AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 16, 2024, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. CALL TO ORDER

2. APPROVE ACTION MINUTES OF THE REGULAR MARCH 19, 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. * 2901 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-001188)

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 Club Carwash Sherman Lot 3, Block A

7. * 6104 TEXOMA PARKWAY (PROJECT NO. 24-001189)

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 being a part of the J.B. Shannon Survey, Abstract No. 1085 and being all of the 0.436 acre tract & 1.575 acre tract of land, as follows:

Planning and Zoning Commission

Final Plat of TAPS Operation Facility Addition Lot 1, Block A

8. * 6000-6400 SOUTH HIGHWAY 75 AND 100-200 AKERS ROAD (PROJECT NO. 24-001198)

The request of Cope Equities, LLC (Owner), Caleb Jones, P.E. (Representative) and Kimley-Horn & Associates (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission
Final Plat of Jamestown Square

9. **1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)**

TABLED FROM FEBRUARY 20, 2024

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

Planning and Zoning Commission

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

10. **3000 BLOCK TEXOMA PARKWAY AND 3012 TEXOMA PARKWAY (PROJECT NO. 24-000505)**

TABLED FROM MARCH 19, 2024

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

11. **301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-000749)**

TABLED FROM MARCH 19, 2024

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

12. **3000 BLOCK BAKER RIDGE ROAD AND 3000 BLOCK BAKER ROAD (PROJECT NO. 24-000167)**

AN EMAIL WAS RECEIVED BY NAVEEN KHAMMAMPATI ON THURSDAY APRIL 11, 2024 AT 11:30 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Laxman Kaparthy, NewFlux Infra, LLC (Owner), Tristan Poore, PE, Spiars Engineering (Representative) and All American Surveying (Surveyor) concerning the property located in the 3000 Block Baker Ridge Road and 3000 Block Baker Road, consisting of 227.333 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agriculture) District to a PD (Planned Development) of Sherman 227.

13. **923 EAST JONES STREET (PROJECT NO. 24-000994)**

The request of Jose Tobar (Owner), Diego Tobar (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 923 East Jones Street, being in Block 1, Lots 27, 28, 29 and 30 of HM Sumners 2nd Addition, as follows:

Planning and Zoning Commission

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

14. 510 PROGRESS DRIVE (PROJECT NO. 24-000990)

The request of Rayburn Energy Station (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 103.124 acres being a part of the William Martin Survey, Abstract 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.018 to allow a 0' front setback in lieu of the required 40' for new signage.

15. 4520 TEXOMA PARKWAY, SUITES M & N (PROJECT NO. 24-000999)

The request of Texoma South Development Corporation (Owner), Vapor Maven TX, LLC (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4520 Texoma Parkway Suites M & N being a part of the W.M. Patterson Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

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

16. 3400 BLOCK WEST HOUSTON STREET (PROJECT NO. 24-001001)

The request of Harvest Time Assembly of God Church (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and being a portion of a called 28.989 acre tract in the FM 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District to an MF-15 (Multi Family Residential) District.
B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District.

17. 2000-2300 BLOCKS INTERURBAN PARKWAY (PROJECT NO. 24-001002)

The request of Carbet Properties, LLC (Owner), Gilco Contracting, Inc., Mary Granados (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2000-2300 Blocks Interurban Parkway, being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District.

18. 4511 COX STREET (PROJECT NO. 24-001005)

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4511 Cox Street, consisting of 0.207 acres being a part of the John Hendrix Survey, Abstract 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 2.0' side setback on the North side property line in lieu of the required 5' for the existing structures.

19. 600 BLOCK NORTH SAM RAYBURN FREEWAY (PROJECT NO. 24-001006)

The request of Rhonda Corley (Owner), Primary Media (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 600 Block North Sam Rayburn Freeway, consisting of 0.029 acres being a part of the J.B. McAnair Survey, Abstract 763 and being a part of that 0.607 acre tract of land, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 5' front and 5' side setback in lieu of the required 35' for a billboard.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Billboard in a C-1 (Retail Business) District/Central Business District Overlay/Sam Rayburn Overlay District.

20. **7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 24-001013)**

The request of Christopher LeUnes (Owner), Nathan McCartney, Waypoint Land and Capital, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 7000 Block FM 691 and the 4000 Block North Highway 75, consisting of 40.728 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 being the remaining portion of a called 71.5452 acre tract, as follows:

Board of Adjustment

A. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Variance under Section 14.02.012 to allow 39 dwelling units in lieu of the maximum 30 dwelling units.

Planning and Zoning Commission

B. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.
C. C-2 Tract, consisting of 27.101 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to C-2 (General Commercial) District.

21. **5444 TEXOMA PARKWAY (PROJECT NO. 24-001014)**

The request of Nathan Gill (Owner), Will Knobler (Representative) and Underwood Drafting & Surveying, LLC (Surveyor) concerning the property located at 5444 Texoma Parkway being Lot 3 of Barnes/Kirkpatrick Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels in a C-2 (General Commercial) District.

22. **401 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 24-001015)**

The request of Haresh Surti (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 2.11 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being Lot 2 in Block 1 of Travelers Inn Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District.
B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District.

Close Public Hearing

23. **OVERALL LOCATION MAP**

24. 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 April 11, 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 11th day of April 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: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
APPROVE ACTION MINUTES OF THE REGULAR MARCH 19, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
Action minutes from the March 19, 2024 Planning and Zoning Commission meeting.

Origination:
Development Services

Staff Recommendation:
Staff recommends to approve the action minutes.

Attachments:
1. 2024-03-19 Action Minutes

ACTION MINUTES

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 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

Member Absent: Chairman Mahone

1. **CALL TO ORDER**
   Bookmarked at 08:36
   Vice Chairman Downtain called the meeting to order at 5:00 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR FEBRUARY 20, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 11:06
   The Planning and Zoning Commission reviewed the minutes of the February 20, 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 12:20

4. **CITIZEN COMMENTS**
   Bookmarked at 12:27

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.
   Bookmarked at 13:08
   The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7 and 8 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

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

Bookmarked at 14:57

Planning and Zoning Commission

Motion by Commission Member Sims to table the Site Plan located at 3000 Block Texoma Parkway and 3012 Texoma Parkway. Second by Commission Member Manley.
VOTING AYE: DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was tabled by the Commission.

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

Bookmarked at 17:05

Planning and Zoning Commission

Motion by Commission Member Sims to table the Final Plat located in the 301-401 Blocks East Shepherd Road and 7001-7201 Block South Highway 75. Second by Commission Member Manley.
VOTING AYE: DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER
VOTING NAY: NONE.

This item was tabled by the Commission.

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.

Bookmarked at 18:38

Planning and Zoning Commission

Motion by Commission Member Manley to untable the Zone Change located at 310 East Brockett Street. Second by Commission Member Whitaker.

VOTING AYE: 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 Zone Change located at 310 East Brockett Street. Second by Commission Member Whitaker.

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

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

12. **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

Bookmarked at 23:50
Board of Adjustment
Motion by Commission Member Manley to approve the Variances located at 3620 Texoma Parkway. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan located at 3620 Texoma Parkway. Second by Commission Member Sims.

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

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

13. **1512 INTERURBAN PARKWAY (Project No. 24-000498)**

AN EMAIL WAS RECEIVED BY DAN DITTO ON FRIDAY MARCH 15, 2024 AT 10:48 A.M. REQUESTING TO WITHDRAW THIS ITEM.

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.

Bookmarked at 30:44
This item was withdrawn.

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.

Bookmarked at 31:12
Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Zone Change located in the 2700 Block Blue Flame Road and 5100 Block Fallon Drive. Second by Commission Member Whitaker.

VOTING AYE: 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. 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.

Bookmarked at 38:30
Planning and Zoning Commission
Motion by Commission Member Manley to approve the Temporary Use Permit located at 5751 North Highway 75 with a time period of two years and subject to the Staff Review Letter. Second by Commission Member Sims.

VOTING AYE: 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. 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 RV Parks and Household Care Facilities; 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 49:30
Planning and Zoning Commission
Motion by Commission Member Manley to approve the version in front of the Commission. Second by Commission Member Whitaker.

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

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

Close Public Hearing

17. ADJOURNMENT

Bookmarked at 01:07:01
Vice Chairman Downtain adjourned the meeting at 5:58 p.m.

CHAIRMAN

ACTING SECRETARY

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) *Signs may be back lighted, indirect lighted, internal lighted or lighted by spots. No digital/LED signs are permitted.*

(9) *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) *Minimum setback for signs shall be five (5) feet from the property line. 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.*

(5) *A sign encroachment easement is required before a 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.*

(6) *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 each ~~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 a minimum of five (5) feet from the property line.*

(5) *Multi-family Development Entrance Signs shall be constructed of a landscaped, stone-base feature, or compatible with the design materials and colors of the building(s) on the site as approved by the Development Services Director.*

(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) *Signs may be back lighted, indirect lighted, internal lighted or lighted by spots. No digital/LED signs are permitted.*

(9) *Such signs shall require a sign permit.*

(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) *Minimum setback for signs shall be five (5) feet from the property line. 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.*

(5) *A sign encroachment easement is required before a 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.*

(6) *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) Minimum 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.

(7) Signs may be back lighted, indirect lighted, internal lighted or lighted by spots. No digital/LED signs are permitted.

(8) Such signs shall require a sign permit.

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.

…

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.~~

…

ARTICLE 14.10 USE CHART

Sec. 14.10.001 Use Chart.

…

(d) Use chart.

[The remainder of this page intentionally left blank.]

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*			
…																		

[The remainder of this page intentionally left blank.]

…"

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. 6.

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2901 BLOCK TEXOMA PARKWAY (Project No. 24-001188)**

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 Club Carwash Sherman Lot 3, Block A

Background:

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

The following has been approved for this item:

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

Origination:

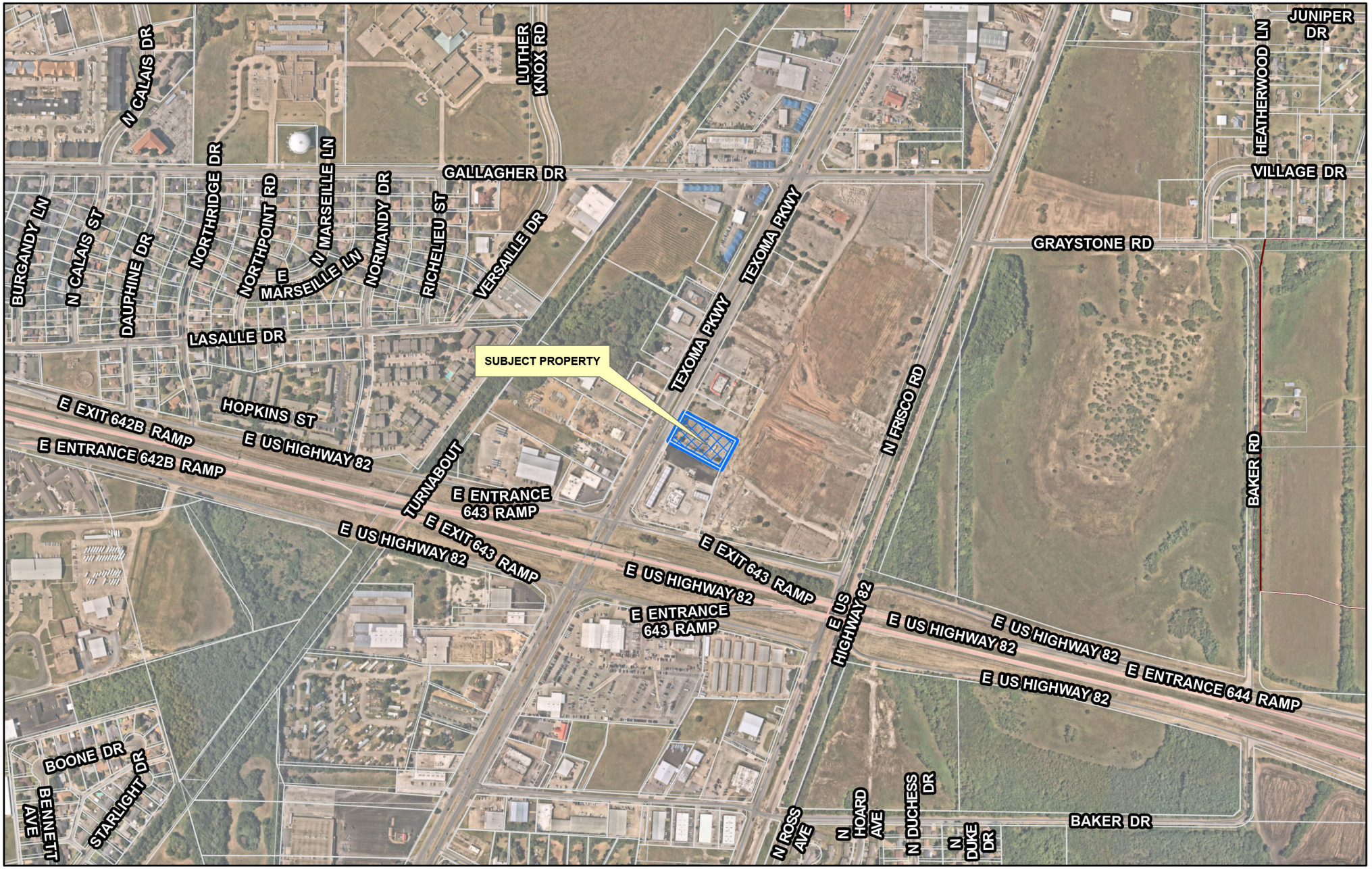
Club Car Wash Sherman Texoma, LLC (Owner)
Clay Moore Engineering (Engineer)
Eagle Surveying, LLC (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2901 BLK TEXOMA PKWY

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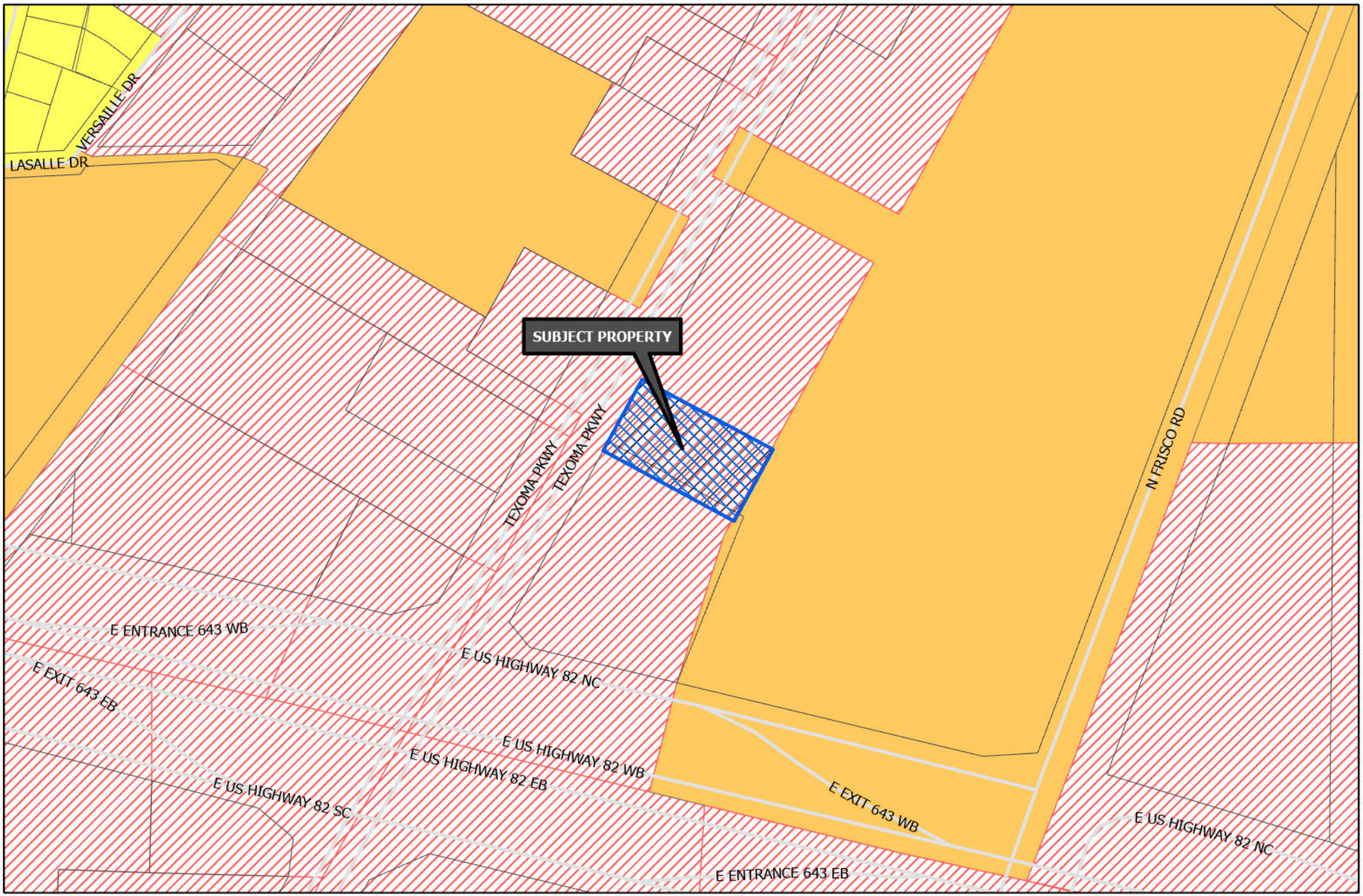
Date: 3/26/2024 3:17 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2901 BLK TEXOMA PKWY

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

CLAYMOORE ENGINEERING

March 20, 2024

Ms. Lauren Marlow
Development Services
City of Sherman
220 Mulberry St
Sherman, Tx 75090

Re: Club Carwash Sherman- Plat Submittal

Dear Ms. Marlow,

This letter shall serve as the Cover letter for the Final Plat of the Club Carwash Sherman Addition Lot 3, Block A. This will be a final plat of approximately 1.119 acres, located generally at the NEC of Highway 82 and Texoma Parkway. Below you will find the list of comments from the preliminary plat submittal with responses.

Recommend Denial due to:

1. Failure to provide the width of the right-of-way and pavement for Texoma Parkway 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 10.02.002(b)(5); 10.02.003(b)(9) MONUMENTS ARE SHOWN. ROW WIDTH IS LABELED OF RECORD. PAVEMENT AND PAVEMENT WIDTH ARE SHOWN.*
2. Water Main Right of Way Easement established in Vol. 1147, Pg. 341, DRGCT shall be abandoned by separate instrument with filing information shown of said abandonment documents noted on plat. *(Item No. 11 on Preliminary Plat SRL for Sherden Mall dated October 10, 2022.) EASEMENT IS SHOWN PARTIALLY ABANDONED ON SUBJECT TRACT WITH A BLANK FOR RECORDING INFORMATION, PENDING APPROVAL AND FILING OF SEPARATE INSTRUMENT.*
3. Remove “Utility” from Access, Drainage & Utility Easement along western portion of subject property. *Code of Ordinances Chapter 10.03.003(d)(1) ADDRESSED AS REQUESTED*
4. Remove “Certificate of Acceptance and Dedication” from final plat. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15) ADDRESSED AS REQUESTED*

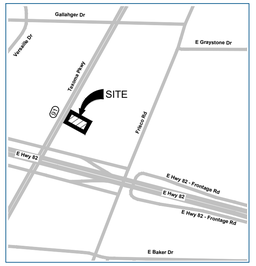
5. Remove “Certificate of Compliance” from final plat. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15) ADDRESSED AS REQUESTED*
6. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14 DULY NOTED, ABOVE COMMENTS ADDRESSED AS STATED*

Should you have any questions, please feel free to contact me.

Sincerely,
Claymoore Engineering, Inc.

Clay Cristy, P.E.

VICINITY MAP
NOT TO SCALE



LEGEND

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°36'27" W	162.50'
L2	N 28°36'27" E	162.50'
L3	N 61°23'33" W	10.00'
L4	N 28°36'27" E	20.00'
L5	S 61°23'33" E	10.00'
L6	N 28°26'03" E	10.46'
L7	N 74°51'50" E	14.22'
L8	N 28°36'27" E	122.60'
L9	S 28°36'27" W	121.30'
L10	S 47°14'15" W	31.73'

CURVE TABLE

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Matthew Raabe, R.P.L.S. # 6402 — Date

GENERAL NOTES

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

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

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

4.) Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.

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

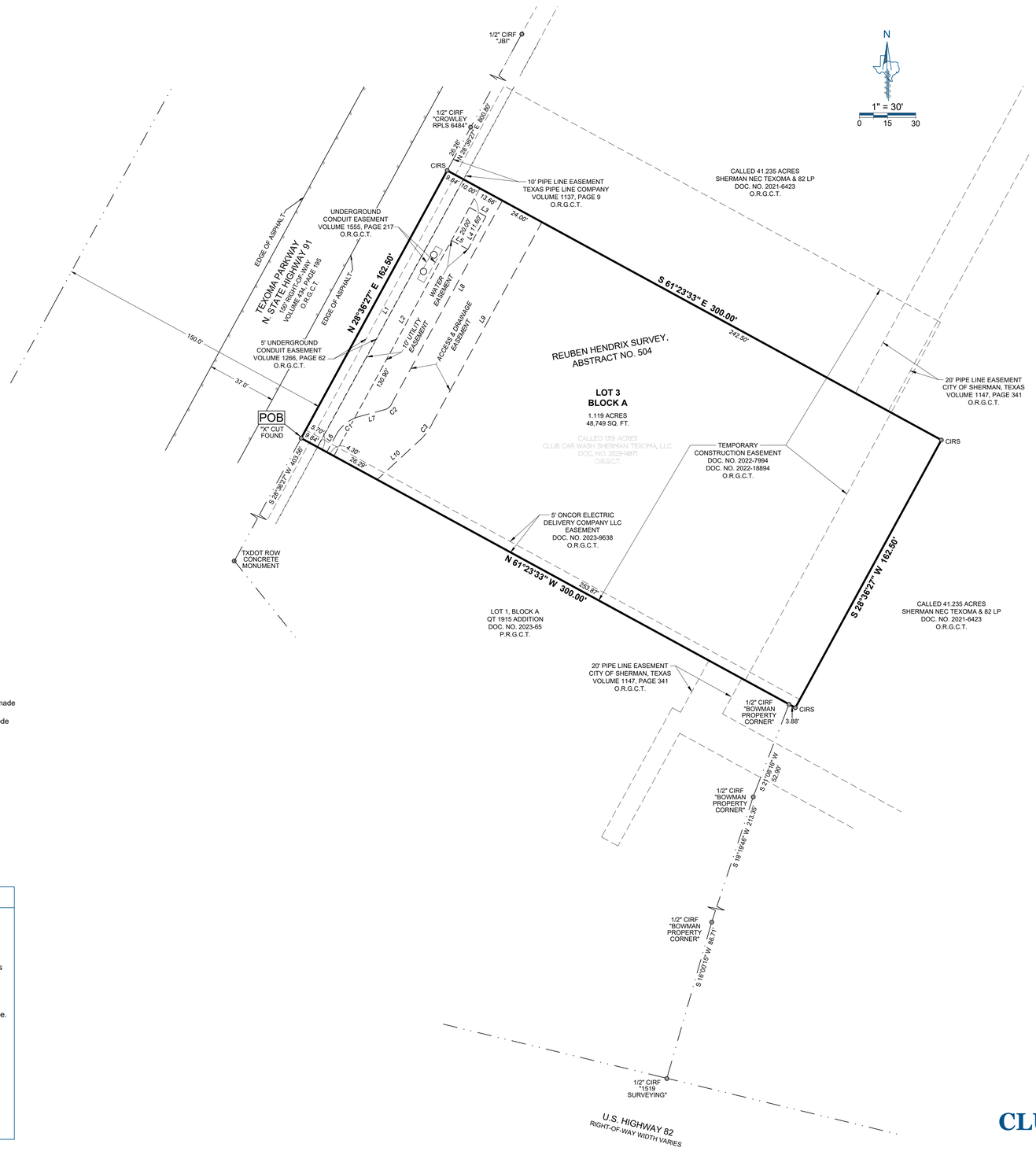
6.) This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 01, 2022 and is located in Community Number 485509 as shown on Map Number 48181C0290G.

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

8.) Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.

9.) The owners and builders must comply with all other state and federal regulations regarding developments of this type.

10.) Water Easement abandonment was approved at City Council March 4, 2024 via Ordinance 8703 recorded in Document Number 2024-5958, Official Records of Grayson County, Texas.



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

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

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

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

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

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

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That, **CLUB CAR WASH SHERMAN TEXOMA, LLC,** does hereby adopt this plat designating the hereinabove property as **CLUB CARWASH SHERMAN, LOT 3, BLOCK A**, an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the streets and easements shwon on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have right of ingress and egress to and from and upon the said easements strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2024.

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

BY: _____
Signature / Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

ACCEPTANCE

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

_____ Chairman — _____ Secretary

FINAL PLAT
CLUB CARWASH SHERMAN
LOT 3, BLOCK A

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

JOB NUMBER	2301.032-03
DATE	04/05/2024
REVISED	-
DRAWN BY	BE

EAGLE SURVEYING

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

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

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 6104 TEXOMA PARKWAY (Project No. 24-001189)**

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 being a part of the J.B. Shannon Survey, Abstract No. 1085 and being all of the 0.436 acre tract & 1.575 acre tract of land, as follows:

Planning and Zoning Commission

Final Plat of TAPS Operation Facility Addition Lot 1, Block A

Background:

The property is located at 6104 Texoma Parkway between FM 691 and De Soto. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 6/22/2010 - Variance to allow a 5' front yard setback for a 12x14 LED monument sign in a C-2 (General Commercial) District
- 4/17/2012 Exception to allow an extension of a metal siding exterior facade in lieu of the required masonry, brick, stone, EFIS (Exterior Finish Insulation System) or concrete lap siding in a C-2 (General Commercial) District.
- 4/22/2014 - Exception to allow a 3 story, 45’ tall Terminal and Administration Building Addition in lieu of the permitted 2 stories or 35’ in a C-2 (General Commercial) District
- 1/12/2021 - Site plan approval for Three Parking Canopies for Systems Inc. (TAPS)
- 2/21/2023 - Site Plan for TAPS (Texoma Area Paratransit System, Inc.).
- 1/19/2024 - Preliminary Plat of TAPS Operation Facility Addition (CONDITIONALLY APPROVED)

- 2/20/2024 - Site Plan of TAPS Operation Facility Addition
- 2/20/2024 - 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.

Origination:

Texoma Area Paratransit System (TAPS) (Owner)
Clay Barnett (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
6104 TEXOMA PKWY

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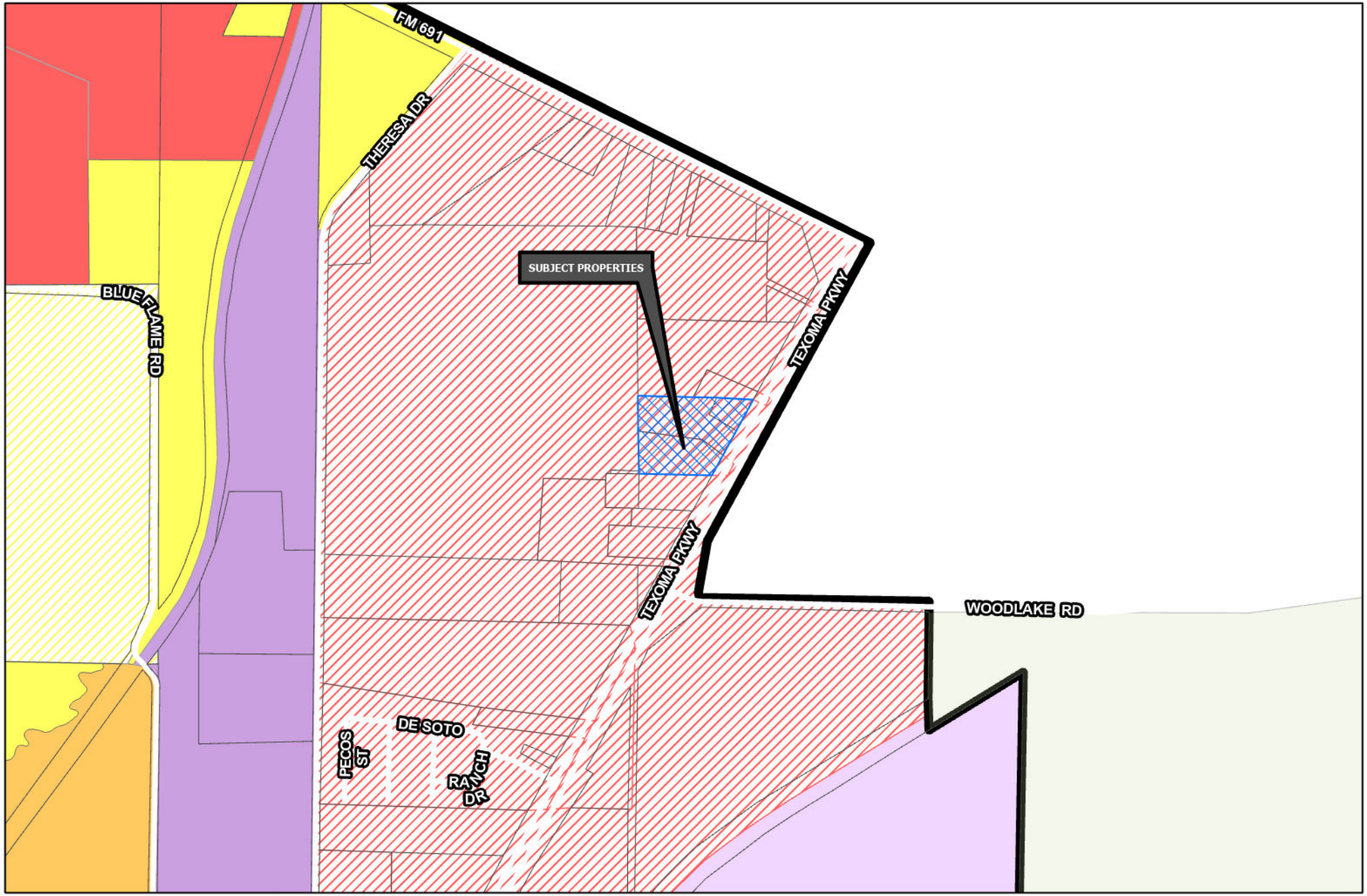

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
6104 TEXOMA PKWY

N
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S

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

HUITT ZOLLARS

March 20, 2024

City of Sherman
Mr. Wayne E. Lee, P.E., CFM
220 W. Mulberry St.
Sherman, TX 75090

Re: Final Plat Submission
R315639.02 TAPS Operations Facility

Dear Mr. Lee:

Please find attached the information required for a final plat submittal. We appreciate the comments sent by your office on January 26, 2024. Following is a response to each comment:

1. Silo on north side of property encroaches into side setbacks for C-2. Variance is required. *Code of Ordinances Sec. 14.02.017*

   A variance was applied for and received on February 20, 2024.

2. Provide a filed copy of the document abandoning the 141'x15' Perpetual Easement established in Volume 2185, Page 175, RPRGCT to the City Engineering Department. *City of Sherman Code of Ordinances Chapter 10.02.002(b)(5)*

   The document abandoning the 141'x15' Perpetual Easement has been approved by the TAPS Board of Directors and is in the process of being executed by the President of the Board of Directors. We anticipate having it recorded before the end of March.

3. Dedicate a 15' Utility Easement along Texoma Parkway (SH 91). *Code of Ordinances Chapter 10. 03. 003(d)(2)*

   A 15’ Utility Easement along Texoma Parkway (SH 91) has been shown as requested.

4. Distance of the existing structure (Covered Parking) on the south shall be shown. Variance may be required for the existing structure if the structure is not a minimum of 15' from the property line. *Code of Ordinances Sec. 14.02.017*

   A variance was applied for and received on February 20, 2024.

5. 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)*

The proposed structure and associated parking are replacing two buildings that existed in this location prior to their removal in 2015. We did not feel the need to add detention because the surrounding systems have been designed to accommodate storm water from this previously impervious area.

6. 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)*

   Civil plans were submitted and approved on March 18, 2024.

If you have any questions or need any additional information, please feel free to contact me.

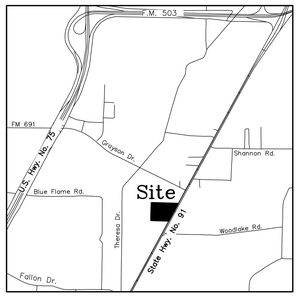
Sincerely,
Huitt-Zollars, Inc.

Clay Barnett, P.E., CFM
Vice President

Attachments:

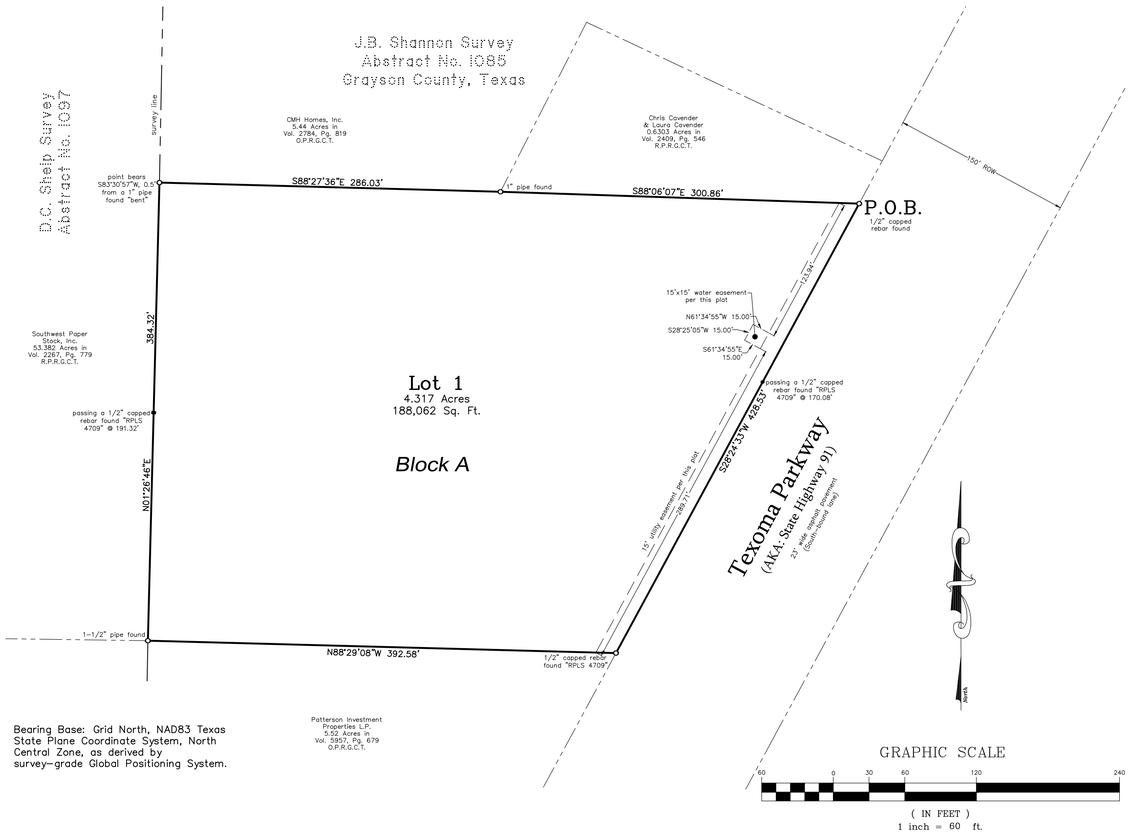
- Completed Master Application Form
- Development Application Checklist
- Current Deeds
- Final Plat
- Application Fee (under separate submittal)

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. The subject property is affected by the Termination of Access Easement and Right–of–way by and between Gary, Inc. and Texoma Area Paratransit–System, Inc. as filed in Int. No. 2024–7819.



FIELD NOTES

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

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

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

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

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

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

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

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

_____
Pam Howeth,
Authorized Representative for Texoma Area Paratransit System

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of TAPS Operations Facility Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2024, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Job No. CGS380124

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

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

P:\Land Projects R2\Taps–4.5–Acres–Topo\Civil 3D\Final Plat.dwg 1/24/2024 8:41 AM

Final Plat
Lot 1, Block A
TAPS Operation Facility Addition
to the
City of Sherman
Grayson County, Texas
4.317 Acres
in the
J.B. Shannon Survey
Abstract No. 1085
Date of Preparation: April 5, 2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 6000-6400 SOUTH HIGHWAY 75 AND 100-200 AKERS ROAD (Project No. 24-001198)**

The request of Cope Equities, LLC (Owner), Caleb Jones, P.E. (Representative) and Kimley-Horn & Associates (Surveyor) concerning the property located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road, being 54.445 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat of Jamestown Square

Background:

The property is located in the 6000-6400 Blocks South Highway 75 and 100-200 Blocks Akers Road at the corner of Akers Road and South Highway 75. The owner would like to plat the property into 8 lots for a mix of residential and commercial development.

The following has been approved for this location:

- 10/19/2021 - Zone Changes:

- Tract 1 – Being 14.949 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
- Tract 2 – Being 19.347 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential) District.
- Tract 3 – Being 20.232 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an SF-1 (Single-Family Residential) District.

- 4/19/2022 - Zone change and Conceptual Site Plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District. (Tract 2)
- 4/19/2022 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District. (Tract 3)
- 6/21/2022 - Preliminary Plat approval Jamestown Square, Block A, Lots 1-7.
- 6/21/2022 - Site Plan Approval Jamestown Square Multi-Family Development, Phase One, Block A, Lot 4.
- 8/22/2023 - Public Hearing and Zoning Text Amendment to add regulations to Chapter 14, Zoning Ordinance, Section 14.02.010 R-TH (Townhome Residential) District to allow 22’ wide lots for

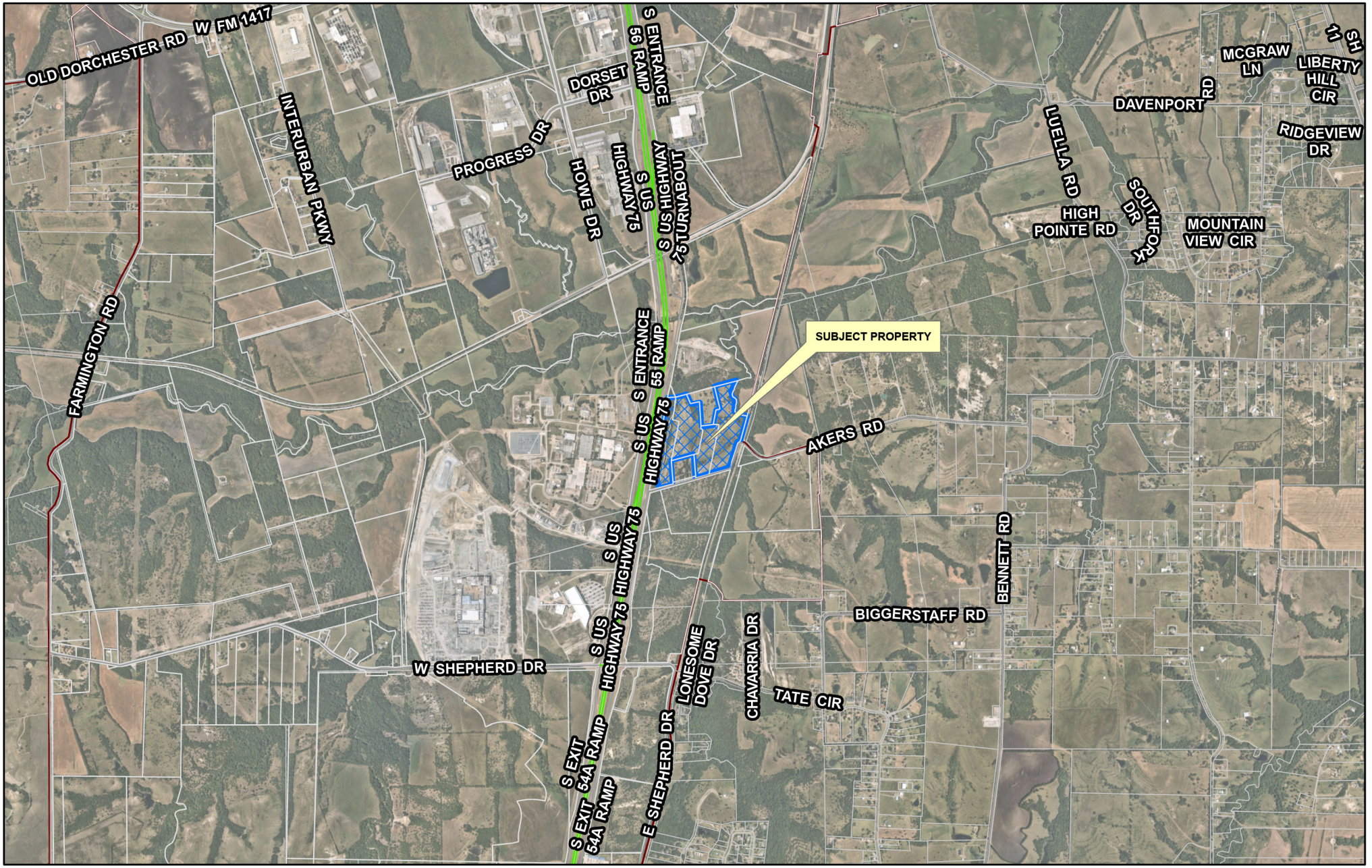
Townhomes with Rear Loaded Garages in a R-TH (Townhome Residential) District

- 8/22/2023 - Tract 2, consisting of 14.287 acres in the John Chronister Survey, Abstract No. 248 - Public Hearing, Site Plan and Zone Change from C-1 (Retail Business) District and MF-30 (Multi-Family Residential) District/75 & 82 Overlay District to MF-30 (Multi-Family Residential) District/75 & 82 Overlay District.
- 8/22/2023 - Tract 3, consisting of 7.796 acres in the John Chronister Survey, Abstract 248 - Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi-Family Residential) District/75 & 82 Overlay District to R-TH (Townhome Residential) District/75 & 82 Overlay District.
- 10/17/2023 - Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi Family Residential) District/75 & 82 Overlay District to MF-15 (Multi-Family Residential) District/75 & 82 Overlay District.
- 10/17/2023 - Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Build to Rent MF-15 (Multi-Family Residential) District in an R-6 (Single-Family Residential) District75 & 82 Overlay District.
- 10/17/2023 - Conceptual Site Plan of the Build to Rent Addition

Origination:
Cope Equities, LLC (Owner)
Caleb Jones, P.E. (Representative)
Kimley-Horn & Associates (Surveyor)

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

Attachments:
1. Location Map
2. Zoning Map
3. Comment Response 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
6000-6400 S HWY 75 & 100-200 BLKS AKERS RD

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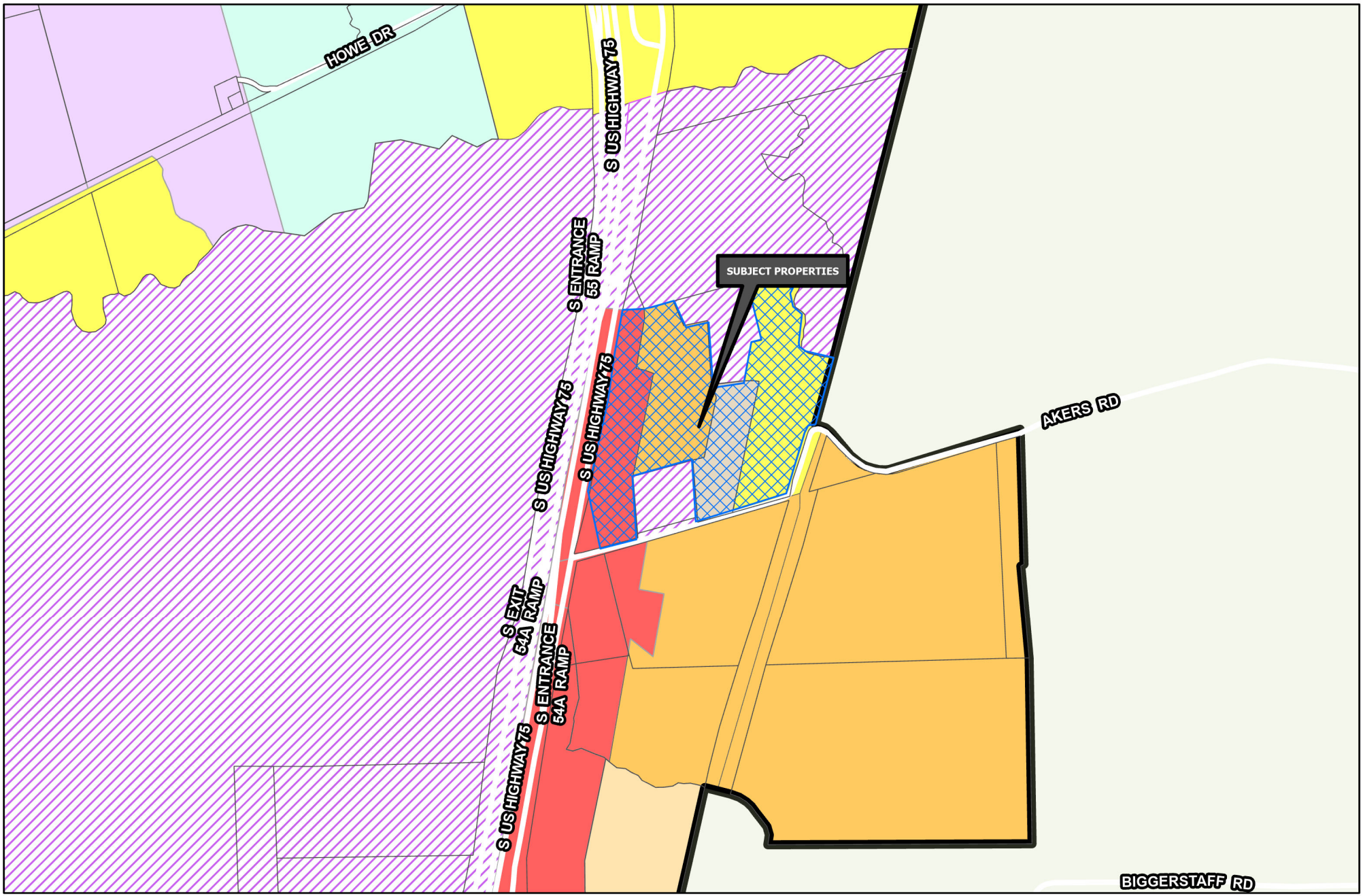

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
6000-6400 S HWY 75
& 100-200 BLKS AKERS RD

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Date: 3/26/2024 3:17 PM

Kimley»Horn

March 20, 2024

City of Sherman
220 West Mulberry Street
Sherman, TX 75090
903-892-7204
planning@cityofsherman.com

RE: ***Jamestown Square Final Plat***
Response to Staff Review Letter

To whom it may concern:

This letter is in response to the review dated October 9, 2023, regarding Jamestown Square Final Plat. Your comment is listed first, followed by the response in bold italics.

STAFF REVIEW LETTER:

1. Preliminary Plat required for each phase of development.
   Response: Noted.

2. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s).
   Response: We received street names confirmation from planning@cityosherman.com on 3/13/24.

3. Dedicate a 45' Right of Way Dedication along the East-West portion of Akers Road in regards to Grayson County/City of Sherman Thoroughfare Plan.
   Response: Revised per comment.

4. Dedicate Right of Way Dedication along the North-South portion of Akers Road to total 60' Right of Way in regards to Grayson County/City of Sherman Thoroughfare Plan.
   Response: Revised per comment.

5. Dedication of additional Right of Way for turn lane on Lot 1, Block A is required. Coordinate with Engineering Department for exact dimensions.
   Response: We received engineering approval on the Jamestown Square infrastructure plans. Additional right-of-way dedication was not determined to be necessary for the TxDOT deceleration lane, nor along Akers Road.

6. Improvements to Akers Road to create a minimum of 24' asphalt road is required.
   Response: We received engineering approval on the Jamestown Square infrastructure plans. It is our understanding that the City of Sherman intends to improve Akers Road separately, and that these improvements will not be required by the Jamestown Square development.

7. Dedicate a 25'x25' Right of Way corner clip on southwest corner of proposed Lot 2, Block A.
   Response: Revised per comment.

8. Dedicate a 25'x25' Right of Way corner clip on northwest corner of proposed Lot 1, Block A.
   Response: Revised per comment.

9. Dedicate a 25'x25' Right of Way corner clip on southeast corner of proposed Lot 5, Block A.
   Response: Revised per comment.

10. Dedicate a 25'x25' Right of Way corner clip on southwest corner of proposed Lot 6, Block A.
    Response: Revised per comment.

11. Dedicate a 40'x40' Right of Way corner clip on southwest corner of proposed Lot 1, Block A.
    Response: Revised per comment.

12. Dedicate a 10' Utility Easement along southern boundary of proposed Street A.
    Response: Revised per comment.

13. Dedicate a 10' Utility Easement along northern and southern boundaries of proposed Street B.
    Response: Revised per comment.

14. Dedicate a 10' Utility Easement along eastern and western boundaries of proposed Street C.
    Response: Revised per comment.

15. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Akers Road. Modify 10' Utility Easements corners intersecting streets to parallel new rights of way created by corner clip.
    Response: Revised per comment.

16. 50' Drainage Easement in proposed Lot 7, Block A to be shown as a Private Drainage Easement.
    Response: Revised per comment.

17. Proposed 15' Water Easement traversing proposed Lots 1, 3, and 5 may require relocation upon civil review.
    Response: Revised per comment. Received an offsite water easement.

18. Add General note to Final Plat stating the following: "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: Revised per comment.

19. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022.
Response: Revised per comment.

20. All requirements of the Floodplain Ordinance shall be followed.
Response: Noted.

21. Final Plat to have all signature blocks in compliance with Ordinance No. 6643.
Response: Revised per comment.

22. Water main must be extended in accordance with City criteria to serve proposed Lots.
Response: We received engineering approval on the Jamestown Square infrastructure plans. Water main is extended to serve the proposed lots.

23. Wastewater main must be extended in accordance with City criteria to serve proposed Lots. Wastewater capacity shall be verified for proposed use.
Response: We received engineering approval on the Jamestown Square infrastructure plans. Wastewater main is extended to serve the proposed lots. Wastewater capacity calculations were provided.

24. 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.
Response: Detention is required. A note was added to the Plat that the 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.

25. 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.
Response: We received engineering approval on the Jamestown Square infrastructure plans.

26. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans are sufficiently complete.
Response: We received engineering approval on the Jamestown Square infrastructure plans.

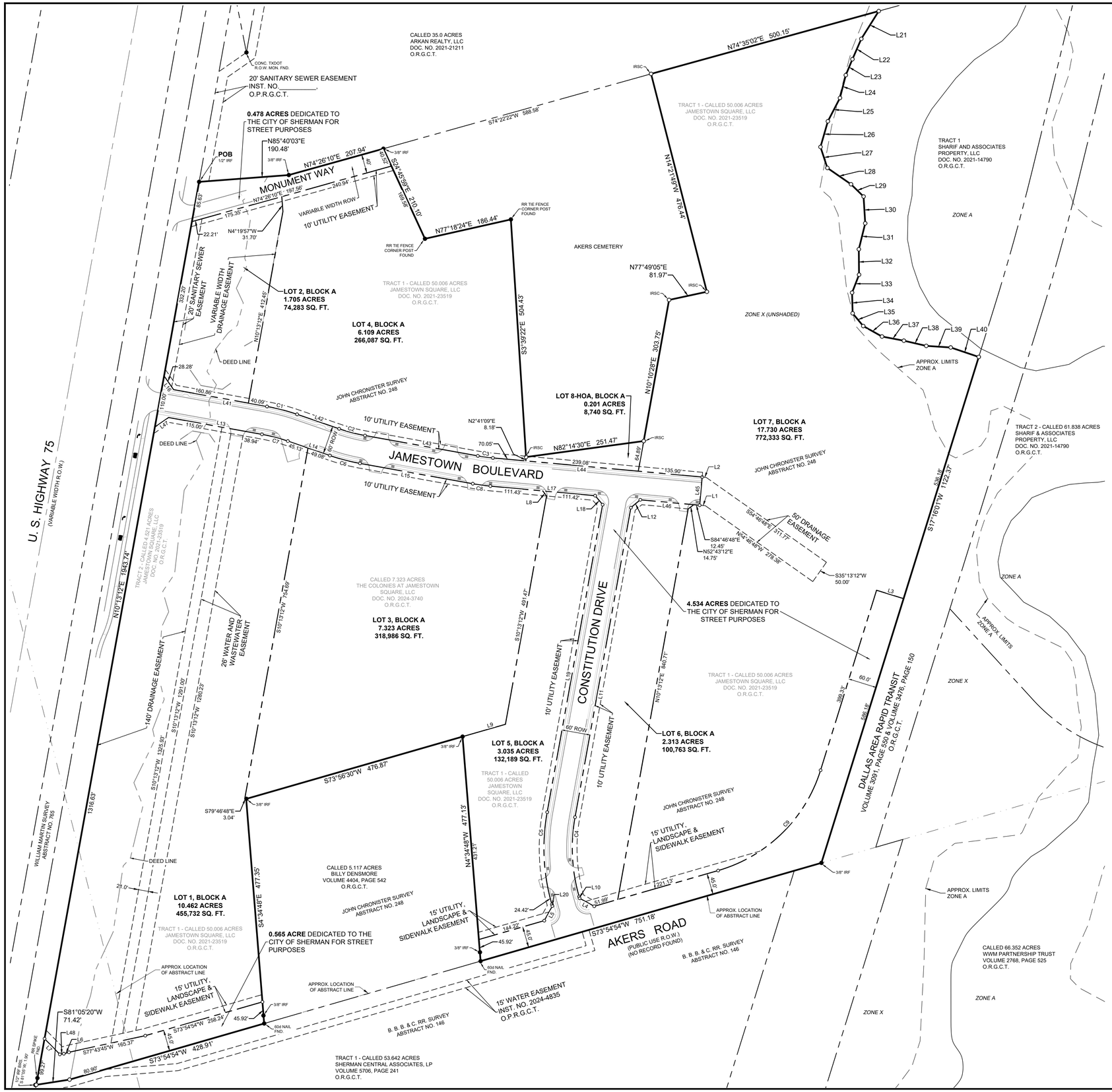
27. Preliminary Plats are valid for a period of 24 months.
Response: Noted.

28. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission.
Response: Noted.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

Caleb Jones, P.E. – Project Manager



NORTH

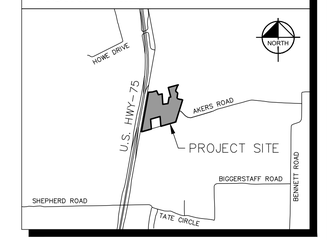
GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' 24x36

VICINITY MAP

N.T.S.



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, divide the distance by the Project Combined Scale Factor (PCF) of 1.00010712.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0275G, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

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

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)".

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

Maintenance of the Detention Area is the responsibility of the homeowners association or property owners association. In the event that the association is no longer active, the maintenance is the responsibility of the Lot 2, Block A property owner.

SEE SHEET NO. 2 FOR LINE AND CURVE TABLES

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

FINAL PLAT
JAMESTOWN SQUARE

BLOCK A, LOTS 1-7 & 8-HOA

54.445 ACRES SITUATED IN THE JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 100'	JCC	KHA	04/11/2024	064512316	1 of 2

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

OWNER / APPLICANT:
The Colonies at Jamestown Square, LLC
900 W. Bethany Dr., Suit 540
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

DWG NAME: K:\FRI_SURVEY\064512316-JAMESTOWN SQUARE - SHERMAN\DWG\064512316-JAMESTOWN SQUARE FP 24X36.DWG PLOTTED BY: MARX, MICHAEL 4/11/2024 2:22 PM LAST SAVED: 4/11/2024 2:16 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS JAMESTOWN SQUARE, LLC AND THE COLONIES AT JAMESTOWN SQUARE, LLC, is the owner of a tract of land situated in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas, and being all of Tract 1 (called 50.006-acres) and all Tract 2 (called 4.521-acres), described in a Special Warranty Deed to Jamestown Square, LLC, as recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas, and all of a called 7.323-acre tract of land described in a Special Warranty Deed to The Colonies at Jamestown Square, LLC, recorded in Document No. 2024-3740 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for the northwest corner of said Tract 2 (called 4.521-acres) and the southwest corner of a called 35.0-acre tract of land, described in a Warranty Deed to Arkan Realty, LLC, as recorded in Document No. 2021-21211 of the Official Records of Grayson County, Texas, same also being on the easterly right of way line of U. S. Highway 75, a variable width right of way;

THENCE North 85°40'03" East, departing the easterly right of way line of said U. S. Highway 75, along the northerly line of said Tract 2 (called 4.521-acres), the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 190.48 feet to a 3/8-inch iron rod found for corner;

THENCE North 74°26'10" East, continuing along the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 207.94 feet to a 3/8-inch iron rod found for a northeast corner of said Tract 1, same being the occupied northwest corner of Akers Cemetery, no record found;

THENCE South 24°45'59" East, departing the southerly line of said 35.0-acre tract, along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 210.10 feet to a railroad tie fence corner post found for corner;

THENCE North 77°18'24" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 186.44 feet to railroad tie fence corner post found for corner;

THENCE South 03°39'22" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 504.43 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Akers Cemetery;

THENCE North 82°14'30" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 251.47 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for southerly, southeast corner of said Akers Cemetery;

THENCE North 10°10'28" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 303.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 77°49'05" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 81.97 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 14°21'49" West, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 476.44 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said Akers Cemetery, same being a northwest corner of said Tract 1 and being on the southerly line of aforesaid 35.0-acre tract;

THENCE North 74°35'02" East, along the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 500.15 feet to a point for corner in the center of a creek, same being the northeast corner of said Tract 1;

THENCE in a southerly direction, along the easterly line of said Tract 1 (50.006-acres) and generally along the center of said creek, the following:

South 32°09'35" West, a distance of 69.41 feet to a point for corner;

South 23°34'54" West, a distance of 47.12 feet to a point for corner;

South 22°39'45" West, a distance of 36.50 feet to a point for corner;

South 14°18'21" West, a distance of 49.87 feet to a point for corner;

South 27°19'29" West, a distance of 55.67 feet to a point for corner;

South 16°02'42" West, a distance of 56.61 feet to a point for corner;

South 18°07'31" East, a distance of 46.70 feet to a point for corner;

South 55°23'48" East, a distance of 60.83 feet to a point for corner;

South 45°39'44" East, a distance of 37.23 feet to a point for corner;

South 03°28'02" East, a distance of 56.90 feet to a point for corner;

South 13°49'55" West, a distance of 56.56 feet to a point for corner;

South 00°31'56" East, a distance of 53.95 feet to a point for corner;

South 21°15'44" West, a distance of 40.72 feet to a point for corner;

South 01°28'07" East, a distance of 43.78 feet to a point for corner;

South 39°51'00" East, a distance of 35.14 feet to a point for corner;

South 60°42'51" East, a distance of 45.53 feet to a point for corner;

South 79°10'04" East, a distance of 47.15 feet to a point for corner;

South 76°58'44" East, a distance of 48.68 feet to a point for corner;

South 86°16'37" East, a distance of 51.87 feet to a point for corner;

South 71°20'01" East, a distance of 62.69 feet to the easterly, northeast corner of said Tract 1, same being on the westerly line of the Dallas Area Transit right of way as described in a deed, recorded in Volume 3091, Page 550 and Volume 3476, Page 150, both of the Official Records of Grayson County, Texas;

THENCE South 17°16'01" West, continuing along the easterly line of said Tract 1 (50.006-acres) and the westerly line of said Dallas Area Transit tract, a distance of 1,122.37 feet to a 3/8-inch iron rod found for the southeast corner of said Tract 1, same being in the pavement of Akers Road, a public use right of way, no record found;

THENCE South 73°54'54" West, along the southerly line of said Tract 1 (50.006-acres) and along said Akers Road, a distance of 751.18 feet to a 60d nail found for the southeast corner of a called 5.117-acre tract of land, described in a General Warranty Deed, recorded in Volume 4404, Page 542 of the Official Records of Grayson County, Texas;

THENCE North 04°34'48" West, departing said Akers Road, along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, passing at a distance of 18.79 feet, a found 3/8-inch iron rod, continuing for a total distance of 477.13 feet to a 3/8-inch iron rod found for the northeast corner of said 5.117-acre tract, same being on the southerly line od said 7.323-acre tract;

THENCE South 73°56'30" West, along the common line of said 5.117-acre tract and said 7.323-acre tract, a distance of 476.87 feet to a 3/8-inch iron rod found for the northwest corner of said 5.117-acre tract;

THENCE South 04°34'48" East, departing the southerly line of said 7.323 -acre tract and along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, passing at a distance of 460.42 feet, a found 3/8-inch iron rod, continuing for a total distance of 477.35 feet to a 60d nail found in aforesaid Akers Road, for the southwest corner of said 5.117-acre tract;

THENCE South 73°54'54" West, along the southerly line of said Tract 1 (50.006-acres) and along said Akers Road, a distance of 428.91 feet to the southwest corner of said Tract 1 and the southeast corner of aforesaid Tract 2 (called 4.521-acres);

THENCE South 81°05'20" West, along the southerly line of said Tract 2 (called 4.521-acres) and along said Akers Road, a distance of 71.42 feet to the southwest corner of said Tract 2, same being on the easterly right of way line of aforesaid U. S. Highway 75, from which, a found 1/2-inch iron rod bears South 81°05' West, 1.90 feet;

THENCE North 10°13'12" East, along the westerly line of said Tract 2 (called 4.521-acres) and the easterly right of way line of said U. S. Highway 75, passing a found railroad spike at a distance of 14.52 feet, continuing for a total distance of 1,943.74 feet to the **POINT OF BEGINNING** and containing 2,371,639 square feet or 54.445 acres of land, more or less.

LINE TABLE			LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N84°46'48"W	12.31'	L27	S18°07'31"E	46.70'	C1	8°46'34"	430.00'	65.86'	N75°23'31"W	65.80'
L2	S84°46'48"E	8.39'	L28	S55°23'48"E	60.83'	C2	8°46'34"	370.00'	56.67'	S75°23'31"E	56.62'
L3	S72°43'59"E	60.00'	L29	S45°39'44"E	37.23'	C3	5°00'00"	370.00'	32.29'	S82°16'48"E	32.28'
L4	S61°05'06"E	35.36'	L30	S03°28'02"E	56.90'	C4	26°18'18"	370.00'	169.87'	S02°55'57"E	168.38'
L5	N28°54'54"E	35.36'	L31	S13°49'55"W	56.56'	C5	26°18'18"	430.00'	197.42'	S02°55'57"E	195.69'
L6	S73°54'54"W	11.32'	L32	S00°31'56"E	53.95'	C6	8°46'34"	430.00'	65.86'	S75°23'31"E	65.80'
L7	N44°20'44"W	46.38'	L33	S21°15'44"W	40.72'	C7	8°46'34"	370.00'	56.67'	N75°23'31"W	56.62'
L8	S37°16'48"E	13.51'	L34	S01°28'07"E	43.78'	C8	5°00'00"	430.00'	37.52'	S82°16'48"E	37.51'
L9	S73°56'30"W	94.40'	L35	S39°51'00"E	35.14'	C9	56°38'53"	320.00'	316.38'	N45°35'28"E	303.65'
L10	S16°05'06"E	3.59'	L36	S60°42'51"E	45.53'						
L11	S10°13'12"W	666.29'	L37	S79°10'04"E	47.15'						
L12	S50°13'12"W	25.98'	L38	S76°58'44"E	48.68'						
L13	S79°46'48"E	200.94'	L39	S86°16'37"E	51.87'						
L14	S71°00'14"E	49.08'	L40	S71°20'01"E	62.69'						
L15	S79°46'48"E	242.72'	L41	N79°46'48"W	160.86'						
L16	N34°46'48"W	35.36'	L42	N71°00'14"W	94.21'						
L17	S84°46'48"E	111.42'	L43	N79°46'48"W	242.72'						
L18	S39°46'48"E	24.76'	L44	N84°46'48"W	239.08'						
L19	S10°13'12"W	661.91'	L45	N05°13'12"E	60.00'						
L20	S16°05'06"E	3.59'	L46	N84°46'48"W	113.69'						
L21	S32°09'35"W	69.41'	L47	S55°13'12"W	35.36'						
L22	S23°34'54"W	47.12'	L48	S81°05'20"W	8.49'						
L23	S22°39'45"W	36.50'									
L24	S14°18'21"W	49.87'									
L25	S27°19'29"W	55.67'									
L26	S16°02'42"W	56.61'									

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JAMESTOWN SQUARE, LLC AND THE COLONIES AT JAMESTOWN SQUARE, LLC**, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein described real property as **JAMESTOWN SQUARE**, an addition to the City of Sherman, Grayson County, Texas, being 54.445 acres situated in and being a portion of the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these 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 _____, _____.

BY: **JAMESTOWN SQUARE, LLC**, a Texas limited liability company

By: _____
_____

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

BY: **THE COLONIES AT JAMESTOWN SQUARE, LLC**, a Texas limited liability company

By: _____
_____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, JAMESTOWN SQUARE, LLC AND THE COLONIES AT JAMESTOWN SQUARE, LLC, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **JAMESTOWN SQUARE**, 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 home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and 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 any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S 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, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This release shall be binding upon OWNER and OWNER's successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

Executed this _____ day of _____, A.D. 20___.

_____
Jamestown Square, LLC

Executed this _____ day of _____, A.D. 20___.

_____
The Colonies at Jamestown Square, LLC

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF GRAYSON §

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

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

_____
Notary Public, State of Texas

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

_____ _____
Chairman Secretary

FINAL PLAT
JAMESTOWN SQUARE

BLOCK A, LOTS 1-7 & 8-HOA

54.445 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND
THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet
NA	JCC	KHA	04/11/2024	064512316	2 of 2

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

OWNER / APPLICANT:
The Colonies at Jamestown Square, LLC
900 W. Bethany Dr., Suit 540
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

DWG NAME: K:\FRI_SURVEY\064512316-JAMESTOWN SQUARE - SHERMAN\DWG\064512316-JAMESTOWN SQUARE FP 24X36.DWG PLOTTED BY MARX, MICHAEL 4/11/2024 2:23 PM LAST SAVED 4/11/2024 2:16 PM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

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

TABLED FROM FEBRUARY 20, 2024

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

Planning and Zoning Commission

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

Background:

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

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

The structure of the program will be a home school co-op setting. Students will be doing online schoolwork with the assistance of a teacher and learn about Jesus and develop leadership skills.

The plan for the fall is to get the correct permits in order to convert one of the structures in the back of the property to become a full learning center for students. They plan to use all of the existing martial arts buildings as more learning centers and activity centers for the students. This application includes the whole property of 1921 W. Houston as the SUP. BOLD Success Academy will meet Monday-Thursday 9:00am-2:00pm with a max capacity of 30 students for the fall semester of 2024.

