AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 19, 2024, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. CALL TO ORDER

2. APPROVE MINUTES OF THE REGULAR FEBRUARY 20, 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 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.

6. * 1000-1100 EAST PEYTON STREET (PROJECT NO. 24-000512)

The request of BAT Properties, LLC (Owner), Jonathan Hake, Cross Engineering Consultants, Inc. (Representative) and Ringley & Associates, Inc. (Surveyor) for the property at 1000-1100 East Peyton Street consisting of 15.229 acres, being in the Smith McGlothlin Survey, Abstract No. 808, J.B. McAnair Survey, Abstract No. 763 and the Reuban Hendrix Survey, Abstract No. 504, and currently zoned MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for The Manning Sherman

7. * 3390 OLD DORCHESTER ROAD (PROJECT NO. 24-000757)

The request of PIVO Realty, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 3390 Old Dorchester Road, consisting of 2.000 acres being in the J.F. Rosborough Survey, Abstract No. 1019 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of SDA Addition.

8. * 612-614 SOUTH RUSK STREET AND 635 SOUTH AUSTIN STREET (PROJECT NO. 24-001019)

The request of Evolution Realty, LLC and the City of Sherman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 612-614 South Rusk Street and 635 South Austin Street, consisting of 1.113 acres being in the Samuel Blagg Survey, Abstract No. 56, and being all of Lots 9-13 and

part of Lots 7, 8, and 14, Block 1, Post Oak Addition, as follows:
Planning and Zoning Commission
Final Plat of Austin Street Cemetery Addition

9. **3000 BLOCK TEXOMA PARKWAY AND 3012 TEXOMA PARKWAY (PROJECT NO. 24-000505)**

AN EMAIL WAS RECEIVED BY KOHINOOR RAHMAN ON WEDNESDAY MARCH 13, 2024 AT 3:46 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Prem Shahi, Avant Capital, LLC and AG Holdings Sherman, LLC (Owner), Kohinoor Rahman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 3000 Block Texoma Parkway and 3012 Texoma Parkway consisting of 6.558 acres, being Lot 2, Block 1, Aaron's Addition, and currently zoned C-2 (General Commercial) District and MF-30 (Multi Family Residential) District, as follows:
Planning and Zoning Commission
A. Site Plan for Villas at Texoma Multi-Family Development
B. Site Plan for Retail Development

10. **301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-000749)**

AN EMAIL WAS RECEIVED BY DEAN CARDWELL ON TUESDAY MARCH 12, 2024 AT 12:22 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Merrill Kaliser and Dosti Partners (Owners) and BOHLER (Consulting Engineers & Surveyors) concerning the property located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75, consisting of 105.837 acres, being a part of the Benjamin Lindsey Survey, Abstract No. 733, as follows:
Planning and Zoning Commission
Final Plat of Sherman Gateway Addition, Lots 1-6, Block 1

11. **310 EAST BROCKETT STREET (PROJECT NO. 24-000105)**

TABLED FROM FEBRUARY 20, 2024

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.

12. **3620 TEXOMA PARKWAY (PROJECT NO. 24-000509)**

The request of Chris McCulloch (Owner), Phillip Lewis Engineering (Representative) and CBG Surveying Texas, LLC (Surveyor) for the property at 3620 Texoma Parkway consisting of 1.00 acre being Lot 4, Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 4.2' in lieu of the required 15' for the existing structure.
B. Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 5.15' in lieu of the required 15' for the new structure.

Planning and Zoning Commission
C. Site Plan for Wholesale Electric Supply

13. **1512 INTERURBAN PARKWAY (PROJECT NO. 24-000498)**

The request of Cedar Ridge Development (Owner), Carolyn O'Brien, Black Mountain Energy Storage (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1512 Interurban Parkway consisting of 45.107 acres, being a part of Elizabeth Jones Survey, Abstract No. 625, and being part of that 48.178 acre tract, as follows:

Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Electric power substation or generating including ground-mounted solar and wind in a R-6 (Single Family Residential) District.

14. 2700 BLOCK BLUE FLAME ROAD AND 5100 BLOCK FALLON DRIVE (PROJECT NO. 24-000508)

The request of Pilot Point Land Partners, LLC (Owner), Nathan Parrott, Pape-Dawson Engineers (Representative) and Pape-Dawson Engineers (Engineer/Surveyor) concerning the property located in the 2700 Block Blue Flame Road and 5100 Block Fallon Drive, consisting of 86.742 acres being a part of the S.C. Inman Survey, Abstract No. 621 and the T. Shannon Survey, Abstract No. 1136, as follows:

Planning and Zoning Commission
Tract 1, consisting of 42.205 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-TH (Townhome Residential) District.

15. 5751 NORTH HIGHWAY 75 (PROJECT NO. 24-000516)

The request of Sherman Hwy 75, LLC (Owner), Brett Clark, SEMA Construction (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 5751 North Highway 75, being in the A.C. Smith Survey, Abstract No. 1561, 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 MF-30 (Multi Family Residential) District.

16. OTHER BUSINESS

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 14.02.010 (R-TH Townhome Residential District), Section, 14.02.012 (MF-30 Multifamily Residential District), Article 14.07 (Signs), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Townhome And Multifamily Building Separation, Multifamily and Single-Family Sign Regulations, And Changes to the Use Chart Regarding Billboards and Travel Trailer Parks; 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

17. OVERALL LOCATION MAP

18. ADJOURNMENT

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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 March 14, 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 14th day of March 2024
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Coordinator

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Caption:

APPROVE MINUTES OF THE REGULAR FEBRUARY 20, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Issue:

Background:
Minutes from the February 20th, 2024 P&Z Meeting

Origination:
Development Services

Financial Consideration:

Staff Recommendation:
Staff recommends to approve the minutes.

Alternatives:

Attachments:
1. 2024-02-20 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, February 20, 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.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: https://www.ci.sherman.tx.us/701/Agendas-and-Minutes

1. **CALL TO ORDER**
   Bookmarked at 01:53
   Chairman Mahone called the meeting to order at 5:01 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR JANUARY 9, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 03:01
   The Planning and Zoning Commission reviewed the minutes of the January 9, 2024, Regular Meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 04:04

4. **CITIZEN COMMENTS**
   Bookmarked at 04:42

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.

   Bookmarked at 08:04
   The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9, 10, 11 and 12 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Manley.

   Vice Chairman Downtain Abstained.

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

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

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

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

Bookmarked at 09:49
This item was withdrawn.

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

Bookmarked at 10:10

Planning and Zoning Commission
Motion by Commission Member Manley to untable the Site Plan located in the 200 Block Plainview Road. Second by Commission Member Sims.
VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan located in the 200 Block Plainview 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. **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

Bookmarked at 21:52
Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 6104 Texoma Parkway. Second by Commission Member Sims.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan located at 6104 Texoma Parkway. 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.

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.

Bookmarked at 29:14
Planning and Zoning Commission
Motion by Commission Member Sims to approve the Zone Change located at 533 East Brockett Street. 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.

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.

Bookmarked at 34:20

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

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

This item was untabled by the Commission.

Board of Adjustment
Motion by Commission Member Manley to approve the Variances located at 3400 Texoma Parkway subject to the Staff Review letter. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Specific Use Permit and Site Plan located at 3400 Texoma 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.

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, consisting of 3.61 acres 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.

Bookmarked at 39:31

Planning and Zoning Commission
Motion by Commission Member Sims to table the Site Plan and Specific Use Permit located at 1915 and 1921 West Houston Street. 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.

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.

Bookmarked at 40:36

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located in the 200 Block West Park Avenue. Second by Commission Member Blagg.

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

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

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.

Bookmarked at 52:09

Planning and Zoning Commission

Motion by Commission Member Manley to table the Zone Change located at 310 East Brockett Street. Second by Vice Chairman Downtain.

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

This item was tabled by the Commission.

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.

Bookmarked at 57:04

Planning and Zoning Commission

Motion by Commission Member Whitaker to approve the Zone Change located in the 700 Block North Branch 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.

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.

Bookmarked at 59:18
Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 800 North Montgomery Street. 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.

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

Bookmarked at 01:02:29
Board of Adjustment
Motion by Commission Member Manley to approve the Variances located at 4401 Texoma Parkway and 4451 Block Lindley Drive. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Final Plat located at 4401 Texoma Parkway and 4451 Block Lindley Drive. 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.

24. **OTHER BUSINESS**
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

Bookmarked at 01:24:29
Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Amendment of the Blalock Commercial Overlay District limiting Multi-Family Residential to 1000' on the South side of Travis Street.

This motion fails for the lack of a second.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Amendment of the Blalock Commercial Overlay District with a strike through Multi-Family Residential from the Ordinance. Second by Commission Member Sims.

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

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

Close Public Hearing

25. **ADJOURNMENT**

Bookmarked at 01:53:44

Chairman Mahone adjourned the meeting at 6:53 p.m.

CHAIRMAN

ACTING SECRETARY

Marlow, Lauren

From: Planning
To: Kurt Himmelreich
Subject: RE: Comments for 2/20/2024 P&Z Meeting - Re: 4401 Texoma Parkway and 4451 Lindley Drive

From: Kurt Himmelreich
Sent: Monday, February 19, 2024 11:10 AM
To: Planning
Subject: Comments for 2/20/2024 P&Z Meeting - Re: 4401 Texoma Parkway and 4451 Lindley Drive

Thank you for the opportunity to provide comments on the subject variance request.

My wife and I are the owners of the property to the north of the proposed development (across Lindley Drive). We purchased this property with the expectation to build offices or other commercial improvements in the grassy area shown on the left in the attached picture. It's a little over 1 acre. Our concern, therefore, is primarily with the north side of the proposed building and property use. Please consider the following comments:

1. The drawings indicate that the variance requests are for the south side, although the text in the letter I received doesn't specify that it would ONLY apply to the south side. I would request not reducing setbacks along Lindley, if that is part of the request.

2. If it's part of P&Z, please consider appearances of the building and landscaping along Lindley. The drawings do not seem so show that side of the building.

3. Please consider the impact of trucks trying to back up and turn around along Lindley. This is already an issue due to the narrow street. As can be seen in the picture attached, even when the trucks have the full empty lot to turn around, they are damaging the right of ways on both sides of the street. I expect this could be a significant problem when the proposed building blocks their ability to turn around and they are trying to back into a relatively narrow space from a relatively narrow street. I realize there are improvements to the street shown in the drawings, but it looks highly likely that the trucks will be overshooting the road regularly and entering the grass and my paved area, which wasn't meant to handle heavy trucks.

Respectfully,
Kurt Himmelreich

Stone Creek Flats (1417) - 265 Units

O.B. Groner and 1417 - 276 Units

Travis Crossing (W. Travis) - 252 Units

Stone Creek Golf Club area (approx. 30 acres) - +/- 900 Units

Bel Air Village – approx 3,000 units

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1000-1100 East Peyton Street (Project No. 24-000512)**

The request of BAT Properties, LLC (Owner), Jonathan Hake, Cross Engineering Consultants, Inc. (Representative) and Ringley & Associates, Inc. (Surveyor) for the property at 1000-1100 East Peyton Street consisting of 15.229 acres, being in the Smith McGlothlin Survey, Abstract No. 808, J.B. McAnair Survey, Abstract No. 763 and the Reuban Hendrix Survey, Abstract No. 504, and currently zoned MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for The Manning Sherman

Background:

The property is located at 1000-1100 East Peyton Street between Starlight Drive and Texoma Parkway. The owner is requesting Site Plan approval of The Manning Sherman.

The following has been approved for this location:

- 12/14/2021 – Zone Change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District
- 3/15/2024 – Preliminary Plat of The Manning Addition, Lot 1, Block A. **(Conditionally Approved)**

Origination:

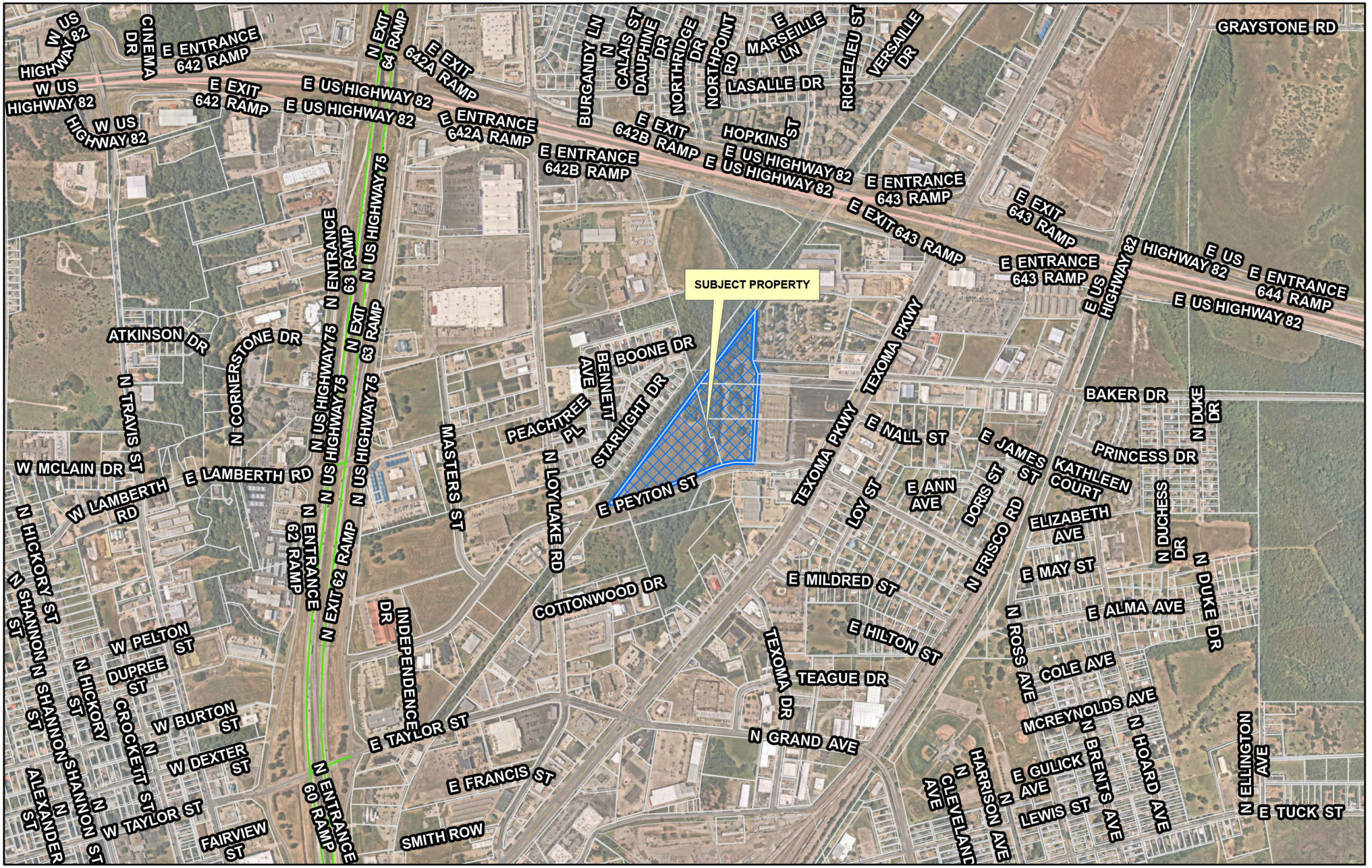
BAT Properties, LLC (Owner)
Jonathan Hake, Cross Engineering Consultants, Inc. (Representative)
Ringley & Associates, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan
5. Site Plan - Comments Response
6. Building Elevations
7. Landscape Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

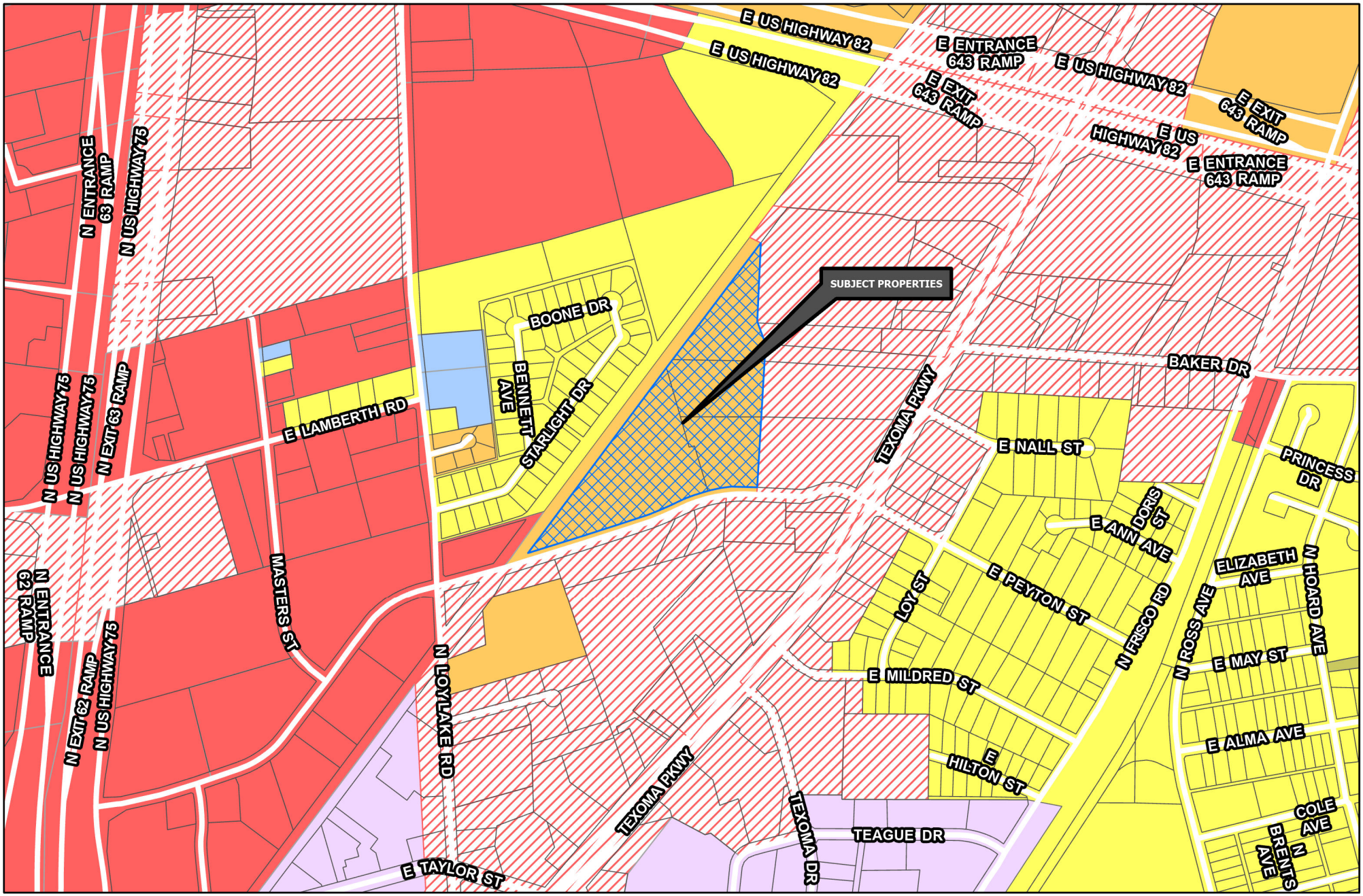
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1000-1100 E PEYTON ST

N
W E
S

Date: 2/26/2024 1:45 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
1000-1100 E PEYTON ST

N
W E
S

Date: 2/26/2021 1:53 PM

N

0' 40' 80' 120'

SCALE: 1" = 40'

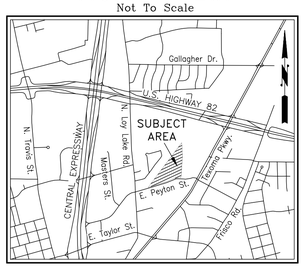
REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic and were derived from GPS observations and measurements from City of Sherman Control Monuments #1–102 and #1–103 and referenced to the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48181C0290G (effective date September 1, 2022) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that a north–south strip of the subject parcel (as shown) lies within "ZONE A" (Shaded) and is inside of the 100 Year Flood Plain and is determined to be inside the 0.2% annual chance floodplain.

VICINITY MAP
Not To Scale



LEGEND

- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- CONCRETE WALL

BOUNDARY LINE
ADJOINER BOUNDARY LINE
OVERHEAD POWER LINE
FENCE LINE (Labeled)
Ex-8"SS
SANITARY SEWER LINE
STORM SEWER LINE

MATCHLINE TO SHEET 2

MISSOURI, KANSAS CITY & TEXAS RAILROAD (100' Wide Right–of–Way – Abandoned Railroad)

N 37°02'54" E 787.14.59'

J.B. MCANAIR SURVEY A – 763

BAT PROPERTIES, LLC
Called 15.225 Acres
Inst. No. 2022–10186
D.R.G.C.T.

663,378 Sq. Feet
15.229 Acres

APPROXIMATE LIMITS OF "ZONE A" (SHADED) OF THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA MAP NO. 48181C0290G (EFFECTIVE DATE SEPTEMBER 1, 2022)

"ZONE X"

"ZONE A"

20' CITY OF SHERMAN WATER LINE EASEMENT Vol. 2259, Pg. 875 D.R.G.C.T.

Δ=8°56'36"
R=1,504.19'
L=234.79'
CB=S 68°11'02" W
CL=234.55'

BM–2
EL.=775.68

564.82'
S 72°40'12" W

PEYTON STREET (60' Wide Right–of–Way)

1/2" IRF

5/8" IRF
784.33+

APPROXIMATE LOCATION OF OLD LOT LINES BLOCK A HIGHLAND PARK ADDITION Vol. 415, Page 112 P.R.G.C.T.

LOT 1
LOT 2
LOT 3
LOT 4

20' CITY OF SHERMAN SANITARY SEWER EASEMENT Vol. 865, Pg. 644 D.R.G.C.T.

20' CITY OF SHERMAN SANITARY SEWER EASEMENT Vol. 865, Pg. 643 D.R.G.C.T.

20' CITY OF SHERMAN SANITARY SEWER EASEMENT Vol. 896, Pg. 5 D.R.G.C.T.

JEFFNAN U.S.A., INC.
Called 10.894 Acres
Vol. 1463, Pg. 412
D.R.G.C.T.

S 03°43'54" W
720.84'

Top of Manhole EL=797.93
6" PVC E=794.73
8" CLAY E=786.23
8" CLAY E=786.13
8" PVC E=786.33
4" Electric Conduit on Pole
Ex-8"SS
Ex-12"SS

BM–1
EL=781.58

Δ=29°05'05"
R=740.29'
L=375.79'
CB=S 78°16'04" W
CL=371.77'

Top of Manhole EL=788.17 (Could Not Open)

8" CLAY E=782.29
Concrete Wall (Leaning Towards Road)
24" RCP – E=783.45
30" RCP – E=783.35
Top of Inlet EL=788.85
30" RCP E=783.25
30" RCP E=783.02
Top of Inlet EL=788.42
30" RCP E=782.82
30" RCP E OUT=767.88
Box Culvert E=767.57
Box Culvert E=767.60
Concrete Headwall
Box Culvert E=768.59
Box Culvert E=768.69
Slot Curb Inlets
8" CLAY E=782.09
Top of Manhole EL=789.09
8" CLAY E=782.19

ABBREVIATIONS

Vol. = Volume
Cab. = Cabinet
Pg. = Page
Doc. No. = Document Number
P.R.G.C.T. = Plat Records, Grayson County, Texas
D.R.G.C.T. = Deed Records, Grayson County, Texas
CM = Controlling Monument
IRF = Iron Rod Found

SITE BENCHMARKS

BM–1 = "X" in top of concrete curb on the south side of Peyton Street and on the west side of the most western parking lot entrance, approximately 142'± southwest of the southeast property corner of the subject tract.
Elev.=781.58

BM–2 = "X" in top of concrete curb on the north side pf Peyton Street and 327'± from the southwest property corner of the subject tract.
Elev.=775.68

CITY BENCHMARKS USED FOR CONTROL

MON #1–102 = City of Sherman Control Monument #1–102 is a brass disk set in concrete stamped "MON #1–102" located on the north side of Gallagher Drive just east of Northpoint Drive approximately 2.6 miles north of the courthouse in downtown Sherman, Texas, from the intersection of Texoma Parkway (Bus. 75 & SH 91) and Gallagher Drive; Go West along Gallagher Drive 0.5 miles to the station on the right at the entry gate to a City water tower. The station is located 4' west of a concrete driveway; 8.2' north of a concrete sidewalk; and 10' northeast of a chain link fence corner post.

Elev.=836.203

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Elev.=792.684

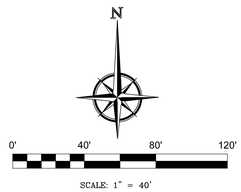
STATE OF TEXAS REGISTERED L. H. RINGLEY 4701 PROFESSIONAL LAND SURVEYOR

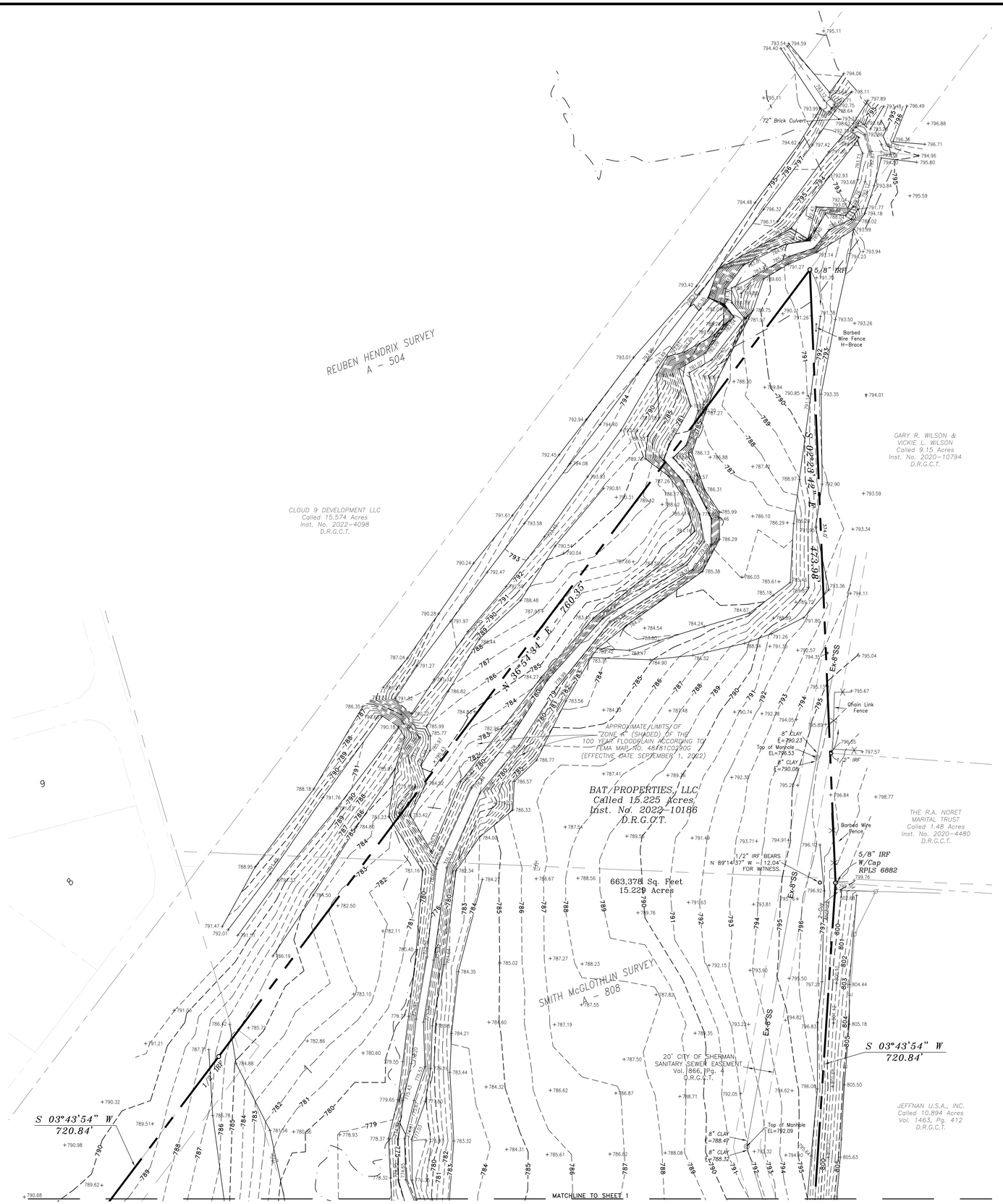
TOPOGRAPHIC SURVEY

15.229 Acres
situated in the
Smith McGlothlin Survey, Abstract No. 808
J.B. McAnair Survey, Abstract No. 763
Reuben Hendrix Survey, Abstract No. 504
City of Sherman, Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee – McKinney, Texas 75069
(972) 542–1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Staab	11/16/2023	1" = 40'	2023–070	2023–070–T.DWG	1 of 2





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LEGEND

- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- CONCRETE WALL
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- OVERHEAD POWER LINE
- FENCE LINE (Labeled)
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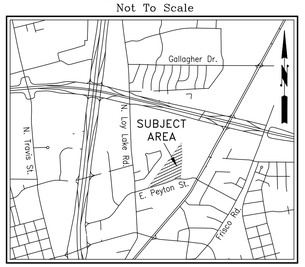
Not To Scale



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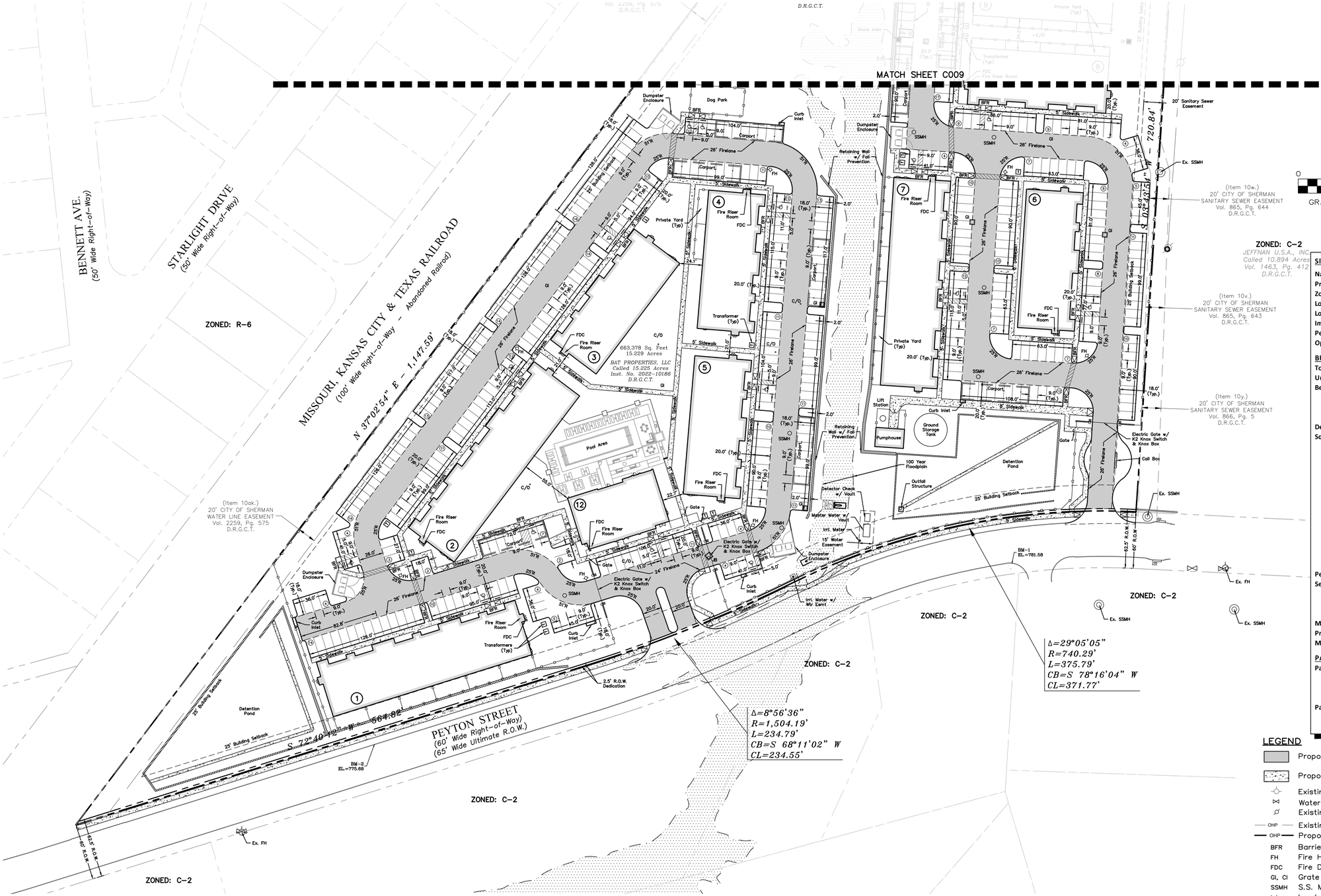

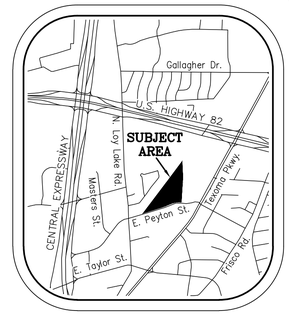

VICINITY MAP
NTS

0 50 100
GRAPHIC SCALE
1"=50'

SITE DATA TABLE		
Name of Project/Development	The Manning Sherman	
Proposed Use:	Multi-Family	
Zoning District:	MF-30	
Lot Area Gross:	15.229	Acres (663,378 SF)
Lot Area Net: (Post ROW Dedication)	15.162	Acres (660,437 SF)
Impervious Surface Area:	226,096	
Pervious Surface Area:	422,666	
Open Space	20,000	(20,000 SF Min.)
BUILDING DATA		
Total Gross Intensity (FAR)	0.484	:1
Units:	300	
Bedrooms:		
1-Bedroom Units	150	
2-Bedroom Units	150	
Total Bedrooms:	450	
Density:	19.8	Units/Acre
Square Footage		
Building 1	12,585	SF
Building 2	12,585	SF
Building 3	8,415	SF
Building 4	8,415	SF
Building 5	8,415	SF
Building 6	8,415	SF
Building 7	12,585	SF
Building 8	8,415	SF
Building 9	8,415	SF
Building 10	8,415	SF
Building 11	8,415	SF
Building 12	5,530	SF
Total Square Footage	110,605	SF
Percent Lot Coverage	16.7%	
Setbacks		
Front Setback	25'	
Side Interior Setback	25'	
Rear Setback	25'	
Maximum Structure Height	<50'	
Provided Structure Height	40' 8-3/8"	to Top of Peak
Max No. Stories/Floors	3-Stories	
PARKING & ACCESS		
Parking Required:		
1.5 Spaces per 1-bedroom	225	
2.0 Spaces per 2-bedroom	300	
Total Parking Required	525	
Parking Provided:	544	
# Disabled Parking	20	4 Van Accessible
# Carport Parking	79	

LEGEND

- Proposed Firelane
- Proposed Sidewalk
- Existing Fire Hydrant
- Water Valve
- Existing Power Pole
- OHP — Existing Overhead Power Line
- OHP — Proposed Overhead Power Line
- BFR Barrier Free Ramp
- FH Fire Hydrant
- FDC Fire Dept. Connection
- Gl, Cl Grate Inlet, Curb Inlet
- SSMH S.S. Manhole
- LA Landscape Area
- T Electric Transformer
- ADA Parking Space

Fire Sprinkler Note:
All buildings, including the clubhouse, are to be provided with fire sprinkler systems.

STOP!
CALL BEFORE YOU DIG
Texas811 Know what's below.
@ least 72 hours prior to digging

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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SITE BENCHMARKS:

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BM-2 = 'X' in top of concrete curb on the north side of Peyton Street and 327± from the southwest property corner of the subject tract. Elev.=775.68

Issue Dates:	Revision & Date:
1 02/20/2024	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 02/20/2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

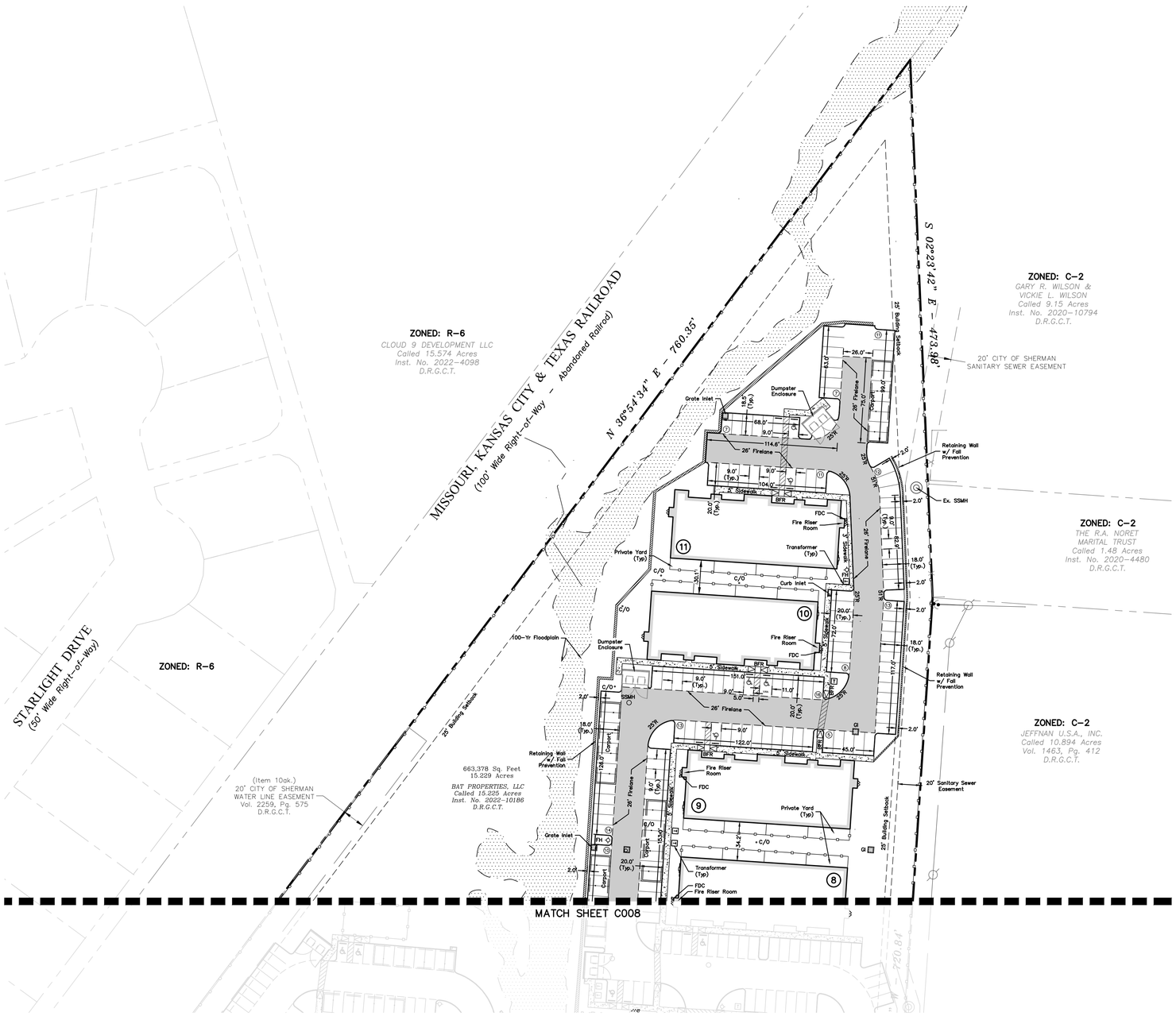
THE MANNING SHERMAN

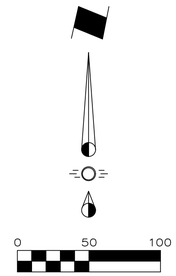
NRP HOLDINGS, LLC
SHERMAN, TEXAS

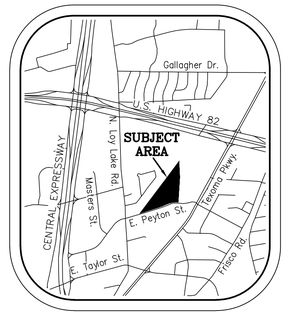
Sheet No. C008

Project No. 23081

THE MANNING SHERMAN







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NTS

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Building 9	8,415	SF
Building 10	8,415	SF
Building 11	8,415	SF
Building 12	5,530	SF
Total Square Footage	110,605	SF
Percent Lot Coverage	16.7%	
Setbacks		
Front Setback	25'	
Side Interior Setback	25'	
Rear Setback	25'	
Maximum Structure Height	<50'	
Provided Structure Height	40' 8-3/8"	to Top of Peak
Max No. Stories/Floors	3-Stories	
PARKING & ACCESS		
Parking Required:		
1.5 Spaces per 1-bedroom	225	
2.0 Spaces per 2-bedroom	300	
Total Parking Required	525	
Parking Provided:	544	
# Disabled Parking	20	4 Van Accessible
# Carport Parking	79	

LEGEND

- Proposed Firelane
- Proposed Sidewalk
- Existing Fire Hydrant
- WV Water Valve
- Existing Power Pole
- OHP Existing Overhead Power Line
- OHP Proposed Overhead Power Line
- BFR Barrier Free Ramp
- FH Fire Hydrant
- FDC Fire Dept. Connection
- GI, CI Grate Inlet, Curb Inlet
- SSMH S.S. Manhole
- LA Landscape Area
- T Electric Transformer
- ADA Parking Space

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CITY BENCHMARKS USED FOR CONTROL:

MON #1-102 = City of Sherman Control Monument #1-102 is a brass disk set in concrete stamped "MON #1-102" located on the north side of Gallagher Drive just east of Northpoint Drive approximately 2.6 miles north of the courthouse in downtown Sherman, Texas, from the intersection of Texoma Parkway (Bus. 75 & SH 91) and Gallagher Drive; Go west along Gallagher Drive 0.5 miles to the station on the right at the entry gate to a City water tower. The station is located 4' west of a concrete driveway, 8.2' north of a concrete sidewalk; and 10' northeast of a chain link fence corner post. Elev.=836.203

MON #1-103 = City of Sherman Control Monument #1-103 is a brass disk set in concrete stamped "MON #1-103" located on the south side of Old Settlers Park just North of the Harrison Street entrance approximately 1.6 miles Northeast of the courthouse in downtown Sherman, Texas, from the intersection of Grand Avenue and Lewis Street; Go east along Lewis Street 0.16 miles to Harrison Street; Go north along Harrison Street 0.07 miles to the station on the left. The station is located 3' east of a concrete sidewalk; 21' southeast of a sign; 27.5' north of a concrete flume; and 67' northwest of a power pole. Elev.=792.684

SITE BENCHMARKS:

BM-1 = "X" in top of concrete curb on the south side of Peyton Street and on the west side of the most western parking lot entrance, approximately 142± southwest of the southeast property corner of the subject tract. Elev.=781.58

BM-2 = "X" in top of concrete curb on the north side of Peyton Street and 327± from the southwest property corner of the subject tract. Elev.=775.68

Issue Dates:	Revision & Date:
1 02/20/2024	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street, McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 02/20/2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

THE MANNING SHERMAN

NRP HOLDINGS, LLC

SHERMAN, TEXAS

Sheet No. C009

Project No. 23081

THE MANNING SHERMAN

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

February 29, 2024

Ms. Kerri Turner
Development Services Planning Technician
City of Sherman
Development Services Department
220 W. Mulberry Street
Sherman, Texas 75090

Re: Site Plan Resubmittal #1
The Manning
Comments Response Letter

Dear Ms. Turner:

The following is our response to the first-round comments received on The Manning site plan submittal:

Planning

1. 25' Setback is sufficient along railroad as this is not directly abutting residential. Remove 40' setback line.
   Response: See revised site plan. The 40' has been removed and revised to 25'.
2. Required parking is based on number of bedrooms. Note number of bedrooms on the Site Plan and adjust required parking accordingly. *(Sec. 14.04.003)*
   Response: See revised site plan. The parking calculation has been updated per building.
3. Show building separation on Site Plan. The minimum building separation between all buildings on the lot shall be 15'. *(Sec. 14.02.012(I))*
   Response: See revised site plan. A dimension has been added showing the building separation distances.

Fire Services

Building is over 3 stories or 30' in height or 62,000 square feet in gross area.

4. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
   Response: See revised site plan. The fire lanes around the multi-family buildings have been revised to 26'.

Other Codes That May Apply.

5. [ ] D103.5 Amended - Electric gates shall be equipped with a Knox key switch that operates with the Authority Having Jurisdiction's Knox key. Emergency opening devices shall be approved by the fire code official. (Located In City Ordinances Amendments)
   Response: See revised site plan. A note has been added to the gates noting the knox box.
6. [ ] D106.1 - Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed.
Response: Per discussion with the Fire Marshall, all buildings on site are being sprinklered and 26' fire lanes are being provided around the multi-family buildings in lieu of the two points of access to each side of the creek.

Please notate Fire Services Site Plan Detail Requirements (as applicable):

1. All Fire Lanes Marked
2. Fire Lane Width Noted
3. Fire Lane Turning Radius Noted
4. Hydrant Locations
5. All Drive Through & Walk Through Gate Locations
6. All K2 Knox Switches & Knox Box Locations
7. Notification of Building's Highest Peak Measurement

*Additional if the building is equipped throughout with an approved automatic sprinkler system.

- FDC Locations
- Exterior Riser Room Door Locations

Response: The items noted above have been added to the site plan.

Solid Waste (See Attachment)

7. See drawing attached for the southwest enclosure to change approach angle to no more than 30*.
   Response: See revised site plan. The dumpster angle has been modified to be 30 degrees per the markup.

If you need any additional information please feel free to contact me.

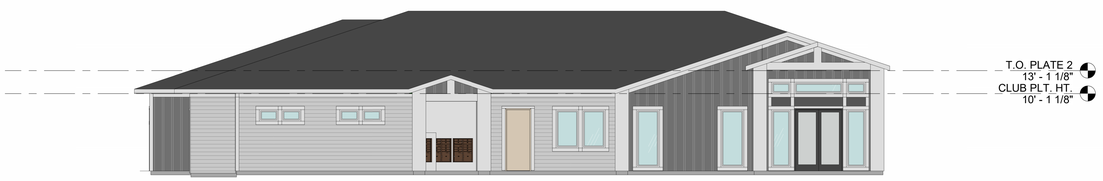
Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Jonathan D. Hake, P.E.
Vice President

CLUBHOUSE MIRRORED (ALT) - LEFT ELEVATION 1/8" = 1'-0" 4

CLUBHOUSE MIRRORED (ALT) - RIGHT ELEVATION 1/8" = 1'-0" 3

CLUBHOUSE MIRRORED (ALT) - REAR ELEVATION 1/8" = 1'-0" 2



CLUBHOUSE MIRRORED (ALT) - FRONT ELEVATION 1/8" = 1'-0" 1

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NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

ARCHITECT: BRITTEN L. PERKINS
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COMPANY:EDI INTERNATIONAL,PC
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REVISIONS

#	Date	Issue

Project No. 23095

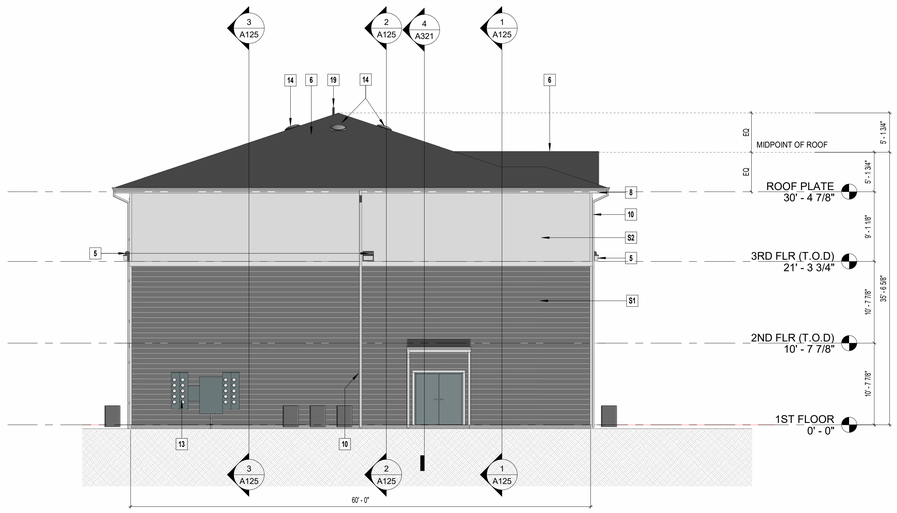
Issued: REVIEW SET
Issue Date: 01/31/2024

DRAWING TITLE

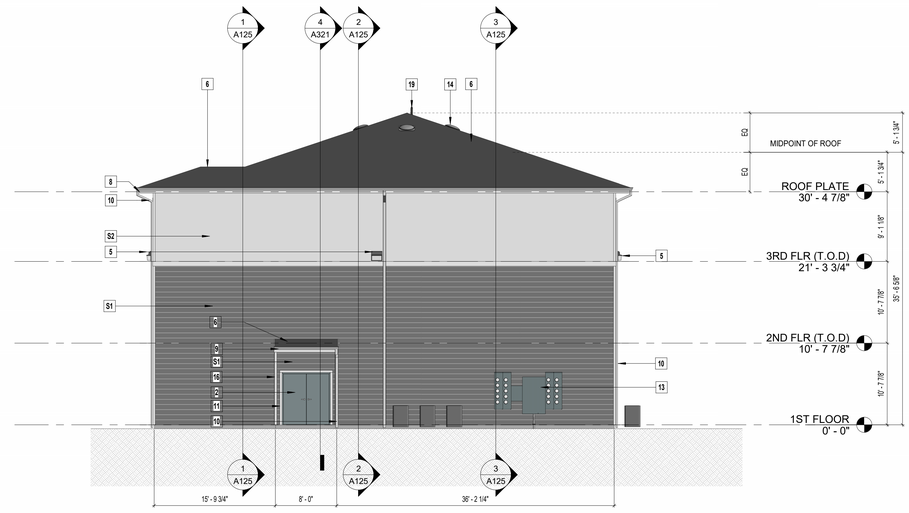
CLUBHOUSE - MIRRORED (ALT) - BUILDING ELEVATIONS

DRAWING NUMBER

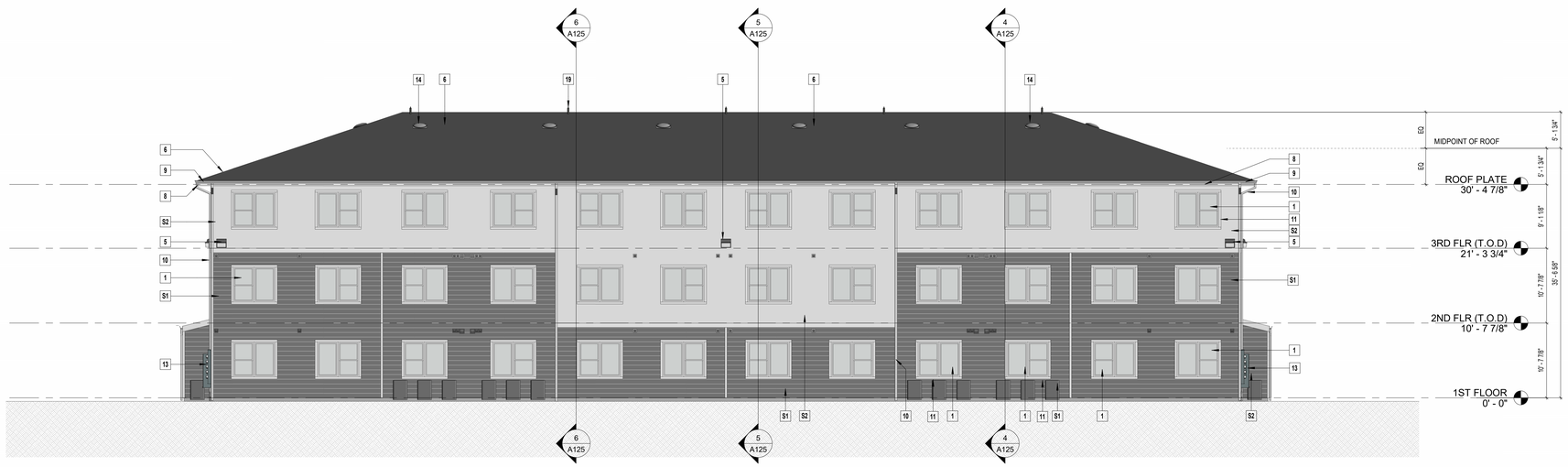
A114Ma



BLDG TYPE A - LEFT ELEVATION 1/8" = 1'-0" | 20



BLDG TYPE A - RIGHT ELEVATION 1/8" = 1'-0" | 3



BLDG TYPE A - REAR ELEVATION 1/8" = 1'-0" | 2

BLDG TYPE A - FRONT ELEVATION 1/8" = 1'-0" | 1

KEYNOTES

1	SCHEDULED WINDOW; RE: SHEET A641
2	SCHEDULE DOOR; RE: SHEET A651
3	NOT USED
4	METAL GUARDRAIL (42" MIN HT.)
5	WALL PAKS WITH CUT OFF SHIELD. RE: MEP
6	SHINGLE ROOF SYSTEM, RE: A521. FOR SHINGLE TYPE & COLOR REFER A113 & A123
7	SCHEDULED CEILING, RE: RCP'S AND ASSEMBLIES
8	FASCIA BOARD TYP.
9	OGEE GUTTER, TYP.
10	DOWNSPOUT SYSTEM
11	WINDOW AND DOOR TRIM: 1" X 5-1/2" FIBER CEMENT (COLOR - LIGHT GRAY)
12	TYP. FRAMED OPENING,
13	ELECTRIC METERS / PANELS: VERIFY FINAL LAYOUT AND LOCATION WITH M.E.P.
14	DOME VENT TYP.; REFER TO ROOF PLANS FOR MORE INFO.
15	1" X 7-1/4" FIBER CEMENT TRIM BOARD BAND (COLOR - LIGHT GRAY)
16	1" X 3-1/2" FIBER CEMENT TRIM BOARD (COLOR - LIGHT GRAY)
17	1" X 5-1/2" FIBER CEMENT TRIM BOARD (COLOR - LIGHT GRAY)
18	A/C COMPRESSOR UNIT; REFER TO M.E.P. FOR FINAL LOCATIONS
19	ROOF TIE-OFF ANCHORS
20	BUILDING SIGNAGE BY OTHERS

EXTERIOR MATERIALS

		% TYPE - A	
		W/ WINDOW	W/O WINDOW
S1	FIBER CEMENT LAP SIDING COLOR: DARK GRAY SIZE: 10-3/4" EXPOSURE MANUF: PER SPECS	67 %	68 %
S2	FIBER CEMENT BOARD & BATTEN SIDING COLOR: MEDIUM GRAY SIZE: BATTENS AT 12" O.C. MANUF: PER SPECS	33 %	32 %
S3	VINYL LAP SIDING COLOR: LIGHT GRAY SIZE: T.B.D. MANUF: PER SPECS	00 %	00 %
B1	BRICK VENEER COLOR: LIGHT GRAY SIZE: T.B.D. MANUF: PER SPECS	00 %	00 %
B2	BRICK VENEER COLOR: DARK GRAY SIZE: T.B.D. MANUF: PER SPECS	00 %	00 %

ELEVATION NOTES

1. BUILDING SIGNAGE PER SIGNAGE DRAWINGS BY OTHERS. LOCATE ON THE STREET SIDE OF BUILDING.
2. EXTERIOR BUILDING & SIDEWALK LIGHTING - WALL MOUNTED, RE: M.E.P.
3. TYPICAL WINDOW HEAD HEIGHTS ARE (U.N.O.):
   GROUND FLOOR = 8'-0" A.F.F. TYP.
   2ND FLOOR = 8'-0" ABOVE TOP OF DECK TYP.
   3RD FLOOR = 8'-0" ABOVE TOP OF DECK TYP.
4. REFER TO SITE PLAN FOR BUILDING ORIENTATION BY BUILDING TYPE & NUMBER.

