AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 18, 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 MAY 21, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

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

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

6. * 3806 NORTH LOY LAKE ROAD (PROJECT NO.24-002136)

The request of TICO Investments (Owner), Roderick Tatchio (Architect/Representative) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 3806 North Loy Lake Road, being Lot 8R, Block C, Replat of Lots One and Eight, Block C of the amended Replat of Block C of Sherman Commons Addition, currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan of Nobilitea Drink Facility.

7. * 2100 POST OAK CROSSING (PROJECT NO. 24-002116)

The request of Heritage Montessori Academy (Owner), Dnyanada Nevgi, SRC Land Building Real Estate, LLC (Representative), Omega Design LLC (Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2100 Post Oak Crossing, being Lot 2, Post Oak Crossing Replat, currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pinnacle Montessori Sherman.

8. * 800 BLOCK NORTH MONTGOMERY STREET (PROJECT NO. 24-002464)

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located at 800 North Montgomery Street, consisting of 0.172 acres being in the J.B. McAnair Survey, Abstract No. 763, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission
Final Plat of Montgomery Addition Lot 1, Block A

9. *** 700 BLOCK NORTH BRANCH STREET (PROJECT NO. 24-002465)**

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located in the 700 Block North Branch Street, consisting of 0.172 acres being the South one-half of Lot 2, Block 2, G.W. Bond's Supplement No. 2, currently zoned R-5 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Branch Addition Lot 1, Block A

10. *** 3071 EAST LAMAR STREET (PROJECT NO. 24-002467)**

The request of Michael and Mariette Lake (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3071 East Lamar Street, consisting of 12.305 acres being a part of Aaron Burleson Survey, Abstract No. 61 and being Lots 9 and 10 in Block 1 of Bethany Road Estates 2 located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Lake's E. Lamar Addition

11. *** 303 WEST STEADMAN STREET (PROJECT NO. 24-002468)**

The request of NRG Investments, LLC (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 303 West Steadman Street, consisting of 0.214 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being the East ½ of Lot 8, Block 7 of the B.H. Moore Heirs Addition, currently zoned R-4 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of NRC Addition.

12. *** 4511 COX STREET (PROJECT NO. 24-002471)**

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 4511 Cox Street consisting of 0.207 acres being a part of John Hendrix Survey, Abstract No. 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition, currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Contreras Addition.

13. *** 3400-4000 BLOCK WEST LAMBERTH ROAD (PROJECT NO. 24-002488)**

The request of Sherman Hickory Hill, LLC (Owner), Taylor Blanchard (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 3400-4000 Block West Lamberth Road consisting of 51.427 acres being in the Ralston W. Adams Survey, Abstract No. 18 and the William Thomas Survey, Abstract No. 1209 located in the Hickory Hill Planned Development, as follows:
Planning and Zoning Commission
Final Plat of Hickory Hill Subdivision.

14. *** 213 VOLUNTEER DRIVE (PROJECT NO. 24-002511)**

The request of Three Oaks Development and Construction Company (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 213 Volunteer Drive, consisting of 0.245 acres being a part of the Preston Kitchens Survey, Abstract No. 667 and being Lot 1 and Lot OS-2 in Block D of Three Oaks Addition, Section 2, currently zoned R-5 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Amber Addition

15. **1915 AND 1921 WEST HOUSTON STREET (PROJECT NO. 24-000103)**

TABLED FROM APRIL 16, 2024 AND MAY 21, 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:
Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 14.4' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission
B. 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.

16. 1822 SOUTH MONTGOMERY STREET (PROJECT NO. 24-001597)
TABLED FROM MAY 21, 2024
The request of Giovanni Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1822 South Montgomery Street, being Lot 6, Block 19, Supplemental Plat of Block 19 South Sherman known as South Side Addition, as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.02.007 to allow a 15' side setback on a corner lot along a minor arterial in lieu of the required 25'.

Planning and Zoning Commission

B. Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

17. 2518 NANTUCKET DRIVE (PROJECT NO. 24-002075)
The request of Daniel White (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2518 Nantucket being Lot 5, Block 5, Canyon Creek Addition, Section 2-B, and currently zoned R-6 (Single Family Residential) District, as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.04.002 to allow a 2' side setback in lieu of the required 5' for the proposed carport.
B. Public Hearing and Variance under Section 14.04.002 to allow a 3' setback from the main structure in lieu of the required 5' for the proposed carport.

18. 4118 SISTRUNK STREET (PROJECT NO. 24-002104)
The request of Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 4118 Sistrunk Street, being Lots 1 thru 5, Block 31, Hilltop Estates, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-6 (Single Family Residential) District to R-5 (Single-Family Residential) District.

19. 300-1200 BLOCKS WEST HIGHWAY 82 (PROJECT NO.24-002107)
The request AJH Enterprises, LTD (Owner), Land Link Realty, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 300-1200 Blocks West Highway 82, consisting of 133.157 acres being a part of the J.B. McAnair Survey, Abstract 763, as follows:
Planning and Zoning Commission
Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a R-6

(Single-Family Residential) District, MF-30 (Multi-Family Residential) District and R-5 (Single-Family Residential) District.

20. 800 BLOCK SOUTH HOLLY AVENUE (PROJECT NO. 24-002115)

The request of Veronica Munoz, Salient Group, LLC (Owner), Jonathan Hake, Cross Engineering (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 800 Block South Holly Avenue, being part of the Elizabeth Jones Survey, Abstract No. 625, containing 16.690 acres, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an MF-30 (Multi-Family Residential) District.

21. 1512 INTERURBAN PARKWAY (PROJECT NO. 24-002117)

The request of Cedar Ridge Development (Owner), Holley Energy Solutions, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1512 Interurban Parkway, consisting of 45.107 acres, being a part of the Elizabeth Jones Survey, Abstract 628, 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.

22. 2100 EAST LAMAR STREET (PROJECT NO. 24-002119)

The request of BTI Capital, LLC (Owner), Ben Betzold, CEC (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2100 East Lamar, consisting of 12.995 acres, in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change of 3.020 acres situated in the George B. Pilant Survey, Abstract No. 963 from MF-30 (Multi-Family Residential) District to C-1 (Retail Business) District.
B. Public Hearing and Zone Change of 9.975 acres situated in the George B. Pilant Survey, Abstract No. 963 from MF-30 (Multi-Family Residential) District to R-2F (Duplex Residential) District.

23. 2211 NORTH HIGHWAY 75 (PROJECT NO. 24-002120)

The request of Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2211 North Highway 75, consisting of 8.927 acres, being Lot 2, Replat of Lot 3, Block 2, Independence Square Addition Section 3, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, consisting of 8.927 acres, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.001 to allow architectural metal in lieu of masonry, masonry veneer, or concrete siding.

Planning and Zoning Commission

B. Public Hearing and Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to C-2 (General Commercial) District/75& 82 Overlay District.
C. Site Plan approval of Multi-flex office/shop.

24. 2907 WEST TRAVIS STREET (PROJECT NO.24-002152)

The request of Brannon Kidd (Owner), Teague Nall & Perkins, Inc (Surveyor/Representative) concerning the property located at 2907 West Travis Street, being a 94.760 acre tract of land situated in the Elizabeth Jones Survey, Abstract 625, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6149 and Ordinance No. 6495.

25. 211 EAST KING STREET (PROJECT NO. 24-002155)

The request of Leticia Murillo Chavarria (Owner), Roozie Marroquin (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 211 East King Street, consisting of 0.197 acres being in the Samuel Blagg Survey, Abstract 56 and currently zoned MF-30 (Multi Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 5.5' side setback in lieu of the required 6' for the original structure prior to the addition.
B. Public Hearing and Variance under Section 14.02.006 to allow a 2.5' side setback in lieu of the required 5' for an existing carport.
C. Public Hearing and Variance under Section 14.02.006 to allow a 12.3' rear setback in lieu of the required 20' for an existing carport.
D. Public Hearing and Variance under Section 14.02.006 to allow a 2.4' side setback in lieu of the required 5' for a wood shed addition.
E. Public Hearing and Variance under Section 14.02.006 to allow a 5.5' side setback in lieu of the required 6' for the new structure.

Planning and Zoning Commission

F. Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to an R-6 (Single Family Residential) District.

26. 1908 EAST LAMAR STREET (PROJECT NO. 24-002473)

The request of Maria Isabel Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block One, East Side Business Park, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Secondhand store or rummage shop in a C-1 (Retail Business) District.

Close Public Hearing

27. OVERALL LOCATION MAP

28. 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 June 13, 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 13th day of June 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: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE ACTION MINUTES OF THE REGULAR MAY 21, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Approve Action Minutes

Background:

Meeting minutes from the May 21, 2024 Board of Adjustment and Planning and Zoning Commission Meeting.

Origination:

Development Services

Staff Recommendation:

Staff recommends that the P&Z approve the meeting minutes.

Attachments:

1. 2024-05-21 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, May 21, 2024, at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry to consider the following:

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

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

1. **CALL TO ORDER**
   Bookmarked at 05:11
   Chairman Mahone called the meeting to order at 5:04 p.m.

2. **APPROVE MINUTES OF THE REGULAR APRIL 16, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 06:37
   The Planning and Zoning Commission reviewed the minutes of the April 16, 2024, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 06:55

4. **CITIZEN COMMENTS**
   Bookmarked at 07:03

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10 AND 11)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
   Bookmarked at 08:02
   The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6, 7, 8, 9, 10 AND 11 on the Consent Agenda as presented. Second by Commission Member Sims.

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

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

6. * **112 NORTH CROCKETT STREET (Project No. 24-001560)**
   The request of Mavis Southeast, LLC (Owner) and Diana Steelquist, WD Partners (Representative) for the property at 112 North Crockett Street being Lots 8 and 10, Block 1 of the Original Town Plat and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:
   Planning and Zoning Commission
   Site Plan for Mavis Tires & Brakes

7. * **2276 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-001842)**
   The request of Inspire Academies (Owner), Michael Carlisle, P.E. (Applicant) and Kimley-Horn and Associates, Inc. (Engineer/Surveyor) concerning the property located at 2276 South FM 1417 (Heritage Parkway), consisting of 10.0030 acres in the E. Jones Survey, Abstract No. 625, as follows:
   Planning and Zoning Commission
   Final Plat of Sherman Inspire Academy Lot 1, Block A

8. * **910 EAST PECAN GROVE ROAD AND 1111 GALLAGHER DRIVE (Project No. 24-001843)**
   The request of Aspire II, LLC and Stewardship Investment Two, LLC (Owners) and Underwood Surveying & Drafting (Surveyor) concerning the property located at 910 East Pecan Grove Road and 1111 Gallagher Drive,

consisting of 11.604 acres being a part of J.B. McAnair Survey, Abstract No. 763 and being all of Lot 1 of the Jackson Walker Addition, as follows:

Planning and Zoning Commission

Final Plat of Jackson Walker Addition, Phase 2

9. * **2524 SOUTH FIRST STREET (Project No. 24-001844)**

The request of Maria Montoya (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2524 South First Street, consisting of 0.323 acres being a part of Richard Thompson Survey, Abstract No. 1200 and being a retracement survey of a called 0.3229 acre tract, as follows:

Planning and Zoning Commission

Final Plat of Maria Montoya Addition

10. * **310 EAST BROCKETT STREET (Project No. 24-001851)**

The request of Zach Adlof (Owner), Rodney Martinez, Centro Resources, LLC (Representative) and Centro Resources, LLC (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

Final Plat of G.W. Bond's Supplement No. 3 Lot 1R1, Block 6

11. * **800 BLOCK WEST PECAN STREET (Project No. 24-001848)**

The request of City of Sherman (Owner) and Weaver Consultants Group (Surveyor) concerning the property located in the 800 Block West Pecan Street, consisting of 1.708 acres in the J.B. McAnair Survey, Abstract No. 763 and being all of Lots 4-12, Parkview Addition and all of Lot 2, Replat of Lots 1, 2 and 3, Parkview Addition, as follows:

Planning and Zoning Commission

Final Plat of Kessler Addition.

12. **1915 AND 1921 WEST HOUSTON STREET (Project No. 24-000103)**

TABLED FROM APRIL 16, 2024

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 4.4' side setback in lieu of the required 15' for the existing structure.
B. Public Hearing and Variance under Section 14.02.017 to allow a 14.2' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

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

Bookmarked at 09:13

Planning and Zoning Commission

Motion by Commission Member Manley to untable the Site Plan and Specific Use Permit located at 1915 and 1921 West Houston Street. Second by Commission Member Sims.

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

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to table Items A, B and C located at 1915 and 1921 West Houston Street. Second by Commission Member Whitaker.

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

This item was tabled by the Commission.

13. **600 BLOCK NORTH SAM RAYBURN FREEWAY (Project No. 24-001006) WITHDRAWN**
TABLED FROM APRIL 16, 2024

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.

Bookmarked at 37:17

This item was withdrawn.

14. **401 SOUTH SAM RAYBURN FREEWAY (Project No. 24-001015)**
TABLED FROM APRIL 16, 2024

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

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.

Bookmarked at 37:40

Planning and Zoning Commission

Motion by Commission Member Manley to untable the Site Plan and Specific Use Permit located at 401 South Sam Rayburn Freeway. Second by Vice Chairman Downtain.

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

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 401 South Sam Rayburn Freeway subject to the Staff Review Letter being tied to Haresh Surti for a time frame of one year. Second by Commission Member Whitaker.

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

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

15. **2400-2500 BLOCKS SOUTH EAST STREET (Project No. 24-001816)**

The request of Three Oaks Development Construction Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 6.68 acres being a part of The Preston Kitchens Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-5 (Single Family Residential) District to an R-4 (Single Family Residential) District.

Bookmarked at 55:53

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located in the 2400-2500 Blocks South East Street subject to the Staff Review Letter. Second by Commission Member Manley.

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

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

16. **510 PROGRESS DRIVE (Project No. 24-001549)**

The request of Rayburn Energy Station (Owner), Wyatt French (Representative) 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

A. Public Hearing and Variance under Section 14.02.018 to allow a 180' height in lieu of the allowed 100' height for a communication tower.

Planning and Zoning Commission

B. Site Plan for Rayburn Energy Communications Tower.

Bookmarked at 58:45

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located at 510 Progress Drive. Second by Vice Chairman Downtain.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan located at 510 Progress Drive subject to the Staff Review Letter. Second by Vice Chairman Downtain.

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

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

17. **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:

Planning and Zoning Commission

C-1 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-1 (Retail Business) District.

Bookmarked at 01:05:39

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located in the 7000 Block FM 691 and the 4000 Block North Highway 75. Second by Commission Member Blagg.

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

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

18. **530 VERNON HOLLAND DRIVE (Project No. 24-001553) WITHDRAWN**

The request of Antonio Alva (Owner), Luis Moran (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 530 Vernon Holland Drive, consisting of 0.100 acres in the J.B. McAnair Survey, Abstract No. 763 and being the same 49'x87' Tract of land a part of Lots 1 and 2, Block 1 Veal and Alford's Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow an 88' lot depth in lieu of the required 90' lot depth.

Planning and Zoning Commission

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

Bookmarked at 01:09:53
This item was withdrawn.

19. **516 BLOCK EAST PACIFIC STREET (Project No. 24-001555)**

The request of Allen Sheehan (Owner), Sarah Sheehan (Representative) and Barry Rhodes, RPLS (Surveyor) concerning the property located in the 516 Block East Pacific Street, consisting of 0.172 acres being Lots 1, 2, 3, 4, 5 and 6, Block 9 of G.W. Bond's Second Addition, as follows:

Planning and Zoning Commission

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

Bookmarked at 01:10:08

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located in the 516 Block East Pacific Street. Second by Commission Member Sims.

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

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

20. **125 EAST WALL STREET (Project No. 24-001557)**

The request of Madelyn Greenwood and Olga Kladova, Bold & Beauty, LLC (Owners), Tommy Juarez (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located at 125 East Wall Street, consisting of 0.031 acres being in the J.B. McAnair Survey, Abstract No. 763 and being part of Lot 7 in Block D of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Public Hearing and Specific Use Permit approval under Section 14.06.009 to allow a Tattoo Studio in a C-2 (General Commercial) District/Central Business District Overlay.

Bookmarked at 01:12:35

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Specific Use Permit located at 125 East Wall Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

21. **303 WEST STEADMAN STREET (Project No. 24-001559)**

The request of NRG Investments, LLC (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 303 West Steadman Street, consisting of 0.214 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being the East ½ of Lot 8, Block 7 of the B.H. Moore Heirs 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 01:18:03

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 303 West Steadman Street. Second by Commission Member Whitaker.

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

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

22. **1309 WEST HOUSTON STREET (Project No. 24-001565)**

The request of Blake Andrews (Owner), S & G Auto Sales (Applicant) and Sartin & Associate, Inc. (Surveyor) concerning the property located at 1309 West Houston Street, being Lot Two (2) of the Replat of the South Ten Feet of Lot Three, and all of Lots Five, Seven, Nine and Eleven, Block Two, Green Mount Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 0' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-1 (Retail Business) District.

Bookmarked at 01:23:44

Board of Adjustment

Motion by Commission Member Whitaker to approve the Variance with a setback of 10.6' located at 1309 West Houston Street. Second by Commission Member Sims.

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

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit located at 1309 West Houston Street subject to the Staff Review Letter removing Item 5, bringing the fence to compliance and being tied to S&G Auto Sales. Second by Commission Member Whitaker.

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

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

23. **601 NORTH HARRISON AVENUE (Project No. 24-001577)**

The request of Palabra de Fe (Owner), Valentin Salinas (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 601 North Harrison Avenue, consisting of 4.38 acres being Lot 2, Block 1 of the Palabra de Fe de Sherman Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-6 (Single Family Residential) District.

Bookmarked at 01:44:15

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 601 North Harrison Avenue. Second by Commission Member Sims.

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

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

ADJOURNMENT

The meeting adjourned for a Recess at 6:43 p.m.

RECONVENE

The Recess closed, and the meeting reconvened at 6:52 p.m.

24. **3111 SOUTH TRAVIS STREET (Project No. 24-001566)**

The request of Bryan Luckett (Owner), Gregory Carson (Applicant) and Andrews & Sartin Surveying Company (Surveyor) concerning the property located at 3111 South Travis Street, consisting of 0.47 acres being Lot 1, Block 1 of the Bryan Luckett Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

Bookmarked at 01:55:21

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 3111 South Travis Street subject to the Staff Review Letter being tied to Gregory Carson for a time frame of one year. Second by Commission Member Sims.

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

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

25. **1005 EAST LAMAR STREET (Project No. 24-001567)**

The request of Florencio Barajas and Maria Cisneros (Owners) and Burns Surveying (Surveyor) concerning the property located at 1005 East Lamar Street, consisting of 0.22 acres being a portion of Block 21 in Chaffin's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

Bookmarked at 02:07:30

Planning and Zoning Commission

Motion by Vice Chairman Downtain to deny the Zone Change located at 1005 East Lamar Street. Second by Commission Member Manley.

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

This item was denied by the Commission.

26. **514 SOUTH BRANCH STREET (Project No. 24-001581)**

The request of Salvador Rubel Lopez (Owner), Mario Tobar (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 514 South Branch Street, consisting of 0.172 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of the 50 feet by 150 feet tract of land, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to R-5 (Single Family Residential) District.

Bookmarked at 02:19:17

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Zone Change located at 514 South Branch Street. Second by Vice Chairman Downtain.

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

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

27. **710 SOUTH WILLOW STREET (Project No. 24-001583)**

The request of NRG Investments (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 710 South Willow Street, being Lot 17R, Block 11 of the Replat of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R and 19R, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-2F (Duplex Residential) District.

Bookmarked at 02:23:04

Item 27 and Item 28 were combined.

28. **716 SOUTH WILLOW STREET (Project No. 24-001584)**

The request of NRG Investments (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 716 South Willow Street, being Lot 16R, Block 11 of the Replat of W. Elliott's Addition, Block 11, Lots 16R, 17R, 18R and 19R, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-2F (Duplex Residential) District.

Bookmarked at 02:30:21

Planning and Zoning Commission

Motion by Vice Chairman Downtain to deny the Zone Change located at 710 and 716 South Willow Street. Second by Commission Member Sims.

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

This item was denied by the Commission.

29. **710 WEST BIRGE STREET (Project No. 24-001586)**

The request of Rafael Rodriguez Azevedo (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 710 West Birge Street, consisting of 1.093 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being all of Lots 1, 2, 3, 4 and 5, Block 2 of Birge's Addition, as follows:

Planning and Zoning Commission

Lot 3-R, consisting of 0.785 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being all of Lots 3, 4 and 5 and a part of Block 2 of Birge's Addition - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-12 (Single Family Residential) District.

Bookmarked at 02:36:54

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 710 West Birge Street. Second by Commission Member Sims.

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

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

0. **5225 WEST HOUSTON STREET (Project No. 24-001590) WITHDRAWN**

The request of Nicolas Diaz (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 5225 West Houston Street, consisting of 2.65 acres being a part of the Jason Stamps Survey, Abstract No. 1115 and the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to M-1 (Light Manufacturing) District.

Bookmarked at 02:40:12

This item was withdrawn.

31. **3530 CROSSROADS BOULEVARD (Project No. 24-001595)**

The request of Neighborhood Credit Union (Owner), Chandler Signs (Representative) and Quiddity (Surveyor) concerning the property located at 3530 Crossroads Boulevard, consisting of 1.00 acres in the Preston Kitchen Survey, Abstract No. 667 and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.03.007 to allow a 96.67 square foot sign area in lieu of the allowed 65 square foot sign area for a monument sign.

Bookmarked at 02:40:40

Board of Adjustment

Motion by Commission Member Sims to deny the Variance located at 1309 West Houston Street. Second by Commission Member Manley.

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

This item was denied by the Commission.

32. **1822 SOUTH MONTGOMERY STREET (Project No. 24-001597)**

The request of Giovanni Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1822 South Montgomery Street, being Lot 6, Block 19, Supplemental Plat of Block 19 South Sherman known as South Side Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

Bookmarked at 02:57:23

Planning and Zoning Commission

Motion by Vice Chairman Downtain to table the Zone Change located at 1822 South Montgomery Street. Second by Commission Member Whitaker.

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

This item was tabled by the Commission.

33. **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), Article 14.07 (Signs), Section 14.08.001 (Definitions), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Billboards And Off-Premise Signs In The City Of Sherman; 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 03:13:36

Planning and Zoning Commission

Motion by Commission Member Manley to approve the version in front of the Commission. Second by Vice Chairman Downtain.

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

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

Close Public Hearing

34. **ADJOURNMENT**

Bookmarked at 03:21:33

Chairman Mahone adjourned the meeting at 8:18 p.m.

CHAIRMAN

ACTING SECRETARY

SITE PLAN

1915 W Houston
Sherman, TX 75090
Parcel ID: S036 2529001
Lot area: 1.64 Acres
Paper Size: 11"x17"

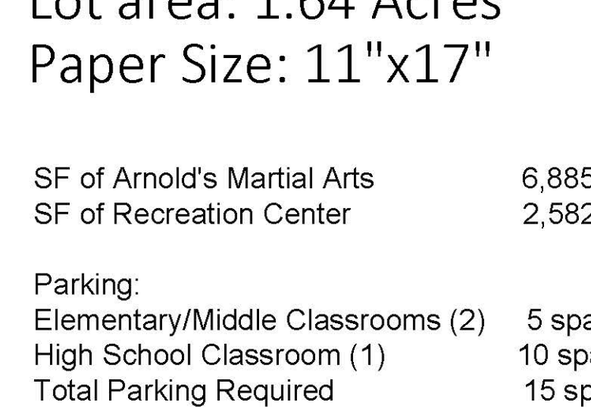
SF of Arnold's Martial Arts	6,885
SF of Recreation Center	2,582

Parking:

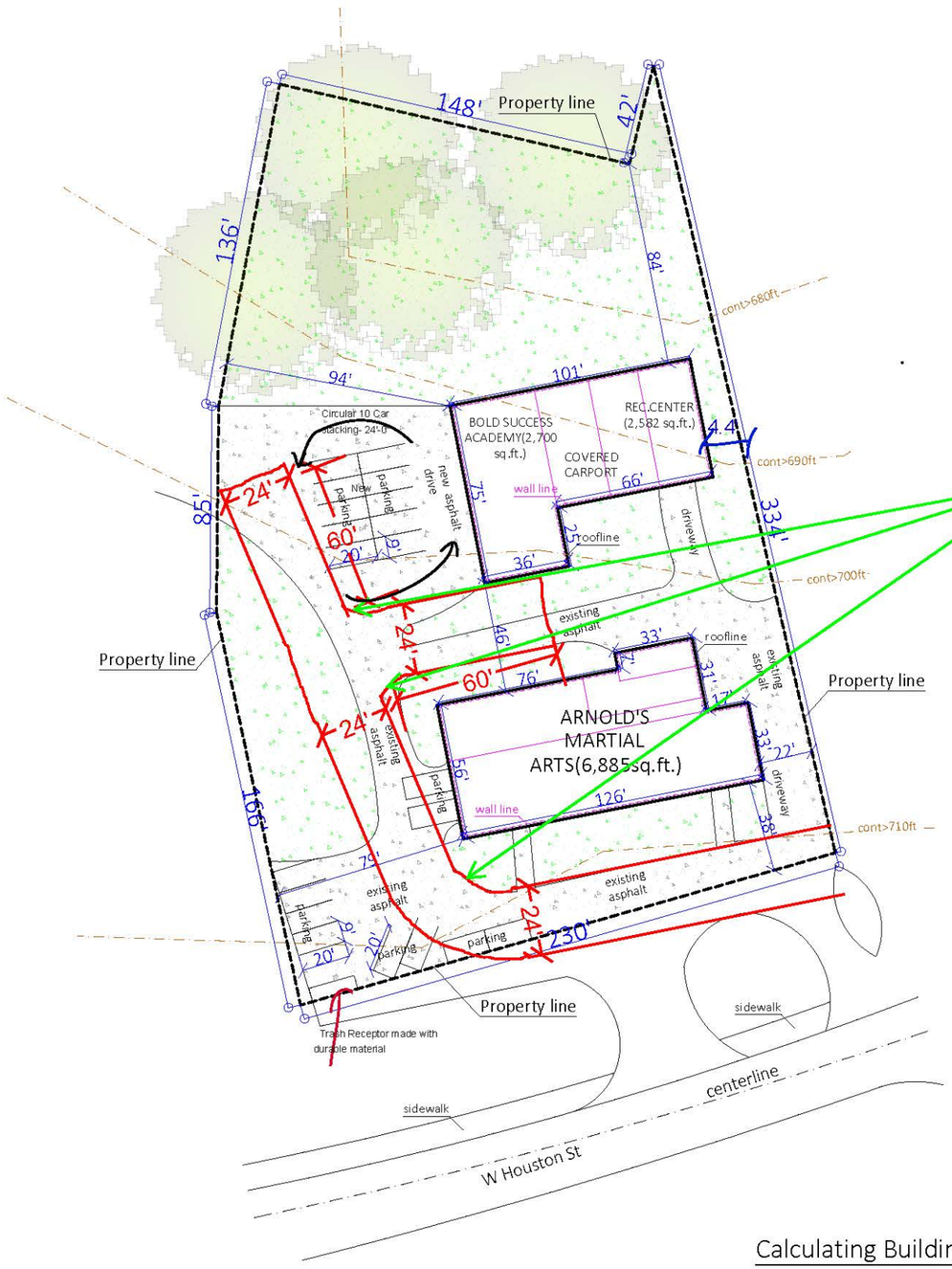
Elementary/Middle Classrooms (2)	5 spaces needed
High School Classroom (1)	10 spaces needed
Total Parking Required	15 spaces
Total Parking Provided	21 spaces

C2 District

Floor to Area Ratio (FAR)	.13



VICINITY MAP



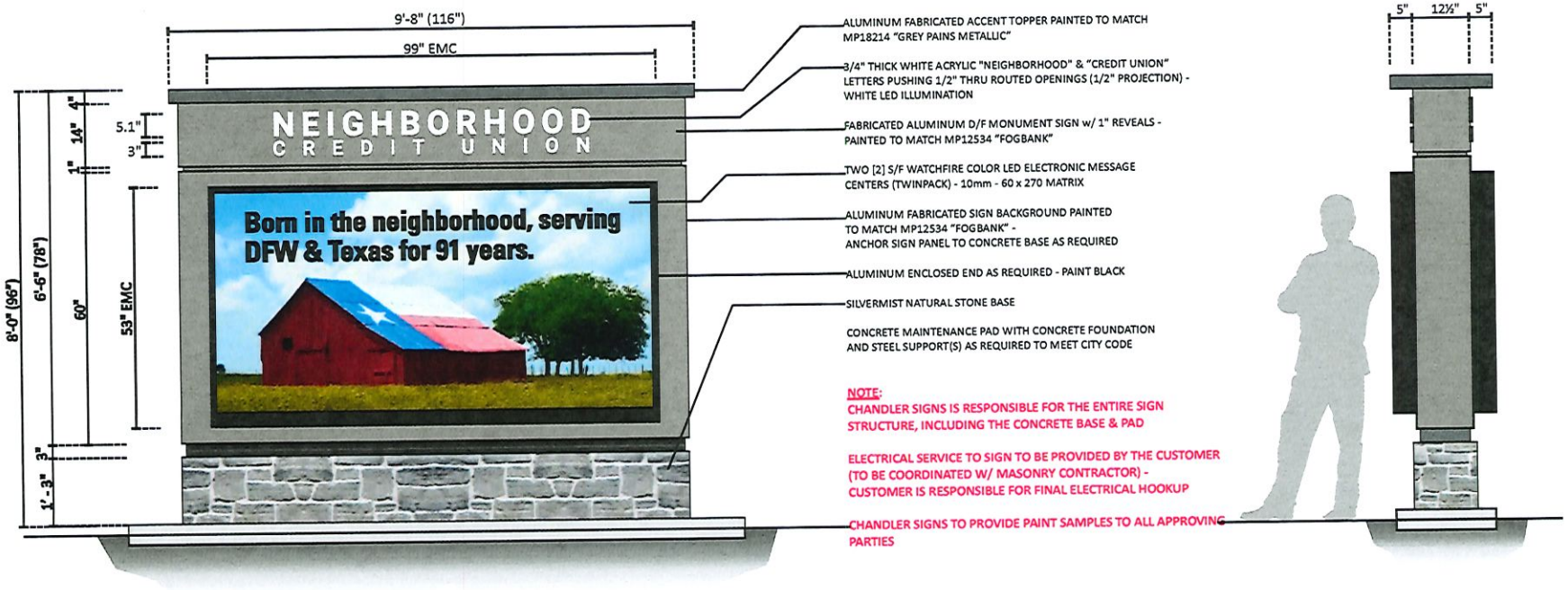
N

scale 1"=60'

Graphic scale:
0 40 80 160

Calculating Building and Lot Coverage Percentages
Lot area: 71,438 sq.ft.
Total building coverage (gross floor area): 12,585 sq.ft.
Building Coverage Percentage: 12,585 sq.ft / 71,438 sq.ft = 0.17616 = 17.6%
Total Lot Coverage: 22,561 sq.ft.
Lot Coverage Percentage: 22,561 sq.ft / 71,438 sq.ft = 0.31581 = 31.58%
*Total landscape areas: 35,771 sq.ft / 71,438 sq.ft = 0.50072 = 50.1%

92 PARK LN
POTTSBORO TX



END VIEW

A D/F MONUMENT SIGN
ONE [1] REQ'D - MANUFACTURE & INSTALL

SCALE: 1/2" = 1'-0"
77.34 Sq. Ft.

Neighborhood CREDIT UNION

Design #
0424900Ar3

Sheet 1 of 2

Client
NEIGHBORHOOD CU

Address
US 75-FM 1417
SHERMAN, TEXAS

Account Rep. WLF/MIA

Designer JMC

Date 4/2/24

Approval / Date
Client
Sales
Estimating
Art
Engineering
Landlord

Revision / Date
R1 RMS 4-8-24: chnge site plan
R2 JMC 5/6/24: REVISED SIGN A
R3 JMC 5/8/24: REVISED SIGN A

CHANDLER SIGNS
chandlersigns.com

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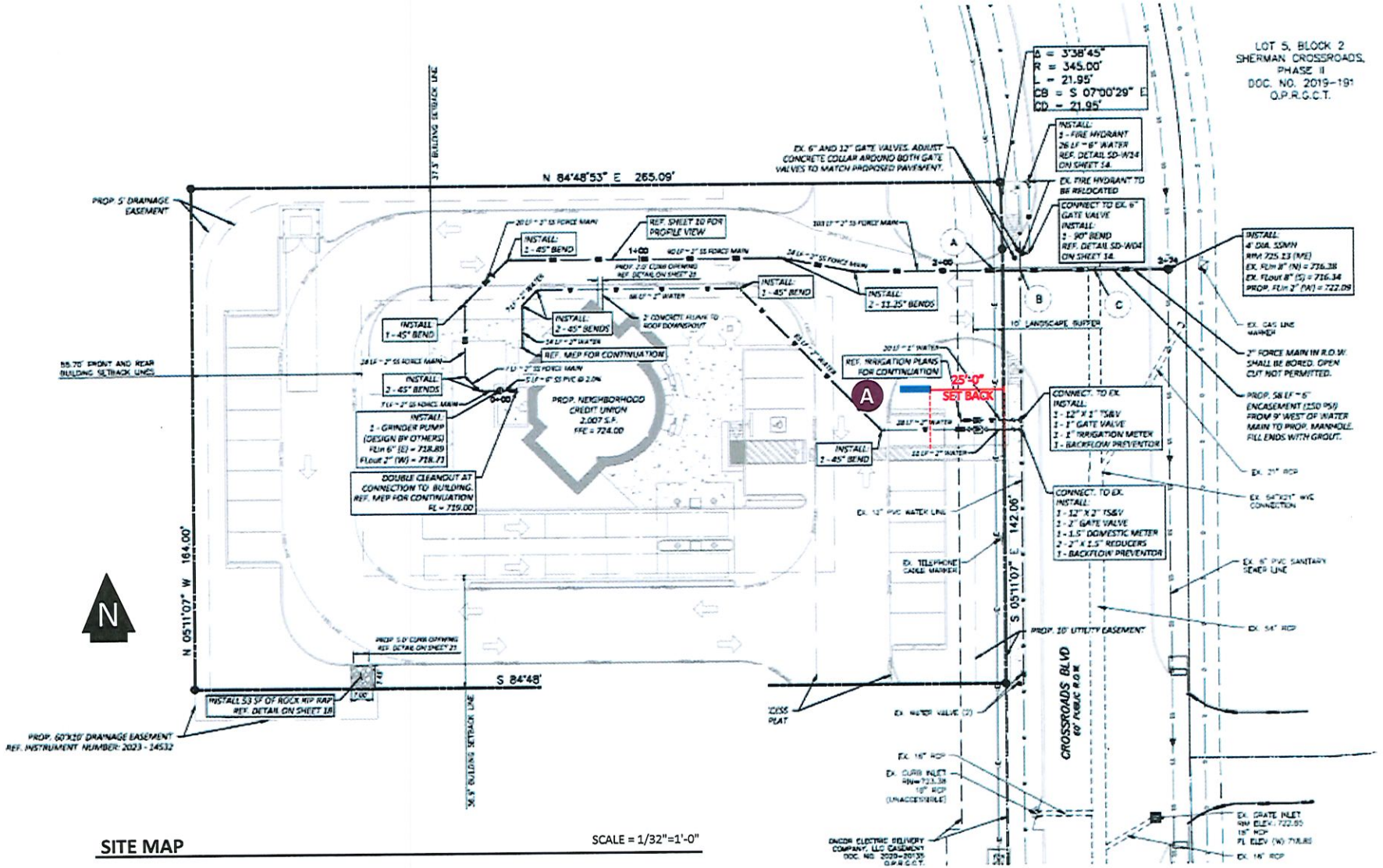
FINAL ELECTRICAL CONNECTION BY CUSTOMER



SITE MAP

Neighborhood CREDIT UNION

Design #	0424900Ar3
Sheet	2 of 2
Client	NEIGHBORHOOD CU
Address	US 75-FM 1417 SHERMAN, TEXAS
Account Rep.	WLF/MIA
Designer	JMC
Date	4/2/24

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 RMS 4-8-24: chnge site plan

R2 JMC S/6/24: REVISED SIGN A

R3 JMC S/8/24: REVISED SIGN A

CHANDLER SIGNS

chandlersigns.com

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

Current Billboards in the City of Sherman
-71 Total Billboards
-2 Billboards are conforming
-69 Billboards are non-confroming
-3 Billboards removed in the last 4 years
-Up to 50 Conforming Billboards could be allowed based on current regulations

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services

Date: 05/08/2024

N

CITY OF SHERMAN
Billboards Map

Legend

- City Limits
- 2,000' Billboard Buffer
- Special Districts
- Conforming Billboards
- Non-Conforming Billboards

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), ARTICLE 14.07 (SIGNS), SECTION 14.08.001 (DEFINITIONS), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO SIGNS; PROHIBITING NEW BILLBOARD SIGNS; 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 Ordinances") for the purpose of modifying certain regulations relating signs; and

WHEREAS, the City of Sherman ("City" or "Sherman") has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that in order to protect the aesthetic value of the City and to protect public safety, health, safety and morals for Sherman and its citizens, it is in the best interest of Sherman and its citizens to adopt this Ordinance.

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). Article 14.07 (Signs), Section 14.08.001 (Definitions), Article 14.10 (Use Chart) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.07 SIGNS**

…

Sec. 14.07.003 Prohibited signs.

Except as otherwise expressly allowed by this Chapter, the following signs and conditions are prohibited:

(a) The construction, placement, existence or use of signs of the following nature are prohibited:

(1) "A" frame signs.
(2) Abandoned sign.
(3) Audible sign.
(4) Banner sign.
(5) Billboard.
(6) Cloud buster balloon and air devices.

[1] Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

(7) Feather flag.
(8) Merchandise display.
(9) Moving sign.
(10) Neglected sign.
(11) Off-location or off-premises sign.
(12) Outdoor advertising sign.
(13) Pennant signs.
(14) Prohibited signs:
(A) Any sign not referenced in or governed by this chapter;
(B) Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this chapter (if a permit was required);
(C) Any sign that emits odor or visible matter;
(D) Any changeable electronic variable message sign (CEVMS) or light emitting diode (LED) billboards located, relocated or upgraded along a regulated highway;
(E) Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this chapter, or as allowed in the Central Business District Overlay;
(F) Any sign placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which, by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.
(G) Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with Federal or State laws;
(H) Any sign supported by a tree, rock, bridge, rails or public utility pole;
(I) Any sign supported by a fence, except for temporary construction fence signs governed by this chapter; or
(J) Any sign not allowed or defined by this chapter.
(15) Revolving sign.
(16) Roof sign
(17) Searchlight.
(18) Temporary nuisance signs.
(19) Vacant building sign.
(20) Wind driven signs.

~~The following signs shall be prohibited in all districts:~~

~~(1) Any signs and supports, other than those signs and supports required by governmental authority, or for which a street use license has been issued, which are located on the public right-of-way, including on public streets, alleys, and parkways. This section shall not apply to signs on commercial vehicles or commercial trailers lawfully operated or parked in such areas, except that this exception shall not otherwise be used to legitimate the use of advertising vehicles and trailers prohibited in section 14.07.005.~~

~~(2) Any signs which resemble an official traffic sign or signal or which bear the words "stop," "go slow," "caution," "danger," "warning" or similar words.~~

~~(3) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with or construed as a traffic control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.~~

~~(4) Any sign which emits sound, odor or visible matter which serves as a distraction to persons within the public right-of-way.~~

~~(5) Any sign, billboard or outdoor advertising, as those terms are defined in section 108.51 of the Texas Alcoholic Beverage Code, which advertises an alcoholic beverage or the manufacture, sale or distribution of an alcoholic beverage, except as allowed by state law.~~

…

Sec. 14.07.006 Nonconforming sign abatement.

Signs legally existing prior June 17, 2024 that were in compliance with the then-current ordinance and not in compliance herewith shall be regarded as nonconforming signs subject to the regulations in this section.

(a) Nonconforming signs.

(1) A nonconforming sign may not be:

(A) Changed to another nonconforming sign;

(B) Structurally altered so as to prolong the life of the sign;

(C) Expanded to increase the size;

(D) Changed to use a different method or technology to convey a message;

(E) Re-established after its removal for a period of more than 30 calendar days;

(F) Moved in whole or in part to any other location on the same or any other premises unless every portion of such sign is made to conform to all of the regulations of this chapter;

(G) Re-established after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of its fair market value prior to the time of destruction;

(H) Maintained if the sign has fallen to the ground; or

(I) Maintained if the sign leans such that the angle between the sign and the ground is 70 degrees or less.

(b) Maintenance. A nonconforming sign may be maintained as follows:

(1) Maintenance operations may be performed on the sign. For purposes of this section, "maintenance operations" means the process of keeping a sign in good repair. Maintenance operations include:

(A) Cleaning;

(B) Painting;

(C) Repair of parts with like materials in a manner that does not alter the basic design or structure of the sign, provided that the cost of all repairs performed during any consecutive 365 calendar day period is not more than 60 percent of the cost of erecting a new sign of the same type at the same location; and

(D) Replacement of parts with like materials in a manner that does not alter the basic design or structure of the sign, provided that the cost of all replacement of parts performed during any consecutive 365 calendar day period is not more than 60 percent of the cost of erecting a new sign of the same type at the same location. The 365 calendar day period limitation shall not apply to a sign that has been blown down or otherwise destroyed as described in subsection (a) above. Examples of actions that are not maintenance operations and are therefore prohibited include, without limitation:

(i) Converting a sign from a multiple pole structure to a monopole structure;

(ii) Replacing wooden components with metal components;

(iii) Increasing the area or height of a sign;

(iv) Adding illumination to a nonilluminated sign;

(v) Adding additional display faces;

(vi) Converting a sign to utilize animated display or moveable copy technology, including but not limited to signs featuring Tri-Vision technology; and

(vii) Updating the technology in an already existing animated display or moveable copy signs. If a sign is dismantled for any purpose other than an alteration or maintenance operation permitted hereunder, the sign may not be altered, reconstructed, repaired or replaced, and the owner shall remove the sign or bring it into compliance with this chapter and all other applicable ordinances.

(2) Ordinary repairs and maintenance, including the removing and replacing of the outer panels are permitted, provided that the panels are replaced with identical panels and that no structural alterations or other work which extends the normal life of the nonconforming sign shall be permitted.

(3) Single panels on multi-panel monument signs for multi-tenant shopping centers may be changed to reflect tenant changes.

(5) Notwithstanding any other provision of this chapter, any sign that is a legally existing nonconforming sign hereunder may be relocated on the same lot or tract of land if the sign is required to be removed from its present location because the property on which the sign is located is acquired by any governmental agency or other entity which has or could have acquired the property through the exercise of its power of eminent domain or because such removal is necessary to accommodate a City capital improvement project, provided, however, such relocated sign shall be placed to comply with all setbacks and other locational requirements as set forth in this chapter.

(6) Change to a conforming sign. A nonconforming sign may be altered to become or be replaced with a conforming sign by right. Once a sign is altered to conform or is replaced with a conforming sign, the nonconforming rights for that sign are lost and a nonconforming sign may not be re-established.

(7) If there is no sign in place on a sign structure or building wall for six consecutive months, the nonconforming rights are lost and a nonconforming sign may not be re-established. If the sign structure is unused for less than six consecutive months, a nonconforming sign may be re-established.

(c) Nonconforming sign registration and amortization.

(1) Registration. The operator and/or owner of any nonconforming sign shall register such nonconforming sign and obtain from the City Manager a certificate of nonconforming rights within 12 months after the sign becomes nonconforming or 12 months after the date of publication of the June 17, 2024 version of this chapter, whichever occurs later. If a sign qualifies as a nonconforming sign and the operator and/or owner registers the sign with the City, the City Manager shall issue a certificate of nonconforming rights. Failure to obtain this certificate of nonconforming rights within the requisite time shall terminate the sign's status as a nonconforming sign and such sign shall be considered an illegal sign.

(2) Amortization. Any nonconforming sign may be amortized and removed by the City in accordance with applicable law.

~~(a) The following signs and/or advertising items shall become nonconforming on the effective date of this chapter.~~

~~(b) Any sign which is affixed to sign supports prohibited in section 14.07.002(f).~~

~~(c) Banners, pennants, searchlights, sandwich or "A" frame signs, or wind-driven signs.~~

~~(d) Any signs which resemble an official traffic sign or signal or which bear the words "stop," "caution," "go slow," "danger," "warning" or similar words.~~

~~(e) Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic-control sign, signal, or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal or device.~~

~~(f) Any sign which emits sound, odor or visible matter or which serves as a distraction to persons within the public right-of-way.~~

(d)~~(g)~~ Any signs and their supports in violation of Section 14.07.003~~(1)~~ are hereby deemed to be in trespass on *city rights-of-way, city easements, or other city-owned property* ~~public property~~ and shall be immediately removed by the owner or his agent. If the owner fails to remove such signs, the owner shall be in violation of this chapter and may be cited as such. ~~If the owner is not known,~~ The City *is entitled to have or* ~~administration shall~~ cause the signs and supports to be removed.

(e)~~(h) The manner of notice where required by this chapter shall be by regular mail. Refusal of mail, which has been properly addressed and posted, shall not void the notice. Publication may be used when the addressee or his whereabouts are unknown and said publication shall be done in the same manner as prescribed in state law for service of process by publication. Notice by publication shall be deemed sufficient regardless of its effect as actual notice.~~ With the exception of signs made of paper or cardboard and their supports which may be disposed of immediately, removed signs and supports shall be stored a period not to exceed fourteen (14) days beginning the first day of effective notice, whether actual or constructive. A storage charge of five dollars ($5.00) per day will be levied beginning the fourth day of that fourteen (14) day period. Before the expiration of the storage period, the owner of the sign and supports may reclaim his property upon payment of any storage charges and the cost of removal. If said sign and support have not been reclaimed by the expiration of the storage period, they may be disposed of in the manner hereafter provided. If the sign and supports are not capable of being sold, they may be discarded, but if sold, the proceeds therefrom shall be first applied to the storage charge and removal charge, then to the general fund of the city.

~~(i) All signs which are in violation of the provisions of this chapter shall become nonconforming. Such signs may be maintained, repaired and may be continued so long as their nonconformity is not increased. Nonconforming signs shall not be enlarged in area or increased in height. No nonconforming sign shall be continued when abandoned. Abandonment means when a business vacates a premises. The new business's sign shall comply with this chapter as a new sign.~~

…

Sec. 14.07.012 Billboards.

All new billboard signs are prohibited. Billboards that were legally existing prior to June 17, 2024 may remain subject to Section 14.07.006.