Origination:

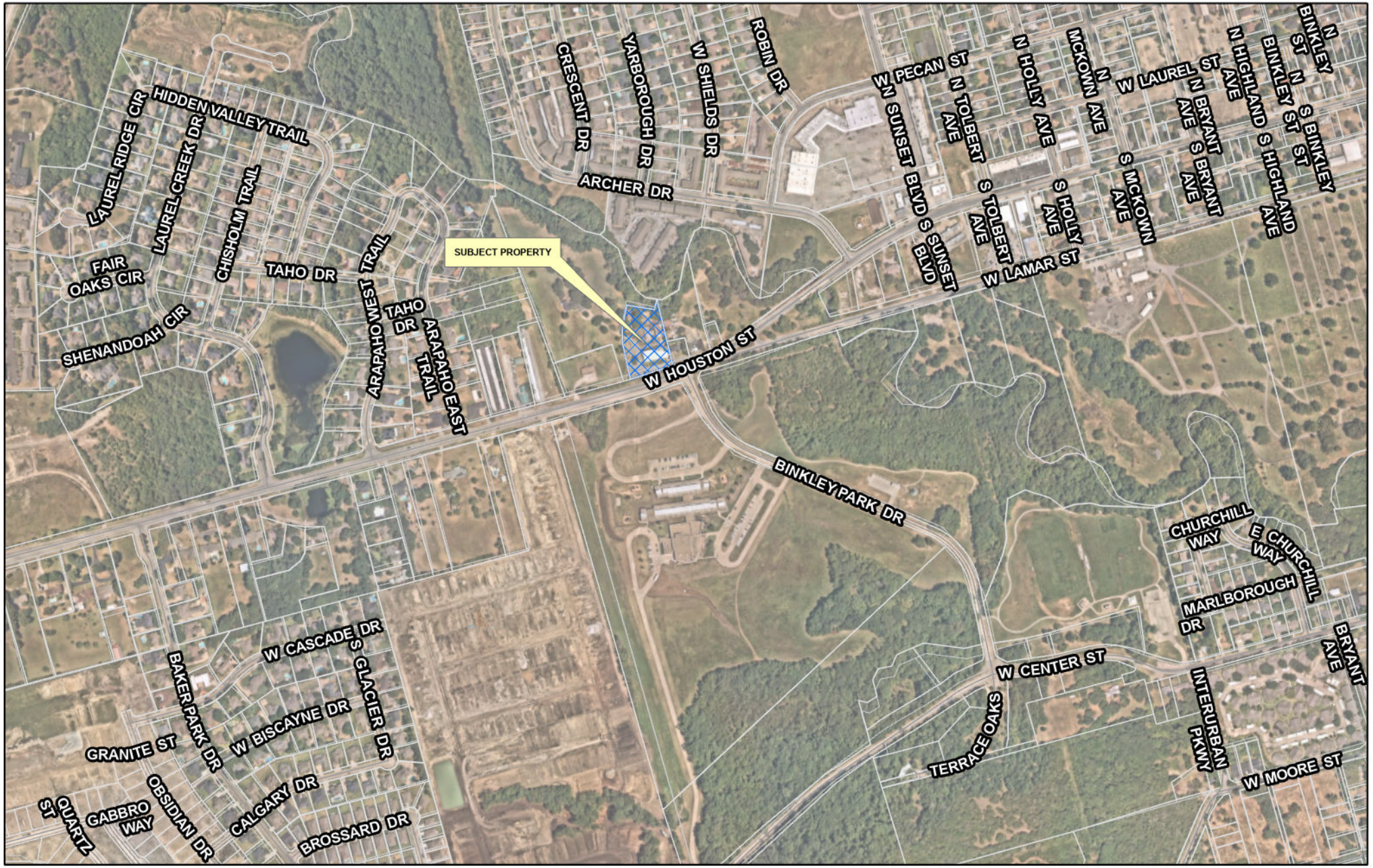
Rick Arnold (Owner)
Haleigh Arnold-Black (Representative)
Sartin & Associates, Inc. (Surveyor)

Staff Recommendation:

There are still a number of items on the Staff Review Letter that need to be addressed on the proposed site plan. Staff recommends P&Z continue to table this item until those outstanding items are resolved.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Site Plan
7. Narrative
8. Floorplan
9. Bold Success Academy Flyer
10. Elevations
11. Bold Success Academy Brochure
12. Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1915 & 1921 W HOUSTON ST

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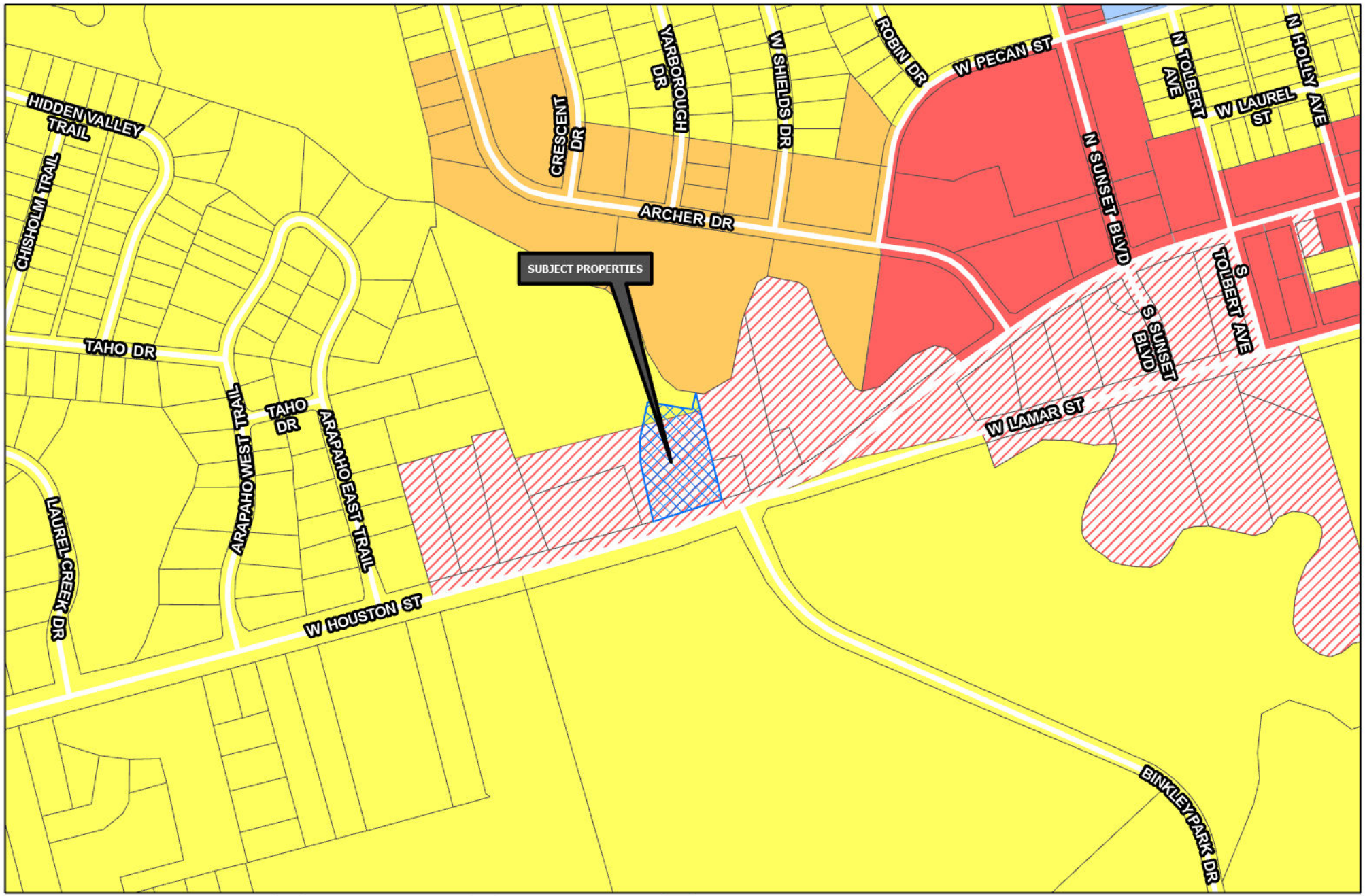
Date: 1/16/2024 11:53 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1915 & 1921 W HOUSTON ST

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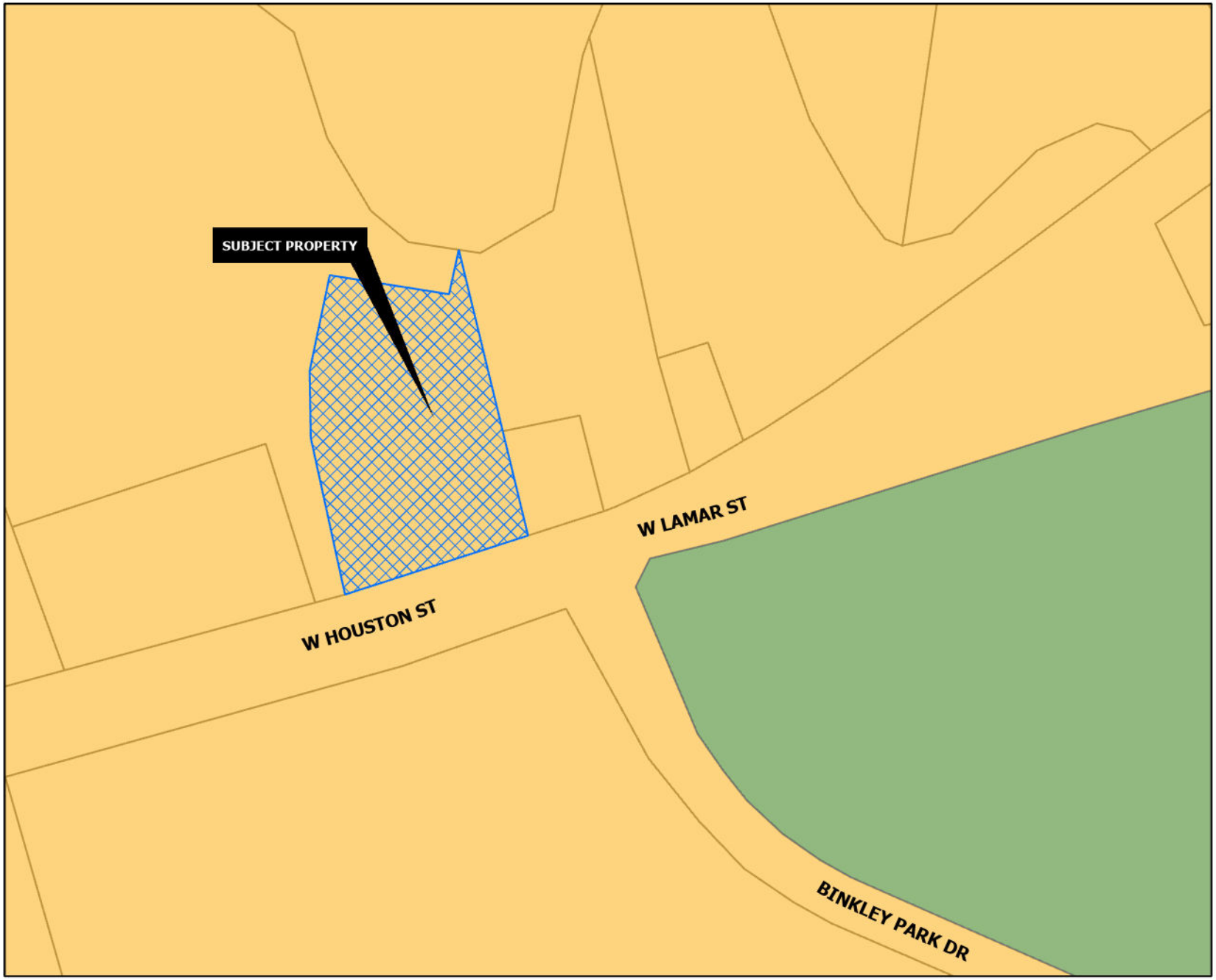

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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

Date: 1/26/2024 11:53:47 AM

ARNOLD'S
BOLD LEADERSHIP
AFTER SCHOOL PROGRAM

BLACK BELT Discipline
BLACK BELT Confidence
BLACK BELT Respect

BCLD
Building Outstanding Leaders Daily

ONE TEAM

ONE FAMILY

Sherman
CLASSIC TOWN, BRAND NEW CITY

NOTICE OF
SPECIFIC USE
PERMIT REQUEST

PROJECT #: 24-000103

Planning & Zoning Map:

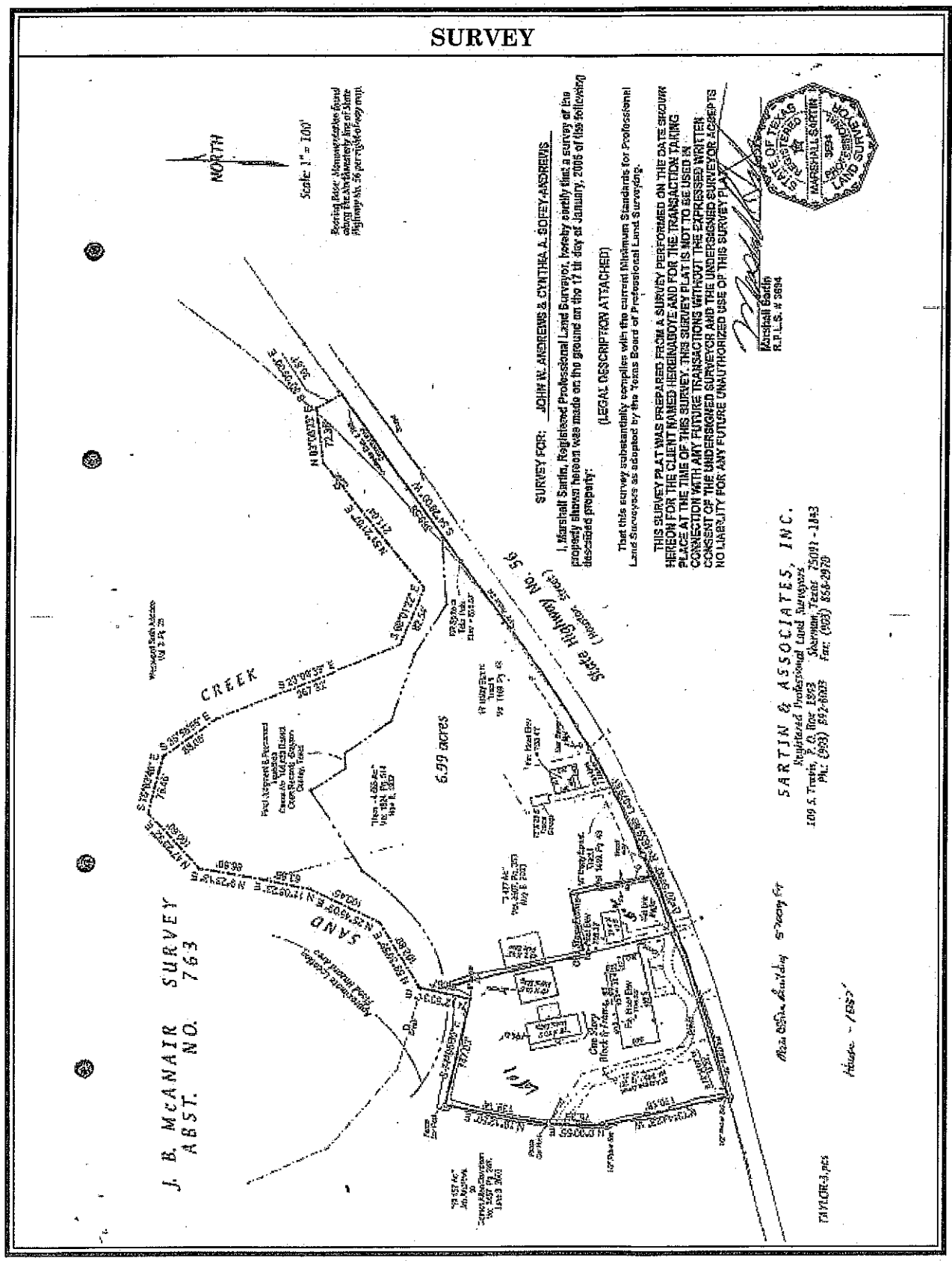
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

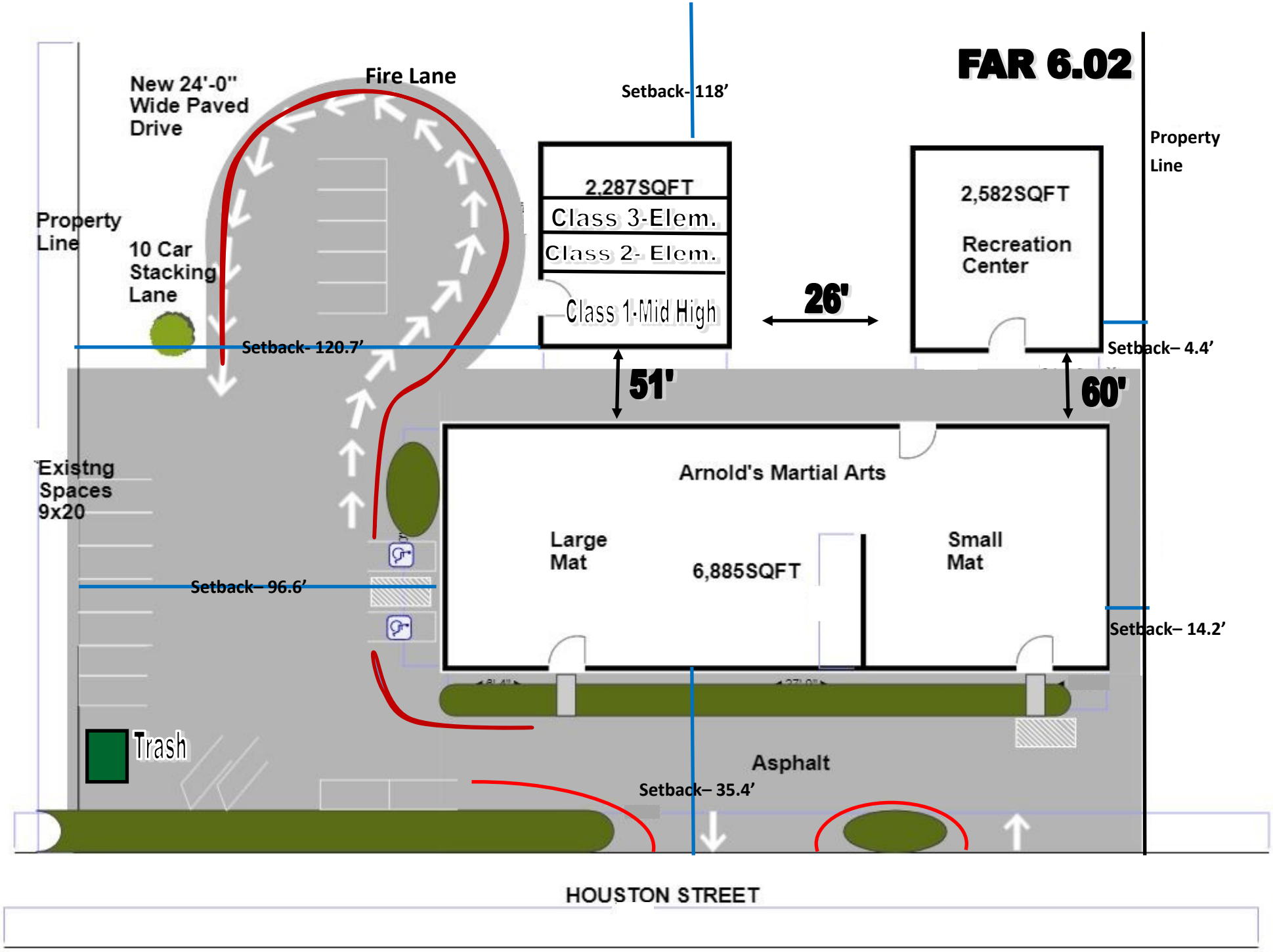
YOGA CLASSES HERE!
Drop-Ins Welcome
Check out schedule at:
arnoldsma.com

GMC
TERRAIN
TEXAS
RPF-7425

4/2/2024 at 4:17 P.M.

SURVEY


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

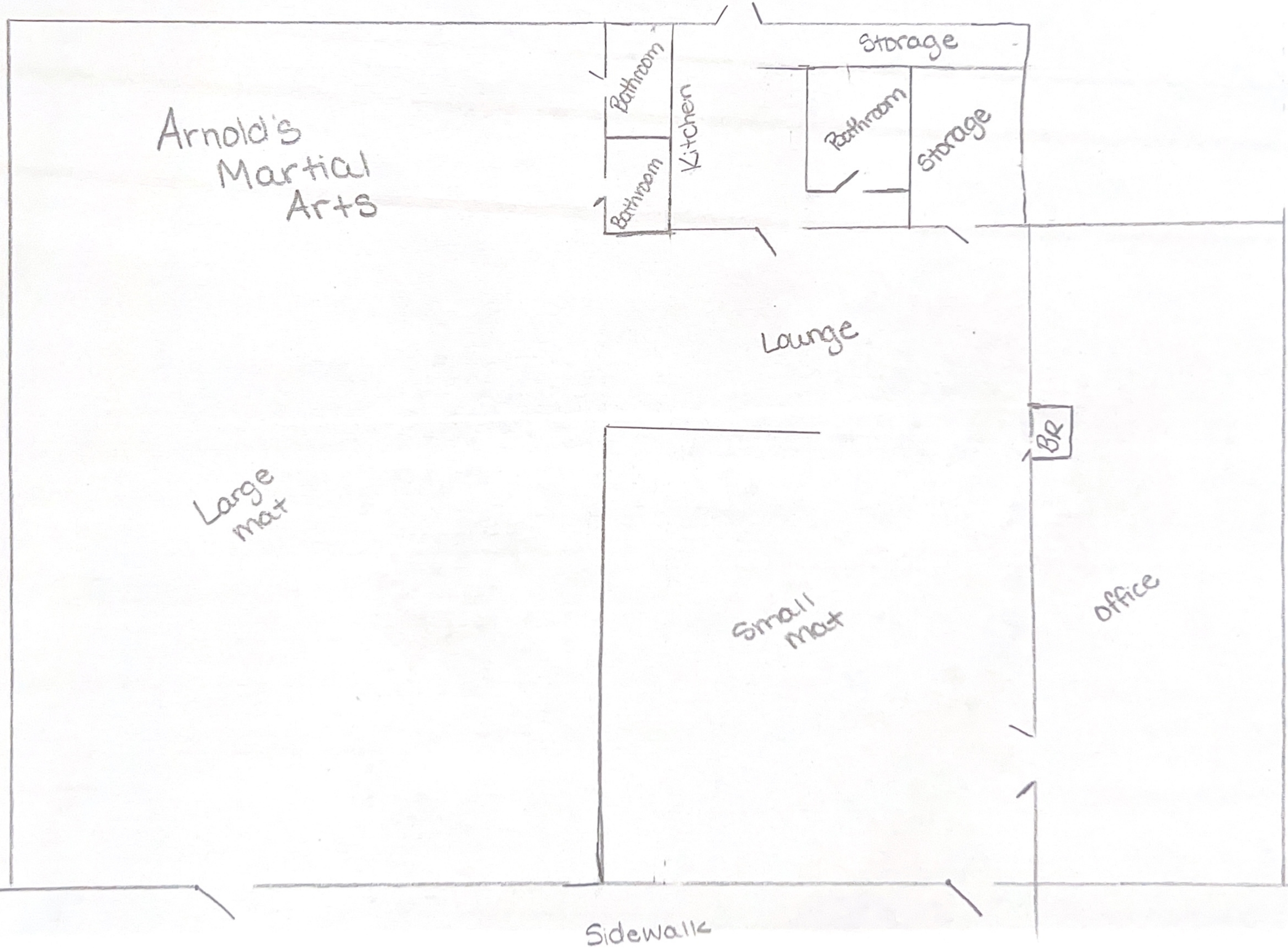

FAR 6.02
New 24'-0" Wide Paved Drive
Fire Lane
Setback- 118'
Property Line
2,287SQFT
Class 3-Elem.
Class 2- Elem.
Class 1-Mid High
2,582SQFT
Recreation Center
Property Line
10 Car Stacking Lane
26'
Setback- 120.7'
Setback– 4.4'
51'
60'
Existng Spaces 9x20
Arnold's Martial Arts
Large Mat
6,885SQFT
Small Mat
Setback– 96.6'
Setback– 14.2'
Trash
Asphalt
Setback– 35.4'
HOUSTON STREET

Project Narrative- BOLD Success Academy

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

The structure of the program will be a home school co-op setting. Students will be doing online schoolwork with the assistance of a teacher and learn about Jesus and develop Leadership skills.

The plan for the fall is to get the correct permits in order to convert one of our structures in the back of our property to become a full learning center for students. We plan to use all of the existing martial arts buildings as more learning centers and activity centers for our students. Therefore, we are applying for the whole property of 1921 W. Houston as the SUP. BOLD Success Academy will meet Monday-Thursday 9:00am-2:00pm with a max capacity of 30 students for the fall semester of 2024.


Arnold's
Martial
Arts
Bathroom
Bathroom
Kitchen
Storage
Bathroom
Storage
Lounge
BR
Large
mat
Small
mat
office
Sidewalk

14'x 27'

14' x 27'
10 students
378 sq. ft.

Bathroom

Sidewalk

27' x 27'
20 students
729 sq. ft.

BOLD Success Academy

BOLD SUCCESS ACADEMY
LEADERSHIP.HONOR.COURAGE

Limited Spots Available!

1st Day of School:
January 8, 2024

Bold Success Academy

ENROLLING NOW

Applications Due December 15!

Christian Curriculum
Certified Teachers
Accredited Curriculum
Leadership Curriculum
Non-Traditional School Hours
Non-Traditional Learning Environment
Extracurricular Opportunities

School Days:
Monday-Thursdsay 9:00am-2:00pm
Before/After Care Available

For more info:
staff.boldsuccessacademy@gmail.com

KARATE
ARNOLD'S
BOLD LEADERSHIP
AFTER SCHOOL
PROGRAM

WHAT IS BSA?

Bold Success Academy is a diverse educational community dedicated to providing a nurturing and mentoring environment where each student's potential to become a leader, to learn, and to grow morally is maximized.

Emphasis is placed upon building a strong foundation of fundamental knowledge by providing:

-A traditional academic curriculum

-Age appropriate challenges to develop mental and physical prowess

-Opportunities for spiritual awareness

Our comprehensive program and curriculum, from our youngest to our oldest student, is designed to develop leaders with strong character by educating students to:

-Think critically

-Develop self-confidence

-Respond to the needs of others

-Make a positive difference or contribution

Principles

1. Respect your parents, your teachers and those in authority.
2. Be honest, ethical, moral and true to your word.
3. Treat others as you want to be treated.
4. Be courageous in the face of adversity.
5. Strive for a positive attitude and to be civil at all times.
6. Approach every endeavor with passion, conviction and persistence.
7. Work to reach your full potential.
8. Take full responsibility for your actions and their consequences.
9. Be thankful for and generous with your time, talents and treasures.
10. Humble yourself before Almighty God and respect the Divine Nature of life in the universe.

Attributes

L - Listen
E - Express Appreciation
A - Action
D - Do the right thing
E - Example
R - Resourcefulness
S - Sincerity
H - Hope
I - Instruct others
P - Perseverance

OUR CURRICULUM
All our curriculum is self paced, some online, work with the guidance of certified teachers to help grow and assist your children.
K-12: Accredited Curriculum through Abeka

WHAT DO WE OFFER?

WE OFFER PROGRAMS FOR GRADES K-12 WITH NON-TRADITIONAL HOURS. WE ALSO HAVE BEFORE/AFTER SCHOOL HOURS FOR ALL SCHEDULES.

SCHOOL HOURS: MONDAY -THURSDAY 9:00-2:00

Spring 2024 Semester

Non– AMA Member Tuition Cost:

Tuition Deposit: $700

Grades K-8: $2,650

Grades 9-12: $3,150

AMA Family Members Cost:

Tuition Deposit: $500

Grades K-8: $2,450

Grades 9-12: $2,950

\

We do offer payment options.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024

Sent via Email

Rick Arnold
1010 West McGee
Sherman, TX 75092

Haleigh Arnold-Black
1909 W Houston St.
Sherman, TX 75092

Dear Applicants,

The request of a 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 located at 1915 and 1921 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 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. The Site Plan shall adhere to the Site Plan Requirements of the Zoning Ordinance. *(Sec. 14.06.004)*
6. A site plan is a plan of development drawn to scale. (*Sec. 14.06.004(b)(1))*
7. A tabulation including the following information must be included on the Site Plan *(Sec. 14.06.004*(b)(H))
    - Gross square feet of property.
    - Required parking.
        - Parking is determined as follows *(Sec. 14.04003(e)(1))*:
            - Elementary, junior high, and middle schools: 2.5 parking spaces for every classroom and a minimum of 10 stacking spaces in 1 pick-up/drop-off lane.
            - High school: 8 parking spaces per classroom.
            - Health club or studio: 1 parking space for every 200 square feet of gross floor area.
    - Parking provided.
        - Minimum Parking requirements shall be documented on the Site Plan *(Sec. 14.04.003(d)(3))*:
            - Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long.

        - Parallel off-street parking spaces must be a minimum of eight (8) feet wide and twenty-two (22) feet long.
    - Hard surface/impervious area (square feet).
    - Landscaped area (square feet).
    - Floor-to-area ratio (FAR).
        - This cannot be confirmed without knowing the total area of the property and cannot exceed 0.5. *(Sec. 14.02.017(4)(B))*
8. Minimum side setback is 15' in C-2 (General Commercial) District. (*Sec. 14.02.017(1)).* The current existing structures do not meet the minimum requirements and will require a Variance.
9. Existing concrete or asphalt shall be identified on the Site Plan.
10. Proposed/New concrete or asphalt shall be identified on the Site Plan and shall adhere to the Landscaping Ordinance (Ord. No. *6692)*
11. The property must be properly maintained in a state of good repair and neat appearance.
12. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
13. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
14. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
15. 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.
16. Any changes made to the site plan prior to or after 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

17. 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)*
18. Structures shall not be located within the Utility Easement. Proof of removal of structure or encroachment agreement approved by City Council required within 90 days from Specific Use Permit approval. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
19. Setback lines from Houston Street on site plan do not reflect property line.
20. City wastewater does not serve subject property. Extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); Grayson County Subdivision Regulations 4.4.1; 4.4.2*
21. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
22. 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. *Code of Ordinances Chapter 10.03.003(i)*
23. 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)*
24. Easements may be required per Engineering review of civil plans. *Code of Ordinances Chapter 10.03.003(d)(1)*

Fire Services

25. Approved fire lane to BOLD Success Academy Learning Center (2,287 Square feet classroom area) and Recreation Center must be shown.
26. Hydrant within 400 ft of BOLD Success Academy Learning Center (2,287 Square feet classroom area) and Recreation Center must be shown.

Solid Waste Services

27. All uses within a C-2 (General Commercial) District shall provide a screening device as an enclosure for garbage and trash containers. *(Sec. 14.04.004(d)(4))*
28. The trash container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare. *(Sec. 14.04.004(d)(4)(B))*
29. Trash enclosures shall be constructed of masonry or similar durable material. *(Sec. 14.04.004(d)(4)(C))*
30. Interior opening of trash enclosure shall be 10' by 10'.

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

If additional information or clarification is needed, do not hesitate to contact Development Services 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 Chief
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. 10.

Meeting Date: 4/16/2024

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)

TABLED FROM MARCH 19, 2024

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:

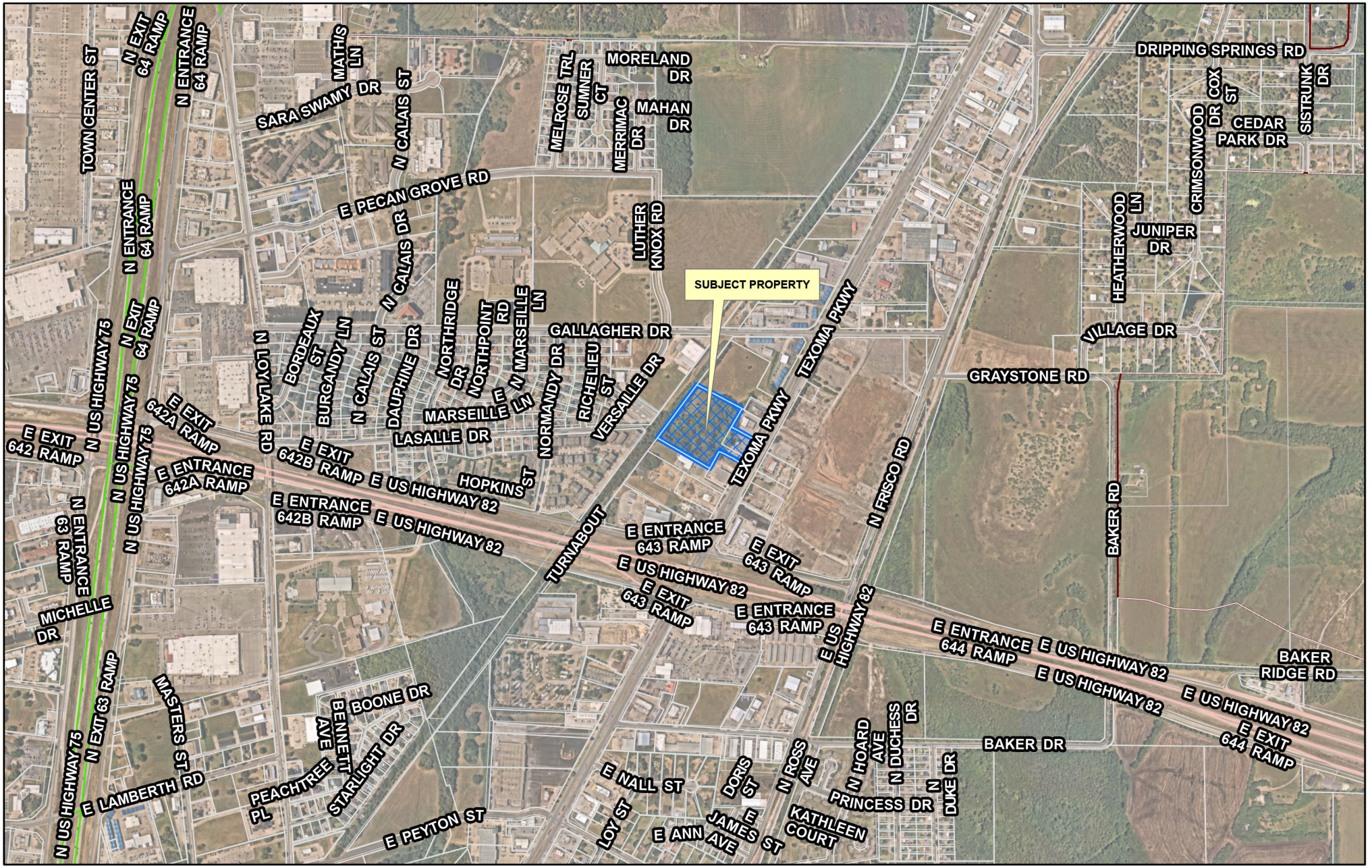
Prem Shahi, Avant Capital, LLC and AG Holdings Sherman, LLC (Owner)
Kohinoor Rahman (Representative)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item as the site plan meets all minimum requirements of City Ordinance.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan - Multi-Family
5. Site Plan - Retail
6. Elevation A - Multi-Family
7. Elevation B - Multi-Family
8. Elevation C - Multi-Family
9. Elevation - Club House
10. Landscape Plan
11. Comment Response Letter



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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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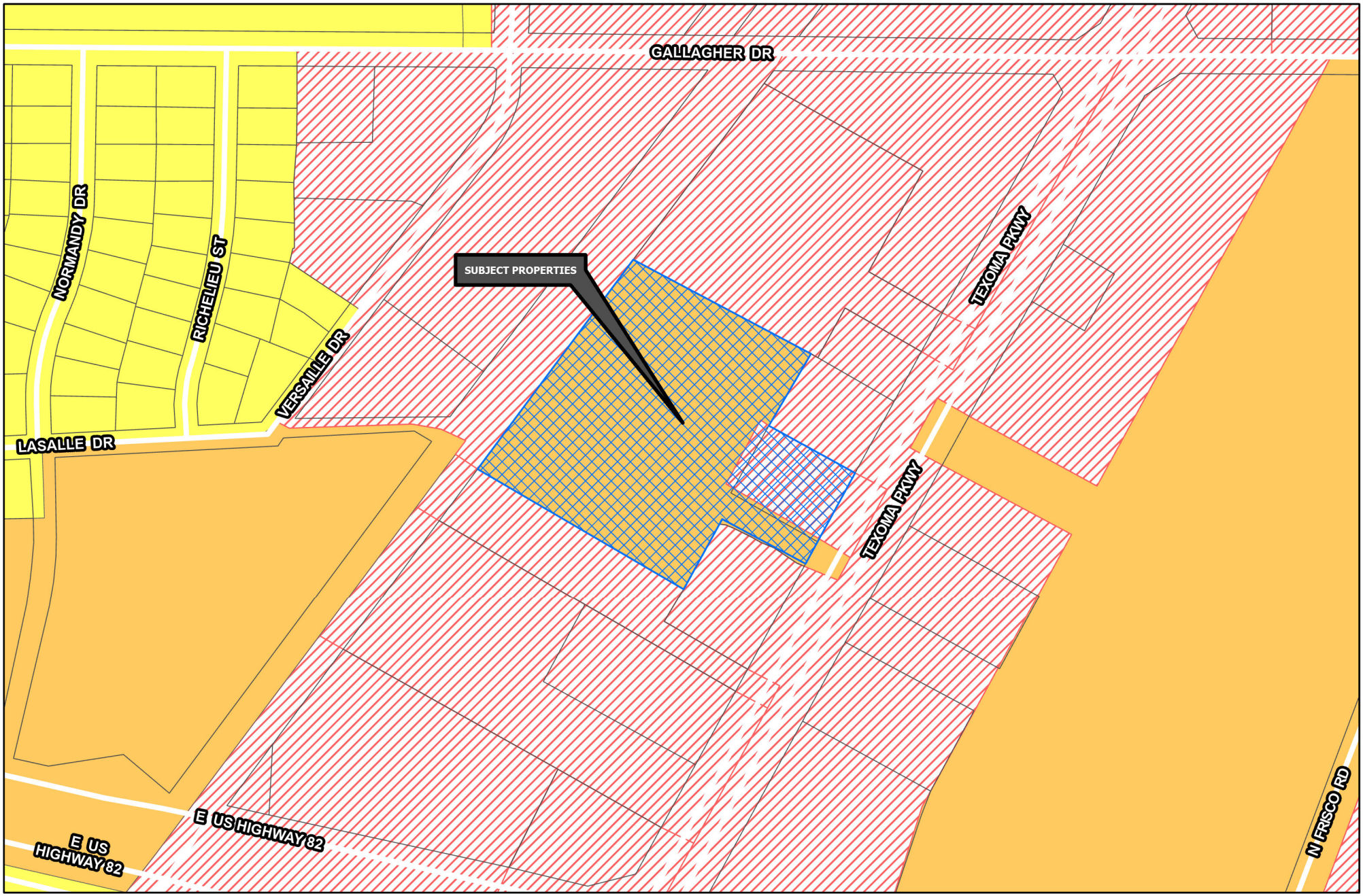
Date: 2/26/2024 1:45 PM



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
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- 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
3000 BLK TTEXOMA PKWY
& 3012 TEXOMA PKWY

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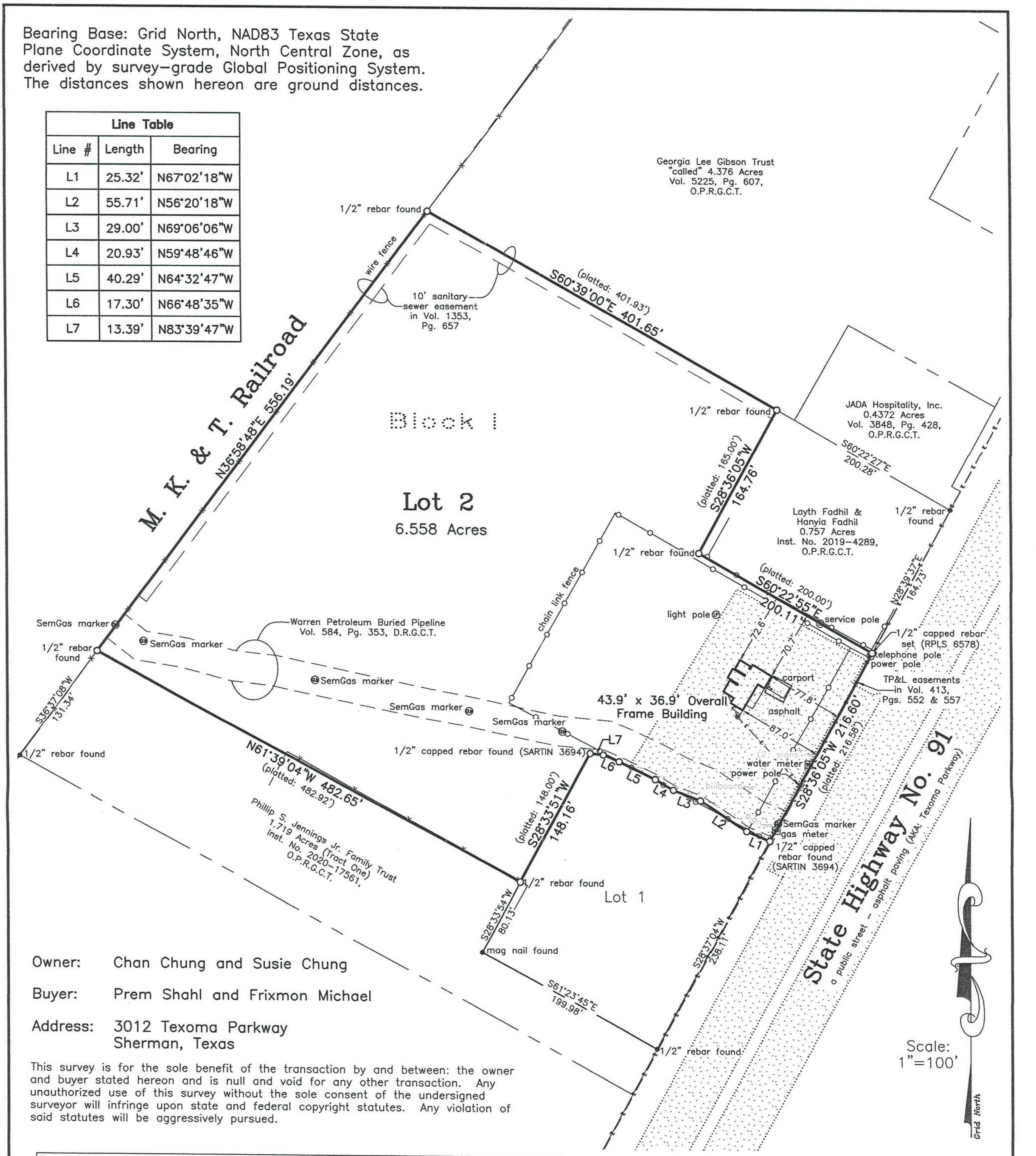
Date: 2/26/2024 4:45 PM

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.

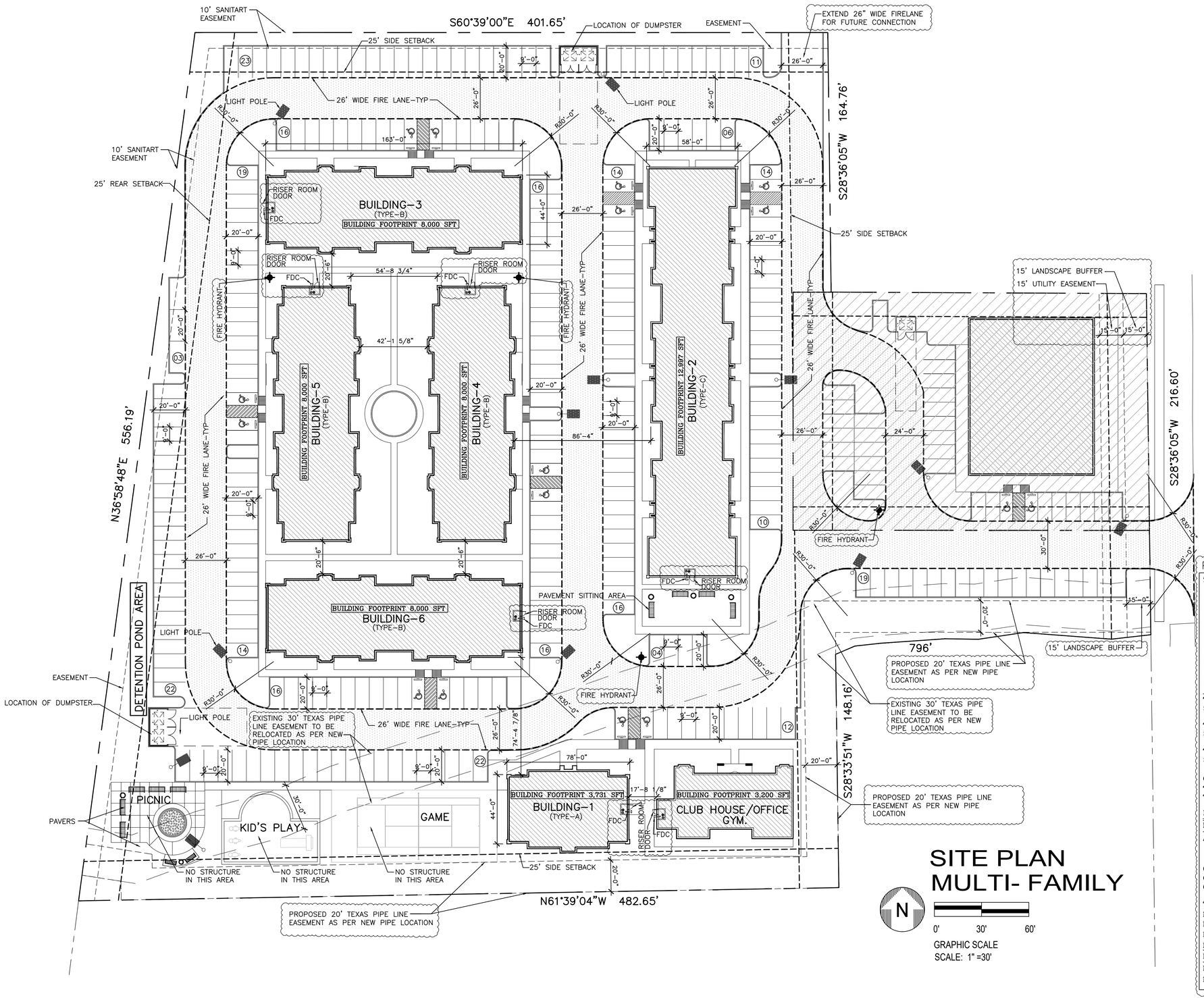
Job No. AGS290421

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

S:\Land Projects R2\Lot–2–Block–1–Aarons–Addition\Drawings\3012–Texoma–Parkway.dwg 4/8/2021 9:44 PM



SITE PLAN
MULTI- FAMILY

N

0' 30' 60'

GRAPHIC SCALE
SCALE: 1" =30'

PROJECT DATA

ZONE	MF-30 (MULTI-FAMILY AND RESIDENTIAL)

LOT (PROPERTY) AREA: 5.83 ACRE (253,954SFT)
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: 3,200 SFT
TOTAL AREAS (FOOTPRINT) = (48,728+3,200) = 51,928 SFT
FAR: 51,928/253,954= .204X100 = 20.4%

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

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:	1.0 PARKING PER 400 SFT = 1200/400 = 3 CARS	
GYM:	1.0 PARKING PER 200 SFT = 1000/200 = 5 CARS	
CLUB:	1.0 PARKING PER 200 SFT = 1000/200 = 5 CARS	
TOTAL:		(3+5+5) = 13
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 3200SFT CLUB/OFFICE/GYM		13 CARS
PARKING REQUIRED FOR RESIDENTIAL DISTRICT :		277 CARS
PARKING PROVIDED FOR RESIDENTIAL DISTRICT:		273 CARS

NOT FOR CONSTRUCTION

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03/20/2024

REGISTERED ARCHITECT M. Fahim Khan 27962 STATE OF TEXAS

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Original Date:
OCTOBER 30, 2023

Issue Log

ISSUED FOR REVIEW	01/18/2023
CITY COMMENTS	02/29/2024
CITY COMMENTS	03/20/2024

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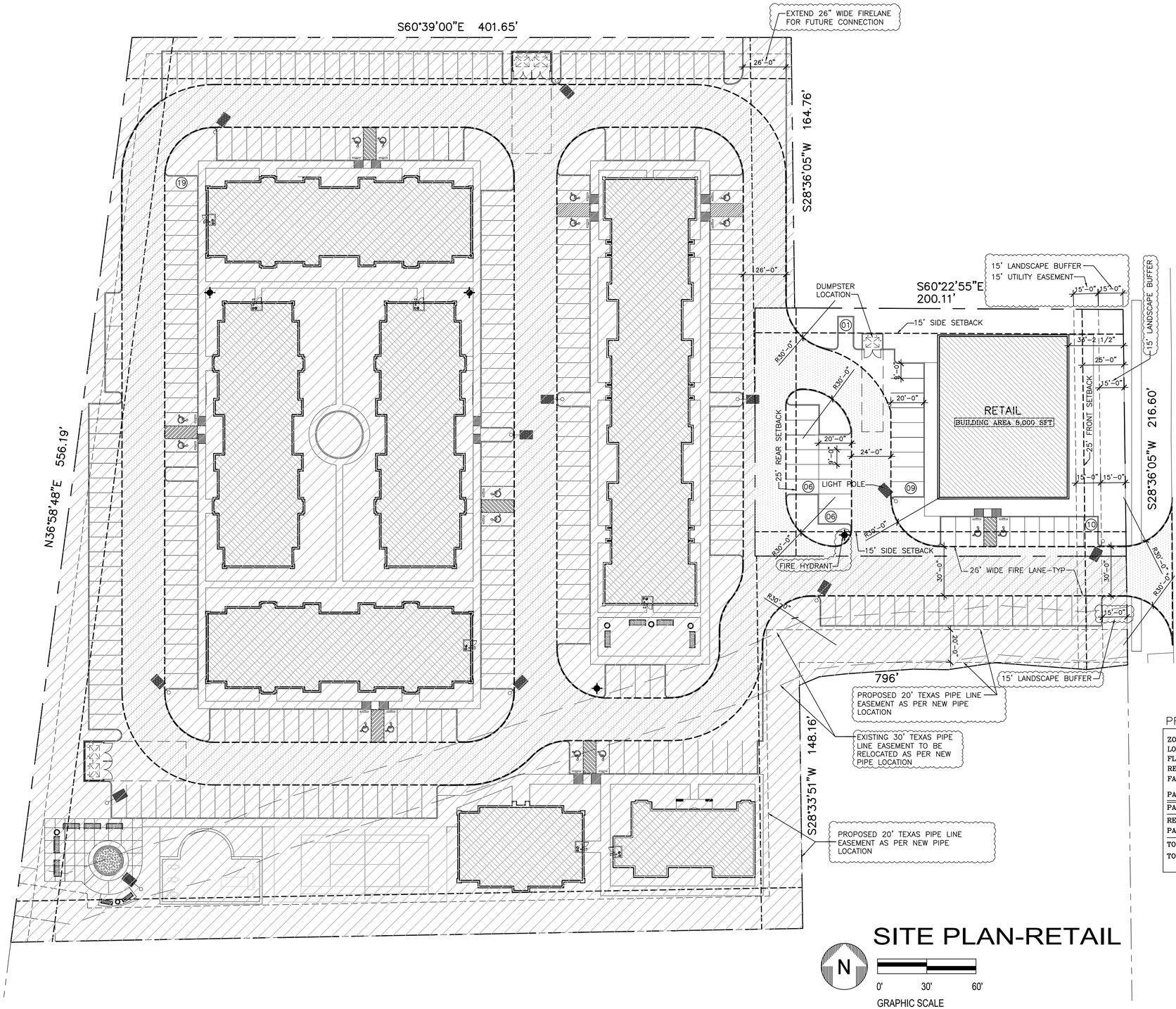
VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

Sheet Number:
A100
Project Number:
24-003



SITE PLAN-RETAIL

PROJECT DATA

ZONE	C2 (GENERAL COMMERCIAL)
LOT AREA: .73 ACRE (31,798SFT)	
FLOOR AREA:	
RETAIL BUILDING: 8,000SFT	
FAR: 8,000/31,798 = .251X100 = 25.1%	
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

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REGISTERED ARCHITECT M. Fahim Khan 21798 STATE OF TEXAS 03/20/2024

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OCTOBER 30, 2023

Issue Log

ISSUED FOR REVIEW	02/29/2024
CITY COMMENTS	02/29/2024
CITY COMMENTS	03/20/2024

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

Sheet Number:
A200

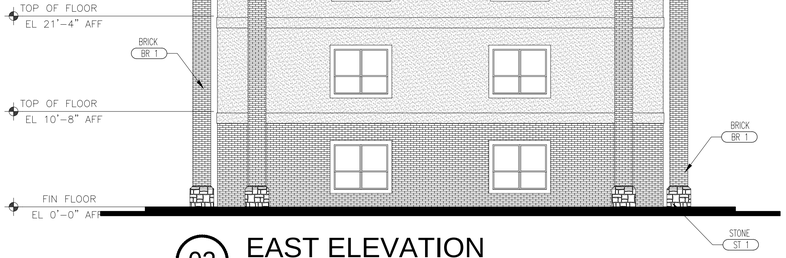
Project Number:
24-003

01 NORTH ELEVATION

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

02 SOUTH ELEVATION

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

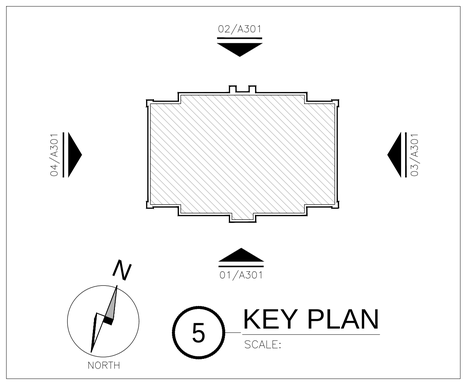


03 EAST ELEVATION

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.

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01/18/2024

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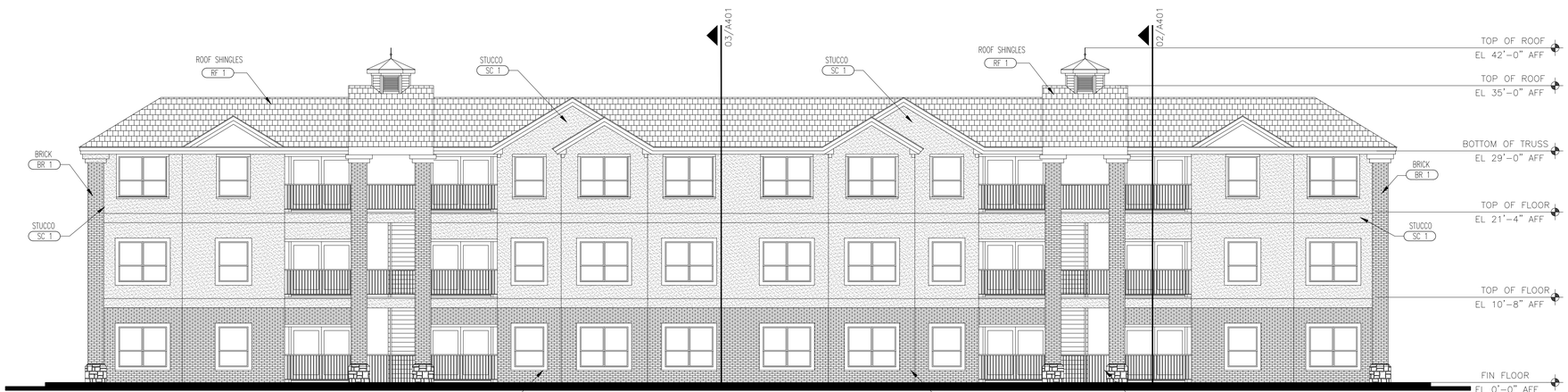
VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL

AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

Sheet Number:
A301

Project Number:
24-003

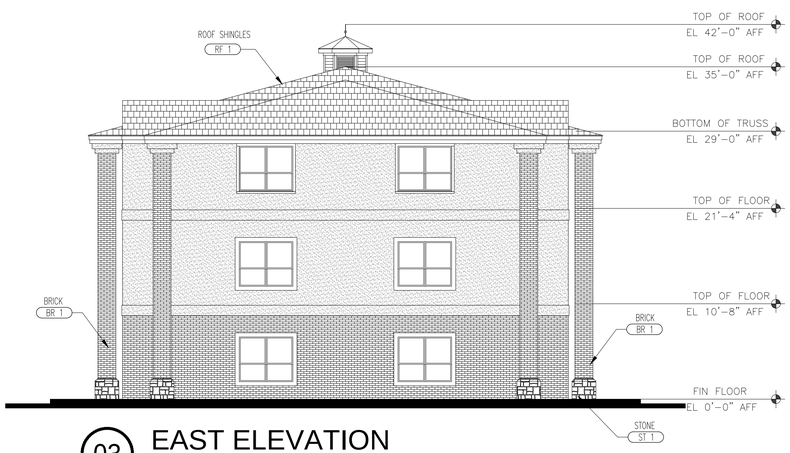


01 NORTH ELEVATION

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

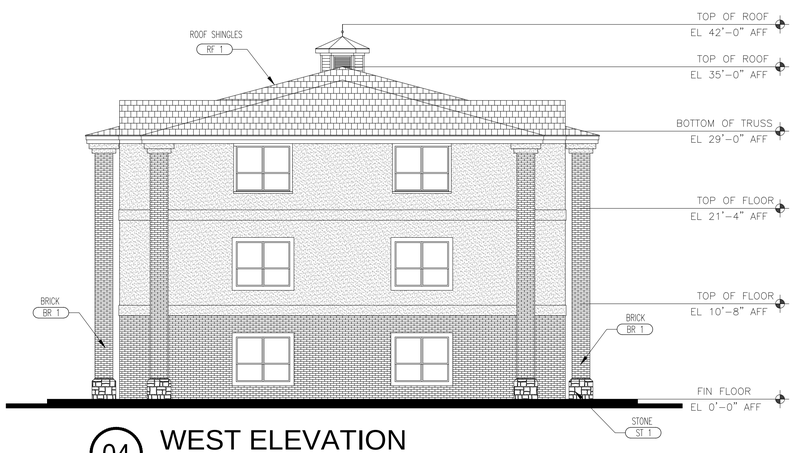
02 SOUTH ELEVATION

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:

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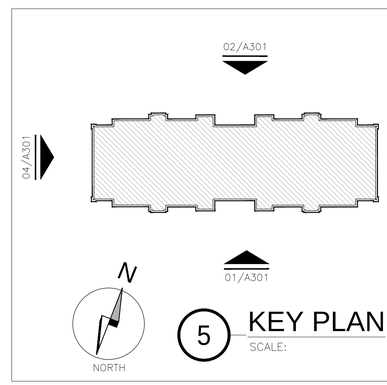

5 KEY PLAN

SCALE:

NOT FOR CONSTRUCTION

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01/18/2024

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Issue Log

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VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL

AT 3012 TEXOMA PARKWAY
SHERMAN, TEXAS 75090

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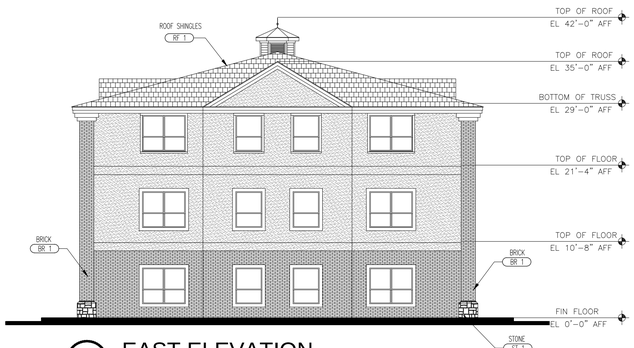
Sheet Number:
A302

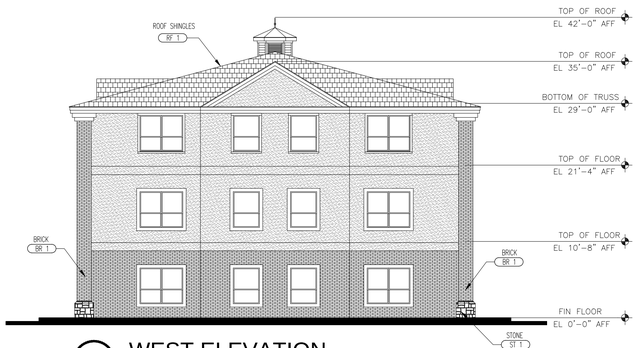
Project Number:
24-003

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

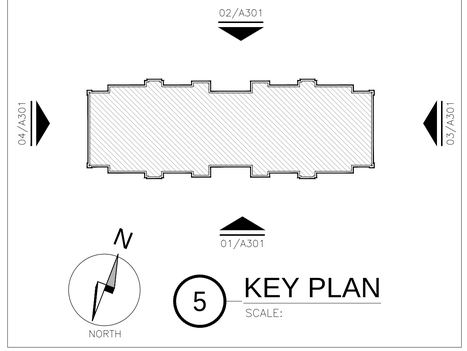
02 SOUTH ELEVATION
SCALE: 1"=10'-0"



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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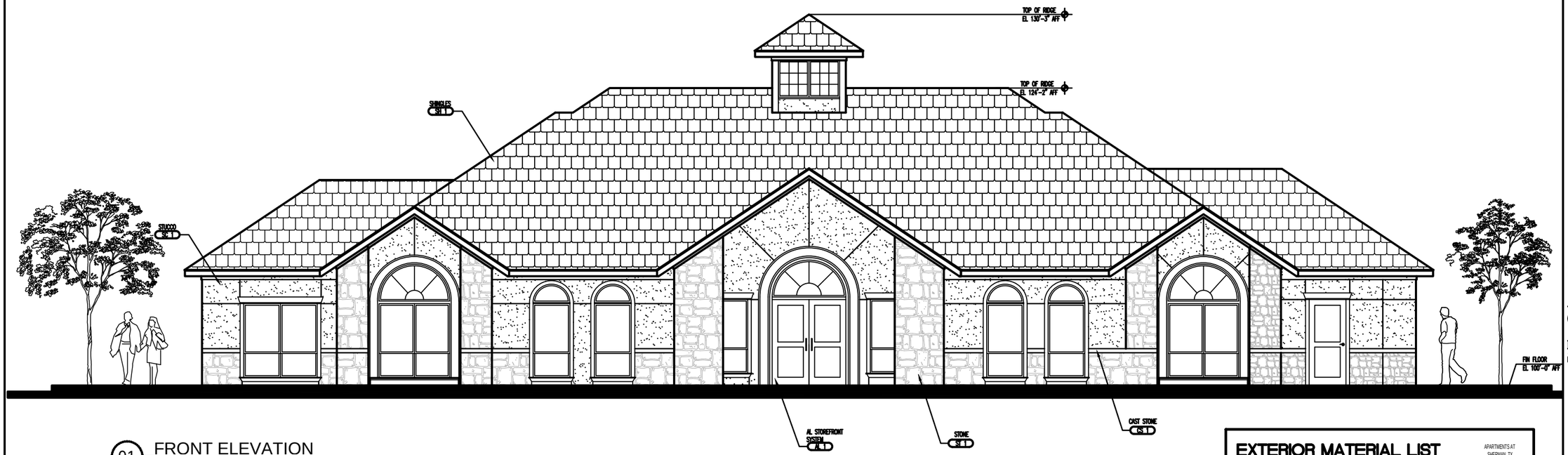
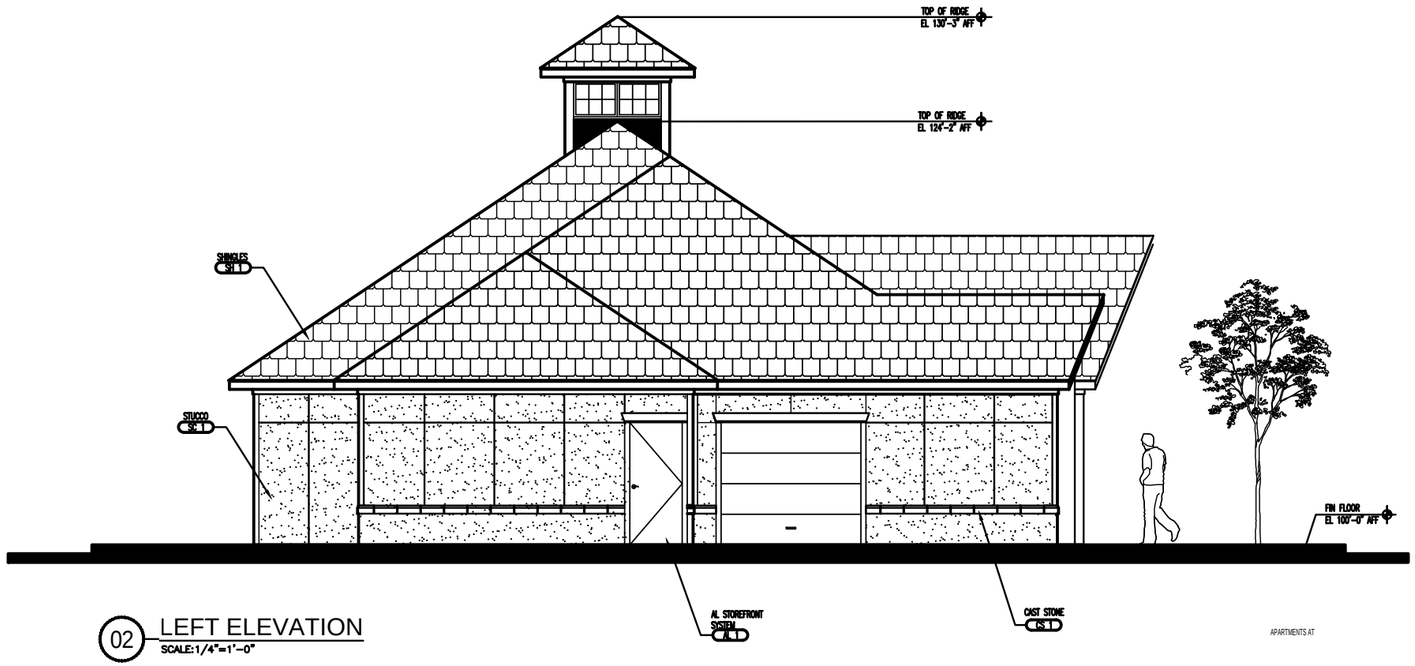
Sheet Number:
A303

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

NOTE:
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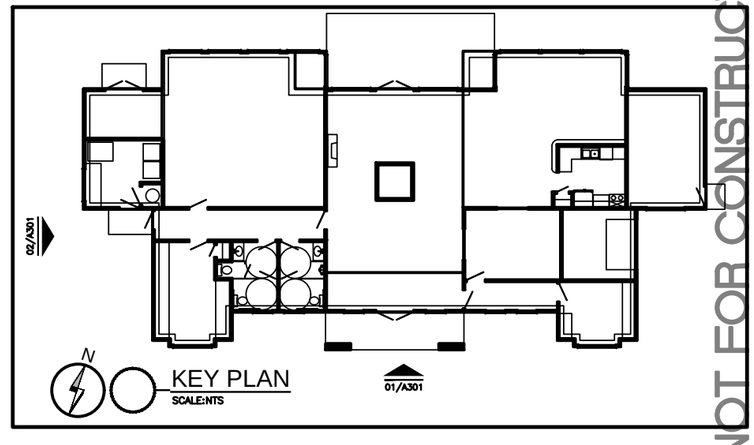

KEY PLAN
SCALE:NTS

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REGISTERED ARCHITECT STATE OF TEXAS
01/18/2024

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AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

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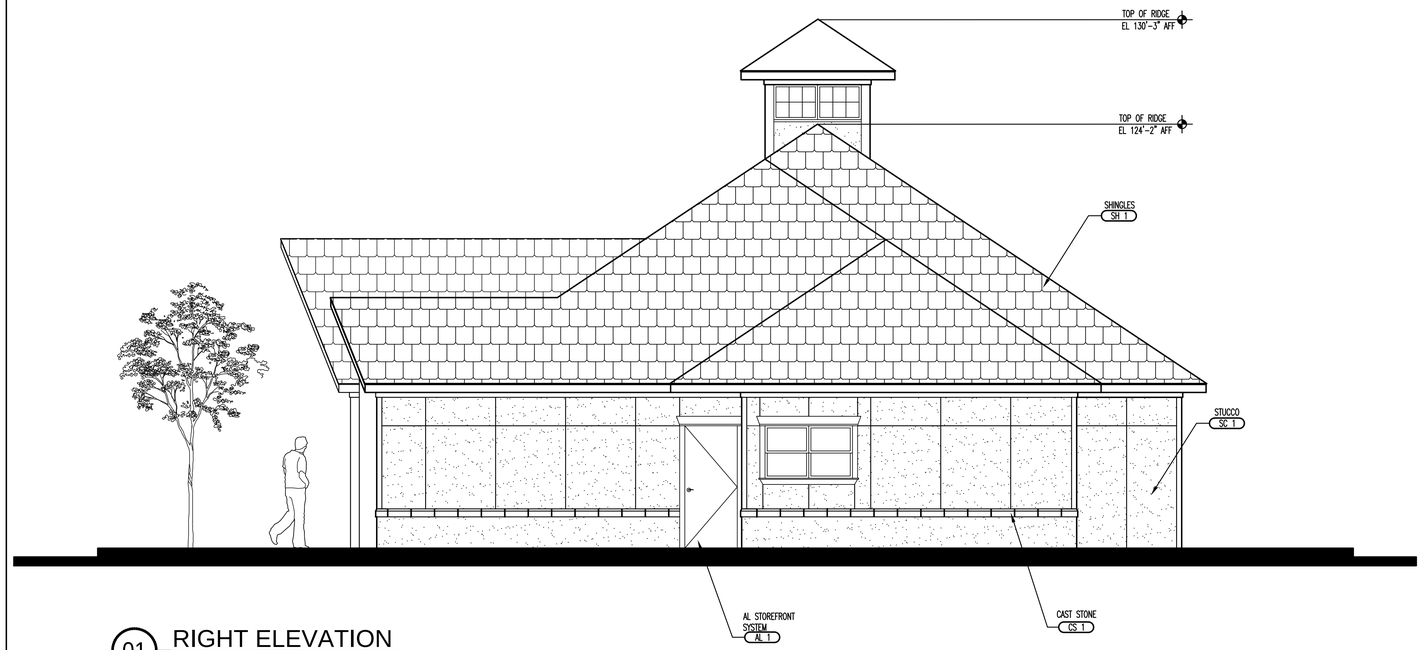
Sheet Number:
A304
Project Number:
24-003



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

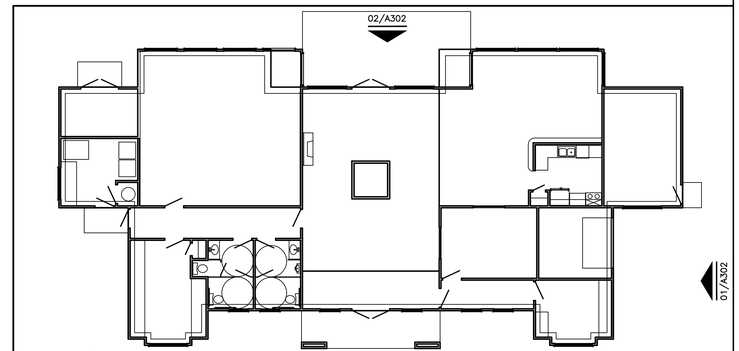
(201)–712–0556

PAINT

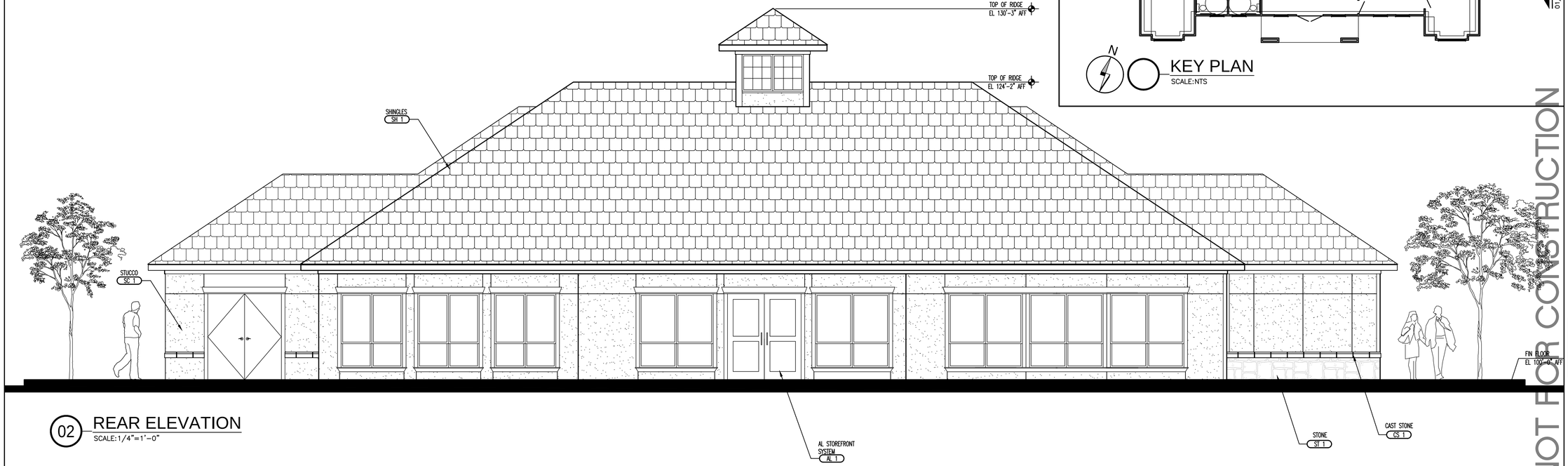
P 1–SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P–(260) 347–3781

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.