EXTERIOR MATERIALS LEGEND

SIDING		SW 7674 - PEPPERCORN LAP SIDING / ALTERNATE SIDING T.B.D.
		SW 9166 - DRIFT OF MIST BOARD & BATTEN SIDING / ALTERNATE SIDING T.B.D.
ROOF		GAF - 25 YEAR - TIMBERLINE COMPOSITION SHINGLE ROOF LIGHT GRAY T.B.D.
FASCIA & TRIM		FASCIA & TRIM COLOR T.B.D.

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REVISIONS

#	Date	Issue

Project No. 23095

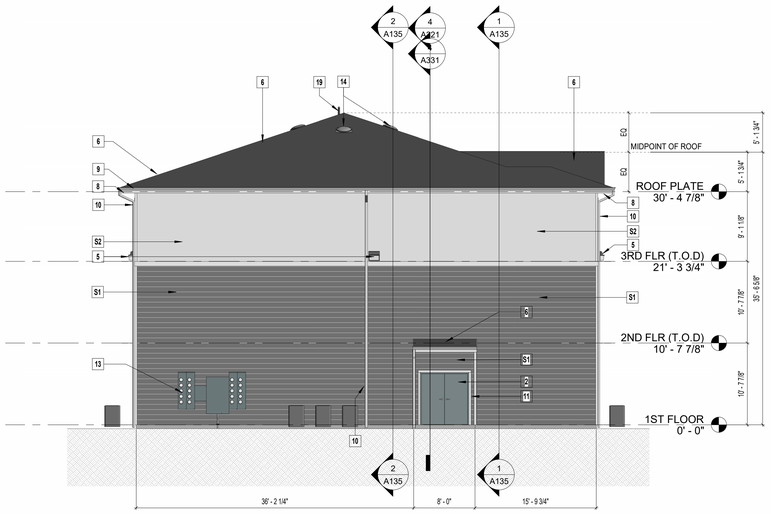
Issued: REVIEW SET
Issue Date: 01/31/2024

DRAWING TITLE

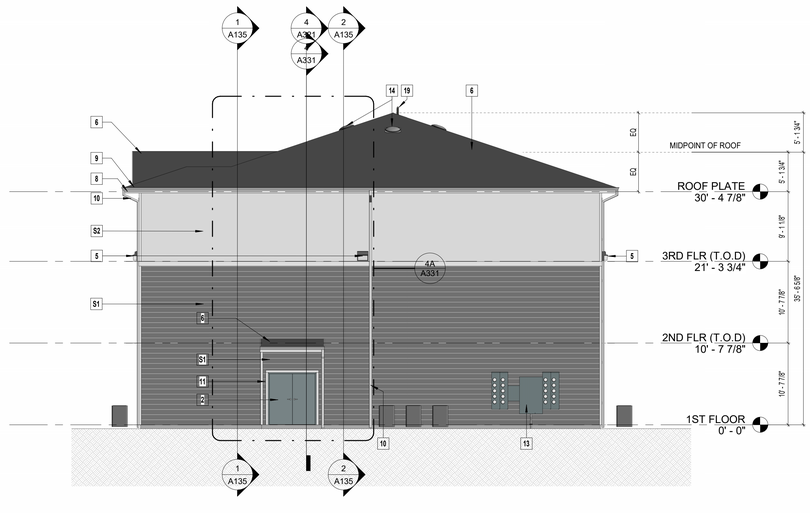
BLDG. TYPE A - ELEVATIONS

DRAWING NUMBER

A124



BLDG TYPE B - LEFT ELEVATION 1/8" = 1'-0" | 4



BLDG TYPE B - RIGHT ELEVATION 1/8" = 1'-0" | 3

BLDG TYPE B - REAR ELEVATION 1/8" = 1'-0" | 2

BLDG TYPE B - FRONT ELEVATION 1/8" = 1'-0" | 1

KEYNOTES

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2	SCHEDULE DOOR; RE: SHEET A651
3	NOT USED
4	METAL GUARDRAIL (42" MIN HT.)
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19	ROOF TIE-OFF ANCHORS
20	BUILDING SIGNAGE BY OTHERS

EXTERIOR MATERIALS

		% TYPE - B	
		W/ WINDOW	W/O WINDOW
S1	FIBER CEMENT LAP SIDING COLOR: DARK GRAY SIZE: 10-3/4" EXPOSURE MANUF: PER SPECS	67 %	68 %
S2	FIBER CEMENT BOARD & BATTEN SIDING COLOR: MEDIUM GRAY SIZE: BATTENS AT 12" O.C. MANUF: PER SPECS	33 %	32%
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B1	BRICK VENEER COLOR: LIGHT GRAY SIZE: T.B.D. MANUF: PER SPECS	00 %	00%
B2	BRICK VENEER COLOR: DARK GRAY SIZE: T.B.D. MANUF: PER SPECS	00 %	00%

ELEVATION NOTES

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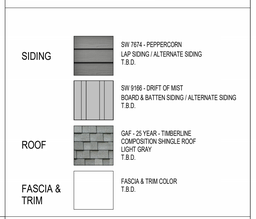
4. REFER TO SITE PLAN FOR BUILDING ORIENTATION BY BUILDING TYPE & NUMBER.

EXTERIOR MATERIALS LEGEND



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REVISIONS

#	Date	Issue

Project No. 23095

Issued: REVIEW SET
Issue Date: 01/31/2024

DRAWING TITLE
BLDG. TYPE B - ELEVATIONS

DRAWING NUMBER
A134

LANDSCAPE CALCULATIONS

EXISTING TREE INVENTORY

CLASS	TREES SAVED	INCHES SAVED	TREES REMOVED	INCHES REMOVED
HERITAGE TREES 36" + DIAMETER	0	0	0	0
LARGE PROTECTED TREES 24-35.9" DIAMETER	4	105	7	190
SMALL PROTECTED TREES 12-23.9" DIAMETER	34	549.5	44	681

TREE REPLACEMENT CALCULATIONS

CLASS	INCHES REMOVED	MITIGATION PERCENTAGE	REPLACEMENT INCHES
HERITAGE TREES 36" + DIAMETER	0	300%	0
LARGE PROTECTED TREES 24-35.9" DIAMETER	190"	100%	190"
SMALL PROTECTED TREES 12-23.9" DIAMETER	709"	50%	340.5"
TOTAL MITIGATION REQUIRED			530.5"
TREE PRESERVATION CREDIT (12"+ CALIPER TREES)			**654.5"**
TOTAL MITIGATION PROVIDED			0"

OPEN LANDSCAPED AREAS

CLASSIFICATION	TOTAL AREA (SF)	REQUIRED LANDSCAPE AREA (SF)	PROVIDED (SF)
10% OF PARKING AREAS AND DRIVES	198,057 SF	19,805 SF	21,708 SF
40% OF LANDSCAPE AREA MUST BE ISLANDS	19,805 SF	7,922 SF	12,942 SF

BUFFER A - PEYTON STREET

CLASSIFICATION	REQUIRED	PROVIDED
STREET BUFFER AREA (15' WIDE)	N/A	16,997 SF
TREES (2 SHADE + 2 ORNAMENTAL / 1,000 SF)	34 SHADE + 34 ORNAMENTAL	34 SHADE + 34 ORNAMENTAL

BUFFER B - SINGLE FAMILY RESIDENTIAL

CLASSIFICATION	REQUIRED	PROVIDED
COMPATIBILITY BUFFER AREA (15' WIDE)	N/A	5,447 SF
TREES (1 SHADE + 2 ORNAMENTAL / 1,000 SF)	6 SHADE + 12 ORNAMENTAL	AREA TO REMAIN UNDISTURBED

LANDSCAPE NOTES

1. GRADE CHANGES THAT DO NOT APPEAR ON SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.

2. THE OWNER RESERVES THE RIGHT TO MAKE REASONABLE SUBSTITUTIONS, WITH NATIVE OR ADAPTED SPECIES, FOR THE PROPOSED PLANTINGS, UPON APPROVAL OF THE LANDSCAPE INSPECTOR.

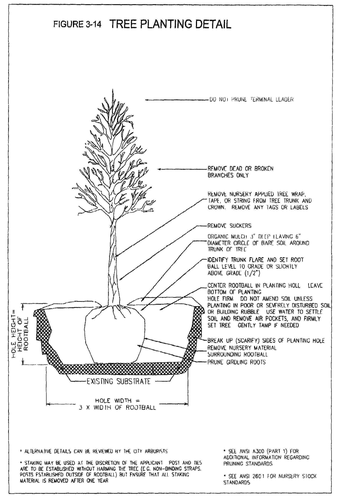
IRRIGATION NOTES

THE SITE WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344.

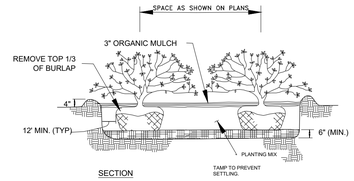
LEGEND

- TREE SAVED
- TREE REMOVED
- TREE OUT OF BOUNDS (OOB)
- 50' SHADE CIRCLE
- OPEN LANDSCAPE AREA
- 6' HT. FENCECRETE WALL
- 6' HT. DECORATIVE METAL PICKET PERIMETER FENCE

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
BUFFER TREES			
B	B-CT	12	Cercis canadensis / Redbud
B	B-ID	8	Ilex decidua / Possumhaw Holly
B	B-QS	6	Quercus shumardii / Shumard Oak
B	B-QV	16	Quercus virginiana / Southern Live Oak
B	B-SA	14	Styphnolobium affine / Eve's Necklace
B	B-UC	12	Ulmus crassifolia / Cedar Elm
PARKING TREES			
P	P-QC	22	Quercus muehlenbergii / Chinkapin Oak
P	P-QS	30	Quercus shumardii / Shumard Oak

PROTECTED TREE TO BE REMOVED (FOR MITIGATION CALCULATION)

TREE TABLE

1	Maclura pomifera	BOIS D'ARC	24"		131	Ulmus crassifolia	CEDAR ELM	2-6" (D.T.)	Removed	262	Carya illinoinensis	PECAN	7"	
2	Maclura pomifera	BOIS D'ARC	24"		132	Ulmus americana	AMERICAN ELM	7"		263	Maclura pomifera	BOIS D'ARC	9"	
3	Ulmus americana	AMERICAN ELM	30"		133	Celtis occidentalis	HACKBERRY	16"	Removed	264	Carya illinoinensis	PECAN	7"	
4	Ulmus crassifolia	CEDAR ELM	10"		134	Ulmus crassifolia	CEDAR ELM	8"	Removed	265	Maclura pomifera	BOIS D'ARC	8"	
5	Celtis occidentalis	HACKBERRY	6"		135	Ulmus crassifolia	CEDAR ELM	8"	Removed	266	Salix	WILLOW	9"	
6	Maclura pomifera	BOIS D'ARC	8"		136	Ulmus crassifolia	CEDAR ELM	6"	Removed	267	Ulmus crassifolia	CEDAR ELM	8"	
7	Maclura pomifera	BOIS D'ARC	10"		137	Ulmus crassifolia	CEDAR ELM	7"	Removed	268	Maclura pomifera	BOIS D'ARC	-6"+2-7"+8"+10" (M.T	
8	Ulmus crassifolia	CEDAR ELM	8"		138	Ulmus crassifolia	CEDAR ELM	7"	Removed	269	Carya illinoinensis	PECAN	6"	
9	Ulmus americana	AMERICAN ELM	17"		139	Celtis occidentalis	HACKBERRY	6"	Removed	270	Carya illinoinensis	PECAN	10"	Removed
10	Ulmus americana	AMERICAN ELM	9"		140	Cedrus	CEDAR	7"	Removed	271	Populus deltoides	COTTONWOOD	22"	
11	Ulmus americana	AMERICAN ELM	13"		141	Celtis occidentalis	HACKBERRY	10"		272	Ulmus crassifolia	CEDAR ELM	6"	
12	Maclura pomifera	BOIS D'ARC	6"		142	Quercus rubra	RED OAK	8"	Removed	273	Celtis occidentalis	HACKBERRY	11"	
13	Maclura pomifera	BOIS D'ARC	13"		143	Celtis occidentalis	HACKBERRY	12"	Removed	274	Celtis occidentalis	HACKBERRY	8"	
14	Ulmus americana	AMERICAN ELM	10"		144	Populus deltoides	COTTONWOOD	17"	Removed	275	Celtis occidentalis	HACKBERRY	8"	
15	Celtis occidentalis	HACKBERRY	16"		145	Ulmus americana	AMERICAN ELM	14"	Removed	276	Carya illinoinensis	PECAN	7"	
16	Celtis occidentalis	HACKBERRY	11"		146	Celtis occidentalis	HACKBERRY	7"	Removed	277	Ulmus americana	AMERICAN ELM	11"	
17	Ulmus americana	AMERICAN ELM	14"		147	Ulmus americana	AMERICAN ELM	15"	Removed	278	Ulmus americana	AMERICAN ELM	16"	
18	Celtis occidentalis	HACKBERRY	7"		148	Celtis occidentalis	HACKBERRY	6"	Removed	279	Quercus rubra	RED OAK	10"	Removed
19	Celtis occidentalis	HACKBERRY	8"		149	Ulmus americana	AMERICAN ELM	13"	Removed	280	Ulmus americana	AMERICAN ELM	20"	
20	Celtis occidentalis	HACKBERRY	13"		150	Carya illinoinensis	PECAN	10"	Removed	281	Populus deltoides	COTTONWOOD	23"	
21	Celtis occidentalis	HACKBERRY	6"		151	Ulmus crassifolia	CEDAR ELM	6"	Removed	282	Populus deltoides	COTTONWOOD	16"	
22	Celtis occidentalis	HACKBERRY	8"		152	Carya illinoinensis	PECAN	6"	Removed	283	Ulmus americana	AMERICAN ELM	10"+12" (D.T.)	
23	Ulmus americana	AMERICAN ELM	12"		153	Celtis occidentalis	HACKBERRY	9"	Removed	284	Carya illinoinensis	PECAN	6"	
24	Ulmus americana	AMERICAN ELM	11"		154	Ulmus crassifolia	CEDAR ELM	6"	Removed	285	Celtis occidentalis	HACKBERRY	7"	
25	Maclura pomifera	BOIS D'ARC	14"		155	Celtis occidentalis	HACKBERRY	6"	Removed	286	Cedrus	CEDAR	8"	Removed
26	Maclura pomifera	BOIS D'ARC	14"		156	Ulmus americana	AMERICAN ELM	30"	Removed	287	Ulmus americana	AMERICAN ELM	11"	Removed
27	Celtis occidentalis	HACKBERRY	7"		157	Ulmus americana	AMERICAN ELM	20"	Removed	288	Ulmus americana	AMERICAN ELM	12"	Removed
28	Carya illinoinensis	PECAN	24"		158	Ulmus americana	AMERICAN ELM	21"	Removed	289	Celtis occidentalis	HACKBERRY	6"	Removed
29	Ulmus crassifolia	CEDAR ELM	13"		159	Ulmus crassifolia	CEDAR ELM	6"	Removed	290	Celtis occidentalis	HACKBERRY	2-8" (D.T.)	Removed
30	Maclura pomifera	BOIS D'ARC	7"		160	Ulmus americana	AMERICAN ELM	18"	Removed	291	Celtis occidentalis	HACKBERRY	6"	Removed
31	Carya illinoinensis	PECAN	15"		161	Populus deltoides	COTTONWOOD	22"	Removed	292	Celtis occidentalis	HACKBERRY	6"	Removed
32	Carya illinoinensis	PECAN	13"		162	Ulmus americana	AMERICAN ELM	18"	Removed	293	Celtis occidentalis	HACKBERRY	6"	Removed
33	Carya illinoinensis	PECAN	8"		163	Populus deltoides	COTTONWOOD	23"	Removed	294	Celtis occidentalis	HACKBERRY	6"	Removed
34	Celtis occidentalis	HACKBERRY	6"		164	Carya illinoinensis	PECAN	26"	Removed	295	Celtis occidentalis	HACKBERRY	7"	Removed
35	Celtis occidentalis	HACKBERRY	7"		165	Ulmus americana	AMERICAN ELM	16"		296	Celtis occidentalis	HACKBERRY	8"	Removed
36	Maclura pomifera	BOIS D'ARC	9"+16" (D.T.)		166	Ulmus americana	AMERICAN ELM	7"		297	Ulmus americana	AMERICAN ELM	9"	Removed
37	Celtis occidentalis	HACKBERRY	7"		167	Populus deltoides	COTTONWOOD	16"		298	Carya illinoinensis	PECAN	7"	Removed
38	Ulmus crassifolia	CEDAR ELM	16"		168	Quercus rubra	RED OAK	12"	Removed	299	Populus deltoides	COTTONWOOD	23"	
39	Populus deltoides	COTTONWOOD	12"		169	Carya illinoinensis	PECAN	28"	Removed	300	Populus deltoides	COTTONWOOD	20"	
40	Carya illinoinensis	PECAN	11"		170	Celtis occidentalis	HACKBERRY	10"	Removed	301	Populus deltoides	COTTONWOOD	12"	
41	Ulmus crassifolia	CEDAR ELM	11"		171	Celtis occidentalis	HACKBERRY	8"	Removed	302	Ulmus americana	AMERICAN ELM	9"	
42	Carya illinoinensis	PECAN	22"		172	Celtis occidentalis	HACKBERRY	9"+11" (D.T.)	Removed	303	Celtis occidentalis	HACKBERRY	8"	
43	Ulmus crassifolia	CEDAR ELM	7"+14" (D.T.)		173	Populus deltoides	COTTONWOOD	13"	Removed	304	Ulmus americana	AMERICAN ELM	12"	Removed
44	Ulmus crassifolia	CEDAR ELM	18"		174	Celtis occidentalis	HACKBERRY	14"	Removed	305	Ulmus americana	AMERICAN ELM	8"	
45	Ulmus crassifolia	CEDAR ELM	9"		175	Celtis occidentalis	HACKBERRY	6"	Removed	306	Ulmus crassifolia	CEDAR ELM	10"	
46	Salix	WILLOW	10"		176	Ulmus americana	AMERICAN ELM	9"	Removed	307	Populus deltoides	COTTONWOOD	12"	
47	Maclura pomifera	BOIS D'ARC	25"	Removed	177	Celtis occidentalis	HACKBERRY	9"	Removed	308	Ulmus americana	AMERICAN ELM	8"	Removed
48	Cedrus	CEDAR	8"	Removed	178	Ulmus americana	AMERICAN ELM	8"	Removed	309	Ulmus americana	AMERICAN ELM	12"	Removed
49	Ulmus crassifolia	CEDAR ELM	8"	Removed	179	Ulmus americana	AMERICAN ELM	7"+8" (D.T.)	Removed	310	Ulmus americana	AMERICAN ELM	15"	Removed
50	Maclura pomifera	BOIS D'ARC	10"	Removed	180	Ulmus americana	AMERICAN ELM	6"	Removed	311	Ulmus americana	AMERICAN ELM	12"	Removed
51	Ulmus crassifolia	CEDAR ELM	17"	Removed	181	Ulmus americana	AMERICAN ELM	6"	Removed	312	Populus deltoides	COTTONWOOD	19"	
52	Ulmus crassifolia	CEDAR ELM	14"	Removed	182	Ulmus americana	AMERICAN ELM	10"	Removed	313	Ulmus americana	AMERICAN ELM	12"	Removed
53	Carya illinoinensis	PECAN	7"	Removed	183	Ulmus americana	AMERICAN ELM	8"	Removed	314	Ulmus americana	AMERICAN ELM	9"	Removed
54	Carya illinoinensis	PECAN	6"	Removed	184	Celtis occidentalis	HACKBERRY	6"	Removed	315	Ulmus americana	AMERICAN ELM	6"+8" (D.T.)	Removed
55	Quercus rubra	RED OAK	25"	Removed	185	Ulmus americana	AMERICAN ELM	6"	Removed	316	Celtis occidentalis	HACKBERRY	7"	Removed
56	Celtis occidentalis	HACKBERRY	10"		186	Ulmus americana	AMERICAN ELM	8"	Removed	317	Celtis occidentalis	HACKBERRY	6"	Removed
57	Ulmus crassifolia	CEDAR ELM	8"	Removed	187	Celtis occidentalis	HACKBERRY	6"	Removed	318	Maclura pomifera	BOIS D'ARC	9"	
58	Ulmus crassifolia	CEDAR ELM	6"	Removed	188	Ulmus americana	AMERICAN ELM	2-7"+9" (T.T.)	Removed	319	Maclura pomifera	BOIS D'ARC	7"	
59	Ulmus crassifolia	CEDAR ELM	6"	Removed	189	Ulmus americana	AMERICAN ELM	9"	Removed	320	Maclura pomifera	BOIS D'ARC	8"	
60	Ulmus crassifolia	CEDAR ELM	8"	Removed	190	Celtis occidentalis	HACKBERRY	16"	Removed	321	Maclura pomifera	BOIS D'ARC	14"	
61	Cedrus	CEDAR	6"	Removed	191	Ulmus americana	AMERICAN ELM	7"	Removed	322	Ulmus americana	AMERICAN ELM	10"	
62	Ulmus americana	AMERICAN ELM	17"	Removed	192	Ulmus americana	AMERICAN ELM	6"	Removed	323	Maclura pomifera	BOIS D'ARC	8"	
63	Celtis occidentalis	HACKBERRY	8"	Removed	193	Celtis occidentalis	HACKBERRY	24"	Removed	324	Maclura pomifera	BOIS D'ARC	9"	
64	Cedrus	CEDAR	8"	Removed	194	Celtis occidentalis	HACKBERRY	8"	Removed	325	Ulmus americana	AMERICAN ELM	20"	
65	Celtis occidentalis	HACKBERRY	6"+7" (D.T.)	Removed	195	Celtis occidentalis	HACKBERRY	14"	Removed	326	Ulmus americana	AMERICAN ELM	10"	Removed
66	Ulmus americana	AMERICAN ELM	9"	Removed	196	Carya illinoinensis	PECAN	8"	Removed	327	Ulmus americana	AMERICAN ELM	17"	Removed
67	Carya illinoinensis	PECAN	6"	Removed	197	Celtis occidentalis	HACKBERRY	10"	Removed	328	Celtis occidentalis	HACKBERRY	8"	Removed
68	Carya illinoinensis	PECAN	8"	Removed	198	Celtis occidentalis	HACKBERRY	10"	Removed	329	Celtis occidentalis	HACKBERRY	6"	Removed
69	Cedrus	CEDAR	8"	Removed	199	Celtis occidentalis	HACKBERRY	6"	Removed	330	Cedrus	CEDAR	9"	Removed
70	Carya illinoinensis	PECAN	9"	Removed	200	Cercis	REDBUD	6"+7"+8" (T.T.)	Removed	331	Populus deltoides	COTTONWOOD	8"	
71	Ulmus crassifolia	CEDAR ELM	8"	Removed	201	Celtis occidentalis	HACKBERRY	6"	Removed	332	Populus deltoides	COTTONWOOD	15"	
72	Celtis occidentalis	HACKBERRY	12"	Removed	202	Salix	WILLOW	11"	Removed	333	Populus deltoides	COTTONWOOD	26"	
73	Ulmus crassifolia	CEDAR ELM	9"	Removed	203	Ulmus americana	AMERICAN ELM	17"	Removed	334	Maclura pomifera	BOIS D'ARC	11"	
74	Cedrus	CEDAR	7"	Removed	204	Ulmus americana	AMERICAN ELM	8"	Removed	335	Ulmus crassifolia	CEDAR ELM	12"	Removed
75	Carya illinoinensis	PECAN	7"		205	Ulmus americana	AMERICAN ELM	8"	Removed	336	Celtis occidentalis	HACKBERRY	6"	Removed
76	Cedrus	CEDAR	9"	Removed	206	Ulmus crassifolia	CEDAR ELM	7"	Removed	337	Celtis occidentalis	HACKBERRY	7"	Removed
77	Ulmus crassifolia	CEDAR ELM	9"+11" (D.T.)	Removed	207	Carya illinoinensis	PECAN	2-7" (D.T.)	Removed	338	Maclura pomifera	BOIS D'ARC	14"	Removed
78	Ulmus crassifolia	CEDAR ELM	10"	Removed	208	Ulmus americana	AMERICAN ELM	13"	Removed	339	Maclura pomifera	BOIS D'ARC	2-10" (D.T.)	Removed
79	Ulmus crassifolia	CEDAR ELM	9"	Removed	209	Carya illinoinensis	PECAN	8"	Removed	340	Maclura pomifera	BOIS D'ARC	12"	
80	Carya illinoinensis	PECAN	6"	Removed	210	Celtis occidentalis	HACKBERRY	7"	Removed	341	Maclura pomifera	BOIS D'ARC	2-8" (D.T.)	
81	Carya illinoinensis	PECAN	24"	Removed	211	Celtis occidentalis	HACKBERRY	6"	Removed	342	Maclura pomifera	BOIS D'ARC	7"+9" (D.T.)	
82	Ulmus crassifolia	CEDAR ELM	7"	Removed	212	Carya illinoinensis	PECAN	8"	Removed	343	Ulmus americana	AMERICAN ELM	8"	Removed
83	Cedrus	CEDAR	12"	Removed	213	Carya illinoinensis	PECAN	7"	Removed	344	Ulmus americana	AMERICAN ELM	6"	Removed
84	Maclura pomifera	BOIS D'ARC	18"	Removed	214	Carya illinoinensis	PECAN	23"	Removed	345	Ulmus americana	AMERICAN ELM	6"	Removed
85	Cedrus	CEDAR	10"		215	Carya illinoinensis	PECAN	7"	Removed	346	Celtis occidentalis	HACKBERRY	6"	Removed
86	Cedrus	CEDAR	7"		216	Carya illinoinensis	PECAN	6"	Removed	347	Ulmus americana	AMERICAN ELM	6"	Removed
87	Ulmus crassifolia	CEDAR ELM	20"		217	Carya illinoinensis	PECAN	7"	Removed	348	Ulmus americana	AMERICAN ELM	8"	Removed
88	Carya illinoinensis	PECAN	6"+7" (D.T.)	Removed	218	Carya illinoinensis	PECAN	22"	Removed	349	Celtis occidentalis	HACKBERRY	12"	Removed
89	Maclura pomifera	BOIS D'ARC	10"	Removed	219	Ulmus americana	AMERICAN ELM	11"	Removed	350	Ulmus americana	AMERICAN ELM	6"	Removed
90	Celtis occidentalis	HACKBERRY	10"	Removed	220	Carya illinoinensis	PECAN	6"+7"+8" (T.T.)	Removed	351	Ulmus americana	AMERICAN ELM	6"	Removed
91	Celtis occidentalis	HACKBERRY	7"		221	Carya illinoinensis	PECAN	10"	Removed	352	Celtis occidentalis	HACKBERRY	7"	Removed
92	Ulmus americana	AMERICAN ELM	9"	Removed	222	Carya illinoinensis	PECAN	6"	Removed	353	Cedrus	CEDAR	8"	Removed
93	Maclura pomifera	BOIS D'ARC	8"		223	Ulmus americana	AMERICAN ELM	9"	Removed	354	Ulmus americana	AMERICAN ELM	8"	Removed
94	Ulmus americana	AMERICAN ELM	11"	Removed	224	Carya illinoinensis	PECAN	6"	Removed	355	Celtis occidentalis	HACKBERRY	9"	
95	Celtis occidentalis	HACKBERRY	16"	Removed	225	Carya illinoinensis	PECAN	6"	Removed	356	Salix	WILLOW	16"	
96	Ulmus crassifolia	CEDAR ELM	9"	Removed	226	Carya illinoinensis	PECAN	8"	Removed	357	Populus deltoides	COTTONWOOD	16"	
97	Ulmus crassifolia	CEDAR ELM	6"	Removed	227	Carya illinoinensis	PECAN	21"	Removed	358	Celtis occidentalis	HACKBERRY	8"	Removed
98	Celtis occidentalis	HACKBERRY	8"	Removed	228	Ulmus americana	AMERICAN ELM	15"	Removed	359	Celtis occidentalis	HACKBERRY	7"	Removed
99	Ulmus crassifolia	CEDAR ELM	10"	Removed	229	Celtis occidentalis	HACKBERRY	7"		360	Celtis occidentalis	HACKBERRY	11"	Removed
100	Cedrus	CEDAR	7"	Removed	230	Carya illinoinensis	PECAN	8"+2-14" (T.T.)	Removed	361	Celtis occidentalis	HACKBERRY	6"	Removed
101	Cedrus	CEDAR	9"	Removed	231	Carya illinoinensis	PECAN	8"	Removed	362	Ulmus americana	AMERICAN ELM	8"	
102	Cedrus	CEDAR	6"	Removed	232	Carya illinoinensis	PECAN	6"	Removed	363	Salix	WILLOW	16"	
103	Cedrus	CEDAR	8"	Removed	233	Carya illinoinensis	PECAN	6"	Removed	364	Celtis occidentalis	HACKBERRY	6"	Removed
104	Celtis occidentalis	HACKBERRY	18"	Removed	234	Carya illinoinensis	PECAN	2-7" (D.T.)	Removed	365	Celtis occidentalis	HACKBERRY	9"	Removed
105	Celtis occidentalis	HACKBERRY	10"	Removed	235	Carya illinoinensis	PECAN	8"	Removed	366	Pyrus	PEAR	6"	Removed
106	Ulmus americana	AMERICAN ELM	13"		236	Carya illinoinensis	PECAN	2-9" (D.T.)	Removed	367	Celtis occidentalis	HACKBERRY	7"	Removed
107	Celtis occidentalis	HACKBERRY	12"	Removed	237	Carya illinoinensis	PECAN	2-7" (D.T.)	Removed	368	Carya illinoinensis	PECAN	11"	Removed
108	Ulmus americana	AMERICAN ELM	12"	Removed	238	Celtis occidentalis	HACKBERRY	7"	Removed	369	Ulmus americana	AMERICAN ELM	7"	
109	Ulmus americana	AMERICAN ELM	16"	Removed	239	Celtis occidentalis	HACKBERRY	6"		370	Ulmus americana	AMERICAN ELM	7"	
110	Celtis occidentalis	HACKBERRY	11"	Removed	240	Celtis occidentalis	HACKBERRY	6"	Removed	371	Salix	WILLOW	21"	
111	Ulmus americana	AMERICAN ELM	23"	Removed	241	Ulmus americana	AMERICAN ELM	8"	Removed	372	Ulmus americana	AMERICAN ELM	8"	
112	Ulmus crassifolia	CEDAR ELM	11"	Removed	242	Maclura pomifera	BOIS D'ARC	9"	Removed	373	Celtis occidentalis	HACKBERRY	6"	
113	Ulmus americana	AMERICAN ELM	17"	Removed	243	Maclura pomifera	BOIS D'ARC	2-9" (D.T.)	Removed	374	Celtis occidentalis	HACKBERRY	7"	Removed
114	Ulmus crassifolia	CEDAR ELM	7"	Removed	244	Diospyros virginiana	PERSIMMON	10"	Removed	375	Celtis occidentalis	HACKBERRY	2-9" (D.T.)	Removed
115	Ulmus americana	AMERICAN ELM	12"	Removed	245	Ulmus americana	AMERICAN ELM	7"	Removed	376	Celtis occidentalis	HACKBERRY	7"	Removed
116	Ulmus americana	AMERICAN ELM	13"	Removed	246	Maclura pomifera	BOIS D'ARC	7"+12" (D.T.)	Removed	377	Celtis occidentalis	HACKBERRY	12"	
117	Ulmus crassifolia	CEDAR ELM	8"	Removed	247	Maclura pomifera	BOIS D'ARC	7"+8"+11" (T.T.)		378	Celtis occidentalis	HACKBERRY	8"	
118	Populus deltoides	COTTONWOOD	16"		248	Salix	WILLOW	10"		379	Celtis occidentalis	HACKBERRY	6"	
119	Ulmus crassifolia	CEDAR ELM	9"	Removed	249	Salix	WILLOW	10"		380	Celtis occidentalis	HACKBERRY	6"	
120	Celtis occidentalis	HACKBERRY	9"	Removed	250	Carya illinoinensis	PECAN	8"	Removed	381	Ulmus americana	AMERICAN ELM	8"	
121	Celtis occidentalis	HACKBERRY	8"		251	Celtis occidentalis	HACKBERRY	9"	Removed	382	Celtis occidentalis	HACKBERRY	8"	
122	Celtis occidentalis	HACKBERRY	2-6" (D.T.)	Removed	252	Ulmus americana	AMERICAN ELM	7"	Removed	383	Carya illinoinensis	PECAN	9"	
123	Ulmus crassifolia	CEDAR ELM	9"	Removed	253	Carya illinoinensis	PECAN	2-6" (D.T.)	Removed	384	Celtis occidentalis	HACKBERRY	6"	
124	Celtis occidentalis	HACKBERRY	7"	Removed	254	Ulmus crassifolia	CEDAR ELM	6"	Removed	385	Celtis occidentalis	HACKBERRY	6"	
125	Ulmus crassifolia	CEDAR ELM	8"	Removed	255	Maclura pomifera	BOIS D'ARC	2-8" (D.T.)		386	Celtis occidentalis	HACKBERRY	6"	
126	Celtis occidentalis	HACKBERRY	8"		256	Maclura pomifera	BOIS D'ARC	2-8" (D.T.)		387	Celtis occidentalis	HACKBERRY	12"	
127	Ulmus crassifolia	CEDAR ELM	6"		257	Ulmus crassifolia	CEDAR ELM	10"		388	Ulmus americana	AMERICAN ELM	19"	
128	Ulmus crassifolia	CEDAR ELM	7"	Removed	258	Maclura pomifera	BOIS D'ARC	6"+7" (D.T.)		389	Ulmus americana	AMERICAN ELM	11"	
129	Celtis occidentalis	HACKBERRY	7"	Removed	259	Maclura pomifera	BOIS D'ARC	6"		390	Ulmus americana	AMERICAN ELM	9"	
130	Celtis occidentalis	HACKBERRY	10"	Removed	260	Ulmus americana	AMERICAN ELM	8"		391	Ulmus americana	AMERICAN ELM	8"	
					261	Ulmus crassifolia	CEDAR ELM	13"		392	Maclura pomifera	BOIS D'ARC	7"	

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REGISTERED LANDSCAPE ARCHITECT · TERRY M. HUNTER · 2157 · STATE OF TEXAS

03/08/2024

THE MANNING

SHERMAN, TEXAS
PROJ. 3487

PERMIT SET
03.08.24

NO.	DESCRIPTION	DATE

LANDSCAPE ORDINANCE COMPLIANCE - NOTES, CALCULATIONS, & TREE LIST

LA - 1

TREE TABLE CONTINUED

393	Celtis occidentalis	HACKBERRY	6"	
394	Ulmus americana	AMERICAN ELM	9"	
395	Celtis occidentalis	HACKBERRY	8"	
396	Carya illinoinensis	PECAN	11"	
397	Celtis occidentalis	HACKBERRY	10"	**Removed**
398	Ulmus americana	AMERICAN ELM	6"+8"+9" (T.T.)	**Removed**
399	Ulmus americana	AMERICAN ELM	13"	**Removed**
400	Ulmus americana	AMERICAN ELM	7"	**Removed**
401	Celtis occidentalis	HACKBERRY	12"	**Removed**
402	Carya illinoinensis	PECAN	6"	**Removed**
403	Ulmus crassifolia	CEDAR ELM	7"	**Removed**
404	Ulmus crassifolia	CEDAR ELM	8"	**Removed**
405	Celtis occidentalis	HACKBERRY	9"	**Removed**
406	Populus deltoides	COTTONWOOD	24"	**Removed**
407	Cedrus	CEDAR	7"	**Removed**
408	Cedrus	CEDAR	6"	**Removed**
409	Celtis occidentalis	HACKBERRY	7"	**Removed**
410	Celtis occidentalis	HACKBERRY	7"	**Removed**
411	Ulmus americana	AMERICAN ELM	9"	**Removed**
412	Cedrus	CEDAR	8"	**Removed**
413	Quercus rubra	RED OAK	9"	**Removed**
414	Cedrus	CEDAR	12"	**Removed**
415	Celtis occidentalis	HACKBERRY	8"	**Removed**
416	Ulmus americana	AMERICAN ELM	24"	
417	Ulmus crassifolia	CEDAR ELM	10"	
418	Ulmus americana	AMERICAN ELM	10"	
419	Celtis occidentalis	HACKBERRY	12"	**Removed**
420	Celtis occidentalis	HACKBERRY	10"	**Removed**
421	Celtis occidentalis	HACKBERRY	8"	**Removed**
422	Celtis occidentalis	HACKBERRY	8"	**Removed**
423	Ulmus crassifolia	CEDAR ELM	9"	**Removed**
424	Ulmus crassifolia	CEDAR ELM	8"	**Removed**
425	Celtis occidentalis	HACKBERRY	7"	**Removed**
426	Celtis occidentalis	HACKBERRY	8"	**Removed**
427	Ulmus crassifolia	CEDAR ELM	17"	**Removed**
428	Celtis occidentalis	HACKBERRY	8"	**Removed**
429	Cedrus	CEDAR	8"	**Removed**
430	Celtis occidentalis	HACKBERRY	17"	
431	Populus deltoides	COTTONWOOD	24"	
432	Salix	WILLOW	16"	
433	Salix	WILLOW	13"	
434	Carya illinoinensis	PECAN	9"	**Removed**
435	Quercus rubra	RED OAK	7"	**Removed**
436	Populus deltoides	COTTONWOOD	11"	
437	Populus deltoides	COTTONWOOD	8"	
438	Cedrus	CEDAR	10"	**Removed**
439	Carya illinoinensis	PECAN	12"	
440	Carya illinoinensis	PECAN	8"	**Removed**
441	Ulmus americana	AMERICAN ELM	11"	**Removed**
442	Carya illinoinensis	PECAN	9"	
443	Populus deltoides	COTTONWOOD	14"+18" (D.T.)	
444	Populus deltoides	COTTONWOOD	21"	
445	Carya illinoinensis	PECAN	6"	**Removed**
446	Carya illinoinensis	PECAN	12"	**Removed**
447	Maclura pomifera	BOIS D'ARC	2-8" (D.T.)	**Removed**
448	Ulmus crassifolia	CEDAR ELM	10"	**Removed**
449	Quercus rubra	RED OAK	12"	**Removed**
450	Celtis occidentalis	HACKBERRY	14"+19" (D.T.)	**Removed**
451	Carya illinoinensis	PECAN	6"	**Removed**
452	Carya illinoinensis	PECAN	7"	**Removed**
453	Carya illinoinensis	PECAN	6"	**Removed**
454	Ulmus americana	AMERICAN ELM	18"+22" (D.T.)	**Removed**
455	Ulmus crassifolia	CEDAR ELM	11"	**Removed**
456	Ulmus americana	AMERICAN ELM	14"	**Removed**
457	Carya illinoinensis	PECAN	6"	**Removed**
458	Celtis occidentalis	HACKBERRY	7"	**Removed**
459	Ulmus americana	AMERICAN ELM	9"	**Removed**
460	Ulmus americana	AMERICAN ELM	7"	**Removed**
461	Populus deltoides	COTTONWOOD	19"	
462	Carya illinoinensis	PECAN	7"	**Removed**
463	Celtis occidentalis	HACKBERRY	9"	**Removed**
464	Maclura pomifera	BOIS D'ARC	2-8" (D.T.)	**Removed**
465	Celtis occidentalis	HACKBERRY	10"	**Removed**
466	Celtis occidentalis	HACKBERRY	9"	**Removed**
467	Ulmus crassifolia	CEDAR ELM	7"	**Removed**
468	Ulmus crassifolia	CEDAR ELM	6"	**Removed**
469	Maclura pomifera	BOIS D'ARC	8"	**Removed**
470	Maclura pomifera	BOIS D'ARC	8"	**Removed**
471	Ulmus crassifolia	CEDAR ELM	12"	**Removed**
472	Celtis occidentalis	HACKBERRY	13"	**Removed**
473	Ulmus americana	AMERICAN ELM	12"+17" (D.T.)	**Removed**
474	Celtis occidentalis	HACKBERRY	8"	**Removed**
475	Ulmus crassifolia	CEDAR ELM	6"	**Removed**
476	Ulmus crassifolia	CEDAR ELM	8"	**Removed**
477	Maclura pomifera	BOIS D'ARC	8"	**Removed**
478	Ulmus crassifolia	CEDAR ELM	10"	**Removed**
479	Maclura pomifera	BOIS D'ARC	10"	**Removed**
480	Maclura pomifera	BOIS D'ARC	2-7" (D.T.)	**Removed**
481	Maclura pomifera	BOIS D'ARC	7"+10" (D.T.)	**Removed**
482	Celtis occidentalis	HACKBERRY	6"	**Removed**
483	Ulmus americana	AMERICAN ELM	16"+18" (D.T.)	**Removed**
484	Carya illinoinensis	PECAN	9"	**Removed**
485	Ulmus americana	AMERICAN ELM	6"	
486	Celtis occidentalis	HACKBERRY	7"	
487	Ulmus americana	AMERICAN ELM	10"	
488	Carya illinoinensis	PECAN	2-9" (D.T.)	
489	Carya illinoinensis	PECAN	7"	
490	Celtis occidentalis	HACKBERRY	8"	
491	Celtis occidentalis	HACKBERRY	6"	
492	Ulmus crassifolia	CEDAR ELM	14"	
493	Ulmus crassifolia	CEDAR ELM	6"	
494	Ulmus crassifolia	CEDAR ELM	7"	
495	Ulmus crassifolia	CEDAR ELM	22"	
496	Ulmus crassifolia	CEDAR ELM	22"	
497	Ulmus crassifolia	CEDAR ELM	10"	
498	Ulmus crassifolia	CEDAR ELM	7"	
499	Ulmus crassifolia	CEDAR ELM	19"	
500	Ulmus crassifolia	CEDAR ELM	14"	
501	Ulmus crassifolia	CEDAR ELM	14"	
502	Ulmus crassifolia	CEDAR ELM	12"	
503	Celtis occidentalis	HACKBERRY	9"	
504	Ulmus crassifolia	CEDAR ELM	16"	
505	Pyrus	PEAR	9"	
506	Ulmus crassifolia	CEDAR ELM	8"	
507	Ulmus crassifolia	CEDAR ELM	6"	
508	Ulmus crassifolia	CEDAR ELM	6"	
509	Maclura pomifera	BOIS D'ARC	6"+9" (D.T.)	
510	Ulmus crassifolia	CEDAR ELM	16"	
511	Ulmus crassifolia	CEDAR ELM	7"	
512	Ulmus crassifolia	CEDAR ELM	10"	
513	Quercus alba	WHITE OAK	13"+14" (D.T.)	
514	Cedrus	CEDAR	6"	
515	Cedrus	CEDAR	6"	
516	Cedrus	CEDAR	7"	
517	Celtis occidentalis	HACKBERRY	6"	
518	Celtis occidentalis	HACKBERRY	6"	
519	Ulmus crassifolia	CEDAR ELM	8"+10" (D.T.)	
520	Ulmus crassifolia	CEDAR ELM	9"	
521	Ulmus crassifolia	CEDAR ELM	9"	
522	Ulmus crassifolia	CEDAR ELM	7"	
523	Ulmus crassifolia	CEDAR ELM	13"	
524	Ulmus crassifolia	CEDAR ELM	16"	
525	Maclura pomifera	BOIS D'ARC	2-6"+8" (T.T.)	
526	Maclura pomifera	BOIS D'ARC	10"	
527	Pyrus	PEAR	6"	
528	Celtis occidentalis	HACKBERRY	6"	
529	Maclura pomifera	BOIS D'ARC	7"	
530	Ulmus crassifolia	CEDAR ELM	6"	
531	Maclura pomifera	BOIS D'ARC	6"	
532	Maclura pomifera	BOIS D'ARC	7"+2-9" (T.T.)	
533	Celtis occidentalis	HACKBERRY	6"	
534	Celtis occidentalis	HACKBERRY	6"	
535	Celtis occidentalis	HACKBERRY	7"	
536	Celtis occidentalis	HACKBERRY	6"	
537	Maclura pomifera	BOIS D'ARC	18"	
538	Carya illinoinensis	PECAN	6"	
539	Celtis occidentalis	HACKBERRY	8"+10" (D.T.)	
540	Celtis occidentalis	HACKBERRY	8"	
541	Celtis occidentalis	HACKBERRY	3-6" (T.T.)	
542	Celtis occidentalis	HACKBERRY	11"	
543	Celtis occidentalis	HACKBERRY	11"	
544	Carya illinoinensis	PECAN	6"	
545	Celtis occidentalis	HACKBERRY	14"	
546	Ulmus crassifolia	CEDAR ELM	11"	
547	Celtis occidentalis	HACKBERRY	7"	
548	Quercus stellata	POST OAK	11"	
549	Quercus rubra	RED OAK	21"	
550	Maclura pomifera	BOIS D'ARC	6"	
551	Ulmus crassifolia	CEDAR ELM	10"	
552	Ulmus crassifolia	CEDAR ELM	9"	
553	Ulmus crassifolia	CEDAR ELM	6"	
554	Ulmus crassifolia	CEDAR ELM	7"	
555	Quercus rubra	RED OAK	7"	
556	Quercus rubra	RED OAK	10"	
557	Quercus rubra	RED OAK	10"	
558	Morus	MULBERRY	7"+2-8"+2-10" (M.T.)	
559	Morus	MULBERRY	2-10" (D.T.)	
560	Morus	MULBERRY	9"	
561	Carya illinoinensis	PECAN	11"	
562	Ulmus crassifolia	CEDAR ELM	6"	
563	Maclura pomifera	BOIS D'ARC	10"	
564	Maclura pomifera	BOIS D'ARC	7"	
565	Maclura pomifera	BOIS D'ARC	6"	
566	Quercus rubra	RED OAK	6"	
567	Celtis occidentalis	HACKBERRY	9"	**Removed**
568	Pyrus	PEAR	11"	**Removed**
569	Cedrus	CEDAR	9"	**Removed**
570	Ulmus americana	AMERICAN ELM	12"	**Removed**
571	Celtis occidentalis	HACKBERRY	7"	**Removed**
572	Celtis occidentalis	HACKBERRY	8"	**Removed**
573	Celtis occidentalis	HACKBERRY	7"	**Removed**
574	Carya illinoinensis	PECAN	10"	**Removed**
575	Ulmus crassifolia	CEDAR ELM	6"	**Removed**
576	Ulmus crassifolia	CEDAR ELM	6"	**Removed**
577	Celtis occidentalis	HACKBERRY	8"	**Removed**
578	Celtis occidentalis	HACKBERRY	9"	**Removed**
579	Celtis occidentalis	HACKBERRY	12"	**Removed**
580	Ulmus crassifolia	CEDAR ELM	8"	**Removed**
581	Celtis occidentalis	HACKBERRY	11"	**Removed**
582	Celtis occidentalis	HACKBERRY	7"	**Removed**
583	Celtis occidentalis	HACKBERRY	7"	**Removed**
584	Celtis occidentalis	HACKBERRY	12"	**Removed**
585	Celtis occidentalis	HACKBERRY	6"	**Removed**
586	Celtis occidentalis	HACKBERRY	6"	**Removed**
587	Celtis occidentalis	HACKBERRY	7"	**Removed**
588	Celtis occidentalis	HACKBERRY	6"	**Removed**
589	Celtis occidentalis	HACKBERRY	7"	**Removed**
590	Celtis occidentalis	HACKBERRY	15"	**Removed**
591	Ulmus crassifolia	CEDAR ELM	7"	**Removed**
592	Ulmus crassifolia	CEDAR ELM	7"	**Removed**
593	Ulmus parvifolia	CHINESE ELM	10"	**Removed**
594	Ulmus crassifolia	CEDAR ELM	8"	**Removed**
595	Celtis occidentalis	HACKBERRY	8"	**Removed**
596	Celtis occidentalis	HACKBERRY	6"	**Removed**
597	Celtis occidentalis	HACKBERRY	9"	**Removed**
598	Carya illinoinensis	PECAN	6"	**Removed**
599	Celtis occidentalis	HACKBERRY	8"	**Removed**
600	Celtis occidentalis	HACKBERRY	10"	**Removed**
601	Celtis occidentalis	HACKBERRY	6"	**Removed**
602	Celtis occidentalis	HACKBERRY	6"	**Removed**

PROTECTED TREE TO BE REMOVED
(FOR MITIGATION CALCULATION)

artis
1405 W KOENIG LN
AUSTIN, TX 78756
artis-atx.com
512.689.0627

REGISTERED LANDSCAPE ARCHITECT
JERRY M. HUNNICUTT
2757
STATE OF TEXAS

03/08/2024

THE MANNING

SHERMAN, TEXAS
PROJ. 3487

PERMIT SET
03.08.24

NO.	DESCRIPTION	DATE

LANDSCAPE ORDINANCE COMPLIANCE - TREE LIST CONTINUED

LA - 2

PLAN NORTH SCALE = 1:60

LEGEND

- TREE SAVED
- TREE REMOVED
- TREE OUT OF BOUNDS (OOB)
- 50' SHADE CIRCLE
- OPEN LANDSCAPE AREA
- 6' HT. FENCECRETE WALL
- 6' HT. DECORATIVE METAL PICKET PERIMETER FENCE

SCALE: 1" = 60'-0"

15' 0 30' 60' 120' 240'

NORTH

artis

1405 W KOENIG LN
AUSTIN, TX 78756
artis-atx.com
512.689.0627

REGISTERED LANDSCAPE ARCHITECT
GARY M. HUNT
7157
STATE OF TEXAS

03/08/2024

THE MANNING

SHERMAN, TEXAS
PROJ. 3487

PERMIT SET
03.08.24

NO.	DESCRIPTION	DATE

LANDSCAPE ORDINANCE COMPLIANCE - SITE PLAN

LA - 3

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

*** 3390 Old Dorchester Road (Project No. 24-000757)**

The request of PIVO Realty, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 3390 Old Dorchester Road, consisting of 2.000 acres being in the J.F. Rosborough Survey, Abstract No. 1019 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of SDA Addition.

Background:

The property is located at 3390 Old Dorchester Road in the ETJ (Extra Territorial Jurisdiction) near the intersection of Green Road and Old Dorchester Road. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 10/17/2023 - Preliminary Plat of SDA **(Conditionally Approved)**

Origination:

PIVO Realty, LLC (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Cover Letter
3. Final Plat
4. Compliance Letter - Grayson County

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3390 OLD DORCHESTER RD

N
W E
S

Date: 2/26/2024 2:50 PM

December 13, 2023

Pivo Realty, LLC
801 Mercury Avenue
Duncanville, TX 75137

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated October 9, 2023 for the Preliminary Plat of SDA Addition, Job#23080341

To Whom it May Concern:

1. Add "Addition" to plat name. Code of Ordinances Chapter 10. 02. 002(b)(3)
   See Title block as shown

2. No City of Sherman water available to site. Property lies within City of Dorchester Water CCN. Code of Ordinances Chapter 10.03.014; 10.03.016(b) (2) (B)
   Water supply to be provided by City of Dorchester. (See General Notes #1.)

3. No City of Sherman wastewater available to site. Property lies outside of City of Sherman Wastewater CCN. Code of Ordinances Chapter 10.03.014
   Sewer service at a minimum to be provided by individual (OSSF) (See General Notes #2)

4. On-site sewage facility (OSSF) required per Grayson County Subdivision Regulations. Grayson County Subdivision Regulations 3.5.21; 3.5.26.1
   Sewer service at a minimum to be provided by individual (OSSF) (See General Notes #2)

5. Documentation from Grayson County stating subdivision meets all County requirements to be submitted with Final Plat submittal. Grayson County Subdivision Regulations 3.4.8
   N/A Not addressed by surveyor

6. Only 10' Utility Easement along Old Dorchester Road is required. Other easements are optional and may be removed. City of Sherman Code of Ordinances Chapter 10.03.003(d)(1); Grayson County Subdivision Regulations 4. 3.1
   All easements were removed with exception of 10’ Utility Easement as shown on plat.

7. Remove improvements from Final Plat. Only edge of existing pavement of Old Dorchester Road to be shown on Final Plat. Code of Ordinances, Chapters 10.02.003(b)(9); 10.02.005(b)(9)
   Edge of Asphalt plotted as shown on plat

8. Show a minimum of three (3) found monuments on drawing. Code of Ordinances Chapter 10.02.003(b)(10); 10.02.003(b)(11); 10.02.005(b)(10); 10.02.005(b)(11)

5904 Texoma Parkway, Sherman, Texas 75090, (903) 415-0643

Minimum number of monument are shown on plat 2 mag nail found and 1 capped rod as shown on plat.

9. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)

Signature Blocks updated as per new ordinance.

10. Building setback lines to be shown on Preliminary and Final Plats. *Grayson County Subdivision Regulations 4. 4. 4*

See building line as shown on plat

11. Preliminary Plat shows potential encroachment of structure into proposed Easement along eastern boundary line of proposed Lot 1. Documentation from Grayson County approving encroachment or proof of removal of said structure to be submitted to City of Engineering Department with Final Plat submittal. *City of Sherman Code of Ordinances, Chapter 14, Article 14.04*

No encroachment after removal of easement in question. See Item #6 addressed above.

12. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*

Signature Blocks updated as per new ordinance

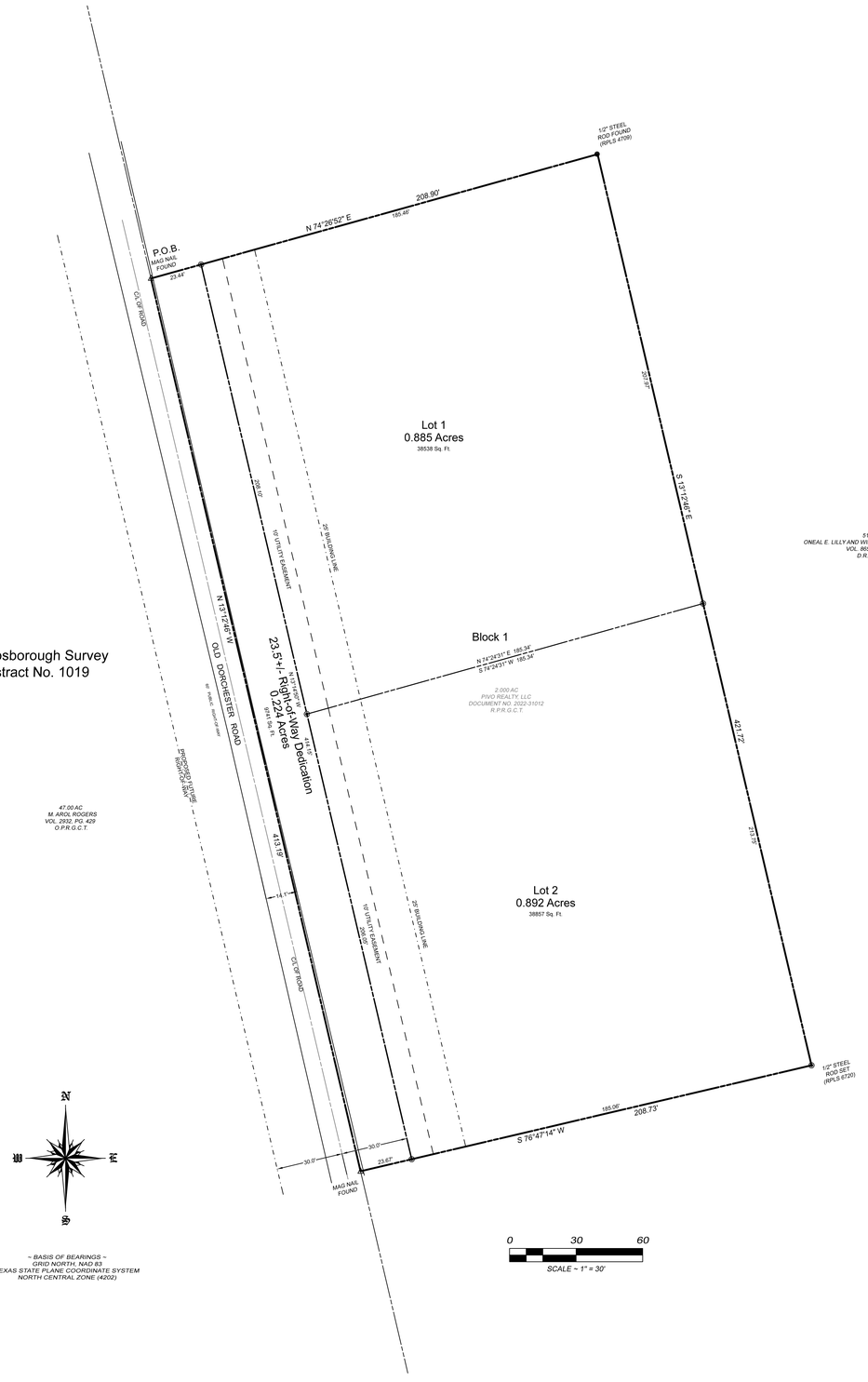
13. Preliminary Plats are valid for a period of24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

N/A Not addressed by surveyor

14. 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)*

N/A Not addressed by surveyor

5904 Texoma Parkway, Sherman, Texas 75090, (903) 415-0643



Legal Description

Situated *in the County of Grayson, State of Texas, being a part of the J.F. Rosborough Survey, Abstract No. 1019, and being the same 2.000 acre tract of land conveyed to Pivo Realty, LLC by deed of record in Document No. 2022-31012, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a mag nail found maintaining the northwest corner of said 2.000 acre tract, in the west line of the 51 acre parent tract of land conveyed to Oneal E. Lilly and Pauldeane V. Lilly, by deed of record in Volume 865, Page 354, Deed Records, Grayson County, Texas and in the east edge of Old Dorchester Road;*

Thence ***North 74°26'52" East****, along the north line of said 2.000 acre tract, a distance of* ***208.90 feet*** *to a 1/2" steel rod found with a cap marked RPLS 4709 maintaining the northeast corner of said 2.000 acre tract;*

Thence ***South 13°12'46" East****, along the east line of said 2.000 acre tract, a distance of* ***421.72 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said 2.000 acre tract;*

Thence ***South 76°47'14" West****, along the south line of said 2.000 acre tract, a distance of* ***208.73 feet*** *to a mag nail found maintaining the southwest corner of said 2.000 acre tract, in the west line of said 51 acre tract and the east edge of Old Dorchester Road;*

Thence ***North 13°12'46" West****, along the common west line of said 2.000 acre and 51 acre tract and the east edge of said Old Dorchester Road, a distance of* ***413.19 feet*** *to the* ***Point-of-Beginning*** *and containing* ***2.000 acres*** *of land.*

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, John Copley, 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.

_____ _____

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

Owner's Certificate of Dedication

That SARIKA MANDAVILLI, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Final Plat of SDA ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 2.00 acres situated in and being a portion of the J.F. Roseborough Survey, Abstract No. 1019, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part ofany 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 this ____ day of _____ _____, 2024.

_____
MEMBER OF PIVO REALTY, 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 _____MEMBER OF PIVO REALTY, LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the 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

~ GENERAL NOTES ~

1. Water Supply to be provided by City of Dorchester.
2. Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSF), permitted and approved by Grayson County.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of Improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. The subject tract lies within Zone "X" (areas determined to be outside of the 500 year flood) Designation, as shown by FEMA Flood Insurance Rate Map No. 48181C0400 G, Map Revised September 1, 2022.
10. Lots are to be used as residential.

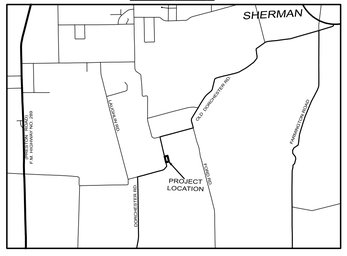
Purpose:
The purpose of this is to Plat this 2.000 acre tract into 2 Lots.

Certificate of Approval by the Planning and Zoning Commission

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

_____ _____
Chairman *Secretary*

Vicinity Map



Final Plat of
SDA Addition
an addition to the ETJ of the City of Sherman, Texas
Being 2.000 acres in the
J.F. Rosborough Survey
Abstract No. 1019

12/14/2023

Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-413-0643
john@copleylandsurveying.com

OWNERS/DEVELOPER
PIVO REALTY, LLC
801 MERCURY AVENUE
DUNCANVILLE, TEXAS 75137

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

Grayson County
Development Services Department

To whom it may concern,

This letter is to serve as confirmation that the Final Plat entitled "SDA Addition" is incompliance with the Grayson County Subdivision Regulations. This property is located at the address of 3390 Old Dorchester Road (Parcel ID: 393505) in the Extra-Territorial Jurisdiction of the City of Sherman. After this lot is subdivided and Right-of-Way is dedicated, each lot will be slightly below 1 acre. However, these lots will be served by a public water source. As a result, a drip septic system will have to be installed. Ms. Silvia Adams (applicant) has provided a site suitability report from her septic installer (Scott Slaughter TCEQ# OS0027739) which states that a drip septic system is acceptable for this specific site.

Paul Rodriguez, MPA
Director of Development Services
Grayson County, TX

Jeff Whitmire
Grayson County Commissioner, Precinct 1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

*** 612-614 South Rusk Street and 635 South Austin Street (Project No. 24-001019)**

The request of Evolution Realty, LLC and the City of Sherman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 612-614 South Rusk Street and 635 South Austin Street, consisting of 1.113 acres being in the Samuel Blagg Survey, Abstract No. 56, and being all of Lots 9-13 and part of Lots 7, 8, and 14, Block 1, Post Oak Addition, as follows:

Planning and Zoning Commission

Final Plat of Austin Street Cemetery Addition

Background:

The property is located at 612-614 South Rusk Street and 635 South Austin Street in the R-6 (Single Family Residential) District between West King Street and West Center Street. The owner would like to plat the property into 2 lots for residential development one lot for the Austin Cemetery.

The following has been approved for this location:

- 02/05/2024 - Ordinance No. 6694, Abandonment of Platted Alley
- 03/05/2024 - Preliminary Plat of Austin Street Cemetery Addition **(Conditionally Approved)**

Origination:

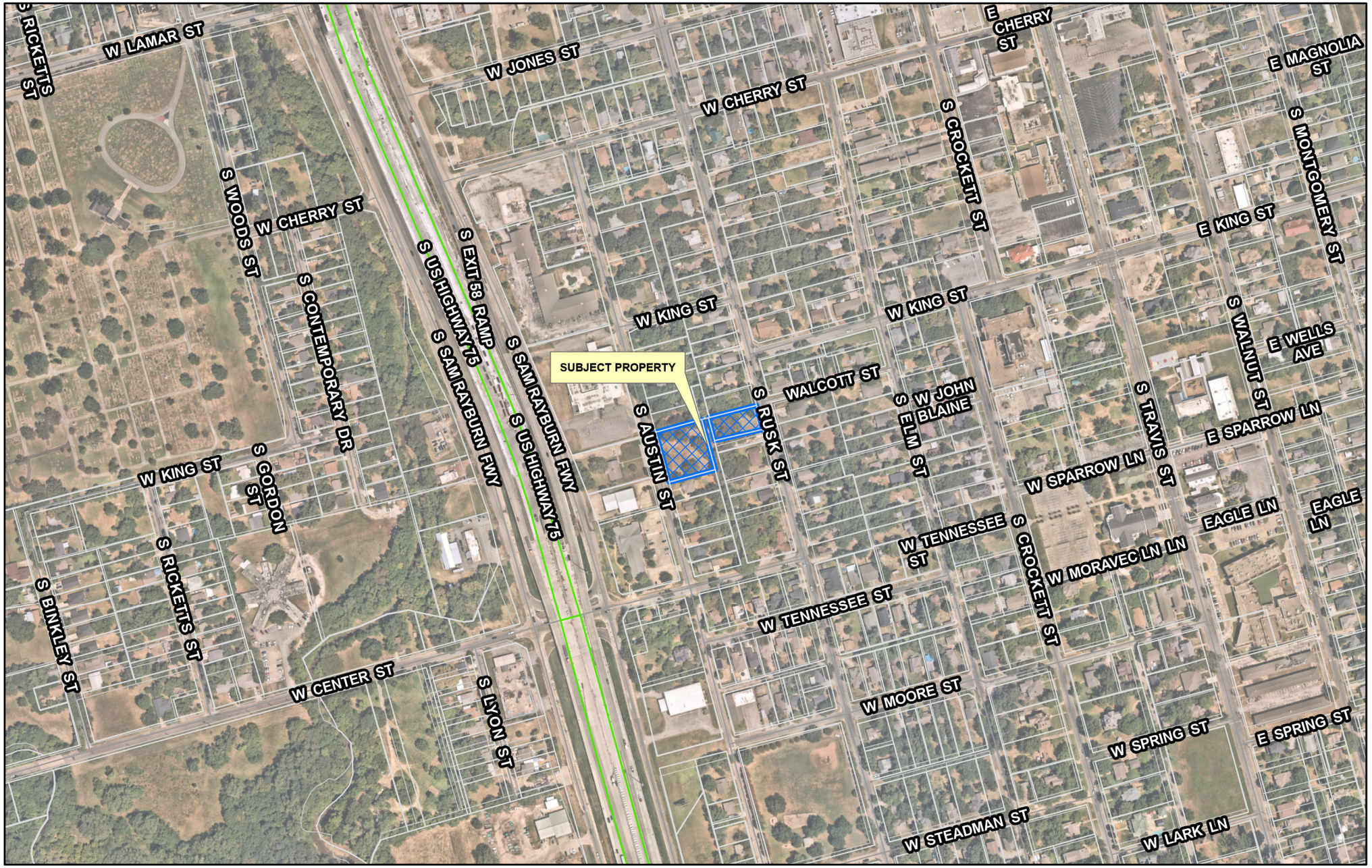
Evolution Realty, LLC and City of Sherman (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
612-614 S RUSK ST & 635 S AUSTIN

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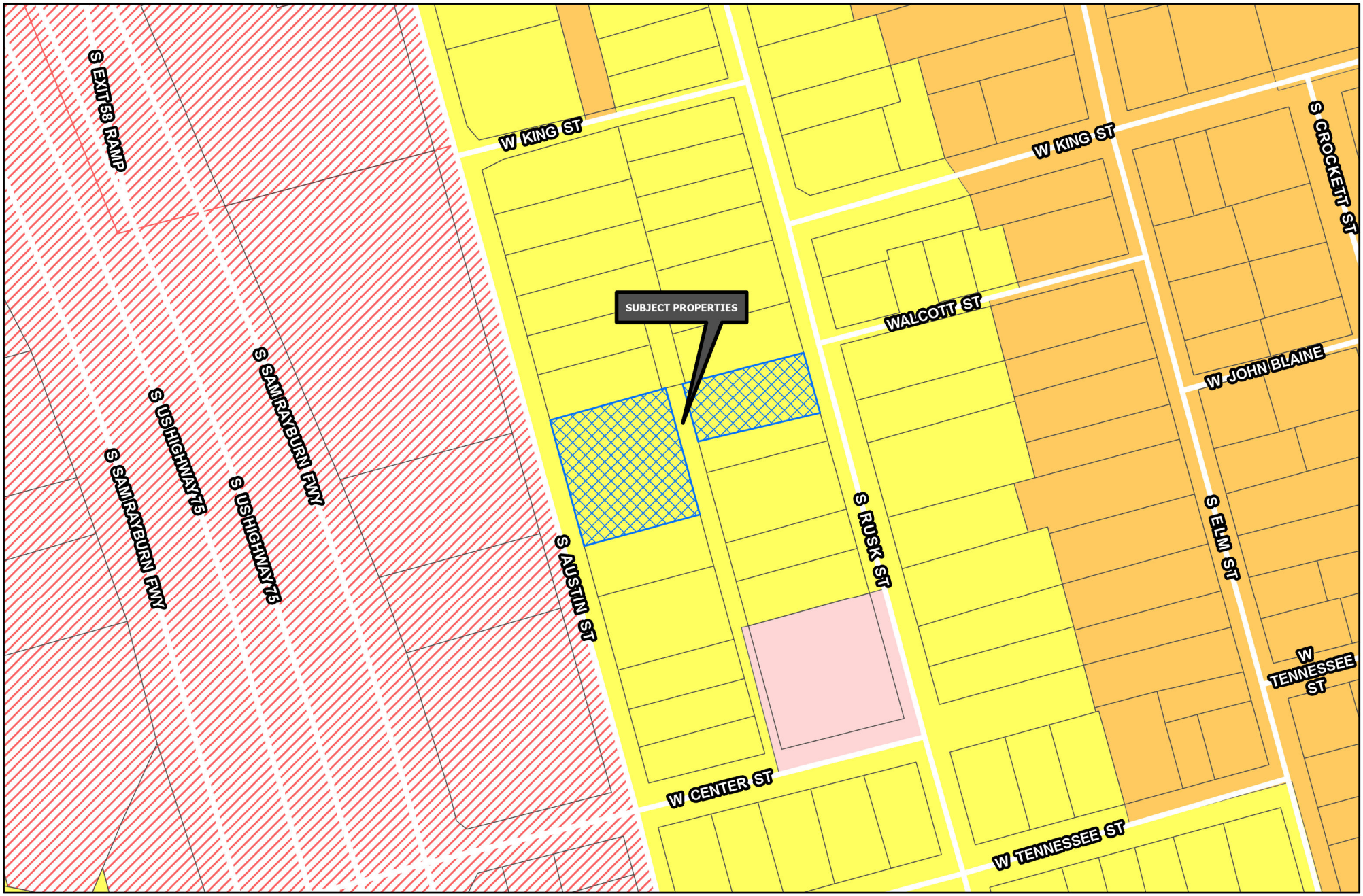

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
612-614 S RUSK ST & 635 S AUSTIN

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Date: 3/5/2024 8:31 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 5, 2024

City of Sherman
220 W. Mulberry St.
Sherman, TX 75090

Copley Land Surveying
Attn: John Copley
5904 Texoma Parkway
Sherman, TX 75090

Evolution Realty, LLC
P.O. Box 251147
Plano, TX 75025

Dear Applicants,

The request for approval of the Preliminary Plat of Austin Street Cemetery 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. Change title of off-site "Sewer Easement" to "Wastewater Easement." *Code of Ordinances Chapter 10.02.002(b)(5); 10.02.003(b)(7)*
2. Show instrument information (2024-5841, RPRGCT) of off-site Wastewater Easement on plat. *Code of Ordinances Chapter 10.02.002(b)(5); 10.02.003(b)(7)*
3. 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)*
4. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
5. 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)*
6. 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

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

Legend

- TOMBSTONE
- BOUNDARY LINE
- PROPERTY LINE

0 30 60

SCALE - 1" = 30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 19°20'28" E	20.05'

~ 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.
11. The subject tract lies within Zone "X" (areas determined to be outside of the 500 year flood) Designation, as shown by FEMA Flood Insurance Rate Map No. 48181C0290G, Map Revised September 1, 2022.
12. The partial Abandonment of Platted Alley passed by Ordinance No. 6694 on Feb. 05, 2024.

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

OWNERS/DEVELOPER
LOTS 1-13 & PT OF 14
CITY OF SHERMAN
220 W. MULBERRY ST.
SHERMAN, TEXAS 75090

OWNERS/DEVELOPER
LOTS 9-10
EVOLUTION REALTY LLC
P.O. BOX 251147
PLANO, TEXAS 75025

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
5904 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the Samuel Blagg Survey, Abstract No. 56, and being all of Lots 9-13 and part of Lots 7, 8, and 14, Block 1, Post Oak Addition, as shown by plat of record in Volume 35, Page 58, Deed Records, Grayson County, Texas and being the same 0.344 acre tract of land conveyed to Evolution Realty LLC by deed of record in Document Number 2023-25269 Real Property Records, Grayson County, Texas and being all of Austin Street Park, aka Austin Street Cemetery, to the City of Sherman, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at 1/2" steel rod found with a cap marked RPLS 6578 in the east line of said Block 1, maintaining the southeast corner of Lot 9, the northeast corner of Lot 8 and in the west line of S. Rusk Street, said point being the southeast corner of said 0.344 acre tract and the northeast corner of a 0.0689 acre tract of land conveyed to J. Domingo Rodriguez Loyola and Sara Giron Cervantes by deed of record in Document Number 2020-21397 of said Real Property Records, from which a 1/2" steel rod found with a cap marked RPLS 6578 bears South 15°11'52" East, a distance of 125.00 feet;*

Thence ***South 74°46'52" West****, along the south line of said Lot 9 and the north line of said Lot 8, a distance of* ***144.95 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.0689 acre tract and the east line of said cemetery;*

Thence ***South 19°20'28" East****, along the west line of said 0.0689 acre tract, a distance of* ***20.05 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said 0.0689 acre tract and the northwest corner of a 0.35 acre tract of land conveyed to Rogelio and Rosa Elena Munoz by deed of record in Volume 4817, Page 910, Official Public Records, Grayson County, Texas;*

Thence ***South 18°04'54" East****, along the west line of said 0.35 acre tract, a distance of* ***58.42 feet*** *to a metal fence corner post found maintaining the southeast corner of said cemetery and an inside ell corner of said 0.35 acre tract;*

Thence ***South 74°05'22" West****, along the south line of said cemetery, and the west line of said 0.35 acre tract, passing an angle point in the west line of said 0.35 acre tract and the east line of a 22' alley, at a distance of 9.44 feet, passing the west line of said alley and the northeast corner of a 0.24 acre tract of land conveyed to Lewie Whitehead and Tandi Whitehead by deed of record in Document No. 2023-27802 of said Real Property Records, at a distance of 31.45 feet, continuing along the north line of said 0.24 acre tract, for a total distance of* ***192.71 feet*** *to a 1/2" steel rod found with a cap marked RPLS 3679 maintaining the northwest corner of said 0.24 acre tract, the southwest corner of said cemetery, in the west line of said Lot 14, Block 1 and in the east line of Austin Street;*

Thence ***North 15°11'52" West****, along the west line of said Block 1 and the east line of said Austin Street, a distance of* ***180.67 feet*** *to a 1/2" steel rod found maintaining the northwest corner said Lot 11 and the southwest corner of a 50' x 150' tract of land conveyed to Catherine M. Tramell by deed of record in Volume 1584, Page 480 Deed Records, Grayson County, Texas, from which a 1/2" steel rod found bears North 15°11'52" West, a distance of 50.22 feet;*

Thence ***North 74°46'52" East****, along the north line of said Block 1, a distance of* ***333.26 feet*** *to a 3/8" steel rod found maintaining the northeast corner of said Lot 10, the southeast corner of a 60' x 150' tract of land conveyed to Robert W. Minshew by deed of record in Volume 5529, Page 338 of said Official Public Records and in the west line of said Rusk Street;*

Thence ***South 15°11'52" East****, along the east line of said Block 1 and the west line of Rusk Street, a distance of* ***100.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***1.113 acres*** *of land.*

Surveyor's Certificate

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, EVOLUTION REALTY, 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 LOTS 9-13 AND PART OF LOTS 7, 8 AND 14, BLOCK 1, POST OAK ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

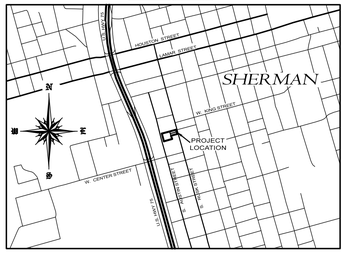
It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at LOTS 9-13 AND PART OF LOTS 7, 8 AND 14, BLOCK 1, POST OAK ADDITION, an addition to the City of Sherman, Texas, and it is further 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: EVOLUTION REALTY, LLC

By:_____
REPRESENTATIVE

Vicinity Map



Owner's Certificate of Dedication

That EVOLUTION REALTY, LLC AND THE CITY OF SHERMAN, acting by and through their duly authorized agent, does hereby adopt this plat designating the herein described real property as the LOTS 9-13 AND PART OF LOTS 7, 8 AND 14, BLOCK 1, POST OAK ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 1.113 acres situated in and being a portion of the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove 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 this ____ day of _____ _____, 2024.

_____
REPRESENTATIVE CITY OF SHERMAN

_____
REPRESENTATIVE EVOLUTION REALTY 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 _____, 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, State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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, State of Texas

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

_____ _____
Chairman *Secretary*

Final plat of
Austin Street Cemetery Addition
Being a Replat of Lots 9-13, & Part of Lots 7, 8 & 14, Block 1 Post Oak Addition an addition to the City of Sherman Grayson County, Texas Being 1.113 Acres in the Samuel Blagg Survey, Abstract No. 56

3/11/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3000 Block Texoma Parkway and 3012 Texoma Parkway (Project No. 24-000505)

AN EMAIL WAS RECEIVED BY KOHINOOR RAHMAN ON WEDNESDAY MARCH 13, 2024 AT 3:46 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Prem Shahi, Avant Capital, LLC and AG Holdings Sherman, LLC (Owner), Kohinoor Rahman (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property at 3000 Block Texoma Parkway and 3012 Texoma Parkway consisting of 6.558 acres, being Lot 2, Block 1, Aaron's Addition, and currently zoned C-2 (General Commercial) District and MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

A. Site Plan for Villas at Texoma Multi-Family Development

B. Site Plan for Retail Development

Background:

The property is located at 3000 Block Texoma Parkway and 3012 Texoma Parkway between Gallagher Drive and East Highway 82. The owner is requesting Site Plan approval for the Villas at Texoma Multi-Family Development and Retail Development.

The following has been approved for this location:

3012 Texoma Parkway:

- 12/11/2001 – Specific Use Permit to allow automobile sales in a C-2 (General Commercial) District
- 5/17/2022 – Zone change under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.
- 5/17/2022 – Site plan approval for a multi-family development.
- 5/17/2022 – Site plan approval for retail development.
- 4/18/2023 – Public Hearing and Replat for Aaron's Addition

Origination:

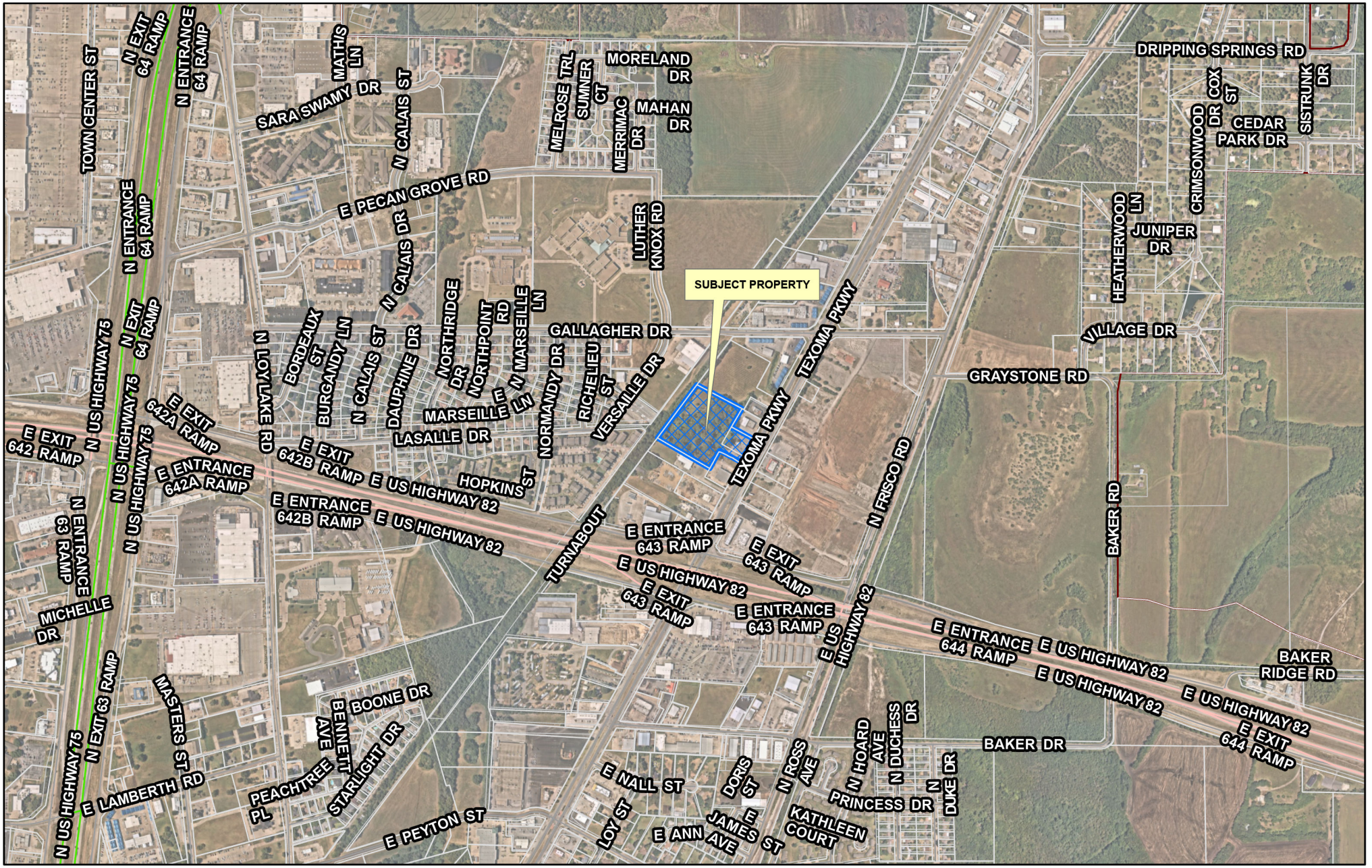
Prem Shahi, Avant Capital, LLC and AG Holdings Sherman, LLC (Owner)
Kohinoor Rahman (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z table the site plan approval for both of the requests. The site plan submitted does not meet the minimum zoning requirements. Tabling the item gives the applicant an opportunity to make the necessary revisions.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan - Multi Family
5. Site Plan - Retail
6. Villas Elevations - Type A
7. Villas Elevations - Type B
8. Villas Elevations - Type C
9. Clubhouse Elevations
10. Clubhouse Elevations
11. Retail Elevations
12. Retail Elevations
13. Villas - Landscape Plan
14. Villas - Landscape Response
15. Retail - Response



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3000 BLK TTEXOMA PKWY & 3012 TEXOMA PKWY

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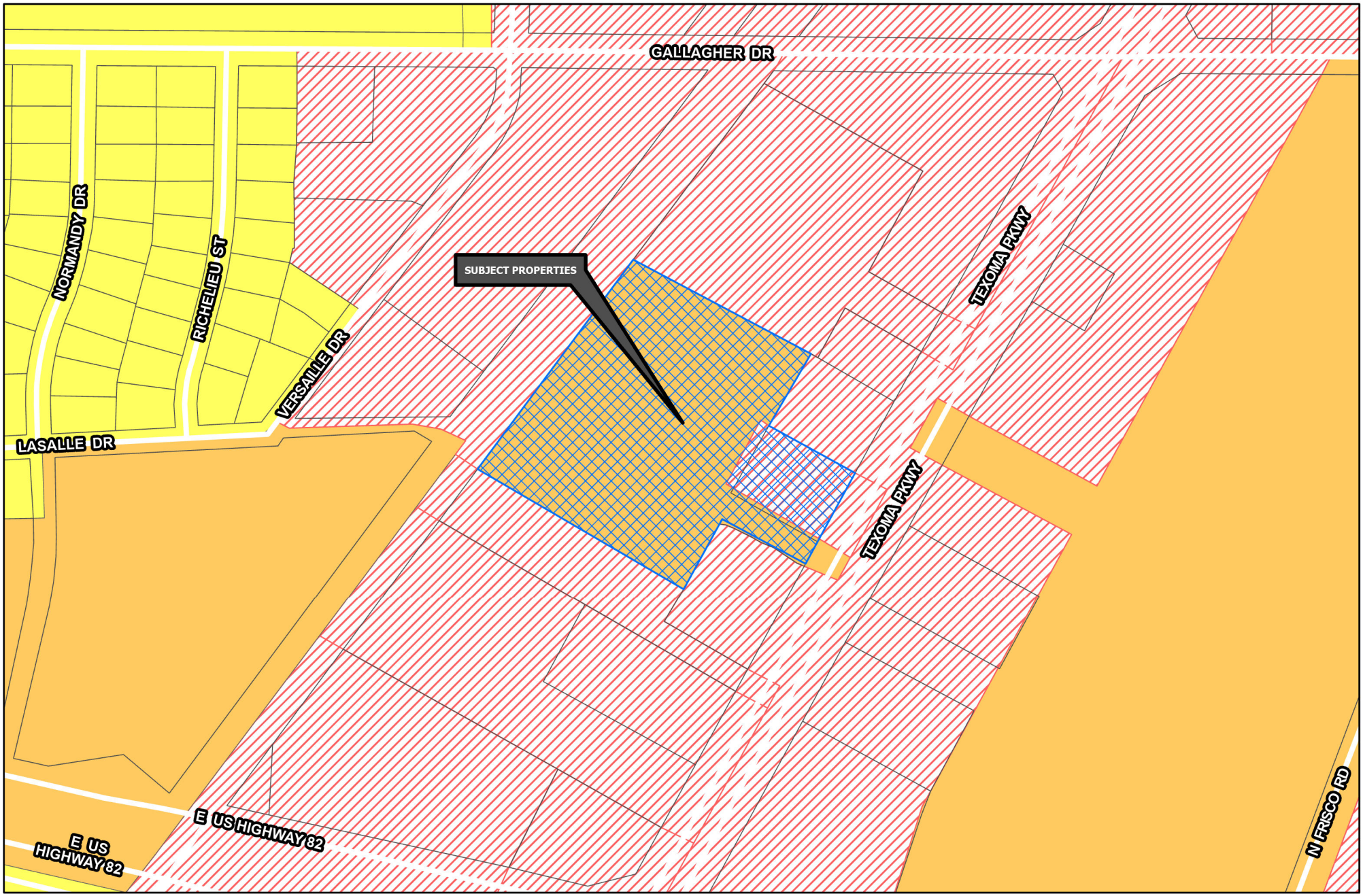

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
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- 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
3000 BLK TTEXOMA PKWY
& 3012 TEXOMA PKWY

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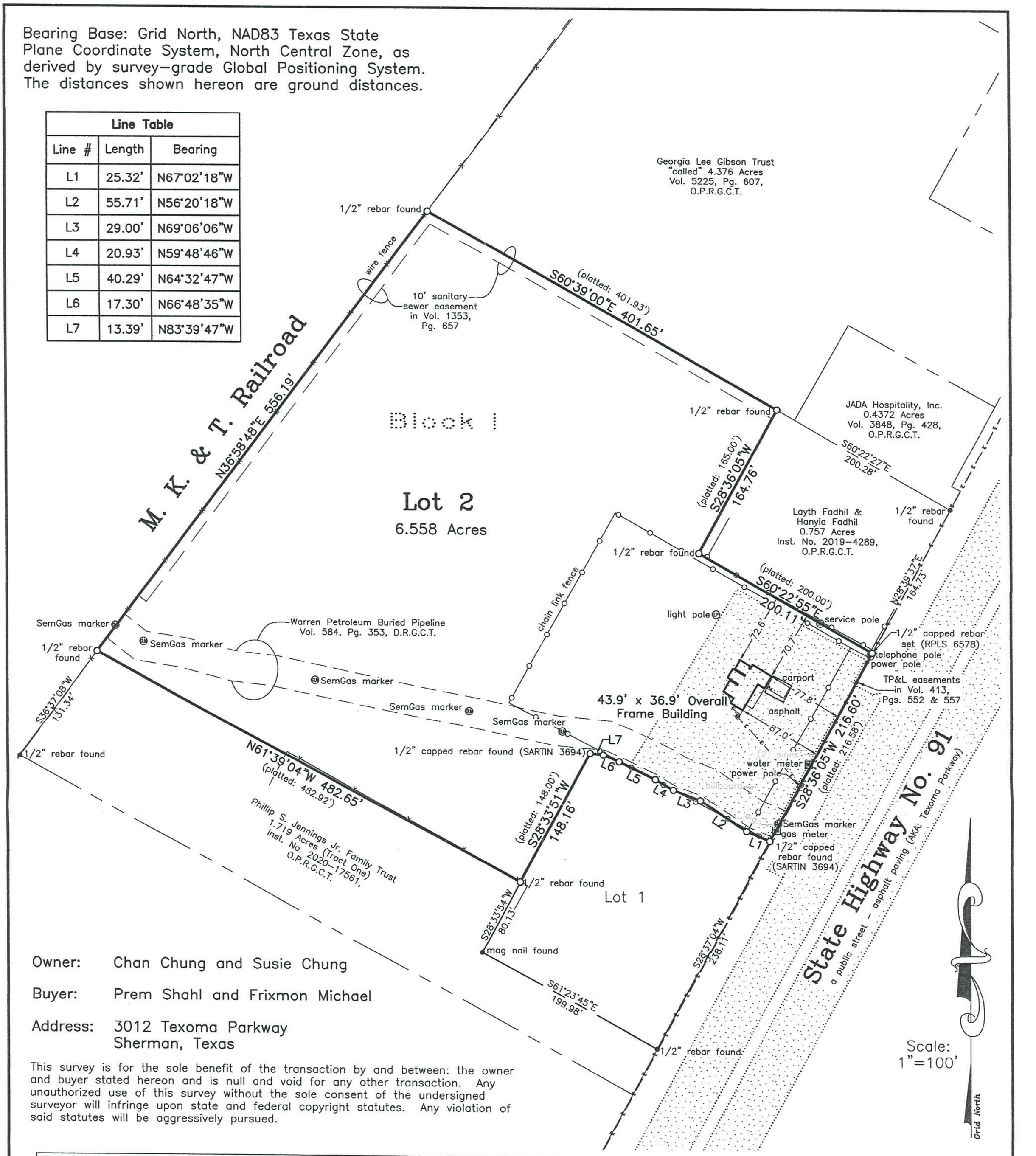
Date: 2/26/2024 4:45 PM

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey–grade Global Positioning System. The distances shown hereon are ground distances.

Line Table		
Line #	Length	Bearing
L1	25.32'	N67°02'18"W
L2	55.71'	N56°20'18"W
L3	29.00'	N69°06'06"W
L4	20.93'	N59°48'46"W
L5	40.29'	N64°32'47"W
L6	17.30'	N66°48'35"W
L7	13.39'	N83°39'47"W



Owner: Chan Chung and Susie Chung

Buyer: Prem Shahl and Frixmon Michael

Address: 3012 Texoma Parkway
Sherman, Texas

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

Easement Certification per title commitment provided by Chapin Title Co. issued on March 17, 2021, Effective Date of March 7, 2021, GF No. 319155:
1. The location of easement to Texas Power & Light Co. in Vol. 337, Pg. 258, D.R.G.C.T. cannot be determined with available informaiton.
2. The location of easement to Texas Power & Light Co. in Vol. 413, Pg. 552, D.R.G.C..T DOES AFFECT the subject property and shown hereon.
3. The location of easement to Texas Power & Light Co. in Vol. 413, Pg. 557, D.R.G.C.T. DOES AFFECT the subject property and shown hereon.
4. The location of easement to Texas Pipeline Co. in Vol. 584, Pg. 353, D.R.G.C.T. DOES AFFECT the subject property and shown hereon.
5. The location of easement to Burger King Corporation in Vol. 1353, Pg. 657, D.R.G.C.T. DOES AFFECT the subject property and shown hereon.
6. The deed filed in Vol. 1087, Pg. 687 and shown as a sanitary sewer easement under Item 10(q) on the above referenced title commitment does not appear to contain any language granting an easement.

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

Legal Description is as follows: Lot 2, Block 1, Aaron's Addition, to the City of Sherman, Texas, as per plat of record in Volume 13, Pages 21 & 22, Plat 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 F, Revised Date: September 29, 2010.

Job No. AGS290421

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

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

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

Copyright Date: April 9, 2021

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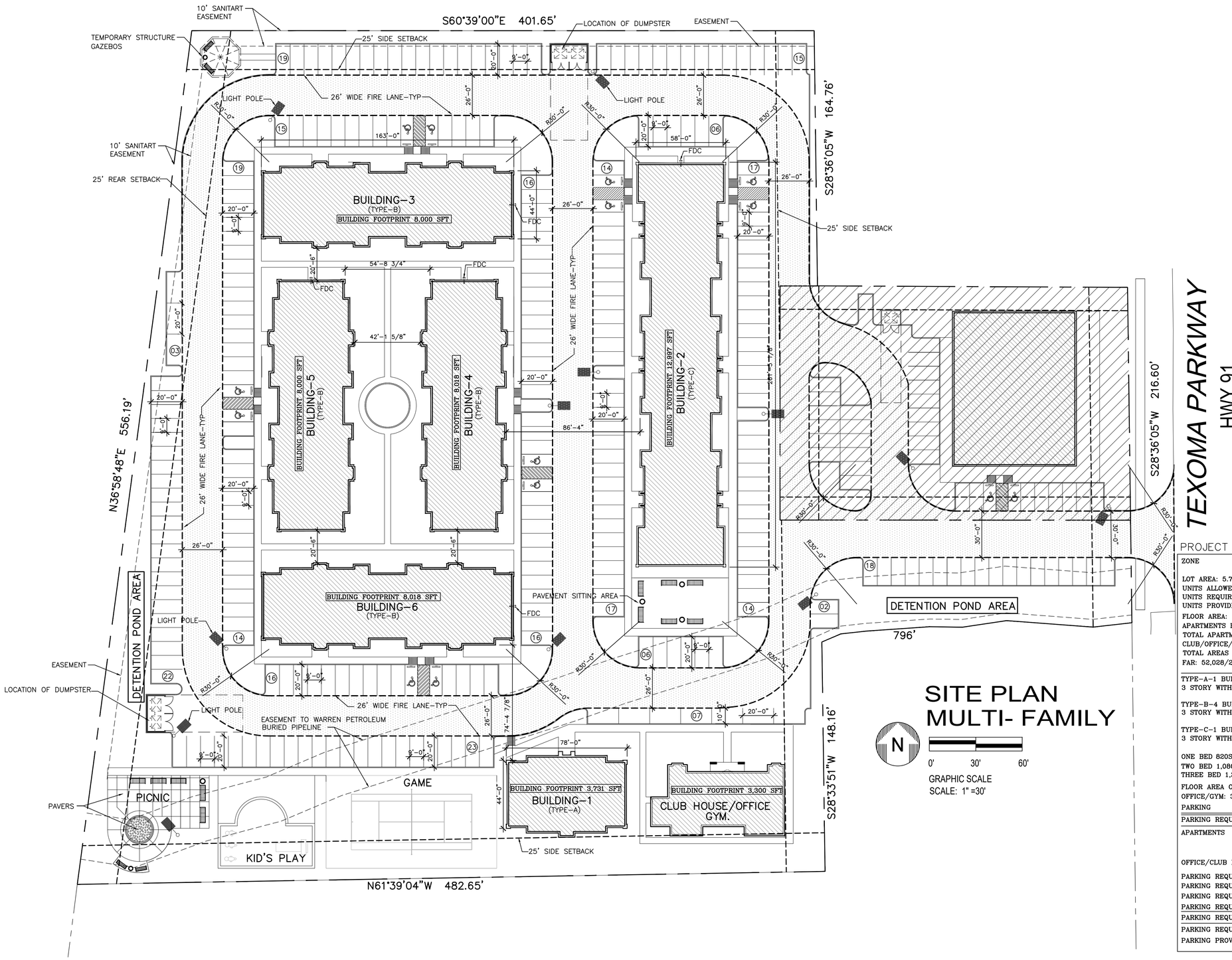

SITE PLAN MULTI- FAMILY

N

0' 30' 60'

GRAPHIC SCALE
SCALE: 1" =30'

PROJECT DATA

ZONE	MF-30 (MULTI-FAMILY AND RESIDENTIAL)
LOT AREA: 5.778 ACRE (251,709SFT)	
UNITS ALLOWED: 30 UNITS PER ACRE	
UNITS REQUIRED: 30X5.77 = 173 UNITS	
UNITS PROVIDED: 144 UNITS	
FLOOR AREA:	
APARTMENTS FOOTPRINTS (A, B AND C): (32,000+12,997+3731)	
TOTAL APARTMENTS AREAS = 48,728 SFT	
CLUB/OFFICE/GYM: 3,300 SFT	
TOTAL AREAS (FOOTPRINT) = (48,728+3,300) = 52,028 SFT	
FAR: 52,028/251,709= .206X100 = 20.6%	
TYPE-A-1 BUILDING	
3 STORY WITH 4 UNITS ON EACH FLOOR (1 BED ROOM) 12X1 = 12 UNITS (12-1 BED)	
TYPE-B-4 BUILDING	
3 STORY WITH 8 UNITS ON EACH FLOOR (1 AND 2 BED ROOM) 24X4 = 96 UNITS (48-1 BED AND 48-2 BED)	
TYPE-C-1 BUILDING	
3 STORY WITH 12 UNITS ON EACH FLOOR (2 AND 3 BED ROOM) 36X1 = 36 UNITS (24-2 BED) AND (12-3 BED)	
ONE BED 820SFT	
TWO BED 1,080SFT	
THREE BED 1,280SFT	
FLOOR AREA OF EACH BLDG: 8,000SFT X 3 = 24,000SFT	
OFFICE/GYM: 3,300SFT	
PARKING	
PARKING REQUIREMENT:	
APARTMENTS	1.5 PARKING PER EACH ONE BED UNIT 2.0 PARKING PER EACH TWO BED UNIT 2.5 PARKING PER EACH THREE BED UNIT
OFFICE/CLUB HOUSE	1.0 PARKING PER 400 SFT
PARKING REQUIRED FOR 60 UNITS: (60x1.5)	90 CARS
PARKING REQUIRED FOR 72 UNITS: (72x2.0)	144 CARS
PARKING REQUIRED FOR 12 UNITS: (12x2.5)	30 CARS
PARKING REQUIRED FOR 144 UNITS:	264 CARS
PARKING REQUIRED FOR 3300SFT CLUB/OFFICE/GYM	9 CARS
PARKING REQUIRED FOR RESIDENTIAL DISTRICT :	273 CARS
PARKING PROVIDED FOR RESIDENTIAL DISTRICT:	279 CARS

NOT FOR CONSTRUCTION

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2502@aol.com
web: fkarchitect.com

02/29/2024

REGISTERED ARCHITECT M. Fahim Khan 27958 STATE OF TEXAS

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
OCTOBER 30, 2023

Issue Log

ISSUED FOR REVIEW	01/18/2023
CITY COMMENTS	02/29/2024

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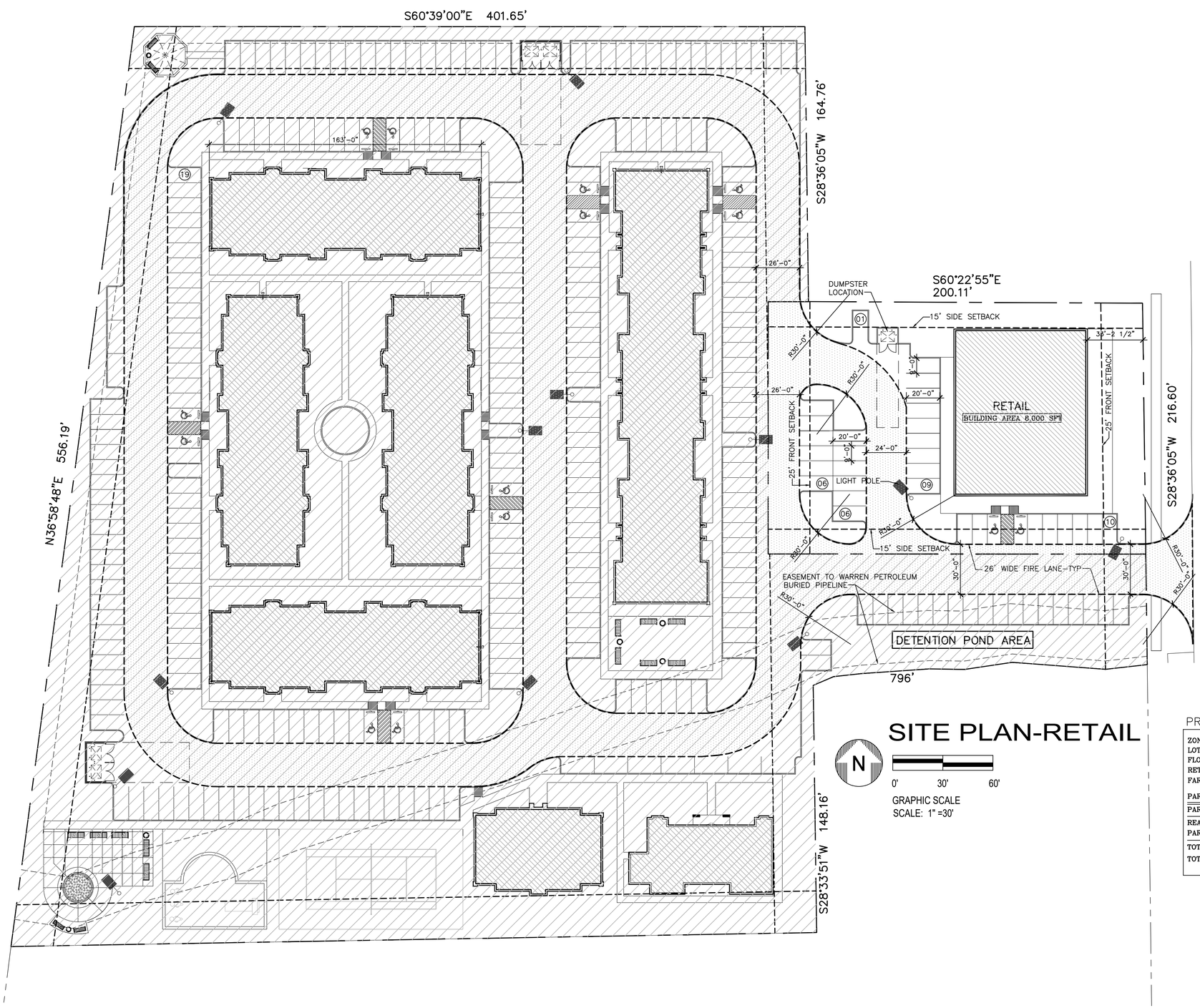
VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

Sheet Number:
A100

Project Number:
24-003



SITE PLAN-RETAIL

N

0' 30' 60'

GRAPHIC SCALE
SCALE: 1" =30'

PROJECT DATA

ZONE	C2 (GENERAL COMMERCIAL)
LOT AREA: .780 ACRE (33,975SFT)	
FLOOR AREA:	
RETAIL BUILDING: 8,000SFT	
FAR: 8,000/33,975 = .235X100 = 23.5%	
PARKING	
PARKING REQUIREMENT:	
REATIL	1.0 PARKING PER 250 SFT
PARKING REQUIRED FOR RETAIL:	
TOTAL PARKING REQUIRED:	8000/250 = 32 CARS
TOTAL PARKING PROVIDED:	32 CARS

NOT FOR CONSTRUCTION

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fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT M. Fahim Khan 27958 STATE OF TEXAS
02/29/2024

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Original Date:
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CITY COMMENTS	02/29/2024

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RETAIL AT TEXOMA
RETAL BUILDING
SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

Sheet Number:
A200

Project Number:
24-003

01 NORTH ELEVATION

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

02 SOUTH ELEVATION

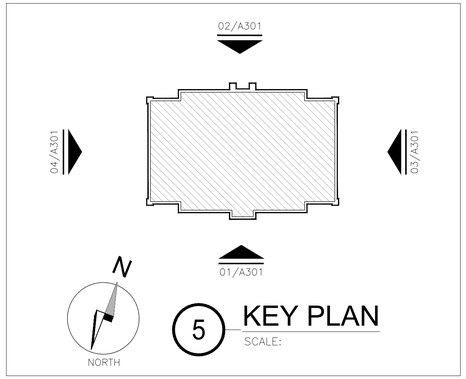
SCALE: 1/8"=1'-0"

03 EAST ELEVATION

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

04 WEST ELEVATION

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



5 KEY PLAN

SCALE:

EXTERIOR MATERIAL LIST

APARTMENTS AT SHERMAN, TEXAS

BRICK

BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO

SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE

T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE

P–(972) 517–9997
F (972) 661–3322

METAL COPING

MC 1–COLOR: SANDSTONE

UNA CLAD
P–(800) 426–7737

PORCELAIN TILE

PC 1–COLOR: ON GRAY
PORCELANOSA

(201)–712–0556

PAINT

P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

NOT FOR CONSTRUCTION

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plano, texas 75075
972-424 1325 (w)
469-256-0322 (c)
fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT M.Fahim Khan 27998 STATE OF TEXAS

01/18/2024

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SITE PLAN SUBMITTAL

AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

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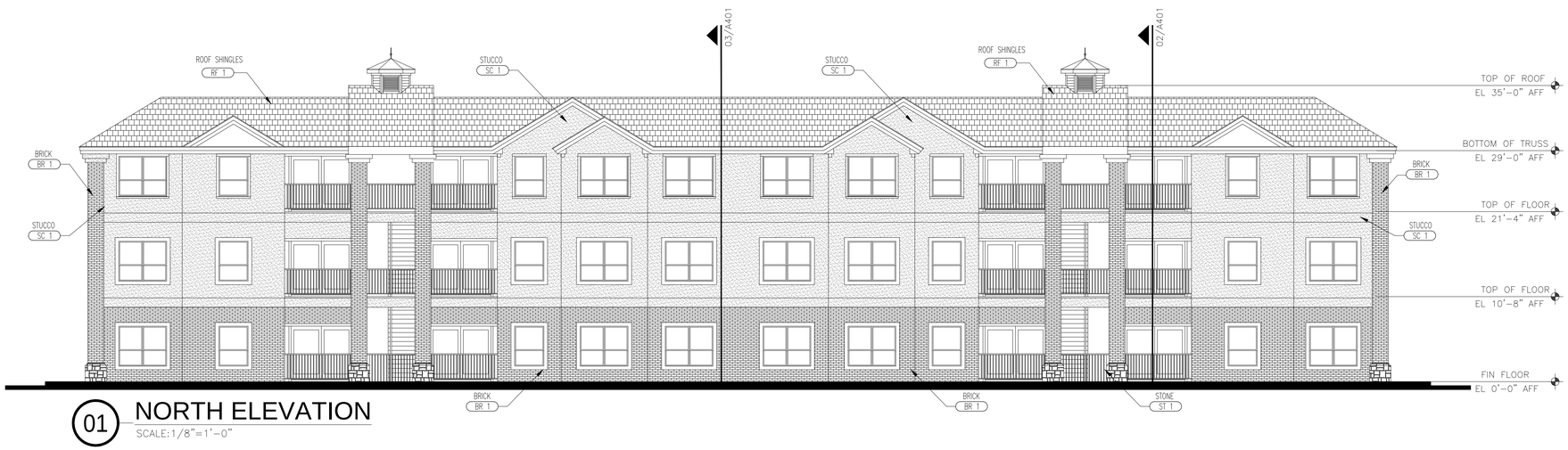
Sheet Number:
A301

Project Number:
24-003

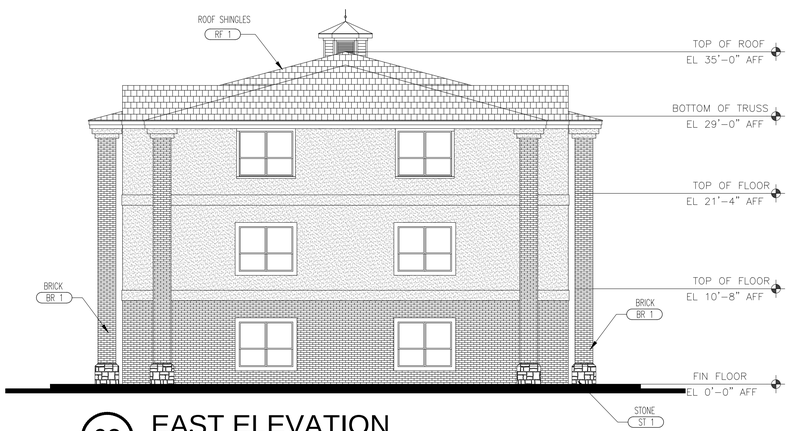


01 NORTH ELEVATION

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

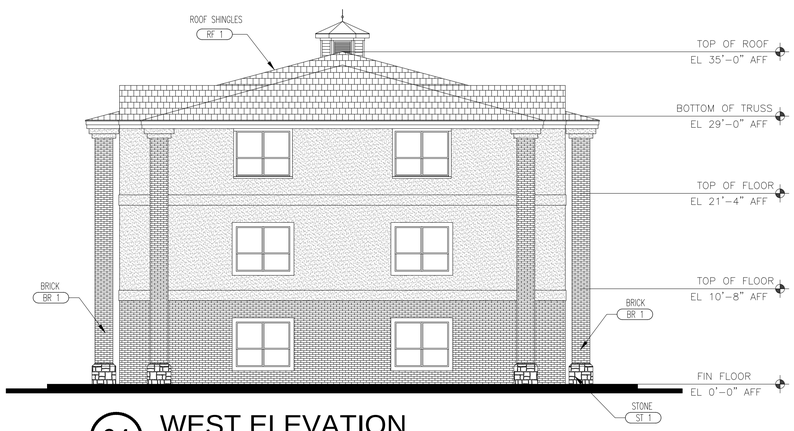
02 SOUTH ELEVATION

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



03 EAST ELEVATION

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



04 WEST ELEVATION

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

EXTERIOR MATERIAL LIST

APARTMENTS AT SHERMAN, TEXAS

BRICK

BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO

SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE

T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE

P–(972) 517–9997
F (972) 661–3322

METAL COPING

MC 1–COLOR: SANDSTONE

UNA CLAD
P–(800) 426–7737

PORCELAIN TILE

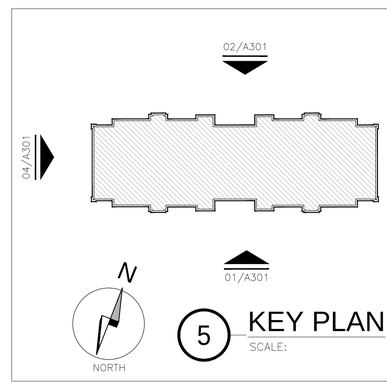
PC 1–COLOR: ON GRAY
PORCELANOSA
(201)–712–0556

PAINT

P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.