~~Billboards consisting of off-premises poster panels or bulletins, digital signs or painted or printed bulletins shall be permitted in the C-1, C-2, M-1, M-1.5, and M-2 districts with a specific use permit and subject to the following conditions:~~

~~(1) Billboards shall be constructed to meet the construction standards of the International Building Code. Billboards may have one sign face per side for a maximum of two sides. Only one side face may be visible from one direction of traffic. The back side of the billboard structure shall be boxed in to create a smooth finish. All framework and boxing shall be painted to blend with the surrounding area; ex: sky blue or light grey in open areas and brown or forest green in areas with trees.~~

~~(2) Billboards shall be a minimum of thirty-five (35) feet from any residentially zoned property line.~~

~~(3) The maximum area of any billboard sign face shall be three hundred (300) square feet. The maximum width of any billboard shall be thirty-five (35) feet.~~

~~(4) Billboards shall be within seventy-five (75) feet and on the inbound side of Highways 75 or 82 frontage. All billboards shall have one face visible to inbound traffic. The inbound traffic side of highways shall be defined as the side of the highway for traffic coming into the city beginning at the city limits and ending at North Travis Street for southbound Highway 75, at Highway 82 for northbound Highway 75, at North Travis for westbound Highway 82 and at Texoma Parkway (Hwy 91) for eastbound Highway 82.~~

~~(5) There shall be a minimum radial separation of two thousand (2,000) feet between all billboards.~~
~~(6) Billboards shall have a setback of not less than thirty-five (35) feet. Setbacks from side lines shall be not less than thirty-five (35) feet.~~
~~(7) Billboards shall have a maximum height of forty-two and a half (42.5) feet above the center of the facing street, access road, or thoroughfare. Provided, however, no billboard sign shall be higher than fifty (50) feet measured from its base.~~
~~(8) All lighting of billboards shall be so shielded as not to produce intensive or excessive light or glare on adjacent property.~~
~~(9) Billboards shall not be permitted within the central business district as designated on the official zoning map.~~
~~(10) In addition to the above conditions, digital billboards shall have a maximum transition time between messages of two (2) seconds. The minimum duration of the message display shall be eight (8) seconds. Brightness shall be no more than 0.3 footcandles over ambient light. Automatic dimming is required. The brightness measurement shall be taken utilizing a footcandle meter at 200' measured perpendicular to the face of the digital billboard.~~

…

ARTICLE 14.08 DEFINITIONS

Sec. 14.08.001 Definitions.

…

Sign. Any structure or part thereof, or any device attached to, painted on or represented on a building or other structure, upon which is displayed or included any letter, word, model, banner, decoration, device, or representation used as, or which is in the nature of, an announcement, direction, advertisement, or other attention-directing device.

Sign, "A" frame. An advertising or business ground sign constructed in such a manner as to form an "A" or a tent-like shape, hinged or not hinged at the top; each angular face held at an appropriate distance by a supporting member.

Sign, abandoned. A sign that had a permit, but the permit has been expired for 30 or more consecutive calendar days and/or is not maintained by a property owner, bona fide business, user or lessee. Abandoned signs are prohibited in the city and its extraterritorial jurisdiction.

Sign, area of. The total exterior surface computed in square feet of a sign having but one exposed exterior surface; the aggregate exposed exterior surface computed in square feet of a sign having more than one such surface.

Sign, audible. Any sign that emits music, talking, words, or other sound or amplification. Audible signs are prohibited in the city and its extraterritorial jurisdiction.

Sign, banner. A sign with or without characters, letters, illustrations, or ornamentations applied to cloth, paper, flexible plastic, or fabric of any kind with only such material for backing.

Sign, Billboard. ~~A sign which directs attention to a business, product, service, or entertainment conducted, sold, or offered at a location other than on the premises on which the sign is located.~~ *A sign that is freestanding or attached to or part of a building, and is an off-premises sign that is designed for a change in copy, so that the characters, letters, display or illustrations can be changed or rearranged within a fixed sign face.*

Sign, cloud buster balloon. Any visible airtight or air-flow through, inflatable apparatus that exceeds one square foot in total area made of latex, mylar, or other similar material that extends higher than ten (10) feet into the sky by a cord, rope, string, wire, or other similar material. A cloud buster balloon or air device is commonly used to attract persons to a location having a promotion, sale, or other function. Cloud buster balloons, blimps, and other air devices are prohibited in the city and its extraterritorial jurisdiction.

Sign, Development Entrance. A permanent on-premises sign identifying a vehicular entrance to a residential subdivision, residential complex, or commercial development.

Sign, Educational and Institutional. A sign, which by symbol or name, identifies an educational or institutional use permitted within a residential zoning district and may also provide the announcement of services or activities to be held therein.

Sign, feather flag. A wind device that contains a harpoon-style pole or staff driven into the ground for support.

Sign, freestanding. Any sign which is not attached to a building or other structure, including portable signs.

Sign, monument. A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles. The calculation of the sign area consists of the entire monument sign structure.

Sign, moving. Any sign, sign appendages or apparatus designed or made to move freely in the wind or designed or made to move by an electrical or mechanical device. Moving signs, and/or any sign appendage that moves, are prohibited in the city and its extraterritorial jurisdiction.

Sign, neglected. A sign that has any missing panels, burned out lights, missing letters or characters, has rust, has loose parts, has damage, faded from its original color, supports or framework with missing sign or parts, or is not maintained. Neglected signs are prohibited in the city and its extraterritorial jurisdiction.

Sign, off-premise. Any sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or other commercial message which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located. For purposes of this definition, any portion of a lawfully permitted special event where public streets have been closed to traffic in accordance with this code shall be considered a single premises.

Sign, outdoor advertising. A sign that advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facilities on which the sign is located.

Sign, pennant. A sign, with or without a logo, made of flexible materials suspended from one or two corners, used in combination with other such signs to create the impression of a line.

Sign, Pole. A freestanding sign that is affixed, attached, or erected on a pole that is not itself an integral part of or attached to a building or structure.

Sign, projecting. A sign attached to a building or other structure and extending in whole or in part more than 14 inches beyond the building.

Sign, Pylon. A freestanding sign other than a pole sign, permanently affixed to the ground by supports, but not having the appearance of a solid base.

Sign, revolving. Any sign that turns, spins, or partially revolves or completely revolves 360 degrees on an

axis.

Sign, Roof. A sign mounted on and supported by the roof portion of a building or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building or a sign that is painted directly to or applied on the roof or top of a building or structure. A sign that is mounted on mansard facade, pent eaves or architectural projections, such as canopies or the fascia (wall) of a building or structure, shall not be considered to be a roof sign.

Sign, searchlight. Searchlights shall be considered signs that are used to announce, direct attention to, or advertise businesses.

Sign, temporary nuisance. Any temporary sign placed in the public right-of-way and/or on public property that is not otherwise expressly allowed to be located within the public right-of-way and/or public property pursuant to this chapter.

Sign, Undeveloped Real Estate. A temporary sign that relates to the sale, lease, or rental of undeveloped property on a site.

Sign, vacant building. No sign shall be permitted to remain on any vacant building, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his/her authorized agent when such sign is maintained by a person operating under his/her own bond.

Sign, wind-driven. ~~Any display or series of displays, banners, flags, balloons, or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.~~ *Any pennant, streamer, spinner, balloon, cloud buster balloon, inflatable objects or similar devices made of cloth, canvas, plastic or any flexible material designed to float or designed to move, or moves freely in the wind, with or without a frame or other supporting structure, used for the purpose of advertising or drawing attention to a business, commodity, service, sale or product. Exception: Flags and balloons and/or balloon arrangements. Wind device(s) are prohibited in the city.*

…

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~~
…																		

[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: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3806 NORTH LOY LAKE ROAD (Project No.24-002136)**

The request of TICO Investments (Owner), Roderick Tatchio (Architect/Representative) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 3806 North Loy Lake Road, being Lot 8R, Block C, Replat of Lots One and Eight, Block C of the amended Replat of Block C of Sherman Commons Addition, currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan of Nobilitea Drink Facility.

Background:

The property is located at 3806 North Loy Lake Road at the intersection of North Loy Lake Road and Sara Swamy Drive. The owner is requesting Site Plan approval of Nobilitea Drink Facility.

Origination:

TICO Investments (Owner)
Roderick Tatchio (Architect/Representative)
Helvey-Wagner Surveying, Inc (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Site Plan
5. Floor Plan
6. Landscape Plan
7. Elevations

dlagrone H:\PLANNING\Public Notification KT.aprx

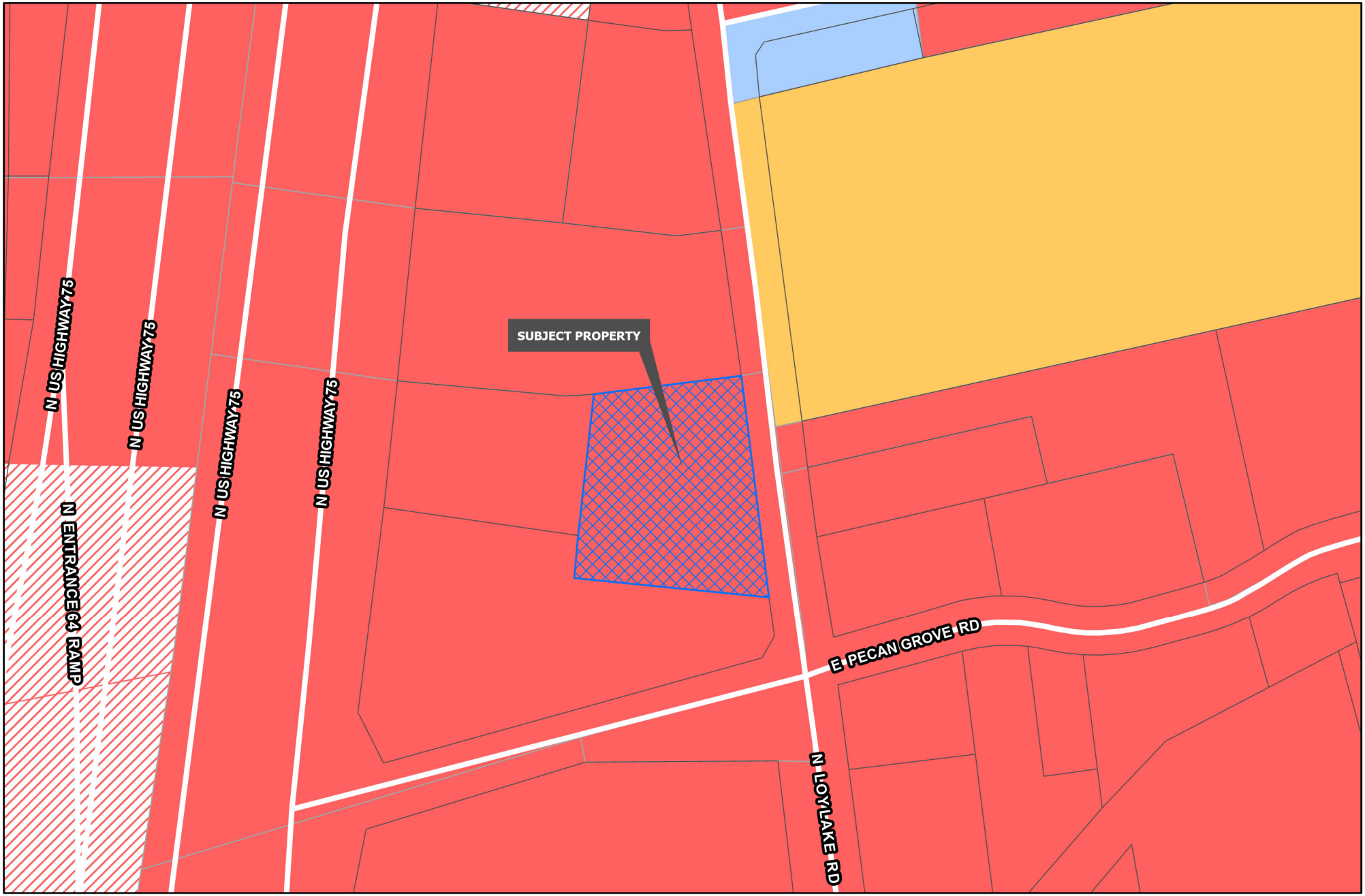
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3806 N LOY LAKE RD

N
W E
S

Date: 6/7/2024 10:11 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

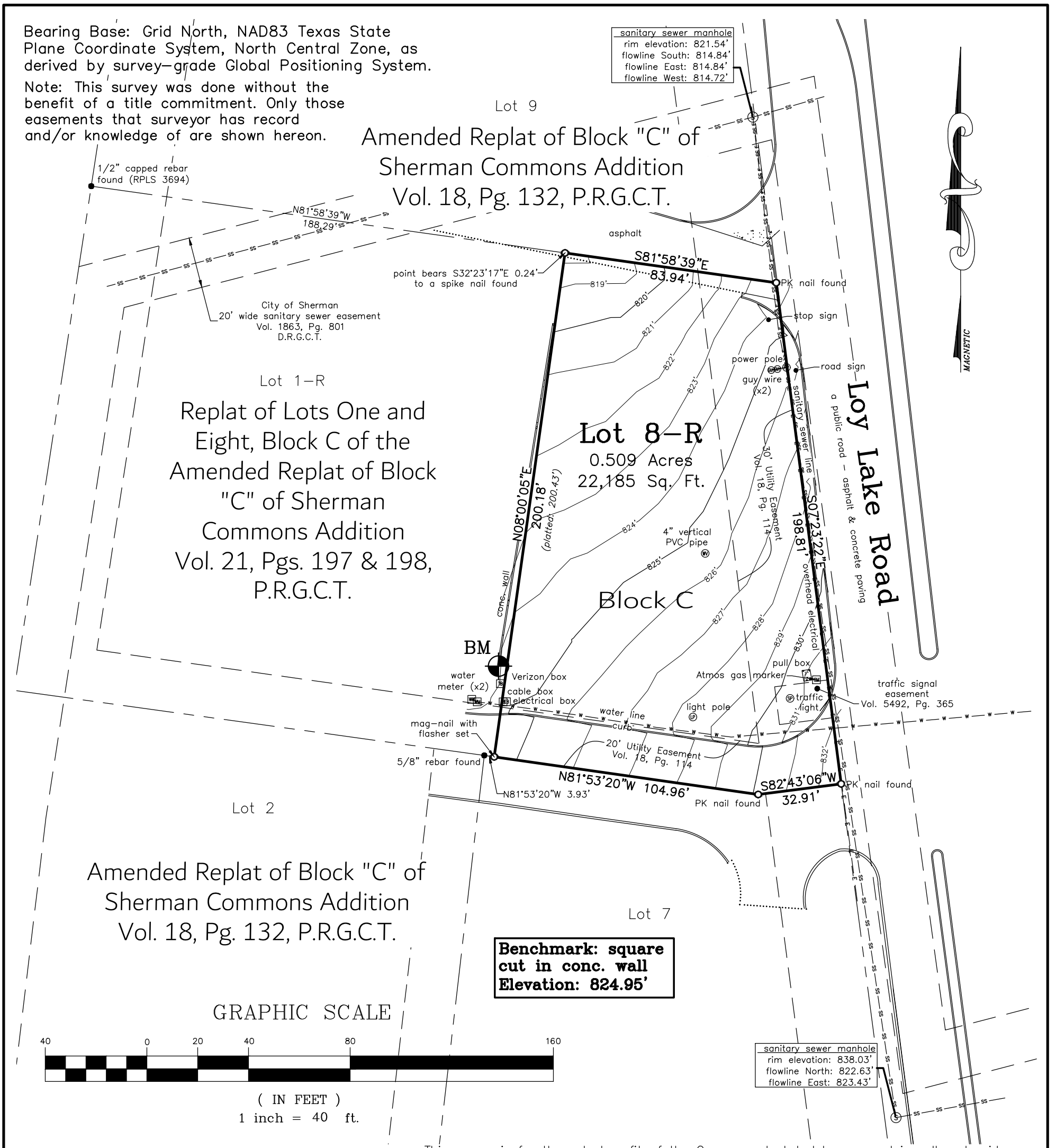
CITY OF SHERMAN
ZONING MAP
3806 N LOY LAKE RD

N
W E
S

Date: 6/7/2024 10:14:41 AM

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

Note: This survey was done without the benefit of a title commitment. Only those easements that surveyor has record and/or knowledge of are shown hereon.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Owner: Sherman Commons, LP
Address: _____ Loy Lake Road
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 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 8R, Block C, Replat of Lots One and Eight, Block C of the Amended Replat of Block C of Sherman Commons Addition, to the City of Sherman, Texas as per plat of record in Volume 18, Page 132, 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 G, Revised Date: September 1, 2022.

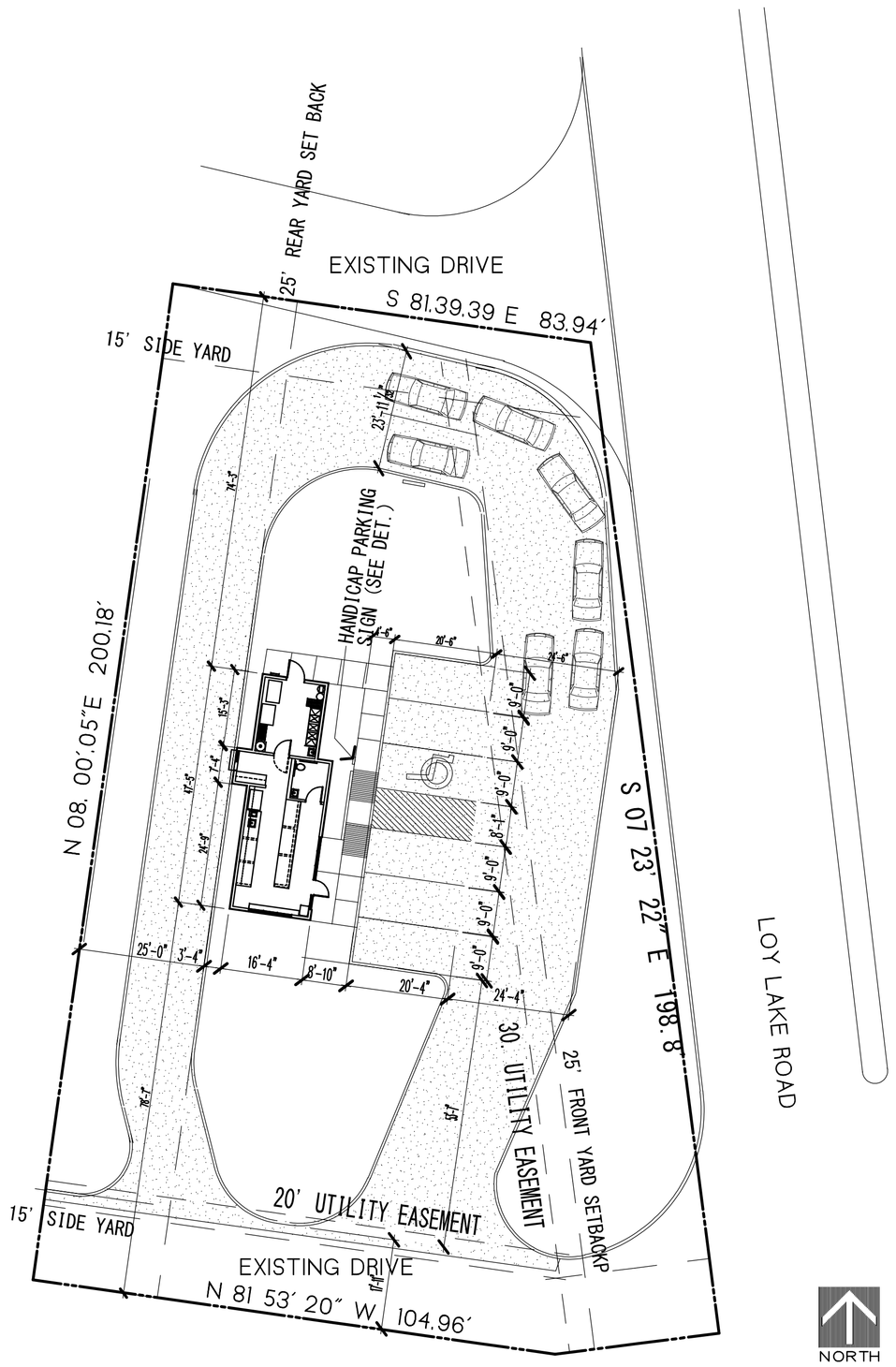
STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

Kate A. Wagner, R. P. L. S. No. 6578
Boundary Survey: December 4, 2023
Topographic Survey: April 3, 2024

Job No. AGS080424

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

P:\Land Projects R2\Lot 8R Blk C Sherman Commons Addn\Civil 3D\Lot 8R Topo.dwg Layout: 11x17–Portrait Plot Date Apr 3 24 Time: 12:08 PM



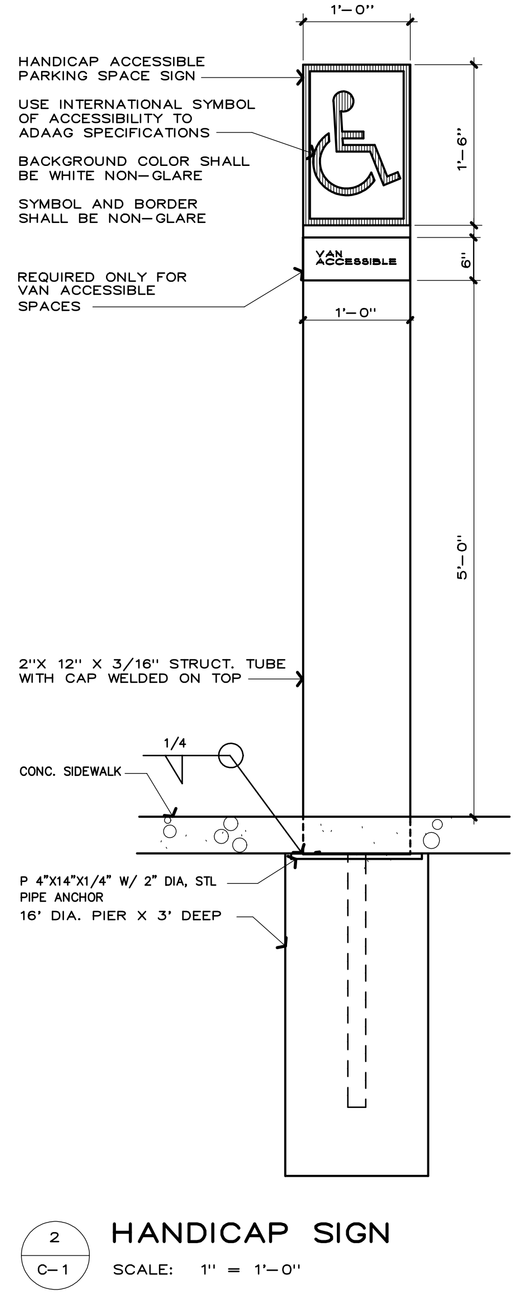
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

LOT 8R, BLOCK C OF SHERMAN COMMONS ADDITION, CITY OF SHERMAN

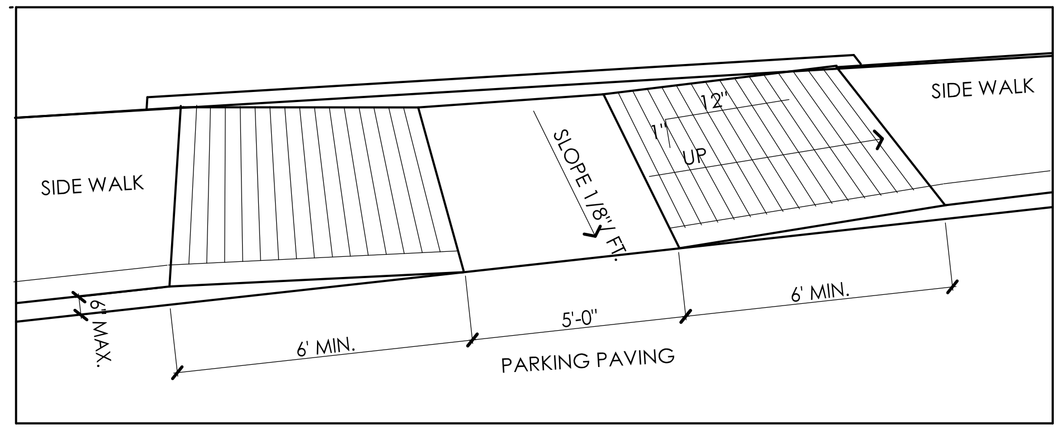
SITE INFORMATION

ZONING C1
LOT SIZE 22,185 S.F.
BUILDING SIZE 757 S.F.
PARKINKING REQUIRED 1/150 S.F. = 6
PARKING PROVIDED 6
FLOOR TO AREA RATIO - 757/22,185 = .034 < .5



2 / C-1 HANDICAP SIGN

SCALE: 1" = 1'-0"



2 / C-1 ACCESSIBLE RAMP DETAIL

SCALE: 1" = 1'-0"

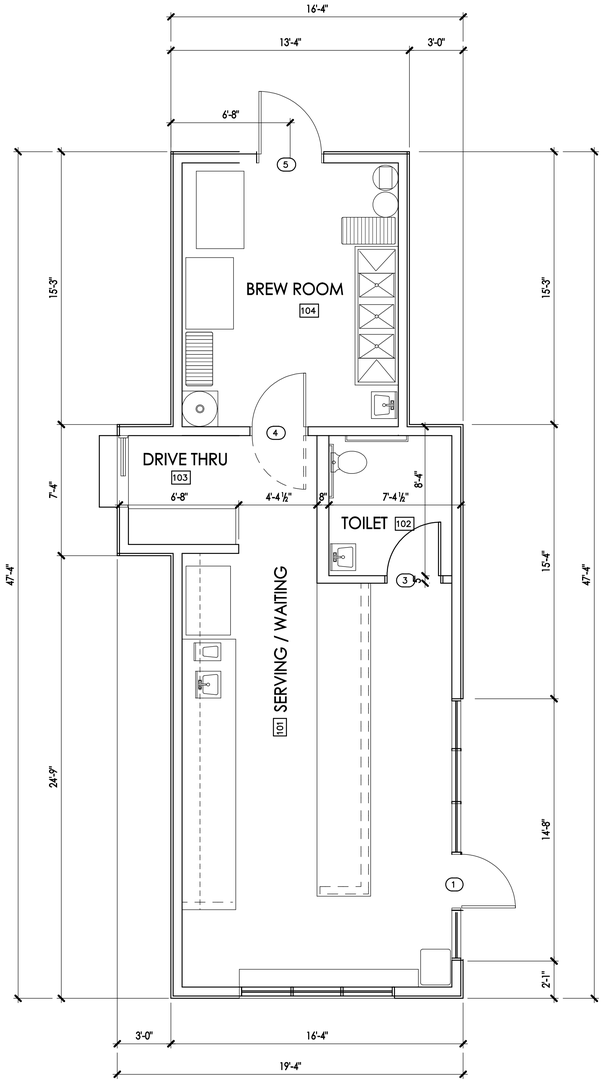
A NEW NOBILITEA FACILITY
FOR TICO DEVELOPMENT, LLC
LOY LAKE RD
SHERMAN, TX

PROGRESS PRINT
NOT FOR USE IN REGULATORY APPROVAL PERMITTING, OR CONSTRUCTION

DATE: 03/21/2024
202403
PROJECT NO.
A0.1
SHEET NO.

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 - 9092 (903) 786 - 4349 FAX rodtatchio@cableone.net

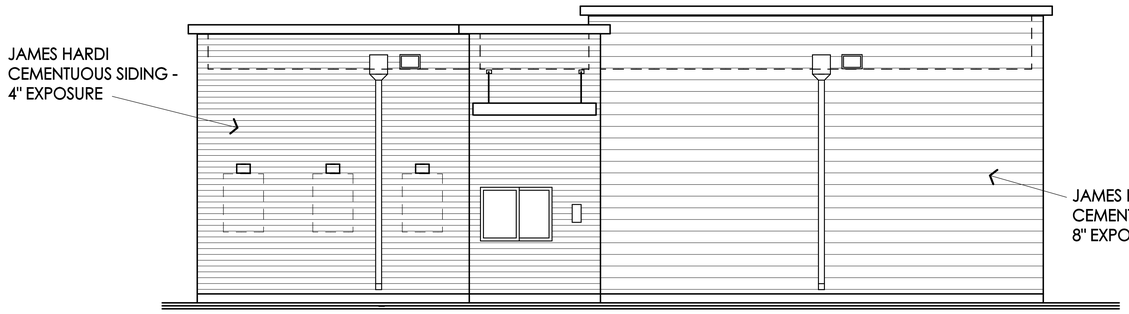
6/12/2024 2:12 PM T:\202403 nobilitea\202403 A0.1 newSITE PLAN.dwg



FLOOR PLAN

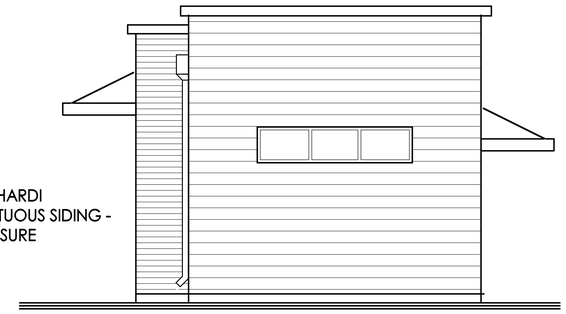
SCALE: 1/4" = 1'-0"

NORTH



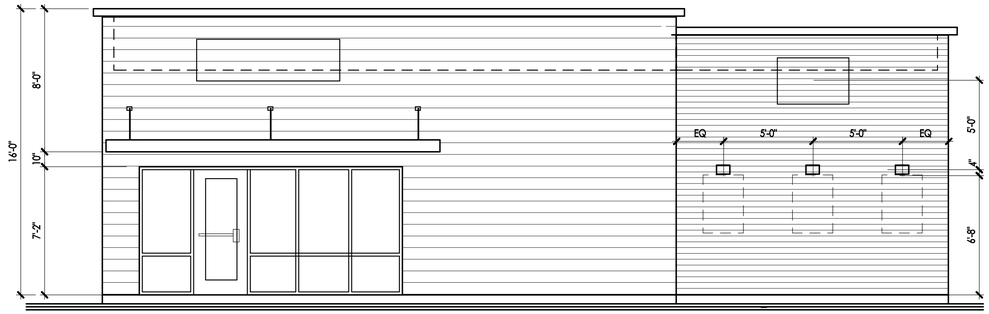
WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR: CARPET	FLOOR: VINYL TILE	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	BASE: VINYL	BASE: CERAMIC TILE	BASE: WOOD	WALLS: PAINTED GYP. BOARD	WALLS: PAINTED CMU	WALLS: CERAMIC TILE	WALLS: EPOXY PAINT	CEILING HT.: 2X4 ACOUSTICAL TILE	CEILING HT.: PAINTED GYP. BOARD	CEILING HT.: SECURITY CEILING	CEILING HT.	REMARKS
101	RECREATION AREA		●			●			●				●			7'-8"	
102	DORM				●				●						●	8'-0"	
103	DORM				●				●						●	8'-0"	
104	DORM				●				●						●	8'-0"	
105	DORM				●				●						●	8'-0"	
						○			⊠				○				

WEST WALL / SOUTH WALL / NORTH WALL / EAST WALL

WALL LEGEND

DOOR SCHEDULE

NO.	DOOR SIZE	TYPE	MATERIAL	FRAME	DETAILS-SHT A-3 HEAD	DETAILS-SHT A-3 JAMB	DETAILS-SHT A-3 SILL	GLASS	HARDWARE (PER SPECIFICATIONS)	REMARKS
1	3070 X 1 3/4"	A	GLASS/ AL.	ALLUM	1	2	3		LS.,P.B.,CL.,WS.,TH.	
2	2668 X1 3/4"	B	PL. LAM	HM	4	5	6			
3	3070 X 1 3/4"	B	PL. LAM.	H.M.	4	5	6			
4	3070 X 1 3/4"	B	HM	HM	7	8	6			DBL SWING
5	3670 X 1 3/4"	C	HM	HM	9	10	11			

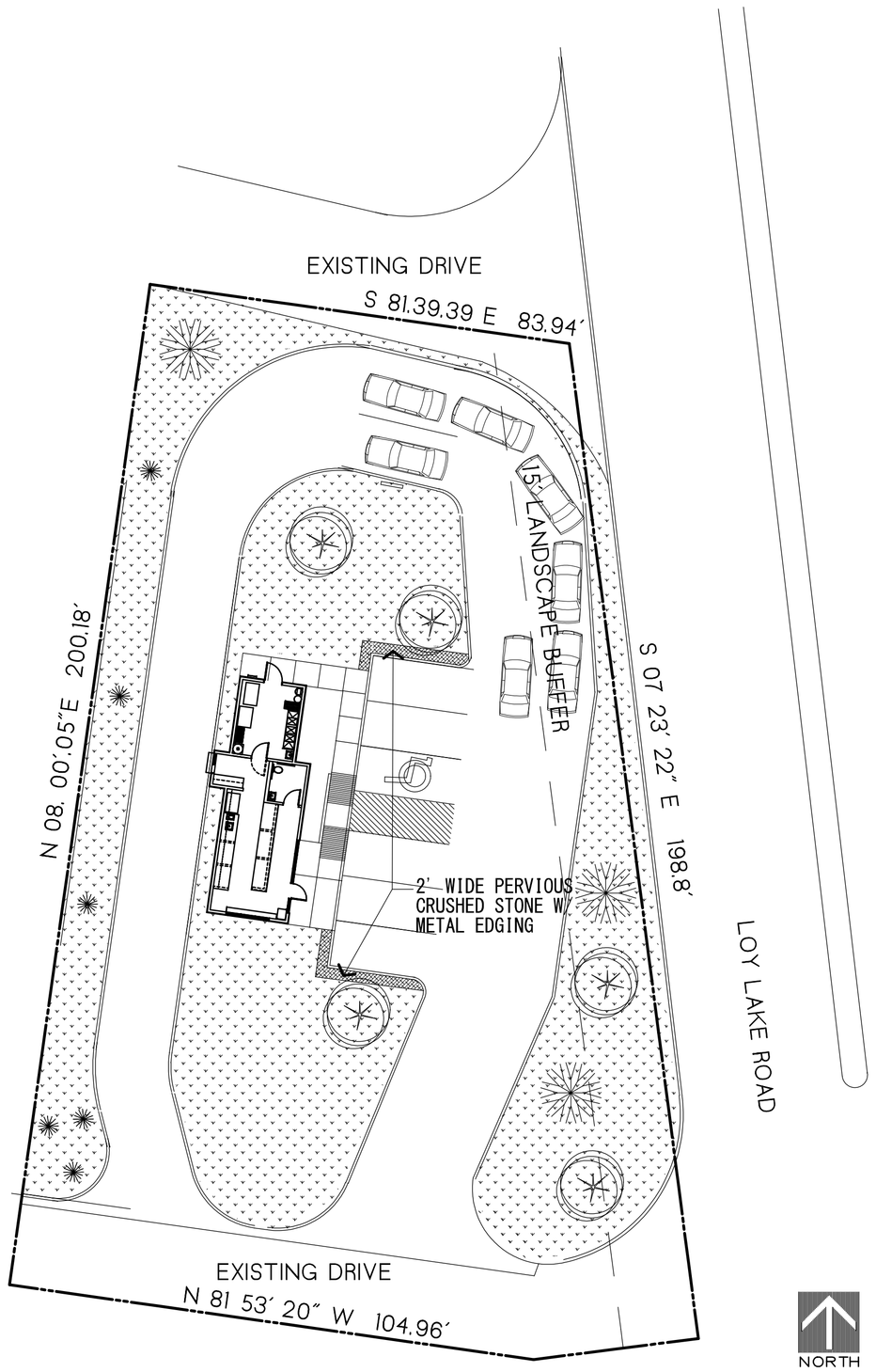
A NEW NOBILITEA FACILITY
FOR TICO DEVELOPMENT , LLC
LOY LAKE RD
SHERMAN, TX

PROGRESS PRINT
NOT FOR USE IN REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE:03/21/2024
202403
PROJECT NO.
A-1
SHEET NO.

T:\202403 nobilitea\202403 a1 floor plan.dwg
5/1/2024 7:42 AM

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 893-8399 (903) 893-8308 FAX rodericktatchio@gmail.com



LANDSCAPE MATERIAL

RED OAK 3" CALIPER

LIVE OAK 3" CALIPER

CREPE MYRTLE 4'

PERVIOUS CRUSHED STONE

LANDSCAPE TABULATION

LANDSCAPE BUFFER CALCULATION: 198.8 X 15' = 2,982 S.F.
REQUIRED LANDSCAPING: 6 SHADE TREES, 6 ORNAMENTAL TREES

NOTE: IN LIEU OF THE REQUIRED STREET PERIMETER BUFFER, THE EQUIVALENT LANDSCAPING ON THE DEVELOPMENT HAS BEEN APPROVED.

PROVIDED LANDSCAPING : 6 SHADE TREES, 6 ORNAMENTAL TREES

PARKING AND DRIVE AREA = 9,015 S.F.
LANDSCAPE AREA = 6,878 S.F.

6878 / 9015 = .76 OR 76%

LANDSCAPE SITE PLAN

SCALE; 1" = 20'-0"

LOT 8R, BLOCK C OF SHERMAN COMMONS ADDITION, CITY OF SHERMAN

T:\202403 nobilitea\202403 A0.2LANDSCAPE plann.dwg 5/29/2024 2:34 PM

A NEW NOBILITEA FACILITY
FOR TICO DEVELOPMENT , LLC
LOY LAKE RD
SHERMAN, TX

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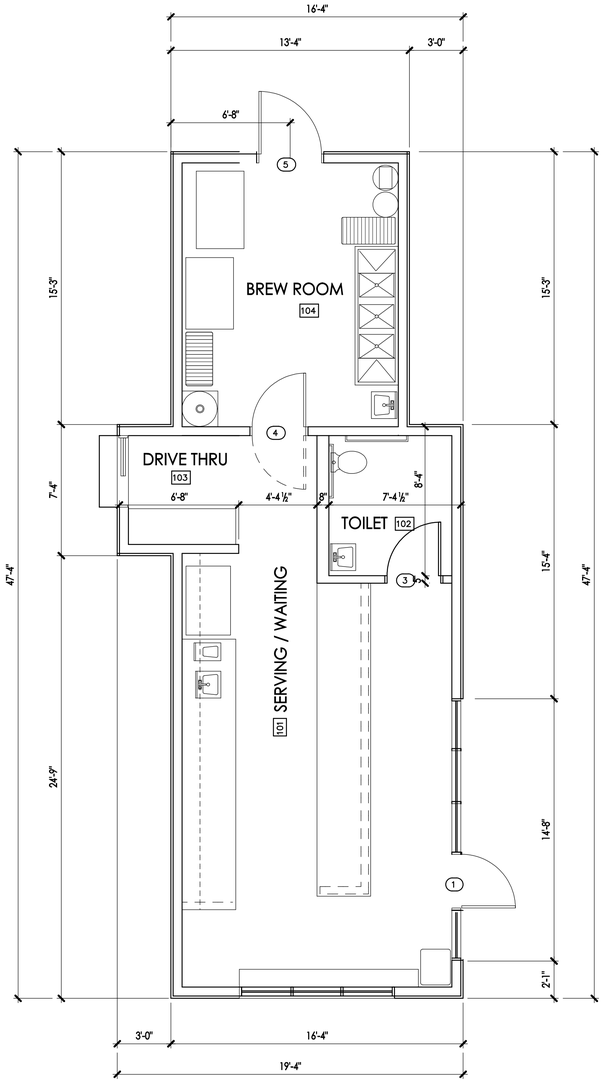
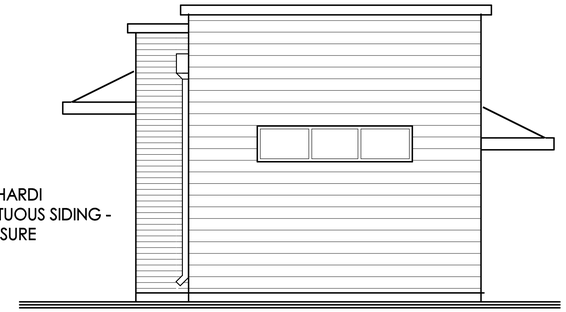
TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 – 9092 (903) 786 – 4349 FAX rodtatchio@cableone.net



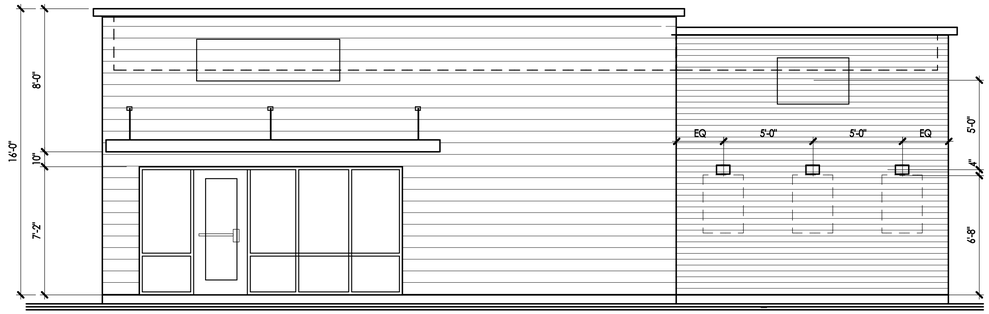
FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR: CARPET	FLOOR: VINYL TILE	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	BASE: VINYL	BASE: CERAMIC TILE	BASE: WOOD	WALLS: PAINTED GYP. BOARD	WALLS: PAINTED CMU	WALLS: CERAMIC TILE	WALLS: EPOXY PAINT	CEILING HT.: 2X4 ACOUSTICAL TILE	CEILING HT.: PAINTED GYP. BOARD	CEILING HT.: SECURITY CEILING	CEILING HT.	REMARKS
101	RECREATION AREA		●			●			●				●			7'-8"	
102	DORM				●				●						●	8'-0"	
103	DORM				●				●						●	8'-0"	
104	DORM				●				●						●	8'-0"	
105	DORM				●				●						●	8'-0"	
						○			⊠				○				

WEST WALL
SOUTH WALL
NORTH WALL
EAST WALL
WALL LEGEND

DOOR SCHEDULE

NO.	DOOR SIZE	TYPE	MATERIAL	FRAME	DETAILS-SHT A-3 HEAD	DETAILS-SHT A-3 JAMB	DETAILS-SHT A-3 SILL	GLASS	HARDWARE (PER SPECIFICATIONS)	REMARKS
1	3070 X 1 3/4"	A	GLASS/ AL.	ALLUM	1	2	3		LS.,P.B.,CL.,WS.,TH.	
2	2668 X1 3/4"	B	PL. LAM	HM	4	5	6			
3	3070 X 1 3/4"	B	PL. LAM.	H.M.	4	5	6			
4	3070 X 1 3/4"	B	HM	HM	7	8	6			DBL SWING
5	3670 X 1 3/4"	C	HM	HM	9	10	11			

A NEW NOBILITEA FACILITY
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5/1/2024 7:42 AM T:\202403 nobilitea\202403 a1 floor plan.dwg

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 893-8399 (903) 893-8308 FAX rodericktatchio@gmail.com

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2100 POST OAK CROSSING (Project No. 24-002116)**

The request of Heritage Montessori Academy (Owner), Dnyanada Nevgi, SRC Land Building Real Estate, LLC (Representative), Omega Design LLC (Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2100 Post Oak Crossing, being Lot 2, Post Oak Crossing Replat, currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pinnacle Montessori Sherman.

Background:

The property is located at 100 Post Oak Crossing at the corner of Post Oak Crossing and Mimosa Drive. The owner is requesting Site Plan approval of Pinnacle Montessori Sherman.

The following has been approved for this location:

- 10/18/2022 – Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a School Nursery, Kindergarten or Daycare in an C-1 (Retail Business) District/O-1.1 (FM Highway 1417) Overlay District.