KEY PLAN
SCALE: NTS



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

NOT FOR CONSTRUCTION

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

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

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Original Date:
OCTOBER 30, 2023

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VILLAS AT TEXOMA APARTMENTS-144 UNITS

SITE PLAN SUBMITTAL
AT 3012 TEXOMA PARKWAY
SHEMAN, TEXAS 75090

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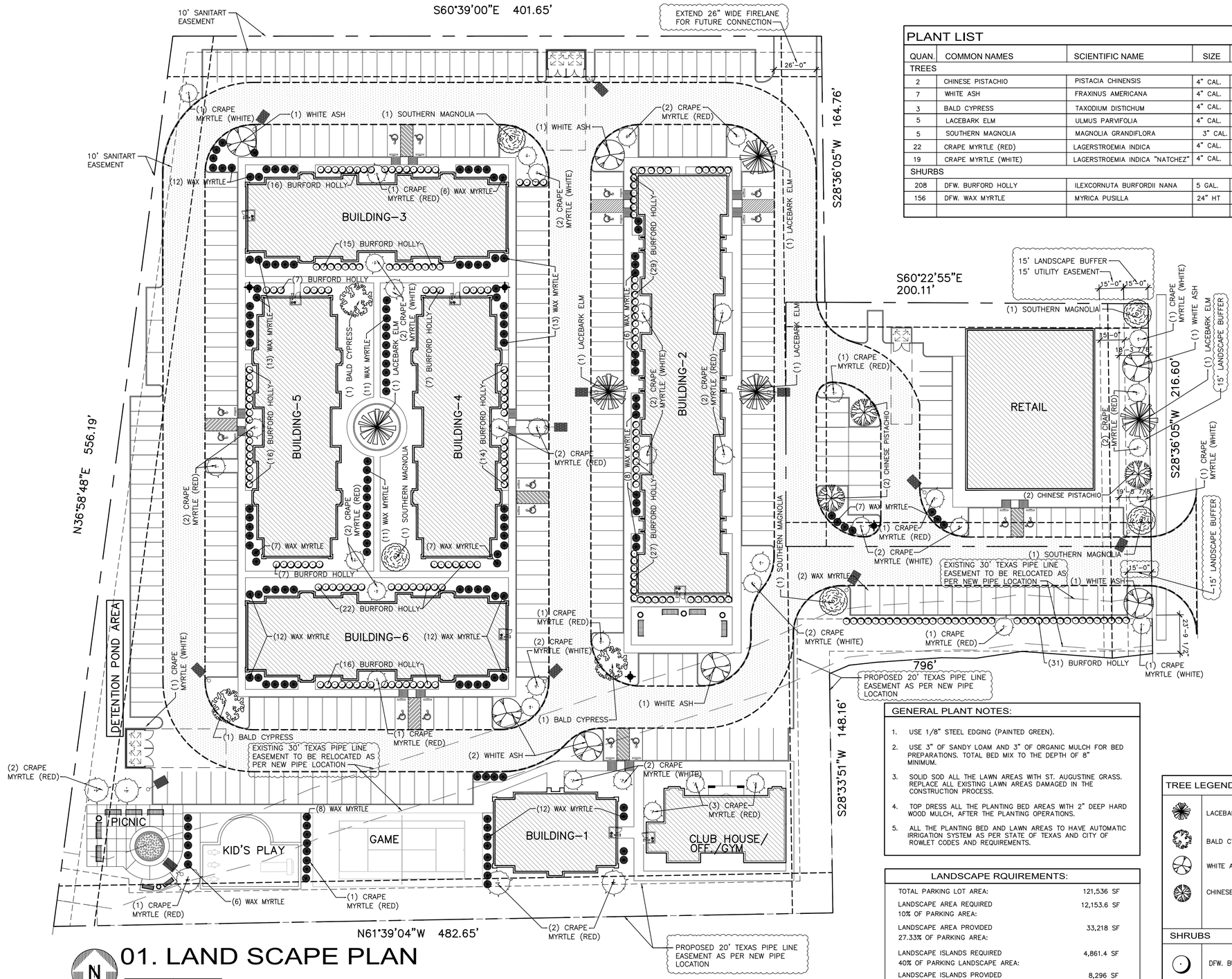
Sheet Number:
A305

Project Number:
24-003



01. LAND SCAPE PLAN

PLANT LIST				
QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
2	CHINESE PISTACHIO	PISTACIA CHINENSIS	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
7	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.
22	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				
208	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
5161
REGISTERED LANDSCAPE ARCHITECT
03.20.2024

date
March. 20, 2024

sheet
LS-100

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

fk + architect, llc

March 28, 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.

Zoning:

1. **Comment:** Provide elevations to the peak of the structure at its highest point. This is not demonstrated on the Multifamily or Club elevations.

   Response: Updated Elevations has been provided. Please see the revised sheets.

Engineering:

2. **Comment:** A copy of the Owner's Title Policy does not satisfy Engineering's requirement for a Filed of record Encroachment Agreement from the holder of Gas Pipeline Easement.

   Response: Gas Pipeline Encroachment Agreement document/Information will be provided.

Fire Services:

3. **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)

   (Thank you for providing the area at which the hydrants would be installed, however hydrants shall be installed along a fire lane so that the Engine can connect a 25-50' 5inch supply house from the Engine to the Hydrant, this hose drops off the rear of the truck and is not hose laid by hand long distances across grass as it weights 8 pounds per foot. This concern applies to the hydrant South of building 3. The reason for this code is so and Engine can park roughly 25-50' from a hydrant to lay supply 5in hose from the Engine to the Hydrant than the crew can lay 2.5in hose from the Engine to the FDC at 25-75' distances.)

   Response: Hydrants are relocated and clouded the areas.

4. **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.

   (We approved only one access road under the condition that all buildings were sprinklered, I do not see FDC connections on the clubhouse. This leads us to believe that this is not planned on being protected by sprinkler system.)

   Response: Club house is protected by a sprinkler system. FDC connection is provided to the Club House and clouded the area.

Solid Waste Services:

5. **Comment:** The light pole in the approach to the dumpsters in the lower left corner will not work for us dumping the can over the top of the truck.

   Response: The orientation of the light pole has been changed. Please see the revised plan with a clouded area.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

301-401 BLOCKS EAST SHEPHERD ROAD AND 7001-7201 BLOCK SOUTH HIGHWAY 75 (Project No. 24-000749)

TABLED FROM MARCH 19, 2024

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 deny this item due to the following items not being addressed on the Final Plat:

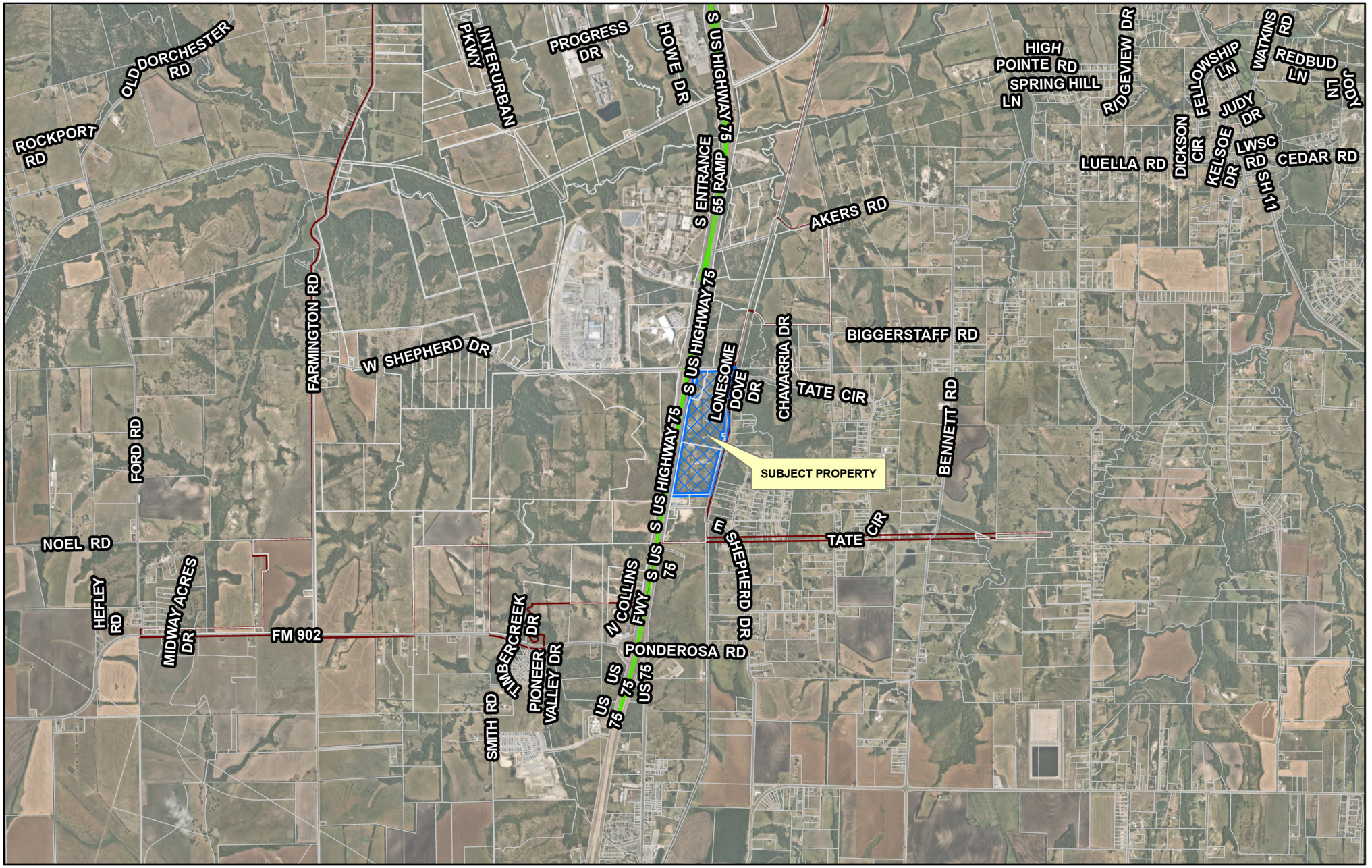
1. Additional Right-of-Way dedication may be required along the North-South Shepherd Drive to total 60'

in width in regards to Grayson County/City of Sherman Thoroughfare Plan. Code of Ordinnances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)

2. Location of non-potable City water main along North-South Shepherd Road on Lots 2 & 3 to be determined. 10' water line easement to be dedicated or relocated.
3. 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)

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

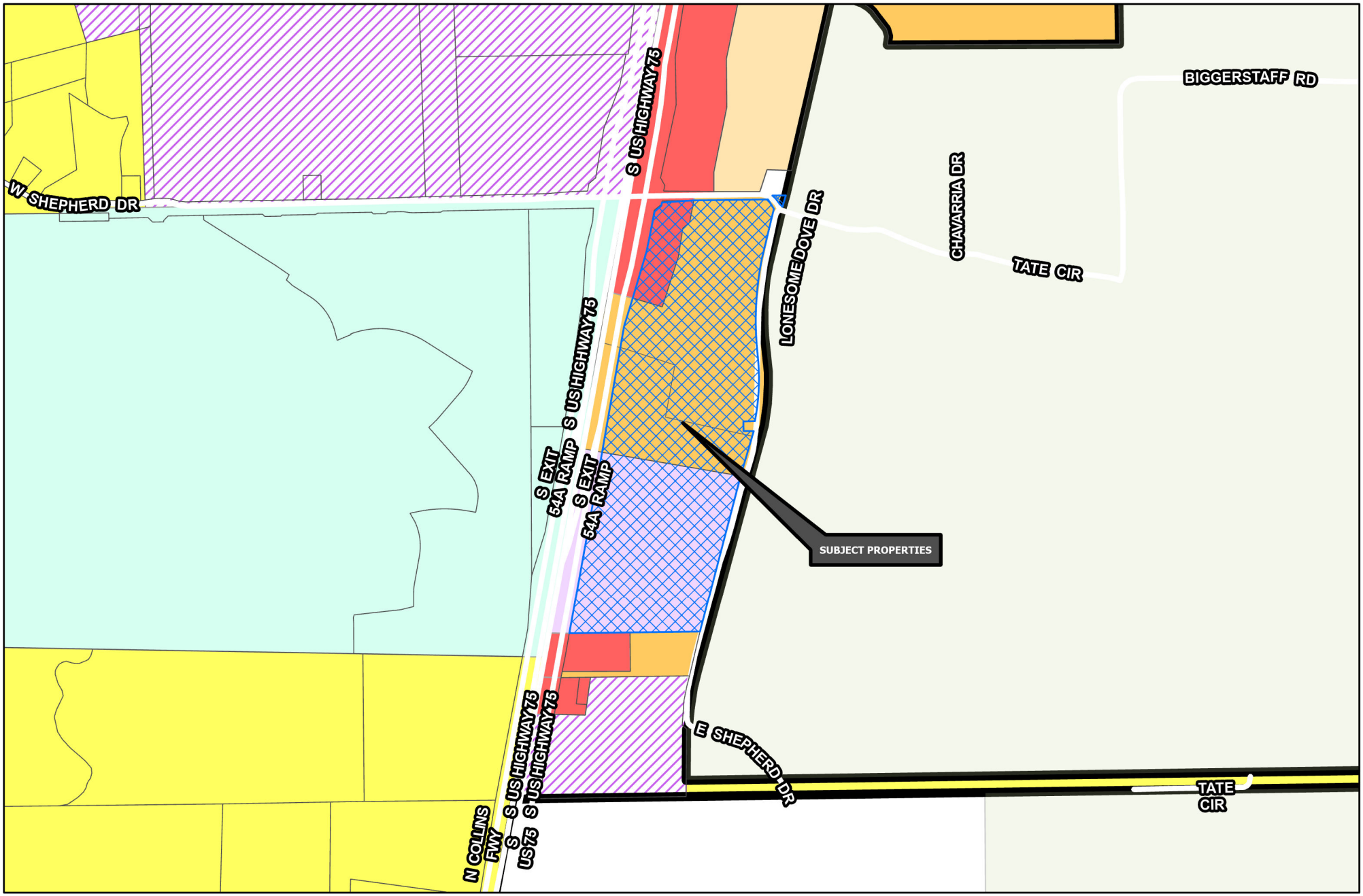
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
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: 2/26/2026 1:47 PM

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

March 20, 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 are responses to the Staff Review Letter dated May 8, 2023 as well as references to the email sent by the City on March 11th 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.
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.
Response: *Addressed.*

City Comment: 20' Sanitary Sewer Easement to stop at the west boundary line of proposed Lot 4.
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.
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.
Response: *Addressed.*

City Comment: Dedicate a 10' Utility Easement along North-South Shepherd Road.
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.
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.
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.
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.
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.
Response: *Revised 10' Utility Easement to be 15 feet in width.*

City Comment: Coordinate with Development Services Department to approve and show proposed Street Name on Final Plat.
Response: *Sent email on Tuesday, March 12th requesting Lavender Lane. Proposed street name added.*

City Comment: Line table items C2, C3, and L7 in table do not match metes and bounds. Correct appropriately.
Response: *Addressed.*

City Comment: Water main must be extended in accordance with City criteria to serve the proposed Lot.
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.
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.
Response: *Addressed.*

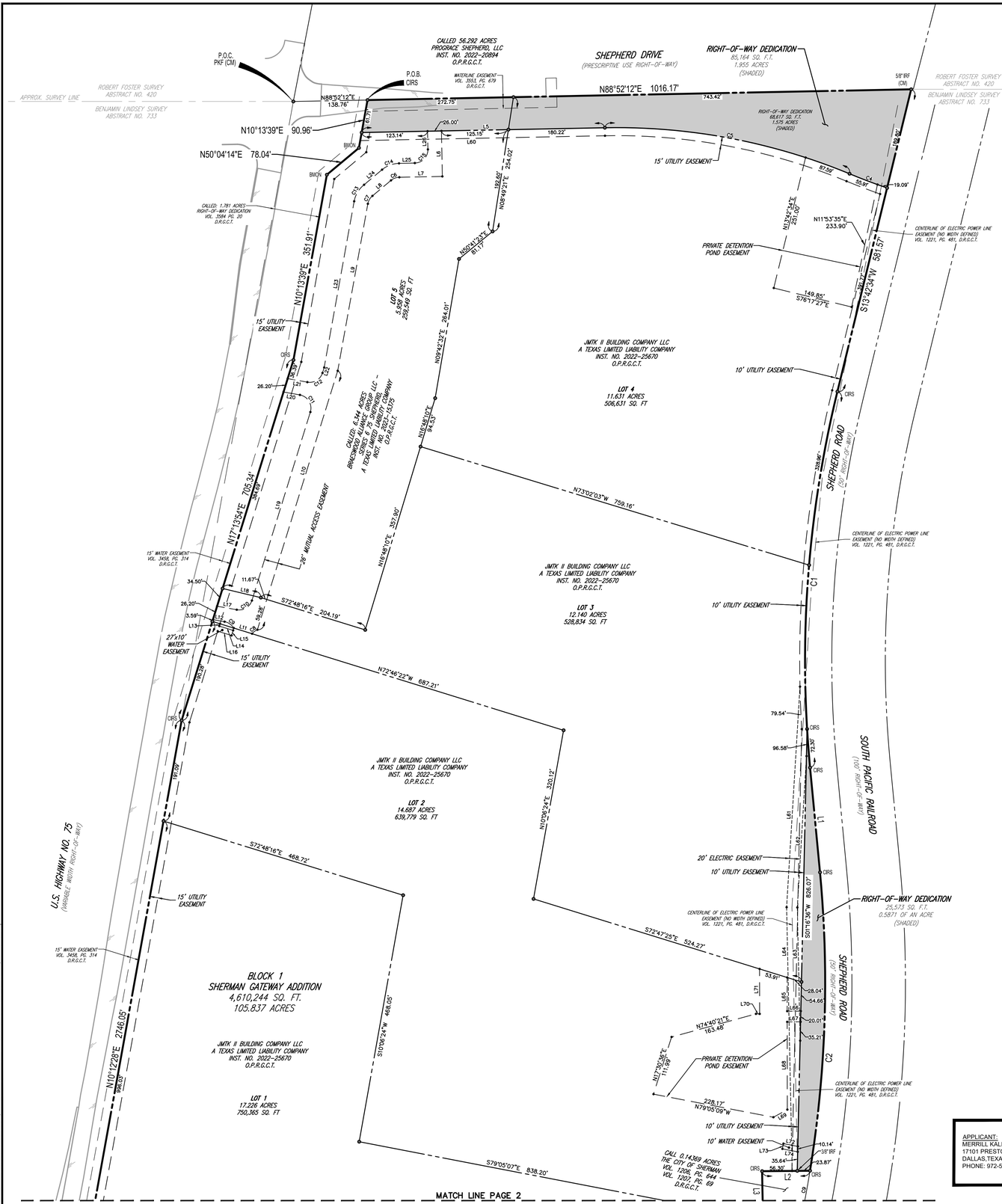
City Comment: Remove P&Z Approval signature blocks from Pages 1 & 2 of plat. Signature only required on one page.
Response: *Addressed.*

City Comment: Remove building setback lines from Final Plat.
Response*: Addressed and removed.*

City Comment: All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission.
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
	ASPHALT PAVEMENT

"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:
BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75
SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY
1450 POST N PADDOCK STREET
GRAND PRAIRIE, TX 75050

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: BILLY LOGSDON

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

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SUSTAINABLE DESIGN | PERMITTING SERVICES | TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TXA220034	03/20/24	RP	JS	BL	1" = 100'	1 OF 3

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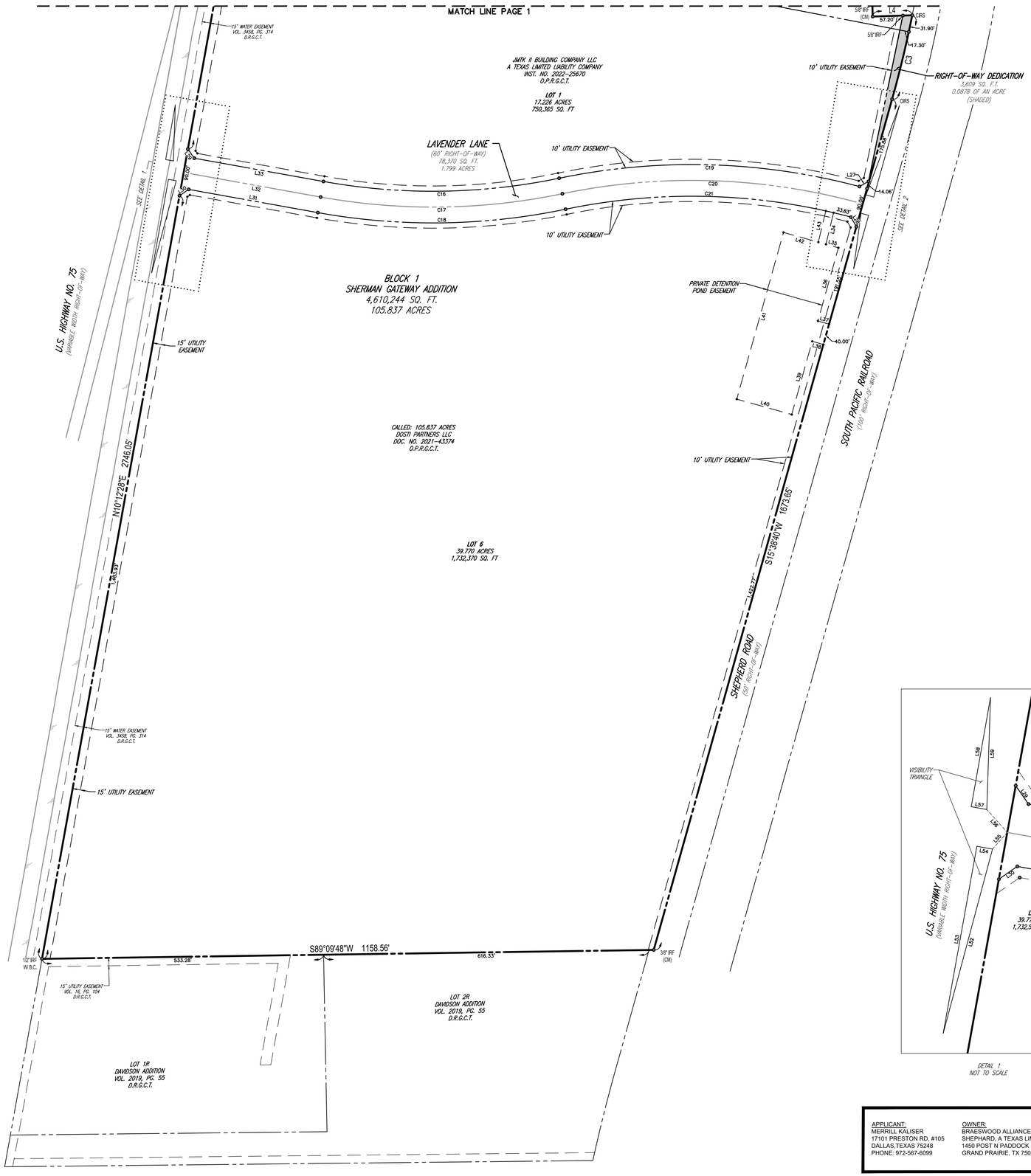

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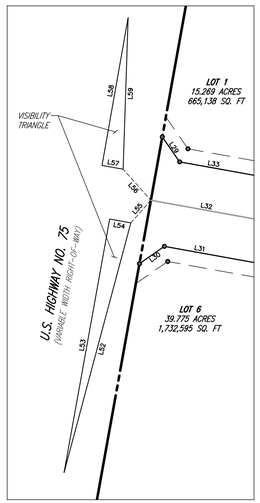
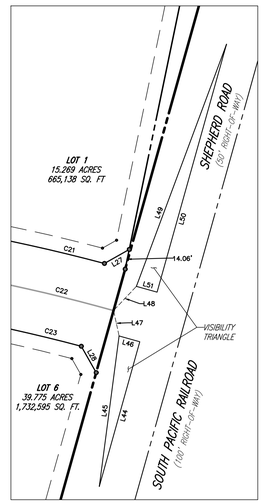


DETAIL 1
NOT TO SCALE



DETAIL 2
NOT TO SCALE

"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:	OWNER:	OWNER:	OWNER:	SURVEYOR:
MERRILL KALISER	BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75	DOSTI PARTNERS, LLC	JMTK II BUILDING COMPANY, LLC	BOHLER ENGINEERING
17101 PRESTON RD, #105	SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY	2504 LOFTSMOOR LANE	17101 PRESTON RD, #105	2600 NETWORK BLVD., STE. 310
DALLAS,TEXAS 75248	1450 POST N PADDOCK STREET	PLANO,TEXAS 75025	DALLAS,TEXAS 75248	FRISCO, TX 75034
PHONE: 972-567-6099	GRAND PRAIRIE, TX 75050	PHONE: 214-208-5078	PHONE: 972-567-6099	PHONE: (469) 458-7300
				CONTACT: BILLY LOGSDON

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FRISCO, TEXAS 75034
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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	03/20/24	RP	JS	BL	1" = 100'	2 OF 3

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, AND BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75 SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY 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 **LOT 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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75 SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY,** do hereby adopt this plat designing the hereinabove property as the **LOT 5, 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_.

BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75 SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY

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 **BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75 SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY**, 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:
BRAESWOOD ALLIANCE GROUP LLC - SERIES 6 75 SHEPHARD, A TEXAS LIMITED LIABILITY COMPANY
1450 POST N PADDOCK STREET
GRAND PRAIRIE, TX 75050

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: BILLY LOGSDON

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	03/20/24	RP	JS	BL	1" = 100'	3 OF 3

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3000 BLOCK BAKER RIDGE ROAD AND 3000 BLOCK BAKER ROAD (Project No. 24-000167)

AN EMAIL WAS RECEIVED BY NAVEEN KHAMMAMPATI ON THURSDAY APRIL 11, 2024 AT 11:30 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Laxman Kaparthy, NewFlux Infra, LLC (Owner), Tristan Poore, PE, Spiars Engineering (Representative) and All American Surveying (Surveyor) concerning the property located in the 3000 Block Baker Ridge Road and 3000 Block Baker Road, consisting of 227.333 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agriculture) District to a PD (Planned Development) of Sherman 227.

Background:

The property is located in the 3000 Block Baker Ridge Road and 3000 Block Baker Road at the corner of Baker Road and East Highway 82. The owner is requesting a Zone Change for a PD (Planned Development) District.

Origination:

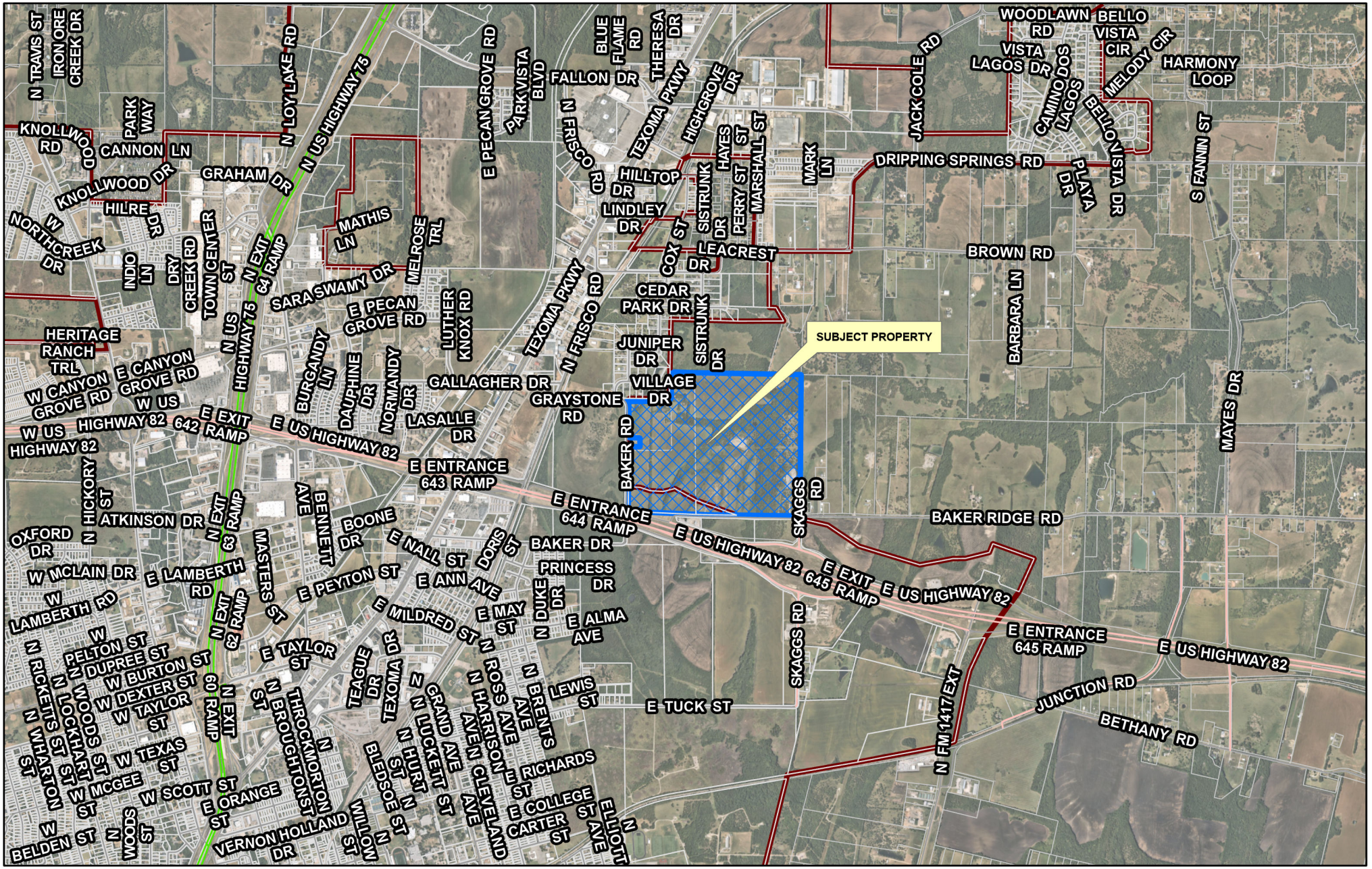
Laxman Kaparthy, NewFlux Infra, LLC (Owner)
Tristan Poore, PE, Spiars Engineering (Representative)
All American Surveying (Surveyor)

Staff Recommendation:

This item has been withdrawn. No action is required by the Planning and Zoning Commission.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Property Notification Signs
6. Narrative
7. Concept Plan
8. Zoning Exhibit
9. Development Standards
10. Correspondence Email
11. Withdraw Request



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3000 BLK BAKER RIDGE RD & 3000 BLK BAKER RD

N
W E
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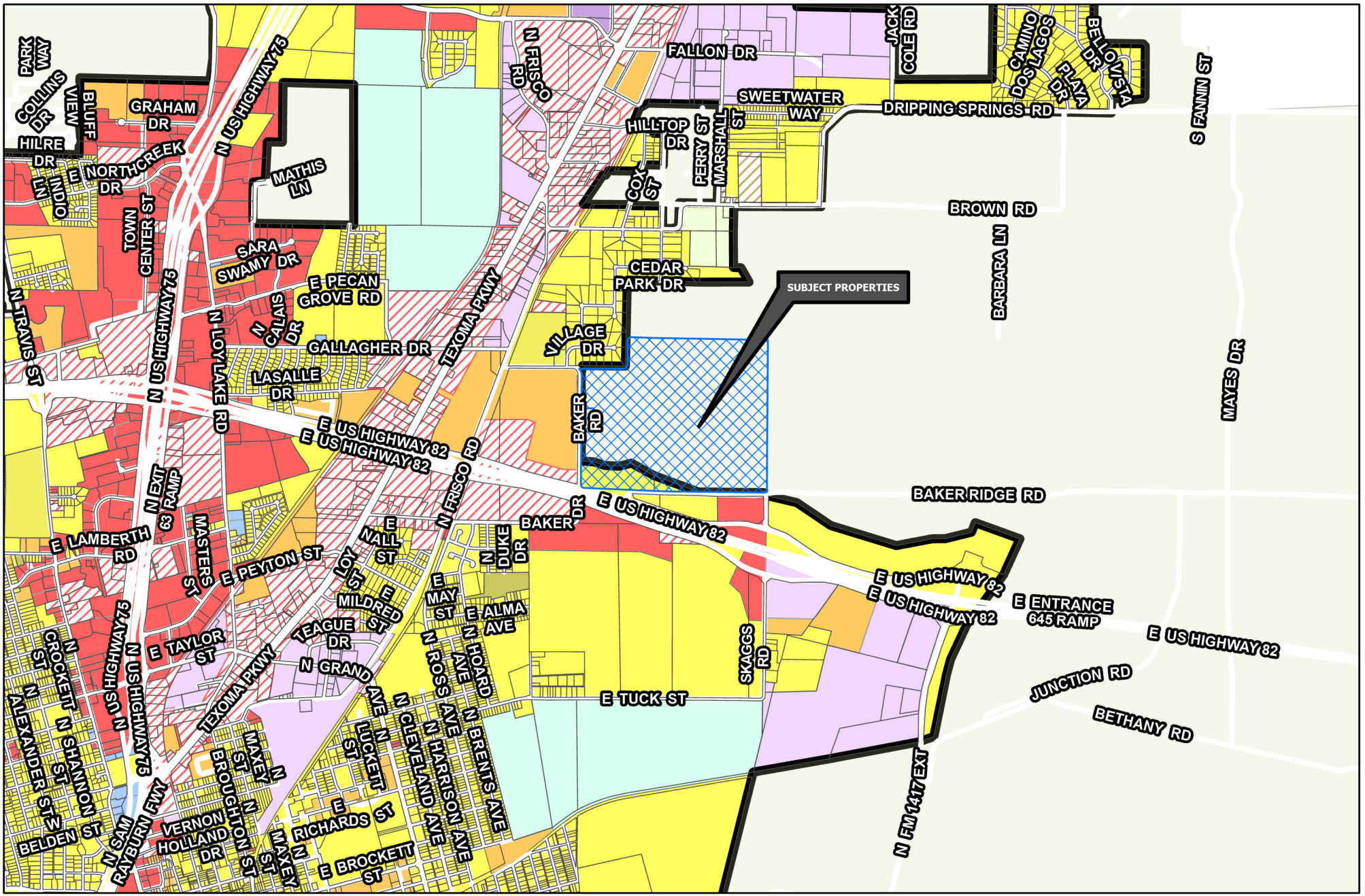
Date: 3/27/2024 8:40 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3000 BLK BAKER RIDGE RD & 3000 BLK BAKER RD

N
W E
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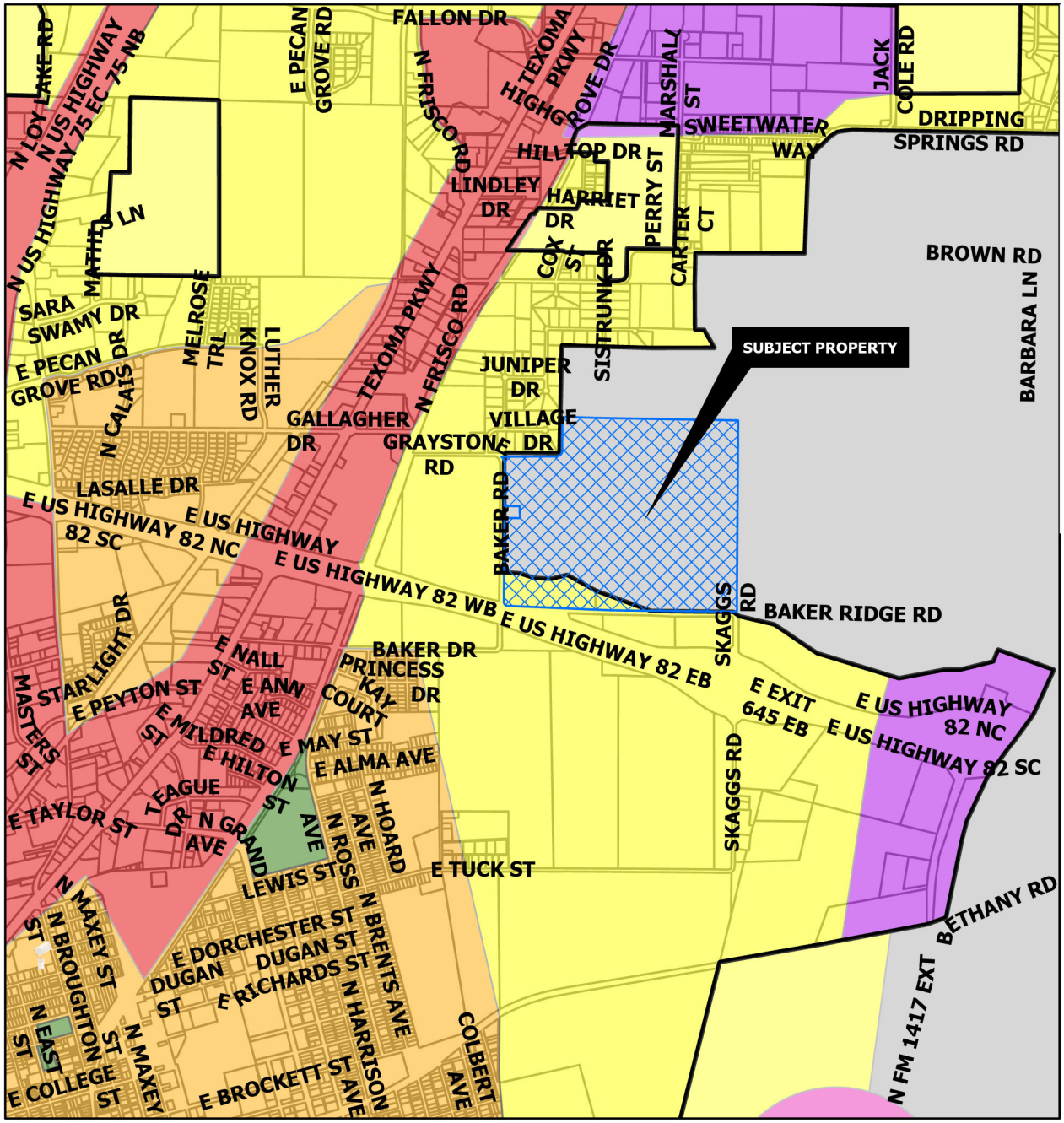
Date: 3/27/2023 3:24:46 PM



AGRICULTURE/RURAL

Intent & Character

The Agriculture/Rural category is intended for areas of Sherman that are not anticipated for development within the next ten years. These areas are generally located in the ETJ and do not have adequate utilities planned to serve development. Development in this category will generally be served by well water and on-site sewer facilities. It is intended that as development and utilities move further out, these areas should be re-evaluated and assigned an appropriate Future Land Use category during the next comprehensive plan update (or sooner, if needed).

Appropriate Land Use Types

- Large lot residential
- Farming and agriculture

Compatible Zoning Districts

- Residential Agricultural
- Estate Residential

Considerations

- Since a majority of this category is located in the ETJ, use cannot be controlled through the application of zoning. Because of this, the subdivision ordinance should be evaluated to ensure quality subdivision regulations.

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
3000 BLK BAKER RIDGE RD & 3000 BLK BAKER RD

N W E S

Date: 3/27/2024 9:21:57 AM

FIELD NOTES
227.333 ACRES
SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT # 811

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT # 811, GRAYSON COUNTY TEXAS AND BEING ALL OF A CALLED 207.386 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MCF INVESTMENTS, LTD AS RECORDED IN VOLUME 4366, PAGE 7 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS AND ALL OF A CALLED 19.96 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MCF INVESTMENTS, LTD AS RECORDED IN VOLUME 4366, PAGE 2 OF SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A RAILROAD SPIKE FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY # 82 AT THE SOUTHEAST CORNER OF A CALLED 68.547 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN THE DEED TO STAUGHBACH INVESTMENTS, INC AS RECORDED IN VOLUME 1742, PAGE 106 OF SAID DEED RECORDS AND BEING IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS BAKER ROAD;

THENCE NORTH 00 DEGREES 49 MINUTES 51 SECONDS EAST, WITH THE EAST LINE OF SAID 68.547 ACRE TRACT, ALONG THE CENTER OF SAID ROAD, A DISTANCE OF 1093.57 FEET TO A PK NAIL FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 207.386 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 19.96 ACRE TRACT;

THENCE NORTH 00 DEGREES 35 MINUTES 57 SECONDS EAST, WITH THE EAST LINE OF SAID 68.547 ACRE TRACT, ALONG THE CENTER OF SAID ROAD, A DISTANCE OF 174.77 FEET TO A PK NAIL FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 240.73 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 37 MINUTES 19 SECONDS EAST, A DISTANCE OF 180.81 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 21 MINUTES 47 SECONDS WEST, A DISTANCE OF 240.74 FEET TO A PK NAIL FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 36 MINUTES 55 SECONDS EAST, WITH THE EAST LINE OF SAID 68.547 ACRE TRACT, ALONG THE CENTER OF SAID ROAD A DISTANCE OF 698.69 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 19.96 ACRE TRACT THE NORTHEAST CORNER OF SAID 68.547 ACRE TRACT IN A ROAD UNDER APPARENT PUBLIC USE POSTED AS GRAYSTONE DRIVE IN THE MOST SOUTHERLY SOUTH LINE OF CEDAR PARK VILLAGE ADDITION, AN ADDITION TO THE CITY OF SHERMAN ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 , PAGE 10 AND 11 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 23 MINUTES 47 SECONDS EAST, WITH THE SOUTH LINE THEREOF AND ALONG SAID ROAD, A DISTANCE OF 866.31 FEET TO ½" IRON ROAD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 19.96 ACRE TRACT IN THE WEST LINE OF SAID 207.386 ACRE TRACT AT THE MOST SOUTHERN SOUTHEAST CORNER OF SAID ADDITION;

THENCE NORTH 01 DEGREES 40 MINUTES 11 SECONDS EAST, A DISTANCE OF 600.10 FEET TO A ½" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 207.386 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 64.09 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DANNY PETERSEN AS RECORDED IN VOLUME 2454, PAGE 62 OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 15 MINUTES 58 SECONDS EAST, WITH THE SOUTH LINE THEREOF A DISTANCE OF 2692.08 FEET TO A CAPPED IRON ROAD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID 207.386 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 64.09 ACRE TRACT IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO DANNY PETERSEN RECORDED IN VOLUME 2208, PAGE 790 OF SAID DEED RECORDS;

THENCE SOUTH 02 DEGREES 00 MINUTES 30 SECONDS WEST, PASSING EN ROUTE A ½" IRON ROD FOUND FOR THE SOUTHWEST OF SAID VOLUME 2208, PAGE 790 AT A DISTANCE OF 49.33 FEET AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 784.54 FEET TO A WOOD FENCE POST FOR CORNER;

THENCE SOUTH 00 DEGREES 35 MINUTES 35 SECONDS WEST, A DISTANCE OF 2165.24 FEET TO ½" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 207.386 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 32.612 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EUGENE M. FIELDEN AS RECORDED IN DOCUMENT # 2012-00004865 OF SAID DEED RECORDS IN OR NEAR THE CENTER OF BAKER RIDGE ROAD;

THENCE ALONG THE CENTER OF BAKER RIDGE ROAD THE FOLLOWING 5 CALLS;

1.) SOUTH 84 DEGREES 09 MINUTES 26 SECONDS WEST, A DISTANCE OF 169.66 FEET TO A POINT FOR CORNER;

2.) SOUTH 88 DEGREES 51 MINUTES 12 SECONDS WEST, A DISTANCE OF 142.62 FEET TO A POINT FOR CORNER;

3.) NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST, A DISTANCE OF 650.80 FEET TO A PK NAIL FOUND FOR CORNER;

4.) NORTH 88 DEGREES 55 MINUTES 53 SECONDS WEST, A DISTANCE OF 1051.64 FEET TO A POINT FOR CORNER;

5.) NORTH 87 DEGREES 50 MINUTES 38 SECONDS WEST, A DISTANCE OF 530.32 FEET TO A POINT FOR CORNER;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY # 82 THE FOLLOWING 7 CALLS;

1.) NORTH 60 DEGREES 25 MINUTES 49 SECONDS WEST, A DISTANCE OF 46.97 FEET TO A POINT FOR CORNER;

2.) SOUTH 74 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 68.07 FEET TO A POINT FOR CORNER;

3.) NORTH 87 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 382.34 FEET TO A POINT FOR CORNER;

4.) NORTH 72 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 127.49 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 11659.16 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 32 MINUTES 26 SECONDS WEST, 295.49 FEET;

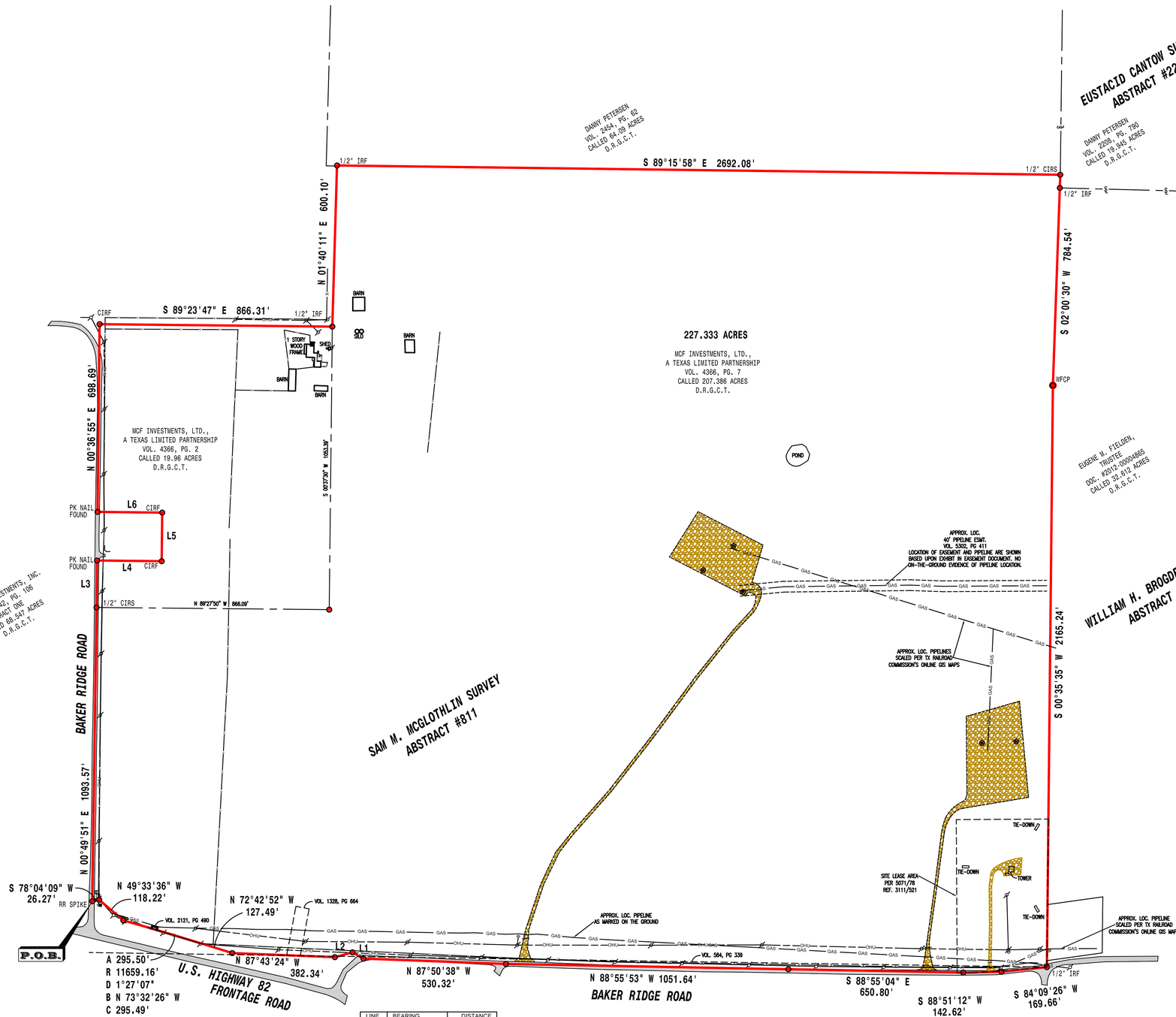
5.) WITH SAID CURVE AND ARC DISTANCE OF 295.50 FEET TO A POINT FOR CORNER;

6.) NORTH 49 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 118.22 FEET TO A POINT FOR CORNER;

7.) SOUTH 78 DEGREES 04 MINUTES 09 SECONDS WEST, A DISTANCE OF 26.27 FEET TO THE POINT OF BEGINNING AND ENCLOSING 227.333 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 1744, PG. 155.
3. ITEM 10-H, VOL. 5302, PG. 411 IS A 40' WIDE EASEMENT AND DOES AFFECT THE SUBJECT TRACT AS SHOWN HEREON.
4. ITEM 10-L, VOL. 2121, PG. 490 AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
5. ITEM 10-M, VOL. 1328, PG. 664 AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.
6. ITEM 10-N, VOL. 3111, PG. 521 IS A MEMORANDUM OF LEASE REFERENCING 208.577 ACRES; VOL. 3111, PG. 517 IS AN ASSIGNMENT OF LEASE REFERENCING 208.577 ACRES; VOL. 5071, PG. 78 IS AN ASSIGNMENT OF LEASE REFERENCING 4.37 ACRES (AS SHOWN); VOL. 5396, PG. 337 IS AN AMENDMENT OF LEASE REFERENCING 2 TRACTS, NO AREA GIVEN - ALL AFFECT THE SUBJECT TRACT;
7. ITEM 10-O, VOL. 584, PG. 339 AFFECTS THE SUBJECT TRACT AS SHOWN.



LINE	BEARING	DISTANCE
L1	N 60°25'49" W	46.97'
L2	S 74°50'12" W	68.07'
L3	N 00°35'57" E	174.77'
L4	S 89°23'52" E	240.73'
L5	N 00°37'19" E	180.81'
L6	N 89°21'47" W	240.74'

THIS SURVEY IS MADE FOR THE BENEFIT OF FOLEY PRODUCTS COMPANY, FRANKUM, LTD., A TEXAS LIMITED PARTNERSHIP, FIRST 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 "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 26, 2017.

DATE OF PLAT OF MAP: AUGUST 8, 2017

J E Thompson

JOHN E. THOMPSON, II
REGISTRATION NO. 4857

NOTE: THIS SURVEY WAS PREPARED IN CONNECTION WITH GF #17-312644-CC, EFFECTIVE DATE JUNE 25, 2017, 8:00 AM, INSURED BY FIRST NATIONAL TITLE INSURANCE COMPANY, THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN SUCH TITLE INSURANCE COMMITMENT OR ANY EXCEPTIONS THAT HAVE BEEN NOTED HEREIN.

STATE OF TEXAS
REGISTERED
J.E. THOMPSON
4857
PROFESSIONAL
LAND SURVEYOR

LINETYPE LEGEND

PROPERTY LINE
EASEMENT LINES
DEED/LOT LINES
ADJOINER LINES
OVERHEAD UTILITY
ASPHALT ROAD
GRAVEL ROAD
WIRE FENCE LINES

LEGEND

● = PROPERTY CORNER		CIRF	= CAPPED IRON ROD FOUND
= BENCHMARK		IRF	= IRON ROD FOUND
= TELEPHONE/UTILITY RISER	(TR/UR)	CIRS	= CAPPED IRON ROD SET
= BURIED CABLE MARKER	(BCM)	MFCP	= METAL FENCE CORNER POST
= TELEPHONE MANHOLE	(TMH)	WFCP	= METAL FENCE CORNER POST
= POWER/UTILITY POLE	(PP/UP)	( )	= PLAT/DEED CALLS
= LIGHT POLE	(LP)	POB	= POINT OF BEGINNING
= GUY WIRE	(GUY)	R.O.W.	= RIGHT-OF-WAY
= ELECTRIC VAULT	(VLT)		= CONCRETE SURFACE
= ELECTRIC TRANSFORMER	(TRAN)		= ASPHALT SURFACE
= WATER METER	(WM)		= GRAVEL SURFACE
= GAS WELL HEAD	(WH)		

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR MONTAGUE COUNTY, TEXAS, COMMUNITY NUMBER 485509, EFFECTIVE DATE 9-29-10 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0290 F OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

ALTA/ACSM
LAND TITLE SURVEY
227.333 ACRES
IN THE SAMUEL M. MCGLOTHLIN SURVEY
ABSTRACT NO. 811
GRAYSON COUNTY, TEXAS

ALL AMERICAN SURVEYING
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
JAG	08/08/2017	170.264	1" = 200'	1 OF 1

REVISED 8/20/2017 - UPDATED EASEMENT INFO, UPDATED PIPELINE INFO

April 1, 2024 9:16 AM Edit

20240401_091628.jpg

/Internal storage/DCIM/Camera

Samsung SM-S906U1

4.18 MB | 2252x4000 | 9MP

ISO 20 | 23mm | 0.0ev | F1.8 | 1/216 s

Location

1 E Graystone Dr, Sherman, TX 75090, USA

More Sherman

April 1, 2024 9:41 AM Edit

20240401_094141.jpg

/Internal storage/DCIM/Camera

Samsung SM-S906U1

3.69 MB | 2252x4000 | 9MP

ISO 20 | 23mm | 0.0ev | F1.8 | 1/171 s

Location

E Hwy 82, Sherman, TX 75090, USA

765 Custer Road, Suite 100 I Plano, Texas 75075
Main 972.422.0077 I www.spiarseng.com
TBPE No. F-21211 TBPLS No. F-10043100

Project Narrative

Sherman 227 Planned Development

Sherman 227 is a master planned community of approximately 227 acres located in Sherman, Texas (the "Development"). The Development includes a variety of residential, mixed use, and commercial offerings which are complimented by areas for greenspace, waterways, and amenities. The zoning standards set forth in the following Planned Development document encourage a compatible mix of uses with well-designed vehicular access, pedestrian access and links, and building layout. Natural site features provide a canvas for interesting and unique design opportunities.

Regards,

Tristan Poore, P.E.

D 469.395.0547 W 972.422.0077

C 936.648.6505

765 Custer Rd, Suite 100
Plano, TX 75075

TBPELS Reg. NO. F-2121 (PE) Reg. NO. F-10043100 (LS)

Single-Family Summary:

	Product	Access	Units	% of Units
	60’ x 120’	Front	+/- 81	12%
	50’ x 120’	Front	+/- 219	33%
	40’ x 110’	Rear	+/- 141	21%
	TH 25’ x 110’	Rear	+/- 232	34%
	Total		**+/- 673**	**100%**

KLS
KNAPP LAND SOLUTIONS

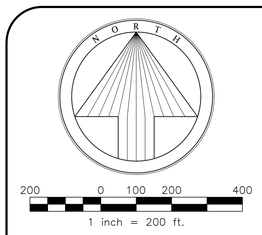
March 28, 2024

Scale 1"=200'
0' 200' 400'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

227 Acre Tract - Sherman, TX

Conceptual Plan



NGUYEN THANH AND THUY PHAM
Doc. No. 2018-4954 DRGCT

BURESS JASON AND BURESS TRUSTEES OF FOUR HORSEMEN LIVING TRUST
Doc. No. 2021-22547 DRGCT

SS JASON AND BURESS TRUSTEES OF FOUR HORSEMEN LIVING TRUST
Doc. No. 2021-22547 DRGCT

S 89°15'58" E ~ 2692.08'
2016.36'

VILLAGE DR

VILLAGE DR

CEDAR PARK VILLAGE
Vol. 14, Pg. 10 DRGCT

N 01°40'11" E ~ 600.10'

E GRAYSTONE DR

S 89°23'47" E ~ 866.31'

S 02°00'30" W ~ 764.54'

Overall
227.34 Ac.
(9,902,976 S.F.)

SINGLE FAMILY

Tract 1
146.795 Ac.
(6,394,369 S.F.)

N 00°36'55" E ~ 698.89'

N BAKER DR

POINT OF BEGINNING TRACT 1

DENNIS JAKE RICHARDSON
Doc. No. 2020-28584 DRGCT

BL3

BL2 N 00°37'19" E 132.75'

BL1

S 89°15'58" E ~ 1011.47'

R=600.00'
D=12°09'43"
L=127.36'
CB=S 83°11'07" E
CD=127.12'

S 77°06'15" E
74.18'

R=3000.00'
D=2°43'52"
L=143.01'
CB=S 14°15'41" W
CD=142.99'

N 74°22'23" W
43.00'

N 77°06'15" W
66.84'

R=545.00'
D=16°26'44"
L=156.43'
CB=N 85°19'38" W
CD=155.90'

R=300.00'
D=41°06'36"
L=215.25'
CB=N 72°59'42" W
CD=210.66'

N 52°26'24" W ~ 531.50'

R=500.00'
D=9°04'39"
L=79.22'
CB=N 56°58'43" W
CD=79.13'

N 81°31'03" W ~ 452.92'

N 00°36'55" E ~ 174.77'

FROSTFIRE HWY 82 LLC
Doc. No. 2022-5245 DRGCT

Line Table		
Line #	Bearing	Distance
BL1	S 89°23'52" E	240.73'
BL2	N 00°37'19" E	180.81'
BL3	N 89°21'47" W	240.74'
BL4	S 84°09'26" W	169.66'
BL5	N 60°25'49" W	46.97'
BL6	S 74°50'12" W	68.07'
BL7	N 72°42'52" W	127.49'
BL8	N 49°34'04" W	118.21'
BL9	S 78°04'09" W	26.27'

TOWNHOMES
Tract 2
30.778 Ac.
(1,340,682 S.F.)

R=3000.00'
D=10°07'12"
L=555.01'
CB=S 70°55'43" W
CD=554.40'

N 63°46'11" W
43.00'

R=2638.88'
D=17°47'26"
L=819.39'
CB=N 70°56'10" W
CD=816.10'

R=3000.00'
D=7°26'10"
L=389.35'
CB=S 24°17'19" W
CD=389.08'

N 69°25'46" W
43.00'

389.35'

S 89°55'10" W
127.38'

R=4000.00'
D=10°17'58"
L=719.04'
CB=N 84°55'51" W
CD=718.07'

282.89'

POINT OF BEGINNING TRACT 2

POINT OF BEGINNING OVERALL BOUNDARY

POINT OF BEGINNING TRACT 4

COMMERCIAL
Tract 4
26.137 Ac.
(1,094,979 S.F.)

MULTIFAMILY
Tract 3
24.631 Ac.
(1,072,946 S.F.)

N 01°04'07" E ~ 560.88'

R=1959.56'
D=20°54'56"
L=715.32'
CB=S 09°45'15" W
CD=711.36'

POINT OF BEGINNING TRACT 3

N 88°55'04" W
579.47'

US HWY 82

BL9

BL8

R=11659.16'
D=1°27'08"
L=295.50'
CB=N 73°32'26" W
CD=295.49'

BL7

N 87°43'24" W ~ 382.34'

BL6

BL5

N 87°50'38" W ~ 530.32'

S 88°55'53" E ~ 495.62'

627.35'

N 88°55'53" W ~ 1051.64'

BAKER RIDGE RD

N 88°55'04" W
650.80'

S 88°51'12" W
142.62'

BL4

ENDERBY GAS INC
Vol. 2837, Pg. 479 DRGCT

SIMKA LIMITED PARTNERSHIP
Vol. 4312, Pg. 788 DRGCT

KWLT ASSETS LLC
Doc. No. 2020-30856 DRGCT

VOYLES KIMBERLY & CARDEN ANNA
Vol. 5094, Pg. 921 DRGCT

S 00°35'55" W ~ 2665.24'

CARDEN ANNA
Doc. No. 2023-16779 DRGCT

BAKER RIDGE RD

SKAGGS RD

US HWY 82

US HWY 82

US HWY 82

ZONING EXHIBIT

SHERMAN 227

BEING 227.34 ACRES IN THE
S. McGLOTHLEN SURVEY, ABSTRACT NO. 811
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPELS No. F-2121 and No. F-10043100 • www.spiarseng.com

Drawing: C:\2022 JOBS\22-045 227-Acre Tract\SURVEY\DWG\22-045 Zoning Exhibits.dwg Saved By: Creed Save Time: 4/3/2024 4:40:24 PM Plotted by: creed Plot Date: 4/3/2024 4:41 PM

OVERALL AREA

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to Newlux Infra LLC, by deed recorded in Document No. 2022–10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Baker Road in the north right–of–way line of US Highway 82 (variable width right–of–way) at the southwest corner of the subject tract;

THENCE, N 00°49'51" E, 1093.57 feet along said centerline of Baker Road;

THENCE, N 00°35'57" E, 174.77 feet to the southwest corner of a tract of land conveyed to Dennis Jake Richardson, by deed recorded in Document No. 2020–28584 of the Deed Records of Grayson County, Texas;

THENCE, S 89°23'52" E, 240.73 feet, to the southeast corner of said Richardson tract;

THENCE, N 00°37'19" E, 180.81 feet, to the northeast corner of said Richardson tract;

THENCE, N 89°21'47" W, 240.74 feet to the northwest corner of said Richardson tract and lying in said centerline of Baker Road;

THENCE, N 00°36'55" E, 698.69 feet along said centerline of Baker Road to a point in Graystone Drive of Cedar Park Village Addition, an addition to the City of Sherman according to the plat thereof recorded in Volume 14, Page 10 of the Plat Records of Grayson County, Texas;;

THENCE, S 89°23'47" E, 866.31 feet to the most southern southeast corner of said Cedar Park Village Addition;

THENCE, N 01°40'11" E, 600.10 feet southwest corner of said Nguyen Thanh and Thuy Pham, by deed recorded in Document No. 2018–4954 of the Deed Records of Grayson County, Texas;

THENCE, S 89°15'58" E, passing at a distance of 2016.36 feet the southeast corner of said Thanh tract and the southwest corner of a tract of land conveyed to Buress Jason and Buress Trustees of Four Horsemen Living Trust, by deed recorded in Document No. 2021–22547 of the Deed Records of Grayson County, Texas, and continuing a total distance of 2692.08 feet;

THENCE, S 02°00'30" W, 784.54 feet along the west line of a tract of land conveyed to Voyles Kimberly and Carden Anna, by deed recorded in Volume 5094, Page 921 of the Deed Records of Grayson County, Texas;

THENCE, S 00°35'35" W, 2165.24 feet to the centerline of said Baker Ridge Road;

THENCE, S 84°09'26" W, 169.66 feet;

THENCE, S 88°51'12" W, 142.62 feet;

THENCE, N 88°55'04" W, 650.80 feet;

THENCE, N 88°55'53" W, 1051.64 feet;

THENCE, N 87°50'38" W, 530.32 feet to said north right–of–way line of US Highway 82;

THENCE, N 60°25'49" W, 46.97 feet;

THENCE, S 74°50'12" W, 68.07 feet;

THENCE, N 87°43'24" W, 382.34 feet;

THENCE, N 72°42'52" W, 127.49 feet;

THENCE around a non–tangent curve to the right having a central angle of 1°27'08", a radius of 11659.16 feet, a chord of N 73°32'26" W – 295.49 feet, an arc length of 295.50 feet;

THENCE, N 49°34'04" W, 118.21 feet;

THENCE, S 78°04'09" W, 26.27 feet to the POINT OF BEGINNING with the subject tract containing 9,902,976 square feet or 227.34 acres of land.

TRACT 1

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to Newflux Infra LLC, by deed recorded in Document No. 2022–10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

COMMENCING at a point in the centerline of Baker Road in the north right–of–way line of US Highway 82 (variable width right–of–way) at the southwest corner of the subject tract;

THENCE, N 00°49'51" E, 1093.57 feet along said centerline of Baker Road;

THENCE, N 00°35'57" E, 174.77 feet to the southwest corner of a tract of land conveyed to Dennis Jake Richardson, by deed recorded in Document No. 2020–28584 of the Deed Records of Grayson County, Texas;

THENCE, S 89°23'52" E, 240.73 feet, to the southeast corner of said Richardson tract;

THENCE, N 00°37'19" E, 180.81 feet, to the northeast corner of said Richardson tract;

THENCE, N 89°21'47" W, 240.74 feet to the northwest corner of said Richardson tract and lying in said centerline of Baker Road and being the POINT OF BEGINNING;

THENCE, N 00°36'55" E, 698.69 feet along said centerline of Baker Road to a point in Graystone Drive of Cedar Park Village Addition, an addition to the City of Sherman according to the plat thereof recorded in Volume 14, Page 10 of the Plat Records of Grayson County, Texas;

THENCE, S 89°23'47" E, 866.31 feet to the most southern southeast corner of said Cedar Park Village Addition;

THENCE, N 01°40'11" E, 600.10 feet to the southwest corner of said Nguyen Thanh and Thuy Pham, by deed recorded in Document No. 2018–4954 of the Deed Records of Grayson County, Texas;

THENCE, S 89°15'58" E, passing at a distance of 2016.36 feet the southeast corner of said Thanh tract and the southwest corner of a tract of land conveyed to Buress Jason and Buress Trustees of Four Horsemen Living Trust, by deed recorded in Document No. 2021–22547 of the Deed Records of Grayson County, Texas, and continuing a total distance of 2692.08 feet;

THENCE, S 02°00'30" W, 784.54 feet along the west line of a tract of land conveyed to Voyles Kimberly and Carden Anna, by deed recorded in Volume 5094, Page 921 of the Deed Records of Grayson County, Texas;

THENCE, S 00°35'35" W, 2165.24 feet along said west line of Voyles tract to a point lying in said Baker Ridge Road;

THENCE, S 84°09'26" W, 169.66 feet;

THENCE, S 88°51'12" W, 142.62 feet;

THENCE, N 88°55'04" W, 579.47 feet;

THENCE around a non–tangent curve to the right having a central angle of 20°54'56", a radius of 1959.56 feet, a chord of N 09°45'15" E – 711.36 feet, an arc length of 715.32 feet;

THENCE, N 61°31'03" W, 452.92 feet;

THENCE around a tangent curve to the right having a central angle of 09°04'39", a radius of 500.00 feet, a chord of N 56°58'43" W – 79.13 feet, an arc length of 79.22 feet;

THENCE, N 52°26'24" W, 531.30 feet;

THENCE around a tangent curve to the left having a central angle of 41°06'36", a radius of 300.00 feet, a chord of N 72°59'42" W – 210.66 feet, an arc length of 215.25 feet;

THENCE around a reverse curve to the right having a central angle of 16°26'44", a radius of 545.00 feet, a chord of N 85°19'38" W – 155.90 feet, an arc length of 156.43 feet;

THENCE, N 77°06'15" W, 66.84 feet;

THENCE, N 74°22'23" W, 43.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 02°43'52", a radius of 3000.00 feet, a chord of N 14°15'41" E – 142.99 feet, an arc length of 143.01 feet;

THENCE, N 77°06'15" W, 74.18 feet;

THENCE around a tangent curve to the left having a central angle of 12°09'43", a radius of 600.00 feet, a chord of N 83°11'07" W – 127.12 feet, an arc length of 127.36 feet;

THENCE, N 89°15'58" W, 1011.47 feet;

THENCE, N 00°37'19" E, 132.75 feet;

THENCE, N 89°21'47" W, 240.74 feet to the POINT OF BEGINNING with the subject tract containing 6,394,369 square feet or 146.795 acres of land.