5 KEY PLAN

SCALE:

NOT FOR CONSTRUCTION

fk + architect, llc
400 chisholm place
suite 310
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972-424 1325 (w)
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fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT ☆ STATE OF TEXAS ☆

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SITE PLAN SUBMITTAL

AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

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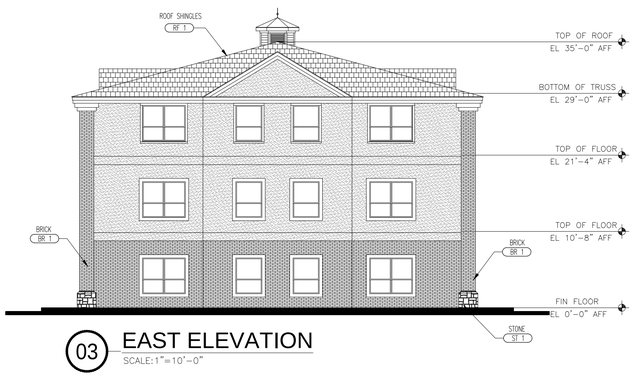
Sheet Number:
A302

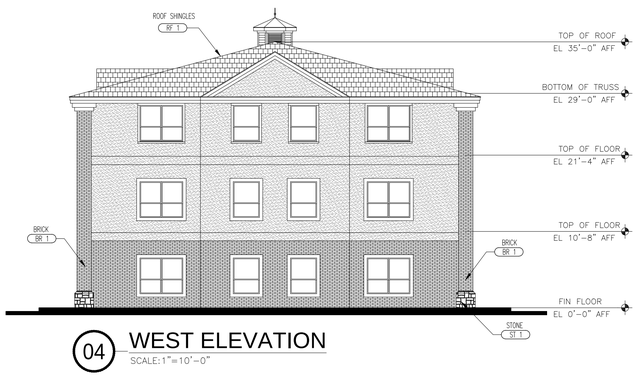
Project Number:
24-003

01 NORTH ELEVATION
SCALE: 1"=10'-0"

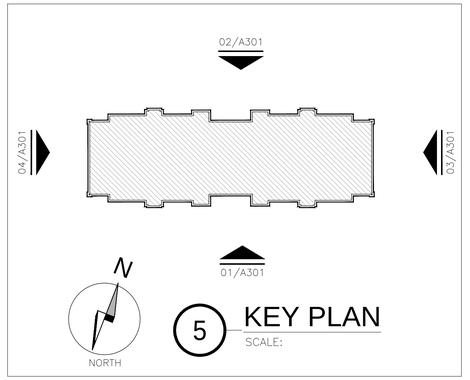
02 SOUTH ELEVATION
SCALE: 1"=10'-0"



03 EAST ELEVATION
SCALE: 1"=10'-0"



04 WEST ELEVATION
SCALE: 1"=10'-0"



5 KEY PLAN
SCALE:

EXTERIOR MATERIAL LIST

APARTMENTS AT SHERMAN, TEXAS

BRICK

BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO

SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE

T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE

P–(972) 517–9997
F (972) 661–3322

METAL COPING

MC 1–COLOR: SANDSTONE

UNA CLAD
P–(800) 426–7737

PORCELAIN TILE

PC 1–COLOR: ON GRAY
PORCELANOSA

(201)–712–0556

PAINT

P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

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400 chisholm place
suite 310
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972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT * STATE OF TEXAS *
01/18/2024
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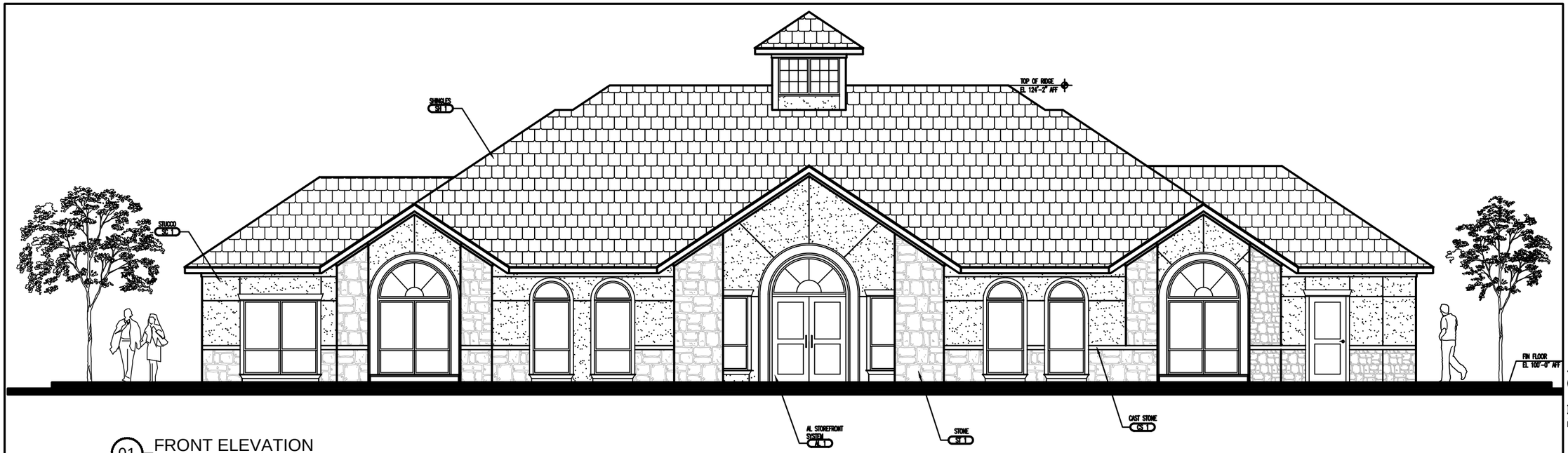
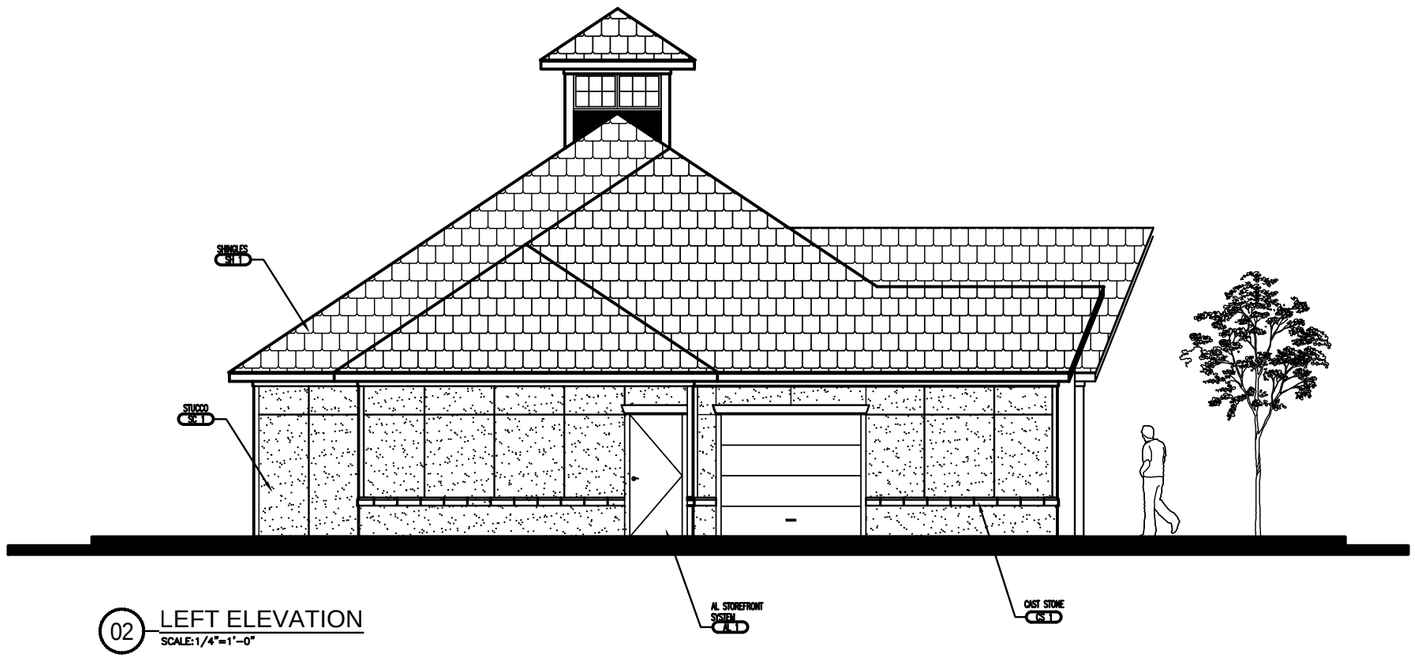
Sheet Number:
A303

Project Number:
24-003



01 FRONT ELEVATION
SCALE:1/4"=1'-0"



02 LEFT ELEVATION
SCALE:1/4"=1'-0"

EXTERIOR MATERIAL LIST

APARTMENTS AT
SHERMAN, TX

BRICK

BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO

SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(280) 347–3781

TEXTURE COAT ON CONCRETE

T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE
P–(972) 517–9997
F (972) 661–3322

METAL COPING

MC 1–COLOR: SANDSTONE
UNA CLAD
P–(800) 426–7737

PORCELAIN TILE

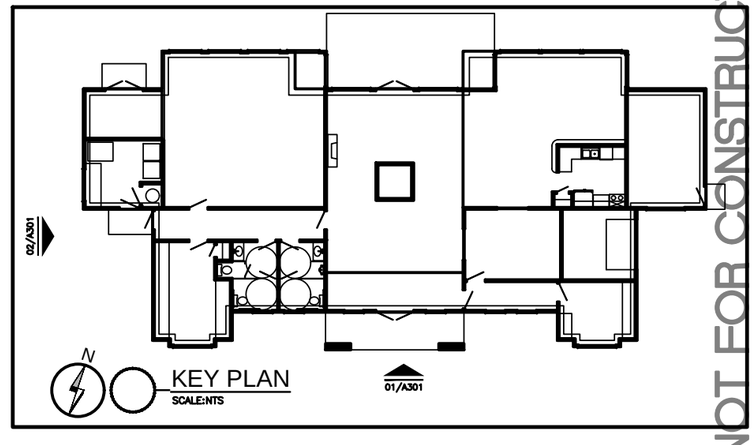
PC 1–COLOR: ON GRAY
PORCELANOSA
(201)–712–0556

PAINT

P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.



KEY PLAN
SCALE:NTS

NOT FOR CONSTRUCTION

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400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-250-6322 (c)
fahim25829@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT STATE OF TEXAS
01/18/2024
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AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

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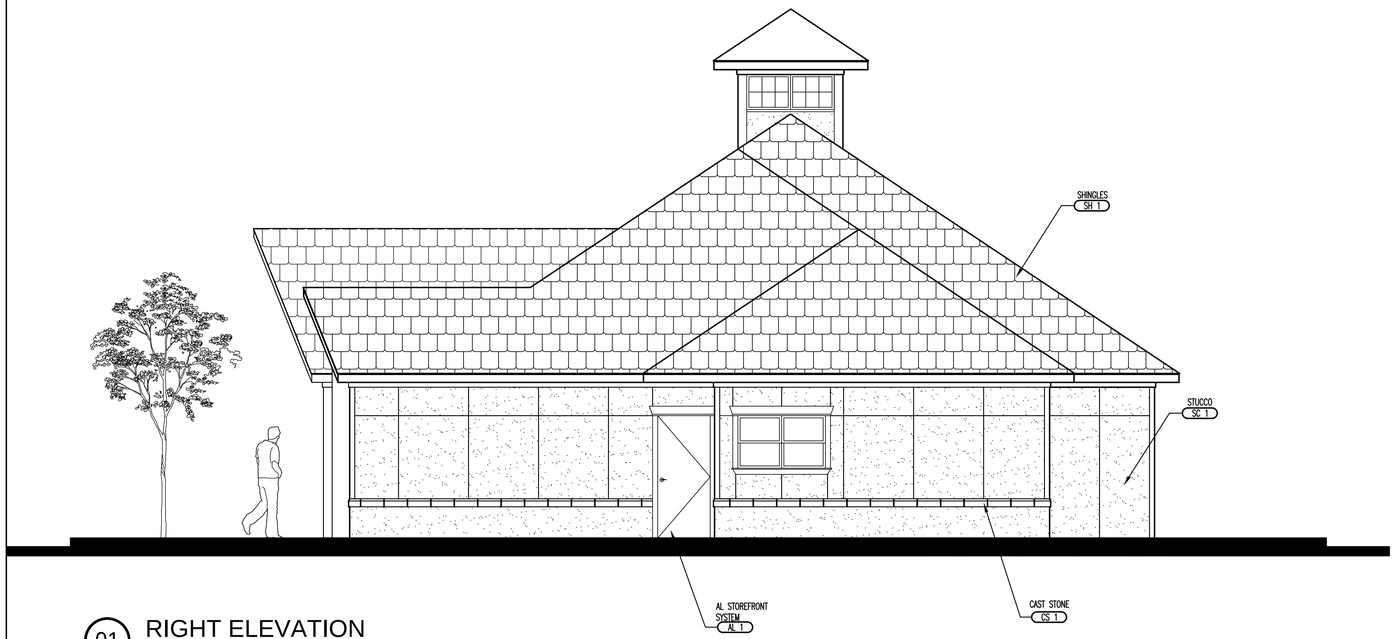
Sheet Number:
A304
Project Number:
24-003



01 RIGHT ELEVATION
SCALE:1/4"=1'-0"

EXTERIOR MATERIAL LIST

APARTMENTS AT SHERMAN, TX

BRICK

BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO

SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE

T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE

P–(972) 517–9997
F (972) 661–3322

METAL COPING

MC 1–COLOR: SANDSTONE

UNA CLAD
P–(800) 426–7737

PORCELAIN TILE

PC 1–COLOR: ON GRAY
PORCELANOSA

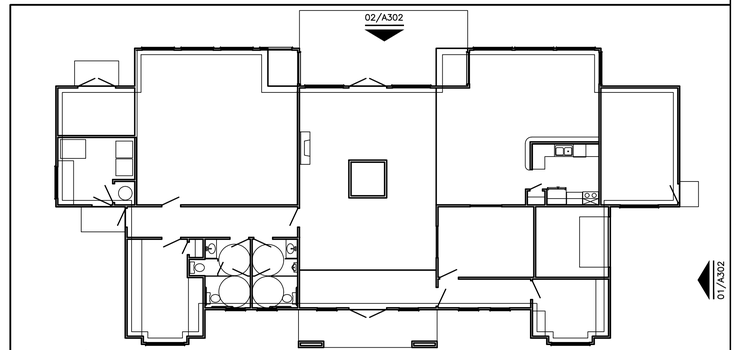
(201)–712–0556

PAINT

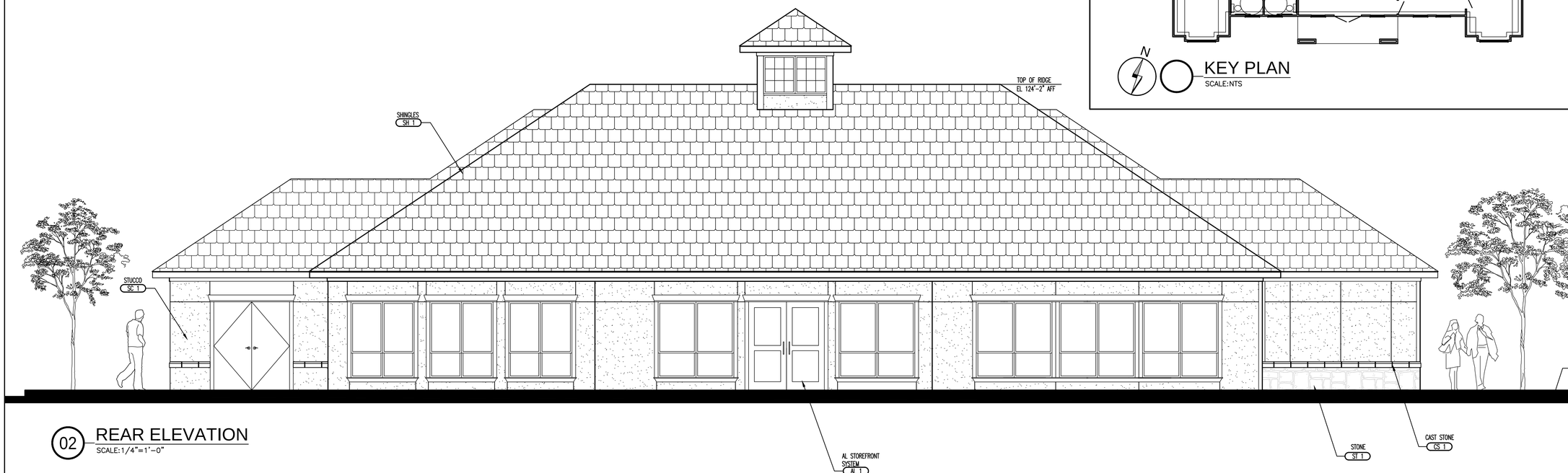
P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.



N
KEY PLAN
SCALE:NTS



02 REAR ELEVATION
SCALE:1/4"=1'-0"

NOT FOR CONSTRUCTION

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400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT ☆ STATE OF TEXAS ☆
01/18/2024

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AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

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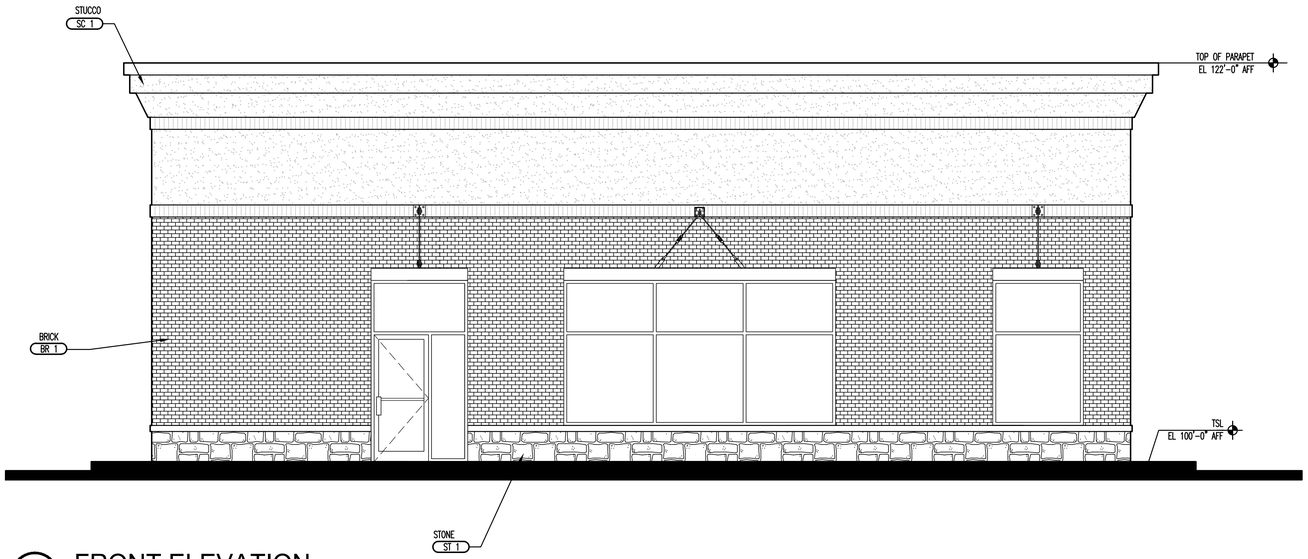
Sheet Number:
A305

Project Number:
24-003



01 FRONT ELEVATION
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STUCCO ON WALL	391 SF	41.70%
CAST STONE/STONE	78 SF	8.30%
BRICK	469 SF	50.00%
TOTAL MASONRY	**938 SF**	**100%**
TOTAL (EXCLUDING GLASS AREA)	938 SF	100%

EXTERIOR MATERIAL LIST

RETAIL AT
SHERMAN, TX

BRICK

BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO

SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE

T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE

P–(972) 517–9997
F (972) 661–3322

METAL COPING

MC 1–COLOR: SANDSTONE

UNA CLAD
P–(800) 426–7737

PORCELAIN TILE

PC 1–COLOR: ON GRAY
PORCELANOSA

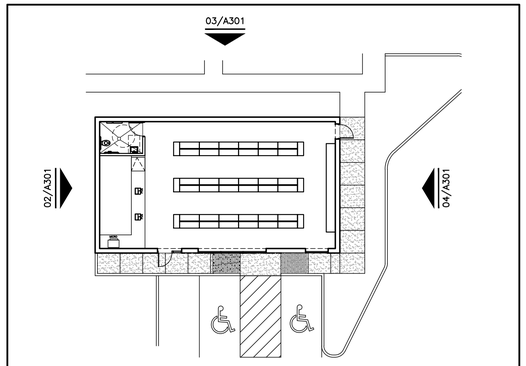
(201)–712–0556

PAINT

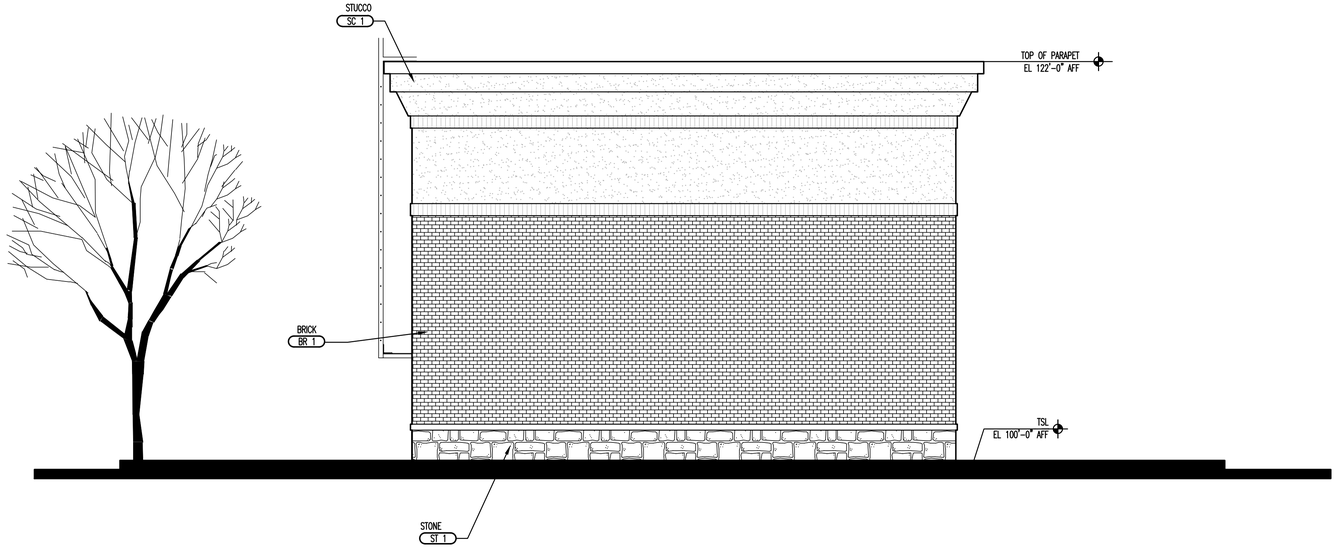
P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.



5 KEY PLAN
SCALE:NTS



02 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STUCCO ON WALL	219 SF	34.50%
CAST STONE/STONE	50 SF	7.90%
BRICK	365 SF	57.60%
TOTAL MASONRY	**634 SF**	**100%**
TOTAL (EXCLUDING GLASS AREA)	634 SF	100%

NOT FOR CONSTRUCTION

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT FAHIM KHAN 27790 STATE OF TEXAS
01/18/2024

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
OCTOBER 30, 2023

Issue Log

ISSUED FOR REVIEW	01/18/2023

DRAWN BY: CHECKED BY:

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VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

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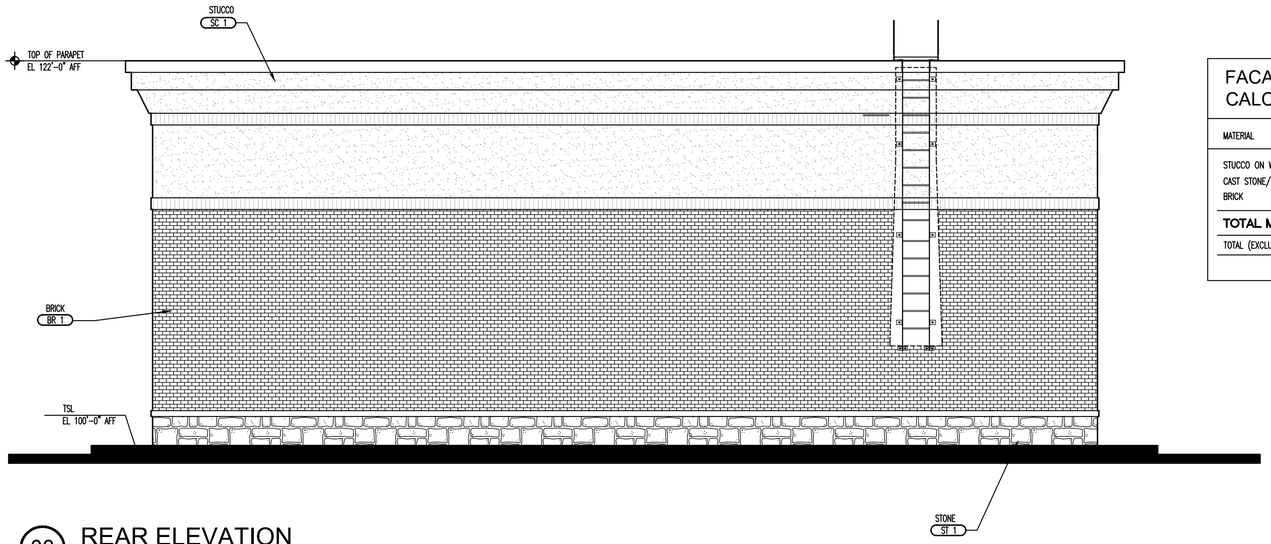
Sheet Number:
A306

Project Number:
24-003



03 REAR ELEVATION
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STUCCO ON WALL	391 SF	34.40%
CAST STONE/STONE	90 SF	7.90%
BRICK	657 SF	57.70%
TOTAL MASONRY	**1138 SF**	**100%**
TOTAL (EXCLUDING GLASS AREA)	1138 SF	100%

EXTERIOR MATERIAL LIST

RETAIL AT SHERMAN, TX

BRICK
BR 1–ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P–(972) 241–1400
F–(972 406–9374

STUCCO
SC 1–SW 7705–WHEAT PENNY
SHERWIN WILLIAMS
P–(260) 347–3781

TEXTURE COAT ON CONCRETE
T 1–MATCH SHERWIN WILLIAMS
ROAN 2722

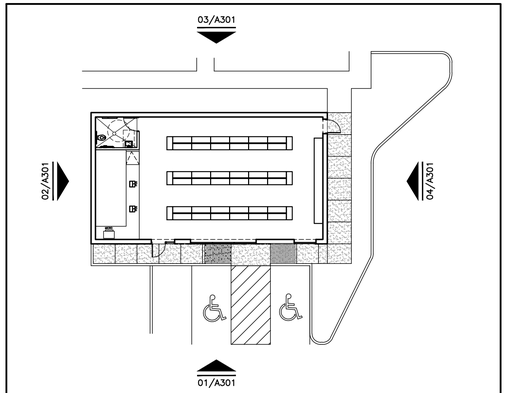
STONE
ST 1–LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE
P–(972) 517–9997
F (972) 661–3322

METAL COPING
MC 1–COLOR: SANDSTONE
UNA CLAD
P–(800) 426–7737

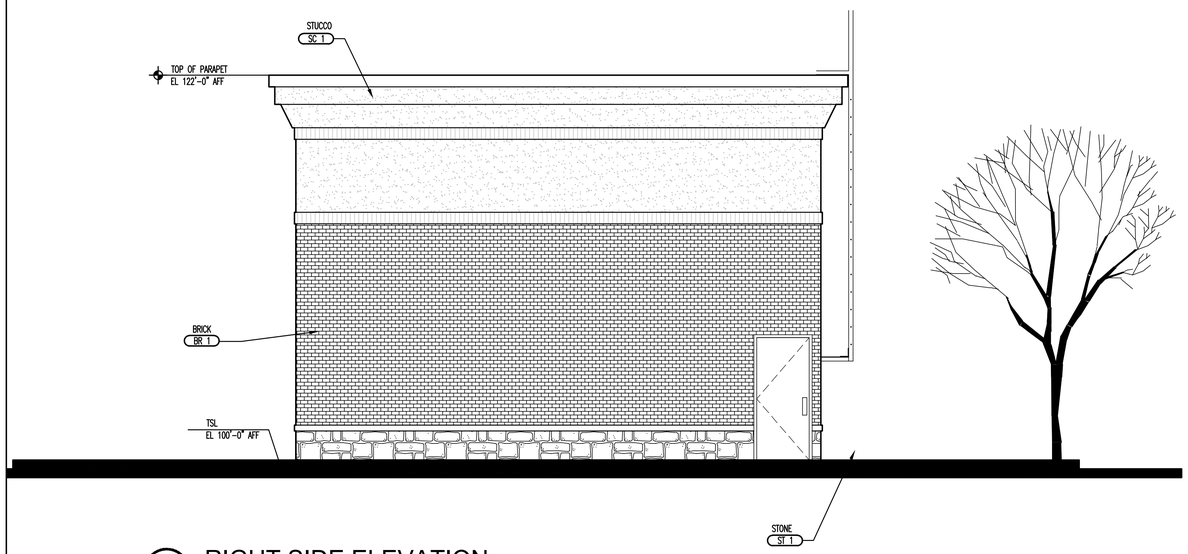
PORCELAIN TILE
PC 1–COLOR: ON GRAY
PORCELANOSA
(201)–712–0556

PAINT
P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

NOTES:
PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.



5 KEY PLAN
SCALE: NTS



04 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

FACADE MATERIAL CALCULATION

MATERIAL	AREA	%
STUCCO ON WALL	219 SF	35.78%
CAST STONE/STONE	45 SF	7.36%
BRICK	348 SF	56.86%
TOTAL MASONRY	**612 SF**	**100%**
TOTAL (EXCLUDING GLASS AREA)	612 SF	100%

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469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

REGISTERED ARCHITECT M. Fahim Khan 21712 STATE OF TEXAS
01/18/2024

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
OCTOBER 30, 2023

Issue Log

ISSUED FOR REVIEW	01/18/2023

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VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

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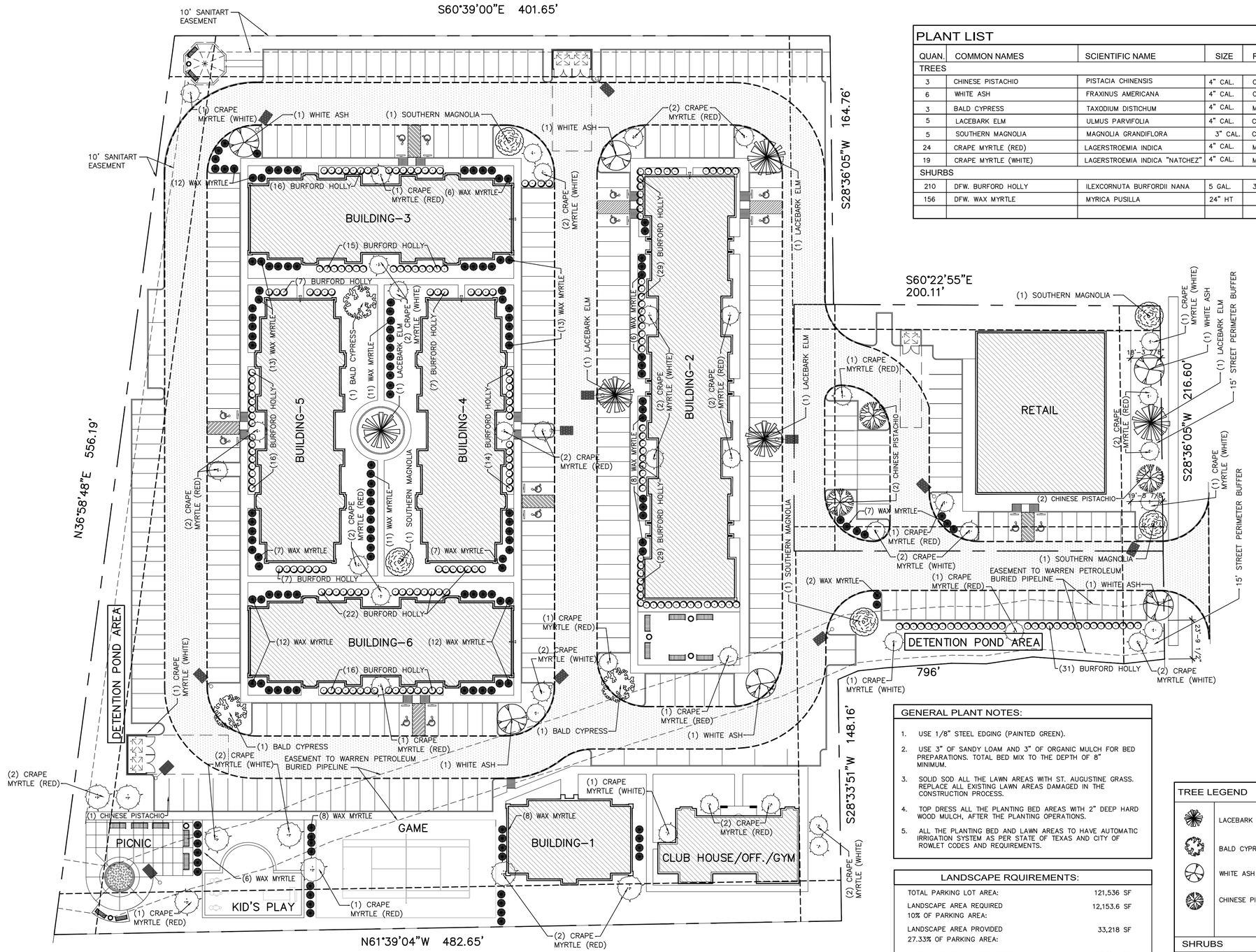
NOT FOR CONSTRUCTION

Sheet Number:
A307

Project Number:
24-003



01. LAND SCAPE PLAN

N

0' 30' 60'

GRAPHIC SCALE
SCALE: 1" =30'

PLANT LIST				
QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
3	CHINESE PISTACHIO	PISTACIA CHINENSIS	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
6	WHITE ASH	FRAXINUS AMERICANA	4" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
3	BALD CYPRESS	TAXODIUM DISTICHUM	4" CAL.	MIN 8' AT THE TIME OF PLANTING
5	LACEBARK ELM	ULMUS PARVIFOLIA	4" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
24	CRAPE MYRTLE (RED)	LAGERSTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
19	CRAPE MYRTLE (WHITE)	LAGERSTROEMIA INDICA "NATCHEZ"	4" CAL.	MIN 8' AT THE TIME OF PLANTING
SHURBS				
210	DFW. BURFORD HOLLY	ILEXCORNUTA BURFORDII NANA	5 GAL.	30" TO 34' HT, FULL.
156	DFW. WAX MYRTLE	MYRICA PUSILLA	24" HT	

GENERAL PLANT NOTES:

1. USE 1/8" STEEL EDGING (PAINTED GREEN).
2. USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
3. SOLID SOD ALL THE LAWN AREAS WITH ST. AUGUSTINE GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
5. ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF ROWLET CODES AND REQUIREMENTS.

LANDSCAPE RQUIREMENTS:

TOTAL PARKING LOT AREA:	121,536 SF
LANDSCAPE AREA REQUIRED 10% OF PARKING AREA:	12,153.6 SF
LANDSCAPE AREA PROVIDED 27.33% OF PARKING AREA:	33,218 SF
LANDSCAPE ISLANDS REQUIRED 40% OF PARKING LANDSCAPE AREA:	4,861.4 SF
LANDSCAPE ISLANDS PROVIDED 40% OF PARKING LANDSCAPE AREA:	8,296 SF

TREE LEGEND

	LACEBARK ELM		CRAPE MYRTLE (RED)
	BALD CYPRESS		CRAPE MYRTLE (WHITE)
	WHITE ASH		TEXAS RED BUD
	CHINESE PISTACHIO		SOUTHERN MAGNOLIA
SHRUBS			
	DFW. BURFORD HOLLY		DFW. WAX MYRTLE
VINE			
	TANGERINE BEAUTY		BIG BLUE LIRIOPE

aroids landscape architects
5901 indian hills drive . garland . texas 75044 . 214.403.2034 . masalam2745@gmail.com

VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

TEXOMA PARKWAY
HWY 91

revision

shown

STATE OF TEXAS
MOHAMMAD A SALAM
816
LANDSCAPE ARCHITECT
02.29.2024

date
February. 29, 2024

sheet
LS-100

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fk + architect, llc

March 1, 2024

To:
Halff Associates,INC

Subject: Response to City Plan Review Comments on: **3012 Texoma Parkway, Sherman**

Dear Sir/Mam,

Here is our response to the technical review committee comments, of the above stated project.

1. **Comment:** All submitted Landscape Plans should be signed and sealed by a Registered Landscape Architect in the State of Texas.

   Response: Noted, we will ensure the Landscape Plans are signed and sealed by a Registered Landscape Architect in Texas.

2. **Comment:** Scientific names in plant list are incorrect or misspelled for highlighted trees. You must also list and provide specific name and species of grass / turf proposed in the plant list. Please correct before plan is resubmitted for approval.

   Response: The names and list has been updated.

3. **Comment:** Per submitted Landscape Plan, it is not clear where the proposed areas of Grass Lawn, Conc. Sidewalk and Steel Edging is to be. The symbology provided in the Legend does not show up on the plan. At a minimum, you must clearly show and label all areas to receive vegetative landscape materials including grassing, mulched beds, etc.

   Response: Landscape plan is updated. Please see the revised sheet LS100.

4. **Comment:** Clearly show and label all existing and proposed easements and utilities (screened back) on the Landscape Plan for verification there are no conflicts with proposed Landscape Materials.

   Response: Existing and proposed easements and utilities are indicated on the Landscape Plan to avoid conflicts.

5. **Comment:** Clearly show and label all existing / proposed fences walls, etc. including proposed height and material in the label.

   Response: Noted.

6. **Comment:** Texas Redbud is a smaller ornamental tree. In this courtyard area application the symbol and scale is incorrect for an ornamental application. It is shown larger than a large shadetree. Consider using a different tree for this application.

   Response: Different tree has been updated.

7. **Comment:** What type of easement is this? If a drainage easement, you typically cannot plant new vegetation or build (structures, trees, shrubs, etc.) within the easement. Similarly is the case if it's a utility easement (ref. comment #4 above).

   Response: Easement for Petroleum buried pipelines.

8. **Comment:** Please clearly dimension and label required 15' Street Perimeter Buffer along Texoma Parkway on the Landscape Plan.

   Response: Clear dimensions and labeling has been updated.

9. **Comment:** Submitted plan does not provide the minimum quantity of required (2) two Shade Trees and (2) two Ornamental Trees per 1000 sf. Frontage along Texoma Parkway is 216.6 lf / 15' width of buffer which equals 3,249 sf / 1000 per ordinance = 3.25 (round to 3). 3 x 2 for each Shade Trees and Ornamentals would require (6) six of each category Shade /Ornamental Trees. Current Plan is only showing (4) four Shade Trees. Please add (2) two additional Shade Trees within the Street Perimeter Buffer to meet the ordinance requirements.

   Response: Additional Shade Trees within the Street Perimeter Buffer has been added.

10. **Comment:** Additionally, per ordinance, within the required Street Perimeter Buffer no more than 25% of the required quantity of Shade / Ornamental Trees may be the same species. As shown this requirement is not being met. You must provide additional species beyond only the three species shown in this buffer.

    Response: The species diversity requirement has been complied .

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fk + architect, llc

March 1, 2024

To:
Kerri Turner,
Development Services Planning Technician

Subject: Response to City Plan Review Comments on: **3012 Texoma Parkway, Sherman**

Dear Kerri,

Here is our response to the technical review committee comments, of the above stated project.

1. **Comment:** The Site Plan does not meet the requirements of Section 14.06.004 Site plan requirements.

   Response: Site Plan has been modified and meets the requirements.

2. **Comment:** As the Commercial and Multi-Family lots are 2 separate lots. Separate the two properties onto 2 separate Site Plans.

   a. Required data and tabulations must be shown on each Site Plan.

   Response: Noted, properties are now on two distinct site plans. Data and Tabulations are updated on site plan.

3. **Comment:** Show setback lines around each property and call out the distance of the setback line. (Sec. 14.02.012) & (Sec.14.02.017)

   Response: Setback lines shown and called out as per regulations.

4. **Comment:** Distance between buildings must be shown on the Site Plan.

   a. MF-30 (Multi-Family Residential) District: A minimum building separation between all buildings on the lot shall be 15' feet. (Sec. 14.02.012(I))

   Response: Noted. Building separation distance included on the plan.

5. **Comment:** Demonstrate size of parking places on your Site Plan.

   a. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. (Sec. 14.04.003(A))

   Response: Parking now meets requirements.

6. **Comment:** All structures shall be clearly identified on the Site Plan.

    a. What is the structure that lies south of Building 2?

    b. What are the black rectangles in the landscaped areas?

    c. What is the round structure at the southwest corner of the Site Plan?

    Response: All structures labeled for clarity.

7. **Comment:** There are only 22 parking spaces in the southwest corner of the Site Plan, you have 24 spaces shown in the circle.

    Response: Parking spaces updated with corrected count.

8. **Comment:** Retail and Multi-family parking must be calculated separately and all parking must be on each Site Plan.

    Response: Parking calculations adjusted and allocated separately.

9. **Comment:** Required parking for retail is 1 parking space for every 250 square feet of gross floor area.

    a. Please show the square feet of the Retail structure and adjust required parking accordingly.

    b. Tabulation shows 40 spaces are required for retail, if the square feet of the building requires 40 spaces, you will have to show those 40 spaces on the lot that is retail.

    i. Parking cannot be shared between the two properties.

    Response: Retail square footage shown; parking adjusted accordingly.

10. **Comment:** There are 276 parking spaces provided for MF-30 (Multi-Family Residential) District, please show that in your tabulation.

    Response: Updated to reflect provided parking spaces.

11. **Comment:** The maximum allowable building area in the MF-30 district shall not exceed fifty (50) percent of the gross area of the lot or tract of land. (Sec. 14.02.012(4)(C))

    a. This cannot be confirmed without knowing the MF-30 (Multi-Family Residential) District lot size and the square feet of each building's footprint. This information must be on the Site Plan.

    Response: Lot size and building footprints included for compliance.

12. **Comment:** MF-30 (Multi-Family Residential) District: Thirty (30) dwelling units per net acre. (Sec. 14.02.012(4)(H))

    a. This cannot be confirmed without knowing the MF-30 (Multi-Family Residential) District lot size. This information must be on the Site Plan.

    Response: Lot size added to confirm dwelling units per acre.

13. **Comment:** The total floor area of any building or buildings on a lot in the C-2 district shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5). (Sec. 14.02.017(4)(B))

    a. This cannot be determined without knowing the exact square feet of the Floor area of the building and the C-2 (General Commercial) District lot. This information must be on the Site Plan.

    Response: Building and lot square footage provided for compliance check.

14. **Comment:** The maximum allowable building area in the C-2 district shall not exceed 50 percent of the gross area of the lot or tract of land. (Sec. 14.02.017(4)(C))

    a. This cannot be determined without knowing the exact square feet of the building and the C-2 (General Commercial) District lot. This information must be on the Site Plan.

    Response: Building and lot square footage provided for compliance check.

Fire Services

Building is equipped throughout with an approved automatic sprinkler system.

15. **Comment:** [ ] 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.

    Response: Noted.

16. **Comment:** [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. (Located In City Ordinances Amendments)

    Response: Noted.

17. **Comment:** [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. (Located In City Ordinances Amendments

Building is over 3 stories or 30' in height or 62,000 square feet in gross area.

    Response: Noted.

18. **Comment:** [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

    Response: Noted.

19. **Comment:** [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 26 feet or approved by fire code official. (Located In City Ordinances Amendments)

    Other Codes That May Apply.

    Response: Radius meets minimum requirement .

20. **Comment:** [ ] 503.2.1 Amended - Fire apparatus access roads and security gate openings shall have an unobstructed width of not less than the approved fire apparatus access road, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet. (Located In City Ordinances Amendments)

    Response: Noted. Width and clearance meet requirements.

21. **Comment:** [ ] D103.5 Amended - Electric gates shall be equipped with a Knox key switch that operates with the Authority Having Jurisdiction's Knox key. Emergency opening devices shall be approved by the fire code official. (Located In City Ordinances Amendments)

    Response: Noted.

22. **Comment:** [ ] D106.1 - Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

    Response: Noted.

23. **Comment:** Exception: Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed.

    Response: Noted.

24. **Comment:** [ ] D106.2 - Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

    Response: Noted.

Please notate Fire Services Site Plan Detail Requirements (as applicable):

1. All Fire Lanes Marked
2. Fire Lane Width Noted
3. Fire Lane Turning Radius Noted
4. Hydrant Locations
5. All Drive Through & Walk Through Gate Locations
6. All K2 Knox Switches & Knox Box Locations7. Notification of Building's Highest Peak Measurement

Response: Some of the above information are shown in the Site Plan (Fire Lanes Marked, Fire Lane Width, Fire Lane Turning Radius)

*Additional if the building is equipped throughout with an approved automatic sprinkler system.

- FDC Locations
- Exterior Riser Room Door Locations

Response: FDC Locations are shown in the site plan.

Response: Noted.

Solid Waste

25. **Comment:** Must add a second enclosure to the MF-30 (Multi-Family Residential) District lot for the 144 units

    Response: Second enclosure added for compliance.

26. **Comment:** The existing shown enclosure on the MF-30 (Multi-Family Residential) District lot will need to be rotated to allow straight drive up access.

    Response: Existing enclosure rotated for better access.

27. **Comment:** There is no enclosure shown at the retail site. If there is to be an enclosure, it must be shown on that Site Plan.

    Response: Enclosure is shown at the retail site.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75 (Project No. 24-000749)

AN EMAIL WAS RECEIVED BY DEAN CARDWELL ON TUESDAY MARCH 12, 2024 AT 12:22 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Merrill Kaliser and Dosti Partners (Owners) and BOHLER (Consulting Engineers & Surveyors) concerning the property located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75, consisting of 105.837 acres, being a part of the Benjamin Lindsey Survey, Abstract No. 733, as follows:

Planning and Zoning Commission

Final Plat of Sherman Gateway Addition, Lots 1-6, Block 1

Background:

The property is located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75 between East Shepherd Road and South Highway 75. The owner would like to plat the property for residential development.

The following has been approved for this location:

- 05/16/2023 - Preliminary Plat of Sherman Gateway Addition, Lots 1-6, Block 1
- 05/16/2023 - Public Hearing and Zone Change, Lot 1 consisting of 17.284 acres in the Sherman Gateway Addition Lots 1-6, Block 1 in the Benjamin Lindsey Survey, Abstract No. 733 from a MF-30 (Multi-Family Residential) District and M-1 (Light Manufacturing) District to an MF-30 (Multi-Family Residential) District/75 & 82 Overlay District.
- 05/16/2023 - Public Hearing and Zone Change, Lot 6, Block 1 consisting of 39.775 acres in the Sherman Gateway Addition Lots 1-6, Block 1in the Benjamin Lindsey Survey, Abstract No. 733 from a M-1 (Light Manufacturing) District and MF-30 (Multi-Family Residential) District to an M-1 (Light Manufacturing) District/75 & 82 Overlay District.
- 05/16/2023 - Site Plan of Sherman Gateway, Phase 1
- 01/19/2024 - Preliminary Plat of Sherman Gateway Addition, Lots 1-6, Block 1. **(Conditionally Approved)**

Origination:

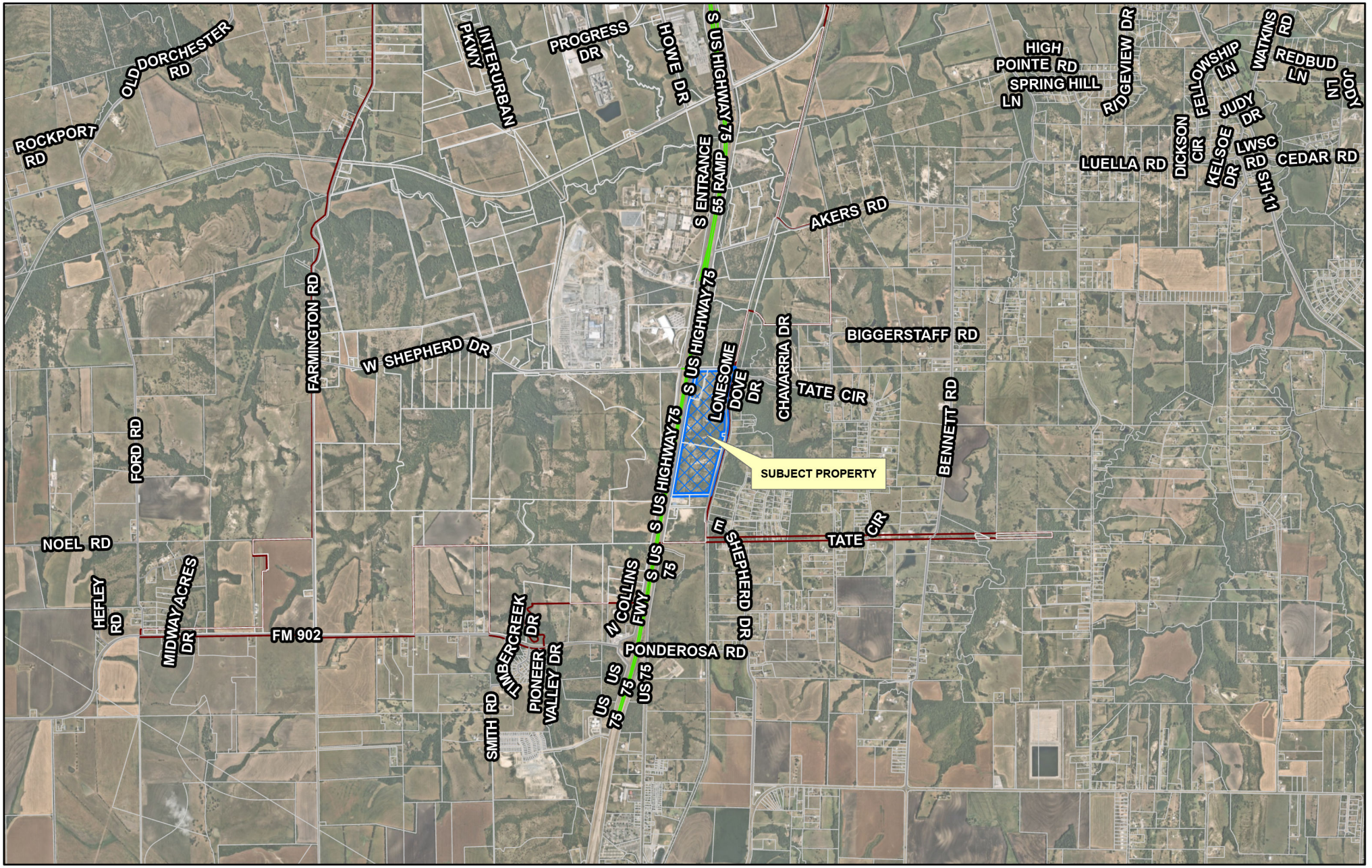
Merrill Kaliser and Dosti Partners (Owners)
BOHLER (Consulting Engineers & Surveyors)

Staff Recommendation:

Staff recommends that P&Z table this item.