Origination:

Heritage Montessori Academy (Owner)
Dnyanada Nevgi, SRC Land Building Real Estate, LLC (Representative)
Omega Design LLC (Architect)
Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Narrative
5. Site Plan
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
2100 POST OAK CROSSING

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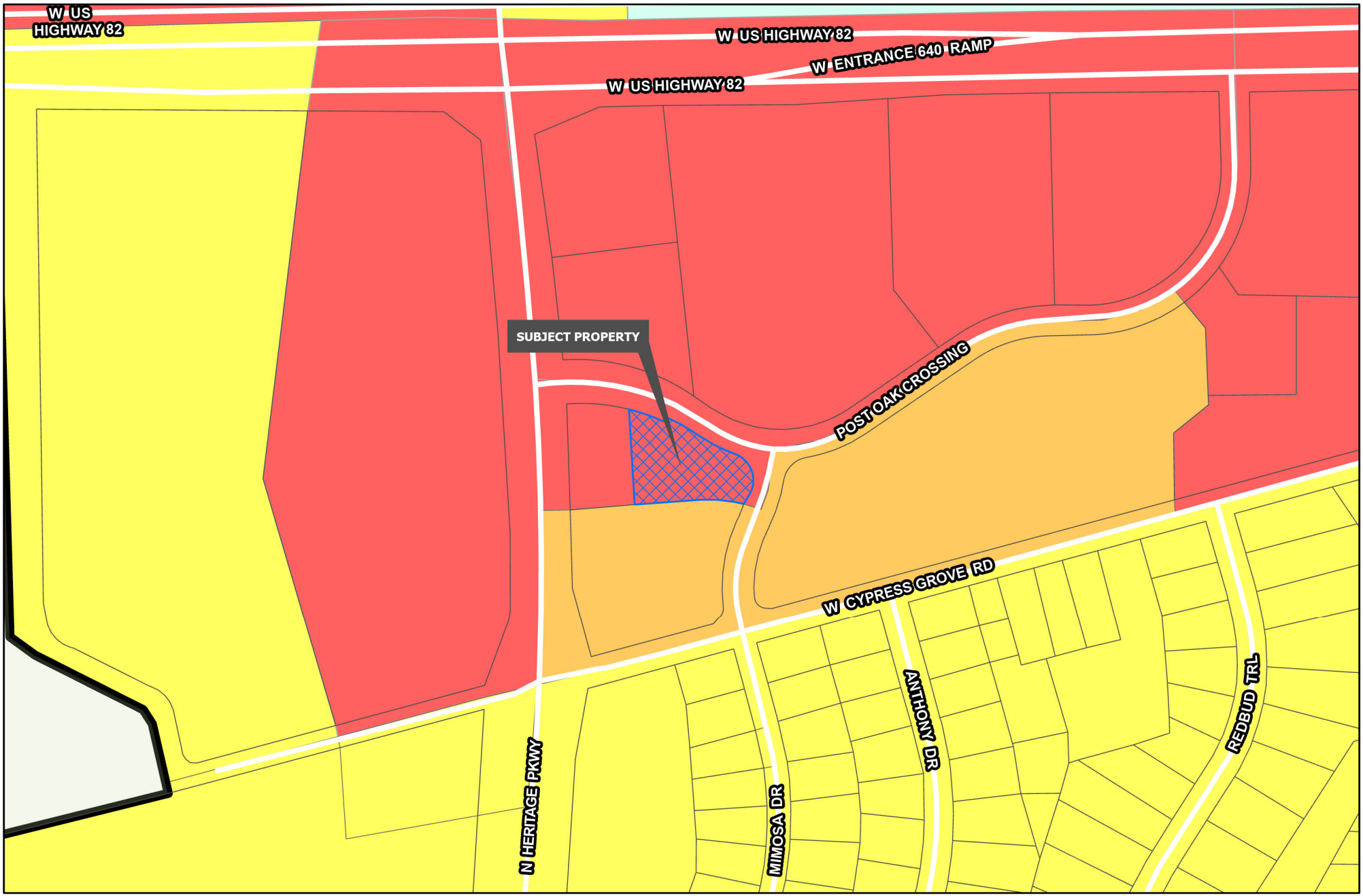
Date: 6/7/2024 10:11 AM



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
2100 POST OAK CROSSING

N
W E
S

Date: 6/7/2024 9:11:41 AM

SCALE
1" = 50'

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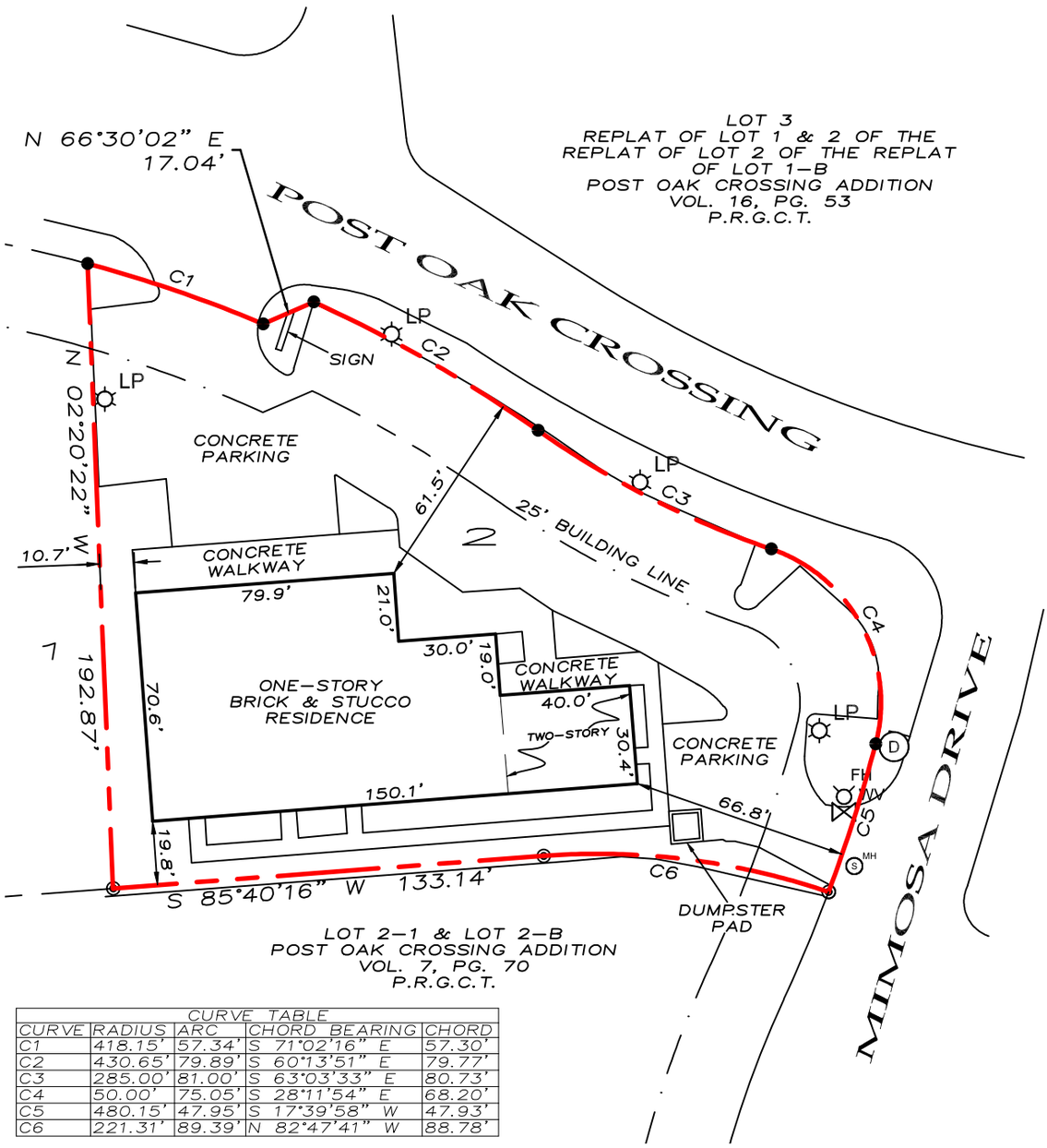
FW: LR – DFT: EB



CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	418.15'	57.34'	S 71°02'16" E	57.30'
C2	430.65'	79.89'	S 60°13'51" E	79.77'
C3	285.00'	81.00'	S 63°03'33" E	80.73'
C4	50.00'	75.05'	S 28°11'54" E	68.20'
C5	480.15'	47.95'	S 17°39'58" W	47.93'
C6	221.31'	89.39'	N 82°47'41" W	88.78'

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

LEGEND
- 1/2" STEEL ROD SET
- FH 1/2" STEEL ROD FOUND
- WV WATER METER
- WATER VALVE
- LP LIGHT POLE
- D STORM MANHOLE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 24th day of August 2022, a survey was made on the ground of the property shown hereon, described as Lot 2, of the Post Oak Crossing Replat, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 10, Page 75, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right–of–way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 2100 Post Oak Crossing, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

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

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

DATE OF SURVEY: 08/24/22

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

April 29, 2024

Reference: Pinnacle Montessori
2100 Post Oak Crossing
Sherman TX 75092

Planning and Zoning Commission,

This is the description of the project, and how it will operate.

The fire lane will be two way traffic. There will be a single drop off lane. All parents will enter from Mimosa Drive to drop off or pick up kids. This allows the longest lane for waiting to drop off and pick up. There is also a digital keypad outside the front entry for parent access.

We will be placing a Montessori Day Care in the existing building replacing all three tenants. The existing building is 8,350 SF. We will be adding 600 sf of conditioned space to the building by enclosing two existing covered walkways.A 6'-0" high wrought iron security fence is located around the exterior play areas with exit gates as required. Fire access knox boxes are also provided at these fence gates.

We have included the following updates on the site plan stated below:

Parking: We have revised the parking from 28 spaces to 25 spaces. However, We comply with the parking space requirement of 25 space.

Outdoorwelay areas: We have allocated additional outdoor play areas to the day-care, one on the front of the site and one at the rear

Fire Lane: No Change

Dumpster location: Dumpster will remain in its existing location.

The building footprint has not changed. Previously, we had taken into consideration the canopy area, but we are now excluding it from our total square footage calculation.

If you have any further questions please email Dnyanada Nevgi our project coordinator at pm@srclandbuilding.com.

regards,

Tina Sanghrajka, RA, NCARB, LEED AP BD + C
811 South Central Expressway Richardson TX, 75080
tina@omegadesignllc.com

2100 POST OAK CROSSING - PROJECT NARRATIVE

CURRENT:

Owner: Heritage Montessori Academy

Deed Date: 9/26/2022

Zone: C-1

Uses: Law Office, Retail, and Day Spa

Building Square Feet: 8,350 sqft.

Design Code: 1997 Standard Building Code

PROPOSED:

Zoning SUP for Montessori School (Daycare)

Building Square Feet: 8950 sqft.

Update to Required Codes (2018 codes, except 2020 NEC)

SITE:

Flow of Parent Drop-off/Pick-up Traffic to be one-way from Mimosa Drive during Drop-off and Pick-up Times. This instruction is to be provided to parents by daycare operations.

Driveway to remain a Two-way Driveway.

6’ Wrought Iron Security Fence w/Fire Access Gates to be installed around the entire building, as required.

Add two playgrounds towards the front & rear side of the building.

Dumpster will remain in its existing location.

Keep existing mature landscape.

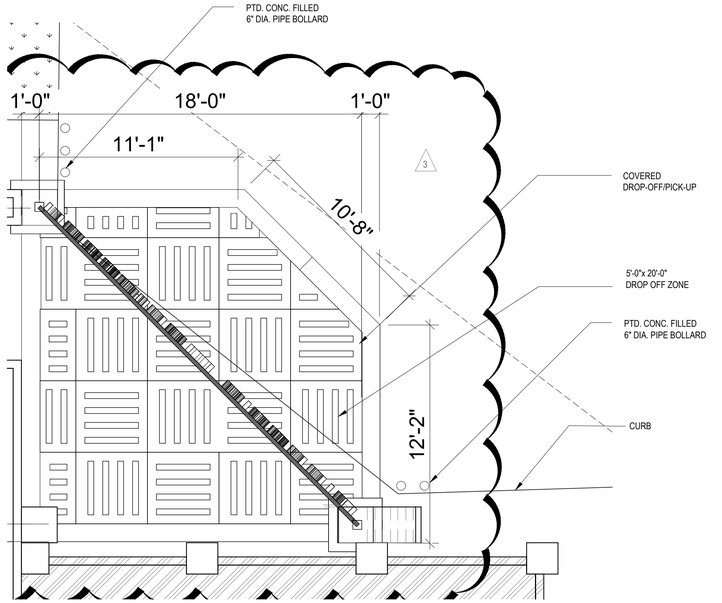
BUILDING:

Interior Renovation: Impacting Interior Walls, Existing Windows, and Existing Doors.

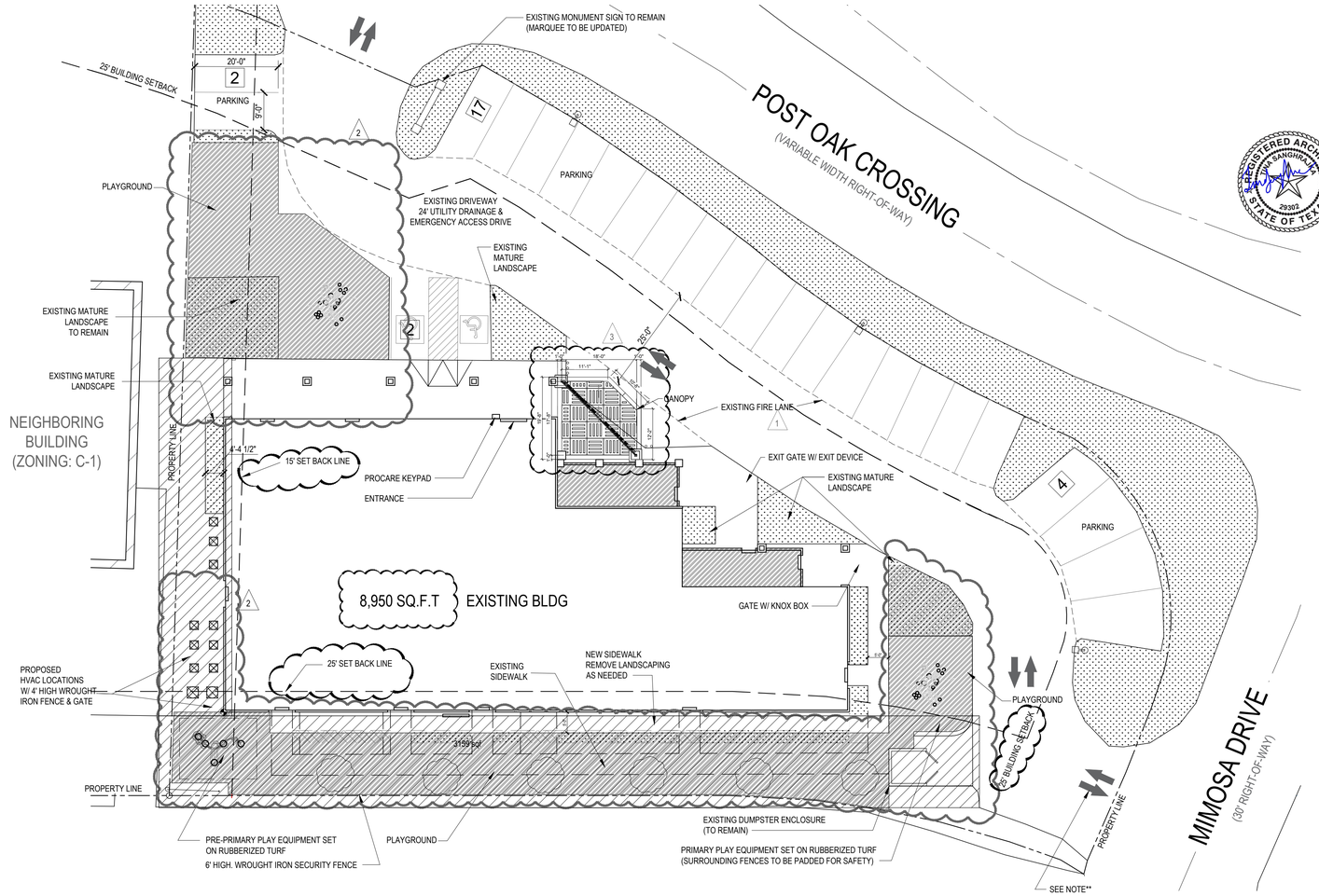
To selectively enclose and A/C exterior covered walkways to provide hallways for circulation.

School Sign with Covering to be built near entrance.

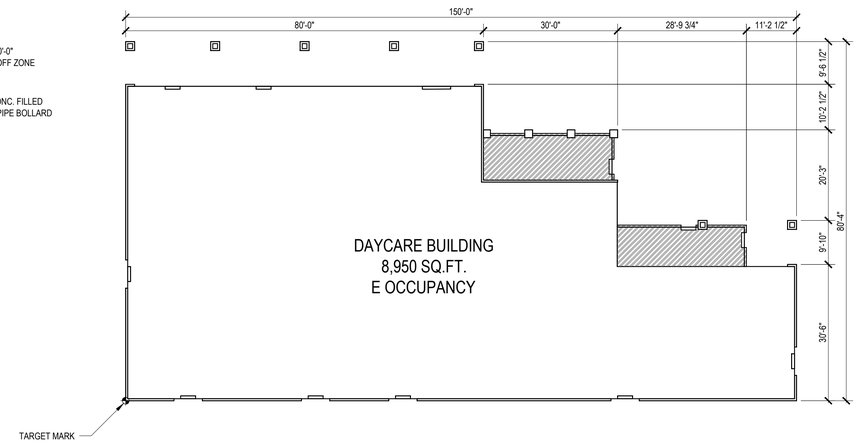
Keypad Access provided for parents at front entrance.



2 COVERED ENTRY
SCALE: 1/4= 1'-0"



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



DAYCARE BUILDING

LEGEND		SITE	
PROPERTY LINE		ACRES	0.766 (33,349 S.F.)
SETBACKS		BUILDING	9,356 S.F.
FENCE		ZONING	C-1
TARGET MARK		PROPOSED ZONING	SUP
HANDICAP PARKING		ADDED SIDEWALK	1347.7 S.F.
TRAFFIC DIRECTIONAL ARROW		HARD SURFACE /IMPERVIOUS AREA	22,258.7 S.F.
EXISTING LANDSCAPE		LANDSCAPE AREA	6,105.2 S.F.
REPLACED/NEW LANDSCAPE		FLOOR-TO-AREA RATIO	24.5%
REMOVED LANDSCAPE		PLAYGROUND AREA	5,298 S.F.
TO BE ENCLOSED		PARKING TABULATION	
BUILDING EXIT		REQUIRED PARKING 1 PER 8 STUDENTS	200/8
		TOTAL REQUIRED PARKING	25
		PARKING PROVIDED	25

NOTE**: PARENT DROP OFF TRAFFIC FLOW TO ENTER THROUGH MIMOSA DRIVE ENTRANCE DURING OPERATIONS
(TWO-WAY TRAFFIC)

NOTE: PLAYGROUND EQUIPMENT AND RUBBERIZED TURF NOT IN CONTRACT.

NOTE: GC TO PROVIDE 3" COURSE OF COMPACTED STONE SET 2" BELOW FINISH GRADE WITHIN LIMITS OF PLAYGROUND TURF AREA.

NOTE: 36" WIDE X 72" METAL GATE W/ PANIC DEVICE, KNOX BOX @ ALL FENCE GATE.

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESS WAY #306
RICHARDSON, TEXAS 75080
214 774 2788

Revisions:		
#	DATE	COMMENTS
1	OCT 02, 2023	CITY COMMENTS
2	FEB 09, 2024	LICENCE REQUIREMENTS
3	MAY 07,2024	SUP REVISION

August 15, 2023

PROJECT

Pinnacle Montessori Sherman

site address:
2100 Post Oak Crossing
Sherman, TX 75092

PROJECT # 047

OWNER

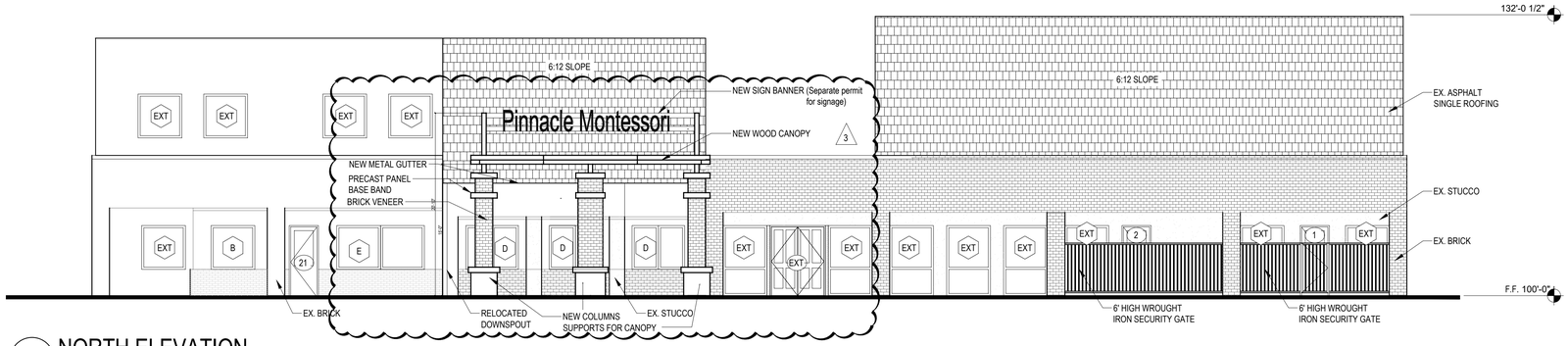
Heritage Montessori Academy

811 S CENTRAL EXPY
STE 306
Richardson, TEXAS
75082

SHEET TITLE:
SITE PLAN

SHEET NO.
A1.0

ISSUE DATE: 08 - 15 - 2023



1 NORTH ELEVATION
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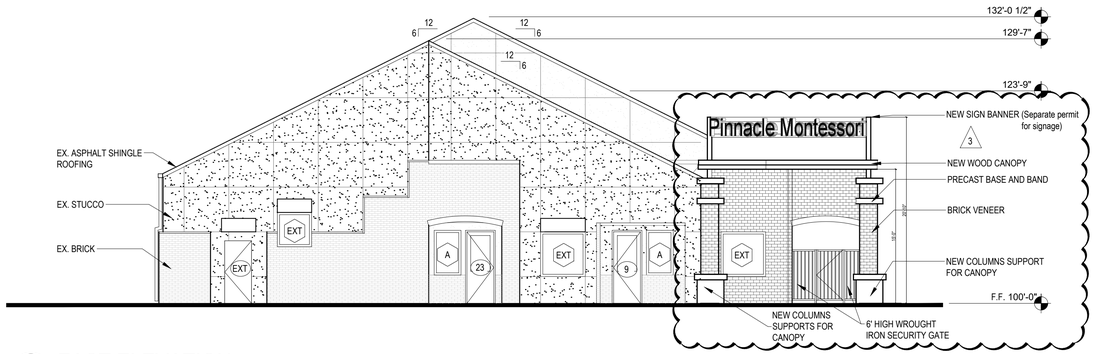

2 EAST ELEVATION
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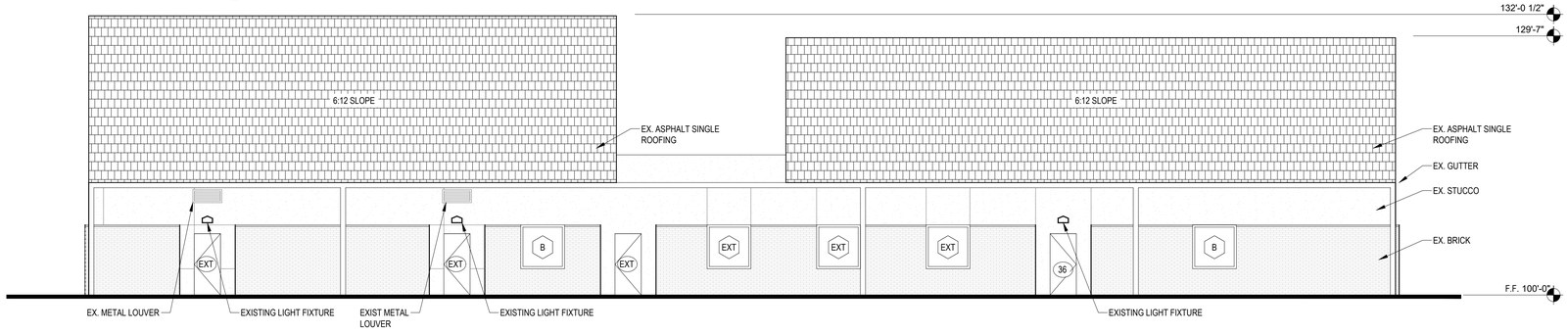

3 SOUTH ELEVATION
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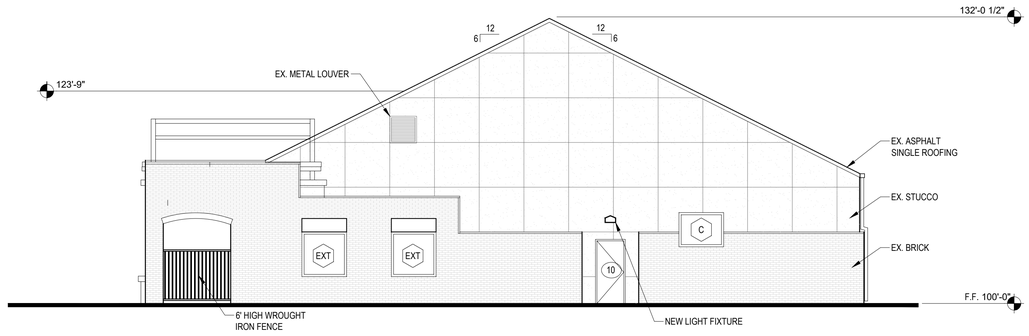


4 WEST ELEVATION
SCALE: 1/8"= 1'-0"

OMEGA DESIGN LLC
811 SOUTH CENTRAL EXPRESS WAY #306
RICHARDSON, TEXAS 75080
214 774 2788

Revisions:

#	DATE	COMMENTS
3	MAY 07,2024	SUP REVISION

REGISTERED ARCHITECT
JOHN SANGHAVI
29302
STATE OF TEXAS

August 15, 2023

PROJECT

Pinnacle Montessori Sherman

site address:
2100 Post Oak Crossing
Sherman, TX 75092

PROJECT #
047

OWNER

Heritage Montessori Academy

811 S CENTRAL EXPY
STE 306
Richardson, TEXAS
75082

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A3.2

ISSUED DATE: 08.15.2023

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 800 BLOCK NORTH MONTGOMERY STREET (Project No. 24-002464)**

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located at 800 North Montgomery Street, consisting of 0.172 acres being in the J.B. McAnair Survey, Abstract No. 763, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Montgomery Addition Lot 1, Block A

Background:

The property is located at 800 North Montgomery Street between East Brockett Street and East College Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 9/14/1965 – Public Hearing and Zone Change from R-1 (Single Family Residential) District to R-2 (Multi-Family Residential) District.
- 2/20/2024 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.
- 4/19/2024 - Preliminary Plat of Proposed Addition Lot1, Block A (Conditionally Approved)

Origination:

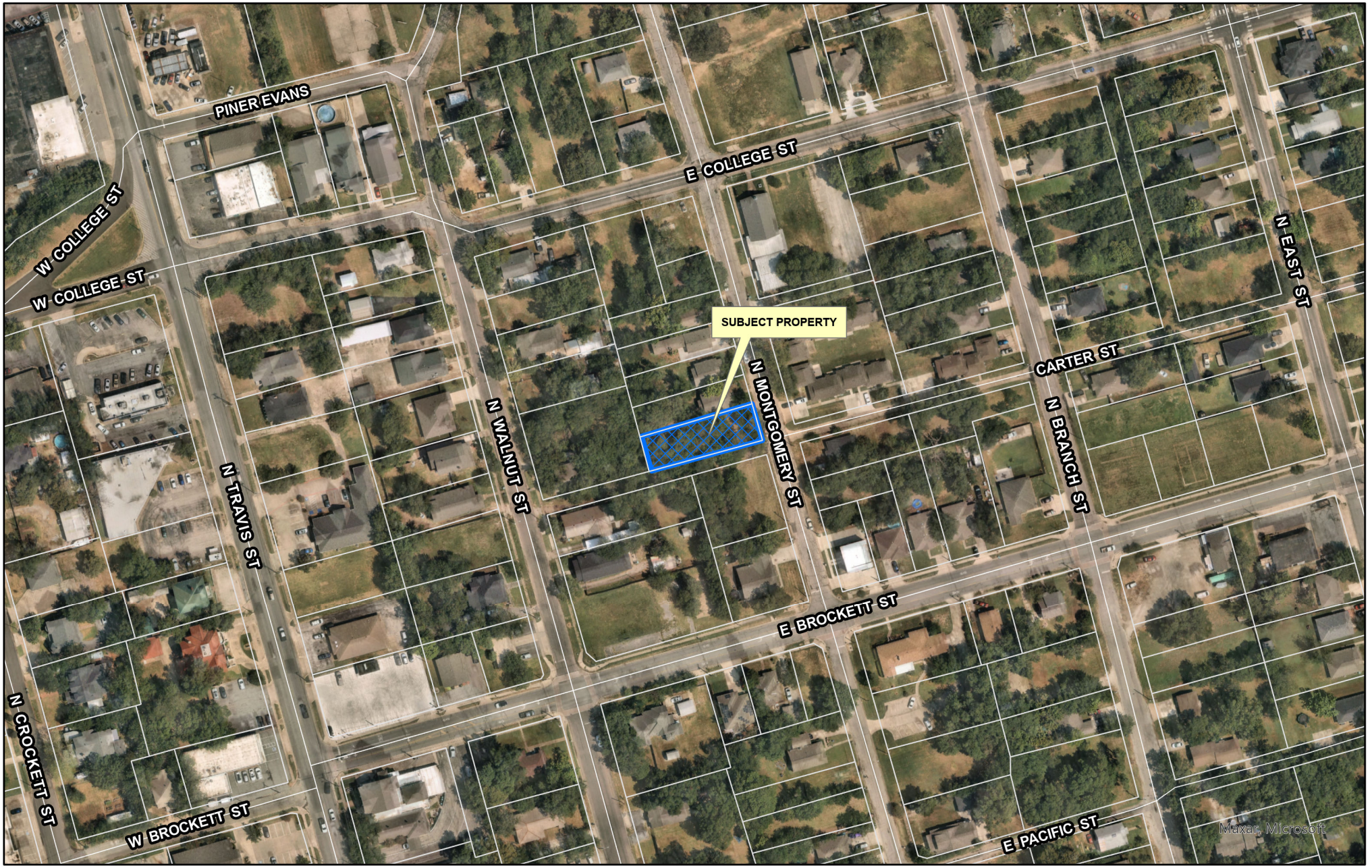
M & G Home Builders (Owner)
Rockstar Land Surveying, LLC (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



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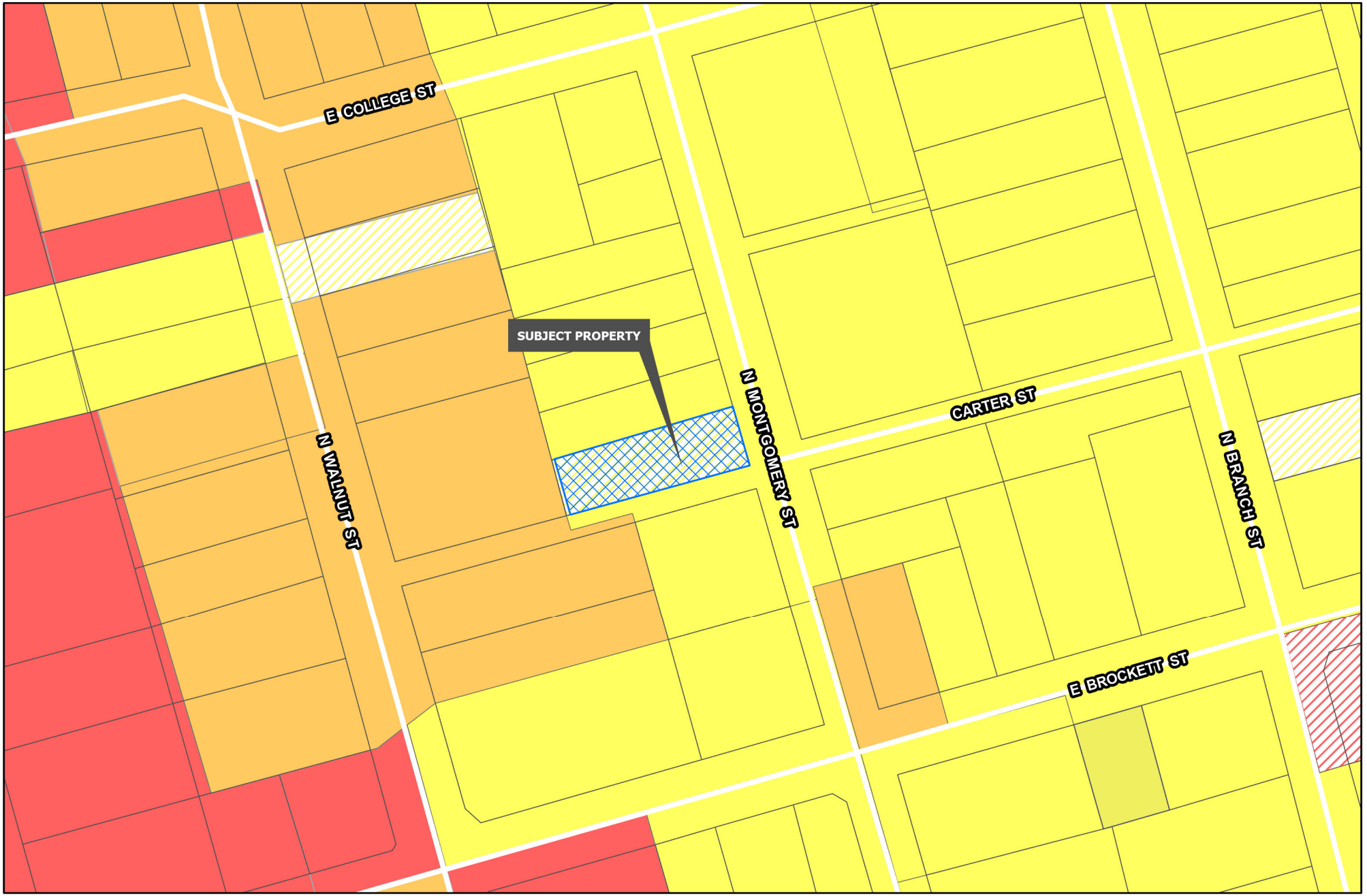
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 N MONTGOMERY ST

N
W E
S

Date: 6/7/2024 10:11 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
800 N MONTGOMERY ST

N
W E
S

Date: 6/7/2024 10:14:41 AM

ROCKSTAR
LAND SURVEYING, LLC
TXBPELS FIRM NO. 10194763
P.O. Box 954, Canton, Texas 75103
www.texasrpls.com
903-944-6397

City of Sherman Development Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75090
Phone: 903-892-7229
Planning@CityofSherman.com

Cover Letter
Montgomery Addition; 2747-A

May 22, 2024

To Whom it May Concern,

On behalf of M&G Home Builders, LLC, please review the attached documents herein listed below below:

- Master Application Form
- Development Application Checklist
- Current Deed
- Final Plat / RePlat

The attached Plat has been revised per the Preliminary Plat Conditional Approval Letter dated, April 15, 2024. The following items have been addressed:

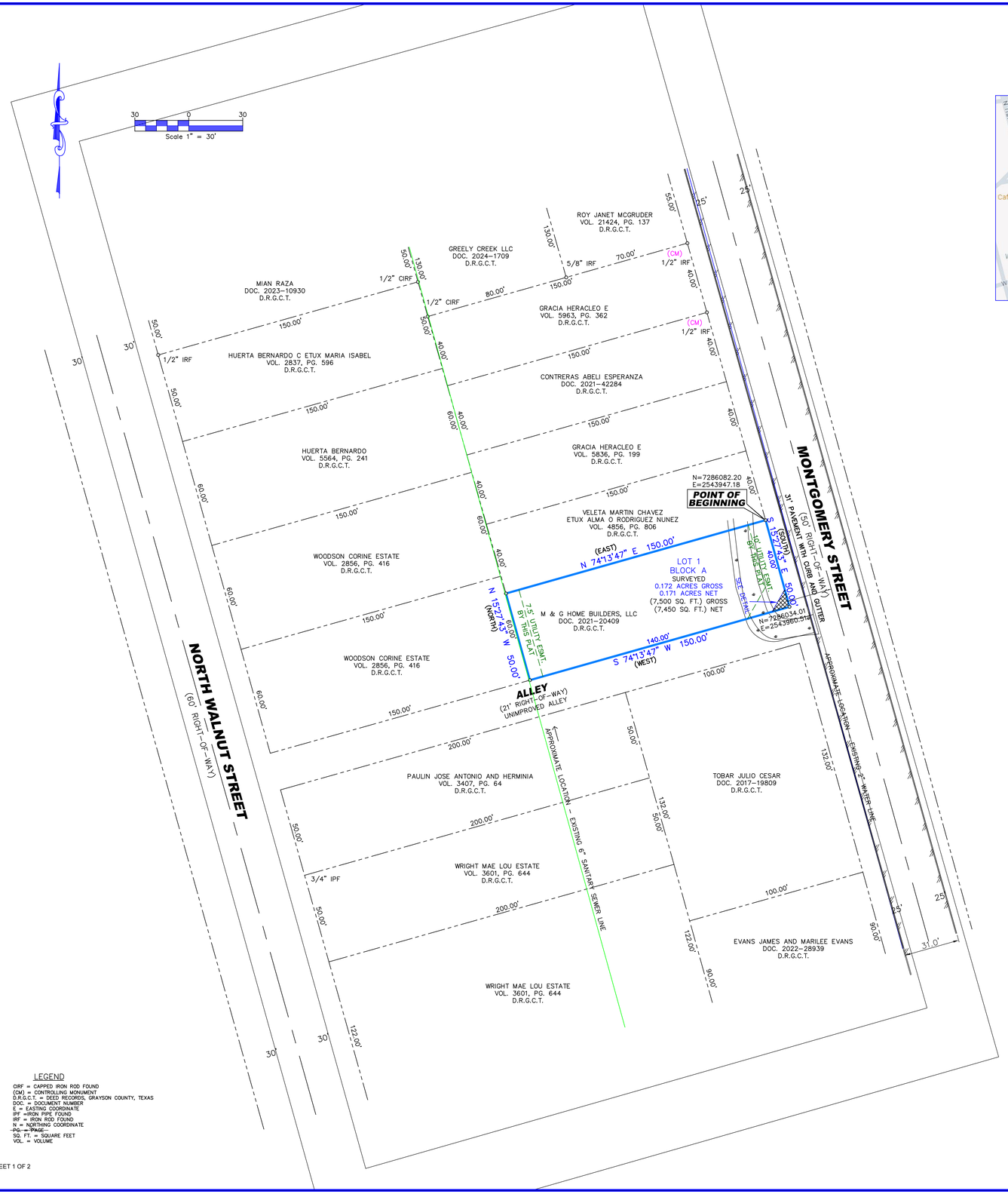
1. A 7.5’ Utility Easement, along western property line, has been added.
2. Edge of the pavement has been added to the drawing.
3. Width of the pavement has been shown.
4. A 10’x10’ Right of Way corner clip has been added on the southeast corner of proprosed Lot 1, Block A.
5. A 10’ Utility Easemenet, along Montgomery Street, has been added/ dedicated.
6. The 10’ Utility Easement is now parallel to the created corner clip (No.4)
7. The direction “North” has been removed from the drawing and the legal description.
8. Water capacity for propsed use has been verified.
9. All required signature blocks have been added.
10. Staff review letter items have been addressed.
11. The Final Plat meets all current City of Sherman standards.

We respectively request for a favorable review of the Montgomery Addition Final Plat and look forward to working with the City on this and future projects. Please contact me with any questins.

Sincerely,

Amber Wood
Operations Manager
Rockstar Land Surveying, LLC
platting@texasrpls.com
amber@texasrpls.com

M&G Home Builders, LLC
1218 N. Brents
Sherman, TX 75090

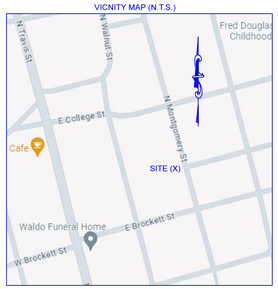


LEGEND

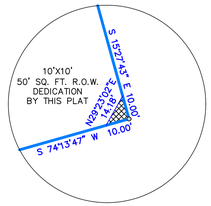
CIRF = CAPPED IRON ROD FOUND
(CM) = CONTROLLING MONUMENT
D.R.G.C.T. = DEED RECORDS, GRAYSON COUNTY, TEXAS
DOC. = DOCUMENT NUMBER
E = EASTING COORDINATE
IPF =IRON PIPE FOUND
IRF = IRON ROD FOUND
N = NORTHING COORDINATE
~~PG. = PAGE~~
SQ. FT. = SQUARE FEET
VOL. = VOLUME

SHEET 1 OF 2

VICNITY MAP (N.T.S.)



R.O.W. DEDICATION DETAIL



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF GRAYSON

PROPERTY DESCRIPTION

WHEREAS, M & G HOME BUILDERS, LLC IS THE OWNER OF A TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, LOCATED IN THE CITY OF SHERMAN, TEXAS, BEING ALL THAT CERTAIN CALLED 50' X 150' TRACT OF LAND DESCRIBED IN A DEED TO SAID M & G HOME BUILDERS, LLC, AS RECORDED IN INSTRUMENT NO. 2021-20409, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF MONTGOMERY STREET (A 50 FOOT RIGHT-OF-WAY) AT THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO VELETA MARTIN CHAVEZ ETUX, AS RECORDED IN VOLUME 4856, PAGE 806, DEED RECORDS, GRAYSON COUNTY, TEXAS.

THENCE, SOUTH 15° 27' 43" EAST, ALONG THE ALONG THE WEST LINE OF SAID MONTGOMERY STREET, A DISTANCE OF 50.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER IN NORTH LINE OF A 21 FOOT ALLEY (UNIMPROVED);

THENCE, SOUTH 74° 13' 47" WEST, ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 150.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER AT THE SOUTH CORNER OF SAID M & G HOME BUILDERS, LLC TRACT;

THENCE, NORTH 15° 27' 43" WEST, ALONG THE WEST LINE OF SAID M & G HOME BUILDERS, LLC TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER AT THE SOUTH CORNER OF SAID VELETA MARTIN CHAVEZ ETUX TRACT;

THENCE, NORTH 74° 13' 47" EAST, ALONG THE SOUTH LINE OF SAID VELETA MARTIN CHAVEZ ETUX TRACT, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.172 ACRES (7,500 SQUARE FEET) OF LAND.

OWNER'S CERTIFICATE OF DEDICATION

THAT (M & G HOME BUILDERS, LLC), ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS (MONTGOMERY ADDITION), AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING (0.172 ACRES) SITUATED IN AND BEING A PORTION OF THE (MCANAIR SURVEY A-763), CITY OF SHERMAN, GRAYSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC AND PRIVATE UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC OR PRIVATE UTILITY SHALL, AT ALL TIMES, HAVE A RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT PERMISSION OF ANYONE. THIS PLAT IS APPROVED SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS AND RESOLUTIONS OF THE CITY OF SHERMAN, TEXAS.

WITNESS, MY HAND AT _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, (2024).

(M & G HOME BUILDERS, LLC)

BY:_____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, (2024).

_____
NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF

MONTGOMERY ADDITION
LOT 1, BLOCK A

7,500 SQUARE FEET OR 0.172 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS

PREPARED BY:
ROCKSTAR LAND SURVEYING, LLC
TBPELS FIRM NO. 10194763
P.O. BOX 954
CANTON, TX 75103
TEL: 903-944-6397

OWNER:
M & G HOME BUILDERS, LLC
1218 N. BRENTS
SHERMAN, TX 75090

SCALE : 1" = 30' / DATE : 04-22-2024 / JOB NO. : 2401-1019 / DRAFT BY : A.O.

(LAND SURVEYOR'S CERTIFICATE)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD FINCHER, 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.

_____
TODD FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5633

DATE: _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED TODD FINCHER, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, (2024).

_____
NOTARY PUBLIC, STATE OF TEXAS

(CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION)

APPROVED THIS _____ DAY OF _____, 20 _____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

_____
CHAIRMAN

_____
SECRETARY

AVIGATION RELEASE

STATE OF TEXAS

COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, M & G HOMEBUILDERS, LLC, HEREINAFTER CALLED OWNER (WHETHER ONE OR MORE), IS THE OWNER OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THIS PLAT.

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 _____, AD, 2024.

_____

M & G HOMEBUILDERS, LLC (OWNER)

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OF LEGAL RECORD.

2. ALL LOT CORNERS FOR THE SUBJECT PROPERTY ARE 1/2 INCH CAPPED IRON SET (RPLS 5633) FOR CORNER.

3. COORDINATES AND DIRECTIONAL CONTROL SHOWN HEREON ARE BASED ON NAD83 (CORS96, EPOCH 2022) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING THE "TRIMBLE" RTK GPS NETWORK.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MIGHT NOT PORTRAY EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT REVEAL. NO ADDITIONAL RESEARCH OF EASEMENTS, RESTRICTIONS, OR ORDINANCES WAS PERFORMED BY SURVEYOR.

