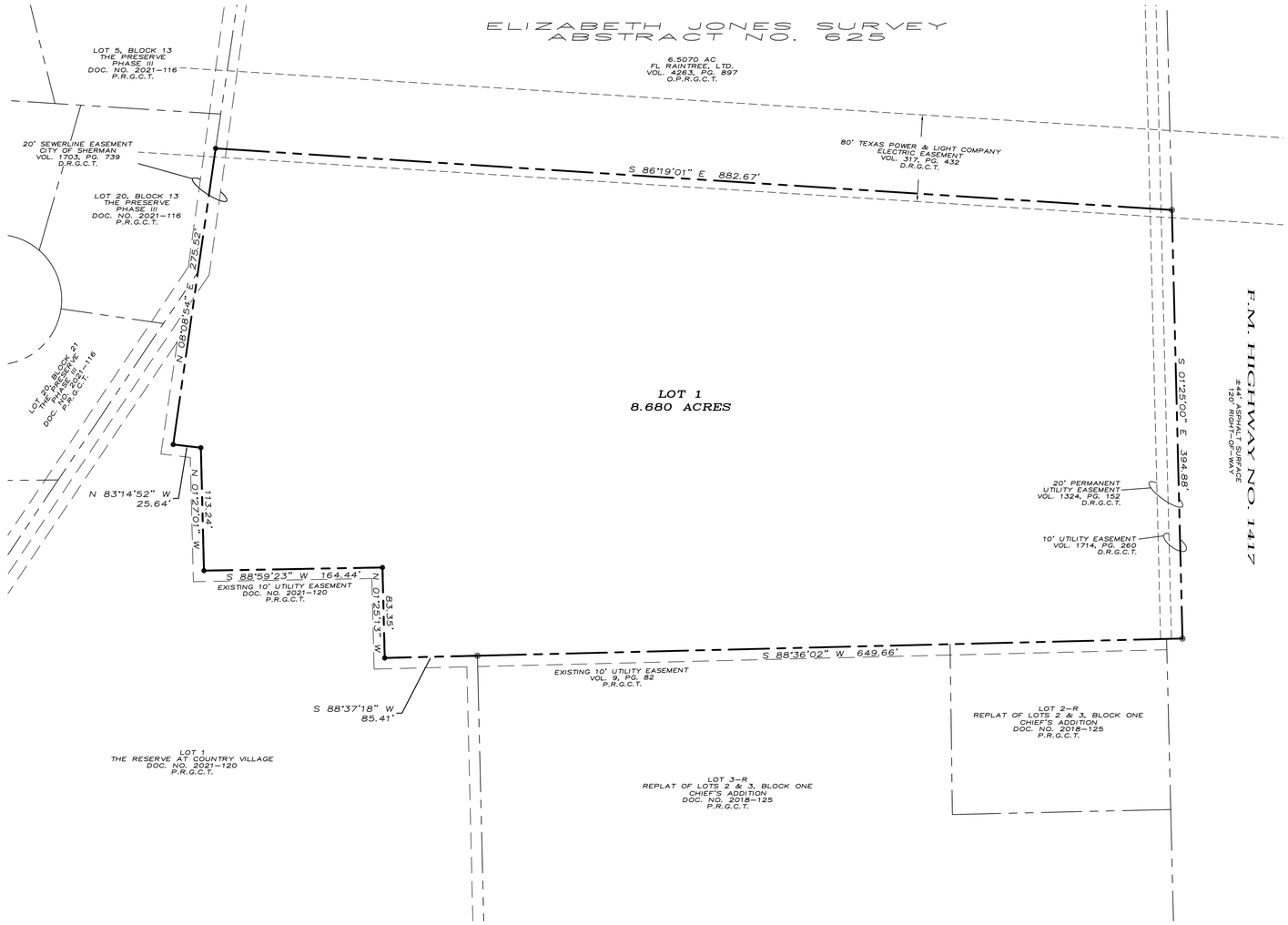
Thank you for your consideration of this final plat.

Respectfully,

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

3404 INTERURBAN ROAD • DENISON, TEXAS 75021 • 903-465-2151 • FAX 903-465-2152

JOB NO. 23121267
DFT: EB



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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 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.

OWNERS/DEVELOPER
FL COUNTRY VILLAGE, LTD.
5840 SPRING VALLEY ROAD APT. 506
DALLAS, TEXAS 75254

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of ELIZABETH JONES Survey, Abstract No. 625 and being part of that 13.83 acre tract of land conveyed to FL COUNTRY VILLAGE LTD. as recorded in Volume 4172, Page 328, Official Public 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 line of F.M. 1417 (Heritage Parkway) and at the northeast corner of said 13.83 acre tract of land, common to the southeast corner of that 6.5070 acre tract of land described in the deed to FL RAINTREE, LTD., recorded in Volume 4263, Page 897, said Official Public Records;

Thence South 01°25'00" East, with the easterly line of said 13.83 acre tract, and with the westerly Right-of-Way line of said F.M. 1417, a distance of 394.88 feet to a ½" steel rod found for the eastern-most southeast corner of said 13.83 acre tract;

Thence South 88°36'02" West, with the northerly line of Lot 2-R and Lot 3-R of the Replat of Lots 2 & 3, Block One, Chief's Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Document Number 2018-125, Plat Records, Grayson County, Texas, a distance of 649.66 feet to a ½" steel rod found for the northwest corner of said Lot 3-R, common to the northeast corner of Lot 1 of The Reserve at Country Village, an addition to the City of Sherman, Texas, as shown by plat of record in Document Number 2021-120, said Plat Records;

Thence, over and across said 13.83 acre tract, the following 5 courses:

1. South 88°37'18" West, a distance of 85.41 to a set ½" steel rod;
2. North 01°25'13" West, a distance of 83.35 feet to a set ½" steel rod;
3. South 88°59'23" West, a distance of 164.44 feet to a set ½" steel rod;
4. North 01°27'01" West, a distance of 113.24 feet to a set ½" steel rod;
5. North 83°14'52" West, a distance of 25.64 feet to a set ½" steel rod;

Thence North 08°08'54" East, with the westerly line of said 13.83 acre tract, a distance of 275.52 feet to a ½" steel rod set for the northwest corner of said 13.83 acre tract, common to the southwest corner of aforesaid 6.5070 acre tract;

Thence South 86°19'01" East, with the northerly line of said 13.83 acre tract, and with the southerly line of said 6.5070 acre tract, a distance of 882.67 feet to the Point-of-Beginning and containing 8.680 acres of land, more or less.

SURVEYOR'S CERTIFICATION

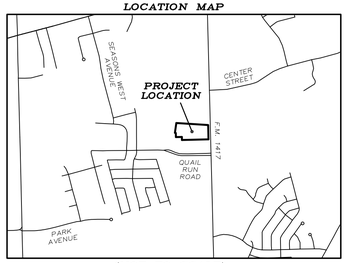
KNOWN ALL MEN BY THESE PRESENTS:

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

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT We, FL COUNTRY VILLAGE LTD, do hereby adopt this plat designating the hereinabove property as the COUNTRY VILLAGE 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 _____, 2024.

STEVE DIETRICH, PRESIDENT
FL COUNTRY VILLAGE GP, INC.

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, STEVE DIETRICH 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_____, 2024.

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

ACCEPTANCE

Certificate of approval by the city planning and zoning commission Approved this _____ day of _____, 2024, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

FINAL PLAT
COUNTRY VILLAGE ADDITION

Being a part of the Elizabeth Jones Survey, Abstract Number 625.
Being in the City of Sherman, Grayson County, Texas.
Containing 8.680 acres of land

12-13-2023

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

SHEET 1 OF 1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 11.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS (Project No. 24-000312)**

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

Planning and Zoning Commission

Final Plat of Bearcat Crossing Addition Lots 1-4, Block 1

Background:

The property is located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis between Steeple Chase Drive and West Travis Street. The owner would like to plat the property into 4 lots for commercial development.

The following has been approved for this location:

- 3/21/2023 - Preliminary Plat of Bearcat Crossing Addition.
- 3/21/2023 - Site Plan of Arka Montessori School.

Origination:

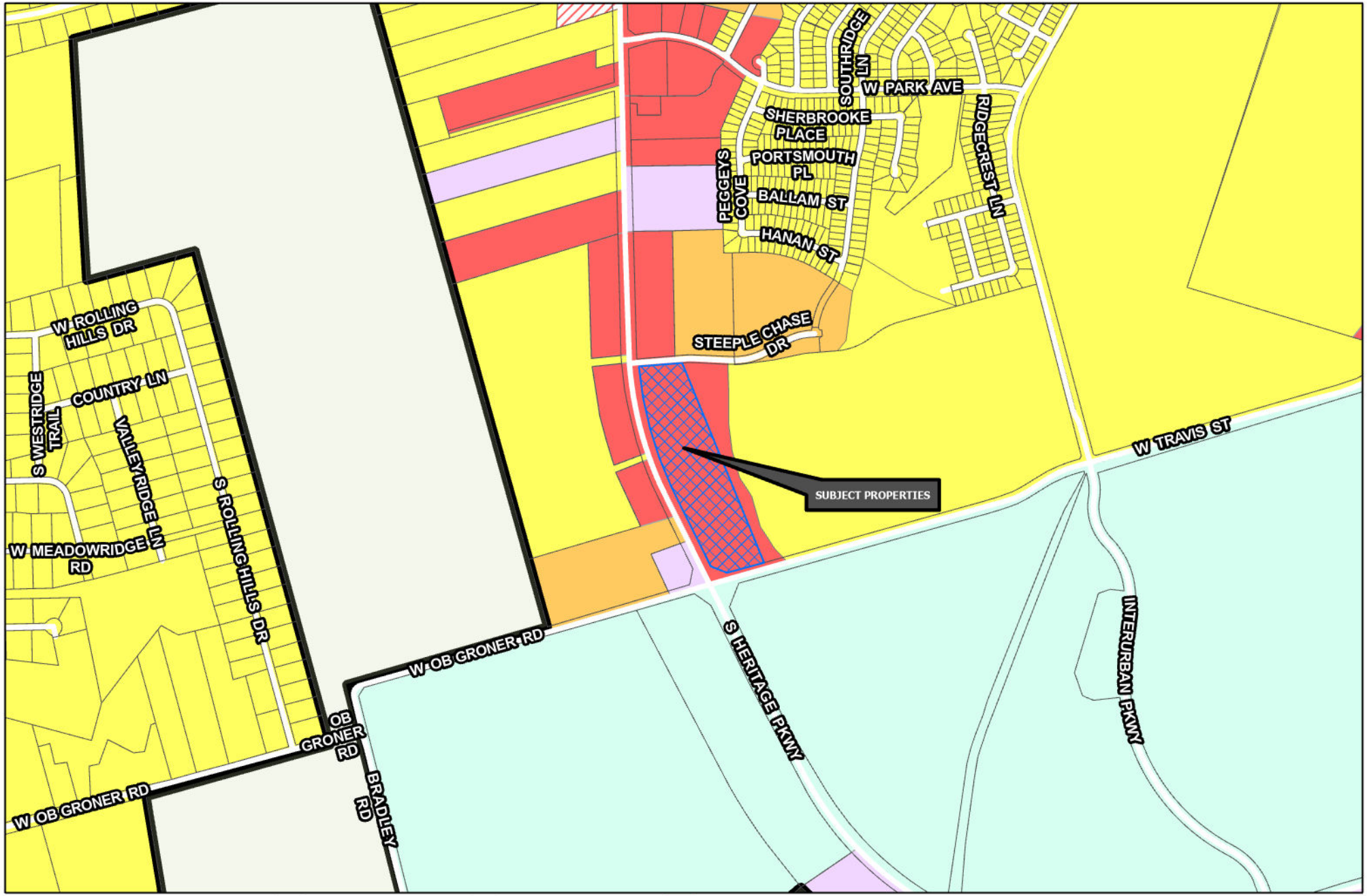
Jeff Harkinson, Bearcat Crossing, LTD (Owners)
Chris LaRocco (Developer)
Jim Riley, Brockette/Davis/Drake, Inc. (Engineer)
Vortex Surveying Company (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Zoning Map
2. Location Map
3. Cover Letter
4. Final Plat



Sherman
CLASSIC TOWN. BROAD HORIZON.

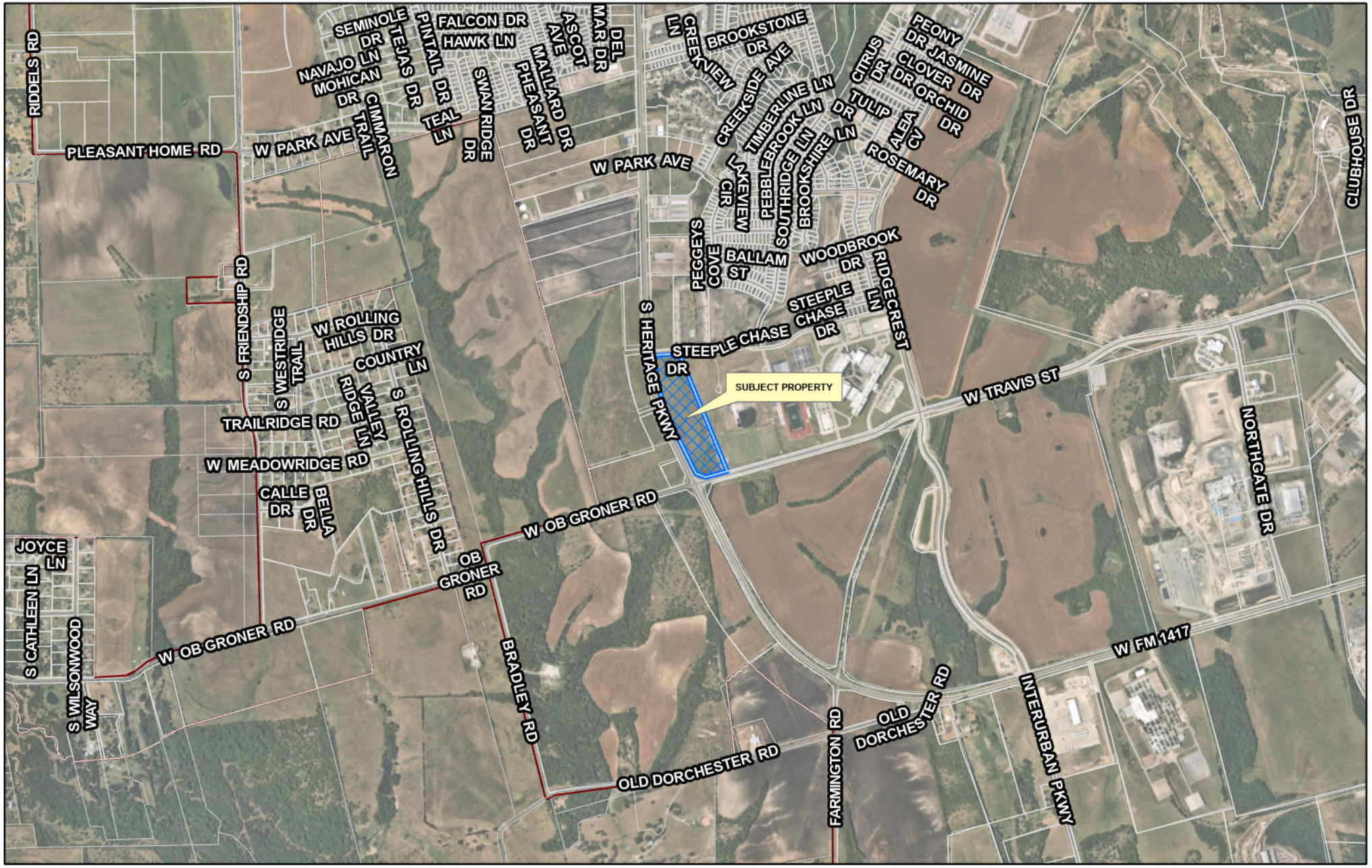
Development Services Department

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

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

N
W E
S

Date: 1/28/2021 1:42:11 PM



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

N
W E
S

Date: 1/29/2024 11:19 AM

HARKINSON
DEVELOPMENT
CORPORATION

1/22/2024

Chris LaRocco
Harkinson Development
4560 Belt Line Road Suite 400
Addison, Texas 75001
214-636-6470

Dear Members of the Planning and Zoning Commission,

I am writing to formally submit the final plat for Bearcat Crossing, the future project located next to the new Sherman High School. This submission is in accordance with the requirements outlined.

In addition, we have addressed the following comments from the preliminary plat.

- For the mutual access easement from West Travis to FM1417, the plat is now showing the updated curb cut on FM1417.
- The curb cut on West Travis has been moved so that it is no longer on the Sherman ISD property line. Thus, an easement from them is no longer necessary.

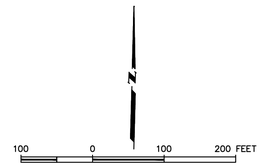
Enclosed please find:

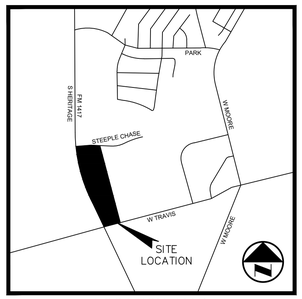
Master Application Form
Signed Development Checklist
Current deed
Final Plat

If you require any additional information or documentation, please do not hesitate to contact me at 214-636-6470 or CLaRocco@Harkcorp.com .

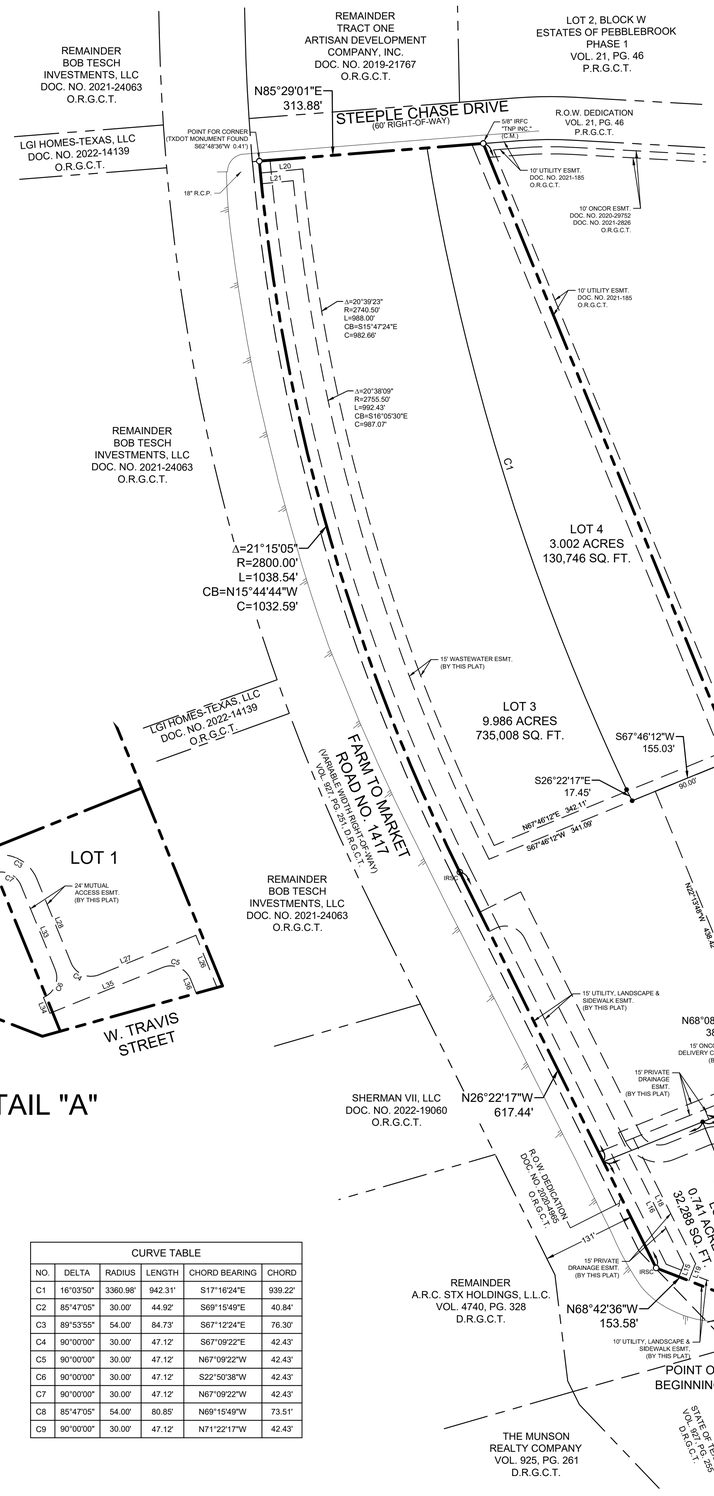
Sincerely,

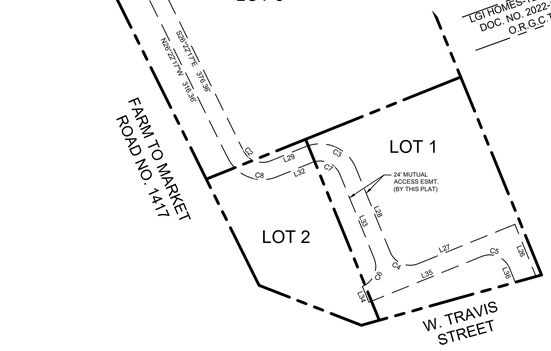
Chris LaRocco





LOCATION MAP
NOT TO SCALE





DETAIL "A"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S05°58'31"E	48.58'
L2	S15°36'46"E	9.62'
L3	N15°36'46"W	10.38'
L4	N06°04'11"W	39.28'
L5	S67°49'48"W	201.48'
L6	N67°49'48"E	203.88'
L7	N15°36'46"W	20.00'
L8	N74°23'14"E	10.00'
L9	S15°36'46"E	20.00'
L10	S74°23'14"W	15.00'
L11	N15°36'46"W	15.00'
L12	N15°36'46"W	20.00'
L13	N15°36'46"W	20.00'
L14	N74°23'14"E	10.00'
L15	N21°17'24"E	18.92'
L16	N26°22'17"W	205.52'
L17	S68°07'41"W	228.06'
L18	S26°22'17"E	195.92'

LINE TABLE		
NO.	BEARING	LENGTH
L19	S21°17'24"W	25.55'
L20	N84°32'17"E	59.50'
L21	N84°32'17"E	44.50'
L22	N67°46'12"E	30.00'
L23	N67°46'12"E	30.00'
L24	S22°09'22"E	15.03'
L25	S22°09'22"E	15.03'
L26	S22°09'22"E	78.67'
L27	N67°50'38"E	145.97'
L28	S22°09'22"E	126.97'
L29	N67°50'38"E	52.61'
L30	N63°37'43"E	64.00'
L31	S63°37'43"W	10.00'
L32	S67°50'38"W	52.61'
L33	N22°09'22"W	126.88'
L34	N22°09'22"W	24.00'
L35	S67°50'38"W	169.97'
L36	N22°09'22"W	21.23'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°03'50"	3360.98'	942.31'	S17°16'24"E	939.22'
C2	85°47'05"	30.00'	44.92'	S69°15'49"E	40.84'
C3	89°53'55"	54.00'	84.73'	S67°12'24"E	76.30'
C4	90°00'00"	30.00'	47.12'	S67°09'22"E	42.43'
C5	90°00'00"	30.00'	47.12'	N67°09'22"W	42.43'
C6	90°00'00"	30.00'	47.12'	S22°50'38"W	42.43'
C7	90°00'00"	30.00'	47.12'	N67°09'22"W	42.43'
C8	85°47'05"	54.00'	80.85'	N69°15'49"W	73.51'
C9	90°00'00"	30.00'	47.12'	N71°22'17"W	42.43'

LEGEND

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

THENCE N 68°42'36" W, with said right-of-way corner clip, a distance of 153.58 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in said northeast right-of-way line of F.M. 1417;

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

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

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

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

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

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

OWNER'S CERTIFICATE OF DEDICATION

That BEARCAT CROSSING, LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as BEARCAT CROSSING ADDITION, an addition to the City of Sherman, Grayson County, Texas, being 15.264 acres situated in and being a portion of the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon 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 permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at _____, _____ County, Texas, this

_____ day of _____, 2024.

BEARCAT CROSSING, LTD.

By: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

_____
Notary Public, State of Texas

_____
My Commission Expires On:

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

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2024.

PRELIMINARY

RELEASED 2/6/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2024.

_____
Notary Public, State of Texas

NOTES:

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

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

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

4. MAINTENANCE OF PRIVATE DETENTION AREA AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF BEARCAT CROSSING, LTD. IN THE EVENT THE STATED IS NO LONGER ACTIVE, THE MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) DIRECTLY ADJACENT TO SAID DETENTION AREA AND PRIVATE DETENTION EASEMENTS.

STATE OF TEXAS §
COUNTY OF GRAYSON §

Approved this _____ day of _____ , 2024, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

FINAL PLAT

BEARCAT CROSSING ADDITION

LOTS 1 - 4, BLOCK 1
AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 15.264 ACRE TRACT
SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 12.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

*** 4601 NORTH TRAVIS STREET (Project No. 24-000318)**

The request of Howard Akin Jr., Residences of Sherman, LLC (Owner) and BGE, Inc (Surveyor) concerning the property located at 4601 North Travis Street, consisting of 21.800 acres in the John Jennings Survey, Abstract No. 647 and currently zoned MF-30 (Multi-Family Residential) District/75 & 82 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Residences of Sherman Lots 1 and 2, Block A

Background:

The property is located at 4601 N Travis Street between Northcreek Drive and Forest Creek Drive. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 3/16/2021 - Zone Change from a R-1 to R-2
- 4/19/2022 - Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 650 parking spaces in lieu of the required 760 in an R-2 (Multi-Family Residential) District.Variance under Ordinance No. 2280, Section 6.4, Subsection (4) to allow 614 parking spaces in lieu of the required 760 in an R-2 (Multi-Family Residential) District.
- 5/17/2022 - Site Plan approval of Residences of Sherman
- 3/21/2023 - Preliminary Plat of Residences of Sherman.

Origination:

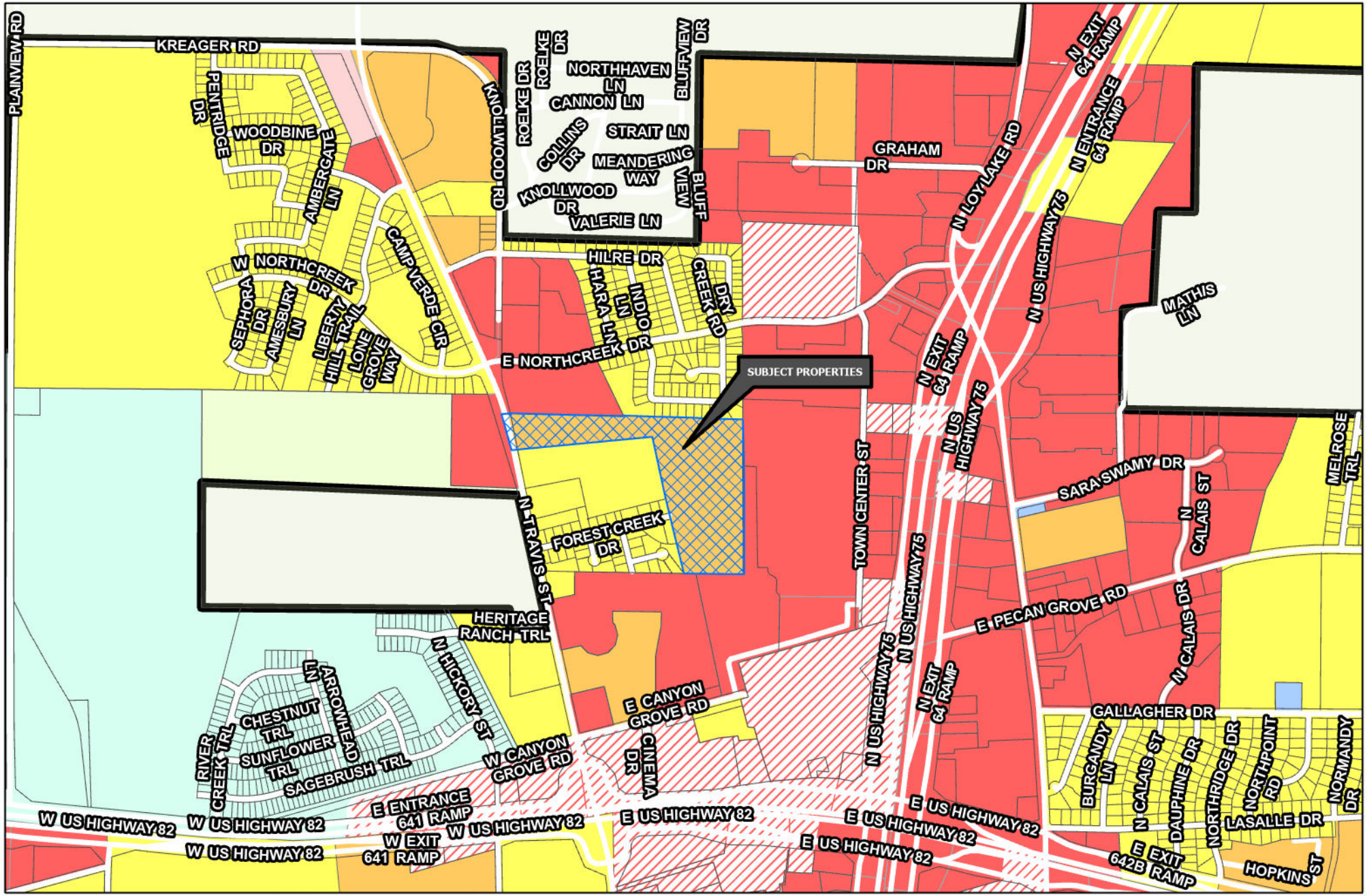
Howard Akin Jr., Residences of Sherman, LLC (Owner)
BGE, Inc (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Zoning Map
2. Location Map
3. Cover Letter
4. Final Plat - Revised



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
- R-E Estate Residential
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- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
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- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development
- Road Names All
- Planning & Zoning

CITY OF SHERMAN
ZONING MAP
4601 N TRAVIS ST

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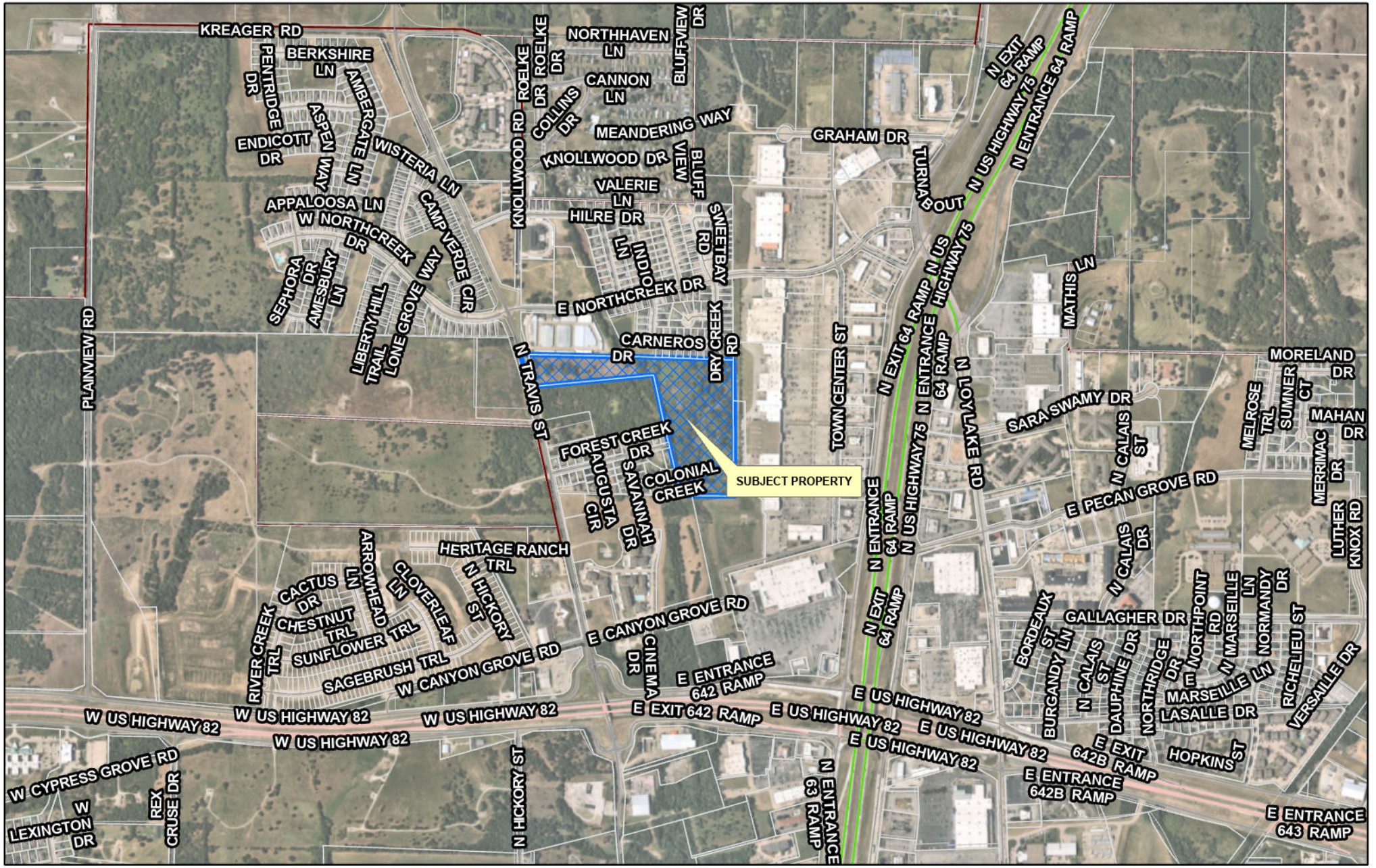
Date: 1



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4601 N TRAVIS ST

N
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Date: 1/29/2024 11:37 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

March 13, 2023

Residences of Sherman
Attn: Howard Akin
418 Jones Street, # 300
Lewisville, TX 75057

BGE, Inc.
Attn: Mark Peace, RPLS
2595 Dallas Parkway, Ste. 101
Frisco, TX 75034

Dear Applicants,

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

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

1. The width of the right-of-way for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments at the northern and southern borders of subject property adjacent to the right of way and widths to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)* RESPONSE: NOTED
2. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154* RESPONSE: NOTED
3. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022. RESPONSE: UPDATED
4. Replace 15' Landscape Setback with 15' Utility, Landscape, & Sidewalk Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)* RESPONSE: UPDATED
5. Remove Building Setbacks from plat. RESPONSE: UPDATED
6. Remove "Fire Lane" and "Utility" from Fire Lane, Access and Utility Easement. RESPONSE: UPDATED
7. Verify location of 15' Drainage Easement with Engineering Department. RESPONSE: NOTED
8. Final Plat layout to be revised to fit one (1) 24"36" sheet of paper and meet all Ordinance layout requirements. Coordinate with Engineering Department for additional information. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)* RESPONSE: NOTED
9. Verify fire requirements and code compliance with Fire Marshal. *Code of Ordinances Chapter 3.02.002(c)* RESPONSE: NOTED.
10. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12* RESPONSE: NOTED
11. Internal water and wastewater lines will be privately owned and maintained. RESPONSE: NOTED

12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.* RESPONSE: NOTED
13. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.05, Section 6(A)(1); Code of Ordinances Chapter 10.05, Section 6(A)(2)* RESPONSE: NOTED

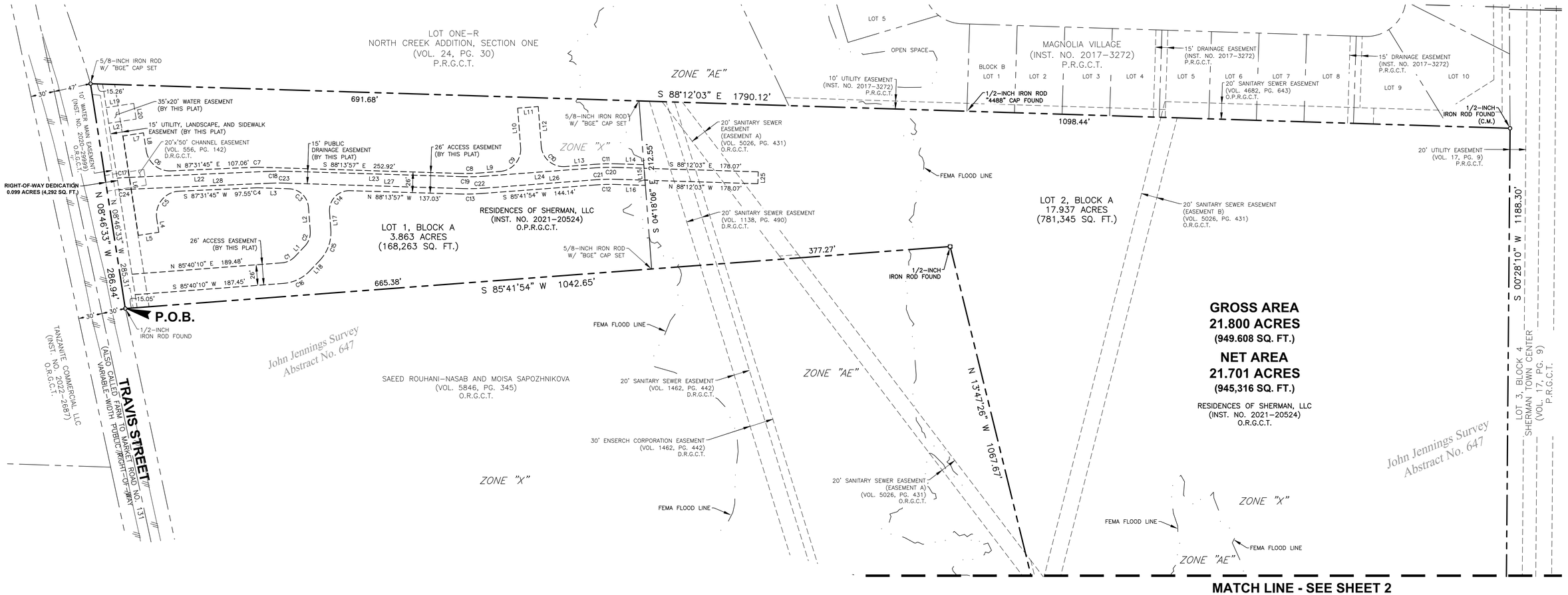
It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,

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

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

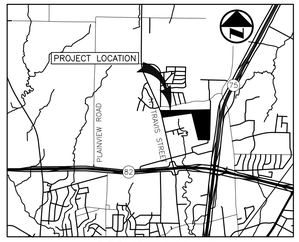


LEGEND

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

0 30 60 120

SCALE: 1" = 60'



VICINITY MAP

(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 43°29'43" E	18.48'
L2	N 04°19'50" W	30.20'
L3	N 88°13'57" W	39.45'
L4	S 08°46'33" E	17.51'
L5	S 81°13'27" W	26.00'
L6	N 08°46'33" W	126.92'
L7	N 81°13'27" E	26.00'
L8	S 08°46'33" E	22.89'
L9	N 85°41'54" E	25.23'
L10	N 04°18'06" W	50.00'
L11	N 85°41'54" E	26.00'
L12	S 04°18'06" E	50.00'
L13	N 85°41'54" E	36.91'
L14	S 88°12'03" E	33.15'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L15	S 04°18'06" E	26.17'
L16	N 88°10'04" W	35.79'
L17	S 04°19'50" E	22.08'
L18	S 43°29'43" W	18.48'
L19	N 81°13'27" E	35.00'
L20	S 08°46'33" E	20.00'
L21	S 81°13'27" W	35.00'
L22	N 87°31'45" E	178.17'
L23	S 88°14'14" E	224.61'
L24	N 85°41'54" E	140.23'
L25	S 01°47'57" W	15.00'
L26	S 85°41'54" W	140.23'
L27	N 88°14'14" W	224.61'
L28	S 87°31'45" W	178.17'

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on December 1, 2021 with an applied combined scale factor of 1.00012.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0290F with a Map Revised date of September 1, 2022.

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

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

FINAL PLAT

LOTS 1 AND 2, BLOCK A
RESIDENCES OF SHERMAN

BEING 21.800 ACRES SITUATED IN THE
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
FEBRUARY 2024
SHEET 1 OF 2

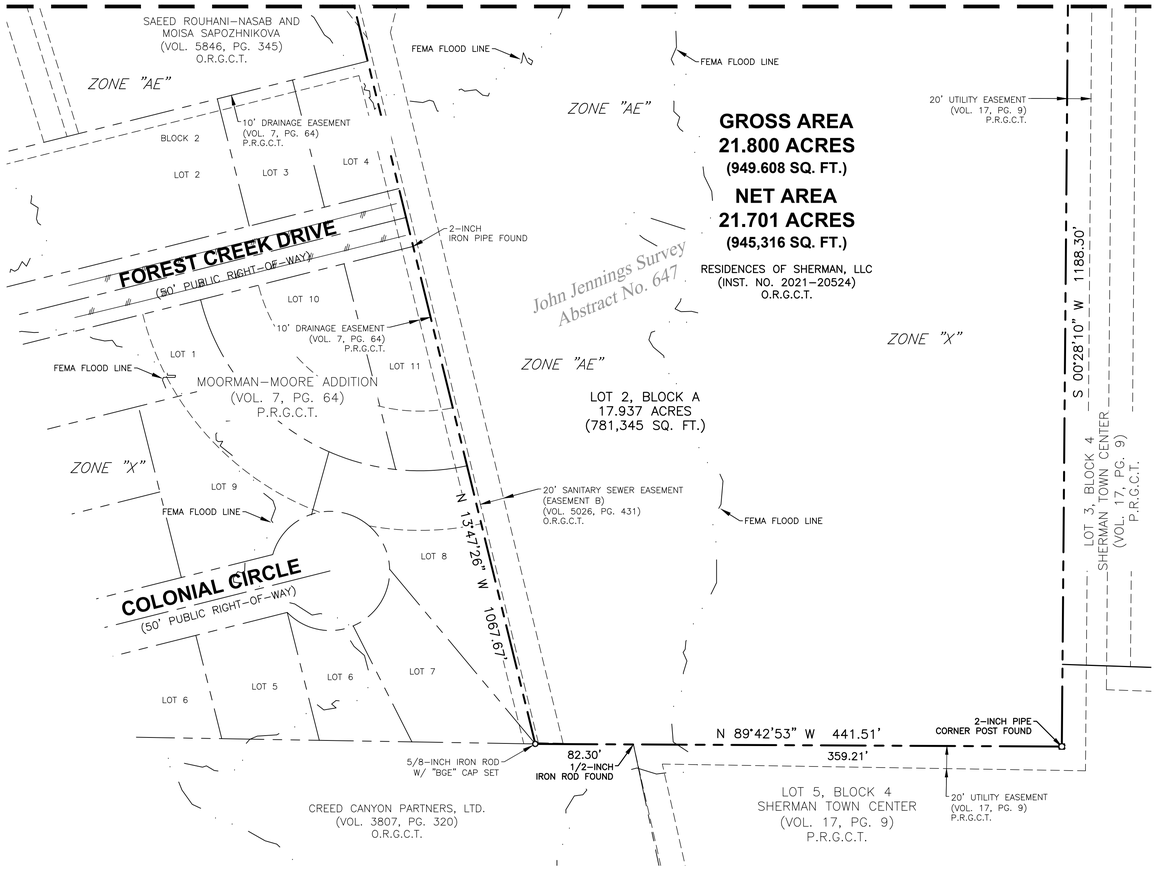
OWNER

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

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2024
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXNP\Projects\US_Prime_Group\96740-00-380_MF_Units_21_799_ac_Sherman\SV\04_CAD\96740-00_FPLT.dwg 2024-02-13-10:19 mpeace



LEGEND

◘	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
VOL.	VOLUME
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O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
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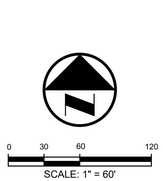
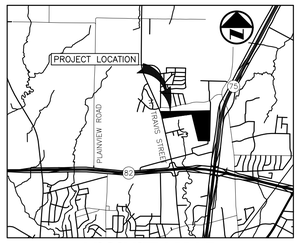




VICINITY MAP
(NOT TO SCALE)

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	42°10'27"	25.00'	N 64°34'56" E	17.99'	18.40'
C2	47°49'33"	25.00'	N 19°34'56" E	20.27'	20.87'
C3	83°54'06"	25.00'	N 46°16'53" W	33.42'	36.61'
C4	4°14'18"	25.00'	S 89°38'54" W	1.85'	1.85'
C5	96°18'18"	30.00'	S 39°22'36" W	44.70'	50.43'
C6	83°41'42"	30.00'	S 50°37'24" E	40.03'	43.82'
C7	4°14'18"	51.00'	N 89°38'54" E	3.77'	3.77'
C8	6°04'09"	250.00'	N 88°43'59" E	26.47'	26.48'
C9	90°00'00"	28.00'	N 40°41'54" E	39.60'	43.98'
C10	90°00'00"	28.00'	S 49°18'06" E	39.60'	43.98'
C11	6°06'03"	276.00'	N 88°44'55" E	29.37'	29.39'
C12	6°08'02"	250.00'	S 88°45'55" W	26.75'	26.76'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C13	6°04'09"	276.00'	S 88°43'59" W	29.22'	29.24'
C14	96°05'54"	25.00'	S 43°43'07" W	37.19'	41.93'
C15	47°49'33"	51.00'	S 19°34'56" W	41.35'	42.57'
C16	42°10'27"	51.00'	S 64°34'56" W	36.70'	37.54'
C17	3°11'53"	257.50'	N 85°55'49" E	14.37'	14.37'
C18	4°14'01"	262.00'	N 89°38'46" E	19.35'	19.36'
C19	6°03'52"	247.00'	N 88°43'50" E	26.13'	26.14'
C20	6°06'03"	262.00'	N 88°44'55" E	27.88'	27.90'
C21	6°06'03"	247.00'	S 88°44'55" W	26.29'	26.30'
C22	6°03'52"	262.00'	S 88°43'50" W	27.72'	27.73'
C23	4°14'01"	247.00'	S 89°38'46" W	18.25'	18.25'
C24	3°00'21"	242.50'	S 86°01'35" W	12.72'	12.72'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

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

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

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

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

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

THENCE, South 85 degrees 41 minutes 54 seconds West, with the southeast line of said Residences of Sherman tract and the northwest line of said Saeed Rouhani-Nasab and Moisa Sapozhnikova tract, a distance of 1,042.65 feet to the POINT OF BEGINNING and containing 21.800 acres or 949,608 square feet of land, more or less.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

Approved this ____ day of _____, 2024, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ Chairman

_____ Secretary

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, based on observations made on December 1, 2021 with an applied combined scale factor of 1.00012.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The subject tract lies with Zone X and Zone AE as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0290F with a Map Revised date of September 1, 2022.