Attachments:

1. Location Map
2. Zoning Map
3. Cover Letter
4. Final Plat
5. Request to Table



dlagrone H:\PLANNING\Public Notification KT.aprx

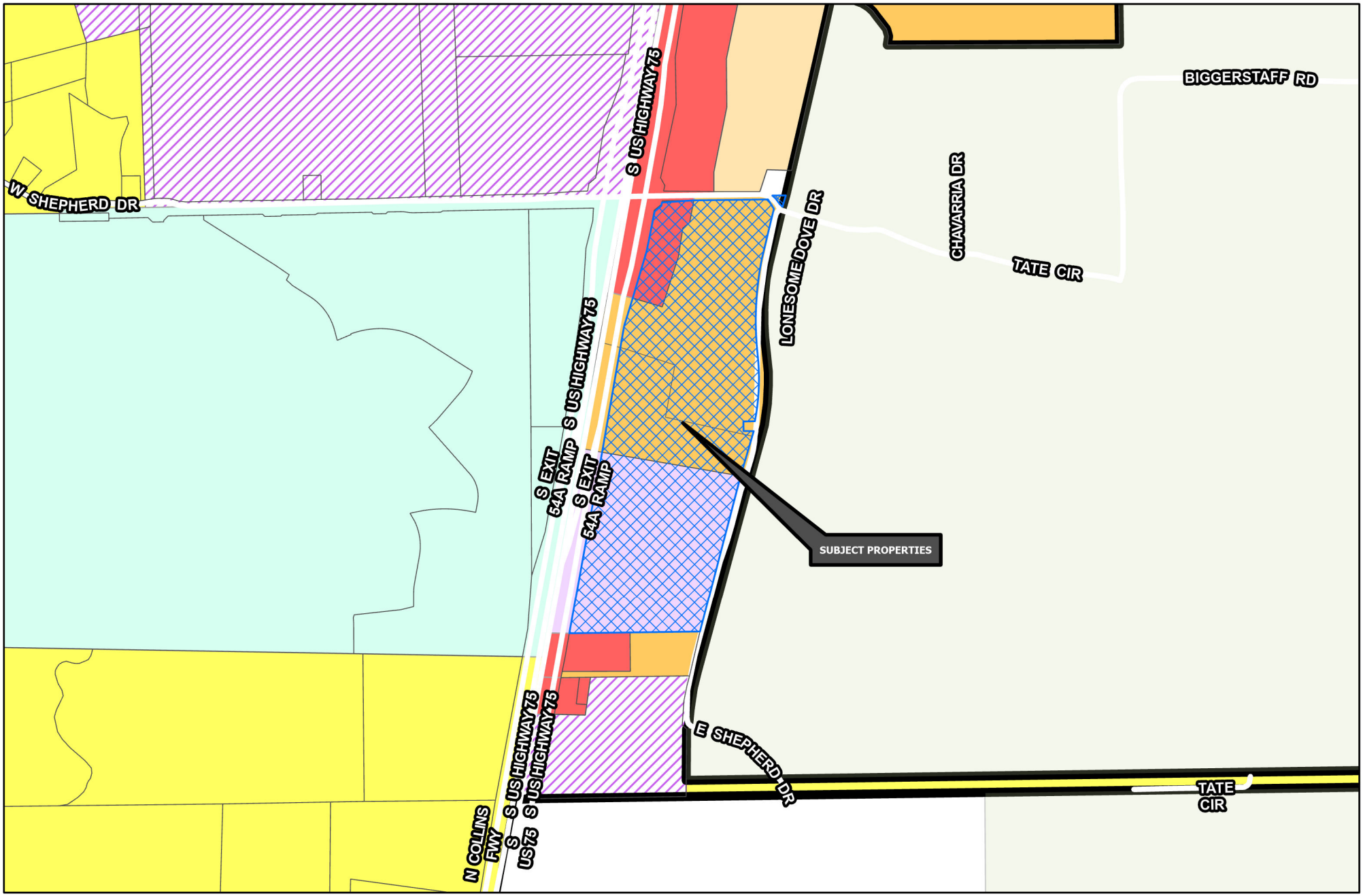
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301-401 BLKS E SHEPHERD RD & 7001-7201 BLKS S HWY 75

N
W E
S

Date: 2/26/2024 1:53 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
301-401 BLKS E SHEPHERD RD
& 7001-7201 BLKS S HWY 75

N
W E
S

Date: 2/26/2024 3:47 PM

2600 Network Blvd Ste 310
Frisco, TX 75034
o. 469.458.7300

February 29, 2024

City of Sherman
Engineering Dept.
Wayne Lee
PO Box 1106
Sherman, TX 75091

City Project No: 2664-A/03 - Sherman Gateway
Re: Response to City Comments

Dear Mr. Lee,

Below is a response to the Staff Review Letter dated May 8, 2023 for the referenced site development.

City Comment: Update plat according to revised phase boundary.
Response: *Addressed.*

City Comment: Update plat according to revised private detention easement.
Response: *Addressed.*

City Comment: The width of the right-of-way and pavement for streets shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
Response: *Addressed.*

City Comment: Additional right-of-way dedication may be required along the North-South Shepherd Drive to total 60' in width in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1), 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
Response: *Addressed.*

City Comment: 20' Sanitary Sewer Easement to stop at west boundary line of proposed Lot 4. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
Response*: Easement removed due to sanitary sewer line no longer running across lots 4 and 5. Sewer line relocated in proposed Shepherd Drive R.O.W.*

City Comment: Revise 26' Fire Lane, Access, & Utility Easement on proposed Lot 5 to read 26' Access Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
Response: *Addressed.*

City Comment: 15’ Drainage Easement to be shown as a Private Drainage Easement may be required upon civil review.
Response: *Addressed.*

City Comment: Pond Easement to be shown as a Private Detention Pond Easement on plat.
Response: *Addressed.*

City Comment: Maintenance of Detention area is the responsibility of the Homeowner’s Association or Property Owner’s Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.
Response: *Addressed.*

City Comment: Dedicate a 15’ Utility Easement along East-West Shepherd Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
Response: *Addressed.*

City Comment: Dedicate a 10’ Utility Easement along North-South Shepherd Road. *Code of Ordinances Chapter 10, Exhibit A, Sec. Sec. 12(D)*
Response: *Added 10' Utility Easement parallel to proposed right-of-way dedication.*

City Comment: Dedicate a 10’ Utility Easement along the North and South boundaries of the Proposed Road between proposed Lots 1 & 6. *Code of Ordinances Chapter 10, Exhibit A, Sec. Sec. 12(D)*
Response: *Addressed.*

City Comment: Graphically show linework for pavement of intersection of Hwy 75 service road and Shepherd Drive.
Response: *Pavement linework of intersection added back to plat.*

City Comment: Dedicate a l5’xl5’ Right of Way corner clip on the Southwest and Southeast corners of proposed Lot 1. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(B)(5), (10); 5(C)(1), 6(R)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
Response: *Addressed.*

City Comment: Modify 10’ Utility Easement on Southwest and Southeast corners of proposed Lot 1 to parallel new right of way created by corner clip.
Response: *Addressed.*

City Comment: Dedicate a l5’xl5’ Right of Way corner clip on the Northwest and Northeast corners of proposed Lot 6. *Code of Ordinances Chapter 10, Exhibit A, Sec. 5(B)(5), (10); 5(C)(1), 6(R)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
Response: *Addressed.*

City Comment: Modify 10’ Utility Easement on Northwest and Northeast corners of proposed Lot 1 to parallel new right of way created by corner clip.
Response: *Addressed.*

City Comment: Location of non-potable of City water main along North-South Shepherd Road on Lots 2 & 3 to be determined. 10’ Water Line Easement to be dedicated or relocated.
Response: *Addressed.*

City Comment: Graphically show the Water Line Easement along Hwy. 75 Service Road with instrument information on the plat. If no filed document is found, Dedicate a 15’ Water Line Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
Response: *15' waterline easement along Hwy 75 Service Road added back to plat.*

City Comment: Dedicate a 10’ Utility Easement along Hwy. 75 Service Road, adjacent to 15’ Water Line Easement. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
Response: *Revised 10' Utility Easement to be 15 feet in width.*

City Comment: Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
Response: *Addressed.*

City Comment: Line table items C2, C3, and L7 in table do not match metes and bounds. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
Response: *Addressed.*

City Comment: Water main must be extended in accordance with City criteria to serve the proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*
Response: *Addressed.*

City Comment: Wastewater main must be extended in accordance with criteria to serve the proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*
Response: *Addressed.*

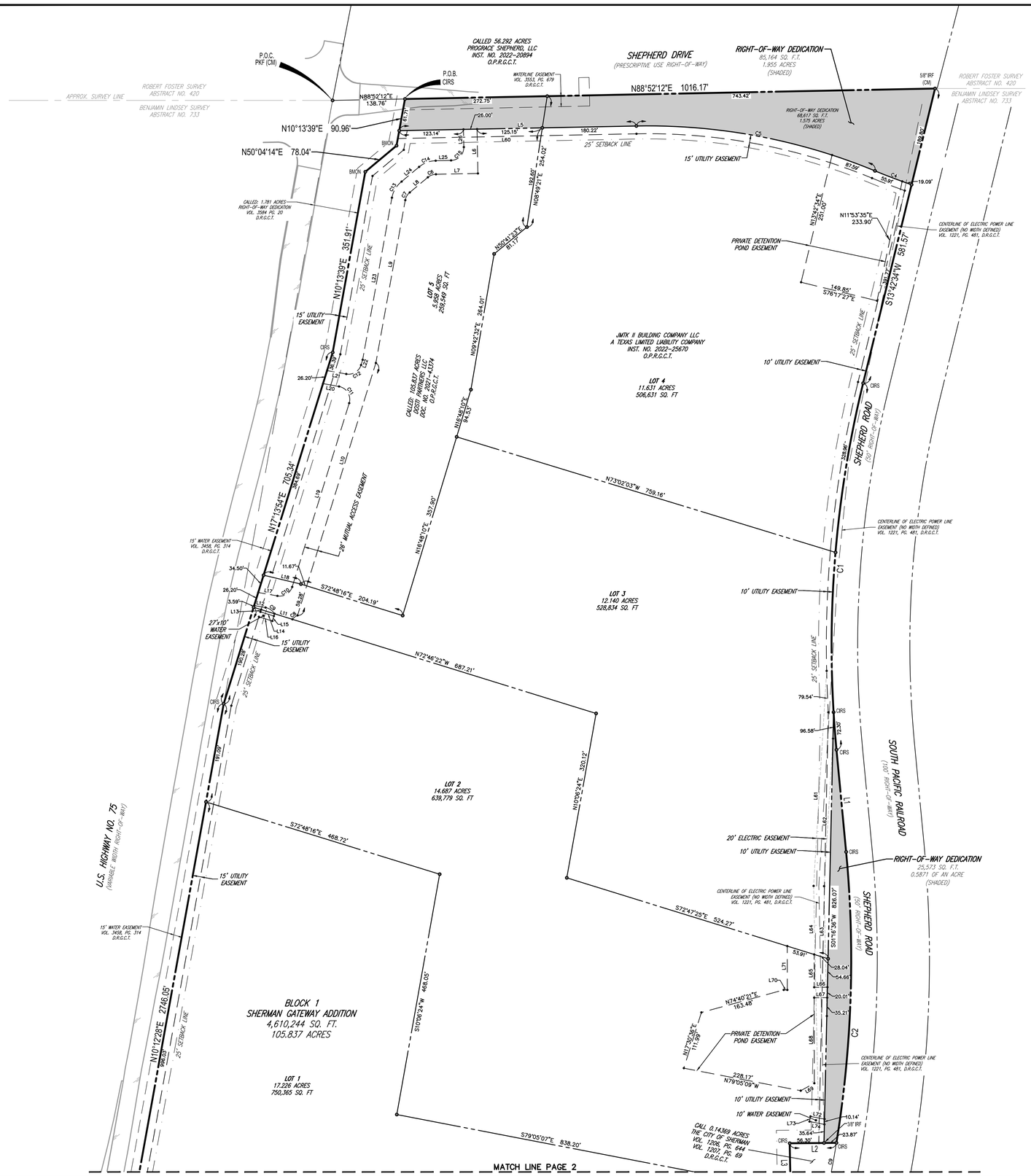
City Comment: Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. J2, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
Response: *Addressed.*

City Comment: 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 Ordnances Chapter 10.05, Section 6(A)(2)*
Response: *Addressed.*

Should you have any questions regarding this project or require additional information, please do not hesitate to contact Bohler at (469) 458-7300.

Sincerely,

Bohler



LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

1. The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum(NAVD) 88 using GEOID12A.
2. According to Community Panel No. 48181C0425F dated September 29, 2010 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. The portion of this site that is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
3. The zoning of the subject tract is M-1.5 Medium Manufacturing District, according to City of Sherman Zoning Map. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
4. All corners are one-half inch iron rods with yellow cap stamp "Bohler Eng." unless otherwise noted.
5. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
6. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.

LEGEND

	SETBACK LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED ELECTRIC EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	SURVEY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
PKF	PK NAIL FOUND
CIRS	1/2" IRON ROD WITH YELLOW CAP STAMPED "BOHLER ENG." SET
BMON	TXDOT RIGHT-OF-WAY MONUMENT
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME PAGE
(CM)	CONTROLLING MONUMENT
B.C.	BLUE CAP

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

Approved this _____ day of ___, 202_, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

FINAL PLAT

SHERMAN GATEWAY ADDITION

LOTS 1–6, BLOCK 1

105.837 ACRES OUT OF THE BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JMTK II BUILDING COMPANY, LLC
17101 PRESTON RD, #105
DALLAS, TX 75248
972-567-6099

APPLICANT:	OWNER:	OWNER:	SURVEYOR:
MERRILL KALISER	DOSTI PARTNERS, LLC	JMTK II BUILDING COMPANY, LLC	BOHLER ENGINEERING
17101 PRESTON RD, #105	2504 LOFTSMOOR LANE	17101 PRESTON RD, #105	2600 NETWORK BLVD., STE. 310
DALLAS,TEXAS 75248	PLANO,TEXAS 75025	DALLAS,TEXAS 75248	FRISCO, TX 75034
PHONE: 972-567-6099	PHONE: 214-208-5078	PHONE: 972-567-6099	PHONE: (469) 458-7300
			CONTACT: AARON ANDREE

BOHLER™ 2600 NETWORK BLVD., SUITE 310 FRISCO, TEXAS 75034 469.458.7300 www.bohlerengineering.com
TBPE No. 18995 TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING SUSTAINABLE DESIGN PROGRAM MANAGEMENT PERMITTING SERVICES LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220034	02/29/24	RP	JS	BL	1" = 100'	1 OF 3

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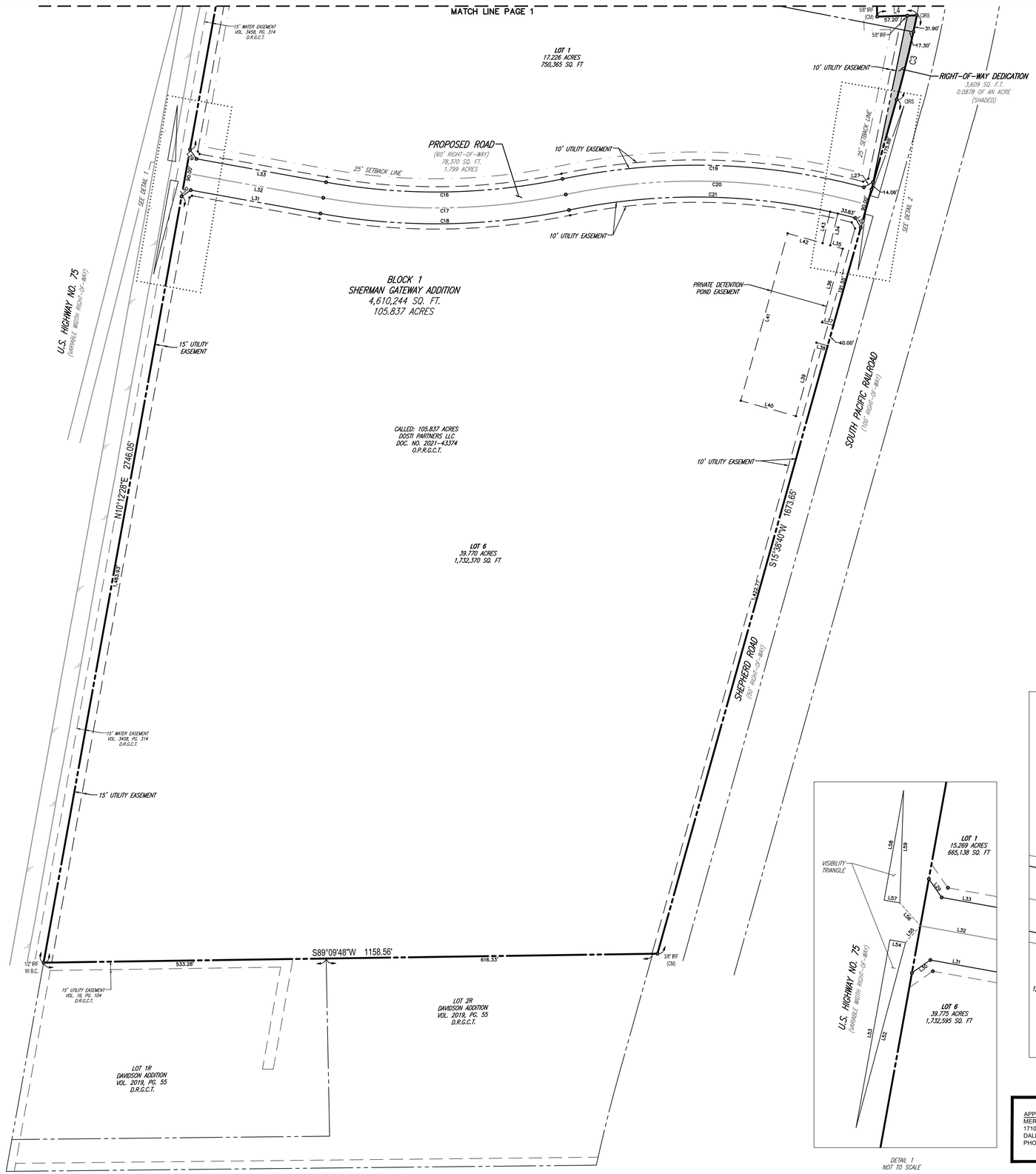

LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES:

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LEGEND

	SETBACK LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
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	EXISTING EASEMENT LINE
	PROPOSED ELECTRIC EASEMENT LINE
	EXISTING RIGHT-OF-WAY LINE
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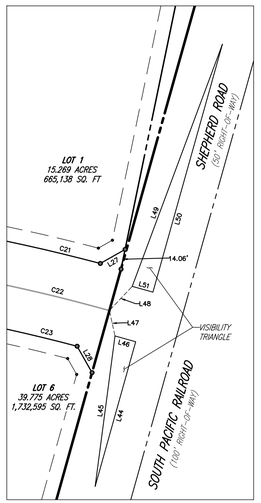
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME PAGE
(CM)	CONTROLLING MONUMENT
B.C.	BLUE CAP

DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE

Approved this _____ day of ____, 202_, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

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

FINAL PLAT

SHERMAN GATEWAY ADDITION
LOTS 1-6, BLOCK 1

105.837 ACRES OUT OF THE
BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JMTK II BUILDING COMPANY, LLC
17101 PRESTON RD, #105
DALLAS, TX 75248
972-567-6099

APPLICANT:
MERRILL KALISER
17101 PRESTON RD, #105
DALLAS,TEXAS 75248
PHONE: 972-567-6099

OWNER:
DOSTI PARTNERS, LLC
2504 LOFTSMOOR LANE
PLANO,TEXAS 75025
PHONE: 214-208-5078

OWNER:
JMTK II BUILDING COMPANY, LLC
17101 PRESTON RD, #105
DALLAS,TEXAS 75248
PHONE: 972-567-6099

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD., STE. 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: AARON ANDREE

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2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlereng.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220034	02/29/24	RP	JS	BL	1" = 100'	2 OF 3

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LINE TABLE		
NO.	BEARING	LENGTH
L1	S05°24'05"E	196.66'
L2	S89°32'21"W	89.58'
L3	S01°08'31"E	74.89'
L4	N88°08'33"E	75.05'
L5	N88°52'12"E	454.51'
L6	S01°07'48"E	85.00'
L7	S88°52'12"W	80.49'
L8	N50°04'14"E	45.18'
L9	S10°13'49"W	317.26'
L10	S17°13'54"W	506.71'
L11	S72°46'22"E	35.95'
L12	N79°47'32"W	22.11'
L13	S17°13'54"W	4.50'
L14	S72°46'22"E	27.00'
L15	S17°13'38"W	10.00'
L16	N72°46'22"W	27.00'
L17	S79°47'32"E	37.34'
L18	S76°34'26"E	73.50'
L19	N17°13'54"E	369.82'

LINE TABLE		
NO.	BEARING	LENGTH
L20	N79°47'32"W	31.18'
L21	S79°47'32"E	37.34'
L22	N17°13'54"E	10.63'
L23	N10°13'38"E	315.65'
L24	N50°04'14"E	43.76'
L25	N88°52'12"E	29.49'
L26	N01°07'48"W	34.00'
L27	S60°28'31"W	19.90'
L28	S29°32'01"E	21.15'
L29	S34°47'32"E	21.21'
L30	N55°12'28"E	21.21'
L31	S79°47'32"E	248.55'
L32	S79°47'32"E	263.55'
L33	S79°47'32"E	248.55'
L34	S13°28'13"W	61.58'
L35	S74°21'20"E	24.49'
L36	S15°38'40"W	144.00'
L37	S74°21'20"E	21.99'
L38	N74°21'20"W	21.99'

LINE TABLE		
NO.	BEARING	LENGTH
L39	S15°38'40"W	144.00'
L40	N74°21'20"W	108.00'
L41	N15°38'40"E	328.00'
L42	S74°21'20"E	68.50'
L43	N13°28'13"E	60.87'
L44	S15°38'40"W	105.00'
L45	N07°30'52"E	106.07'
L46	S74°21'20"E	15.00'
L47	N12°16'11"W	18.23'
L48	N43°23'26"E	23.19'
L49	N20°24'29"E	180.62'
L50	S15°38'40"W	180.00'
L51	N74°21'20"W	15.00'
L52	S14°58'17"W	180.62'
L53	N10°12'28"E	180.00'
L54	S79°47'32"E	15.00'
L55	S41°38'15"W	21.10'
L56	N41°42'01"W	29.10'
L57	N79°59'03"W	15.00'

LINE TABLE		
NO.	BEARING	LENGTH
L58	N10°00'57"E	105.00'
L59	S01°53'08"W	106.07'
L60	N88°52'12"E	457.52'
L61	S03°28'02"W	413.11'
L62	S03°28'02"W	283.39'
L63	S01°12'58"E	249.07'
L64	N01°12'58"W	492.98'
L65	N00°05'16"W	62.98'
L66	S89°54'44"W	25.47'
L67	N89°54'44"E	25.00'
L68	S00°05'16"E	164.00'
L69	S61°12'10"W	29.70'
L70	N89°54'44"E	6.96'
L71	N00°05'16"W	84.01'
L72	S79°05'07"E	27.30'
L73	N10°54'53"E	10.00'
L74	N79°05'07"W	29.00'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	707.92'	019°06'38"	2122.41'	357.28'	S04°09'15"W	704.64'
C2	559.64'	014°37'41"	2192.01'	281.35'	S01°54'46"W	558.12'
C3	163.67'	004°16'41"	2192.01'	81.87'	S13°30'19"W	163.63'
C4	75.01'	003°24'34"	1260.50'	37.51'	N69°16'03"W	75.00'
C5	468.71'	023°34'02"	1139.50'	237.71'	N79°20'47"W	465.41'
C6	16.93'	038°47'58"	25.00'	8.80'	S69°28'13"W	16.61'
C7	17.38'	039°50'25"	25.00'	9.06'	S30°09'01"W	17.04'
C8	12.53'	028°42'27"	25.00'	6.40'	S53°05'09"W	12.40'
C9	21.47'	049°12'43"	25.00'	11.45'	N55°11'10"W	20.82'
C10	36.21'	082°58'35"	25.00'	22.11'	N58°43'11"E	33.12'
C11	41.33'	094°36'42"	25.03'	27.13'	N32°27'20"W	36.79'
C12	36.21'	082°58'35"	25.00'	22.11'	N58°43'11"E	33.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C13	36.92'	041°20'41"	51.16'	19.30'	N30°55'57"E	36.12'
C14	34.54'	038°47'58"	51.00'	17.96'	N69°28'13"E	33.88'
C15	39.27'	090°00'00"	25.00'	25.00'	N43°52'12"E	35.36'
C16	449.06'	021°59'26"	1170.00'	227.33'	N89°12'45"E	446.30'
C17	460.57'	021°59'26"	1200.00'	233.15'	N89°12'45"E	457.75'
C18	472.08'	021°59'26"	1230.00'	238.98'	N89°12'45"E	469.19'
C19	574.03'	026°44'21"	1230.00'	292.34'	S88°24'47"E	568.83'
C20	574.67'	027°26'19"	1200.00'	292.96'	S88°03'48"E	569.20'
C21	545.30'	026°42'14"	1170.00'	277.70'	S88°25'51"E	540.38'

WHEREAS DOSTI PARTNERS, LLC, & JMTK II BUILDING COMPANY, LLC are the owners of tracts of land in the City of Sherman situated Grayson County, Texas, being a part of the Benjamin Lindsey Survey, Abstract No. 733, being part of a called 105.837 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Dosti Partners, LLC, recorded in Document Number 2021-43374, Official Public Records, Grayson County Texas, (O.P.R.G.C.T.) and all of a called 57.912 acre tract of land described in a Special Warranty Deed to JMTK II Building Company, LLC, recorded in Document Number 2022-25670, O.P.R.G.C.T., and being more particularly described as follows:

COMMENCING at a PK Nail found at the northwest corner of said 105.837 acre tract of land, the northwest corner of a called 1.781 acre tract of land described in a Deed to the State of Texas, recorded in Volume 3584, Page 20, Official Public Records, Grayson County, Texas. (O.P.R.G.C.T.), and at the southwest corner of a called 56.292 acre tract of land described in a Special Warranty Deed to Prograce Shepherd, LLC, recorded in Instrument Number 2022-20894, O.P.R.G.C.T.;

THENCE North 88 degrees 52 minutes 12 seconds East, a distance of 138.76 feet along the north line of said 105.837 acre tract of land, the north line of said 1.781 acre tract of land and the south line of said 56.292 acre tract of land to a one-half inch iron rod with yellow plastic cap stamped "Bohler Eng" (herein after called "capped iron rod") set at the northwest corner of said 105.837 acre tract of land and the northeast corner of said 1.781 acre tract of land and the **POINT OF BEGINNING**;

THENCE North 88 degrees 52 minutes 12 seconds East, a distance of 1,016.17 feet to a five-eighths iron rod found at the northeast corner of said 57.912 acre tract of land and the southeast corner of said 56.292 acre tract of land;

THENCE along the east line of said 57.912 acre tract of land, the following courses and distances:

South 13 degrees 42 minutes 34 seconds West, a distance of 581.57 feet to a capped iron rod set at the beginning of a tangent curve to the left;

In a southwesterly direction, a distance of 707.92 feet, having a central angle of 19 degrees 06 minutes 38 seconds, a radius of 2,122.41 feet, having a tangent length of 357.28 feet, whose chord bearing is South 04 degrees 09 minutes 15 seconds West and a chord distance of 704.64 feet to a capped iron rod set;

South 05 degrees 24 minutes 05 seconds East, a distance of 196.66 feet to a capped iron rod set at the beginning of a tangent curve to the right;

In a southwesterly direction, a distance of 559.64 feet, having a central angle of 14 degrees 37 minutes 41 seconds, a radius of 2,192.01 feet, having a tangent length of 281.35 feet, whose chord bearing is South 01 degree 54 minutes 46 seconds West and a chord distance of 558.12 feet to a point for corner;

South 89 degrees 32 minutes 21 seconds West, passing a three-eighths inch iron rod found at a distance of 23.87 feet and continuing on a total distance of 89.58 feet to a capped iron rod set;

South 01 degree 08 minutes 31 seconds East, a distance of 74.89 feet to a five -eighths inch iron rod found;

North 88 degrees 08 minutes 33 seconds East, passing a five -eighths inch iron rod found at a distance of 57.20 feet, and continuing on a distance of 75.05 feet to a point for corner and beginning of a non-tangent curve to the left;

In a southwesterly direction, a distance of 163.67 feet, having a central angle of 04 degrees 16 minutes 41 seconds, a radius of 2,192.01 feet, having a tangent length of 81.87 feet, whose chord bearing is South 13 degrees 30 minutes 19 seconds West and a chord distance of 163.63 feet to a capped iron rod set;

THENCE South 15 degrees 38 minutes 40 seconds West, a distance of 1,673.65 feet to a three-eighths inch iron rod found at the southeast corner of said 105.837 acre tract of land, and the northeast corner of Lot 2R, of the Davidson Addition according to the plat recorded in Volume 2019, Page 55, O.P.R.G.C.T.,

THENCE South 89 degrees 09 minutes 48 seconds West, a distance of 1,158.56 feet to a blue capped iron rod found at the southwest corner of said 105.837 acre tract of land and the northwest corner of Lot 1R of said Davidson Addition; and the east right-of-way line of U.S. Highway No. 75 (Variable Width Right-of-Way);

THENCE North 10 degrees 12 minutes 28 seconds East, a distance of 2,746.05 feet along the west line of said 105.837 acre tract of land and east line of said U.S. Highway No. 75 right-of-way to a capped iron rod set;

THENCE North 17 degrees 13 minutes 54 seconds East, a distance of 705.34 feet along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to a capped iron rod set;

THENCE North 10 degrees 13 minutes 39 seconds East, a distance of 351.91 feet continuing along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to a TXDOT right-of-way monument found;

THENCE North 50 degrees 04 minutes 14 seconds East, a distance of 78.04 feet continuing along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to a TXDOT right-of-way monument found;

THENCE North 10 degrees 13 minutes 39 seconds East, a distance of 90.96 feet continuing along the west line of 105.837 acre tract of land and the east line of said 1.781 acre tract of land to the **POINT OF BEGINNING**, and **CONTAINING** 4,610,244 square feet of 105.837 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DOSTI PARTNERS LLC,** do hereby adopt this plat designing the hereinabove property as the **LOTS 5 & 6, BLOCK 1, SHERMAN GATEWAY 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 uses and accommodation of all utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in of its respective systems on any of these easements strips and any public or private utility shall at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 202_.

DOSTI PARTNERS LLC

Signature:_____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **DOSTI PARTNERS, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **JMTK II BUILDING COMPANY, LLC,** do hereby adopt this plat designing the hereinabove property as the **LOTS 1-4 & 7X, BLOCK 1, SHERMAN GATEWAY 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 uses and accommodation of all utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in of its respective systems on any of these easements strips and any public or private utility shall at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 202_.

JMTK BUILDING COMPANY, LLC

Signature:_____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **JMTK II BUILDING COMPANY, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Billy M. Logsdon, 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 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".

Billy M. Logsdon
Registered Professional Land Surveyor No. 6487

Date: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Aaron S. Andree, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity thereon stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 202_.

_____
Notary Public in and for the State of Texas

Accepted by the City Council of the City of Sherman:

_____
Mayor, City of Sherman, Texas
Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final _____ plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____day of _____, 202_ and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 202_.

_____
City Clerk, City of Sherman, Texas

Approved this _____ day of ___ 202_, by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____
Chairman

_____
Secretary

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

FINAL PLAT

SHERMAN GATEWAY ADDITION
LOTS 1–6, BLOCK 1

105.837 ACRES OUT OF THE
BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733;

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

JMTK II BUILDING COMPANY, LLC

17101 PRESTON RD, #105
DALLAS, TX 75248
972-567-6099

APPLICANT:
MERRILL KALISER
17101 PRESTON RD, #105
DALLAS,TEXAS 75248
PHONE: 972-567-6099

OWNER:
DOSTI PARTNERS, LLC
2504 LOFTSMOOR LANE
PLANO,TEXAS 75025
PHONE: 214-208-5078

OWNER:
JMTK II BUILDING COMPANY, LLC
17101 PRESTON RD, #105
DALLAS,TEXAS 75248
PHONE: 972-567-6099

SURVEYOR:
BOHLER ENGINEERING
2600 NETWORK BLVD., STE. 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: AARON ANDREE

BOHLER ENGINEERING, ALL RIGHTS RESERVED.
THE COPYING OR USE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, IS PROHIBITED

BOHLER™
2600 NETWORK BLVD., SUITE 310
FRISCO, TEXAS 75034
469.458.7300
www.bohlerengineering.com
TBPE No. 18065
TBPELS No. 10194413

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING | PROGRAM MANAGEMENT | LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220034	02/29/24	RP	JS	BL	1" = 100'	3 OF 3

Marlow, Lauren

From: Planning
To: Dean Cardwell; Planning; Camille Meadows
Cc: TXDAL- Production; Stephen Selu; Jon Baker; James Swaim; Doan, Amber
Subject: RE: Sherman Gateway MF - Sherman, TX - Preliminary Final Plat Resubmittal

---

From: Dean Cardwell
Sent: Tuesday, March 12, 2024 12:22 PM
To: Planning; Camille Meadows
Cc: TXDAL- Production; Stephen Selu; Jon Baker; James Swaim; Doan, Amber
Subject: RE: Sherman Gateway MF - Sherman, TX - Preliminary Final Plat Resubmittal

Good afternoon.
I am formally requesting that this item be tabled for the March 20th hearing. We will work to address the comments with the intention of being on the agenda for April 16th as noted below.

Thank you.

Dean Cardwell, P.E.
Principal

BOHLER

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

310 East Brockett Street (Project No. 24-000105)

TABLED FROM FEBRUARY 20, 2024

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:

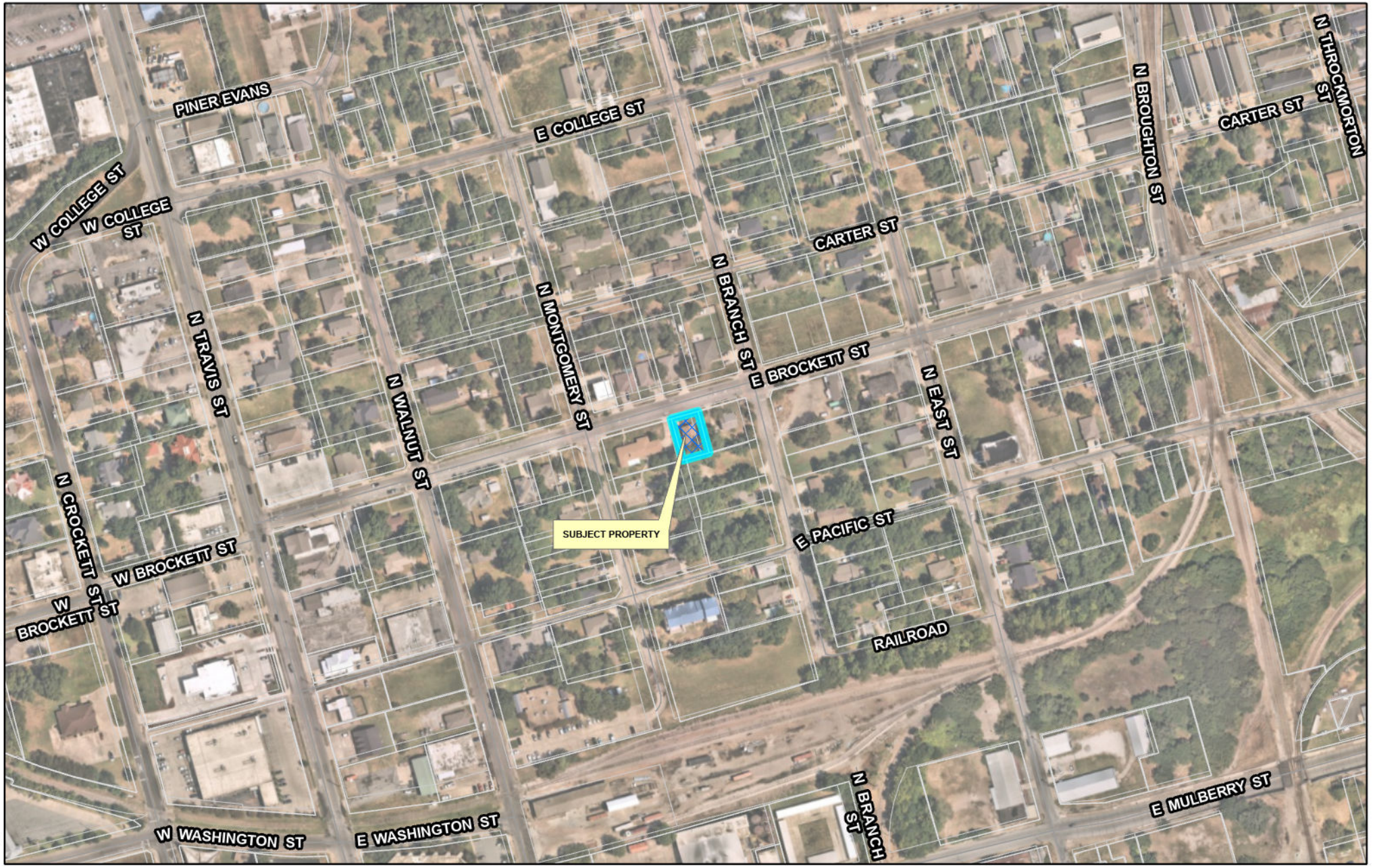
Zach Adlof (Owner)
Rodney Martinez, Centro Resources, LLC (Representative)
Burns Surveying (Surveyor)

Staff Recommendation:

Staff recommends that 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

N
W E
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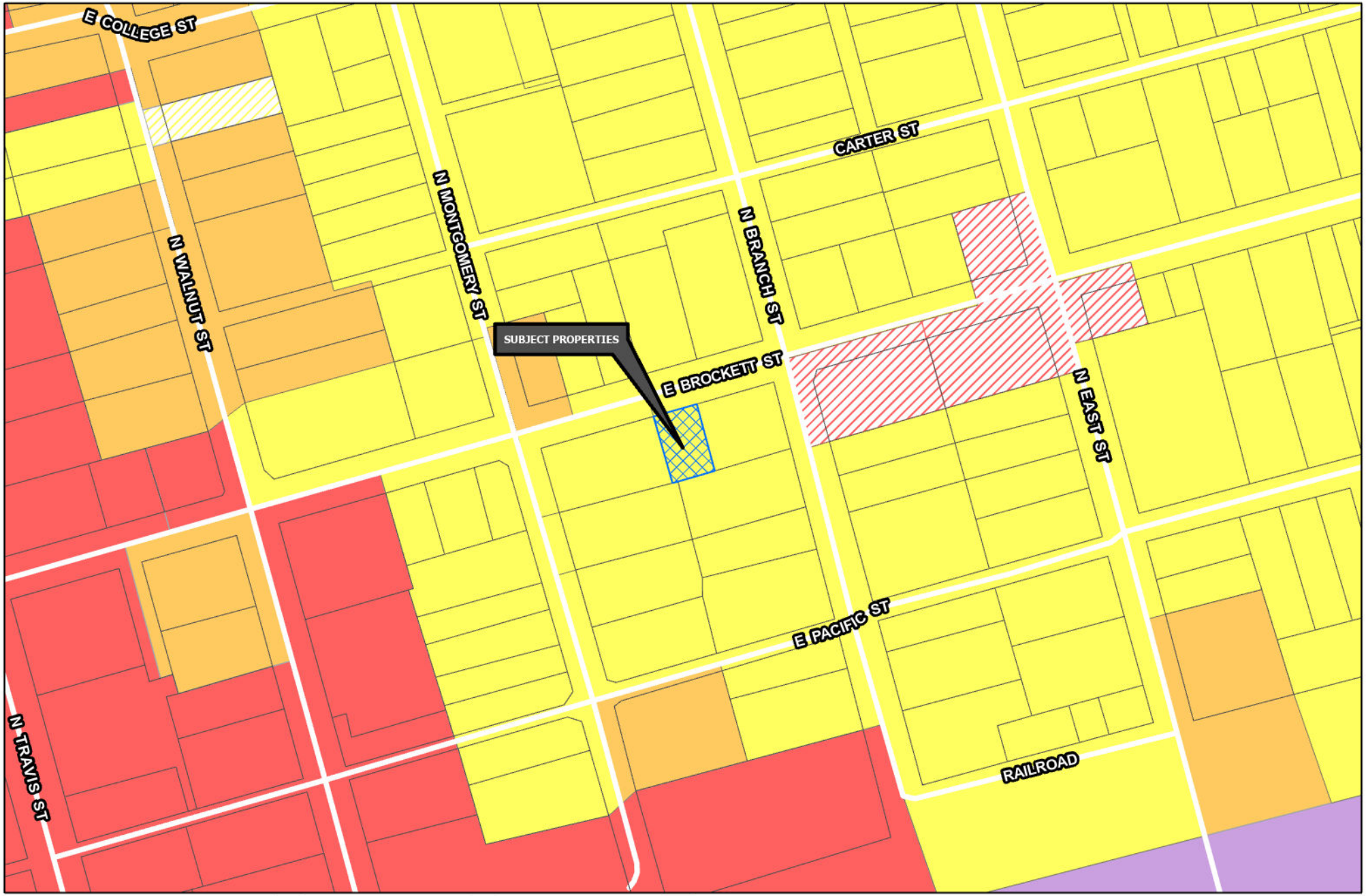
Date: 1/16/2024 2:25 PM



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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W E
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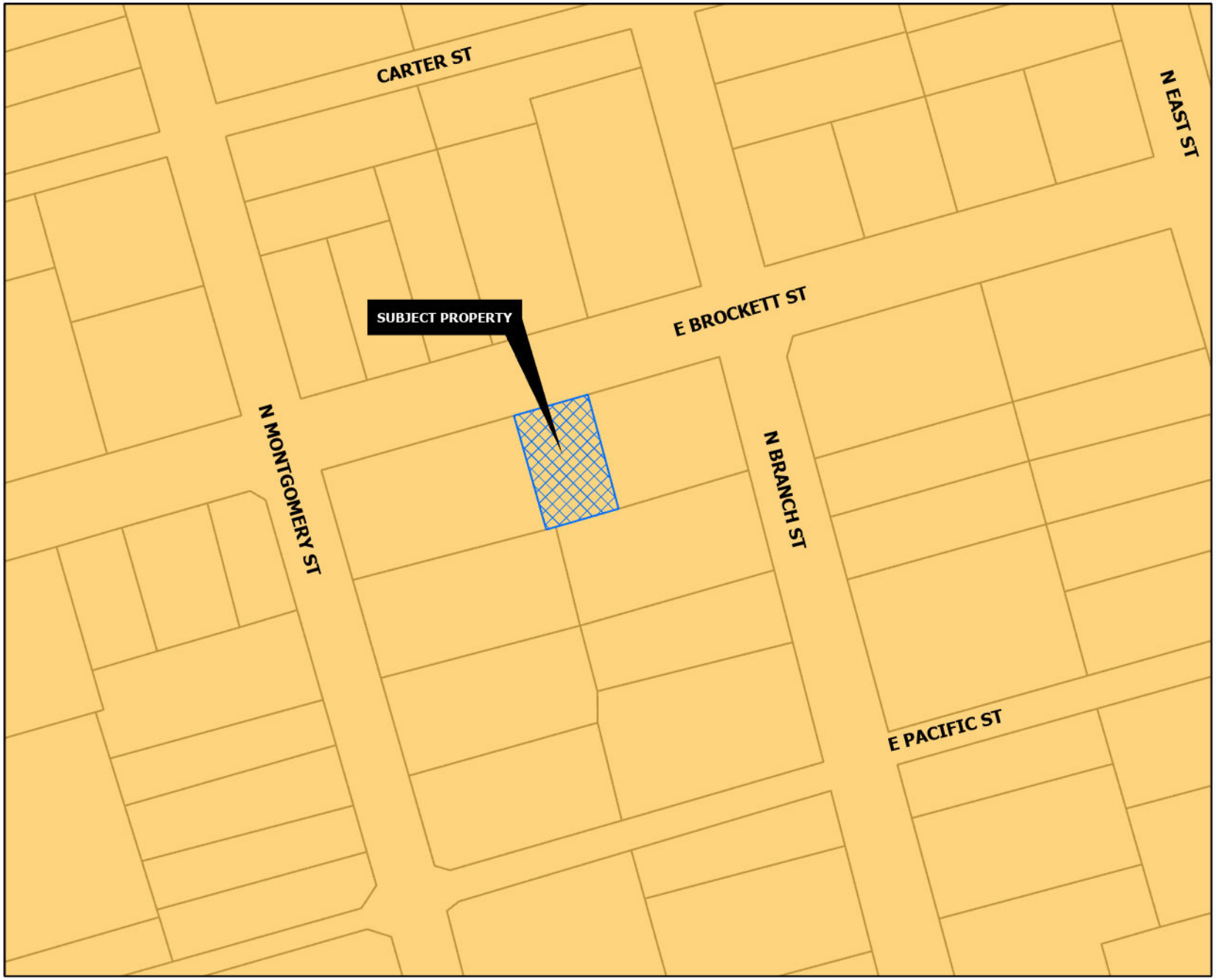
Date: 11/6/2023 1:25 PM



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
310 E BROCKETT ST

N
W E
S

Date: 1/26/2024 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

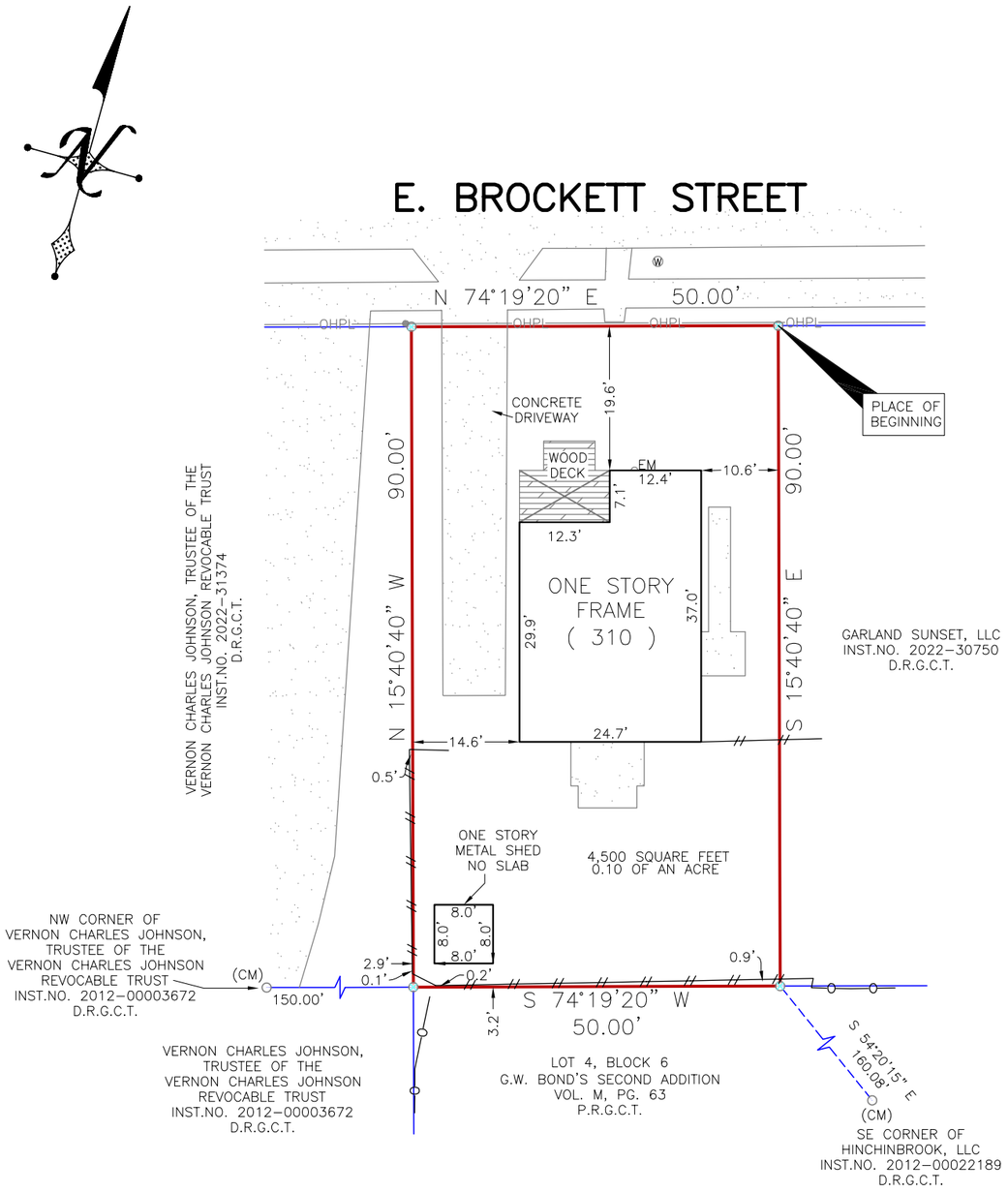
Being a 0.103 acre tract of land out of the JB Mcanair Survey, Abstract No. 763, in the city of Sherman, Grayson County, Texas. Said 0.103 acre tract of land being a portion of Lot 1, Block 6, G. W, Bond's Supplemental No. 3, an addition to the City of Sherman, according to the plat thereof recorded in Volume M. Page 63, Plat Records, Grayson County, Texas.

Rodney Martinez, Partner

CENTRO RESOURCES

1475 Heritage Parkway, Suite 217

Mansfield, Texas 76063



1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 310 E. BROCKETT STREET, in the city of SHERMAN Texas.

BEING a part of Lot 1, Block 5, G.W. Bond's Second Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume M, Page 63, Plat Records, Grayson County, Texas (P.R.G.C.T.), being a tract of land described in deed to Bradley Scruggs, recorded under Instrument No. 2009-7647, Deed Records, Grayson County, Texas (D.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 set for corner in the South line of E. Brockett Street, at the Northwest corner of a tract of land described in deed to Garland Sunset, LLC., recorded under Instrument No. 2022-30750 (D.R.G.C.T.), being the Northeast corner of said Scruggs 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 set for corner in the North line of Lot 4, Block 5 of said G.W. Bond's addition, at the Southwest corner 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 set for corner at the Northwest corner of said Lot 4, at the Northeast corner of a tract of land described in deed to Vernon Charles Johnson, Trustees of the Vernon Charles Johnson Revocable Trust, recorded under Instrument No. 2012-00003672 (D.R.G.C.T.), at the Southeast corner of a tract of land 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 set for corner 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 0.10 of an acre of land.

ACCEPTED BY: _____

SPARTAN TITLE

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY SPARTAN TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale:	1" = 20'
Date:	09-07-2023
G. F. No.:	23-5031
Job no.:	202307636
Drawn by:	BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SPARTAN TITLE

LEGEND

WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM – CONTROLLING MONUMENT	
MRD – MONUMENTS OF RECORD DIGNITY	
○ 1/2" IRON ROD FOUND	
⊙ 1/2" YELLOW-CAPPED IRON ROD SET	
⊠ SET 'X'	□ FOUND 'X'
○ 3/8" IRON ROD FOUND	
○ 5/8" IRON ROD FOUND	
PK NAIL FOUND	EM – ELECTRIC METER
Ⓒ – CABLE	Ⓔ – ELECTRIC
⊙ – CLEAN OUT	PE – POOL EQUIP
Ⓖ – GAS METER	● – POWER POLE
⊕ – FIRE HYDRANT	Ⓣ – TELEPHONE
Ⓛ – LIGHT POLE	Ⓦ – WATER METER
Ⓜ – MANHOLE	Ⓥ – WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

3620 Texoma Parkway (Project No. 24-000509)

The request of Chris McCulloch (Owner), Phillip Lewis Engineering (Representative) and CBG Surveying Texas, LLC (Surveyor) for the property at 3620 Texoma Parkway consisting of 1.00 acre being Lot 4, Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 4.2' in lieu of the required 15' for the existing structure.
B. Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 5.15' in lieu of the required 15' for the new structure.

Planning and Zoning Commission

C. Site Plan for Wholesale Electric Supply

Background:

The property is located at 3620 Texoma Parkway between Gallagher Drive and North Frisco Road. The owner is requesting Variances for the side yard setbacks for the existing and new structures as well as Site Plan approval for Wholesale Electric Supply.