TRACT 2

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to Newflux Infra LLC, by deed recorded in Document No. 2022–10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Baker Road at the southwest corner of the herein described tract and lying in the north right–of–way line of US Highway 82 (variable width right–of–way) at the southwest corner of the overall subject tract which bears S 00°49'51" W, at a distance of 282.89 feet;

THENCE, N 00°49'51" E, 810.68 feet;

THENCE, N 00°35'57" E, 174.77 feet;

THENCE, S 89°23'52" E, 240.73 feet;

THENCE, N 00°37'19" E, 48.06 feet;

THENCE, S 89°15'58" E, 1011.47 feet;

THENCE around a tangent curve to the right having a central angle of 12°09'43", a radius of 600.00 feet, a chord of S 83°11'07" E – 127.12 feet, an arc length of 127.36 feet;

THENCE, S 77°06'15" E, 74.18 feet;

THENCE around a compound curve to the right having a central angle of 10°36'12", a radius of 3000.00 feet, a chord of S 20°55'43" W – 554.40 feet, an arc length of 555.19 feet;

THENCE around a reverse curve to the left having a central angle of 07°26'10", a radius of 3000.00 feet, a chord of S 24°17'19" W – 389.08 feet, an arc length of 389.35 feet;

THENCE, N 69°25'46" W, 43.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 02°08'05", a radius of 4000.00 feet, a chord of N 78°42'50" W – 149.02 feet, an arc length of 149.03 feet;

THENCE around a compound curve to the left having a central angle of 10°17'58", a radius of 4000.00 feet, a chord of N 84°55'51" W – 718.07 feet, an arc length of 719.04 feet;

THENCE, S 89°55'10" W, 127.38 feet to the POINT OF BEGINNING with the subject tract containing 1,340,682 square feet or 30.778 acres of land.

TRACT 3

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to Newflux Infra LLC, by deed recorded in Document No. 2022–10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

COMMENCING at a point in the centerline of Baker Road in the north right–of–way line of US Highway 82 (variable width right–of–way) at the southwest corner of the subject tract;

THENCE along the north right–of–way line of US Highway 82 and approximate centerline of Baker Ridge Road, the following bearings and distances:

N 78°04'09" E, 26.27 feet;

S 49°34'04" E, 118.21 feet;

Along a non–tangent curve to the left having a central angle of 01°27'08", a radius of 11,659.16 feet, a chord of S 73°32'26" E – 295.49 feet, an arc length of 295.50 feet;

S 72°42'52" E, 127.49 feet;

S 87°43'24" E, 382.34 feet;

N 74°50'12" E, 68.07 feet;

S 60°25'49" E, 46.97 feet;

S 87°50'38" E, 530.32 feet;

S 88°55'53" E, 495.62 feet to the POINT OF BEGINNING;

THENCE, N 01°04'07" E, 569.88 feet;

THENCE around a non–tangent curve to the right having a central angle of 01°27'08", a radius of 2638.88 feet, a chord of N 70°56'10" W – 816.10 feet, an arc length of 819.39 feet;

THENCE, N 63°46'11" W, 43.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 08°12'33", a radius of 3000.00 feet, a chord of N 19°43'54" E – 429.47 feet, an arc length of 429.84 feet;

THENCE, S 74°22'23" E, 43.00 feet;

THENCE, S 77°06'15" E, 66.84 feet;

THENCE around a tangent curve to the left having a central angle of 16°26'44", a radius of 545.00 feet, a chord of S 85°19'38" E – 155.90 feet, an arc length of 156.43 feet;

THENCE around a reverse curve to the right having a central angle of 41°06'36", a radius of 300.00 feet, a chord of S 72°59'42" E – 210.66 feet, an arc length of 215.25 feet;

THENCE, S 52°26'24" E, 531.30 feet;

THENCE around a tangent curve to the left having a central angle of 09°04'39", a radius of 500.00 feet, a chord of S 56°58'43" E – 79.13 feet, an arc length of 79.22 feet;

THENCE, S 61°31'03" E, 452.92 feet;

THENCE around a non–tangent curve to the left having a central angle of 20°54'56", a radius of 1959.56 feet, a chord of S 09°45'15" W – 711.36 feet, an arc length of 715.32 feet;

THENCE, N 88°55'53" W, 627.35 feet to the POINT OF BEGINNING with the subject tract containing 1,072,946 square feet or 24.631 acres of land.

TRACT 4

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to Newflux Infra LLC, by deed recorded in Document No. 2022–10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Baker Road in the north right–of–way line of US Highway 82 (variable width right–of–way) at the southwest corner of the subject tract;

THENCE, N 00°49'51" E, 282.89 feet;

THENCE, N 89°55'10" E, 127.38 feet;

THENCE around a tangent curve to the right having a central angle of 12°26'03", a radius of 4000.00 feet, a chord of S 83°51'49" E – 866.37 feet, an arc length of 868.07 feet;

THENCE, S 69°25'46" E, 43.00 feet;

THENCE around a non–tangent curve to the right having a central angle of 07°26'10", a radius of 3000.00 feet, a chord of N 24°17'19" E – 389.08 feet, an arc length of 389.35 feet;

THENCE around a reverse curve to the left having a central angle of 01°46'35", a radius of 3000.00 feet, a chord of N 27°07'06" E – 93.00 feet, an arc length of 93.01 feet;

THENCE, S 63°46'11" E, 43.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 17°47'26", a radius of 2638.88 feet, a chord of S 70°56'10" E – 816.10 feet, an arc length of 819.39 feet to a point in Baker Ridge Road;

THENCE, S 01°04'07" W, 569.88 feet;

THENCE, N 88°55'53" W, 495.62 feet along said Baker Ridge Road;

THENCE, N 87°50'38" W, 530.32 feet along US Highway 82;

THENCE, N 60°25'49" W, 46.97 feet;

THENCE, S 74°50'12" W, 68.07 feet;

THENCE, N 87°43'24" W, 382.34 feet;

THENCE, N 72°42'52" W, 127.49 feet;

THENCE around a non–tangent curve to the right having a central angle of 01°27'08", a radius of 11659.16 feet, a chord of N 73°32'26" W – 295.49 feet, an arc length of 295.50 feet;

THENCE, N 49°34'04" W, 118.21 feet;

THENCE, S 78°04'09" W, 26.27 feet to the POINT OF BEGINNING with the subject tract containing 1,094,979 square feet or 25.137 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPELS No. F-2121 and No. F-10043100 • www.spiarseng.com

ZONING EXHIBIT

SHERMAN 227

BEING 227.34 ACRES IN THE
S. McGLOTHLEN SURVEY, ABSTRACT NO. 811
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Drawing: G:\2022 JOBS\22-045 227-Acre Tract\SURVEY\DWG\22-045 Zoning Exhibits.dwg Saved By: Creed Save Time: 4/7/2024 4:40:24 PM Plotted by: creed Plot Date: 4/7/2024 4:41 PM

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

OVERALL AREA

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to NewLux Infra LLC, by deed recorded in Document No. 2022-10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Baker Road in the north right-of-way line of US Highway 82 (variable width right-of-way) at the southwest corner of the subject tract;

THENCE, N 00°49'51" E, 1093.57 feet along said centerline of Baker Road;

THENCE, N 00°35'57" E, 174.77 feet to the southwest corner of a tract of land conveyed to Dennis Jake Richardson, by deed recorded in Document No. 2020-28584 of the Deed Records of Grayson County, Texas;

THENCE, S 89°23'52" E, 240.73 feet, to the southeast corner of said Richardson tract;

THENCE, N 00°37'19" E, 180.81 feet, to the northeast corner of said Richardson tract;

THENCE, N 89°21'47" W, 240.74 feet to the northwest corner of said Richardson tract and lying in said centerline of Baker Road;

THENCE, N 00°36'55" E, 698.69 feet along said centerline of Baker Road to a point in Graystone Drive of Cedar Park Village Addition, an addition to the City of Sherman according to the plat thereof recorded in Volume 14, Page 10 of the Plat Records of Grayson County, Texas;

THENCE, S 89°23'47" E, 866.31 feet to the most southern southeast corner of said Cedar Park Village Addition;

THENCE, N 01°40'11" E, 600.10 feet southwest corner of said Nguyen Thanh and Thuy Pham, by deed recorded in Document No. 2018-4954 of the Deed Records of Grayson County, Texas;

THENCE, S 89°15'58" E, passing at a distance of 2016.36 feet the southeast corner of said Thanh tract and the southwest corner of a tract of land conveyed to Buress Jason and Buress Trustees of Four Horsemen Living Trust, by deed recorded in Document No. 2021-22547 of the Deed Records of Grayson County, Texas, and continuing a total distance of 2692.08 feet;

THENCE, S 02°00'30" W, 784.54 feet along the west line of a tract of land conveyed to Voyles Kimberly and Carden Anna, by deed recorded in Volume 5094, Page 921 of the Deed Records of Grayson County, Texas;

THENCE, S 00°35'35" W, 2165.24 feet to the centerline of said Baker Ridge Road;

THENCE, S 84°09'26" W, 169.66 feet;

THENCE, S 88°51'12" W, 142.62 feet;

THENCE, N 88°55'04" W, 650.80 feet;

THENCE, N 88°55'53" W, 1051.64 feet;

THENCE, N 87°50'38" W, 530.32 feet to said north right-of-way line of US Highway 82;

THENCE, N 60°25'49" W, 46.97 feet;

THENCE, S 74°50'12" W, 68.07 feet;

THENCE, N 87°43'24" W, 382.34 feet;

THENCE, N 72°42'52" W, 127.49 feet;

THENCE around a non-tangent curve to the right having a central angle of 1°27'08", a radius of 11659.16 feet, a chord of N 73°32'26" W - 295.49 feet, an arc length of 295.50 feet;

THENCE, N 49°34'04" W, 118.21 feet;

THENCE, S 78°04'09" W, 26.27 feet to the POINT OF BEGINNING with the subject tract containing 9,902,976 square feet or 227.34 acres of land.

TRACT 1 - RESIDENTIAL

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to NewLux Infra LLC, by deed recorded in Document No. 2022-10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

COMMENCING at a point in the centerline of Baker Road in the north right-of-way line of US Highway 82 (variable width right-of-way) at the southwest corner of the subject tract;

THENCE, N 00°49'51" E, 1093.57 feet along said centerline of Baker Road;

THENCE, N 00°35'57" E, 174.77 feet to the southwest corner of a tract of land conveyed to Dennis Jake Richardson, by deed recorded in Document No. 2020-28584 of the Deed Records of Grayson County, Texas;

THENCE, S 89°23'52" E, 240.73 feet, to the southeast corner of said Richardson tract;

THENCE, N 00°37'19" E, 180.81 feet, to the northeast corner of said Richardson tract;

THENCE, N 89°21'47" W, 240.74 feet to the northwest corner of said Richardson tract and lying in said centerline of Baker Road and being the POINT OF BEGINNING;

THENCE, N 00°36'55" E, 698.69 feet along said centerline of Baker Road to a point in Graystone Drive of Cedar Park Village Addition, an addition to the City of Sherman according to the plat thereof recorded in Volume 14, Page 10 of the Plat Records of Grayson County, Texas;

THENCE, S 89°23'47" E, 866.31 feet to the most southern southeast corner of said Cedar Park Village Addition;

THENCE, N 01°40'11" E, 600.10 feet to the southwest corner of said Nguyen Thanh and Thuy Pham, by deed recorded in Document No. 2018-4954 of the Deed Records of Grayson County, Texas;

THENCE, S 89°15'58" E, passing at a distance of 2016.36 feet the southeast corner of said Thanh tract and the southwest corner of a tract of land conveyed to Buress Jason and Buress Trustees of Four Horsemen Living Trust, by deed recorded in Document No. 2021-22547 of the Deed Records of Grayson County, Texas, and continuing a total distance of 2692.08 feet;

THENCE, S 02°00'30" W, 784.54 feet along the west line of a tract of land conveyed to Voyles Kimberly and Carden Anna, by deed recorded in Volume 5094, Page 921 of the Deed Records of Grayson County, Texas;

THENCE, S 00°35'35" W, 2165.24 feet along said west line of Voyles tract to a point lying in said Baker Ridge Road;

THENCE, S 84°09'26" W, 169.66 feet;

THENCE, S 88°51'12" W, 142.62 feet;

THENCE, N 88°55'04" W, 579.47 feet;

THENCE around a non-tangent curve to the right having a central angle of 20°54'56", a radius of 1959.56 feet, a chord of N 09°45'15" E - 711.36 feet, an arc length of 715.32 feet;

THENCE, N 61°31'03" W, 452.92 feet;

THENCE around a tangent curve to the right having a central angle of 09°04'39", a radius of 500.00 feet, a chord of N 56°58'43" W - 79.13 feet, an arc length of 79.22 feet;

THENCE, N 52°26'24" W, 531.30 feet;

THENCE around a tangent curve to the left having a central angle of 41°06'36", a radius of 300.00 feet, a chord of N 72°59'42" W - 210.66 feet, an arc length of 215.25 feet;

THENCE around a reverse curve to the right having a central angle of 16°26'44", a radius of 545.00 feet, a chord of N 85°19'38" W - 155.90 feet, an arc length of 156.43 feet;

THENCE, N 77°06'15" W, 66.84 feet;

THENCE, N 74°22'23" W, 43.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 02°43'52", a radius of 3000.00 feet, a chord of N 14°15'41" E - 142.99 feet, an arc length of 143.01 feet;

THENCE, N 77°06'15" W, 74.18 feet;

THENCE around a tangent curve to the left having a central angle of 12°09'43", a radius of 600.00 feet, a chord of N 83°11'07" W - 127.12 feet, an arc length of 127.36 feet;

THENCE, N 89°15'58" W, 1011.47 feet;

THENCE, N 00°37'19" E, 132.75 feet;

THENCE, N 89°21'47" W, 240.74 feet to the POINT OF BEGINNING with the subject tract containing 6,394,369 square feet or 146.795 acres of land.

TRACT 2 - TOWNHOMES

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to NewLux Infra LLC, by deed recorded in Document No. 2022-10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Baker Road at the southwest corner of the herein described tract and lying in the north right-of-way line of US Highway 82 (variable width right-of-way) at the southwest corner of the overall subject tract which bears S 00°49'51" W, at a distance of 282.89 feet;

THENCE, N 00°49'51" E, 810.68 feet;

THENCE, N 00°35'57" E, 174.77 feet;

THENCE, S 89°23'52" E, 240.73 feet;

THENCE, N 00°37'19" E, 48.06 feet;

THENCE, S 89°15'58" E, 1011.47 feet;

THENCE around a tangent curve to the right having a central angle of 12°09'43", a radius of 600.00 feet, a chord of S 83°11'07" E - 127.12 feet, an arc length of 127.36 feet;

THENCE, S 77°06'15" E, 74.18 feet;

THENCE around a compound curve to the right having a central angle of 10°36'12", a radius of 3000.00 feet, a chord of S 20°55'43" W - 554.40 feet, an arc length of 555.19 feet;

THENCE around a reverse curve to the left having a central angle of 07°26'10", a radius of 3000.00 feet, a chord of S 24°17'19" W - 389.08 feet, an arc length of 389.35 feet;

THENCE, N 69°25'46" W, 43.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 02°08'05", a radius of 4000.00 feet, a chord of N 78°42'50" W - 149.02 feet, an arc length of 149.03 feet;

THENCE around a compound curve to the left having a central angle of 10°17'58", a radius of 4000.00 feet, a chord of N 84°55'51" W - 718.07 feet, an arc length of 719.04 feet;

THENCE, S 89°55'10" W, 127.38 feet to the POINT OF BEGINNING with the subject tract containing 1,340,682 square feet or 30.778 acres of land.

TRACT 3 - MULTIFAMILY

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to NewLux Infra LLC, by deed recorded in Document No. 2022-10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a point in the centerline of Baker Road in the north right-of-way line of US Highway 82 (variable width right-of-way) at the southwest corner of the subject tract;

THENCE along the north right-of-way line of US Highway 82 and approximate centerline of Baker Ridge Road, the following bearings and distances:

N 78°04'09” E, 26.27 feet;

S 49°34'04” E, 118.21 feet;

Along a non-tangent curve to the left having a central angle of 01°27'08", a radius of 11,659.16 feet, a chord of S 73°32'26" E - 295.49 feet, an arc length of 295.50 feet;

S 72°42'52” E, 127.49 feet;

S 87°43'24” E, 382.34 feet;

N 74°50'12” E, 68.07 feet;

S 60°25'49” E, 46.97 feet;

S 87°50'38” E, 530.32 feet;

S 88°55'53” E, 495.62 feet to the POINT OF BEGINNING;

THENCE, N 01°04'07" E, 569.88 feet;

THENCE around a non-tangent curve to the right having a central angle of 01°27'08", a radius of 2638.88 feet, a chord of N 70°56'10" W - 816.10 feet, an arc length of 819.39 feet;

THENCE, N 63°46'11" W, 43.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 08°12'33", a radius of 3000.00 feet, a chord of N 19°43'54" E - 429.47 feet, an arc length of 429.84 feet;

THENCE, S 74°22'23" E, 43.00 feet;

THENCE, S 77°06'15" E, 66.84 feet;

THENCE around a tangent curve to the left having a central angle of 16°26'44", a radius of 545.00 feet, a chord of S 85°19'38" E - 155.90 feet, an arc length of 156.43 feet;

THENCE around a reverse curve to the right having a central angle of 41°06'36", a radius of 300.00 feet, a chord of S 72°59'42" E - 210.66 feet, an arc length of 215.25 feet;

THENCE, S 52°26'24" E, 531.30 feet;

THENCE around a tangent curve to the left having a central angle of 09°04'39", a radius of 500.00 feet, a chord of S 56°58'43" E - 79.13 feet, an arc length of 79.22 feet;

THENCE, S 61°31'03" E, 452.92 feet;

THENCE around a non-tangent curve to the left having a central angle of 20°54'56", a radius of 1959.56 feet, a chord of S 09°45'15" W - 711.36 feet, an arc length of 715.32 feet;

THENCE, N 88°55'53" W, 627.35 feet to the POINT OF BEGINNING with the subject tract containing 1,072,946 square feet or 24.631 acres of land.

TRACT 4 – COMMERCIAL

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Samuel McGlothlin Survey, Abstract No. 811, Grayson County, Texas, being part of a tract conveyed to NewLux Infra LLC, by deed recorded in Document No. 2022-10761 of the Official Public Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

COMMENCING at a point in the centerline of Baker Road in the north right-of-way line of US Highway 82 (variable width right-of-way) at the southwest corner of the subject tract;

THENCE, N 00°49'51" E, 282.89 feet;

THENCE, N 89°55'10" E, 127.38 feet;

THENCE around a tangent curve to the right having a central angle of 12°26'03", a radius of 4000.00 feet, a chord of S 83°51'49" E - 866.37 feet, an arc length of 868.07 feet;

THENCE, S 69°25'46" E, 43.00 feet;

THENCE around a non-tangent curve to the right having a central angle of 07°26'10", a radius of 3000.00 feet, a chord of N 24°17'19" E - 389.08 feet, an arc length of 389.35 feet;

THENCE around a reverse curve to the left having a central angle of 01°46'35", a radius of 3000.00 feet, a chord of N 27°07'06" E - 93.00 feet, an arc length of 93.01 feet;

THENCE, S 63°46'11" E, 43.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 17°47'26", a radius of 2638.88 feet, a chord of S 70°56'10" E - 816.10 feet, an arc length of 819.39 feet to a point in Baker Ridge Road;

THENCE, S 01°04'07" W, 569.88 feet;

THENCE, N 88°55'53" W, 495.62 feet along said Baker Ridge Road;

THENCE, N 87°50'38" W, 530.32 feet along US Highway 82;

THENCE, N 60°25'49" W, 46.97 feet;

THENCE, S 74°50'12" W, 68.07 feet;

THENCE, N 87°43'24" W, 382.34 feet;

THENCE, N 72°42'52" W, 127.49 feet;

THENCE around a non-tangent curve to the right having a central angle of 01°27'08", a radius of 11659.16 feet, a chord of N 73°32'26" W - 295.49 feet, an arc length of 295.50 feet;

THENCE, N 49°34'04" W, 118.21 feet;

THENCE, S 78°04'09" W, 26.27 feet to the POINT OF BEGINNING with the subject tract containing 1,094,979 square feet or 25.137 acres of land.

EXHIBIT B
ZONING EXHIBIT

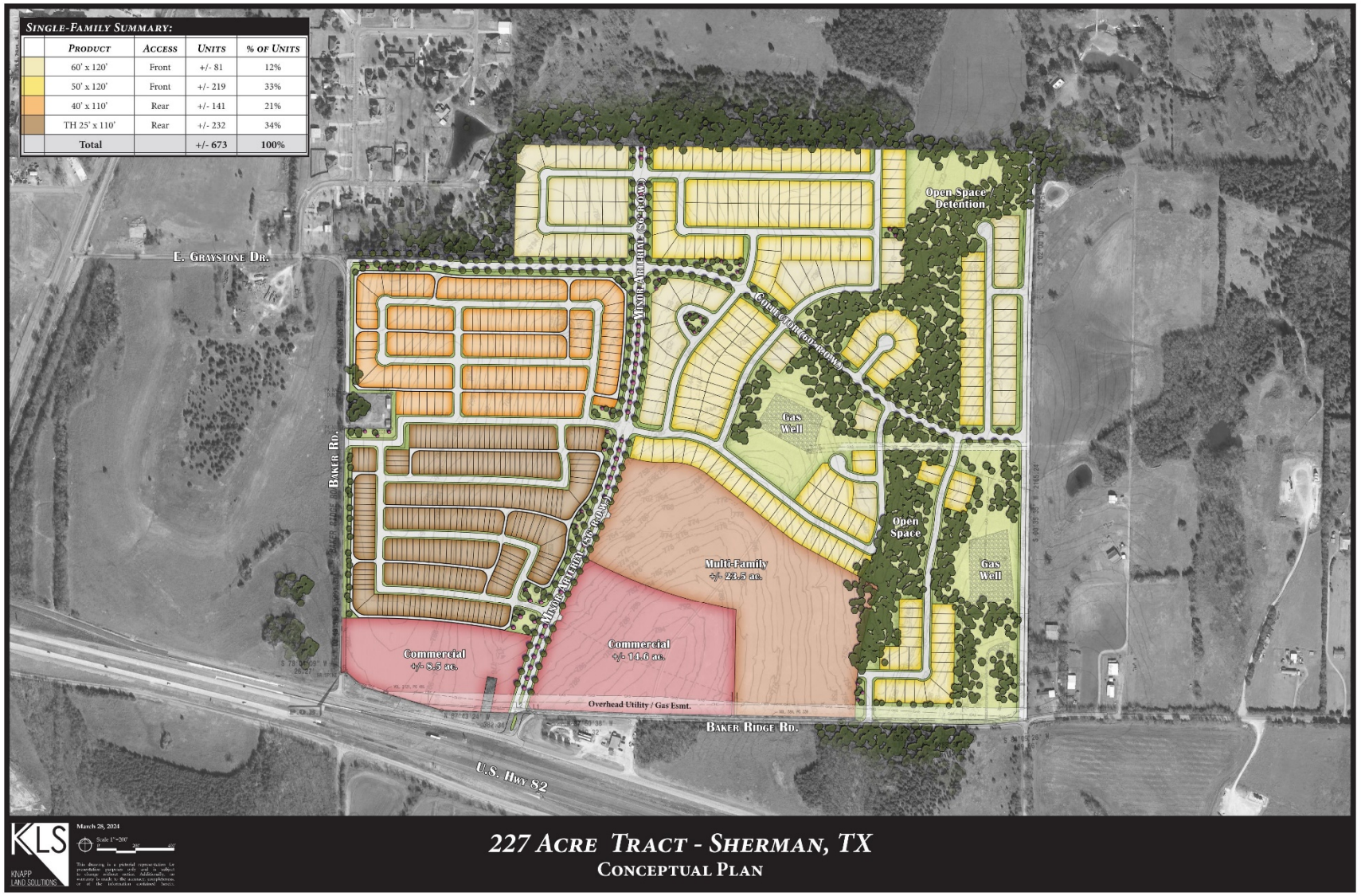


EXHIBIT C
DEVELOPMENT REGULATIONS

1) **Definitions.**

A) Property means the property described on Exhibit A of this Ordinance.

B) Zoning Exhibit means Exhibit B of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts.** In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Zoning Exhibit.** Development and use of the Property shall be in accordance with the Zoning Exhibit. The size and shape of each subdistrict shown on the Zoning Exhibit may change without City approval provided the overall changes to the subdistrict do not change the subdistrict shown on the original Zoning Exhibit by more than ten percent (10%).

4) **Tract 1 – Single Family Residential.** The following regulations apply to Tract 1 on the Zoning Exhibit:

A) Base zoning district: R-4

B) Permitted uses. Detached single family residential dwellings are permitted by right. In addition, each use permitted in the R-4 District is allowed to the same extent the use is permitted in such district. For example, if the R-4 District permits a use by right, that use is permitted in Tract 1 by right. If the R-4 District permits a use by SUP, that use is permitted in Tract 1 by SUP.

C) Development standards. Development of Tract 1 shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tract 1. R-4 standards are assumed unless otherwise noted.

DEVELOPMENT STANDARDS – TRACT 1	40' WIDE LOTS	50' WIDE LOTS	60’ WIDE LOTS
MIN LOT AREA	3600 SF	5000 SF	6000 SF
MIN LOT WIDTH	40’	50’	60’
MIN LOT DEPTH	90’	100’	100’
MIN FRONT YARD SETBACK	10’	20’	20’
MIN GARAGE SETBACK	20’	20’	20’
MIN REAR YARD SETBACK	20’[(a)]	15’	15’
MIN SIDE YARD	5’	5’	5’
MIN SIDE YARD ADJACENT TO STREET	15’	15’	15’

a. If lots are front entry, then rear setback may be reduced to 10’.

D) Thoroughfare Street Setback. A minimum of twenty feet (20') shall be allowed between buildings and any thoroughfare street.

E) Distribution. There shall be a minimum of fifteen percent (15%) 60' wide lots, and a maximum of forty percent (40%) 40' wide lots in Tract 1, with the remainder being 50' wide lots. This distribution does not have to be achieved in each phase. At full buildout, all phases of development of Tract 1 shall meet these distribution requirements.

5) **Tract 2 – Townhomes.** The following regulations apply to Tract 2 on the Zoning Exhibit:

A) Base zoning district: R-TH

B) Permitted uses: Each use permitted in the R-TH District is allowed in Tract 2 to the same extent the use is permitted in such district. For example, if the R-TH District permits a use by right, that use is permitted in Tract 2 by right. If the R-TH District permits a use by SUP, that use is permitted in Tract 2 by SUP.

C) Development standards. Development of Tract 2 shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tract 2. R-TH standards are assumed unless otherwise noted.

DEVELOPMENT STANDARDS – TRACT 2	
MIN LOT AREA	2500 SF
MIN LOT WIDTH	25'
MIN LOT DEPTH	100'
MIN FRONT YARD BUILDING SETBACK	10'
MIN REAR YARD SETBACK	20'[(a)]
MIN SIDE YARD	5'
MIN SIDE YARD ADJACENT TO STREET	15'

a. If lots are front entry, then rear setback may be reduced to 10'.

D) Interior Side Yard Setback. A minimum of ten feet (10') between buildings, being five feet (5') from building to lot line shall be allowed.

E) Thoroughfare Street Setback. A minimum of twenty feet (20') shall be allowed between buildings and any thoroughfare street.

6) **Tract 3 – Multifamily.** The following regulations apply to Tract 3 on the Zoning Exhibit:

A) Base zoning district: MF-30

B) Permitted uses: Each use permitted in the MF-30 District is allowed to the same extent the use is permitted in such district. For example, if the MF-30 District permits a use by right, that use is permitted in Tract 3 by right. If the MF-30 Multifamily Residential District permits a use by SUP, that use is permitted in Tract 3 by SUP.

C) Development standards. Development of Tract 3 shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tract 3. MF-30 standards are assumed unless otherwise noted.

DEVELOPMENT STANDARDS – TRACT 3	
MIN LOT AREA	5 AC
MIN LOT WIDTH	85'
MIN LOT DEPTH	100'
MIN FRONT BUILDING SETBACK	20’
MIN REAR BUILDING SETBACK	20’
MIN SIDE YARD	20'

D) Thoroughfare Street Setback. A minimum of twenty feet (20’) shall be allowed between buildings and any thoroughfare street.

7) **Tract 4 – Commercial.** The following regulations apply to Tract 4 on the Zoning Exhibit:

A) Base zoning district: C-2

B) Permitted uses: Each use permitted in the C-2 District is allowed to the same extent the use is permitted in such district. For example, if the C-2 District permits a use by right, that use is permitted in Tract 4 by right. If the C-2 District permits a use by SUP, that use is permitted in Tract 4 by SUP.

C) Development standards. Development of Tract 4 shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tract 4. C-2 standards are assumed unless otherwise noted.

DEVELOPMENT STANDARDS – TRACT 4	
MIN.LOT AREA	10,000 SF
MIN LOT WIDTH	50’
MIN FRONT BUILDING SETBACK	20’
MIN REAR BUILDING SETBACK	20’
MIN SIDE YARD	15’

D) Thoroughfare Street Setback. A minimum of twenty feet (20') shall be allowed between buildings and any thoroughfare street.

8) Open Space Requirements.

A) Across all Tracts of the property, there shall be a minimum of fifteen percent (15%) open space. Open space shall be allowed to include landscape buffers, ponds, floodplain, and easements.

9) General Provisions.

A) Architectural and Site Standards. Compliance with the City's zoning ordinance shall not be required.

B) Minor Amendments. The Director of Planning may approve a maximum five-foot (5') reduction in any minimum building setback and an increase in any maximum lot coverage of up to five percent (5%).

Marlow, Lauren

From: Planning
To: Lauren Shoffner
Subject: RE: Sherman 227 - Planned Development (PD) Submittal

---

From: Lauren Shoffner
Sent: Wednesday, April 3, 2024 5:45 PM
To: Rae, Rob; Planning
Cc: Tim Spiars; Tristan Poore; Laxman Kaparthy; Naveen Khammampati; Turner, Kerri; Jordan Maddox
Subject: RE: Sherman 227 - Planned Development (PD) Submittal

Good afternoon Rob,

Please see our responses in red below. The updated PD submittal is linked below.

2024 04 03_PD Resubmittal

Thank you!

Lauren Shoffner

From: Rae, Rob <RobR@cityofsherman.com>
Sent: Thursday, March 28, 2024 10:19 AM
To: Lauren Shoffner <lauren.shoffner@spiarsengineering.com>; Planning <Planning@cityofsherman.com>
Cc: Tim Spiars <Tim.Spiars@spiarsengineering.com>; Tristan Poore <tristan.poore@spiarsengineering.com>; Laxman Kaparthy <kaparthy@gmail.com>; Naveen Khammampati <nkcivilengineer4@gmail.com>; Turner, Kerri <KerriT@cityofsherman.com>; Jordan Maddox <jmaddox@halff.com>
Subject: RE: Sherman 227 - Planned Development (PD) Submittal

Thank you all for meeting yesterday to discuss the Planned Development submittal. Please review my summary below:

- Please update the zoning exhibit to demonstrate more conceptual boundaries indicating the +/- acreage for each sub-district. We have discussed internally and would prefer to keep the metes and bounds with the allowable 10% shifts in the boundaries that is listed in the PD. We feel confident these boundaries won't change much, if any at all.
- If the single-family district allows for 40' and 50' lots then please include the unit or percentage of 40' vs 50' lots for this district. Council has not been favorable of small lots and will be less supportive the more 40' lots that are allowed. We have added a section for required distribution on 40s, 50s and 60s.
- I do not recommend including Single family for rent or Build-To-Rent on your submittal. We have removed SFFR and replaced by increasing the TH district.
- Council has been okay with multi-family in the right locations, but as I stated yesterday, we are starting a housing study to determine what are current housing stock is and where we need to be. That may come into play on any future multi-family zoning items, including this request. We would like to leave the MF as shown and proceed through P&Z and City Council at this time rather than waiting for the study.
- Do not include any regulations in the sub-district that is the same as the base zoning district. We would like to demonstrate only the regulations that are a variation to the regulations.
- While this item can go to P&Z on April 16th, 2024, it cannot go to Council unless the property is annexed. The annexation and the zoning request can be heard and action taken concurrently, but we cannot take this item to

Council if the annexation process is not on schedule. We have removed any regulations that are already part of the City's district regulations but we have left the setbacks and lot dimension tables so there is no confusion. Let us know if there is a certain way that we should show the parameters that are a variance from the subdistrict.

- Annexation will need to Council meetings, one to set the hearing and one to hold the public meeting and take action. If you would like to have the zoning and annexation to go concurrently, you will need to make sure all annexation items are submitted by April 26th to be on the May 6th Council to set the public hearing and May 20th for the combined Annexation and Zoning action by Council. Please get with Amber (amberd@cityofsherman.com) for submittal requirements for annexation. Our attorney is drafting the annexation and development agreement and we will have this submitted prior to the April 26th deadline for the City Council Meetings listed above.
- Please provide us an update to the development regulations as soon as possible, with a drop dead date of April 5th.

If you have any additional questions, please let me know.

Rob Rae, AICP
Director of Development Services
City of Sherman, Texas
P 903.892.7229
robr@cityofsherman.com
www.ci.sherman.tx.us

See the City of Sherman Development Guide for more information on developing within the City of Sherman.

Sherman
CLASSIC TOWN. BROAD HORIZON.

The City of Sherman is a public entity; therefore, this correspondence may be subject to disclosure under the Texas Public Records Act. Any views or opinions presented herein are solely those of the author and do not necessarily represent official City of Sherman policy.

CONFIDENTIALITY NOTICE: This correspondence and any files accompanying its transmission are intended only for the recipient to whom they are addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you have received this in error, please notify the sender (only) and permanently delete this message.

Marlow, Lauren

From: Planning
To: Naveen K
Subject: RE: Sherman 227 Planned Development (PD) Submittal

From: Naveen K
Sent: Thursday, April 11, 2024 11:30 AM
To: Rae, Rob
Cc: Tristan Poore; Hefton, Robby; Clint A. Philpott; Lauren Shoffner; Planning; Tim Spiars; kaparthy rao; Mindy L. Koehne; Ryan Pittman
Subject: Re: Sherman 227 Planned Development (PD) Submittal

Please withdraw our PD case.

Naveen Khammampati, P.E., CFM
Turnkey Tract
#2770 Main St. #171
Frisco, Texas 75033

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

923 EAST JONES STREET (Project No. 24-000994)

The request of Jose Tobar (Owner), Diego Tobar (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 923 East Jones Street, being in Block 1, Lots 27, 28, 29 and 30 of HM Sumners 2nd Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 923 East Jones Street between South Willow Street and South Vaden Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

The following has been approved for this location:

- 6/16/2020 – Variance to allow two lots with 50’ lot widths in lieu of the required 60’ in an R-1 (One Family Residential) District.

Origination:

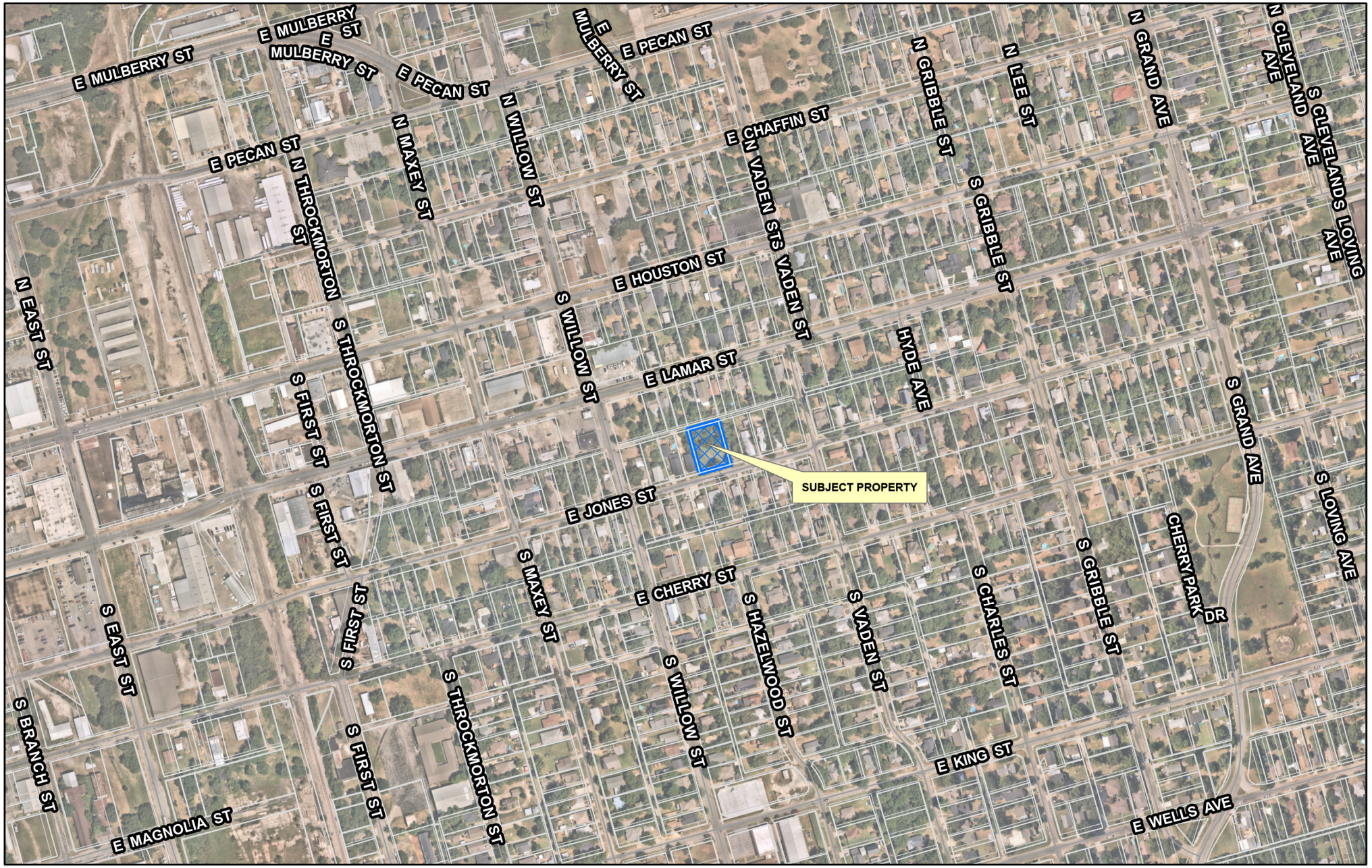
Jose Tobar (Owner)
Diego Tobar (Representative)
Preston Trail Land Surveying (Surveyor)

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
7. Elevation



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
923 E JONES ST

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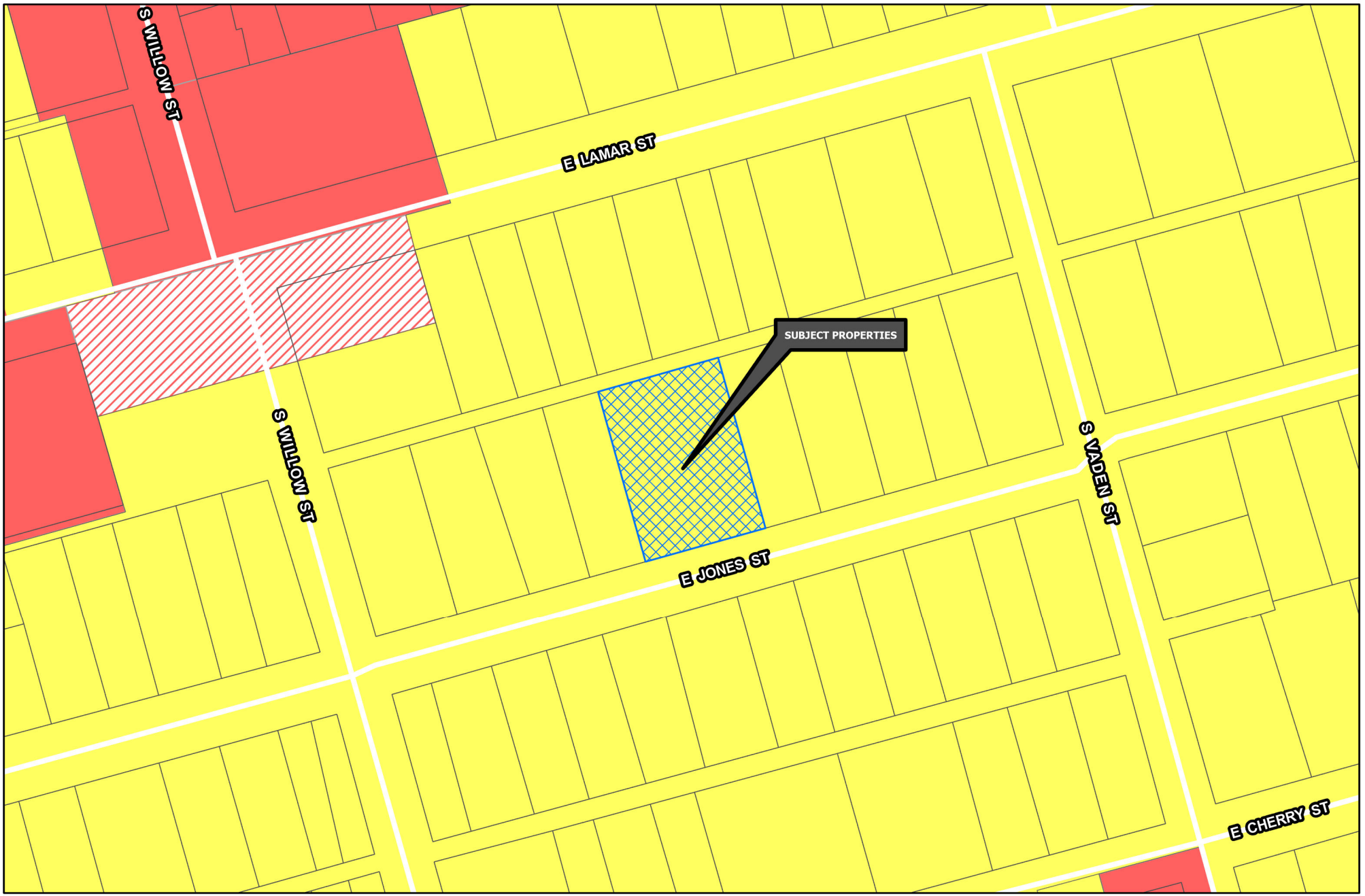
Date: 3/27/2024 9:40 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
923 E JONES ST

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Date: 9/27/2021 10:49:01 AM

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
923 E JONES ST

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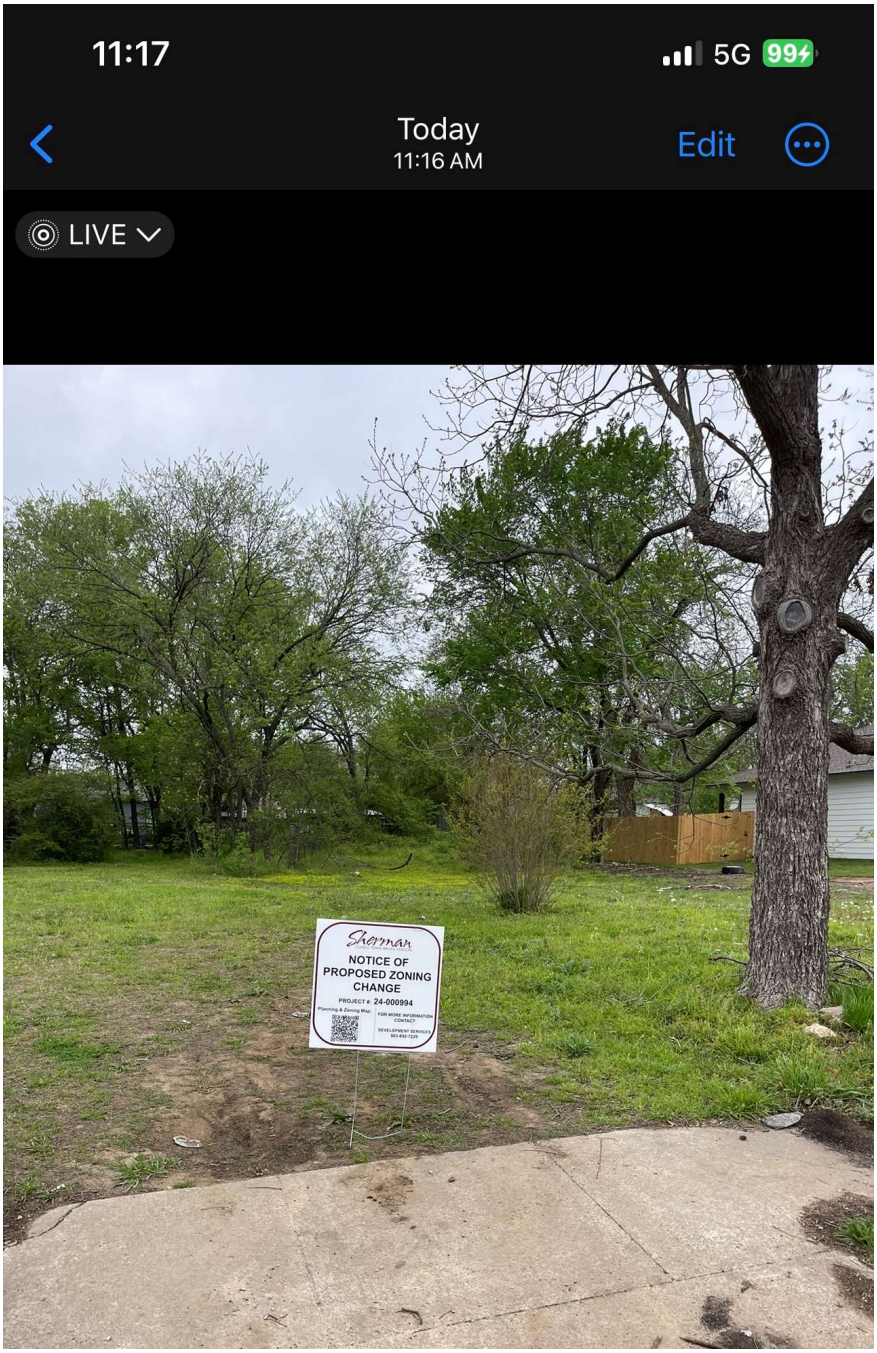
Date: 3/27/2024 4:25 PM

Marlow, Lauren

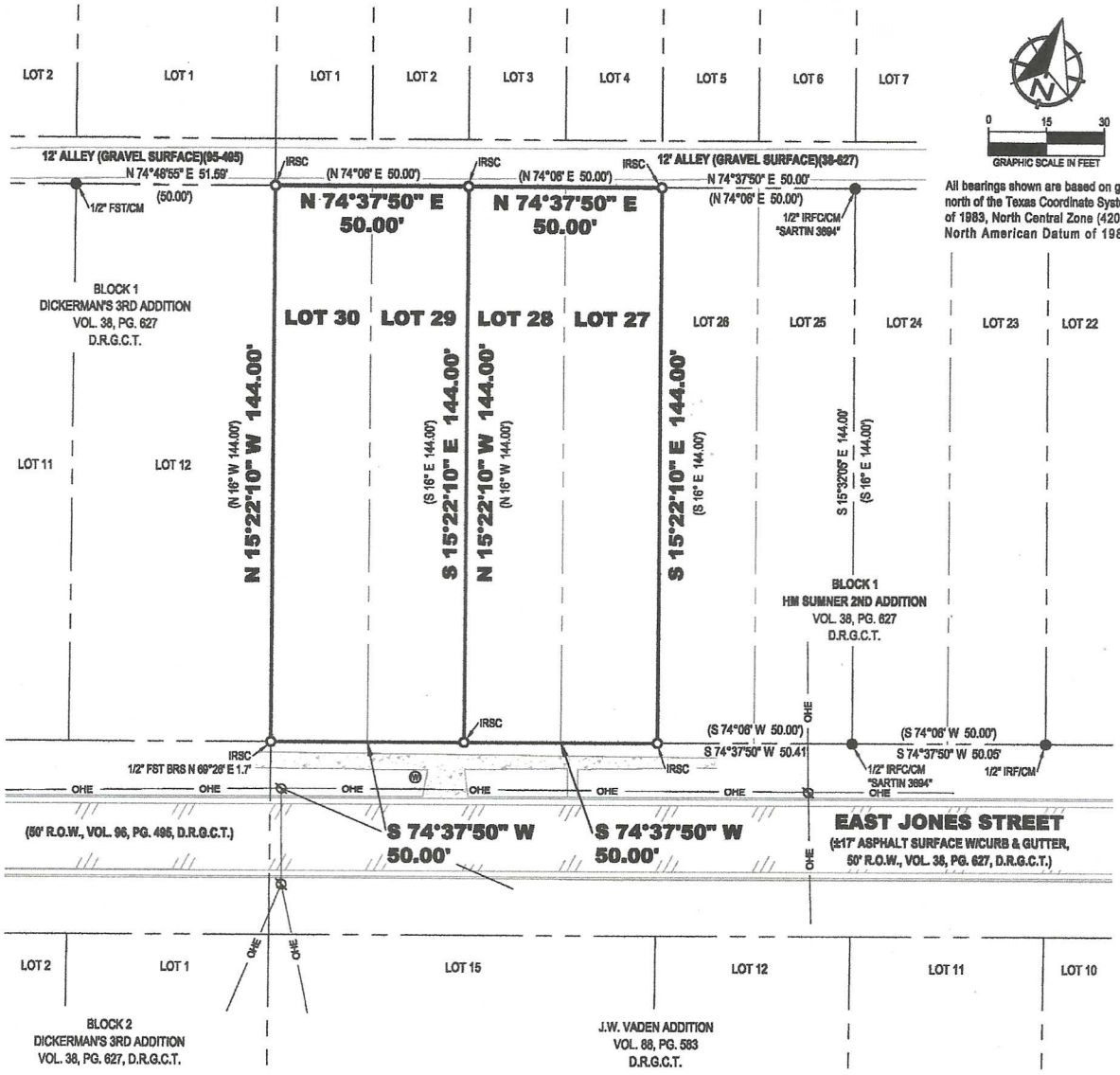
From: Planning
To: Diego Tobar
Subject: RE: Zoning change application

From: Diego Tobar
Sent: Tuesday, April 2, 2024 11:23 AM
To: Planning
Subject: Zoning change application



Zone change narrative

The land will be used to build more houses for the city of sherman, to help our city grow and thrive. The project will be to build 2 single family homes



LAND DESCRIPTION:

BEING in Block 1, Lots 27, 28, 29 & 30 of HM Sumners 2nd Addition, according to the plat thereof recorded in Volume 88, Page 627, Deed Records of Grayson County, Texas.

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. Not all improvements shown.

FLOOD STATEMENT:

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

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
FST	FOUND SQUARE TUBE
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
	UTILITY/POWER POLE
(W)	WATER METER
———	BOUNDARY LINE
— — —	ADJOINER LINE
///	ASPHALT
——OHE——	OVERHEAD ELECTRIC/UTILITY

Certify to: Tobar's Properties, LLC;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 12/23/2019, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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

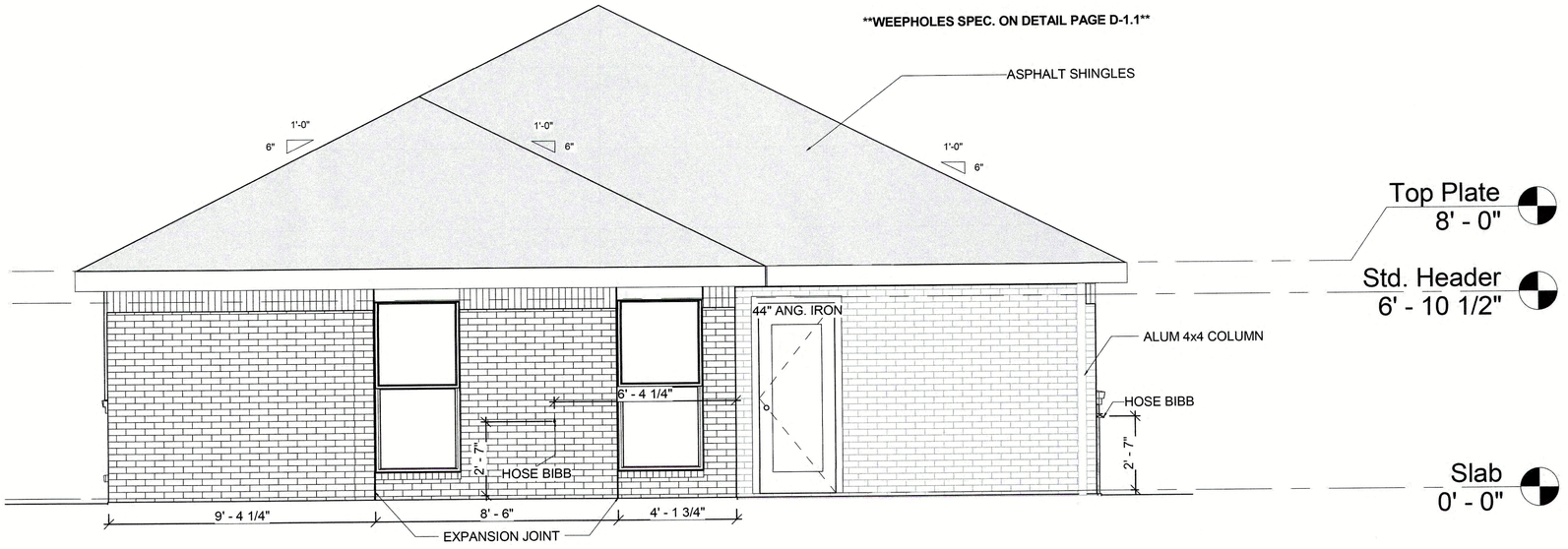
STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

TITLE SURVEY
HM SUMNER 2ND ADDITION
BLOCK 1, LOTS 27, 28, 29 & 30
923 East Jones Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

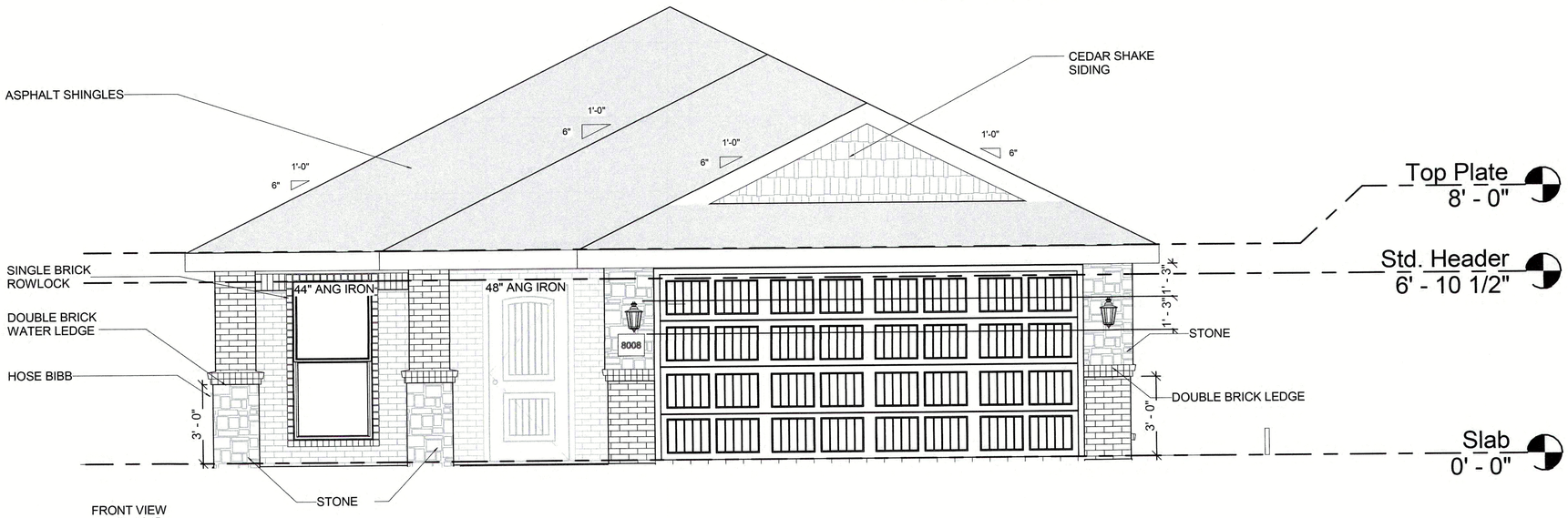
TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=30' Date: 01/02/2020	Project No. 19-0576 Sheet No. 1 of 1

WEEPHOLES SPEC. ON DETAIL PAGE D-1.1



REAR VIEW
3/16" = 1'-0"

WEEPHOLES SPEC. ON DETAIL PAGE D-1.1



FRONT VIEW
3/16" = 1'-0"

ELEVATIONS

VERSION: 1.0

DATE: 2/01/2021

A-1.1

PLAN:

ADDRESS:

CUSTOMER: TOBAR

Plans, specifications and pricing subject to change without notification. Plans must be printed at 11"x17" for accurate scale.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

510 PROGRESS DRIVE (Project No. 24-000990)

The request of Rayburn Energy Station (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 103.124 acres being a part of the William Martin Survey, Abstract 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.018 to allow a 0' front setback in lieu of the required 40' for new signage.

Background:

The property is located at 510 Progress Drive between Flanary Road and Howe Drive. The owner is requesting a Variance for the front setback for new signage.

Origination:

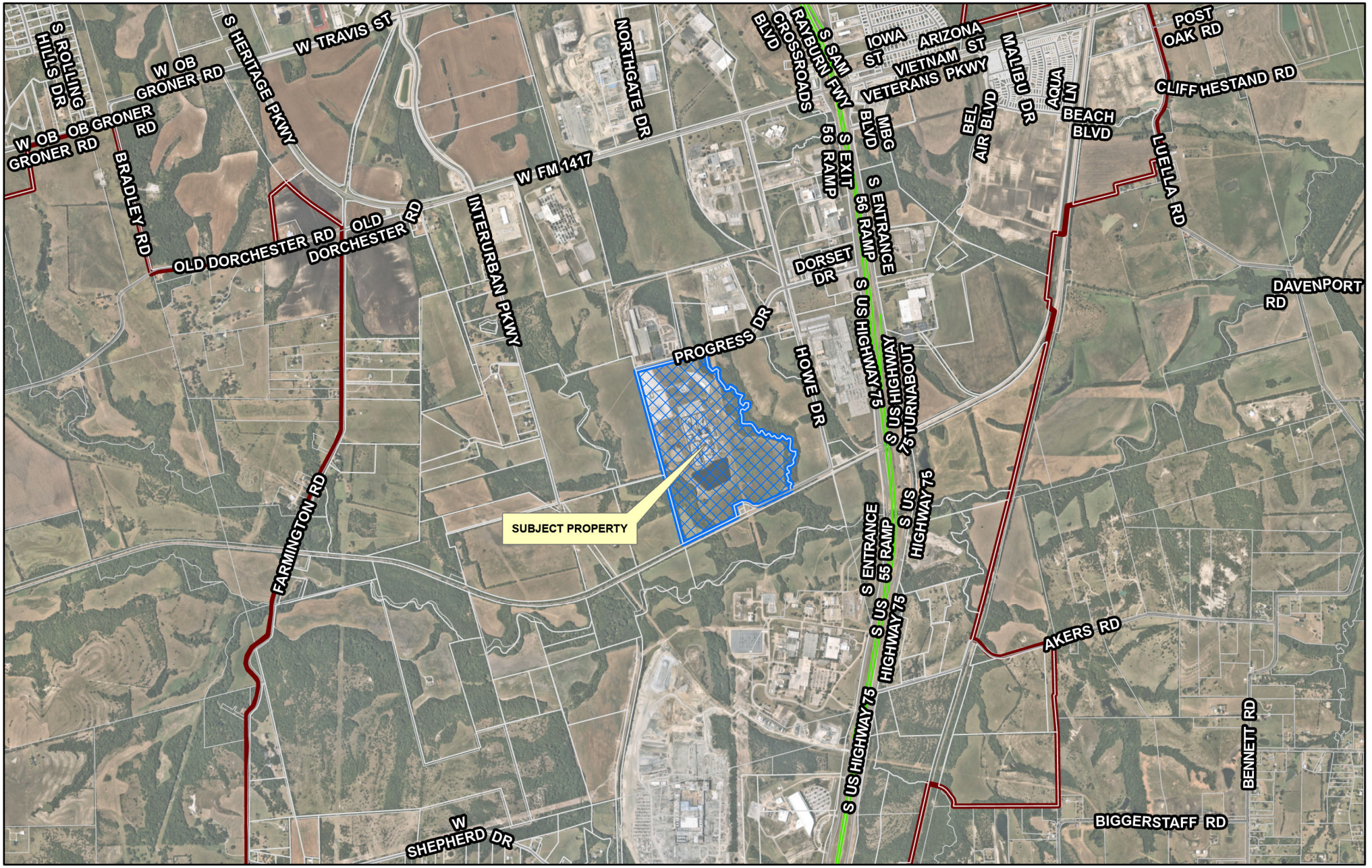
Rayburn Energy Station (Owner)
Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Property Notification Sign
4. Narrative
5. Survey
6. Site Plan
7. Sign Exhibits



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
510 PROGRESS DR

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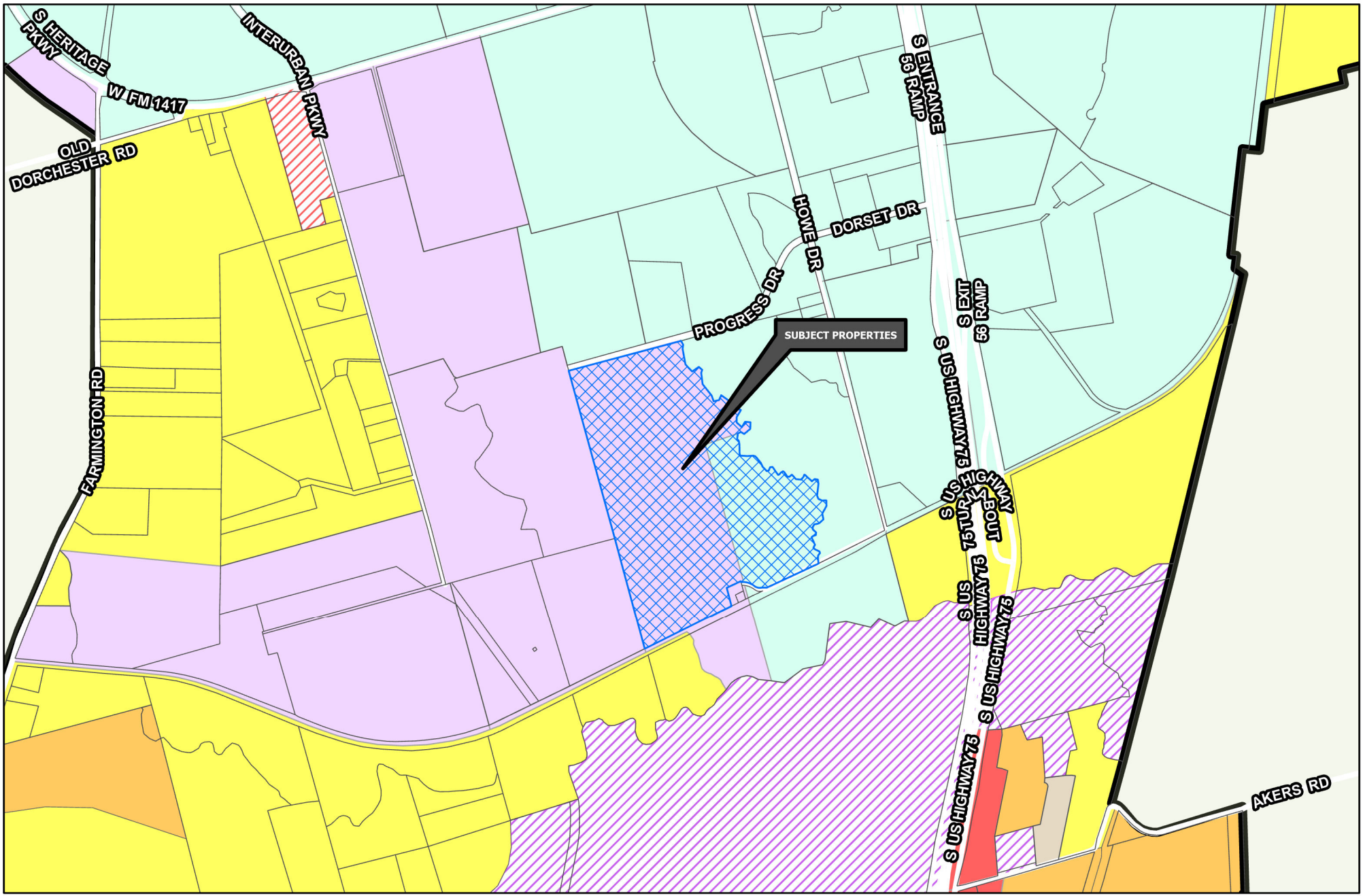
Date: 3/27/2024 10:01 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
510 PROGRESS DR

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Date: 1/27/2021 10:04:07 AM

4/1/2024 at 5:00 P.M.

Rayburn Electric Cooperative Inc.
P.O. Box 37 | Rockwall, TX 75087
950 Sids Rd. | Rockwall, TX 75032
Phone 469-402-2100
http://www.rayburnelectric.com

Rayburn Energy Station
510 Progress Drive
Sherman, Tx 75092
March 6th, 2024

City of Sherman Development Services
220 W. Mulberry
PO Box 1106
Sherman, Tx 75090

Subject: Request for 0' Setback Variance for New Signage

I am writing on behalf of Rayburn Energy Station, formerly known as Panda Sherman Power, to formally request a variance for a 0' setback for our new signage at the entrance of our power plant.

The current ordinance, requiring a setback of 50' from the property line, poses significant challenges for our intended signage. Adhering to this requirement would result in the sign being positioned a considerable distance away from the roadway. Moreover, it would place the sign in the middle of an already established and constructed fence, diminishing its visibility and effectiveness.

The 0’ setback would position the new sign approximately 37.5' from the roadway, allowing for optimal visibility while maintaining compliance with the spirit of the ordinance.

We appreciate the City of Sherman's commitment to maintaining the integrity of local ordinances while accommodating the needs of businesses like ours. Thank you for your time and consideration of our variance application.

Sincerely,

Gentry Ewing
Communications Manager

LINE TABLE															
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	
L1	52.73'	S 29°38'08" E	L26	22.44'	S 01°41'19" W	L51	14.46'	N 61°13'38" E	L76	32.65'	S 02°43'09" E	L101	16.05'	S 70°57'29" W	
L2	50.97'	S 07°41'27" W	L27	43.58'	S 02°25'44" W	L52	34.11'	N 47°06'21" E	L77	51.14'	S 48°26'47" E	L102	71.47'	N 46°51'54" W	
L3	190.88'	S 10°23'40" E	L28	29.17'	S 37°45'00" E	L53	71.54'	S 43°45'37" E	L78	33.29'	S 03°17'43" W	L103	89.81'	N 64°55'47" W	
L4	117.85'	S 43°02'42" E	L29	45.56'	S 08°21'33" E	L54	65.53'	S 83°14'43" E	L79	41.28'	S 69°04'59" W	L104	94.21'	N 74°52'56" W	
L5	98.58'	N 55°32'33" E	L30	51.46'	S 04°26'27" E	L55	43.53'	N 37°01'17" E	L80	19.21'	S 42°36'20" W	L105	34.55'	S 84°55'33" W	
L6	53.51'	S 49°20'09" E	L31	62.57'	S 00°50'35" W	L56	26.12'	N 22°28'00" E	L81	41.21'	S 23°51'00" E	L106	69.31'	S 65°12'48" W	
L7	38.00'	S 18°07'17" W	L32	22.65'	S 24°29'48" E	L57	11.89'	S 86°49'32" E	L82	55.18'	S 23°55'19" E	L107	132.97'	S 84°39'24" W	
L8	138.45'	S 07°06'09" E	L33	81.83'	S 87°38'34" E	L58	24.06'	S 39°32'08" E	L83	40.71'	S 24°06'58" W	L108	71.85'	S 42°55'42" W	
L9	176.76'	S 38°21'11" E	L34	76.97'	N 86°58'42" E	L59	87.83'	S 48°02'49" E	L84	27.78'	S 46°42'41" E	L109	63.23'	S 31°29'48" W	
L10	72.46'	S 19°26'00" E	L35	27.15'	S 69°06'08" E	L60	43.15'	N 53°17'04" E	L85	57.68'	S 64°57'16" E	L110	154.98'	S 42°51'36" W	
L11	66.97'	N 77°12'24" E	L36	60.17'	S 38°57'22" E	L61	38.20'	S 80°11'10" E	L86	21.44'	S 11°37'31" E	L111	90.82'	S 38°33'13" W	
L12	64.10'	N 23°22'22" E	L37	37.74'	S 42°11'21" E	L62	52.00'	S 09°43'07" E	L87	35.17'	S 33°46'22" W	L112	74.40'	S 27°05'10" W	
L13	121.05'	S 54°32'17" E	L38	51.56'	S 22°49'34" E	L63	78.30'	S 07°14'11" W	L88	28.69'	S 10°22'28" W	L113	143.66'	S 57°08'24" W	
L14	48.16'	S 11°39'13" E	L39	74.45'	S 43°04'06" E	L64	65.33'	S 08°18'33" W	L89	69.82'	S 07°22'17" E	L114	75.25'	N 58°57'02" W	
L15	35.59'	S 36°21'36" E	L40	26.87'	N 75°10'46" E	L65	44.41'	S 22°29'44" E	L90	50.63'	N 89°08'07" W	L115	74.03'	N 47°55'51" W	
L16	114.32'	S 73°22'59" E	L41	45.25'	N 22°44'42" E	L66	48.38'	S 68°25'46" E	L91	129.18'	S 61°50'06" W	L116	46.14'	N 58°06'24" W	
L17	100.19'	N 31°03'16" E	L42	29.22'	N 82°53'37" E	L67	52.17'	N 87°52'00" E	L92	213.45'	N 65°31'21" W	L117	76.50'	S 66°03'24" W	
L18	64.42'	S 00°09'28" W	L43	63.18'	S 34°11'16" E	L68	67.50'	S 01°27'35" E	L93	143.38'	S 43°38'09" W	L118	22.67'	N 70°16'10" W	
L19	85.75'	S 47°26'23" E	L44	52.56'	S 33°21'17" E	L69	46.81'	S 19°47'23" W	L94	305.86'	N 76°35'12" W	L119	17.61'	S 43°33'46" W	
L20	76.04'	N 30°10'37" E	L45	15.73'	N 88°03'00" E	L70	61.15'	S 36°22'56" W	L95	199.24'	S 82°00'24" W	L120	18.54'	S 12°20'55" E	
L21	66.35'	S 84°38'12" E	L46	35.39'	N 38°15'30" E	L71	70.35'	S 10°41'37" E	L96	447.48'	S 07°28'29" W	L121	49.55'	S 22°13'20" W	
L22	79.47'	S 01°40'43" W	L47	29.29'	N 64°33'50" E	L72	57.80'	S 46°15'08" W	L97	60.92'	S 28°46'19" W	L122	93.28'	S 35°23'00" W	
L23	96.85'	S 50°16'00" W	L48	13.24'	S 57°50'11" E	L73	27.36'	S 64°21'19" W	L98	242.38'	S 78°00'17" W	L123	67.60'	S 67°23'43" W	
L24	45.79'	N 57°22'55" W	L49	70.92'	S 34°26'35" E	L74	43.28'	S 78°50'20" W	L99	279.39'	S 53°19'01" W				
L25	43.89'	S 63°16'29" W	L50	14.77'	S 69°42'17" E	L75	34.00'	S 33°00'37" W	L100	158.75'	N 81°47'10" W				

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GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

VICINITY MAP
N.T.S.