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

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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Residences of Sherman, LLC, do hereby adopt this plat designating the hereinabove property as **LOTS 1 AND 2, BLOCK A, RESIDENCES OF SHERMAN**, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

Witness, my hand this the ____ day of _____, 2024.

Residences of Sherman, LLC, a Texas limited liability company

_____
Name: [name]
Title: [title]

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ 2024.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Gregory Mark Peace, RPLS No. 6608

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____ 2024.

_____
Notary Public in and for the State of Texas

FINAL PLAT
LOTS 1 AND 2, BLOCK A
RESIDENCES OF SHERMAN
BEING 21.800 ACRES SITUATED IN THE
JOHN JENNINGS SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
FEBRUARY 2024
SHEET 2 OF 2

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

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

Copyright 2024

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

G:\TXN\Projects\US_Prime_Group\9674-00-380_MF_Units_21_799_ac_Sherman\SV\04_CAD\9674-00_FPLT.dwg 2024-02-13-10:19 mpeace

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 13.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

2901 BLOCK TEXOMA PARKWAY (Project No. 24-000315) WITHDRAWN

AN EMAIL WAS RECEIVED BY CLAY CRISTY ON TUESDAY FEBRUARY 13, 2024 AT 8:33 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Club Car Wash Sherman Texoma, LLC (Owner), Clay Moore Engineering (Engineer) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 2901 Block Texoma Parkway, consisting of 1.119 acres in the Reuben Hendrix Survey, Abstract 504, as follows:

Planning and Zoning Commission

Final Plat of Sheraden Mall Addition Lot 3, Block A

Background:

The property is located in the 2901 Block Texoma Parkway between Gallagher Drive and East Highway 82. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 3/21/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District.

Origination:

Club Car Wash Sherman Texoma, LLC (Owner)
Clay Moore Engineering (Engineer)
Eagle Surveying, LLC (Surveyor)

Staff Recommendation:

This item has been withdrawn by the applicant. No action necessary.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Final Plat
5. Withdraw Request

dlagrone H:\PLANNING\Public Notification KT.aprx

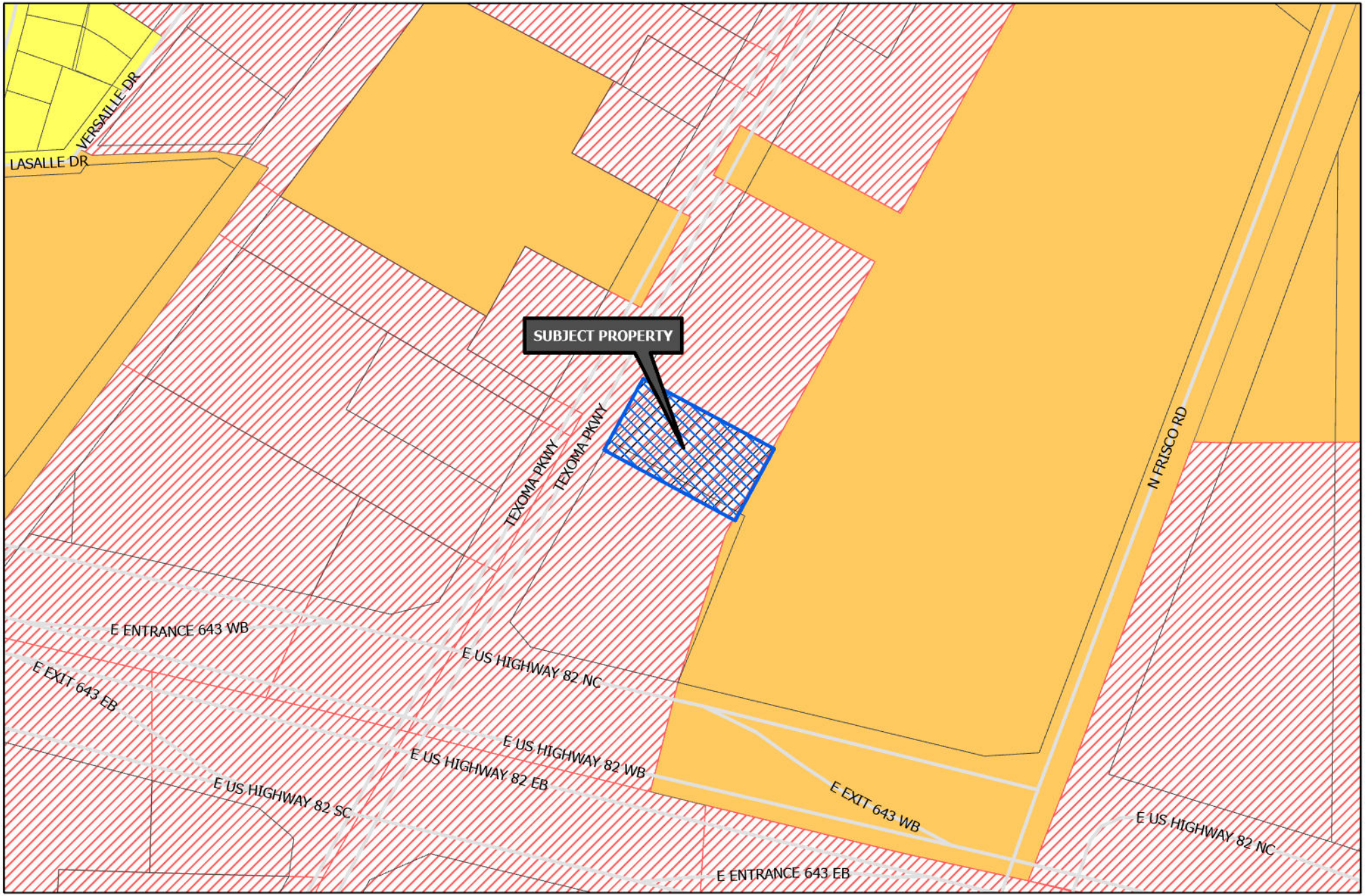
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2901 BLK TEXOMA PKWY

N
W E
S

Date: 2/27/2023 4:21 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

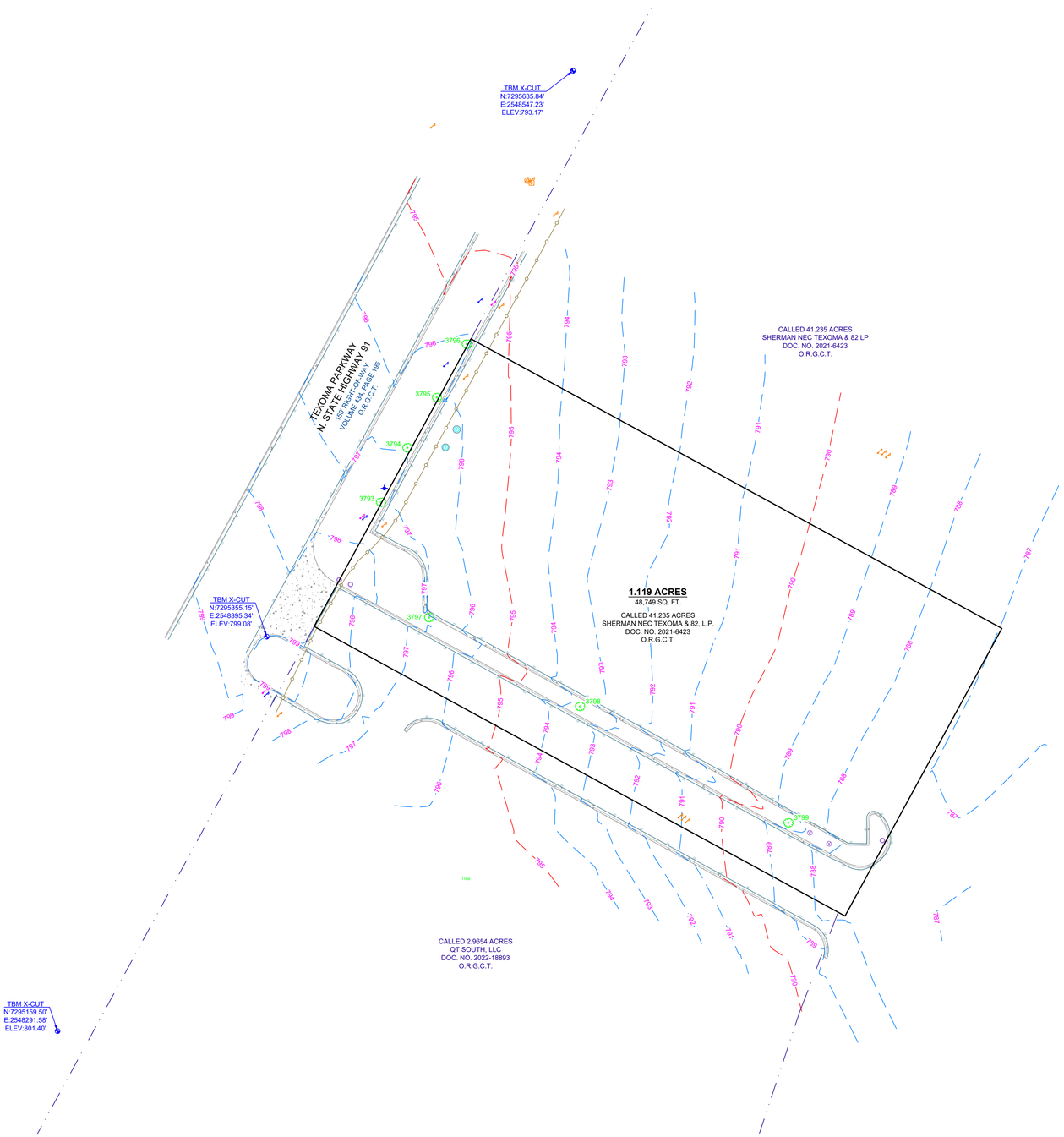
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2901 BLK TEXOMA PKWY

N
W E
S

Date: 2/27/2023 1:24:22 PM



N

1" = 30'

0 15 30

LEGAL DESCRIPTION

Being a 1.119 acre tract of land out of the Reuben Hendrix Survey, Abstract No. 504, situated in the City of Sherman, Grayson County, Texas, and being a portion of a called 41.235 acre tract of land conveyed to Sherman NEC Texoma & 82 LP by deed of record in Document Number 2021-6423 of the Official Records of Grayson County, Texas.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 01, 2022 and is located in Community Number 485509 as shown on Map Number 48181C0290G.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYOR NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
3. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
4. This document represents an accurate on the ground survey of a tract of land located on State Highway 91 - Texoma Parkway in the City of Sherman, Grayson County, Texas, on January, 22, 2023.

TREE TABLE		
ID	COMMON NAME	DBH (INCHES)
3793	CEDAR	24
3794	CEDAR	22
3795	CEDAR	22
3796	CEDAR	14
3797	BRADFORD PEAR	16
3798	MAPLE	8
3799	MAPLE	16

JOB NUMBER
2301.032
DATE
1/26/2023
REVISION
-
DRAWN BY
CF

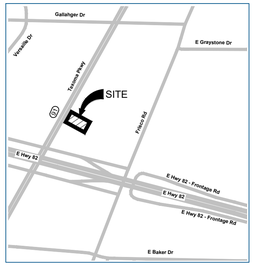
EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

TOPOGRAPIC EXHIBIT

LEGEND

- Bollard
- 2" Metal Pipe
- Gas Valve
- Gas Utility Mark
- Gas Test Station
- Fire Hydrant
- Water Utility Mark
- Cable Utility Mark
- Telecommunications Manhole
- Temporary Benchmark
- Chain Link Fence
- Edge of Asphalt
- Elevation Contours (1')
- Index Elevation Contours (5')
- Concrete
- DOC. NO. — Document Number
- O.R.G.C.T. — Official Records, Grayson County, Texas
- Tree

VICINITY MAP
NOT TO SCALE



LEGEND

PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
P.R.G.C.T.	= PLAT RECORDS GRAYSON COUNTY, TEXAS
D.R.G.C.T.	= DEED RECORDS GRAYSON COUNTY, TEXAS
O.R.G.C.T.	= OFFICIAL RECORDS GRAYSON COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°36'27" W	162.50'
L2	N 28°36'27" E	162.50'
L3	N 61°23'33" W	10.00'
L4	N 28°36'27" E	20.00'
L5	S 61°23'33" E	10.00'
L6	N 28°26'03" E	10.46'
L7	N 74°51'50" E	14.22'
L8	N 28°36'27" E	122.60'
L9	S 28°36'27" W	121.30'
L10	S 47°14'15" W	31.73'
L11	S 28°36'27" W	5.00'
L12	N 28°36'27" E	79.38'
L13	N 61°06'00" W	2.08'
L14	N 28°54'00" E	14.51'
L15	S 61°18'54" E	15.00'
L16	S 28°41'06" W	2.99'
L17	S 61°23'19" E	6.60'
L18	S 28°36'41" W	8.89'
L19	S 61°23'19" E	8.00'
L20	S 28°36'41" W	8.13'
L21	N 61°23'19" W	17.59'
L22	S 28°36'27" W	73.86'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.21'	20.00'	46°25'48"	N 51°38'56" E	15.77'
C2	5.53'	5.86'	53°58'54"	N 45°27'17" E	5.32'
C3	11.27'	29.86'	21°36'55"	S 34°55'29" W	11.20'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sherman, Grayson County, 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

Matthew Raabe, R.P.L.S. # 6402 — Date

GENERAL NOTES

1.) Water and Sewer to be provided by the City of Sherman.

2.) Electrical Service is provided by Oncor Electric Delivery Company, LLC.

3.) Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.

4.) 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.

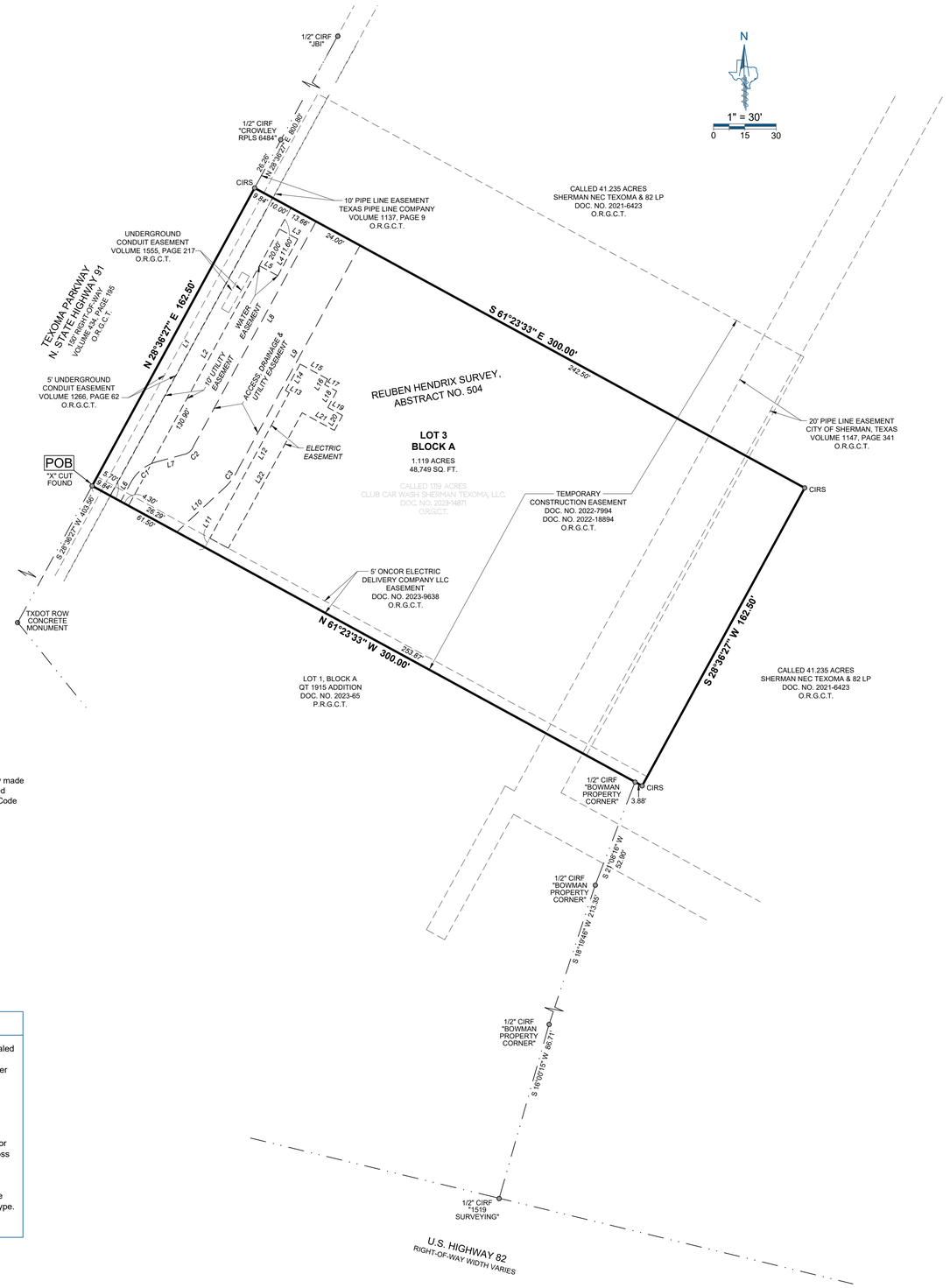
5.) The City of Sherman will not be responsible for the maintenance and operation of said drainage way or for the control of erosion.

6.) This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 01, 2022 and is located in Community Number 485509 as shown on Map Number 48181C0290G.

7.) The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83(2011) Datum.

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.



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, **CLUB CAR WASH SHERMAN TEXOMA, LLC,** is the sole owner of a 1.119 acre tract of land out of the Reuben Hendrix Survey, Abstract No. 504, situated in the City of Sherman, Grayson County, Texas, being all of a called 1.119 acre tract of land conveyed to Club Car Wash Sherman Texoma, LLC by deed of record in Document Number 2023-14871 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at an X-cut found in the East right-of-way line of Texoma Parkway (State Highway 91), being the Northwest corner of Lot 1, Block A of QT 1915 Addition, a subdivision of record in Document Number 2023-65 of the Plat Records of Grayson County, Texas, also being the Southwest corner of said 1.119 acre tract;

THENCE, N28°36'27"E, along the East right-of-way line of Texoma Parkway, being the common West line of said 1.119 acre tract, a distance of 162.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner of said 1.119 acre tract, from which a 1/2 inch iron rod with yellow plastic cap stamped "JBI" found bears N28°36'27"E, a distance of 800.80 feet;

THENCE, S61°23'33"E, leaving the East right-of-way line of Texoma Parkway, along the North line of said 1.119 acre tract, a distance of 300.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner of said 1.119 acre tract;

THENCE, S28°36'27"W, along the East line of said 1.119 acre tract, a distance of 162.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner of said 1.119 acre tract;

THENCE, N61°23'33"W, along the South line of said 1.119 acre tract, passing at a distance of 3.88 feet a 1/2 inch iron rod with green plastic cap stamped "BOWMAN PROPERTY CORNER" found for the Northeast corner of said Lot 1, and continuing for a total distance of 300.00 feet to the **POINT OF BEGINNING**, and containing an area of 1.119 acres (48,749 square feet) of land, more or less.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That, **CLUB CAR WASH SHERMAN TEXOMA, LLC,** does hereby adopt this plat designating the hereinabove property as **CLUB CARWASH SHERMAN, LOT 3, BLOCK A**, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shwon 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 right of ingress and egress to and from and upon the said easements 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 _____, 2024.

OWNER: **CLUB CAR WASH SHERMAN TEXOMA, LLC**

BY: _____
Signature / Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

ACCEPTANCE

APPROVED this _____ day of _____, 2024, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____
Chairman
Planning and Zoning Commission

ATTEST:

_____
City Secretary
City of Sherman, Texas

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman, Texas on this the _____ day of _____, 2024.

_____
Mayor
City of Sherman, Texas

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing, **SHERADEN MALL ADDITION, LOT 3, BLOCK A**, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2024, 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.

_____
Clerk
City of Sherman, Texas

FINAL PLAT
CLUB CARWASH SHERMAN
LOT 3, BLOCK A

BEING A PORTION OF A CALLED 41.235 ACRE TRACT OF LAND
CONVEYED TO SHERMAN NEC TEXOMA & 82 LP BY DEED OF RECORD
IN DOCUMENT NUMBER 2021-6423, O.R.G.C.T.
SITUATED IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JOB NUMBER	2301.032-03
DATE	03/07/2023
REVISED	01/23/2024
DRAWN BY	BE

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Clay Cristy
1903 Central Dr., Suite 406
Bedford,Texas 76021
(817) 281-0572

OWNER
Club Car Wash Sherman Texoma, LLC.
Contact: Justin Barnes
1591 E. Prathersville Road
Columbia, MO 65202
(833) 416-9975

Marlow, Lauren

From: Planning
To: Doan, Amber
Subject: RE: Final Plat -RECOMMENDING DENIAL - Club Carwash Sherman (2474-A/05)

From: Clay Cristy
Sent: Tuesday, February 13, 2024 8:33 AM
To: Doan, Amber; Lynn Rowland;
Cc: Rae, Rob; Lee, Wayne
Subject: RE: Final Plat -RECOMMENDING DENIAL - Club Carwash Sherman (2474-A/05)

Please withdraw our plat case for the Club Carwash Sherman project. We need to work with the city on an abandonment.

Clay

CLAY CRISTY, PE(TX, NM)
1903 CENTRAL DRIVE
SUITE #406
BEDFORD, TEXAS 76021

From: Doan, Amber
Sent: Monday, February 12, 2024 4:06 PM
To: Lynn Rowland; Clay Cristy
Cc: Rae, Rob; Doan, Amber; Lee, Wayne
Subject: RE: Final Plat -RECOMMENDING DENIAL - Club Carwash Sherman (2474-A/05)

Lynn,
Thank you for the quick turn around on the revised Final Plat.

Please have the "Attest" with City Secretary signature removed as that is a part of the Certificate of Acceptance by City Council signature block.

I have spoken with Wayne and staff will not permit the Final to be presented to P&Z as is. As the recent legislative laws state the final is "filed" upon City Approval, the abandonment will need to be finalized prior to submittal of the final plat. To answer your question about whether the abandonment needs to be partially abandoned or fully abandoned is ultimately up to the property owner(s). That being said, it would certainly be simpler to abandon the easement along the entire parent property at once.

It is strongly recommended that you withdraw this item from the P&Z Agenda by emailing planning@cityofsherman.com. This will allow your staff as well as City staff the allotted time to finalize the abandonment before resubmitting the Final Plat to P&Z. If you choose to withdraw, the City will not charge the Final Plat resubmittal fee. Should you choose to move forward, City staff will be recommending to deny the Final Plat. Below are the requirements and typical process for the abandonment.

Water Easement and Sanitary Sewer (Wastewater) Easement Abandonment Requests

The request can be made in writing, typically just a letter requesting the closure with the below information in and attached to the letter.

- Record owner(s) of parent property demographic information
- Request to abandon
- Reason for requesting abandonment
- Survey/legal description in .word, .pdf, and .CAD formats of property to be abandoned.
- Signature(s) of record owner requesting abandonment.

Request letter with backup documentation to be emailed to engineering@cityofsherman.com for review. Upon receipt of this letter and legal description, the abandonment is reviewed by staff. If staff approves the abandonment, it is added to the next available City Council meeting for official approval and finalization of abandonment paperwork.

Thanks,
Amber Doan
Engineering Coordinator
City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

See the City of Sherman Development Guide and Tree and Lanscaping Ordinance for more information on developing within the City of Sherman.

Do what I do. Hold tight and pretend it's a plan! – The Doctor

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 14.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

200 BLOCK PLAINVIEW ROAD (Project No. 23-006746) **TABLED FROM JANUARY 9, 2024**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located in the 200 Block Plainview Road, consisting of 23.764 acres being in the Uriah Burns Survey, Abstract No. 121, and in the Heritage Ranch PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for an Elementary School

Background:

The property is located at 200 Block Plainview Road near the intersection of Lone Star and Plainview Road. The owner is requesting Site Plan approval for an Elementary School in the Heritage Ranch Planned Development.

Origination:

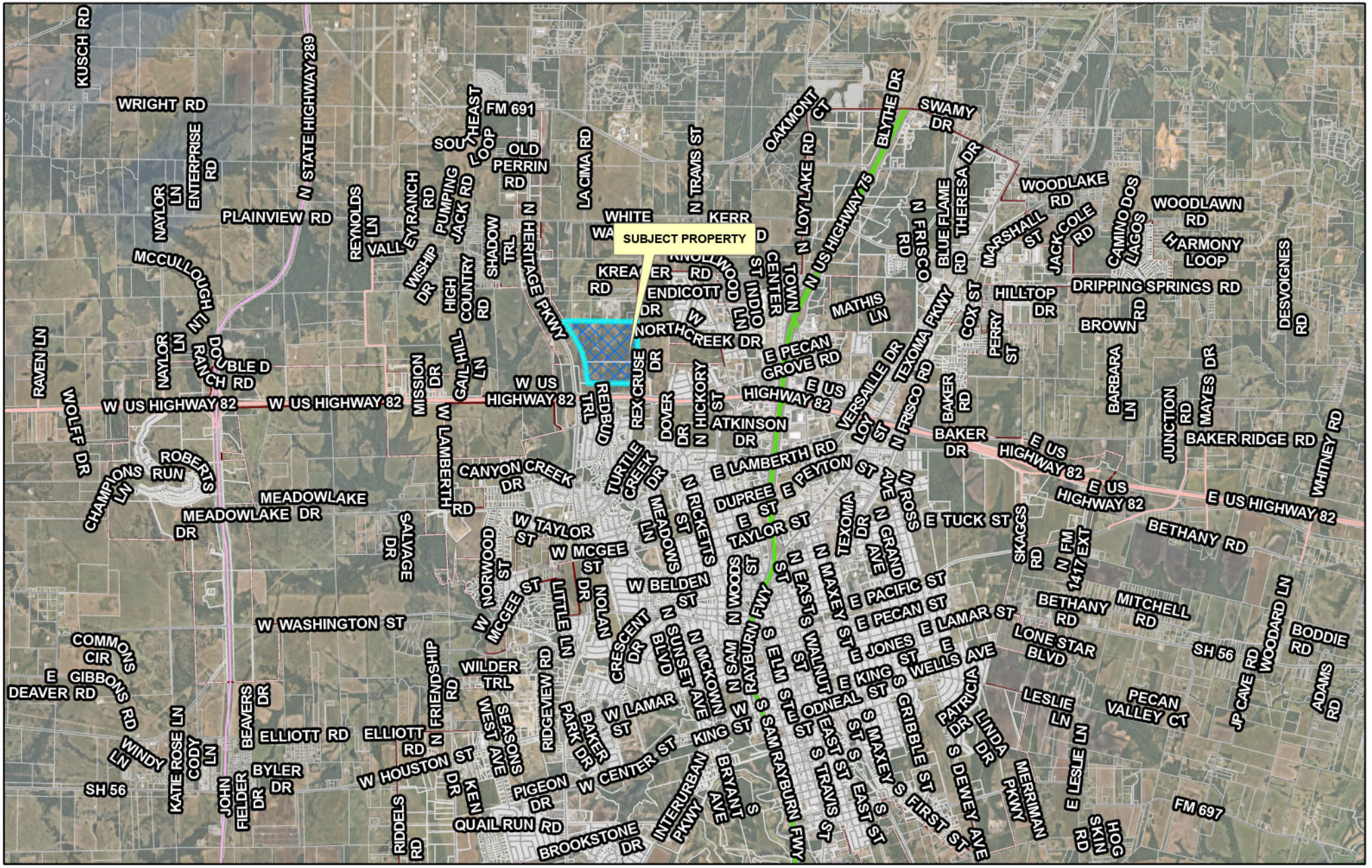
Sherman Independent School District (Owner)
Philip Varughese (Representative)
VLK Architects (Architect)
Teague Nall & Perkins (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Narrative
5. Site Plan
6. Landscape Plan
7. Elevations
8. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

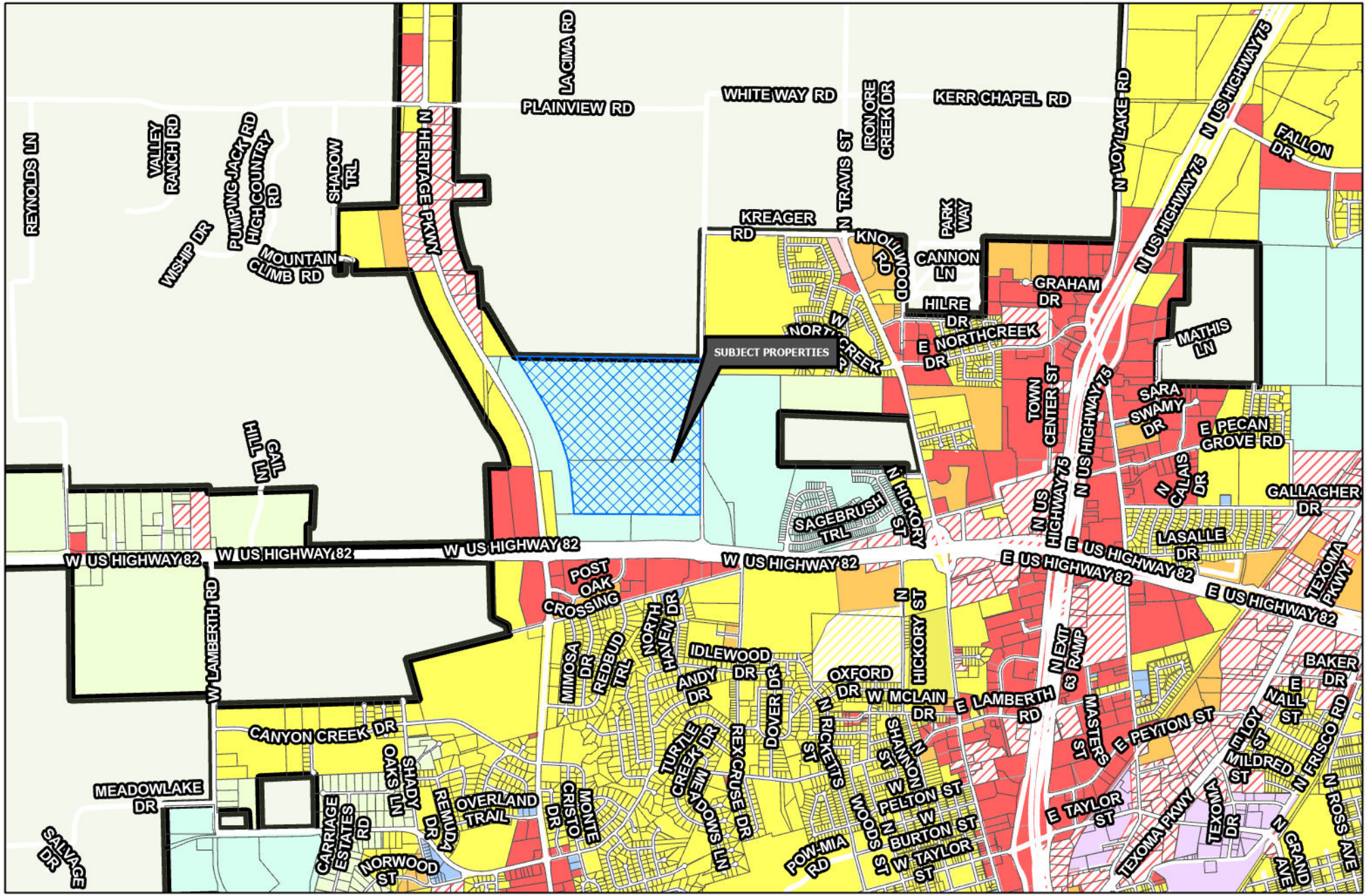
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 BLK PLAINVIEW RD

N
W E
S

Date: 12/12/2023 9:50 AM

dlagrone H:\PLANNING\Public Notification KT.aprx



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

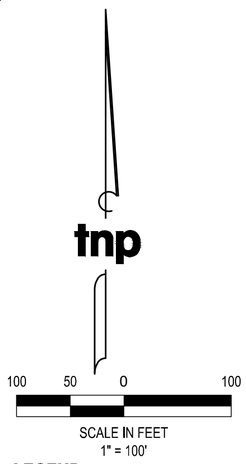
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
200 BLK PLAINVIEW RD

N
W E
S

Date: 10/14/2022 2:52:21 PM



LEGEND

(C.M.) - CONTROL MONUMENT
IRF - IRON ROD FOUND
PP - POWER POLE
OHE - OVERHEAD ELECTRIC
D.R.G.C.T. - DEED RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. - OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS

GENERAL NOTES:

1) To the best of my knowledge and belief as of December 12, 2023 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.

2) By graphic scale only and per the National Flood Insurance Program Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270G, Effective Date: September 1, 2022, the subject property is shown to be located in Zone "X" and Zone "A". The location of the said flood zones is based on said map and is approximate and is not located on the ground. This statement shall not create liability on the part of the surveyor. Relevant zones are defined as follows:

   Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

   Zone "A" - Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.

5) The gas lines shown are approximate and based on surface markers located during the course of the survey. The location of the gas lines as shown are for general reference only and shall not create liability on the part of the surveyor.

6) Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.

7) This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by _____ (GF. NO. _____) bearing an effective date of: _____ Said property is contiguous and mathematically closes.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

ONLY SURVEYING ITEMS ARE LISTED

DESCRIPTION OF PROPERTY SURVEYED

BEING a tract of land situated in the Uriah Burns Survey, Abstract Number 121, Grayson County, Texas and being a portion of a called 254.489 acre tract of land to Heritage Ranch Holdings, LTD. as recorded in Document Number 2020-19193 of the Official Public Records of Grayson County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at a railroad spike found in the center of Plainview Road for a westerly corner of a called 64.128 acre tract of land called Tract 1 to Astoria Homes, LLC as recorded in Document Number 2020-30762 of the Official Public Records of Grayson County, Texas for the northeast corner of said 254.489 acre tract;

THENCE South 00 degrees 41 minutes 10 seconds West along the center of said Plainview Road same being the west line of said 64.128 acre tract and the east line of said 254.489 acre tract, a distance of 270.78 feet to a 1/2 inch iron rod found for the southwest corner of said 64.128 acre tract and the northwest corner of a called 1.000 acre tract of land to Heritage Ranch Municipal Utility District No. 1 of Grayson County - Directors Lot as recorded in Document Number 2023-20075 of the Official Public Records of Grayson County, Texas same being the northwest corner of a called 171.516 acre tract of land to RCICD Heritage Ranch, LLC as recorded in Document Number 2022-6833 of the Official Public Records of Grayson County, Texas;

THENCE South 00 degrees 01 minutes 01 seconds East continuing along the center of said Plainview Road along the east line of said 254.489 acre tract same being the west line of said 1.000 acre tract and the west line of said 171.516 acre tract, a distance of 581.76 feet to a mag nail set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 00 degrees 01 minutes 01 seconds East, continuing along the center of said Plainview Road same being the east line of said 254.489 acre tract and the west line of said 171.516 acre tract, a distance of 1378.18 feet to a mag nail set for corner on the west line of a called 184.50 acre tract of land to TPJ Properties LTD. as recorded in Volume 3203, Page 464 of the Deed Records of Grayson County, Texas, same being the east line of said 254.489 acre tract;

THENCE departing the center of said Plainview Road, same being the east line of said 254.489 acre tract and the west line of said 184.50 acre tract and through the interior of said 254.489 acre tract the following courses and distances;

West, a distance of 398.17 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 1250.00 feet, a central angle of 29 degrees 03 minutes 50 seconds, an arc length of 634.08 feet, a chord bearing of North 75 degrees 28 minutes 05 seconds West, a distance of 627.30 feet to a point for corner in Cypress Grove Creek;

THENCE continuing through the interior of said 254.489 acre tract and generally along the meanders of said creek the following courses and distances;

North 08 degrees 43 minutes 41 seconds East, a distance of 103.30 feet to a point for corner;
North 39 degrees 17 minutes 51 seconds East, a distance of 15.21 feet to a point for corner;
North 17 degrees 21 minutes 41 seconds West, a distance of 39.85 feet to a point for corner;
North 75 degrees 08 minutes 26 seconds West, a distance of 30.59 feet to a point for corner;
North 01 degrees 02 minutes 59 seconds West, a distance of 27.87 feet to a point for corner;
North 37 degrees 10 minutes 18 seconds East, a distance of 38.10 feet to a point for corner;
North 13 degrees 34 minutes 01 seconds West, a distance of 7.64 feet to a point for corner;
North 54 degrees 33 minutes 29 seconds East, a distance of 13.99 feet to a point for corner;
South 88 degrees 53 minutes 26 seconds East, a distance of 36.00 feet to a point for corner;
North 42 degrees 35 minutes 12 seconds East, a distance of 32.89 feet to a point for corner;
North 15 degrees 49 minutes 39 seconds West, a distance of 58.36 feet to a point for corner;
North 43 degrees 49 minutes 42 seconds East, a distance of 72.80 feet to a point for corner;
South 82 degrees 21 minutes 22 seconds East, a distance of 24.19 feet to a point for corner;
North 42 degrees 03 minutes 49 seconds East, a distance of 64.19 feet to a point for corner;
North 22 degrees 07 minutes 00 seconds East, a distance of 66.80 feet to a point for corner;
North 00 degrees 11 minutes 21 seconds West, a distance of 79.62 feet to a point for corner;
North 48 degrees 36 minutes 52 seconds East, a distance of 29.02 feet to a point for corner;
North 11 degrees 13 minutes 15 seconds West, a distance of 60.10 feet to a point for corner;
North 70 degrees 36 minutes 29 seconds East, a distance of 97.06 feet to a point for corner;
North 43 degrees 18 minutes 31 seconds East, a distance of 34.93 feet to a point for corner;
North 03 degrees 46 minutes 00 seconds West, a distance of 17.26 feet to a point for corner;
North 39 degrees 24 minutes 01 seconds West, a distance of 32.40 feet to a point for corner;
North 24 degrees 35 minutes 39 seconds East, a distance of 62.60 feet to a point for corner;
North 47 degrees 36 minutes 39 seconds East, a distance of 100.19 feet to a point for corner;
North 38 degrees 27 minutes 22 seconds East, a distance of 46.67 feet to a point for corner;
North 25 degrees 38 minutes 48 seconds East, a distance of 33.88 feet to a point for corner;
North 04 degrees 12 minutes 33 seconds West, a distance of 55.62 feet to a point for corner;
North 63 degrees 00 minutes 00 seconds East, a distance of 95.37 feet to a point for corner;
North 03 degrees 30 minutes 38 seconds West, a distance of 50.09 feet to a point for corner;
North 29 degrees 30 minutes 58 seconds East, a distance of 79.90 feet to a point for corner;
North 83 degrees 29 minutes 12 seconds East, a distance of 15.00 feet to a point for corner;
North 20 degrees 03 minutes 17 seconds East, a distance of 61.97 feet to a point for corner;
North 67 degrees 48 minutes 15 seconds East, a distance of 58.77 feet to a point for corner;
North 07 degrees 48 minutes 43 seconds West, a distance of 37.93 feet to a point for corner;
North 59 degrees 42 minutes 10 seconds East, a distance of 37.86 feet to a point for corner;
South 33 degrees 51 minutes 17 seconds East, a distance of 82.83 feet to a point for corner;
North 72 degrees 07 minutes 33 seconds East, a distance of 63.58 feet to a point for corner;
South 29 degrees 33 minutes 29 seconds East, a distance of 29.74 feet to a point for corner;
North 87 degrees 15 minutes 55 seconds East, a distance of 13.40 feet to a point for corner;
North 47 degrees 30 minutes 49 seconds East, a distance of 54.50 feet to a point for corner;
North 12 degrees 31 minutes 43 seconds West, a distance of 24.85 feet to a point for corner;
North 87 degrees 04 minutes 20 seconds East, a distance of 18.98 feet to a point for corner;
South 51 degrees 48 minutes 09 seconds East, a distance of 53.51 feet to a point for corner;
South 29 degrees 01 minutes 48 seconds East, a distance of 31.98 feet to a point for corner;
North 78 degrees 03 minutes 11 seconds East, a distance of 77.11 feet to the POINT OF BEGINNING containing 1,035,162 square feet, or 23.764 acres of land.

SURVEYOR'S CERTIFICATE

To: Sherman Independent School District and Heritage Ranch Holdings, LTD.

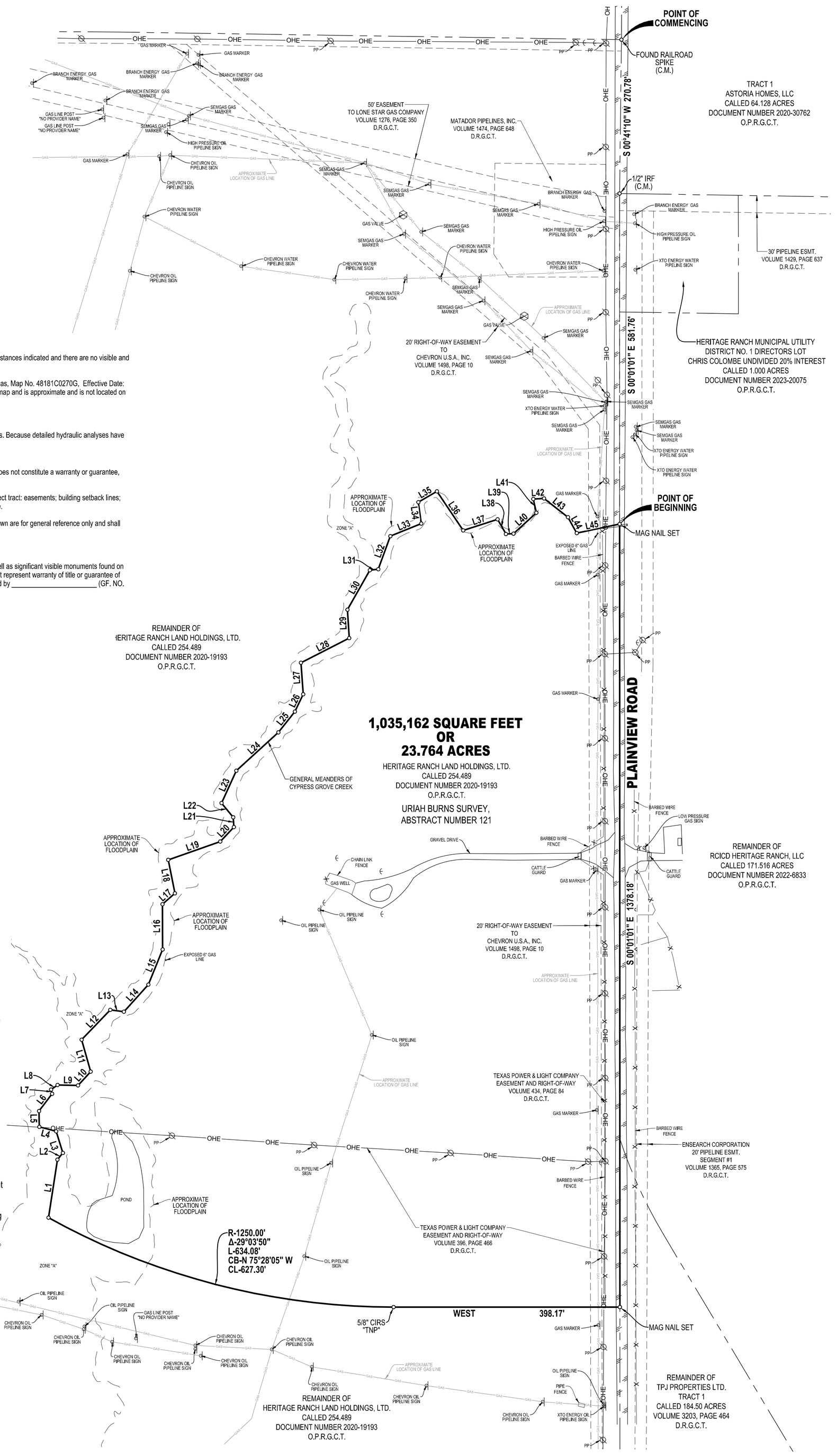
I, Brian J. Maddox II, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition II Land Title Survey.

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.

Brian J. Maddox II
Registered Professional Land Surveyor No. 6659
Surveyed on the ground December 12, 2023

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

LINE	BEARING	DISTANCE
L1	N 08°43'41" E	103.30'
L2	N 39°17'51" E	15.21'
L3	N 17°21'41" W	39.85'
L4	N 75°08'26" W	30.59'
L5	N 01°02'59" W	27.87'
L6	N 37°10'18" E	38.10'
L7	N 13°34'01" W	7.64'
L8	N 54°33'29" E	13.99'
L9	S 88°53'26" E	36.00'
L10	N 42°35'12" E	32.89'
L11	N 15°49'39" W	58.36'
L12	N 43°49'42" E	72.80'
L13	S 82°21'22" E	24.19'
L14	N 42°03'49" E	64.19'
L15	N 22°07'00" E	66.80'
L16	N 00°11'21" W	79.62'
L17	N 48°36'52" E	29.02'
L18	N 11°13'15" W	60.10'
L19	N 70°36'29" E	97.06'
L20	N 43°18'31" E	34.93'
L21	N 03°46'00" W	17.26'
L22	N 39°24'01" W	32.40'
L23	N 24°35'39" E	62.60'
L24	N 47°36'39" E	100.19'
L25	N 38°27'22" E	46.67'
L26	N 25°38'48" E	33.88'
L27	N 04°12'33" W	55.62'
L28	N 63°00'00" E	95.37'
L29	N 03°30'38" W	50.09'
L30	N 29°30'58" E	79.90'
L31	N 83°29'12" E	15.00'
L32	N 20°03'17" E	61.97'
L33	N 67°48'15" E	58.77'
L34	N 07°48'43" W	37.93'
L35	N 59°42'10" E	37.86'
L36	S 33°51'17" E	82.83'
L37	N 72°07'33" E	63.58'
L38	S 29°33'29" E	29.74'
L39	N 87°15'55" E	13.40'
L40	N 47°30'49" E	54.50'
L41	N 12°31'43" W	24.85'
L42	N 87°04'20" E	18.98'
L43	S 51°48'09" E	53.51'
L44	S 29°01'48" E	31.98'
L45	N 78°03'11" E	77.11'



BASIS OF BEARINGS:

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.0001039028.