Origination:

Chris McCulloch (Owner)
Phillip Lewis Engineering (Representative)
CBG Surveying Texas, LLC (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the variances.
Staff recommends that the P&Z approve the site plan conditional on approval of the variances.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Site Layout/Grading Plan
7. Comment Response Letter
8. Demolition Plan

9. Elevations
10. 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
3620 TEXOMA PKWY

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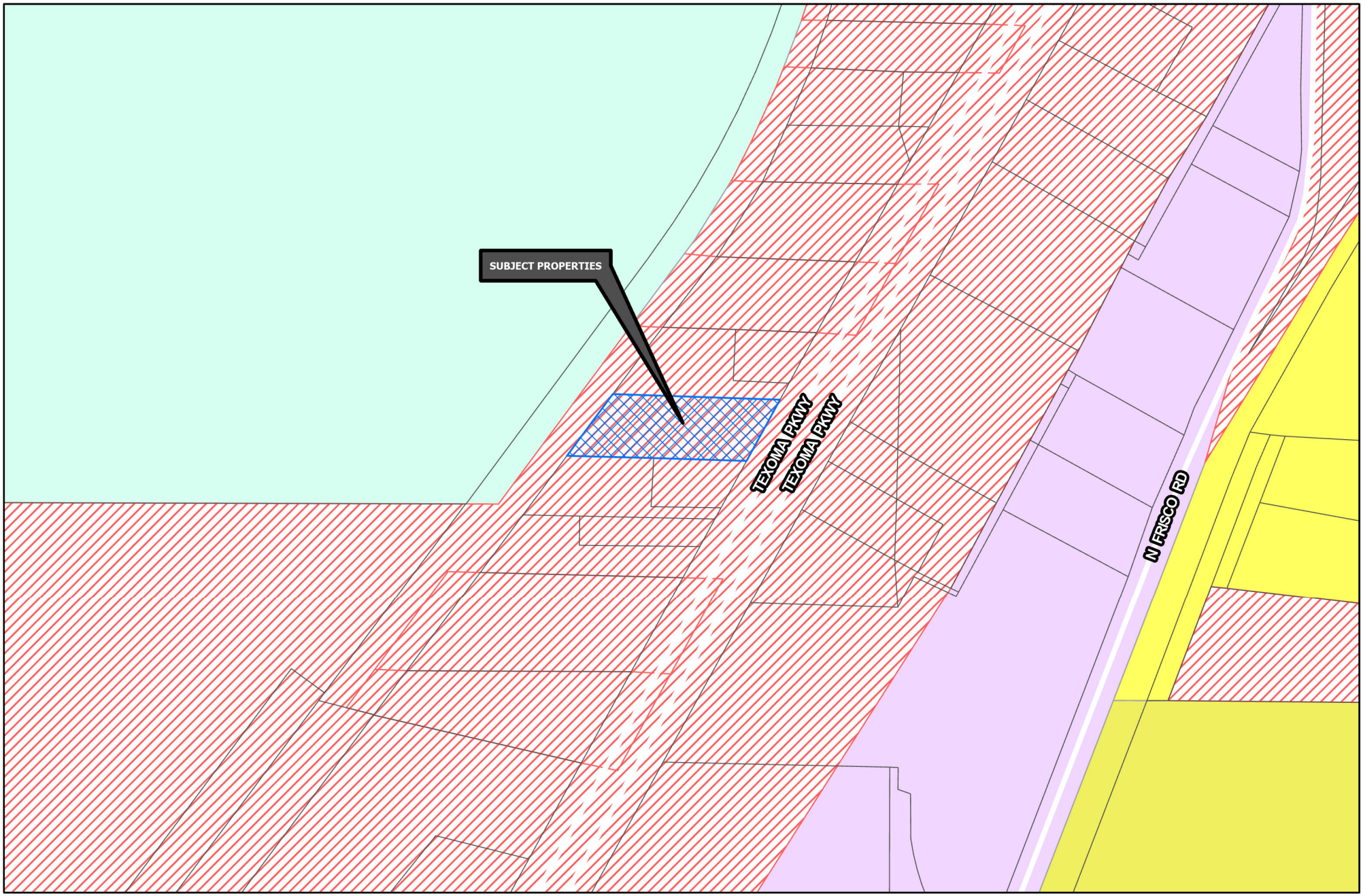
Date: 2/26/2024 3:02 PM



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
3620 TEXOMA PKWY

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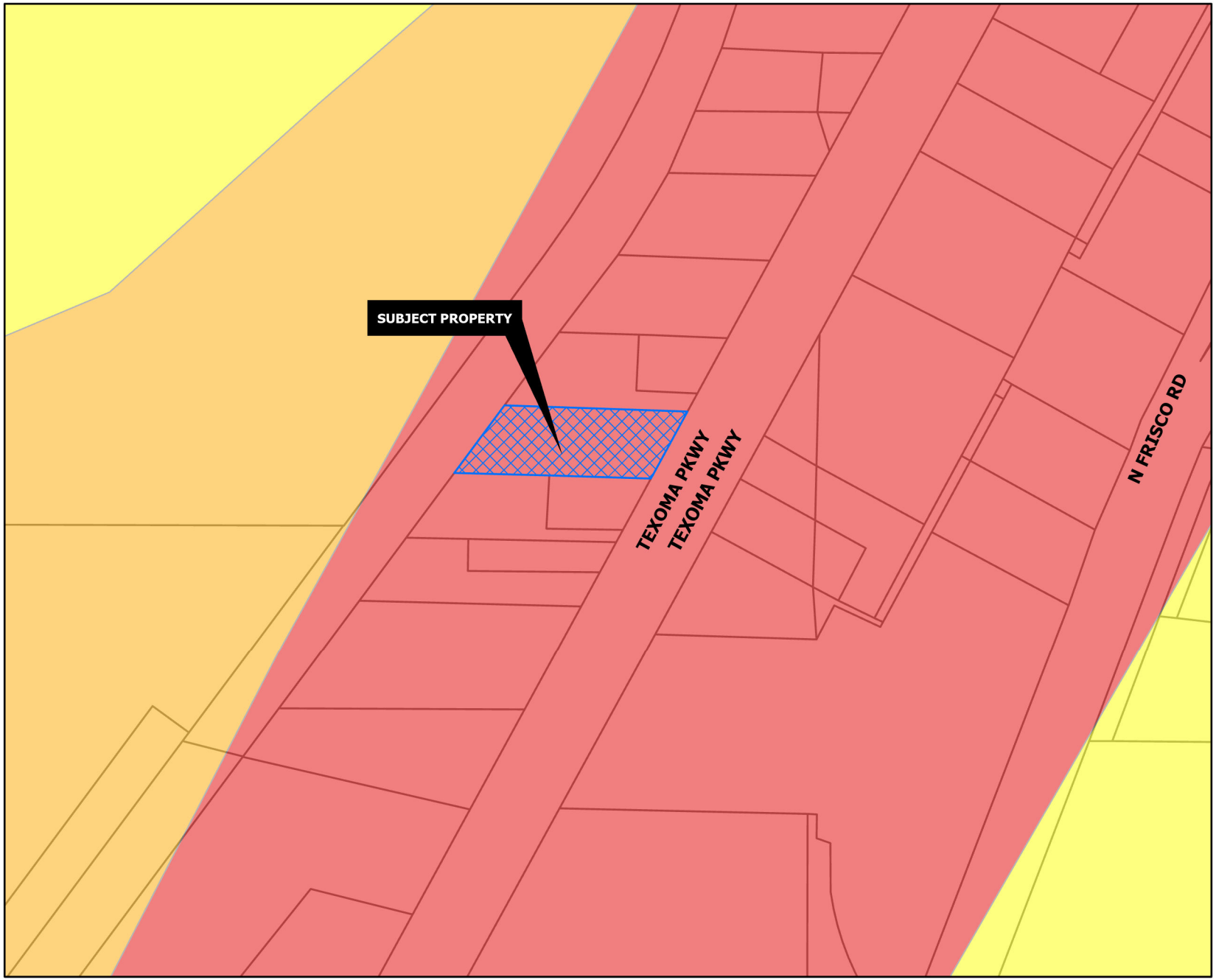
Date: 2/26/2024 3:03 PM



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."

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
3620 TEXOMA PKWY

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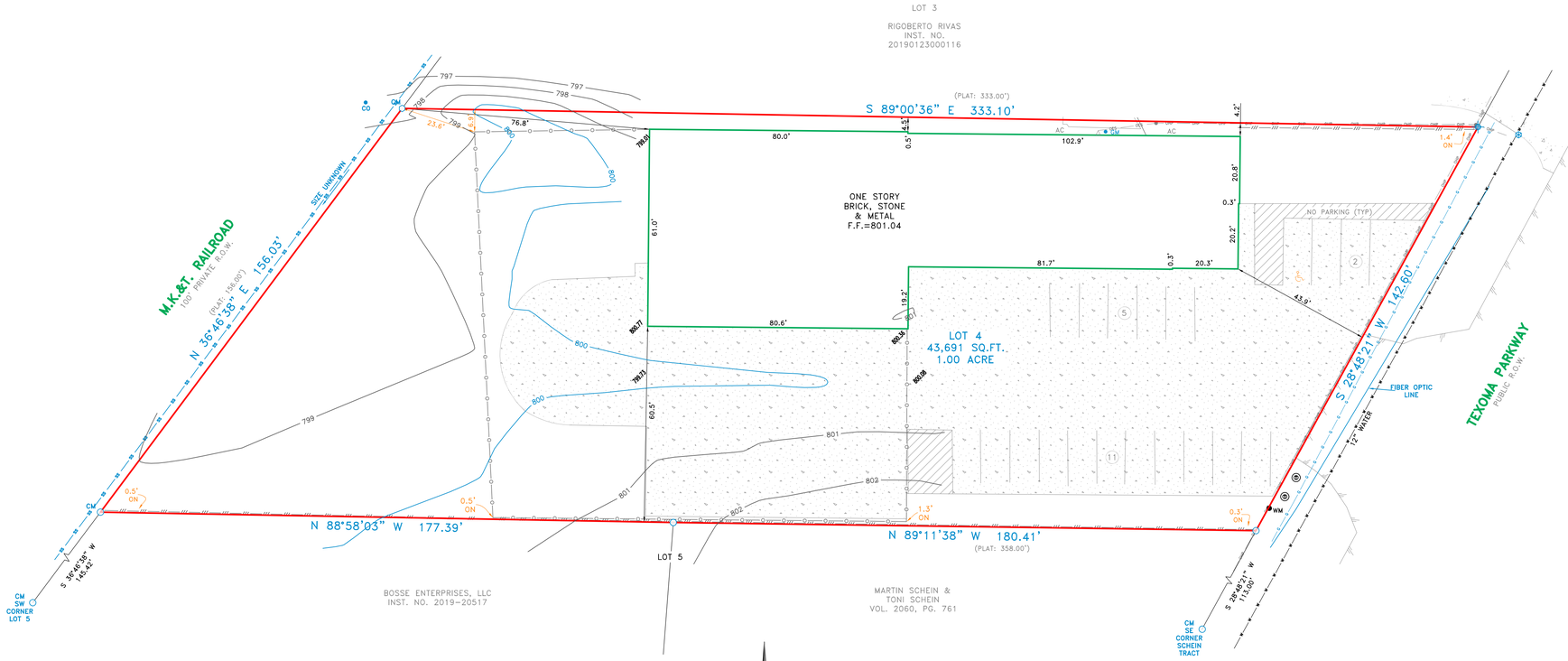
W E
S

Date: 2/26/2024 3:03 PM

March 4, 2024 at 4:37 P.M.

3620 Texoma Parkway

Being Lot 4, Block 1 of Redick Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the map recorded in Volume 405, Page 87, Map Records, Grayson County, Texas.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Phillip Lewis Engineering, Inc., that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 22nd day of November, 2023

Bryan Connally
Registered Professional Land Surveyor

STATE OF TEXAS · REGISTERED · BRYAN CONNALLY · 5513 · PROFESSIONAL LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48181C0290G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

BENCHMARK: CITY OF SHERMAN STATION NAME "MON #1-102". ELEV.=836.20.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
○ 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
○ 1" IRON PIPE FOUND
⊕ 5/8" ROD FOUND
□ FENCE POST CORNER
⊠ "X" FOUND / SET
▲ UNDERGROUND ELECTRIC
△ OVERHEAD ELECTRIC
● POWER POLE
PE – POOL EQUIPMENT
■ COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE
COVERED PORCH,DECK OR CARPORT
OES – OES OVERHEAD ELECTRIC SERVICE
OHP – OHP OVERHEAD POWER LINE
CONCRETE PAVING
ASPHALT PAVING
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	11/22/2023	2312519-01	N/A	TO

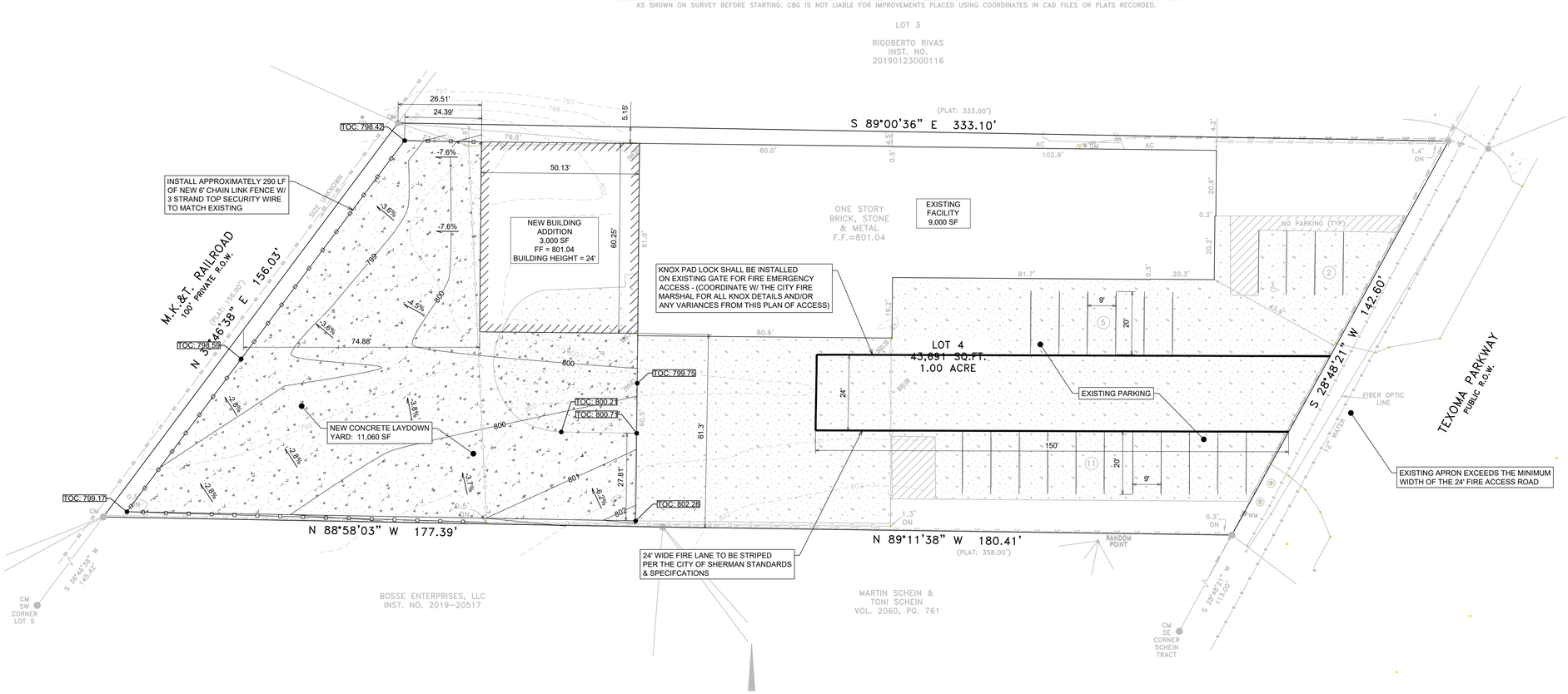
TOPOGRAPHICAL SURVEY

LOT 4, BLOCK 1, REDICK ADDITION

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

3620 TEXOMA PARKWAY

COORDINATES SHOWN HEREON ARE APPROXIMATE LOCATION ONLY AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION LAYOUT. VERIFY ALL PROPERTY CORNERS AS SHOWN ON SURVEY BEFORE STARTING. CBG IS NOT LIABLE FOR IMPROVEMENTS PLACED USING COORDINATES IN CAD FILES OR PLATS RECORDED.

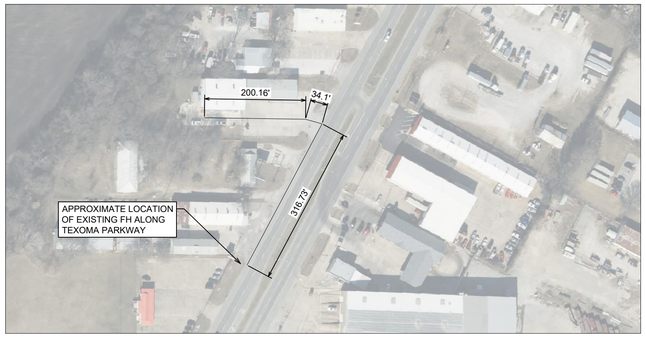


SITE LAYOUT & GRADING PLAN

SCALE 1" = 20'

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 0.35 ACRES (PROPERTY TOTAL ACREAGE = 1.00 AC
2. PROPERTY IS ZONED C-2
3. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
4. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
6. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

TOC = TOP OF CONCRETE ELEVATION



FIRE HYDRANT VICINITY MAP

SCALE 1" = 150'

PARKING CALCULATIONS

THE BUILDING IS SPLIT INTO TWO MAIN USES; RETAIL AND WAREHOUSE

1. **RETAIL USE:**
   REQUIREMENT: 1 SPACE PER 250 SF
   AREA: 627 SF
   REQUIRED SPACES: 3
2. **OFFICE USE:**
   REQUIREMENT: 1 SPACE PER 400 SF
   AREA: 656 SF
   REQUIRED SPACES: 2
3. **WAREHOUSE**
   REQUIREMENT: 1 SPACE PER 1000 SF
   AREA: 10,717 SF
   REQUIRED SPACES: 11

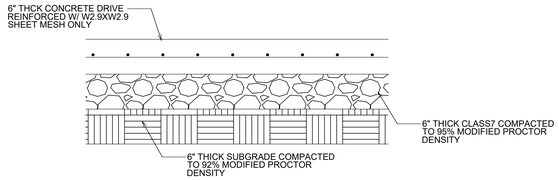
TOTAL REQUIRED SPACES = 16
TOTAL PROVIDED SPACES = 18

TOTAL REQUIRED ACCESSIBLE SPACES = 1
TOTAL PROVIDED ACCESSIBLE SPACES = 1

BUILDING AREA CALCULATIONS

SITE AREA: 43,560 SF

BUILDING AREA COVERAGE: 12,000 SF (28% OF SITE AREA)



CONCRETE PAVING SECTION

NOT TO SCALE

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS.

C. THE DUTY OF LOCAL UTILITY AUTHORITIES TO CONDUCT CONSTRUCTION INSPECTION REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

D. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION TO THE LOCAL WATER AND WASTEWATER (SANITARY SEWER) STANDARD SPECIFICATIONS.

E. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.

F. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

G. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

H. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY LOCAL UTILITY AUTHORITIES. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT, OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY CONSTRUCTION.

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J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.

FIRE ACCESS NOTE:
NO OUTDOOR STORED MATERIALS SHALL BE WITHIN 10'-0" FROM ANY BUILDING EXTERIOR FACE. 10'-0" MUST REMAIN CLEAR TO ALLOW A FIRE HOSE LAY TO BE PLACED AROUND THE BUILDING EXTERIOR IN AN EMERGENCY.

PHILLIP LEWIS ENGINEERING, INC.
Structural + Civil Consultants
23620 Interstate 30 | Bryant, Arkansas
PH: 501-350-9840

REVISION:

WHOLESALE ELECTRIC SUPPLY
3620 Texoma Parkway
Sherman, Texas

STATE OF TEXAS
PHILLIP A. LEWIS
142133
PROFESSIONAL ENGINEER

PROJECT NUMBER:

SHEET ISSUE DATE:
02-29-2024

PAGE TITLE:
SITE LAYOUT & GRADING PLAN

SHEET NUMBER:
C1.2

N

0 20'

1" = 20'-0"

PHILLIP LEWIS ENGINEERING
Structural + Civil Consultants
23620 Interstate 30 | Bryant, AR
PH: 501-350-9840

March 1, 2024
Sherman Planning & Zoning Department
220 W Mulberry Street
Sherman, TX 75090

RE: Wholesale Electric Supply (3620 Texoma Parkway)

To whom it may concern, please find below our responses to each Planning review comment. Design plans are revised and re-submitted along with this letter.

1. The Site Plan does not meet the requirements of Section 14.06.004 **Site plan requirements.**
   a. Required data and tabulations must be shown on Site Plan.
      - Site coverage & required parking calculations have been added to the Site Plan.
2. The total floor area of any building or buildings on a lot in the C-2 district shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5). *(Sec. 14.02.017(B))*
   a. This must be shown in the required tabulation of the Site Plan.
      - This has been added to the Site Plan.
   b. You must show the floor area of the existing structure and the addition to determine FAR.
      - The existing building's square footage has been added to the site plan.
3. The maximum allowable building area in the C-2 district shall not exceed 50 percent of the gross area of the lot or tract of land. *(Sec. 14.02.017(C))*
   a. This must be shown in the required tabulation of the Site Plan.
      - This has been added to the Site Plan.
   b. You must show the building area of the existing structure and the addition to determine percentage of the Building Area.
      - These square footages and their percentage to total lot area have been added to the Site Plan.
4. No building shall exceed 35'. *(Sec. 14.02.017(D))*
   a. Building shall be measured to the peak (highest point of the building) not the eaves.
      - The new building height has been added to the Site Plan, being 24'.
5. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. *(Sec. 14.04.003(3)(A))*
   a. You must show the size of the parking spaces on the Site Plan
      - The existing parking stalls are now clearly shown and dimensioned on the Site Plan.
6. You must show required parking and provided parking on the Site Plan *(Sec. 14.06.004)*
   a. Retail parking is 1 parking space for every 250 square feet of gross floor area *(Sec. 14.04.003(e)(1))*
   b. If you have multiple uses for this building, such as retail, office, warehouse, etc., you will need to specify the square feet of each use and calculate the number of required parking spaces, per our parking requirements. *(Sec. 14.04.003(e)(1))*. This shall all be noted on the Site Plan.
      - Calculations have been added to the Site Plan showing required versus provided parking spaces for this site.

Fire Services

Building is NOT equipped throughout with an approved automatic sprinkler system.

7. [ ] 503.1.1 Amended - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Except for one- or two-family dwellings, the path of measurements shall be along a minimum ten foot (10') wide level (not exceeding 3 percent grade) and unobstructed pathway around the external walls of the structure. (Located In City Ordinances Amendments)

- After speaking with Mr. Dillon Stewart, we settled on striping a 150' deep fire access road into the site and providing a knox box device for the existing gate.

8. [ ] 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.

- After speaking with Mr. Dillon Stewart, I have shown the approximate location of the nearest hydrant along our side of Texoma Parkway. I have also included rough measurements of the potential fire hose lay route. This hydrant has the potential to be sufficiently located for Mr. Stewart's requirements but is subject to his review. This hydrant vicinity map was added to the Site Plan.

9. [ ] 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.

- The fire access road width of 24' is shown on the Site Plan.

10. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. (Located In City Ordinances Amendments)

- The existing entrance apron width exceeds 24'. We feel that this satisfies the requirement for 25' radii onto Texoma Parkway.

11. [ ] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (Located In City Ordinances Amendments)

- The fire access road does not exceed 150'.

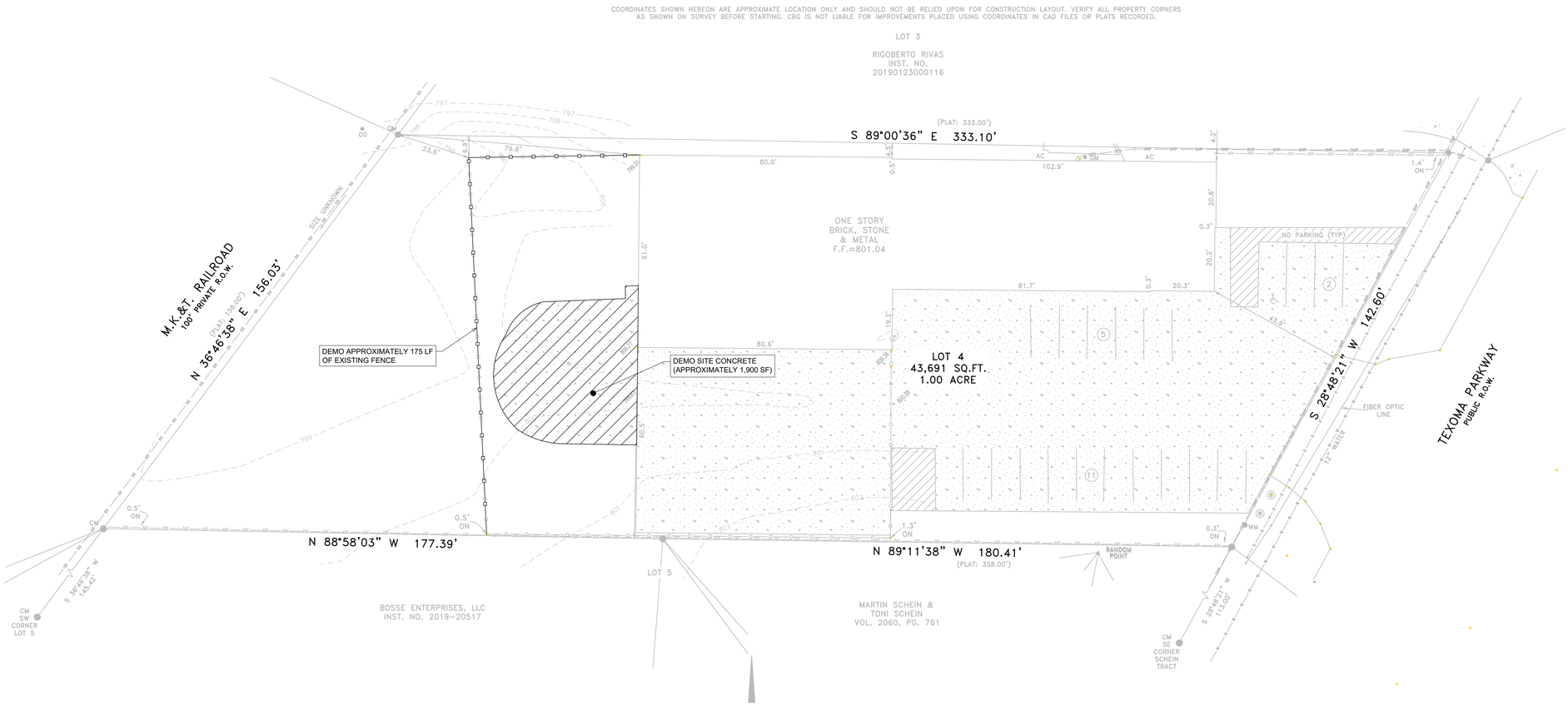
Please notate Fire Services Site Plan Detail Requirements (as applicable):

1. All Fire Lanes Marked
2. Fire Lane Width Noted
3. Fire Lane Turning Radius Noted
4. Hydrant Locations
5. All Drive Through & Walk Through Gate Locations
6. All K2 Knox Switches & Knox Box Locations
7. Notification of Building's Highest Peak Measurement

- As applicable, these items have been added to the Site Plan.

If you have any questions, please give me a call.

Garrett Rich, *Project Engineer*
Phillip Lewis Engineering
501-213-5190



SITE DEMOLITION PLAN

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REVISION:

WHOLESALE ELECTRIC SUPPLY
3620 Texoma Parkway
Sherman, Texas

STATE OF TEXAS
PHILLIP A. LEWIS
142133
LICENSED
PROFESSIONAL ENGINEER

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PAGE TITLE:
SITE DEMOLITION PLAN

SHEET NUMBER:
C1.1

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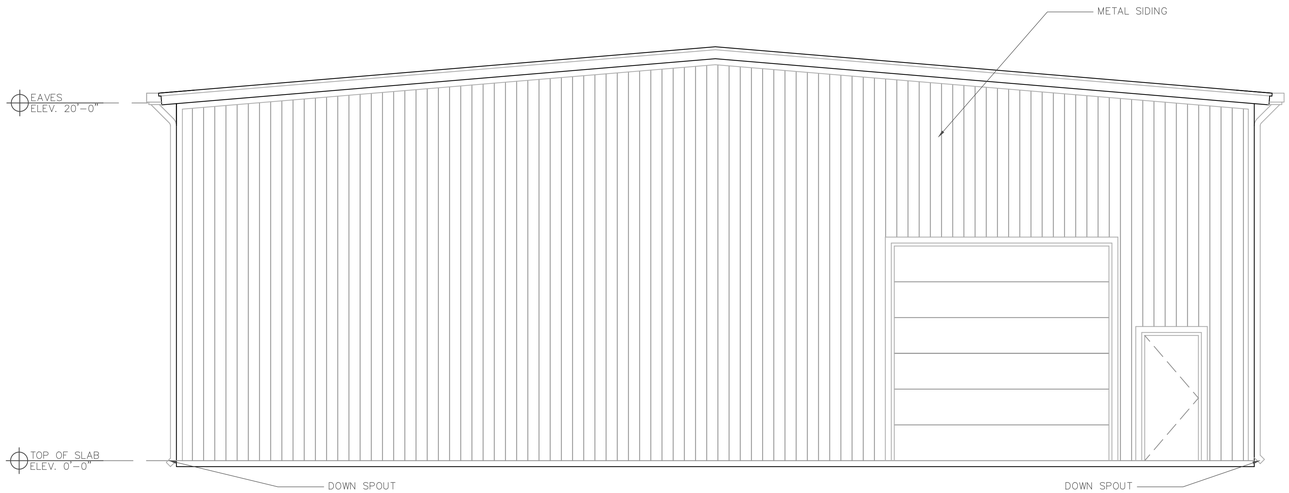
0 20'

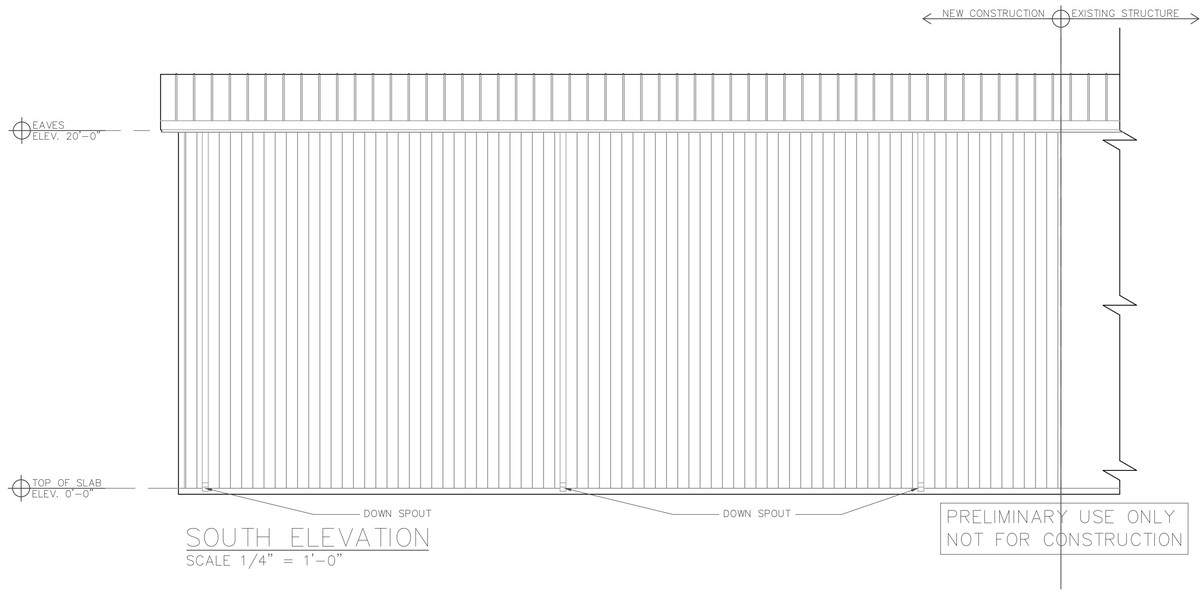
1" = 20'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

ROGERS Equipment & Construction

RESIDENTIAL AND COMMERCIAL CONTRACTOR

Mike Rogers Phone: 903-278-4244

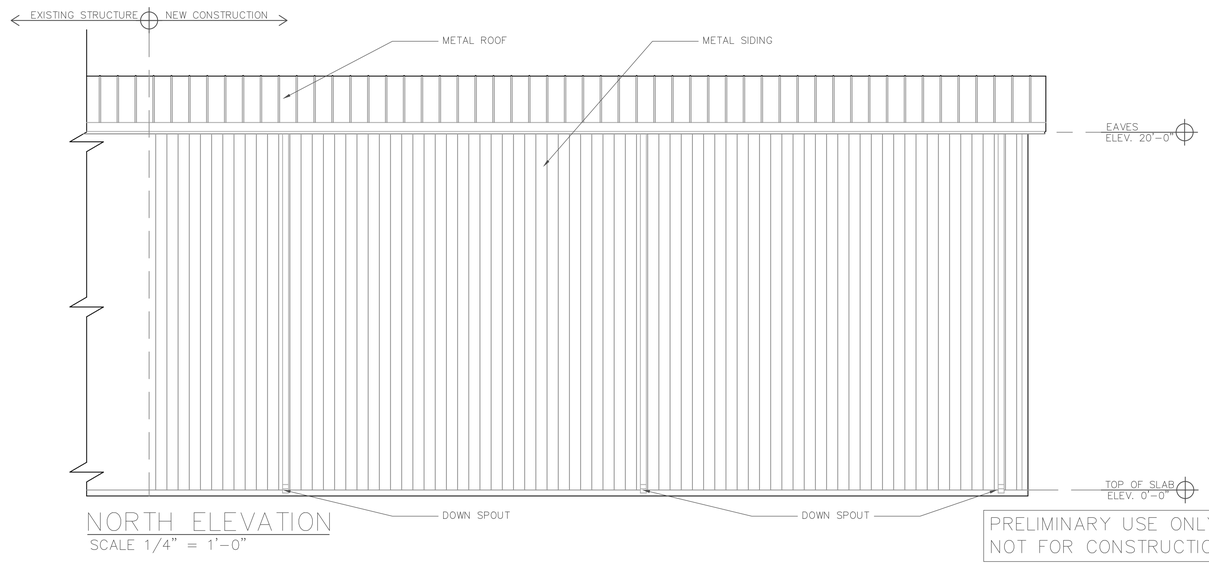
Project Name and Address

WHOLESALE ELECTRIC CO.
3620 TEXOMA PARKWAY

SHERMAN, TX.

Design by Greg Pardue

Project	Sheet
Prelim. Elevation	A2
Date: 9/14/23	
Scale: 1/4" = 1'-0"	



NORTH ELEVATION
SCALE 1/4" = 1'-0"

PRELIMINARY USE ONLY
NOT FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date

Firm Name and Address

REC ROGERS Equipment & Construction

RESIDENTIAL AND COMMERCIAL CONTRACTOR

Mike Rogers Phone: 903-278-4244

Project Name and Address

WHOLESALE ELECTRIC CO.
3620 TEXOMA PARKWAY

SHERMAN, TX.

Design by Greg Pardue

Project	Sheet
Prelim. Elevation	A3
Date: 9/14/2023	
Scale: 1/4" = 1'-0"	

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2024

Sent via email

Chris McCulloch
803 S. Robinson Rd
Texarkana, TX 75501

Phillip Lewis Engineering
23620 Interstate 30
Bryant, AR 72222

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 4.2' in lieu of the required 15' for the existing structure; a Public Hearing and Variance under Section 14.02.017 to allow a side yard setback of 5.15' in lieu of the required 15' for the new structure; and Site Plan approval for Wholesale Electric Supply located at 3620 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 19, 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. 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)
9. 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)

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com 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. 13.

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1512 Interurban Parkway (Project No. 24-000498)

The request of Cedar Ridge Development (Owner), Carolyn O'Brien, Black Mountain Energy Storage (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1512 Interurban Parkway consisting of 45.107 acres, being a part of Elizabeth Jones Survey, Abstract No. 625, and being part of that 48.178 acre tract, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Electric power substation or generating including ground-mounted solar and wind in a R-6 (Single Family Residential) District.

Background:

The property is located at 1512 Interurban Parkway between West Center Street and West Moore Street. The owner is requesting a Specific Use Permit to allow Electric power substation or generating including ground-mounted solar and wind. The applicant is requesting a Specific Use Permit to allow the proposed use of a battery storage site. The proposed battery storage will create better power reliability for the residents of the City of Sherman during times of power instability by preventing brown and blackout events and providing general stability to the local grid. The battery energy storage facility will also provide support to the nearby Oncor substation so as to limit transmission congestion issues and increase operating reliability.

The following has been approved for this location:

- 3/15/2024 - Preliminary Plat of Yellow Rose Addition **(Conditionally Approved)**

Origination:

Cedar Ridge Development (Owner)
Carolyn O'Brien, Black Mountain Energy Storage (Representative)
Underwood Drafting & Surveying (Surveyor)

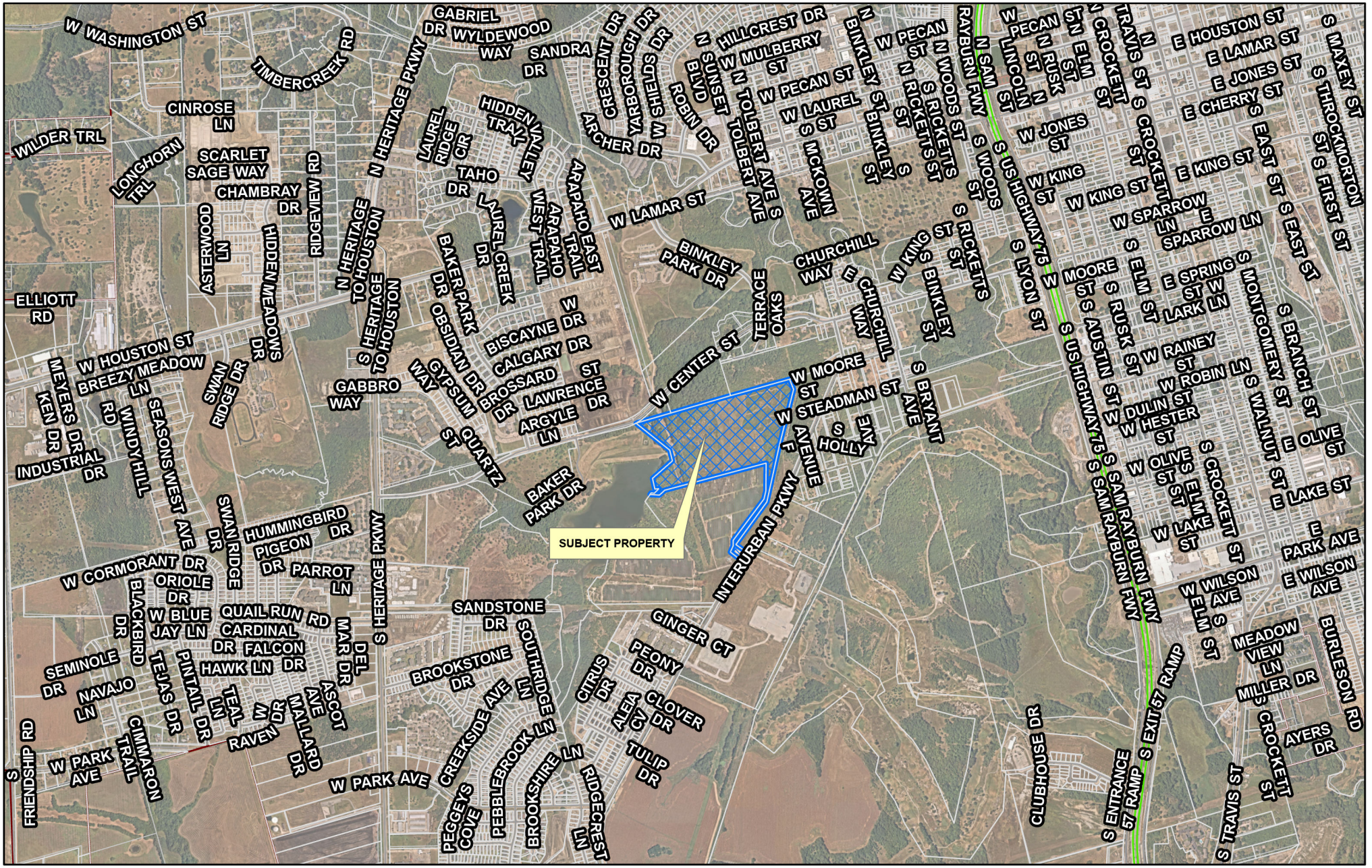
Staff Recommendation:

Staff recommends that P&Z deny this item due to its proximity to Herman Baker Park and that it is not the highest and best use for this property.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign

5. Survey
6. Tree Survey
7. Narrative
8. Site and Landscape Plan
9. Project - Sample
10. PowerPoint
11. Opposition Letter - Bragg
12. Support Letter - Dupuis
13. Support Letter - Holley
14. Support Letter - Magers



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1512 INTERURBAN PKWY

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Date: 2/26/2024 3:30 PM

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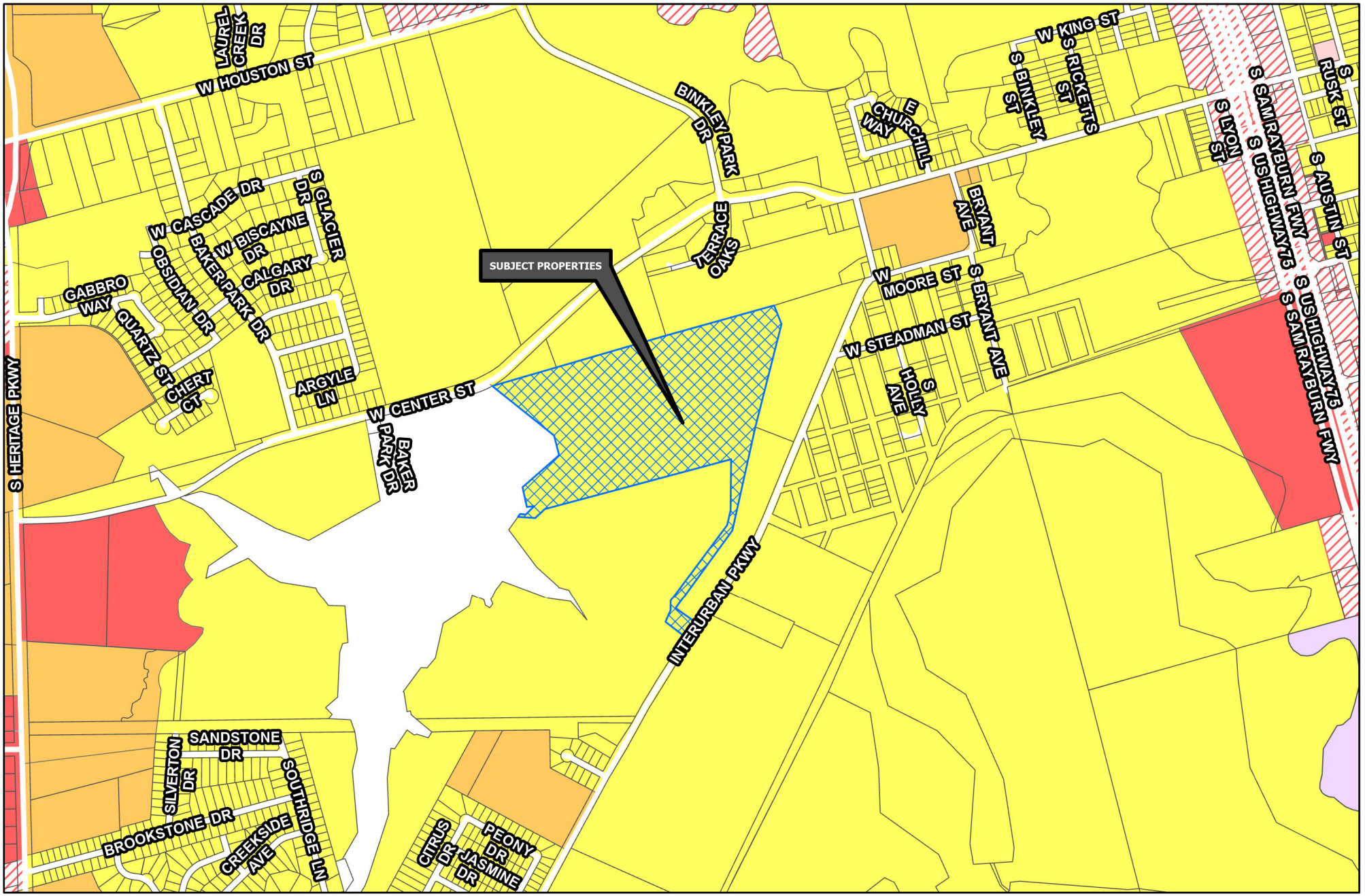


Sherman
CLASSIC TOWN. BROAD HORIZON.

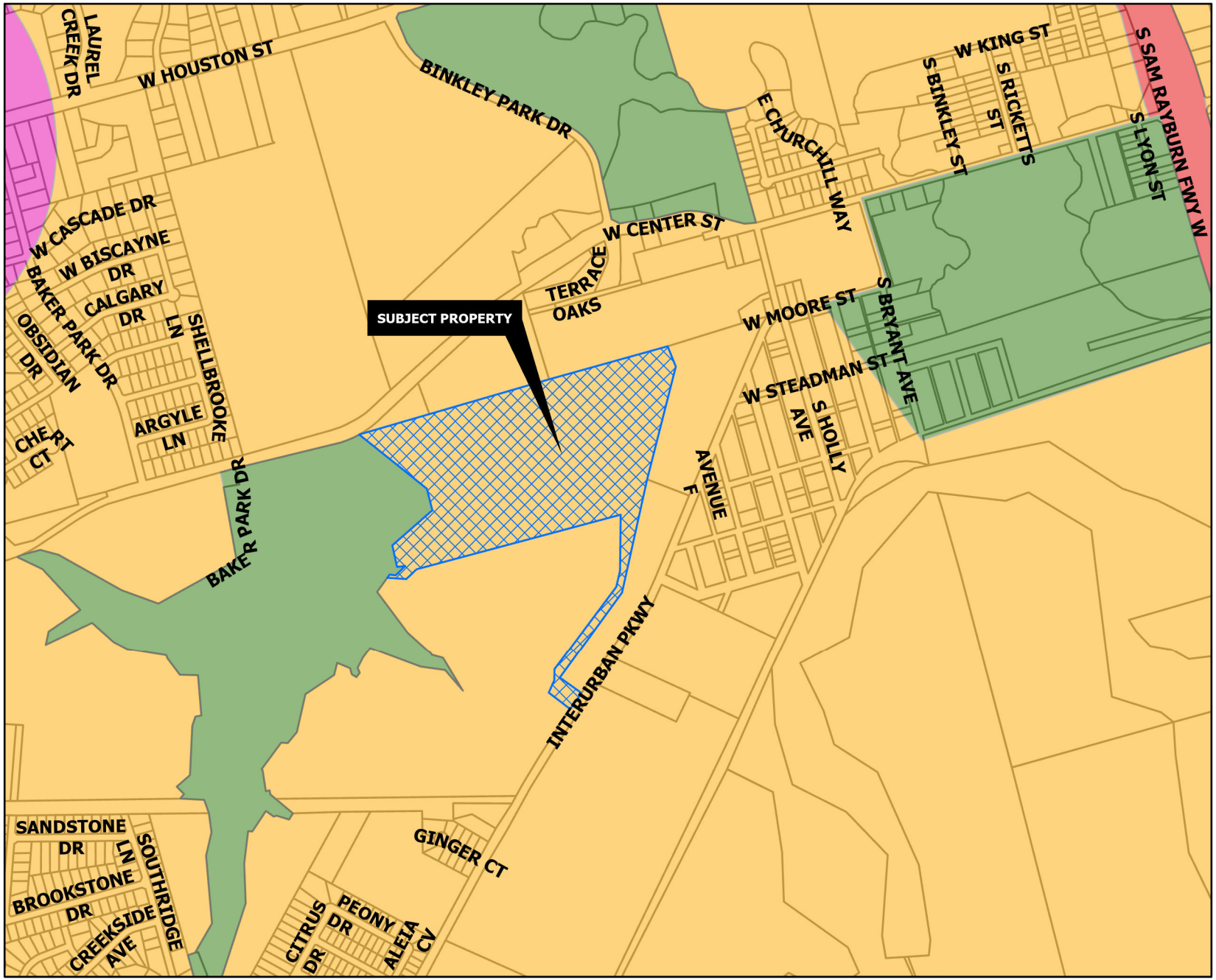
Development Services Department

- 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
1512 INTERURBAN PKWY

N
W E
S

Date: 1/26/2021 3:38 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

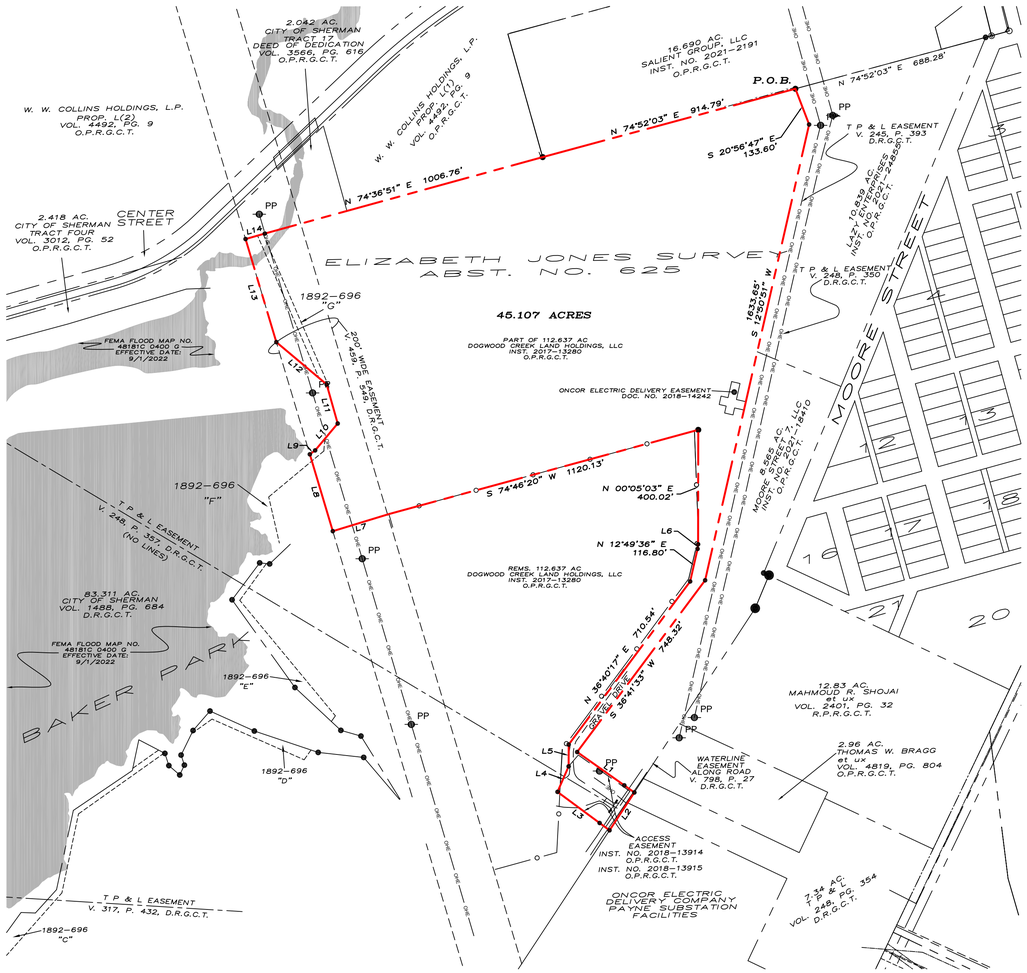
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

N W E S

CITY OF SHERMAN
FUTURE LAND USE MAP
1512 INTERURBAN PKWY

Date: 7/26/2023 4:13 PM

March 1, 2024 at 12:57 p.m.



Title 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 48.178 acre tract, recorded in Document Number 2022-12936, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set for the northeast corner of said 48.178 acre tract, common to the northwest corner of a called 10.839 acre tract of land described in the deed to Cedar Ridge Development, recorded in Document Number 2022-37076, said Official Public Records, and on the westerly line of a called 16.690 acre tract of land described in the deed to Salient Group, LLC, recorded in Document Number. 2021-2191, said Official Public Records;

Thence South 20°56'47" East, with the easterly line of said 48.178 acre tract, and with the westerly line of said 10.839 acre tract, a distance of 133.60 feet to a previously set 1/2" steel rod;

Thence South 12°50'51" West, continuing with the easterly line of said 48.178 acre tract, and continuing with the westerly line of said 10.839 acre tract, and with the westerly line of a called 8.565 acre tract of land described in the deed to Moore Street 7, LLC, recorded in Document Number 2021-18410, said Official Public Records, a distance of 1633.65 feet to a previously set 1/2" steel rod;

Thence South 36°41'33" West, continuing with the easterly line of said 48.178 acre tract, and with the northwesterly line of said 8.565 acre tract, a distance of 748.32 feet to a previously set 1/2" steel rod;

Thence South 54°44'23" East, with the southwesterly line of said 8.565 acre tract, crossing said Moore Street, a distance of 244.84 feet to a previously set 1/2" steel rod;

Thence South 33°14'55" West, on the southeasterly side of said Moore Street, a distance of 158.14 feet to a set 1/2" steel rod;

Thence with the westerly line of said 48.178 acre tract, the following 7 courses:

1. North 53°33'15" West, a distance of 226.03 feet to a set 1/2" steel rod;
2. North 23°36'15" East, a distance of 97.35 feet to a set 1/2" steel rod;
3. North 00°03'38" East, a distance of 76.17 feet to a set 1/2" steel rod;
4. North 36°40'17" East, a distance of 710.54 feet to a set 1/2" steel rod;
5. North 12°49'36" East, a distance of 116.80 feet to a set 1/2" steel rod;
6. North 06°26'37" East, a distance of 16.00 feet to a set 1/2" steel rod;
7. North 00°05'03" East, a distance of 400.02 feet to a set 1/2" steel rod;

Thence South 74°46'20" West, with the southerly line of said 48.178 acre tract, a distance of 1120.13 feet to a found metal fence corner post;

Thence South 73°00'46" West, continuing with the southerly line of said 48.178 acre tract, a distance of 204.88 feet to a 1/2" steel rod set for the western-most southwest corner of the herein described tract of land;

Thence North 16°37'34" West, crossing said 48.178 acre tract, a distance of 280.39 feet to a set 1/2" steel rod, and on the westerly line of said 48.178 acre tract, and on the easterly line of a called 83.311 acre tract of land described in the deed to the City of Sherman, recorded in Volume 1488, Page 684, Deed Records, Grayson County, Texas;

Thence continuing with the easterly line of said 48.178 acre tract, and with the easterly line of said 83.311 acre tract, the following 10 courses:

1. North 53°38'55" East, a distance of 23.02 feet to a set 1/2" steel rod;
2. North 40°01'55" East, a distance of 122.59 feet to a set 1/2" steel rod;
3. North 15°47'05" West, a distance of 142.08 feet to a set 1/2" steel rod;
4. North 49°57'05" West, a distance of 229.64 feet to a set 1/2" steel rod;

Thence North 16°37'34" West, crossing said 48.178 acre tract, a distance of 375.84 feet to a 1/2" steel rod set for the northwest corner of the herein described tract of land, and on the northerly line of said 48.178 acre tract, and on the southerly line of a called 2.042 acre tract of land described as Tract 17 in the deed to City of Sherman, recorded in Volume 3566, Page 616, said Official Public Records;

Thence North 74°07'00" East, with the northerly line of said 48.178 acre tract, and with the southerly line of said 2.042 acre tract, a distance of 70.00 feet to a set 1/2" steel rod;

Thence North 74°36'51" East, continuing with the northerly line of said 48.178 acre tract, and continuing with the southerly line of said 2.042 acre tract, and with the southerly line of a tract of land described in the deed to Meritage Homes of Texas, LLC, recorded in Document Number 2023-6873, said Official Public Records, a distance of 1006.76 feet to a set 1/2" steel rod;

Thence North 74°52'03" East, continuing with the northerly line of said 48.178 acre tract, and with the southerly line of aforesaid 16.690 acre tract, a distance of 914.79 feet the Point-of-Beginning, and containing 45.107 acres of land (1,964,880 square feet), more or less

Title Information

The Title Description and Schedule B Items hereon are from Fidelity National Title Insurance Company, commitment # FT-44122-9001222301273-TW, Effective Date June 11, 2023.