NORTH

REPLAT OF LOTS ONE AND TWO SHERMAN INDUSTRIAL DEVELOPMENT ADDITION

LOT 3

LOT 4

SHERMAN INDUSTRIAL DEVELOPMENT ADDITION

EASEMENT PARCEL 18
SEDCO
3.823 ACRES

EASEMENT PARCEL 19
SEDCO
1.912 ACRES

LOT 2-R

LOT 1-R

PROGRESS DRIVE

2088 FEET TO HOWE DRIVE

P.O.B. TRACT III
1/2" STEEL ROD SET

8" WATER LINE

1405.92'
1351.39'
54.53'
N 74°20'51" E

SECOND TRACT
TEXAS POWER & LIGHT
VOL. 1056, PG. 346
D.R.G.C.T.
21.

CALLED 9.9 AC.
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 5027, PG. 627
O.P.R.G.C.T.

FOUND 1/2" STEEL ROD

P.O.B. TRACT I

	NORTHING	EASTING
UTM (NAD27)	3,717,947.19	721,054.56
NAD83	7,262,972.10	2,541,482.41

50' EASEMENT
GULF CROSSING PIPLINE CO., LLC
VOL. 5253, PG. 134
24.

20' ONCOR EASEMENT
(INST. NO. 2023-5701)
69.

N 15°38'56" W
1106.26'

NATURAL GAS REGULATOR SITE

150' X 150'
GULF CROSSING METER SITE
VOL. 5253, PG. 115
23.

TRACT I
103.124 ACRES

GRAVEL PARKING

LP

CALLED 63.6 AC.
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. 2017-24319
O.P.R.G.C.T.

SEE SHEET 2 FOR DETAIL

FOUND 1/2" STEEL ROD

GRAVEL

BUILDING

N 15°03'24" W
1404.98'

EMERGENCY COOLING TOWER BLOWDOWN POND

RAW WATER STORAGE POND

EASEMENT PARCEL 4
DENNIS D. TOPLETZ, TR.
1.035 ACRES

20' TEMPORARY CONSTRUCTION EASEMENT

FOUND 1/2" STEEL ROD

20' UTILITY EASEMENT
CITY OF SHERMAN
VOL. 1454, PG. 586
D.R.G.C.T.
13.

N 16°09'06" W
777.82'

CALLED 34.831 AC.
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
Tract I
INST. NO. 2021-44382
O.P.R.G.C.T.

ZONE "A"
100 YEAR
FLOOD PLAIN

S 15°37'10" E
2982.29'
3222.29'

TRACT III
44.824 ACRES

20' UTILITY EASEMENT
CITY OF SHERMAN
VOL. 1455, PG. 255
D.R.G.C.T.
19.

FIRST TRACT
TEXAS POWER & LIGHT
VOL. 1056, PG. 346
D.R.G.C.T.
21.

APPROX. LOCATION
15" SANITARY SEWER LINE

APPROX. LOCATION
8" RAW WATER LINE

APPROX. LOCATION
12" SANITARY SEWER LINE

100' EASEMENT
TEXAS POWER & LIGHT
VOL. 1055, PG. 2
D.R.G.C.T.
16.

EPN CTG-CC1

	NORTHING	EASTING
UTM (NAD27)	3,717,572.00	721,426.00
NAD83	7,261,735.31	2,542,694.44

EPN CTG-CC2

	NORTHING	EASTING
UTM (NAD27)	3,717,584.00	721,464.00
NAD83	7,261,774.04	2,542,819.27

CALLED 37.22 AC.
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2633, PG. 498
O.P.R.G.C.T.

SHERROD DUNYAN NO. ABST. 329 SURVEY

HOWE DRIVE

4.29 AC.
TEXAS POWER & LIGHT COMPANY
VOL. 1045, PG. 729
D.R.G.C.T.

MH

1/2" STEEL ROD SET

GRAVEL RAILROAD CROSSING

BNSF RAILROAD

S 14°27'38" E
1036.49'

21.006 AC.
TEXAS INSTRUMENTS INCORPORATED
VOL. 357, PG. 177
D.R.G.C.T.

S 63°21'20" W
200.00'

FOUND 1/2" STEEL ROD

0.857 AC.
CITY OF SHERMAN
VOL. 1153, PG. 32
D.R.G.C.T.

CHAINLINK FENCE

S 15°37'10" E
240.00'

10' EASEMENT
TEXAS POWER & LIGHT
VOL. 1638, PG. 582
D.R.G.C.T.
14.

0.255 AC.
TEXAS POWER & LIGHT CO.
VOL. 1055, PG. 795
D.R.G.C.T.

GRAVEL ROAD & TURNAROUND

HOWE DRIVE
952.18'
S 63°21'20" W
3218.78'
1847.09'

RAILROAD BRIDGE

TRACT IV
37.227 ACRES

P.O.B. TRACT IV

GRAVEL RAILROAD CROSSING

N 63°21'20" E
1172.66'

100' EASEMENT
TEXAS POWER & LIGHT
VOL. 1303, PG. 49
D.R.G.C.T.
22.

S 63°21'20" W
1371.69'

RAILROAD BRIDGE

S 15°37'10" E
933.78'

GENERAL TELEPHONE CO.
VOL. 1051, PG. 612
D.R.G.C.T.
20.

ZONE "AE"
100 YEAR
FLOOD PLAIN

CHOCTAW CREEK

FOUND 1/2" STEEL ROD

P.O.B. TRACT II

NAD83	
	7,259,520.61
	2,542,452.64

GRAVEL RAILROAD CROSSING

N 16°09'06" W
777.82'

TRACT II
23.627 ACRES

CALLED 14.840 AC.
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
Tract II
INST. NO. 2021-44382
O.P.R.G.C.T.

FOUND 1/2" STEEL ROD

1/2" STEEL ROD SET

ALTA/NSPS LAND TITLE SURVEY

Sheet 1 of 3

Date	02/23/23
Dwn. By	BNH
Aprvd. By	DWU
Dwg. No.	23020132A
Scale	1" = 200'

Revisions	Date
Adding item 69 to Schedule B.	03/16/2023

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

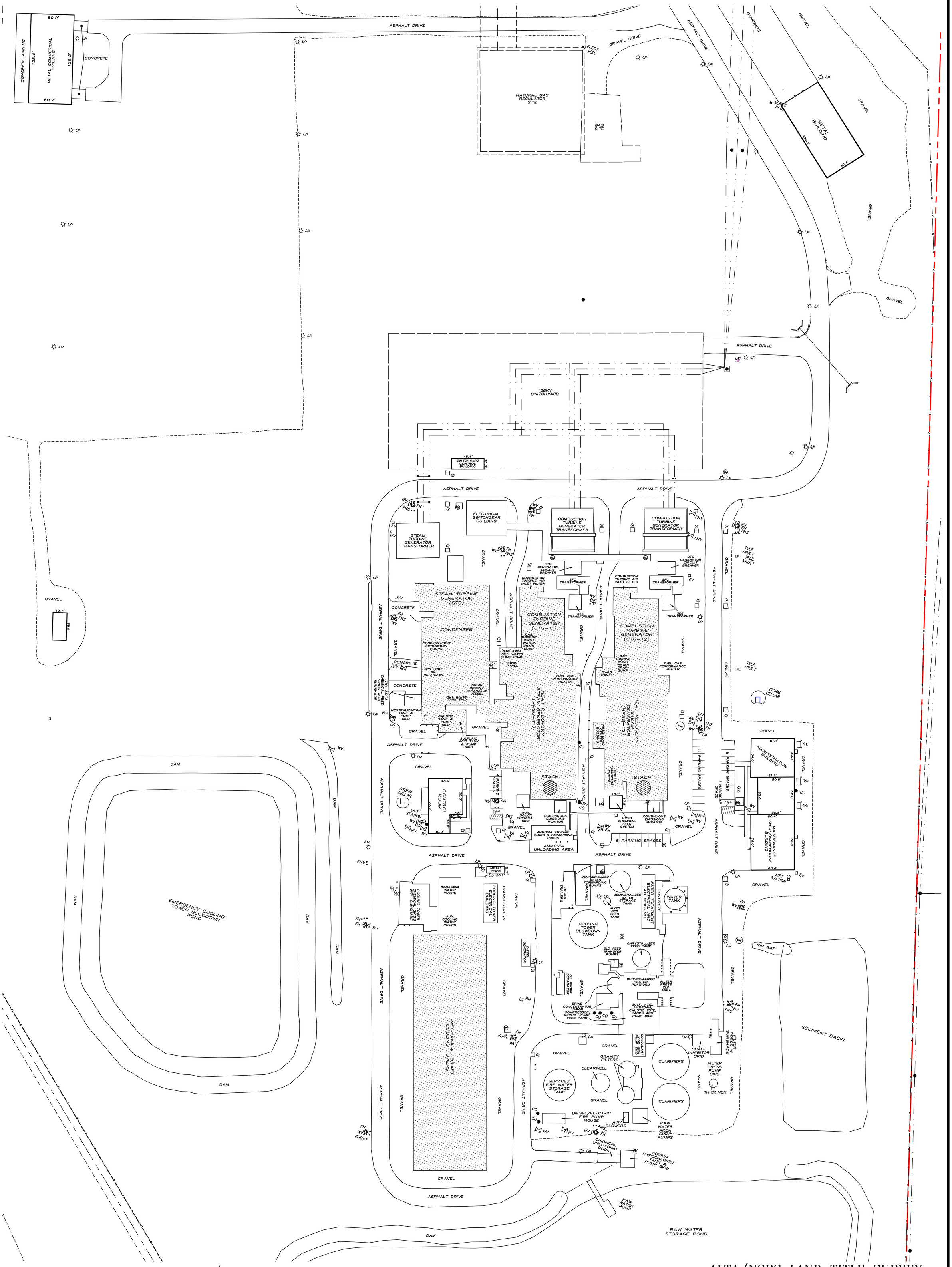
Project Location
GRAYSON COUNTY

Project Address
510 PROGRESS DR.
CITY OF SHERMAN

Project Name

Prepared For:
PANDA SHERMAN POWER, LLC

Job Number 23020132A



ALTA/NSPS LAND TITLE SURVEY

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Sheet 2 of 3

Date	02/23/23
Dwn. By	BNH
Aprvd. By	DWU
Dwg. No.	23020132A
Scale	1" = 200'

Revisions	Date
Adding Item 69 to Schedule B.	03/16/2023

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Project Location
GRAYSON COUNTY

Project Address
510 PROGRESS DR.
CITY OF SHERMAN

Project Name

Prepared For:
PANDA SHERMAN POWER, LLC

Job Number 23020132A

Zoning Information

The subject tracts lie within the limits of the following zones:

Tract I: M-1 (Light Manufacturing District)

Tract II: M-1 (Light Manufacturing District)
R-6 (One Family Residential District)

Tract III: Blalock Industrial Park

Tract IV: Blalock Industrial Park

Requirements of these zones are as follows:

R-6 (Single Family Residential District):
Front Setback: 20 feet
Rear Setback: 20 feet
Side Setback (of corner lot): 6' (15')
Max. Height: 35 feet

M-1 (Light Manufacturing District):
Front Setback: 15 feet
Rear Setback: 10 feet
Side Setback: 10 feet
Max. Height: 100 feet plus 4 feet per additional foot of setback
Parking: 1/1000 SF of General Floor Space; 1/400 SF of Office Floor Space

Blalock Industrial Park:
Front Setback: 100 feet
Side & Rear Setback: 100 feet
Max. Height: 100 feet
Parking: 1/2 employees on the premises

Flood Information

By graphic plotting only, a portion of Tracts I and III lies within Zone "A" (areas inundated by the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0405 F, which bears an effective date of September 1, 2022. (As depicted hereon)

By graphic plotting only, a portion of Tracts II and IV lies within Zone "AE" (areas inundated by the 100 year flood with base flood elevations determined) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0405 F, which bears an effective date of September 1, 2022. (As depicted hereon)

The FEMA Flood Insurance Rate Map dated September 1, 2022 is the most recent and current map for this area.

Basis of Bearings

All bearings shown on this survey are referenced to the City of Sherman Geodetic Control Survey with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORS96 Adjustment) and the Vertical Datum based on upon the North American Vertical Datum of 1988 (NAVD 88), (CORS96 Adjustment) utilizing GEOID09 to determine orthometric heights.

Distances and areas shown hereon are surface. Coordinates shown hereon are grid coordinates based upon the Texas State Plane Coordinate System, North Central Zone (4202).

Surveyor's Notes

1. *The property has a total area of 208.80 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. *Tracts I & III has direct access to Progress Drive, a public street maintained by the City of Sherman. Tract III also has direct access to Howe Drive.*

Legal Description

TRACT I

Situated in the City of Sherman, Grayson County, Texas, being a part of the William Martin Survey, Abstract No. 765, and being a part of the (1) 70.68 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 4019, Page 369 of said Official Public Records, and a part of the (2) 40.03 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 4418, Page 896 of said Official Public Records, and being more particularly described as follows:

Beginning at a ½" steel rod found in the south right-of-way line of Progress Drive for the northwest corner of said 40.03 acre tract and the northwest corner of the herein described tract;

Thence North 74°20'51" East with the south right-of-way line of Progress Drive a distance of 1,351.39 feet to a ½"steel rod set for the northeast corner of the herein described tract;

Thence South 15°37'10"East a distance of 2,982.29 feet to a ½"steel rod found for the northeast corner of the 0.857 acre tract of land conveyed to the City of Sherman, Texas by deed of record in Volume 1153, Page 32 of the Deed Records, Grayson County, Texas, and the southeast corner of said 70.68 acre tract;

Thence South 63°21'20"West a distance of 200.00 feet to a ½"steel rod found for the northwest corner of said 0.857 acre tract;

Thence South 15°37'10"East a distance of 240.00 feet to a ½"steel rod found in the north line of the BNSF Railroad right-of-way, for the southwest corner of said 0.857 acre tract;

Thence South 63°21'20" West with said north right-of-way line, a distance of 1,172.66 feet to a ½"steel rod found for the southwest corner of said 70.68 acre tract, said rod being the southeast corner of the 34.831 acre tract of land (Tract I)conveyed to Sherman Economic Development Corporation by deed of record in Instrument No. 2021-44382 of said Official Public Records;

Thence North 16°09'06" West with the east line of said 34.835 acre tract, a distance of 1,404.98 feet to a 1/2" steel rod found at the southeast corner of 63.6 acre tract of land conveyed to Sherman Economic Development Corporation by deed of record in Instrument No. 2017-24319 of said Official Public Records, said rod being the northeast corner of said 34.831 acre tract;

Thence North 15°03'24" West with the east line of said 104.321 acre tract, a distance of 972.88 feet to a 1/2" steel rod found at the southwest corner of said 40.03 acre tract;

Thence North 15°38'56" West a distance of 1,106.26 feet to the Point-of-Beginning and containing 103.124 acres of land.

TRACT II

Situated in the City of Sherman, Grayson County, Texas, being a part of the William Martin Survey, Abstract No. 765, and being all of the 23.63 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 4019, Page 369 of said Official Public Records, and being more particularly described as follows:

Beginning at a ½" steel rod found in the south right-of-way line of the BNSF Railroad for the northwest corner of said 23.63 acre tract and the northwest corner of the herein described tract, said rod also being the northeast corner of the 14.840 acre tract of land (Tract II) conveyed to Sherman Economic Development Corporation by deed of record in Instrument No. 2021-44382 of said Official Public Records;

Thence North 63°21'20" East with said south right-of-way line, a distance of 1,371.69 feet to a 1/2" steel rod set for the northeast corner of said 23.63 acre tract;

Thence South 15°37'10" East a distance of 933.78 feet to a ½" steel rod set on the north bank of Choctaw Creek for the southeast corner of said 23.63 acre tract;

Thence in a Westerly direction with the meanders of said north bank and the south line of said 23.63 acre tract;

South 70°57'29" West a distance of 16.05 feet;
North 46°51'54" West a distance of 71.47 feet;
North 64°55'47" West a distance of 89.81 feet;
North 74°52'56" West a distance of 94.21 feet;
South 84°55'33" West a distance of 34.55 feet;
South 65°12'48" West a distance of 69.31 feet;
South 84°39'24" West a distance of 132.97 feet;
South 42°55'42" West a distance of 71.85 feet;
South 31°29'48" West a distance of 63.23 feet;
South 42°51'36" West a distance of 154.98 feet;
South 38°33'13" West a distance of 90.82 feet;
South 27°05'10" West a distance of 74.40 feet;
South 57°08'24" West a distance of 143.66 feet;
North 58°57'02" West a distance of 75.25 feet;
North 47°55'51" West a distance of 74.03 feet;
North 58°06'24" West a distance of 46.14 feet;
South 68°03'24" West a distance of 76.50 feet;
North 70°16'10" West a distance of 22.67 feet;
South 43°33'46" West a distance of 17.61 feet;
South 12°30'55" East a distance of 18.54 feet;
South 22°13'20" West a distance of 49.55 feet;
South 35°23'00" West a distance of 93.28 feet;
South 67°23'43" West a distance of 67.60 feet to a ½" steel rod found at the southwest corner of said 23.63 acre tract and the southeast corner if said 14.270 acre tract;

Thence North 16°09'06" West with the east line of said 14.270 acre tract, a distance of 777.82 feet to the Point-of-Beginning and containing 23.627 acres of land.

Legal Description

TRACT III

Situated in the City of Sherman, Grayson County, Texas, being a part of the William Martin Survey, Abstract No. 765, and being a part of the (1)1109.760 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 2633, Page 498 of the Official Public Records, Grayson County, Texas, and a part of the (2) 70.68 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 4019, Page 369 of said Official Public Records, and a part of the (3) 40.03 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 4418, Page 896 of said Official Public Records, and being more particularly described as follows:

Commencing at a ½" steel rod found in the south right-of-way line of progress Drive for the northwest corner of said 40.03 acre tract and the northwest corner of the herein described tract;
Thence North 74°20'51" East with the south right-of-way line of Progress Drive a distance of 1,351.39 feet to a ½" steel rod set for the northwest corner of the herein described tract, the True Point-of-Beginning;

Thence North 74°20'51" East continuing with the south right-of-way line of Progress Drive a distance of 54.53 feet to a point in the center of a creek for the most northerly northeast corner of the herein described tract;

Thence in a Southerly direction with the center of said creek the following calls and distances:

South 29°38'08" East a distance of 52.73 feet;
South 07°41'27" West a distance of 50.97 feet;
South 10°23'40" East a distance of 190.88 feet;
South 43°02'42" East a distance of 117.85 feet;
North 55°32'33" East a distance of 98.58 feet;
South 49°20'09" East a distance of 53.51 feet;
South 18°07'17" West a distance of 38.00 feet;
South 07°06'09" East a distance of 138.45 feet;
South 38°21'11" East a distance of 176.76 feet;
South 19°26'00" East a distance of 72.46 feet;
North 77°12'24" East a distance of 66.97 feet;
North 23°22'22" East a distance of 64.10 feet;
South 54°32'17" East a distance of 121.05 feet;
South 11°39'13" East a distance of 48.16 feet;
South 36°21'36" East a distance of 35.59 feet;
South 73°22'59" East a distance of 114.32 feet;
South 31°03'16" West a distance of 100.19 feet;
South 00°09'28" West a distance of 64.42 feet;
South 47°28'23" East a distance of 85.75 feet;
North 30°10'37" East a distance of 76.04 feet;
South 84°38'12" East a distance of 66.35 feet;
South 01°40'43" West a distance of 79.47 feet;
South 50°16'00" West a distance of 96.85 feet;
North 57°22'55" West a distance of 45.79 feet;
South 63°16'29" West a distance of 43.89 feet;
South 01°41'19" West a distance of 22.44 feet;
South 02°25'44" West a distance of 43.58 feet;
South 37°45'00" East a distance of 29.17 feet;
South 08°21'33" East a distance of 45.56 feet;
South 04°26'27" East a distance of 51.46 feet;
South 00°50'35" West a distance of 62.57 feet;
South 24°29'48" East a distance of 22.65 feet;
South 87°38'34" East a distance of 81.83 feet;
North 86°58'42" East a distance of 76.97 feet;
South 69°06'08" East a distance of 27.15 feet;
South 38°57'22" East a distance of 60.17 feet;
South 42°11'21" East a distance of 37.74 feet;
South 22°49'34" East a distance of 51.56 feet;
South 43°04'06" East a distance of 74.45 feet;
North 75°10'46" East a distance of 26.87 feet;
North 22°44'42" East a distance of 45.25 feet;
North 82°53'37" East a distance of 29.22 feet;
South 34°11'16" East a distance of 63.18 feet;
South 33°21'17" East a distance of 52.56 feet;
North 88°03'00" East a distance of 15.73 feet;
North 38°15'30" East a distance of 35.39 feet;
North 64°33'50" East a distance of 29.29 feet;
South 57°50'11" East a distance of 13.24 feet;
South 34°28'35" East a distance of 70.92 feet;
South 69°42'17" East a distance of 14.77 feet;
North 61°13'38" East a distance of 14.46 feet;
North 47°06'21" East a distance of 34.11 feet;
South 43°45'37" East a distance of 71.54 feet;
South 83°14'43" East a distance of 65.53 feet;
North 37°01'17" East a distance of 43.53 feet;
North 22°28'00" East a distance of 26.12 feet;
South 86°49'32" East a distance of 11.89 feet;
South 39°32'08" East a distance of 24.06 feet;
South 48°02'49" East a distance of 87.83 feet;
North 53°17'04" East a distance of 43.15 feet;
South 80°11'10" East a distance of 38.20 feet;
South 09°43'07" East a distance of 52.00 feet;
South 07°14'11" West a distance of 78.30 feet;
South 08°18'33" West a distance of 65.33 feet;
South 22°29'44" East a distance of 44.41 feet;
South 68°25'46" East a distance of 48.38 feet;
North 87°52'00" East a distance of 52.17 feet;
South 01°27'35" East a distance of 67.50 feet;
South 19°47'23" West a distance of 46.81 feet;
South 36°22'56" West a distance of 61.15 feet;
South 10°41'37" East a distance of 70.35 feet;
South 46°15'08" West a distance of 57.80 feet;
South 64°21'19" West a distance of 27.36 feet;
South 78°50'20" West a distance of 43.28 feet;
South 33°00'37" West a distance of 34.00 feet;
South 02°43'09" East a distance of 32.65 feet;
South 48°28'47" East a distance of 51.14 feet;
South 03°17'43" West a distance of 33.29 feet;
South 69°04'59" West a distance of 41.28 feet;
South 42°36'20" West a distance of 19.21 feet;
South 23°51'00" East a distance of 41.21 feet;
South 23°55'19" East a distance of 55.18 feet;
South 24°06'58" West a distance of 40.71 feet;
South 46°42'41" East a distance of 27.78 feet;
South 64°57'16" East a distance of 57.68 feet;
South 11°37'31" East a distance of 21.44 feet;
South 33°46'22" West a distance of 35.17 feet;
South 10°22'28" West a distance of 28.69 feet;
South 07°22'17" East a distance of 69.82 feet to a point in the north line of the BNSF Railroad right-of-way for the southeast corner of the herein described tract;

Thence South 63°21'20" West with said north right-of-way line, a distance of 952.18 feet to a 1/2" steel rod set for the southeast corner of the 0.857 acre tract of land conveyed to the City of Sherman, Texas by deed of record in Volume 1153, Page 32 of the Deed Records, Grayson County, Texas;

Thence North 15°37'10" West passing a ½" steel rod found at a distance of 240.00 feet and continuing for a total distance of 3,222.29 feet to the Point-of-Beginning and containing 44.824 acres of land.

Legal Description

TRACT IV

Situated in the City of Sherman, Grayson County, Texas, being a part of the William Martin Survey, Abstract No. 765, and being all of the 37.22 acre tract of land conveyed to the Sherman Economic Development Corporation by deed of record in Volume 2633, Page 498 of the Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Commencing at a ½"steel rod found in the south right-of-way line of the BNSF Railroad for the northwest corner of said 23.63 acre tract and the northwest corner of the herein described tract, said rod also being the northeast corner of the 14.270 acre tract of land (Tract II) conveyed to Weldon L. Moore, III by deed of record in Volume 2438, Page 278 of said Official Public Records;
Thence North 63°21'20" East with said south right-of-way line, a distance of 1,371.69 feet to a 1/2" steel rod set for the northwest corner of said 37.22 acre tract, the True Point-of-Beginning;

Thence North 63°21'20" East with said south right-of-way line, a distance of 1,847.08 feet to a 1/2" steel rod set for the northwest corner of the 21.006 acre tract of land conveyed to Texas Instruments Inc., by deed of record in Volume 3317, Page 177, of said Official Public Records, said rod being the northeast corner of said 37.22 acre tract;

Thence South 14°27'38" East with the west line of said 21.006 acre tract, a distance of 1,036.49 feet to a 1/2" steel rod set on the north bank of Choctaw Creek for the southeast corner of said 37.22 acre tract;

Thence in a Westerly direction with the meanders of said north bank and the south line of said 37.22 acre tract;

North 89°08'07" West a distance of 50.63 feet;
South 61°50'06" West a distance of 129.18 feet;
North 65°31'21" West a distance of 213.45 feet;
South 43°38'09" West a distance of 143.38 feet;
South 76°35'12" West a distance of 305.86 feet;
South 82°00'24" West a distance of 199.24 feet;
South 07°28'29" West a distance of 447.48 feet;
South 28°46'19" West a distance of 60.92 feet;
South 78°00'17" West a distance of 242.38 feet;
South 53°19'01" West a distance of 279.39 feet;
North 81°47'10" West a distance of 158.75 feet to a ½"steel rod set for the southwest corner of said 37.22 acre tract;

Thence North 15°37'10" West a distance of 933.78 feet to the Point-of-Beginning and containing 37.227 acres of land.

Title Information

The Title Description and Schedule B items hereon are from Chicago Title Insurance Company, commitment # 4712023190, Effective Date June 11, 2023.

Schedule "B" Items

13. Easement granted to City of Sherman, recording date November 22, 1978, recorded in Volume 1454, Page 586, Real Property Records, Grayson County, Texas.
Affects Tract I as shown
14. Easement granted to Texas Power & Light Company, recording date March 18, 1983, recorded in Volume 1638, Page 582, Real Property Records, Grayson County, Texas.
Affects Tract I as shown
16. Easement granted to Texas Power & Light Company, recording date, May 16, 1966, recorded in Volume 1055, Page 2, Real Property Records, Grayson County, Texas.
Affects Tract III as shown
17. Easement granted to Grayson-Collin Electric Cooperative, Inc., recorded date: June 23, 1966, recorded in Volume 1058, Page 589, Real Property Records, Grayson County, Texas. Assigned to Texas Power & Light Company in Volume 1061, Page 747, Real Property Records, Grayson County, Texas.
Affects a portion of Tract I (40.03 Ac.) as a Blanket Easement
19. Easement granted to City of Sherman, recording date November 29, 1978, recorded in Volume 1455, Page 255, Real Property Records, Grayson County, Texas.
Affects Tract III as shown
20. Easement granted to Texas Power & Light Company and General Telephone Company of the Southwest, recording date April 8, 1966, recorded in Volume 1051, Page 612, Real Property Records, Grayson County, Texas.
Affects Tract IV as shown
21. Easement granted to Texas Power & Light Company, recording date May 26, 1966, recorded in Volume 1056, Page 346, Real Property Records, Grayson County, Texas.
Affects Tract III as shown
22. Easement granted to Texas Power & Light Company, recording date January 27, 1975, recorded in Volume 1303, Page 49, Real Property Records, Grayson County, Texas.
Affects Tract IV as shown
23. Easement granted to Gulf Crossing Pipeline Company LLC, recording date February 21, 2013, recorded in Volume 5253, Page 115, Real Property Records, Grayson County, Texas.
Affects Tract I as shown
24. Easement granted to Gulf Crossing Pipeline Company, LLC recording date February 21, 2013 recorded in Volume 5253, Page 134, Real Property Records, Grayson County, Texas
Affects Tract I as shown
69. Easement and Right of Way to OnCor Electric Delivery Company, LLC filed March 8, 2023 under Clerk's File No. 2023-5701, Official Records of Grayson County, Texas as shown on survey.
Affects Tract I as shown

Surveyor's Certification

To: Rayburn Energy Station, LLC; Regions Bank; Panda Sherman Power, LLC; Chicago 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 not specified of Table A thereof.

The fieldwork was completed on February 22, 2023
Date of Plat or Map: February 23, 2023
Revised: July 6, 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

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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
510 PROGRESS DR.
CITY OF SHERMAN

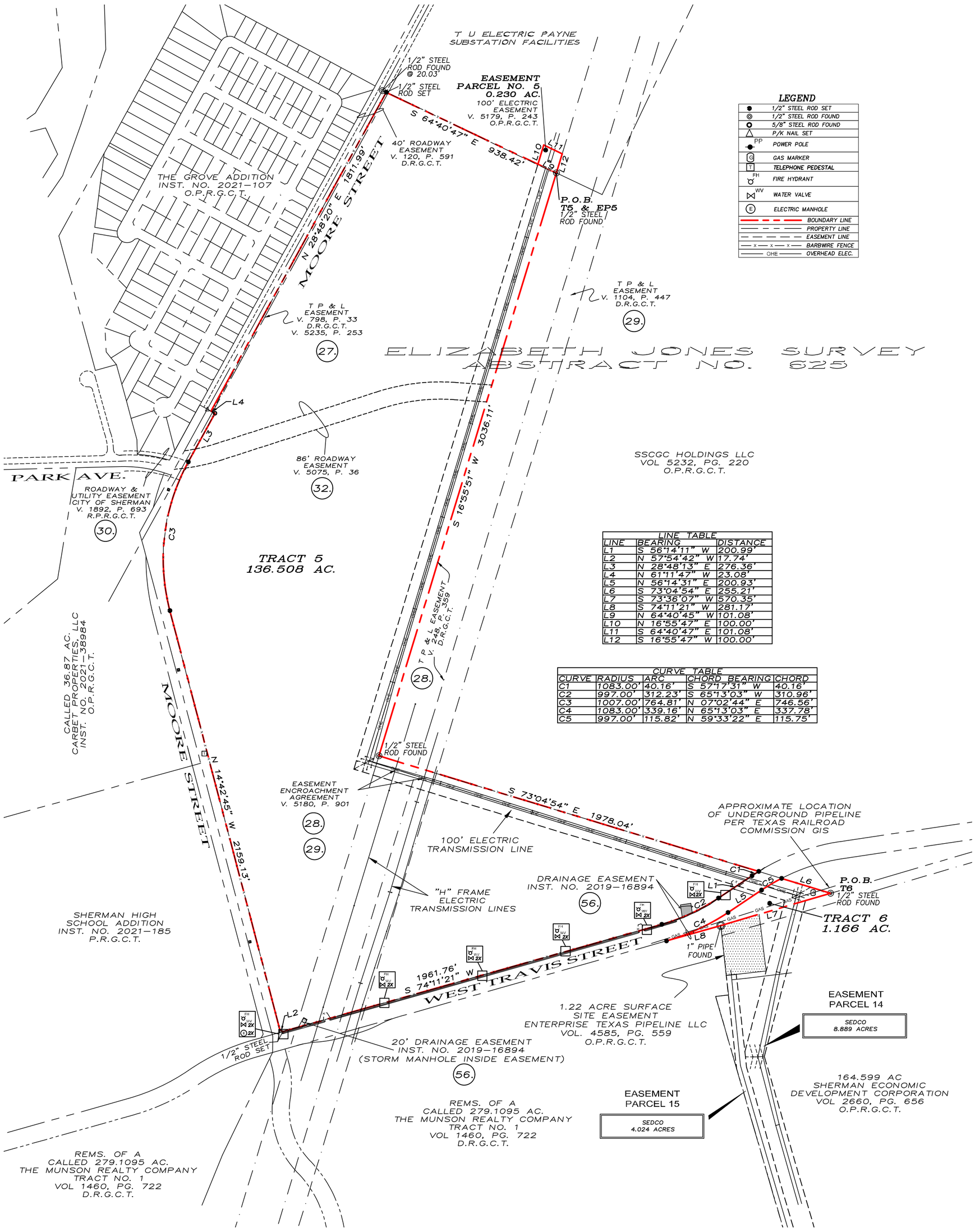
Project Name

Prepared For:
PANDA SHERMAN POWER, LLC

Job Number 23020132A

Sheet 3 of 3

		Revisions	Date
Date	02/23/23	Adding Item 69 to Schedule B.	03/16/2023
Dwn. By	BNH		
Aprvd. By	DWU		
Dwg. No.	23020132A		
Scale	1" = 200'		



LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	5/8" STEEL ROD FOUND
△	P/K NAIL SET
PP	POWER POLE
G	GAS MARKER
T	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
WV	WATER VALVE
E	ELECTRIC MANHOLE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
x x x	BARBWIRE FENCE
OHE	OVERHEAD ELEC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 56°14'11" W	200.99'
L2	N 57°54'42" W	17.74'
L3	N 28°48'13" E	276.36'
L4	N 61°11'47" W	23.08'
L5	N 56°14'31" E	200.93'
L6	S 73°04'54" E	255.21'
L7	S 73°36'07" W	570.35'
L8	S 74°11'21" W	281.17'
L9	N 64°40'45" W	101.08'
L10	N 16°55'47" E	100.00'
L11	S 64°40'47" E	101.08'
L12	S 16°55'47" W	100.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1083.00'	40.16'	S 57°17'31" W	40.16'
C2	997.00'	312.23'	S 65°13'03" W	310.96'
C3	1007.00'	764.81'	N 07°02'44" E	746.56'
C4	1083.00'	339.16'	N 65°13'03" E	337.78'
C5	997.00'	115.82'	N 59°33'22" E	115.75'

Legal Description

TRACT 5

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being a part of a called 147.48 acre tract of land described in the deed to Panda Sherman Power LLC, recorded in Volume 5125, Page 388, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 147.48 acre tract;

Thence South 16°55'51" West, with the easterly line of said 147.48 acre tract, and with the westerly line of a tract of land described in the deed to SSCGC Holdings, LLC, recorded in Volume 5232, Page 220, said Official Public Records, a distance of 3036.11 feet to a found 1/2" steel rod;

Thence South 73°04'54" East, with a northerly line of said 147.48 acre tract, and with the southerly line of said SSCGC Holdings Tract, a distance of 1978.04 feet to a 1/2" steel rod set for the southeast corner of the herein described tract of land, and on the northerly right-of-way line of West Travis Street;

Thence crossing said 147.48 acre tract, with the northerly right-of-way line of said West Travis, the following 5 courses:

1. With a curve to the left having a radius of 1083.00 feet, (chord bears South 57°17'31" West, 40.16 feet) an arc length of 40.16 feet to a set 1/2" steel rod;
2. South 56°14'11" West, a distance of 200.99 feet to a set 1/2" steel rod;
3. With a curve to the right having a radius of 997.00 feet, (chord bears South 65°13'03" West, 310.96 feet) an arc length of 312.23 feet to a set 1/2" steel rod;
4. South 74°11'21" West, a distance of 1961.76 feet to a set 1/2" steel rod;
5. North 57°54'42" West, a distance of 17.74 feet to a set 1/2" steel rod, and at the intersection of the northerly right-of-way line of said West Travis Street and the easterly right-of-way line of Moore Street;

Thence continuing across said 147.48 acre tract, with the easterly right-of-way line of said Moore Street, the following 4 courses:

1. North 14°42'45" West, a distance of 2159.13 feet to a set 1/2" steel rod;
2. With a curve to the right having a radius of 1007.00 feet, (chord bears North 07°02'44" East, 746.56 feet) an arc length of 764.81 feet to a set 1/2" steel rod;
3. North 28°48'13" East, a distance of 276.36 feet to a found 5/8" steel rod;
4. North 61°11'47" West, a distance of 23.08 feet to a set 1/2" steel rod, and on the easterly side of said Moore Street;

Thence North 28°48'21" East, continuing across of said 147.48 acre tract, and on the easterly side of said Moore Street, a distance of 1811.99 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 147.48 acre tract, and from which a 1/2" steel rod found for the northwest corner of said 147.48 acre tract, bears North 64°40'47" West, a distance of 938.42 feet;

Thence South 64°40'47" East, with the northerly line of said 147.48 acre tract, a distance of 938.42 feet to the Point of Beginning and containing 136.508 acres of land, more or less.

TRACT 6

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being a part of a called 147.48 acre tract of land described in the deed to Panda Sherman Power LLC, recorded in Volume 5125, Page 388, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said 147.48 acre tract, and on the northerly line of 164.599 acre tract of land described in the deed to Sherman Economic Development Corporation, recorded in Volume 2660, Page 656, said Official Public Records;

Thence South 73°36'07" West, with the southerly line of said 147.48 acre tract, and with the northerly line of said 164.599 acre tract, a distance of 570.35 feet to a 1" pipe found for the northwest corner of said 164.599 acre tract, common to the northeast corner of a called 279.1095 acre tract of land described as Tract No. 1 in the deed to The Munson Realty Company, recorded in Volume 1460, Page 722, Deed Records, Grayson County, Texas;

Thence South 74°11'21" West, continuing with the southerly line of said 147.48 acre tract, and with the northerly line of said 279.1095 acre tract, a distance of 281.17 feet to a 1/2 steel rod set for the western-most corner of the herein described tract of land, and on the southerly right-of-way line of West Travis Street;

Thence crossing said 147.48 acre tract, with the southerly line of said West Travis Street, the following 3 courses:

1. With a curve to the left having a radius of 1083.00 feet, (chord bears North 65°13'03" East, 337.78 feet) an arc length of 339.16 feet to a set 1/2" steel rod;
2. North 56°14'31" East, a distance of 200.93 feet to a set 1/2" steel rod;
3. With a curve to the right having a radius of 997.00 feet, (chord bears North 59°33'22" East, 115.75 feet) an arc length of 115.82 feet to a set 1/2" steel rod;

Thence South 73°04'54" East, with the northerly line of said 147.48 acre tract, a distance of 255.21 feet to the Point of Beginning and containing 1.166 acres of land, more or less.

EASEMENT PARCEL NO. 5

An easement for constructing, maintaining, repairing, replacing and operating, a dead-end transmission structure, electric power lines, communication line, and associated equipment for the interconnection of the Panda Sherman Power Project electric transmission lines to the electrical power grid system, as created in that certain Easement and Right of Way dated August 1, 2012, by and between Oncor Electric Delivery Company LLC, grantor, and Panda Sherman Power, LLC, grantee, recorded September 12, 2012 under Deed Book Volume 5179, Page 243; instrument Number 2012-0018437, Real Property Records, Grayson County, Texas, as affected by that certain Assignment and Assumption Agreement dated June 21, 2023, by and between Panda Sherman Power, LLC, assignor, and Rayburn Energy Station LLC, assignee, a memorandum of which is recorded under Document No. 2023-15922, Real Property Records, Grayson County, Texas, over, under and across the following described land:

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey,Abstract No. 625, being a part that land owned by Oncor Electric Delivery Company and known as the 'Payne Sub-Station', and being more particularly described as follows:

Beginning at a 1/2" steel rod set in the south line of said Oncor tract at the northeast corner of the 147.48 acre tract of land conveyed to Panda Fund Development Company by deed of record in Volume 5075, Page 27 of the Official Public Records, Grayson County, Texas, said rod being the southeast corner of the herein described easement tract;

Thence North 64°40'45" West along said south line, a distance of 101.08 feet to the southwest corner of the herein described easement tract;

Thence over and across said Oncor tract the following calls and distances:

North 16°55'47" East a distance of 100.00 feet to the northwest corner of the herein described tract;

South 64°40'47" East a distance of 101.08 feet to the northeast corner of the herein described tract;

South 16°55'47" West a distance of 100.00 feet to the Point-of Beginning and containing 0.230 acres of land.

Title Information

The Title Description and Schedule B items hereon are from Chicago Title Insurance Company, commitment # 4712023190, Effective Date June 11, 2023.

Schedule "B" Items

27. Easement granted to Texas Power & Light Company, recording date April 5, 1955, recorded in Volume 798, Page 33, Real Property Records, Grayson County, Texas. As affected by Volume 5235, Page 253, Real Property Records, Grayson County, Texas.

    Affects Tract 5 as shown

28. Easement granted to Texas Power & Light Company, recording date May 28, 1917, recorded in Volume 248, Page 359, Real Property Records, Grayson County, Texas. As affected by Encroachment on Easement recorded in Volume 5180, Page 901, Real Property Records, Grayson County, Texas.

    Affects Tract 5 as shown

29. Easement granted to Texas Power & Light Company, recording date April 9, 1968, recorded in Volume 1104, Page 447, Real Property Records, Grayson County, Texas. As affected by Encroachment on Easement recorded in Volume 5180, Page 901, Real Property Records, Grayson County, Texas.

    Affects Tract 5 as shown

30. Easement granted to City of Sherman, recording date February 9, 1987, recorded in Volume 1892, Page 693, Real Property Records, Grayson County, Texas

    Affects as shown.

32. Easement granted to Sherman Hills Country Club, Ltd., recording date January 30, 2012, recorded in Volume 5075, Page 36, Real Property Records, Grayson County, Texas.

    Applies as shown

56. Easement granted to City of Sherman, recording date July 17, 2019, recorded under Clerk's File No. 2019-16894, Real Property Records, Grayson County, Texas.

    Affects Tract 5 as shown

57. Easement granted to City of Sherman, recording date July 17, 2019, recorded under Clerk's File No. 2019-16895, Real Property Records, Grayson County, Texas.

    Temporary construction easement along Travis Street. Easement was terminated automatically upon completion of construction and final acceptance by the City of Sherman. Easement is not plotted.

70. Easement and Right of Way by and between Oncor Electric Delivery Company, LLC and Panda Sherman Power, LLC dated August 1, 2012, filed September 12, 2012, recorded in Volume 5179, Page 243 (Clerk's File No. 201200018437), Real Property Records, Grayson County, Texas, as affected by Assignment and Consent under Clerk's File No. 2023-15920, Real Property Records, Grayson County, Texas, executed by Panda Sherman Power, LLC and Oncor Electric Delivery Company, LLC to Rayburn Energy Station, LLC.

    Affects Easement Parcel 5 as shown.

Zoning Information

The subject tract lies within the limits of the R-6 (Single Family Residential District) zone. Requirements of this zone are as follows:

R-6 (Single Family Residential District):
Front Setback: 20 feet
Rear Setback: 20 feet
Side Setback (of corner lot): 6' (15')
Max. Height: 35 feet

Flood Information

By graphic plotting only, the subject tract lies within Zone "X" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48181C0290G, which bears an effective date of September 1, 2022.

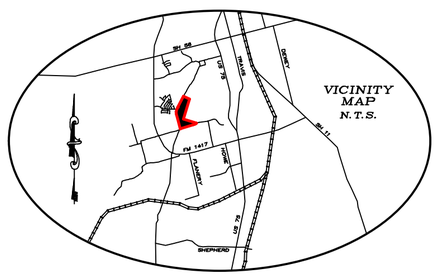
Surveyor's Notes

1. *The property has a total area of 137.674 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. *Tracts 5 has direct acces to Moore Street, a public street maintained by the City of Sherman. Tract 5 and 6 has direct access to Travis Street, a public street maintained by the City of Sherman.*

Basis of Bearings

All bearings shown on this survey are referenced to the City of Sherman Geodetic Control Survey with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORS96 Adjustment) and the Vertical Datum based on upon the North American Vertical Datum of 1988 (NAVD 88), (CORS96 Adjustment) utilizing GEOID09 to determine orthometric heights.

Distances and areas shown hereon are surface. Coordinates shown hereon are grid coordinates based upon the Texas State Plane Coordinate System, North Central Zone (4202).



Surveyor's Certification

To: Rayburn Energy Station, LLC; Regions Bank; Panda Sherman Power, LLC; Chicago 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 not specified of Table A thereof.

The fieldwork was completed on February 22, 2023
Date of Plat or Map: February 23, 2023
Revised: July 6, 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

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GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

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 W. TRAVIS ST.
CITY OF SHERMAN

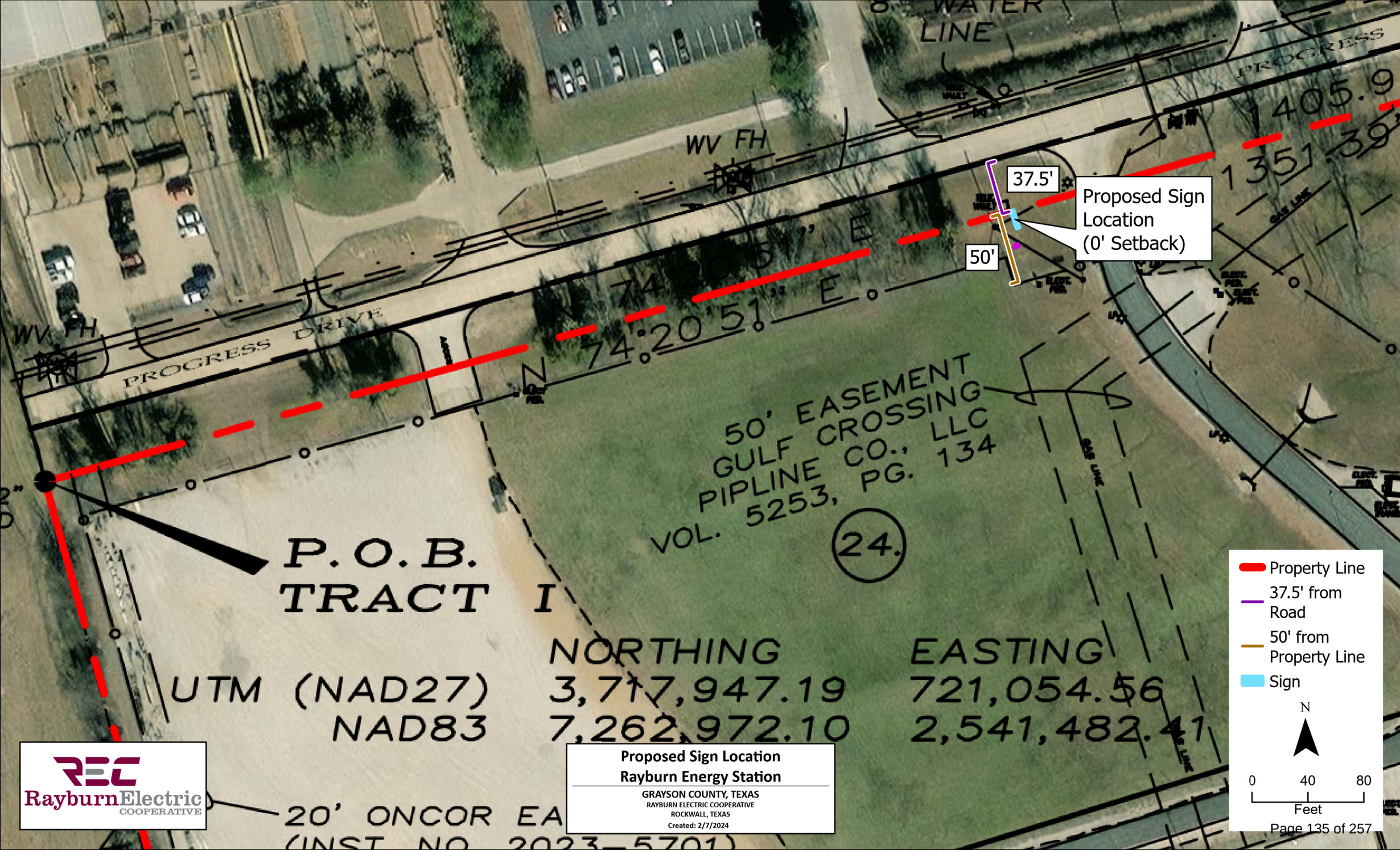
Project Name

Prepared For:
PANDA SHERMAN POWER, LLC

Job Number 23020132B

Sheet 1 of 1

		Revisions	Date
Date	02/23/23	ADDING EASEMENT	04/13/2023
Dwn. By	BNH		
Aprvd. By	DWU		
Dwg. No.	23020132B		
Scale	1" = 300'		



RayburnElectric COOPERATIVE

Proposed Sign Location
Rayburn Energy Station
GRAYSON COUNTY, TEXAS
RAYBURN ELECTRIC COOPERATIVE
ROCKWALL, TEXAS
Created: 2/7/2024

ROMAN BEIGE - NATURAL STONE

NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

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CUSTOMER: Rayburn Energy Station		
CITY & STATE:		
SIGN REP: JMM	DRAWN BY: JMM	APPROVED BY:
DRAWING NO: 4754		DATE: 6/7/23

ROMAN BEIGE - NATURAL STONE

NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

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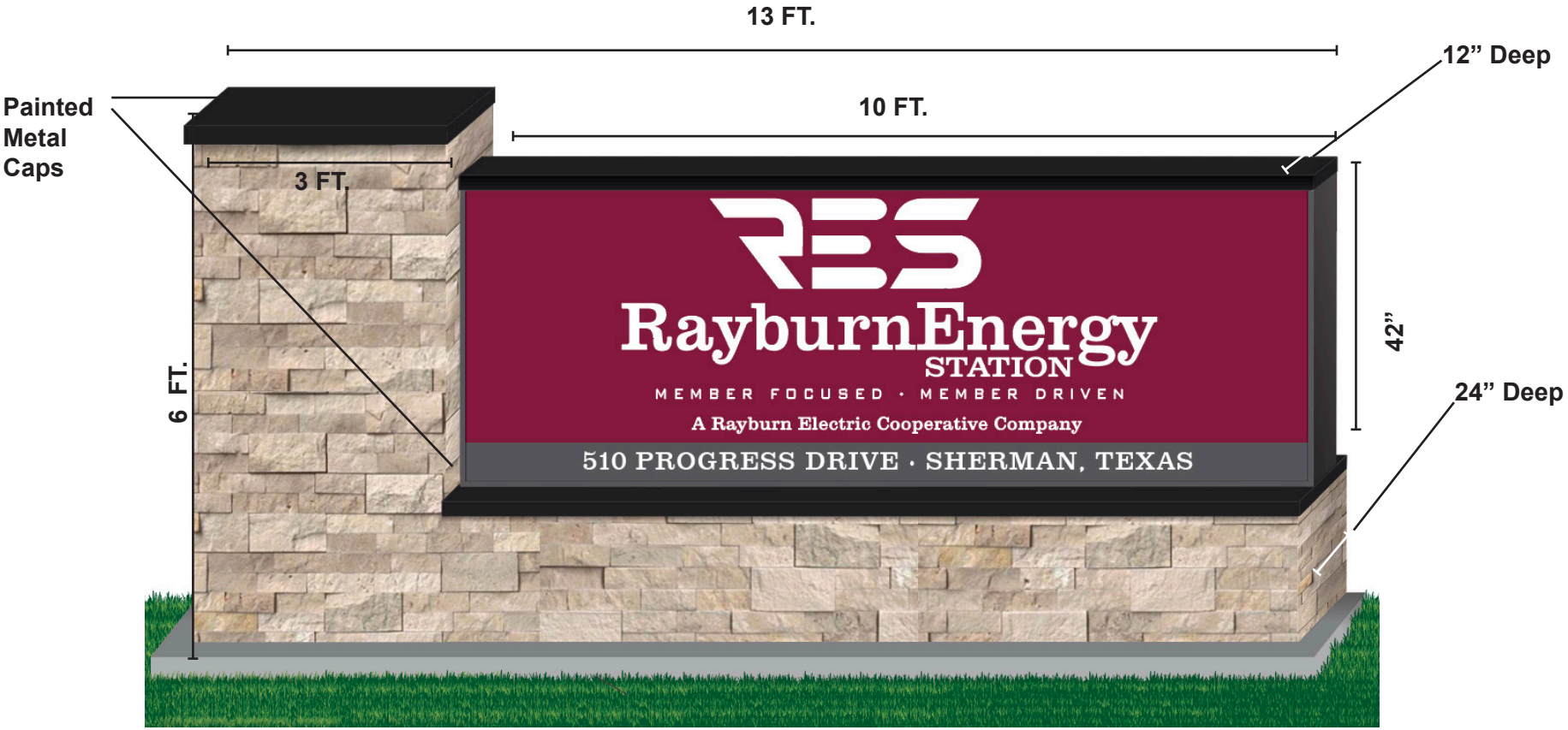
CUSTOMER: Rayburn Energy Station		
CITY & STATE:		
SIGN REP: JMM	DRAWN BY: JMM	APPROVED BY:
DRAWING NO: 4754		DATE: 6/7/23



Push-through 1/2 Acrylic logo
Smaller letters underneath - laser cut
LED LIT - Wired and capped off for future connection

SAMPLE:
Illuminated
1/2” Thick - Push-Through Acrylic
Painted Metal Cabinet

NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

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CUSTOMER: Rayburn Energy Station		
CITY & STATE:		
SIGN REP: JMM	DRAWN BY: JMM	APPROVED BY:
DRAWING NO: 4754		DATE: 6/7/23

Stone Selection

ROMAN BEIGE - NATURAL STONE PANEL

SAMPLE

Technical Information

- Average Compressive Strength: Dry/7500 Psi

Adhesive

- *Exterior application*: a flexible latex based mortar system suitable for the stone is recommended.
- *Interior application*: a thin set mortar suitable for the stone is recommended.
- For light colored stones, a white mortar is recommended.

Sizes

- Flat panels: 6 x 24"
- Corner: 6 x 18 x 6"

Packaging

- Panels: 6 pcs/box; 180 pcs/crate
- L-shaped corner: 4 pcs/box; 80 pcs/crate

Thickness: 0.5-0.75"
Color: Beige
Type: Travertine
Application: Walls, barbeque areas, etc.

Substrates

Exterior/Interior

- Fully cured concrete (at least 28 days cured)
- Masonry brick
- Regular brick
- Cement mortars
- Cementitious backer units

Interior only

- Gypsum plaster (max 10' high)
- Gypsum wallboard (max 10' high)
- Exterior grade plywood (max 10' high)
- Cementitious backer units

NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission.

CUSTOMER: Rayburn Energy Station		
CITY & STATE:		
SIGN REP: JMM	DRAWN BY: JMM	APPROVED BY:
DRAWING NO: 4754		DATE: 6/7/23

Location: 510 Progress Dr, Sherman, TX 75092

NORTHSTAR SIGNS & GRAPHICS
316 W. Lamar
Sherman, Texas 75090
Office: 903.771.0720

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission.

CUSTOMER: Rayburn Energy Station		
CITY & STATE:		
SIGN REP: JMM	DRAWN BY: JMM	APPROVED BY:
DRAWING NO: 4754		DATE: 6/7/23

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4520 TEXOMA PARKWAY, SUITES M & N (Project No. 24-000999)

The request of Texoma South Development Corporation (Owner), Vapor Maven TX, LLC (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4520 Texoma Parkway Suites M & N being a part of the W.M. Patterson Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 4520 Texoma Parkway, Suites M & N between North Frisco Road and Fallon Drive. The owner is requesting a Specific Use Permit for a smoke shop in a C-2 (General Commercial) District.

Origination:

Texoma South Development Corporation (Owner)
Vapor Maven TX, LLC (Representative)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z deny this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Site Plan & Floor Plan
7. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

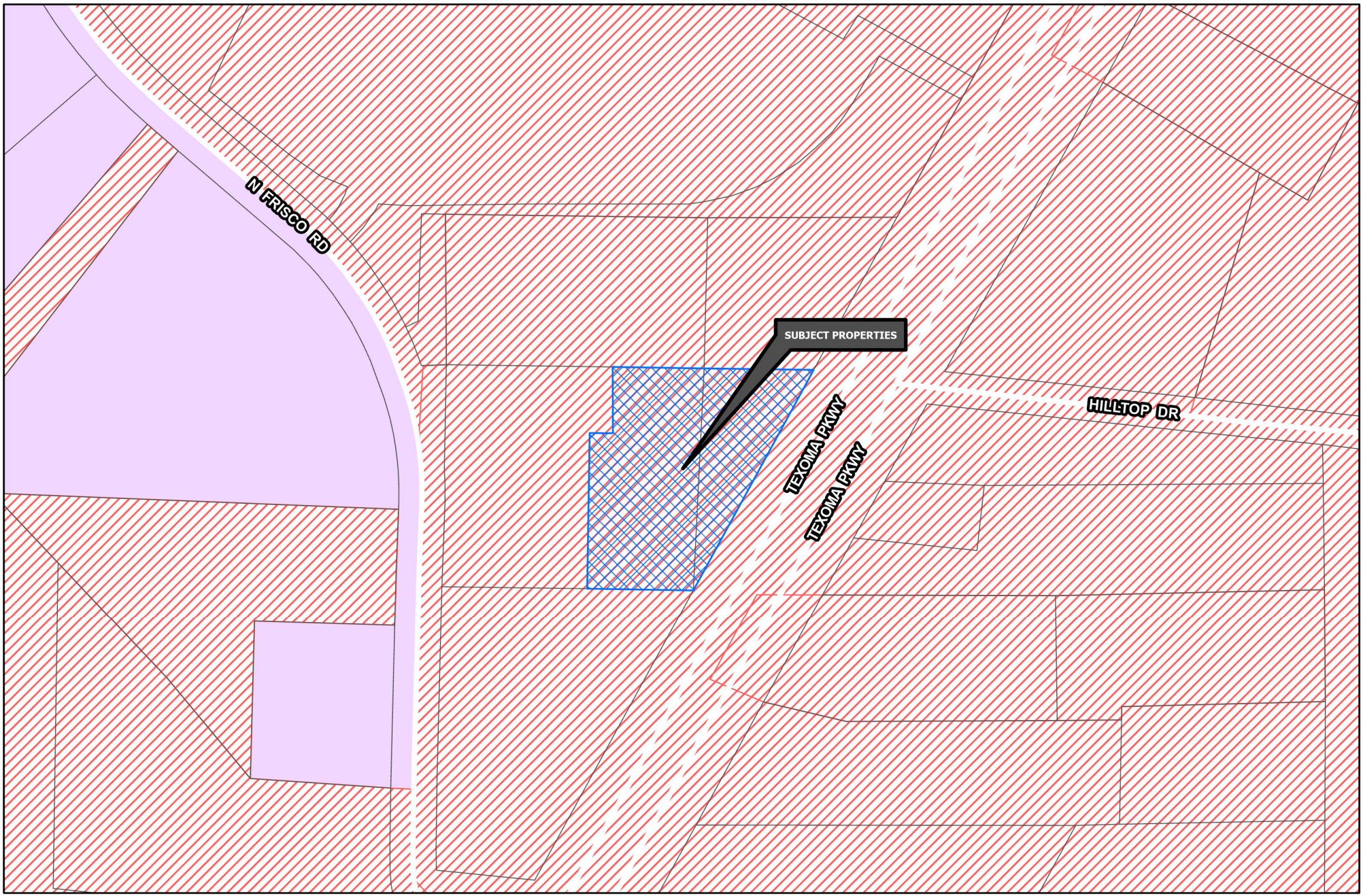
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4520 TEXOMA PKWY

N
W E
S

Date: 3/27/2024 11:06 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

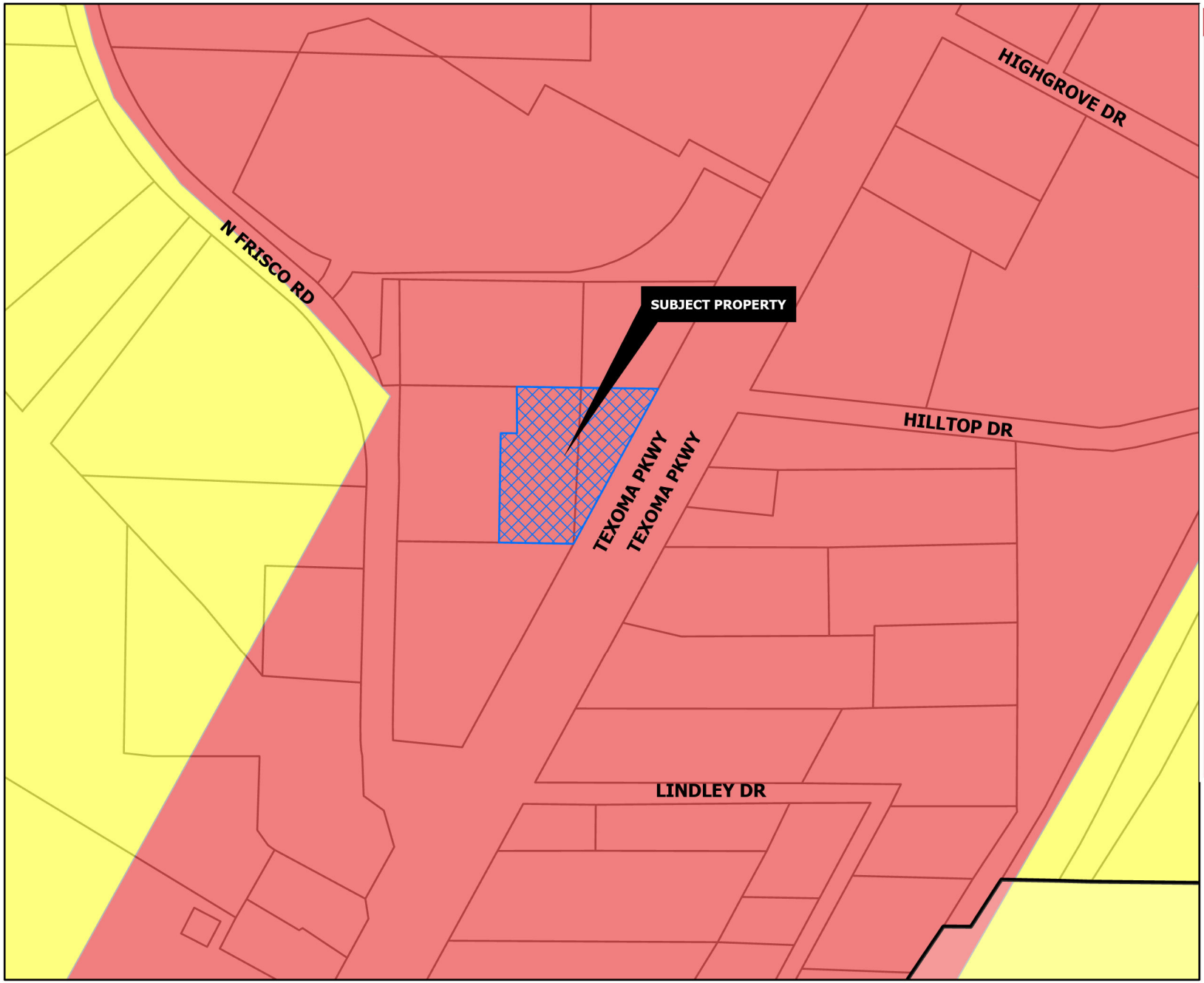
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4520 TEXOMA PKWY

N
W E
S

Date: 9/27/2024 11:08:07



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
923 E JONES ST

N
W E
S

Date: 3/27/2024 11:10:57 AM

Marlow, Lauren

From: Planning
Subject: RE: photo proof for notice of specific use permit request signage

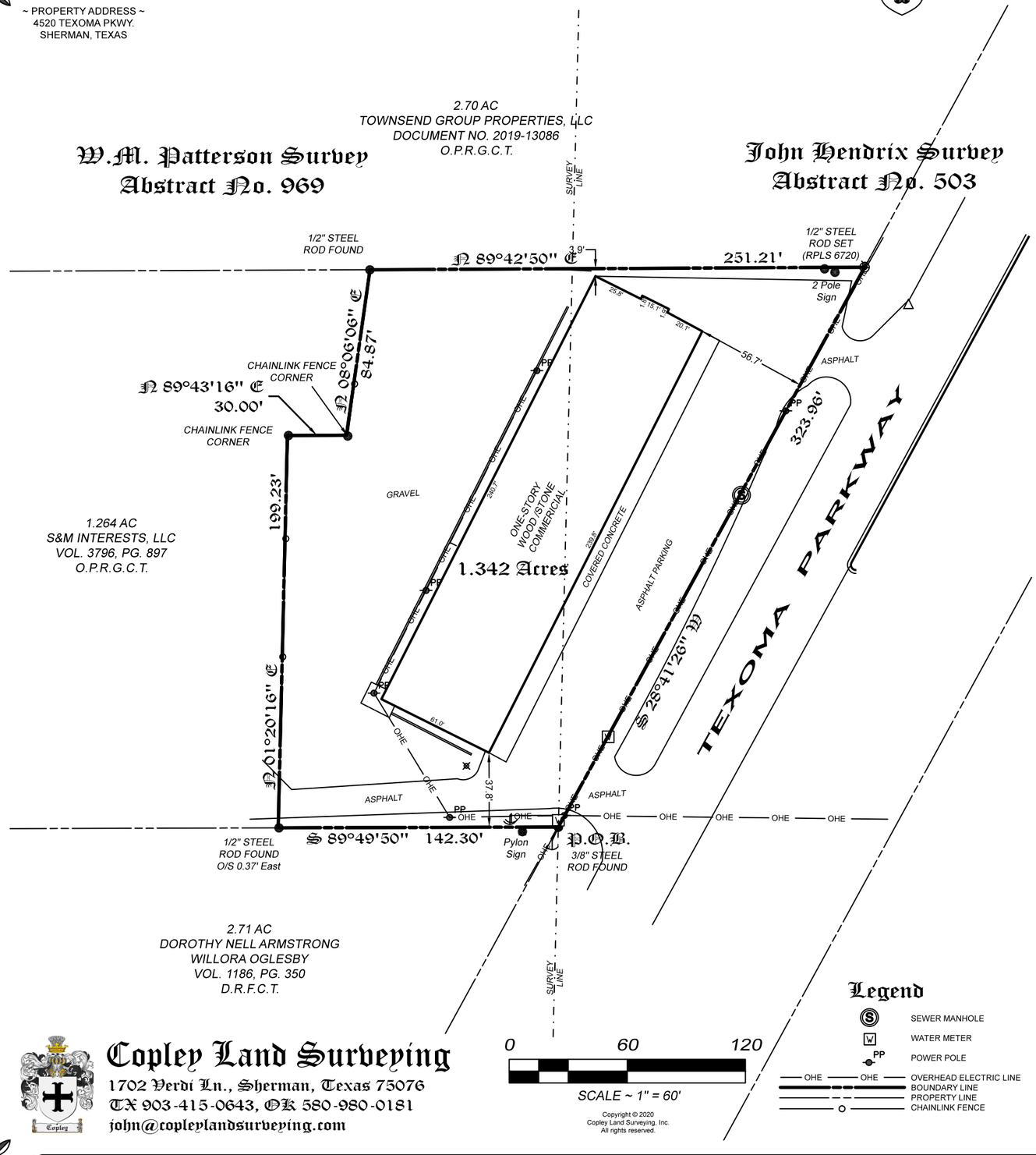
From: Justin Murders
Sent: Thursday, March 28, 2024 3:03 PM
To: Dyllen George; Planning
Subject: photo proof for notice of specific use permit request signage

Company : Vapor Maven

CLS Job# 20100406B

~ PROPERTY ADDRESS ~
4520 TEXOMA PKWY.
SHERMAN, TEXAS

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



Legend

- SEWER MANHOLE
- WATER METER
- POWER POLE
- OVERHEAD ELECTRIC LINE
- BOUNDARY LINE
- PROPERTY LINE
- CHAINLINK FENCE

Legal Description

Situated *in the County of Grayson, State of Texas being a part of the W.M. Patterson Survey, Abstract No. 969, and John Hendrix Survey, Abstract No. 503, and being the 1.342 acre Tract Eight conveyed to BancorpSouth Bank by deed of record in Document No. 2020-19262, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 3/8" steel rod found in the west right-of-way line of a Texoma Parkway maintaining the southeast corner of said 1.342 acre Tract Eight and the northeast corner of a 2.71 acre tract of land conveyed to Dorothy Nell Armstrong and Willora Oglesby by deed of record in Volume 1186, Page 350, Deed Records, Grayson County, Texas;*

Thence ***South 89°49'50" West****, along the south line of said 1.342 acre tract and the north line of said 2.71 acre tract, a distance of* ***142.30 feet*** *to a point from which a 1/2" steel rod found bears east 0.37 feet said point being the southwest corner of said 1.342 acre tract and the southeast corner of a 1.264 acre tract of land conveyed to S & M Interests, LLC by deed of record in Volume 3796, Page 897 of said Official Public Records;*

Thence northerly along the west line of said 1.342 acre tract and the east line of said 1.264 acre tract the following calls and distances;