LAND TITLE SURVEY OF
1,035,162 SQUARE FEET OR 23.764 ACRES

A TRACT OF LAND SITUATED IN THE URIAH BURNS SURVEY, ABSTRACT NUMBER 121, GRAYSON COUNTY, TEXAS

A PORTION OF A CALLED 254.489 ACRE TRACT OF LAND TO HERITAGE RANCH LAND HOLDINGS, LTD. AS RECORDED IN DOCUMENT NUMBER 2020-19193 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

PROJECT INFORMATION
Project No.: SHI 23530
Date: December 12, 2023
Drawn By: JM
Scale: 1"=100'
Sheet: 1 of 1

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPLS Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\SHI 23530 Heritage Ranch Elementary School\Acad\Deliverables\Land_Title\2023 12 12 SHI 23530 Land Title Survey.dwg at Dec 12, 2023-1:54pm by jmaddox

Project Narrative

To: City Of Sherman

From: Teague Nall and Perkins, Inc.

Date: November 29, 2023

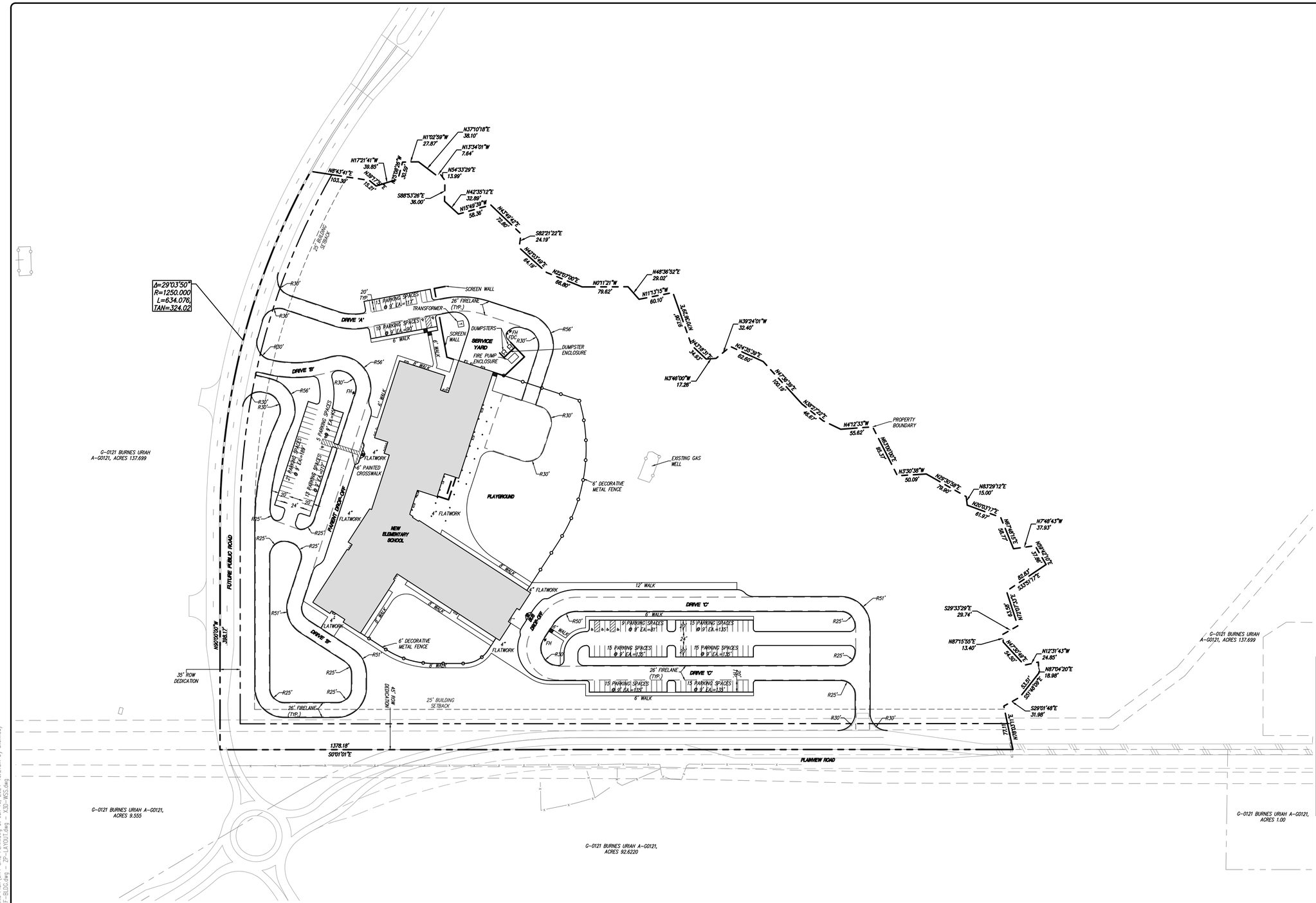
RE: Specific Use Permit; Fairview Elementary School

Design Narrative: New Shermain ISD Elementary School

The Project is the construction of a new Elementary Schooli in Sherman ISD, which will consist of building a new school on in the Heritage Ranch Development. The school will house Kindergarten through the 5th grade.

The project will consist of constructing the new 2-story elementary school including parking, drive aisles, sidewalks, fencing, and other various elements. A courtyard and outdoor learning areas will also be constructed adjacent to the proposed school. The proposed building will consist of classrooms, media center, fine arts, cafeteria, auditorium, science labs, and music rooms.

Primary materials on the exterior of the building will be brick veneer and glass with areas of architectural metal panels.



GRAPHIC SCALE

80 0 40 80 160

GRAPHIC SCALE: 1" = 80'

PARKING DATA

PARKING SPACES: 2.5 SPACES PER CLASSROOM AND A MIN. OF 10 STACKING SPACES IN ONE PICK-UP/DROP-OFF LANE

CLASSROOMS: 42 CLASSROOMS

REQUIRED PARKING:

REQUIRED STANDARD SPACES (2.5x42)	105 SPACES
REQUIRED HANDICAP PARKING:	8 SPACES

PROVIDED PARKING:

TOTAL STANDARD PARKING:	146 SPACES
TOTAL HANDICAP PARKING:	8 SPACES
TOTAL PARKING:	154 SPACES

ZONING

THE SCHOOL PROPERTY AND ALL SURROUNDING PROPERTIES ARE ZONED PD – PLANNED DEVELOPMENT

BUILDING DATA

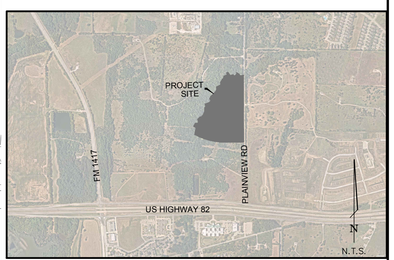
BUILDING SQUARE FOOTAGE	76,444 SF
BUILDING HEIGHT	34'-8"FT

SITE DATA

GROSS PROPERTY SQUARE FOOTAGE	1,035,161.74 SF
IMPERVIOUS AREA	354,109.84 SF
FLOOR-TO-AREA RATIO	10.86%

SIGNS/FENCES

ALL SIGNS/FENCES SHALL BE PERMITTED SEPARATELY & SHALL ADHERE TO THE ORDINANCE.



LOCATION MAP
N.T.S.

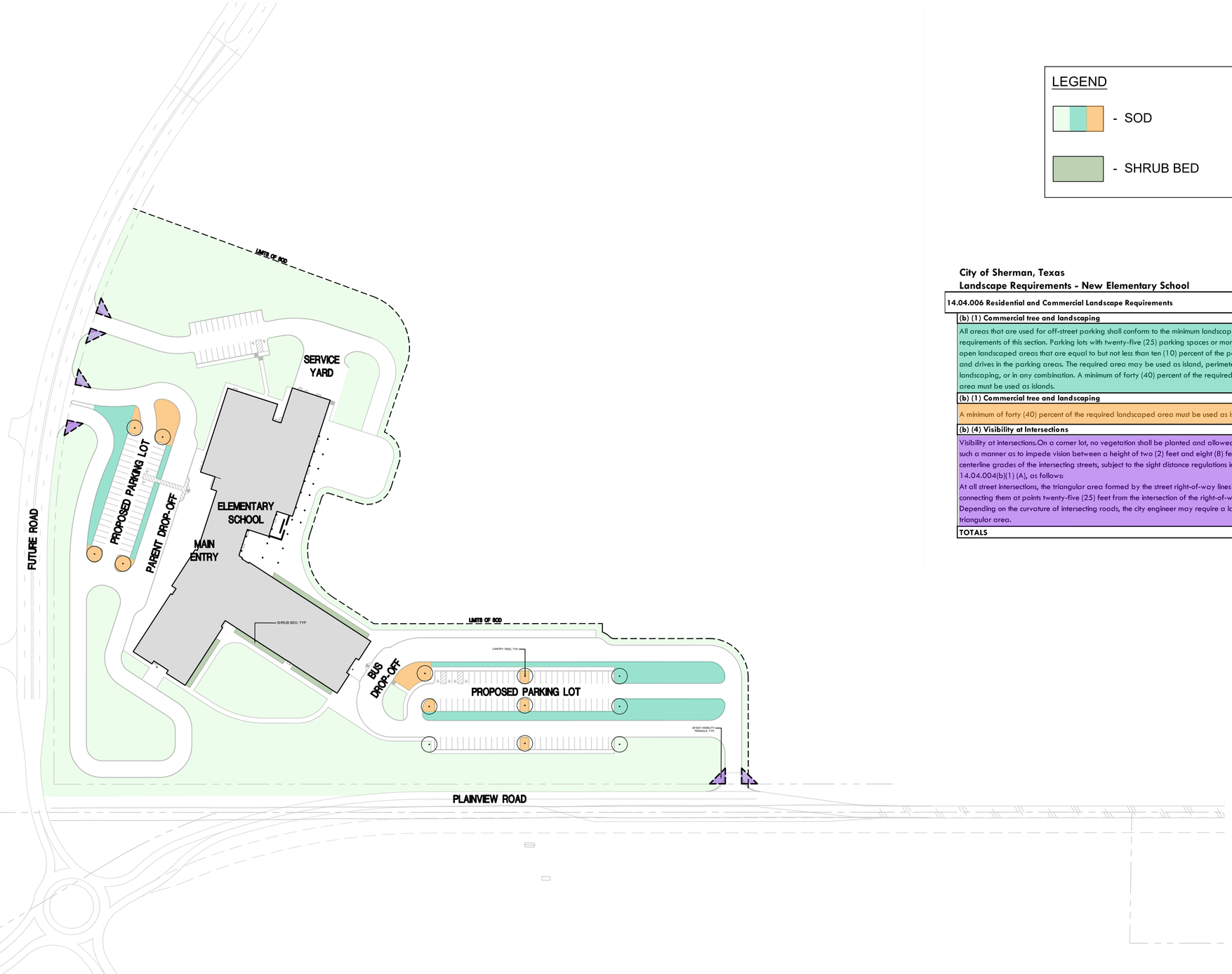
SPECIFIC USE PERMIT
SITE PLAN

SHERMAN ISD
NEW ELEMENTARY SCHOOL

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2024

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Drawing: T:\Projects\VLK\23543\Eng-C3D\CAD\Site Plan\CITY SITE PLAN.dwg at Jan 10, 2024-10:21am by dkennedy
Layout: Layout1 Xrefs: X3D-BASE.dwg – XREF-BLDG.dwg – ZP-LAYOUT.dwg – X3D-WCS.dwg



LEGEND

- SOD
- SHRUB BED

tnp

GRAPHIC SCALE

80 0 40 80 160

GRAPHIC SCALE: 1" = 80'

City of Sherman, Texas
Landscape Requirements - New Elementary School

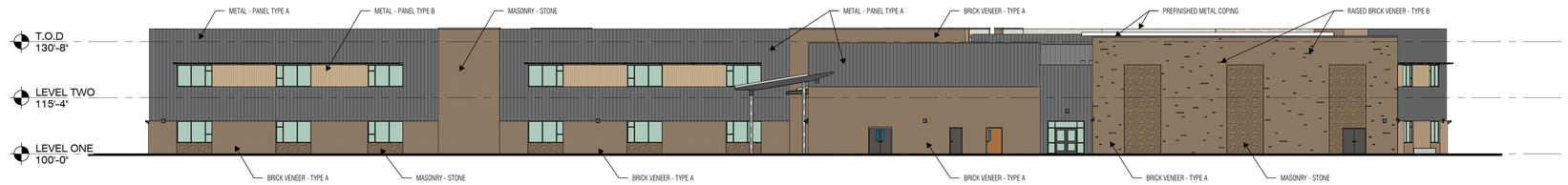
14.04.006 Residential and Commercial Landscape Requirements	Unit	LANDSCAPING Req. per SF	LS SF Required	LS SF Provided
(b) (1) Commercial tree and landscaping	**133,440**	**(SF)**		
All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.		10%	13,344	31,190
(b) (1) Commercial tree and landscaping	**13,344**	**(SF)**		
A minimum of forty (40) percent of the required landscaped area must be used as islands.		40%	5,338	6,885
(b) (4) Visibility at Intersections				
Visibility at intersections.On a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in section 14.04.004(b)(1) (A), as follows: At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five (25) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area.		MET		
TOTALS		**LANDSCAPE**	**13,344** Required	**31,190** Provided

LOCATION MAP
N.T.S.

SPECIFIC USE PERMIT
LANDSCAPE PLAN
SHERMAN ISD
NEW ELEMENTARY SCHOOL
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2024

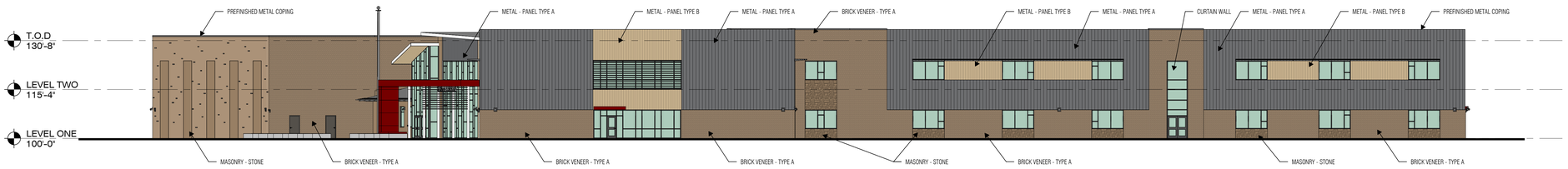
teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Drawing: T:\Projects\VLK23543\Eng-C3D\CAD\Site Plan\CITY LANDSCAPE PLAN.dwg at Jan 09, 2024 - 7:45pm by jmadrid
Layout: Layout1 Xrefs: X3D-BASE.dwg - XREF-BLDG.dwg - ZP-LAYOUT.dwg - LS-BASE.dwg



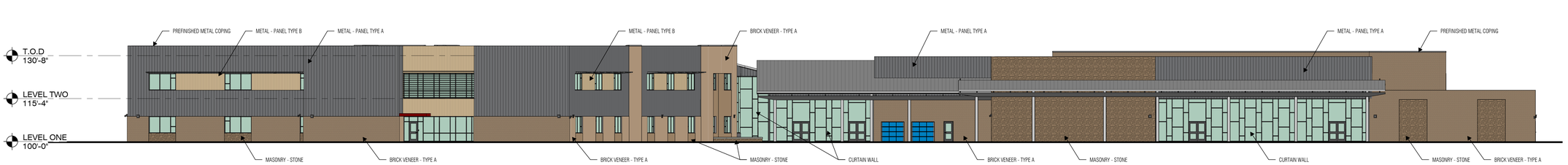
4 BUILDING ELEVATION - EAST

SCALE: 1/16" = 1'-0"



3 BUILDING ELEVATION - WEST

SCALE: 1/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"

1 BUILDING ELEVATION - NORTH

SCALE: 1/16" = 1'-0"

VLK|ARCHITECTS

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

SHERMAN NEW ELEMENTARY 2025

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: 11.14.2023

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CS	Author
Designer	Quality Control
ET	
Proj. Arch.	
BP	

PROJECT NO.

23-066.00

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A3.01

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 13, 2024 Sent via Email

Brannon Kidd
2701 Loy Lake Road
Sherman, TX 75090

Philip Varughese
5237 N Riverside Dr., Ste. 100
Fort Worth, TX 76137

Dear Applicants,

The request of Site Plan approval for an Elementary School located in the 200 Block Plainview Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 20, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Heritage Rance PD(Planned Development))*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Heritage Rance PD(Planned Development))*
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
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.
8. A queuing study shall be provided to ensure drive aisles can support pick up and drop off of students for build out conditions.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
10. All requirements of the Floodplain Ordinance shall be followed. Code of Ordinances Chapter 3, Article 3.12
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)
12. Buildings are not to be constructed within 100 feet of an oil or natural gas well. Code of Ordinances

Chapter 3(c); International Fire Code 2018 5706.3.1.3

13. Verify requirements in reference to existing oil wells and pumping jacks. Code of Ordinances Chapter 3(c); International Fire Code 2018 5706.3.1.3
14. Proposed Drive "B" will encroach into 15' Utility, Landscape, & Sidewalk Easement that will be required along Plainview Road upon platting. Code of Ordinances Chapter 10.03.003(d)(2)
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10.03.003(i)
16. Water main must be extended in accordance with City criteria to serve proposed development. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(g)
17. 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 10.03.003(h)
18. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)
19. No vehicles may be permitted to park or stand on any adjacent public street unless a parking lane is provided for such purpose.
20. A traffic study shall be provided to determine if driveways require a deceleration lane.

Fire Services

21. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
22. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 15.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

6104 TEXOMA PARKWAY (Project No. 24-000354)

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

Board of Adjustment

A. Public Hearing and Variance and under Section 14.02.017 to allow a 10.4' side setback in lieu of the required 15' for the existing silo and 7.3' in lieu of the required 15' for the covered parking structure along the South property line.

Planning and Zoning Commission

B. Site Plan of TAPS Operation Facility Addition

Background:

The property is located at 6104 Texoma Parkway between FM 691 and Fallon Drive. The owner is requesting Variances for the side setback for the existing silo and covered parking.

The following has been approved for this location:

- 2/21/2023 - Site Plan for TAPS (Texoma Area Paratransit System, Inc.).
- 6/22/2010 – Variance to allow a 5' front yard setback for a 12x14 LED monument sign in a C-2 (General Commercial) District.
- 4/17/2012 – Exception to allow an extension of a metal siding exterior facade in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding in a C-2 (General Commercial) District.
- 4/22/2014 – Exception to allow a 3 story, 45' tall Terminal and Administration Building Addition in lieu of the permitted 2 stories or 35' in a C-2 (General Commercial) District.
- 1/12/2021 - Site plan approval for Three Parking Canopies for Systems Inc. (TAPS)
- JANUARY 2024 - Preliminary Plat of TAPS Operation Facility Addition (CONDITIONALLY APPROVED)

Origination:

Texoma Area Paratransit System (TAPS) (Owner)
Clay Barnett (Representative)

Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:
Staff recommends P&Z approve this item.

Attachments:
1. Location Map
2. Zoning Map
3. Preliminary Plat
4. Property Notification Sign
5. Site Plan
6. Landscape Plan
7. Elevations
8. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
6104 TEXOMA PKWY

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W E
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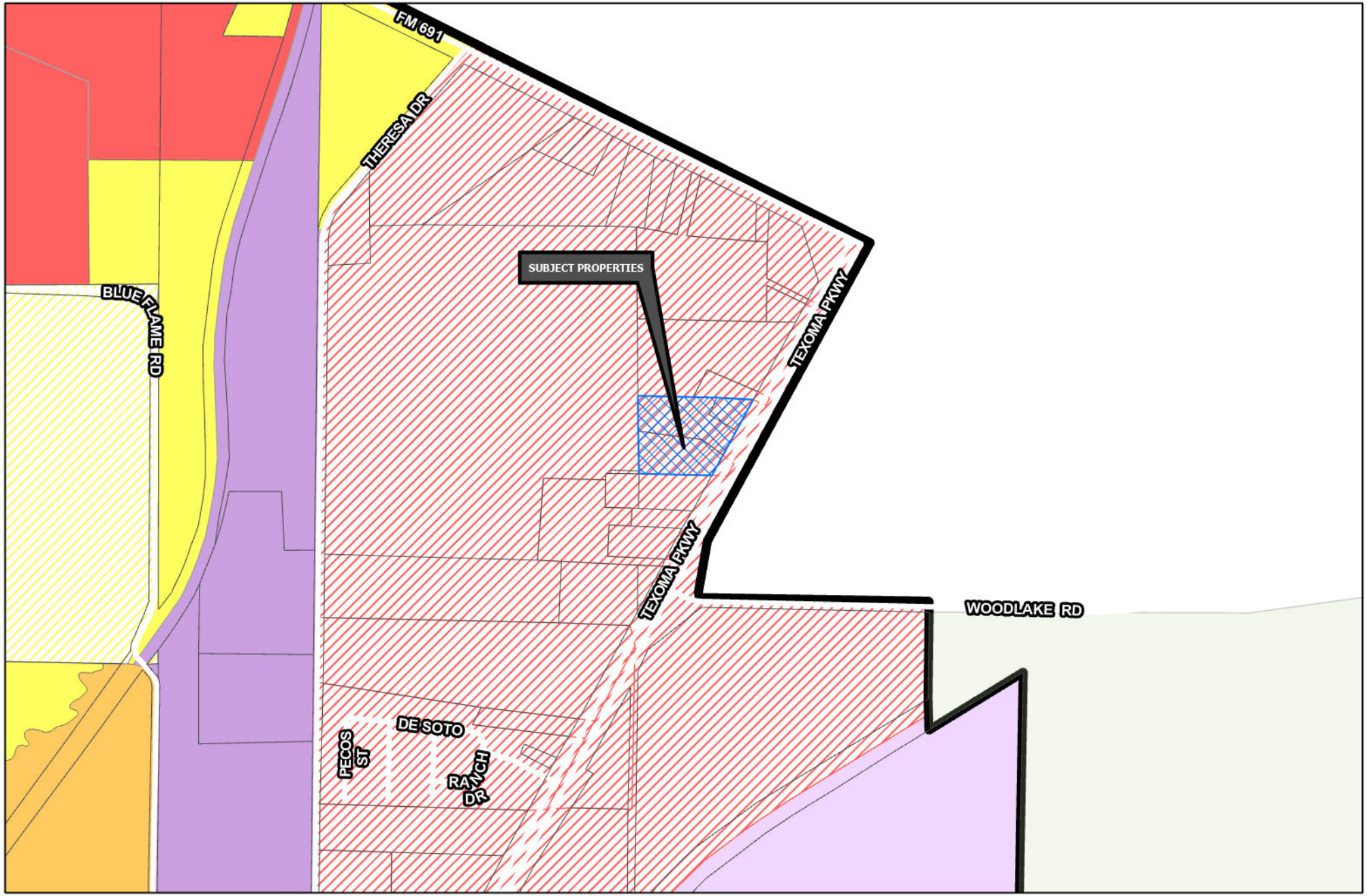
Date: 1/16/2024 12:12 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

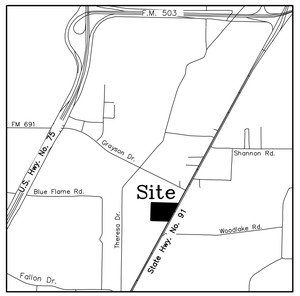
Planning & Zoning

CITY OF SHERMAN
ZONING MAP
6104 TEXOMA PKWY

N
W E
S

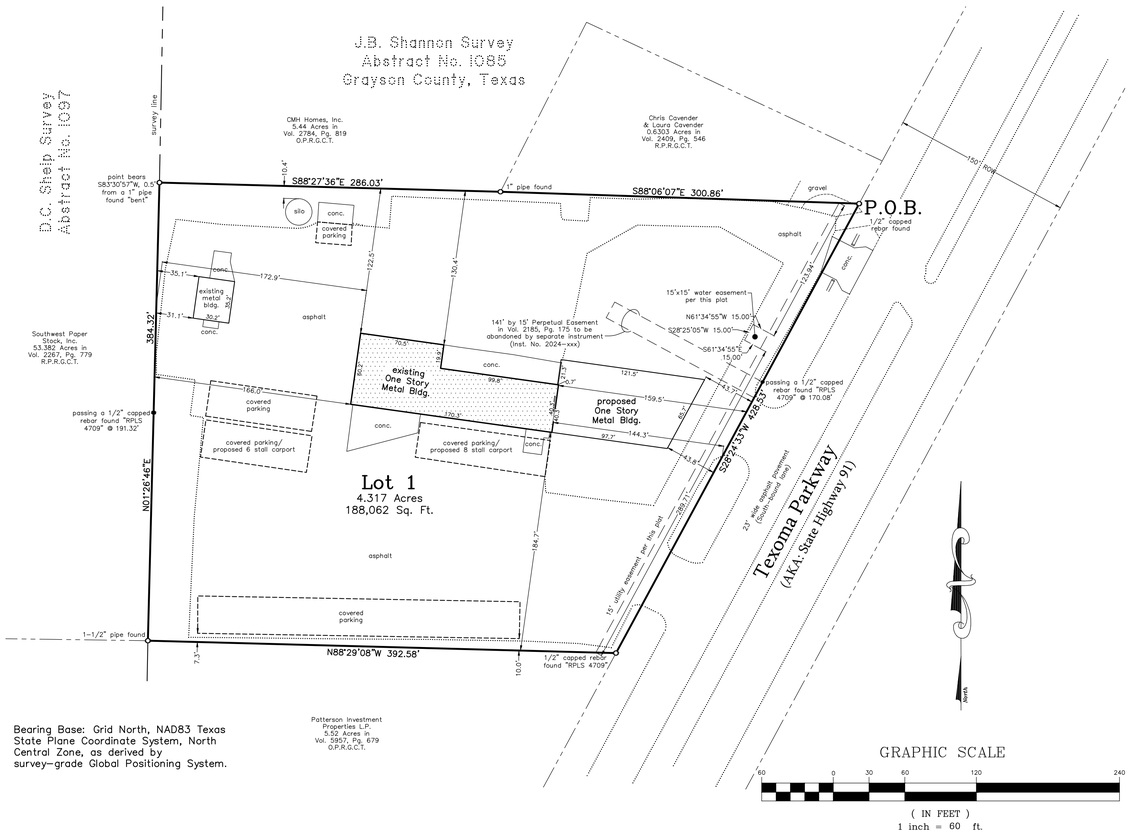
Date: 4/16/2021 12:15:21 PM

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 Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



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

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

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

I, Texoma Area Paratransit System, sole owner of TAPS Operations Facility Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Pam Howeth,
Authorized Representative for Texoma Area Paratransit System

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of TAPS Operations Facility Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

FIELD NOTES

SITUATED in the County of Grayson, State of Texas, and being a part of the J.B. Shannon Survey, Abstract No. 1085 and being all of the 0.436 acre tract & 1.575 acre tract of land conveyed by Special Warranty Deed from Gary, Inc., formerly Sooner Oil Co. to Texoma Area Paratransit System on February 1, 2001 and recorded in Volume 3034, Page 380, Volume 3034, Page 384, Official Public Records, being all of the 2.298 acre tract of land conveyed by Warranty Deed from Sooner Oil Co. to Texoma Area Paratransit System on December 2, 1991 and recorded in Volume 2185, Page 175, Real Property Records, and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch capped rebar found in the West right–of–way line of Texoma Parkway, a public road, also known as State Highway No. 91, at the Southeast corner of the 0.6303 acre tract of land conveyed to Chris Cavender and Laura Cavender, recorded in Volume 2409, Page 546, said Real Property Records and the Northeast corner of both said Texoma Area Paratransit System 0.436 ac. and the herein described tract;

THENCE South 28 deg. 24 min. 33 sec. West, with the West right–of–way line of said Texoma Parkway and the East lines of said Texoma Area Paratransit System 0.436 ac., 2.298 ac. and 1.575 ac., **PASSING** a 1/2 inch capped rebar found, stamped "RPLS 4709" at 170.08 ft., continuing on said course for a **TOTAL** distance of 428.53 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4709" at the Northeast corner of the 5.52 acre tract of land conveyed to Patterson Investments Properties, L.P., recorded in Volume 5957, Page 679, said Official Public Records and the Southeast corner of both said Texoma Area Paratransit System 1.575 ac. and the herein described tract;

THENCE North 88 deg. 29 min. 08 sec. West, with the North line of said Patterson Investments 5.52 ac. and the South line of said Texoma Area Paratransit System 1.575 ac., a distance of 392.58 ft. to a 1–1/2 inch pipe found in the East line of D.C. Shelp Survey, Abstract No. 1097 and the West line of said Shannon Survey, at the most Easterly Southeast corner of the 53.382 acre tract of land conveyed to Southwest Paper Stock, Inc., recorded in Volume 2267, Page 779, said Real Property Records, an angle point of said Patterson Investments 5.52 ac. and the Southwest corner of both said Texoma Area Paratransit System 1.575 ac. and the herein described tract;

THENCE North 01 deg. 26 min. 46 sec. East, with the East line of both said Shelp Survey and Southwest Paper Stock 53.382 ac. and the West line of both said Shannon Survey and Texoma Area Paratransit System 1.575 ac. and 2.298 ac., **PASSING** a 1/2 inch capped rebar found, stamped "RPLS 4709" at 191.32 ft., continuing on said course for a **TOTAL** distance of 384.32 ft. to a point, at the Southwest corner of the 5.44 acre tract of land conveyed to CMH Homes, Inc., recorded in Volume 2784, Page 819, said Official Public Records and the Northwest corner of both said Texoma Area Paratransit System 2.298 ac. and the herein described tract, SAID point bears South 83 deg. 30 min. 57 sec. West, 0.5 ft. from a 1 inch pipe found "bent";

THENCE South 88 deg. 27 min. 36 sec. East, with the South line of said CMH Homes 5.44 ac. and the apparent North line of said Texoma Area Paratransit System 2.298 ac., a distance of 286.03 ft. to a 1 inch pipe found, at the Southwest corner of said Cavender 0.6303 ac., the most Westerly Southeast corner of said CMH Homes 5.44 ac. and an angle point of the herein described tract;

THENCE South 88 deg. 06 min. 07 sec. East, with the South line of said Cavender 0.6303 ac. and the apparent North line of said Texoma Area Paratransit System 2.298 ac. and 0.436 ac., a distance of 300.86 ft. to the **PLACE OF BEGINNING** and containing **4.317 ACRES** of land.

Preliminary Plat
Lot 1, Block A
TAPS Operation Facility Addition
to the
City of Sherman
Grayson County, Texas
4.317 Acres
in the
J.B. Shannon Survey
Abstract No. 1085
Date of Preparation: January 24, 2024

Job No. CGS091123

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:
Texoma Area Paratransit System
6104 Texoma Parkway
Sherman, Texas 75090

P:\Land Projects R2\Taps–4.5–Acres–Topo\Civil 3D\Preliminary Plat.dwg 1/24/2024 8:36 AM

02/02/2024 AT 11:44 A.M.

GO taps
Everyone Rides.
PUBLIC TRANSIT
(844) 603-6048
Maintenance Facility

Sherman
CLASSIC TOWN. BROAD HORIZON.

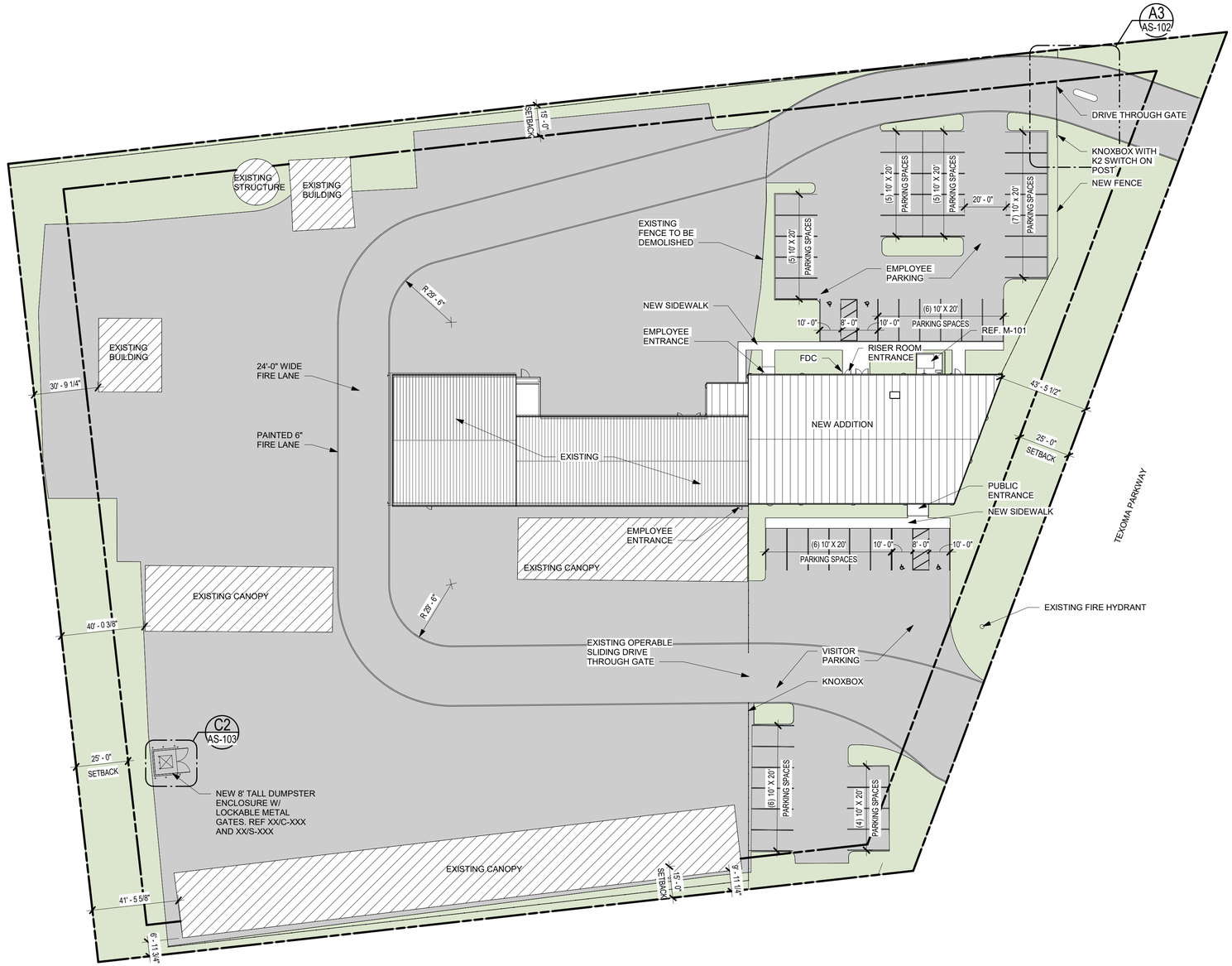
NOTICE OF REQUESTED VARIANCE

PROJECT #: 24-000354

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES
903-892-7229



A1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

SITE DATA TABLE	
LIMITS OF SITE PLAN	4.317 AC (188,049 SF)
CURRENT ZONING	C-2
PROPOSED ZONING	N/A
MIN LOT REQUIREMENTS	
LOT AREA:	10,000 SF
LOT WIDTH:	50'
FRONT SETBACK:	25'
REAR SETBACK:	25'
SIDE SETBACK:	15'
THROUGHFARE STREET SETBACK:	25'
REQUIRED PARKING (RATIO)	SEE PARKING CALCULATIONS BELOW
PROPOSED PARKING (RATIO)	SEE PARKING CALCULATIONS BELOW
FLOOR AREA RATIO	(31,592 SF) 17%
BUILDING AREA RATIO	
MAX. ALLOWABLE BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	20'
LANDSCAPE AREA:	35,940
IMPERVIOUS AREA:	135,528 SF
BUILDING AREA (GSF):	
EXISTING BUILDING:	8,251 SF
EXISTING STRUCTURES:	16,969 SF
PROPOSED ADDITION:	6,757 SF
TOTAL:	31,977 GSF

PARKING CALCULATIONS
PER SHERMAN ZONING ORDINANCE 14.04.003.E.1
OFFICE: 1 SPACE PER 400 GSF 9,230SF / 400 = 23.075 (ROUND UP) 24 SPACES
UTILITY AND TRANSPORTATION: 1 SPACE PER EMPLOYEE; NOT LESS THAN 1 SPACE PER 1,000 GSF = 18 SPACES
TOTAL PARKING REQUIRED: 42 SPACES
ACCESSIBLE PARKING REQUIRED (PER TAS TABLE 208.2): 2
TOTAL PARKING PROVIDED: 48 ACCESSIBLE PARKING PROVIDED: 4
BUILDING'S HIGHEST PEAK: APPROXIMATELY 28'-0"

0' 15' 30' 60'
SCALE 1" = 30'

TRUE NORTH PLAN NORTH

HUITT ZOLLARS
1800 TEAGUE DRIVE, SUITE 100
SHERMAN, TX
75090
903-328-2090
www.huitt-zollars.com
ADVANCEDESIGN"

INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
TEXAS REGISTER ARCHITECT

WILLIAM B. HOELSCHER
14074

Go taps Everyone Rides. PUBLIC TRANSIT

TAPS ADMIN & OPERATIONS BUILDING

6104 TEXOMA PKWY
SHERMAN, TX 75090

TEXOMA AREA PARATRANSIT SYSTEM

PROJECT NO.:	315639.02
DRAWN BY:	CLE
REVIEWED BY:	ARE
APPROVED BY:	WBH

ISSUE DRAWING LOG:

	01/31/2024	95% SUBMITTAL
	10/20/2023	30% DESIGN DEVELOPMENT

ARCHITECTURAL SITE PLAN

AS-101

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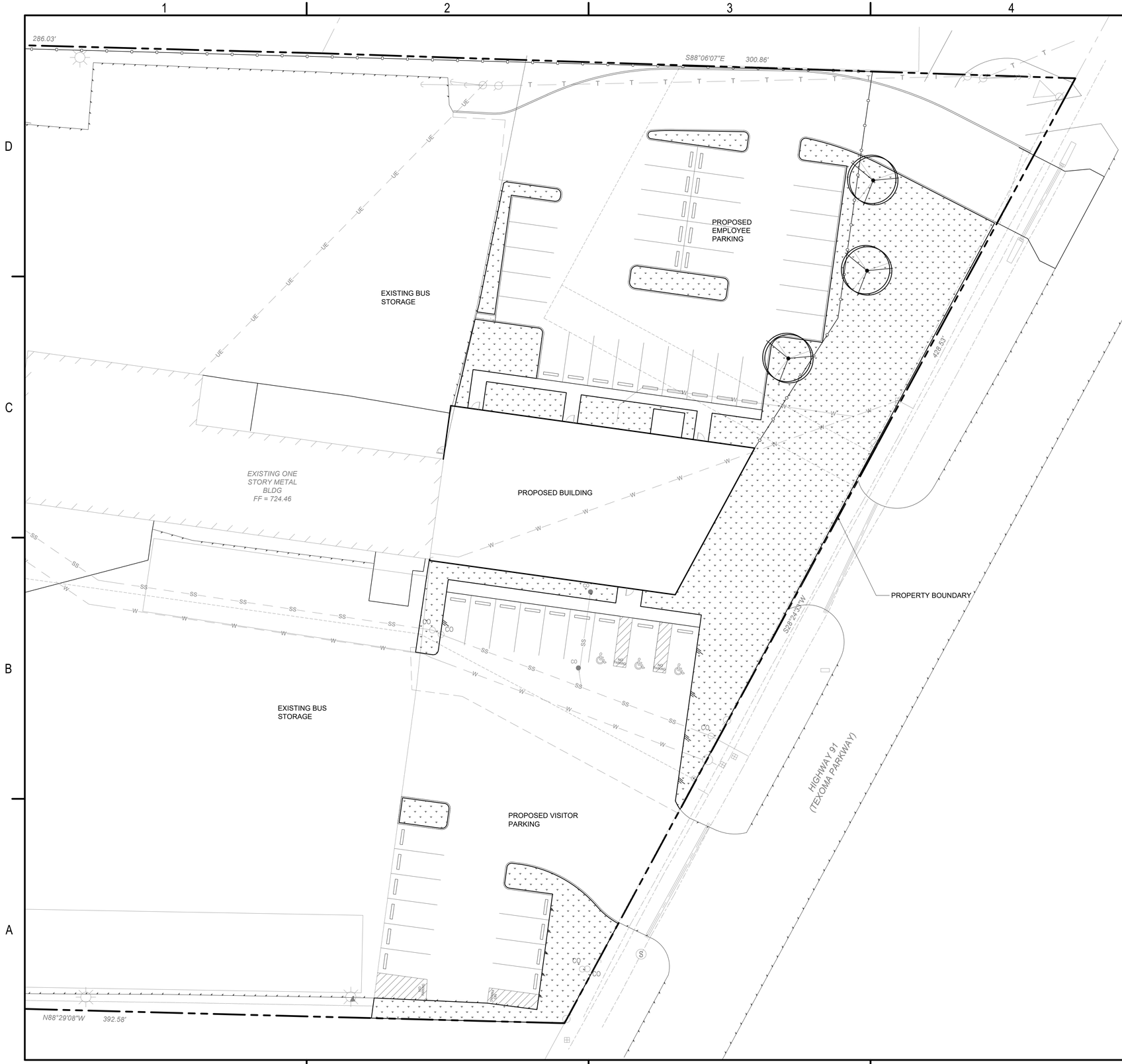
2/5/2024 8:11:28 AM



NOTES

1. UTILITIES ARE SHOWN PER PLANS. FIELD CONDITIONS MAY VARY. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO UTILITIES AT NO ADDITIONAL COST TO OWNER.

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
TREES			
	3	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL.
GROUND COVERS			
	15,789 SF	BERMUDAGRASS CYNODON DACTYLON	SOD

LANDSCAPE REQUIREMENTS

PARKING AREA AND DRIVE SQUARE FOOTAGE: 31,659 SF

REQUIRED LANDSCAPE AREA MUST BE A MIN OF 10% OF THE PARKING AREAS AND DRIVES IN PARKING AREAS
- REQUIRED LANDSCAPE AREA: 3,166 SF
- PROVIDED LANDSCAPE AREA: 15,756 SF

MIN. OF 40% OF REQUIRED LANDSCAPE AREA MUST BE USED IN ISLANDS
- REQUIRED LANDSCAPE AREA IN ISLANDS: 1,266 SF
- PROVIDED LANDSCAPE AREA IN ISLANDS: 2,651 SF

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PRELIMINARY

This document is released for the purpose of interim review under the authority of KOURTNEY DILLAVOU, RLA

LIC NO. #3333

RELEASE DATE - 12/19/23
It is not to be used for construction, bidding, or permit purposes.

INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

GO taps Everyone Rides. PUBLIC TRANSIT

TAPS ADMIN & OPERATION BUILDING

6104 TEXOMA PKWY
SHERMAN, TX 75090

PROJECT NO.:	R315639.02
DRAWN BY:	KMD
REVIEWED BY:	JBH
APPROVED BY:	JCS

ISSUE DRAWING LOG:

	12/20/2023	100% DESIGN DEVELOPMENT
	10/20/2023	30% DESIGN DEVELOPMENT

LANDSCAPE PLAN

L-100

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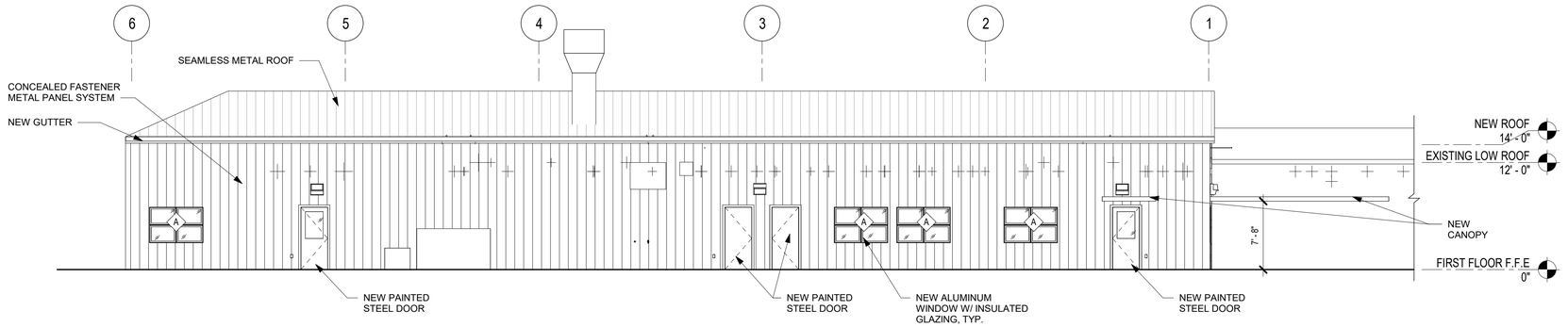
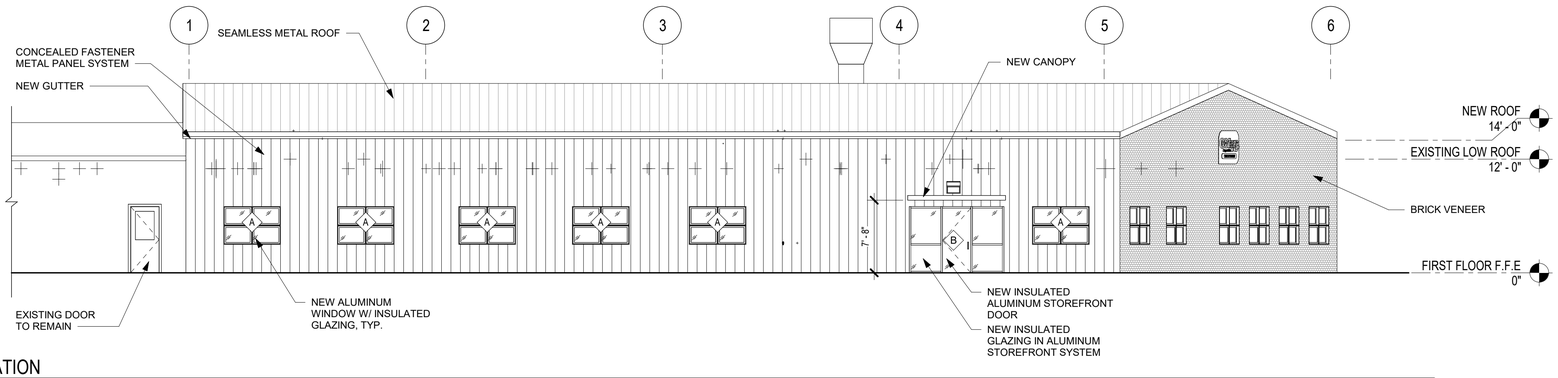
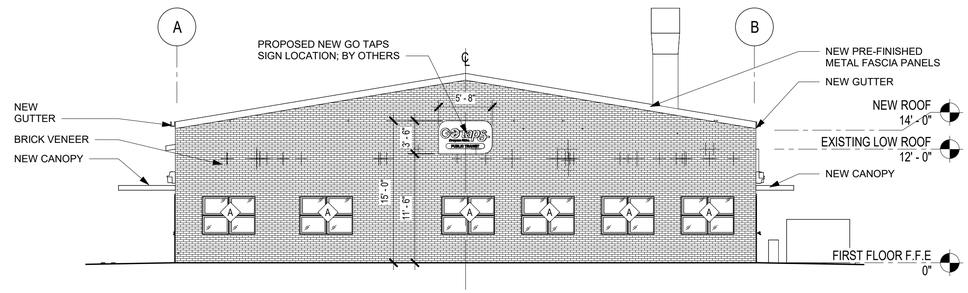
DWG: \\hzfiles\ffwdisk2\proj\R315639.02 - TAPS Operating Facility\10 CADD & BIM\10.1 AutoCAD\Sheets_563902_LND.dwg USER: kdillavou
DATE: Dec 19, 2023 4:43pm XREFS: BASE BASE_LANDSCAPE SITE _563902_Prop_Base _563902_Ex_Base _563902_PLANTING_Base HZ_Titleblock_22X34-Horiz



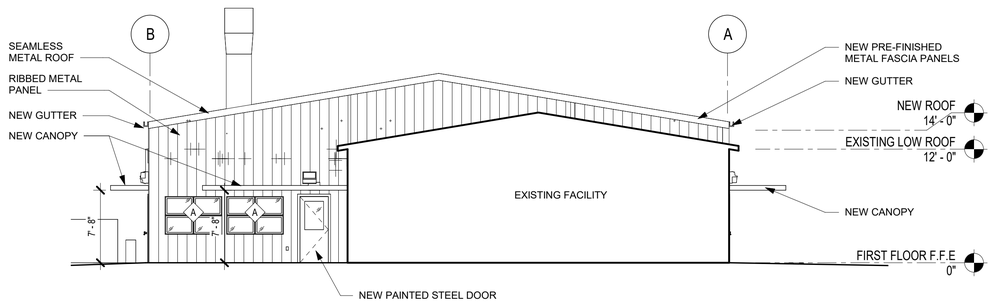
D1 NORTH ELEVATION
1/8" = 1'-0"



B1 SOUTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"



A3 WEST ELEVATION
1/8" = 1'-0"

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Go taps Everyone Rides. PUBLIC TRANSIT

TAPS ADMIN & OPERATIONS BUILDING

6104 TEXOMA PKWY
SHERMAN, TX 75090

TEXOMA AREA PARATRANSIT SYSTEM

PROJECT NO.:	315639.02
DRAWN BY:	CLE
REVIEWED BY:	ARE
APPROVED BY:	WBH

ISSUE DRAWING LOG:

	10/20/2023	30% DESIGN DEVELOPMENT

ELEVATIONS

A-201

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12/15/2023 1:48:23 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 13, 2024

Sent via Email

Texoma Area Paratransit System
Pam Howeth
2001 Skyline Dr., Suite A155
Sherman, TX 75092

Clay Barnett
1800 Teague Dr., Suite 100
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance and under Section 14.02.017 to allow a 10.4' side setback in lieu of the required 15' for the existing silo and 7.3' in lieu of the required 15' for the covered parking structure along the South property line and Site Plan approval of TAPS Operation Facility Addition located at 6104 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 20, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

8. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
9. Abandonment and removal of middle drive approach will be required.
10. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for

review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10.03.003(i)

12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 16.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

533 EAST BROCKETT STREET (Project No. 24-000102)

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 533 East Brockett Street near the corner of East Brockett Street and North Broughton Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

The following has been approved for this location:

- DECEMBER 2023 - Preliminary Plat of Rockins Addition (CONDITIONALLY APPROVED)

Origination:

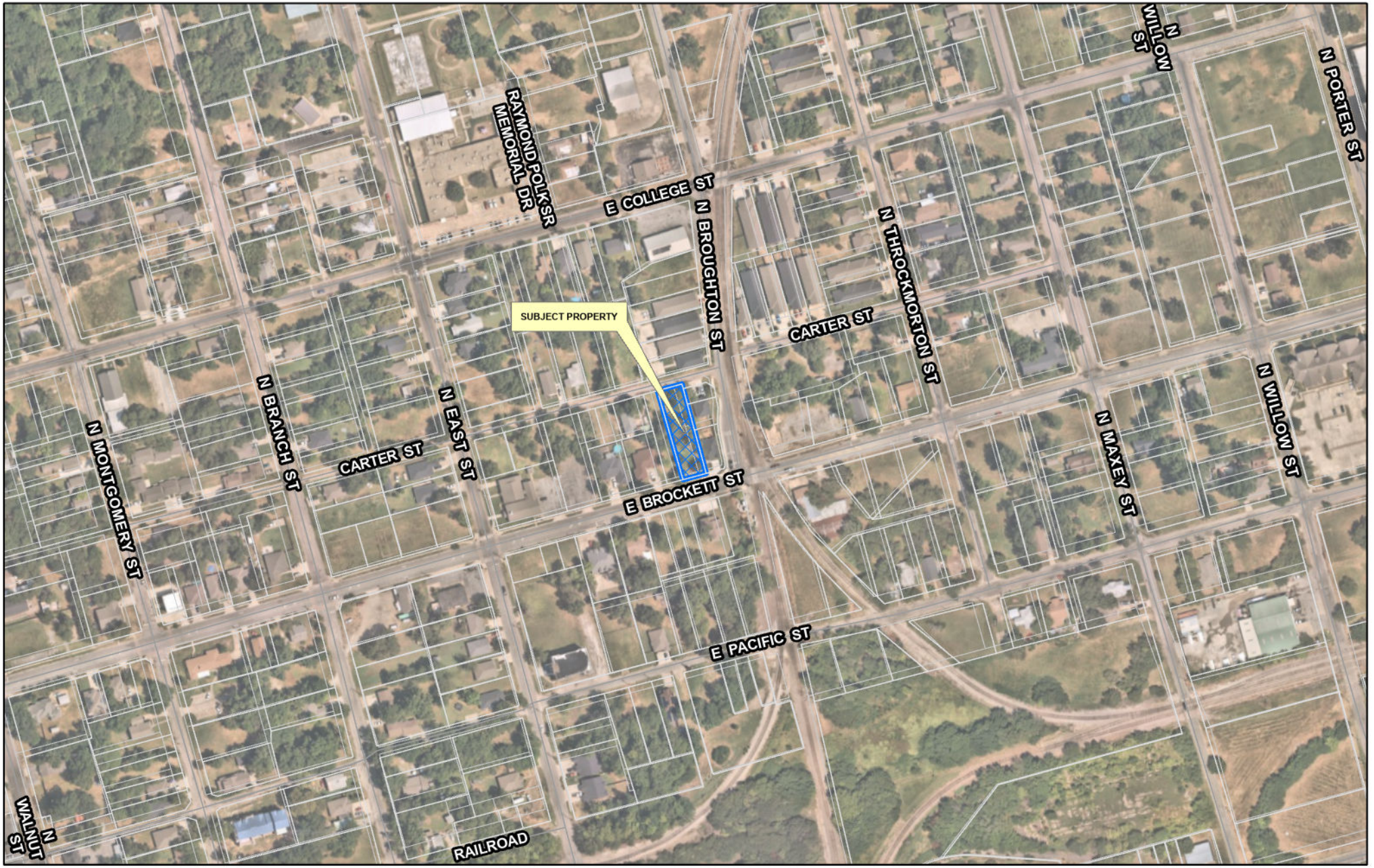
Deloris Rockins (Owner)
Luveter Peters (Representative)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Preliminary Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

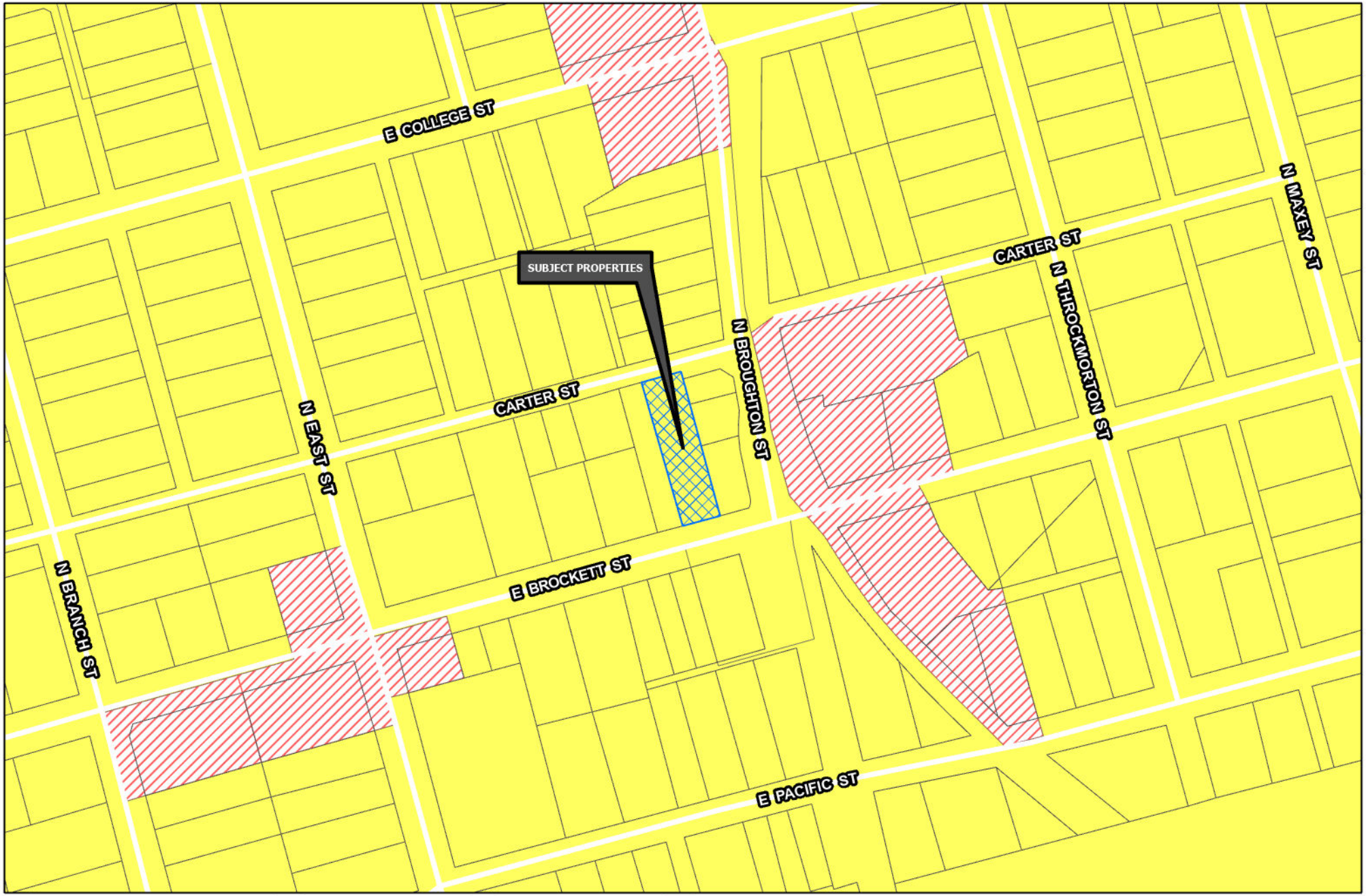
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
533 E BROCKETT ST

N
W E
S

Date: 1/16/2024 12:23 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
533 E BROCKETT ST

N
W E
S

Date: 4/16/2021 2:38:21

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

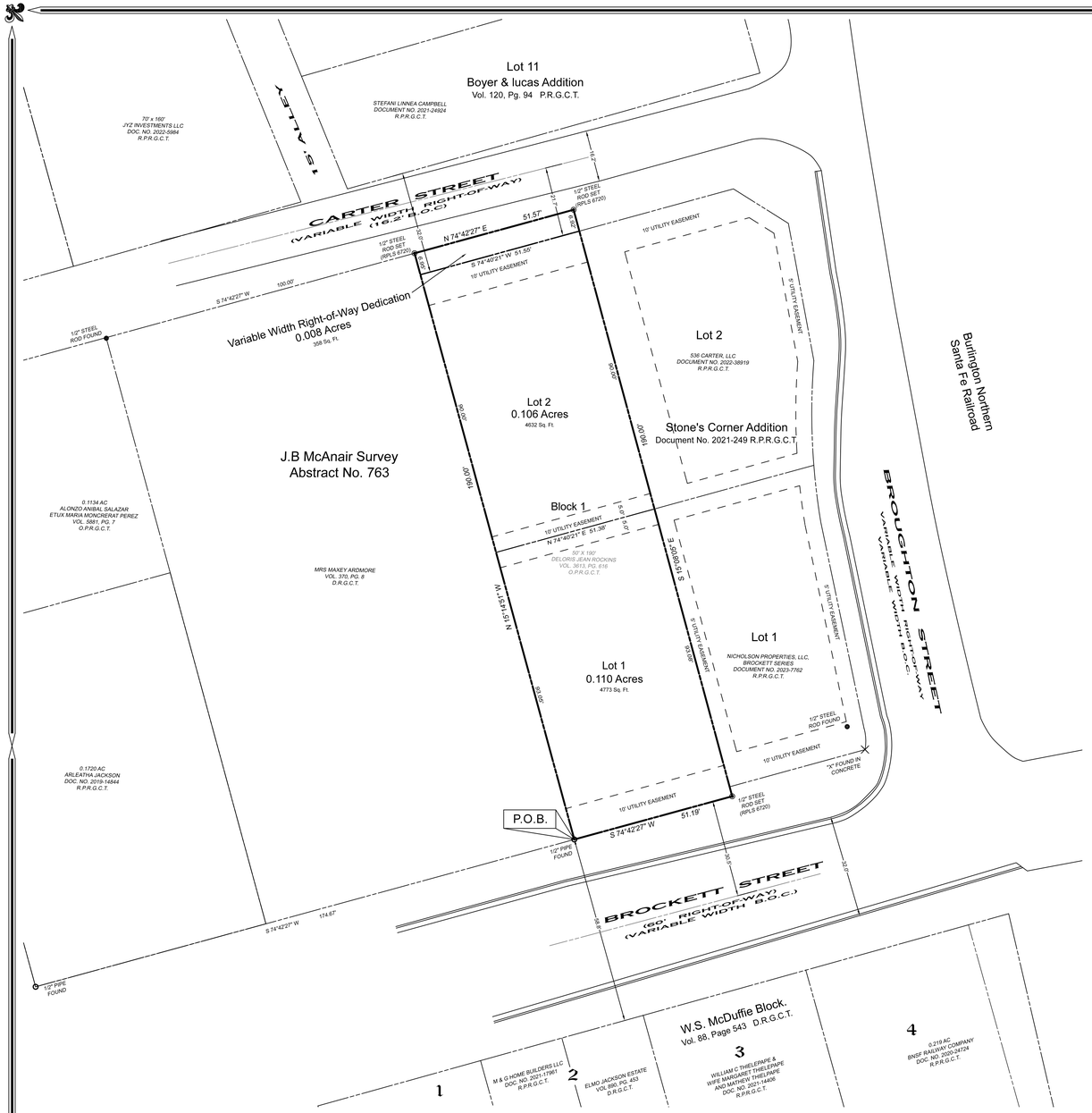
CITY OF SHERMAN
FUTURE LAND USE MAP
533 E BROCKETT ST

N
W E
S

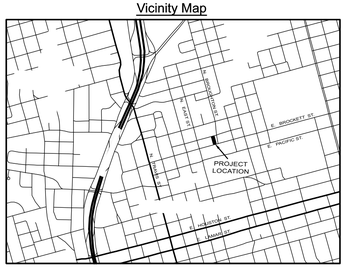
Date: 1/16/2024 12:23 PM

1/31/2024 AT 1:27 P.M.

I'm Wanting a zone change from a R-6 to R-4 @ 533 E. Brockett. for residential.



Vicinity Map



0 20 40

SCALE ~ 1" = 20'

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
DELORIS JEAN ROCKINS
510 N. MONTGOMERY
SHERMAN, TEXAS

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

Legal Description

Situated in the City of Sherman, County of Sherman, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same 50' x 190' tract of land conveyed to Deloris Jean Rockins by deed of record in Volume 3613, Page 616, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" pipe found maintaining the southwest corner of said Rockins tract, the southeast corner of a tract of land conveyed to Mrs. Maxey Ardmore by deed of record in Volume 370, Page 8, Deed Records, Grayson County, Texas, and in the north line of Brockett Street, from which a 1/2" pipe found bears South 74°42'27" West a distance of 174.67 feet;

Thence **North 15°14'51" West**, along the west line of said Rockins tract and the east line of said Ardmore tract, a distance of **190.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Rockins tract, the northeast corner of said Ardmore tract, and in the south line of Carter Street, from which a 1/2" steel rod found bears South 74°42'27" West a distance of 100.00 feet;

Thence **North 74°42'27" East**, along the north line of said Rockins tract and the south line of said Carter Street, a distance of **51.57 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Rockins Tract;

Thence **South 15°08'05" East**, along the east line of said Rockins tract and the west lines of Lot 1 and Lot 2, Stone's Corner Addition, an addition to the City of Sherman, Texas as shown by the plat of record in Document Number 2021-249, Plat Records, Grayson County, Texas, a distance of **190.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the southeast corner of said Rockins tract, in the north right of way line of said E. Brockett Street;

Thence **South 74°42'27" West**, along the south line of said Rockins tract, a distance of **51.19 feet** to the **Point-of-Beginning** and containing **0.224 of an acre** of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

Preliminary

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, DELORIS JEAN ROCKINS, 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 Rockins Addition, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this ____ day of _____, 2023.

By:_____
DELORIS JEAN ROCKINS

~ GENERAL NOTES ~

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

Purpose:
The purpose of this is to Plat this 0.224 acre tract.

Owners Certificate & Dedication

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That DELORIS JEAN ROCKINS, Owner and Developer, do hereby adopt this plat designating the hereinabove property as the Final Plat of ROCKINS 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.

_____
DELORIS JEAN ROCKINS

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

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

_____
Notary Public in and for
the State of Texas

Acceptance of Dedication

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

Witness my hand this____ day of _____, _____ ,2023.

_____
Clerk, City of Sherman, Texas

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

Preliminary Plat of
Rockins Addition
an addition to the City of Sherman Grayson County, Texas

10/16/2023

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 17.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

3400 TEXOMA PARKWAY (Project No. 23-006723) **TABLED FROM JANUARY 9, 2024**

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance and under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.
B. Public Hearing and Variance and under Section 14.02.017 to allow a 8' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

C. Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

Background:

The property is located at 3400 Texoma Parkway between Gallagher Drive and North Frisco Road. The owner is requesting a Variance for the side and rear setbacks along with a Specific Use Permit and Site Plan to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

The following has been approved for this location:

- 11/15/2022 - Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Batting Cages in a C-2 (General Commercial) District.
- City Council Comments: 12/5/2022 - Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Dax Powell is the lessee of the Property.

Origination:

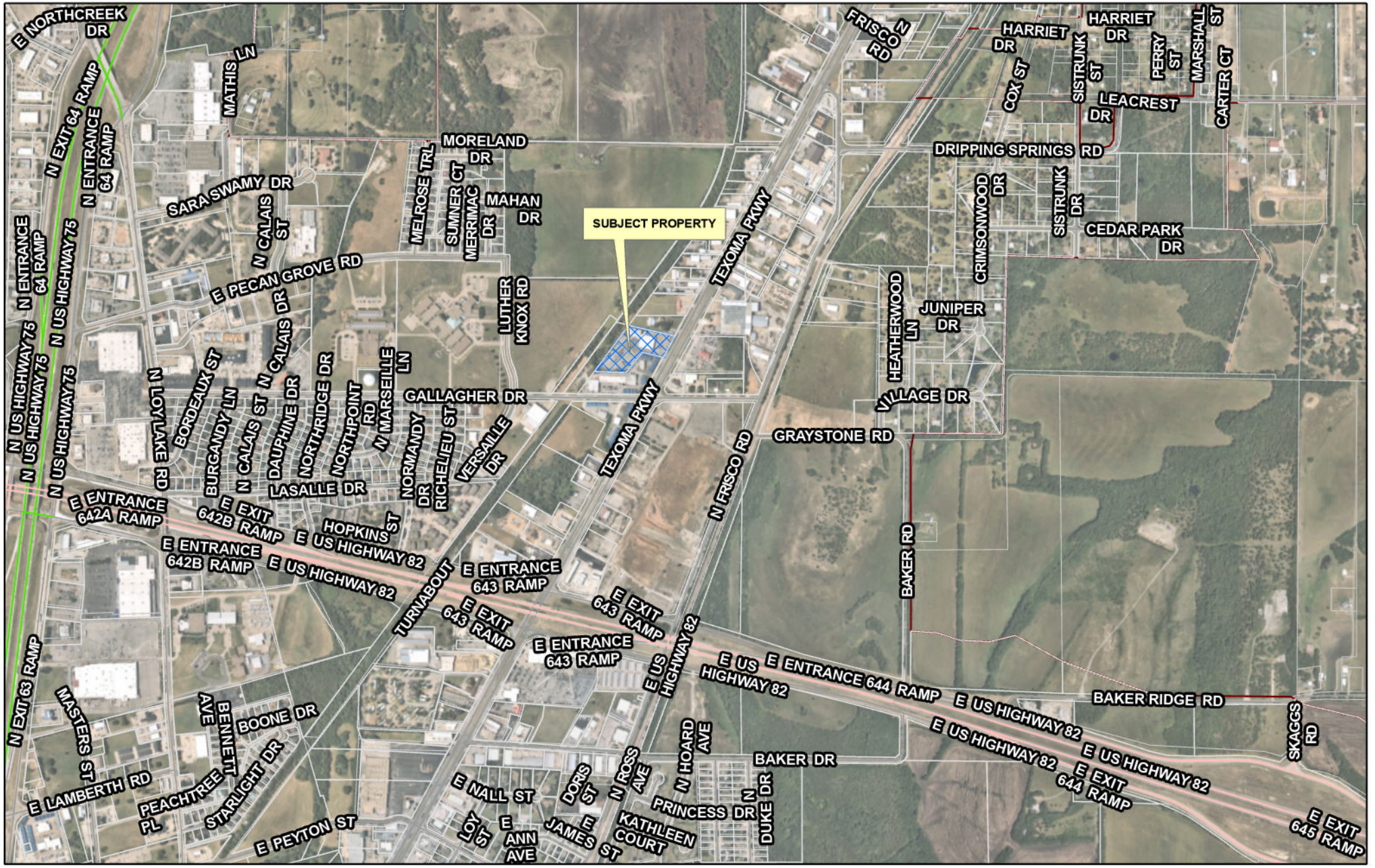
Tony Alleman (Owner)
Kent Hughlett (Representative)
Sartin & Associates, Inc. (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Property Survey
6. Narrative
7. Site Plan
8. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400 TEXOMA PKWY

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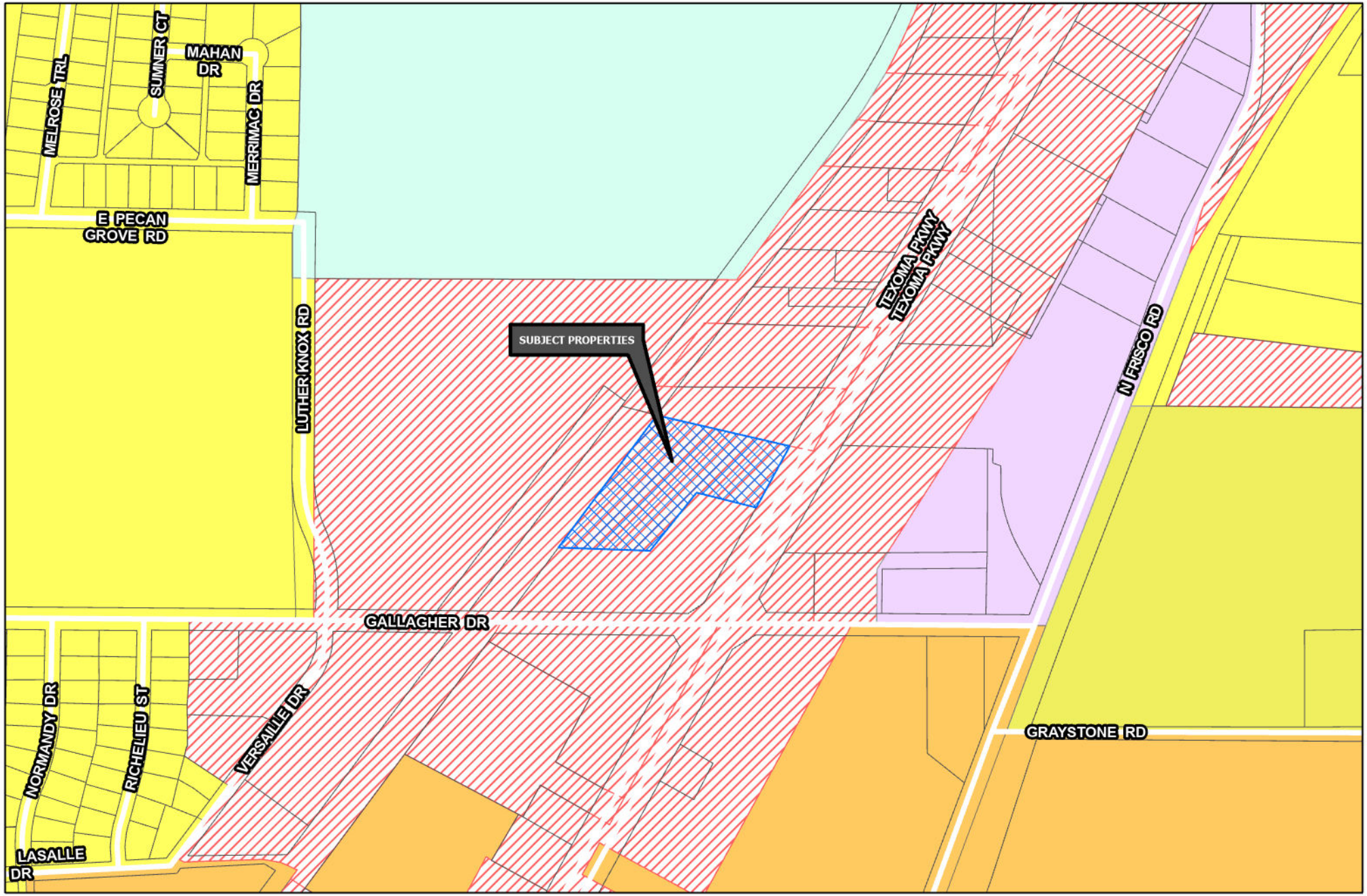
Date: 12/15/2023 12:06 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3400 TEXOMA PKWY

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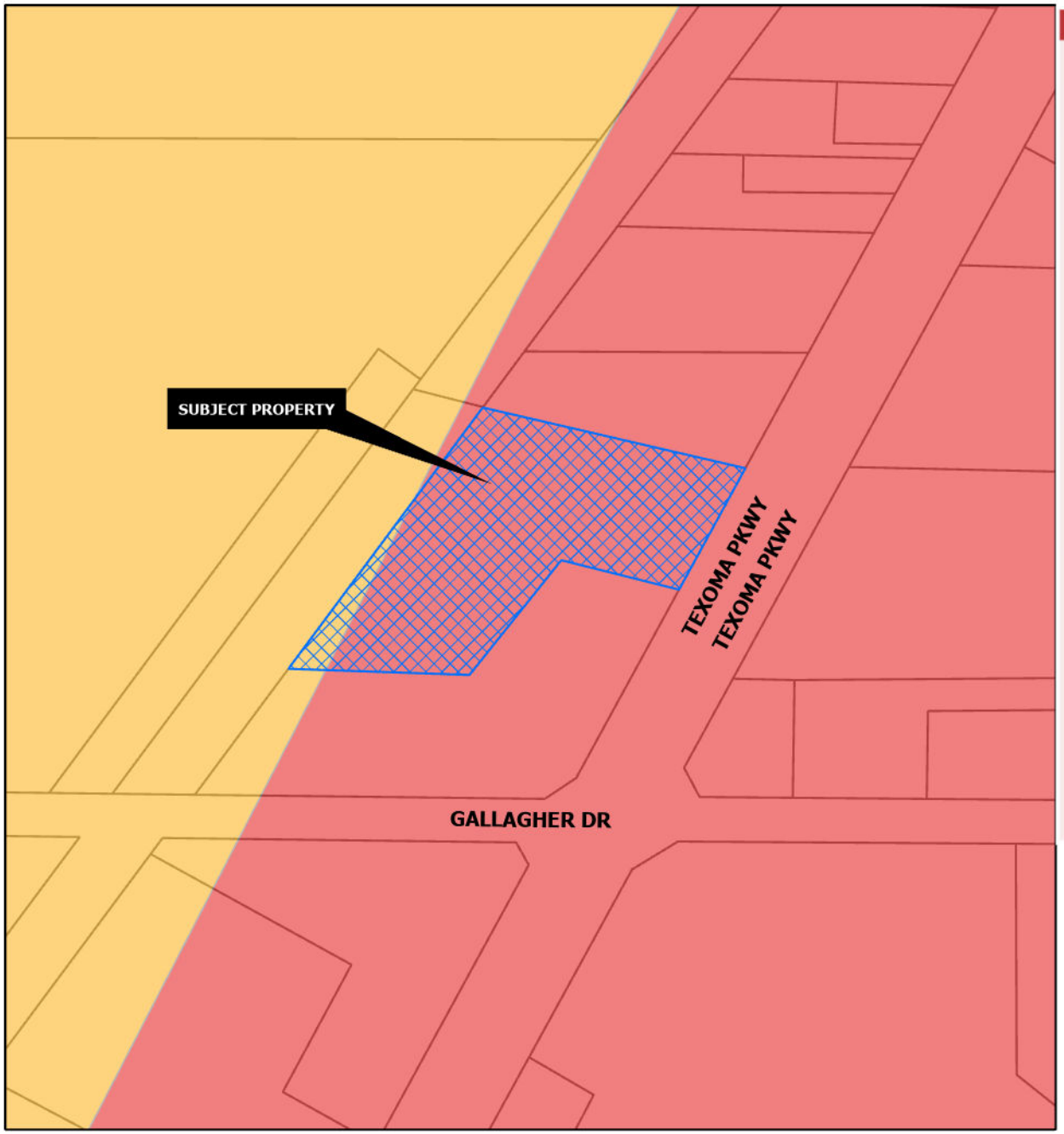
Date: 3/15/2019 12:02 PM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
3400 TEXOMA PKWY

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Date: 12/15/2023 12:06 PM

Add a Caption

Wednesday • Dec 27, 2023 • 1:51 PM Adjust

IMG_2283

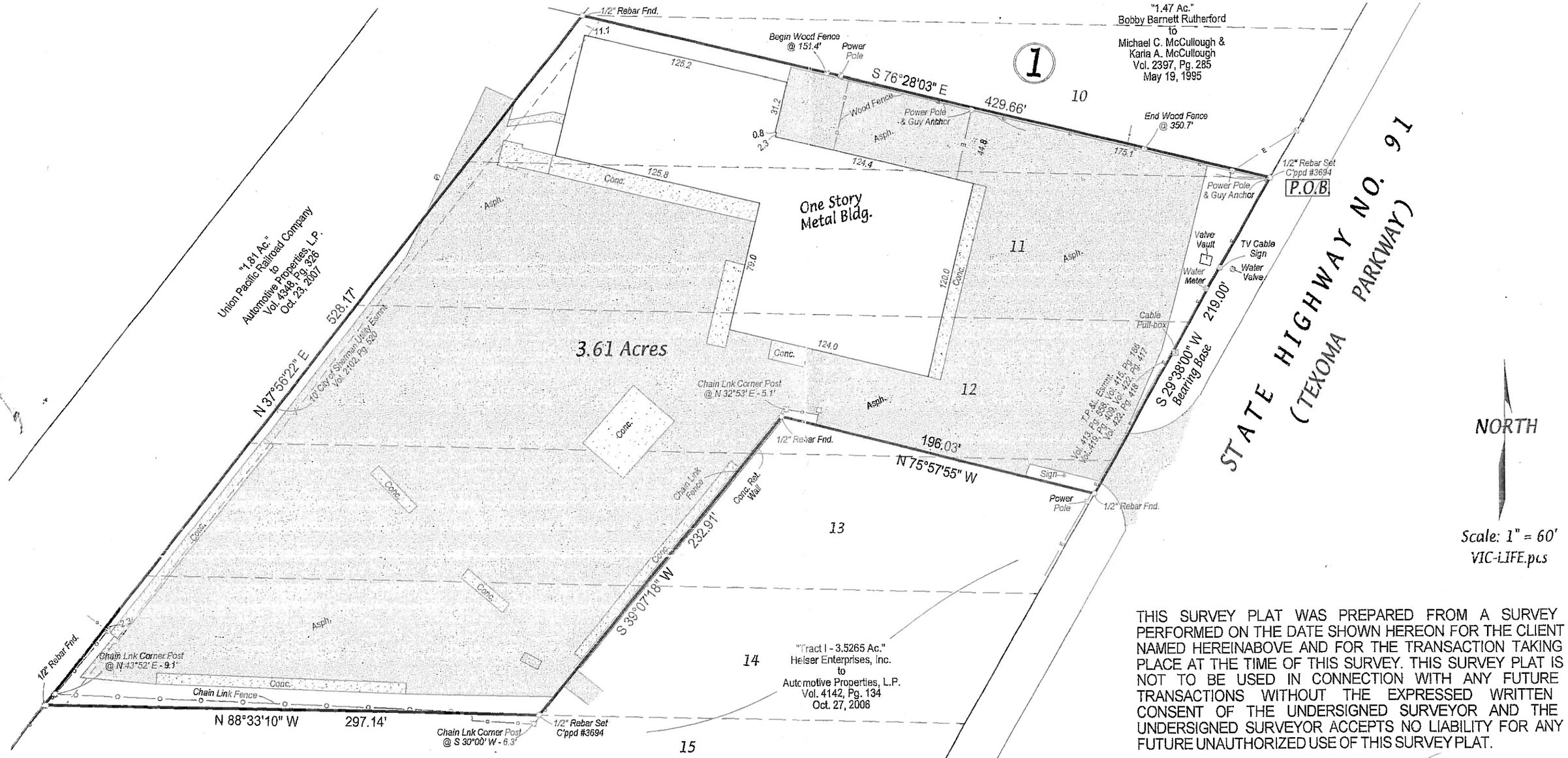
Apple iPhone 13 Pro Max HEIF

Wide Camera — 26 mm ƒ1.5

12 MP • 4032 × 3024 • 3.9 MB

ISO50 | 26mm | 0ev | ƒ1.5 | 1/3968s

Add a location...



SURVEY FOR: VICTORY LIFE CHURCH

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 7th day of October, 2009 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements on said property are known as **3400 TEXOMA PARKWAY, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

Marshall Sartin R.P.L.S. # 3694

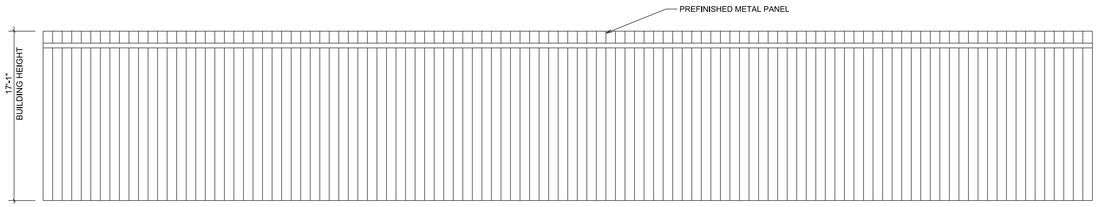
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
*109 S. Travis, P. O. Box 1843 * Sherman, Texas 75091 - 1843*
*Ph.: (903) 892-8003 * Fax: (903) 868-2970*
Email - msartin@acecisp.com

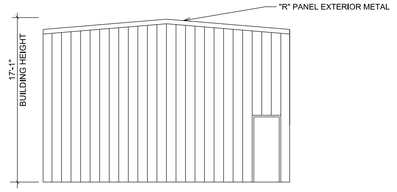
Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
3400 Texoma Parkway Office Storage Building

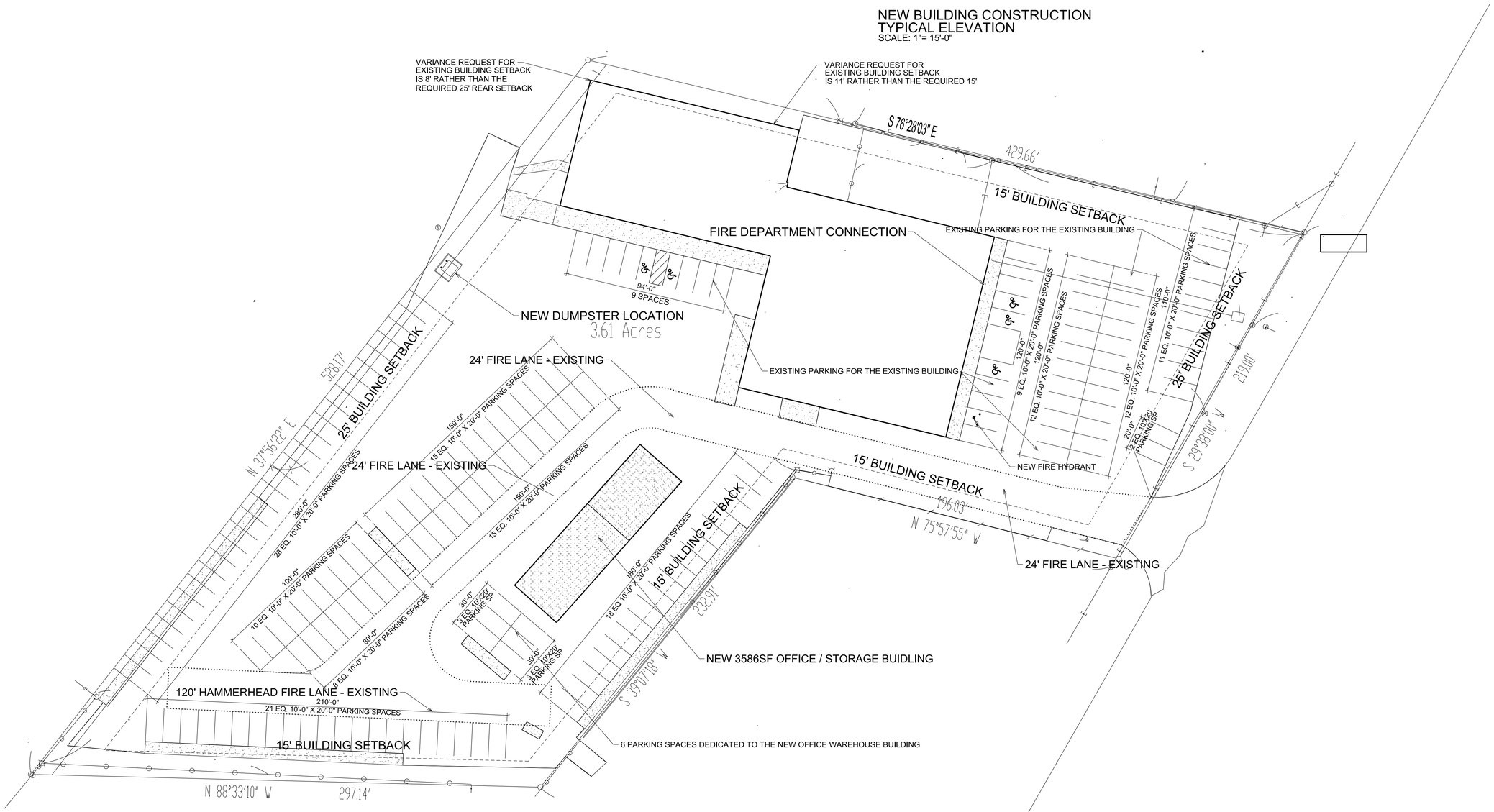
The current zoning for this site is C-2. We are requesting a Specific Use Permit for a revision to the existing SUP Site Plan. The existing use of the facility will remain as an indoor sport's complex with seven batting cage and two pitching cages in the existing building. We are adding a new building on the existing paved area with will contain two private offices and general storage.

We are also requesting a variance on the side and rear setback for the existing building. This request is for a side setback of 11′ in lieu for the required 15′ and a variance on the rear setback of 8′ in lieu of 25′.





NEW BUILDING CONSTRUCTION
TYPICAL ELEVATION
SCALE: 1"= 15'-0"



SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	25,203SF EXISTING INDOOR SPORT COURTS BUILDING + 3,586SF NEW OFFICE/ STORAGE BUILDING
GROSS SQUARE FOOTAGE OF PROPERTY	157,252SF
REQUIRED PARKING	45 SPACES FOR 9 SPORTS COURTS,5 SPACES FOR 288 SF OFFICE / 3298SF STORAGE FOR 50 TOTAL SPACES
PARKING PROVIDED	147 EACH 10'X20' SPACES PROVIDED
CURRENT ZONING	C-2
PROPOSED ZONING	C-2 WITH SPECIFIC USE PERMIT FOR EXISTING COMMERCIAL AMUSEMENT CENTER INDOOR WITH ADDITION OF OFFICE/STORAGE BUILDING
HARD SURFACE SQUARE FEET	TOTAL 154,448 SF EIXISTING
LANDSCAPED AREA SQUARE FEET	2,804 SF EXISTING
FLOOR TO AREA RATIO	0.183

SITE PLAN LANDSCAPING PLAN & ELEVATIONS
SCALE: 1"= 30'-0"

NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

NEW OFFICE STORAGE BUILDING
3400 N. TEXOMA PARKWAY
SHERMAN, TEXAS

A-1.0

NOV. 29, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 13, 2024 Sent via Email

Kent Hughlett
177 Timberbrook
Denison, TX 75021

Tony Alleman
6 Timbercreek Rd
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553 located at 3400 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(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, Exhibit A, Section 7, Subsection 10(b))
4. Parking shall be provided for one space per 200 square feet; a parking space is considered to be 9' x 20'. (Chapter 14, Exhibit A, Sec.8 (5)(a); Sec.7(10)(b)).
5. The trash dumpster will need to be located inside the main building area.
6. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
7. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
8. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
9. The property must be properly maintained in a state of good repair and neat appearance.
10. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
11. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
12. 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(a)(1)(C))*
13. 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.

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

Engineering:

15. Replatting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
16. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*

Additional Conditions:

17. The property shall be developed and used in accordance with all City Ordinances and the Survey and Legal Description/Site Plan shown in **Exhibit A.**

City Council

18. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Dax Powell is the lessee of the Property.

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

1915 AND 1921 WEST HOUSTON STREET (Project No. 24-000103)

AN EMAIL WAS RECEIVED BY HALEIGH ARNOLD-BLACK ON THURSDAY FEBRUARY 1, 2024 AT 10:40 P.M. REQUESTING TO TABLE THIS ITEM UNTIL APRIL 16, 2024.

The request of Rick Arnold (Owner), Haleigh Arnold-Black (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1915 and 1921 West Houston Street being Lot 1, Block 1 of the Spavinaw Addition and currently zoned C-2 (General Commercial) District and R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a C-2 (General Commercial) District and R-6 (Single Family Residential) District.

Background:

The property is located at 1915 and 1921 West Houston Street between Arapaho East Trail and Archer Drive. The owner is requesting a Specific Use Permit to allow a school for grades K-12.