Schedule "B" Items

The property described herein is the same property described in Fidelity National Title Insurance Company Commitment GF No. FT-4422-9001222301273-TW, effective date June 11, 2023.

f. *Easement to Texas Power & Light Company, dated May 5, 1917, recorded June 4, 1917 in Volume 245, at Page 393 Real Property Records of Grayson County, Texas.*

BLANKET EASEMENT AFFECTS THE LARGER TRACT OF LAND FROM WHICH THE SURVEYED PROPERTY WAS CARVED OUT OF. AFFECTS BY INGRESS AND EGRESS.

g. *Easements to Texas Power & Light Company dated May 28, 1917 in Volume 248, Page 357 of the Real Property Records of Grayson County, Texas.*

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

h. *Perpetual Easement to the United States of America dated September 7, 1944, recorded September 25, 1944 in Volume 459, at Page 549 of the Real Property Records of Grayson County, Texas.*

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

i. *Easements to Texas Power and Light Company dated March 25, 1955, recorded April 6, 1955 in Volume 798, at Pages 27 of the Real Property Records of Grayson County, Texas.*

AFFECTS THE SURVEYED PROPERTY AS SHOWN

j. *Easement to City of Sherman dated February 3, 1987, recorded February 9, 1987 in Volume 1892, at Page 696, of the Real Property Records of Grayson County, Texas.*

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

k. *Easement granted to Oncor Electric Delivery Company LLC, recorded in Clerk's File No. 2018-14242, Real Property Records, Grayson County, Texas.*

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

p. *Access Easement as evidenced in Amended and Restated Memorandum of Ground Lease Agreement recorded under Clerk's File No. 2018-13915, Real Property Records, Grayson County, Texas and as affected by Amended and Restated Memorandum of Ground Sublease Agreement recorded under Clerk's File No. 2018-13915, Real Property Records, Grayson County, Texas.*

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

Surveyor's Certification

To: Black Mountain Energy Storage II, LLC; Cedar Ridge Development; Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 13, 14, 16, and 19 of Table A thereof.

The fieldwork was completed on October 11th, 2023
Date of Plat or Map: October 12th, 2023
Revised: October 19th, 2023

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300

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

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
▲	FENCE CORNER POST FOUND
PP	POWER POLE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
O	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

Surveyor's Notes

1. *The property has a total area of 47.309 acres of land.*
2. *There are no visible signs of cemeteries observed at the time of this survey.*
3. *All visible above ground indications of public utilities are depicted hereon.*
4. *There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
5. *There is no evidence of recent street or sidewalk construction.*
6. *There is no evidence of recent dirt work on the site.*
7. *The subject tract has direct access to Moore Street, a public road maintained by the City of Sherman.*

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°44'23" E	244.84'
L2	S 33°14'55" W	158.14'
L3	N 53°33'15" W	226.03'
L4	N 23°36'15" E	97.35'
L5	N 00°03'38" E	76.17'
L6	N 06°26'37" E	16.00'
L7	S 73°00'46" W	204.88'
L8	N 16°37'34" W	280.39'
L9	N 53°38'55" E	23.02'
L10	N 40°01'55" E	122.59'
L11	N 15°47'05" W	142.08'
L12	N 49°57'05" W	229.64'
L13	N 16°37'34" W	375.84'
L14	N 74°07'00" E	70.00'

Zoning Information

The subject tract lies within the limits of the following zones: R-6 (Single-Family Residential) district.
Requirements of these zones are as follows:

R-6 (Single-Family Residential) district:
Front Setback: 20 feet
Rear Setback: 20 feet
Side Setback: 6 feet
Max. Height: No building shall exceed 35 feet

Flood Information

By graphic plotting only, a portion of the subject tract lies within Zone "A" (Without Base Flood Elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0400 G, which bears an effective date of September 1, 2022.

Basis of Bearings

~ Bearings are based ~

GRID NORTH, NAD 83
TEXAS STATE PLANE
COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903)465-2151
FAX (903)465-2152

Project Location
GRAYSON COUNTY

Project Address
TBD WEST MOORE STREET
CITY OF SHERMAN

Project Name

Prepared For:
BLACK MOUNTAIN
ENERGY STORAGE II, LLC

Job Number 23070745A

Sheet 1 of 1

		Revisions	Date
Date	10/12/23	REVISED	10/12/23
Dwn. By	BNH		
Aprvd. By	DWU		
Dwg. No.	23070745A		
Scale	1" = 250'		

JOB NO. 23101134
DFT: EB

Tag No.	Trunk Dia. (inches)	Common Name	Notes
T201	14	OAK	OFF PROPERTY
T202	12	OAK	OFF PROPERTY
T203	16	TEXAS OAK	OFF PROPERTY
T204	12	BUR OAK	OFF PROPERTY
T205	14	TEXAS OAK	OFF PROPERTY
T206	14	BUR OAK	OFF PROPERTY
T578	24	OAK	OFF PROPERTY
T579	18	OAK	OFF PROPERTY
T152	20	OAK	
T153	16	OAK	
T154	16	PECAN	
T155	36	OAK	
T156	12	OAK	
T157	16	OAK	
T158	24	OAK	
T159	20	OAK	
T160	30	OAK	
T161	30	OAK	
T162	36	OAK	
T163	18	OAK	
T164	34	OAK	
T165	32	OAK	
T166	40	OAK	
T167	16	OAK	
T168	30	OAK	
T169	12	OAK	
T170	27	OAK	
T171	24	OAK	
T172	24	OAK	
T173	24	OAK	
T174	16	OAK	
T175	36	OAK	
T176	24	OAK	
T177	34	OAK	
T178	24	OAK	
T179	18	OAK	
T180	24	OAK	
T181	16	OAK	
T182	16	OAK	
T183	12	OAK	
T184	28	OAK	
T185	24	OAK	
T186	12	OAK	
T187	16	OAK	
T188	16	OAK	
T189	12	OAK	
T190	18	OAK	
T191	16	OAK	
T192	20	OAK	
T193	14	OAK	
T194	24	OAK	
T195	14	OAK	
T196	14	OAK	
T197	12	OAK	
T198	12	OAK	
T199	20	OAK	
T200	18	OAK	
T210	16	REDOAK	
T211	12	REDOAK	
T212	14	REDOAK	
T215	12	POST OAK	
T216	14	POST OAK	
T217	16	POST OAK	
T219	14	POST OAK	
T220	12	POST OAK	
T221	14	REDOAK	
T222	20	POST OAK	
T223	16	ELM	
T224	20	ELM	
T225	24	POST OAK	
T226	18	POST OAK	
T227	12	TEXAS OAK	
T228	14	TEXAS OAK	
T229	18	ELM	
T230	24	TEXAS OAK	
T231	24	POST OAK	
T232	22	TEXAS OAK	
T233	30	TEXAS OAK	
T234	30	TEXAS OAK	
T235	14	POST OAK	
T236	16	ELM	
T237	16	TEXAS OAK	
T238	60	TEXAS OAK	
T239	16	POST OAK	
T240	14	TEXAS OAK	
T241	16	TEXAS OAK	
T242	24	TEXAS OAK	
T243	24	TEXAS OAK	
T244	14	TEXAS OAK	
T245	18	TEXAS OAK	
T246	12	ELM	
T572	13	PECAN	
T573	18	OAK	
T575	24	OAK	
T576	18	OAK	
T577	18	OAK	
T614	18	OAK	
T615	24	OAK	
T616	16	OAK	
T617	12	OAK	
T618	12	OAK	
T619	14	OAK	
T620	14	OAK	
T621	14	OAK	
T622	20	OAK	
T623	48	OAK	
T624	30	OAK	
T625	12	OAK	
T626	36	OAK	
T627	48	OAK	
T628	48	OAK	
T629	12	OAK	
T630	20	OAK	
T631	16	OAK	
Total on site inches	2192		

2.042 AC
CITY OF SHERMAN
TRACT 17
DEED OF DEDICATION
VOL. 3566, PG. 616
O.P.R.G.C.T.

67.25 AC
MERITAGE HOMES OF TEXAS, LLC
DOC. NO. 2024-6873
O.P.R.G.C.T.

16.690 AC
SALIENT GROUP, LLC
DOC. NO. 2021-2191
O.P.R.G.C.T.

CENTER STREET

ELIZABETH JONES SURVEY
ABST. NO. 625

TRACT G
VOL. 1892, PG. 696
R.P.R.G.C.T.

TRACT F
VOL. 1892,
PG. 696
R.P.R.G.C.T.

LOT 1
45.367 ACRES

200' WIDE EASEMENT
VOL. 458, PG. 549
D.R.G.C.T.

PART OF 48.178 AC
CEDAR RIDGE DEVELOPMENT
DOC. NO. 2022-12936
O.P.R.G.C.T.

P.O.B.

N 74°52'03" E 914.79'

N 74°36'51" E 1006.76'

S 20°56'47" E 133.60'

S 12°50'51" W 656.87'

S 12°50'51" W 616.92'

S 74°46'20" W 1120.13'

N 00°05'03" E 400.02'

S 67°30'12" E 311.87'

N 67°30'12" W 316.67'

S 22°29'48" W 60.00'

10.858 AC
CEDAR RIDGE DEVELOPMENT
DOC. NO. 2022-12936
O.P.R.G.C.T.

MOORE 8.566 AC TRACT 1,
STREET DEDICATION
DOC. NO. 2021-8410
O.P.R.G.C.T.

INTERURBAN ROAD
EAST SERVICE ROAD
EXISTING 80' RIGHT-OF-WAY
PROPOSED 90' RIGHT-OF-WAY

0.021 AC
R.O.W. DEDICATION

ONCOR ELECTRIC DELIVERY EASEMENT
DOC. NO. 2018-14242

15' LANDSCAPE, SIDEWALK & UTILITY EASEMENT

EASEMENT
O.P.R.G.C.T.

MAP NO.
G
ATE:
2

MATCH LINE
SEE SHT 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°44'23" E	244.84'
L2	S 33°14'55" W	158.14'
L3	N 53°33'15" W	226.03'
L4	N 23°36'15" E	97.35'
L5	N 00°03'38" E	176.17'
L6	N 06°26'37" E	16.00'
L7	S 73°00'46" W	204.88'
L8	N 16°37'34" W	280.39'
L9	N 53°38'55" E	23.02'
L10	N 40°01'55" E	122.59'
L11	N 13°47'05" W	142.08'
L12	N 49°57'05" W	229.64'
L13	N 16°37'34" W	375.84'
L14	N 74°07'00" E	76.00'
L15	N 33°14'55" E	157.20'

LEGEND

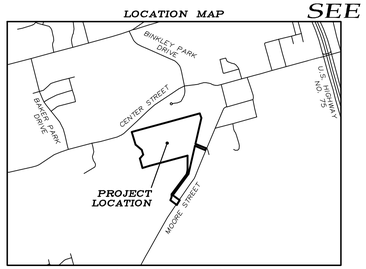
P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
PP ●	POWER POLE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
O	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LOCATION MAP



(NOT TO SCALE)

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

OWNERS/DEVELOPER
CEDAR RIDGE DEVELOPMENT
4 TIMBERCREEK
SHERMAN, TX 75092

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

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

SHEET 1 OF 2

TREE SURVEY
YELLOW ROSE ADDITION

Being a part of the Elizabeth Jones Survey,
Abstract Number 625.
Being in the City of Sherman,
Grayson County, Texas.
Containing 45.551 acres of land

02-22-2024

JOB NO. 23101134
DFT: EB

SEE SHT 1
MATCH LINE

L6
N 12°49'36" E
116.80'
S 12°50'51" W
818.92'

REMAINDER OF 112.637 AC
DOGWOOD CREEK LAND HOLDINGS, LLC
DOC. NO. 2017-13280
O.P.R.G.C.T.

NO PROTECTED TREES
ON THIS SHEET

N 36°40'17" E 710.5'
S 36°41'33" W 748.32'
GRAVEL DRIVE

12.83 AC
MAHMOUD R. SHOJAI
et ux
VOL. 2401, PG. 32
R.P.R.G.C.T.

PP
PP
PP
L5
L4
198.81'
L1
45.03'
180.97'
L3
L2
45.07'
45' R.O.W. DEDICATION
0.163 ACRES

WATERLINE EASEMENT
ALONG ROAD
VOL. 796, PG. 27
D.R.G.C.T.

2.96 AC
THOMAS W. BRAGG
et ux
VOL. 4819, PG. 804
O.P.R.G.C.T.

ACCESS EASEMENT
DOC. NO. 2018-13914
O.P.R.G.C.T.
DOC. NO. 2018-13915
O.P.R.G.C.T.

INTERURBAN
PARKWAY
±20' ASPHALT SURFACE
90' RIGHT-OF-WAY

7.34 AC
T.P. & L.
VOL. 248, PG. 354
D.R.G.C.T.

ONCORE ELECTRIC
DELIVERY COMPANY
PAYNE SUBSTATION
FACILITIES

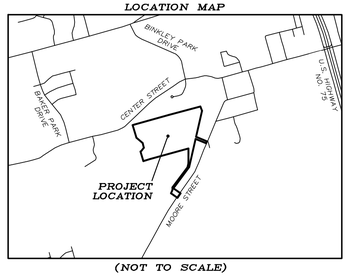
LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
PP ●	POWER POLE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
O	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

GRAPHIC SCALE

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

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
CEDAR RIDGE DEVELOPMENT
4 TIMBERCREEK
SHERMAN, TX 75092

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

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

TREE SURVEY
YELLOW ROSE ADDITION
Being a part of the Elizabeth Jones Survey,
Abstract Number 625.
Being in the City of Sherman,
Grayson County, Texas.
Containing 45.551 acres of land

02-22-2024

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

SHEET 2 OF 2

February 7, 2024

Planning & Zoning Commission
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Black Mountain Energy Storage
1717 W. 6th Street, Suite 295
Austin, TX 78703

RE: Parcel #443307, G-0625, JONES ELIZABETH A-G0625, ACRES 48.178

To Whom It May Concern:

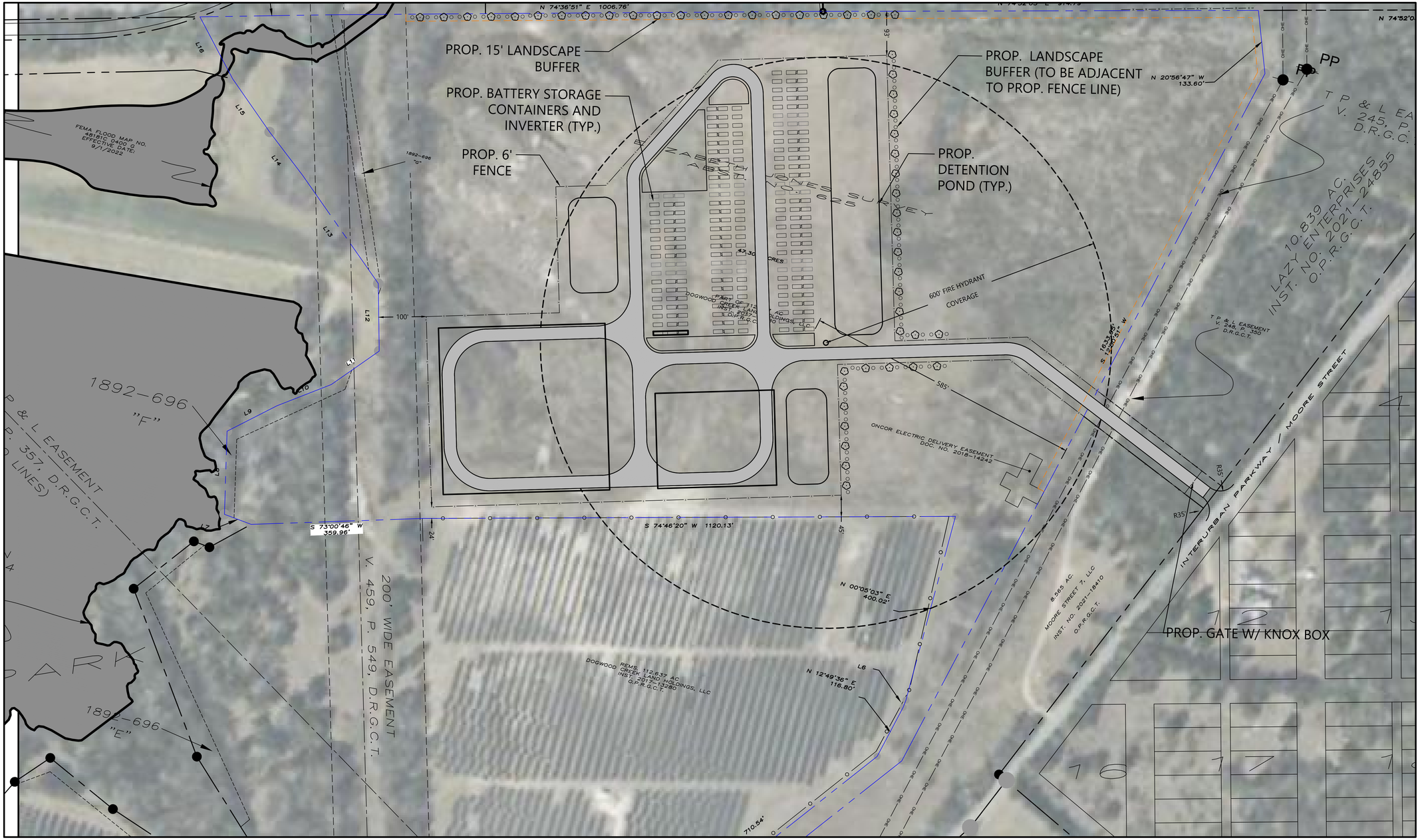
Black Mountain Energy Storage is requesting a special use permit for the vacant site located along Moore St / Interurban Parkway to allow the proposed use of a battery storage site. The only occupied adjacent property is located to the south and is currently used as a solar farm. The proposed battery storage will create better power reliability for the residents of the City of Sherman during times of power instability by preventing brown and blackout events and providing general stability to the local grid. The battery energy storage facility will also provide support to the nearby Oncor substation so as to limit transmission congestion issues and increase operating reliability. If you have any questions or need any additional information, please call me at your convenience.

Thanks,

Carolyn O'Brien, PE

Director of Permitting & Entitlements

Black Mountain Energy Storage II, LLC



BLACKMOUNTAIN ENERGY STORAGE

LEGEND:

PROP. GRAVEL FIRE LANE (MIN. TURNING RADIUS 38' AND 26' WIDTH)

PROP. FIRE HYDRANT

PROP. ORNAMENTAL/SHADE TREE (TYPE FROM APPROVED TABLE 14.1 IN LANDSCAPE ORDINANCE NO. 6692)

NOTES:

503.1.1 AMENDED – APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. EXCEPT FOR ONE– OR TWO–FAMILY DWELLINGS, THE PATH OF MEASUREMENTS SHALL BE ALONG A MINIMUM TEN FOOT (10') WIDE LEVEL (NOT EXCEEDING 3 PERCENT GRADE) AND UNOBSTRUCTED PATHWAY AROUND THE EXTERNAL WALLS OF THE STRUCTURE. (LOCATED IN CITY ORDINANCES AMENDMENTS)

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.

SITE TABULATION TABLE:

TOTAL STRUCTURE AREA: 43,725 GSF
TOTAL PROPERTY AREA: 1,976,186 GSF
REQUIRED PARKING: 0
PARKING PROVIDED: 0
CURRENT ZONING: R–6
PROPOSED ZONING: R–6 (ALLOWED USE W/ SUP)
IMPERVIOUS AREA: 427,693 SF
LANDSCAPED AREA: 43,504 SF
FAR: N/A

MAX HEIGHT OF BATTERY CONTAINERS: 8 FT
MAX HEIGHT OF SUBSTATION: 45 FT

LANDSCAPE CALCULATIONS:

15–FT BUFFER YARD BETWEEN EASTERN AND NORTHERN PROPERTY LINES
TOTAL AREA: 43,504 SF

PLANTING REQUIREMENTS: 1 SHADE TREE + 2 ORNAMENTAL TREES / 1000 SF
MIN. 44 SHADE TREES REQUIRED + 88 ORNAMENTAL TREES REQUIRED

ANY PROTECTED TREES TO BE REMOVED WILL BE REPLACED PER THE APPROVED CITY TREE ORDINANCE.

SCALE: 1" = 100'
0 50' 100' 200'

SITE & LANDSCAPE PLAN

YELLOW ROSE BESS

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DATE	SCALE	MARKET				NO.
CEO	11/02/23	1"=100'	ERCOT				01

BLACK MOUNTAIN
ENERGY STORAGE

City of Sherman, TX

Yellow Rose BESS

March 2024

BLACK MOUNTAIN

CORPORATE OVERVIEW

- Founded in 2007 by Rhett Bennett
- Headquartered in Fort Worth, TX
  - BMES headquartered in Austin, TX
- Family of entrepreneurial companies experienced in sourcing, developing, and operating assets
- Through their experience at the Black Mountain Entities, members of management have overseen investment of >$1.75B in various assets and ventures
- Flat organizational structure with hands-on executive management
- Deep expertise within every vertical to create long-term value for customers and stakeholders

HISTORIC & CURRENT INVESTMENTS

Essential Commodities

OIL & GAS

NICKEL

LITHIUM

POTASH

WATER

Infrastructure & Logistics

TRANSPORATION

DISPOSAL

SAND MINES

Produced Water Management (Byproduct of O&G Production)

Economic Material Extracted Throughout Process

Energy Transition Applications

BATTERY STORAGE

CARBON CAPTURE

Financial Vehicles

HEDGE FUNDS

ROYALTY VEHICLES

SPACS

BLACK MOUNTAIN BY THE NUMBERS

3,400+
Upstream Transactions Executed

19,605
Wells Planned And Monitored

3,108
Wells Drilled And Frac'd

$2B
USD transacted since 2007

34M
Tons of Frac Sand Mined

9
Businesses Built Since 2007

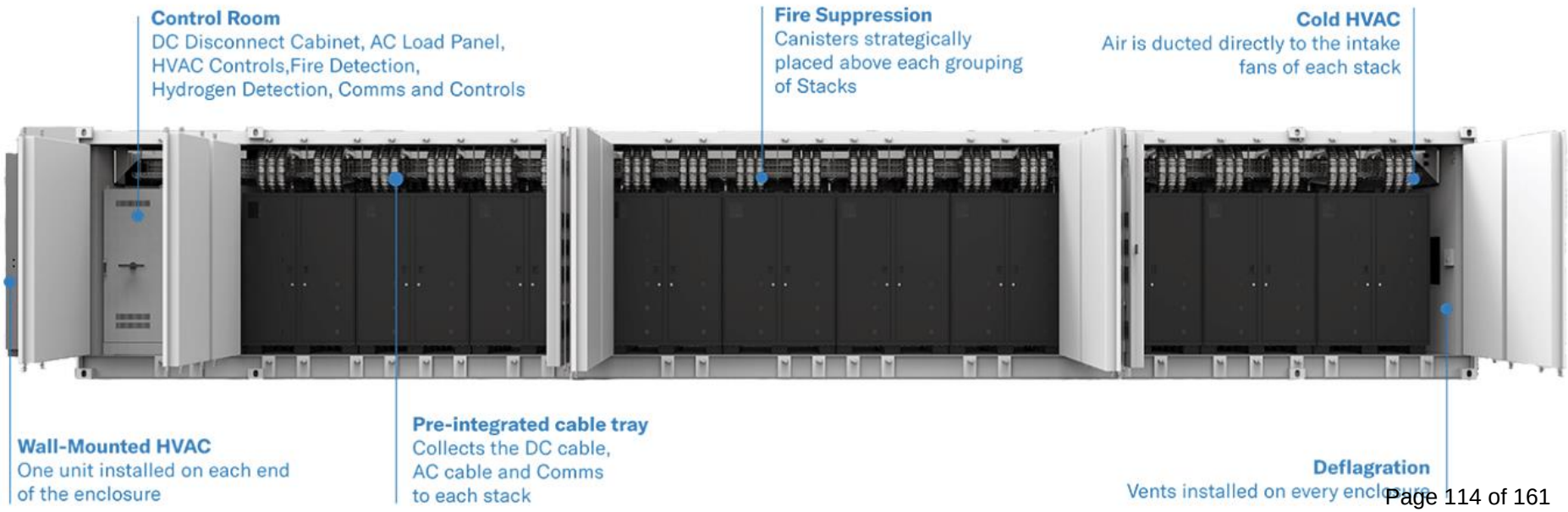
300+
Years Of Combined Experience

YELLOW ROSE BESS

BATTERY ENERGY STORAGE SYSTEMS EXPLAINED

Utility-scale BESS facilities are connected directly to the electric grid and consist of:

- Lithium-ion batteries & battery racks
- Battery enclosure containers
- Inverters to convert between DC and AC electricity
- During normal operations, the batteries are completely solid with a contained paste-like electrolyte, so off-gassing and leakage will not occur even if physically damaged
- Energy/Battery Management System (EMS/BMS) to control and monitor all equipment
- Fire suppression and HVAC systems



FIRE SAFETY MEASURES

1. Energy/Battery Management System (EMS/BMS)
    - The EMS constantly monitors all equipment and is programmed to automatically disconnect battery cells in the event of abnormal temperature or voltage conditions.
2. Fire Suppression
    - Specialized agent canisters strategically installed within the BESS, designed to automatically extinguish battery fires in the event of thermal runaway and/or off gassing.
3. Unprevented Fire Event
    - As with any force majeure fire event, toxic smoke will be released with the potential for contaminated runoff. Best practices recommend using water only for cooling adjacent equipment, structures, and vegetation to prevent propagation. Water will not extinguish a lithium-ion battery fire and may work to spread contamination.
    - Contamination is mitigated by relatively-impervious civil groundwork to restrict particulates near the surface for easy removal (as deemed necessary by post-incident emergency response teams).
    - Smoke from BESS fires is similar in toxicity to that of a typical house fire and less toxic than that of a typical passenger vehicle fire.

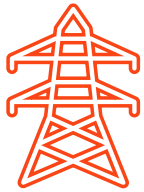
YELLOW ROSE BESS

BENEFITS TO SHERMAN AND THE SURROUNDING AREA

BLACKMOUNTAIN ENERGY STORAGE

Increases Electric Reliability

BESS facilities store electricity to respond to supply shortages. This directly improves grid resilience, leading to fewer blackouts and brownouts for residents and businesses in the area.



Resolves Transmission Inefficiencies

Growth in renewable energy resources and the rapidly increasing demand for electricity leads to transmission inefficiencies. Battery storage facilities are strategically placed to respond.

Significant Tax Contributions

With a proposed capital investment of ~$170MM and an operational lifespan of 20+ years, the proposed facility will become a meaningful tax contributor for decades to come.

YELLOW ROSE BESS

Battery Energy Storage Facility – Pflugerville, TX

YELLOW ROSE BESS

Battery Energy Storage Facility – Crosby, TX

YELLOW ROSE BESS – PROJECT LOCATION

PROJECT OVERVIEW

YELLOW ROSE BESS

LAND

- **Land Control:** 45 acres (purchase option)
- **Location:** Grayson County, TX – Sherman City Limits

INTERCONNECTION / CONSTRUCTION

- **Proposed Size:** 200MW x 2h
  - 125,000 homes x 2 hours
- **Proposed POI:** Oncor 138kV Line Tap - Valley Switch to Stone Creek Switch
- **Filing Date:** 10/9/2023
- **Estimated Operation Date:** Q1 2027
- **Estimated Construction Start:** Q1 2026

ENVIRONMENTAL / PERMITTING

- **Desktop & Field Environmental Studies:** Complete
- **Current Zoning:** Single-Family Residential – SUP Required
- **Replatting:** Preliminary and Final Plat required
- **City of Sherman Permits:**
  - Special Use Permit (SUP)
  - Preliminary and Final Plat
  - Civil Permit
  - Building Permit

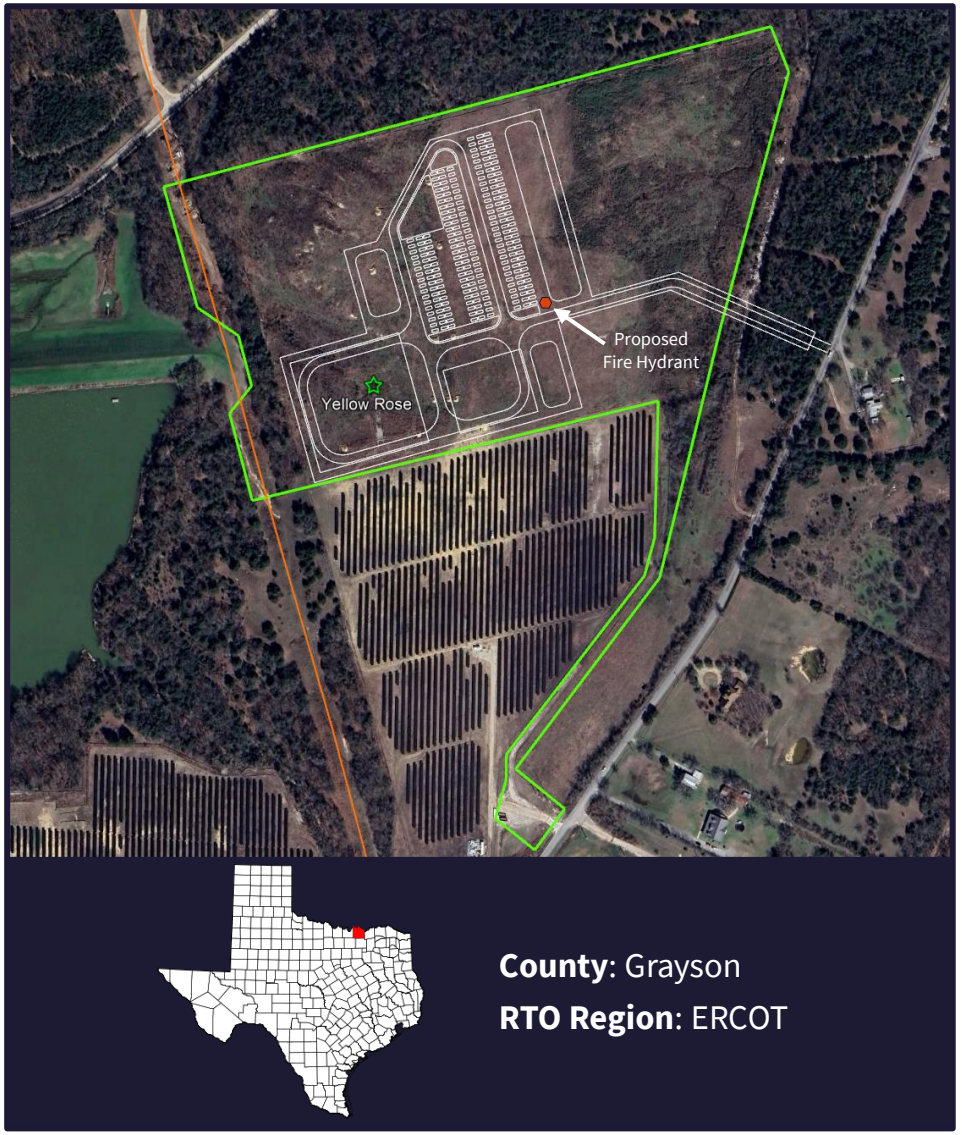
ADDITIONAL INFORMATION

Full-Time Employees: 0 (unmanned facility)

- 100 – 200 construction jobs
- Landscaping for site maintenance

Trips Per Month (once operational): 1-2

Project Cost: ~$170MM



March 11, 2024

RE: 1512 Interurban Parkway, request for specific use permit by Cedar Ridge Development and Black Mountain Energy Storage.

Dear Mr. Rob Rae, AICP, and members of the Planning and Zoning Commission

Please accept my apology that I cannot attend the March 19 session of the P & Z Commission.

As the owner of 1505 Interurban Parkway (the front door neighbor of the solar field at 1512 Interurban Parkway) I wish to enter my disapproval of the addition of ground mounted wind generation in this R-6 (Single Family Residential) district.

Wind generation is not appropriate in an urban setting, especially residential. The addition of wind generators, and perhaps other tall structures, would be **'unsightly'** and have a negative affect on residential property values. Current and future residential homeowners and developers will be impacted by the resale of their investment(s). Besides the obvious visual aesthetics there are other considerations.

1. **Noise pollution** is caused by the operation of the extremely large fan blades and/or other kinetic mechanisms that are part of the structures. This would create a constant and consistent source of noise since the winds move over this ridge most days of the year.

2. The site in question is also a frequent, sometimes twice daily, flyway for migratory fowl (geese), which in the winter months pass over the ridge on their commute to the adjacent lake at Herman Baker Park. **Migratory wild fowl** are protected by law from the obstructions of wind generation.

Please **deny** the construction of wind generators in the city and in this neighborhood.

In closing, thank you all for your service on this P & Z Commission and thank you for your consideration in considering this input.

Respectfully yours,

Thomas W. Bragg

March 14, 2024

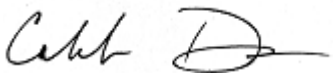
Planning and Zoning Commission
City of Sherman
220 W. Mulberry Street
Sherman TX 75090

Honorable Chairman and Commissioners,

We are writing in support of the proposed Yellow Rose BESS development. As members of Moore Street 7, LLC, we own the contiguous 8.65 acres to the proposed development. We support the continued commercial development of this tract as the highest and best use due to the power line easements surrounding the tract and the secluded nature of the tract. Furthermore, we believe the passive nature of this project will compliment future commercial development along this vital corridor and accelerate the improvement of this vital corridor.

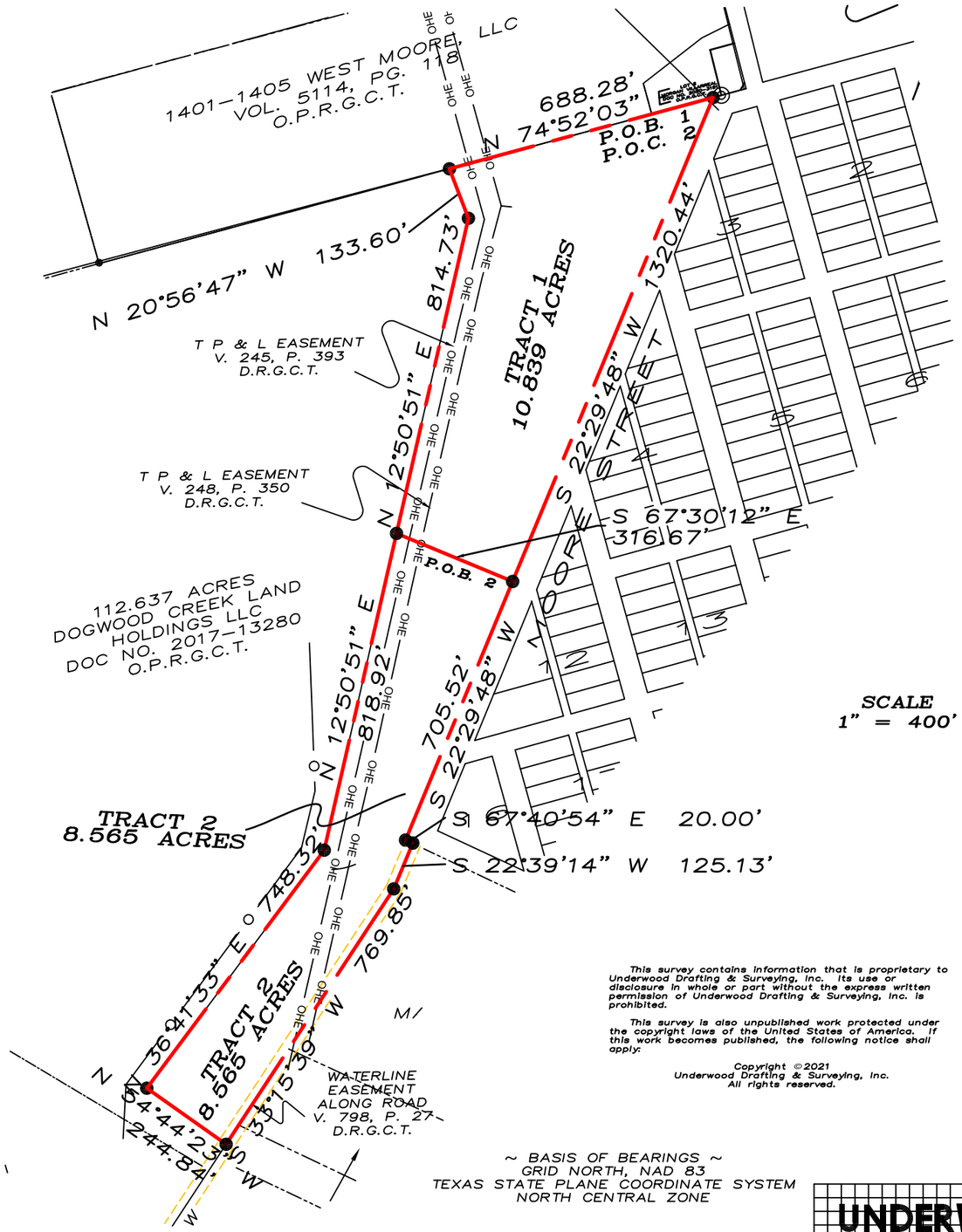
A battery energy storage facility in the community would serve the local electric grid during times of electricity shortage and furthermore work to prevent power outages in the area. We believe this support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources and will also help keep energy prices steady for us, the consumers. Additionally, this investment will also generate significant tax revenue for the City of Sherman, Sherman ISD, and Grayson County to help with necessary infrastructure initiatives.

Sincerely,



Caleb Dupuis

JOB NO. 21030242
DFT: CG



LEGEND

- 1/2" STEEL ROD SET
- PP — POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- OHE — OHE — OVERHEAD ELECTRIC LINE
- UGE — UGE — UNDERGROUND ELECTRIC LINE

Legal Description Tract 1

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, and being a part of the same tract of land described as 211.4 acres conveyed to SSCGC Holdings LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the northeast corner of said 211.4 acre tract;
Thence South 22°29'48" West, with the east line of said 211.4 acre tract a distance of 1320.44 feet to a set 1/2" steel rod;

Thence over and across said 211.4 scre tract the following calls and distances:
North 67°30'12" West, a distance of 316.67 feet to a set 1/2" steel rod;
North 12°50'51" East, a distance of 814.73 feet to a set 1/2" steel rod;
North 20°56'47" West, a distance of 133.60 feet to a set 1/2" steel rod;
Thence North 74°52'03" East, with the north line of said 211.4 acre tract a distance of 688.28 feet to the Point–of–Beginning and containing 10.839 acres of land.

Legal Description Tract 2

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56, and being a part of the same tract of land described as 211.4 acres conveyed to SSCGC Holdings LLC by deed recorded in Volume 5232, Page 220, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the northeast corner of said 211.4 acre tract;
Thence South 22°29'48" West, with the east line of said 211.4 acre tract a distance of 1320.44 feet to the true Point–of–Beginning:

Thence with the east line of said 211.4 acre tract the following calls and distances:
South 22°29'48" West, a distance of 705.52 feet to a set 1/2" steel rod;
South 67°40'54" East, a distance of 20.00 feet to a set 1/2" steel rod;
South 22°39'14" West, a distance of 125.13 feet to a set 1/2" steel rod;
South 33°15'39" West, a distance of 769.85 feet to a set 1/2" steel rod;

Thence over and across said 211.4 acre tract the following calls and distances:
North 54°44'23" West, a distance of 244.84 feet to a set 1/2" steel rod;
North 36°41'33" East, a distance of 748.32 feet to a set 1/2" steel rod;
North 12°50'51" East, a distance of 818.92 feet to a set 1/2" steel rod;
South 67°30'12" East, a distance of 316.67 feet to the Point–of–Beginning and containing 8.565 acres of land.

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

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 5/14/2021

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

HOLLEY JOLLY HOMES, LLC,

March 8, 2024

Planning and Zoning Commission
City of Sherman
Chairman Clay Mahone and Commissioners
220 W. Mulberry Street
Sherman TX 75090

RE: Holley Jolly Homes, LLC support for Yellow Rose BESS development

Mr. Chairman and Commissioners,

I am writing in support of the Yellow Rose BESS development. Holley Jolly Homes, LLC is the developer of Hanolley Hills Addition, a forty-three, (43) lot sub-division, surrounded by Interurban Way, Moore Street, Bryant Street and Steadman Street. The Yellow Rose BESS development will generate significant tax revenue for the City of Sherman, the Sherman ISD, and Grayson County and will be a passive commercial development which will positively impact the quality of life for the residents of Hanolley Hills and throughout Sherman.

A battery energy storage facility would serve the local electric grid during times of electricity shortage and furthermore work to prevent power outages in the area. I believe this support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources This type of development help keep energy prices steady for consumers and the manufacturers building FABs here in Sherman. Additionally, this development will produce "clean" energy and should help local industries maintain a lower carbon footprint.

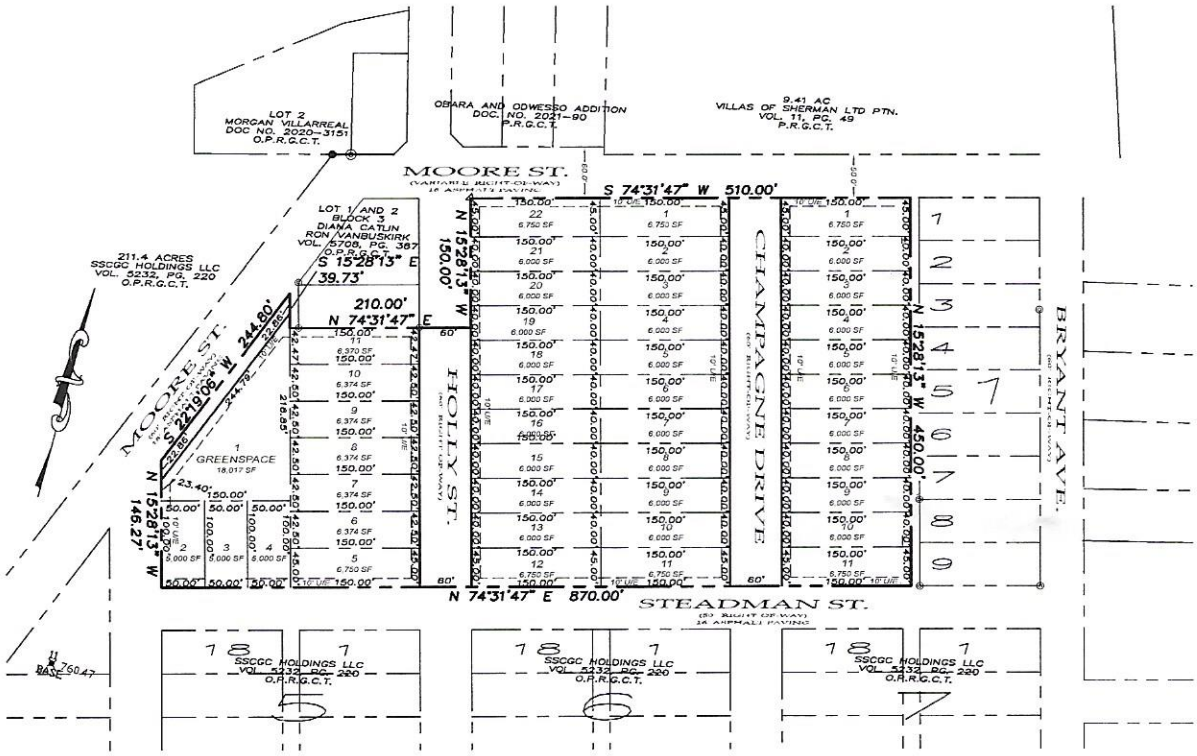
Finally, while this develoment along Interurban Way will produce very little traffic but will help expedite the construction of Interurban Way and provide a needed, concrete, curb and gutter street to help students and parents drive safely to Sherman High School from Hannoley Hills.

Given the above, thank you for your support of the Yellow Rose BESS development.

HOLLEY JOLLY HOMES, LLC,
a Texas limited liability company

BY: _____
JOSHUA ADAM HOLLEY, Member

JOB NO. 21080747



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

REPLAT

HANOLLEY HILLS ADDITION

Being Lots 10-18, Block 1, all of Blocks 2 and 3, parts of the adjacent road right-of-ways and alleys to Blocks 1, 2 and 3 of Randolph Heights Additon, an addition to the City of Sherman. Containing 7.551 acres of land

08-25-21

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
CHAMPAGNE DEVELOPMENT, LLC
2013 S. POLARIS
DENISON, TX 75020

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

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

SHEET 1 OF 2

March 12, 2024

Planning and Zoning Commission
c/o Rob Rae
City of Sherman
220 W. Mulberry Street
Sherman TX 75090

RE: SSCGC Holdings LLC and Lazy L Enterprises support for Yellow Rose BESS development

Chairman Mahone and Honorable Commissioners,

I am writing in my capacity as a Member of SSCGC Holdings, LLC and the Owner of Lazy L. Enterprises supporting the proposed Yellow Rose BESS development. Together these entitites own 172 of the 198 platted lots in the Randolph Heights Addition located directly across Interurban Way from the proposed development. In 2017 this same tract was purchased as a solar farm to utilize and enhance the power generation of the Stone Creek Substation and Switch.

A portion of this tract is now being repurposed as a battery storage facility. This tract is secluded and bounded to the east and west by a large wide power line easement as well as a deep creek , to the south by the existing solar farm and to the north by a steep wooded incline. A battery energy storage facility in our community will serve the local electric grid during times of electricity shortage, work to prevent power outages in the area and support the high tech manufacturers moving into Sherman.

This support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources and will also help keep energy prices steady for all consumers, both residential and commercial. Additionally, this investment will generate significant tax revenues for the City of Sherman, Sherman ISD and Grayson County to help fund ongoing infrastructure initiatives. Finally, commercial develoment along Interurban Way will help spur the construction of this vital minor arterial roadway designed to provide safe access to Sherman High School and the surrounding neighborhoods.

Thank you for your support of this clean energy alternative, a revenue generator for the City of Sherman and Sherman ISD and is the highest and best use of the tract.

Sincerely,

William L. Magers

William L. Magers
SSCGC Holdings, LLC
Lazy L. Enterprises

SCALE
1" = 200'

CALLED 25.473 AC.
JAMES E. FORSTER
VOL. 1931, PG. 569
R.P.R.G.C.T.

CALLED 6.28 AC.
TEXOMA S&D PROPERTIES, INC.
DBA S&D PROPERTIES
VOL. 6003, PG. 20
O.P.R.G.C.T.

SAND CREEK

MOORE STREET

PROPOSED HANOLLEY HILLS ADDITION

BOBBY BAKER ADDITION
CAB. A, PG. 104
PLAT R.P.R.G.C.T.

AVENUE D (FORMERLY B)

AVENUE C

AVENUE E

AVENUE F

AVENUE G

BRYANT AVENUE

1ST. AVENUE (UNIMPROVED)

AVENUE A (UNIMPROVED)

2nd STREET (STEADMAN)

3rd STREET

4th STREET

5th STREET

DIRT ROAD

(UNIMPROVED)

DALLAS, SHERMAN INTERURBAN RAILWAY

FUTURE FEMA PHYSICAL MAP REVISION NO. 316-PMP

SANITARY SEWER EASEMENT
CITY OF SHERMAN
VOL. 1988, PG. 871
R.P.R.G.C.T.

POST OAK CREEK

ELIZABETH JONES SURVEY
A-551

SURVEY LINE

P.O.B.

N 22°18'22" E
1529.14'

N 22°13'07" E 359.48'

S 15°28'56" E
118.89'

N 74°31'04" E 1130.00'

N 75°25'05" E 1145.23'

S 19°02'54" E
72.85'

S 21°28'39" E 461.13'

S 70°54'31" W 1200.16'

S 15°28'56" E
20.04'

S 70°54'31" W
131.28'

L=590.81'
R=746.78'
CB=S 48°14'38" W
CL=575.52'

S 25°34'45" W
1143.47'

N 64°37'25" W 884.25'

W 15°28'56" W
102.08'

56.776 AC.

CALLED 12.83 AC.
MAHMOUD R. SHOJAI
et ux
VOL. 2401, PG. 32
R.P.R.G.C.T.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- PP POWER POLE
- LP LIGHT POLE
- BOUNDARY LINE
- PROPERTY LINE
- BARBWIRE FENCE
- CHAINLINK FENCE
- OHE OVERHEAD ELECTRIC LINE
- SSCGC HOLDINGS, LLC
- LAZY L ENTERPRISES

ACREAGE SUMMARY

LOT AREA CURRENTLY OWNED	=	40.140 AC.
LOT AREA NOT OWNED	=	3.123 AC.
STREETS & ALLEYS	=	13.513 AC.
TOTAL	=	56.776 AC.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 09/01/22
REVISED: 10/20/23

JOB NO. 22080888
FW: WK - DFT: BH

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

2700 Block Blue Flame Road and 5100 Block Fallon Drive (Project No. 24-000508)

The request of Pilot Point Land Partners, LLC (Owner), Nathan Parrott, Pape-Dawson Engineers (Representative) and Pape-Dawson Engineers (Engineer/Surveyor) concerning the property located in the 2700 Block Blue Flame Road and 5100 Block Fallon Drive, consisting of 86.742 acres being a part of the S.C. Inman Survey, Abstract No. 621 and the T. Shannon Survey, Abstract No. 1136, as follows:

Planning and Zoning Commission

Tract 1, consisting of 42.205 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-TH (Townhome Residential) District.

Background:

The property is located at 2700 Block Blue Flame Road and 5100 Block Fallon Drive at the corner of Fallon Drive and Blue Flame Road. The owner is requesting a Zone Change for Tract 1 from R-6 (Single Family Residential) District to R-TH (Townhome Residential) District.

The following has been approved for this location:

- 10/17/2023 – Zone Change - Tract 2, consisting of 44.537 acres in the S.C. Inman Survey, Abstract 621 and the T. Shannon Survey, Abstract No. 1136 - Public Hearing, Conceptual Site Plan and Zone Change from M-2 (Heavy Manufacturing) District to MF-30 (Multi Family Residential) District.