North 01°20'16" East*, a distance of* ***199.23 feet*** *to a metal chainlink fence corner post;*
North 89°43'16" East*, a distance of* ***30.00 feet*** *to a metal chainlink fence corner post;*
North 08°06'06" East*, a distance of* ***84.87 feet*** *to a 1/2" steel rod found maintaining the northwest corner of said 1.342 acre tract, the northeast corner of a 1.264 acre tract and being in the south line of a 2.70 acre tract of land conveyed to Townsend Group Properties, LLC by deed of record in Document No. 2019-13086;*

Thence ***North 89°42'50" East****, along the south line of said 2.70 acre tract and the north line of said 1.342 acre tract a distance of* ***251.21 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west right-of-way line of said Texoma Parkway for the northeast corner of said 1.342 acre tract and the southeast corner of said 2.70 acre tract;*

Thence ***South 28°41'26" West****, along said west right-of-way line of said Texoma Parkway, a distance of* ***323.96 feet*** *to the* ***Point-of-Beginning*** *and containing* ***1.342 acres*** *of land.*

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

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 02/25/20

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

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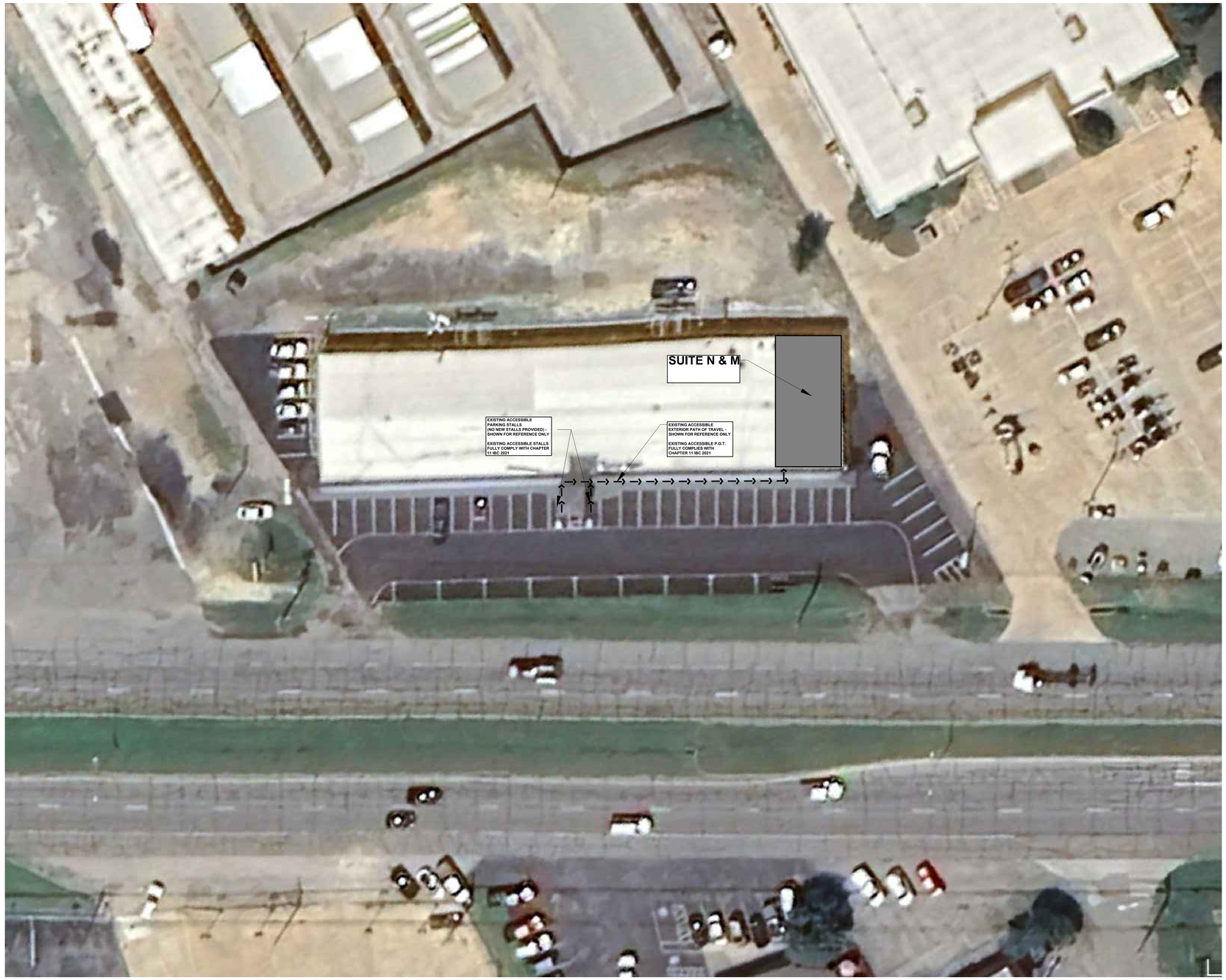


FOR ONLY REFERENCE

NO SCOPE -
SHOWN ONLY FOR PROJECT CONTEXT

SITE PLAN - FOR REFERENCE ONLY
NOT TO SCALE | 1

CUASO DESIGN STUDIO
12600 Hill Country Blvd , Suite R-275
Bee Cave, TX 78738

Owner

VAPOR MAVEN

495 Agnes Dr.
Springdale, AR 72762

No.	Description	Date

VAPOR MAVEN

4520 Texoma Parkway, Suite N & M
Sherman, TX 75090

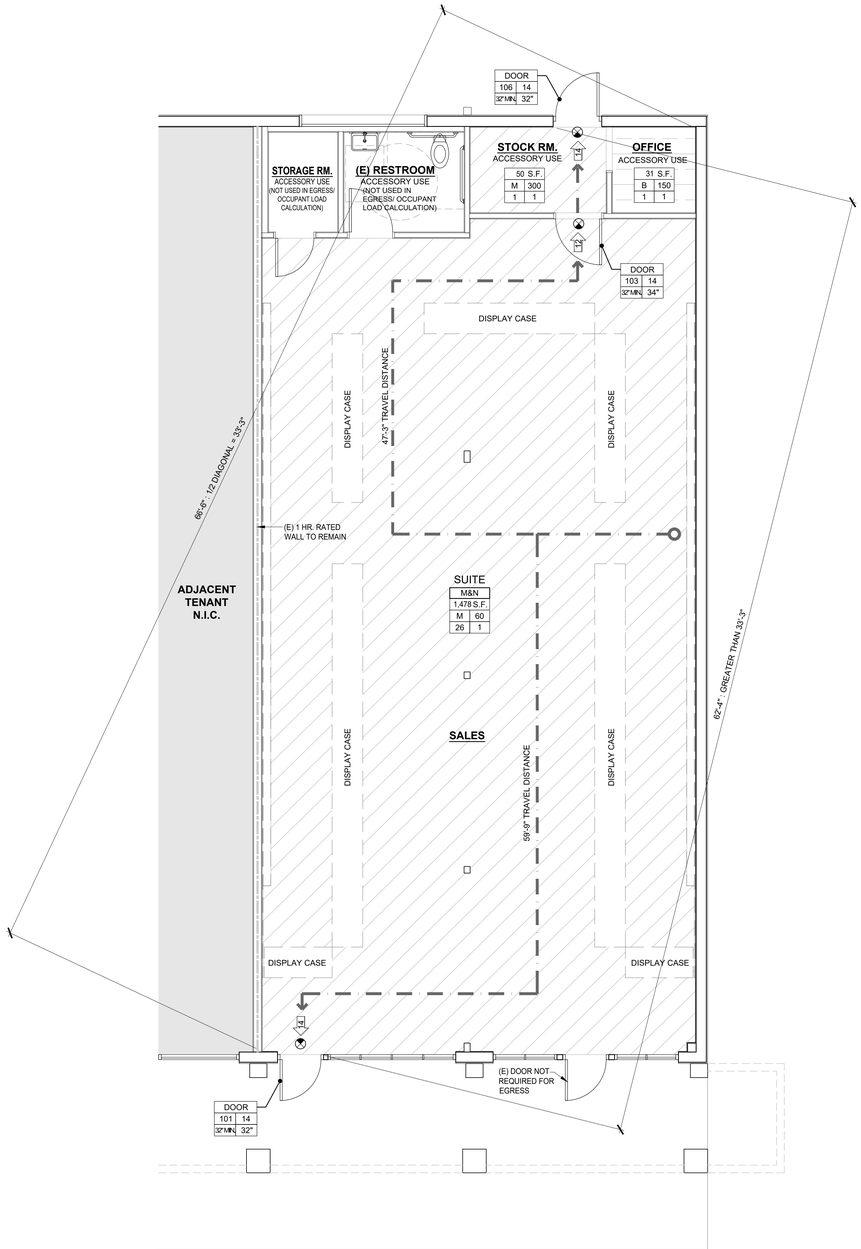
SITE PLAN -

FOR REFERENCE ONLY

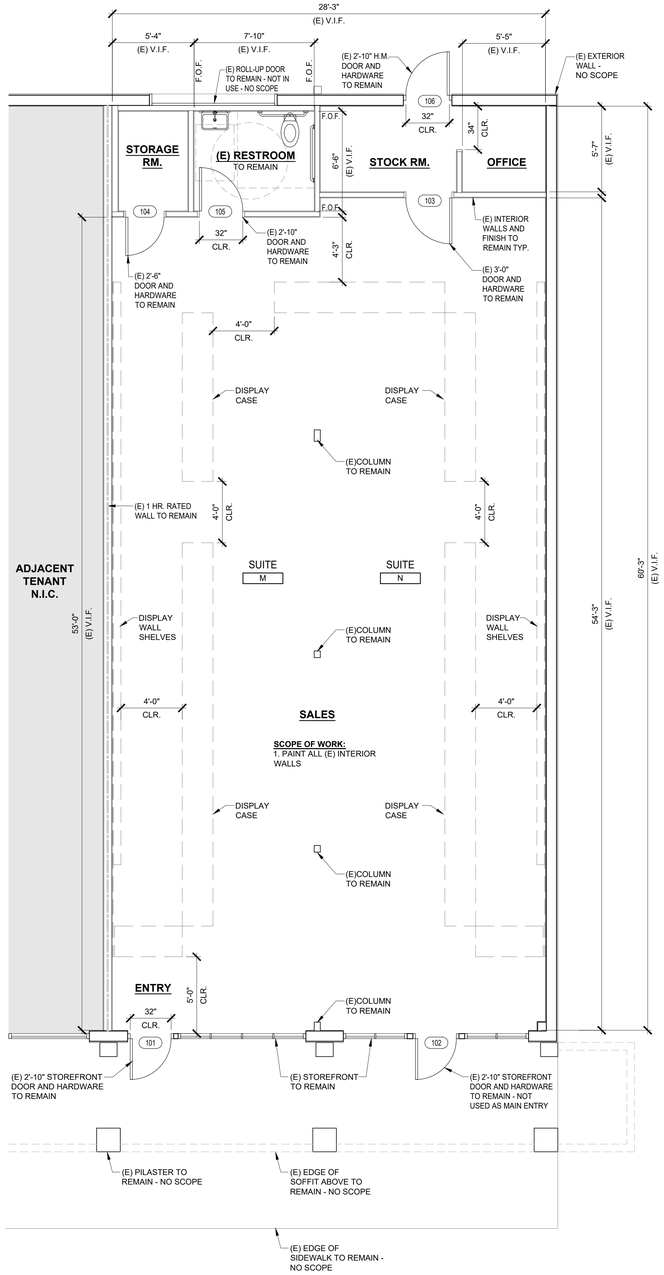
Project Number	24-0004
Date	02/05/24
Drawn By	JD
Checked By	JD

A100

Scale	As indicated



BUILDING LIFE SAFETY PLAN | 2
1/4" = 1'-0"



TRUE NORTH

FLOOR PLAN | 1
1/4" = 1'-0"

FLOOR PLAN SHEET NOTES

1. REFER TO CONSULTANTS DRAWINGS FOR ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK WHICH MAY OR MAY NOT BE SHOWN ON THIS DRAWING FOR REFERENCE.
2. DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
3. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO BEGINNING WORK.
4. ALL DISSIMILAR METALS ARE TO BE SEPARATED BY NEOPRENE SPACERS/ISOLATION PADS IN ORDER TO PREVENT GALVANIC CORROSION - TYP.
5. ALL ILLUMINATED EXIT SIGNS SHOWN SHALL BE CLEARLY VISIBLE AND NOT OBSTRUCTED BY PIPES, MECH. DUCTWORK, EQUIP., ETC. G.C TO PROVIDE PENDANT EXTENSIONS AT ALL CLG. HUNG EXIT SIGNS PER GOVERNING CODE REQUIREMENTS.
6. U.N.O. ALL (E) EXPOSED STRUCTURE, MECH., PLUMB., & ELEC. CONDUITS & PIPING SHALL BE HELD CLOSE TO UNDER-SIDE OF ROOF STRUCTURE.

FLOOR PLAN LEGEND

- AREA OF WORK NOT IN SCOPE
- ROOM NAME / 210 / XXXX G.S.F. — ROOM NAME AND NUMBER (GROSS SQUARE FOOTAGE)
- EXISTING 1 HR. FIRE BARRIER
- ### — DOOR NUMBER TAG - REFER TO DOOR SCHEDULE FOR DOOR TYPES AND INFORMATION

LIFE SAFETY SHEET NOTES

1. REFER TO SHEET A001 FOR GENERAL NOTES, BUILDING CODE INFO AND PROJECT DATA.
2. DOOR WIDTH LESS 2" PER DOOR EQUALS CLEAR DOOR OPENING.
3. FIRE RATED PARTITIONS SHALL RUN CONTINUOUS AND UNINTERRUPTED.
4. FIRE RATINGS ARE AS NOTED AND AS FOLLOWS, WHICHEVER ARE MORE STRINGENT: EXISTING TENANT DEMISING WALLS - 2 HR.
5. PANIC HARDWARE SHALL BE PROVIDED AT ALL TENANT EGRESS DOORS SERVING 50 OCCUPANTS OR MORE AS A PART OF AN 'A' OCCUPANCY PER GOVERNING CODE REQUIREMENTS.
6. TWO EXITS ARE REQUIRED FROM ANY TENANT SPACE EXCEEDING 49 OCCUPANTS PER GOVERNING CODE REQUIREMENTS. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.
7. WHERE TWO OR MORE EXITS ARE REQUIRED, EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS ARE REQUIRED TO HAVE ILLUMINATION WITH EMERGENCY POWER AND BATTERY BACKUP.
8. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL OR ANY SPECIAL KNOWLEDGE OR EFFORT. ONLY THE MAIN ENTRY DOORS MAY HAVE KEY OPERATED HARDWARE AND SHALL HAVE A READILY VISIBLE, DURABLE SIGN ABOVE THE DOOR STATING "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" ON BLOCK LETTERS A MINIMUM OF ONE INCH HIGH ON CONTRASTING BACKGROUND PER GOVERNING CODE REQUIREMENTS.
9. MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED WITH A MINIMUM OF 1 FOOT CANDLE OF ILLUMINATION AT FLOOR LEVEL.
10. ALL ILLUMINATED EXIT SIGNS SHOWN SHALL BE CLEARLY VISIBLE AND NOT OBSTRUCTED BY PIPES, MECH. DUCTWORK, EQUIP., ETC. G.C. TO PROVIDE PENDANT EXTENSIONS AT ALL CLG. HUNG EXIT SIGNS AS REQUIRED PER GOVERNING CODE REQUIREMENTS.

LIFE SAFETY PLAN LEGEND

ROOM TAGS:

C1 — ROOM NAME
102 — ROOM NUMBER
S.F. — ROOM AREA- SQUARE FEET
OCCUPANCY CLASS: ### | OLF: ### — OCCUPANT LOAD FACTOR IBC 2015 -TABLE 1004.1.2
OCCUPANT LOAD: OL: ### | ### — EXITS REQUIRED IBC 2015 TABLE 106.2.1

DOOR/STAIR TAGS:

DOOR — TYPE (DOOR/STAIR)
EXIT COMPONENT: ### | ### — OCCUPANCY LOAD
EXIT WIDTH REQUIRED: ### | ### — EXIT WIDTH PROVIDED

PARTITIONS:

- NO GRAPHIC — NON-RATED WALL
- (E) 1 HR INTERIOR FIRE BARRIER TO REMAIN
- COMMON PATH OF TRAVEL/DISTANCE
- DIRECTION EXIT ARROW / EXIT SYMBOL - SHOWN FOR REFERENCE ONLY (N.I.C.) - TO BE INSTALLED BY TENANT
- ## — OCCUPANCY LOAD & EXIT ACCESS
- M OCCUPANCY USE
- B OCCUPANCY USE

CUASO DESIGN STUDIO
12600 Hill Country Blvd. Suite R-275
Bee Cave, TX 78738

Owner

VAPOR MAVEN

495 Agnes Dr.
Springdale, AR 72762

No.	Description	Date

VAPOR MAVEN

4520 Texoma Parkway, Suite N & M
Sherman, TX 75090

FLOOR & BUILDING LIFE SAFETY PLANS

Project Number	24-0004
Date	02/05/24
Drawn By	JD
Checked By	JD

A101

Scale	As indicated

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024 Sent via Email

Texoma South Development Corporation
5330 Alpha Road, Suite 200
Dallas, TX 75240

Vapor Maven TX, LLC
1394 W. Sunset Avenue
Springdale, AR 72764

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Smoke Shop in a C-2 (General Commercial) District located at 4520 Texoma Parkway Suites M & N has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 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. 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)*
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Vapor Maven TX, LLC is the lessee of the Property.
8. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.

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

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

If additional information or clarification is needed, do not hesitate to contact 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 Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3400 BLOCK WEST HOUSTON STREET (Project No. 24-001001)

The request of Harvest Time Assembly of God Church (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and being a portion of a called 28.989 acre tract in the FM 1417 Overlay District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District to an MF-15 (Multi Family Residential) District.
B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District.

Background:

The property is located in the 3400 Block West Houston Street at the intersection of West Houston Street and South FM 1417 (Heritage Parkway). The owner is requesting a Zone Change from a C-2 (General Commercial) District to an MF-15 (Multi Family Residential) District and a Specific Use Permit to allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District.

Origination:

Harvest Time Assembly of God Church (Owner)
Shay Geach, P.E. (Representative)
Kimley Horn (Surveyor)

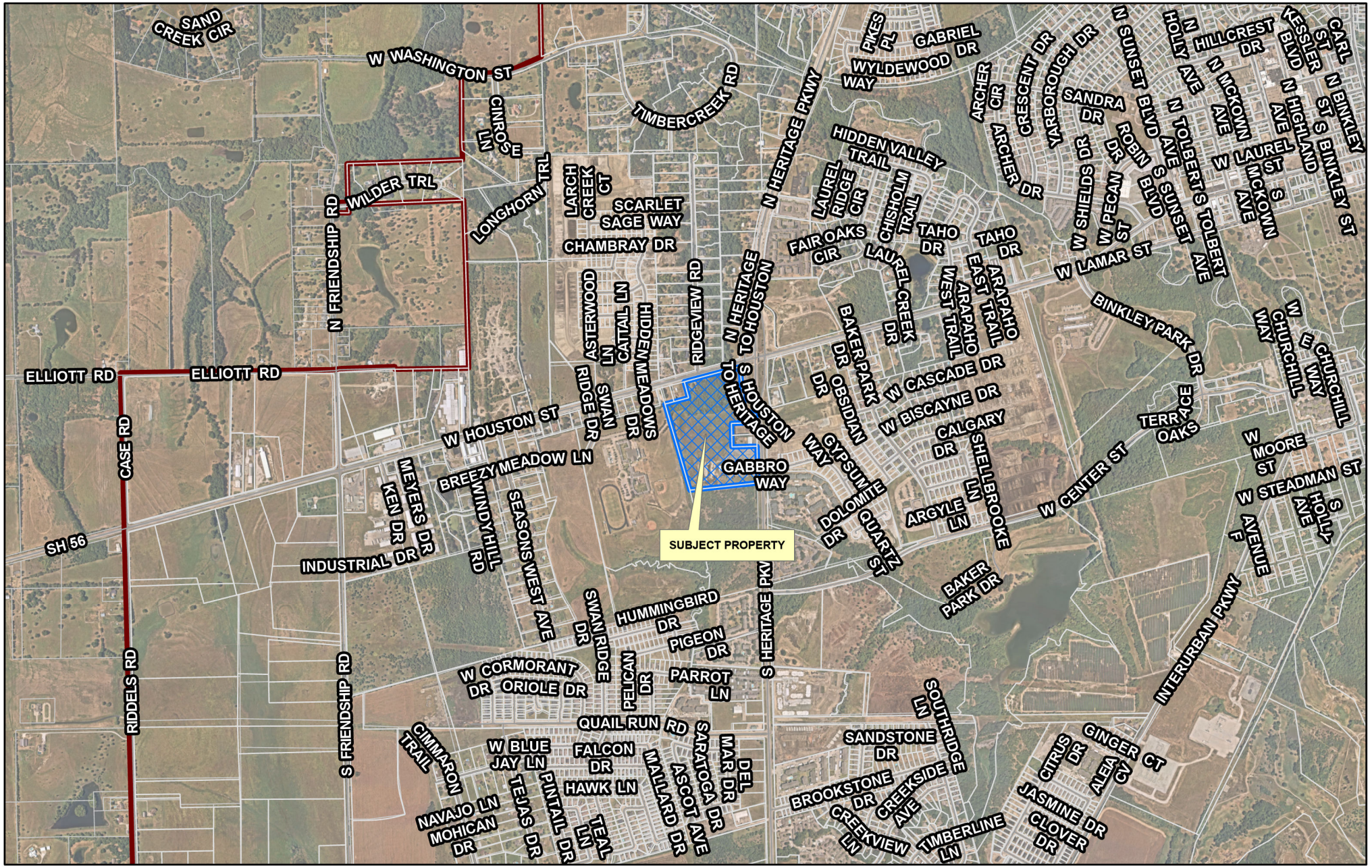
Staff Recommendation:

Staff recommends that P&Z table this item to allow for the applicant to address staff review comments. Staff has the opinion that 2 entrance points should be provided for this development. Staff recommends that the developer provide 2nd access to the driveway to the west of the development for emergency access only.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Site Plan

8. Comment Response Letter
9. Elevations
10. Landscape Plan
11. Staff Review Letter
12. Opposition Email - Morris



dlagrone H:\PLANNING\Public Notification KT.aprx

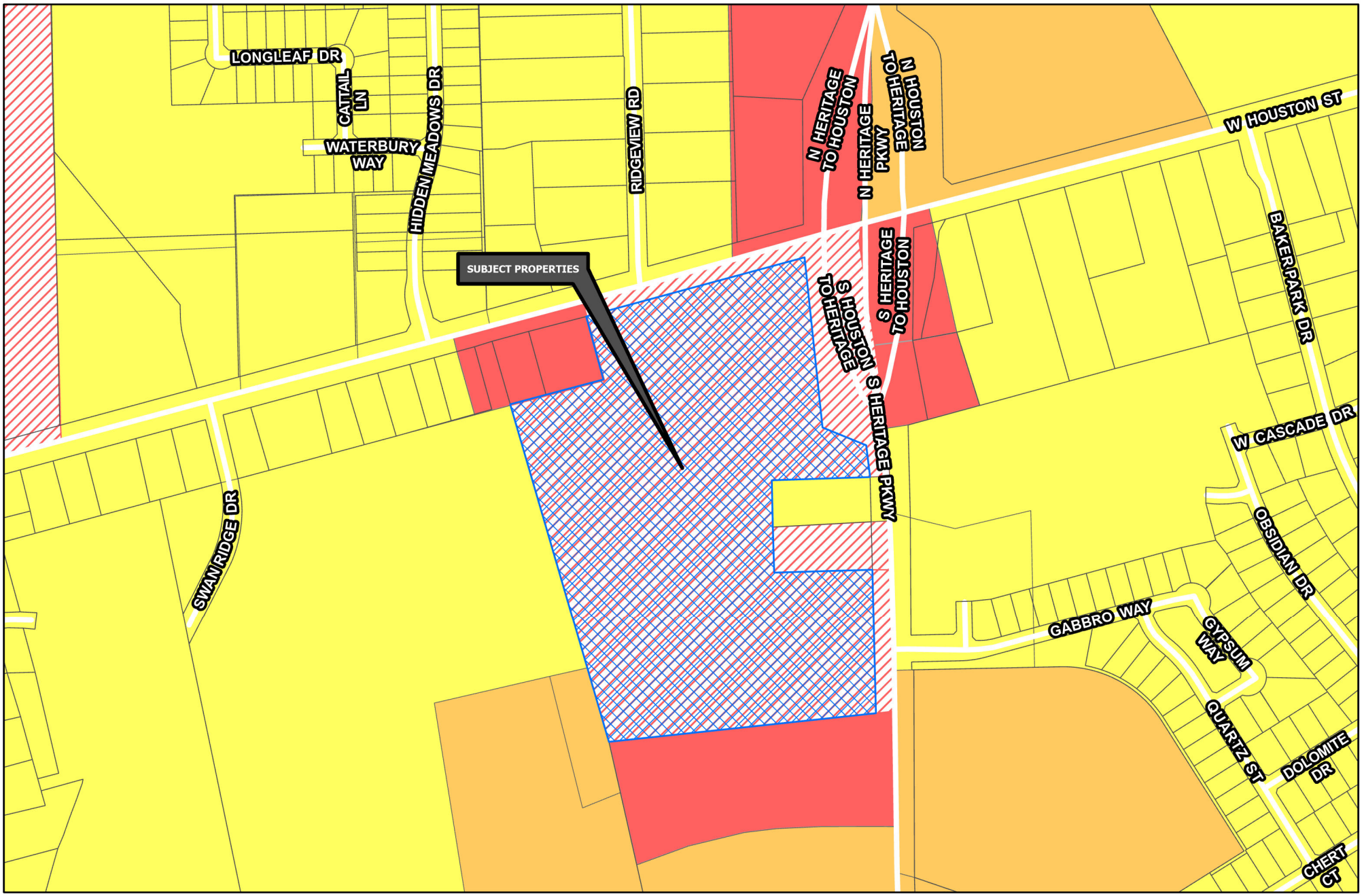
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400 BLK W HOUSTON ST

N
W E
S

Date: 3/27/2024 11:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

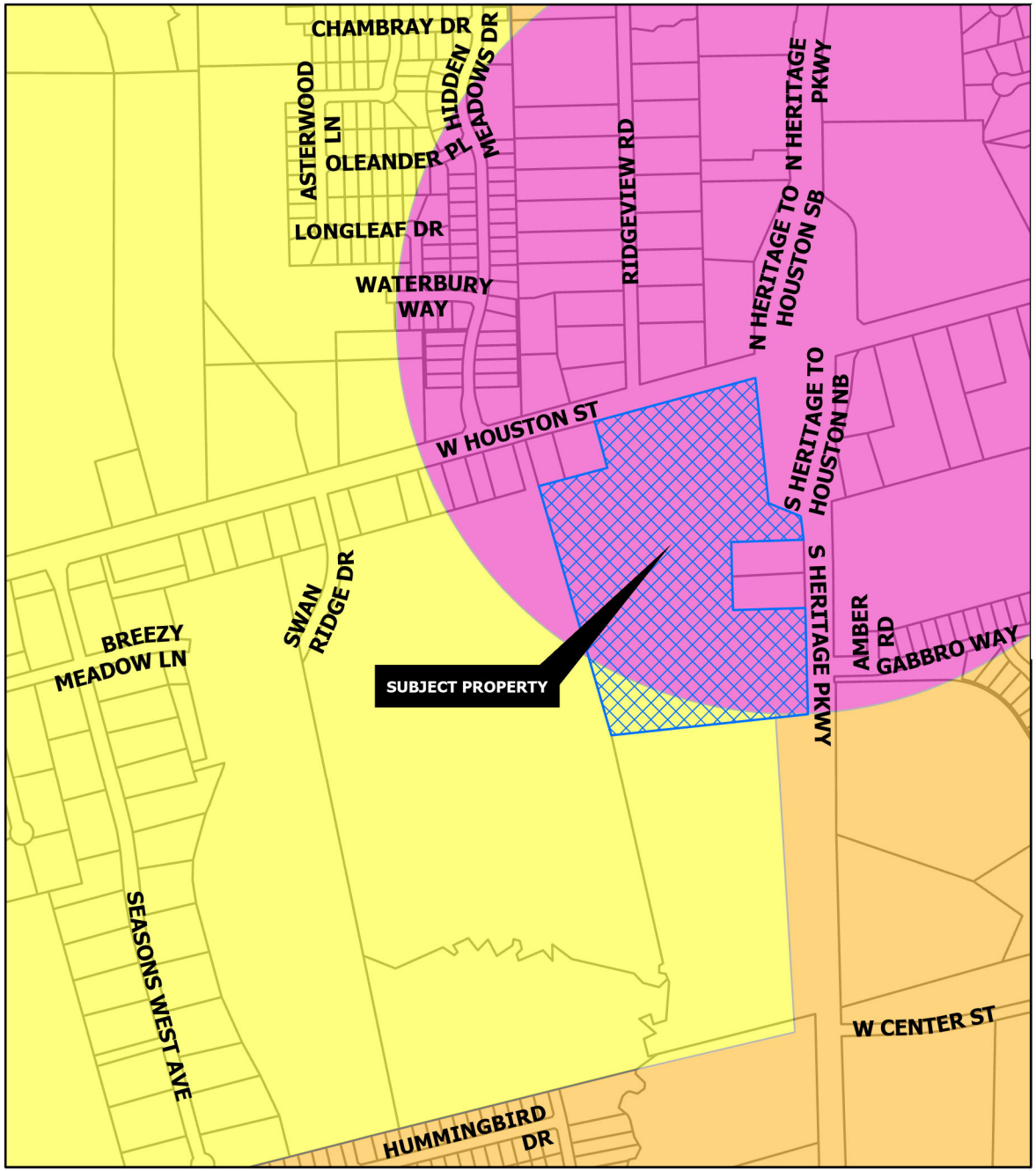
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3400 BLK W HOUSTON ST

N
W E
S

Date: 1/27/2025 11:10:05



COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

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
923 E JONES ST

N W E S

Date: 3/27/2025 11:07 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST

PROJECT #: 24-001001

Planning & Zoning Map:

FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

Mar 28, 2024 1:10:45 PM
200 South Heritage Parkway
Sherman
Grayson County
Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONE CHANGE AND SPECIFIC USE PERMIT REQUEST

PROJECT #: 24-001001

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES
903-892-7229

Mar 28, 2024 1:07:08 PM
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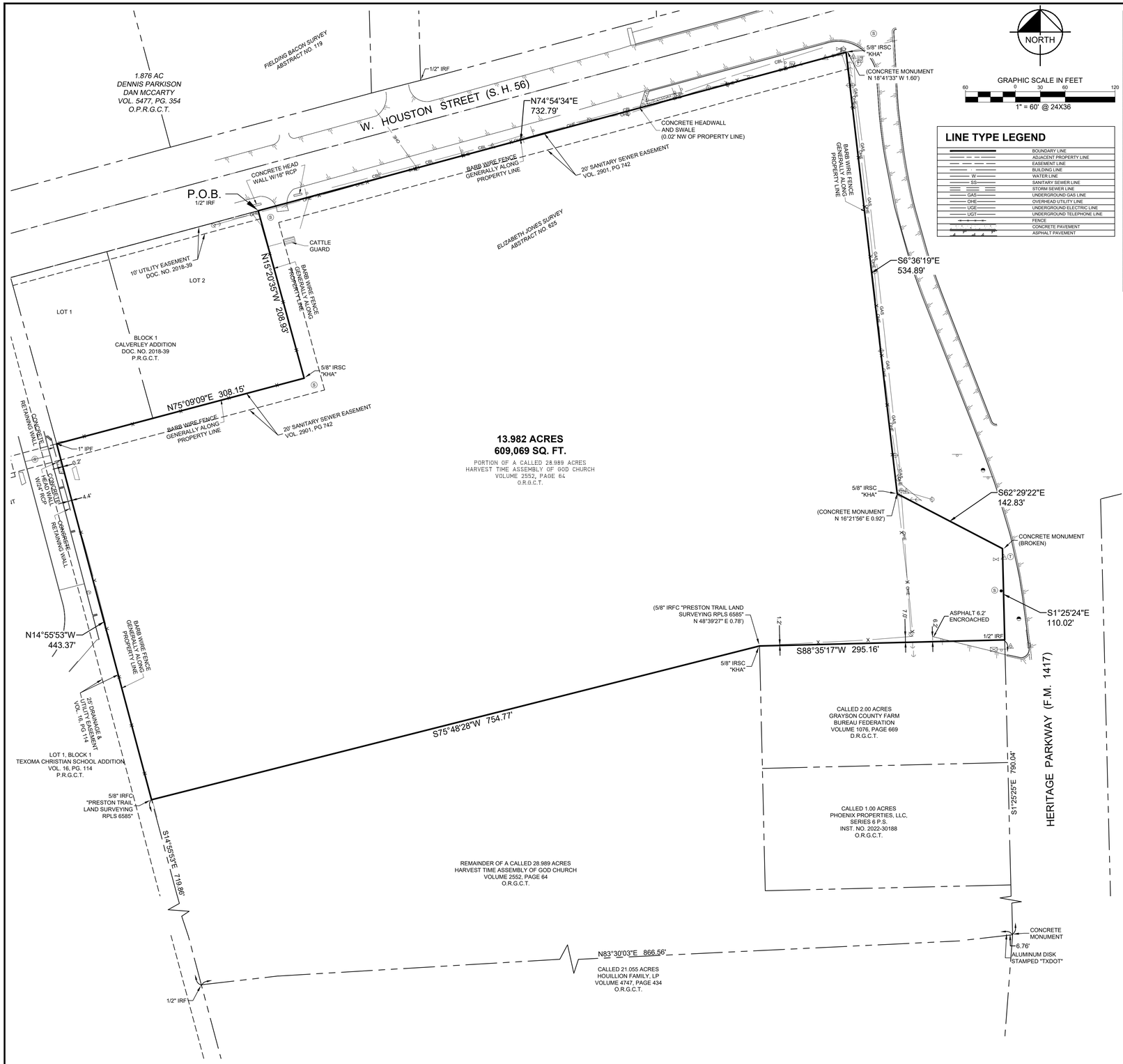
Sherman
Grayson County
Texas



LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ROOF DRAIN		SECURITY CAMERA
	ELEVATION BENCHMARK		SANITARY SEWER BOX
	FLOW DIRECTION		SANITARY SEWER CLEAN OUT
	MONITORING WELL		SANITARY SEWER LIFT STATION
	FUEL TANK		STORM SEWER DRAIN
	FLOOD LIGHT		TRAFFIC BARRIER
	GUY ANCHOR		TRAFFIC BOLLARD
	GUY ANCHOR POLE		TRAFFIC CAMERA
	UTILITY POLE		TRAFFIC SENSOR
	ELECTRIC SWITCH		TRAFFIC SIGNAL
	ELECTRIC TRANSFORMER		TRASH BIN
	HANDICAPPED PARKING		TREE
	PARKING METER		WATER BOX
	RAILROAD SIGNAL		FIRE SPRINKLER CONNECTION
	RAILROAD SIGN		FIRE HYDRANT
	SIGN		WATER VALVE
	MARQUEE/BILLBOARD		AIR RELEASE VALVE
	A/C UNIT		WATER WELL
	BASKET BALL GOAL	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
	GOAL POST	IRFC	IRON ROD WITH CAP FOUND
	GREASE TRAP	IRF	IRON ROD FOUND
	IRRIGATION VALVE	XS	"X" CUT IN CONCRETE SET
	LIGHT STANDARD	XF	"X" CUT IN CONCRETE FOUND
	MAIL BOX	P.O.B.	POINT OF BEGINNING
	NEWS STAND	P.O.C.	POINT OF COMMENCING
	PHONE BOOTH		

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PROPERTY DESCRIPTION

BEING a tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, Grayson County, Texas and being a portion of a called 28.989-acre tract of land described in the deed to Harvest Time Assembly of God Church, recorded in Volume 2552, Page 64, Official Public Records of Grayson County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said 28.989-acre tract, the northeast corner of Block 1, Lot 2 of Calverley Addition, an addition to the City of Sherman, Texas in the plat thereof recorded in Document Number 2018-39, Plat Records of Grayson County, Texas same being in the southeasterly right-of-way of West Houston Street (also known as State Highway 56) (a 100-foot right-of-way);

THENCE North 74°54'34" East, with the common line of said 28.989-acre tract and said West Houston Street, a distance of 732.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said 28.989-acre tract, and at the intersection of the southeasterly right-of-way of said West Houston Street and the northwesterly right-of-way of Heritage Parkway (also known as Farm to Market 1417) (a variable width right-of-way); from which a concrete monument bears North 18°41'33" West, a distance of 1.60 feet;

THENCE with the northwesterly right-of-way line of said Heritage Parkway common with the easterly line of said 28.989-acre tract the following courses and distances:

South 06°36'19" East, a distance of 534.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set, from which a concrete monument bears North 16°21'56" East, a distance of 0.92 feet;

South 62°29'22" East, a distance of 142.83 feet to a concrete monument found (broken) for corner;

South 01°25'24" East, a distance of 110.02 feet to a 1/2" iron rod found for the easterly corner of said 28.989-acre tract same being the northeast corner of a called 2.00-acre tract described in the deed to Grayson County Farm Bureau Federation, recorded in Volume 1076, Page 669, Deed Records of Grayson County, Texas; from which a concrete monument found for the southeast corner of said 28.989-acre tract bears South 01°25'25" East, a distance of 790.04 feet;

THENCE South 88°35'17" West, departing said common line, with the north line of said 2.00-acre tract same being the northernmost re-entrant line of said 28.989-acre tract, a distance of 295.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 2.00-acre tract, from which a 5/8" iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" found bears North 48°39'27" East, a distance of 0.78 feet;

THENCE South 75°48'28" West, over and across said 28.989-acre tract, a distance of 754.77 feet to a 5/8" iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" found on the west line of said 28.989-acre tract same being on the east line of Block 1, Lot 1, of Texoma Christian School Addition, an addition to the City of Sherman, Texas in the plat thereof recorded in Volume 16, Page 114, Plat Records of Grayson County, Texas; from which a 1/2" iron rod found for the southwest corner of said 28.989-acre tract bears South 14°55'40" East, a distance of 719.85 feet;

THENCE North 14°55'53" West, with the common line of said 28.989-acre tract and said Lot 1, Block 1 (Texoma Christian School Addition), a distance of 443.37 feet to a 1" iron pipe found for the west corner of said 28.989-acre tract and the southwest corner of Block 1, Lot 1 of aforementioned Calverley Addition;

THENCE North 75°09'09" East, with the south line of Block 1, Lot 1 and Lot 2 of said Calverley Addition, a distance of 308.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 2;

THENCE North 15°20'35" West, with the east line of said Lot 2, a distance of 208.93 feet to the **POINT OF BEGINNING** and containing a computed area of 609,069 square feet or 13.982 acres of land, more or less.

SURVEYORS CERTIFICATION:

To:

I hereby certify that this survey substantially complies with the current Texas Board of Engineers and Land Surveyors Standards and Specifications.

Survey Date: February, 2024

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. There are no buildings observed on the surveyed property.
2. The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.
3. No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
4. No wetland markings were observed at the time of survey.
5. There are no known proposed changes in street right-of-way lines.
6. No cemeteries or burial grounds were observed at the time of survey.
7. The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.
8. All bearings shown are based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270G for Grayson County, Texas and incorporated areas, dated September 1, 2022 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

LAND TITLE SURVEY

13.982 ACRES
TBD WEST HOUSTON STREET
ELIZABETH JONES SURVEY, ABSTRACT NO. 625
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CLS	MBM	Feb. 2024	064532511	1 OF 1

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Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: K:\FR_SURVEY\064532511-SWC SH 56 AND FM 1417-SHERMAN\DWG\064532511 SURVEY.DWG PLOTTED BY: MARX, MICHAEL 2/29/2024 1:44 PM LAST SAVED: 2/29/2024 4:53 PM

March 6, 2024

City of Sherman
Planning and Development Review Department
220 W Mulberry Street
Sherman, Texas 75090

Re: ***Project Narrative – Woodland Cottages***
Site Plan Application
Southwest Corner of FM 1417 and HWY 56 Intersection
Sherman, Texas 75092

To Whom It May Concern,

Please accept this Project Narrative for the above-mentioned project. The proposed multi-family development is located at the southwest corner of FM 1417 and HWY 56 Intersection, Sherman, Texas 75092 in Grayson County. The existing property is approximately 28.989 acres and is currently undeveloped. The proposed project is within the FM Highway 1417 Overlay District and is zoned general commercial.

The proposed improvements include subdividing the existing lot to create a ±13.982 lot, a zoning change to multi-family residential for the new lot, 1-story multi-family residential buildings, leasing and amenity center, private drives, and associated site improvements. Private parking will be provided onsite at grade and in single-family style garages.

No portion of this site is in the Federal Emergency Management Agency's floodplain according to Flood Insurance Rate map #48181C0270G, Grayson County, Texas and incorporated areas, dated September 1, 2022. There are no known critical environmental features on this site.

The site is currently zoned C-2 with a proposed change to MF-15.

Water and wastewater service for the development will be provided by existing adjacent Sherman Utility water and wastewater lines.

The proposed improvements will provide detention for onsite drainage and conveyance for offsite drainage to be contained within privately maintained easements.

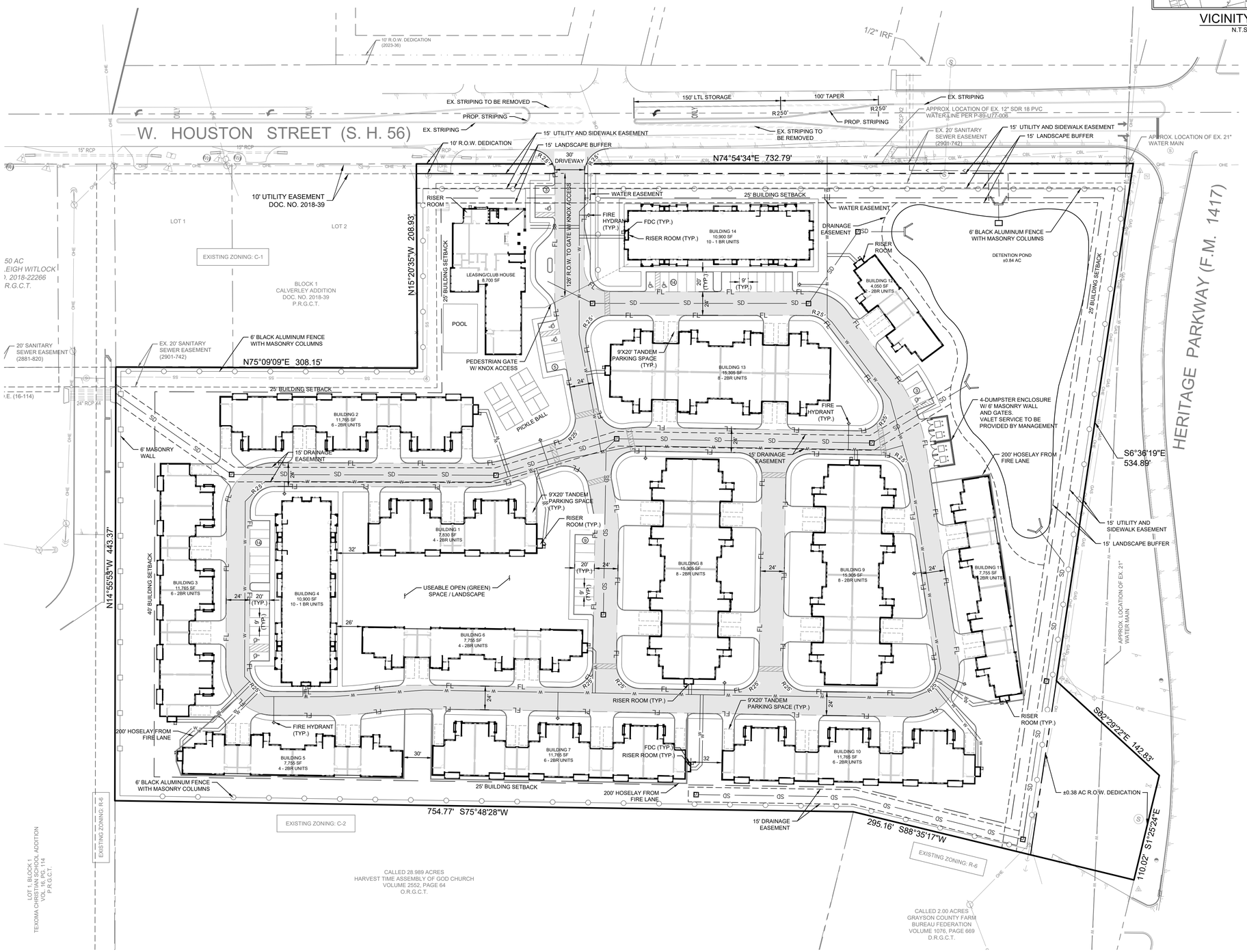
If you have any questions or comments, please contact me at 214-617-0535.

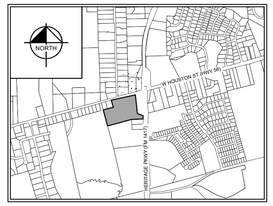
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Michaelann Durden

Michaelann Durden, EIT





VICINITY MAP
N.T.S.

N W E S

0 50' 100'
GRAPHIC SCALE 50'

LEGEND

- PROPOSED FIRE LANE
- PROPOSED FENCE
- PROPOSED MASONRY SCREENING
- SD — PROPOSED STORM DRAIN
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- (X) NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- EX — EXISTING
- PROP. — PROPOSED

NOTES:

1. FIRE LANE DIMENSIONS FOR BUILDINGS LESS THAN 35' IN HEIGHT ARE A MINIMUM OF 24' WIDE WITH A MINIMUM 25' INSIDE RADIUS AND 49' OUTSIDE RADIUS.
2. ALL 90° PARKING STALLS ARE SHOWN TO BE 9' X 20' PER CITY OF SHERMAN REQUIREMENTS.
3. ALL SIDEWALKS SHOWN ARE 5'.

SITE DATA TABLE - WOODLAND COTTAGES

CURRENT ZONING	C-2
PROPOSED ZONING	MF-15
PROPOSED USE	MULTI-FAMILY / SENIOR LIVING
LOT AREA	± 585,133 SF / 13.433 AC
R.O.W. DEDICATION	± 23,936 SF / 0.549 AC
MINIMUM LOT AREA	2 AC
MINIMUM LOT DIMENSIONS	WIDTH: 85' / DEPTH: 100'
SETBACKS	FRONT, REAR, & SIDE SETBACK: 25' BORDERING R-6 ZONING: 40'
TOTAL BUILDING AREA	150,865 SF
FLOOR-TO-AREA RATIO (FAR)	0.25:1
IMPERVIOUS COVER	304,545 SF / 52%
LANDSCAPED AREA	280,588 SF / 48%
TOTAL UNITS PROVIDED	84 UNITS *1BR - 24 UNITS; 2BR - 60 UNITS*
BUILDING HEIGHT	*23'-4"' / 1-STORY*
MINIMUM FLOOR AREA PER DWELLING UNIT *(800 SF)*	*1-BR FLOOR AREA PROVIDED 948 SF* *2-BR FLOOR AREA PROVIDED 1,449 SF*
PARKING REQUIRED *(2 SPACES / 2BR UNIT; 1.5 SPACES / 1BR UNIT; 156 SPACES)*	168 SPACES PROVIDED *(60 GARAGE, 60 TANDEM, 48 SURFACE)*

No.	REVISIONS	DATE	BY

Kimley»Horn

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2600 N. CENTRAL EXPY, SUITE 400
RICHARDSON, TX 75080
PHONE: 214-617-0535
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SHAY GEACH
P.E. No. _____ Date _____

KHA PROJECT 064532511
DATE 03/29/2024
SCALE AS SHOWN
DESIGNED BY SEG
DRAWN BY MTD
CHECKED BY SEG

WOODLAND COTTAGES
SHERMAN, TEXAS

SITE PLAN

SHEET NUMBER
SP-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

XREFS
EP042220_Exhibit2024-11-14T145500_Layer0.dwg(Layer0)
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LAST EDIT BY
DATE/TIME 03/29/2024 12:40 PM
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DWG NAME SITE PLAN_WOODLAND COTTAGES.DWG

Kimley»Horn

KHA Project No. 064532511

April 1st, 2023

City of Sherman
Development Services Department
220 W Mulberry Street
Sherman, Texas 75090

RE: Woodland Cottages Site Plan and Zoning Change Comment Report
3400 Blk W Houston
Sherman, TX 75092

To whom it may concern:

Please accept this *Comment Response Letter* in reply to the City of Sherman's review, dated March 26th, 2024 regarding the above-referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in ***red.***

Zoning

1. Notate Minimum Floor area of units. The total floor area of any dwelling unit shall not be less than 800 square feet. *(Sec. 14.02.011(4)(A))*
   Response: The smallest dwelling unit proposed is 948 sf, this information is now provided in the site data table on the Site Plan.

2. Notate building height to peak of the roof. No building shall exceed 35 feet. *(Sec. 14.02.011(4)(D))*
   Response: The building is 23'-4" to the peak, this information is now provided un the site data table on the Site Plan.

3. Notate parking space size. This can be notated in the tabulation on the Site Plan. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. *(Sec. 14.04.003(3))*
   Response: Parking space sizes have been notated in plan view and with note #2 on the site plan.

4. Notate distance between adjacent buildings. The minimum building separation between all buildings on the lot shall be ten (10) feet. *(Sec. 14.02.011(4)(I))*
   Response: Distance between adjacent buildings has been provided where necessary.

Solid Waste

5. There is only one enclosure on the site plan. Our requirements are:
   65 – 200 units: Four enclosures 10.0 ft. wide by 10.0 ft. deep, two enclosures 20.0 ft. wide by 10.0 ft. deep, or one Compactor/roll-off enclosure 12 feet wide with the depth to be determined by the compactor/roll-off size selected.
   Response: We have updated the single trash enclosure to be 4-dumpster enclosures. The management onsite will provide a valet service that will transfer trash from individual units to the dumpsters onsite.

Fire Services

6. If three story or greater than 30ft 26' fire lane required and 15-30 ft from building for full parallel length
   Response: Proposed buildings are 1-story, so we have provided a 24' fire lane. Note 1 on the site plan cites this portion of code.

7. 100ft from hydrant to FDC
   Response: Acknowledged.

8. 600 ft from hydrant depending on sprinkler system
   Response: Acknowledged, all buildings on site will be sprinklered.

9. Knox access if gates are present
   Response: Acknowledged, a callout has been provided with the gate to clarify knox access.

10. 10 ft unobstructed path around buildings and 200' maximum hose lay length for sprinklered and 150' maximum on non-sprinklered
    Response: Acknowledged, all buildings are sprinklered. See buildings 5, 7, and 11 for examples of hose-lay distance compliance.

11. Two access points
    Response: Per our pre-development meeting with the City of Sherman on October 5th, 2023, two points of access would not be required on this site since all buildings will be sprinklered.

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

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

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

- FDC Locations

Acknowledged and shown.

- Exterior Riser Room Door Locations

Acknowledged and shown.

Please contact me at (214) 617-0535 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Michaelann Durden, P.E.
Project Manager

Building I

Woodland Cottages - Sherman TX

gsr | andrade ARCHITECTS

Building II

Woodland Cottages - Sherman TX

gsr | andrade ARCHITECTS

Building III

Woodland Cottages - Sherman TX

gsr | andrade ARCHITECTS

Building IV

Woodland Cottages - Sherman TX

gsr | andrade ARCHITECTS

Building V

Woodland Cottages - Sherman TX

gsr | andrade ARCHITECTS

Building VI

Woodland Cottages - Sherman TX

gsr | andrade ARCHITECTS

Landscape Plan

PLANT LEGEND

- LIVE OAK – 31
- CEDAR ELM – 56
- CHINQUAPIN OAK–9
- BUR OAK–9
- CHINESE PISTACHE–6
- CRAPE MYRTLE–30
- PURPLE CHASTE TREE–16
- TEXAS REDBUD–20

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an automatic irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

Woodland Cottages - Sherman TX
Landscape Requirements

Street Frontage and Landscape Buffer
1446 ln.ft. @ 15' Buffer = 21,6905 sf required buffer
Street Buffer provided = 21,690 SF
Houston St. : 733 Ln. Feet Heritage Parkway: 713 Ln. Feet
Canopy Trees Required: 2 / 1000 SF
Ornamental Trees Required : 2 / 1000 sf
Required Canopy Trees = 44 with no more than 25% of one species
Provided Canopy Trees = 44
9 Chinquapin Oak (Quercus Muhlenbergii) / 3" min. caliper as required by landscape ordinance
10 Cedar Elm (Ulmus Crassifolia) / 3" min. caliper as required by landscape ordinance
10 Live Oak (Quercus Virginiana) / 3" min. caliper as required by landscape ordinance
9 Bur Oak (Quercus Macrocarpa) / 3" min. caliper as required by landscape ordinance
6 Chinese Pistache (Pistachio Chinensis) / 3" min. caliper as required by landscape ordinance
44 Total Required and Provided
Required Ornamental Trees = 44
Provided Ornamental Trees = 44
20 Crape Myrtle (Lagestroemia Indica) / MT 6'-8' ht
10 Purple Chaste Tree (Vitex Angustifolia) MT 6'-8' ht
14 Texas Redbud (Cercis Texensis) MT 6'-8' ht
44 Total Required and Provided

Compatibility Bufferyard for Single Family Residence(s) abutting development
626 ln.ft. @ 15' Buffer = 9,390 sf required buffer
Compability Buffer provided >9,390 SF
Canopy Trees Required: 1 / 1000 SF
Ornamental Trees Required : 2 / 1000 sf
Required Canopy Trees = 10
Provided Canopy Trees = 12
7 Cedar Elm (Ulmus Crassifolia) / 3" min. caliper as required by landscape ordinance
3 Live Oak (Quercus Virginiana) / 3" min. caliper as required by landscape ordinance
10 Total Required and Provided
Required Ornamental Trees = 20
Provided Ornamental Trees = 20
10 Crape Myrtle (Lagestroemia Indica) / MT 6'-8' ht
4 Purple Chaste Tree (Vitex Angustifolia) MT 6'-8' ht
6 Texas Redbud (Cercis Texensis) MT 6'-8' ht
20 Total Required and Provided

Offstreet Parking Requirements
Total Parking and abutting Roadway: 19,800 s.f.
Total Landscape Area Required 10%- 1,980 SF
Total Landscape Area Provided - 1,980 SF
Total Parking Spaces provide: 168
Minimum Canopy Trees Required: 1 per 12 spaces = 14
Canopy Trees Provided: 39 (Required to meet 50' radius requirement)

Tree Mitigation
Total Caliper Inches to be mitigation on site: 332
Total Caliper Inches of Code Compliant Trees
93 trees @ 3" caliper 279
Total Caliper Inches to be Mitigated 53
Total Additional Trees @ 3" caliper required 18
18 Live Oak (quercus virginia) 3" cal

Plant List

Qty.	Description	Size/Remarks
31	LIVE OAK (*Quercus Virginiana*)	3" cal.min. / 10'-12' ht / 5'spd - container grown / single leader
56	CEDAR ELM (*Ulumus Crassifolia*)	3" cal.min. / 10'-12' ht / 5'spd - container grown / single leader
9	CHINQUAPIN OAK (*Quercus Muhlenbergia*)	3" cal.min. / 10'-12' ht / 5'spd - container grown / single leader
9	BURR OAK (*Quercus Macrophylla*)	3" cal.min. / 10'-12' ht / 5'spd - container grown / single leader
6	CHINESE PISTACHIO (*Pistachio Chinensis*)	3" cal.min. / 10'-12' ht / 5'spd - container grown / single leader
30	CRAPE MYRTLE (Lagestroemia Indica)	Container Grown / 3-5 trunks / 7'-9 ht / 5'spd.
14	OKLAHOMA REDUD (*Cercis Canadensis*)	Container Grown / 3-5 trunks / 7'-9 ht / 5'spd.
20	PURPLE CHASTE TREE (*Vitex Angustifolia*)	Container Grown / 3-5 trunks / 7'-9 ht / 5'spd.

Date: 03-04-2024
Job: 2024-WC-SHERMAN.TX

Revisions

Date	Description
04-01-24	City Comments

STATE OF TEXAS · D. MARC FUNDERBURK · 879 · REGISTERED LANDSCAPE ARCHITECT · EMERITUS

electronically sealed 04-01-2024

Woodland Cottages

A Landscape Development of CarbonLandmark Construction

West Houston Street

Sherman, TX

Date Completed: 02-23/24
Designed by: DMF
Checked by: DMF
Phase: Site Plan

Crossroads Mgmt. LLC
17120 Dallas Pkwy .#101
Dallas, TX 75248
972-250-2990

Sheet
LP1.0
LANDSCAPE PLAN

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024

Sent via Email

Travis Jones
17120 Dallas Parkway, Suite 101
Dallas, TX 75248

Shay Geach, P.E.
2600 N. Central Expressway, Suite 400
Richardson, TX 75080

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District located in the 3400 Block West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 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 property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

12. A second emergency access drive shall be required in addition to the main entrance off of State Highway 56

Engineering

13. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
14. Right of Way along FM 1417 will be required upon platting of subject property. Coordinate with the Engineering Department for exact right of way dimensions. Code of Ordinances Chapter 10.03.0039b)(K)
15. Right of Way along Houston Street (S.H. 56) will be required upon platting of subject property. Coordinate with the Engineering Department for exact right of way dimensions. Code of Ordinances Chapter 10.03.0039b)(K)
16. 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)
17. Traffic Impact Analysis may be required with civil plans. Coordinate with Engineering Department for requirements and approved Traffic Consultant.
18. Internal water and wastewater lines will be privately owned and maintained.
19. Verify wastewater capacity for proposed use. Upgrade of wastewater infrastructure by developer may be required. Code of Ordinances 10.03.003(h)(5); 10.03.003(h)(9)
20. Privately owned and maintained detention in accordance with City criteria is required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10.03.003(i)
21. 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, do not hesitate to 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 Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Margie Morris
420 Ridgeview Road
Sherman, TX 75092-7737

RE: #24-001001 @ 3400 W Houston, Sherman

April 7, 2024

To Sherman Planning & Zoning Commission Board:

Kindly consider this an objection to the proposed zoning change, #24-001001. While I appreciate thoughtful decisions regarding carefully planned growth in our city, our area of town is becoming inundated with apartments which is already affecting traffic, reducing greenspace, and creating crowding problems.

Traffic – Situated at the corner of Highway 56 and FM 1417, the property is located close to a school zone just west of Ridgeview Rd on Hwy 56 and, of course, the high school farther south on FM 1417. Directly east of the property is Master Key Ministries which offers food distribution, that creates backup on the shoulder of FM 1417 north for a considerable distance. North and south of the property on both east and west sides of FM 1417 there are already numerous apartments with additional multi-family homes being built. Of course, there is the new development just to the west of Ridgeview Rd on Highway 56 that will bring additional homes with egress only on to Hwy 56, just as it is with Ridgeview Rd. Depending on the time of day, it can already be challenging to access Hwy 56 from Ridgeview Rd. We have packed enough housing into our small space.

Safety – Obviously, the more cars you have entering and exiting busy thoroughfares within a compressed area, the more safety concerns arise. Aside from the previously mentioned schools, there are two others within a mile or so (Wakefield and Sory). There is the Woodman Circle property awaiting development and the acreage on the northwest corner of the Hwy 56 & FM 1417 intersection. Additionally, that intersection is where FM 1417 becomes two lanes, which has created some confusion and will likely continue to be a bottleneck until further improvements are made.

Noise – It increases as the population in a concentrated area does. Do Sherman residents care about hearing the birds? If not, does the increase in sirens disturb anyone? I hesitate to bring this up because the noise/dust/lights with the temporary cement batch plant west of Ridgeview Rd didn't seem to bother anyone except those of us who lived next to it. Thank goodness it was, indeed, temporary, but still….

Which is my closing point. **What does Sherman want to be when we grow up?** The decisions being made now are mapping the future. You know that, of course. I ask you to vote accordingly. Thank you.

PS: It's been said the greatest way to affect change is to show up (preferably in large numbers) and make plenty of noise. I've been involved in Sherman since moving here in 1979. I'm tired. This is me participating, waving my arms. 😊 Respectfully, of course.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2000-2300 BLOCKS INTERURBAN PARKWAY (Project No. 24-001002)

The request of Carbet Properties, LLC (Owner), Gilco Contracting, Inc., Mary Granados (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2000-2300 Blocks Interurban Parkway, being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District.

Background:

The property is located in 2000-2300 Blocks Interurban Parkway between West Travis Street and West Park Avenue. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in a R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District.

The following has been approved at this location:

- 10/17/2023 - Final Plat of Pebblebrook South Phase 4, Section 1.
- 1/9/2024 - Final Plat of Pebblebrook South Phase 4, Section 2.

Origination:

Carbet Properties, LLC (Owner)
Gilco Contracting, Inc., Mary Granados (Representative)
Underwood Drafting and Surveying (Surveyor)

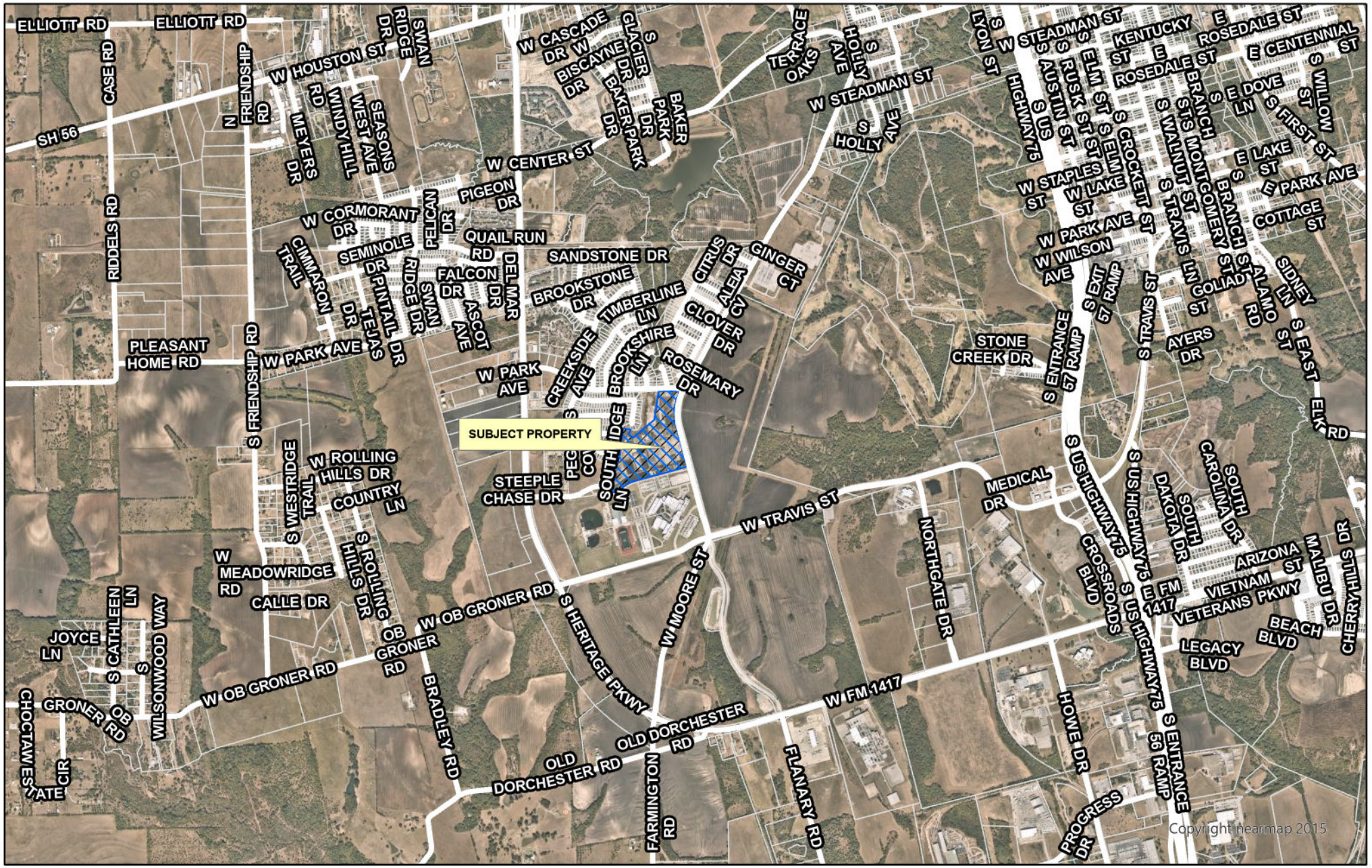
Staff Recommendation:

Staff recommends P&Z deny this item due to its proximity to Sherman High School and the existing neighborhoods.

Attachments:

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

9. Opposition Email 1 - Rylander
10. Opposition Email 2 - Gros
11. Opposition Email 3 - Ellison
12. Opposition Email 4 - Drummonds Spicer



dlagrone H:\PLANNING\Public Notification KT.aprx

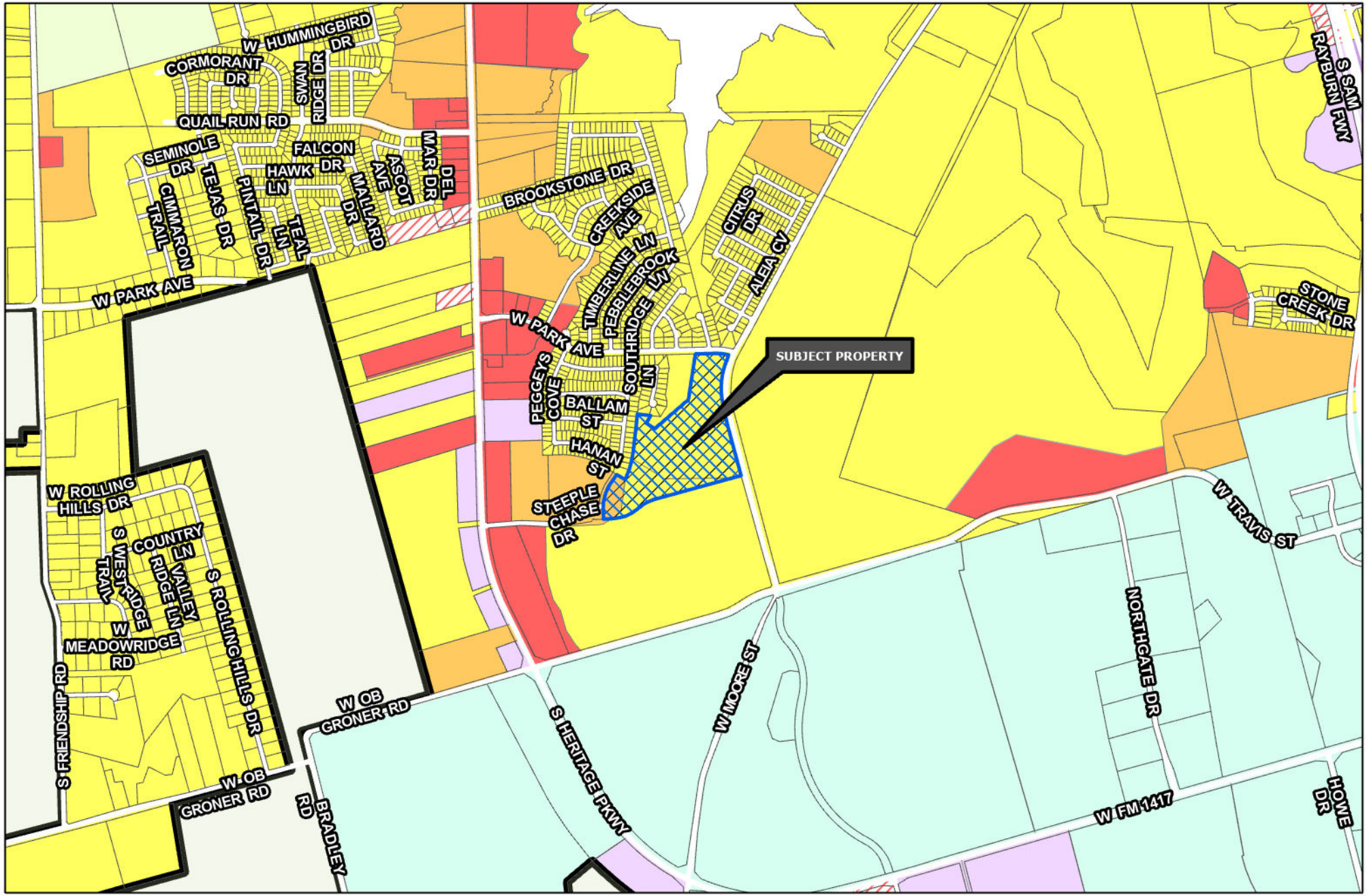
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2000-2300 BLKS INTERURBAN PKWY

N
W E
S

Date: 6/26/2023 4:11 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP

2000-2300 BLKS INTERURBAN

N W E S

Date: 4/26/2022 3:38:04 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF TEMPORARY USE PERMIT REQUEST

PROJECT #: 24-001002

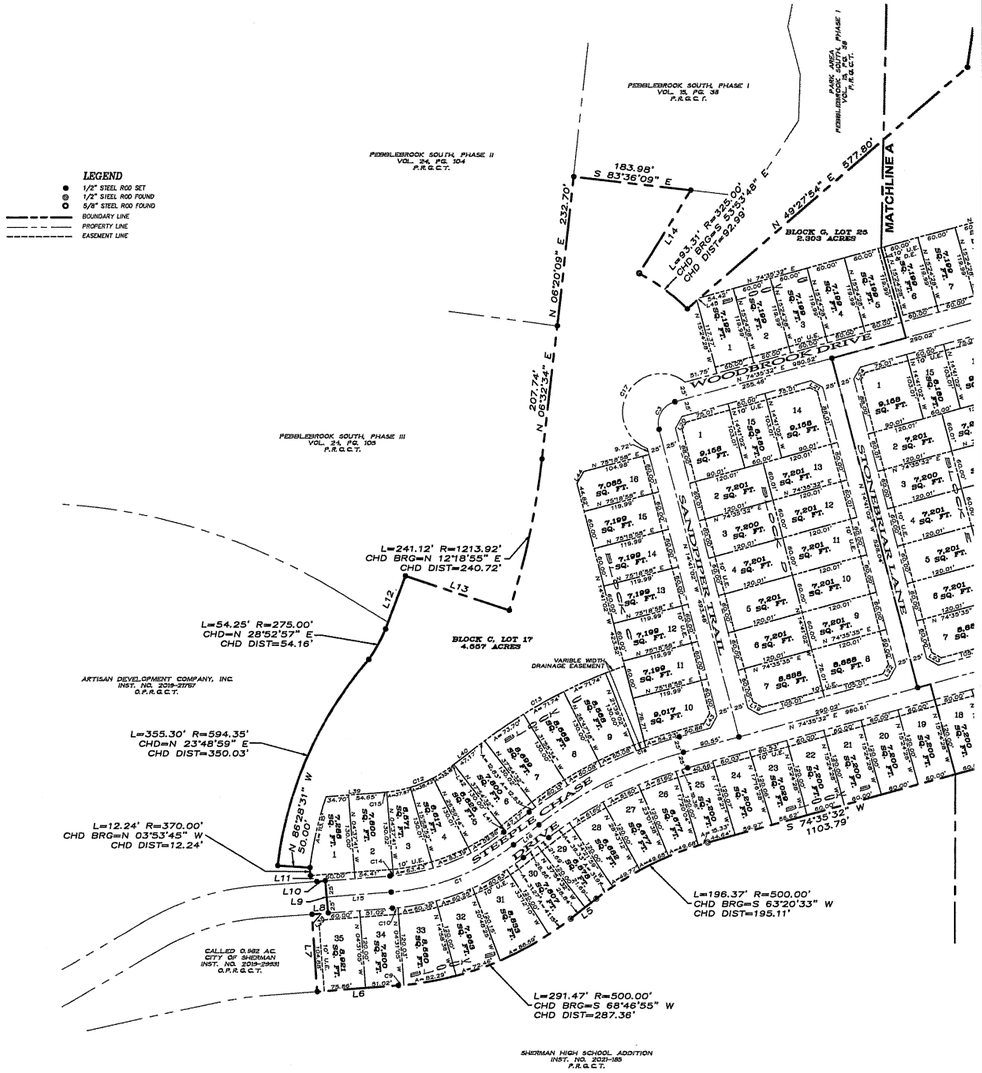
Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES
903-892-7229

04/01/2024 at 12:33 P.M.