Origination:

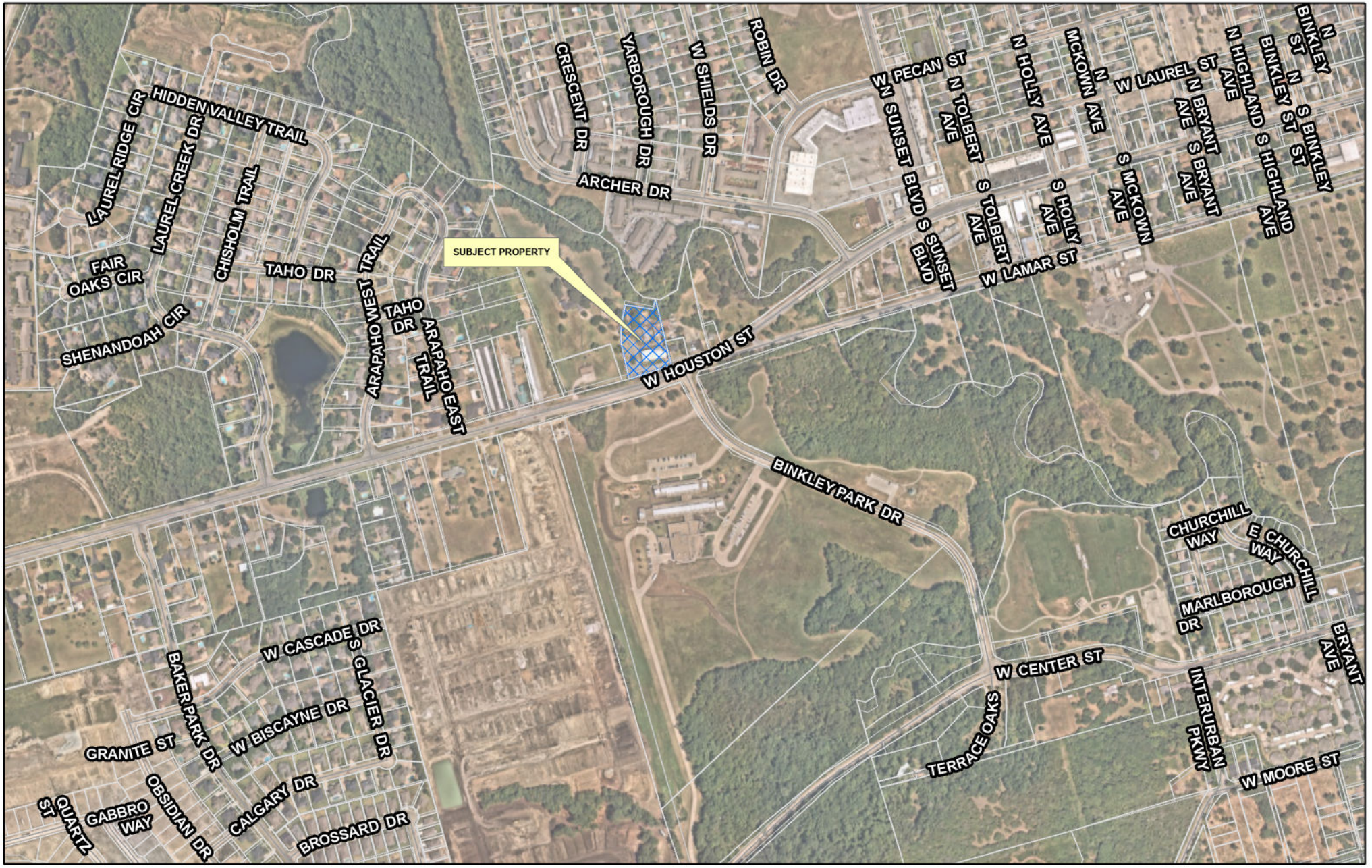
Rick Arnold (Owner)
Haleigh Arnold-Black (Representative)
Sartin & Associates, Inc. (Surveyor)

Staff Recommendation:

Staff recommends P&Z table this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Narrative
6. Site Plan
7. Bold Success Academy Flyer
8. Bold Success Academy Brochure
9. Table Request



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1915 & 1921 W HOUSTON ST

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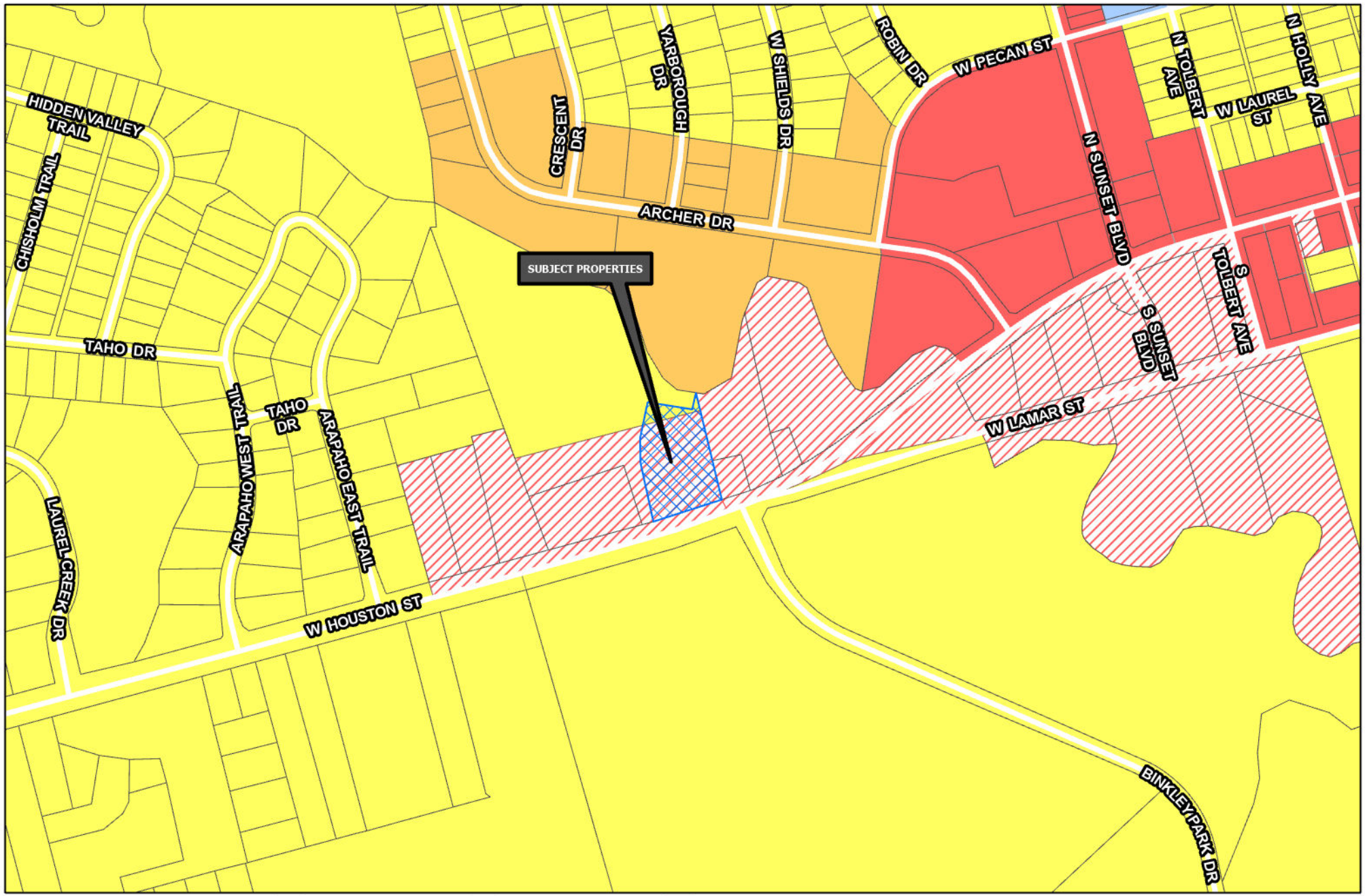
Date: 1/16/2024 11:53 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1915 & 1921 W HOUSTON ST

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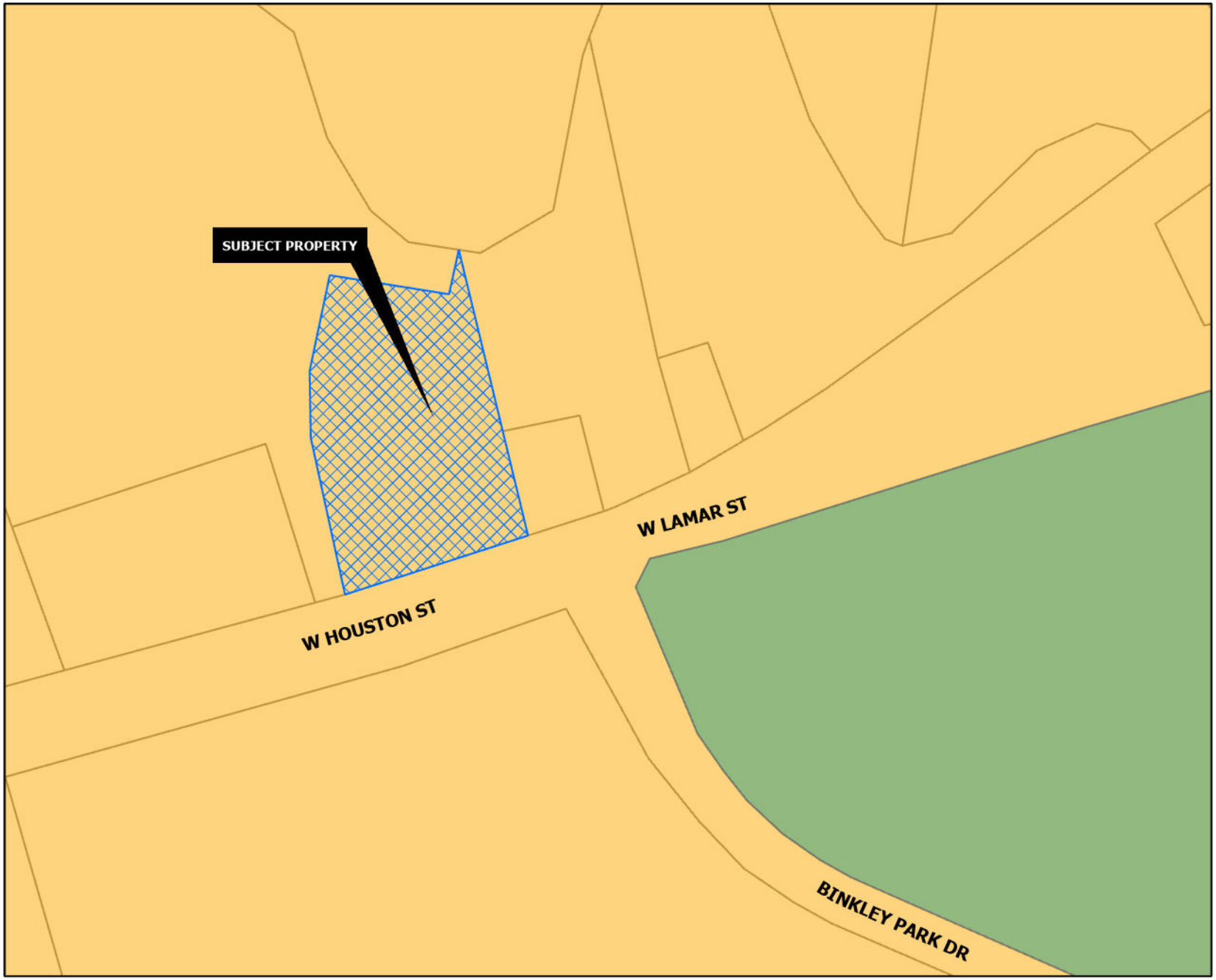
Date: 4/16/2021 1:53:11 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

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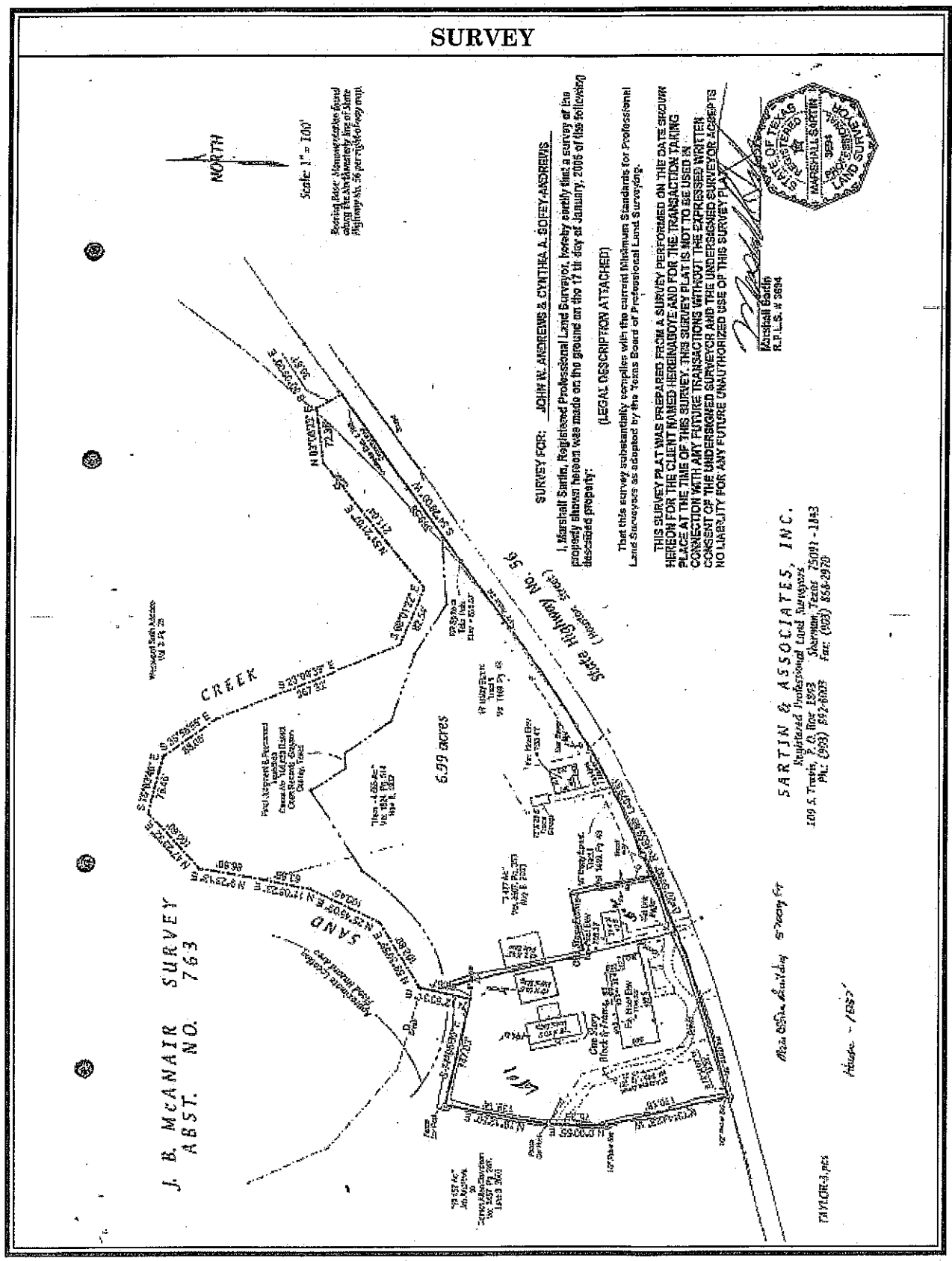
CITY OF SHERMAN
FUTURE LAND USE MAP
1915 & 1921 W HOUSTON ST

Date: 1/16/2024 11:51 AM

SURVEY

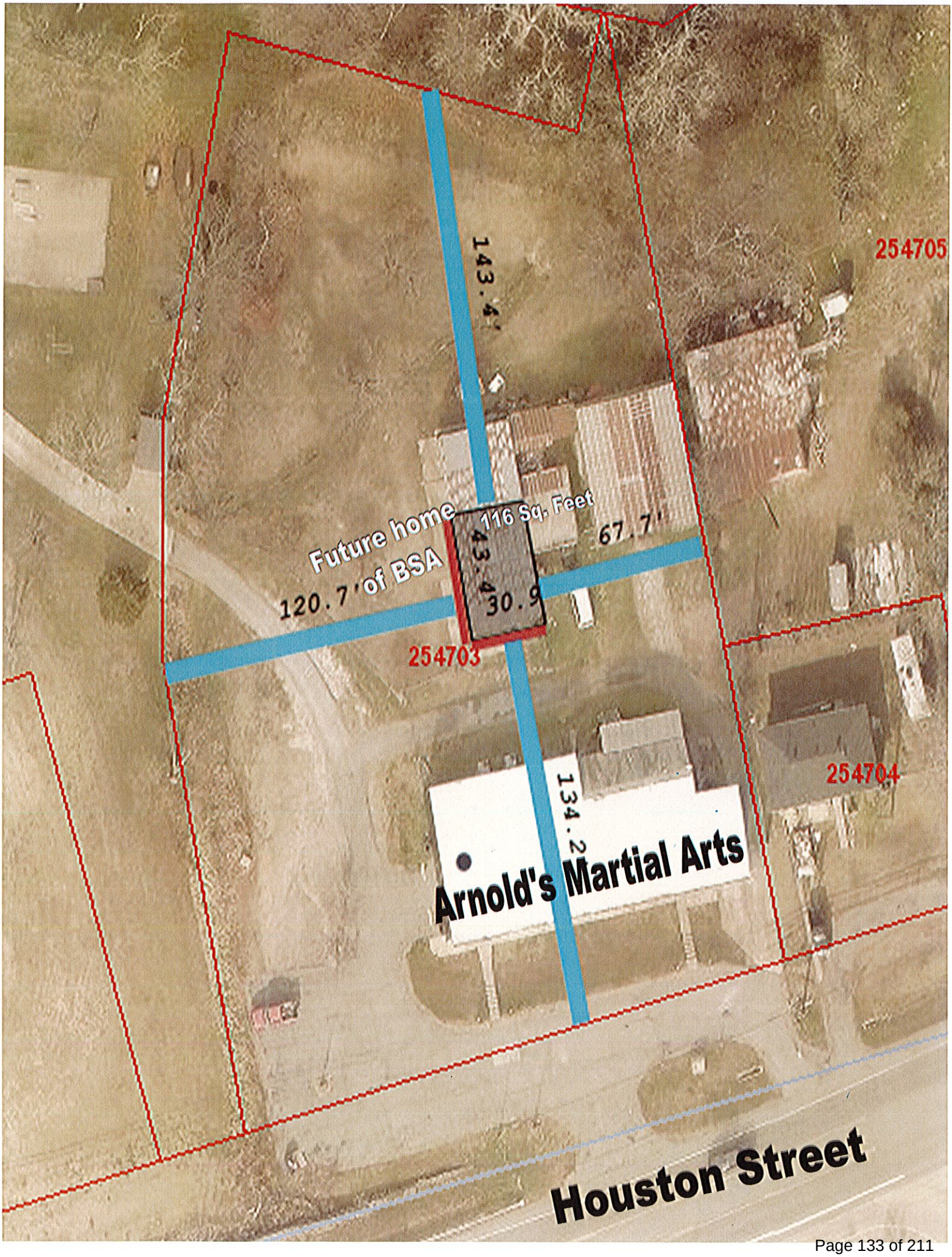

NORTH
Scale: 1" = 100'
Bearing Base: Monumentation found along the Northeasterly line of State Highway No. 56 per right-of-way map.
SURVEY FOR: JOHN W. ANDREWS & CYNTHIA A. SOFEY-ANDREWS
I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 17 th day of January, 2006 of the following described property:
(LEGAL DESCRIPTION ATTACHED)
That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.
THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.
Marshall Sartin
R.P.L.S. # 3894
STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3894
LAND SURVEYOR
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Travis, P.O. Box 1863 Sherman, Texas 75091-1863
Ph: (903) 892-6033 Fax: (903) 868-2978
J. B. McANAIR SURVEY
ABST. NO. 763
6.99 acres
CREEK
SAND
State Highway No. 56 (Houston Street)
TAYLOR-3.pcs

Project Narrative- BOLD Success Academy

BOLD Success Academy will use Arnold's Martial Arts property as it's location.

For this spring semester of 2024, once approved, we will use the east side of Arnold's Martial Arts facility for a study area for BSA. The structure of the program will be a homeschool co-op setting. Students will be doing online school work with the assistance of a teacher and learn about Jesus and develop Leadership skills.

The plan for the fall is to get the correct permits in order to convert one of our structures in the back of our property to become a full learning center for students. BOLD Success Academy will meet Monday-Thursday 9:00am-2:00pm with a max capacity of 30 students for the fall semester of 2024.


143.4'
254705
Future home
120.7' of BSA
116 Sq. Feet
43.4'
30.9
67.7'
254703
254704
134.2'
Arnold's Martial Arts
Houston Street

BOLD SUCCESS ACADEMY
LEADERSHIP.HONOR.COURAGE

Limited Spots Available!

1st Day of School:
January 8, 2024

Bold Success Academy

ENROLLING NOW

Applications Due December 15!

Christian Curriculum
Certified Teachers
Accredited Curriculum
Leadership Curriculum
Non-Traditional School Hours
Non-Traditional Learning Environment
Extracurricular Opportunities

School Days:
Monday-Thursdsay 9:00am-2:00pm
Before/After Care Available

For more info:
staff.boldsuccessacademy@gmail.com

WHAT IS BSA?

Bold Success Academy is a diverse educational community dedicated to providing a nurturing and mentoring environment where each student's potential to become a leader, to learn, and to grow morally is maximized.

Emphasis is placed upon building a strong foundation of fundamental knowledge by providing:

-A traditional academic curriculum

-Age appropriate challenges to develop mental and physical prowess

-Opportunities for spiritual awareness

Our comprehensive program and curriculum, from our youngest to our oldest student, is designed to develop leaders with strong character by educating students to:

-Think critically

-Develop self-confidence

-Respond to the needs of others

-Make a positive difference or contribution

Principles

1. Respect your parents, your teachers and those in authority.
2. Be honest, ethical, moral and true to your word.
3. Treat others as you want to be treated.
4. Be courageous in the face of adversity.
5. Strive for a positive attitude and to be civil at all times.
6. Approach every endeavor with passion, conviction and persistence.
7. Work to reach your full potential.
8. Take full responsibility for your actions and their consequences.
9. Be thankful for and generous with your time, talents and treasures.
10. Humble yourself before Almighty God and respect the Divine Nature of life in the universe.

Attributes

L - Listen
E - Express Appreciation
A - Action
D - Do the right thing
E - Example
R - Resourcefulness
S - Sincerity
H - Hope
I - Instruct others
P - Perseverance

OUR CURRICULUM
All our curriculum is self paced, some online, work with the guidance of certified teachers to help grow and assist your children.
K-12: Accredited Curriculum through Abeka

WHAT DO WE OFFER?

WE OFFER PROGRAMS FOR GRADES K-12 WITH NON-TRADITIONAL HOURS. WE ALSO HAVE BEFORE/AFTER SCHOOL HOURS FOR ALL SCHEDULES.

SCHOOL HOURS: MONDAY -THURSDAY 9:00-2:00

Spring 2024 Semester

Non– AMA Member Tuition Cost:

Tuition Deposit: $700

Grades K-8: $2,650

Grades 9-12: $3,150

AMA Family Members Cost:

Tuition Deposit: $500

Grades K-8: $2,450

Grades 9-12: $2,950

\

We do offer payment options.

Marlow, Lauren

From: Planning
To: Haleigh Arnold
Subject: RE: Arnold's Martial Arts and Bold Success Academy SUP

From: Haleigh Arnold
Sent: Thursday, February 1, 2024 10:40 PM
To: Planning
Subject: Arnold's Martial Arts and Bold Success Academy SUP

Hello! Thank you for the meeting today, it was very helpful.
After discussion with our team, we have decided to table the application for this month and move it back one month.
Thank you!

Haleigh Arnold-Black

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

200 BLOCK WEST PARK AVENUE (Project No. 24-000104)

The request of Ram Tatineni (Owner), Joe Sherwin (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 200 Block West Park Avenue, consisting of 1.32 acres being Lots 1-8, Block 31, Replat of Southside Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 200 Block West Park Avenue between South Elm Street and South Crockett Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-TH (Townhome Residential) District.

The following has been approved for this location:

- 4/19/2022 - Zone change approval under Ordinance No. 2280, Section 12, from an M-1 (Light Manufacturing) District to an R-1 (One-Family Residential) District.

Origination:

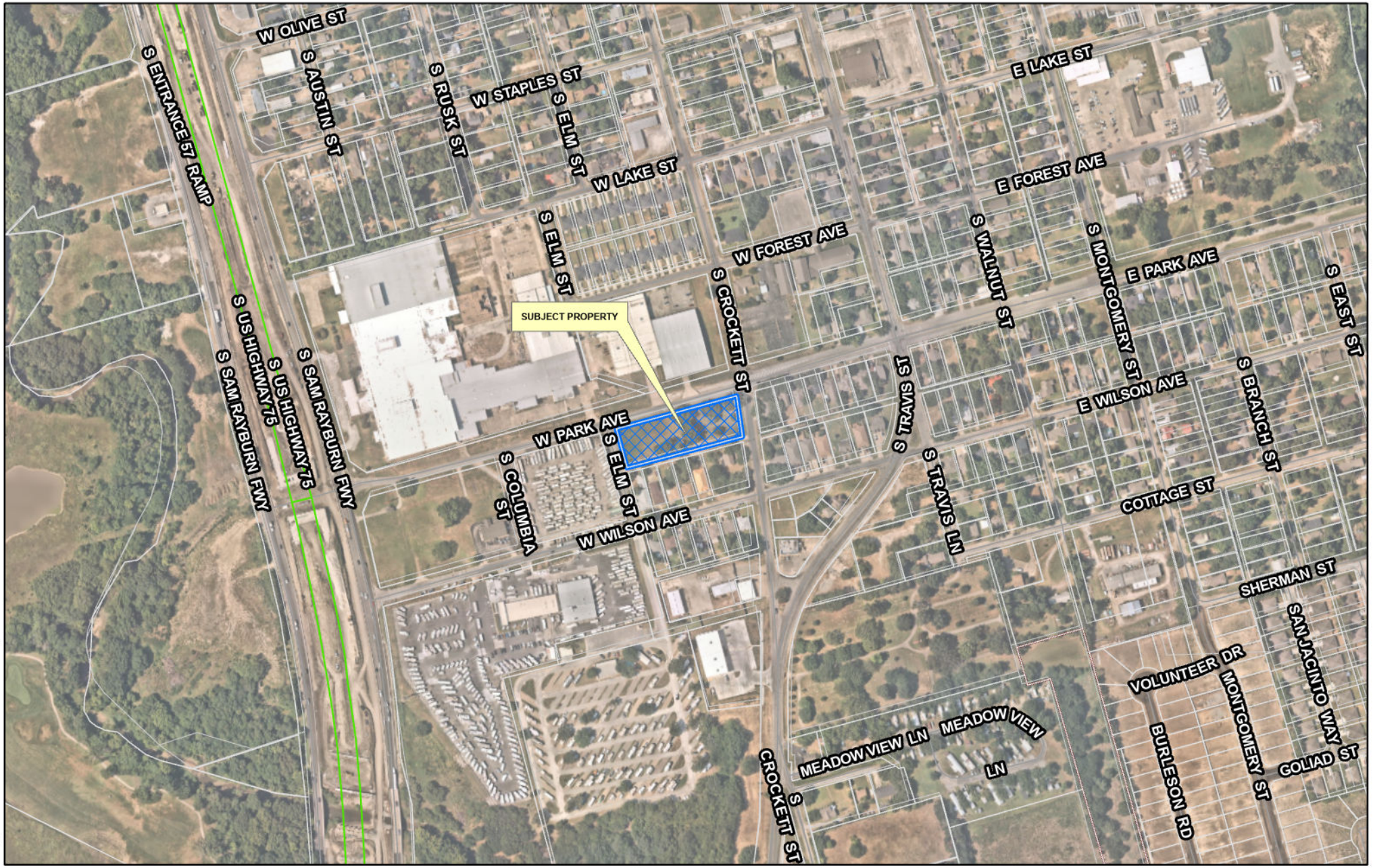
Ram Tatineni (Owner)
Joe Sherwin (Representative)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Topo & Tree Survey
6. Narrative
7. Site Plan
8. Comment Log



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 BLK W PARK AVE

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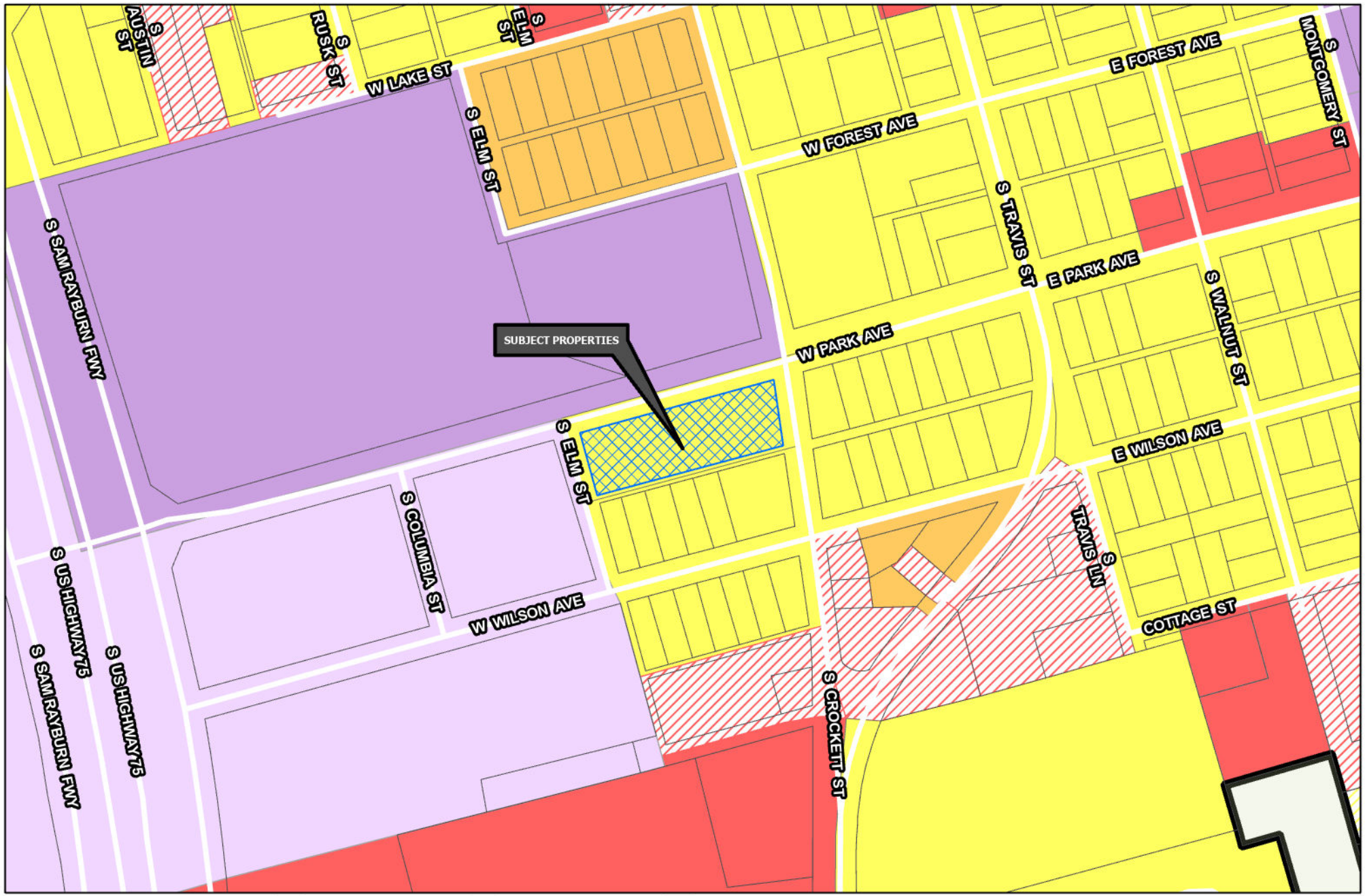
Date: 1/16/2024 2:14 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
200 BLK W PARK AVE

N
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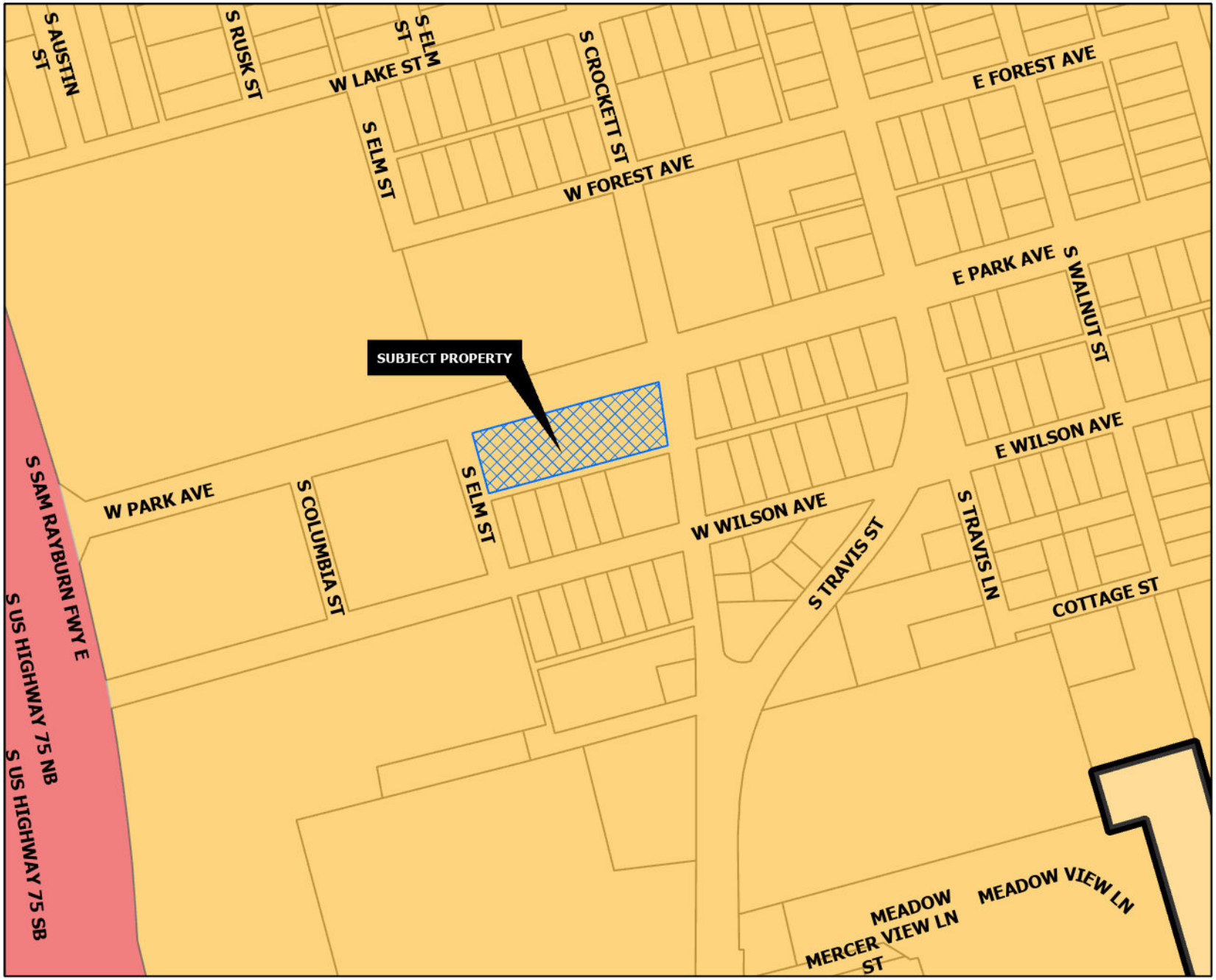
Date: 4/16/2021 10:09:21 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
200 BLK W PARK AVE

N W E S

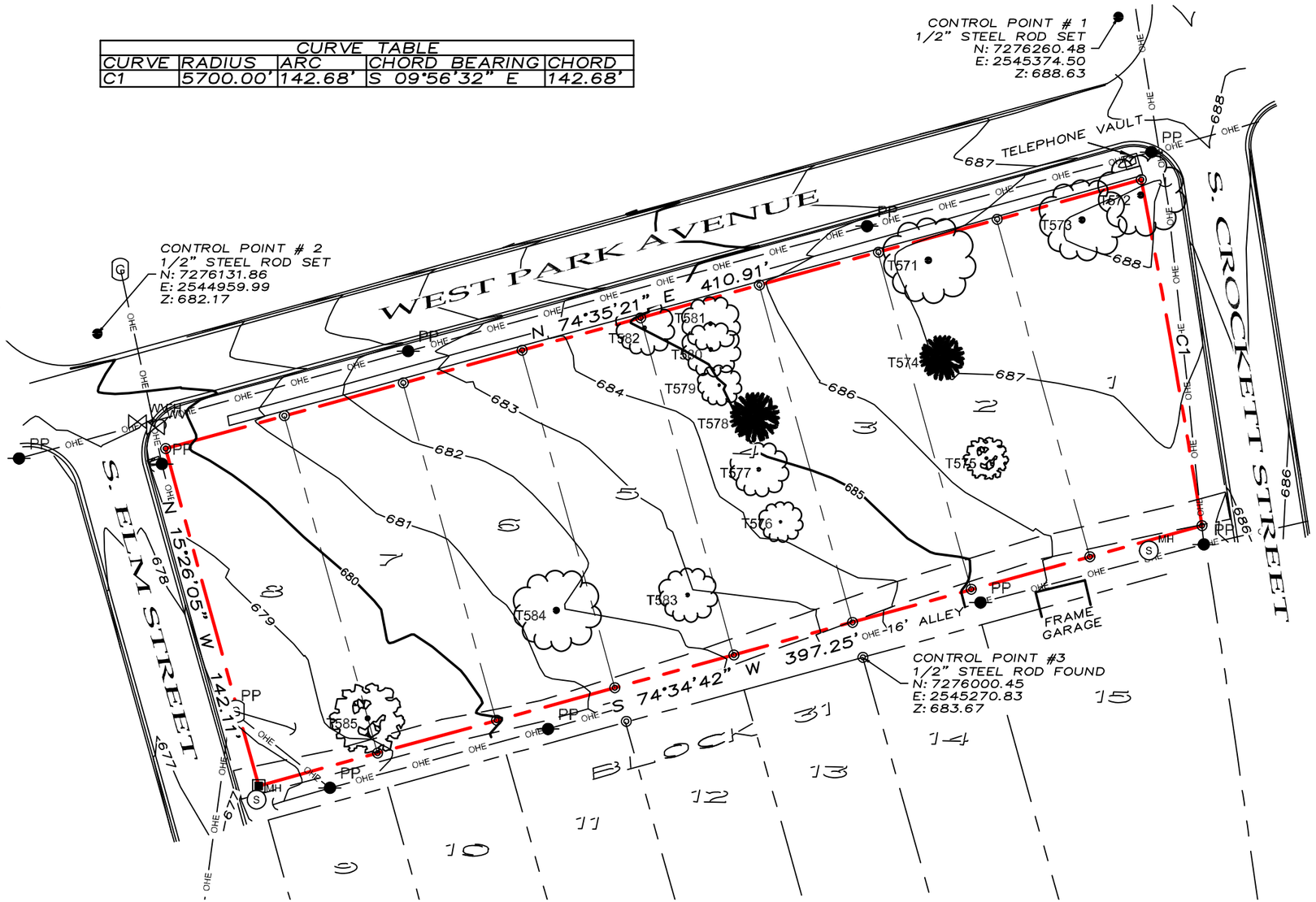
Date: 1/16/2024 1:17 PM

NOTICE OF
PROPOSED ZONING
CHANGE
Feb 1, 2024 3:29:50 PM
221 West Wilson Avenue
Sherman
Grayson County
Texas

JOB NO. 23101146
FW: AM – DFT: BH

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	5700.00'	142.68'	S 09°56'32" E	142.68'

SCALE
1" = 50'



Tag	TRUNK	TYPE
T571	38"	OAK
T572	36"	OAK
T573	36"	OAK
T574	18"	CEDAR
T575	18"	HACKBERRY
T576	18"	PECAN
T577	24"	PECAN
T578	20"	CEDAR
T579	18"	PECAN
T580	24"	PECAN
T581	24"	PECAN
T582	24"	PECAN
T583	24"	PECAN
T584	36"	PECAN
T585	30"	HACKBERRY

NOTE:

16' ALLEY IS ACTUALLY 14.4' – 15.3'

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
■	ALUMINUM MONUMENT FOUND
PP	POWER POLE
MH	SEWER MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
G	GAS MARKER
	SIGN
	BOUNDARY LINE
	PROPERTY LINE
OHE	OVERHEAD ELEC.

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

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STATE OF TEXAS
REGISTERED
DOUGLAS W UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

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

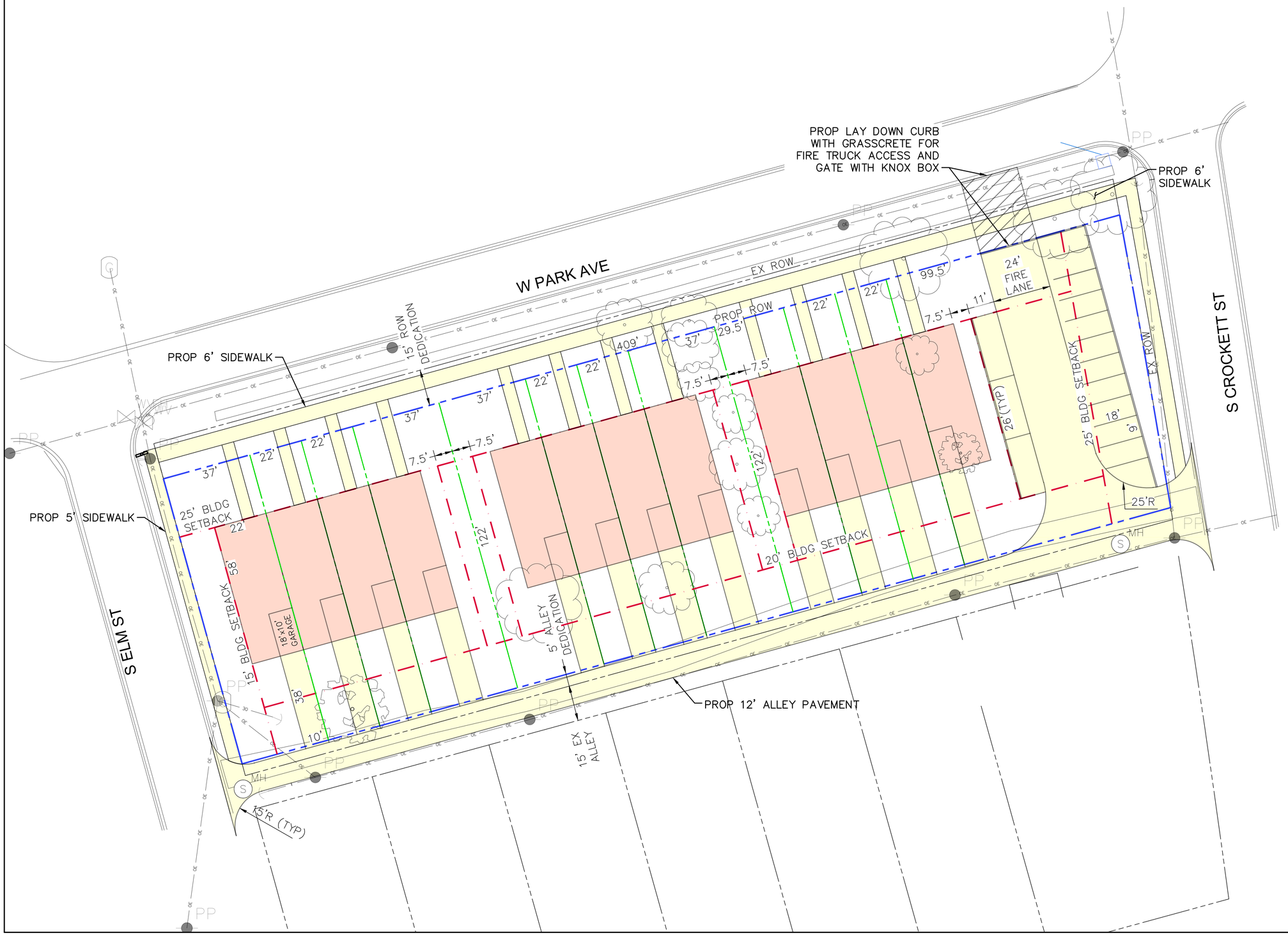
TOPO & TREE SURVEY
BLOCK 31, LOTS 1–8
REPLAT OF SOUTHSIDE ADDITION
TBD WEST PARK AVENUE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

DATE OF SURVEY: 11/08/23

McMANUS & JOHNSON CONSULTING ENGINEERS, LLC
PO BOX 835 | 12302 FM 121 | Van Alstyne, Texas 75495
888.344.6523 | www.mcmanusjohnson.com TBPE #F-15276

West Park Avenue Townhomes
Project Narrative

This 1.32-acre project site is located on the south side of West Park Avenue, east of S. Elm Street and west S. Crockett Street(s) in the corporate limits of the City of Sherman. The tract is currently undeveloped and consists of eight (8) continuous lots zoned as R-6. City water and sanitary sewer services are available nearby.
The proposed project includes re-zoning and replatting the lots into 12 R-TH lots which brings them back into conformance with the City's Comprehensive Plan for this block. Street right-of-way dedication will be made for West Park Avenue with on-street parallel guest parking in a proposed widened street section. The Townhomes will be rear-facing and accessed from the 20ft alley parallel to West Park Avenue. The alley will be improved, and the City's water and sanitary sewer system will be extended/improved to serve these 12 lots. Sidewalks will be constructed at back-of-curb parallel to West Park Avenue (parallel parking) and serve the Townhomes with private walkways from the public sidewalk. Additional sidewalk and utility easements will be dedicated, as well.



N

0 10 20 30 40
1"=20'

NOVEMBER 2023

W PARK AVE TOWNHOME LAYOUT
1.32 AC
TOTAL LOTS: 12

FEATURES:

- 3 BUILDINGS W/ 4 TOWNHOMES EACH
- EACH TOWNHOME WILL BE 2-3 BEDROOMS
- REAR GARAGE ACCESS
- PARKING:
  2 CAR DRIVEWAY PARKED IN TANDEM & SINGLE 10'x18' GARAGE.
- 5' ALLEY ROW DEDICATION
- FRONT SIDEWALK
- 11 GUEST PARKING SPACES (9'x18' EA)
- 3 PARALLEL GUEST PARKING (26'x10.5' EA)

ROW
SETBACK LINE
PROPERTY LINE
PROP CONCRETE

NOTES:

- IN RESPONSE TO THE FIRE SERVICE PLAN AND PROPOSED ELEVATIONS COMMENTS:

  ENGINEER AND ARCHITECT WILL WORK TO INCORPORATE APPLICABLE REQUIREMENTS DURING DESIGN. START OF DESIGN IS PENDING APPROVAL OF THE ZONING CHANGE.

McMANUS & JOHNSON
CONSULTING ENGINEERS, LLC

Client: Ram Tatineni
Project: *Park Ave Townhomes*
Document: Site Plan for Zoning Change

Review Date: 1/24/2024 & 1/29/2024
Reviewer: *Kerri Turner*
Project No.: *MJCE - 75090-2081*

INSTRUCTIONS: Critical issues may have a significant impact on rework, schedule, cost or risk and require immediate resolution.