5. ACCORDING TO MY INTERPRETATIONS OF THE GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAP NUMBER 48181C0290G, DATED SEPTEMBER 1, 2022, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FINAL PLAT
OF
MONTGOMERY ADDITION
LOT 1, BLOCK A

7,500 SQUARE FEET OR 0.172 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS

PREPARED BY:
ROCKSTAR LAND SURVEYING, LLC
TBPELS FIRM NO. 10194763
P.O. BOX 954
CANTON, TX 75103
TEL: 903-944-6397

OWNER:
M & G HOME BUILDERS, LLC
1218 N. BRENTS
SHERMAN, TX 75090

SCALE : 1" = 30' / DATE : 04-22-2024 / JOB NO. : 2401-1019 / DRAFT BY : A.O.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 700 BLOCK NORTH BRANCH STREET (Project No. 24-002465)**

The request of M & G Home Builders (Owner) and Rockstar Land Surveying, LLC (Surveyor) concerning the property located in the 700 Block North Branch Street, consisting of 0.172 acres being the South one-half of Lot 2, Block 2, G.W. Bond's Supplement No. 2, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Branch Addition Lot 1, Block A

Background:

The property is located at 700 Block North Branch Street between East Brockett Street and East College Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 2/20/2024 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.
- 4/19/2024 - Preliminary Plat of G.W. Bonds Supplement No. 2 Lot 2R, Block 2 (Conditionally Approved)

Origination:

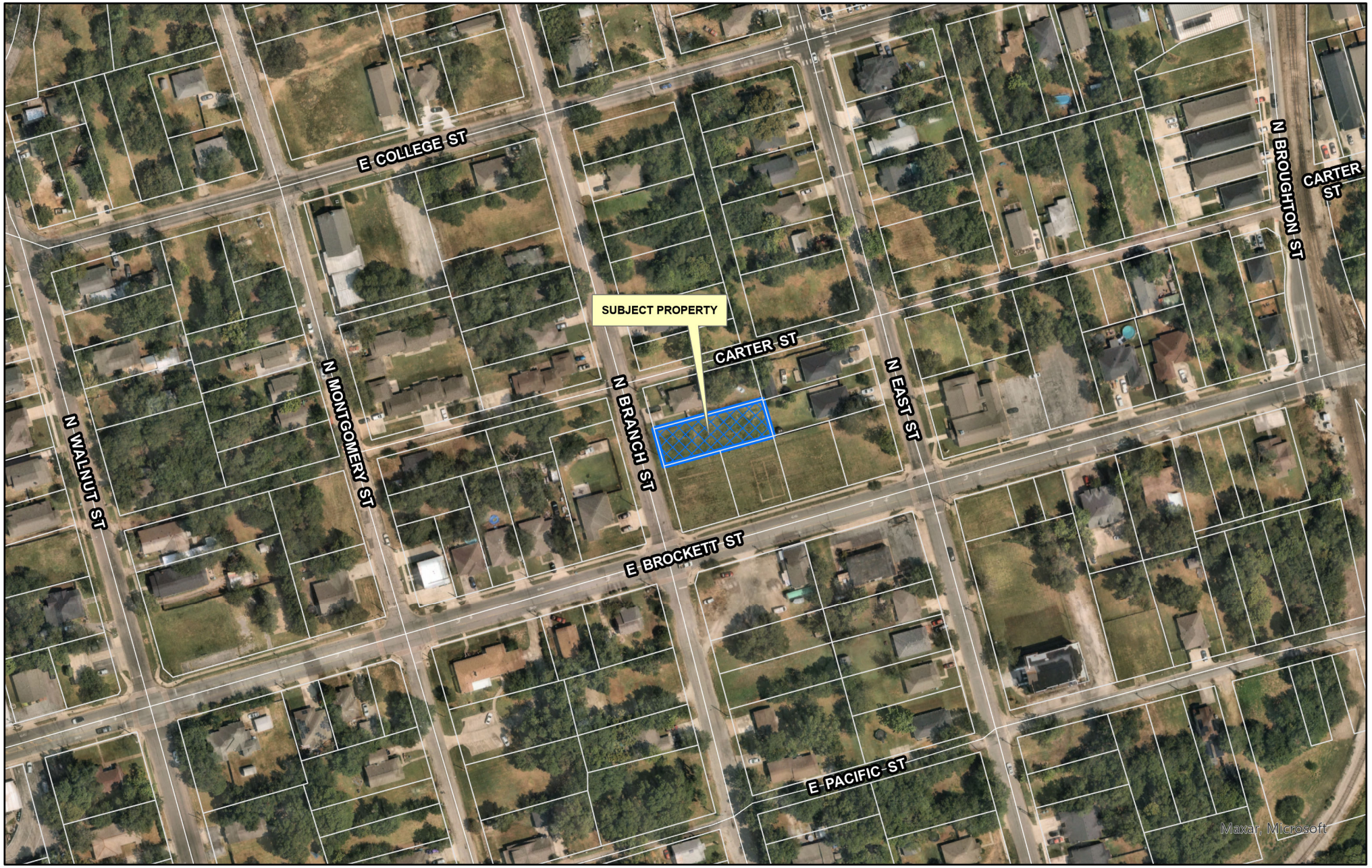
M & G Home Builders (Owner)
Rockstar Land Surveying, LLC (Surveyor)

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

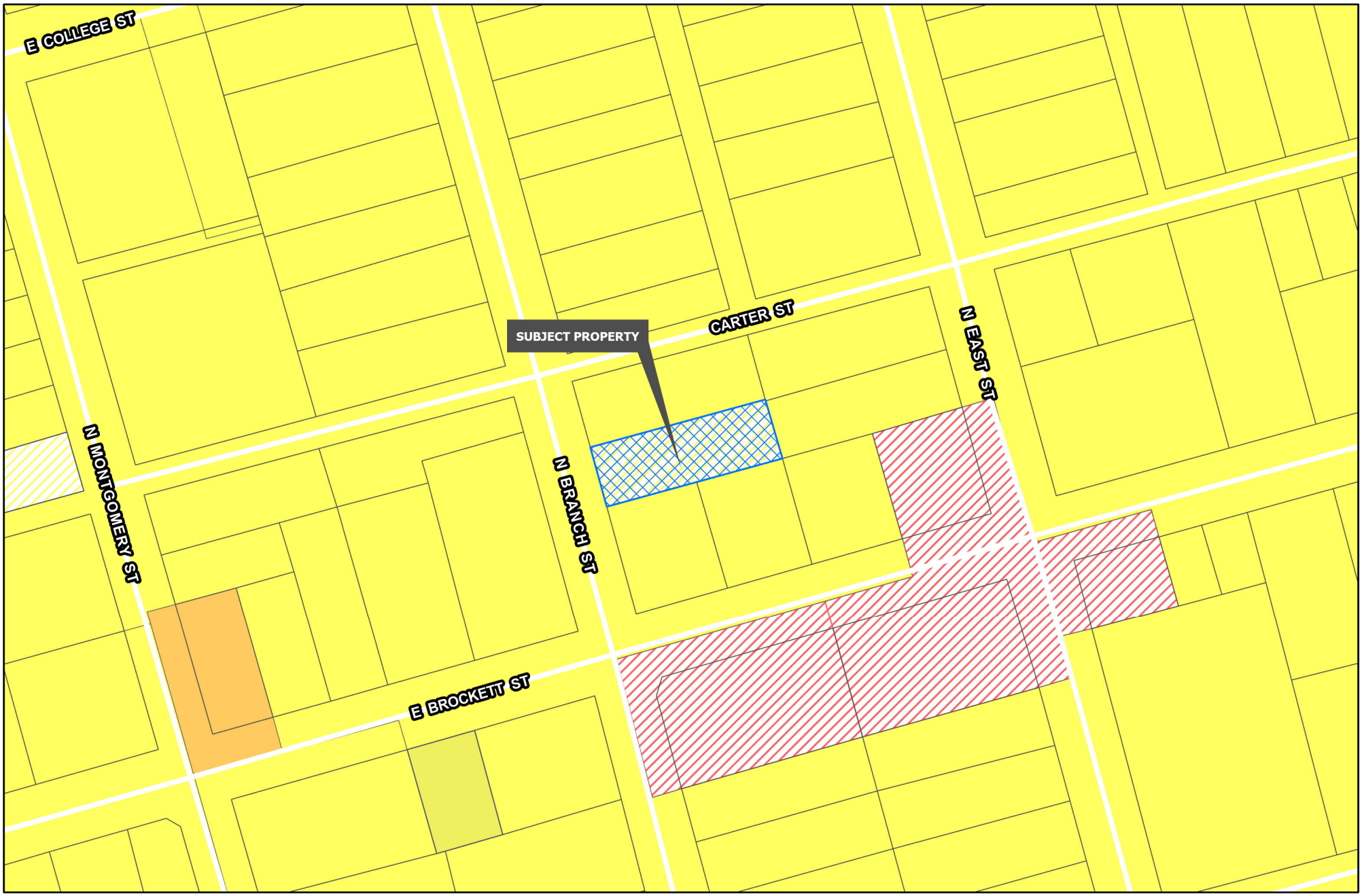
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
700 BLK N BRANCH ST

N
W E
S

Date: 6/7/2024 10:11 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
700 BLK N BRANCH ST

N
W E
S

Date: 6/7/2024 12:14:41

ROCKSTAR
LAND SURVEYING, LLC
TXBPELS FIRM NO. 10194763
P.O. Box 954, Canton, Texas 75103
www.texasrpls.com
903-944-6397

City of Sherman Development Services
220 W. Mulberry
P.O. Box 1106
Sherman, Texas 75090
Phone: 903-892-7229
Planning@CityofSherman.com

Cover Letter
Branch Addition; 2748-A

May 22, 2024

To Whom it May Concern,

On behalf of M&G Home Builders, LLC, please review the attached documents herein listed below below:

- Master Application Form
- Development Application Checklist
- Current Deed
- Final Plat / RePlat

The attached Plat has been revised per the Preliminary Plat Conditional Approval Letter dated, April 15, 2024. The following items have been addressed:

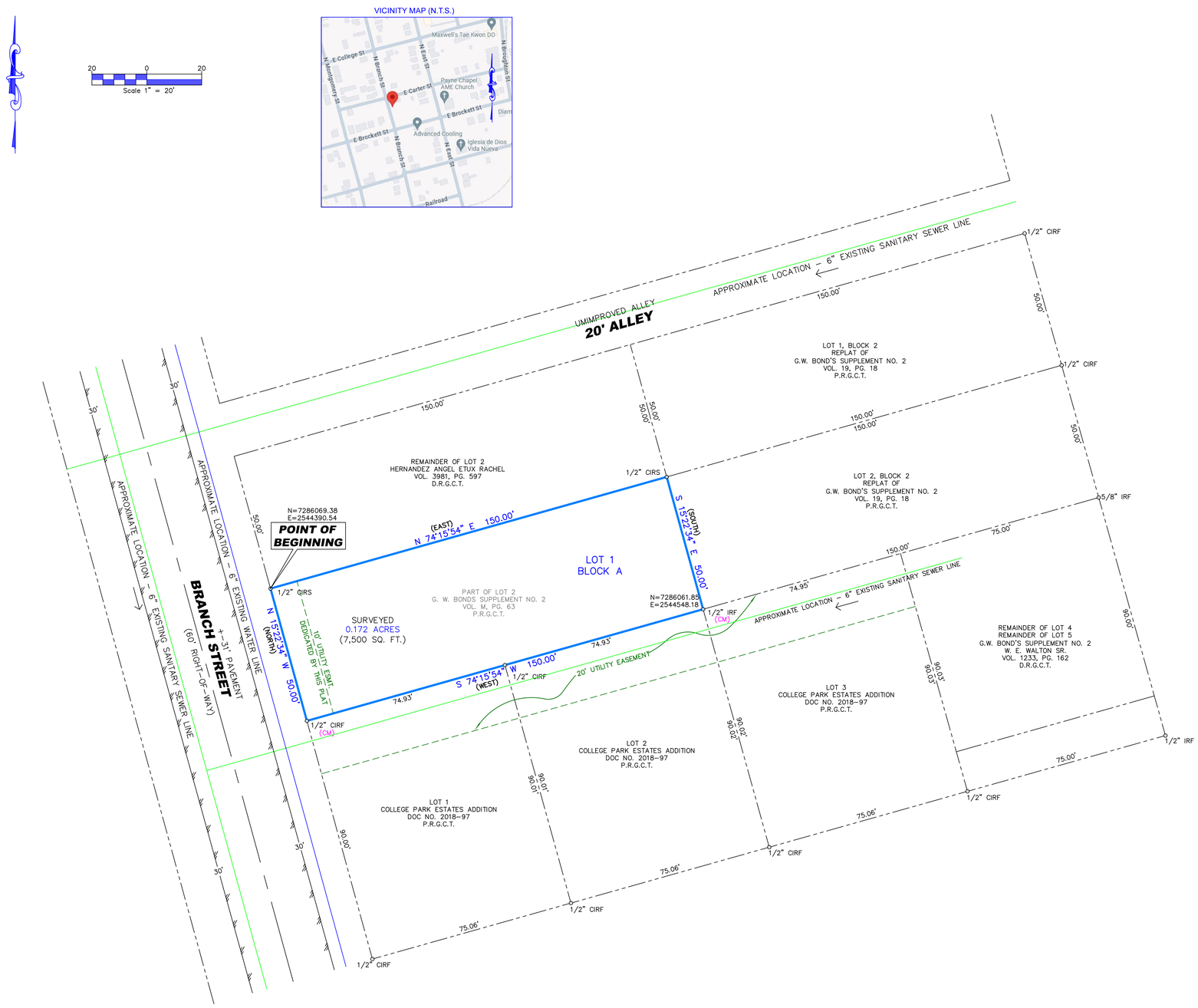
1. An Avigation Release has been added.
2. Edge of the pavement has been added to the drawing.
3. A 10’ Utility Easement, along Branch Street, has been added/ dedicated.
4. The direction “North” has been removed from the drawing and the legal description.
5. All required signature blocks have been added.
6. Staff review letter items on Preliminary Plat have been addressed.
7. The Final Plat meets all current City of Sherman standards.

We respectively request for a favorable review of the Montgomery Addition Final Plat and look forward to working with the City on this and future projects. Please contact me with any questins.

Sincerely,

Amber Wood
Operations Manager
Rockstar Land Surveying, LLC
platting@texasrpls.com
amber@texasrpls.com

M&G Home Builders, LLC
1218 N. Brents
Sherman, TX 75090



LEGEND

CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
(CM) = CONTROLLING MONUMENT
D.R.G.C.T. = DEED RECORDS, GRAYSON COUNTY, TEXAS
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N = NORTHING COORDINATE
PG. = PAGE
P.R.G.C.T. = PLAT RECORDS, GRAYSON COUNTY, TEXAS
SQ. FT. = SQUARE FEET
VOL. = VOLUME

SHEET 1 OF 2

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, M & G HOME BUILDERS IS THE OWNER OF A TRACT OF LAND SITUATED IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, LOCATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING THE SOUTH ONE-HALF OF LOT 2, BLOCK 2, OF G.W. BOND'S SUPPLEMENT NO. 2, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME M, PAGE 63, PLAT RECORDS, GRAYSON COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN CALLED 50' X 150' TRACT OF LAND DESCRIBED IN A DEED TO SAID M & G HOME BUILDERS, AS RECORDED IN INSTRUMENT NO. 2022-40219, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET (STAMPED RPLS 5633) FOR CORNER, BEING IN THE NORTHEAST LINE OF BRANCH STREET (A 60 FEET RIGHT OF WAY), ALSO BEING THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO HERNANDEZ ANGEL ETUX RACHEL, AS RECORDED IN VOLUME 3981, PAGE 597, DEED RECORDS, GRAYSON COUNTY, TEXAS, ALSO BEING THE WEST CORNER OF SAID M & G HOME BUILDERS TRACT;

THENCE NORTH 74°15'54" EAST, ALONG A COMMON SIDELINE OF SAID HERNANDEZ TRACT AND M & G HOME BUILDERS TRACT, A DISTANCE OF 150.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET (STAMPED RPLS 5633) FOR CORNER, BEING THE EAST CORNER OF SAID HERNANDEZ TRACT, ALSO BEING THE SOUTH CORNER OF LOT 1, BLOCK 2, REPLAT OF G. W. BONDS SUPPLEMENT NO. 2, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 18, PLAT RECORDS, GRAYSON COUNTY, TEXAS, ALSO BEING THE WEST CORNER OF LOT 2, OF SAID BLOCK 2, OF SAID REPLAT OF G.W. BOND'S SUPPLEMENT NO. 2;

THENCE SOUTH 15°22'34" EAST, ALONG A SOUTHWEST LINE OF SAID LOT 2, OF SAID REPLAT OF G.W. BOND'S SUPPLEMENT NO. 2, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, BEING THE WEST CORNER OF LOT 3, OF COLLEGE PARK ESTATES ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2018-97, PLAT RECORDS, GRAYSON COUNTY, TEXAS, ALSO BEING THE NORTH CORNER OF LOT 2, OF SAID COLLEGE PARK ESTATES ADDITION;

THENCE SOUTH 74°15'54" WEST, PASSING AT A DISTANCE OF 74.93 FEET A COMMON REAR CORNER OF SAID LOT 1 AND LOT 2, OF SAID COLLEGE PARK ESTATES ADDITION, CONTINUING ALONG A TOTAL DISTANCE OF 150.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR CORNER, BEING IN THE NORTHEAST LINE OF SAID BRANCH STREET, ALSO BEING THE WEST CORNER OF LOT 1, OF SAID COLLEGE PARK ESTATES ADDITION;

THENCE NORTH 15°22'34" WEST, ALONG THE NORTHEAST LINE OF SAID BRANCH STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,500 SQUARE FEET OR 0.172 ACRES OF LAND.

OWNER'S CERTIFICATE OF DEDICATION

THAT (M & G HOME BUILDERS, LLC), ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS (BRANCH ADDITION), AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING (0.172 ACRES) SITUATED IN AND BEING A PORTION OF THE (MCANAIR SURVEY A-763), CITY OF SHERMAN, GRAYSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC AND PRIVATE UTILITIES DESIRING TO USE OR USING SAME. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENT STRIPS AND ANY PUBLIC OR PRIVATE UTILITY SHALL, AT ALL TIMES, HAVE A RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT PERMISSION OF ANYONE. THIS PLAT IS APPROVED SUBJECT TO ALL ORDINANCES, RULES AND REGULATIONS AND RESOLUTIONS OF THE CITY OF SHERMAN, TEXAS.

WITNESS, MY HAND AT _____, _____ COUNTY, TEXAS, THIS _____ DAY OF _____, (2024).

(M & G HOME BUILDERS, LLC)

BY:_____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, (2024).

_____
NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF

BRANCH ADDITION
LOT 1, BLOCK A

7,500 SQUARE FEET OR 0.172 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS

PREPARED BY:
ROCKSTAR LAND SURVEYING, LLC
TBPELS FIRM NO. 10194763
P.O. BOX 954
CANTON, TX 75103
TEL: 903-944-6397

OWNER:
M & G HOME BUILDERS
1218 N. BRENTS
SHERMAN, TX 75090

DATE: 04-23-24 / JOB NO. : 2401-1020 / FIELDED: C.M. / DRAFTED: A.O. / CHECKED: T.F.

(LAND SURVEYOR'S CERTIFICATE)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD FINCHER, 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 OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS.

_____
TODD FINCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5633

DATE: _____

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED TODD FINCHER, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, (2024).

_____
NOTARY PUBLIC, STATE OF TEXAS

(CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION)

APPROVED THIS _____ DAY OF _____, 20 _____, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

_____
CHAIRMAN

_____
SECRETARY

AVIGATION RELEASE

STATE OF TEXAS

COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, M & G HOMEBUILDERS, LLC, HEREINAFTER CALLED OWNER (WHETHER ONE OR MORE), IS THE OWNER OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THIS PLAT.

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 _____, AD, 2024.

_____

M & G HOMEBUILDERS, LLC (OWNER)

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OF LEGAL RECORD.

2. ALL LOT CORNERS FOR THE SUBJECT PROPERTY ARE 1/2 INCH CAPPED IRON SET (RPLS 5633) FOR CORNER (UNLESS OTHERWISE NOTED).

3. COORDINATES AND DIRECTIONAL CONTROL SHOWN HEREON ARE BASED ON NAD83 (CORS96, EPOCH 2022) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING THE "TRIMBLE" RTK GPS NETWORK.

4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND MIGHT NOT PORTRAY EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MIGHT REVEAL. NO ADDITIONAL RESEARCH OF EASEMENTS, RESTRICTIONS, OR ORDINANCES WAS PERFORMED BY SURVEYOR.

5. ACCORDING TO MY INTERPRETATIONS OF THE GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS, FLOOD INSURANCE RATE MAP NUMBER 48181C0290G, DATED SEPTEMBER 1, 2022, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

FINAL PLAT
OF
BRANCH ADDITION
LOT 1, BLOCK A

7,500 SQUARE FEET OR 0.172 ACRES
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
GRAYSON COUNTY, TEXAS

PREPARED BY:
ROCKSTAR LAND SURVEYING, LLC
TBPELS FIRM NO. 10194763
P.O. BOX 954
CANTON, TX 75103
TEL: 903-944-6397

OWNER:
M & G HOME BUILDERS
1218 N. BRENTS
SHERMAN, TX 75090

DATE: 04-23-24 / JOB NO. : 2401-1020 / FIELDED: C.M. / DRAFTED: A.O. / CHECKED: T.F.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3071 EAST LAMAR STREET (Project No. 24-002467)**

The request of Michael and Mariette Lake (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3071 East Lamar Street, consisting of 12.305 acres being a part of Aaron Burleson Survey, Abstract No. 61 and being Lots 9 and 10 in Block 1 of Bethany Road Estates 2 located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Lake's E. Lamar Addition

Background:

The property is located at 3071 East Lamar Street between Bethany Road and North FM 1417 Ext. The owner would like to plat the property into 2 lots for commercial development.

The following has been approved for this location:

- 5/17/2024 - Preliminary Plat of Lake's E. Lamar Addition

Origination:

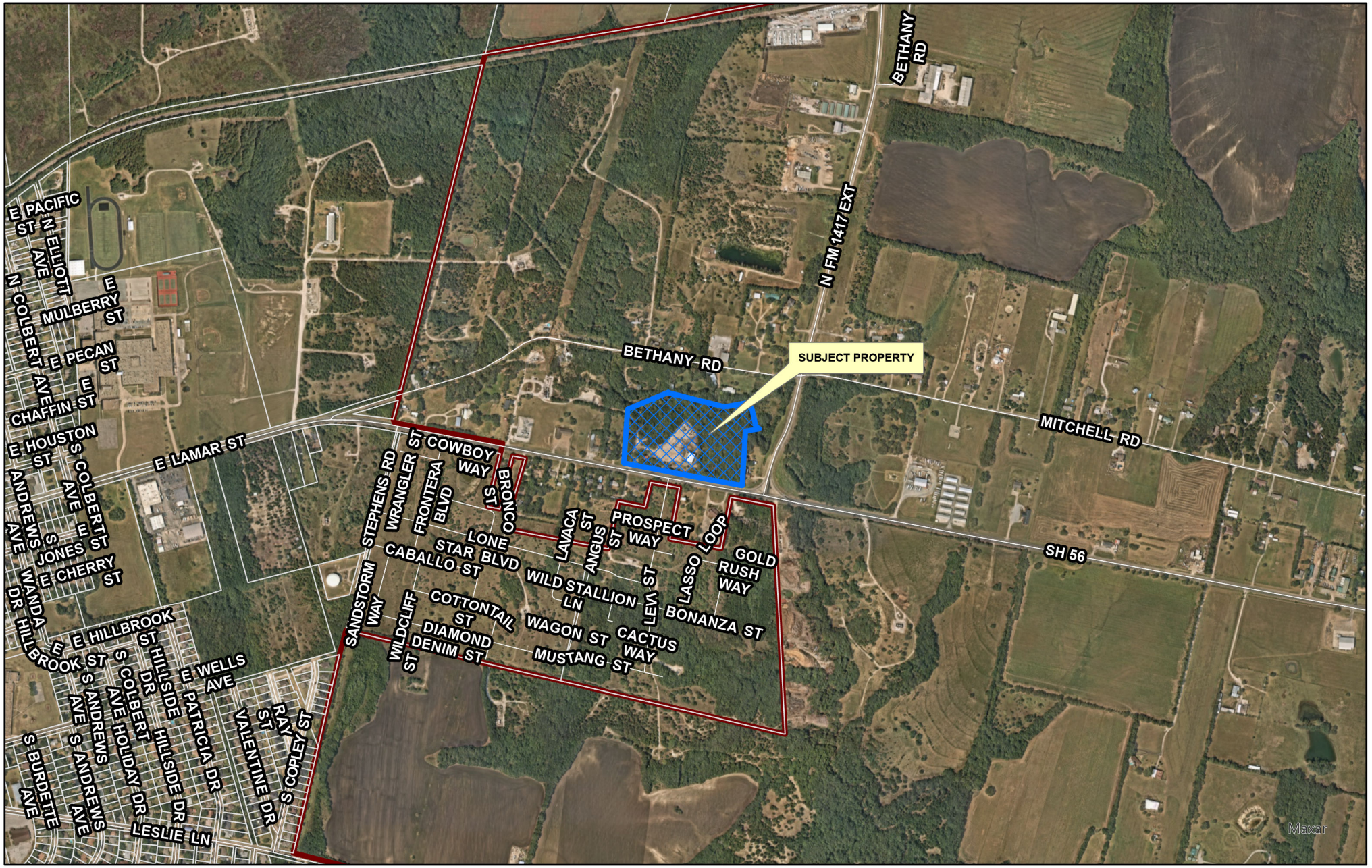
Michael and Mariette Lake (Owner)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Cover Letter
3. Final Plat
4. Tree Survey



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3071 E LAMAR ST

N
W E
S

Date: 6/7/2024 10:11 AM

UNDERWOOD

DRAFTING & SURVEYING, INC.

May 20, 2024

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

Re: Lake's E. Lamar Addition

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Lake's E. Lamar Addition for Michael & Mariette Lake. The City has provided comments for this plat via email on May 13, 2024, and those comments have been addressed as follows:

1. Show point of beginning on drawing. Shown on final plat.
2. Dedicate a 10' Right of Way Dedication along State Highway 56 (Lamar Street) in regards to Grayson County/City of Sherman Thoroughfare Plan. Dedicated on final plat.
3. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along State Highway 56 (Lamar Street) in regards to Grayson County/City of Sherman Thoroughfare Plan. Dedicated.
4. Remove building setback lines from Final Plat. Removed.
5. All requirements of the Floodplain Ordinance shall be followed. Noted.
6. Remove Certificate of Compliance and City Clerk signature from Final Plat. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. Removed.
7. No City of Sherman water available to site. Property lies within Pink Hill Water Supply Water CCN. Noted.
8. Will Serve letter from Pink Hill Water Supply shall be submitted to the City of Sherman Engineering Department with submittal of Final Plat. Included in final plat submittal.
9. Buildings are not to be constructed within 100 feet of an oil or natural gas well. See General Note #8.
10. Verify requirements in reference to existing oil wells and pumping jacks. See General Note #8
11. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. Noted.
12. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Noted.
13. Final Plat shall meet all current City of Sherman standards. Code of Ordinances Chapter 10 and Chapter 14. Noted.
14. Preliminary Plats are valid for a period of 24 months. Noted.

Thank you for your consideration of this final plat.

Respectfully,

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

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

JOB NO. 24030252
FW: HC – DFT: BH

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	2" PIPE FOUND
○	POINT FOR CORNER
▲	FENCE CORNER POST FOUND
△	WOODEN MONUMENT FOUND
□	CONC. MON. FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

NORTH

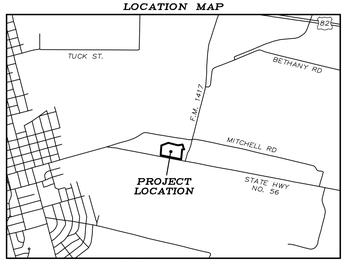
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LOCATION MAP



(NOT TO SCALE)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°30'43" E	43.06'
L2	N 83°53'09" E	34.90'
L3	S 27°36'06" E	34.78'
L4	S 59°21'18" E	32.29'

~ GENERAL NOTES ~

1. Water Supply to be provided by the Pink Hill WSC
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

OWNERS/DEVELOPER
MICHAEL HOWARD LAKE &
MARIETTE WHORTON LAKE
3071 EAST LAMAR STREET
SHERMAN, TX 75090

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Aaron Burleson Survey, Abstract No. 61, and being Lots 9 and 10 in Block 1 of Bethany Road Estates 2, according to the plat thereof recorded in Document No. 2018-66, Plat Records, Grayson County, Texas, and being the same tract of land described in the deed to Michael Howard Lake and Mariette Whorton Lake, recorded in Document No. 2023-7368, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a fence corner post found for the southwest corner of said Lot 9, common to the southeast corner of a called 2 acre tract of land described in the deed to Naun Licona, recorded in Volume 5722, Page 769, said Official Public Records, and on the northerly right-of-way line of State Highway No. 56 (A.K.A. Lamar Street);

Thence North 04°32'02" East, with the westerly line of said Lot 9, and with the easterly line of said 2 acre tract, a distance of 436.73 feet to a 2" pipe found for the western-most northwest corner of said Lot 9, common to the northeast corner of said 2 acre tract, and common to the southern-most southeast corner of Lot 8 in aforesaid Block 1;

Thence North 69°55'01" East, with the northwesterly line of said Lot 9, and with the southeasterly line of said Lot 8, a distance of 317.88 feet to the northern-most northwest corner of said Lot 9, common to the eastern-most southeast corner of said Lot 8, common to the southwest corner of called 5.36 acre tract of land described in the deed to Fred Ronald Mobbs and Jean Thomas Mobbs, recorded in Volume 2523, Page 495, said Official Public Records, said point falls in a creek;

Thence South 75°59'09" East, with the northerly line of said Lot 9, and with the northerly line of said Lot 10, and with the southerly line of said 5.36 acre tract, a distance of 422.62 feet to a point, said point falls in said creek;

Thence with the northerly line of said Lot 10, and with the southerly line of said 5.36 acre tract, and in said creek, the following 4 courses:

1. South 89°30'43" East, a distance of 43.06 feet to a point;
2. North 79°19'31" East, a distance of 140.58 feet to a point;
3. North 83°53'09" East, a distance of 34.90 feet to a point;
4. South 27°36'06" East, a distance of 34.78 feet to a point;

Thence with the easterly line of said Lot 10, and in said creek, the following 2 courses:

1. South 14°51'07" East, a distance of 167.13 feet to a point;
2. South 59°21'18" East, a distance of 32.29 feet to a point, and on the northerly line of a called 1.3094 acre tract of land described in the deed to Daniel Liggett and Danny Liggett, recorded in Volume 5941, Page 12, said Official Public Records;

Thence South 84°26'58" West, with a southerly line of said Lot 10, and with the northerly line of said 1.3094 acre tract, a distance of 101.60 feet to a 1/2" steel rod set;

Thence South 04°44'44" West, with the easterly line of said Lot 10, and with the westerly line of said 1.3094 acre tract, a distance of 427.98 feet to a metal fence corner post found for the southeast corner of said Lot 10, common to the southwest corner of said 1.3094 acre tract, and on the northerly right-of-way line of aforesaid State Highway No. 56;

Thence North 79°11'26" West, with the southerly line of said Lot 10, and with the southerly line of aforesaid Lot 9, and with the northerly right-of-way line of said Highway No. 56, a distance of 925.65 feet to the Point of Beginning and containing 12.305 acres (535,989 square feet) of land, more or less.

ACCEPTANCE

Certificate of approval by the Planning and Zoning Commission:

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

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

OWNERS DEDICATION

THAT MICHAEL HOWARD LAKE & MARIETTE WHORTON LAKE, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as LAKE'S E. LAMAR ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 12.305 acres situated in and being a portion of the AARON BURLESON Survey, Abstract No. 61, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2024.

_____ MICHAEL HOWARD LAKE

_____ MARIETTE WHORTON LAKE

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, MICHAEL HOWARD LAKE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2024.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, MARIETTE WHORTON LAKE known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2024.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, MICHAEL HOWARD LAKE & MARIETTE WHORTON LAKE, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as LAKE'S E. LAMAR ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2024.

_____ MICHAEL HOWARD LAKE

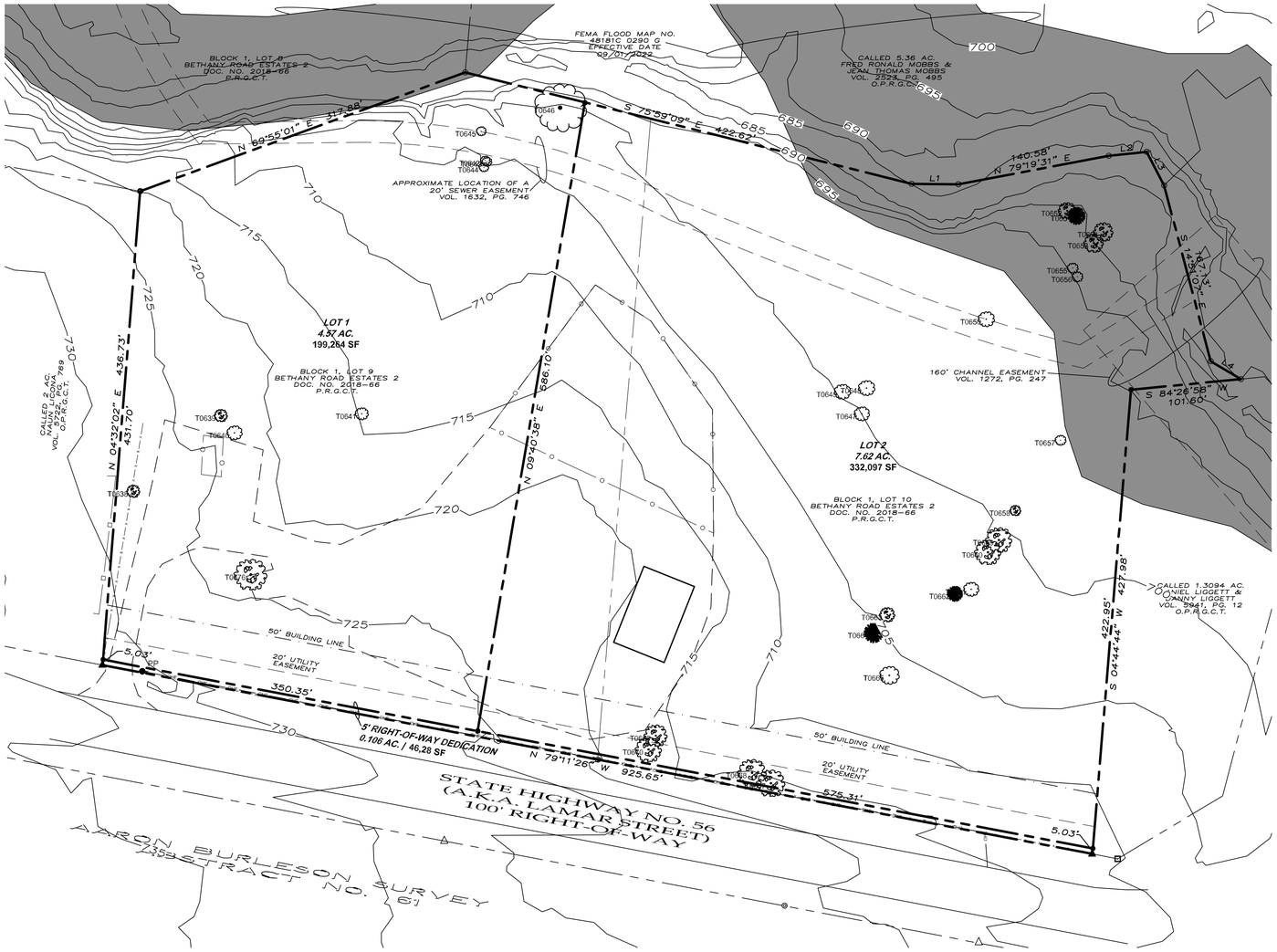
_____ MARIETTE WHORTON LAKE

FINAL PLAT
LAKE'S E. LAMAR ADDITION

Replat of Lots 9 & 10 of
Bethany Road Estates #2
Doc. No. 2018-66, P.R.G.C.T.
Being a part of the Aaron Burleson
Survey, Abstract Number 61.
Being in the City of Sherman
Grayson County, Texas.
Containing 12.305 acres of land

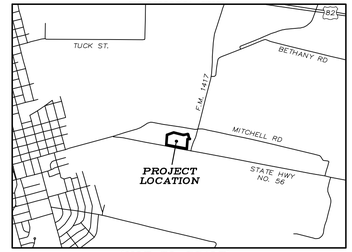
04-02-2024

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



Tag	Trunk	Code
T0638	12	ELM
T0639	12	ELM
T0640	14	OAK
T0641	12	BUR OAK
T0642	9	OAK
T0643	9	OAK
T0644	9	OAK
T0645	9	OAK
T0646	48	OAK
T0647	14	OAK
T0648	15	OAK
T0649	15	OAK
T0650	15	POST OAK
T0651	16	CEDAR
T0652	16	ELM
T0653	18	ELM
T0654	18	ELM
T0655	10	OAK
T0656	10	OAK
T0657	10	BUR OAK
T0658	10	ELM
T0659	24	ELM
T0660	24	ELM
T0661	14	OAK
T0662	14	CEDAR
T0663	14	ELM
T0664	18	CEDAR
T0665	18	REDBUD
T0667	26	ELM
T0668	26	ELM
T0669	21	ELM
T0670	24	ELM
T0676	30	ELM

LOCATION MAP



(NOT TO SCALE)

NORTH

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	2" PIPE FOUND
○	POINT FOR CORNER
▲	FENCE CORNER POST FOUND
△	WOODEN MONUMENT FOUND
□	CONC. MON. FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°30'43" E	43.06'
L2	N 83°53'09" E	34.90'
L3	S 27°36'06" E	34.78'
L4	S 59°21'18" E	32.29'

TREE SURVEY
LAKE'S E. LAMAR ADDITION

Replat of Lots 9 & 10 of
Bethany Road Estates #2
Doc. No. 2018-66, P.R.G.C.T.
Being a part of the Aaron Burleson
Survey, Abstract Number 61.
Being in the City of Sherman
Grayson County, Texas.
Containing 12.305 acres of land

04-02-2024

OWNERS/DEVELOPER
MICHAEL HOWARD LAKE &
MARIETTE WHORTON LAKE
3071 EAST LAMAR STREET
SHERMAN, TX 75090

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 303 WEST STEADMAN STREET (Project No. 24-002468)**

The request of NRG Investments, LLC (Owner), Veronica Garcia (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 303 West Steadman Street, consisting of 0.214 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being the East ½ of Lot 8, Block 7 of the B.H. Moore Heirs Addition, currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of NRC Addition.

Background:

The property is located at 303 West Steadman Street at the corner of West Steadman Street and South Elm Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 5/17/2024 - Preliminary Plat of NRC Addition. (Conditionally Approved)
- 5/21/2024 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

Origination:

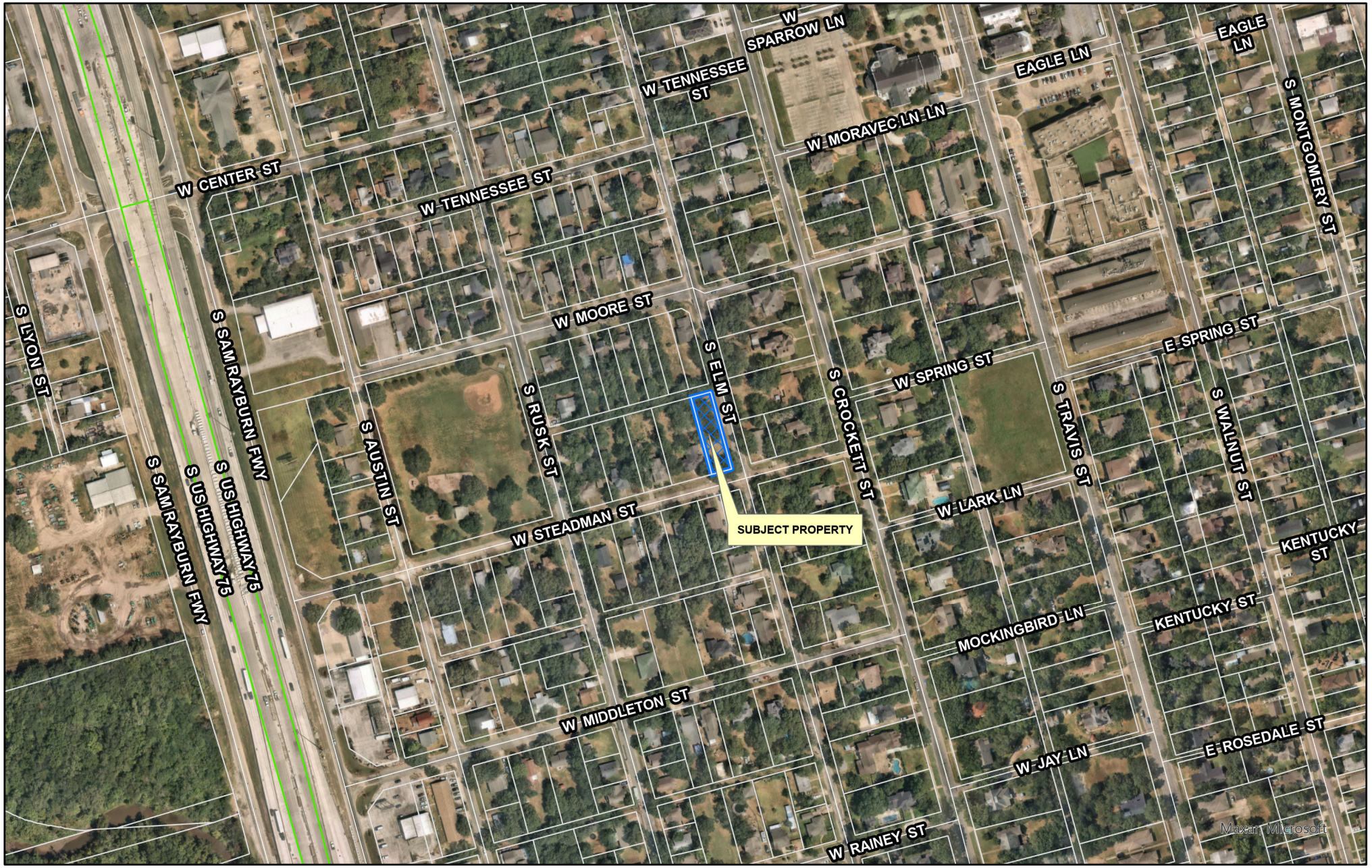
NRG Investments, LLC (Owner)
Veronica Garcia (Representative)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item conditional on the zone change approval from the City Council to be acted on 6/17/2024.

Attachments:

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



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
303 W STEADMAN ST

N
W E
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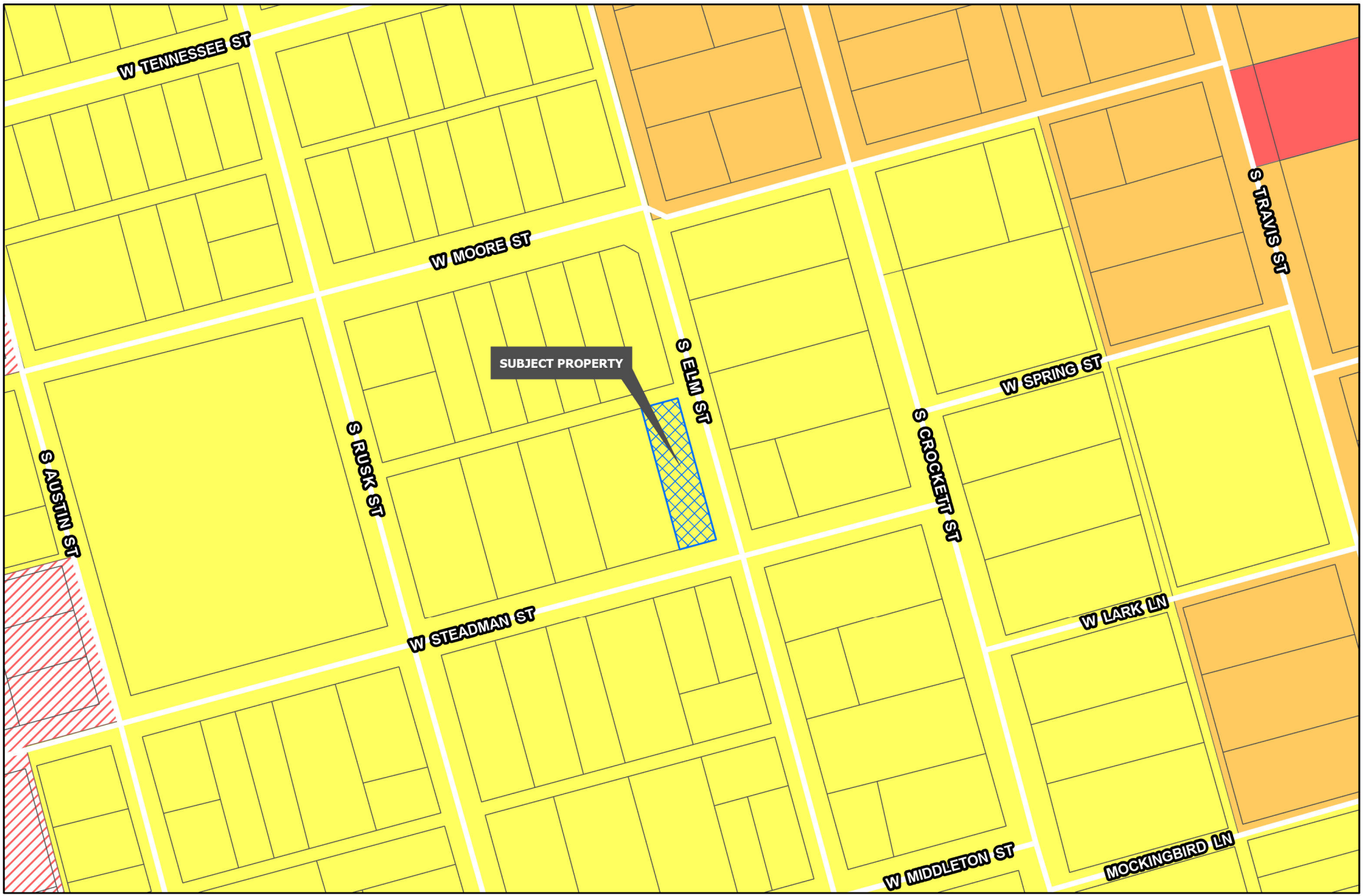
Date: 6/7/2024 10:11 AM



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
303 W STEADMAN ST

N
W E
S

Date: 6/7/2024 10:14:41 AM

UNDERWOOD
DRAFTING & SURVEYING, INC.

May 21, 2024

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

Re: NRC Addition

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for NRC Addition for NR Construction.

This plat follows the Preliminary Plat which was approved on 5/13/2024, and those comments have been addressed as follows:

1. Remove Certificate of Compliance and City Clerk signature from Final Plat. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. Removed.
2. Add "being a Replat of..." to the Addition subtitle. Changed.
3. Dedicate a 2' Right of Way Dedication along Elm Street. Changed.
4. Dedicate a 10' Utility Easement along Elm Street. Changed.
5. Dedicate a 10' Utility Easement along Steadman Street. Changed.
6. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot 1. Changed.
7. Dedicate a l0'xl0' Right of Way corner clip on Northeast corner of proposed Lot 1. Changed.
8. Modify 10' Utility Easement on Northeast and Southeast corners of proposed Lot 1 to parallel new right of way created by corner clip. Changed.
9. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. Noted.
10. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Noted.
11. Final Plat shall meet all current City of Sherman standards. Noted.
12. Preliminary Plats are valid for a period of 24 months. Noted.

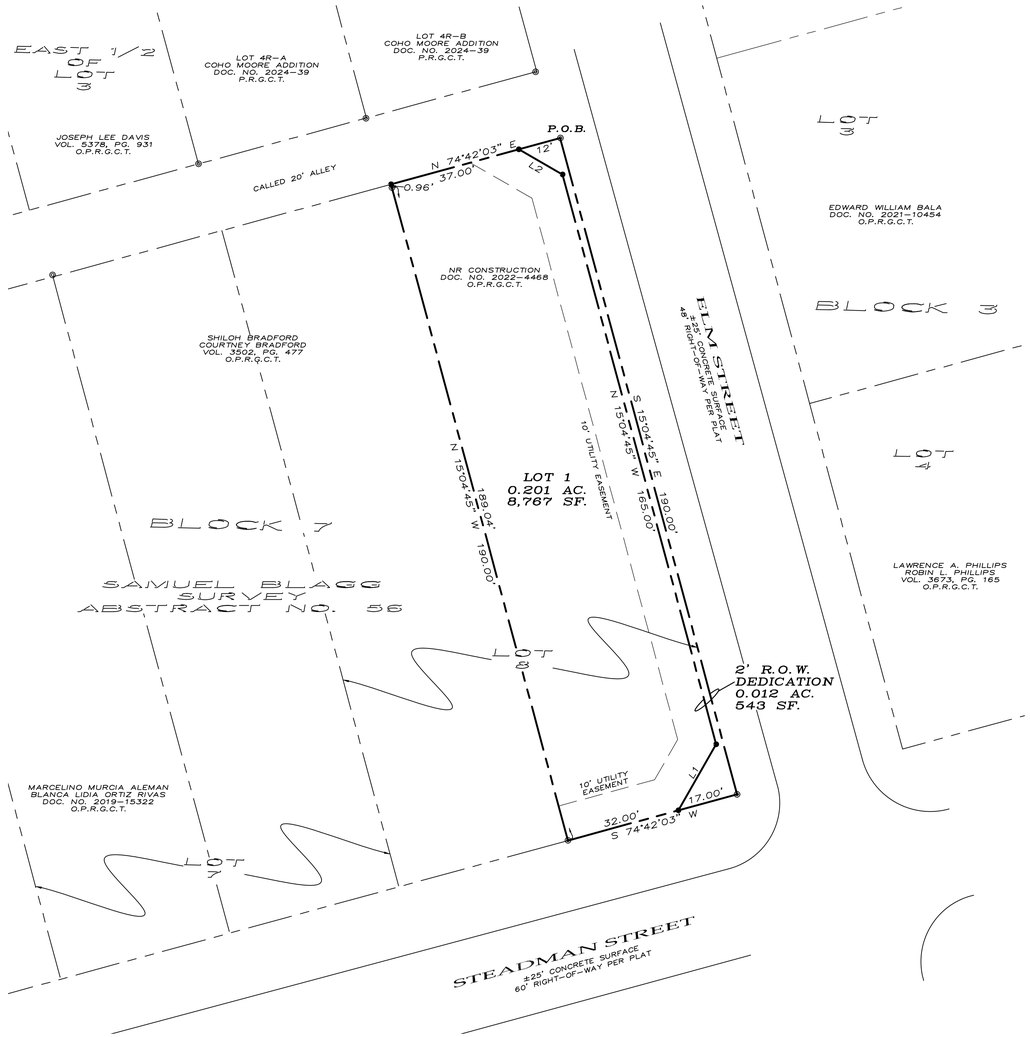
Thank you for your consideration of this final plat.