JOB NO. 21080753



FINAL PLAT
PEBBLEBROOK SOUTH PHASE 4

Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 37.441 acres of land

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

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

03-10-22

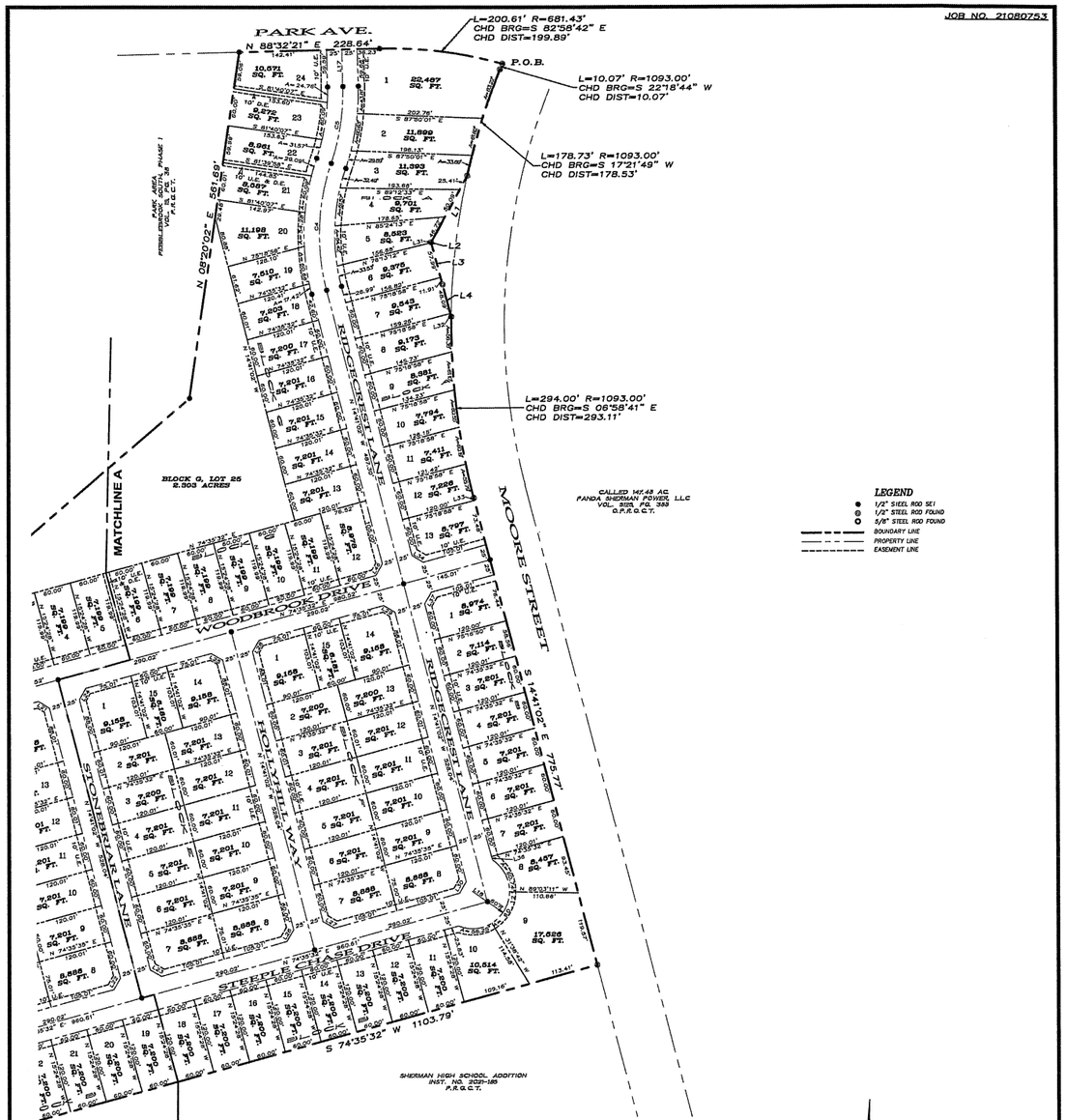
OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

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 4

JOB NO. 21080753



FINAL PLAT
PEBBLEBROOK SOUTH PHASE 4

Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 37.441 acres of land

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

03-10-22

OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: JACOB TUDOR

SURVEYOR
DOUGLAS W. UNDERWOOD
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3404 INTERURBAN ROAD
DENISON, TEXAS

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

SHEET 2 OF 4

February 26, 2024

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Re: Temporary Concrete Batch Plant
Paving Improvements for Pebblebrook South Ph 2

To whom it may concern:

The temporary concrete plant will be onsite for the duration of concrete paving operations and will produce concrete solely for Pebblebrook South Phase 2.

Hours of operation will be Monday through Friday 7AM to 6PM, Saturday 9-5 and no night work, or per City Ordinance. During construction, the property will be maintained in a state of good repair and neat appearance. Gilco acknowledges that all city, state, and federal regulations will be met. Upon completion of construction the batch plant will be removed from the site, and the batch plant area shall be cleaned and returned to an acceptable condition.

Please let me know if I can or need to provide any other information.

Sincerely,

Operations Coordinator
maryg@gilcocontracting.com
(817) 735-1600 x 333

Park Ave
Sherbrooke Pl
Universal Spiritual Healing
Peggy's Cove
Portsmouth Pl
Ballami St
Hanan St
Ridgecrest Ln
Interurban
Holyhill Wy
750ft from property line
780ft setback for stockpile
550ft from nearest home
459ft from property line
580ft from property line
610ft setback for dust collector
720ft from nearest intersection
Pebblebrook South
170ft from property line
580ft from school
Legend
Equipment
Dust Collector
Stackers
Mixer
Flyash
Pigs
Water Tank
Control Room
Generator
Stockpiles
Stockpile (Sand)
Stockpile (Rock)

1050ft from property line

550ft from nearest home

459ft from property line

580ft from school

170ft from property line

580ft from property line

= Plant site

TBM#1

TBM#2

TBM#3

TBM#4

PARK AVENUE

PROP DETENTION POND

PROP STORM

PROP 8" WL 'B'

PROP SANDPIPER TRAIL–WOODBROOK DRIVE C/L

PROP 8" WW LINE 'B'

PROP 8" WW LINE 'A'

PROP RIDGECREST LANE C/L

PROP 8" WL 'A'

PROP 8" WW LINE 'D'

PROP 8" WL 'B'

PROP 8" WW LINE 'C'

PROP STONEBRIAR LANE C/L

PROP 8" WL 'C'

PROP 8" WL 'D'

PROP HOLLYHILL WAY C/L

PROP STEEPLE CHASE DRIVE C/L

CURVE R1

CURVE R2

CURVE R3

CURVE R4

CURVE R5

HANAN STREET

SOUTHRIDGE LANE

SANDPIPER TRAIL

STONEBRIAR LANE

HOLLYHILL WAY

RIDGECREST LANE

WOODBROOK DRIVE

W MOORE STREET

STEEPLE CHASE DRIVE

SHERMAN HIGH SCHOOL ACCESS ROAD

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

BLOCK G

PC: 5+93.48

PT: 6+48.02

PC: 2+52.35

PT: 4+39.73

PC: 5+03.84

PT: 7+63.16

PT: 2+14.28

PT: 14+07.12

PT: 14+47.49

PRC: 13+23.13

BLOCK A: 11+15.35

N

0 50 100 150 200

1"=100'

ORIGINAL PRINT: 22"X34"

CAUTION!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. MCMANUS AND JOHNSON CONSULTING ENGINEERS, LLC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LEGEND

PROP ROW	
BLDG SETBACK	
PROPERTY LINE	
PROP ESMT	

STEEPLECHASE DRIVE C/L CURVE DATA

NO.	Δ	RADIUS	LENGTH
R1	33°24'00"	355.00'	206.94'
R2	22°30'08"	645.00'	253.32'

SANDPIPER TRAIL–WOODBROOK DRIVE C/L CURVE DATA

NO.	Δ	RADIUS	LENGTH
R3	89°16'34"	35.00'	54.54'

PENNSYLVANIA LANE C/L CURVE DATA

NO.	Δ	RADIUS	LENGTH
R4	33°51'01"	350.00'	206.78'
R5	20°31'21"	350.00'	125.36'

BENCHMARKS:

BM1
DESCRIPTION: 60d NAIL IN CURB
N: 7272834.37
E: 2535908.04
ELEV: 776.55

BM2
DESCRIPTION: "X" CUT IN CORNER INLET
N: 7272774.85
E: 2536332.51
ELEV: 796.08

BM3
DESCRIPTION: "X" CUT IN CORNER INLET
N: 7271663.13
E: 2536390.68
ELEV: 800.30

BM4
DESCRIPTION: "X" CUT IN CONC
N: 7270914.58
E: 2534701.66
ELEV: 806.15

NO EXCEPTIONS TAKEN FOR CONSTRUCTION

In issuing these plans for construction, the City of Sherman does not assume any liability for the engineering design, full professional responsibility for the accuracy of the plans resides with the engineer who prepared them. The plans will be constructed in full compliance with all Federal, State and City of Sherman standards, specifications and ordinances. Signed plans shall be available at the construction site at all times.

Sherman CLASSIC DOWN, BRAND NEW

By

10/21/2022

Date

NO.	REVISION	BY	DATE

PRELIMINARY FOR REVIEW ONLY

This document is released for the purpose of interim review under the authority of Leonard W. McManus, P.E. 88023 on 03/24/2022. It is not to be used for construction, bidding or permit purposes.

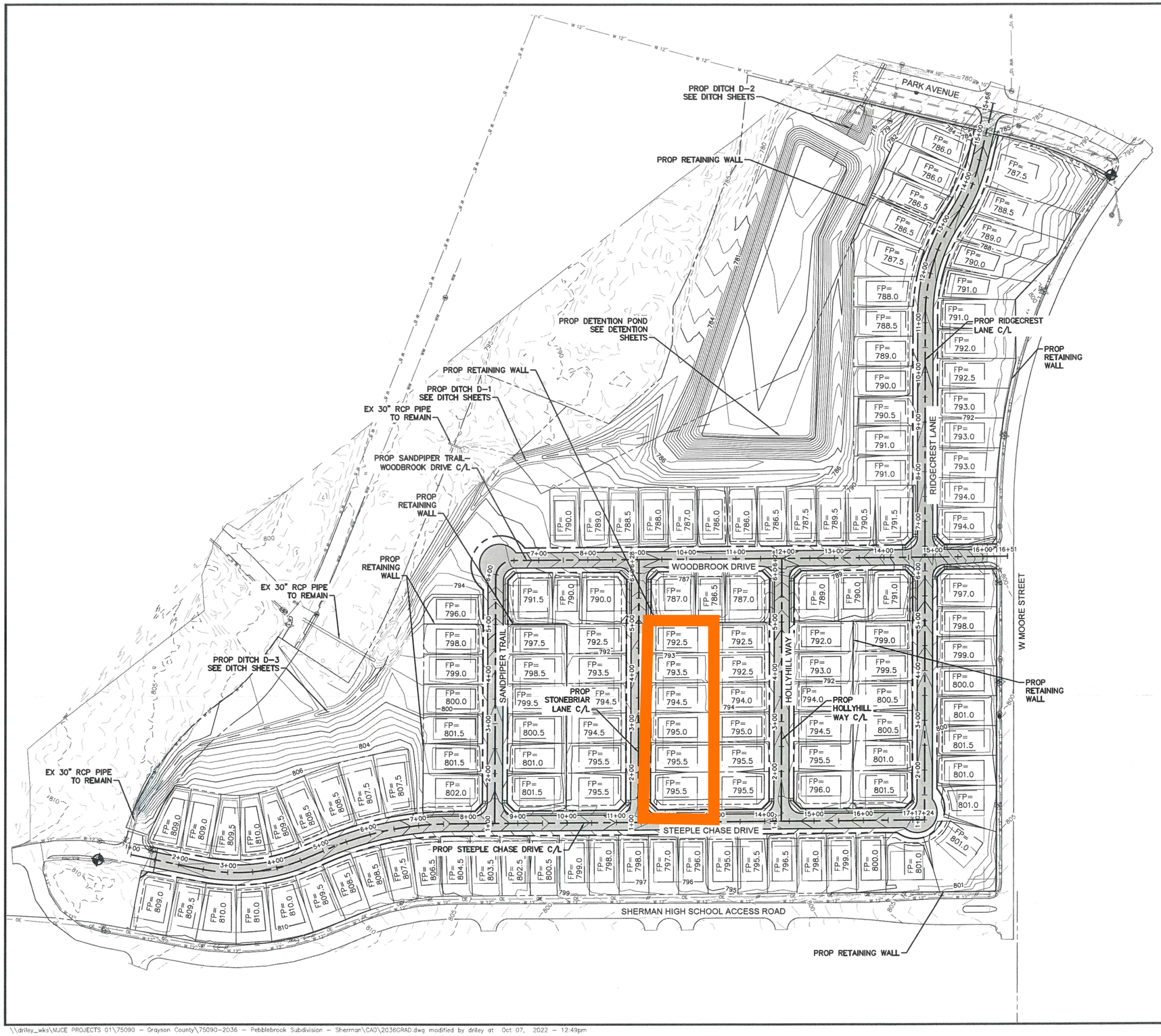
PROJECT CONTROL AND LAYOUT

Grayson County, Texas
Pebblebrook
Phase 4

Scale: 1"=100'
Date: 10/07/2022
Designed By: TLP
Drawn By: AMP
Checked By: LWM
File: 2036LAY.DWG
Project No.: 75090-2036

McMANUS & JOHNSON CONSULTING ENGINEERS, LLC
77 FM 3356
Van Alstyne, Texas 75495
TBPE Firm No. 15276

SHEET
C.01



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0 50 100 150 200
1"=100'

ORIGINAL PRINT: 22"X34"

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LEGEND

- DITCH FLOW DIRECTION
- 600 CONTOUR ELEVATION
- PROP ROW
- BLDG SETBACK
- PROPERTY LINE
- PROP ESMT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NO.	REVISION	BY	DATE

STATE OF TEXAS
LEONARD W MCMANUS
68023
LICENSED
PROFESSIONAL ENGINEER
10-07-2022

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARD W MCMANUS, P.E. NO. 68023 ON 10-07-2022.

OVERALL GRADING PLAN

Grayson County, Texas
Pebblebrook
Phase 4

Scale: 1"=100'
Date: 10/07/2022
Designed By: TLP
Drawn By: AMP
Checked By: LWM
File: 2036GRAD.DWG
Project No.: 75090-2036

McMANUS & JOHNSON
CONSULTING ENGINEERS, LLC
77 FM 3356
Van Alstyne, Texas 75495
TBPE Firm No. 15276

SHEET
C.02

NO EXCEPTIONS TAKEN FOR CONSTRUCTION
In issuing these plans for construction, the City of Sherman does not assume any liability for the engineering design, full professional responsibility for the accuracy of the plans remains with the engineer who prepared them. The plans will be maintained in full compliance with all Federal, State and City of Sherman standards, specifications and ordinances. Issued plans shall be available at the construction site at all times.
Sherman CONSTRUCTION INSPECTION
By
10/21/2022
Date

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024 Sent via email

Mary Granados
6331 Southwest Blvd
Benbrook, TX 76132

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 R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District in the 2000-2300 Blocks Interurban Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 2023 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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

Marlow, Lauren

From: Planning
To: Pamela Rylander
Subject: RE: 2000-2300 Blocks Interurban Parkway

From: Pamela Rylander
Sent: Saturday, April 6, 2024 5:06 PM
To: Planning
Subject: 2000-2300 Blocks Interurban Parkway

April 6, 2024

Rob Rae
Director of Development Services
Development Services
P.O. Box 1106
Sherman, TX 75092

Subject: Concern Regarding the Proposed Batch Plant near Pebblebrook

To Whom It May Concern:

I am writing to voice my concern regarding the plan to construct a concrete batch plant in close proximity to our neighborhood and Sherman High School. As a concerned citizen, I strongly believe that this decision could negatively impact the health and quality of life for the residents of the surrounding neighborhoods and the students, faculty, and personnel of SHS. I would like to add that large numbers of the students are outside for long periods of time, including marching band practice, all athletic practices, physical education classes, and sporting events- tennis, track, soccer, baseball, softball, football, and in the future our main Athletic Stadium. The sporting events not only expose our students, but those of visiting teams and all spectators and workers.

The following issues of placing of a concrete batch plant in such a densely populated area are as follows:

Health Implications: Concrete batch plants are known to emit a range of pollutants into the air, including particulate matter, nitrogen oxides, and volatile organic compounds. These pollutants can have severe health consequences, especially for children, the elderly, and individuals with pre-existing respiratory conditions. Placing a facility with such emissions in close proximity to the High School, where young minds and bodies are still developing, and neighborhoods is deeply concerning.

Respiratory Risks: The release of dust and potentially hazardous airborne particles during the concrete mixing and material handling processes poses a significant risk to the respiratory health of residents and students. Prolonged exposure to these airborne pollutants can lead to respiratory diseases, allergies, and other related health issues. Our neighborhood's well-being should not be compromised for the sake of convenience or industrial development.

Noise Pollution: Concrete batch plants are notorious for their noisy operations, involving heavy machinery, conveyor belts, and truck traffic. The constant exposure to high noise levels can interfere with student learning and performance at SHS and effect the quality of life for surrounding neighborhoods.

Safety of Students and Residents: The increased traffic and transportation activities associated with a concrete batch plant can pose a significant safety risk to our students and residents. The heavy flow of trucks transporting raw materials, concrete mix, and waste products may lead to traffic congestion, accidents, and potential hazards for pedestrians. Traffic on Moore Street and Park Avenue are already congested with the arrival and dismissal of SHS, and the large trucks and equipment to the building sites surrounding our area.

Considering these factors, I urge the Planning and Zoning Commission to reconsider the decision to allow the construction of a concrete batch plant in our neighborhood. The health, safety, and well-being of our community, especially the vulnerable members, should be prioritized.

Thank you for your attention to this urgent matter.

Sincerely,
Pamela Rylander
1925 Ridgecrest Lane
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Marti Gros
Subject: RE: Concrete Plant in Pebblebrook area

From: Marti Gros
Sent: Monday, April 8, 2024 4:48 PM
To: Planning
Subject: Concrete Plant in Pebblebrook area

To whom it may concern,

It has been brought to our attention that the City will be discussing the placement of a temporary concrete plant near Pebblebrook at the April 16th meeting.

Being a homeowner in Pebblebrook, the thought of having a facility producing concrete near my home is infuriating. Pebblebrook is a densely populated area with single-family homes, a senior living property, apartments and duplexes, not to mention its close proximity to the Sherman High School. Placement of a concrete production facility poses an extreme health hazard for this area and its demographics.

Exposure to concrete/cement dust can cause irritation of the eyes, lungs, nose and upper respiratory system, not to mention the long term effects this can have on young people and elderly. In addition to irritants, silica exposure can lead to lung injuries including silicosis and lung cancer according to OSHA.gov

While Sherman is growing, there are still places AWAY from this highly populated area that would be more suitable for such production activity. Think of your family! How would you feel to have this pending health hazard at your door?

DO THE RIGHT THING SHERMAN! SAY NO!

Sincerely,

Martha Gros
Pebblebrook Resident

Marlow, Lauren

From: Planning
To: Jill Ellison
Subject: RE: Concrete Plant

From: Jill Ellison
Sent: Monday, April 8, 2024 6:09 PM
To: Planning
Subject: Concrete Plant

Good afternoon,

I wanted to discuss the proposed concrete plant between the high school and Parks Ave. As a homeowner at 3101 Sherbrooke Pl, the location of this plant greatly affects myself, my young children, and my neighbors. Due to some issues with the builders in this area, many of our homes had black mold and have lung damage already. The dust from this plant would be extremely unhealthy and even dangerous for these neighbors. Fine particle matter can lead to additional lung damage and even cancers. My children lost their father to cancer late last year. I'm all they have left. Please don't put our lives in your hands by allowing this to pass. My daughter has extreme allergies and asthma and this would no doubt trigger her breathing problems.

While I don't love the amount of noise we already have, I know it comes with the growth of our neighborhood so I don't even want to factor that in to this. But you're placing it next to a high school. These children exercise and work outside that school. The band practice pad is right there next to this and those kids work so hard in the heat already and you're considering the pollution and dust wouldn't affect them? I would not allow my child to participate in anything outdoors at that school if this were approved. It's not safe.

The PM 2.5 particles emitted by this are the most harmful since they go deeper into your lungs. Air pollutants include carbon monoxide, nitrogen oxides, volatile organic compounds, particulate matter, nickel and formaldehyde (from on-site internal combustion engines).

There is a new neighborhood and one being built as well next to proposed site has many children, pets, and people with health conditions that could be adversely affected. Not just Pebblebrook.

Where would the polluted wastewater runoff go?

I beg of you to not pass this. We are very much struggling over here as it is and I can assure you a great amount of people will be negatively affected by the location of this plant. Please have them place it elsewhere.

Thank you,

Jill Ellison
3101 Sherbrooke Pl
Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Susie Drummonds
Subject: RE: Proposed cement plant in Pebblebrook.

From: Susie Drummonds
Sent: Tuesday, April 9, 2024 7:32 PM
To: Planning
Subject: Re: Proposed cement plant in Pebblebrook.

I have lived in Pebblebrook at 1905 Brookshire Lane for almost 20 years. Our home is approximately two blocks from the proposed cement site.

My 91 year old mom has lived with me for the past ten years. She has had lung cancer and is missing part of a lung and already has difficulties breathing. At her age and health, she is pretty much confined to our home unless she has a doctor's appointment. She has struggled throughout the building of the high school and the bull dozing of all the construction site
lands around us.

We have a screened in back porch and we don't just have dust on every
surface, we have dirt, a lot of dirt, caused by non stop bulldozing and building. We breathe it in every day! We do not need anything else added to it.

As a retired high school teacher, I have concerns about the proposed cement plant for the teachers and students. They too, are a captive audience that also would have to deal with the cement plant and cement trucks every day.

Enough is enough! I beg of you, please don't give permission for a cement plant. They may say it is only for a short while, but I suspect that short while would become a long while.

Sincerely,

Anita Sue Spicer

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4511 COX STREET (Project No. 24-001005)

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4511 Cox Street, consisting of 0.207 acres being a part of the John Hendrix Survey, Abstract 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 2.0' side setback on the North side property line in lieu of the required 5' for the existing structures.

Background:

The property is located at 4511 Cox Street between Harriet Drive and Hilltop Drive. The owner is requesting a Variance for the side setback on the North side for the existing structures.

The following has been approved for this location:

- 1/17/2024 - Preliminary Plat of Hilltop Estates, being a Replat of South 60' of Lot 7, Block 12 of Hilltop Estates Addition. (CONDITIONALLY APPROVED) - (CHANGED TO CONTRERAS ADDITION)

Origination:

Carlos Contreras (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve this item.

Attachments:

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

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4511 COX ST

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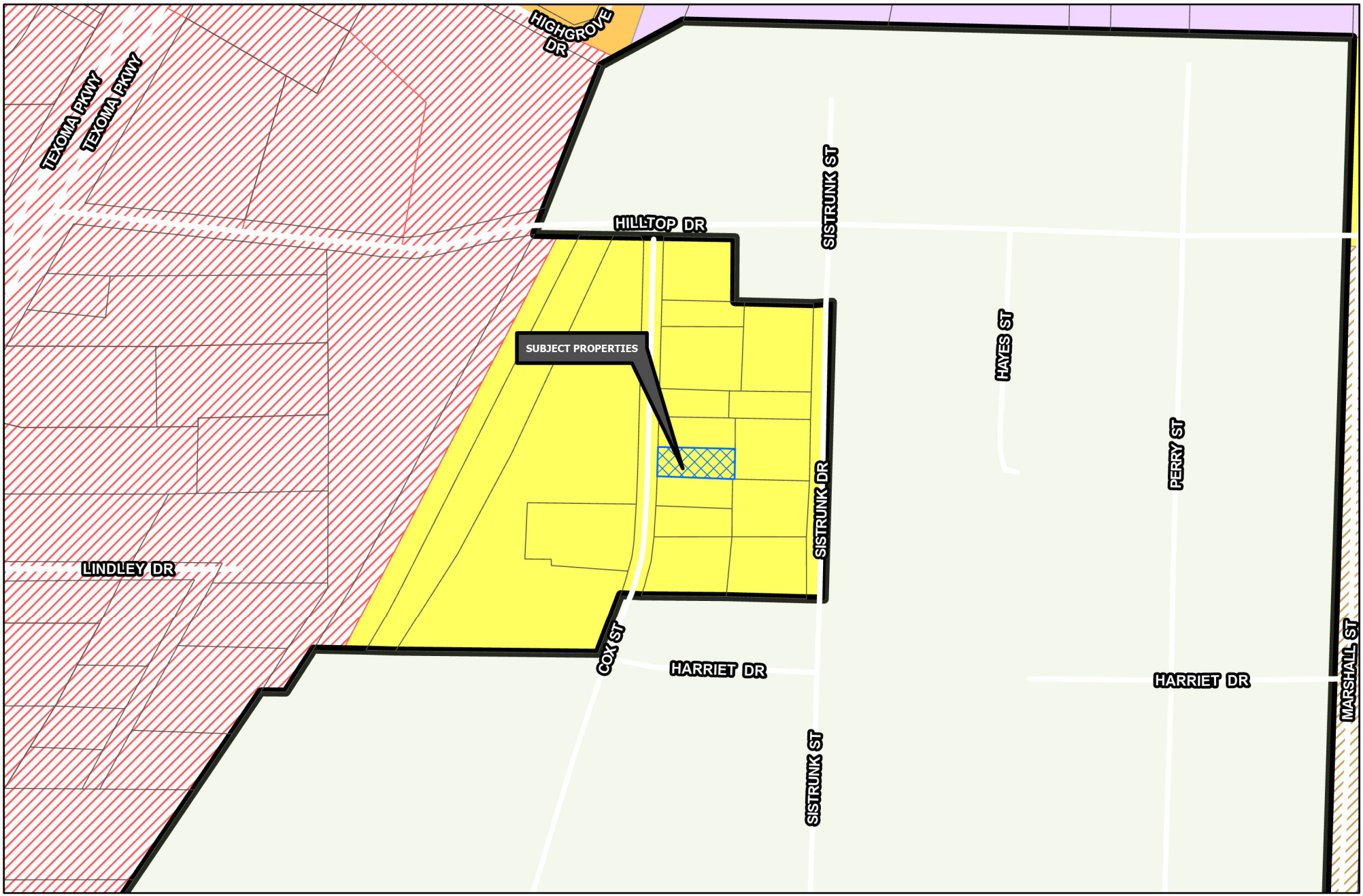
Date: 3/27/2024 2:32 PM



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
4511 COX ST

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Date: 1/27/2021 3:23 PM

Sherman
NOTICE OF
REQUESTED
VARIANCE
PROJECT #: 24-001005
Planning & Zoning Map
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7235
TEXAS
TLY-5067
03/29/2024 at 3:09 P.M.

Project Narrative

Reference: 4511 Cox Street, Sherman; Contreras Addition (future plat)

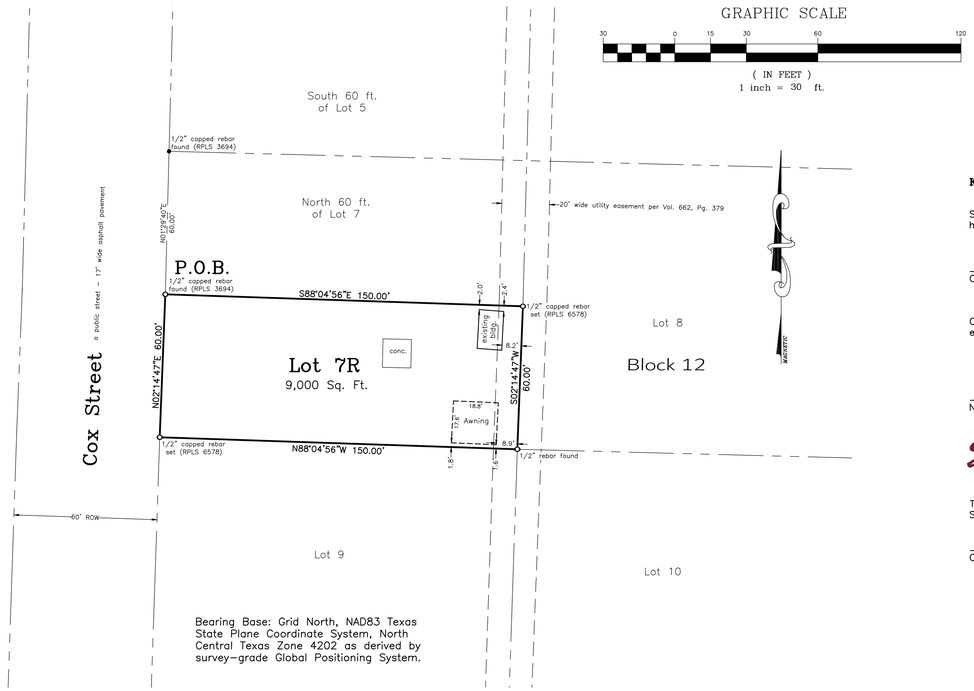
The owner wishes to request a variance for the building near the Northeast corner on the subject property not meeting the required setbacks. This is an existing building that was placed by others and was part of the property at the time that the property was purchased. The owner is in the process of platting the property to build a new residence and needs to get this variance request approved as part of the platting approval process. The owner is asking for approval of this variance to move forward in building on the property.

Vicinity map

(not to scale)

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2021.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



KNOW ALL MEN BY THESE PRESENTS:

THAT I, Carlos J. Contreras, sole owner of Replat of the South 60 ft. of Lot 7, Block 12, Hilltop Estates Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Carlos J. Contreras

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

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

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN, BROAD HORIZON.

This, the Preliminary plat of Replat of the South 60 ft. of Lot 7, Block 12, Hilltop Estates Addition to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2024, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the John Hendrix Survey, Abstract No. 503, being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition to Grayson County, Texas as per plat of record in Volume 662, Page 379, Deed Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 3694) lying in the East line of Cox Street, a public street, and the West line of said Lot 7, at the Southwest corner of the property known as the North 60 ft. of said Lot 7, Block 12 and the Northwest corner of the herein described tract, FROM which a ½ inch capped rebar found (RPLS 3694) at the Northwest corner of said Lot 7 bears North 01 deg. 29 min. 40 sec. East, 60.00 ft.;

THENCE South 88 deg. 04 min. 56 sec. East, over and across said Lot 7, a distance of 150.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the West line of Lot 8, said Block 12, at the Southeast corner of what is known as the North 60 ft. of Lot 7 and the Northeast corner of the herein described tract;

THENCE South 02 deg. 14 min. 47 sec. West, with the East line of said Lot 7 and the West line of said Lot 8, a distance of 60.00 ft. to a 1/2 inch rebar found at the Southwest corner of said Lot 8, the Northwest corner of Lot 10, said Block 12, the Northeast corner of Lot 9, said Block 12 and the Southeast corner of both said Lot 7 and the herein described tract;

THENCE North 88 deg. 04 min. 56 sec. West, with the North line of said Lot 9 and the South line of said Lot 7, a distance of 150.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" in the East line of said Cox Street, at the Northwest corner of said Lot 9 and the Southwest corner of both said Lot 7 and the herein described tract;

THENCE North 02 deg. 14 min. 47 sec. East, with the East line of said Cox Street and the West line of said Lot 7, a distance of 60.00 ft. to the **PLACE OF BEGINNING** and containing **7,000 SQUARE FEET and/or 0.207 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

Preliminary Replat
Lot 7R, Block 12
Replat of South 60' of Lot 7, Block 12 Hilltop Estates Addition
to
City of Sherman
Grayson County, Texas
0.207 Acres
in the
John Hendrix Survey Abstract No. 503

Job No. CGS230124

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

Owner:
Carlos Contreras
17 Ridgeview Dr.
Sherman, Texas 75090

P:\Land Projects R2\4511 Cox Street\Civil 3D\4511 Cox Street.dwg Layout: Plat Plot Date Jan 16 24 Time: 10:50 AM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

600 BLOCK NORTH SAM RAYBURN FREEWAY (Project No. 24-001006)

The request of Rhonda Corley (Owner), Primary Media (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 600 Block North Sam Rayburn Freeway, consisting of 0.029 acres being a part of the J.B. McAnair Survey, Abstract 763 and being a part of that 0.607 acre tract of land, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 5' front and 5' side setback in lieu of the required 35' for a billboard.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Billboard in a C-1 (Retail Business) District/Central Business District Overlay/Sam Rayburn Overlay District.

Background:

The property is located in the 600 Block North Sam Rayburn Freeway between West Washington Street and North Elm Street. The owner is requesting a Variance for the front and side setback for a Billboard and a Specific Use Permit to allow a Billboard in C-1 (Retail Business) District/Central Business District Overlay/Sam Rayburn Overlay District.

Origination:

Rhonda Corley (Owner)
Primary Media (Representative)
Underwood Drafting & Surveying, Inc. (Surveyor)

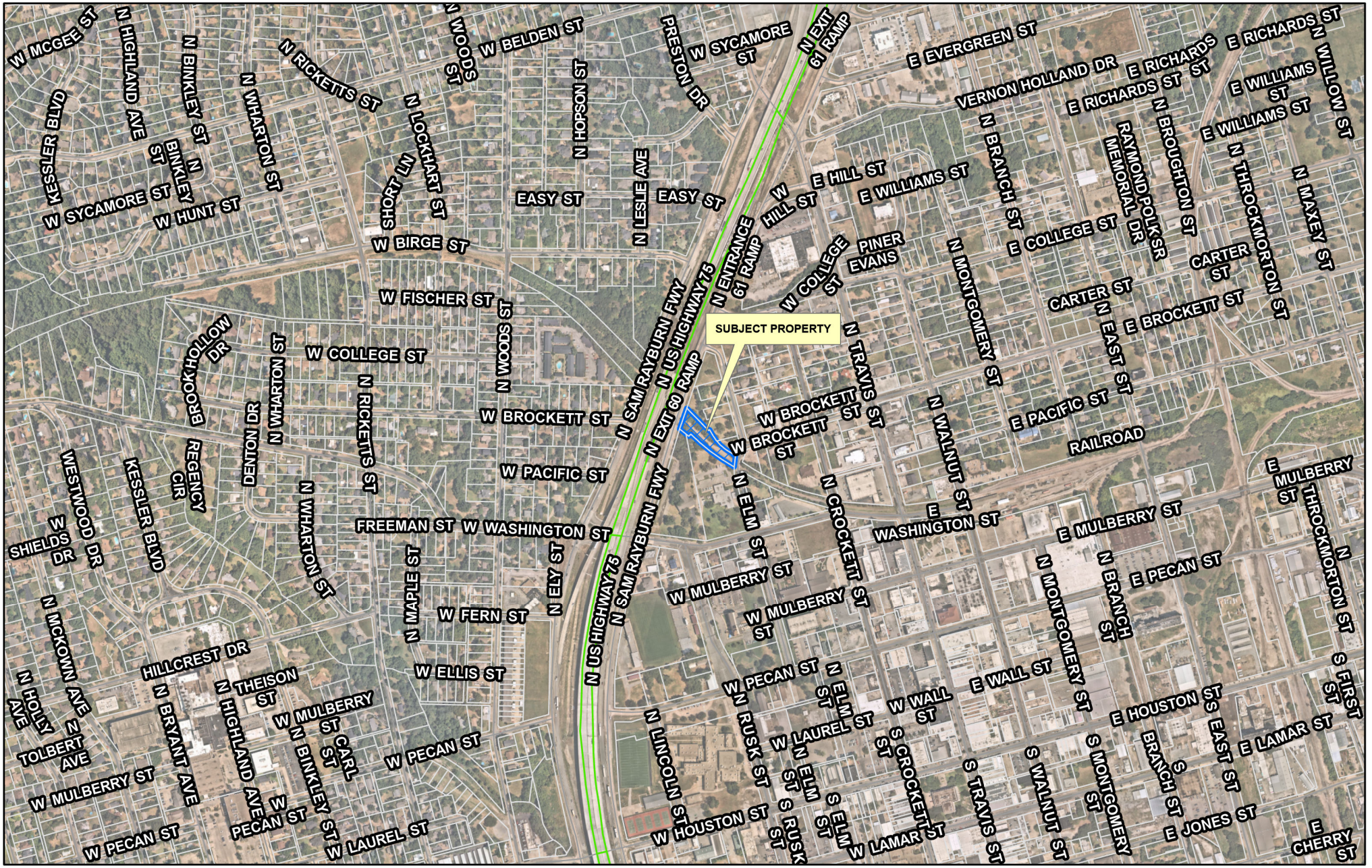
Staff Recommendation:

Staff recommends that the Board of Adjustment deny the variance request.
Staff recommends that P&Z deny the SUP request for a billboard.

Attachments:

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

6. Narrative
7. Site Plan
8. Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
600 BLK N SAM RAYBURN FWY

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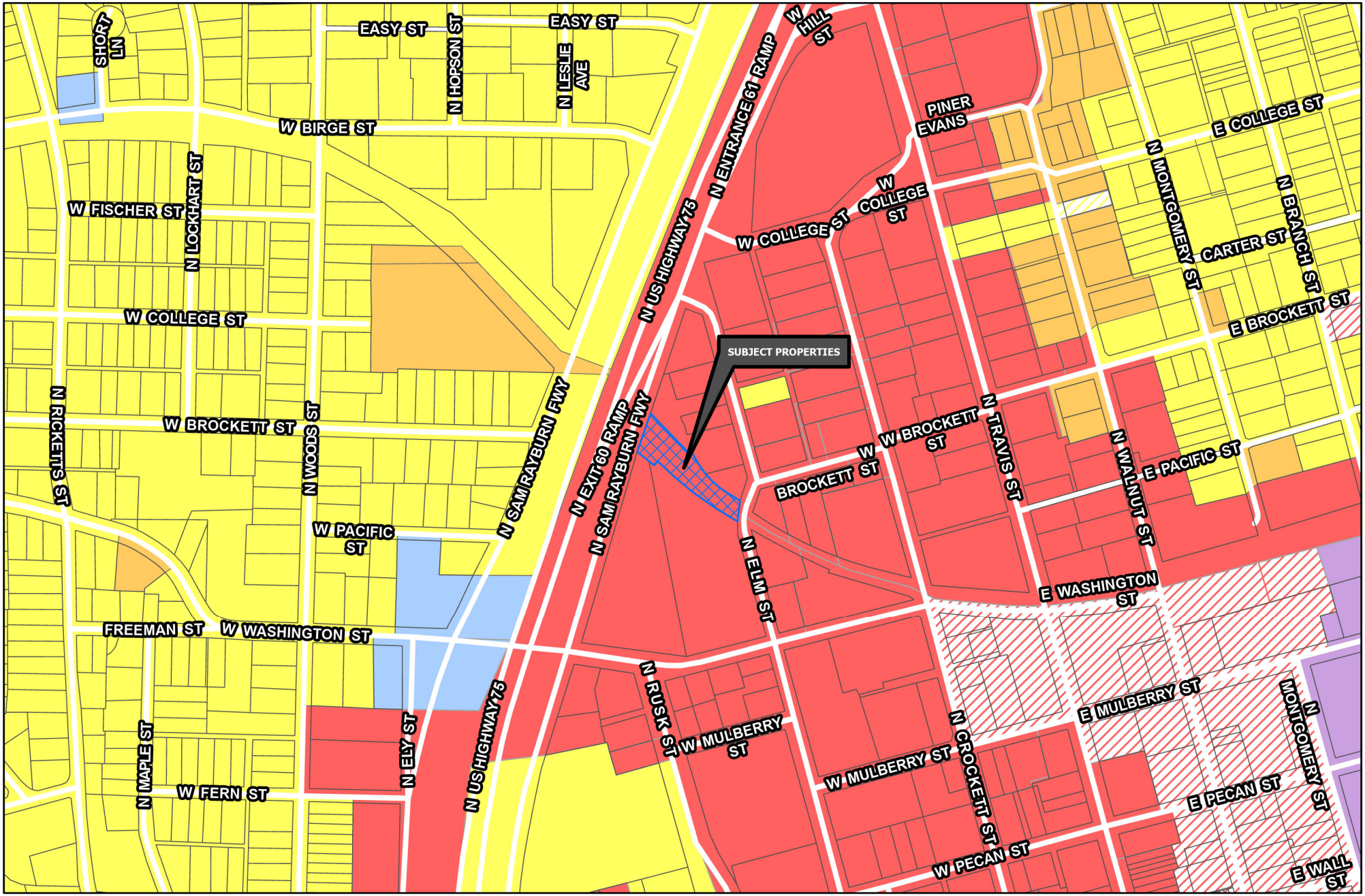
Date: 3/27/2024 2:32 PM



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
600 BLK N SAM RAYBURN FWY

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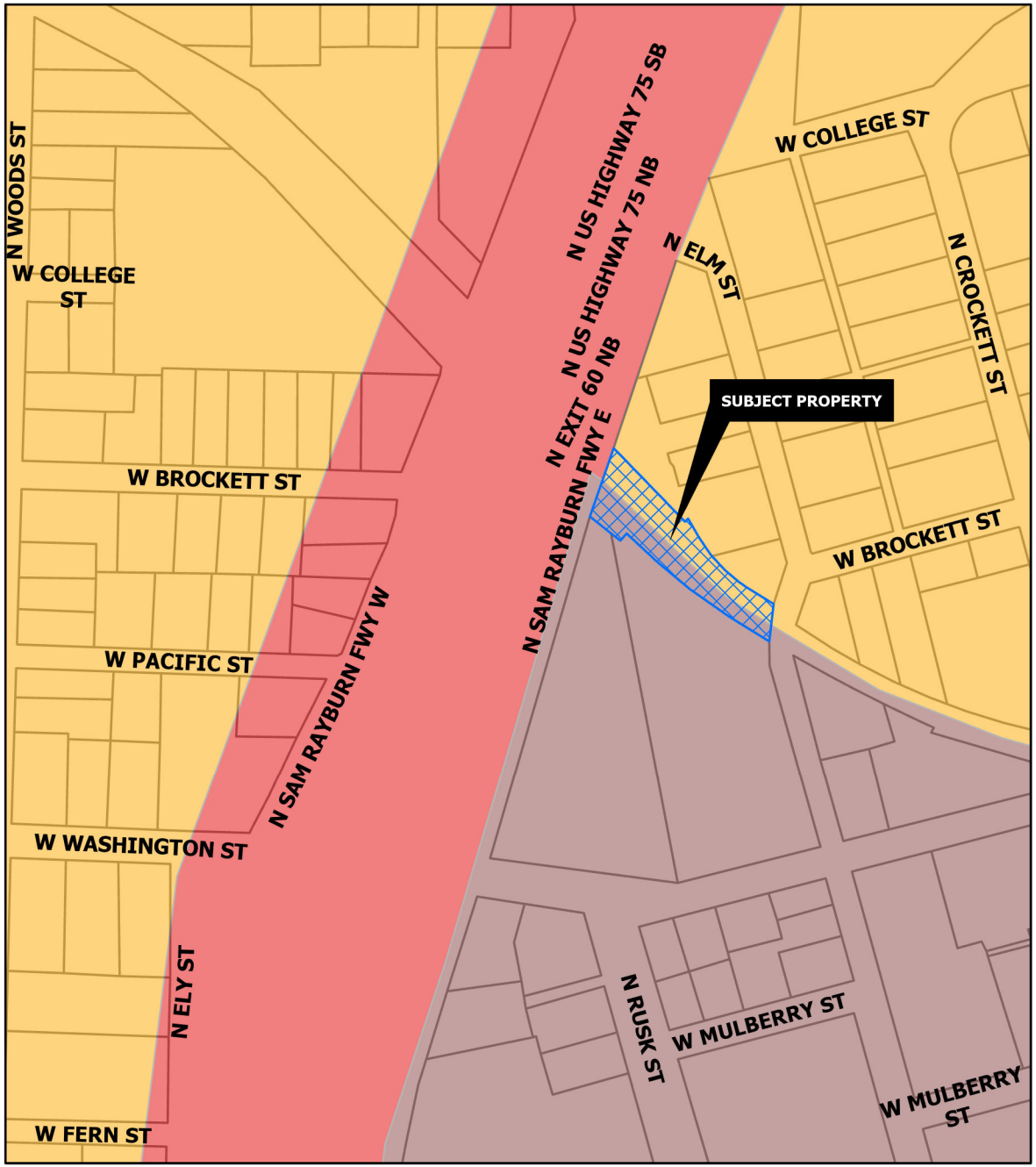
Date: 1/27/2021 3:23 PM



DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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CITY OF SHERMAN
FUTURE LAND USE MAP
600 BLK N SAM RAYBURN FWY

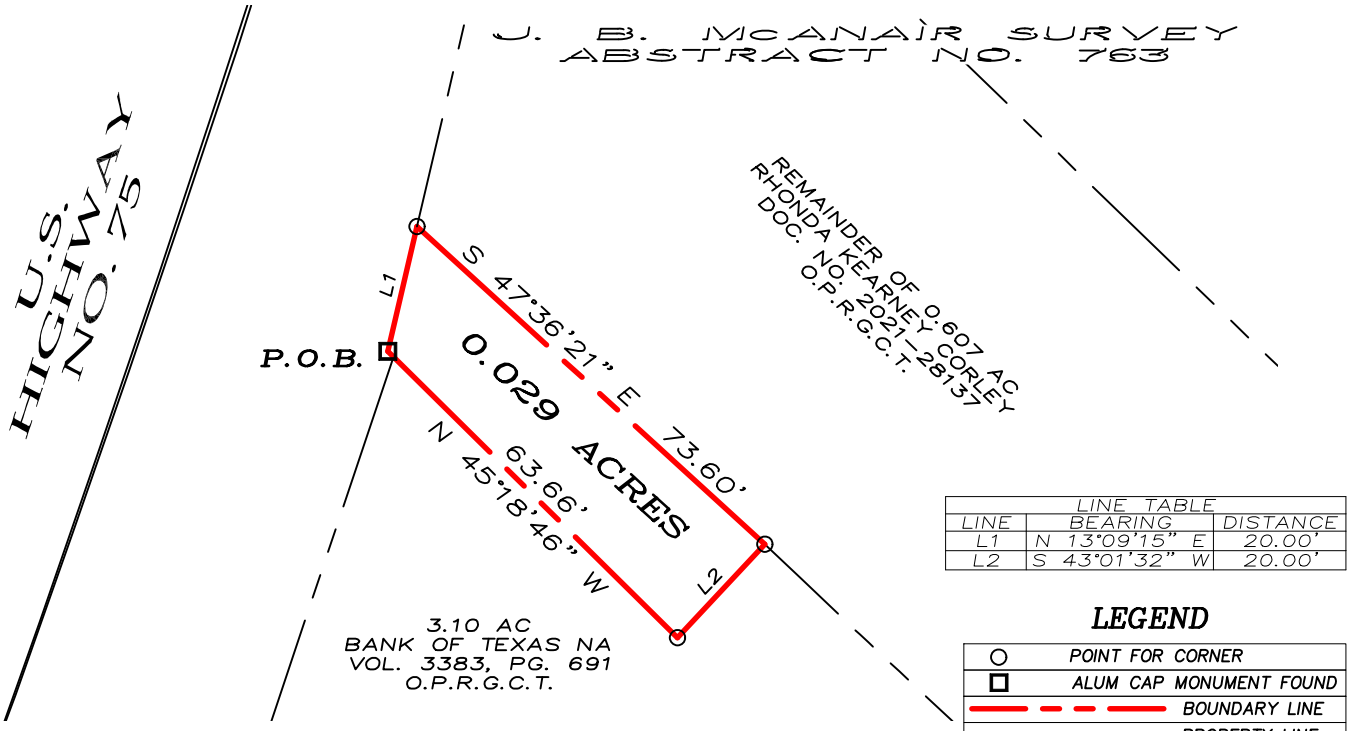
Date: 3/27/2024 2:32 PM

Marlow, Lauren

From: Planning
To: Richard Martin
Subject: RE: Primary Media Digital Billboard - Variance Application

From: Richard Martin
Sent: Tuesday, April 2, 2024 9:25 AM
To: Planning **Cc:** Rhonda Corley; Steve Rieger
Subject: Re: Primary Media Digital Billboard - Variance Application

Richard Martin
Development Director



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 13°09'15" E	20.00'
L2	S 43°01'32" W	20.00'

LEGEND

○	POINT FOR CORNER
□	ALUM CAP MONUMENT FOUND
— — —	BOUNDARY LINE
— — —	PROPERTY LINE
P.O.B.	POINT OF BEGINNING

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763 and being a part of that 0.607 acre tract of land conveyed to Rhonda Kearney Corley as recorded in Document Number 2021-28137, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at an Aluminum Cap Monument found for the western-most corner of said 0.607 acre tract;

Thence North 13°09'15" East, with the westerly line of said 0.607 acre tract, and with the easterly Right-of-Way line of U.S. Highway No. 75, a distance of 20.00 feet to a point;

Thence South 47°36'21" East, over and across said 0.607 acre tract, a distance of 73.60 feet to a point;

Thence South 43°01'32" West, continuing across said 0.607 acre tract, and with a southerly line of said 0.607 acre tract, a distance of 20.00 feet to a point;

Thence North 45°18'46" West, with a southerly line of said 0.607 acre tract, and with the northerly line of that 3.10 acre tract of land described in the deed to Bank Of Texas NA, recorded in Volume 3383, Page 691, said Official Public Records, a distance of 63.66 feet to the Point-of-Beginning and containing 0.029 acres of land, more or less.

JOB NO. 23101131

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

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
FIRM NO. 10006300

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75023
(903) 465-2151 FAX: (903) 465-2352

DATE:	10/27/2023
DRAWN BY:	EGB
APPROVED BY:	DWU
SCALE:	1" = 30'

RHONDA KEARNEY CORLEY
PART OF 0.607 ACRES

PRIMARY MEDIA
OUTDOOR ADVERTISING

March 6, 2024

City of Sherman Development Services
220 W. Mulberry
PO Box 1106
Sherman, TX 75090

Sent Via Email to planning@CityofSherman.com

Re: **Primary Media Digital SUP & Variance Application - Project Narrative**

Please accept this letter as the required Project Narrative for Primary Media's application to build a state-of-the art digital billboard in the City of Sherman.

Primary Media seeks to build a new digital billboard and structure on the former railroad property located just south of Elm Street along the Highway 75 frontage road. The project will comply with all City requirements for new billboards. We have proposed going above and beyond current City regulations to build the best looking sign in Sherman. To wit, the sign will have an attractive masonry base. Further, we propose an agreement with the City that will dedicate a portion of the space on the sign to the City for its own promotion. Finally, we propose to offer discounted rates to any business in the City's Downtown area.

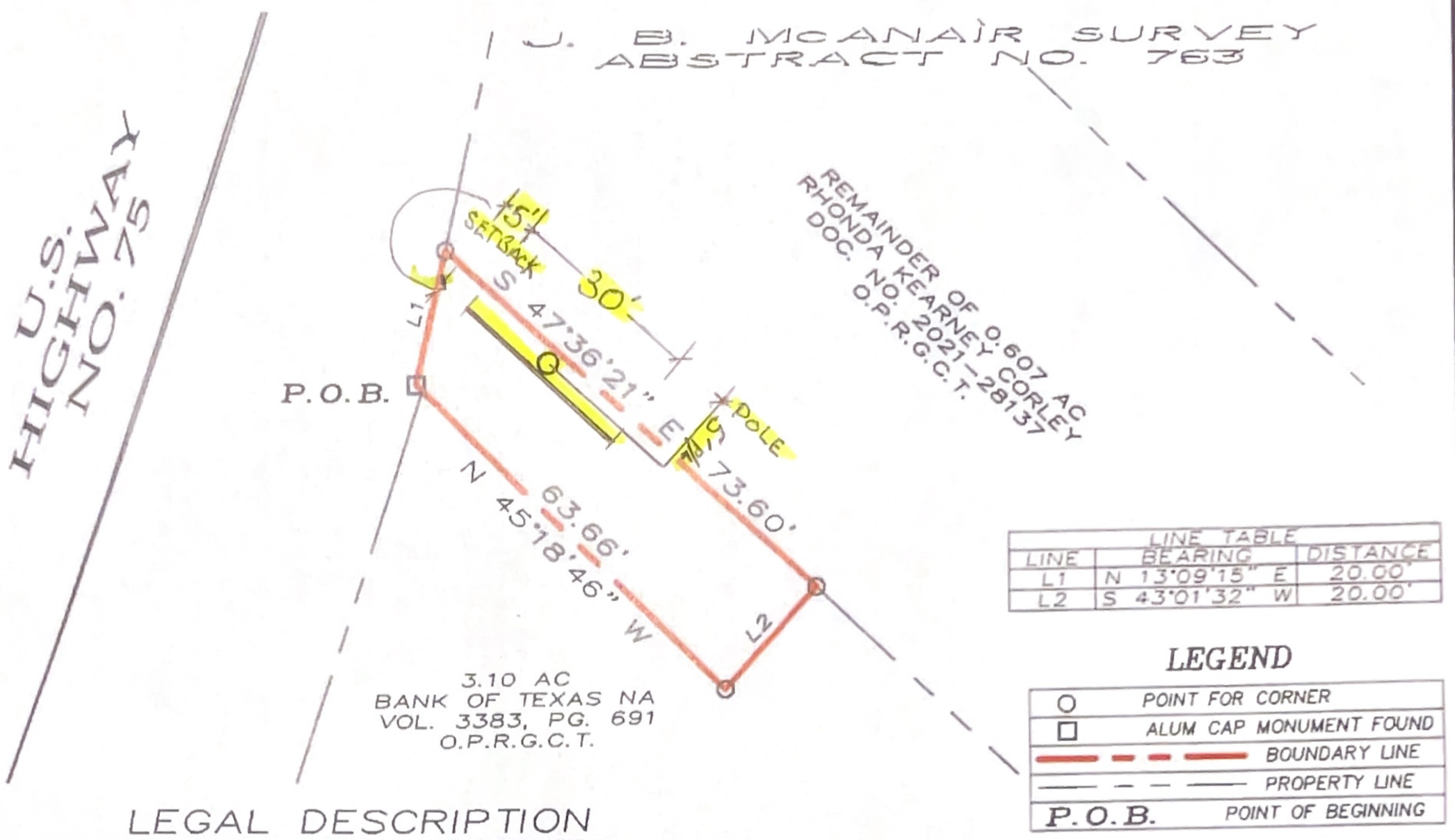
The Variance request is a legally proper one. The land itself is unique because it is a former railroad property. Its uniqueness is two-fold: (1) The land is sloped drastically-which is a benefit to the neighborhood as it will shield the sign completely from the view of the neighborhood; and, (2) The land is too narrow for compliance with the strict set back rules of the City for the property to developed the same as similarly situated properties. We are hopeful the the Variance request will be granted.

Lastly, we'd like to acknowledge there have been prior attempts to secure a billboard permit to the North of this location with a different landowner and billboard company. That proposed project differs substantially from this proposal. The prior sign would have been at the top of a hill, thus directly blocking views from neighbors in every direction and adjacent to the windows in the home of the current project's landowner. This proposal is on a parcel that was not available for development at the time of those prior applications. The subject parcel now is unique in a way that is ideal for sign placement as it naturally and completely shields the sign from any neighbors.

We ask that the City consider this project and look forward to the chance to present it formally.

Respectfully,

Richard Martin
richard@primarymedia.com



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 13°09'15" E	20.00'
L2	S 43°01'32" W	20.00'

LEGEND

○	POINT FOR CORNER
□	ALUM CAP MONUMENT FOUND
———	BOUNDARY LINE
— — —	PROPERTY LINE
P.O.B.	POINT OF BEGINNING

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763 and being a part of that 0.607 acre tract of land conveyed to Rhonda Kearney Corley as recorded in Document Number 2021–28137, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at an Aluminum Cap Monument found for the western–most corner of said 0.607 acre tract;

Thence North 13°09'15" East, with the westerly line of said 0.607 acre tract, and with the easterly Right–of–Way line of U.S. Highway No. 75, a distance of 20.00 feet to a point;

Thence South 47°36'21" East, over and across said 0.607 acre tract, a distance of 73.60 feet to a point;

Thence South 43°01'32" West, continuing across said 0.607 acre tract, and with a southerly line of said 0.607 acre tract, a distance of 20.00 feet to a point;

Thence North 45°18'46" West, with a southerly line of said 0.607 acre tract, and with the northerly line of that 3.10 acre tract of land described in the deed to Bank Of Texas NA, recorded in Volume 3383, Page 691, said Official Public Records, a distance of 63.66 feet to the Point–of–Beginning and containing 0.029 acres of land, more or less.

JOB NO. 23101131

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

DOUGLAS W. UNDERWOOD,
R.P.L.S. NO. 4709
FIRM NO. 10006300

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75023
(903) 465–2151 FAX: (903) 465–2352

DATE:	10/27/2023
DRAWN BY:	EGB
APPROVED BY:	DWU
SCALE:	1" = 30'

RHONDA KEARNEY CORLEY
PART OF 0.607 ACRES

Distance to Nearest Billboard:
2355' to the North

Distance to Nearest Residential
Zoning: 350' to the North East

SINGLE FACE EMC MONUMENT DISPLAY

- ELECTRONIC MESSAGE CENTER.
- ALUMINUM CABINET / BASE OVERLAID WITH FAUX STONE.

LOCATION

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF PRIMARY MEDIA **AND CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.**

PRIMARY MEDIA
2511BOLL ST. DALLAS, TX. 75204
PHONE (214) 880-0440

PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±

COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: Sherman, TX			
SCALE: 1/4" = 1'- 0"	**DRWG NO:** 124 - 744	**APPROVED FOR PRODUCTION:**	
SALES: STEVE RIEGER	**CUSTOMER APPROVAL:**		
DESIGN BY: H. ANG			

REVISED				

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024

Sent via Email

Rhonda Corley
800 North Elm Street
Sherman, TX 75090

Primary Media
2511 Boll Street
Dallas, TX 75204

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Billboard in a C-1 (Retail Business) District/Central Business District Overlay/Sam Rayburn Overlay District located in the 600 Block North Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 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 property must be properly maintained in a state of good repair and neat appearance.
4. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
5. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
7. 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.
8. 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

9. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004

10. Location of proposed billboard may encroach into wastewater easement over existing wastewater main.
11. Permanent structures will not be permitted to encroach into any easements. Code of Ordinances, Chapter 14, Article 14.04

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

If additional information or clarification is needed, do not hesitate to contact 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 Chief
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. 20.

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (Project No. 24-001013)

The request of Christopher LeUnes (Owner), Nathan McCartney, Waypoint Land and Capital, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 7000 Block FM 691 and the 4000 Block North Highway 75, consisting of 40.728 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 being the remaining portion of a called 71.5452 acre tract, as follows:

Board of Adjustment

A. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Variance under Section 14.02.012 to allow 39 dwelling units in lieu of the maximum 30 dwelling units.

Planning and Zoning Commission

B. MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.
C. C-2 Tract, consisting of 27.101 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to C-2 (General Commercial) District.

Background:

The property is located in the 7000 Block FM 691 and the 4000 Block North Highway 75 at the corner of FM 691 and North Highway 75. The owner is requesting a Variance to allow 39 dwelling units in lieu of the maximum 30 dwelling units and a Zone Change for a MF-30 (Multi Family Residential) District Tract and a C-2 (General Commercial) District Tract.

Origination:

Christopher LeUnes (Owner)
Nathan McCartney, Waypoint Land and Capital, LLC (Representative)
Underwood Drafting & Surveying, Inc. (Surveyor)

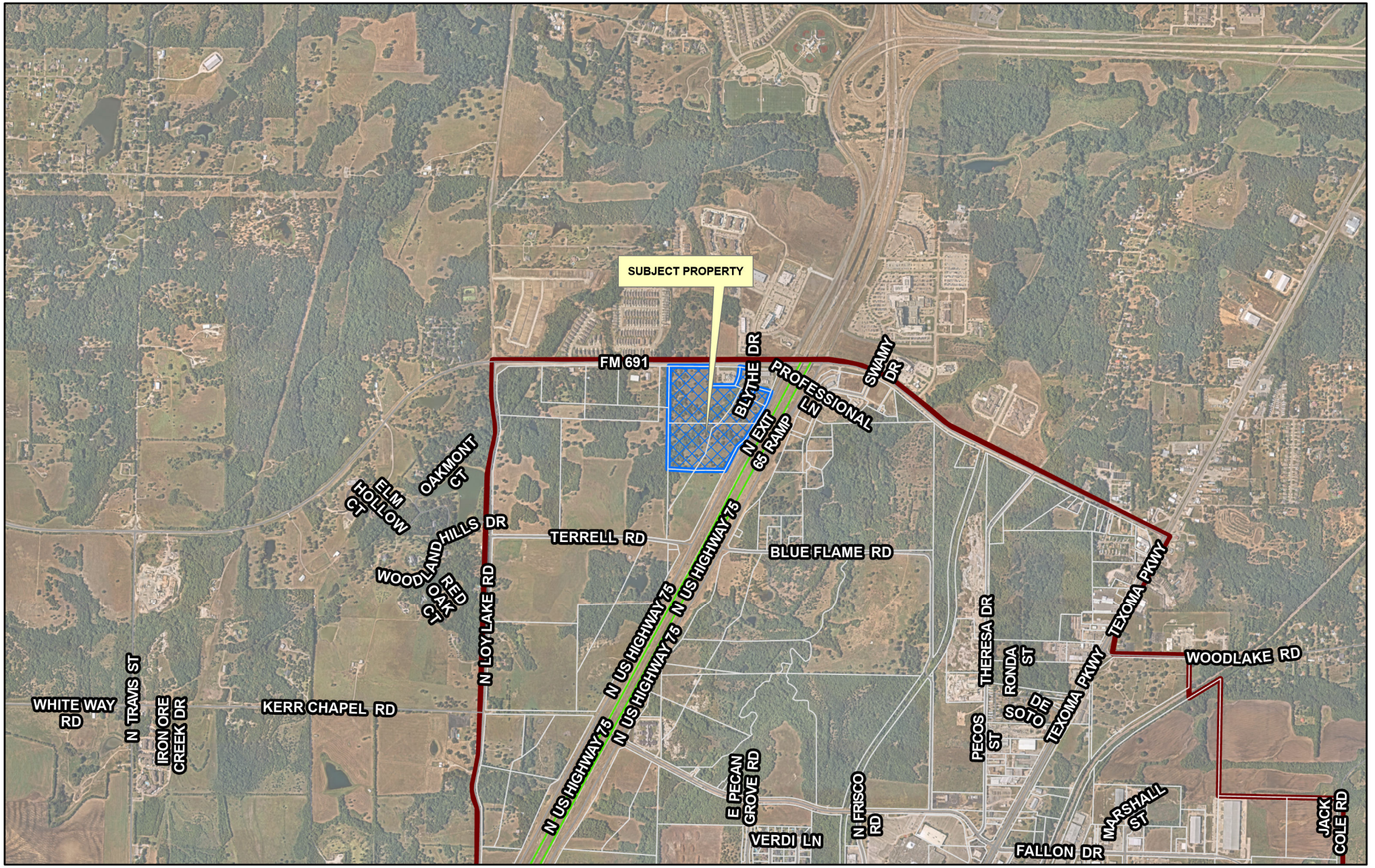
Staff Recommendation:

Staff recommends that the Board of Adjustment deny the variance request as the submittal does not include a detailed site plan for the proposed multi-family development.
Staff recommends P&Z deny the C-2 zone change. Staff met with the applicant in a pre-development meeting and recommended a zone change to C-1 retail commercial. This is a more appropriate zoning district for this location

as compared to C-2 General Commercial.
Staff recommends P&Z deny the MF-30 zone change as the site plan does not provide enough detail to confirm the proposed development.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Concept Plan
7. Elevations
8. Landscape Plan
9. Support Email from Owner - LeUnes



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
7000 BLK FM 691 & 4000 BLK N HWY 75

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W E
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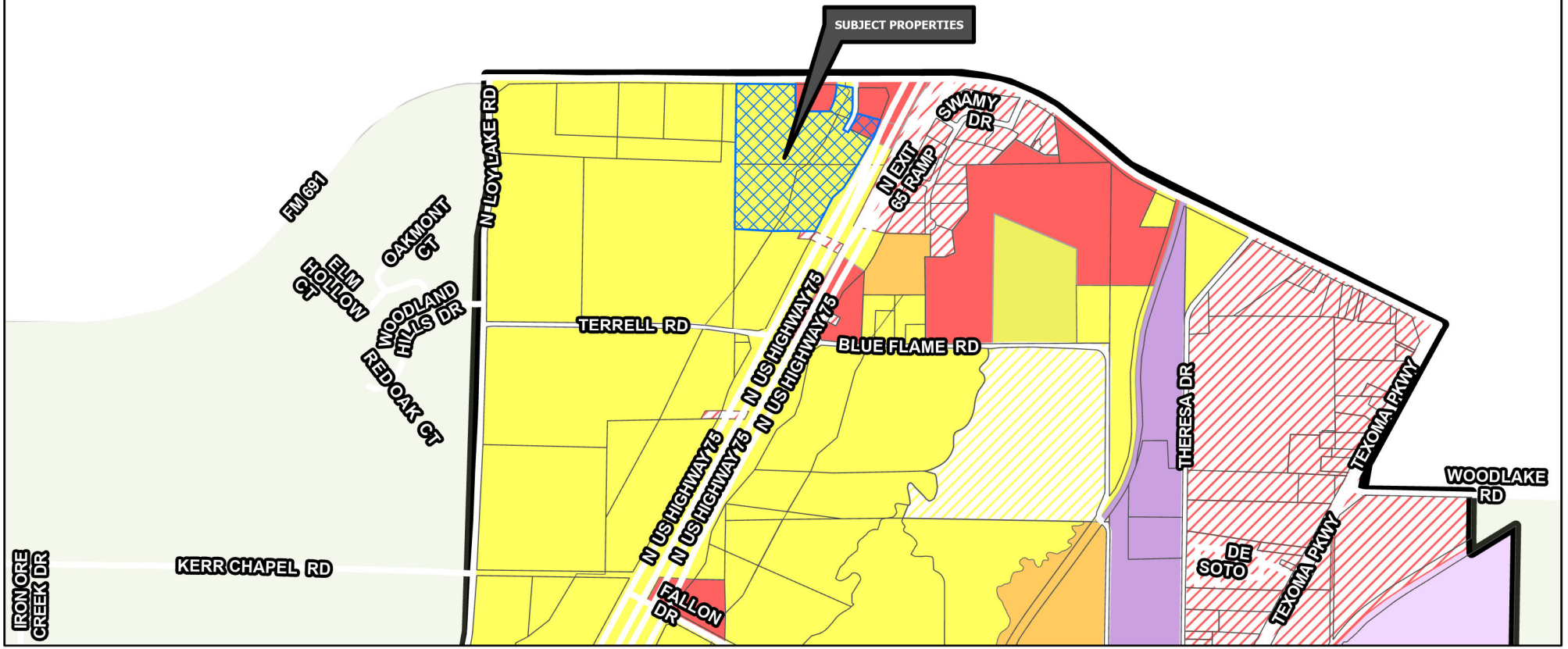
Date: 3/27/2024 3:10 PM



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
7000 BLK FM 691 & 4000 BLK N HWY 75

N
W E
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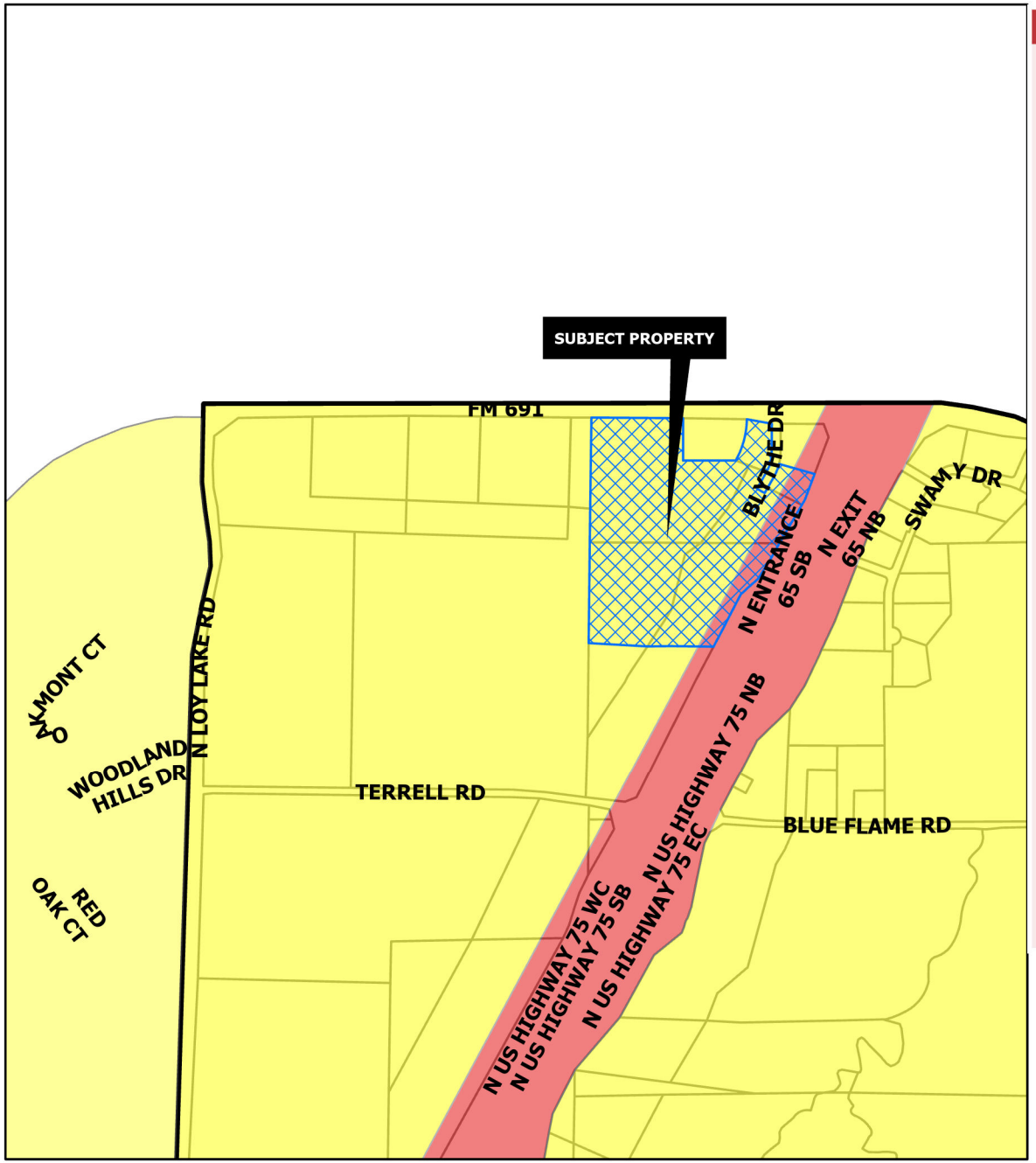
Date: 1/27/2021 10:19:06 AM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

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
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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
7000 BLK FM 691 & 4000 BLK N HWY 75

Date: 3/27/2024 3:12 PM

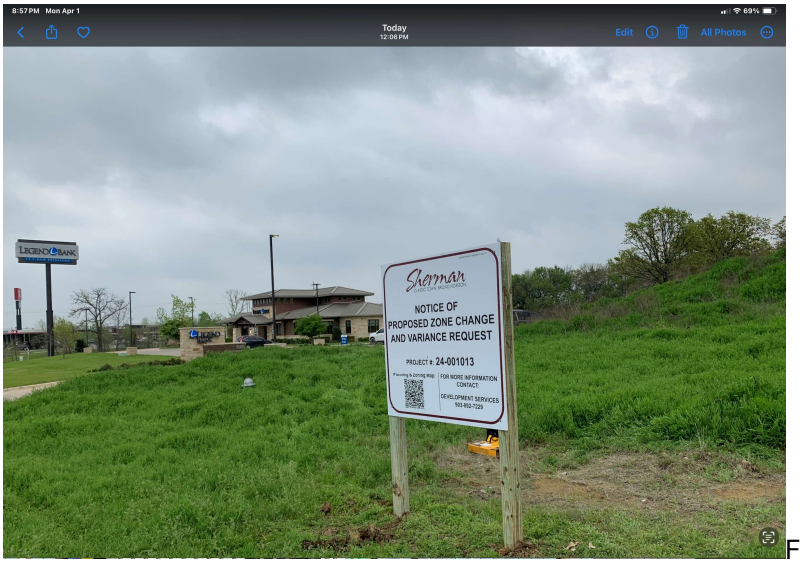
Marlow, Lauren

From: Planning
To: Nathan McCartney
Subject: RE: Master Development Application Email 1 of 2

From: Nathan McCartney
Sent: Monday, April 1, 2024 9:04 PM
To: Marlow, Lauren
Cc: Planning
Subject: Re: Master Development Application Email 1 of 2

Lauren,

Thank you for your help. Please find the attached photos from earlier today. Time stamp just after noon. I was also witnessed by Matt Brown at Legend Bank.