Comments

Reviewer				Originator		
Cmnt #	**Drawing No.**	**Reference Dwg, Spec, Page, Sec, Det, etc**	**Review Comments / Questions**	***Resolution / Response***	***Resolution***	
					Date	***Name***
1	Site Plan	Site Plan	Elevations should be submitted for an R-TH (Townhome Residential) District	Civil plans have not been started - pending zoning change. Engineer will work with City staff to ensure civil design meets city standards.	2/2/2024	Tara Payne
2	Site Plan	Site Plan	15' building setback between building to follow and show Interior Side Setback (Sec. 14.02.010). Update Site Plan to show 7.5' setback on each interior Property Line for a total of 15'.	Thank you for clarification.	2/2/2025	Tara Payne
3	Site Plan	Site Plan	Show rear setback: 20' rear loaded garage (Sec. 14.02.010)	Revised.	2/2/2026	Tara Payne
4	Site Plan	Site Plan	Show floor area of each unit in tabulation. Total floor area of each dwelling shall not be less than 800 sq ft (Sec. 14.02.010). Tabulation must indicate number of bedrooms per unit & size of parking area for each unit. (Min. one (1) enclosed garage parking space in all residential zoned properties. Required one (1) parking space per bedroom, up to four (4) parking spaces provided behind the front property line, including garage parking).	House and driveway dimensions added to site layout. Each townhome will have 2 levels and have 2-3 bedrooms.	2/2/2027	Tara Payne
5	Site Plan	Site Plan	Off-street parking shall be prohibited from encroaching into the public right-of-way.	Revised.	2/2/2028	Tara Payne
6	Site Plan	Site Plan	Updated Building Setback along Elm to 15'	Revised.	2/2/2029	Tara Payne
7	N/A	Fire Service Plan	Townhomes with rear alley garage access, in addition to front identification, shall provide the numeric address near the garage door.	Note added to layout.	2/2/2030	Tara Payne
9	N/A	Fire Service Plan	If applicable, create and label the following on a Fire Services Site Plan Detail Requirements sheet: All Fire Lanes, Fire Lane Widths dimensioned, Fire Lane Turning Radius, Hydrants, All drive through & walk through gates, All K2 Knox Switches & Knox Box locations, notification of Building's Highest Peak Measurement	Engineer and architect will work to incorporate applicable requirements during design. Start of design is pending approval of zoning change.	2/2/2031	Tara Payne
8	N/A	Fire Service Plan	If applicable, hose lay should be measured from the centerline of the fire lane along an unobstructed level path, measuring 10ft in width.	Engineer and architect will work to incorporate applicable requirements during design. Start of design is pending approval of zoning change.	2/2/2032	Tara Payne
	N/A	Fire Service Plan	Additional if the building is equipped throughout with an approved automatic sprinkler system, show FDC Locations and Exterior Riser Room Door Locations	Engineer and architect will work to incorporate applicable requirements during design. Start of design is pending approval of zoning change.	2/2/2033	Tara Payne

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

310 EAST BROCKETT STREET (Project No. 24-000105)

The request of Zach Adlof (Owner), Rodney Martinez, Centro Resources, LLC (Representative) and Burns Surveying (Surveyor) concerning the property located at 310 East Brockett Street, consisting of 0.103 acres being in the J.B. McAnair Survey, Abstract No. 763 being part of Lot 1, Block 6 Bond's Second Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 310 East Brockett Street between South Montgomery Street and North Branch Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

Origination:

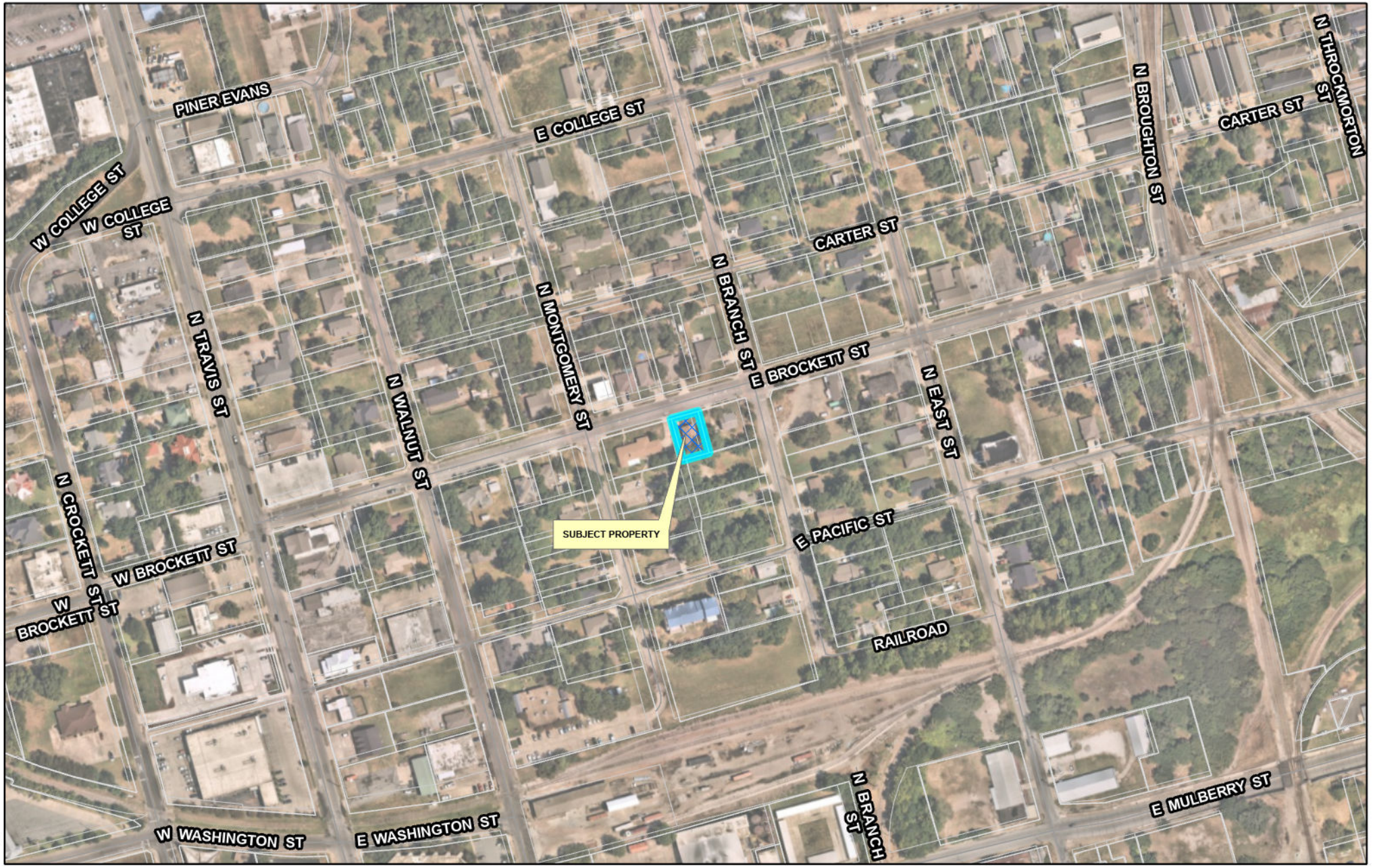
Zach Adlof (Owner)
Rodney Martinez, Centro Resources, LLC (Representative)
Burns Surveying (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Survey



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
310 E BROCKETT ST

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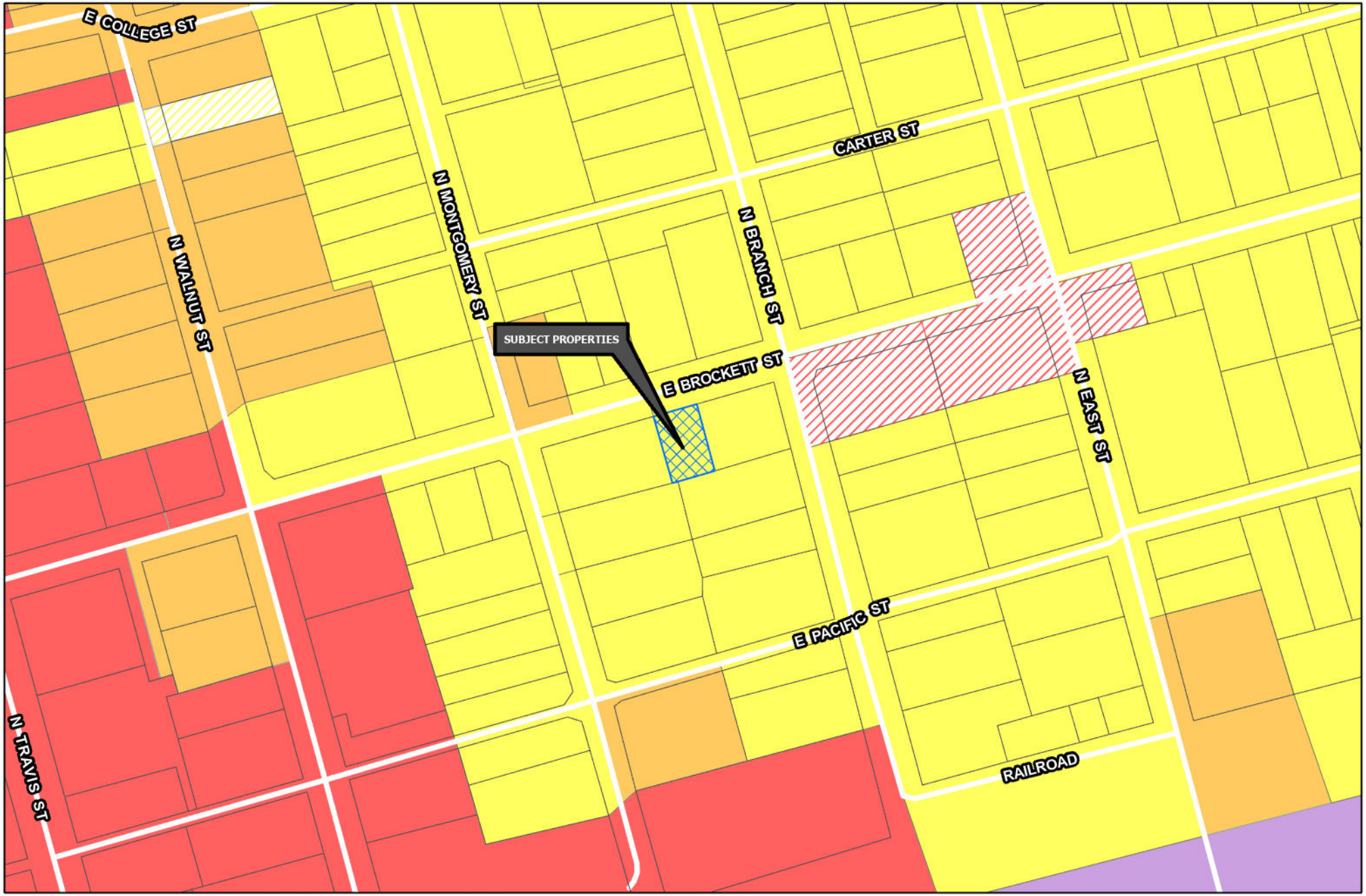
Date: 1/16/2024 2:25 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
310 E BROCKETT ST

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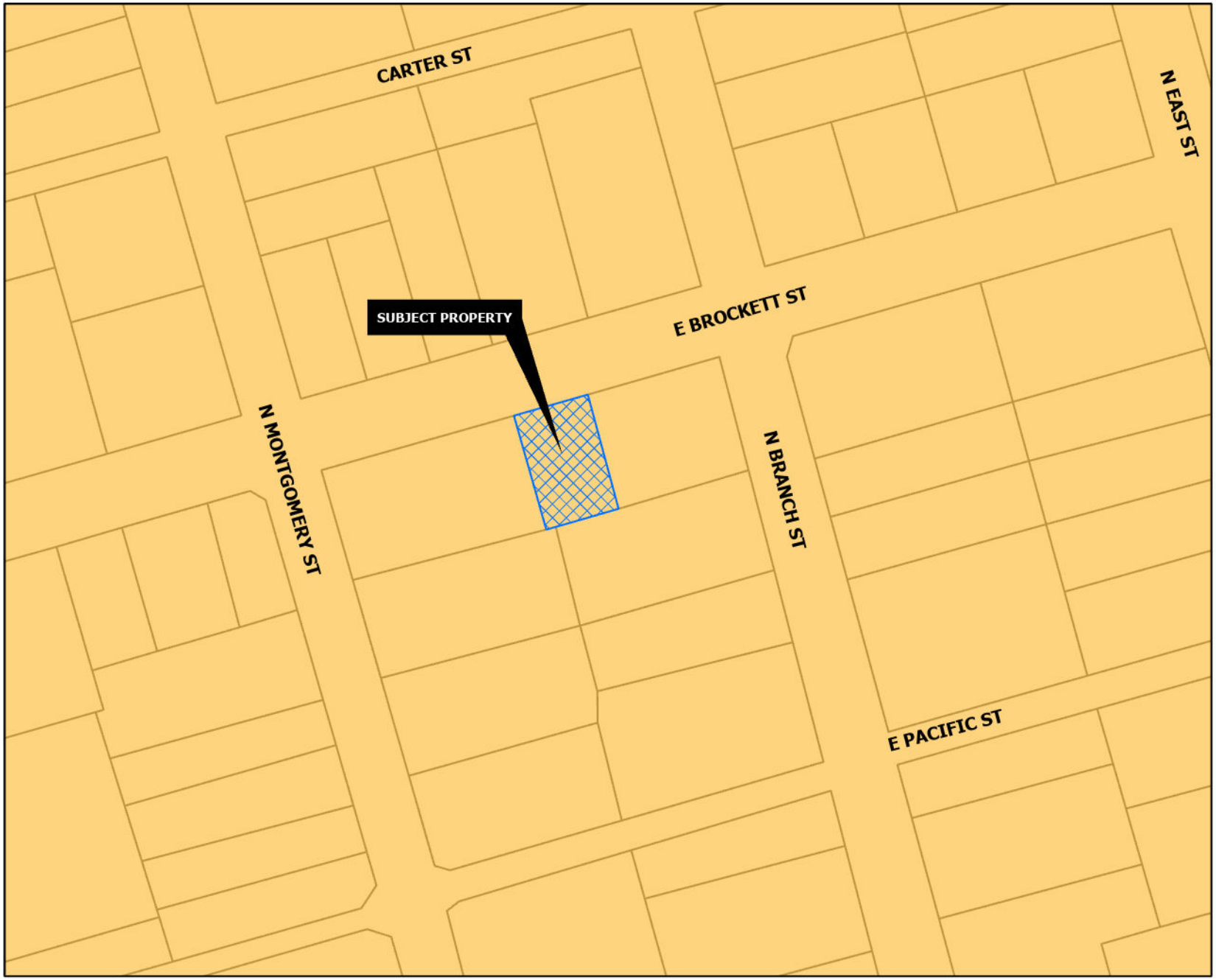
Date: 4/16/2024 3:25 PM



CORE NEIGHBORHOOD

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Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
310 E BROCKETT ST

N
W E
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Date: 1/16/2024 2:25 PM

Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-000105
Planning & Zoning Map
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Marlow, Lauren

To: Rodney Martinez
Subject: RE: 310 E Brockett Street

From: Rodney Martinez
Sent: Wednesday, January 10, 2024 3:16 PM
To: Planning
Subject: 310 E Brockett Street

To whom it may concern:

I am requesting a zoning change from R-6 to R-4. I have attached the application, checklist and zoning exhibit to this email.

Project Narrative

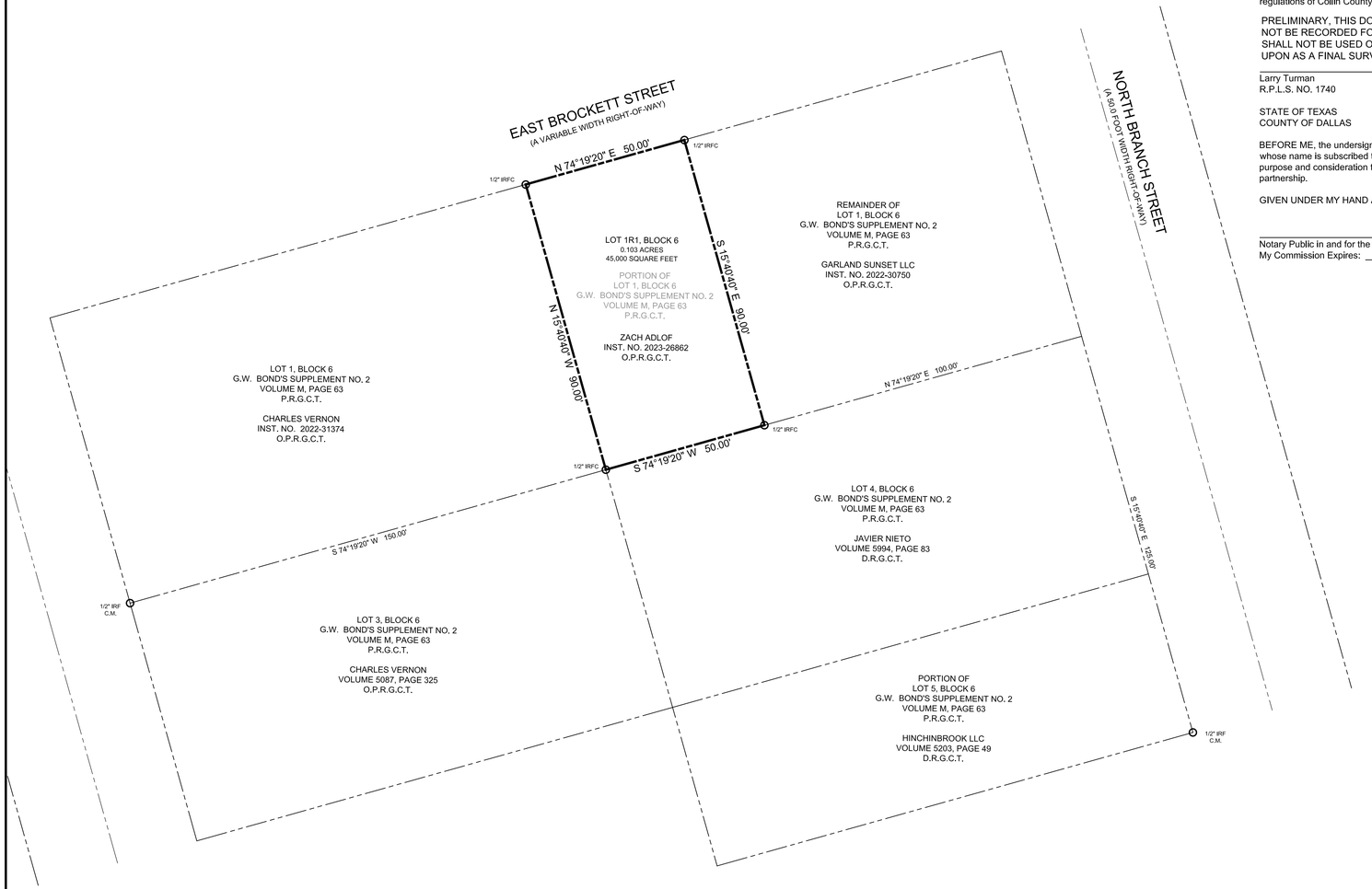
Being a 0.103 acre tract of land out of the JB Mcanair Survey, Abstract No. 763, in the city of Sherman, Grayson County, Texas. Said 0.103 acre tract of land being a portion of Lot 1, Block 6, G. W, Bond's Supplemental No. 3, an addition to the City of Sherman, according to the plat thereof recorded in Volume M. Page 63, Plat Records, Grayson County, Texas.

Rodney Martinez, Partner

CENTRO RESOURCES

1475 Heritage Parkway, Suite 217

Mansfield, Texas 76063



LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. - INSTRUMENT NUMBER
P.O.B. - POINT OF BEGINNING
FND. - FOUND
ESMT- EASEMENT
VOL. - VOLUME
PG. - PAGE

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. THE PURPOSE OF THE PLAT IS TO MOVE LOT LINE IN ORDER TO ACCOMODATE CONSTRUCTION.

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	BOLLARD	TRAFFIC SIGNAL BOX	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS LINE MARKER	TREE
S.S. MAN HOLE	ELECTRIC MANHOLE	VAULT	ELECTRIC BOX
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

N

0' 10' 20' 40'

SCALE: 1" = 20'

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision and in accordance with the platting rules and regulations of Collin County, 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

_____
Larry Turman
R.P.L.S. NO. 1740

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Larry Turman known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the _____ day of _____, 2022.

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

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF GRAYSON ~

WHEREAS Zach Adlof is the owner of all of that certain lot, tract, or parcel of land, being situated in the J. B. Mcanair Survey, Abstract No. 763 in the City of Sherman, Grayson County, Texas, being part of Lot1, Block 6 Bond's Second Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereofrecorded in Volume M, Page 63, Plat Records, Grayson County, Texas (P.R.G.C.T.), being a tract of land described in deed to Zach Adolf as recorded under Instrument No. 2023-26862, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod found for comer in the South line of E. Brockett Street, at the Northwest comer of a tract of land described in deed to Garland Sunset, LLC. as recorded under Instrument No. 2022-30750 (D.R.G.C.T.), being the Northeast comer of said Adolf tract;

THENCE South 15 deg. 40 min. 40 sec. East, a distance of 90.00 feet to a 1/2 inch yellow-capped iron rod found for comer in the North line of Lot 4, Block 6 of said G.W. Bond's addition, at the Southwest comer of said Garland Sunset, LLC tract;

THENCE South 74 deg. 19 min. 20 sec. West, a distance of 50.00 feet to a 1/2 inch yellow-capped iron rod found for comer at the Northwest comer of said Lot 4, at the Northeast comer of a tract of land described in deed to Vernon Charles Johnson, Trustees of the Vernon Charles Johnson Revocable Trust as recorded under Instrument No. 2012-00003672 (D.R.G.C.T.), at the Southeast comer of a tract ofland described in deed to Vernon Charles Johnson, Trustees of the Vernon Charles Johnson Revocable Trust, recorded under Instrument No. 2022-31374 (D.R.G.C.T.);

THENCE North 15 deg. 40 min. 40 sec. West, a distance of 90.00 feet to a 1/2 inch yellow-capped iron rod found for comer in the South line of said E. Brockett Street, at the Northeast corner of said Johnson tract (Inst. No. 2022-31374);

THENCE North 74 deg. 19 min. 20 sec. East with the South line of said E. Brockett Street , a distance of 50.00 feet to the PLACE OF BEGINNING and containing 4,500 square feet or 0.103 acres of computed land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ZACH ADLOF**, does hereby adopt this plat, designating the hereby adopt this Replat designating the herein described real property as** REPLAT BOND'S SUPPLEMENT NO. 3, LOT 1R1, BLOCK 6,**, an addition to the City of Sherman, Grayson County, Texas, Being a 0.103 acres situated in and being a portion of the Lot 1, Block 6, G.W. Bond's Second Addition, an addition to the City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.**

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

Zach Adlof, Owner

BY: _____

PRINTED NAME : _____

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 Zach Adlof, Owner, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2024.

_____
Notary Public in and for Dallas County

STATE OF TEXAS
COUNTY OF GRAYSON

APPROVED this _____ day of _____, 2024 by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman.

_____ _____
Mayor: Date

The undersigned, the City of the City of Sherman, does hereby certifies that the forgoing final plat of REPLAT BOND'S SUPPLEMENT NO. 3, LOT 1R1, BLOCK 6, 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 May to not acceptance thereof by signing his name as hereinabove subscribed.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

_____
City Clerk, City of Sherman, Texas

FINAL PLAT
G.W. BOND'S SUPPLEMENT NO. 3
LOT 1R1, BLOCK 6
BEING AN REPLAT
OF
LOT 1, BLOCK 6
G.W. BOND'S SUPPLEMENT NO. 2
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
DATED JANUARY 9, 2024

SHEET: 1 OF 1

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES, LLC
TBPS No. 10193888
1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063
(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 23-117
DATE: JANUARY 09, 2024
SCALE: 1" - 20'
DRAWN BY: RM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

700 BLOCK NORTH BRANCH STREET (Project No. 24-000128)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located in the 700 Block North Branch Street being the South one-half of Lot 2, Block 2, G.W. Bond's Supplement No. 2, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 700 Block North Branch Street between East Brockett Street and East College Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

Origination:

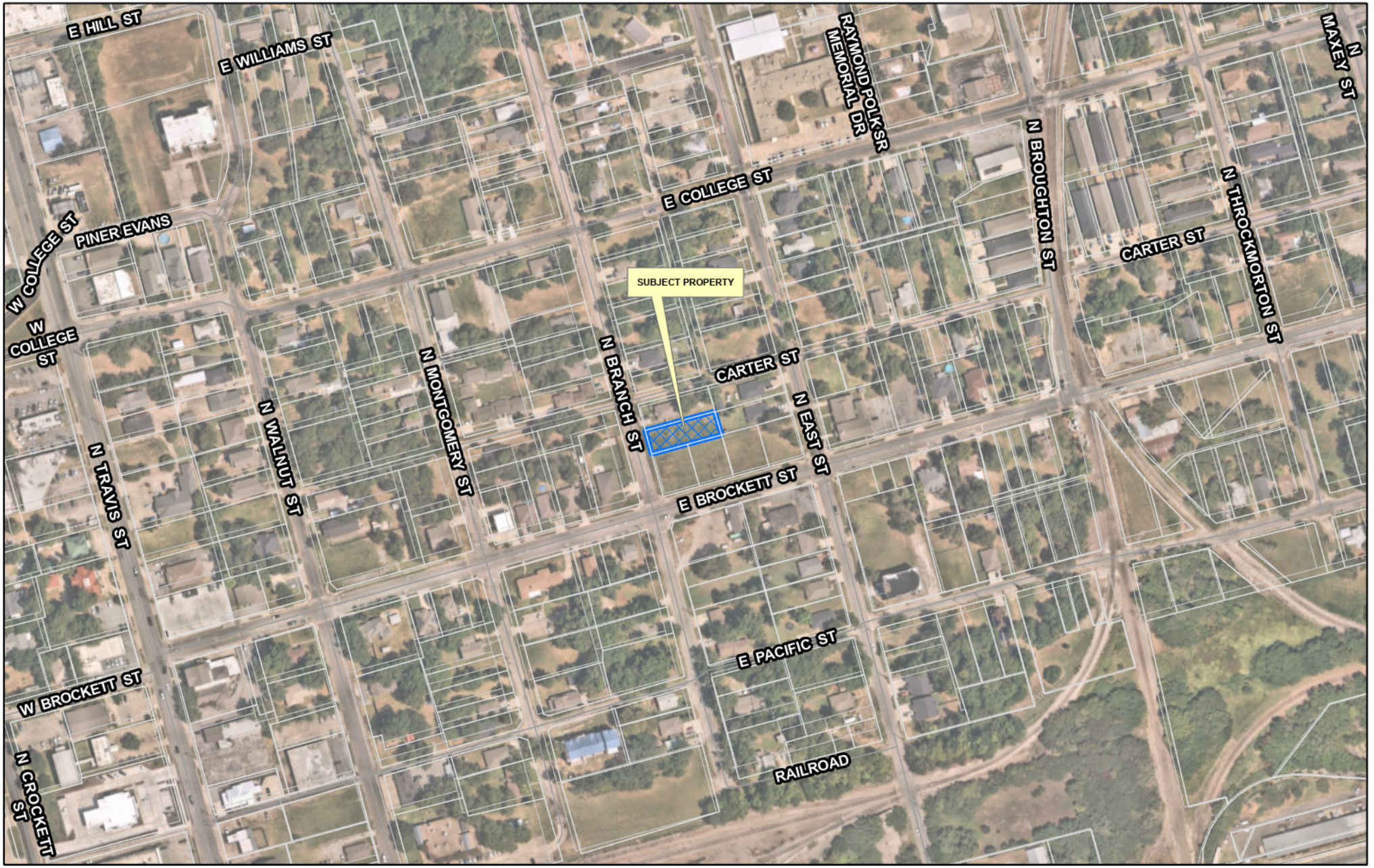
M & G Home Builders (Owner)
Rockstar Land Surveying, LLC (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Survey



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
700 BLK N BRANCH ST

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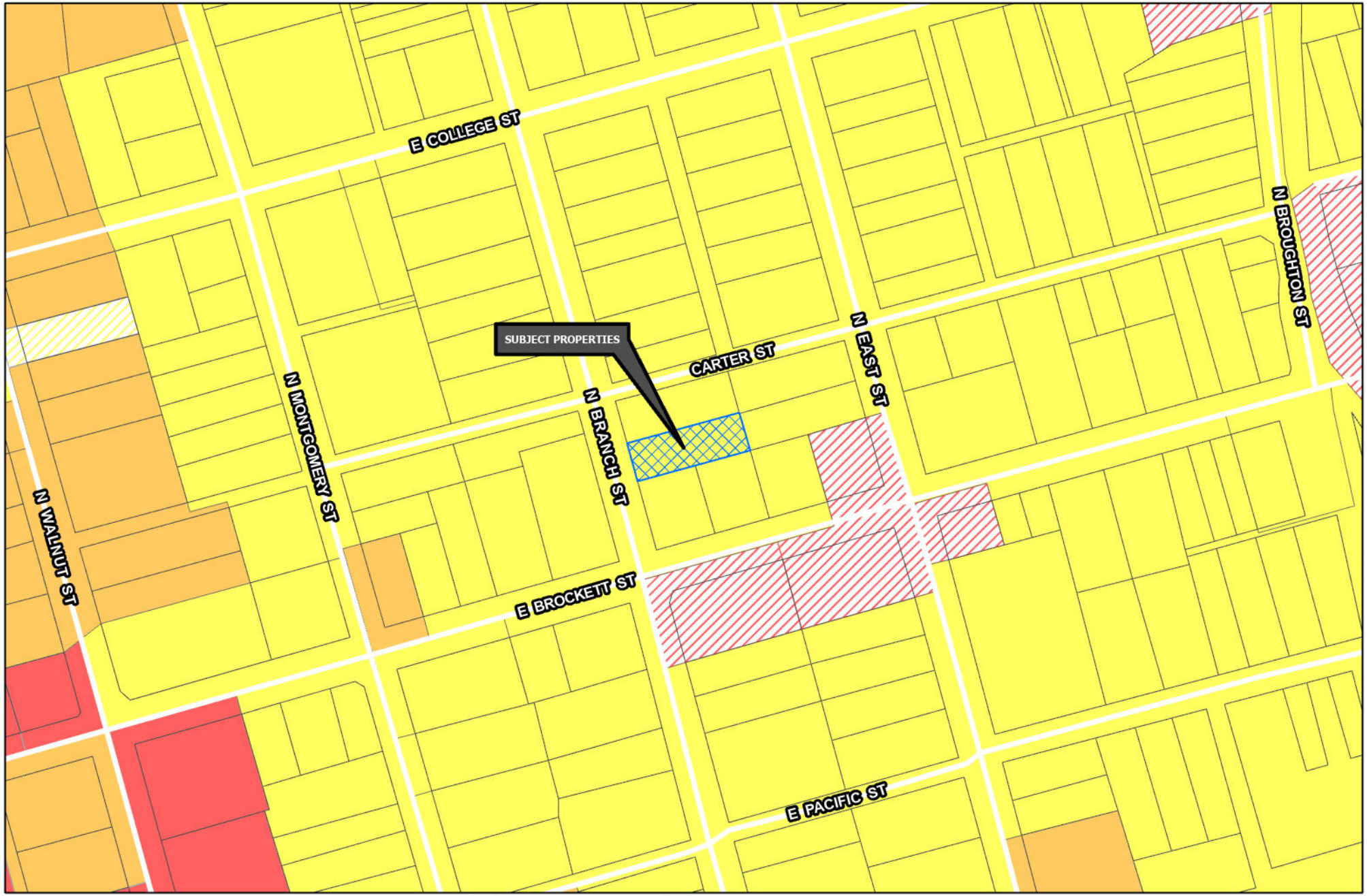
Date: 1/16/2024 3:08 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
700 BLK N BRANCH ST

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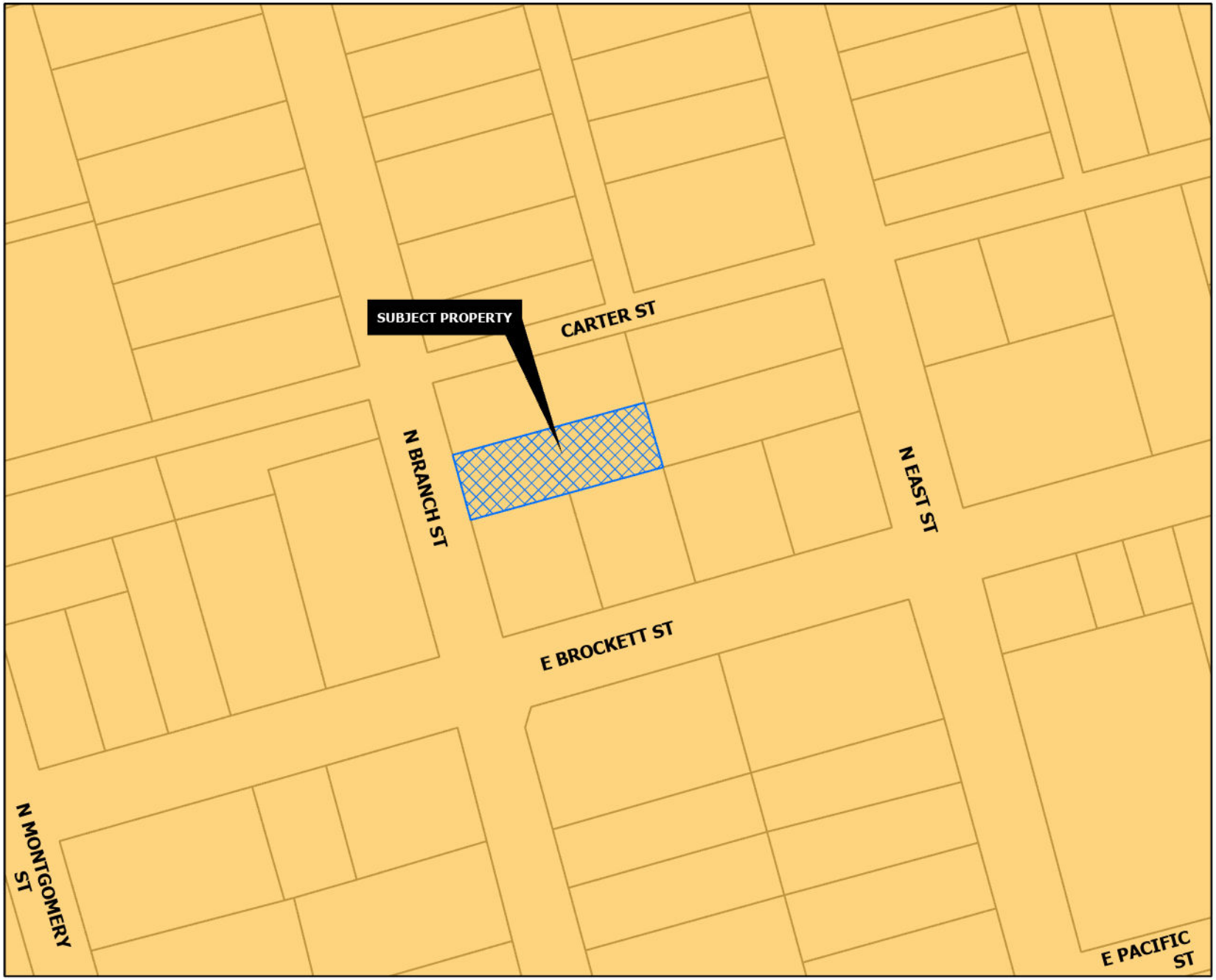
Date: 4/16/2021 4:08:21 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
700 BLK N BRANCH ST

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Date: 1/16/2024 1:12 PM

2/1/24, 2:12 PM

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT #: 24-000128

Narrative

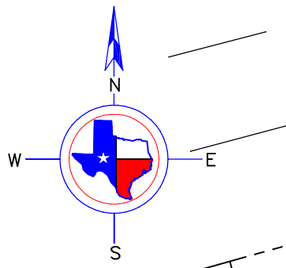
The purpose of this zone change is to build a new residential structures on an existing tract of land. I would like to change the zoning to R-5. I plan to build a home with an attached garage on each tract.

SURVEY PLAT

PROPERTY DESCRIPTION

The South one-half (1/2) of Lot 2, Block 2, G.W. Bond's Supplement No. 2, an addition to City of Sherman, Grayson County, Texas, according to the map or plat thereof recorded in Volume M, Page 6, of the Deed Records, Grayson County, Texas.

ADDRESS: TBD North Branch Street, Sherman, Texas 75090



20 0 20

Scale 1" = 20'

20' ALLEY

REM. OF LOT 2

LOT 1

METAL POST

REPLAT OF LOT 1, BLOCK 2 G.W. BOND'S SUPPLEMENT NO. 2 ADDITION VOLUME 19, PAGE 18 P.R.G.C.T.

N 74°15'54" E 150.00'

S 15°22'34" E 50.00'

LOT 2

NORTH BRANCH STREET
(60' RIGHT-OF-WAY)

WM

1/2" CIRS

PP

N 15°22'34" W 50.00'

PART OF LOT 2 BLOCK 2

1/2" IRF (CM)

LOT 9

S 74°15'54" W 150.00'

1/2" CIRF (CM)

LOT 3

LEGEND

A/C = AIR CONDITION
B.L. = BUILDING LINE
CATV = CABLE TV RISER
CBOX = CABLE TV BOX
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2" IRON ROD W/5633 CAP SET
(CM) = CONTROLLING MONUMENT
D.E. = DRAINAGE EASEMENT
EBOX = ELECTRIC BOX
EM = ELECTRIC METER
GM = GAS METER
IPF =IRON PIPE FOUND
IRF = IRON ROD FOUND
LP = LIGHT POLE
MH = MANHOLE
OHL = OVERHEAD UTILITY LINES
PP = POWER POLE
( ) = PLAT/DEED CALLS
U.E. = UTILITY EASEMENT
UGC = UNDERGROUND CABLE
UGE = UNDERGROUND ELECTRIC
WV = WATER VALVE
WM = WATER METER

WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
WROUGHT IRON FENCE
EASEMENT LINE
BUILDING LINE
ASPHALT LINE

FLOOD NOTE

According to my interpretations of the Grayson County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48181C0290G, dated September 1, 2022, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.

NOTES

1. Directional Control shown hereon are based on NAD 83(2011), EPOCH 2010 tied to the Texas Coordinate System of 1983, North Central Zone (4202).

2. This survey was performed without the benefit of a current title commitment and might not portray exceptions that a current title commitment might reveal. No additional research of easements, restrictions or ordinances was performed by surveyor.

SURVEY ACCEPTANCE:

X_____

X_____

SURVEYOR'S CERTIFICATE

I hereby certify to Red River Title and M&G Homebuilders, LLC. that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

STATE OF TEXAS
REGISTERED
TODD FINCHER
5633
PROFESSIONAL
LAND SURVEYOR

Todd Fincher, R.P.L.S. No. 5633
Signed: January 21, 2024.

JOB NO.	2401-1020
FIELDED	R.H./K.W.
DRAFTED	T.F.
CHECKED	T.F.

ROCKSTAR LAND SURVEYING, LLC
PO BOX 954
Canton, Texas 75103
www.texasrpls.com
TXBPLS FIRM NO. 10194763
PHONE: 903-944-6397
todd@texasrpls.com

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

800 NORTH MONTGOMERY STREET (Project No. 24-000129)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located at 800 North Montgomery Street, consisting of 0.172 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 800 North Montgomery Street between East Brockett Street and East College Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

Origination:

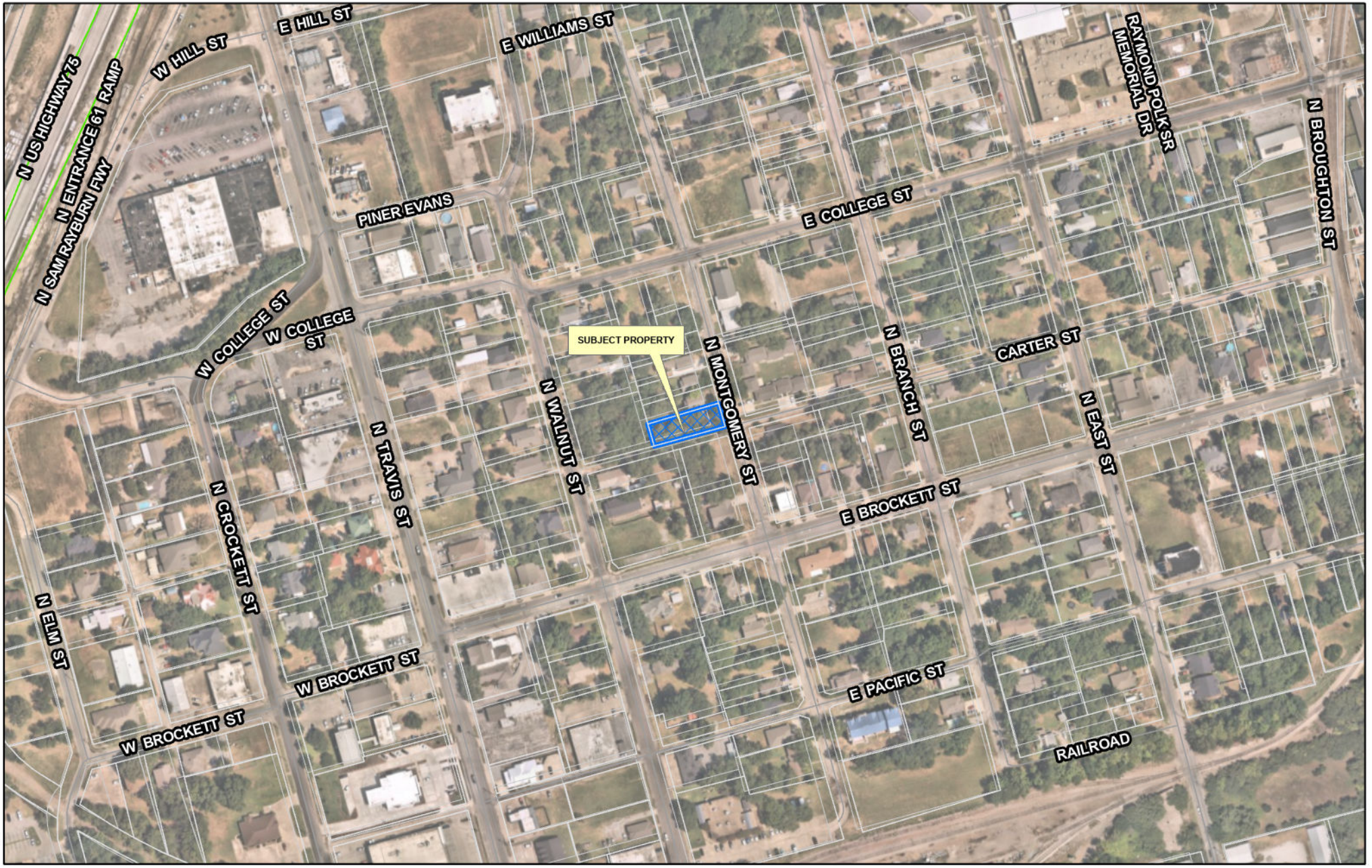
M & G Home Builders (Owner)
Rockstar Land Surveying, LLC (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Survey



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 N MONTGOMERY ST

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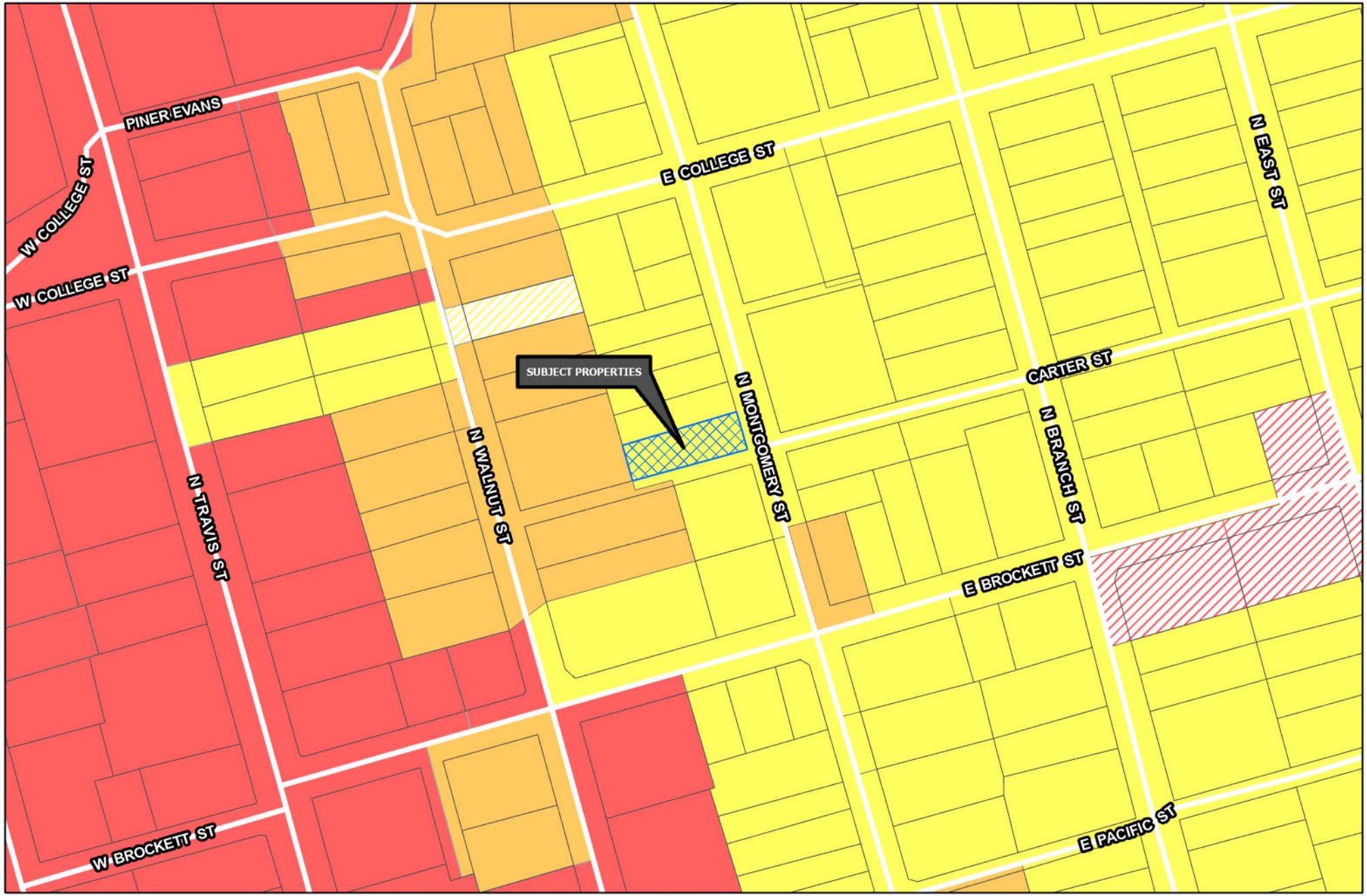
Date: 1/16/2024 3:11 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
800 N MONTGOMERY ST

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Date: 4/16/2021 2:39:21 PM

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

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CITY OF SHERMAN
FUTURE LAND USE MAP
800 N MONTGOMERY ST

Date: 1/16/2023 2:21 PM

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT # 24-000129

Narrative

The purpose of this zone change is to build a new residential structures on an existing tract of land. I would like to change the zoning to R-5. I plan to build a home with an attached garage on each tract.