Respectfully,

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

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

JOB NO. 24030293
FW: AM – DFT: EB



LINE	BEARING	DISTANCE
L1	N 29°47'46" E	21.26'
L2	N 60°12'40" W	14.11'

NORTH

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

~ GENERAL NOTES ~

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

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
	POWER POLE
	WATER METER
P.O.B.	POINT OF BEGINNING
	BOUNDARY LINE
	PROPERTY LINE
	STOCKADE FENCE
	OVERHEAD ELEC.

OWNERS/DEVELOPER
NR CONSTRUCTION
1505 E LAMAR STREET
SHERMAN, TX 75090-6356

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being the East 1/2 of Lot 8, Block 7, of the B.H. Moore Heirs Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume "O", Page 405, District Clerk Records, Grayson County, Texas and being that same tract of land described in the deed to NC Construction, recorded in Document Number 2022-4468, 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 Lot 8, common to the northeast corner of said NC Construction Tract;

Thence South 15°04'45" East, with the easterly line of said Lot 8, and with the easterly line of said NC Construction Tract, and with the westerly Right-of-Way line of Elm Street, a distance of 190.00 feet to a 1/2" steel rod found for the southeast corner of said Lot 8, common to the southeast corner of said NC Construction Tract, said point also being at the intersection of the easterly Right-of-Way line of said Elm Street and the northerly Right-of-Way line of Steadman Street;

Thence South 74°42'03" West, with the southerly line of said Lot 8, and with the southerly line of said NC Construction Tract, and with the northerly Right-of-Way line of said Steadman Street, a distance of 49.00 feet to a 1/2" steel rod found for the southwest corner of said NC Construction Tract, said point also being in the southerly line of said Lot 8, said point also being in the northerly Right-of-Way line of said Steadman Street;

Thence North 15°04'45" West, with the westerly line of said NC Construction Tract, and over and across said Lot 8, passing en route at a distance of 189.04 feet a found 1/2" steel rod, and continuing on said course a total distance of 190.00 feet to a 1/2" steel rod set for the northwest corner of said NC Construction Tract, said point also being in the northerly line of said Lot 8, said point also being in the southerly line of a 20 foot alley;

Thence North 74°42'03" East, with the northerly line of said Lot 8, and with the northerly line of said NC Construction Tract, and with the southerly line of said 20 foot alley, a distance of 49.00 feet to the Point of Beginning and containing 0.214 acres of land, more or less.

ACCEPTANCE

Certificate of approval by the Planning and Zoning Commission:

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

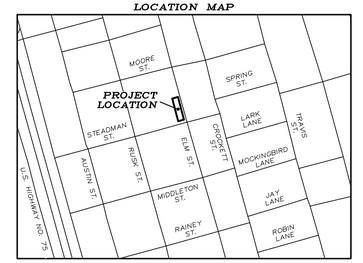
_____ Date

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

_____ City Engineer

_____ Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

THAT NR CONSTRUCTION, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as NRC ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.214 acres situated in and being a portion of the SAMUEL BLAGG Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this_____day of_____, 2024.

_____
ROBERT GARCIA
NR CONSTRUCTION

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, ROBERT GARCIA known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2024.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, ROBERT GARCIA, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as NRC ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2024.

BY: ROBERT GARCIA

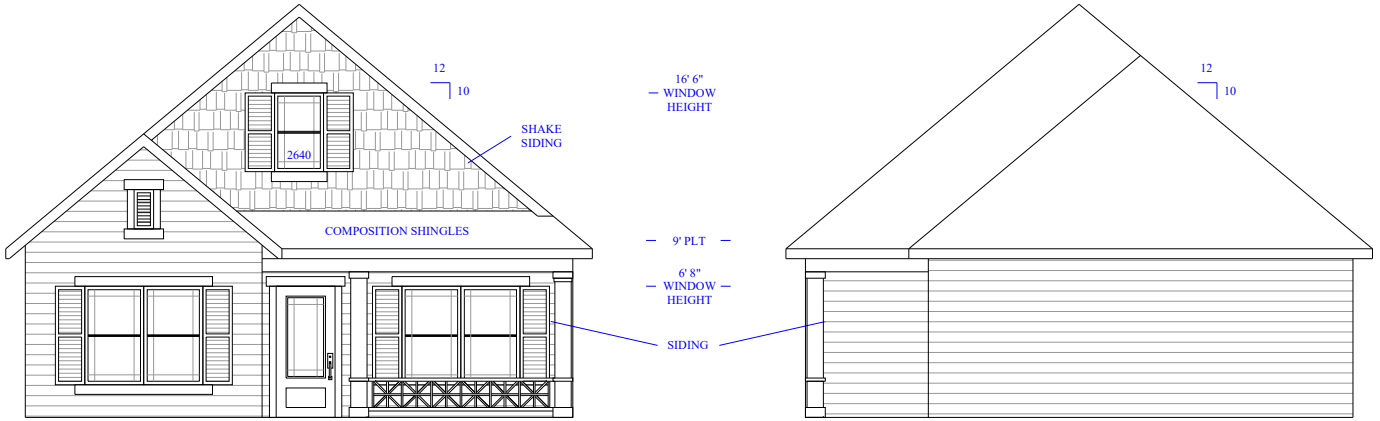
BY: _____

FINAL PLAT
NRC ADDITION

Being a replat of the East 1/2 of Lot 8, Block 7
B.H. Moore Heirs Addition
Being a part of the Samuel Blagg Survey,
Abstract Number 56.
Being in the City of Sherman,
Grayson County, Texas.
Containing 0.214 acres of land

03-27-2024

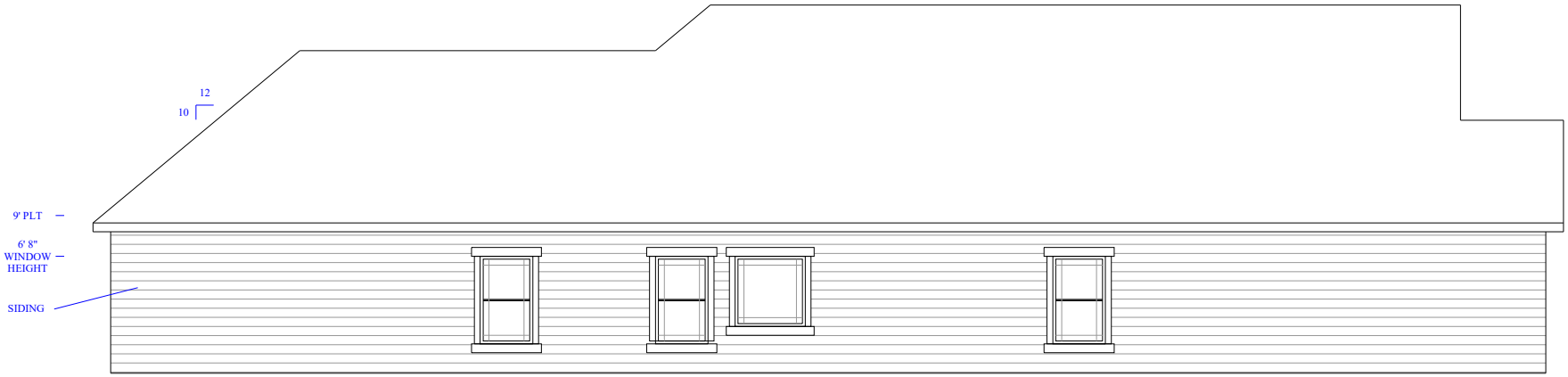
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151



FRONT ELEVATION

BACK ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4511 COX STREET (Project No. 24-002471)**

The request of Carlos Contreras (Owner) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 4511 Cox Street consisting of 0.207 acres being a part of John Hendrix Survey, Abstract No. 503 being the South 60 ft. of Lot 7, Block 12 of Hilltop Estates Addition, currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Contreras Addition.

Background:

The property is located at 4511 Cox Street between Hilltop Drive and Harriet Drive. The owner would like to plat the property into 1 lot for residential development.

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)
- 4/16/2024 - 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.

Origination:

Carlos Contreras (Owner)
Helvey-Wagner Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Cover Letter
4. Final Plat
5. Grayson County OSSF Restrictions Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

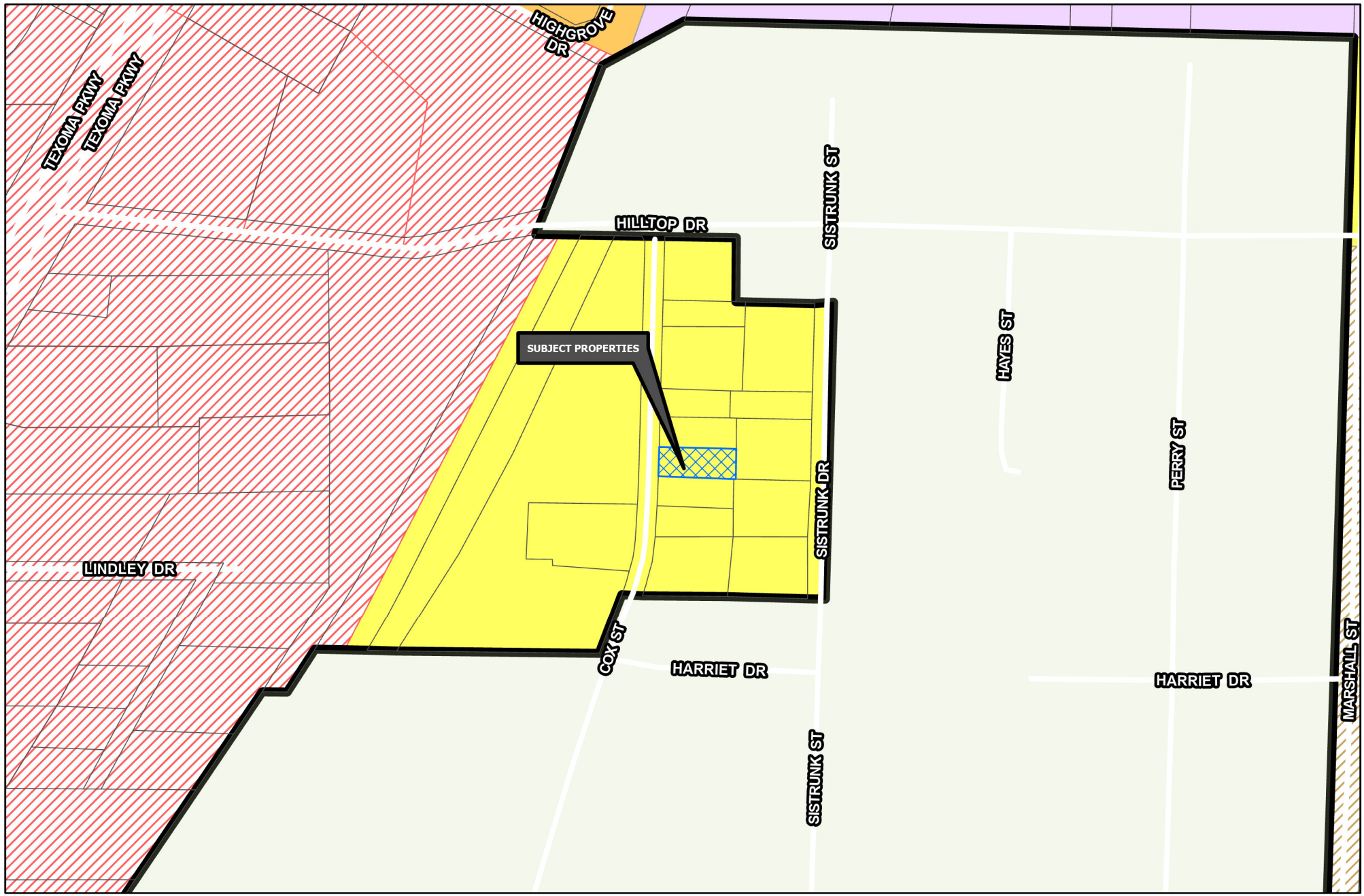
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4511 COX ST

N
W E
S

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

N
W E
S

Date: 3/27/2022 2:32 PM

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578
A NCTRCA certified Women Business Enterprise (WBE)

June 10, 2024

City of Sherman
Planning Department

Ref: Final Plat of Contreras Addition, City of Sherman, Texas

To whom it may concern:

The items required to be addressed per the Preliminary Plat Staff Review Letter for the above plat, dated February 8, 2024, have been addressed and confirmed.

Regards,

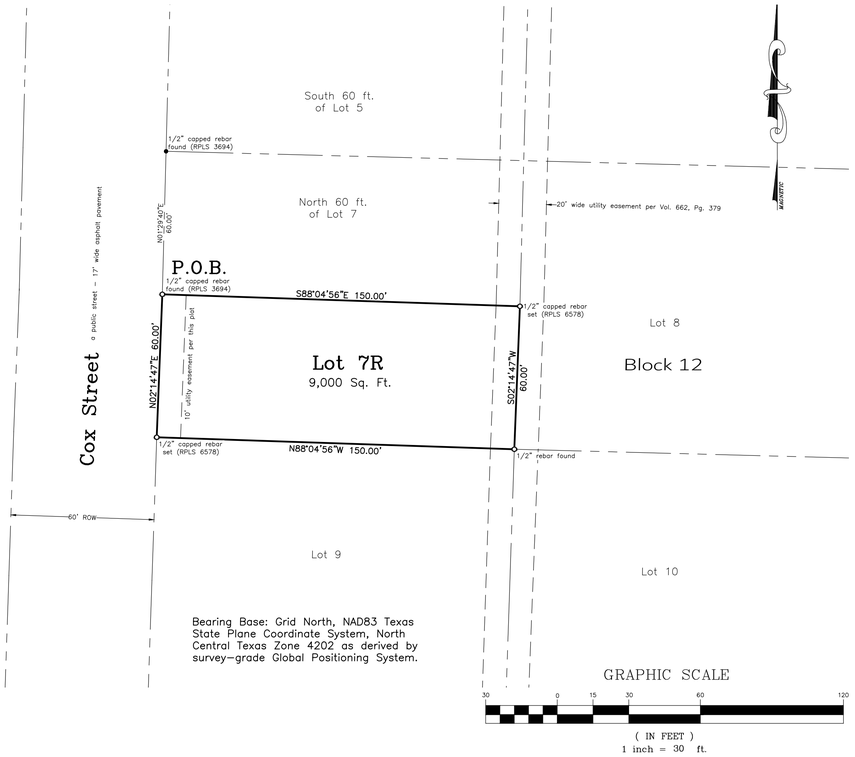
Kate Wagner
Registered Professional Land Surveyor

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. 48181C0275 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



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

Job No. CGS380524

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

STATE OF TEXAS
COUNTY OF GRAYSON

That Carlos Contreras, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Contreras Addition, an addition to the City of Sherman, Grayson County, Texas, being 1.093 acres situated in and being a portion of the John Hendrix Survey, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at _____, Grayson County, Texas, this _____ day of _____, 2024.

_____
Carlos Contreras

AVIGATION RELEASE

WHEREAS, Carlos Contreras, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Contreras Addition, an addition to the City of Sherman, Grayson County, Texas.

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

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

Executed this ____ day of _____, 2024.

By:_____

By: Carlos Contreras, Owner

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Carlos 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.

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

_____ _____
Chairman Secretary

Final Replat
Lot 7R, Block 12
Contreras Addition
Being a Replat of South 60 ft. 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

Preparation Date: May 20, 2024

Doan, Amber

From: Paula Shaw <paula.shaw@co.grayson.tx.us>
Sent: Tuesday, May 21, 2024 10:21 AM
To: Carlos Contreras
Cc: Doan, Amber
Subject: 4511 Cox St - OSSF

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

Amber,

Our office would approve an aerobic drip system for the property at 4511 Cox St in Sherman if the design meets all State and local regulations. I told the property owner, Carlos Contreras, with the lot being so small he will be limited to the size of the house (SQFT) and number of bedrooms.

If you have questions, please let me know.

Best regards,

Paula Shaw
Grayson County
On-Site Sewage Facilities
100. W Houston St., Ste. G-3
Sherman, TX 75090
Direct: 903.813.4247

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3400-4000 BLOCK WEST LAMBERTH ROAD (Project No. 24-002488)**

The request of Sherman Hickory Hill, LLC (Owner), Taylor Blanchard (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 3400-4000 Block West Lamberth Road consisting of 51.427 acres being in the Ralston W. Adams Survey, Abstract No. 18 and the William Thomas Survey, Abstract No. 1209 located in the Hickory Hill Planned Development, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Subdivision.

Background:

The property is located in the 3400-4000 Block West Lamberth Road between West Washington Street and West Lamberth Road. The owner would like to plat the property into 219 lots for residential development.

The following has been approved for this location:

- 5/17/2022 - Planned Development approval under Ordinance No. 2280, Section 6.12, for Hickory Hill Planned Development in Sherman's Extra Territorial Jurisdiction (ETJ).
- 5/17/2022 – A. Zone Change approval for Hickory Hill Planned Development under Ordinance No. 2280, Section 6.12, Subsection (5)(A), and Section 12, from an R-A (Single-Family Agricultural) District to a PD (Planned Development) District.
- 7/19/2022 - Preliminary Plat approval of Hickory Hill
- 8/16/2022 - Site Plan approval Hickory Hill.
- 1/9/2024 - Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in Hickory Hill Planned Development (PD)

Origination:

Sherman Hickory Hill, LLC (Owner)
Taylor Blanchard (Representative)
Spiars Engineering, Inc. (Surveyor)

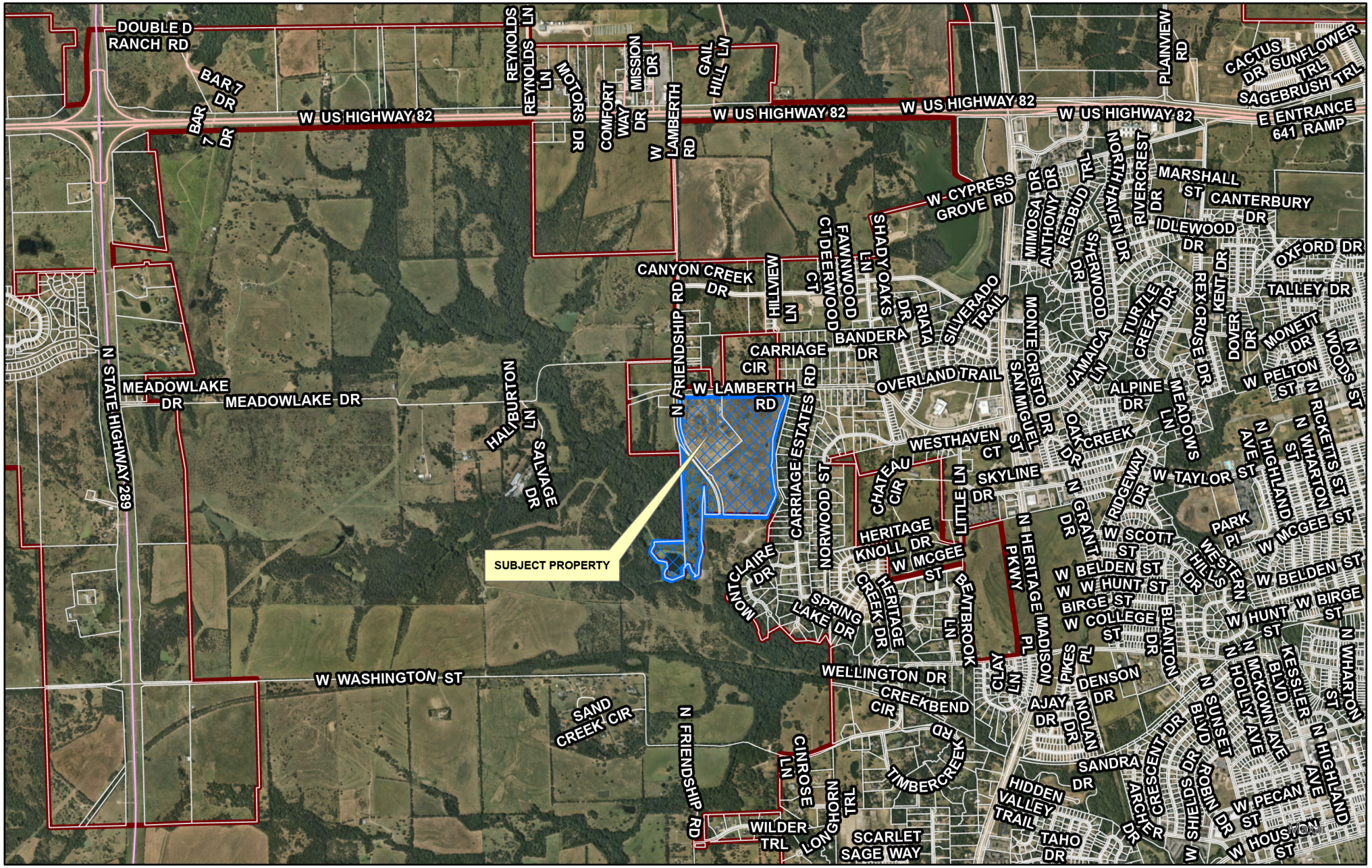
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map

3. Cover Letter
4. Final Plat
5. Letter of Intent



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400-4000 BLK W LAMBERTH RD

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W E
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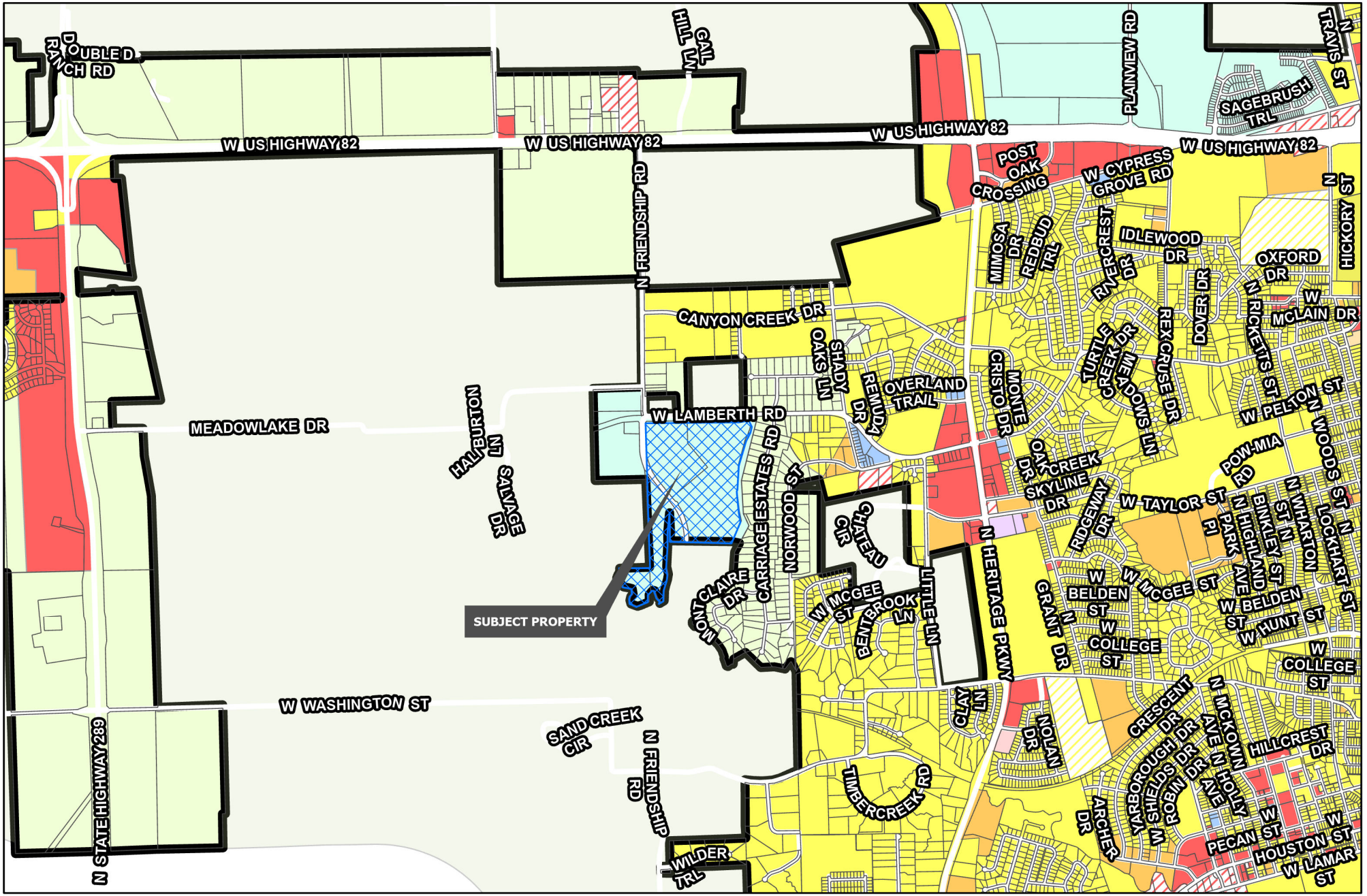


Sherman
CLASSIC TOWN. BROAD HORIZON.

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
3400-4000 BLK W LAMBERTH RD

N
W E
S

Date: 6/7/2024 10:14:41 AM

SPIARS ENGINEERING & SURVEYING

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

May 23, 2024

Planning Department
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Re: Comment Response Letter
Hickory Hill – Preliminary Plat

Below are the comments on the 1st Preliminary Plat Submittal of Hickory Hill. We have addressed the comments and made our responses below in red.

PLAT COMMENTS

1. 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 the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*.
   SEI: Right-of-way and pavement dimensions added throughout. Lamberth Road ROW dedication information added.
2. Callouts are not properly labeled on drawing. Correct appropriately to ensure Metes and bounds match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*.
   SEI: Corrected the Point of Beginning statement for consistency with labels. The metes and bounds description appears consistent with the corresponding labels otherwise.
3. Remove direction (West) from Lamberth Road and correct spelling of Lamberth Road on drawing and in metes and bounds description. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*.
   SEI: "West" removed and spelling corrected.
4. Remove Building Lines from plat.
   SEI: Addressed.
5. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*.
   SEI: Addressed.
6. Modify 10' Utility Easements to parallel new right of way created by corner clip.
   SEI: Addressed.
7. Show Drainage Easement with instrument information on Lot 1, Block J.
   SEI: Drainage Easement added with recording information.
8. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the Plat. Civil Plans to reflect approved street names. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*.
   SEI: Noted.
9. Knuckle required per City standard at intersection of Street E and Street F.
   SEI: Addressed.
10. Knuckle required per City standard at intersection of Street C and Street D.
    SEI: Addressed.
11. Cul-de-sac does not meet standard. Code of Ordinances Chapter 3.02.002(c)37).

SEI: Addressed.

12. Dedicate a 15'x15' Right of Way corner clip on all street intersecting lots. Provided corner clips are not sufficient in size. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8); (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*.

    SEI: Corner clips are 15'x15'.

13. X Lots shall be shown on plat as being owned and maintained by HOA in General Notes. Said note shall specify each lot by Lot and Block Number.

    SEI: Revised Plat note accordingly.

14. Typical Lot detail to be removed from Final Plat.

    SEI: Noted.

15. Instrument information of off-site 25' Sanitary Sewer Easement to be shown on plat.

    SEI: All offsite easement docs will be filed and reflected on Plat prior to filling.

16. Instrument information of off-site 20' Drainage Easement to be shown on plat.

    SEI: All offsite easement docs will be filed and reflected on Plat prior to filling.

17. Temporary cul-de-sac to be dedicated by separate instrument and shown on plat.

    SEI: All offsite easement docs will be filed and reflected on Plat prior to filling.

18. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinance Chapter 3, Article 3.12*.

    SEI: Noted.

19. Show flood fringe on plat. Plat must reflect and reference information as stated in FEMA Physical Map Revision No. 316-PMR.

    SEI: FEMA Floodplain information added to plat. Removed note referencing reclamation. There is no reclamation proposed for this project.

20. P&Z Commission and City Council signature blocks per City standard to be on final plat. *Chapter 10.05, Section 5*.

    SEI: P&Z signature block provided, as Council is no longer required for Final Plats.

21. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)*.

    SEI: Noted.

22. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. *Code of Ordinances Chapter 13, Exhibit A, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)*.

    SEI: Noted.

23. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*

    SEI: Noted.

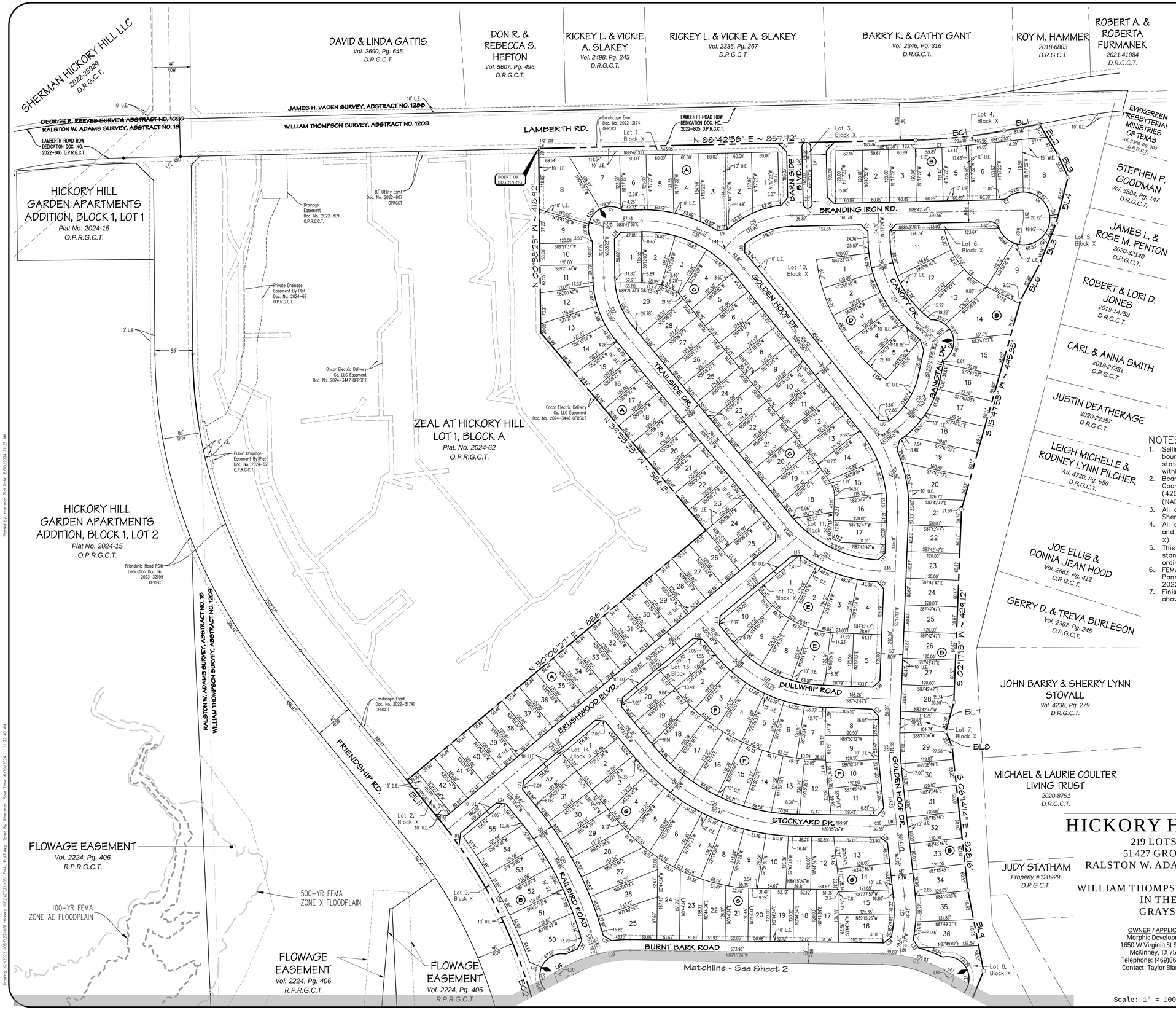
24. Three Party Agreement required for Public Infrastructure.

    SEI: Noted.

Please let us know if you have any questions or comments regarding any of our responses above. You can reach me by cell phone at 210-273-6002, or email at ryan.hartman@spiarsengineering.com.

Regards,
SPIARS Engineering

Ryan Hartman, P.E.



NOTES:

1. 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.
2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
3. All development will comply with City of Sherman Requirements.
4. All open space areas and median to be owned and maintained by the H.O.A (Lots 1–16, Block X).
5. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 6354.
6. FEMA Floodplain information shown per FIRM Panel No. 48181C0270G, dated August 31, 2022, for Grayson County, Texas.
7. Finished floor elevation shall be at least 2 feet above the 100–year floodplain.

LEGEND (Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BPT)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
℄	CENTERLINE
Ⓐ	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

FINAL PLAT

HICKORY HILL SUBDIVISION

219 LOTS & 14 COMMON AREAS
51.427 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Morphic Development
1650 W Virginia St Ste 110,
McKinney, TX 75069
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

Scale: 1" = 100' June 10, 2024 SEI Job No. 22-051

Sheet 1 of 4

Plotted by: stephen Plot Date: 6/10/2024 11:23 AM
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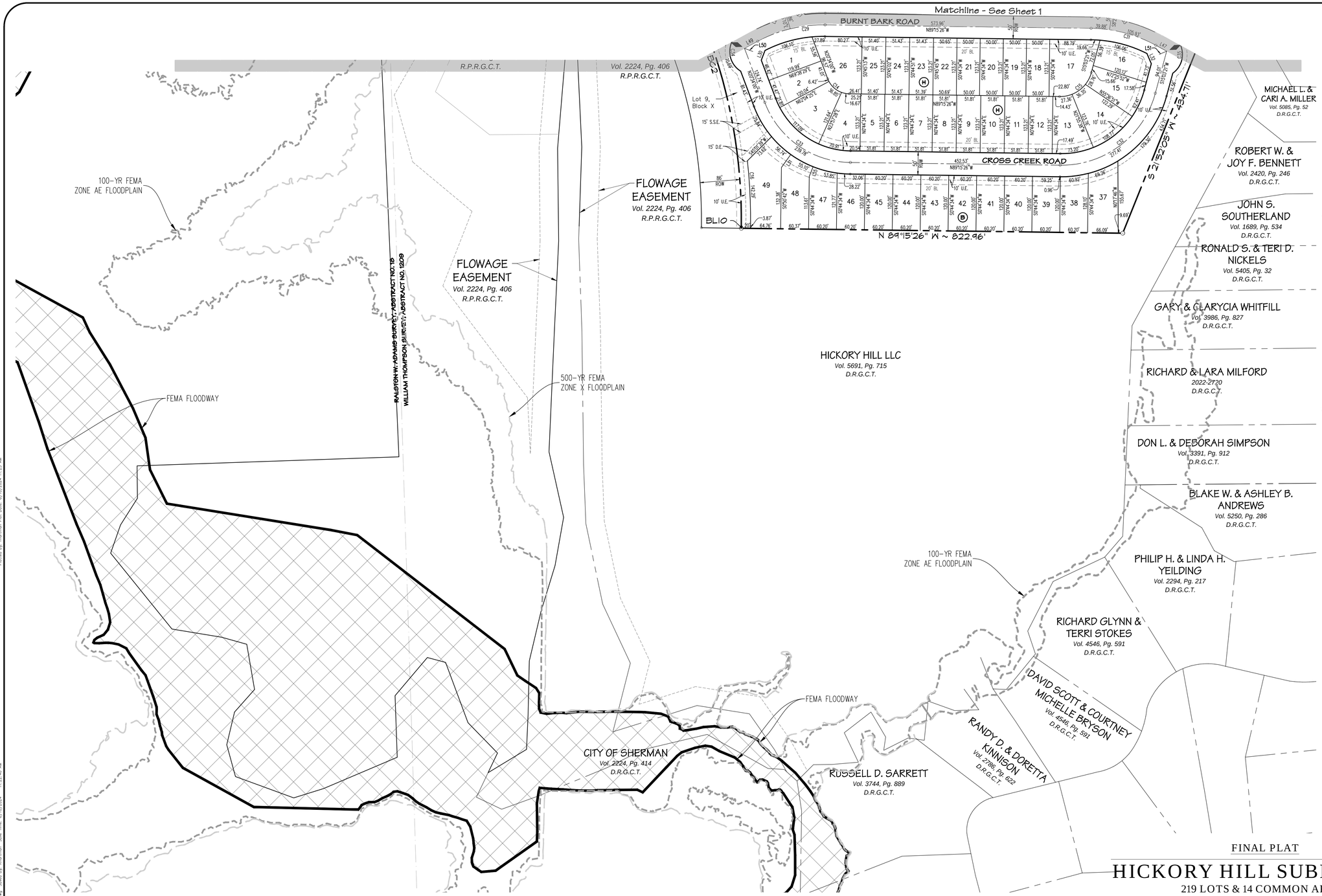

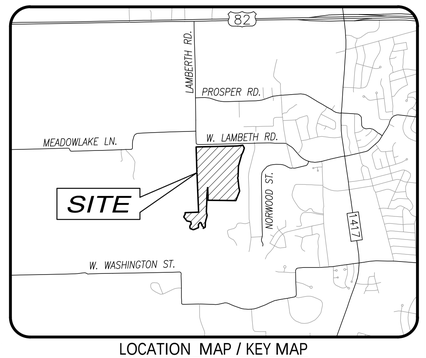

LOCATION MAP / KEY MAP
N.T.S.

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7. Finished floor elevation shall be at least 2 feet above the 100–year floodplain.

FINAL PLAT

HICKORY HILL SUBDIVISION

219 LOTS & 14 COMMON AREAS
51.427 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Morphic Development
1650 W Virginia St Ste 110,
McKinney, TX 75069
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
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Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

Scale: 1" = 100' June 10, 2024 SEI Job No. 22-051

Drawing: Q:\2022\ JOBS\22-051 Hickory Hill\CAD\22-051 FINAL PLAT.dwg Saved By: Rhartman Save Time: 6/10/2024 11:20:45 AM
Plotted by: rhartman Plot Date: 6/10/2024 11:21 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Ralston W. Adams Survey, Abstract No. 18, and the William Thomas Survey, Abstract No. 1209, City of Sherman, Grayson County, Texas, being part of a tract conveyed to Sherman Hickory Hill, LLC, by deed recorded in Document No. 2022–25929 of the Official Public Records of Grayson County, Texas (O.P.R.G.C.T.), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found along the south line of Lamberth Road (a variable width public right–of–way) for the northeast corner of Lot 1, Block A, Zeal at Hickory Hill, Plat No. 2024–62 O.P.R.G.C.T. and the northwest corner of said Sherman Hickory Hill, LLC tract;

THENCE N 88°42'38" E, 857.72 feet along Lamberth Road to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE around a tangent curve to the left having a central angle of 09°21'56", a radius of 1243.00 feet, a chord of N 84°01'40" E – 202.95 feet, an arc length of 203.18 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 79°20'42" E, 81.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 31°19'12" E, 81.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 24°15'41" E, 55.73 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 14°29'58" W, 108.49 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 21°57'24" W, 99.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 27°47'58" W, 92.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 15°47'53" W, 495.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 02°17'13" W, 439.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 15°05'02" W, 68.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 21°56'21" E, 38.15 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 06°14'14" E, 328.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 11°05'36" E, 186.52 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE S 21°52'05" W, 434.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 89°15'26" W, 822.96 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 00°44'34" E, 3.87 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE around a tangent curve to the left having a central angle of 40°12'18", a radius of 1143.00 feet, a chord of N 19°21'35" W – 785.70 feet, an arc length of 802.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 39°27'44" W, 105.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 50°06'27" E, 886.72 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 39°53'33" W, 586.31 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found;

THENCE N 00°38'23" W, 418.92 feet; to the POINT OF BEGINNING with the subject tract containing 2,240,162.99 square feet or 51.427 acres of land.

CITY ACCEPTANCE

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

_____ Chairman

_____ Secretary

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **SHERMAN HICKORY HILL LLC,** do hereby adopt this plat designating the hereinabove described property as **HICKORY HILL**, an Addition to the City of SHERMAN, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths 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 utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of SHERMAN, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2024.

SHERMAN HICKORY HILL LLC

By: _____
SIGNER'S NAME, TITLE

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 _____, 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 _____, 2024.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 _____, Texas.

Dated this the _____ day of _____, 2024.

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS — REGISTERED — DARREN K. BROWN — 5252 — PROFESSIONAL — LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 _____, 2024.