Origination:

Pilot Point Land Partners, LLC (Owner)
Nathan Parrott, Pape-Dawson Engineers (Representative)
Pape-Dawson Engineers (Engineer/Surveyor)

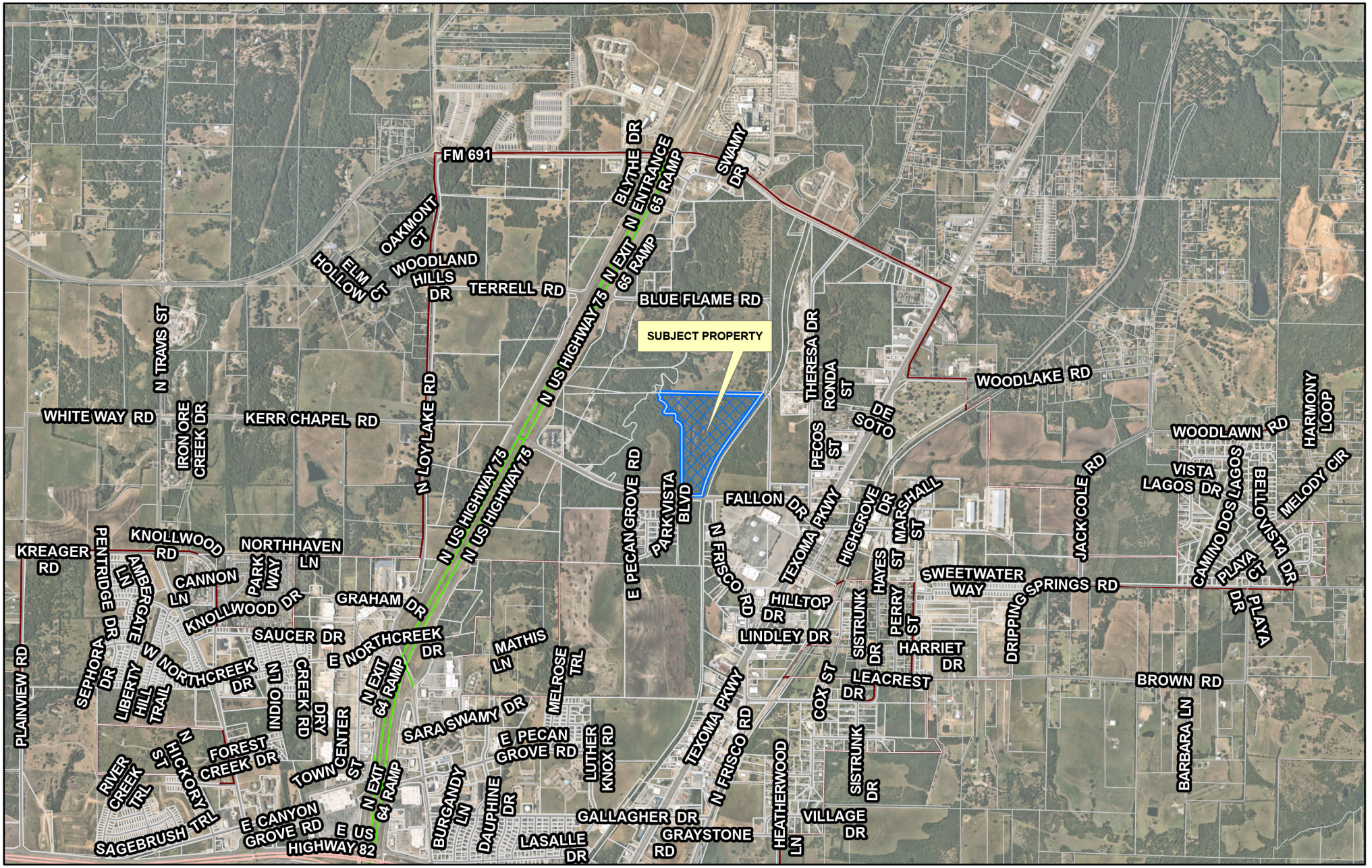
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

7. Site Plan
8. Landscape Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

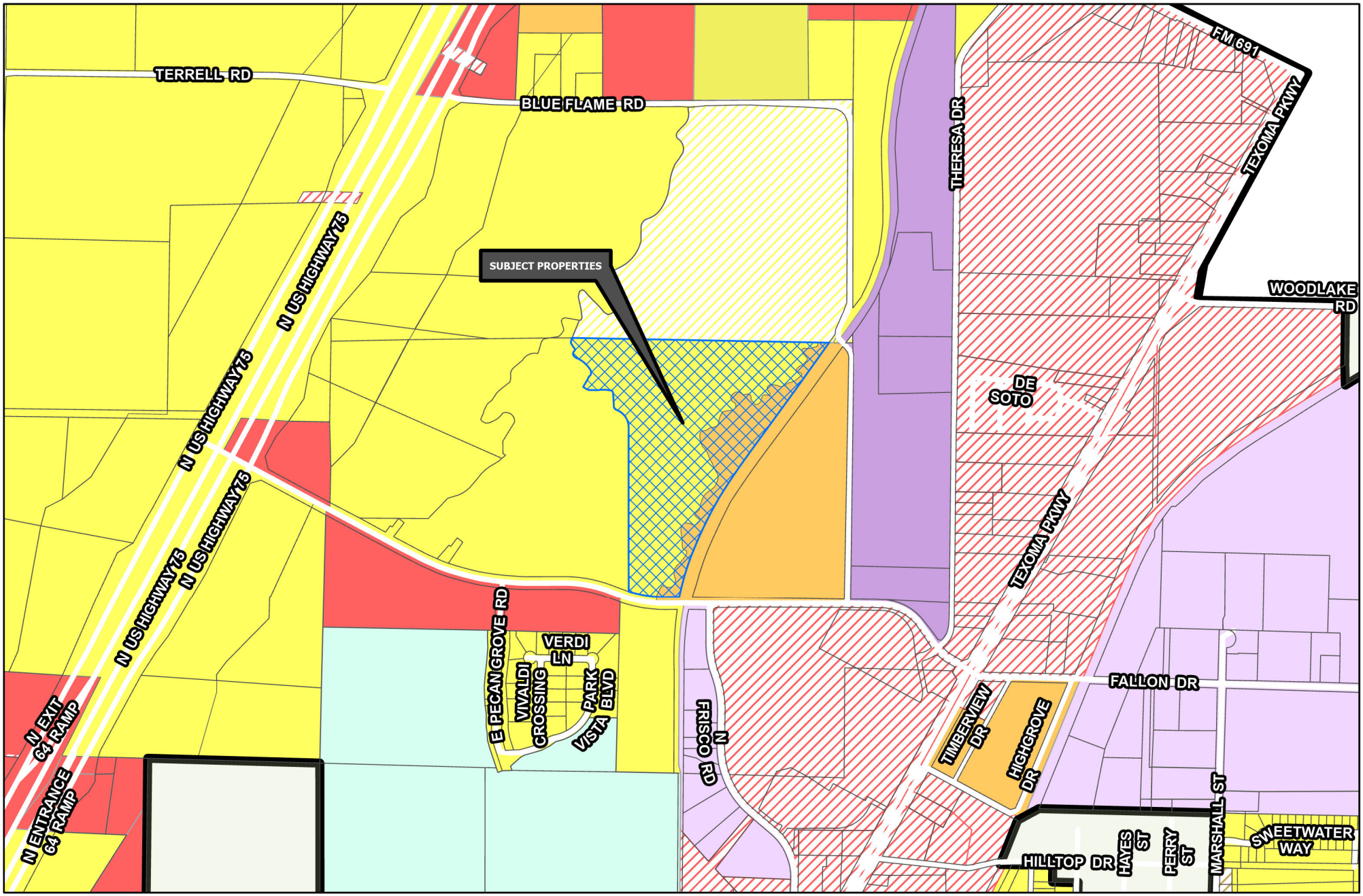
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2700 BLK BLUE FLAME RD & 5100 BLK FALLON DR

N
W E
S

Date: 2/26/2024 4:54 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

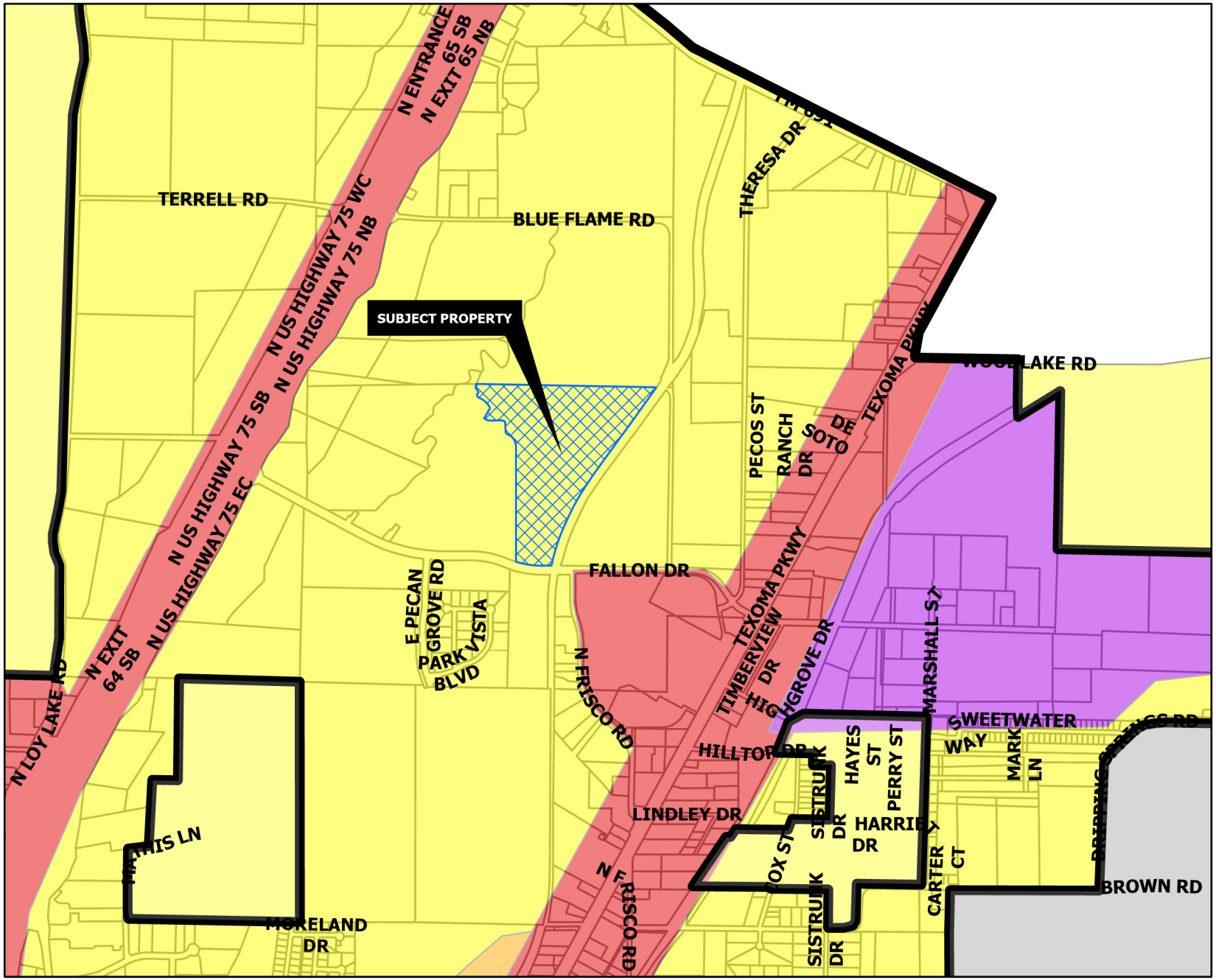
Development Services Department

- 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 2700 BLK BLUE FLAME RD & 5100 BLK FALLON DR

N W E S

Date: 3/26/2021 1:54 PM



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

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 2700 BLK BLUE FLAME RD & 5100 BLK FALLON DR

N W E S

Date: 7/26/2024 5:41 PM

5100 Blk Fallon Drive

Sherman

CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 24-000508

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES

903-892-7229

March 04, 2024 3:06 PM

Marlow, Lauren

From: Planning
To: Nathan Parrott @PD; Planning
Cc: Fernando Ceballos @PD
Subject: RE: Zoning Request

From: Nathan Parrott @PD
Sent: Wednesday, February 7, 2024 5:37 PM
To: Planning
Cc: Fernando Ceballos @PD
Subject: Re: Zoning Request

Narrative -

This tract consists of 98 acres generally located on the NWC of Fallow Drive and Blue Flame Rd.

The subject property consists of three separate zoning districts - the east and west side of the Waters of the US, north of Fallow Drive, as well as the orphaned tract to the south of Fallow.

This is a request to re-zone the west side of the northern tract - currently R6 - to TH district. The tract is about 42 acres. This is a base zoning request with no variances.

If approved, the property will develop as fee simple single-family homes per the TH district standards.

It is the current development team's intent to utilize the newly introduced tree ordinance by delivering a 20% non-disturbance area to the site as a tree survey alternative.

Thanks,

-np

Nathan Parrott, PLA | **Senior Land Planner**
Pape-Dawson Engineers
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

6105 Tennyson Parkway, Suite 210, Plano, TX 75024

Dallas | San Antonio | Austin | Houston | Fort Worth | New Braunfels | Corpus Christi

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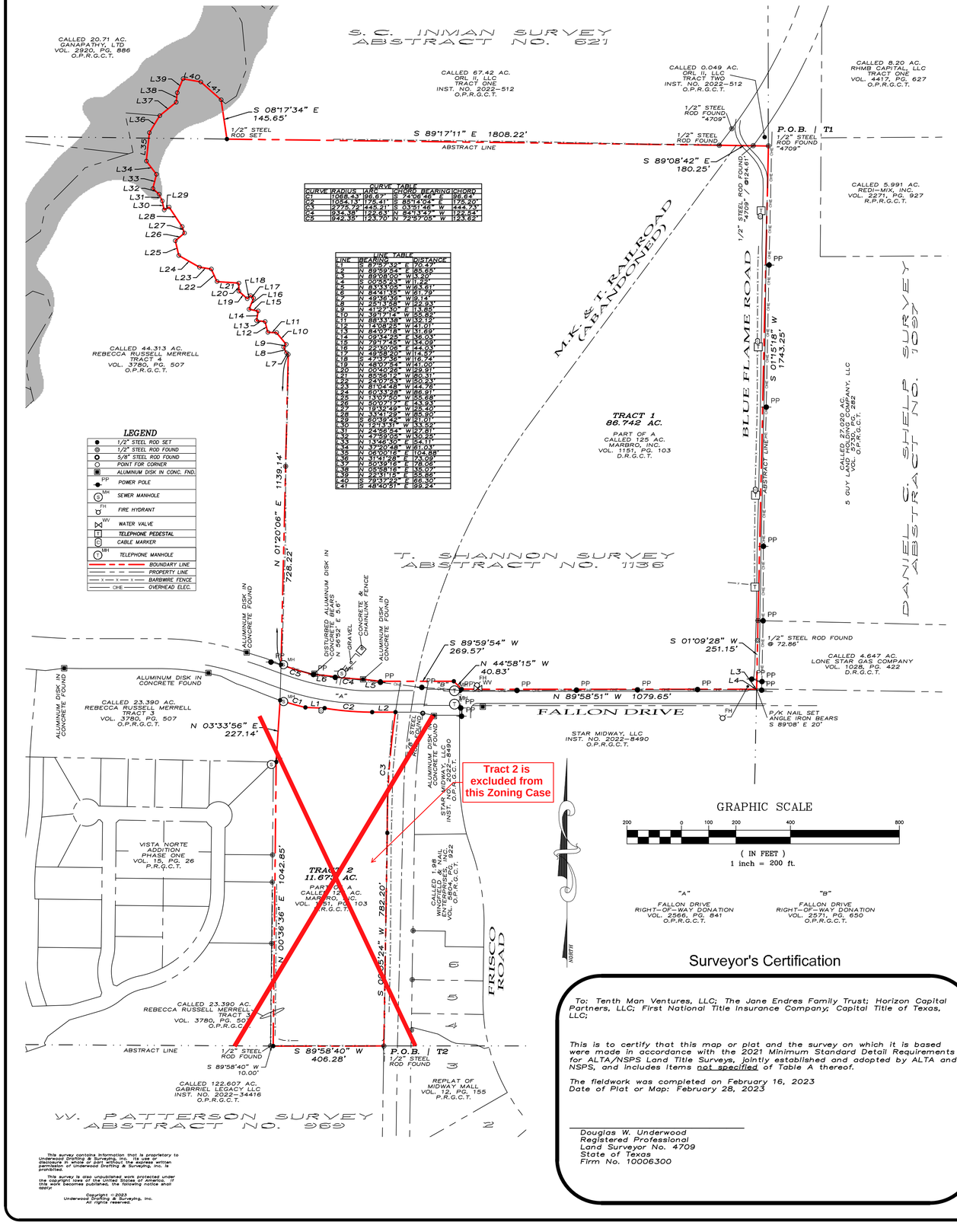
This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.


S. C. INMAN SURVEY
ABSTRACT NO. 621
T. SHANNON SURVEY
ABSTRACT NO. 1136
DANIEL C. SHELP SURVEY
ABSTRACT NO. 1057
W. PATTERSON SURVEY
ABSTRACT NO. 969
CALLED 20.71 AC.
CANAPATHY, LTD
VOL. 2920, PG. 886
O.P.R.G.C.T.
CALLED 67.42 AC.
ORL II, LLC
TRACT ONE
INST. NO. 2022-512
O.P.R.G.C.T.
CALLED 0.049 AC.
ORL II, LLC
TRACT TWO
INST. NO. 2022-512
O.P.R.G.C.T.
CALLED 8.20 AC.
RHMB CAPITAL, LLC
TRACT ONE
VOL. 4417, PG. 627
O.P.R.G.C.T.
CALLED 5.991 AC.
REDI-MIX, INC.
VOL. 2271, PG. 927
R.P.R.G.C.T.
CALLED 44.313 AC.
REBECCA RUSSELL MERRELL
TRACT 4
VOL. 3780, PG. 507
O.P.R.G.C.T.
CALLED 4.647 AC.
LONE STAR GAS COMPANY
VOL. 1028, PG. 422
D.R.G.C.T.
CALLED 27.020 AC.
5 GUY LAND HOLDING COMPANY, LLC
VOL. 5730, PG. 282
O.P.R.G.C.T.
CALLED 23.390 AC.
REBECCA RUSSELL MERRELL
TRACT 3
VOL. 3780, PG. 507
O.P.R.G.C.T.
CALLED 122.607 AC.
GABRIEL LEGACY LLC
INST. NO. 2022-34416
O.P.R.G.C.T.
STAR MIDWAY, LLC
INST. NO. 2022-8490
O.P.R.G.C.T.
CALLED 1.98 AC.
WINGFIELD, TRAIL
VOL. 5804, PG. 1922
O.P.R.G.C.T.
REPLAT OF
MIDWAY MALL
VOL. 12, PG. 155
P.R.G.C.T.
VISTA NORTE
ADDITION
PHASE ONE
VOL. 15, PG. 26
P.R.G.C.T.
TRACT 1
86.742 AC.
PART OF A
CALLED 128 AC.
MARBRO, INC.
VOL. 1151, PG. 103
D.R.G.C.T.
TRACT 2
11.673 AC.
PART OF A
CALLED 122 AC.
MARBRO, INC.
VOL. 1151, PG. 103
D.R.G.C.T.
M.K. & T. RAILROAD
(ABANDONED)
BLUE FLAME ROAD
FALLON DRIVE
FRISCO ROAD
ABSTRACT LINE
S 89°17'11" E 1808.22'
S 08°17'34" E
145.65'
1/2" STEEL ROD SET
P.O.B. | T1
1/2" STEEL ROD FOUND "4709"
S 89°08'42" E
180.25'
1/2" STEEL ROD FOUND "4709" @124.61'
S 01°09'28" W
251.15'
1/2" STEEL ROD FOUND @ 72.86'
S 01°15'18" W
1743.25'
N 01°20'06" E 1139.14'
728.22'
S 89°59'54" W
269.57'
N 44°58'15" W
40.83'
N 89°58'51" W 1079.65'
P/K NAIL SET
ANGLE IRON BEARS
S 89°08' E 20'
S 89°58'40" W
406.28'
P.O.B. | T2
1/2" STEEL ROD FOUND
S 89°58'40" W
10.00'
N 00°36'36" E
1042.85'
S 00°35'24" W 782.20'
N 03°33'56" E
227.14'
Tract 2 is excluded from this Zoning Case
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.
"A"
FALLON DRIVE
RIGHT-OF-WAY DONATION
VOL. 2566, PG. 841
O.P.R.G.C.T.
"B"
FALLON DRIVE
RIGHT-OF-WAY DONATION
VOL. 2571, PG. 650
O.P.R.G.C.T.
NORTH
ALUMINUM DISK IN CONCRETE FOUND
DISTURBED ALUMINUM DISK IN CONCRETE BEARS N 56°52' E 5.6'
GRAVEL
CONCRETE FENCE
ALUMINUM DISK IN CONCRETE FOUND
ALUMINUM DISK IN CONCRETE FOUND
ALUMINUM DISK IN CONCRETE FOUND
1/2" STEEL ROD FOUND
ALUMINUM DISK IN CONCRETE FOUND
ALUMINUM DISK IN CONCRETE FOUND
P/K NAIL FOUND
1/2" STEEL ROD FOUND "4709"
1/2" STEEL ROD FOUND "4709"
1/2" STEEL ROD FOUND
1/2" STEEL ROD FOUND
1/2" STEEL ROD FOUND

CURRENT ZONING
R-5

FEMA 100-YR FLOODPLAIN

BUILDING: 1 UNITS: 8
BUILDING: 2 UNITS: 6
BUILDING: 3 UNITS: 6
BUILDING: 4 UNITS: 6
BUILDING: 5 UNITS: 6
BUILDING: 6 UNITS: 7
BUILDING: 7 UNITS: 5
BUILDING: 8 UNITS: 6
BUILDING: 9 UNITS: 6
BUILDING: 10 UNITS: 8
BUILDING: 11 UNITS: 7
BUILDING: 12 UNITS: 5
BUILDING: 13 UNITS: 6
BUILDING: 14 UNITS: 6
BUILDING: 15 UNITS: 6
BUILDING: 16 UNITS: 5
BUILDING: 17 UNITS: 7
BUILDING: 18 UNITS: 5
BUILDING: 19 UNITS: 5
BUILDING: 20 UNITS: 7
BUILDING: 21 UNITS: 8
BUILDING: 22 UNITS: 8
BUILDING: 23 UNITS: 8
BUILDING: 24 UNITS: 8
BUILDING: 25 UNITS: 8
BUILDING: 26 UNITS: 8
BUILDING: 27 UNITS: 7
BUILDING: 28 UNITS: 5
BUILDING: 29 UNITS: 8
BUILDING: 30 UNITS: 7
BUILDING: 31 UNITS: 6

50' ROW 26' F-F
60' ROW 30' F-F

STREAM CENTERLINE TO BE PROPOSED ZONING DISTRICT BOUNDRY

APPROX. WATERS OF THE U.S. STREAM CENTERLINE

EXISTING STREAM CENTERLINE TO BE ZONING DISTRICT BOUNDARY

EXISTING WASTEWATER LIFT STATION

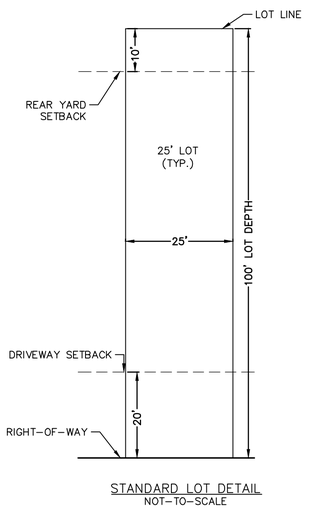
PROPOSED NEW ACCESS DRIVE TO LIFT STATION

FALLON DRIVE
(MINOR ARTERIAL)
(86' ROW)

M.K. & T. RAILROAD (ABANDONED)

TRACT 1
CURRENT ZONING
R-6
PROPOSED ZONING
TH
±42.205 AC

TRACT 2
CURRENT ZONING
MF-30
±44.537 AC



STANDARD LOT DETAIL
NOT-TO-SCALE

PROPOSED TH DISTRICT DATA SUMMARY	
CURRENT ZONING	R-6
PROPOSED ZONING	TH
TOTAL PROPERTY AREA	±42.205
TOTAL DU	204
25' LOTS	204
UNITS PER ACRE	±4.83
PARKING PROPOSED (2 ENCLOSED SPACES PER UNIT)	408
TOTAL OPEN SPACE (%)	10%

SCALE: 1"= 60'
0' 60' 120' 180'

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

SHERMAN 98 - TRACT 1
ZONING CONCEPTUAL SITE PLAN
2/5/2024

Date: Feb 05, 2024, 3:05pm User ID: seanwilliams
File: W:\projects\704\00\00\2.0 Design\2.3 Planning\2.3.2 Zoning\TRACT 1 SP EX - ALT\AutoCAD\240131-SITE PLAN.dwg

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APPROXIMATE LOCATION OF FEMA 100-YR FLOODPLAIN

EXISTING STREAM CENTERLINE TO BE ZONING DISTRICT BOUNDARY

APPROX. WATERS OF THE U.S STREAM CENTERLINE

EXISTING WASTEWATER LIFT STATION

PROPOSED NEW ACCESS TO LIFT STATION

FALLON DRIVE (MINOR ARTERIAL (86' ROW)

SITE DATA

25' x 100'	204 LOTS
CURRENT ZONING	R-6
PROPOSED ZONING	TH
TOTAL PROPERTY AREA	± 42.205
TOTAL DU	204
MINIMUM OPEN SPACE	10%

Sherman 98 - Tract 1
±42 AC TRACT

LAND USE ASSIGNMENT EXHIBIT

0 30 60 120

Scale: 1"=60'

N

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS PLAN IS CONCEPTUAL IN NATURE AND THEREFORE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMITTING OR CONSTRUCTION.

JANUARY 29TH, 2024

PAPE-DAWSON ENGINEERS

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

5751 North Highway 75 (Project No. 24-000516)

The request of Sherman Hwy 75, LLC (Owner), Brett Clark, SEMA Construction (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 5751 North Highway 75, being in the A.C. Smith Survey, Abstract No. 1561, 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 MF-30 (Multi Family Residential) District.

Background:

The property is located at 5751 North Highway 75 between Blue Flame Road and FM 691. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in an MF-30 (Multi Family Residential) District.

Origination:

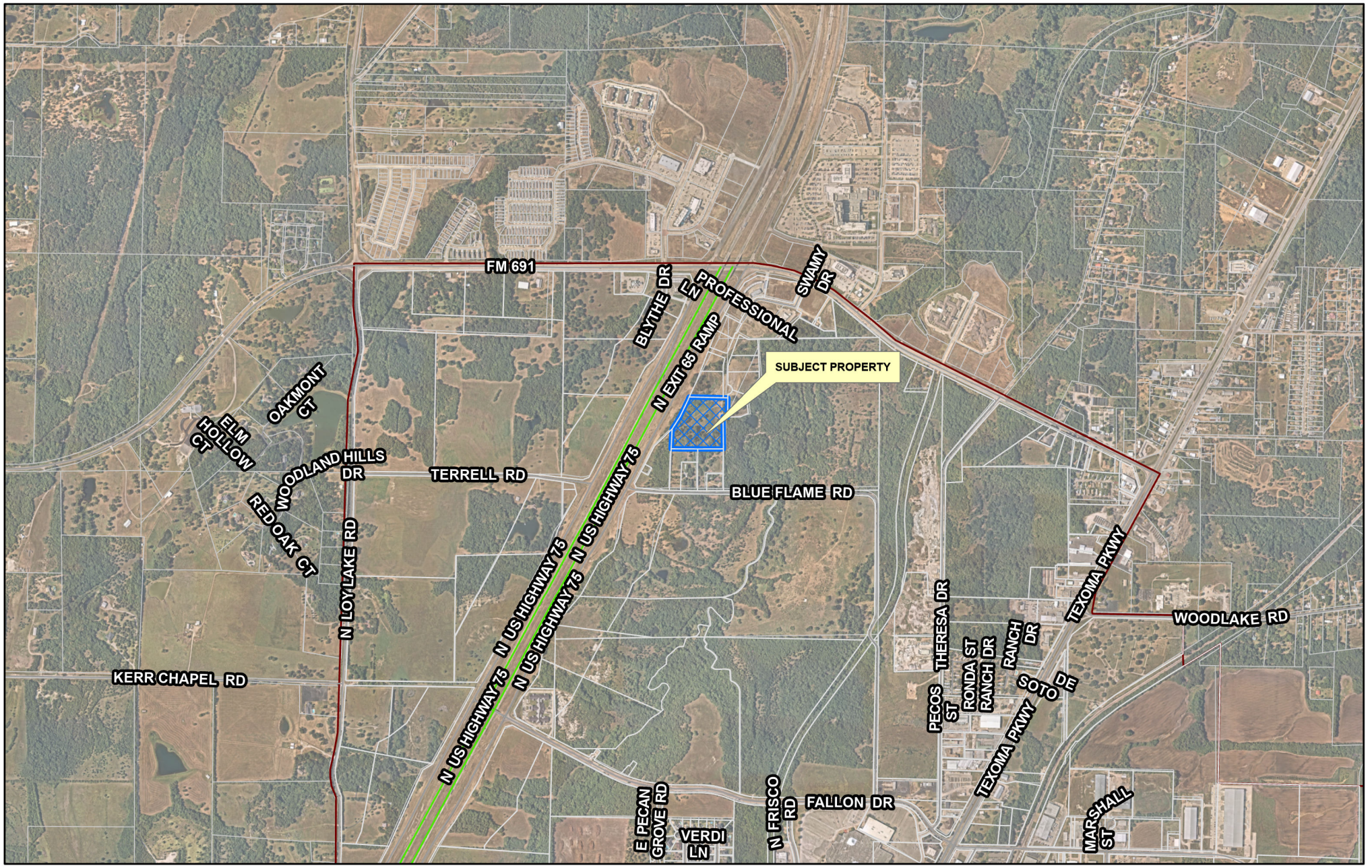
Sherman Hwy 75, LLC (Owner)
Brett Clark, SEMA Construction (Representative)
Sartin & Associates, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Property Notification Sign
4. Survey
5. Batch Layout
6. Structure Pictures
7. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

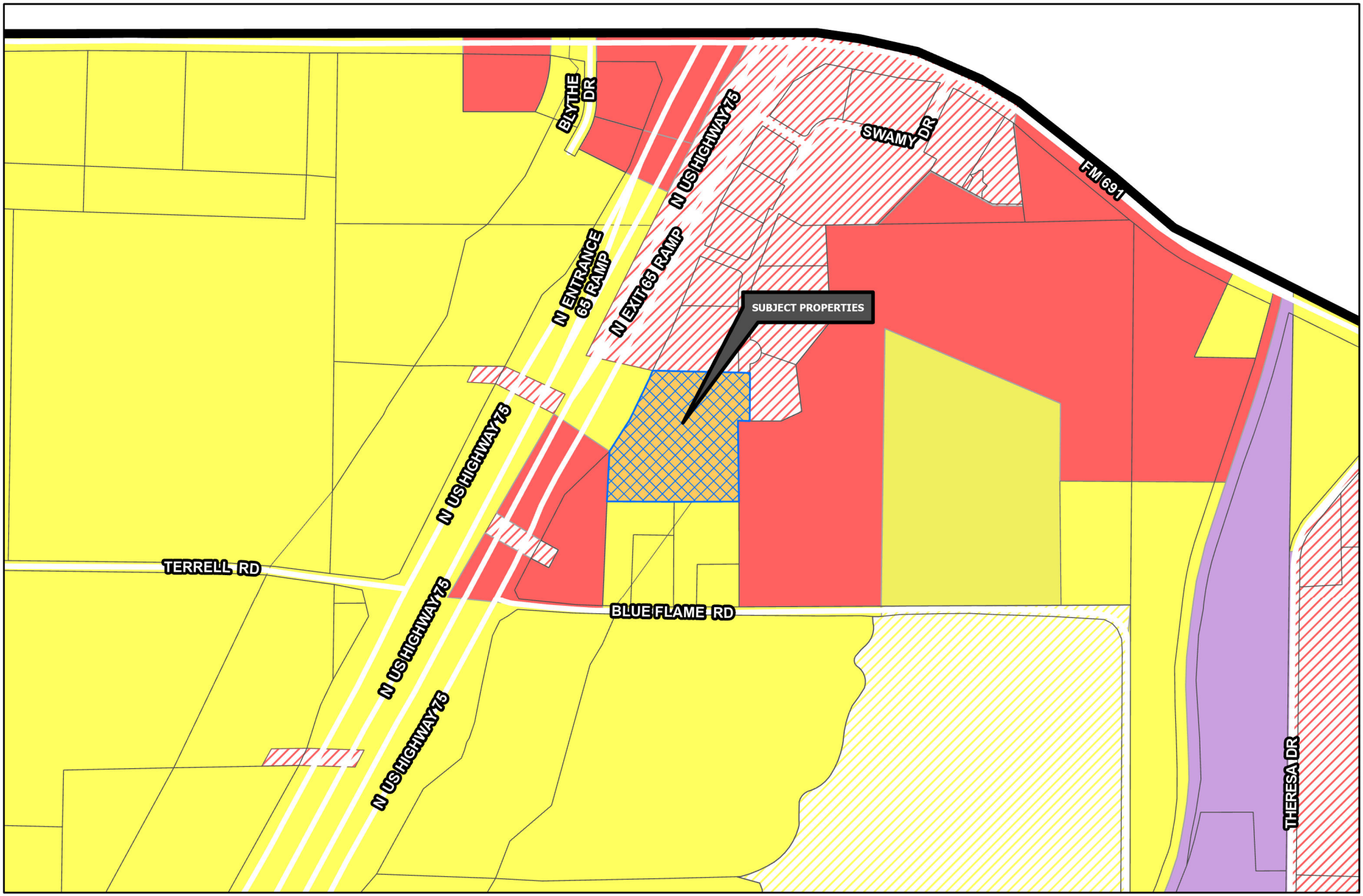
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5751 N HWY 75

N
W E
S

Date: 2/27/2024 11:09 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
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- 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
5751 N HWY 75

N
W E
S

Date: 1/27/2021 1:39:11 PM

Mar 4, 2024 at 1:05:32 PM
+33.703278,-96.591730
5751 US-75 N
Sherman, TX 75090
United States

Sherman
CLASSIC TOWN, BROAD VISION

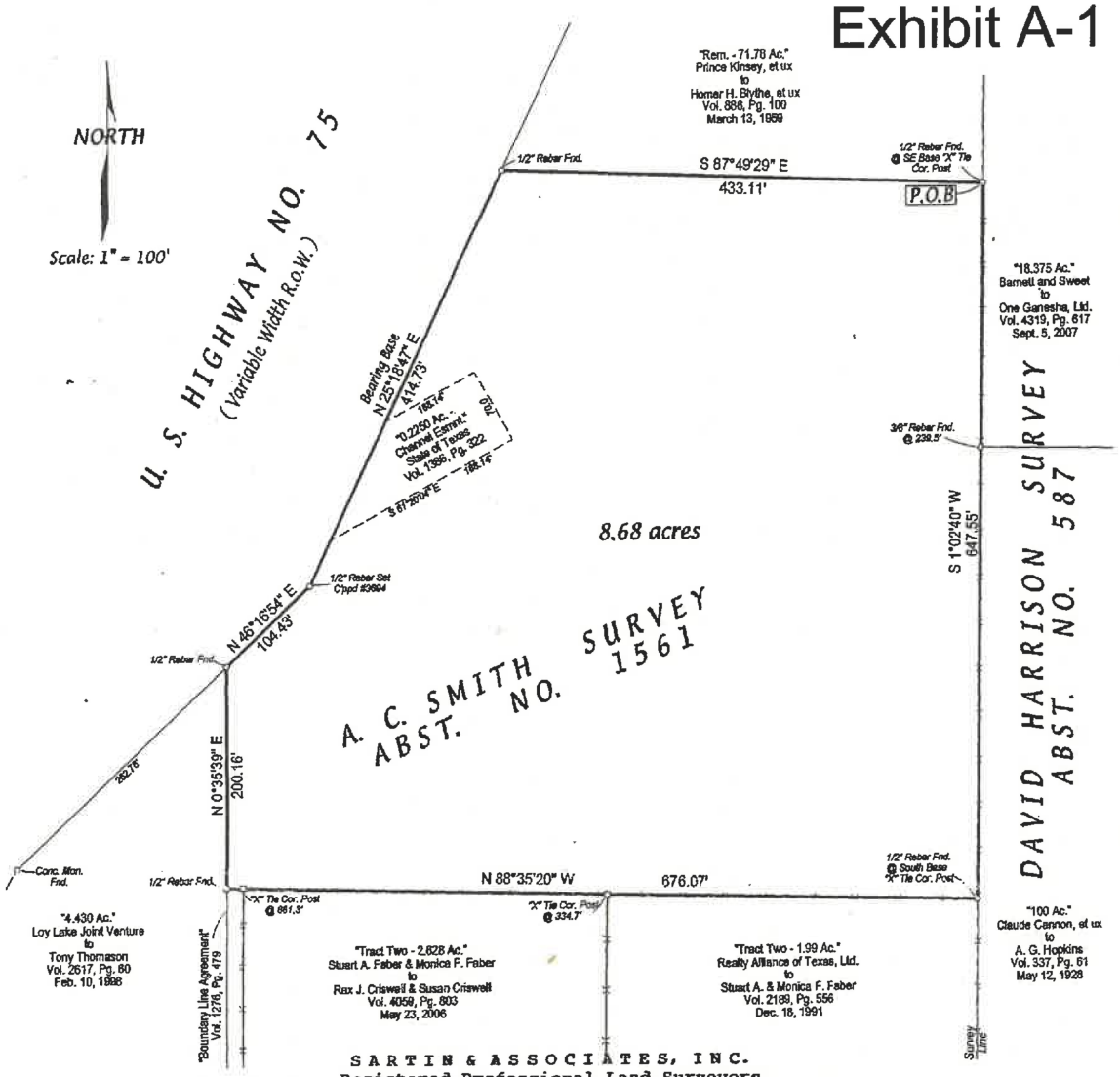
NOTICE OF
TEMPORARY USE
PERMIT REQUEST

PROJECT #: 24-000516

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Exhibit A-1



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

SURVEY FOR: MARUTI INTERESTS, LLC

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 26 th day of June, 2008 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

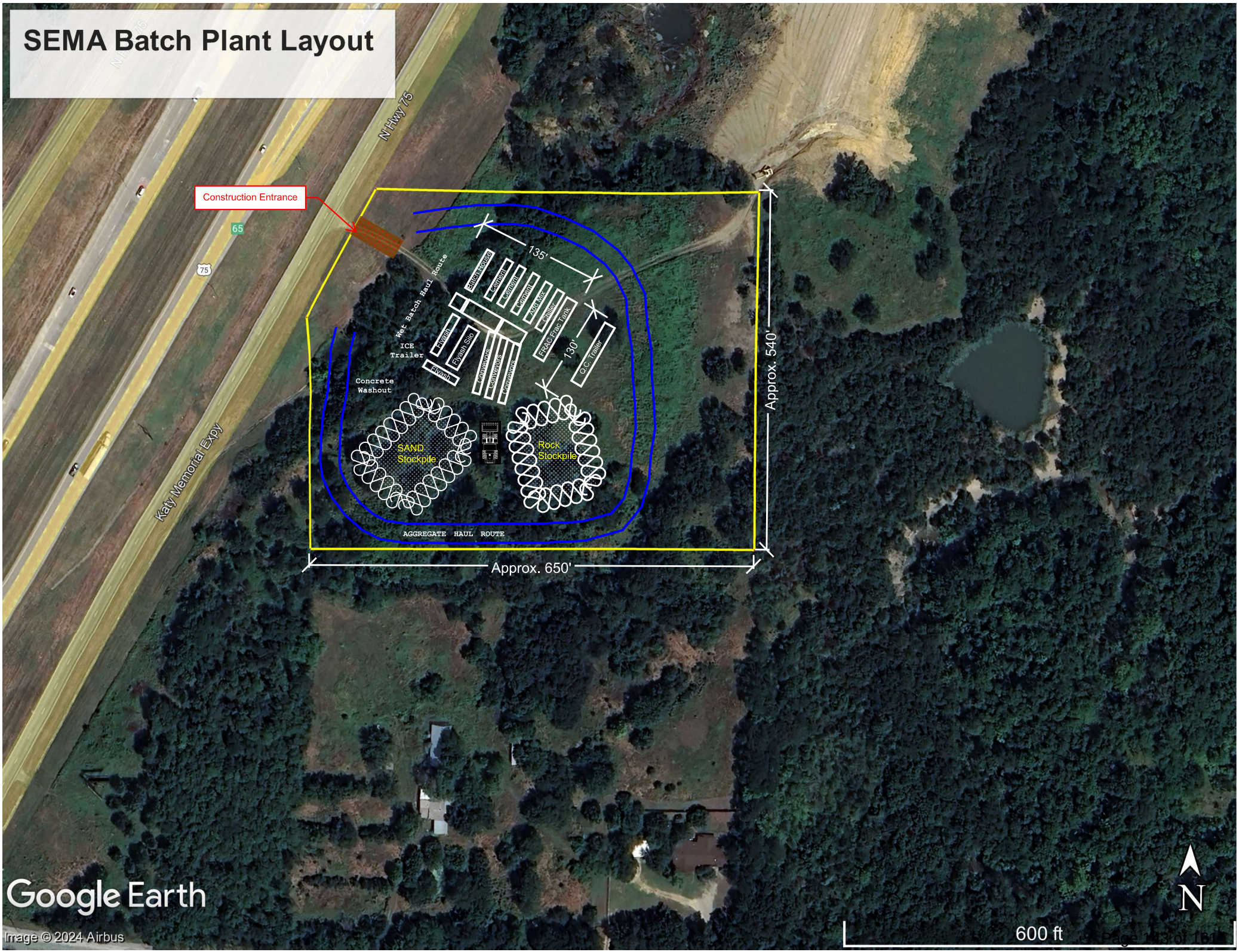
That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

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.

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

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

8AC-US75.pcs


SEMA Batch Plant Layout
N Hwy 75
Construction Entrance
65
75
Katy Memorial Expy
Wet Batch Haul Route
Batch Hopper
Cement
Cement
Cement
Add Mix
Cellular
FRAC Frac Tank
O/C Trailer
ICE
Trailer
Flyash
Flyash Silo
Conveyors
Conveyors
Conveyors
Flyash
Concrete
Washout
SAND
Stockpile
Rock
Stockpile
AGGREGATE HAUL ROUTE
135'
130'
Approx. 540'
Approx. 650'
Google Earth
Image © 2024 Airbus
N
600 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

March 14, 2024

Sent via email

Sherman Hwy 75, LLC
14741 Rollover Pass Ln
Frisco, TX 75035

SEMA Construction
2321 Mustang Dr.
Grapevine, TX 76051

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an MF-30 (Multi Family Residential) District located at 5751 North Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 19, 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. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. *(Section 14.06.008(5)(A))*
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. Tree mitigation will be required for any trees removed. *(Ordinance 6681(g)(1))*
7. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination of the Temporary Use Permit.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

11. 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)*

It is the policy of the Planning and Zoning 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 emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Lauren Marlow, Development Service Coordinator

Requested Action/Proposed Use:

Other Business

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 14.02.010 (R-TH Townhome Residential District), Section, 14.02.012 (MF-30 Multifamily Residential District), Article 14.07 (Signs), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Townhome And Multifamily Building Separation, Multifamily and Single-Family Sign Regulations, And Changes to the Use Chart Regarding Billboards and Travel Trailer Parks; 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:

Increased development in the City of Sherman has spurred developers and home builders to construct development entrance signs. These development entrance signs call attention to the subdivision at key points of access to the minor and major thoroughfares.

In addition, staff is recommending to update a few outstanding issues in the zoning ordinance specified below:

- Update Townhome interior side yard setback from 15' to 6'. The current 15' regulation would require that townhome structures would need to be 30' separated on interior lots, which is not reasonable for townhome development.
- Update Multifamily (MF-30) zoning district minimum building separation to 15'.
- Update single-family zoning district sign regulations to provide details for development entrance signs, and educational and institutional signs.
- Update multi-family zoning district sign regulations to provide details for development entrance signs, and educational and institutional signs. Clarify language for wall signs.
- Update non-residential zoning district sign regulations to provide details for development entrance signs, freestanding signs, and wall signs.
- Update use chart to include Billboards and Travel Trailer Parks as an SUP in certain districts.

Origination:

Development Services

Staff Recommendation:

Staff recommends that P&Z approve this item

Attachments:

1. Zoning Ordinance Update - Development Entrance Signs

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 14.02.010 (R-TH TOWNHOME RESIDENTIAL DISTRICT), SECTION 14.02.012 (MF-30 MULTIFAMILY RESIDENTIAL DISTRICT), ARTICLE 14.07 (SIGNS), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO TOWNHOME AND MULTIFAMILY BUILDING SEPARATION, MULTIFAMILY AND SINGLE-FAMILY SIGN REGULATIONS, AND CHANGES TO THE USE CHART REGARDING BILLBOARDS AND TRAVEL TRAILER PARKS; 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 Townhome And Multifamily Building Separation, Multifamily and Single-Family Sign Regulations, And Changes to the Use Chart Regarding Billboards and Travel Trailer Parks ("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 14.02.010 (R-TH Townhome Residential District), Section, 14.02.012 (MF-30 Multifamily Residential District), Article 14.07 (Signs), Article 14.10 (Use Chart) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.02 ZONING DISTRICTS**

Sec. 14.02.010 R-TH (Townhome Residential) District

…

(1) Minimum requirements for lot area, width and setback.

[1] Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

…

Interior Side Setback: *6'* ~~15'~~

…

Sec. 14.02.012 MF-30 (Multifamily Residential) District

…

(4) Other regulations.

…

(I) Minimum building separation. A minimum building separation between all buildings on the lot shall be ~~ten~~ *fifteen* (15) feet.

…

ARTICLE 14.07 SIGNS

…

Sec. 14.07.007 Single-Family Residential Signs

The following signs shall be permitted in Single-Family Residential Zoning Districts:

(a) One (1) sign not exceeding one and one-half (1½) square feet in area, indicating only the name and address of the occupant, for each residential unit.

(b) *Temporary Signs.* ~~One (1) unlighted sign not exceeding sixteen (16) square feet in area on each development lot pertaining to the prospective sale or rental of the property on which it is located.~~

(1) A property owner or lessee may place one non-illuminated temporary sign with a sign face no larger than six (6) square feet and said sign may be located on property with owner consent when the property is for sale or lease or if an individual unit or units is for sale or lease.

(2) Undeveloped Real Estate Signs. A property owner or lessee may place one non-illuminated temporary sign per right-of-way frontage with a sign face no larger than 32 square feet and said sign may be located on property with owner consent when the property is for sale or lease or if an individual unit or units is for sale or lease.

(3) Such signs shall not require a sign permit.

~~(3) Conditional uses. Sign requirements for all conditional uses shall be set by the Board of Adjustment, and in no case shall the requirements exceed the requirements for that use or similar type uses in the district in which the use is ordinarily permitted.~~

(c) Subdivision Development Entrance Signs.

(1) Subdivision development signs are permitted at the entrance of the development that are bi-sected by one or more publicly dedicated streets. They may be freestanding or constructed on a masonry perimeter fence.

(2) The maximum sign area shall be 32 square feet per side. The calculation of the sign area shall only include the area with characters, letters, and illustrations.

(3) The maximum height of the sign structure shall not exceed six (6) feet. Architectural columns shall not exceed eight (8) feet in height and not to exceed ten (10) percent of the length of the sign structure.

(4) Signs may be located on a platted lot at each corner of the intersection of an entrance street or within the median of an entrance street. Signs located within the median shall be reviewed and approved by the City Engineer prior to permit issuance and construction.

(5) Subdivision Development Entrance Signs shall be constructed of a landscaped, stone-base feature.

(6) Development entrance signs shall not obstruct the view of turning traffic.

(7) 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.

(8) Such signs shall require a sign permit.

(d) Educational and Institutional Signs in Single-Family Residential Zoning Districts.

(1) Institutional and educational uses permitted in single-family zoning districts are allowed one freestanding sign per right-of-way frontage.

(2) The maximum sign area shall be 32 square feet per side and shall not exceed eight (8) feet in height.

(3) Wall signs are permitted subject to Sec. 14.07.009(a).

(4) Such signs shall require a sign permit.

Sec. 14.07.008 Multi-Family Residential Signs

The following signs shall be permitted in the Multi-Family Residential Zoning Districts:

(a) *Wall Signs.* ~~Primary identification signs, each having an area not exceeding ten (10) percent of the area of one (1) wall or five (5) percent of the area of two (2) walls, where applicable, or fifty (50) square feet, whichever is less.~~

(1) The maximum area of any wall sign shall be 150 square feet. In no case shall a wall sign exceed 10% of any single wall.

(2) Informational type signs, each not exceeding ten (10) square feet in area per building.

(3) All signs shall be placed flat against the wall of a building and shall not project above the parapet wall or side wall of the building.

(4) All signs, except for the informational signs, shall identify the development by name and address only. Signs may be back lighted, indirect lighted, internal lighted or lighted by spots.

(5) A sign permit is required for wall signs exceeding 32 square feet in sign area.

(b) *Temporary Signs.*

(1) A property owner or lessee may place one non-illuminated temporary sign with a sign face no larger than six (6) square feet and said sign may be located on property with owner consent when the property is for sale or lease or if an individual unit or units is for sale or lease.

(2) Undeveloped Real Estate Signs. A property owner or lessee may place one non-illuminated temporary sign per right-of-way frontage with a sign face no larger than 32 square feet and said sign may be located on property with owner consent when the property is for sale or lease or if an individual unit or units is for sale or lease.

(3) Such signs shall not require a sign permit.

(c) Multi-family Development Entrance Signs.

(1) Multi-family development signs are permitted at the entrance of the development. They may be freestanding or constructed on a masonry perimeter fence.

(2) The maximum size area shall be 32 square feet per side. The calculation of the sign area shall only include the area with characters, letters, and illustrations.

(3) The maximum height of the sign structure shall not exceed six (6) feet.

(4) Freestanding signs shall be setback five (5) feet from the property line.

(5) Multi-family Development Entrance Signs shall be constructed of a landscaped, stone-base feature.

(6) Development entrance signs shall not obstruct the view of turning traffic.

(7) 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.

(d) Educational and Institutional Signs in Multi-family Residential Zoning Districts.

(1) Institutional and educational uses permitted in multi-family zoning districts are allowed one freestanding sign per right-of-way frontage.

(2) The maximum sign area shall be 32 square feet per side and shall not exceed eight (8) feet in height.

(3) Wall signs are permitted subject to the regulations Sec. 14.07.009(a).

(4) Such signs shall require a sign permit.

Sec. 14.07.009 *Non-Residential* ~~Freestanding~~ Signs

The following signs shall be permitted in the Non-Residential Zoning Districts:

(a) *Wall Signs.* ~~One (1) freestanding sign for each freestanding building, not to exceed one (1) freestanding sign per development lot, except as indicated below.~~

(1) The maximum area of any wall sign shall be three hundred (300) square feet. In no case shall a wall sign exceed 20% of any single wall.

(2) A sign permit is required for all wall signs.

(b) *Temporary Signs.*

(1) A property owner or lessee may place one non-illuminated temporary sign with a sign face no larger than six (6) square feet and said sign may be located on property with owner consent when the property is for sale or lease or if an individual unit or units is for sale or lease.

(2) Undeveloped Real Estate Signs. A property owner or lessee may place one non-illuminated temporary sign per right-of-way frontage with a sign face no larger than 32 square feet and said sign may be located on property with owner consent when the property is for sale or lease or if an individual unit or units is for sale or lease.

(3) Such signs shall not require a sign permit.

~~(b) C-N, C-O, C-1, C-2, M-1, M-1.5, and M-2 Districts with frontage on a thoroughfare.~~

(c) *Freestanding Signs. Only one freestanding sign is permitted per platted lot, with the exception of corner lots. Corner lots are permitted to have no more than two signs. The two permitted signs shall not be located on the same lot line.* ~~Area. The area of a freestanding sign shall not exceed three hundred (300) square feet.~~

(1) Pole or pylon signs.

(A) Only one pole or pylon sign is permitted per platted lot only at locations fronting a highway or a major arterial as designated on the Thoroughfare Plan Map.

(B)~~(d)~~ Height. Sign height shall not exceed fifty (50) feet. ~~above the centerline of the thoroughfare, access road or facing street.~~ *Height is measured from the grade of the fronting street.*

(C) Area. The area of a sign shall not exceed 300 square feet.

(D) Setback. The setback of the sign shall be 25 feet measured from the closest edge of the sign to the property line.

(2) Monument signs.

(A) Only one monument sign is permitted per platted lot on any non-residential zoned property, with the exception of corner lots. Corner lots are permitted to have two signs. The two permitted signs shall not be located on the same lot line.

(B) Monument signs shall 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.

(C) Signs may have a maximum 65 square foot sign area and shall not exceed ten (10) feet in height. Height is measured from the grade of the fronting street.

(D) Minimum setback for signs shall be ten (10) feet from the property line. 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.

(E) 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.

~~(e) Signs at commercial locations that are not on a highway or major thoroughfare may have a maximum height of twelve (12) feet and a maximum face area of thirty-two (32) square feet.~~

(d)~~(f)~~ Nonconforming signs. Where a lawful sign exists at the effective date of adoption or amendment of this article that could not be erected under the terms of this ordinance, as amended, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

(1) No such sign may be enlarged or altered in any way which increases its nonconformity; and

(2) Should such sign be moved for any reason for any distance whatever, it shall thereafter conform to the regulations as set forth in Subsection 14.07.009 *(a)* ~~(1)~~ through *(c)* ~~(5)~~ above.

~~(g) Temporary banners may be placed on existing conforming freestanding signs. Total face are of the existing sign and the banner combined shall not exceed three hundred (300) square feet. Banners shall be securely fastened at all times to the structure.~~

(e) Non-residential Development Entrance Signs.

(1) Non-residential development signs are freestanding signs that are permitted at the entrance of the development that are bisected by one or more publicly dedicated streets.

(2) The maximum size shall be 32 square feet per sign with a maximum height of six (6) feet.

(3) Signs may be located on a platted lot at each corner of the intersection of an entrance street or within the median of an entrance street. Signs located within the median shall be reviewed and approved by the City Engineer prior to permit issuance and construction.

(4) Non-residential development signs shall be constructed of a landscaped, stone-base feature.

(5) Development entrance signs shall not obstruct the view of turning traffic.

(6) 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.

Sec. 14.07.010 Governmental Signs

Governmental signs not exceeding thirty-two (32) square feet in area and not exceeding *eight (8)* ~~ten (10)~~ feet in height, shall be permitted. Such standards shall not apply where state or federal regulations are in conflict with these standards.

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Sec. 14.07.013 *Reserved* ~~Wall Signs~~

~~(1) The maximum area of any wall sign shall be three hundred (300) square feet. In no case shall a wall sign exceed 20% of any single wall.~~

~~(2) Temporary banners may be placed on existing buildings. Total area of the banner and existing sign shall not exceed three hundred (300) square feet. Banners shall be securely fastened at all times flat against the structure.~~

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ARTICLE 14.10 USE CHART

Sec. 14.10.001 Use Chart.

…

(d) Use chart.

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Use Type	R-A	R-E	R-12	R-6	R-5	R-4	R-TH	R-2F	MF-15	MF-30	MH	C-N	C-O	C-1	C-2	M-1	M-1.5	M-2
…																		
Commercial, Retail, and Service Uses																		
…																		
Billboard														*SUP*	*SUP*	*SUP*	*SUP*	*SUP*
…																		
Travel Trailer Park											*SUP*			*SUP*	*SUP*			
…																		

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…"

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 PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 3/19/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

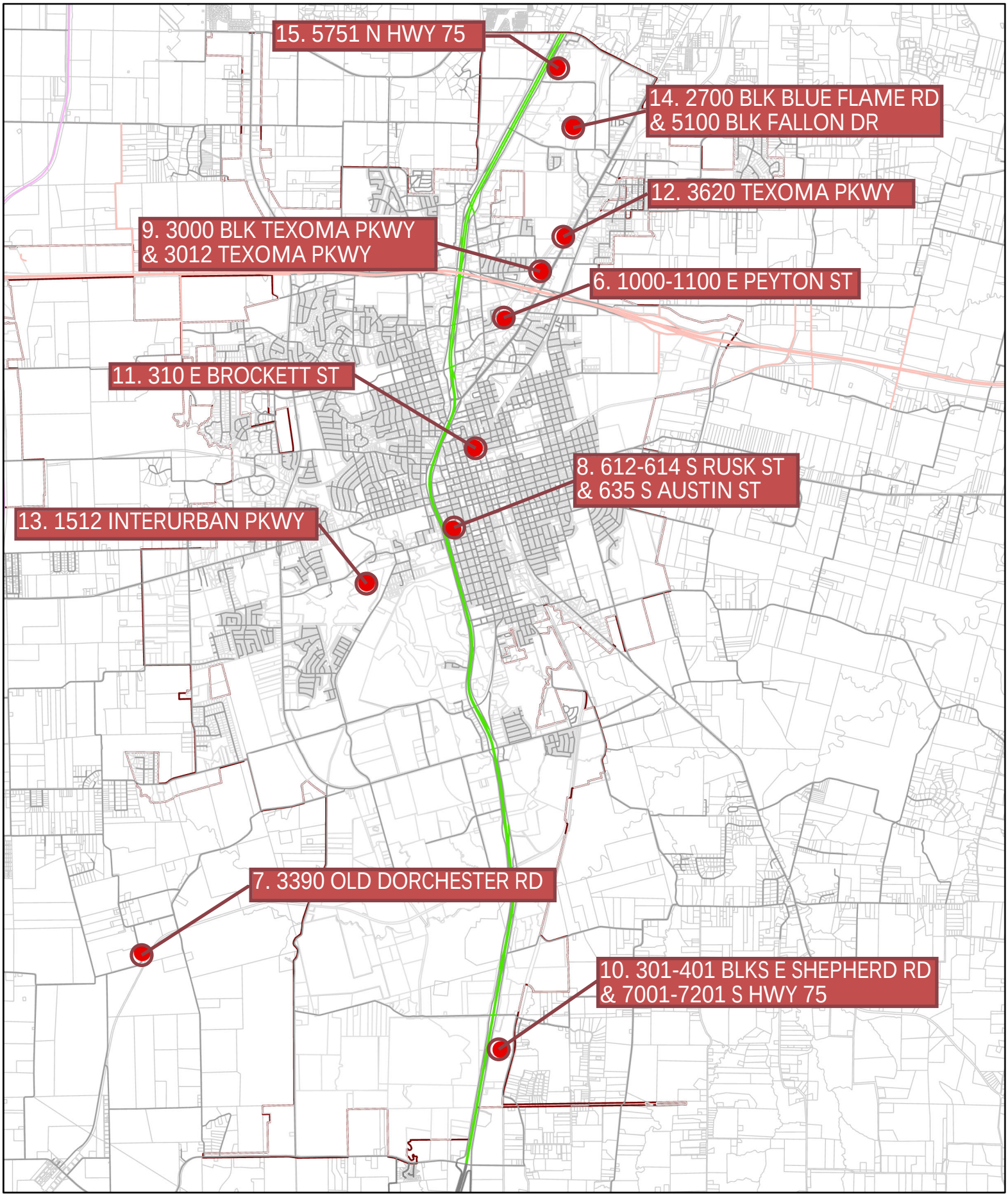
Requested Action/Proposed Use:
Overall Location Map

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
3/19/2024

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