SURVEY PLAT

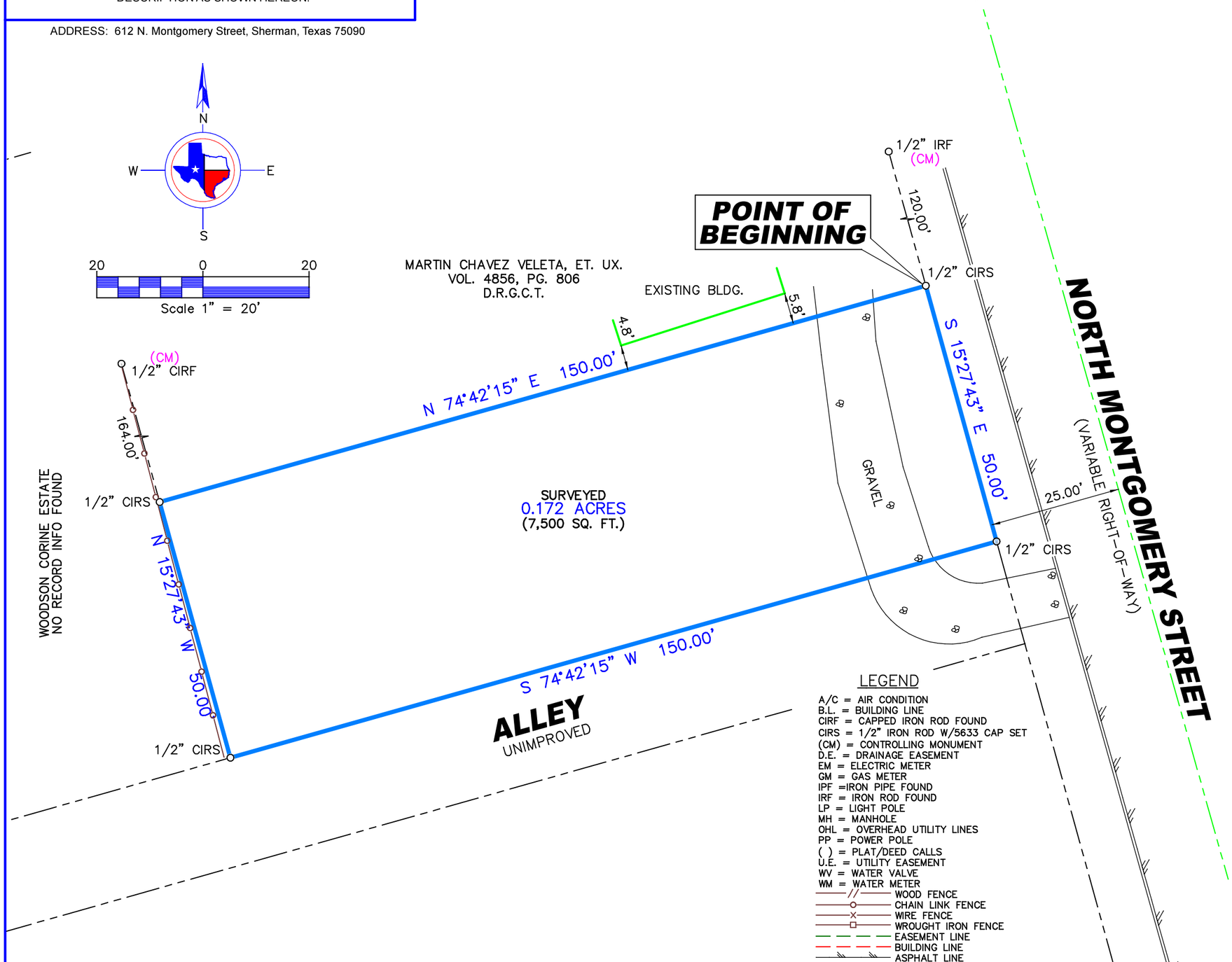
PROPERTY DESCRIPTION

DESCRIPTION AS SHOWN HEREON.

ADDRESS: 612 N. Montgomery Street, Sherman, Texas 75090

FLOOD NOTE

According to my interpretations of the Grayson County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48181C0290G, dated September 1, 2022, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This 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 statement shall not create liability on the part of the surveyor.



LEGEND

A/C = AIR CONDITION
B.L. = BUILDING LINE
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2" IRON ROD W/5633 CAP SET
(CM) = CONTROLLING MONUMENT
D.E. = DRAINAGE EASEMENT
EM = ELECTRIC METER
GM = GAS METER
IPF =IRON PIPE FOUND
IRF = IRON ROD FOUND
LP = LIGHT POLE
MH = MANHOLE
OHL = OVERHEAD UTILITY LINES
PP = POWER POLE
( ) = PLAT/DEED CALLS
U.E. = UTILITY EASEMENT
WV = WATER VALVE
WM = WATER METER
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
WROUGHT IRON FENCE
EASEMENT LINE
BUILDING LINE
ASPHALT LINE

PROPERTY DESCRIPTION

Being a tract or parcel of land lying and situated in the J.B. McNair Survey, Abstract No. 763, Grayson County, Texas, being all that certain called 50' x 150' tract of land described in a deed to M&G Homebuilders, LLC, as recorded in Instrument No. 2021-20409, Official Public Records, Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped "RPLS 5633" set for corner in the west right-f-way line at the southeast corner of a tract of land described in a deed to Martin Chavez Veleta, Et. Ux., as recorded in Volume 4856, Page 806, Deed Records, Grayson County, Texas.

THENCE, South 15° 27' 43" East, along the along the west line of said N. Montgomery Street, a distance of 50.00 feet to a 1/2" capped iron rod stamped "RPLS 5633" set for corner in north line of an alley (unimproved)

THENCE, South 74° 42' 15" West, along the north line of said alley, a distance of 150.00 feet to a 1/2" capped iron rod stamped "RPLS 5633" set for corner at the southeast corner of a tract of land described as Corine Woodson Estate (No Recording Information found);

THENCE, North 15° 27' 43" West, along the east line of said Estate, a distance of 50.00 feet to a 1/2" capped iron rod stamped "RPLS 5633" set for corner at the southwest corner of said Veleta tract;

THENCE, North 74° 42' 15" East, along the south line of said Veleta tract, a distance of 150.00 feet to the POINT OF BEGINNING and containing 0.172 acres (7,500 square feet) of land.

NOTES

1. Directional Control shown hereon are based on NAD 83(2011), EPOCH 2010 tied to the Texas Coordinate System of 1983, North Central Zone (4202).

2. This survey was performed without the benefit of a current title commitment and might not portray exceptions that a current title commitment might reveal. No additional research of easements, restrictions or ordinances was performed by surveyor.

SURVEYOR'S CERTIFICATE

I hereby certify to M&G Homebuilders, LLC. that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincher, R.P.L.S. No. 5633
Signed: January 25, 2024.

STATE OF TEXAS
REGISTERED
TODD FINCHER
5633
PROFESSIONAL
LAND SURVEYOR

JOB NO.	2401-1017
FIELDED	C.M.
DRAFTED	T.F.
CHECKED	T.F.

ROCKSTAR LAND SURVEYING, LLC
PO BOX 954
Canton, Texas 75103
www.texasrpls.com
TXBPLS FIRM NO. 10194763
PHONE: 903-944-6397
todd@texasrpls.com

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

4401 TEXOMA PARKWAY AND 4451 BLOCK LINDLEY DRIVE (Project No. 24-000130)

The request of Ramanan Moorthy (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4401 Texoma Parkway and 4451 Block Lindley Drive, consisting of 0.997 acres being a part of the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503 and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance and under Section 14.02.017 to allow a 5.1' side setback in lieu of the required 15' for the existing building.
B. Public Hearing and Variance and under Section 14.02.017 to allow a 5' side setback in lieu of the required 15' for the 4' high proposed loading dock.

Planning and Zoning Commission

C. Site Plan of a warehouse building.
D. Final Plat of Moorthy Addition

Background:

The property is located at 4401 Texoma Parkway and 4451 Block Lindley Drive at the corner of Texoma Parkway and Lindley Drive. The owner is requesting Variances for the side setback on the existing building and the proposed loading dock along with Site Plan approval for a warehouse building. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 7/9/1991 – Specific Use Permit to allow an auto body repair shop in a C-2 (General Commercial) District.
- 11/29/2023 - Preliminary Plat of Moorthy Addition (CONDITIONALLY APPROVED)

Origination:

Ramanan Moorthy (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Preliminary Plat
7. Site Plan
8. Preliminary Plat Conditionally Approved Letter
9. Cover Letter
10. Final Plat
11. Elevation
12. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4401 TEXOMA PKWY

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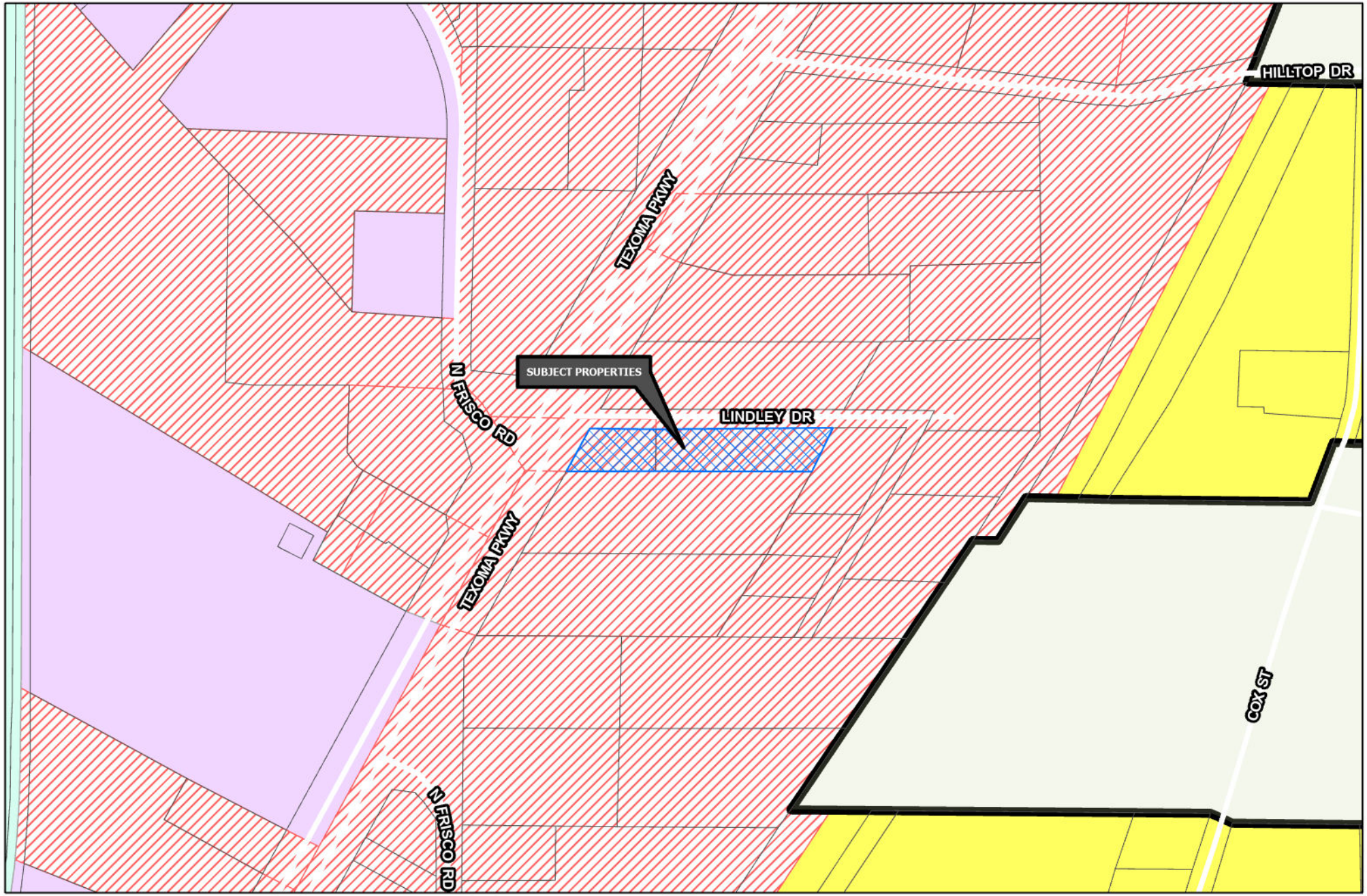

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
4401 TEXOMA PKWY

N
W E
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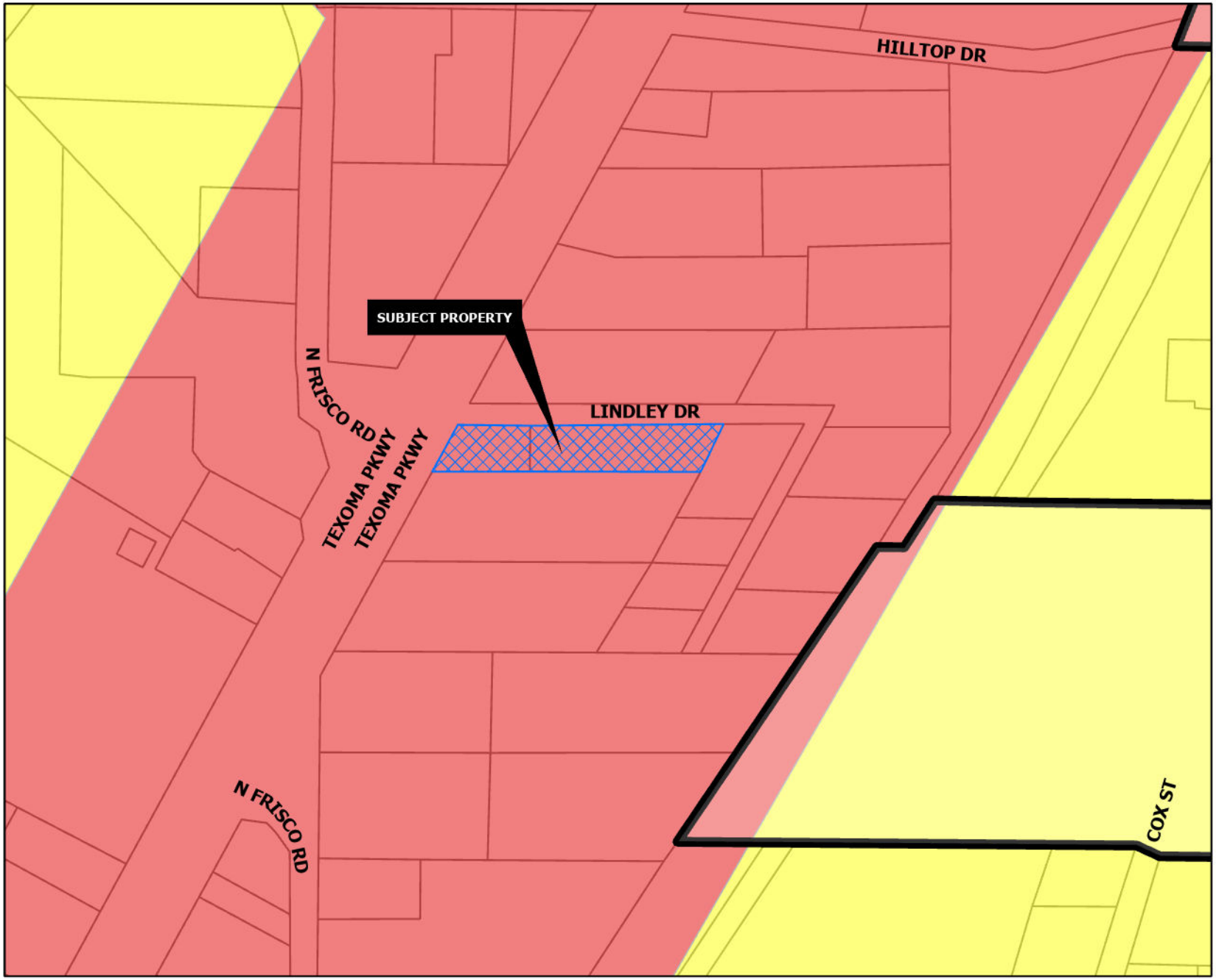

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
4401 TEXOMA PKWY

N
W E
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Date: 1/16/2024 3:20 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 24-000130

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES
903-892-7229

02/02/2024 AT 1:34 P.M.

Project Narrative

Project Name: Moorthy Addition

Property Address: 4401 Texoma Parkway, Sherman, Texas

I, the property owner, plans to add a detached commercial building and loading dock to the property, which would lie East of the existing building. As part of the platting process, I am requesting a variance for the side setback to the South property line of 5.1 ft. in lieu of the required 15 ft. setback. This is an existing building that I purchased and have no plans of adding to or changing the layout of the existing building. It was built in or around 1950, prior to the current regulations prescribed by the City of Sherman. I appreciate your review of this matter.

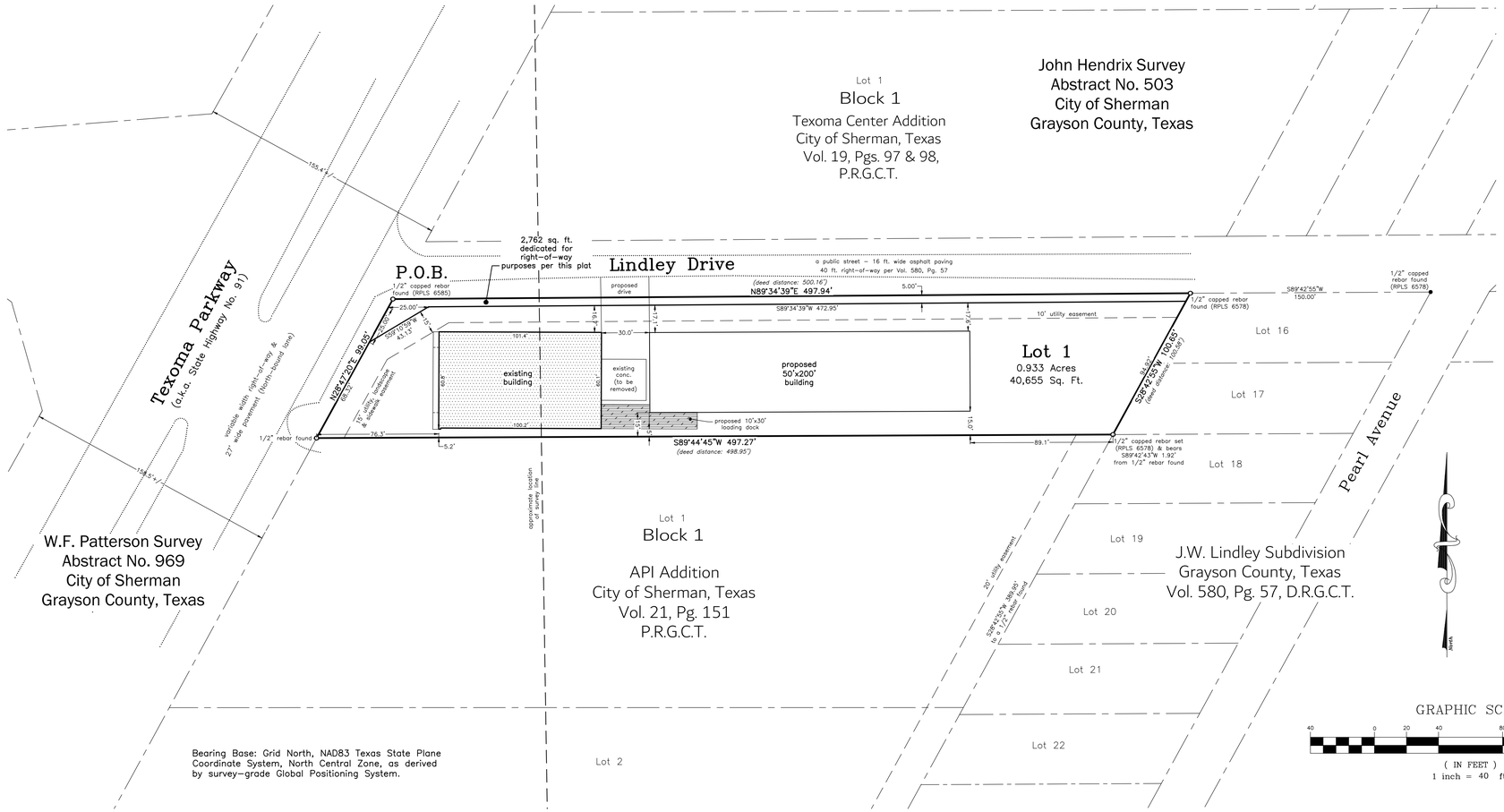
Ramanan Moorthy

JAN 11, 2024

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.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the W.F. Patterson Survey, Abstract No. 969 and the John Hendrix Survey, Abstract No. 503, being the same "called" 1.000 acre tract conveyed by General Warranty Deed with Vendor's Lien from Billy D. Roberts, Jr. and Greggory D. Roberts, D/B/A Dwain's Paint & Body Shop to Ramanan Moorthy on December 23, 2021, as recorded in Inst. No. 2021–43746, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6585) lying at the intersection of the South right–of–way line of Lindley Drive, a public street, with the East right–of–way line of Texoma Parkway, being the Northwest corner of said Moorthy 1.000 ac.;

THENCE North 89 deg. 34 min. 39 sec. East, with the South line of said Lindley Drive and the North line of said Moorthy 1.000 ac., a distance of 497.94 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Northwest corner of Lot 16 of J.W. Lindley Subdivision to Grayson County, Texas, as per plat of record in Vol. 580, Pg. 57, Deed Records, Grayson County, Texas, and being the Northeast corner of the herein described tract, **SAID** rebar bears South 89 deg. 42 min. 55 sec. West, 150.00 ft. from a 1/2 inch capped rebar found (RPLS 6578) at the Northeast corner of Lot 16 of said J.W. Lindley Subdivision;

THENCE South 28 deg. 42 min. 55 sec. West, with the West lines of Lot 16 and 17 of said J.W. Lindley Subdivision, a distance of 100.65 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southwest corner of said Lot 17, and the Southeast corner of the herein described tract, SAID rebar set bears South 89 deg. 42 min. 43 sec. West, 1.92 ft. from 1/2 inch rebar found, **SAID** rebar set also bears North 28 deg. 42 min. 55 sec. East, 389.95 ft. from a 1/2 inch rebar found;

THENCE South 89 deg. 44 min. 45 sec. West, with the North line of Lot 1, Block 1 of API Addition, an addition to the City of Sherman, Texas as per plat of record in Volume 21, Page 151, Plat Records, Grayson County, Texas a distance of 497.27 ft. to a 1/2 inch rebar found lying in the East line of said Texoma Parkway, being the Northwest corner of Lot 1, Block 1 of said API Addition and being the Southwest corner of said Moorthy 1.000 ac.;

THENCE North 28 deg. 47 min. 20 sec. East, with the East line of said Texoma Parkway and the West line of said Moorthy 1.000 ac., a distance of 99.05 ft. to the **PLACE OF BEGINNING** and containing **0.997 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ramanan Moorthy, sole owner of Moorthy Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Ramanan Moorthy

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

Preliminary Plat
Moorthy Addition
to the
City of Sherman
Grayson County, Texas
0.997 Acres
in the
John Hendrix Survey Abstract No. 503
and the
W.F. Patterson Survey, Abstract No. 969

Date of Preparation: January 11, 2024

Job No. CGS600923

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:
Ramanan Moorthy
303 Cactus Court
Allen, Texas 75013

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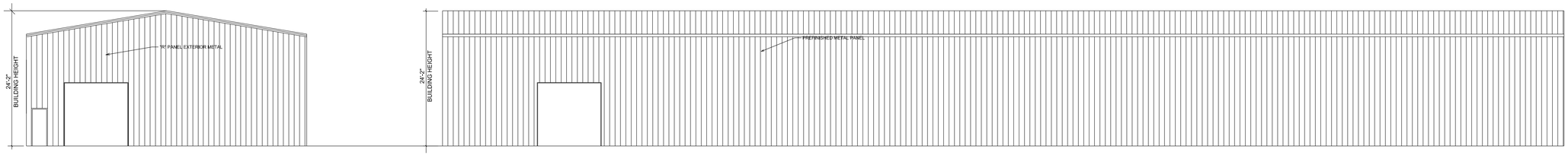
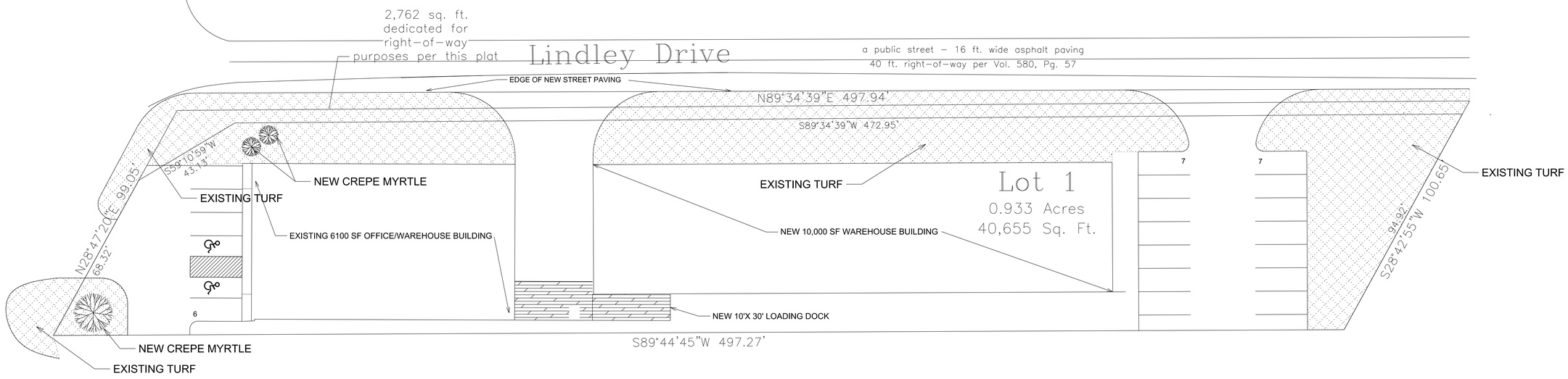
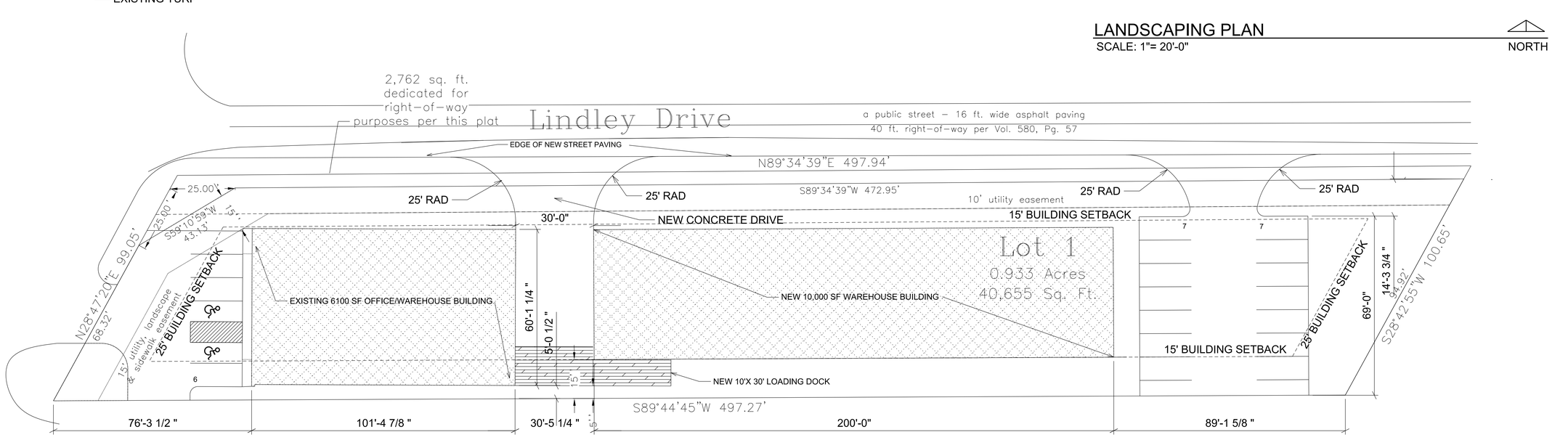


NEW BUILDING ELEVATIONS
SCALE: 1"= 10'-0"



LANDSCAPING PLAN
SCALE: 1"= 20'-0"
NORTH



SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	6,093SF EXISTING OFFICE/WAREHOUSE BUILDING + 10,000SF NEW WAREHOUSE BUILDING
GROSS SQUARE FOOTAGE OF PROPERTY	40,655SF
REQUIRED PARKING	4 SPACES FOR 1518SF OF OFFICE, 15 SPACES FOR 14582 SF WAREHOUSE FOR 19 TOTAL SPACES
PARKING PROVIDED	20 EACH 9'X20' SPACES PROVIDED
CURRENT ZONING	C-2
PROPOSED ZONING	C-2
HARD SURFACE SQUARE FEET	TOTAL 28,200 SF
LANDSCAPED AREA SQUARE FEET	12,455 SF
FLOOR TO AREA RATIO	0.396

SITE PLAN
SCALE: 1"= 20'-0"
NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

NEW WAREHOUSE BUILDING
4401 N. TEXOMA PARKWAY
SHERMAN, TEXAS

A-1.0

JAN. 30, 2024

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 29, 2023

Ramanan Moorthy
303 Cactus Court
Allen, TX 75013

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

Dear Applicants,

The request for approval of the Preliminary Plat of Moorthy Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. The minimum Side Setback is 15'. *(Section 14.02.017(1)) A* Variance will need to be requested for the south side of the existing structure.
2. The proposed building shall meet the minimum setbacks for C-2 (General Commercial) District. *(Section 14.02.017(1)).*
3. Improvement of Lindley Drive by developer of 24'to 26' asphalt or concrete is required for proper Fire access to proposed building. *Code of Ordinances Chapter 10.03.003(b)(K)*
4. 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; 10.03.003(h)*
5. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*
6. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans are sufficiently complete. *Code of Ordinances Chapter 10.02.003(2)*
7. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*
8. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7208 prior to the meeting.

Respectfully,

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

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

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578
A NCTRCA certified Women Business Enterprise (WBE)

January 24, 2024

City of Sherman
Planning Department
Via Email: planning@cityofsherman.com

Ref: Final Plat of Moorthy Addition to the City of Sherman, Grayson County, Texas

To whom it may concern:

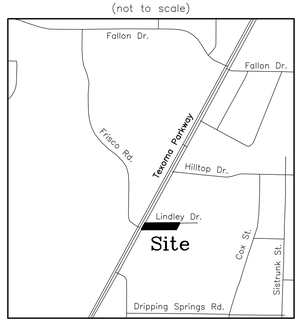
This is to acknowledge that the staff review letter items for the preliminary plat of the above referenced plat dated November 29, 2023 have been met. Per the City of Sherman Engineering Department, no civil engineering plans are required for the improvement of Lindley Drive.

If I can be of any further assistance on this matter, do not hesitate to reach out.

Regards,

Kate Wagner
Registered Professional Land Surveyor

Vicinity Map
(not to scale)



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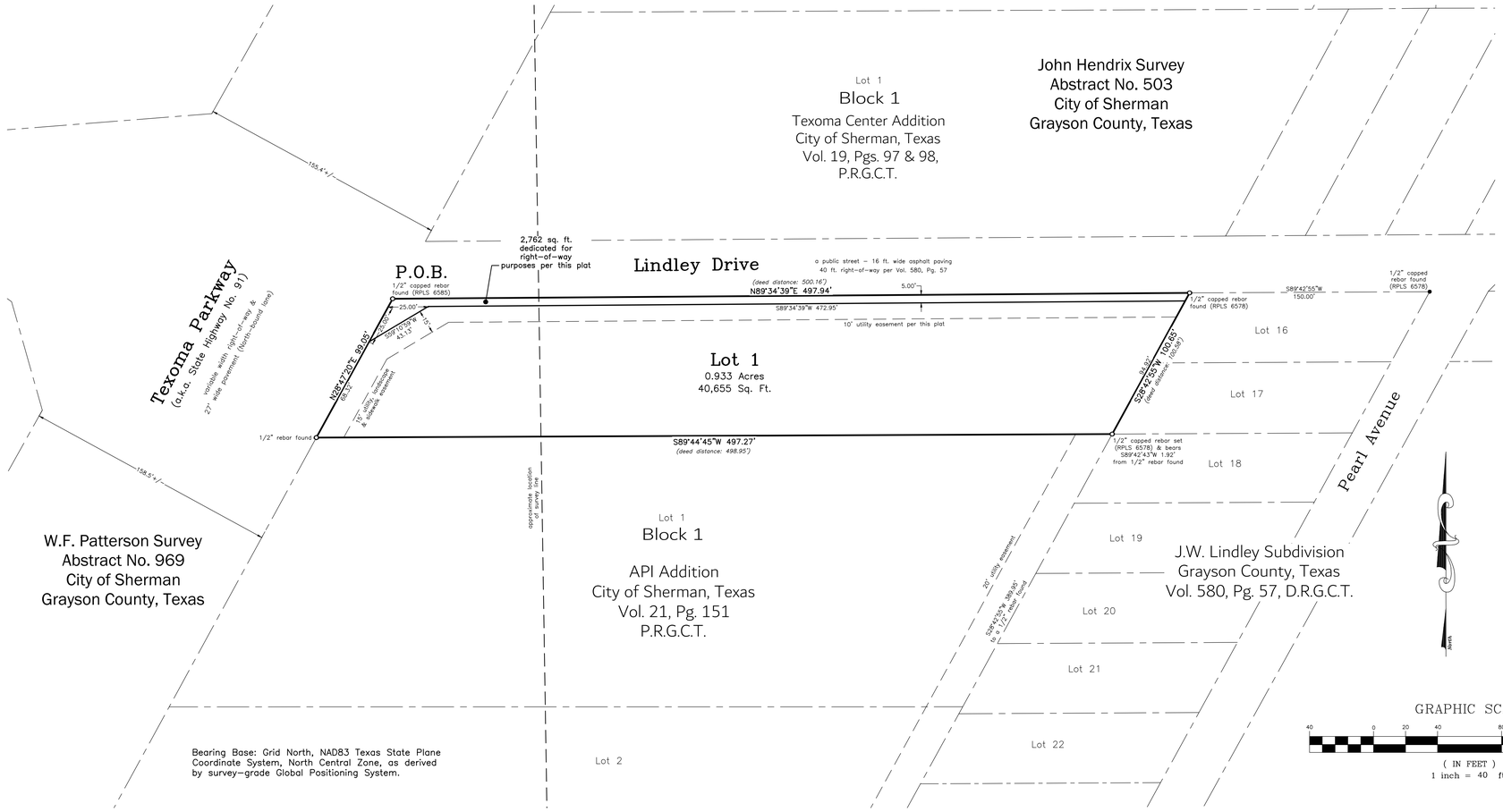

GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

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KNOW ALL MEN BY THESE PRESENTS:

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

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

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

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ramanan Moorthy, sole owner of Moorthy Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights–of–way, parks, school sites and other public places shown hereon to the public use forever.

_____
Ramanan Moorthy

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Ramanan Moorthy, 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 _____, 2024.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Final plat of Moorthy Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2024, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Final Plat
Moorthy Addition
to the
City of Sherman
Grayson County, Texas
0.997 Acres
in the
John Hendrix Survey Abstract No. 503
and the
W.F. Patterson Survey, Abstract No. 969

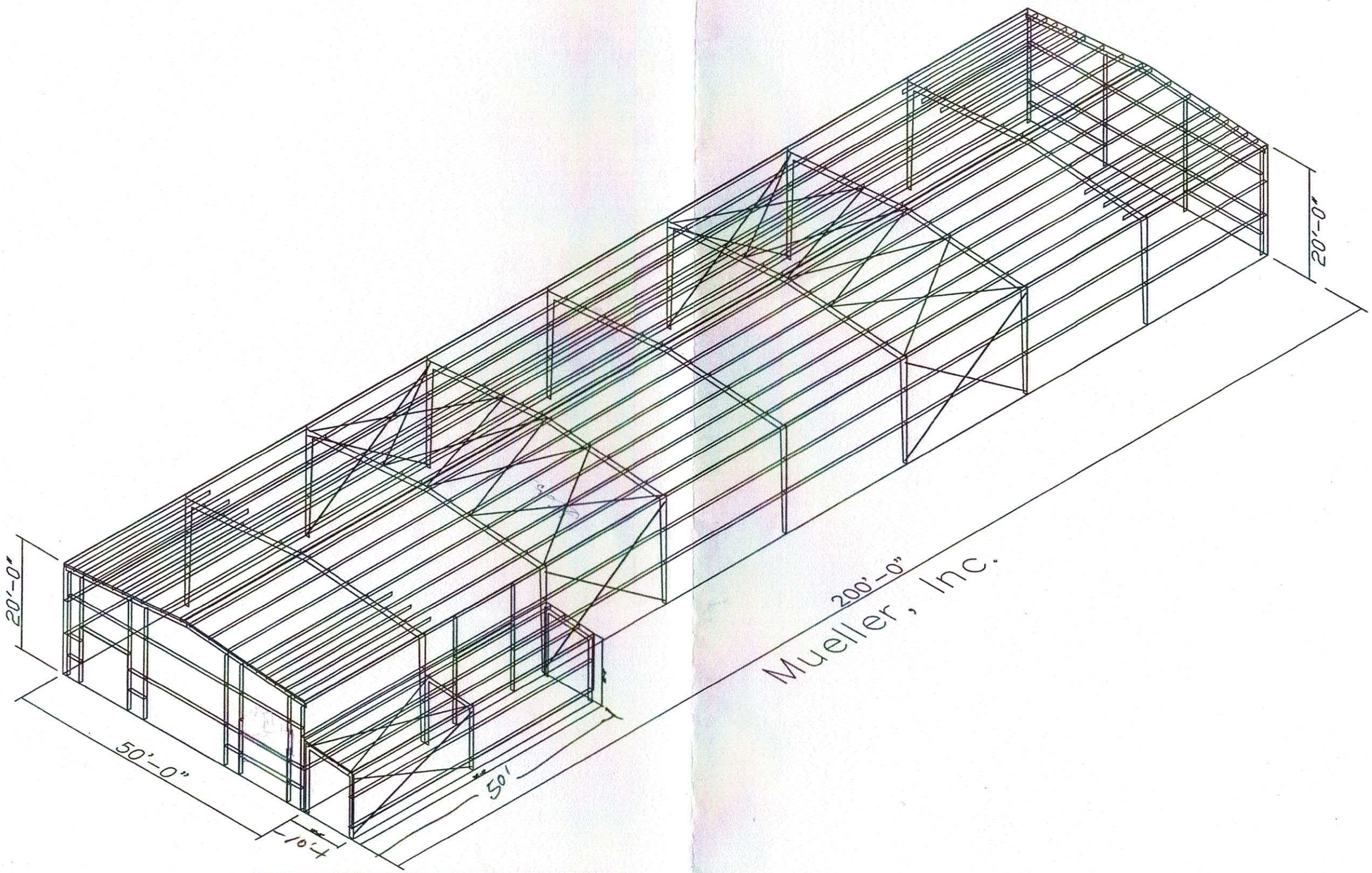
Date of Preparation: January 24, 2024

Job No. CGS390124

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:
Ramanan Moorthy
303 Cactus Court
Allen, Texas 75013

P:\Land Projects R2\4401–Texoma–Parkway–Sherman\Civil 3D\Final Plat.dwg 1/24/2024 8:44 AM



Unless noted, drawings are for conceptual purposes only.
Please review for building dimensions and framed openings accuracy. All other aspects such as wall girt and roof purlin spacing, wind bracing locations, etc. may change during engineered design unless noted in the "Special Requirements" section of the contract.

Mueller, Inc.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

February 13, 2024 Sent via Email

Ramanan Moorthy
4401 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance and under Section 14.02.017 to allow a 5.1' side setback in lieu of the required 15' for the existing building; a Public Hearing and Variance and under Section 14.02.017 to allow a 5' side setback in lieu of the required 15' for the 4' high proposed loading dock.; and Site Plan approval of a warehouse building located at 4401 Texoma Parkway and 4451 Block Lindley Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 20, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

Engineering

8. Platting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
9. Improvement of Lindley Drive by developer of 24' to 26' asphalt or concrete is required for proper fire access. *Code of Ordinances Chapter 10, Sec. 10.03.004(1)(B)(i); 10.03.003(1)(K)*

Fire Services

10. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 24.

Meeting Date: 2/20/2024

Prepared By: Rob Rae, Developmental Services Director

Approved By:

Requested Action/Proposed Use:

OTHER BUSINESS - BLALOCK COMMERCIAL OVERLAY DISTRICT AMENDMENT

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.03.007 (Blalock Commercial Overlay District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Blalock Commercial Overlay District And Expanding The Blalock Commercial Overlay District Boundaries; Providing A Penalty Clause With A Maximum Fine Of $2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Background:

The Blalock Commercial Overlay District was established on February 15th, 2010 to establish consistent development standards in the vicinity of U.S. Highway 75 and F.M. 1417 Heritage Parkway. Minor updates occurred for this overlay district on May 17th, 2021 (Ord. No. 6385), December 5th, 2022 (Ord. No. 6555), and June 26th, 2023 (Ord. No. 6597).

This update includes the following major recommendations:

- Expand the overlay district boundary to include an additional 100 acres directly to the west of the current overlay district boundary.
- Modify permitted uses and include Multi-family as a conditional use
- Update the setback regulations to reflect current development
- Modify architectural standards to be consistent with other overlay district requirements in the City of Sherman
- Modify regulations for freestanding signs, wall signs, and development entrance signs.

Origination:

Development Services

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Blalock COMMERCIAL OVERLAY District_02_20_2024_Clean
2. Exhibit A - BlalockCommOverDist

3. Field Notes
4. Zone Change Support Letter

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTION 14.03.007 (BLALOCK COMMERCIAL OVERLAY DISTRICT); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE BLALOCK COMMERCIAL OVERLAY DISTRICT AND EXPANDING THE BLALOCK COMMERCIAL OVERLAY DISTRICT BOUNDARIES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinance") for the purpose of prescribing regulations relating to the Blalock Commercial Overlay District ("City" or "Sherman"); and

WHEREAS, Sherman has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Section 14.03.007 (Blalock Commercial Overlay District) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.03 OVERLAY ZONING DISTRICTS**

Sec. 14.03.007 Blalock Commercial Overlay District

(a) *Introduction.*

(1) The development of the Blalock Commercial Overlay District offers significant economic opportunities for the city and its citizens. It is imperative that this unique entry to the city be protected by quality development standards. This district is in compliance with the comprehensive master plan future land use map and the implementation section: Prudent use

[1] Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

of development regulations.

~~(2) Careful planning and foresight is important to achieve and provide the greatest benefits for the city. The intent of the Blalock Commercial Overlay District Standards is to ensure the area develops in a manner that provides an attractive appearance and assures compatible land uses within consistent design guidelines.~~

~~(3) The Blalock Commercial Overlay District will consist of highway frontage in the Blalock Industrial Park at Heritage Parkway and nearby tracts that form the south gateway to the city.~~

(2) The Blalock Commercial Overlay District is intended to protect the aesthetic and visual character of the district.

(3) The Blalock Commercial Overlay District is intended to provide a location for a mix of land uses including retail, service, and industrial activities as well as multifamily in the district.

(4) Any other standards, regulations or requirements within this overlay shall override those in the base zoning district in the event of a conflict not addressed above. Standards, regulations or requirements of the base zoning district not augmented or otherwise supplemented by this overlay will continue to prevail.