_____
Notary Public, State of Texas

Boundary Line Table

Line #	Length	Direction
BL1	81.16'	N 79°20'42" E
BL2	81.86'	S 31°19'12" E
BL3	55.73'	S 24°15'41" E
BL4	108.49'	S 14°29'58" W
BL5	99.13'	S 21°57'24" W
BL6	92.86'	S 27°47'58" W
BL7	68.77'	S 15°05'02" W
BL8	38.15'	S 21°56'21" E
BL9	186.52'	S 11°05'36" E
BL10	3.87'	N 00°44'34" E
BL11	105.26'	N 39°27'44" W

Boundary Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	203.18'	1243.00'	202.95'	N 84°01'40" E	9°21'56"
BC2	802.05'	1143.00'	785.70'	N 19°21'35" W	40°12'18"

FINAL PLAT

HICKORY HILL SUBDIVISION

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June 10, 2024 SEI Job No. 22-051

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Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	7,703	0.177
2	A	9,275	0.213
3	A	10,105	0.232
4	A	8,576	0.197
5	A	7,700	0.177
6	A	7,484	0.172
7	A	9,648	0.221
8	A	14,593	0.335
9	A	6,831	0.157
10	A	6,000	0.138
11	A	6,588	0.151
12	A	7,346	0.169
13	A	7,882	0.181
14	A	7,018	0.161
15	A	6,238	0.143
16	A	6,000	0.138
17	A	6,000	0.138
18	A	6,000	0.138
19	A	6,000	0.138
20	A	6,000	0.138
21	A	6,000	0.138
22	A	6,000	0.138
23	A	7,200	0.165
24	A	7,051	0.162
25	A	7,240	0.166
26	A	6,015	0.138
27	A	6,053	0.139
28	A	6,053	0.139
29	A	6,053	0.139
30	A	6,053	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
31	A	6,053	0.139
32	A	6,053	0.139
33	A	6,053	0.139
34	A	6,053	0.139
35	A	6,053	0.139
36	A	6,053	0.139
37	A	6,053	0.139
38	A	6,053	0.139
39	A	6,053	0.139
40	A	6,053	0.139
41	A	6,053	0.139
42	A	6,054	0.139

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	7,383	0.169
2	B	7,230	0.166
3	B	7,307	0.168
4	B	7,335	0.168
5	B	7,510	0.172
6	B	7,802	0.179
7	B	7,633	0.175
8	B	12,737	0.292
9	B	10,502	0.241
10	B	12,744	0.293
11	B	10,096	0.232
12	B	10,055	0.231
13	B	8,576	0.197
14	B	12,741	0.292
15	B	9,575	0.220
16	B	7,670	0.176
17	B	7,881	0.181
18	B	9,088	0.209
19	B	10,429	0.239
20	B	9,366	0.215
21	B	7,351	0.169
22	B	7,280	0.167
23	B	7,280	0.167
24	B	7,280	0.167
25	B	7,280	0.167
26	B	7,280	0.167
27	B	7,280	0.167
28	B	7,208	0.165
29	B	7,726	0.177
30	B	7,326	0.168

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
31	B	7,200	0.165
32	B	7,200	0.165
33	B	7,200	0.165
34	B	7,242	0.166
35	B	7,814	0.179
36	B	8,347	0.192
37	B	9,079	0.208
38	B	7,388	0.170
39	B	7,224	0.166
40	B	7,224	0.166
41	B	7,224	0.166
42	B	7,224	0.166
43	B	7,224	0.166
44	B	7,224	0.166
45	B	7,224	0.166
46	B	7,241	0.166
47	B	7,633	0.175
48	B	9,000	0.207
49	B	12,561	0.288
50	B	9,943	0.228
51	B	7,353	0.169
52	B	7,388	0.170
53	B	7,304	0.168
54	B	7,103	0.163
55	B	7,330	0.168

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	6,930	0.159
2	C	7,162	0.164
3	C	7,264	0.167
4	C	7,532	0.173
5	C	6,495	0.149
6	C	6,336	0.145
7	C	6,313	0.145
8	C	6,291	0.144
9	C	6,268	0.144
10	C	6,245	0.143
11	C	6,223	0.143
12	C	6,200	0.142
13	C	6,178	0.142
14	C	7,411	0.170
15	C	7,291	0.167
16	C	6,854	0.157
17	C	5,924	0.136
18	C	7,993	0.183
19	C	6,103	0.140
20	C	6,145	0.141
21	C	6,175	0.142
22	C	6,206	0.142
23	C	6,236	0.143
24	C	6,266	0.144
25	C	6,296	0.145
26	C	6,326	0.145
27	C	6,356	0.146
28	C	6,387	0.147
29	C	11,216	0.257

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	6,810	0.156
2	D	6,810	0.156
3	D	6,810	0.156
4	D	6,818	0.157
5	D	6,319	0.145

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	9,077	0.208
2	E	8,190	0.188
3	E	7,743	0.178
4	E	8,329	0.191
5	E	7,581	0.174
6	E	6,818	0.157
7	E	7,830	0.180
8	E	8,050	0.185
9	E	7,739	0.178
10	E	6,617	0.152

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	F	6,046	0.139
2	F	6,804	0.156
3	F	6,886	0.158
4	F	6,915	0.159
5	F	6,911	0.159
6	F	6,875	0.158
7	F	6,766	0.155
8	F	7,357	0.169
9	F	6,944	0.159
10	F	6,803	0.156
11	F	7,979	0.183
12	F	7,454	0.171
13	F	7,299	0.168
14	F	7,558	0.174
15	F	7,668	0.176
16	F	7,626	0.175
17	F	7,432	0.171
18	F	7,093	0.163
19	F	6,673	0.153
20	F	6,131	0.141

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	G	6,457	0.148
2	G	6,500	0.149
3	G	6,922	0.159
4	G	7,388	0.170
5	G	7,852	0.180
6	G	8,120	0.186
7	G	8,163	0.187
8	G	7,981	0.183
9	G	7,580	0.174
10	G	7,088	0.163
11	G	6,570	0.151
12	G	6,982	0.160
13	G	7,881	0.181
14	G	6,807	0.156
15	G	6,756	0.155
16	G	7,672	0.176
17	G	6,161	0.141
18	G	6,254	0.144
19	G	6,254	0.144
20	G	6,085	0.140
21	G	6,389	0.147
22	G	6,848	0.157
23	G	7,672	0.176
24	G	8,902	0.204
25	G	9,644	0.221
26	G	8,279	0.190
27	G	9,121	0.209
28	G	7,803	0.179
29	G	7,008	0.161
30	G	6,619	0.152

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
31	G	6,403	0.147
32	G	6,122	0.141

Open Space Area Table		
Lot #	Block #	Acres
1	X	0.307
2	X	0.078
3	X	0.067
4	X	0.295
5	X	0.022
6	X	0.081
7	X	0.114
8	X	0.417
9	X	0.537
11	X	0.175
12	X	0.051
13	X	0.051
14	X	0.051

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	H	7,425	0.170
2	H	6,642	0.152
3	H	9,285	0.213
4	H	8,176	0.188
5	H	6,384	0.147
6	H	6,384	0.147
7	H	6,384	0.147
8	H	6,384	0.147
9	H	6,384	0.147
10	H	6,384	0.147
11	H	6,384	0.147
12	H	6,384	0.147
13	H	8,181	0.188
14	H	8,940	0.205
15	H	7,518	0.173
16	H	7,204	0.165
17	H	10,871	0.250
18	H	6,160	0.141
19	H	6,160	0.141
20	H	6,160	0.141
21	H	6,160	0.141
22	H	6,243	0.143
23	H	6,334	0.145
24	H	6,337	0.145
25	H	6,333	0.145

Lot Line Table		
Line #	Length	Direction
L1	28.28'	N 46°17'22" W
L2	28.28'	N 43°42'38" E
L3	21.21'	S 46°17'22" E
L4	22.02'	S 41°30'32" W
L5	21.21'	S 46°17'22" E
L6	21.21'	S 43°42'38" W
L7	20.00'	S 83°30'57" W
L8	20.00'	S 44°00'07" E
L9	21.81'	S 84°40'20" W
L10	20.62'	N 01°37'43" E
L11	25.77'	S 18°28'28" E
L12	21.09'	N 81°31'34" W
L13	23.34'	N 14°14'09" E
L14	21.33'	N 44°02'08" E
L15	20.85'	S 04°08'11" W
L16	16.15'	N 88°21'43" E
L17	21.35'	S 46°54'28" W
L18	21.09'	S 43°02'02" E
L19	14.19'	N 05°17'00" E
L20	14.10'	S 84°43'00" E
L21	14.19'	S 05°17'00" W

Lot Line Table		
Line #	Length	Direction
L22	14.10'	N 84°43'00" W
L23	14.19'	S 05°17'00" W
L24	14.10'	S 84°43'00" E
L25	29.30'	N 07°11'51" E
L26	28.11'	N 84°32'28" W
L27	22.65'	N 57°13'11" W
L28	21.83'	S 27°02'33" W
L29	29.98'	S 67°08'03" E
L30	22.48'	N 20°45'21" E
L31	34.34'	N 35°40'20" E
L32	23.49'	S 23°23'44" E
L33	22.25'	N 33°46'22" W
L34	22.25'	S 50°29'35" W
L35	21.51'	S 50°25'38" E
L36	20.86'	S 39°43'13" W
L37	21.21'	S 42°42'47" E
L38	21.21'	S 47°17'13" W
L39	31.03'	S 02°17'13" W
L40	129.50'	N 01°17'22" W
L41	129.50'	N 01°17'22" W

Centerline Line Table		
Line #	Length	Direction
L42	18.91'	N 01°17'22" W
L43	10.67'	S 71°31'32" W
L44	2.96'	N 38°53'29" E
L45	36.14'	S 87°42'47" E
L46	23.31'	S 83°45'46" W
L47	26.76'	S 61°24'33" E
L48	22.44'	S 45°57'52" E
L49	32.40'	S 61°53'18" W
L50	19.45'	N 69°20'20" W
L51	17.44'	N 66°49'24" E

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	31.42'	10.00'	20.00'	S 88°42'38" W	180°00'00"
C2	31.42'	10.00'	20.00'	N 88°42'38" E	180°00'02"
C3	12.91'	20.00'	12.68'	N 70°13'22" E	36°58'33"
C4	87.93'	60.00'	80.27'	N 48°28'04" W	83°58'01"
C5	24.77'	20.00'	23.22'	N 55°48'20" W	70°58'00"
C6	65.01'	183.50'	64.67'	S 52°21'31" E	20°18'00"
C7	59.81'	1263.00'	59.81'	N 87°21'14" E	2°42'48"
C8	51.86'	50.00'	49.57'	N 25°27'06" E	59°25'54"
C9	49.51'	50.00'	47.51'	N 89°31'56" W	56°44'05"
C10	49.70'	225.00'	49.60'	S 64°55'38" E	12°39'18"
C11	49.13'	425.00'	49.10'	S 68°10'54" E	6°37'24"
C12	59.15'	415.00'	59.10'	S 60°13'23" E	8°09'59"
C13	13.22'	300.00'	13.22'	N 00°31'12" W	2°31'32"
C14	36.85'	50.00'	36.02'	S 49°02'21" E	42°13'33"
C15	36.35'	70.00'	35.94'	N 53°28'09" E	29°45'16"
C16	142.29'	1163.00'	142.20'	N 02°45'44" W	7°00'37"
C34	70.69'	50.00'	64.95'	S 17°38'14" E	81°00'23"
C35	135.92'	50.00'	97.77'	N 23°32'19" W	155°45'07"

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C17	209.40'	250.00'	203.33'	S 25°17'06" E	47°59'29"
C18	142.48'	200.00'	139.49'	N 32°44'28" E	40°49'04"
C19	173.90'	200.00'	168.48'	S 63°48'04" W	49°49'09"
C20	203.37'	290.00'	199.23'	N 71°11'56" W	40°10'51"
C21	168.66'	300.00'	166.45'	N 13°49'08" W	32°12'42"
C22	137.02'	200.00'	134.35'	S 20°15'58" E	39°15'10"
C23	206.73'	300.00'	202.66'	S 67°58'19" E	39°28'56"
C24	252.23'	300.00'	244.87'	S 63°37'37" E	48°10'21"
C25	111.58'	750.00'	111.48'	S 01°58'31" E	8°31'27"
C26	390.47'	450.00'	378.34'	S 64°23'56" E	49°43'00"
C27	76.43'	300.00'	76.23'	N 01°03'41" E	14°35'51"
C28	36.55'	300.00'	36.53'	N 87°15'10" E	6°58'48"
C29	75.82'	300.00'	75.62'	S 83°30'09" W	14°28'50"
C30	304.84'	750.00'	302.74'	N 27°53'48" W	23°17'16"
C31	105.93'	300.00'	105.38'	N 71°31'28" W	20°13'51"
C32	277.41'	210.00'	257.67'	N 52°53'57" E	75°41'12"
C33	239.78'	200.00'	225.67'	S 54°54'43" E	68°41'27"

FINAL PLAT

HICKORY HILL SUBDIVISION

219 LOTS & 14 COMMON AREAS
51.427 GROSS ACRES OUT OF THE
RALSTON W. ADAMS SURVEY, ABSTRACT NO. 18
AND THE
WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1209
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Morphic Development
1650 W Virginia St Ste 110,
McKinney, TX 75069
Telephone: (469)861-5845
Contact: Taylor Blanchard

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Ryan Hartman, P.E.

June 10, 2024 SEI Job No. 22-051

Plotted by: Hartman Plot Date: 6/10/2024 11:24 AM
Drawing: G:\2022_JOBS\22-051 Hickory Hill\04\22-051 FINAL PLAT.dwg Saved By: Hartman Save Time: 6/10/2024 11:22:45 AM

765 Custer Road, Suite 100 I Plano, Texas 75075
Main 972.422.0077 I Fax 972.422.0075
TBPE No. F-2121 I TBPLS No. F-10043100

May 22, 2024

Planning Department
City of Sherman
220 W. Mulberry
Sherman, TX 75090

RE: Letter of Intent – Final Plat
Hickory Hill
SEI Job No: 22-051

To Whom It May Concern:

On behalf of Sherman Hickory Hill LLC (the Owner), this Letter of Intent serves to accompany a Final Plat Application for ***Hickory Hill*** (the Subject Phase). The Subject Phase is located approximately 1,000 feet southeast of the intersection between Lamberth Road and Friendship Road in the City of Sherman, Grayson County, Texas (the City). The total area of the Subject Phase is approximately 51.4 acres. The Subject Phase consists of 219 single-family residential lots and 14 common areas. Civil Engineering Plans were approved for the Subject Phase under Case No. 2582-A, on May 19, 2023.

If you have any questions, please do not hesitate to contact me at 972-422-0077 or via email at ryan.hartman@spiarsengineering.com.

Sincerely,
Spiars Engineering, Inc.

Ryan Hartman, P.E.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 213 VOLUNTEER DRIVE (Project No. 24-002511)**

The request of Three Oaks Development and Construction Company (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 213 Volunteer Drive, consisting of 0.245 acres being a part of the Preston Kitchens Survey, Abstract No. 667 and being Lot 1 and Lot OS-2 in Block D of Three Oaks Addition, Section 2, currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Amber Addition

Background:

The property is located at 213 Volunteer Drive at the corner of Montgomery Street and Volunteer Drive. The owner would like to plat the property into 1 lot for residential development.

Origination:

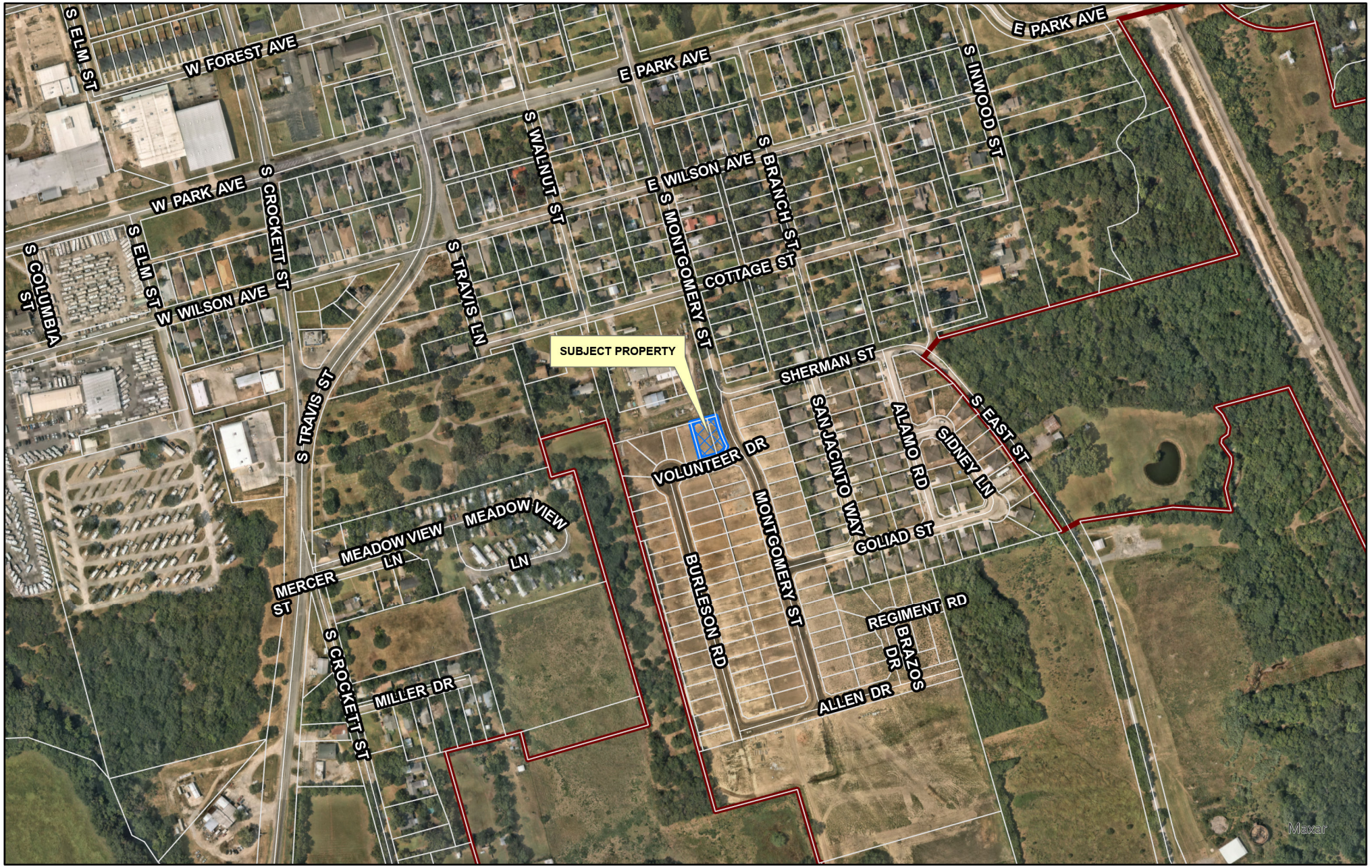
Three Oaks Development and Construction Company (Owner)
Underwood Drafting and Surveying (Surveyor)

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
213 VOLUNTEER DR

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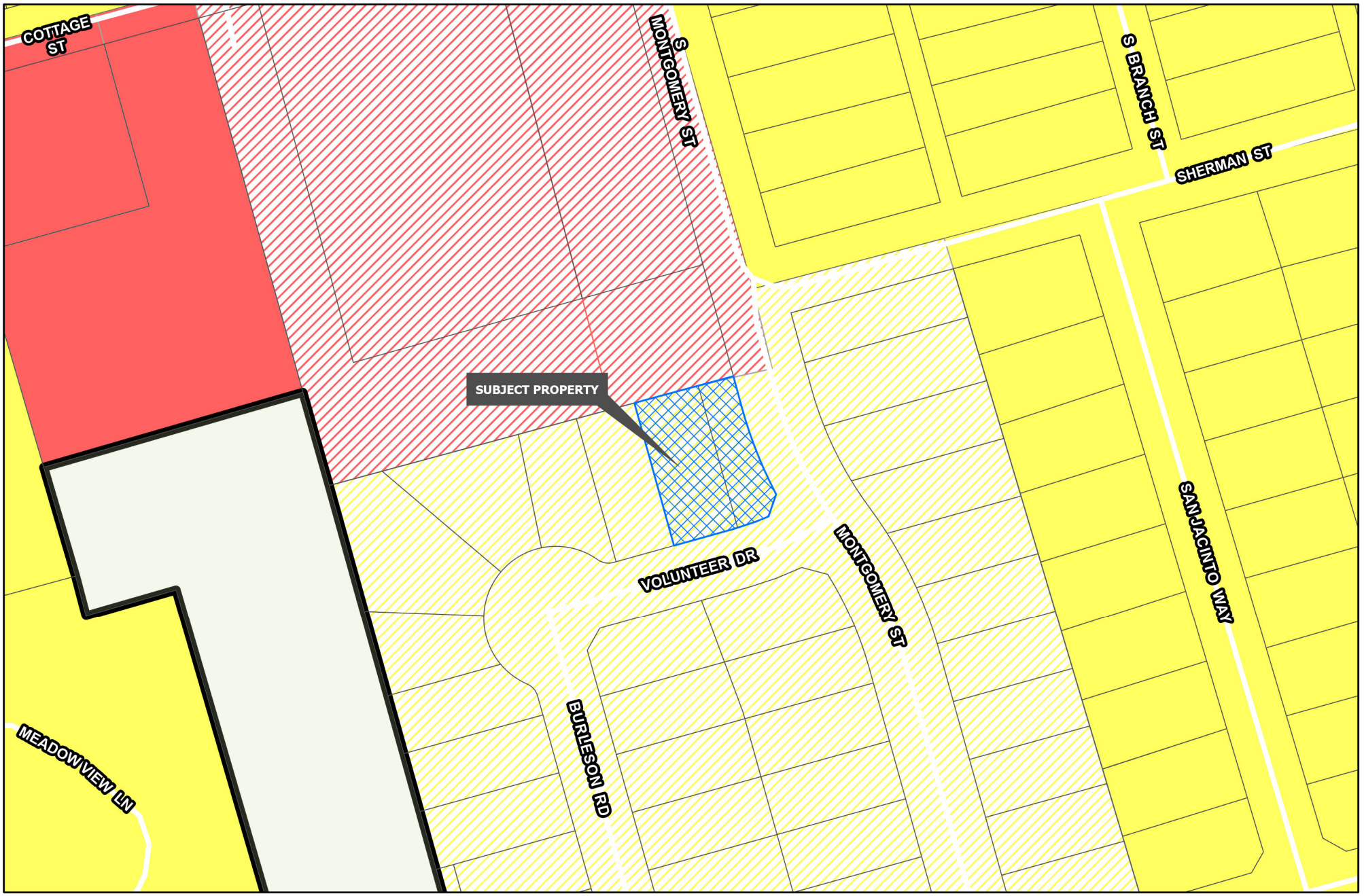
Date: 6/7/2024 10:11 AM



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
213 VOLUNTEER DR

N
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Date: 6/7/2024 10:14:31

UNDERWOOD
DRAFTING & SURVEYING, INC.

June 11, 2024

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

Re: Amber Addition Eng. File No. 2759-A

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Amber Addition for Three Oaks Development & Construction.

The City of Sherman has provided comments for this plat via email on May 22, 2024, and those comments have been addressed as follows:

1. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022. Shown on final plat.

2. Call on south side of subject property is not clearly shown as it is placed in the sidewalk graphic. Correct appropriately. Revised on final plat.

3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Notated on final plat.

4. Final Plat shall meet all current City of Sherman standards. Notated.

5. Preliminary Plats are valid for a period of 24 months. Notated.

Thank you for your consideration of this final plat.

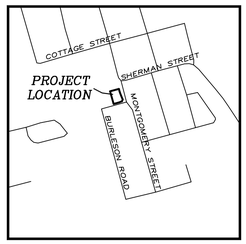
Respectfully,

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

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

JOB NO. 24050558

VICINITY MAP
(NOT TO SCALE)



LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

ALL PROPERTY CORNERS ARE SET 1/2" STEEL RODS WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4709"

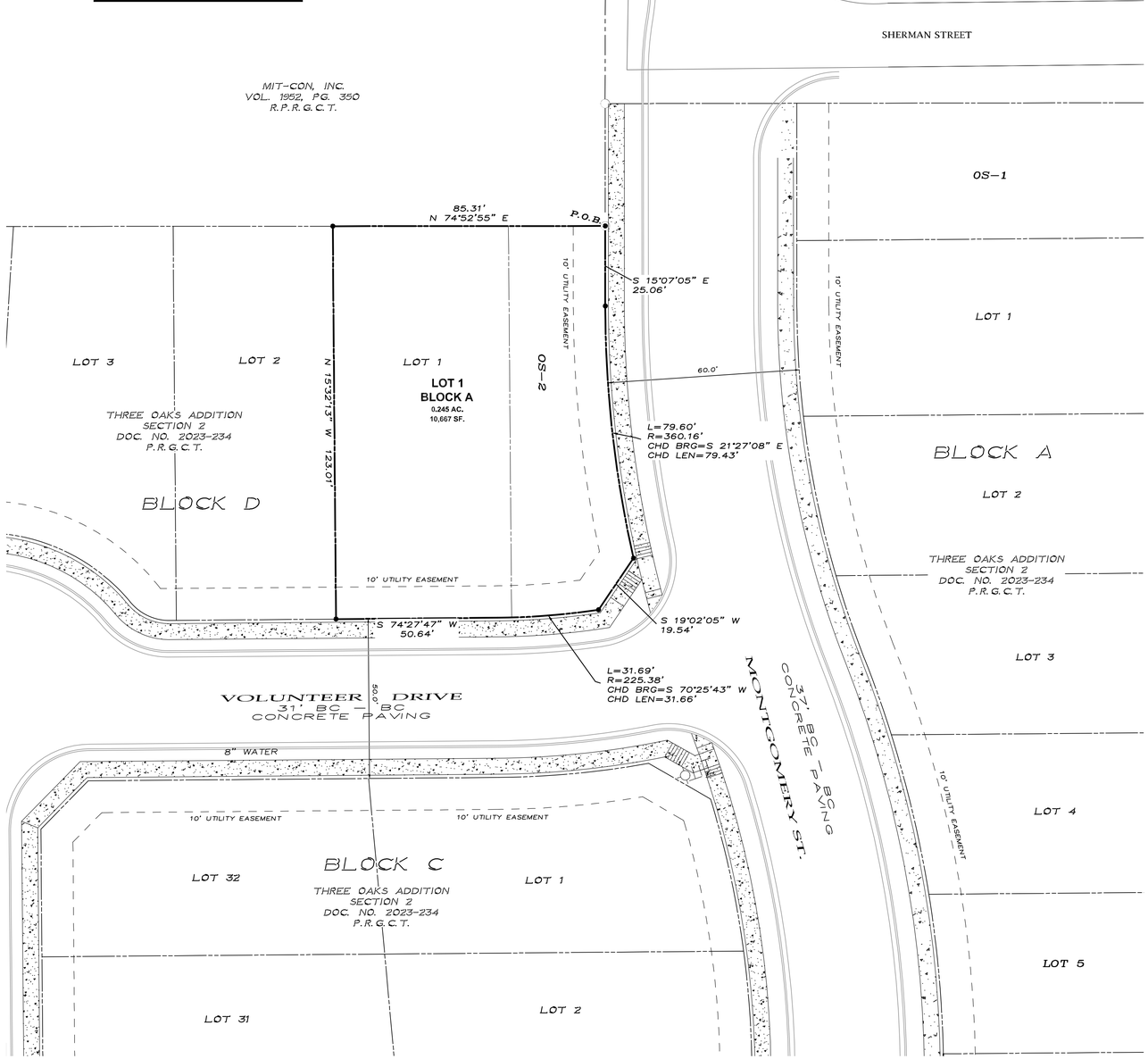
OS – # = OPEN SPACE #

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Preston Kitchens Survey, Abstract No. 667, and being Lot 1 and Lot OS–2 in Block D of Three Oaks Addition, Section 2, according to the plat thereof recorded in Document No. 2023–234, Plat Records, Grayson County, Texas, and described in the deed to D.R. Horton Texas, LTD., recorded in Document No. 2024–7582, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set for the northeast corner of said Lot OS–2, common to the southeast corner of a tract of land described in the deed to MIT–CON, INC., recorded in Volume 1952, Page 350, said Real Property Records, and on the westerly right–of–way line of Montgomery Street;

Thence with the easterly line of said Lot OS–2, and with the westerly right–of–way line of said Montgomery Street, the following 3 courses:

1. South 15°07'05" East, a distance of 25.06 feet to a previously set 1/2" steel rod;
2. With a curve to the left having a radius of 360.16 feet, (chord bears South 21°27'08" East, 79.43 feet) an arc length of 79.60 feet to a 1/2" steel rod previously set for the eastern–most southeast corner of said Lot OS–2;
3. South 19°02'05" West, a distance of 19.54 feet to a 1/2" steel rod previously set for the southern–most southeast corner of said Lot OS–2, and at the intersection of the westerly right–of–way line of said Montgomery Street and the northerly right–of–way line of Volunteer Drive;

Thence with the southerly line of said Lot OS–2, and with the southerly line of aforesaid Lot 1, and with the northerly right–of–way line of said Volunteer Drive, the following 2 courses:

1. With a curve to the right having a radius of 225.38 feet, (chord bears South 70°25'43" West, 31.66 feet) an arc length of 31.69 feet to a previously set 1/2" steel rod;
2. South 74°27'47" West, a distance of 50.64 feet to a 1/2" steel rod previously set for the southwest corner of Lot 1, common to the southeast corner of Lot 2 in aforesaid Block D;

Thence North 15°32'13" West, with the westerly line of said Lot 1, and with the easterly line of said Lot 2, a distance of 123.01 feet to a 1/2" steel rod previously set for the northwest corner of said Lot 1, common to the northeast corner of said Lot 2, and on the southerly line of aforesaid MIT–CON INC. Tract;

Thence North 74°52'55" East, with the northerly line of said Lot 1, and with the northerly line of aforesaid Lot OS–2, and with the southerly line of said MIT–CON INC. Tract, a distance of 85.31 feet to the Point of Beginning and containing 0.245 acres (10,667 square feet) of land, more or less.

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, THREE OAKS DEVELOPMENT AND CONSTRUCTION & D.R. HORTON TEXAS, LTD., hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as the AMBER ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS _____ DAY OF _____, 2024

BY: THREE OAKS DEVELOPMENT AND CONSTRUCTION

BY: D.R. HORTON TEXAS, LTD.

_____
KIRK ALLEN

_____
DAVID L. BOOTH

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. No part of the subject property lie's within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48181C0405G, Dated September 1, 2022..

OWNERS DEDICATION

THAT THREE OAKS DEVELOPMENT AND CONSTRUCTION & D. R. HORTON TEXAS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as THE AMBER ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.245 acres situated in and being a portion of the PRESTON KITCHEN Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2024.

_____
KIRK ALLEN
THREE OAKS DEVELOPMENT AND CONSTRUCTION

_____
DAVID L. BOOTH, LAND MANAGER
D.R. HORTON TEXAS, LTD.

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared KIRK ALLEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DAVID L. BOOTH known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

ACCEPTANCE

Certificate of approval by the Planning and Zoning Commission:

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

_____ _____
Chairman Secretary

FINAL PLAT

AMBER ADDITON

AN ADDITION TO THE CITY OF SHERMAN, TEXAS
BEING A REPLAT OF
ALL OF LOT 1 & LOT OS-2, BLOCK D
THREE OAKS ADDITION, SECTION 2
SITUATED IN THE PRESTON KITCHEN SURVEY,
ABSTRACT NO. 667
GRAYSON COUNTY, TEXAS

PREPARED 05–21–24

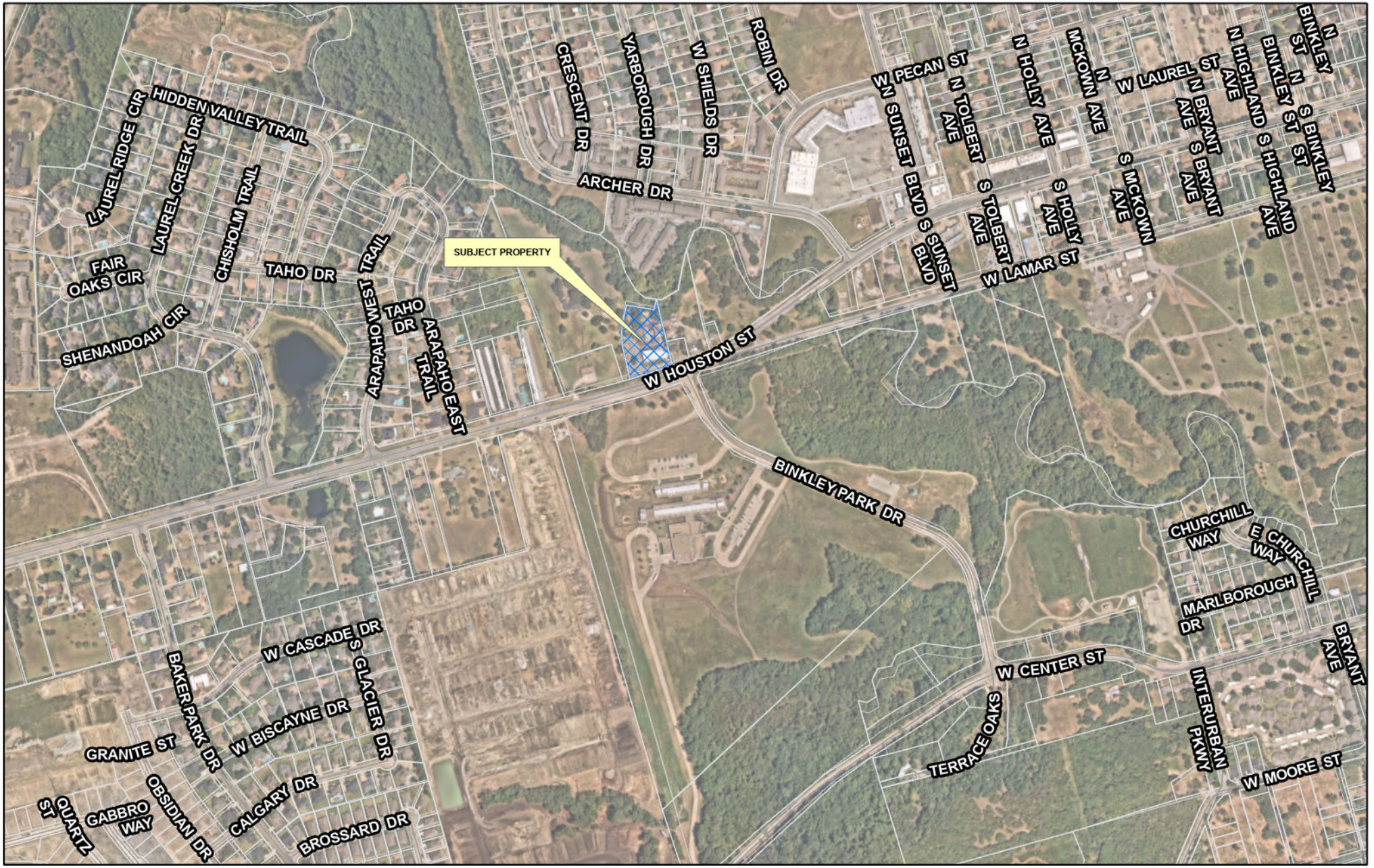
OWNERS/DEVELOPER
THREE OAKS DEVELOPMENT
& CONSTRUCTION
KIRK ALLEN
1313 W. WASHINGTON STREET
SHERMAN, TX 75092

OWNERS/DEVELOPER
D.R. HORTON TEXAS, LTD.
DAVID L. BOOTH
4306 MILLER ROAD
ROWLETT, TX 75088–8035

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

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

SHEET 1 OF 1



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1915 & 1921 W HOUSTON ST

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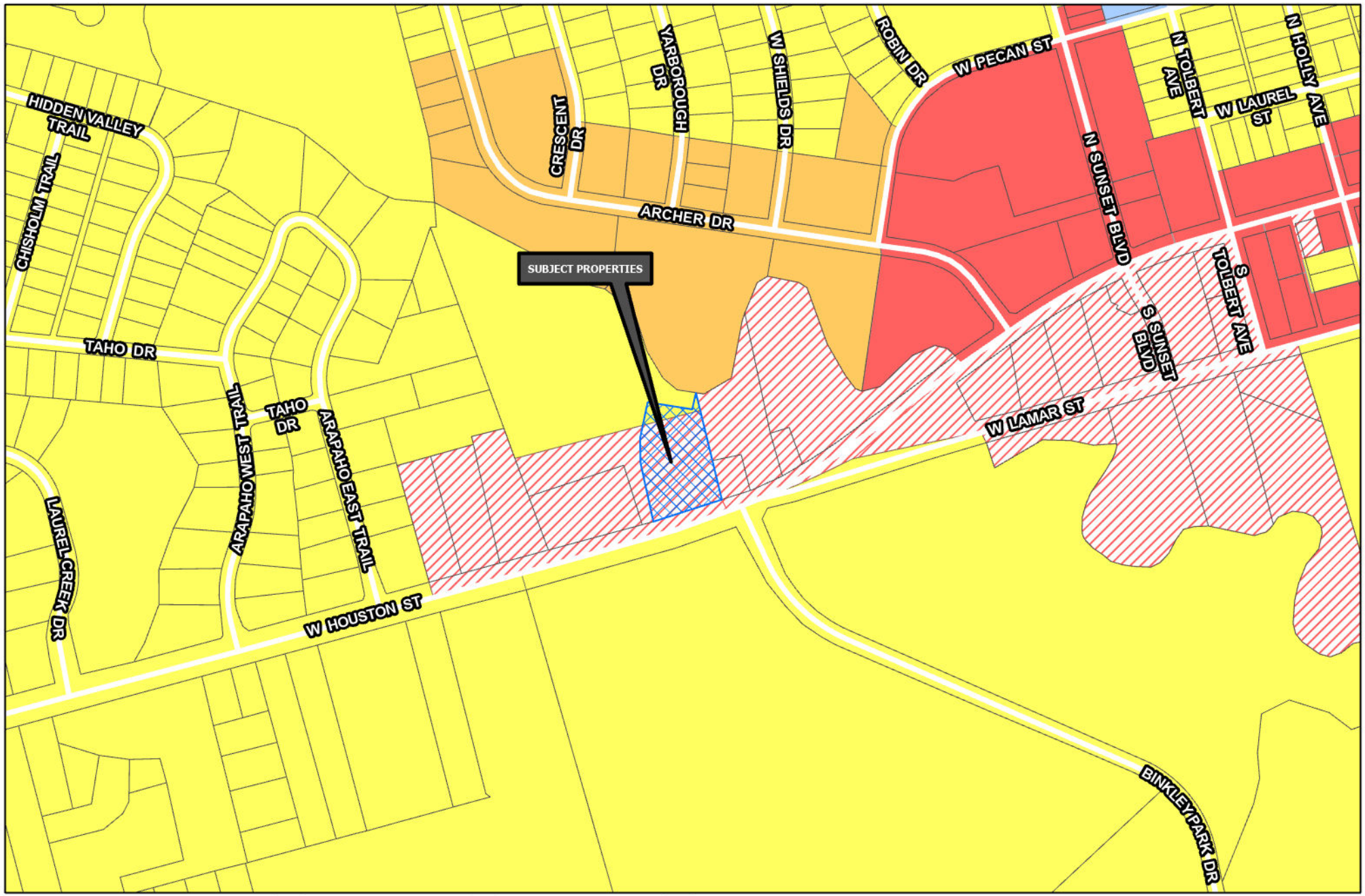
Date: 1/16/2024 11:53 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1915 & 1921 W HOUSTON ST

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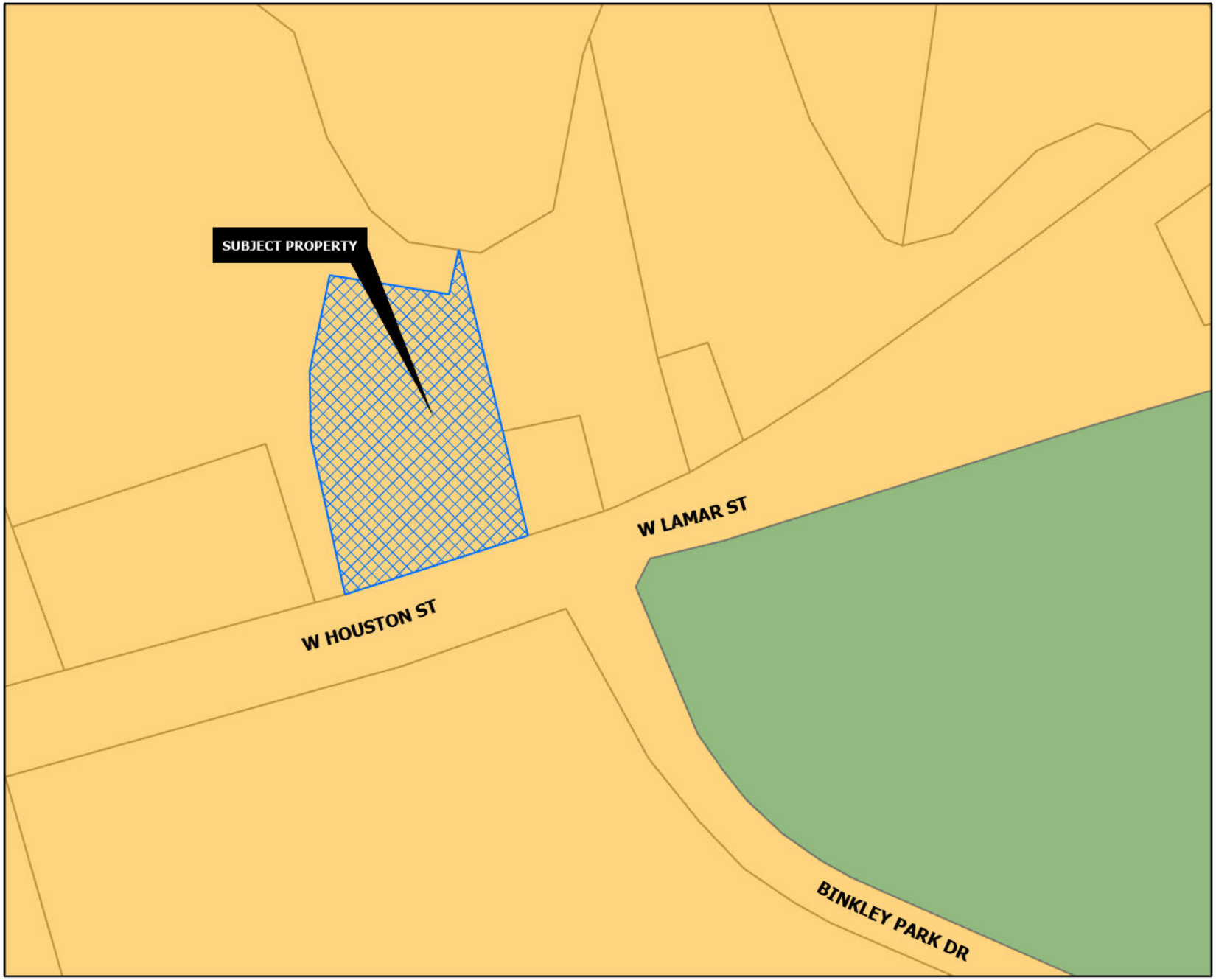
Date: 1[illegible]



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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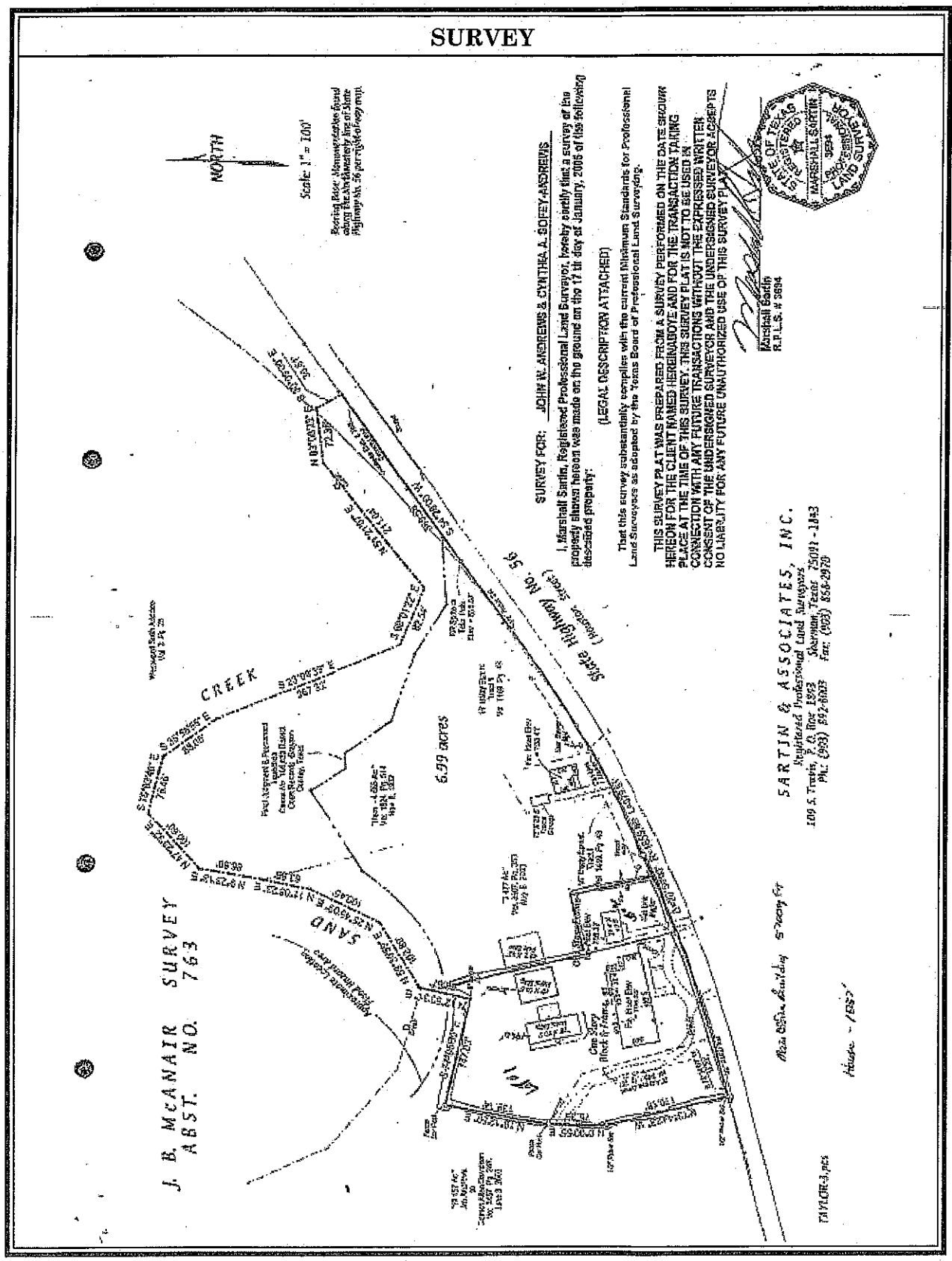
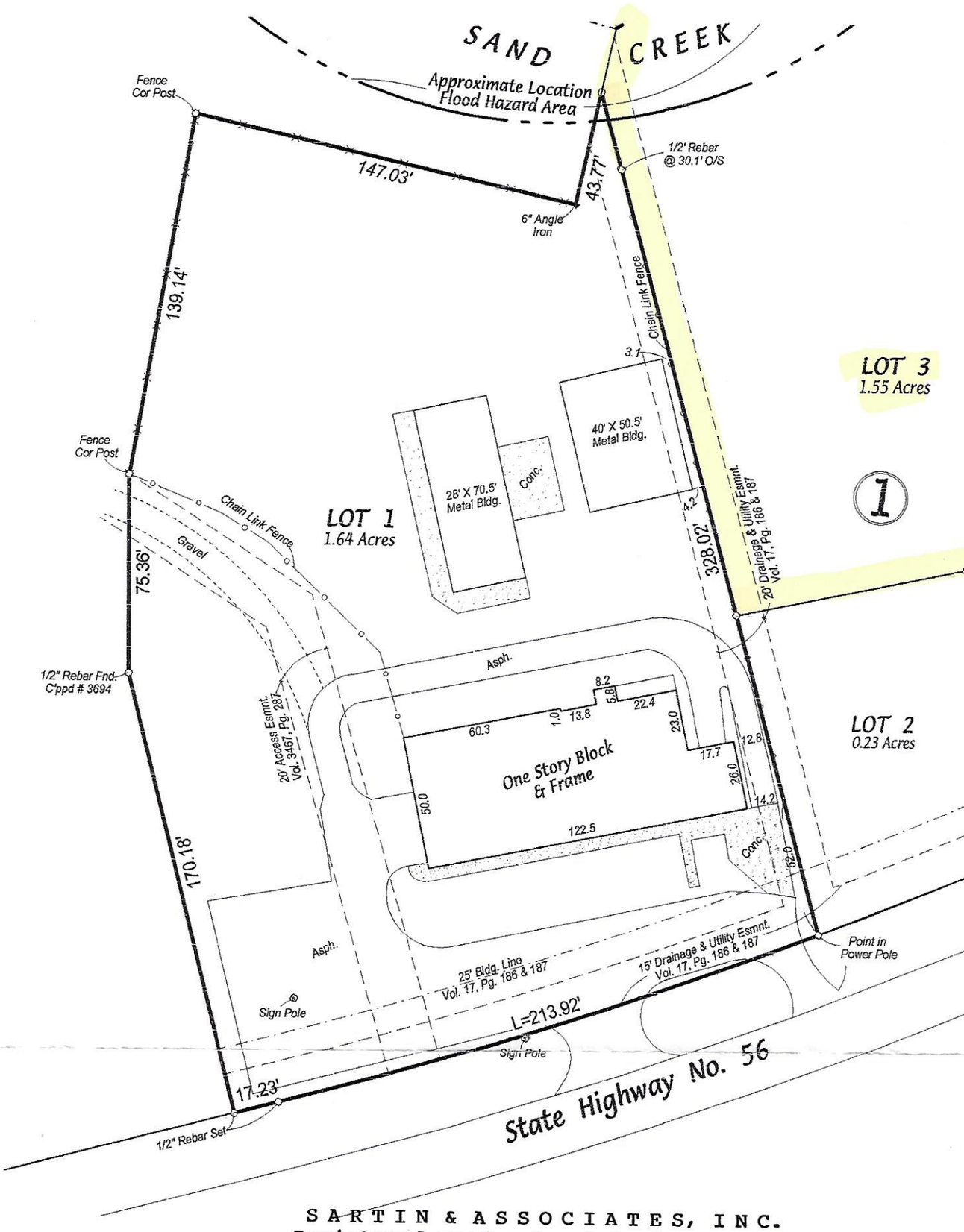
CITY OF SHERMAN
FUTURE LAND USE MAP
1915 & 1921 W HOUSTON ST

Date: 1/26/2026 1:53 PM

ARNOLD'S
BOLD LEADERSHIP
AFTER SCHOOL PROGRAM
BOLD
Sherman
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 24-000103
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
ONE TEAM
ONE FAMILY
YOGA CLASSES HERE!
Drop-Ins Welcome
Check out schedule at:
arnoldsma.com
GMC
TERRAIN

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)



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

SURVEY FOR: RICKY EUGENE ARNOLD & RUTH LYNNE ARNOLD

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 31 st day of August, 2006 of the following described property:

Lot ONE (1) in Block ONE (1) of SPAVINAW ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 17, Pages 186 & 187, Plat Records, Grayson County, Texas.

That the improvements located on said property are known as **1921 W. HOUSTON STREET, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE

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G.F. 209970/0303073 return to Chapin

AFTER RECORDING, RETURN TO:

Derrick Allen Davidson
2011 West Houston St.
Sherman, TX 75092

RECEIVER'S DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GRAYSON

That I, JIM ANDREWS, duly appointed, qualified and acting Receiver in a certain cause No. 02-0553, pending in the 15th Judicial District Court of Grayson County, Texas, entitled In the Matter of the Marriage of Margaret Louise Taylor and Billie Leslie Taylor; and

WHEREAS, the Judge of said Court did on the 19th day of November, 2002, enter an order, recorded in the Civil Minutes of said county, directing this receiver to sell the hereinafter described property at private sale;

WHEREAS, this Receiver did sell said property hereinafter described at a private sale to DERRICK ALLEN DAVIDSON, in accordance with the Order of said Court; and

WHEREAS, said Court approved and confirmed the aforesaid sale and entered an Order approving same on the 27th day of March, 2003, said Order is recorded in the Civil Minutes of said Court, and which Order is attached hereto as Exhibit "B".

NOW, THEREFORE, I, JIM ANDREWS, Receiver in said Cause, (hereinafter called "Grantor") under and by virtue of the authority of the Court aforesaid, and for and in consideration of the sum of $10.00 cash in hand to Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the execution and

delivery to AMERICAN BANK OF TEXAS (hereinafter called "Lender"), by DERRICK ALLEN DAVIDSON (hereinafter called "Grantee") of Grantee's promissory note of even date herewith in the principal amount of THIRTY THOUSAND AND NO/100 DOLLARS ($30,000.00), bearing interest as therein specified, payable as therein specified, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to JERRY GRIFFIN, Trustee, has GRANTED, SOLD AND CONVEYED and by these presents do GRANT SELL AND CONVEY unto Grantee all of the following described real property in Grayson County, Texas, (the "Property") to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, the Grantee's heirs and assigns, and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, the Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the vendor's lien, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereto, when this Deed shall become absolute.