F

Best,

Nathan McCartney

SCALE
1" = 200'

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

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

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JOB NO. 24040377
FW: WK – DFT: DWU

NORTH

GRAYSON DR.

BLYTHE DR.

P.O.B.
C-2

S 89°51'36" E 710.55'

C-2
1.397
ACRES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°09'05" W	284.20'
L2	S 89°50'55" E	255.62'
L3	S 69°40'24" E	222.36'
L4	S 29°42'52" W	129.89'
L5	S 60°17'08" E	60.00'
L6	N 29°42'52" E	129.89'
L7	S 74°21'02" E	250.49'
L8	S 20°41'15" W	187.62'
L9	S 43°39'31" W	207.42'
L10	S 28°16'56" W	100.00'
L11	S 26°22'23" W	150.08'
L12	S 28°16'56" W	127.22'
L13	N 79°56'36" W	172.06'
L14	N 00°07'50" E	193.24'

LOT 1
LEGEND BANK ADDITION
VOL. 24, PG. P.R.G.C.T.

DETENTION POND TRACT

SHERMAN LANDING PHASE 1
INST. NO. 2017-3276, P.R.G.C.T.

LOT 1
BLOCK 1

REMS. 71.5452 AC
STANLEY BLYTHE, et al
VOL. 539, PG. 133
PROBATE
VOL. 1335, PG. 41
D.R.G.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	330.00'	90.81'	N 21°49'52" E	90.52'	15°45'59"
C2	574.92'	292.30'	N 15°02'21" E	289.16'	29°07'49"
C3	270.00'	139.41'	N 14°55'21" E	137.87'	29°35'02"

2.10 AC.
LESTER G. TERRELL
VOL. 2676, PG. 784
O.P.R.G.C.T.

706.05'

ABSTRACT LINE

1544.62'

T. GATES SURVEY
ABST. NO. 439

W. S. THURMAN SURVEY
ABST. NO. 1265

N 88°46'32" W 594.72'
S 88°46'32" E 594.72'

N 01°13'22" E

ABSTRACT LINE

S 46°20'29" W 349.59'
N 46°20'29" E 349.59'

C-2
25.704
ACRES

S 29°42'52" W 600.19'

A. C. SMITH SURVEY
ABST. NO. 1361

ABSTRACT 878.57'

MF-30
(VARIANCE TO 36)
13.627
ACRES

S 27°40'23" W 670.28'
N 27°40'23" E 670.28'

554.17'
N 89°02'26" W 852.67'

298.50'

L12 L11 L10 L9

U. S. HIGHWAY NO. 75

64.23 AC.
LESTER GENNINGS TERRELL
VOL. 3874, PG. 636
O.P.R.G.C.T.

9.21 AC.
LESTER GENNINGS TERRELL
VOL. 2666, PG. 159
O.P.R.G.C.T.

5.492 AC.
LESTER GENNINGS TERRELL
VOL. 2463, PG. 209
O.P.R.G.C.T.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- "X" CUT IN CONCRETE SET
- CONCRETE MONUMENT FOUND
- "X" CUT IN CONCRETE FOUND
- POWER POLE
- SEWER MANHOLE
- CABLE MARKER
- FIRE HYDRANT
- WATER VALVE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BARBWIRE FENCE
- OVERHEAD ELECTRIC LINE

SEE LEGAL ATTACHED

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 03/11/24

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

C-2 Tract
Legal Description

Situated in the County of Grayson, State of Texas, being a part of W. S. Thurman Survey, Abstract No. 1265, and in A. C. Smith Survey, Abstract No. 1561, and being the remaining portion of a called 71.5452 acre tract recorded in Volume 1335, Page 41, Deed Records, Grayson County, Texas, (Probate to Stanley Blythe, et al, Volume 539, Page 133), and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said 71.5452 acre tract, common to the northeast corner of a called 2.10 acre tract of land described in the deed to Lester G. Terrell, recorded in Volume 2676, Page 784, Official Public Records, Grayson County, Texas, and on the southerly right-of-way line of Grayson Drive;

Thence South 89°51'36" East, with the northerly line of said 71.5452 acre tract, and with the southerly line of said Grayson Drive, a distance of 710.55 feet to an "X" cut in concrete set for the northern-most northeast corner of the herein described tract of land, common to the northwest corner of Lot 1 of Legend Bank Addition, according to the plat thereof recorded in Volume 24, Page 27, Plat Records, Grayson County, Texas;

Thence South 00°09'05" West, crossing said 71.5452 acre tract, with the westerly line of said Lot 1 (Legend Bank Addition), a distance of 284.20 feet to a 1/2" steel rod found for the southwest corner of said Lot 1 (Legend Bank Addition);

Thence South 89°50'55" East, continuing across said 71.5452 acre tract, with the southerly line of said Lot 1 (Legend Bank Addition), a distance of 255.62 feet to a 1/2" steel rod found for the southeast corner of said Lot 1 (Legend Bank Addition), common to the southwest corner of the Detention Pond Tract of Sherman Landing, Phase 1, according to the plat thereof recorded in Instrument No. 2017-3276, said Plat Records;

Thence South 69°40'24" East, continuing across said 71.5452 acre tract, with a southerly line of said Detention Pond Tract, a distance of 222.36 feet to a 1/2" steel rod set for the southeast corner of said Detention Pond Tract, and on the westerly right-of-way line of Blythe Drive;

Thence South 29°42'52" West, continuing across said 71.5452 acre tract, with the westerly right-of-way line of said Blythe Drive, a distance of 129.89 feet to a set 1/2" steel rod;

Thence South 60°17'08" East, continuing across said 71.5452 acre tract, with the southerly right-of-way line of said Blythe Drive, a distance of 60.00 feet to a set 1/2" steel rod;

Thence North 29°42'52" East, continuing across said 71.5452 acre tract, with the easterly right-of-way line of said Blythe Drive, a distance of 129.89 feet to a set 1/2" steel rod;

Thence continuing across said 71.5452 acre tract, with the easterly right-of-way line of said Blythe Drive, and with a tangent curve to the left having a radius of 330.00 feet, (chord bears North 21°49'52" East, a distance of 90.52 feet) an arc length of 90.81 feet to an "X" cut in concrete found for the southwest corner of Lot 1 in Block 1 of aforesaid Sherman Landing, Phase 1;

Thence South 74°21'02" East, continuing across said 71.5452 acre tract, with the southerly line of said Lot 1 (Sherman Landing), a distance of 250.49 feet to an "X" cut in concrete found for the eastern-most northeast corner of the herein described tract of land, common to the southeast corner of said Lot 1 (Sherman Landing), and on the westerly right-of-way line of U.S. Highway No. 75;
Thence in a southwesterly direction, continuing across said 71.5452 acre tract, with the westerly right-of-way line of said U.S. Highway No. 75, the following 6 courses:

1. South 20°41'15" West, a distance of 187.62 feet to a found concrete monument;
2. South 29°42'52" West a distance of 600.19 feet to a found concrete monument;
3. South 43°39'31" West a distance of 207.42 feet to a found concrete monument;

4. South 28°16'56" West a distance of 100.00 feet to a found concrete monument;
5. South 26°22'23" West a distance of 150.08 feet to a found concrete monument;
6. South 28°16'56" West a distance of 127.22 feet to a 1/2" steel rod found for the southeast corner of the herein described tract of land, common to the northeast corner of a called 5.492 acre tract of land described in the deed to Lester Gennings Terrell, recorded in Volume 3463, Page 209, said Official Public Records, and on the southerly line of said 71.5452 acre tract;

Thence North 89°02'26" West, with the southerly line of said 71.5452 acre tract, and with the northerly line of said 5.492 acre tract,, a distance of 298.50 feet to a point;
Thence North 27°40'23" East, a distance of 670.28 feet to a point;
Thence North 46°20'29" West, a distance of 349.59 feet to a point;
Thence North 88°46'32" West, a distance of 594.72 feet to a point in the the westerly line of said 71.5452 acre tract;
Thence North 01°13'22" East with the westerly line of said 71.5452 acre tract , a distance of 706.05 feet to the Point of Beginning and containing 25.704 acres of land.

And that tract of land described as Detention Pond Tract, Sherman Landing, Phase 1, an addition to the City of Sherman, Texas as recorded in Insturment Number 2017-3276, P.R.G.C.T. containing 1.397 acres of land.

MF-30 (VARIANCE TO 36)
Legal Description

Situated in the County of Grayson, State of Texas, being a part of W. S. Thurman Survey, Abstract No. 1265, and in A. C. Smith Survey, Abstract No. 1561, and being the remaining portion of a called 71.5452 acre tract recorded in Volume 1335, Page 41, Deed Records, Grayson County, Texas, (Probate to Stanley Blythe, et al, Volume 539, Page 133), and being described by metes and bounds as follows:

Beginning at a 1/2” steel rod found the southwest corner of said 71.5452 acre tract, common to the northwest corner of a called 9.21 acre tract of land described in the deed to Lester Gewnnings Terrell, recorded in Volume 2666, Page 159, said Official Public Records, and on the easterly line of a called 64.23 acre tract of land described in the deed to Lester Gennings Terrell, recorded in Volume 3874, Page 636, said Official Public Records;

Thence North 01°13'22" East with the westerly line of said 71.5452 acre tract, and with the easterly line of said 64.23 acre tract, a distance of 838.57 feet to a point;

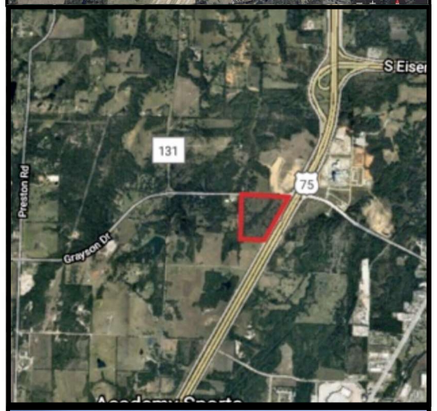
Thence South 88°46'32" East, a distance of 594.72 feet to a point;

Thence South 46°20'29" East, a distance of 349.59 feet to a point;

Thence South 27°40'23" West, a distance of 670.28 feet to a point in the southerly line of said 71.5452 acre tract, and in the northerly line of a called 5.492 acre tract of land described in the deed to Lester Gennings Terrell, recorded in Volume 3463, Page 209, said Official Public Records

Thence North 89°02'26" West with the southerly line of said 71.5452 acre tract, and with the northerly line of said 5.492 acre tract, and with the northerly line of a called 9.21 acre tract of land described in the deed to Lester Gewnnings Terrell, recorded in Volume 2666, Page 159, said Official Public Records , a distance of 554.17 feet to the Point of Beginning and containing 13.627 acres of land.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 1006300



Proposed Mixed-Use
Planned Development

- Commercial
- Retail
- Office
- Medical
- Restaurant
- Hotel
- Multifamily/ BTR Town-home

1 SITE PLAN
SCALE 1"=80'-0"
0 20 40 100 200 500

CONCEPT ONLY

WAYPOINT LAND AND CAPITAL

BLYTHE PARK

SHERMAN, TX

WAYPOINT LAND & CAPITAL

ISSUED FOR
SITE PLANNING
REVIEW ONLY
01-30-2024
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

AMP MORRISE PARTNERS CONSTRUCTION

PROJECT #
24000

DATE
01-30-2024

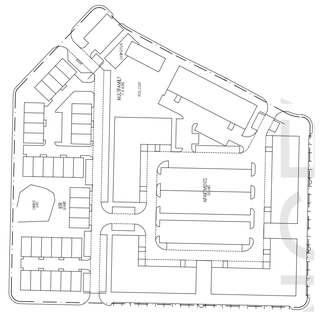
SHEET NO.
A.101
SITE PLAN

1 BLDG ELEVATION - NORTH
SCALE 1/8"=1'-0"

0 1 2 5 10 20

2 BLDG ELEVATION
SCALE 1/8"=1'-0"

0 1 2 5 10 20



DATE 01-30-2024

PROJECT # 24000

MIDRISE PARTNERS CONSTRUCTION

REVISIONS

ISSUED FOR
SITE PLANNING
REVIEW ONLY
01-30-2024
NOT RELEASED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

BLYTHE PARK
SHERMAN, TX
WAYPOINT LAND & CAPITAL

WAYPOINT LAND AND CAPITAL

PROJECT # 19019

SHEET # A.400

BLDG ELEVATIONS

Landscape Notes

Sec. 14.04.006 Residential and Commercial Landscaping Requirements

(2) Commercial Tree and Landscaping.

(a) All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.

(b) Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Grasses and ground cover alone shall not constitute adequate landscaping.

(c) Definitions. Refer to Subsection (3) below for the approved list of trees to choose from for planting. (d) Visibility at intersections. On a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in Section 14.04.004(2)(a).

(3) Approved Tree List.

1 SITE PLAN
SCALE 1"=80'-0"

0 20 40 100 200 500

ARCHITECTS
United Design Architects
4345 LINDBERGH DRIVE
ADDISON, TX 75001
214-662-8093
www.studiouDA.com

BLYTH PARK
SHERMAN, TEXAS
WAYPOINT LAND & CAPITOL

ISSUED FOR
SITE PLANNING
REVIEW ONLY
03-05-2024
NOT TO BE USED FOR
REGULATORY APPROVAL,
PERMITTING, OR
CONSTRUCTION

REVISIONS

PROJECT #
24000

DATE
03-05-2024

SHEET NO.
L.101
SITE PLAN

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Marlow, Lauren

From: Planning
To: Chay LeUnes
Subject: RE: Planning and Zoning Commission Hearing April 16, 2024 - 7000 Block FM691 and the 4000 Block N. Hwy 75

From: Chay LeUnes
Sent: Monday, April 8, 2024 1:02 PM
To: Planning **Subject:** Planning and Zoning Commission Hearing April 16, 2024 - 7000 Block FM691 and the 4000 Block N. Hwy 75

Dear Commissioners:

On behalf of the owners of the above-referenced property, we support the zoning change for Waypoint Land & Capital and Nathan McCartney to develop the property, after closing.

As stated in the Master Application, we request that the zoning change be conditioned on a successful closing and we request no change in land use designation until after the closing occurs.

One of us will attend the hearing but we wanted to also put these thoughts in writing as well. Thank you in advance for your consideration.

Sincerely,

Christopher Chay LeUnes - Owner
Stanley Blythe - Owner

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

5444 TEXOMA PARKWAY (Project No. 24-001014)

The request of Nathan Gill (Owner), Will Knobler (Representative) and Underwood Drafting & Surveying, LLC (Surveyor) concerning the property located at 5444 Texoma Parkway being Lot 3 of Barnes/Kirkpatrick Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels in a C-2 (General Commercial) District.

Background:

The property is located at 5444 Texoma Parkway between Fallon Drive and De Soto. The owner is requesting a Specific Use Permit to allow a Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels in a C-2 (General Commercial) District.

Origination:

Nathan Gill (Owner)
Will Knobler (Representative)
Underwood Drafting & Surveying, LLC (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. Site Plan
7. Building Layout
8. Floor Plan
9. Elevations
10. Building Photos
11. Outdoor Kennel Photo
12. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5444 TEXOMA PKWY

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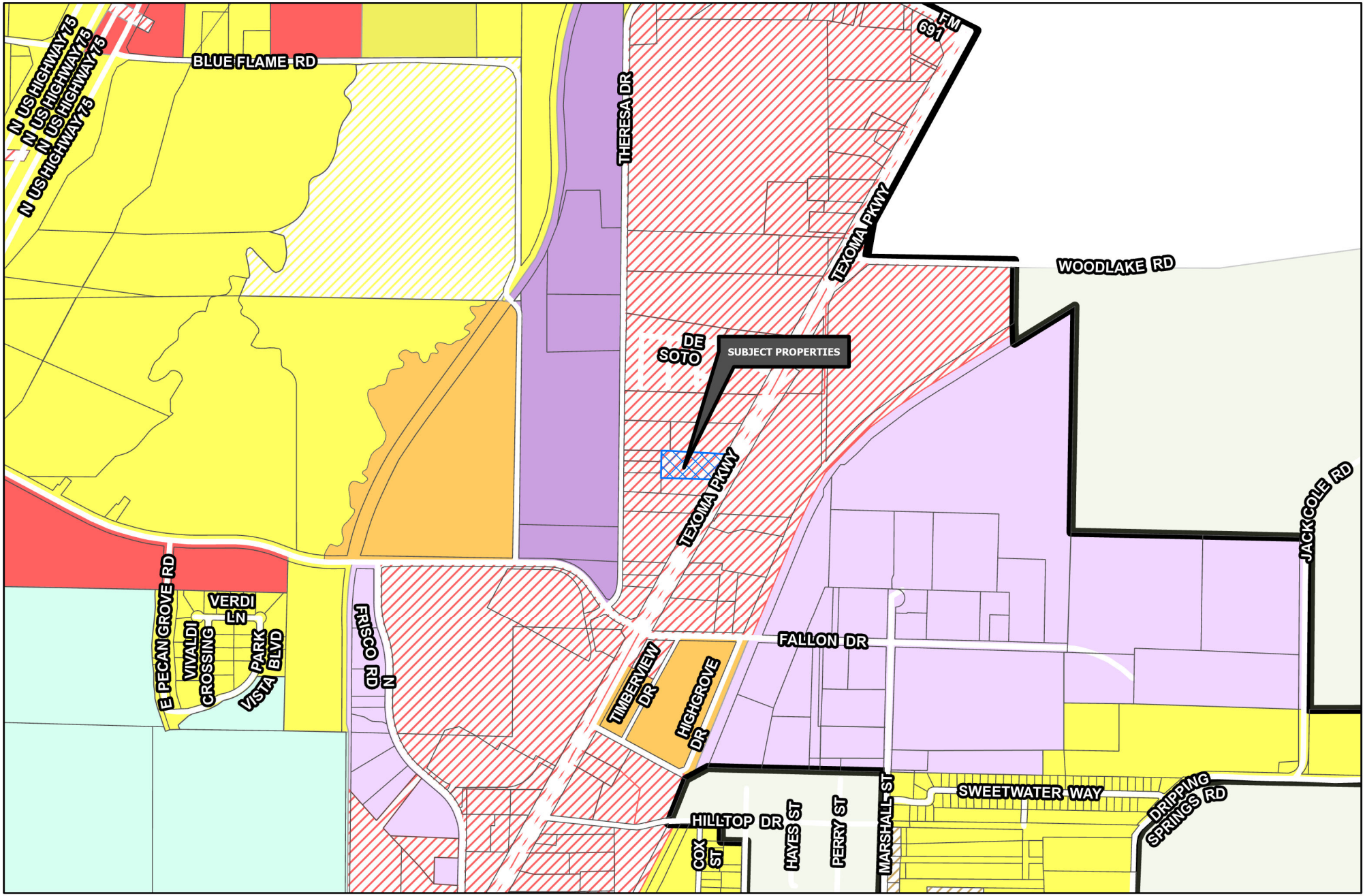
Date: 3/27/2024 3:10 PM



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
5444 TEXOMA PKWY

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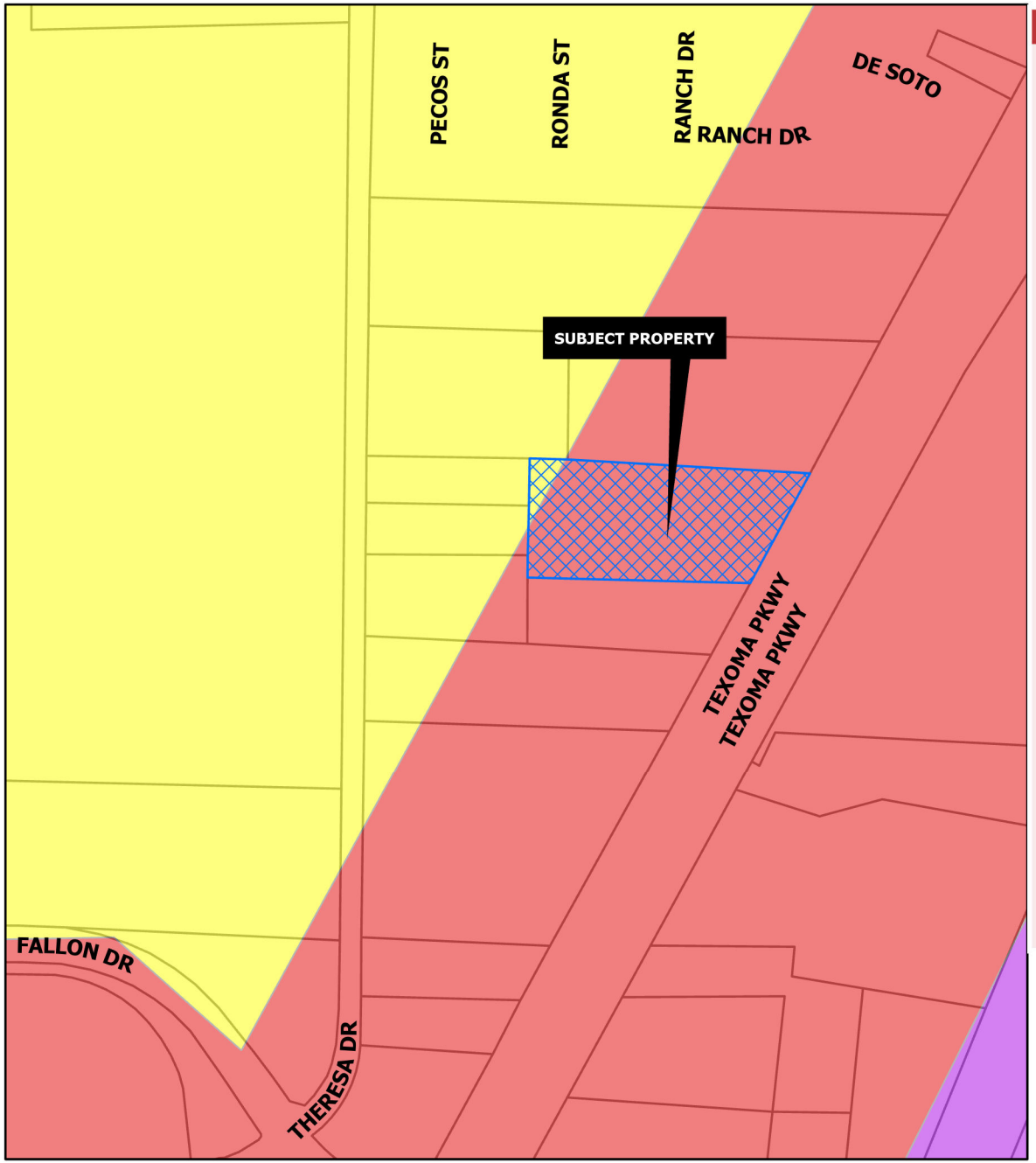
Date: 1/27/2023 1:18 PM



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."

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
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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
5444 TEXOMA PKWY

N
W E
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Date: 3/27/2023 1:27 PM

Marlow, Lauren

From: Planning
To: Nathan Gill
Subject: RE: The Ruff Hotail's Sign photos

From: Nathan Gill
Sent: Sunday, March 31, 2024 9:26 PM
To: Planning
Subject: The Ruff Hotail's Sign photos

Sent from my iPhone

The Ruff Hotail's Project Narrative

We are a Doggy Daycare, Boarding, And Grooming facility in Sherman, TX. We looking to expand into 5448 Texoma Parkway in addition to our 5444 Texoma Parkway Unit. This expansion would allow us to increase the number and size of our indoor play rooms for our clients who use our doggy daycare and boarding services. It would also allow us to have a larger room specifically for grooming as well. It would also allow us to set up more larger kennels in our existing unit to increase the number of boarders we can comfortably house during peak times. In doing this, our clients could spend more time out playing throughout their time in our care. It would also help the dog owners with a smoother drop off and pick up process and extended hours.

The goal of this project is to allow us to be able to be able to service more of the Grayson County Dog Owners. With the additional space. It would increase the number of dogs we could accept in doggy daycare and the number of dogs that can board with us. For this to happen, the additional room mostly will be allotted to six additional playrooms. Throughout the day, all of our daycares and boarding dogs are out in our supervised playrooms making friends and having a great time. We have individual play rooms for just a single family for those who don't do well in a social environment. Our current max boarding is about 40 depending on size of dogs and for daycare is about 10. We only run this at peak times. With the addition, it would increase that to 65 for boarding and 25 for Daycare. As Sherman and outlying cities continue to grow with the other future developments coming into the area, the need for Dog care will continue to increase with it. We are aiming to be able to help ease the citizens worries when traveling or being gone most of the day. We are looking to have the new space up and rolling by the beginning of summer.

Looking at the floor plan, there would be an additional two outdoor potty yards. The yards are attached to the back of the unit and would be either six-foot privacy fenced. It would be on top of current parking spots with gravel brought in and artificial turf installed on top of it. The gravel provides proper drainage to the main drain behind the building. The turf simulates the same feeling for the dogs as grass outside. Our potty yards are sprayed with water to make sure all dog remanence is in the drain. As well as Fecal matter is picked up after dog has left the yard. Our yards are also sanitized with a chemical called Kennelsol that kills dog diseases like Kennel Cough, Rabies, Fleas, and others. We would also want to build a stand-alone Awning behind the unit to ensure even on rainy days, Dogs and Employees are staying dry and are able to take care of business.

Inside the Unit, the reception and retail would be moved to this unit since daycare and grooming enter and exit in the same day and this unit would be used for this purpose, it is much smoother for drop offs and pick-ups. We would also be able to have a few holding kennels for multiple drop-offs at the same time for quickest drop offs and pick-ups for our clients. We would also be able to double the size of room dedicated to retail

Behind the Reception room would be our grooming areas. This would allow our bathers and groomer to have their own space free from distractions for the other dogs. With the ability to fit more grooming tables, we could service more dogs at the same time.

The main room would be completely dedicated to more larger play areas for dogs to be able to stretch their legs and have a great time while in our care. We have ramps, stairs, ball pits, and other fun actives for these play rooms. Our playrooms are cleaned and sanitized daily.

Lastly, with the additional window and roof space, we will be able to put up a proper business sign for our customers to be able to find us easier.

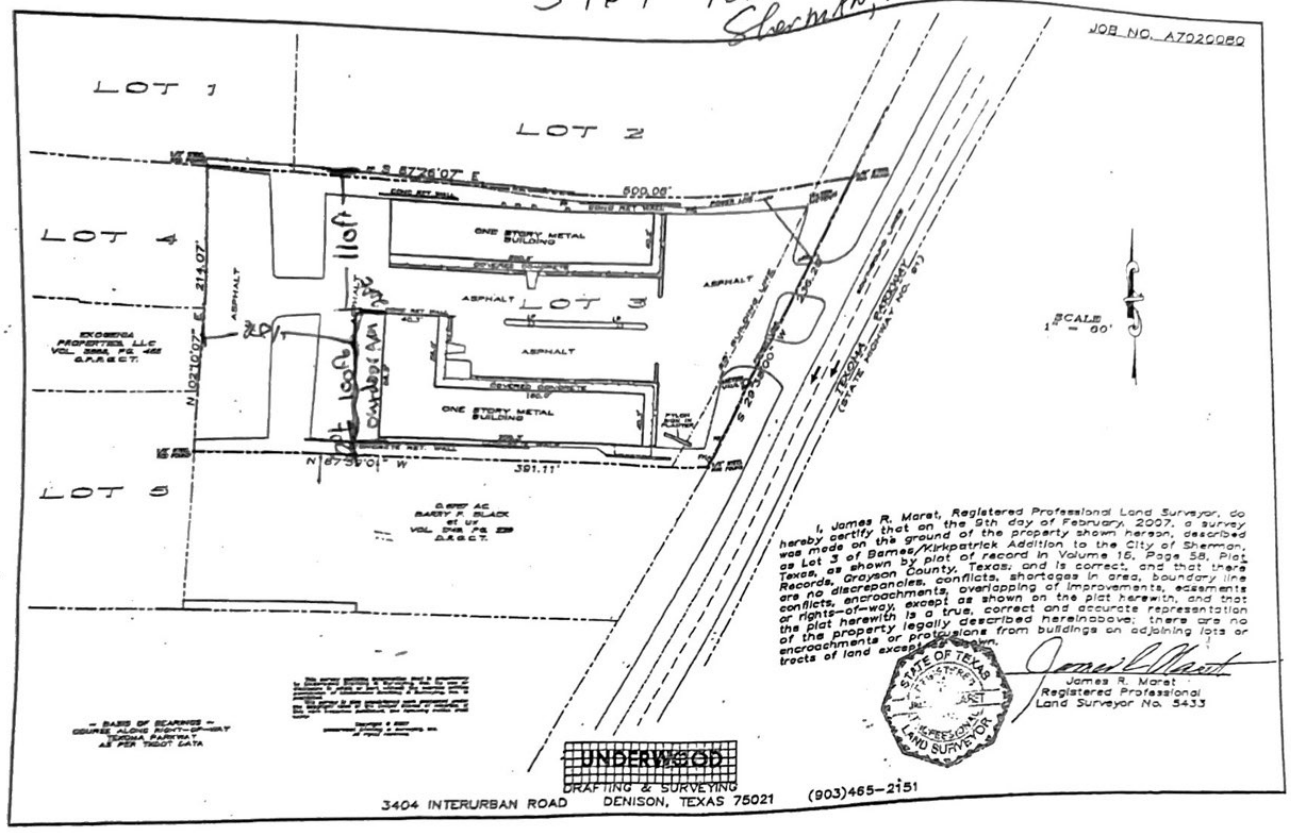
The other businesses around us are mostly manufacturing type business. Noise isn't an issue as there is always heavy machinery and other things are running behind this property throughout the business day. There is not a residential area very close to our facility that would be within earshot for the noises the dogs do make.

This hopefully is just the beginning to what all we can bring to the Grayson County Community. We will have the ability to offer other services like training, mobile grooming, pet sitting, pet walking and other like services in the future as we continue to grow.

This addition would be very beneficial to our ability to better serve the community. Our top priority is customer and dog satisfaction. The additional room and what we can do with it highly increases both of these things.

Site Plan

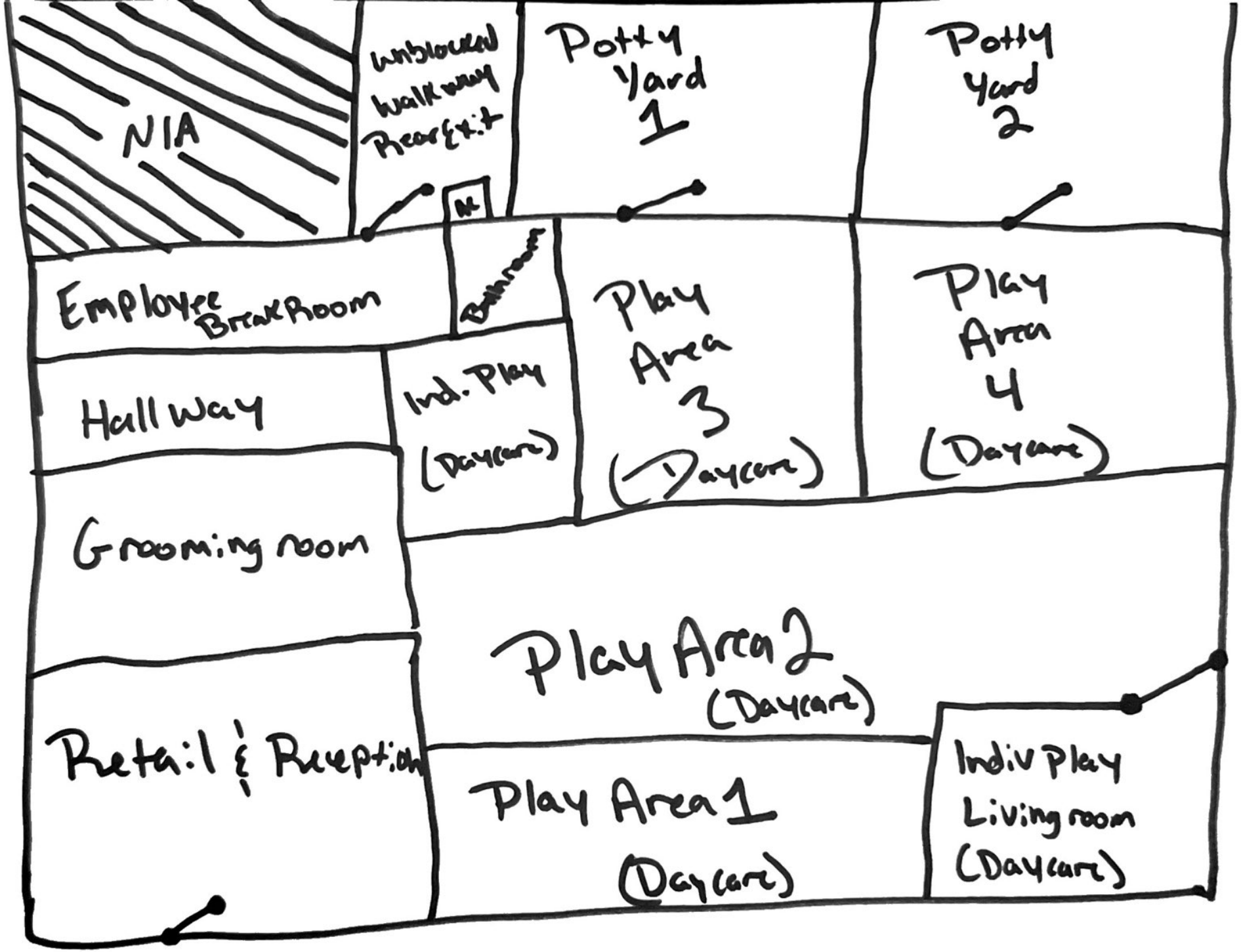
Survey
5464 Texoma Pkwy
Sherman, Tx 75090



From outdoor Area to back of Lot's
125ft.

From Left Side of outdoor area to Edge of Lot's 22ft
From Right Side of outdoor area to Edge of Lot's 110ft

PY1
PY2
5444 Texoma Parkway
5448 Texoma Parkway
Business Sign
Snelling Personnel Services


NIA
Unblocked walkway Rear Exit
Potty Yard 1
Potty Yard 2
Employee Break Room
Bathroom
Play Area 3 (Daycare)
Play Area 4 (Daycare)
Hall way
Ind. Play (Daycare)
Grooming room
Play Area 2 (Daycare)
Retail & Reception
Play Area 1 (Daycare)
Indiv Play Living room (Daycare)

Site Plan

5444
Facility Hours

EXIT

EXIT

Berman
Solid Waste & Recycling

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024

Sent via Email

Will Knobler
4308 North Central Expressway
Dallas, TX 75205

Nathan Gill
2616 Brookhollow Street
Denison, TX 75020

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Veterinarian, animal hospital, pound or shelter, indoor or outdoor kennels in a C-2 (General Commercial) District located at 5444 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 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. 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)*
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact 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 Chief
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. 22.

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

401 SOUTH SAM RAYBURN FREEWAY (Project No. 24-001015)

The request of Haresh Surti (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 2.11 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being Lot 2 in Block 1 of Travelers Inn Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District.
B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District.

Background:

The property is located at 401 South Sam Rayburn Freeway between West Cherry Street and West Center Street. The owner is requesting a Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District and a Specific Use Permit to allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District.

The following has been approved for this location:

- 2/13/1990 – Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- 1/12/1993 – Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- 4/8/2003 - Specific Use Permit to allow a private club in C-2 (General Commercial) District
- 5/18/2004 - Specific Use Permit to allow a private club in C-2 (General Commercial) District
- 5/19/2009 - Specific Use Permit to allow a private club (sports bar) in C-2 (General Commercial) District

Origination:

Haresh Surti (Owner)
Sartin & Associates, Inc. (Surveyor)

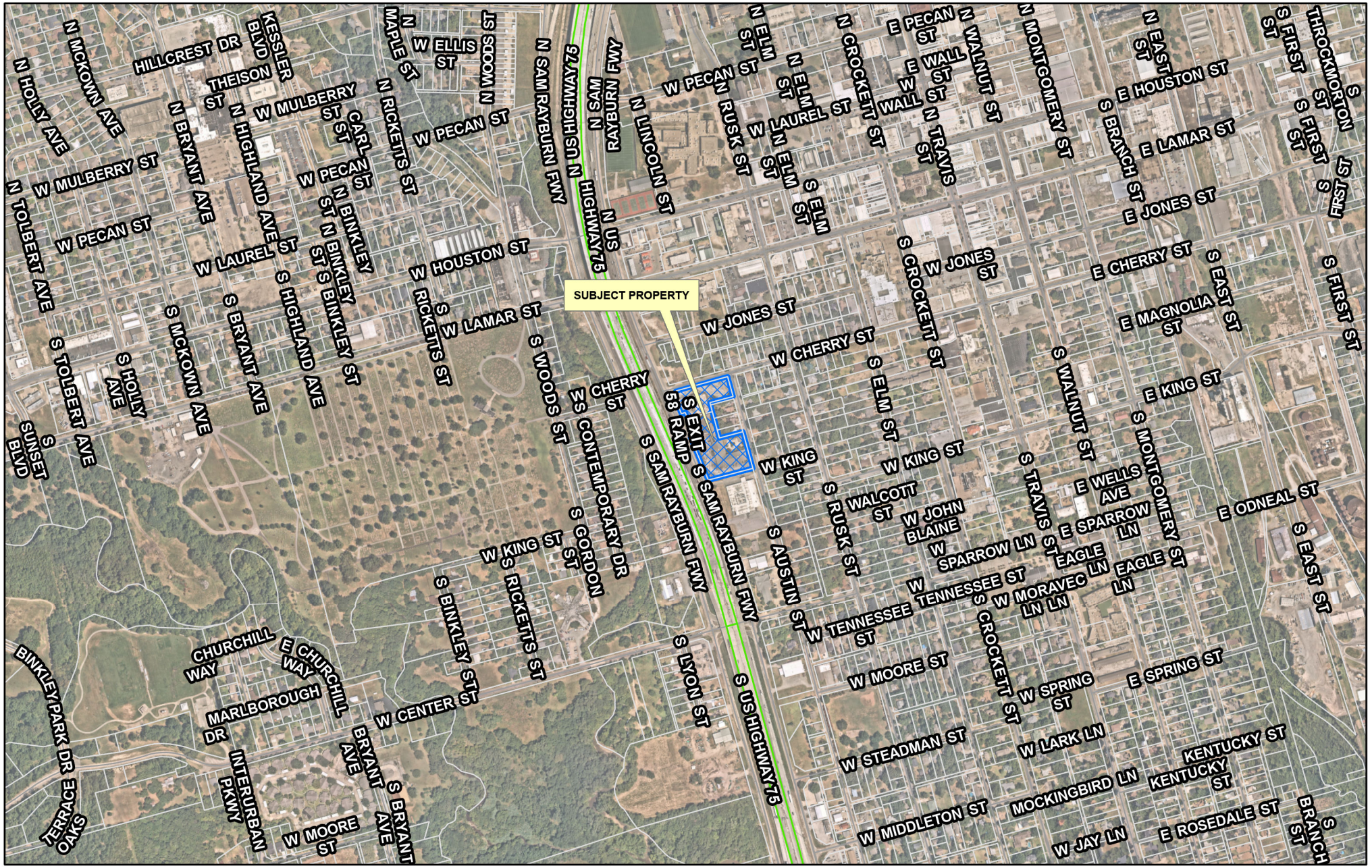
Staff Recommendation:

Staff recommends that P&Z table this item to allow the applicant to provide a detailed site plan with building elevations and an improvement survey.

Attachments:

1. Location Map

2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Survey
7. Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
401 S SAM RAYBURN FWY

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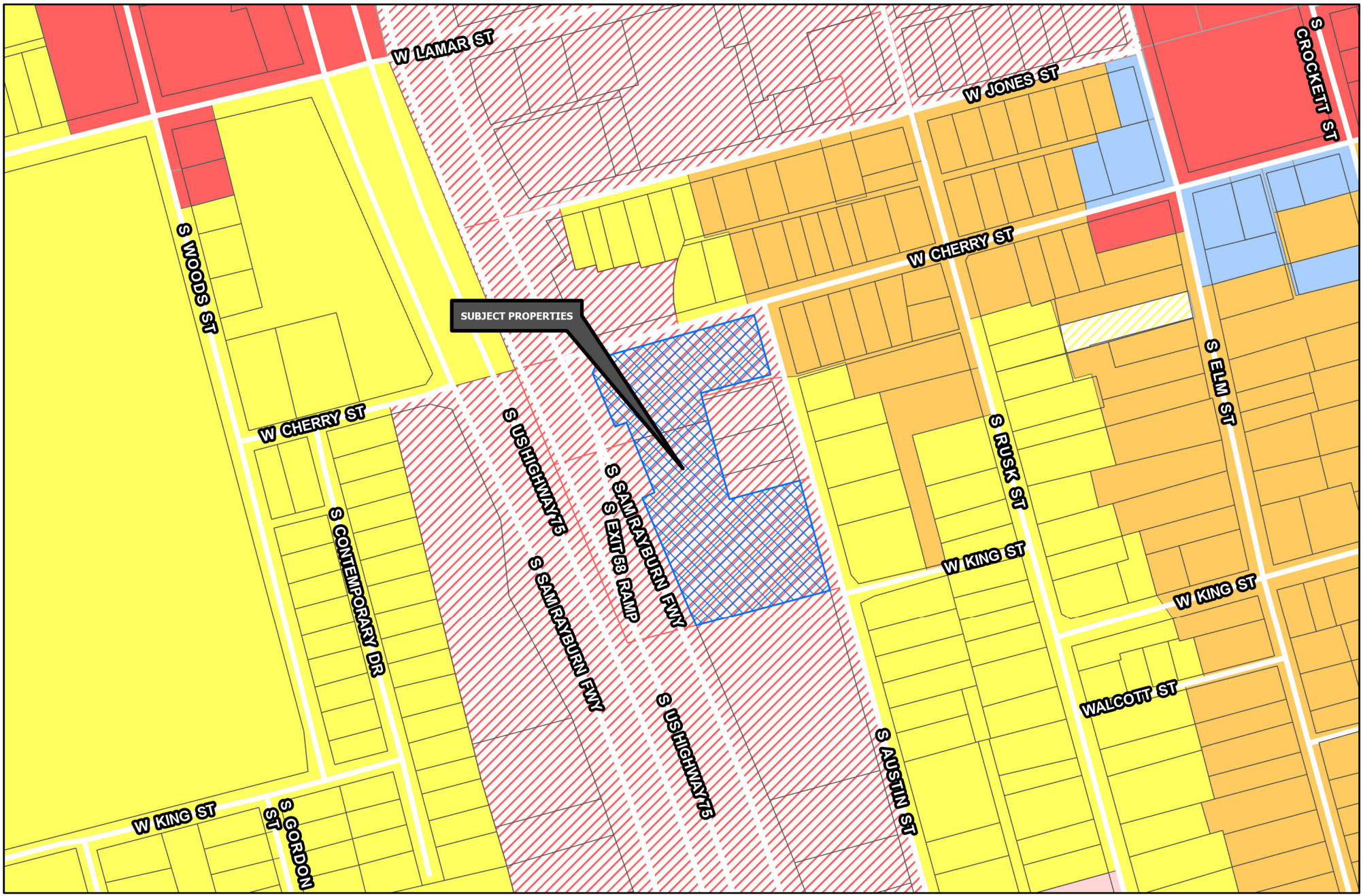

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
401 S SAM RAYBURN FWY

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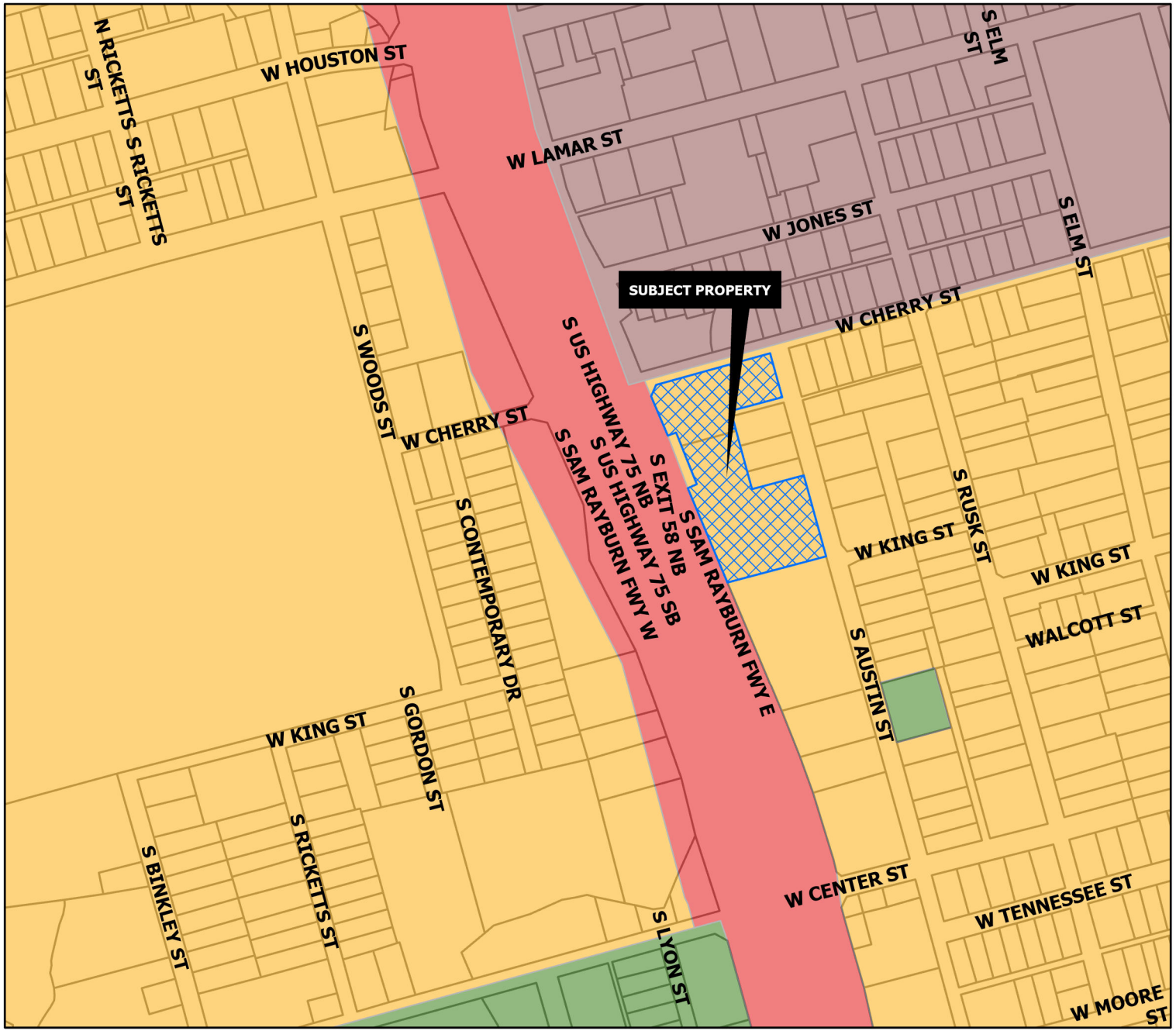
Date: 1/27/2021 10:19:04 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
401 S SAM RAYBURN FWY

N
W E
S

Date: 3/27/2024 3:12 PM

Marlow, Lauren

From: Planning
To: Shawn Smith; Planning
Subject: RE: Traveler's Inn - Sherman

From: Shawn Smith
Sent: Tuesday, April 2, 2024 11:22 AM

Subject:

Sent from my iPhone

Relianse Xtra LLC purchased Sherman based property "Traveler's Inn", Motel located at 401 South Sam Rayburn Freeway, Sherman, Texas 75090.

Update property to current code, rebrand to GO2 By Relianse

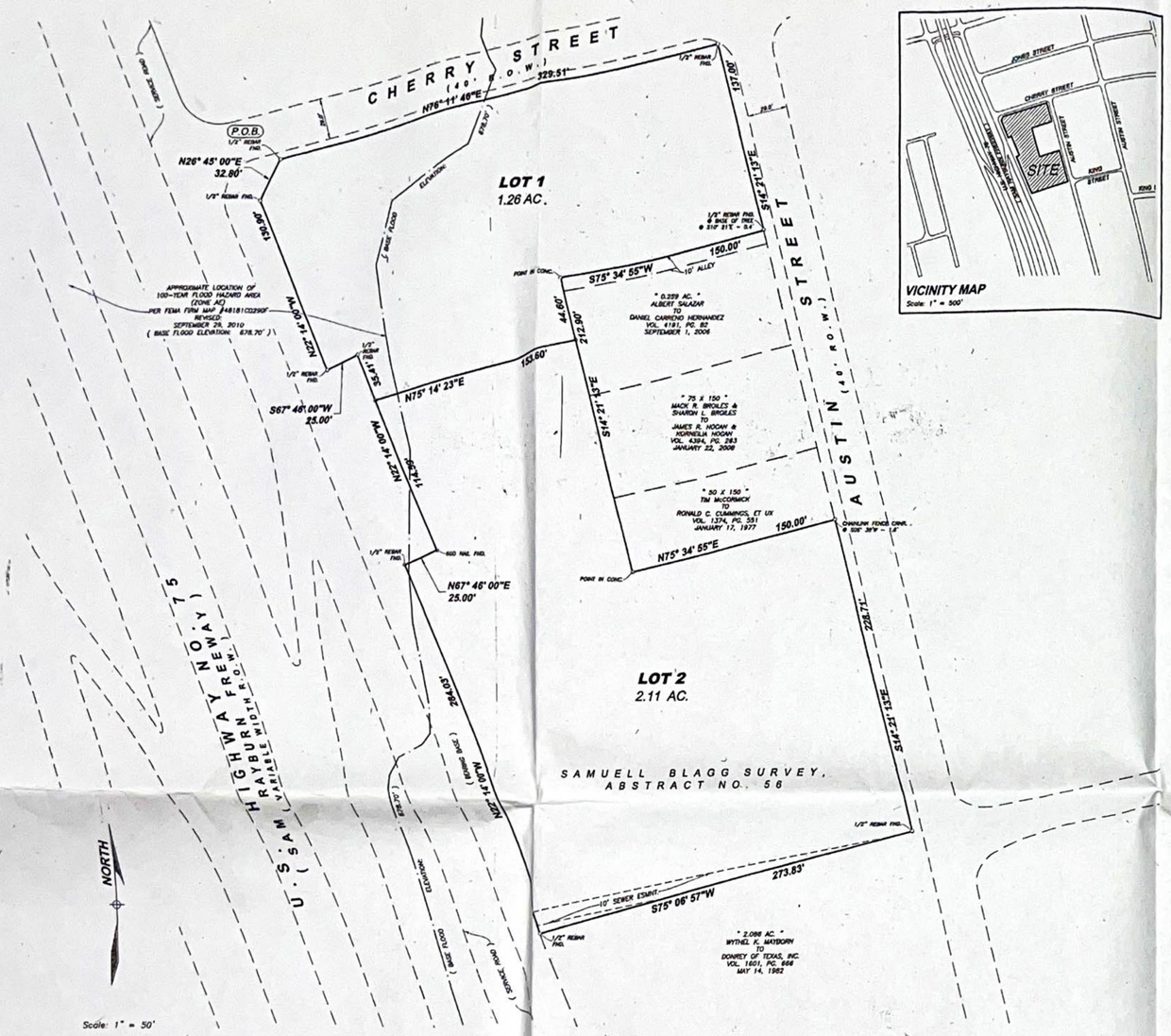
This in a nightly motel brand, not extended. Stays not to exceed 8 days maximum. Keeping the interior and exterior guest to keep the good feel for our guest. This brand is to keep the area clean from homeless; drug addiction; and prostitution. Intent for business travelers and Families.

Exterior would be updating parking lot, restriping, relocating the trash to the rear of the property, repainting all exterior of the building, doors, replace windows where needed. Parking lighting through out the property.

Pool area renovated to code, and landscaping throughout.

Being the property was separated from the corner lot, a separate entrance may be considered for people exiting the freeway.

Interior of rooms, replace with fresh case goods, remove carpet, for laminate flooring, fresh texture on walls, (changes are more replace item for likable item, new version. Interior Hallways will replace carpets and textured walls, Lobby will be brought to current as well, new flooring, textured walls, Lighting, replacing entry doors.



FINAL PLAT
OF
TRAVELERS INN ADDITION
TO
THE CITY OF SHERMAN, TEXAS

BEING 3.37 ACRES OUT OF THE

SAMUELL BLAGG SURVEY ABST. NO. 56

A REPLAT OF LOTS SEVEN (7), EIGHT (8), AND NINE (9) OF BLOCK ONE (1) OF McBRIDE'S ADDITION

Grayson_ 163428

FIELD NOTES

SITUATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING THE SAME 3.37 ACRE TRACT CONVEYED BY SCJAL CORPORATION TO J. R. PATEL, ET UX BY DEED DATED JULY 23, 2002, RECORDED IN VOLUME 3285, PAGE 850, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAID 3.37 ACRE TRACT ENCOMPASSES LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK ONE (1) OF MCBRIDES ADDITION TO THE CITY OF SHERMAN, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 125, PAGE 53, DEED RECORDS, GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT;

BEGINNING AT FOUND ½ INCH REBAR MAINTAINING THE NORTHERLY NORTHWEST CORNER OF SAID 3.37 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 75, (ALSO KNOWN AS SAM RAYBURN FREEWAY.) WITH THE SOUTH LINE OF CHERRY STREET;

THENCE NORTH 76 DEG. 11 MIN. 46 SEC. EAST, WITH THE SOUTH LINE OF SAID CHERRY STREET, A DISTANCE OF 329.51 FEET TO A FOUND ½ INCH REBAR AT THE INTERSECTION OF THE SOUTH LINE OF SAID CHERRY STREET WITH THE WEST LINE OF AUSTIN STREET;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID AUSTIN STREET, A DISTANCE OF 137.00 FEET TO THE NORTHEAST CORNER OF AN 0.259 ACRE TRACT CONVEYED BY ALBERT SALAZAR TO DANIEL CARREVIO HERNANDEZ BY DEED DATED SEPTEMBER 1, 2006, RECORDED IN VOLUME 4191, PAGE 82, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, FROM WHICH A FOUND ½ INCH REBAR AT THE BASE OF A TREE MAINTAINING BEARS SOUTH 10 DEG. 21 MIN. EAST, 0.4 FEET

THENCE SOUTH 75 DEG. 34 MIN. 55 SEC. WEST, WITH THE NORTH LINE OF SAID 0.259 ACRE TRACT, A DISTANCE OF 150.00 FEET ITS NORTHWEST CORNER IN CONCRETE;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID 0.259 ACRE TRACT, PASSING ITS SOUTHWEST CORNER, THE NORTHWEST CORNER OF A 75 X 150 FOOT TRACT CONVEYED BY MACK R. BROILES AND SHARON L. BROILES TO JAMES E. HOGAN AND KORNELIA HOGAN BY DEED DATED JANUARY 22, 2008, RECORDED IN VOLUME 4394, PAGE 263, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND CONTINUING WITH THE WEST LINE OF SAID 75 X 150 FOOT TRACT, PASSING ITS SOUTHWEST CORNER, THE NORTHWEST CORNER OF A 50 X 150 FOOT TRACT CONVEYED BY TIM MCCORMICK TO RONALD C. CUMMINGS, ET UX BY DEED DATED JANUARY 17, 1977, RECORDED IN VOLUME 1374, PAGE 551, DEED RECORDS, GRAYSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 212.90 FEET TO THE SOUTHWEST CORNER OF SAID 50 X 150 FOOT TRACT;

THENCE NORTH 75 DEG. 34 MIN. 55 SEC. EAST, WITH THE SOUTH LINE OF SAID 50 X 150 FOOT TRACT, A DISTANCE OF 150.00 FEET TO ITS SOUTHEAST CORNER ON THE WEST LINE OF SAID AUSTIN STREET FROM WHICH A CHAIN LINK FENCE CORNER POST BEARS SOUTH 04 DEG. 52 MIN. 18 SEC. WEST, 1.8 FEET;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID AUSTIN STREET, A DISTANCE OF 228.71 FEET TO A FOUND ½ INCH REBAR MAINTAINING THE NORTHEAST CORNER OF A 2.086 ACRE TRACT CONVEYED BY WYTHEL K. MAYBORN TO DONREY OF TEXAS, INC. BY OUTCLAIM DEED AND ASSIGNMENT DATED MAY 12, 1982, RECORDED IN VOLUME 1601, PAGE 666, DEED RECORDS, GRAYSON COUNTY, TEXAS;

THENCE SOUTH 75 DEG. 06 MIN. 57 SEC. WEST, WITH THE NORTH LINE OF SAID 2.086 ACRE TRACT, A DISTANCE OF 273.83 FEET TO A FOUND ½ INCH REBAR MAINTAINING ITS NORTHWEST CORNER, ON THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 75;

THENCE IN A NORTHERLY DIRECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 75, THE FOLLOWING CALLS AND DISTANCES:

NORTH 22 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 284.03 FEET TO A FOUND ½ INCH REBAR;
NORTH 67 DEG. 46 MIN. 00 SEC. EAST, A DISTANCE OF 25.00 FEET TO A FOUND SPIKE NAIL;
NORTH 22 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 150.00 FEET TO A FOUND ½ INCH REBAR;
SOUTH 67 DEG. 46 MIN. 00 SEC. WEST, A DISTANCE OF 25.00 FEET TO A FOUND ½ INCH REBAR;
NORTH 22 DEG. 14 MIN. 00 SEC. WEST, 130.90 A DISTANCE OF FEET TO A FOUND ½ INCH REBAR;
NORTH 26 DEG. 45 MIN. 00 SEC. EAST, A DISTANCE OF 32.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.37 ACRES OF LAND MORE OR LESS.

I, MARSHALL SARTIN, REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS

MARSHALL SARTIN, R.P.L.S. # 3694 DATE:

THAT, J.R. PATEL, OWNER AND DEVELOPER OF TRAVELERS INN, TO THE CITY OF SHERMAN, TEXAS, DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

J.R. PATEL, DATE:

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

APPROVED THIS_____DAY OF_____, 2015 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN

SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ON THIS_____DAY OF_____, 2015

MAYOR, CITY OF SHERMAN

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of TRAVELERS INN ADDITION to the City of Sherman, was submitted to the City Council on the_____ day of_____, 2015 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESS MY HAND THIS_____DAY OF_____, 2015

CITY CLERK, City of Sherman, Texas

OWNER / DEVELOPER:

J. R. PATEL

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
109 S. Travis, • P.O. Box 843 • Sherman, Texas 75091-1843
PH. 903-892-8003 • FAX 903-892-2970 • EMAIL msartin@gcecisp.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 9, 2024 Sent via Email

Haresh Surti
P.O. Box 3104
McKinney, TX 75070

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District located at 401 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 16, 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. Permanent residents are not permitted. Any hotel guest may not stay longer than 30 days.
6. An Improvement Survey must be provided for existing structures, including setbacks of existing structures.
7. A complete set of elevation plans and schedule of materials used on every freestanding building shall be submitted to the planning and zoning commission *(Sec.14.03.003(d)(2))*
8. Site Plan Requirements shall be adhered to for all proposed external changes. *(14.06.004(b))*
    a. The location and arrangement of buildings on the subject property.
    b. Building setbacks and yards.
    c. Landscaping and/or walls and fences for screening purposes.
    d. Off-street parking and loading areas and design of ingress and egress to and from abutting streets.
    e. The location of screened trash receptors.
    f. Fire lanes.
9. The property must be properly maintained in a state of good repair and neat appearance.
10. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
11. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
12. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may

be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*

13. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
14. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

15. 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)*

Fire Services

16. Narrative requests to "update property to current code."
    * Automatic fire alarm system
    * Automatic sprinkler system
    * Emergency lighting

    Items to correct from previous inspections
    * Approved fire lane striping
    * Repair holes in walls and ceiling
    * Many electrical violations
    * Extension cords used as permanent wiring

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

Solid Waste Services

17. Provide a Site Plan showing where the Dumpster shall be relocated.
18. All refuse areas shall be screened. Enclosures shall be constructed of masonry or similar durable material *(Sec. 14.04.004(d)(4))*

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

If additional information or clarification is needed, do not hesitate to contact 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 Chief
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. 23.

Meeting Date: 4/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

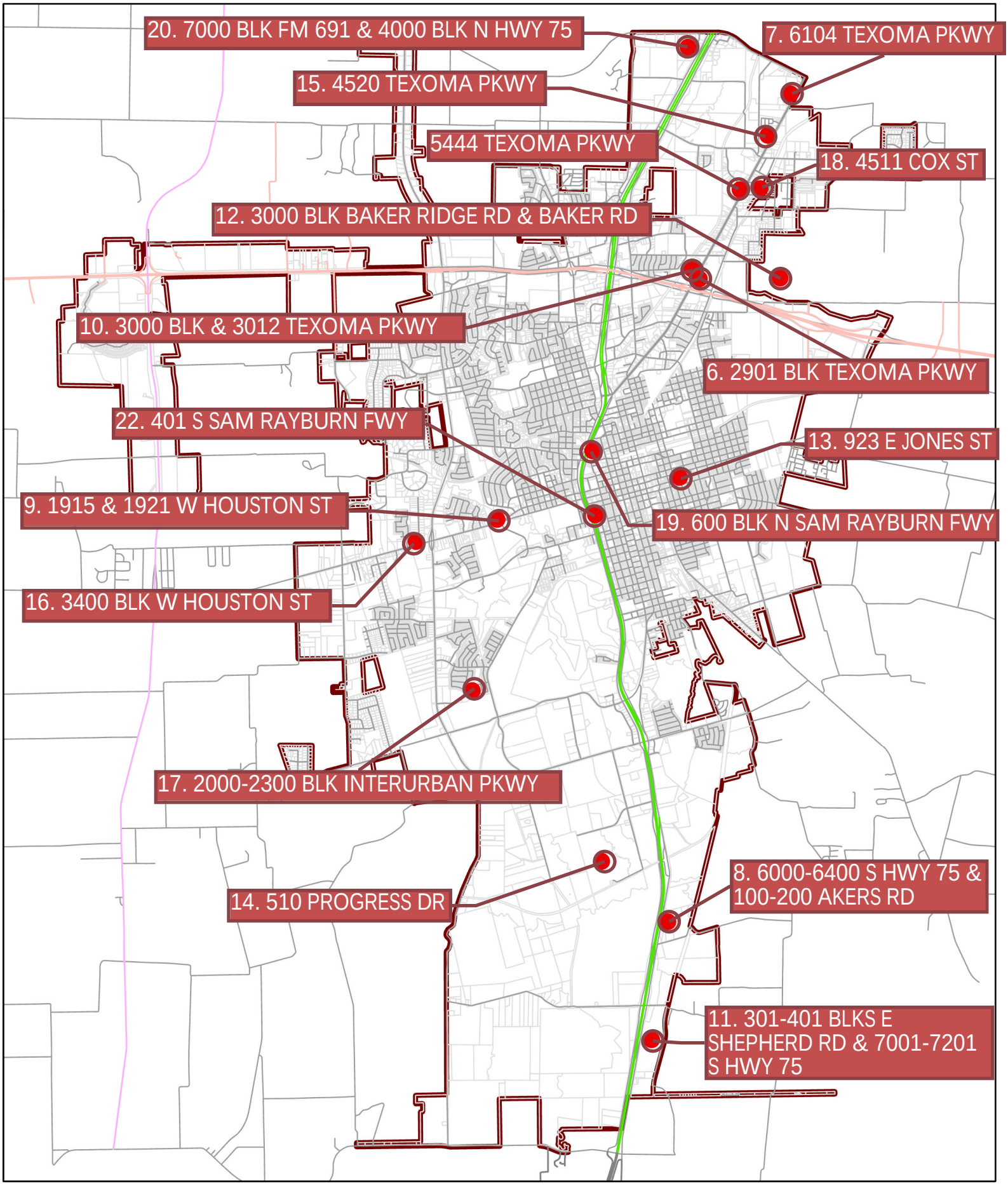
Requested Action/Proposed Use:
Overall Location Map

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
4/16/2024

N
W E
S

Date: 4/11/2024 11:30 AM