~~(b) *Intent.* To create a regional image for retail/commercial developments within and around the Blalock Commercial Overlay District. These guidelines are to help owners, developers, designers, architects, and builders by providing design criteria that will coordinate the image, character and quality of the entire development and ensure the aesthetic value and visual appeal of non-residential land uses in the overlay district.~~

~~(1) Multiple buildings in commercial centers: To achieve unity between buildings in a commercial development of more than one building, all buildings in such a development shall employ a similar theme, and color palette.~~

~~(c) *Applicability.* These provisions shall apply to all retail and commercial development within Blalock Commercial Overlay District.~~

~~(*b*d)~~ *Boundary Areas.* ~~Establishment of Blalock Commercial Overlay District.~~ *The Blalock Commercial overlay district is established on property as shown on the official zoning map and as depicted in exhibit A, attached hereto and incorporated herein by reference.* ~~For the purpose of promoting the public health, safety, morals and general welfare in the city, there is hereby, for the purposes of convenience, denominated "Blalock Commercial Overlay District" the following area described by metes and bounds as follows:~~

~~SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the PRESTON KITCHENS SURVEY, Abstract No. 667, the SHERROD DUNMAN SURVEY, Abstract No. 329 and the ELIZABETH JONES SURVEY, Abstract No. 625 and being more particularly described by metes and bounds as follows to-wit:~~

~~BEGINNING at the southeast corner of a 97.64 acre tract of land described in tract one in deed from Rabin Worldwide, Inc., et al to Actichem L.P., dated June 21, 2005, recorded in Volume 3880, Page 138, Official Public Records, Grayson County, Texas, the Southwest corner of a 130.48 acre tract of land described in deed from Rabin Worldwide, Inc., et al to Shafer Plaza XLII, Ltd., dated March 28, 2005, recorded in Volume 3842, Page 40, Official Public Records, Grayson County, Texas, on the North right-of-way line of F.M. Highway No. 1417;~~

~~THENCE in a Northerly direction with the East line of said Actichem 97.64 acre tract, the West line of said Shafer 130.48 acre tract, the following calls and distances:~~

~~North 17 deg. 57 min. 51 sec. West, a distance of 541.99 feet;~~

~~North 11 deg. 37 min. 37 sec. East, a distance of 541.99 feet;~~

~~North 44 deg. 54 min. 41 sec. West, a distance of 493.45 feet;~~

~~North 13 deg. 29 min. 05 sec. West, a distance of 2190.59 feet to the Northeast corner of said 97.64 acre tract, a Southeast corner of a 1140.06 acre tract of land described in Tract One in deed from W. C. Pickens, Jr. to Sherman Hills County Club, Ltd., dated May 17, 2002, recorded in Volume 3265, Page 890, Official Public Records, Grayson County, Texas;~~

~~THENCE North 14 deg. 26 min. 23 sec. West, continuing with the West line of said Shafer 130.48 acre tract, an East line of said 1140.06 acre tract, a distance of 468.97 feet to the Northwest corner of said 130.48 acre tract, an ell corner of said 1140.06 acre tract;~~

~~THENCE North 75 deg. 38 min. 03 sec. East, with a North line of said 130.48 acre tract, a South line of said 1140.06 acre tract, a distance of 867.16 feet to an ell corner of the herein described tract, at a point 500 feet West of and perpendicular to the West right-of-way line of U.S. Highway No. 75; THENCE in a Northerly direction 500 feet West of and parallel with the West right-of-way line of said U.S. Highway No. 75, the following calls and distances:~~

~~With a curve to the right having a radius of 3945.71 feet, (chord bears North 04 deg. 35 min. 05 sec. East, 566.30 ft.), a distance of 566.79 feet to the end of said curve;~~

~~North 08 deg. 42 min. 00 sec. East, crossing a South line of Sherman Hills Country Club Addition, Golf Course Tracts to the City of Sherman, Texas as shown by plat of record in Volume 17, Pages 71 & 72, Plat Records, Grayson County, Texas and continuing for a total distance of 1199.86 feet to a point;~~

~~North 02 deg. 29 min. 14 sec. East, a distance of 166.77 feet to a point; With a curve to the left having a radius of 3154.72 feet, (chord bears North 02 deg. 14 min. 29 sec. East, 433.48 ft.), a distance of 433.82 feet to the end of said curve;~~

~~North 17 deg. 36 min. 44 sec. West, a distance of 154.38 feet to a point; North 02 deg. 50 min. 00 sec. West, a distance of 168.45 feet to a point;~~

~~THENCE North 87 deg. 10 min. 00 sec. East, crossing a North line of said Sherman Hills Country Club Addition, Golf Course Tracts, the South line of an 0.981 acre triangular tract of land described as Tract No. 2 in deed from William P. Lee, et ux to William P. Lee and Betty Lou Lee, Trustees of the William P. Lee and Betty Lou Lee Revocable Living Trust by deed dated May 8, 1997, recorded in Volume 2548, Page 19, Official Public Records, Grayson County, Texas and continuing for a total distance of 500.00 feet to an angle point on the East line of said 0.981 acre tract, the West right-of-way line of said U.S. Highway No. 75, at highway station 817+38.7;~~

~~THENCE North 79 deg. 29 min. 51 sec. East, crossing said highway, a distance of 383.43 feet to an angle point in the East right-of-way line of said U.S. Highway No. 75, the West line of a 26.318 acre tract of land described in Tract No. 1 in said deed recorded in Volume 2548, Page 19, at highway station 817+89.87;~~

THENCE North 87 deg. 10 min. 00 sec. East, a distance of 500.00 feet to a point 500 feet East of and perpendicular to the East right-of-way line of said U.S. Highway No. 75;

THENCE in a Southerly direction 500 feet East of and parallel with the East right-of-way line of said U.S. Highway No. 75, the following calls and distances:

South 13 deg. 38 min. 47 sec. East, a distance of 159.91 feet to a point; South 02 deg. 50 min. 00 sec. East, a distance of 149.32 feet to the beginning of a curve;

With a curve to the right having a radius of 4524.72 feet, (chord bears South 00 deg. 0 1 min. 04 sec. West, 450.15 ft.), a distance of 450.33 feet to a point in the center of Post Oak Creek and on the Southerly line of said Lee 26.318 acre tract;

THENCE in a Southeasterly direction with the center of said Post Oak Creek, the Southerly line of said 26.318 acre tract, the following calls and distances:

South 17 deg. 55 min. 00 sec. East, a distance of 113.24 feet to a point;

South 44 deg. 10 min. 00 sec. East, a distance of 232.88 feet to a point;

South 20 deg. 59 min. 00 sec. East, a distance of 279.56 feet to a point;

South 41 deg. 03 min. 00 sec. East, a distance of 105.88 feet to a point;

South 27 deg. 54 min. 00 sec. East, a distance of 173.45 feet to an angle point and a jog to the West in the West right-of-way line of old U.S. Highway No. 75, at highway station 800+00;

South 78 deg. 32 min. 13 sec. East, crossing said old highway 75 and continuing for a total distance of 127.19 feet to a point;

North 74 deg. 16 min. 00 sec. East, a distance of 52.20 feet to a point;

North 31 deg. 15 min. 00 sec. East, a distance of 275.80 feet to a point;

South 71 deg. 38 min. 00 sec. East, a distance of 103.00 feet to a point;

South 27 deg. 54 min. 00 sec. East, a distance of 458.30 feet to a point;

South 64 deg. 26 min. 00 sec. East, a distance of 22.79 feet to a point on a West line of a West line of a 221.867 acre tract of land conveyed by Stephen B. Gremmels to Pylon Farms, Inc. by deed dated October 11, 1965, recorded in Volume 1040, Page 518, Deed Records, Grayson County, Texas;

THENCE South 13 deg. 41 min. 11 sec. East, with a West line of said 221.867 acre tract, a distance of 1098.90 feet to an ell corner of said tract;

THENCE South 29 deg. 21 min. 33 sec. West, through said 221.867 acre tract, a distance of 1443.79 feet to the Northeast corner of an 0.939 acre tract of land conveyed by Windle Lee Golden, et ux to Richard J. Kalb, et ux by deed dated July 24, 1989, recorded in Volume 2049, Page 131, Real Property Records, Grayson County, Texas, the Southeast corner of a 4.256 acre tract of land conveyed by Leon H. Bloomer, et ux to Pylon Farms, Inc. by deed dated December 21, 1965, recorded in Volume 1054, Page 67, Deed Records,

Grayson County, Texas, on a West line of said 221.867 acre tract;

THENCE South 14 deg. 08 min. 33 sec. East, with a West line of said 221.867 acre tract, the East line of said 0.939 acre tract, passing the Northwest corner of Constitution Village Addition, Section Two to the City of Sherman, Texas as shown by plat of record in Volume 4, Page 22, Plat Records, Grayson County, Texas and continuing for a total distance of 246.07 feet to the Southeast corner of said 0.939 acre tract;

THENCE South 14 deg. 37 min. 30 sec. East, continuing with a West line of said 221.867 acre tract, the West line of said Constitution Village Addition, Section Two, a distance of 443.34 feet to a point;

THENCE South 13 deg. 42 min. 08 sec. East, continuing with a West line of said 221.867 acre tract, the West line of said Constitution Village Addition, Section Two, passing its Southwest corner, the Northwest corner of Constitution Village Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 73, Plat Records, Grayson County, Texas and continuing with the West line of said Constitution Village Addition, passing its Southwest corner on the North right-of-way line of F.M. Highway No. 1417 and continuing for a total distance of 1698.56 feet to a point on the South right-of-way line of said F.M. Highway No. 1417, the North line of a 13.40 acre tract of land described in Correction Trustee's Deed from Robert W. Minshew, Trustee to Kennedy & Minshew Professional Corporation, dated September 2, 2003, recorded in Volume 3534, Page 461, Official Public Records, Grayson County, Texas;

THENCE South 75 deg. 46 min. 49 sec. West, with the South right-of-way line of said F.M. Highway No. 1417, the North line of said 13.40 acre tract, a distance of 120.40 feet to its Northwest corner;

THENCE South 13 deg. 46 min. 49 sec. East, with the West line of said 13.40 acre tract, a distance of 776.73 feet to a point;

THENCE South 13 deg. 30 min. 32 sec. East, continuing with the West line of said 13.40 acre tract, passing its Southwest corner, the Westerly Northwest corner of a 214.134 acre tract of land conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas and continuing with the Westerly West line of said 214.134 acre tract for a total distance of 849.43 feet to the Northeast corner of a 25.229 acre tract of land described in Tract 2 indeed from Sherman Development Limited Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas;

THENCE South 74 deg. 56 min. 00 sec. West, with the North line of said 25.229 acre tract, a distance of 667.02 feet to its Northwest corner, on the East right-of-way line of said U.S. Highway 75;

THENCE in a Northerly direction with the East right-of-way line of said U.S. Highway 75, the following calls and distances:

North 09 deg. 47 min. 31 sec. West, a distance of 423.53 feet to highway station 737+00"R"

North 05 deg. 50 min. 32 sec. East, a distance of 155.77 feet to highway station 738+50"R";

North 09 deg. 48 min. 00 sec. West, a distance of 200.00 feet to highway station 740+50"R";

North 14 deg. 25 min. 28 sec. West, a distance of 293.96 feet to highway station 743+43"R";

THENCE South 74 deg. 29 min. 41 sec. West, crossing said U.S. Highway 75, a distance of 319.88 feet to the Southeast corner of an 0.7688 acre tract of land conveyed by Greater Sherman, Inc. to the City of

Sherman, Texas by deed dated November 8, 1978, recorded in Volume 1455, Page 265, Deed Records, Grayson County, Texas, the Northeast corner of a 24.05 acre tract of land conveyed by Sherman Economic Development Corporation to the State of Texas by deed dated January 17, 2003 recorded in Volume 3454, Page 609, Official Public Records, Grayson County, Texas.

THENCE South 80 deg. 12 min. 00 sec. West, with the South line of said 0.7688 acre tract, a North line of said 24.05 acre tract, a distance of 184.80 feet to the Southwest corner of said 0.7688 acre tract, a Northwest corner of said 24.05 acre tract, on an East line of Northgate Technology Park Addition to the City of Sherman, Texas as shown by plat of record in Volume 12, Page 43, Plat Records, Grayson County, Texas;

THENCE in a Northerly direction with the West line of said 0.76887 acre tract, an East line of said Northgate Technology Park Addition, the following calls and distances:

North, a distance of 48.43 feet to a point;

North 06 deg. 48 min. 00 sec. East, a distance of 59.50 feet to a point;

North 06 deg. 00 min. 00 sec. West, a distance of 53.00 feet to a point;

North 57 deg. 37 min. 00 sec. West, a distance of 71.12 feet to the Northwest corner of said 0.7688 acre tract, the Easterly Northeast corner of said Northgate Technology Park Addition, on the South line of 75 and 1417 Addition to the City of Sherman, Texas as shown by plat of record in Volume 12, Page 92, Plat Records, Grayson County, Texas.

THENCE South 76 deg. 23 min. 44 sec. West, with the South line of said 75 and 1417 Addition, a North line of said Northgate Technology Park Addition, a distance of 38.20 feet to the Southwest corner of Lot Two, the Southeast corner of Lot One of said 75 and 1417 Addition;

THENCE in a Northerly direction with the East line of said Lot One, the West line of said Lot Two of 75 and 1417 Addition, the following calls and distances:

North 53 deg. 38 min. 37 sec. West, a distance of 60.71 feet;

North 43 deg. 07 min. 10 sec. West, a distance of 33.15 feet;

South 77 deg. 01 min. 50 sec. West, a distance of 119.26 feet;

North 57 deg. 03 min. 29 sec. West, a distance of 63.21 feet;

South 59 deg. 49 min. 33 sec. West, a distance of 59.56 feet;

North 69 deg. 45 min. 10 sec. West, a distance of 42.46 feet;

North 06 deg. 31 min. 27 sec. East, a distance of 32.18 feet;

North 32 deg. 52 min. 33 sec. West, a distance of 54.38 feet;

North 64 deg. 39 min. 19 sec. West, a distance of 110.97 feet;

North 45 deg. 30 min. 11 sec. West, a distance of 48.34 feet to the Northeast corner of said Lot One, the

~~Northwest corner of said Lot Two on the North line of said 75 and 1417 Addition, the South right-of-way line of F.M. Highway 1417;~~

~~THENCE North 49 deg. 46 min. 52 sec. West, crossing said F.M. Highway 1417, a distance of 194.80 feet to a point on the North right-of-way line of said F.M. Highway 1417, the South line of the above mentioned Shafer 130.48 acre tract;~~

~~THENCE in a Westerly direction with the North right-of-way line of said F.M. Highway 1417, the South line of said 130.48 acre tract, the following calls and distances:~~

~~South 70 deg. 42 min. 26 sec. West, a distance of 200.49 feet;~~

~~South 74 deg. 58 min. 59 sec. West, a distance of 499.93 feet;~~

~~South 73 deg. 49 min. 20 sec. West, a distance of 207.88 feet to the PLACE OF BEGINNING and containing 428.74 ACRES OF LAND more or less.~~

(c) Building Placement

(1) Minimum lot area: 1 acre

(2) Minimum lot width: 100'

(3) Setbacks shall be as follows:

(A) 70' from U.S. Highway 75, F.M. 1417

(B) 40' from Travis Street

(C) 25' from all other public roads

(D) 15' from side and rear yards not adjacent to public roads

(E) 40' setback from any single-family zoned property

(F) Commercial accessory structures such as menu boards and drive-thru canopies may be located in the rear yard or the required side yard, but shall have a five (5) foot setback from property lines

(4) Maximum building height: 80' unless specified differently in the Blalock Industrial Park Planned Development District Regulations.

(d) Use chart. The use of land or buildings within the Blalock Commercial Overlay District shall be in accordance with those listed in Article **14.10** (Use Chart) of the Zoning Ordinance as determined by the base zoning district of the property, unless specified below.

Use Type	***Blalock Commercial Overlay District***
Alcoholic beverage establishments	*P*
Auditorium, arena, coliseum, theater, or amphitheater	*SUP*
Automobile accessory and supply store	*P*

Automobile laundry, carwash	*P*
Automobile repair, body work, or painting	*SUP*
Automobile service station	*P*
Bakery, confectionery, or similar (retail)	*P*
Bank, credit unions, and financial institutions	*P*
Barbershop, beauty parlor or permanent makeup	*P*
Building material sales or monument sales	*SUP*
Caterer	*P*
Christmas tree sales	*TUP*
Church or other place of worship	*SUP*
Civic club, fraternal organization, or lodge	*SUP*
Clinic, medical or dental	*P*
Commercial amusement center, indoor only	*SUP*
Contractors or construction offices, equipment sales, service, rental and repair, without outdoor storage	*P*
Department store	*P*
Drug-store or pharmacy	*P*
Dwelling, multi-family	*[1]*
Farm equipment sales, service, repairs, feed store	*SUP*
Farmer's market, indoor or outdoor	*SUP*
Florist shop	*P*
Food or grocery store, retail	*P*
Food truck lot	*SUP*
Funeral home, mortuary, or crematory	*P*
Furniture and appliances sales, service, custom upholstery, not automobile related	*P*
Governmental office	*P*
Greenhouse, plant nursery, or garden center	*P*
Hardware store and small tool rental, but not including sales or lumber or industrial hardware	*P*
Health club or studio	*P*
Hotel	*SUP*
Laundry, pickup station or self-service	*P*
Municipal Uses Operated by the City	*P*
Museum, library, art gallery	*P*
Office, any type	*P*
Outdoor sales	*[2]*
Parking, surface or structured	*P*
Personal service (accounting, travel, attorney, or similar)	*P*
Pet shop (indoor only)	*P*

Printing, publishing, or reprographics, including engraving or photoengraving	*P*
Private clubs when required to obtain a permit from the Texas Alcoholic Beverage Commission	*SUP*
Radio or television broadcasting transmitter or tower, microwave relay tower	*SUP*
Restaurant (inside and/or outside service)	*P*
Retail store (indoor)	*P*
Schools; elementary, high, college and universities, public, private, or denominational	*SUP*
Studio for professional work or teaching (fine arts, photography, music, drama, radio, television, or recording)	*P*
Swimming pool, commercial	*P*
Tailor shop, seamstress, altering, and repairing of apparel	*P*
Veterinarian or animal hospital (indoor soundproof kennels only)	*P*
Wholesale establishment including storage	*P*
Warehousing	*P*

Legend for Use Chart
P – Use is permitted by right
SUP – Use is permitted only upon approval of a Specific Use Permit
TUP – Use is permitted only upon approval of a Temporary Use Permit
[#] – The use is permitted with certain conditions

[1] Dwelling, Multi-family: Multi-family development is permitted within the Blalock Commercial Overlay District subject to the following conditions:

- *Only permitted on lots that are fronting on W. Travis Street*
- *Multi-family development shall adhere to the regulations set forth in the MF-30 Zoning District Regulations.*

[2] Outdoor Sales: Outdoor sales are permitted within the Blalock Commercial Overlay District subject to the following conditions:

- *Outdoor sales shall not be located in any required parking areas, drive aisles, or fire lanes.*
- *Outdoor sales may be permitted in the front yard located at the front of the main building but shall not block access to any doorways or pedestrian walkways.*
- *Outdoor sales shall not extend beyond the closest fire lane that parallels the front of the main building.*
- *Outdoor sales shall not be permitted in the side and rear yard of a lot.*

Use Type	Blalock Commercial Overlay District
Educational, Institutional, Public and Special Uses	
Helistop	P
Household care facility	P
Museum/art gallery	P
Transportation, Utility and Communication Uses	
Stealth antenna	P
Commercial telephone exchange	P
Office and Professional Uses	
Administrative, medical or professional office	P
Government office	P
Insurance office	P
Research and development center	P
Retail Uses	
Retail uses over 50,000 sq. ft.	SUP
Alcoholic beverage establishment	P
Antique shop and used furniture	P
Building material and hardware sales	P
Major building material and hardware sales	P
Minor convenience store with gas pumps	P
Convenience store without gas pumps	P
Equipment and machinery sales and rental	P
Major equipment and machinery sales and rental	P
Minor feed store	P
Furniture, home furnishings and appliance store reta	P

Use Type	Blalock Commercial Overlay District
Restaurant or cafeteria	P
Service Uses	
Artisan's workshop	P
Bank, savings and loan or credit union	P
Beauty salon/barber shop	P
Business service	P
Cabinet/upholstery shop	P
Contractor's shop and/or storage yard (inside)	P
Dry cleaning, major dry cleaning	P
Minor furniture restoration	P
Gunsmith	P
Gymnastics/dance studio	P
Health/fitness center	P
Hotel	SUP
Household appliance service and repair	P
Indoor gun range	P
Locksmith/security system company	P
Mortuary/funeral parlor	P
Print shop	P
Minor restaurant or cafeteria	P
Restaurant, drive-in	P
Small engine repair shop	P
Veterinarian clinic with indoor soundproof kennels	P
Automobile and Related Uses	

~~Use Type~~	~~Blalock Commercial Overlay District~~
~~Auto parts sales, inside~~	~~P~~
~~Automobile parking lot/garage~~	~~P~~
~~Automobile repair, major no outside storage~~	~~P~~
~~Automobile repair, minor no outside storage~~	~~P~~
~~Automobile sales/leasing, new~~	~~P~~
~~Carwash~~	~~P~~
~~Motorcycle sales/service~~	~~P~~
~~**Wholesale Uses**~~	
~~Bottling works~~	~~P~~
~~Mini warehouse/public storage~~	~~P~~
~~Office/showroom~~	~~P~~
~~Office/warehouse/distribution center storage or whol~~	~~P~~

~~**Legend for Use Chart**~~

~~P - Use is permitted by right in district indicated~~

~~SUP - Use is permitted in district only upon approval of a specific use permit~~

(e) Building Design

(1) General provisions. The purpose of this sub-section is to maintain a consistent architecture and character of Sherman's Blalock Commercial Overlay District.

(2) Exterior walls. Building materials must be specified and consistent with the intent of these standards. Masonry or equivalent shall be required on the sides of all buildings in Blalock Commercial Overlay District A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission.

(A) Exterior Walls.

(i) All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction, in accordance with the city building regulations code and fire prevention and protection code. No blank walls shall face public streets.

(ii) The following primary material list shall apply:

a. Masonry consisting of stone, cultured or cast stone.

b. Brick or brick veneer.
c. Tile.
d. Stucco.
e. Architecturally finished block.
f. Architectural glass (less than 27% reflectance).

(iii) A maximum of 15% of the facade may include accent materials not listed on the approved primary material list. Secondary materials (maximum 15%) may be EIFS, wood, metal, or other approved material.

(iv) The following materials are prohibited as primary cladding: Aluminum siding, galvanized steel or other bright metal, wood or plastic siding, cementitious fiberboard, unfinished concrete block, exposed aggregate concrete, and reflective glass (greater than 27% reflectance).

(v) <u>EIFS.</u> The use of exterior insulated finishing system (EIFS) is not allowed below eight (8) feet above finished grade.

(B) Exterior Colors. These guideline recommendations are consistent with other example corridors with the intent of creating complementary building design.

(i) A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, nonreflective earth tone colors.

(ii) No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.

(C) All buildings shall be architecturally finished with the same materials and details on all sides.

(D) <u>Additional architectural features (minimum 4 features).</u> All buildings shall have at least four architectural features from the following list:

(i) Canopies, awnings, or porticos.
(ii) Recesses/projections.
(iii) Arcades (recessed porches).
(iv) Peaked roof forms.
(v) Arches.
(vi) Outdoor patios.
(vii) Display windows.
(viii) Architectural details (such as tile work and moldings) integrated into the building façade.
(ix) Articulated cornice line.
(x) Integrated planters or wing walls that incorporate landscape and sitting areas.
(xi) Offsets, reveals or projecting rib used to express architectural or structural bays.
(xii) Accent materials, such as stone, stucco, etc. (minimum 15% of exterior façade).
(xiii) Varied roof heights.

(E) Other required features include:

(i) <u>Entryway features.</u> All ground floor entrances shall be covered or inset and shall not apply to loading areas. Building entrances for the public shall be defined and articulated with architectural elements such as arcades, roofs, alcoves, columns, porticos, porches, and overhangs.

(ii) <u>Building articulation</u>. All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

(iii) <u>Roof treatment.</u>

a. Long uninterrupted rooflines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type, or planes which typically correspond to offsets in the building's facade, or other appropriate architectural elements.

b. The following materials are allowed for sloping roofs:

1. Asphalt shingles

2. Industry approved synthetic shingles

3. Standing seam metal

4. Tile roofs

5. Flat roofs shall require parapet screening which adheres to the vertical articulation requirements for the main face of the structure. Parapet rooflines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

c. The following materials are prohibited as roofing materials: wood roof shingles.

(3) Fire escapes. Exterior fire escapes shall not be permitted on the front side of a building. Exposed ladders shall be painted to match the color of the building or an accent color.

(4) Retaining wall. Visible portions of retaining walls shall be constructed of brick, stone, marble or the built-up panels of these materials designed for exterior use. Retaining walls shall be shown on the site plan and elevations shall be provided. Exposed basket type retaining walls shall not be permitted.

(f) *Screening.*

(1) *Refuse areas. All refuse areas and dumpsters shall be screened on three sides and shall be located on private property. The enclosure shall be constructed of a material that is consistent with the main building construction. Gates are not required when dumpster not visible from the public right-of-way.*

(2) *Mechanical equipment. All ground-mounted and roof mounted equipment including, but not limited to, air-conditioning/heating units, pad-mounted transformers, telephone switch boxes and gas meters, shall be screened from all public view. Screening must match building color and material. Ground-mounted mechanical units may be screened with an evergreen landscape screen. Exposed duct and mechanical equipment shall not be permitted on any side of the building visible from the public right-of-way. Exposed conduit, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.*

(g) *Signs.*

(1) Freestanding signs.

(A) Only one freestanding sign *is permitted* per *platted* lot, *with the exception of corner lots. Corner lots are permitted to have two monument signs. The two permitted monument signs shall not be located on the same lot line.*

(B) Pylon or pole signs are not permitted in the Blalock Commercial Overlay District.

(C) Monument signs must include a landscaped, stone-based feature. All monument sign bases shall be constructed of the same material as the front building façade on the same site.

(D) Signs may have a maximum 65 square foot ~~face~~ *sign* area and shall not exceed *ten (10)* ~~twelve~~ feet in height. *Height is measured from the grade of the fronting street.*

(E) Minimum setback for signs shall be *ten (10)* ~~25~~ feet from the *property line* ~~highway right-of-way.~~ *Monument signs shall not obstruct the view of turning traffic. Variances*

to the sight distance requirements may be approved by the City Engineer, subject to specific engineering criteria such as design speed, traffic control, and other site conditions.

(F) A sign encroachment easement is required before a freestanding sign may be constructed within any easements. Only signs with a slab or approved spread footing foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement.

(2) Wall signs.

(A) One (1) wall sign is permitted for each wall face.

(B) Each wall sign shall not exceed twenty (20) percent of the area of any single wall elevation.

(C) The maximum square foot of sign face area for each wall face is determined by the size of the building footprint:

Building Footprint (sq. ft.)	***Maximum Sign Face Area (sq. ft.)***
Less than 49,999	*300*
50,000 or greater	*600*

(3) Multi-tenant monument signs. A multi-tenant sign is one that serves as a common or collective identification for five (5) or more uses within the same development.

(A) Multi-tenant signs shall on be located along the property lines fronting U.S. Highway 75 and F.M. 1417.

(B) Multi-tenant signs shall have a separation distance of 1,000 feet from other multi-tenant signs along the same highway frontage.

(C) Minimum setback from the property line shall be 25 feet.

(D) Multi-tenant signs shall not exceed 50 feet in height.

(E) Multi-tenant signs shall not exceed 600 square feet in sign area.

(4) Development Entrance Signs.

(A) Detached ground signs are permitted at the entrance of the development that are bisected by one or more publicly dedicated streets.

(B) The maximum size shall be 32 square feet per sign with a maximum height of six (6) feet.

(C) Signs may be located at each corner of the intersection of an entrance street.

(D) Development entrance signs shall be located on private property and shall not obstruct the view of turning traffic.

(E) A sign encroachment easement is required before a development entrance sign may be constructed within any easements. Only signs with a slab foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement.

(5) Billboards. Billboards shall not be permitted within the Blalock Commercial Overlay District.

(h) *Parking areas. Refer to Subsection 14.04.003 for parking regulations.* ~~Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the planning and zoning commission~~. Cross access driveways are required adjacent to commercial zoned tracts. ~~The number of parking spaces required for each use is determined by similar uses in commercial and manufacturing districts.~~

(i) Procedures and Notice.

(a) The Planning and Zoning Commission shall review the specific elements of site and building plans for development within the overlay district development area for compliance with these

standards and shall make a determination of approval or disapproval of the site plan as submitted.

(b) The Planning and Zoning Commission shall review all exceptions and requests for variations to the development standards to determine compliance with the intent of the standards or to determine the necessity and appropriateness of the required exception or variation.

(c) If the Planning and Zoning Commission denies any site plan, the same application may not be filed for a period of twelve (12) months from the date of such denial.

(d) Any applicant aggrieved by a decision of the Planning and Zoning Commission may appeal the decision subject to the regulations in Section 14.06.010.

~~(j) *Landscaping.*~~

~~(1) *Landscaping definition.* Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.~~

~~(2) *Site definition.* Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.~~

~~(3) *Compliance.* Landscaping shall conform to the following:~~

~~(A) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.~~

~~(B) 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.~~

~~(C) All landscaping shall be installed so as to avoid hazards.~~

~~(D) An effort shall be made to preserve existing trees.~~

~~(k) *Mandatory site and structure provisions.*~~

~~(1) *Specific materials and color palette.* To achieve unity between buildings in a commercial development of more than one building, all buildings in the subject development shall use a minimum of 10% of stone or faux stone for all street facing or publicly visible facades. All other building materials and colors should coordinate with and compliment this stone.~~

~~(2) *Masonry requirements.* All buildings shall be constructed with a minimum 60% masonry, exclusive of doors and windows. Masonry shall consist of brick, stone, stucco, simulated stone, or architecturally detailed and painted concrete tilt wall. Unpainted, integral color concrete masonry units are allowed as masonry, but are limited to maximum 50% of a street facing facade.~~

~~(3) *Secondary materials.* Secondary materials (maximum 40%) may be EIFS, stucco, wood, metal, or other approved material. Wood or vertical metal shall be limited to a maximum 15% of any building facade per material.~~

~~(4) *Earth-toned colors.* At least 80% of facade is neutral, creme, or deep, rich, non-reflective natural or earth-toned colors, and no more than 1 color is used for visible roof surfaces.~~

(5) *EIFS.* The use of exterior insulated finishing system (EIFS) is not allowed below eight (8) feet above finished grade.

(6) *Glass.* Windows shall have a maximum reflectivity of 20%. Pink and gold glass is not permitted.

(7) *Mechanical unit screening.* All mechanical equipment shall be screened from all public view. Screening must match building color and material. Ground-mounted mechanical units may be screened with an evergreen landscape screen.

(8) Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.

(9) *Trash and recycling collection areas.*

(A) Trash and recycling collection areas shall be located to minimize visibility.

(B) Trash, recycling receptacles, and trash compactors shall be screened with an eight foot masonry wall of a consistent color and material of the primary building.

(C) Enclosures shall be oriented so that the service opening does not face any public right-of-way or residentially zoned property where possible. The opening shall incorporate a metal gate to visually screen the dumpster or compactor. Concrete-filled steel bollards are required at the rear of the enclosure and in front of the enclosure to protect the gate hinges.

(D) Enclosures located in public areas must be screened with landscaping.

(E) All metal gates must not be allowed to swing into the drive aisle or fire lane.

(10) *Loading areas.* All loading and service areas shall be screened from view from adjacent public streets and adjacent residential when possible. Screening shall be by walls compatible to the project design and landscaping.

(l) *Design elements.* Each development must score a minimum of 6 points for buildings under 10,000 sf, 8 points for buildings 10,001–50,000 sf, and 10 points for buildings/developments 50,001 sf or above by implementing a choice/combination of the following design element (see appendix **A** of this subsection for illustrations):

Points	Element	Description (if necessary)
4	Four-sided architecture	Building to be equally finished with a "front door" appearance on all four sides. Required masonry percentages to be met on each elevation.
3	Building articulation	Building facades over 100' in length must have building offsets of at least 4' for a minimum of 25% of the facade. No wall plane may extend more than 100' without horizontal and vertical articulation. Building facades between 40–100' in length may have either horizontal or vertical articulation. Facade articulations/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of site plan submittal.

Points	Element	Description (if necessary)
2	Porches	Covered areas with columns and sloped roof attached to the main facade of the structure. Must extend at least 6 feet beyond the main facade and across at least 15% of the facade.
1	Trellises	Trellis used to enhance an entry feature or as a shaded walkway.
2	Covered walkways	An exterior walkway at least 6' in depth protected by the roof of the main structure, and across at least 15% of the facade.
3	Canopies/awnings	Coverings of canvas, metal, or other material hung from the building facade to protect windows or door openings.
3	Roof overhangs	Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary facade.
4	Natural materials	Use stone, simulated stone, stucco and/or brick, for at least 60% of facade (exclusive of doors and windows).
4	Pitched roof	Pitched roof covering 100% of the total roof area with a pitch of at least 3:12 and no visible flat roofline.
2	Gabled elements	If a flat roof is used, gabled parapet walls are used to break up long facades.
3	Varied roof heights	Within a pitched roof, varied roof heights or dormers to break up the line of the roof.
2	Architectural details in the building facade	i.e. ornamental brickwork, limestone window/door lintels, etc.
1	Decorative paving at sidewalks	Pavers or decorative concrete for min. 10% of total walkways.
1	Site amenities	Outdoor seating, patio areas, fountains, or decorative light fixtures.
1	Public sculpture/art work	Point validity to be determined by the planning and zoning commission.
2	Enhanced landscape	Provide a minimum increase of 25% in the number of trees, shrubs, and ornamental plantings required by city ordinance.

* Additions to existing buildings must be of similar design, and must meet the point score required for the

Points	Element	Description (if necessary)

building size of the addition.

** Applicant must submit a table with the architectural drawings enumerating the proposed points acquired for the development.

Appendix A

[Image]

Appendix B Architectural Examples

[Image]

[Image]

[Image]

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was

open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2024.

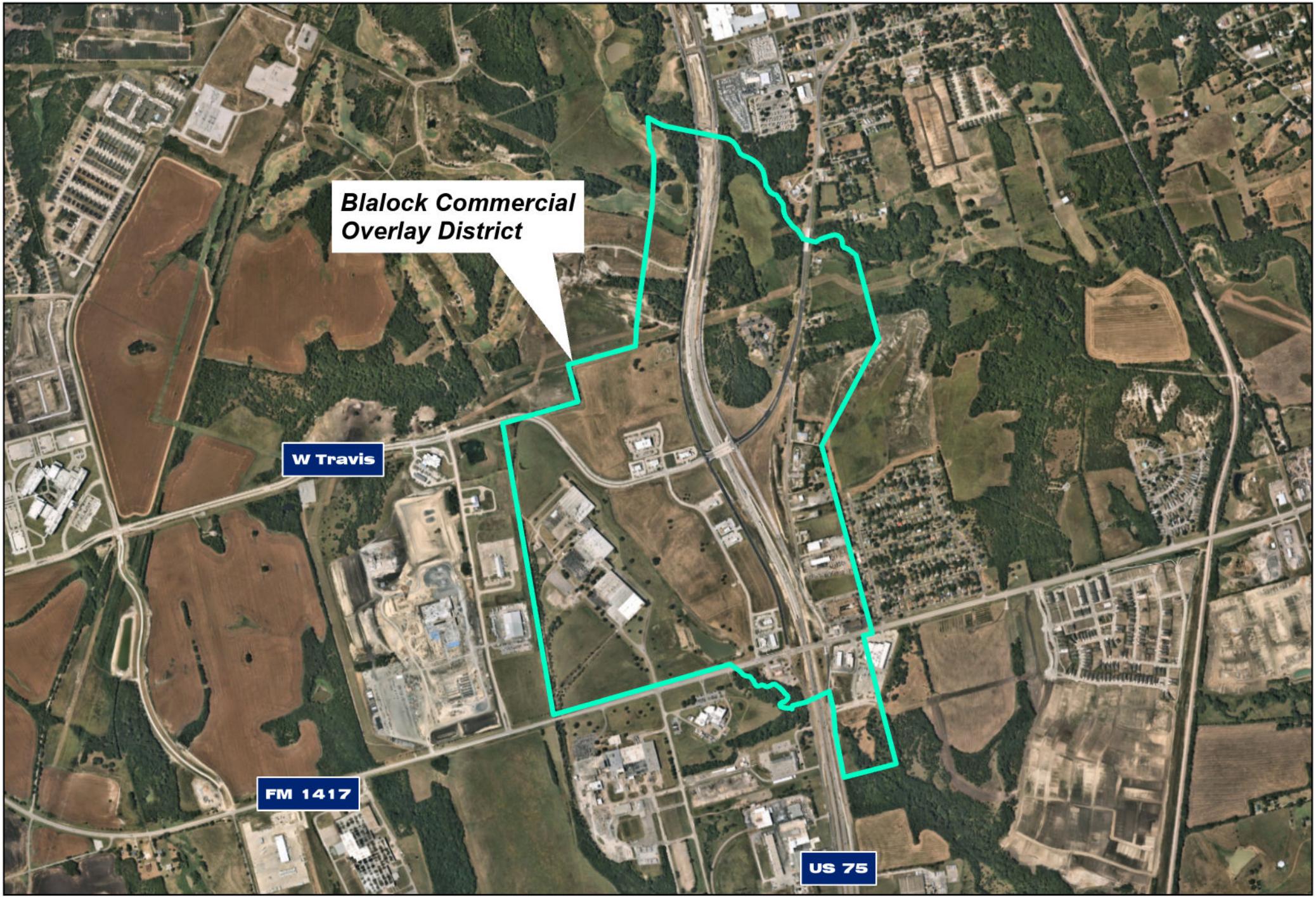
_____
DAVID PLYLER, MAYOR

ATTEST:

_____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

_____
RYAN D. PITTMAN, CITY ATTORNEY



Sherman Development Engineering Group

Exhibit A

Blalock Commercial Overlay District

1" = 1500'

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of PRESTON KITCHENS SURVEY, Abstract No. 667, the SHERROD DUNMAN SURVEY, Abstract No. 329 and the ELIZABETH JONES SURVEY, Abstract No. 625 and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of a 97.64 acre tract of land described in tract one in deed from Rabin Worldwide, Inc., et al to Actichem L.P., dated June 21, 2005, recorded in Volume 3880, Page 138, Official Public Records, Grayson County, Texas, the Southwest corner of a 130.48 acre tract of land described in deed from Rabin Worldwide, Inc., et al to Shafer Plaza XLII, Ltd., dated March 28, 2005, recorded in Volume 3842, Page 40, Official Public Records, Grayson County, Texas, on the North right-of-way line of F.M. Highway No. 1417;

Thence South 73°59'05" West, a distance of 1345.15 feet to a point;
Thence North 09°53'01" West, a distance of 3645.56 feet to a point;
Thence North 73°51'13" East, a distance of 968.05 feet to a point;
Thence North 15°00'59" West, a distance of 471.60 feet to a point;
Thence North 74°34'24" East, a distance of 861.65 feet to a point;
Thence North 02°44'19" East, a distance of 250.38 feet to a point;
Thence North 06°38'25" East, a distance of 318.86 feet to a point;
Thence North 07°39'01" East, a distance of 291.03 feet to a point;
Thence North 07°39'01" East, a distance of 556.27 feet to a point;
Thence North 07°39'01" East, a distance of 356.85 feet to a point;
Thence North 01°26'15" East, a distance of 166.75 feet to a point;
Thence North 03°39'18" East, a distance of 162.53 feet to a point;
Thence North 00°41'28" East, a distance of 163.77 feet to a point;
Thence North 01°46'20" West, a distance of 107.42 feet to a point;
Thence North 18°39'43" West, a distance of 154.36 feet to a point;
Thence North 03°52'59" West, a distance of 310.02 feet to a point;
Thence South 62°23'06" East, a distance of 195.18 feet to a point;
Thence South 69°53'15" East, a distance of 38.67 feet to a point;
Thence South 78°39'12" East, a distance of 788.29 feet to a point;
Thence South 59°20'56" East, a distance of 81.13 feet to a point;
Thence South 38°59'28" East, a distance of 69.84 feet to a point;
Thence South 24°26'38" East, a distance of 93.70 feet to a point;
Thence South 57°15'54" East, a distance of 43.02 feet to a point;
Thence South 65°46'20" East, a distance of 113.38 feet to a point;
Thence South 54°51'57" East, a distance of 85.34 feet to a point;
Thence South 43°01'30" East, a distance of 53.04 feet to a point;
Thence South 33°06'42" East, a distance of 70.98 feet to a point;
Thence South 14°28'12" East, a distance of 82.76 feet to a point;
Thence South 08°25'35" East, a distance of 96.61 feet to a point;
Thence South 32°24'00" East, a distance of 100.19 feet to a point;
Thence South 58°10'21" East, a distance of 55.53 feet to a point;
Thence South 79°59'30" East, a distance of 28.08 feet to a point;

Thence South 35°16'21" East, a distance of 81.70 feet to a point;
Thence South 36°52'11" East, a distance of 65.07 feet to a point;
Thence South 03°30'12" East, a distance of 79.86 feet to a point;
Thence South 17°06'10" East, a distance of 66.38 feet to a point;
Thence South 34°26'20" East, a distance of 69.04 feet to a point;
Thence South 38°20'01" East, a distance of 89.18 feet to a point;
Thence South 52°21'08" East, a distance of 71.91 feet to a point;
Thence South 34°52'31" East, a distance of 65.44 feet to a point;
Thence South 28°45'09" East, a distance of 64.20 feet to a point;
Thence South 75°25'55" East, a distance of 162.42 feet to a point;
Thence North 55°37'10" East, a distance of 61.34 feet to a point;
Thence North 69°24'19" East, a distance of 78.07 feet to a point;
Thence North 73°57'50" East, a distance of 77.91 feet to a point;
Thence North 79°34'46" East, a distance of 39.66 feet to a point;
Thence South 73°58'04" East, a distance of 40.59 feet to a point;
Thence South 49°49'50" East, a distance of 45.18 feet to a point;
Thence South 17°12'35" East, a distance of 53.04 feet to a point;
Thence South 04°10'13" East, a distance of 43.16 feet to a point;
Thence South 33°58'35" East, a distance of 24.87 feet to a point;
Thence South 68°16'22" East, a distance of 64.19 feet to a point;
Thence South 51°25'22" East, a distance of 120.05 feet to a point;
Thence South 15°02'55" East, a distance of 1068.33 feet to a point;
Thence South 28°05'35" West, a distance of 1492.42 feet to a point;
Thence South 15°10'19" East, a distance of 2392.44 feet to a point;
Thence South 74°49'38" West, a distance of 117.13 feet to a point;
Thence South 14°12'07" East, a distance of 1003.19 feet to a point;
Thence South 14°46'12" East, a distance of 628.37 feet to a point;
Thence South 75°28'31" West, a distance of 664.36 feet to a point;
Thence North 11°08'34" West, a distance of 554.09 feet to a point;
Thence North 04°35'34" West, a distance of 298.31 feet to a point;
Thence North 13°31'42" West, a distance of 225.36 feet to a point;
Thence South 64°47'27" West, a distance of 311.36 feet to a point;
Thence South 75°42'35" West, a distance of 180.20 feet to a point;
Thence South 01°07'24" West, a distance of 42.02 feet to a point;
Thence North 54°53'37" West, a distance of 21.42 feet to a point;
Thence North 90°00'00" West, a distance of 40.31 feet to a point;
Thence North 88°34'06" West, a distance of 22.51 feet to a point;
Thence North 76°25'46" West, a distance of 39.15 feet to a point;
Thence North 70°10'38" West, a distance of 17.14 feet to a point;
Thence North 48°08'41" West, a distance of 12.08 feet to a point;
Thence North 27°45'32" West, a distance of 12.08 feet to a point;
Thence North 09°51'53" West, a distance of 8.75 feet to a point;
Thence North 14°02'07" East, a distance of 9.28 feet to a point;
Thence North 39°48'25" East, a distance of 10.25 feet to a point;
Thence North 60°54'48" East, a distance of 32.40 feet to a point;
Thence North 83°59'21" East, a distance of 14.33 feet to a point;
Thence North 74°25'04" East, a distance of 9.25 feet to a point;
Thence North 52°25'51" East, a distance of 8.93 feet to a point;
Thence North 42°16'25" East, a distance of 40.48 feet to a point;
Thence North 24°13'42" East, a distance of 11.94 feet to a point;

Thence North 06°06'54" West, a distance of 15.33 feet to a point;
Thence North 27°53'51" West, a distance of 20.95 feet to a point;
Thence North 49°23'55" West, a distance of 40.16 feet to a point;
Thence North 30°15'27" West, a distance of 15.13 feet to a point;
Thence North 43°18'19" West, a distance of 65.10 feet to a point;
Thence North 53°17'29" West, a distance of 77.44 feet to a point;
Thence North 82°52'28" West, a distance of 17.56 feet to a point;
Thence South 74°44'39" West, a distance of 18.63 feet to a point;
Thence South 63°44'00" West, a distance of 46.76 feet to a point;
Thence South 75°19'25" West, a distance of 23.64 feet to a point;
Thence North 80°16'21" West, a distance of 19.34 feet to a point;
Thence North 55°55'22" West, a distance of 22.35 feet to a point;
Thence North 72°38'46" West, a distance of 18.26 feet to a point;
Thence North 87°52'43" West, a distance of 14.71 feet to a point;
Thence South 63°26'03" West, a distance of 18.27 feet to a point;
Thence South 70°54'25" West, a distance of 14.98 feet to a point;
Thence South 85°06'05" West, a distance of 19.13 feet to a point;
Thence North 67°04'08" West, a distance of 15.37 feet to a point;
Thence North 43°15'51" West, a distance of 12.71 feet to a point;
Thence North 30°04'06" West, a distance of 23.91 feet to a point;
Thence North 23°46'56" West, a distance of 35.11 feet to a point;
Thence North 41°35'50" West, a distance of 71.36 feet to a point;
Thence North 86°28'41" West, a distance of 35.46 feet to a point;
Thence North 68°42'48" West, a distance of 45.00 feet to a point;
Thence North 41°38'03" West, a distance of 26.23 feet to a point;
Thence North 39°03'37" West, a distance of 25.41 feet to a point;
Thence North 55°12'51" West, a distance of 160.09 feet to a point;
Thence South 74°04'44" West, a distance of 918.39 feet to the Point-of-Beginning and containing 519.638 acres (22635432 square feet) of land, more or less.

DocuSign Envelope ID: BA0F0DA3-3C7E-4D88-9401-58977164E93A

Sherman 301-A, LLC
12400 Coit Road, Suite 1000
Dallas, TX 75251

Mr. Rob Rae
Director of Development Services
220 W Mulberry Steet
Sherman, TX 75090
robr@cityofsherman.com

Dear Mr. Rae,

I hope this letter finds you well. My name is Matt Coit, and I am the manager of Sherman 301-A, LLC, the property owner of the approximately 97-acre tract of land and improvements located at 301 FM1417, Sherman, TX 75092. I am writing to express my support for the extension of the Blalock Commercial Overlay District to the subject property.

Sincerely,

DocuSigned by:
EE6E601915EB4AD...
Matt Coit

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 26.

Meeting Date: 2/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

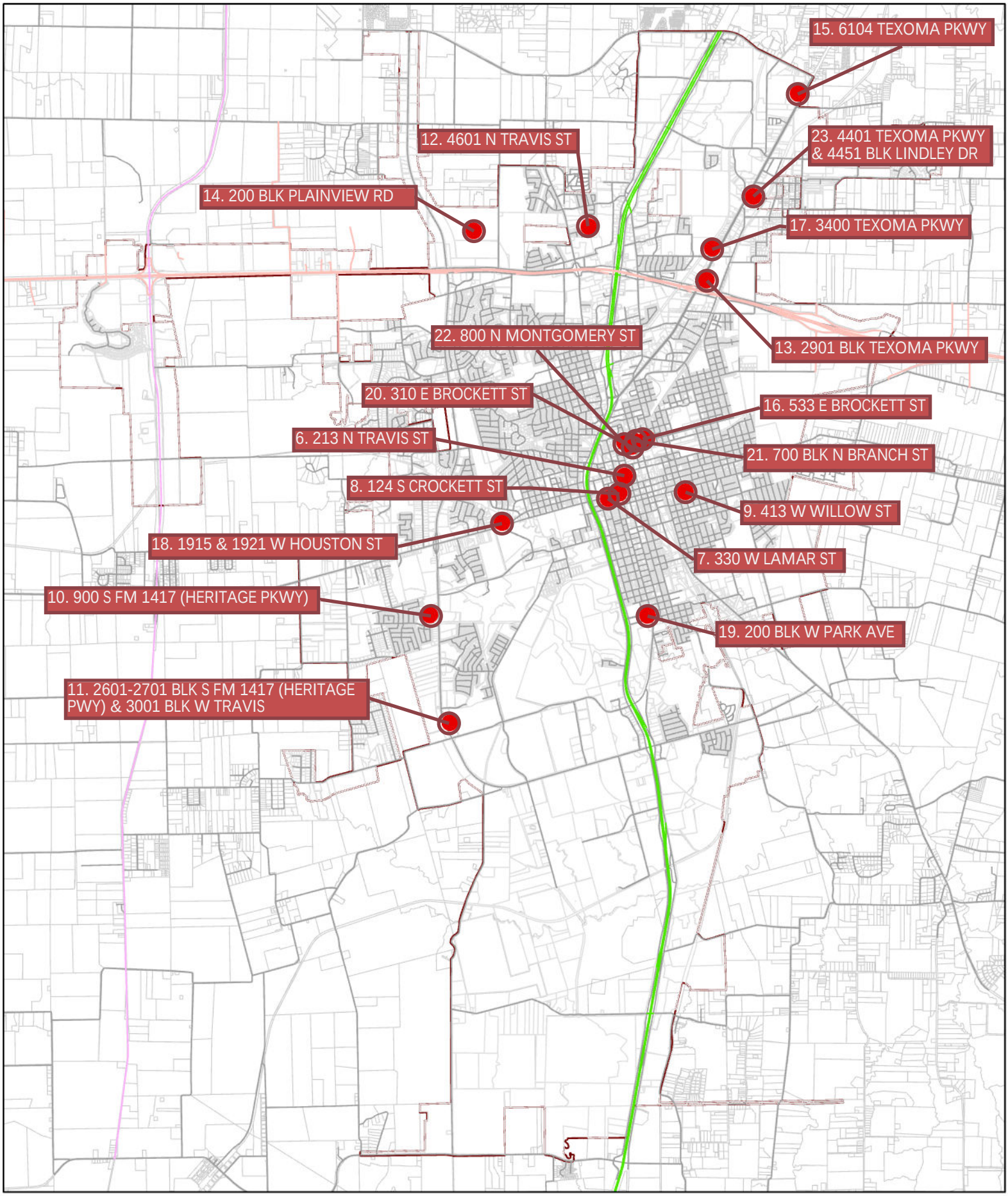
Requested Action/Proposed Use:
Overall Location Map

Background:
Overall Location Map to demonstrate the locations of P&Z items in the City of Sherman

Origination:
Development Services

Staff Recommendation:
No action is required.

Attachments:
1. Overall Location Map



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
2/20/2024

N
W E
S

Date: 1/25/2024 12:00 PM