Lender, at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein $30,000.00, as is evidenced by the hereinbefore described $30,000.00 note,

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the vendor's lien, together with the Superior Title to said property is retained herein for the benefit of said Lender, and the same are hereby TRANSFERRED AND ASSIGNED to said Lender.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 3rd day of June, 2003.

JIM ANDREWS

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 3rd day of June, 2003, by JIM ANDREWS.

NOTARY PUBLIC
STAN McWILLIAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/31/2004

Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:

McWILLIAMS & THOMPSON
1600 Redbud Boulevard, Suite 400
McKinney, Texas 75069-0844

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EXHIBIT "A" - LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, being all of a tract of land conveyed from G. Dean Gilbert to Billie Leslie Taylor as recorded in Volume 1270 at Page 449 of the Deed Records of Grayson County, all of a tract of land conveyed from W. A. Darter to Billie Leslie Taylor as recorded in Volume 1093 at Page 262 of the Deed Records of Grayson County, part of a 9.5742 acre tract of land conveyed from W. A. Darter and wife, Gladys Darter to Billie Leslie Taylor and wife, Margaret Louise Taylor as recorded in Volume 978 at Page 529 of the Deed Records of Grayson County, and part of a 57/100 acre tract of land conveyed from Tuck Taylor to Billie Leslie Taylor and wife, Margaret Louise Taylor as recorded in Volume 571 at Page 465 of the Deed Records of Grayson County, and being further described as follows:

BEGINNING at a wood monument found on the northerly right-of-way of State Highway No. 56 (known as Houston Street) at the southwest corner of said Darter to Taylor tract;
THENCE N 20°00'00" W along a fence and the west line of said Darter to Taylor tract, a distance of 410.73 feet to a 2 inch iron pipe found for corner;
THENCE N 23°03'44" W along a fence, a distance of 646.89 feet to a 1/2 inch iron rod found for corner;
THENCE N 88°30'00" E a distance of 25.02 feet to a 1/2 inch iron rod set for corner;
THENCE N 14°20'00" W a distance of 75.00 feet to a point for corner in the centerline of Sand Creek for corner;
THENCE in a Southeast direction, along the center line of said Sand Creek the following calls:
S 80°38'01" E a distance of 200.60 feet, S 62°16'59" E a distance of 442.83 feet,
S 32°16'45" E a distance of 94.50 feet, S 19°06'00" E a distance of 88.93 feet,
S 32°00'00" E a distance of 97.96 feet, S 49°41'00" E a distance of 57.23 feet,
S 79°53'00" E a distance of 87.54 feet;
THENCE S 10°50'32" W leaving said Sand Creek, passing a 1/2 inch iron rod set at 50.67 feet off-set, in all a distance of 68.67 feet to a fence corner post for corner;
THENCE N 79°05'29" W along a fence, a distance of 147.03 feet to a fence corner post;
THENCE S 08°12'51" W along a fence, a distance of 139.14 feet to a fence corner post on the northerly line of a driveway;
THENCE S 01°59'04" E crossing said driveway, a distance of 75.36 feet to a 1/2 inch iron rod set in the center of a ditchline;
THENCE S 15°44'22" E along said ditchlline, a distance of 170.18 feet to a 1/2 inch iron rod set in the center of said ditchline on the northerly right-of-way of State Highway No. 56;
THENCE S 73°24'01" W along the northerly right-of-way line of said State Highway No. 56, a distance of 349.99 feet returning to the Point of Beginning and containing 10.157 acres of land and being known as No. 2011 Houston Street.

TOGETHER WITH 20 FEET WIDE ACCESS EASEMENT

BEING a 20 feet wide strip of land situated in Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, being part of a 9.5742 acre tract of land conveyed from W. A. Darter and wife, Gladys Darter to Billie Leslie Taylor and wife, Margaret Louise Taylor as recorded in Volume 978 at Page 529 of the Deed Records of Grayson County and being further described as follows:

EXHIBIT "A" CONTINUED

BEGINNING at point on the northerly right-of-way of of State Highway No. 56 (known as Houston Street), said Point of Beginning bearing N 73°24'01" E, a distance of 406.00 feet from a wood monument found at the southwest corner of a tract of land conveyed from G. Dean Gilbert to Billie Leslie Taylor as recorded in Volume 1270 at Page 449 of the Deed Records of Grayson County said Darter to Taylor tract, said Point of Beginning also bearing N 73°24'01" E, a distance of 56.01 feet from the southeast corner of above described 10.157 acre tract;
THENCE N 16°51'18" W a distance of 122.93 feet to a point for corner;
THENCE N 54°32'36" W a distance of 61.29 feet to a point for corner;
THENCE N 01°59'04" W a distance of 25.19 feet to a point for corner;
THENCE S 54°32'36" E a distance of 82.89 feet to a point for corner;
THENCE S 16°51'18" E a distance of 174.27 feet to a point for corner on the northerly right-of-way of State Highway No. 56 (known as Houston Street);
THENCE S 73°24'01" W along the northerly right-of-way line of said State Highway No. 56, a distance of 20.00 feet returning to the Point of Beginning and containing 0.113 acre of land.

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	No. 02-0553	
IN THE MATTER OF THE MARRIAGE OF	§	IN THE DISTRICT COURT
MARGARET LOUISE TAYLOR AND BILLIE LESLIE TAYLOR	§	15th JUDICIAL DISTRICT
	§	GRAYSON COUNTY, TEXAS

ORDER ON MOTION FOR APPOINTMENT OF RECEIVER

On November 14, 2002 the Court considered the Motion for Appointment of Receiver of Movant for the immediate appointment of a receiver to take charge and possession of property located at 1921 W. Houston, Sherman, Texas. The Court, after hearing pleadings, evidence, and argument of counsel, is of the opinion that proper grounds exist for the immediate appointment of a receiver.

IT IS THEREFORE ORDERED that Jim Andrews is appointed Receiver to take charge and possession of the real property located at 1921 W. Houston, Sherman, Texas. The necessity of a bond by Receiver is waived.

IT IS FURTHER ORDERED that Jim Andrews is authorized to manage, control, and dispose of the property as [he/she] sees fit in [his/her] sole discretion.

IT IS FURTHER ORDERED that the parties fully cooperate with Receiver, including, without limitation, signing any real estate listing agreement, showing property to prospective buyers, and vacating premises, if necessary in the opinion of Receiver.

Receiver may enforce this order by contempt if the parties do not cooperate.

SIGNED on November 19, 2002.

JUDGE PRESIDING

FILED FOR RECORD
BY_____

02 NOV 19 PM 3:47

CYNDI M. SPENCER
DISTRICT CLERK
GRAYSON COUNTY

TOTAL P.02

0 3 4 6 7 0 0 2 9 3

No. 02-0553

IN THE MATTER OF THE MARRIAGE OF	§	IN THE DISTRICT COURT
MARGARET LOUISE TAYLOR AND BILLIE LESLIE TAYLOR	§	15th JUDICIAL DISTRICT GRAYSON COUNTY, TEXAS

RECEIVER'S REPORT OF SALE
AND MOTION FOR CONFIRMATION

This Report of Sale and Motion for Confirmation is brought by Jim Andrews, Receiver, who shows in support:

1. On November 19, 2002 Receiver was appointed by this Court and authorized and directed to sell the residence situated at 2011 W. Houston, Sherman, Grayson County, Texas. Following the entry of the order, Receiver marketed the property and has now obtained a purchaser for the property.

2. Subject to confirmation by this Court, Receiver is ready to sell the property to Derrick Davidson for a total sales price of $150,000.00, on the terms and conditions set forth in a residential earnest money contract, a copy of which is filed in the Court's file. Receiver is of the opinion that this sale represents the highest and best sales price readily obtainable after reasonable effort and due diligence and recommends to the Court that the sale be confirmed by this Court.

3. Receiver moves that the Court make and enter its order approving and confirming the sale and authorizing and directing Receiver to execute the deeds and other documents that are reasonably necessary to effect the sale and conveyance and to deliver possession of the property to the purchaser when the purchaser has complied with all his obligations under the earnest money contract referred to above.

Jim Andrews
Receiver

CERTIFICATE OF SERVICE

I certify that a true copy of the above was served on each attorney of record or party in accordance with the Texas Rules of Civil Procedure on _____, 2003.

Jim Andrews
Receiver

Recorders Memo

Some portions of this Document may not be clearly legible.

FILED FOR RECORD
03 MAR 27 AM 11:30
CYNDI M... DISTRICT ... GRAYSON

0015651

EXHIBIT "B"

0 3 4 6 7 0 0 2 9 4

No. 02-0553

IN THE MATTER OF THE MARRIAGE OF	§	IN THE DISTRICT COURT
	§	
MARGARET LOUISE TAYLOR	§	15th JUDICIAL DISTRICT
AND	§	
BILLIE LESLIE TAYLOR	§	GRAYSON COUNTY, TEXAS

ORDER CONFIRMING SALE OF REAL PROPERTY

On March 27, 2003 the Court considered the Report of Sale and Motion for Confirmation of Jim Andrews, Receiver.

It appears to the Court that the sale reported was made in accordance with an order of this Court entered on November 19, 2002; that due notice of the filing of the Report of Sale and Motion for Confirmation was given to all parties, that the property was sold to Derrick Davidson, for a total sales price of $150,000.00, on the terms and conditions set forth in the residential earnest money contract of which a copy is contained in the Court's file; that the report of sale is true and correct; and that the sale was properly made in conformity with law for a fair price and is satisfactory and in conformity with the orders of this Court appointing Receiver.

IT IS THEREFORE ORDERED that the report of sale is, in all respects, CONFIRMED and that Receiver is AUTHORIZED and ORDERED to sign and execute the deeds and other documents necessary for proper conveyance of the following described property: 2011 W. Houston, Sherman, Grayson County, Texas to Derrick Davidson, when the proposed Grantee has complied with the terms, conditions, and provisions of the earnest money contract.

SIGNED on March 27, 2003.

JUDGE PRESIDING

Recorders Memo

Some portions of this Document may not be clearly legible.

FILED FOR RECORD

03 MAR 27 AM 11:30

TOTAL P.03

CYNDI M. [illegible]
DISTRICT [illegible]
GRAYSON [illegible]

0015651

OR 03467 0095

Filed for Record in:
Grayson County

On: Jun 05,2003 at 02:24PM

As a
Recordings

Document Number: *0015651*

Amount *25.00*

Receipt Number - 142358
By,
LINDA PIERCE

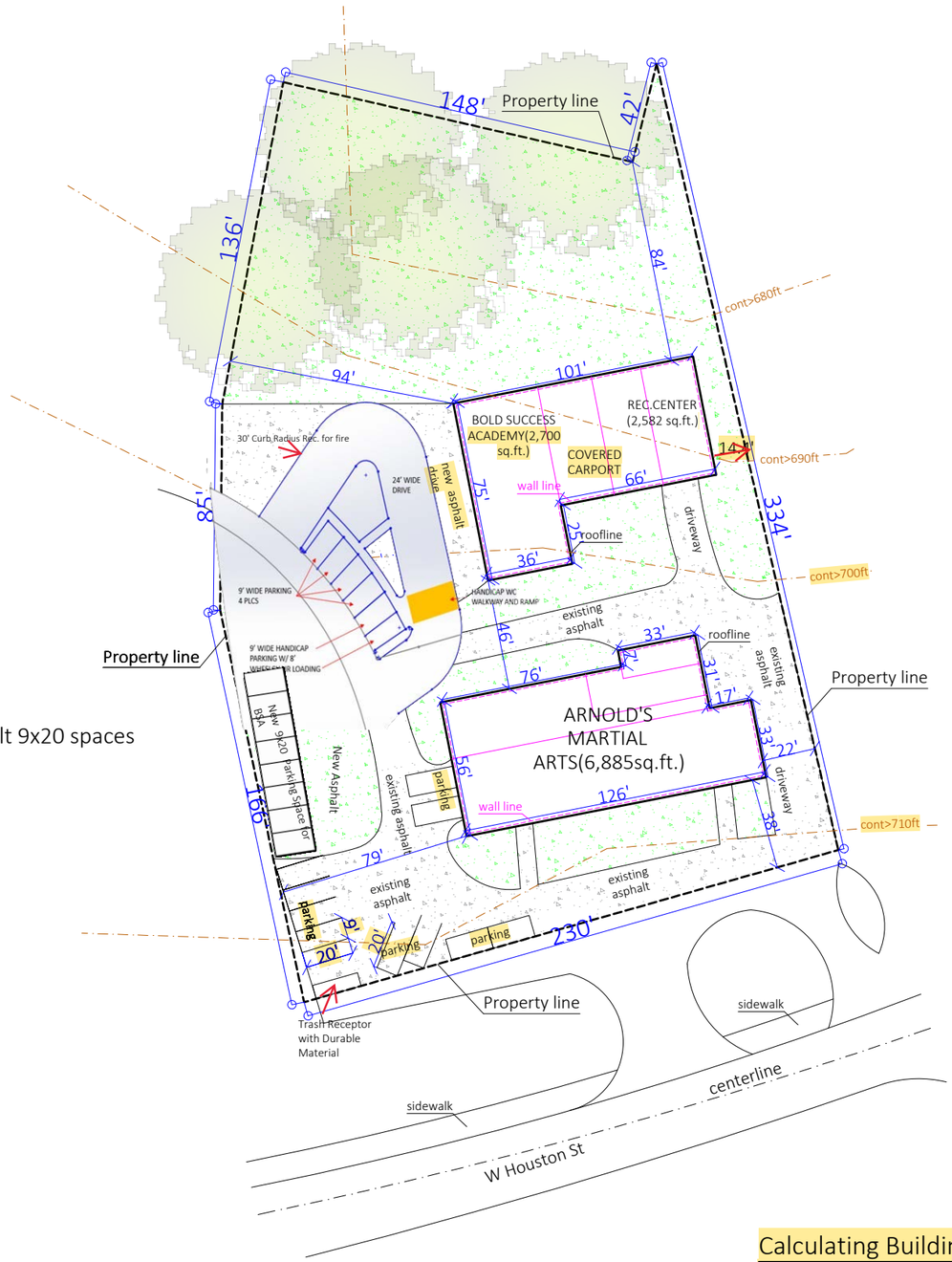
STATE OF TEXAS COUNTY OF GRAYSON
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
Grayson County
as stamped hereon by me.

Jun 05, 2003

Vilma Blackshear Nash, County Clerk
Grayson County

SITE PLAN

1915 W Houston
Sherman, TX 75090
Parcel ID: S036 2529001
Lot area: 1.64 Acres
Paper Size: 11"x17"

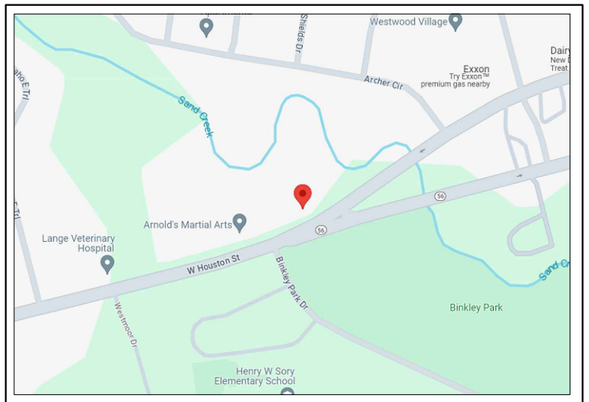


SF of Arnold's Martial Arts	6,885
SF of Recreation Center	2,582
Parking:	
Elementary/Middle Classroom (2)	5 spaces needed
High School Classroom (1)	10 Spaces needed
Total Parking Required	15 spaces
BSA Circle Drive Parking	4 in circle drive, 2 additional handicap
Martial Arts Parking	12 Existing parking spaces, 8 new asphalt 9x20 spaces
Total Spaces	26 spaces

Fire lane accessible through circle drive

C2 District

Floor to Area Ratio (FAR)	.13

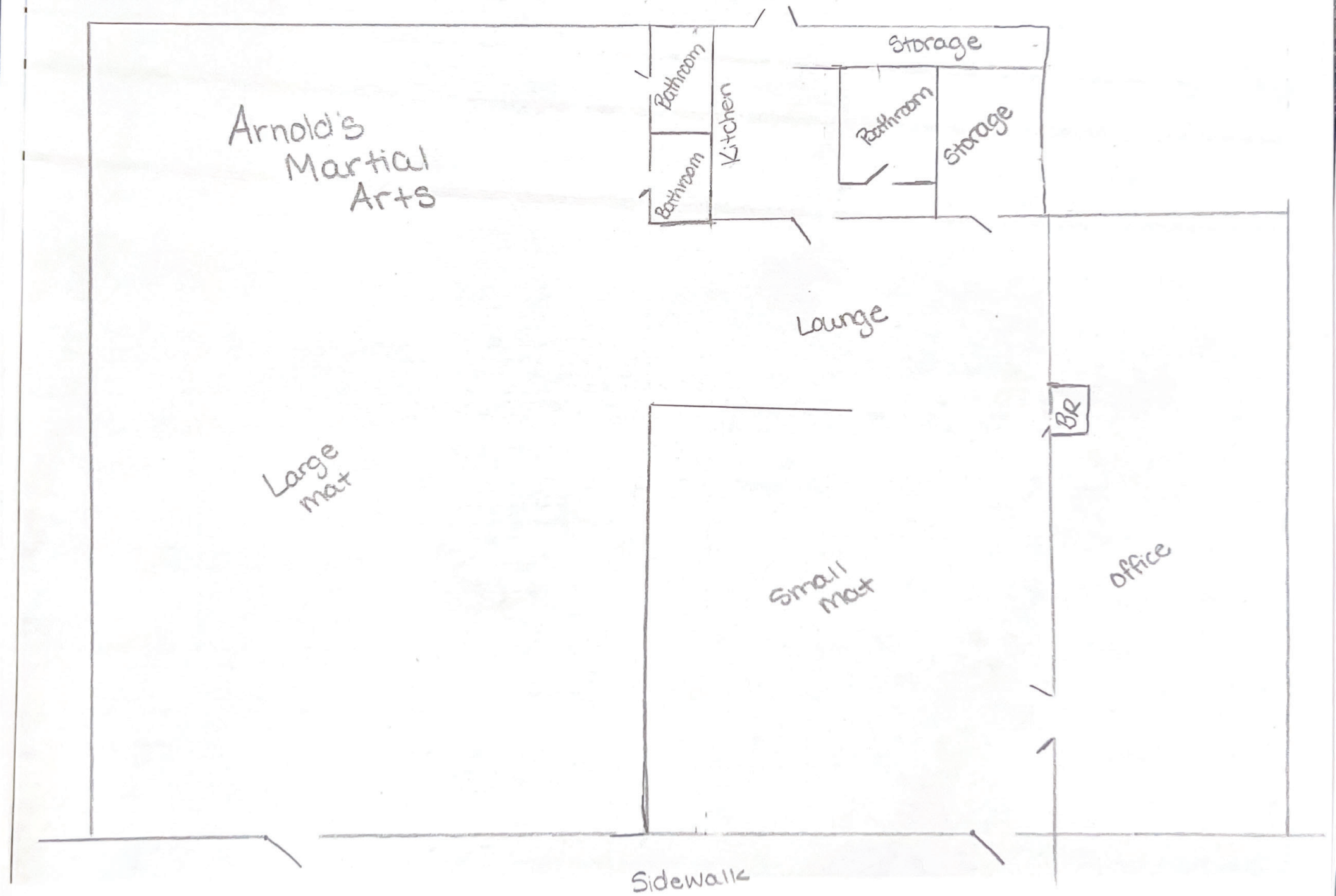


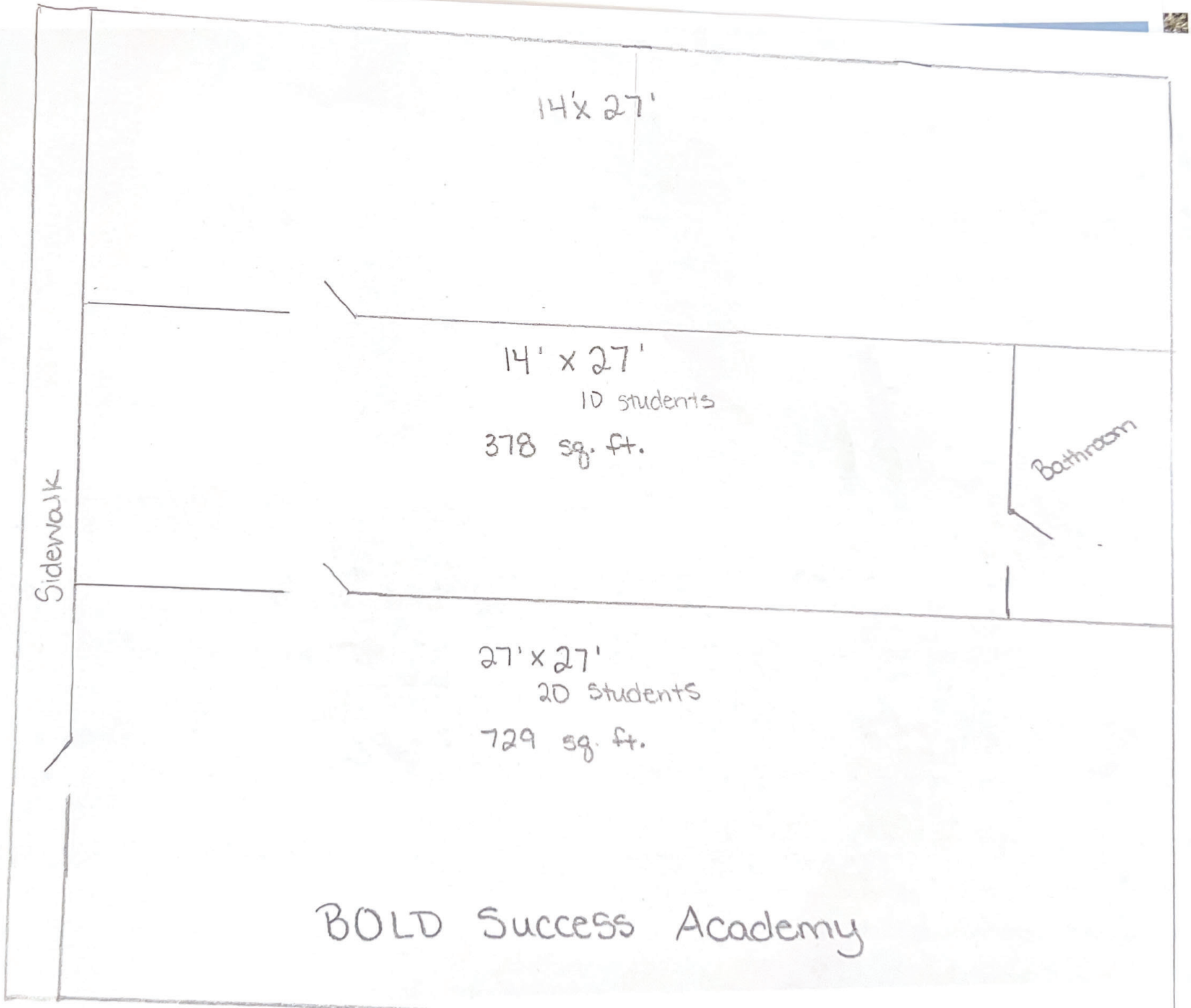
VICINITY MAP

Calculating Building and Lot Coverage Percentages
Lot area: 71,438 sq.ft.
Total building coverage (gross floor area): 12,585 sq.ft.
Building Coverage Percentage: 12,585 sq.ft / 71,438 sq.ft = 0.17616 = 17.6%
Total Lot Coverage: 22,561 sq.ft.
Lot Coverage Percentage: 22,561 sq.ft / 71,438 sq.ft = 0.31581 = 31.58%
*Total landscape areas: 35,771 sq.ft / 71,438 sq.ft = 0.50072 = 50.1%

Project Narrative- BOLD Success Academy

BOLD Success Academy has applied for a Specific Use Permit for the 1921 W. Houston Street location. This will allow us to have a small school in the fall. We currently have the SUP sign up and visible in the correct location. In addition, we are now applying for a Variance of the existing structures of the location. When all is submitted correctly and approved we will move forward with further permits and renovations needed to proceed.


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

June 11, 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 and Variance under Section 14.02.017 to allow a 14.4' side setback in lieu of the required 15' for the existing structure and 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, June 18, 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. Minimum side setback is 15' in C-2 (General Commercial) District. (*Sec. 14.02.017(1))*.
    a. Building locations on the updated Site Plan are not consistent with the locations provided on the Improvement Survey.
        i. Updated Variances shall adhere to the Public Hearing requirements and must be applied for and approved by the Planning and Zoning Commission. *(Sec. 14.06.006(6))*
    b. Setbacks shall be measured at the shortest distance from structure to the property line and identified on the updated Site Plan.
    c. The setbacks on the Site Plan must be shown correctly as identified on the Improvement Survey.
6. Improved surface area, asphalt or concrete, shall be clearly identified.
7. Landscaping shall be shown on the Site Plan. Percentage of landscaping shall be notated in the tabulation and shall adhere to the Landscaping Ordinance *(Ord. No. 6692, Sec. 14.04.006((d))*
8. Required Parking is not correctly calculated. *(Sec. 14.04003(e)(1))*
    a. 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. (5 spaces)
    b. Pick-up/drop-off lane with 10 stacking spaces, in addition to required parking, shall be shown on Site Plan.

c. High school: 8 parking spaces per classroom. (8 spaces)
d. Heath club or studio: 1 parking space for every 200 square feet of gross floor area. (34 spaces)
    i. 47 required parking spaces shall be required and shown on the Site Plan.

9. Parallel off-street parking spaces must be a minimum of eight (8) feet wide and twenty-two (22) feet long. *(Sec. 14.04.003(d)(3)(C))*.
    a. This measurement shall be shown on the Site Plan.
10. The 20' Access Easement demonstrated on the Improvement Survey, Vol. 3467, Pg. 287, must be maintained and remain clear of any structures, fences, parking spaces or anything that would restrict access.
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 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)*
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. City wastewater does not serve subject property. If a new waste water tap is required, an 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*
20. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
21. 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)*
22. 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)*
23. Easements may be required per Engineering review of civil plans. *Code of Ordinances Chapter 10.03.003(d)(1)*

Fire Services

Below are the fire codes and/or ordinances that could not be confirmed or were in violation. This is not all the codes and/or ordinances that shall be followed.

24. [ ] 503.1.1 Amended - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

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

25. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
26. [ ] 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.
27. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. *(Located In City Ordinances Amendments)*
28. [ ] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. *(Located In City Ordinances Amendments)*
29. [ ] D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.
30. [ ] 503.7 Amended - Hose lay shall be measured from the centerline of the fire lane along an unobstructed and level path measuring 10 feet in width. *(Located In City Ordinances Amendments)*

Solid Waste Services

31. Detailed drawings of dumpster enclosure shall be provided.
    e. Enclosure shall be constructed of masonry or similar durable material and 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))*

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. 16.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1822 SOUTH MONTGOMERY STREET (Project No. 24-001597)

TABLED FROM MAY 21, 2024

The request of Giovanni Garcia (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1822 South Montgomery Street, being Lot 6, Block 19, Supplemental Plat of Block 19 South Sherman known as South Side Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.007 to allow a 15' side setback on a corner lot along a minor arterial in lieu of the required 25'.

Planning and Zoning Commission

B. Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

Background:

The property is located at 1822 South Montgomery Street at the corner of South Montgomery Street and East Park Avenue. The owner is requesting a Variance for the side setback along a minor arterial and a Zone Change from an C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

Origination:

Giovanni Garcia (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

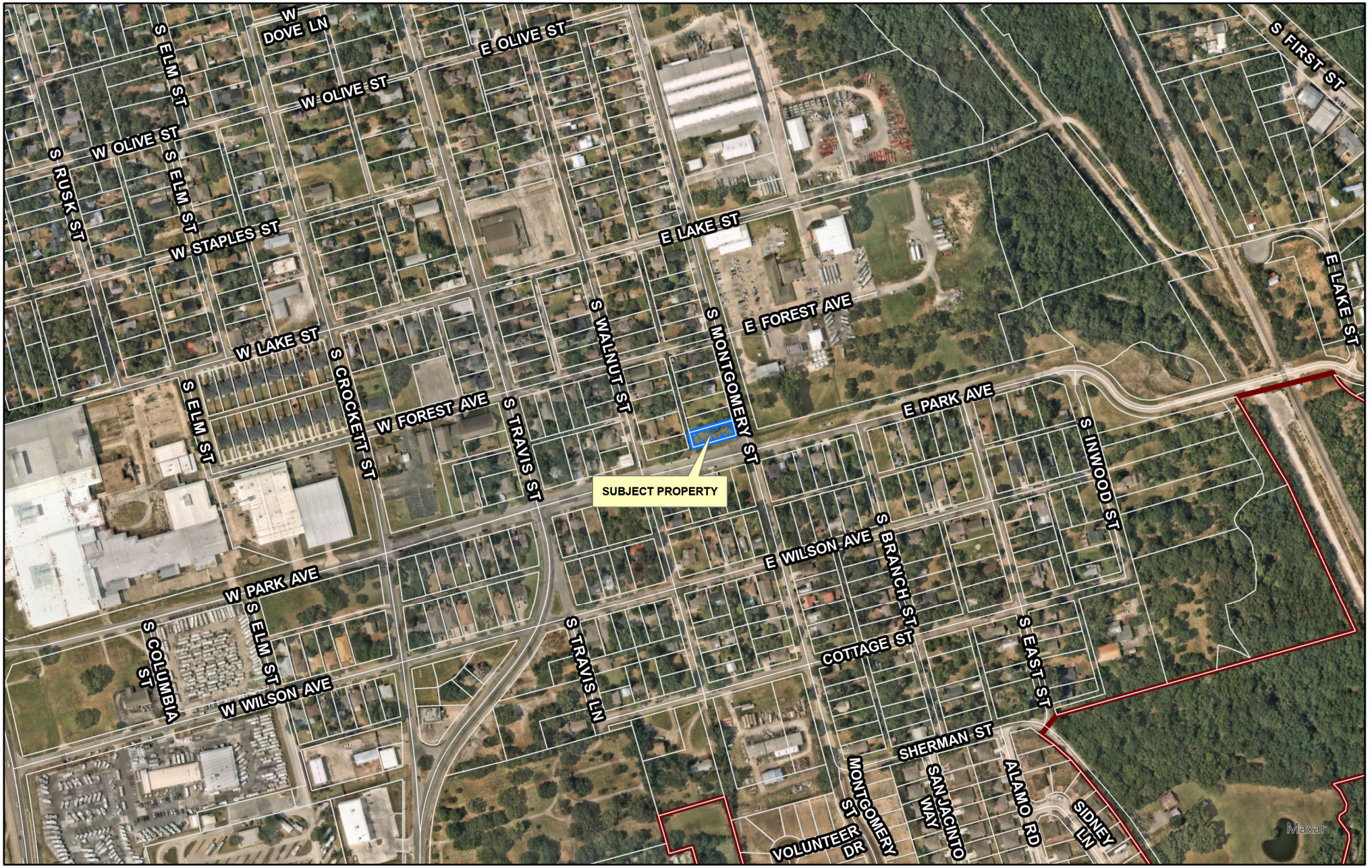
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Site Plan
8. Elevation

9. Floor Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

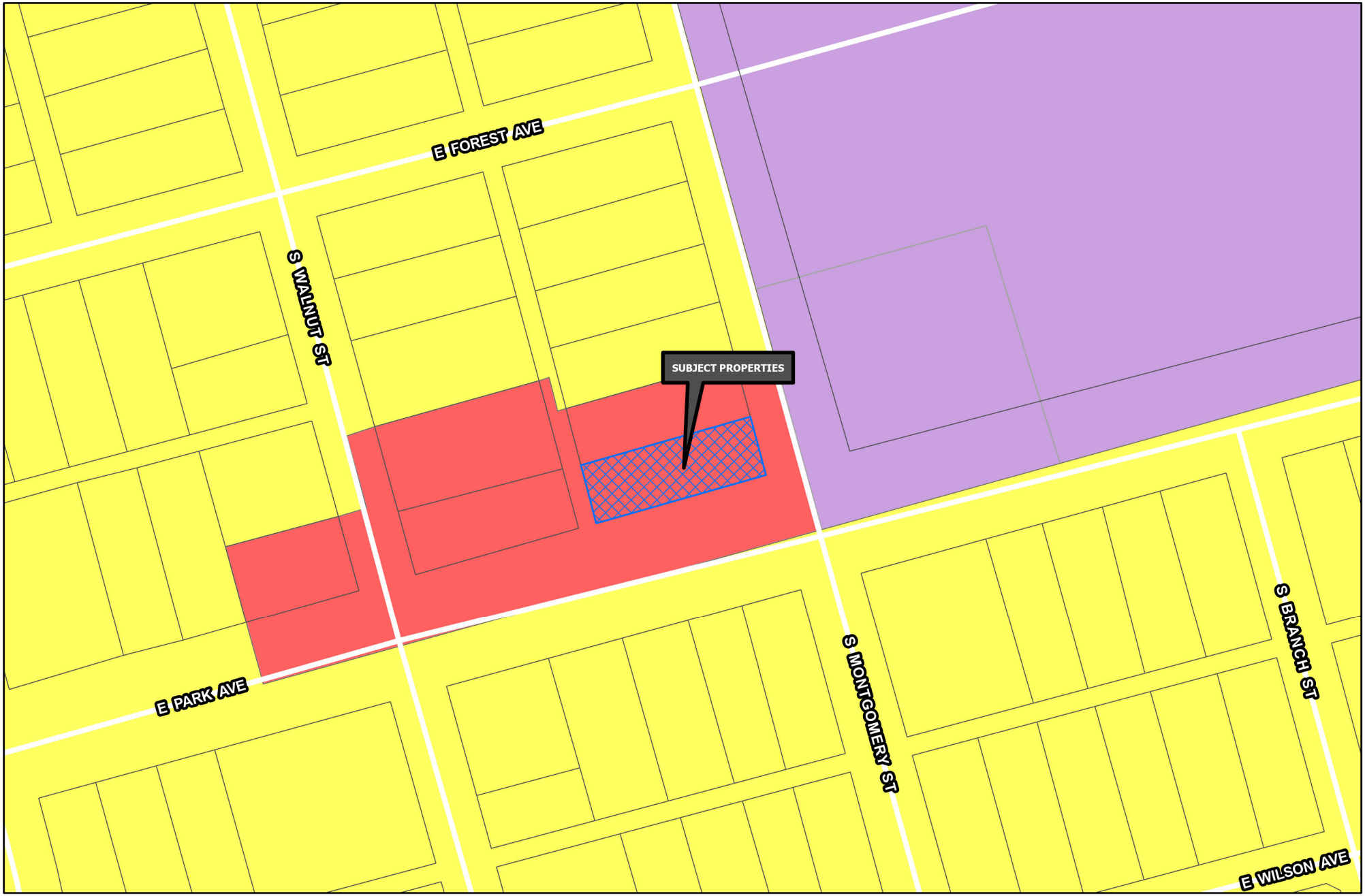
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1822 S MONTGOMERY ST

N
W E
S

Date: 5/1/2024 8:10 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

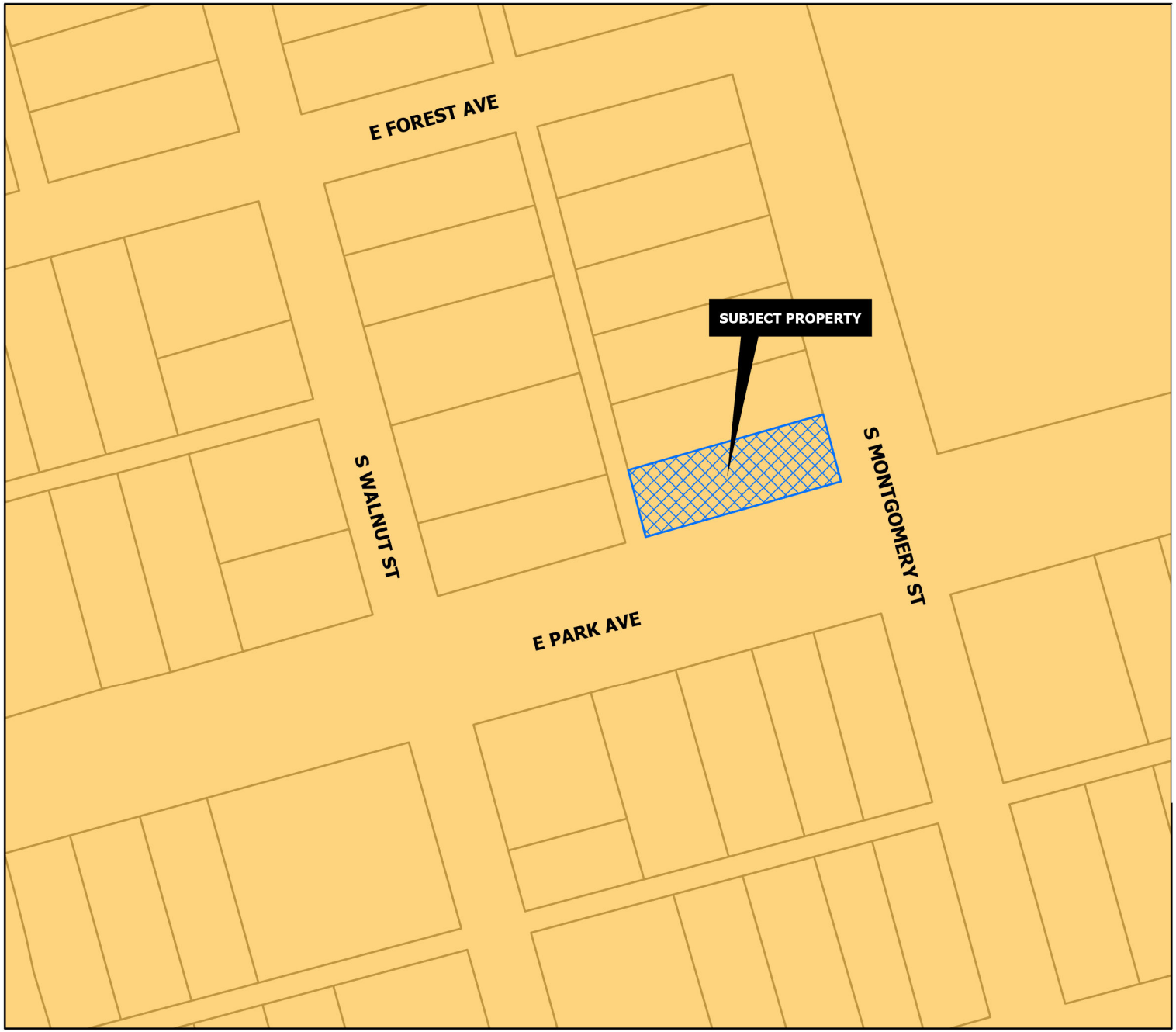
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1822 S MONTGOMERY ST

N
W E
S

Date: 5/1/2024 7:10 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
1822 S MONTGOMERY ST

N
W E
S

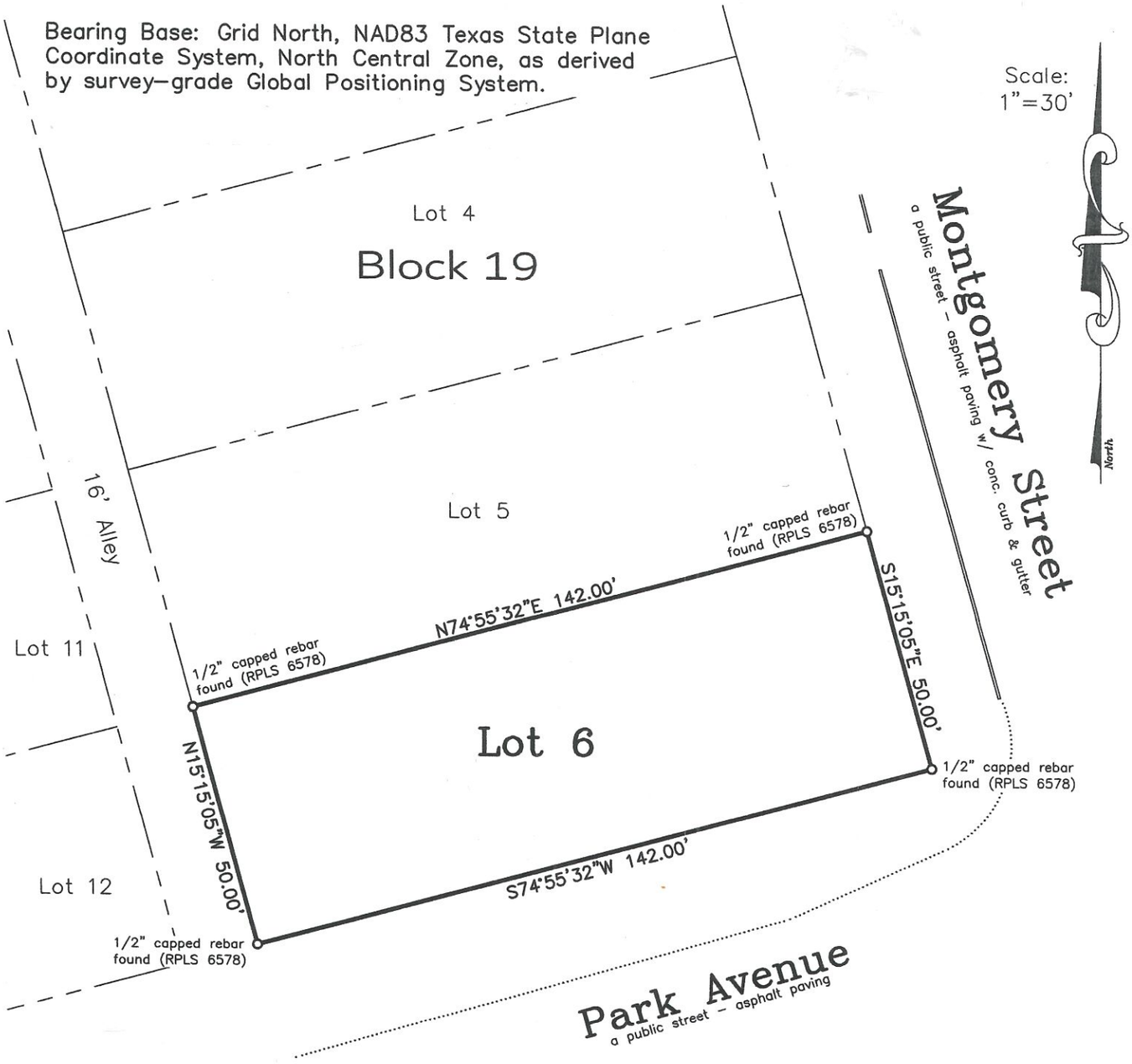
Date: 5/1/2024 8:10 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Giovanni garcia
Subject: RE: Documentation For Zoning Changes

From: Giovanni garcia
Sent: Monday, May 6, 2024 4:03 PM
To: Marlow, Lauren
Subject: Re: Documentation For Zoning Changes

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



Owner: Giovanni Garcia

Address: 217 E. Park
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 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 6, Block 19, Supplemental Plat of Block 19, South Sherman, otherwise known as South Side Addition to the City of Sherman, Texas, as per plat of record in Volume 231, Page 112, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100–year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0405 G, Revised Date: September 1, 2022.

Note: This survey was done without the benefit of a title commitment.

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

Job No. AGS090324

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 7, 2024

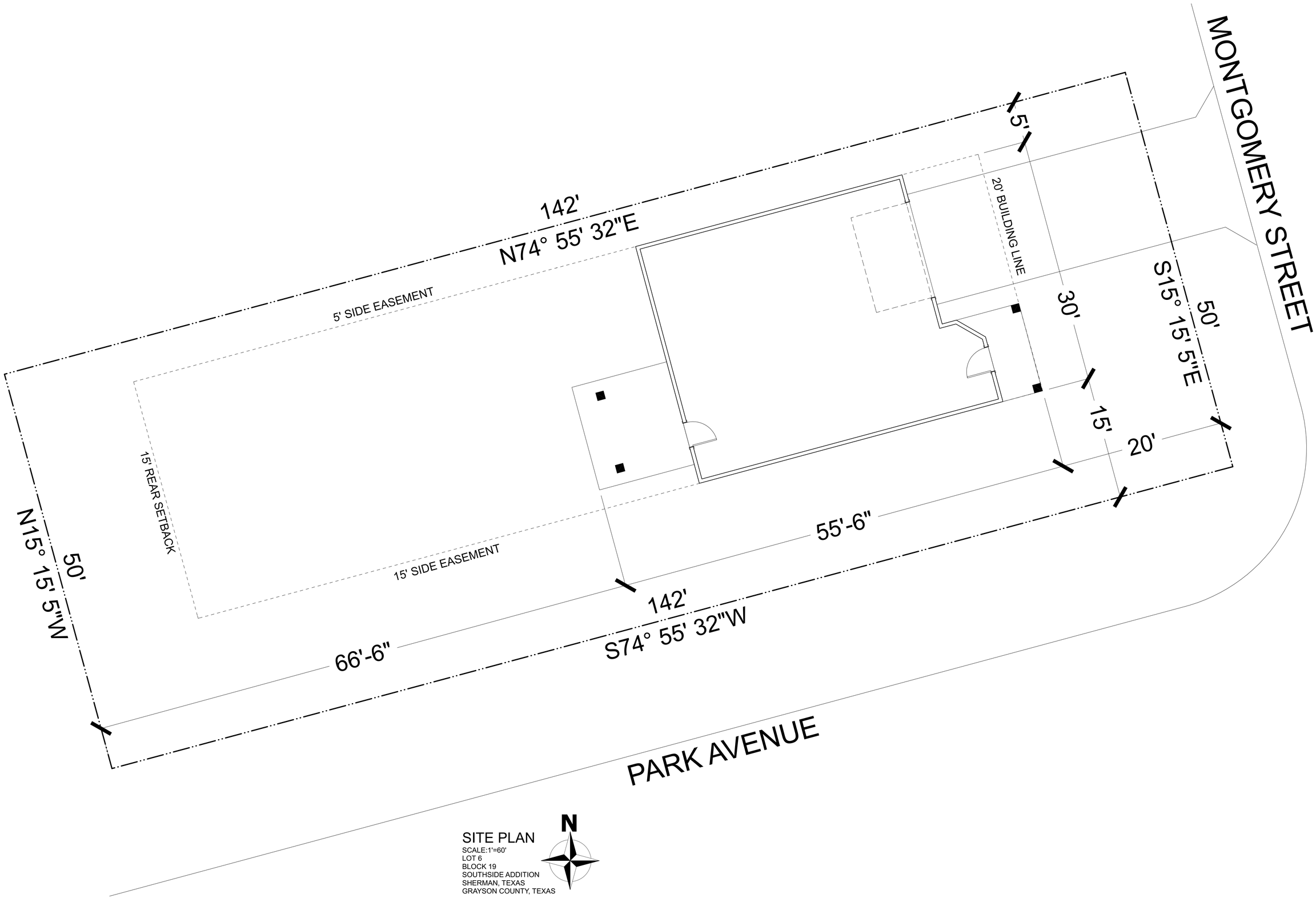
P:\Land Projects R2\1818–S–Montgomery–217–E–Park–Sherman\Civil 3D\Lot 6.dwg Layout: Legal–Portrait Plot Date Mar 7 24 Time: 2:42 PM

A Variance to allow a 15' side setback along Park Street in lieu of the required 25' is requested so that the lot can be developed. The 25' setback is because Park Street is determined to be a Minor arterial.

15' would be consistent with the other properties in the area.

I would have to build a very narrow house if not granted this Variance.

Giovanni Garcia



SITE PLAN
SCALE:1'=60'
LOT 6
BLOCK 19
SOUTHSIDE ADDITION
SHERMAN, TEXAS
GRAYSON COUNTY, TEXAS

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

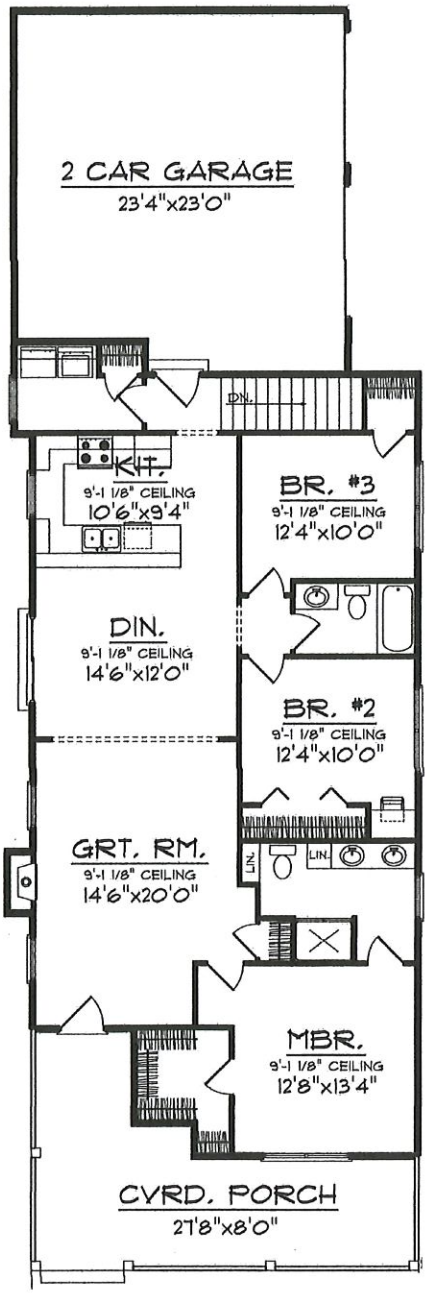
PROJECT DESCRIPTION:
GIOVANNI GARCIA
217 E. Park
Sherman, Texas

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE:
6/12/2024

SCALE:

SHEET:
A-1


2 CAR GARAGE
23'4"x23'0"
DN.
KIT.
9'-1 1/8" CEILING
10'6"x9'4"
BR. #3
9'-1 1/8" CEILING
12'4"x10'0"
DIN.
9'-1 1/8" CEILING
14'6"x12'0"
BR. #2
9'-1 1/8" CEILING
12'4"x10'0"
GRT. RM.
9'-1 1/8" CEILING
14'6"x20'0"
LIN.
LIN.
MBR.
9'-1 1/8" CEILING
12'8"x13'4"
CVRD. PORCH
27'8"x8'0"

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2518 NANTUCKET DRIVE (Project No. 24-002075)

The request of Daniel White (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2518 Nantucket being Lot 5, Block 5, Canyon Creek Addition, Section 2-B, and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.002 to allow a 2' side setback in lieu of the required 5' for the proposed carport.
B. Public Hearing and Variance under Section 14.04.002 to allow a 3' setback from the main structure in lieu of the required 5' for the proposed carport.

Background:

The property is located at 2518 Nantucket Drive between Vancouver Place and West Lamberth Road. The owner is requesting Variances for the side setback for a proposed carport and setback from the main structure.

Origination:

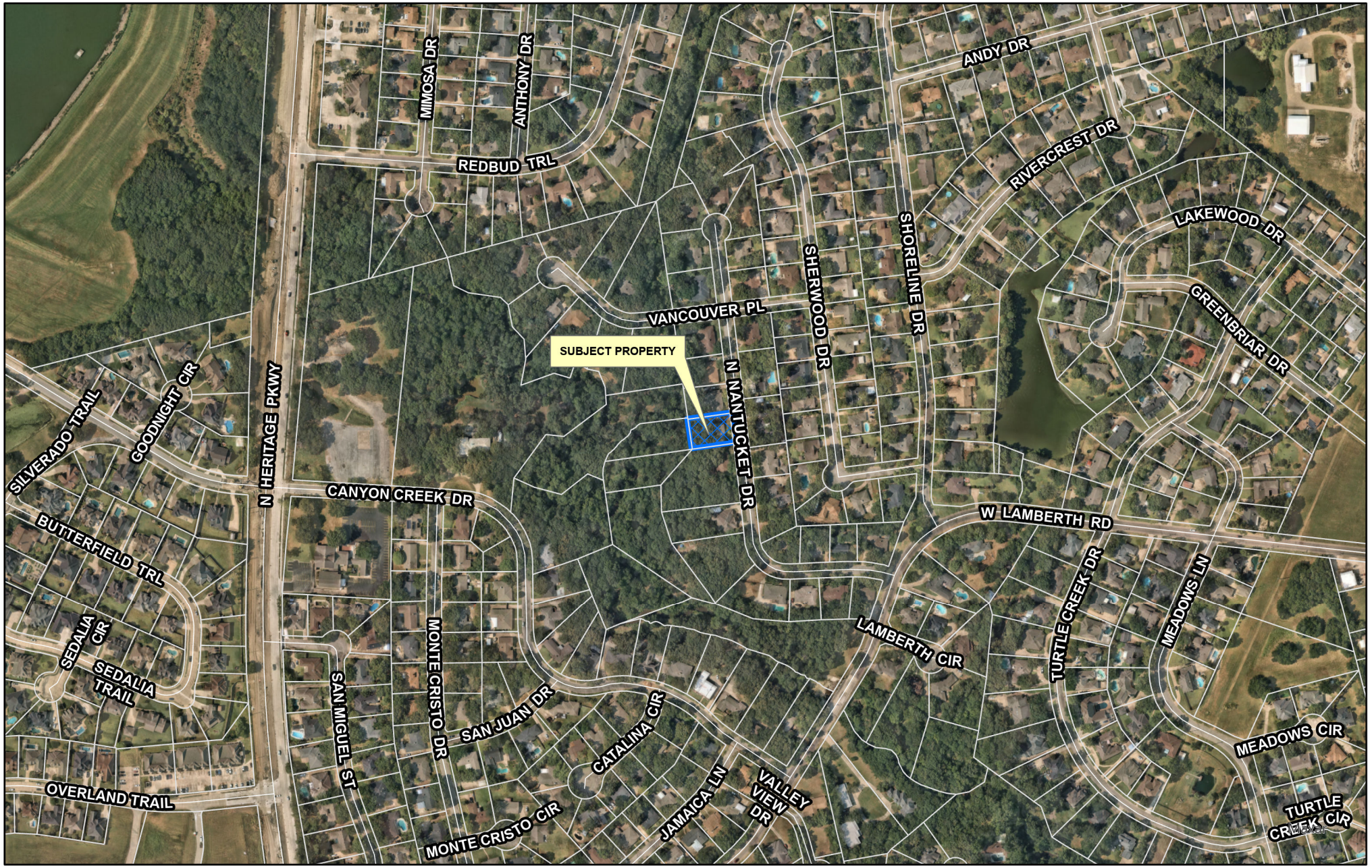
Daniel White (Owner)
Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment deny these variances. The request does not pose an unnecessary hardship as defined in the Zoning Ordinance, Article 14.06.006 (a)(2)(F)&(G).

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

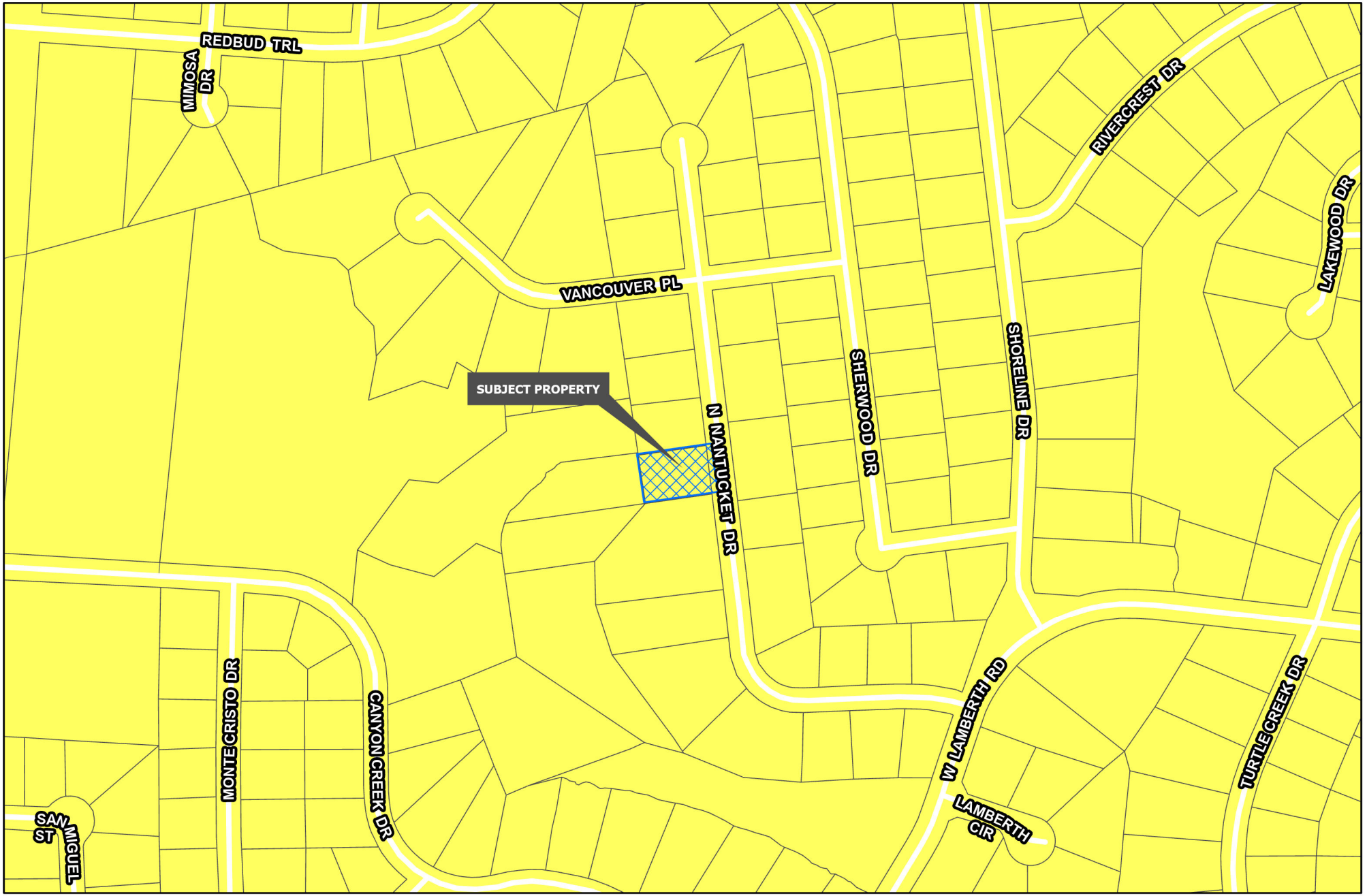
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2518 NANTUCKET DR

N
W E
S

Date: 6/7/2024 10:11 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
2518 NANTUCKET DR

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Date: 6/7/2024 10:11 AM

Marlow, Lauren

From: Planning
To: Daniel White
Subject: RE: 2518 Nantucket Dr. project 24-002075

From: Daniel White
Sent: Tuesday, June 4, 2024 2:22 PM
To: Planning
Subject: 2518 Nantucket Dr. project 24-002075

Attached is a photo of my sign posted in my yard facing the street.

Regards

Daniel White

0 10 20
GRAPHIC SCALE IN FEET

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

LAND DESCRIPTION:

BEING Lot 5 in Block 5 of Canyon Creek Addition, Section 2-B, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 4, Page 95, Plat Records, Grayson County, Texas.

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Additional easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.

2. The surveyed property is located in R-6 (Single Family Residential) Zoning District per the City of Sherman Zoning Map (as depicted on City of Sherman GIS as of 06/15/2023)

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 09/01/2022 and that map indicates that portions of this property are located in "Shaded Zone AE" defined as "Special Flood Hazard Areas(SFHAs) subject to inundation by the 1% annual chance flood with Base elevations determined, and "Shaded Zone AE Floodway" defined as "the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that 1% annual chance flood can be carried without substantial increase in flood heights" and "Shaded Zone X" defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood wit the average depths ofless than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" as shown on Panel 0270 G 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	D.E.	DRAINAGE EASEMENT
○	SET MONUMENT	SEC	SOUTHEAST CORNER
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	E	ELECTRIC METER
IRF	IRON ROD FOUND	T	TELEPHONE BOX
CM	CONTROLLING MONUMENT	T	TELEPHONE VAULT
( )	DEED OR PLAT CALL	W	WATER METER
R.O.W.	RIGHT-OF-WAY	TV	CATV BOX
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	TV	CATV VAULT
		S	SANITARY SEWER MANHOLE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS		EASEMENT
			BUILDING LINE
VOL., PG.	VOLUME, PAGE		WOOD FENCE
INST. NO.	INSTRUMENT NO.		METAL/WROUGHT IRON FENCE
AC	AC UNIT		CHAIN LINK FENCE
B.L.	BUILDING LINE		ASPHALT
U.E.	UTILITY EASEMENT		

Certify to: Daniel White, Ginger White;

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 06/09/2023, 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
CANYON CREEK ADDITION, SECTION 2-B
BLOCK 2, LOT 5
2518 Nantucket Drive, Sherman
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: MNO	Scale: 1"=20'	Project No. 23-0261
	Checked by: CRN	Date: 06/13/2023	Sheet No. 1 of 1

Project Narrative

2518 Nantucket Carport

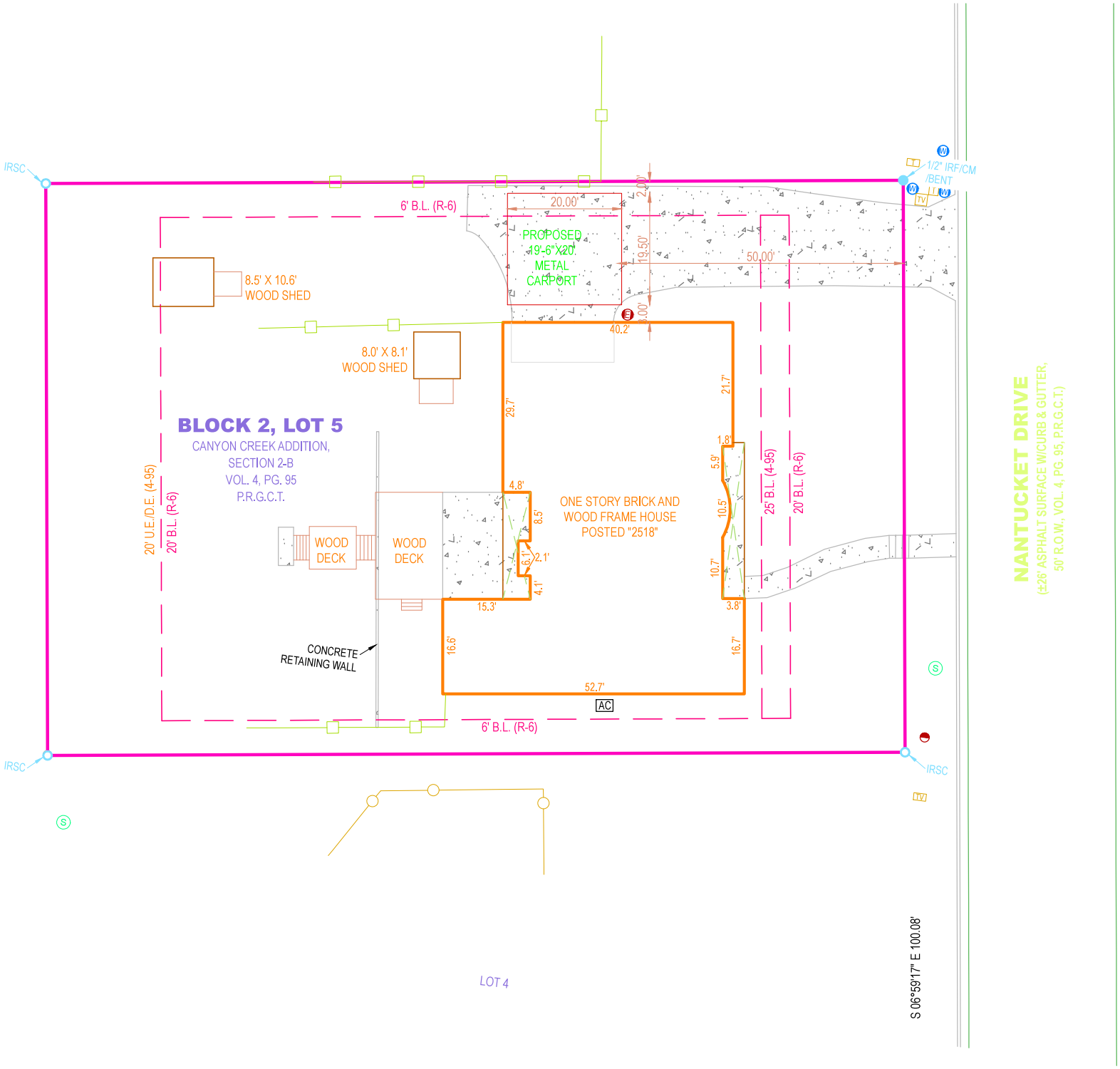
This variance request is to allow spacing under 5 feet for both between the proposed carport and side property line and the carport and existing residence.

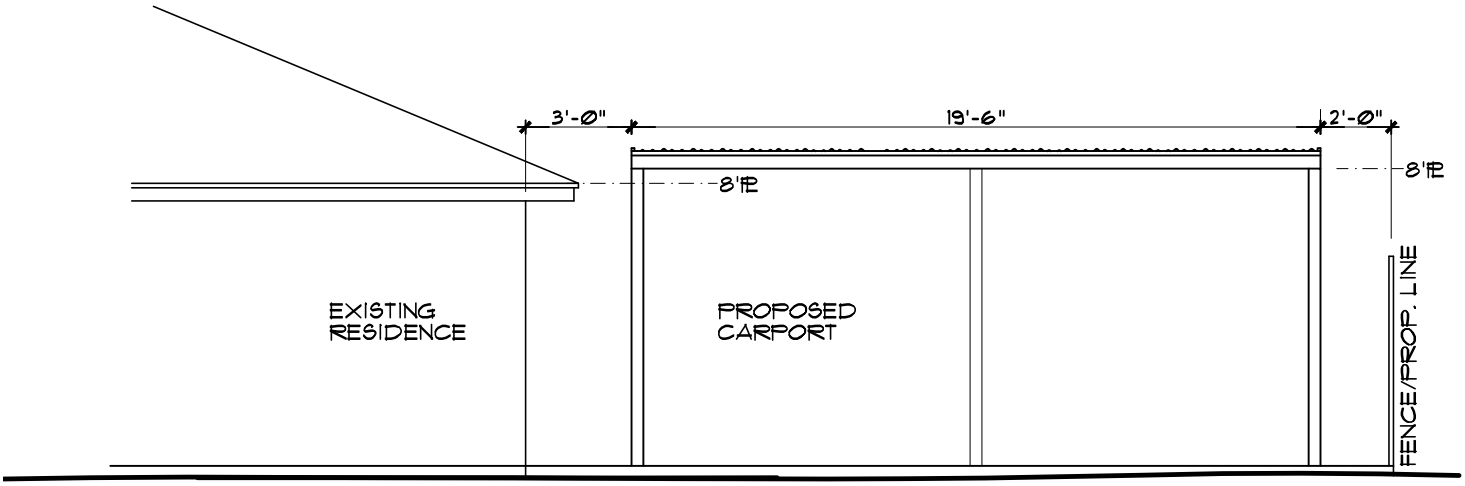
The topography of the lot does not allow for placement in the rear of the property. There is a large elevation drop at the back of the property and that area is in a flood plain.

Daniel White

Danielwhitetx80@gmail.com

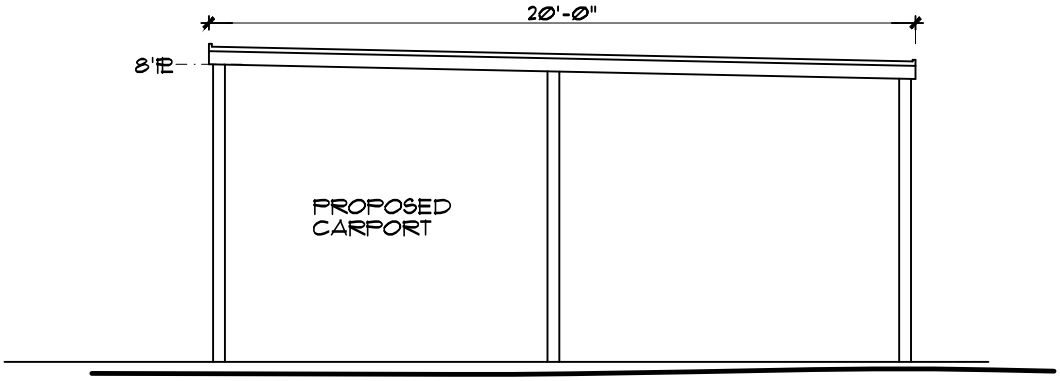
9038155937


IRSC
6' B.L. (R-6)
20.00'
2.00'
PROPOSED
19'-6"X20'
METAL
CARPORT
19.50'
50.00'
1/2" IRF/CM
/BENT
8.5' X 10.6'
WOOD SHED
8.00'
40.2'
8.0' X 8.1'
WOOD SHED
BLOCK 2, LOT 5
CANYON CREEK ADDITION,
SECTION 2-B
VOL. 4, PG. 95
P.R.G.C.T.
29.7'
21.7'
1.8'
5.9'
10.5'
4.8'
8.5'
ONE STORY BRICK AND
WOOD FRAME HOUSE
POSTED "2518"
25' B.L. (4-95)
20' B.L. (R-6)
20' U.E./D.E. (4-95)
20' B.L. (R-6)
WOOD
DECK
WOOD
DECK
6.1'
2.1'
4.1'
15.3'
10.7'
3.8'
CONCRETE
RETAINING WALL
16.6'
16.7'
52.7'
AC
6' B.L. (R-6)
IRSC
IRSC
NANTUCKET DRIVE
(±26' ASPHALT SURFACE W/CURB & GUTTER,
50' R.O.W., VOL. 4, PG. 95, P.R.G.C.T.)
LOT 4
S 06°59'17" E 100.08'



FRONT ELEVATION

N.T.S.



SIDE ELEVATION

N.T.S.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4118 SISTRUNK STREET (Project No. 24-002104)

The request of Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 4118 Sistrunk Street, being Lots 1 thru 5, Block 31, Hilltop Estates, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 4118 Sistrunk Street at the intersection of Sistrunk Drive and Leacrest Drive. 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:

- 3/22/2022 - Preliminary plat approval for Sihuapilapa Estates, being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates.

Origination:

Mario Tobar, Tobar Properties (Owner)
Helvey-Wagner Surveying, Inc (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. Survey
6. Narrative
7. Proposed Lot Layout

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4118 SISTRUNK ST

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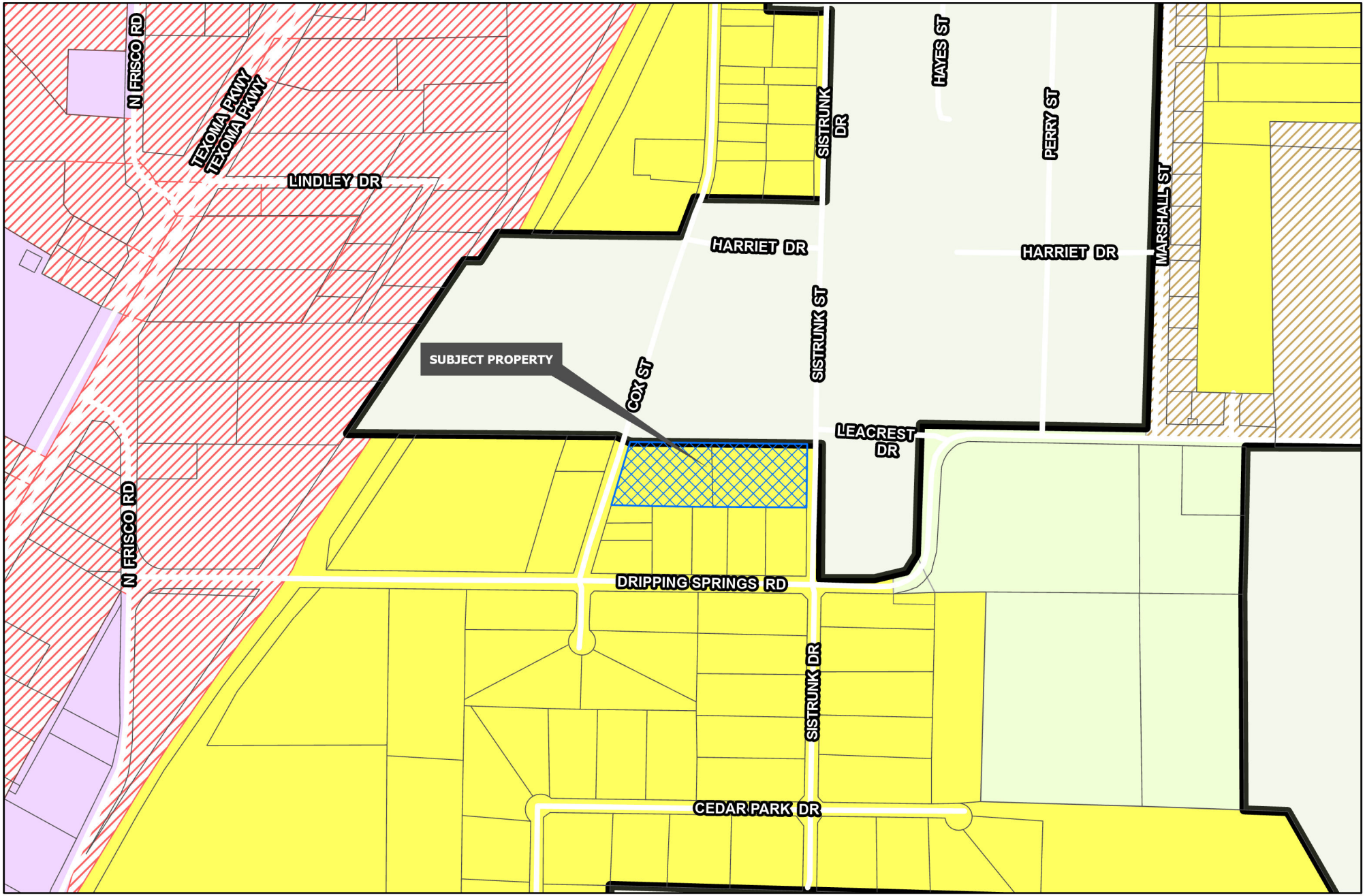
Date: 6/10/2024 3:12 PM



Sherman
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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
4118 SISTRUNK ST

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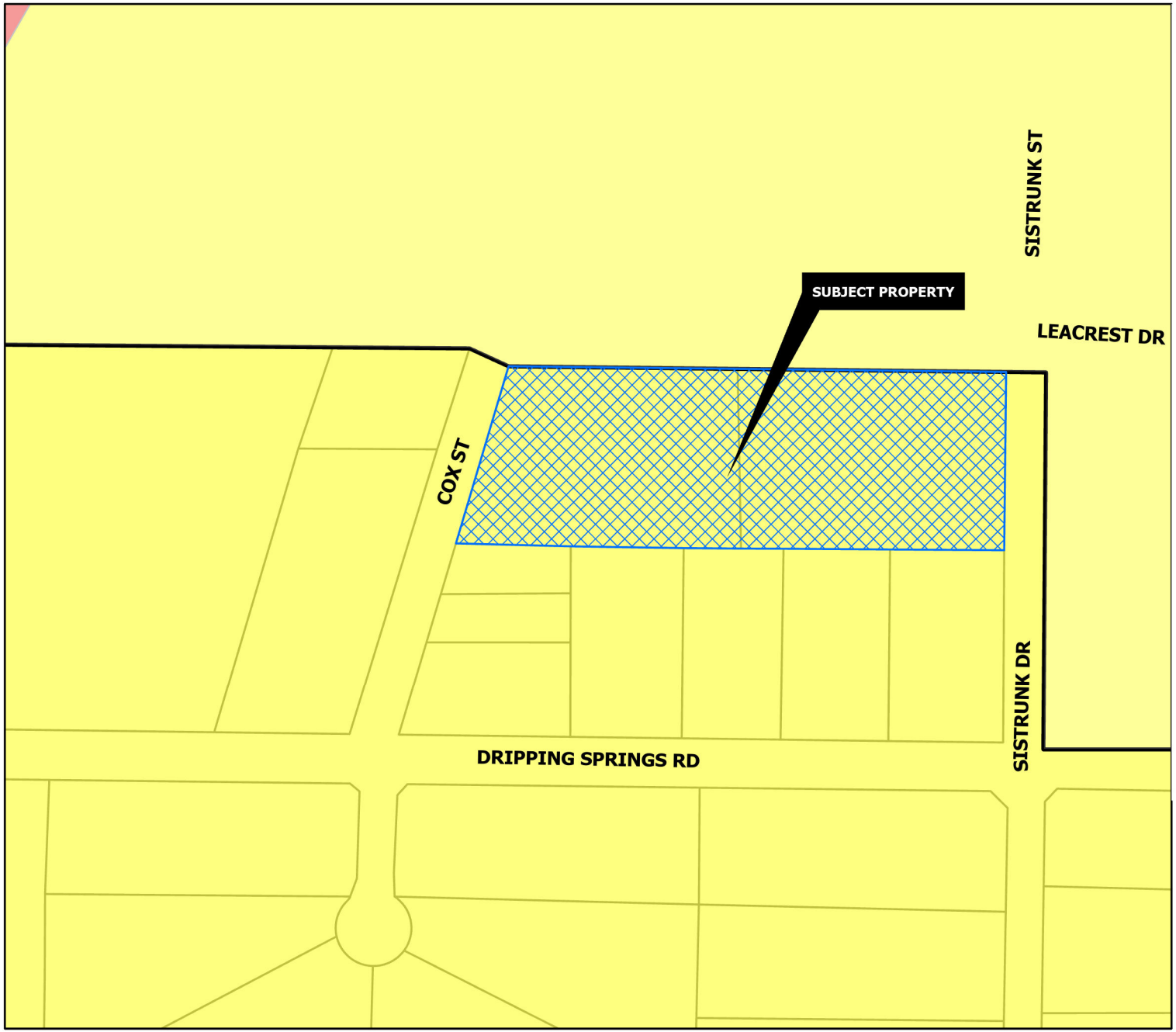
Date: 4/10/2024 1:13 PM



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.

Sherman
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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
4118 SISTRUNK ST

N
W E
S

Date: 6/10/2024 3:12 PM

Marlow, Lauren

From: Planning
To: mario tobar
Subject: RE: 418 sistrunk

From: mario tobar
Sent: Tuesday, June 4, 2024 1:53 PM
To: Planning
Subject: 418 sistrunk

Sent from my iPhone

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

tp = telephone pedestal
cmp = corrugated metal pipe
ssmh = sanitary sewer manhole

Benchmark: railroad spike set in power pole
Elevation: 770.59'

Leacrest Drive
(partially open)

(platted: 548.5')
S89°04'09"E 548.00'

1/2" rebar found

pass 1/2" rebar found at 307.87'

gravel

wire fence

1/2" capped rebar set (RPLS 6578)

tp

15" cmp

Cox Street
a public street - asphalt paving

N17°47'47"E 219.74'
(platted distance 219.5')

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Mobile Home
14.0
60.0'

meter pole

service pole

power pole

S01°31'20"W 209.50'

Sistrunk Street
a public street - asphalt paving

power pole

power pole

BM

guy wire

water valves(2)

fire hydrant

1/2" capped rebar found (RPLS 6578)

point S64°13'18"E
0.24' from 1/2"
capped rebar found
(RPLS 4488)

point S10°45'50"W 0.65' from
"bent" 3/8" rebar found

passing 1/2" capped rebar found (RPLS 6578) @ 120.12'

20' utility easement per Vol. 662, Pg. 379

N88°01'21"W 129.48'

ssmh

wire fence

N89°29'53"W 120.00'

60.02'

59.79'

N89°55'18"W 119.81'

1/2" rebar found

wood fence

N89°11'03"W 240.35'

1/2" rebar found

S01°31'20"W 218.53' to a 1/2" capped rebar found (RPLS 6578)

Lot 6B

Replat of Lot 6, Block 31, Hilltop Estates Doc. No. 2020-157, P.R.G.C.T.

Lot 7

Lot 8

Lot 9

Lot 10

Block 31

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

Owner: Tobars Properties, LLC

Address: 4118 Sistrunk Street, Sherman, Texas

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

This survey is for the sole benefit of the owner 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.

Job No. AGS251223

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 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 to the best of my knowledge and belief as shown hereon.

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

Legal Description is as follows: Lots 1 thru 5, Block 31, Hilltop Estates, subdivision in Grayson County, Texas, as per plat of record in Volume 662, Page 380, Deed Records, Grayson County, Texas.

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

Kate A. Wagner, R. P. L. S. No. 6578
Boundary Survey: June 21, 2021
Topographic Survey: December 4, 2023
Revised: January 8, 2024

Land Projects P2\4118-Sistrunk-Street-Sherman\Civil 3D\December 2023 Topo.dwg 12/11/2023 3:39 PM

Project Narrative for 4118 Sistrunk Street

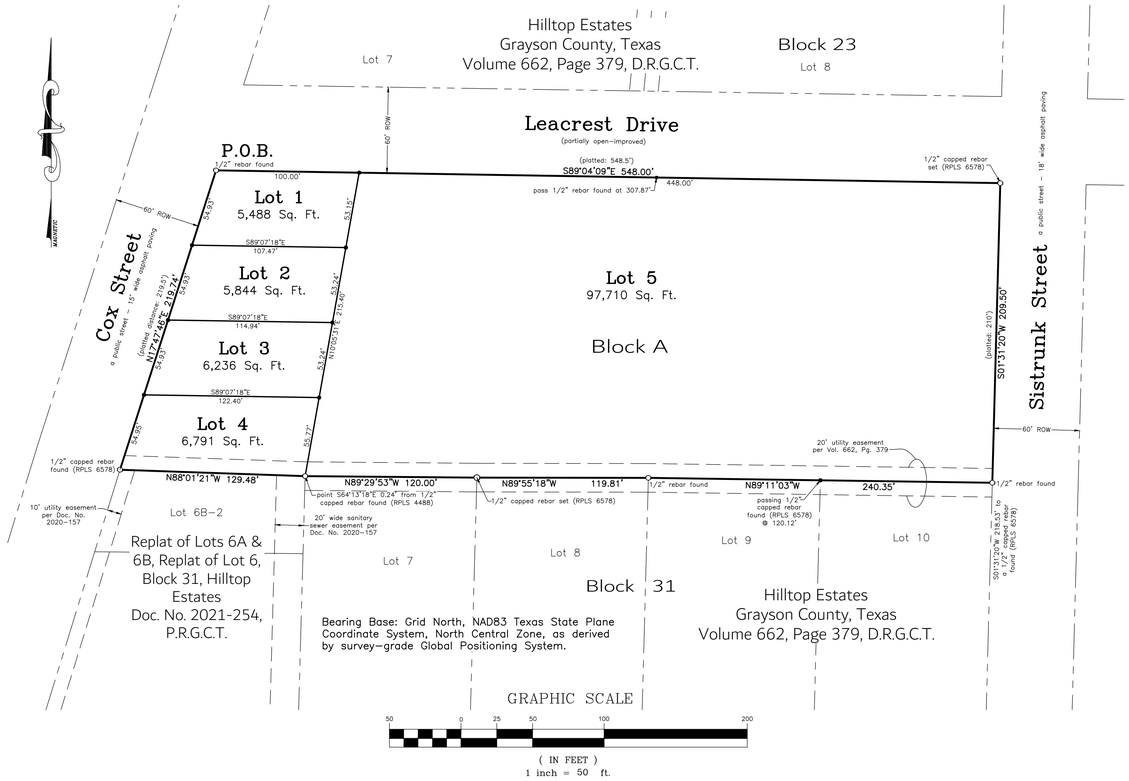
We proposed a development of four single-family homes and a vacant lot, catering to the growing demand of housing in our community. This requires a zoning change from R6 to R5.

Vicinity Map

(not to scale)

General Notes:

1. Water Supply to be provided by City of Sherman, Texas.
2. Sewer service to be provided by City of Sherman, Texas.
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. 48181C0290 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.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. Hendrix Survey, Abstract No. 503, being all of Lots 1 thru 5, Block 31, Hilltop Estates Subdivision 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 rebar found at the intersection of the South line of Leacrest Drive, a public Street, with the East line of Cox Street, a public street, at the Northwest corner of both said Lot 1 and the herein described tract;

THENCE South 89 deg. 04 min. 09 sec. East, with the South line of said Leacrest Drive and the North lines of said Lots 1 thru 5, passing a ½ inch rebar found at 307.87 ft. at the Northeast corner of said Lot 3 and the Northwest corner of said Lot 4, continuing on for a TOTAL distance of 548.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the intersection of the South line of said Leacrest Drive with the West line of Sistrunk Street, a public street, at the Northeast corner of both said Lot 5 and the herein described tract;

THENCE South 01 deg. 31 min. 20 sec. West, with the West line of said Sistrunk Street and the East line of said Lot 5, a distance of 209.50 ft. to a 1/2 inch rebar found at the Northeast corner of Lot 10, said Block 31 and the Southeast corner of both said Lot 5 and the herein described tract, FROM which a 1/2 inch capped rebar found (RPLS 6578) bears South 01 deg. 31 min. 20 sec. West, 218.53 ft.;

THENCE North 89 deg. 11 min. 03 sec. West, with the South line of said Lots 4 and 5 and the North line of said Lot 10 and Lot 9, said Block 31, a distance of 240.35 ft. to a 1/2 inch rebar found at the Northwest corner of said Lot 9, the Northeast corner of Lot 8, said Block 31, the Southwest corner of said Lot 4 and the Southeast corner of said Lot 3, at an angle point of the herein described tract;

THENCE North 89 deg. 55 min. 18 sec. West, with the South line of said Lot 3 and the North line of said Lot 8, a distance of 119.81 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Lot 8, the Northeast corner of Lot 7, said Block 31, the Southwest corner of said Lot 3 and the Southeast corner of said Lot 2, at an angle point of the herein described tract;

THENCE North 89 deg. 29 min. 53 sec. West, with the South line of said Lot 2 and the North line of said Lot 7, a distance of 120.00 ft. to a point at the Northwest corner of said Lot 7, the Southwest corner of said Lot 2, the Southeast corner of said Lot 1 and the Northeast corner of Lot 6B–2 of the Replat of Lots 6A & 6B, of the Replat of Lot 6, Block 31, Hilltop Estates to the City of Sherman, Texas as per plat of record in Doc. No. 2021–254, Plat Records, Grayson County, Texas, at an angle point of the herein described tract, SAID point bears South 64 deg. 13 min. 18 sec. East, 0.24 ft. from a 1/2 inch capped rebar found (RPLS 4488);

THENCE North 88 deg. 01 min. 21 sec. West, with the North line of said Lot 6B–2 and the South line of said Lot 1, a distance of 129.48 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the East line of said Cox Street, at the Northwest corner of said Lot 6B–2 and the Southwest corner of both said Lot 1 and the herein described tract;

THENCE North 17 deg. 47 min. 47 sec. East, with the East line of said Cox Street and the West line of said Lot 1, a distance of 219.74 ft. to the **PLACE OF BEGINNING** and containing **2.801 ACRES and/or 122,029 SQUARE FEET** of land.

Job No. CGS090124

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:
Tobar's Properties
635 Preston Meadows Road
Sherman, Texas 75092

P:\Land Projects R2\4118–Sistrunk–Street–Sherman\Civil 3D\Replat.dwg 1/8/2024 9:37 AM

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, Tobar's Properties, sole owner of Preliminary Replat of Sihuapilapa Estates 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.

_____
Mario Tobar, Representative for Tobar's Properties

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mario Tobar, 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 Replat of Sihuapilapa Estates to 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

Preliminary Replat
Lots 1, 2, 3, 4 & 5, Block A
Sihuapilapa Estates
Being a Replat of Lots 1 thru 5, Block 31, Hilltop Estates
to
City of Sherman
Grayson County, Texas
2.801 Acres
in the
J. Hendrix Survey
Abstract No. 503

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

300-1200 BLOCKS WEST HIGHWAY 82 (Project No.24-002107)

The request AJH Enterprises, LTD (Owner), Land Link Realty, LLC (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 300-1200 Blocks West Highway 82, consisting of 133.157 acres being a part of the J.B. McAnair Survey, Abstract 763, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a R-6 (Single-Family Residential) District, MF-30 (Multi-Family Residential) District and R-5 (Single-Family Residential) District.

Background:

The property is located in the 300-1200 Blocks West Highway 82 between Rex Cruse Drive and North Hickory Street. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in a R-6 (Single-Family Residential) District, MF-30 (Multi-Family Residential) District and R-5 (Single-Family Residential) District. The applicant is requesting the temporary concrete batch plant be used for up to 90 days to allow time for paving streets for the subdivision of The Hills of Sherman.

The following has been approved for this location:
• 6/21/2022 - Preliminary Plat of The Hills of Sherman.

Origination:

H Enterprises, LTD (Owner)
Land Link Realty, LLC (Representative)
Underwood Drafting & Surveying, Inc. (Surveyor)

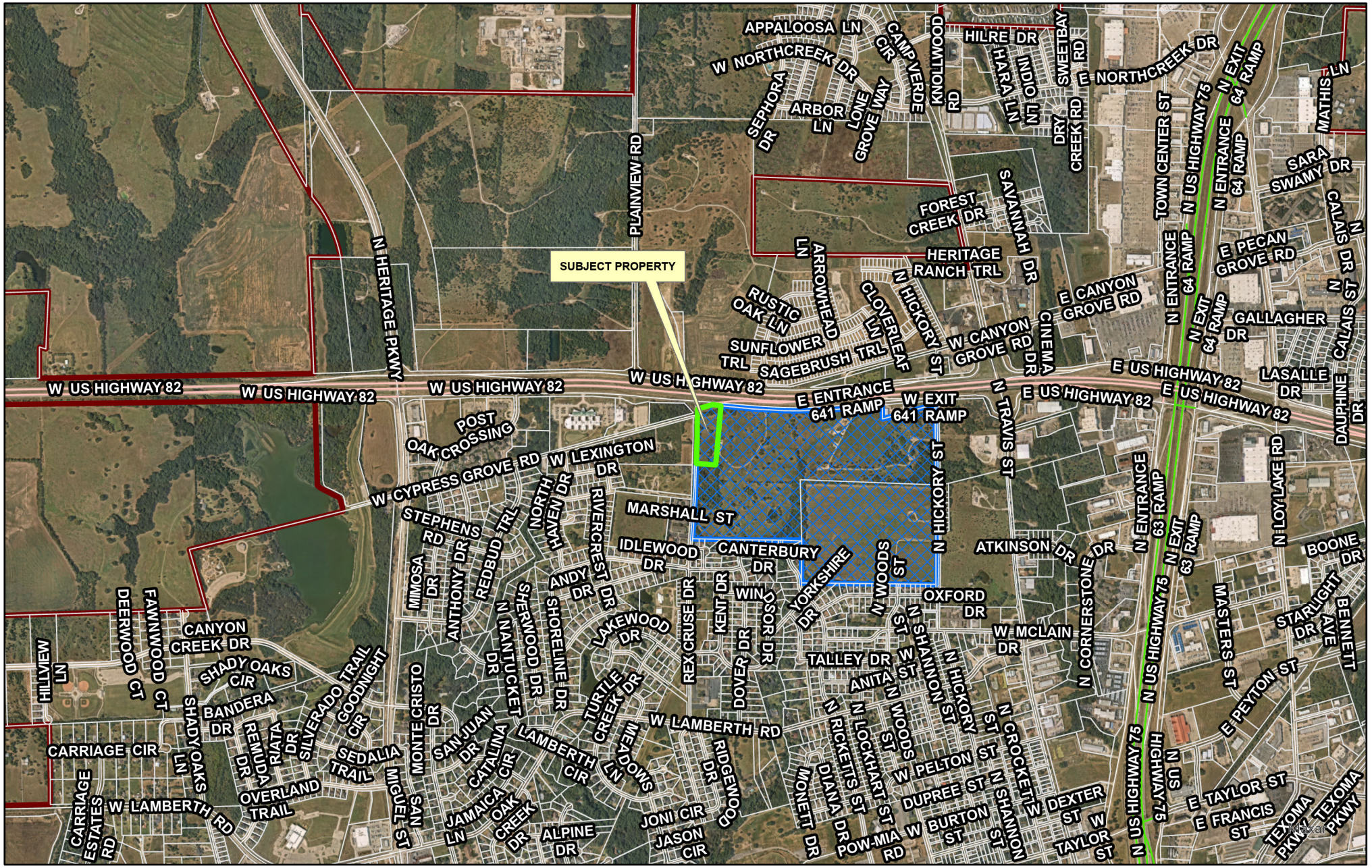
Staff Recommendation:

Staff recommends that P&Z approve this item for a time limit of 90 days from the date of the batch plant building permit.

Attachments:

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

7. Opposition Email 1 - McMinn
8. Opposition Email 2 - Payne
9. Opposition Email 3 - Sara Payne
10. Opposition Email 4 - Chronister
11. Opposition Email 5 - Chavez
12. Opposition Email 6 - Nail
13. Opposition Email 7 - Compton
14. Opposition Email 8 - Smith
15. Opposition Email 9 - Oestreich
16. Opposition Email 10 - Taber Jr.
17. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

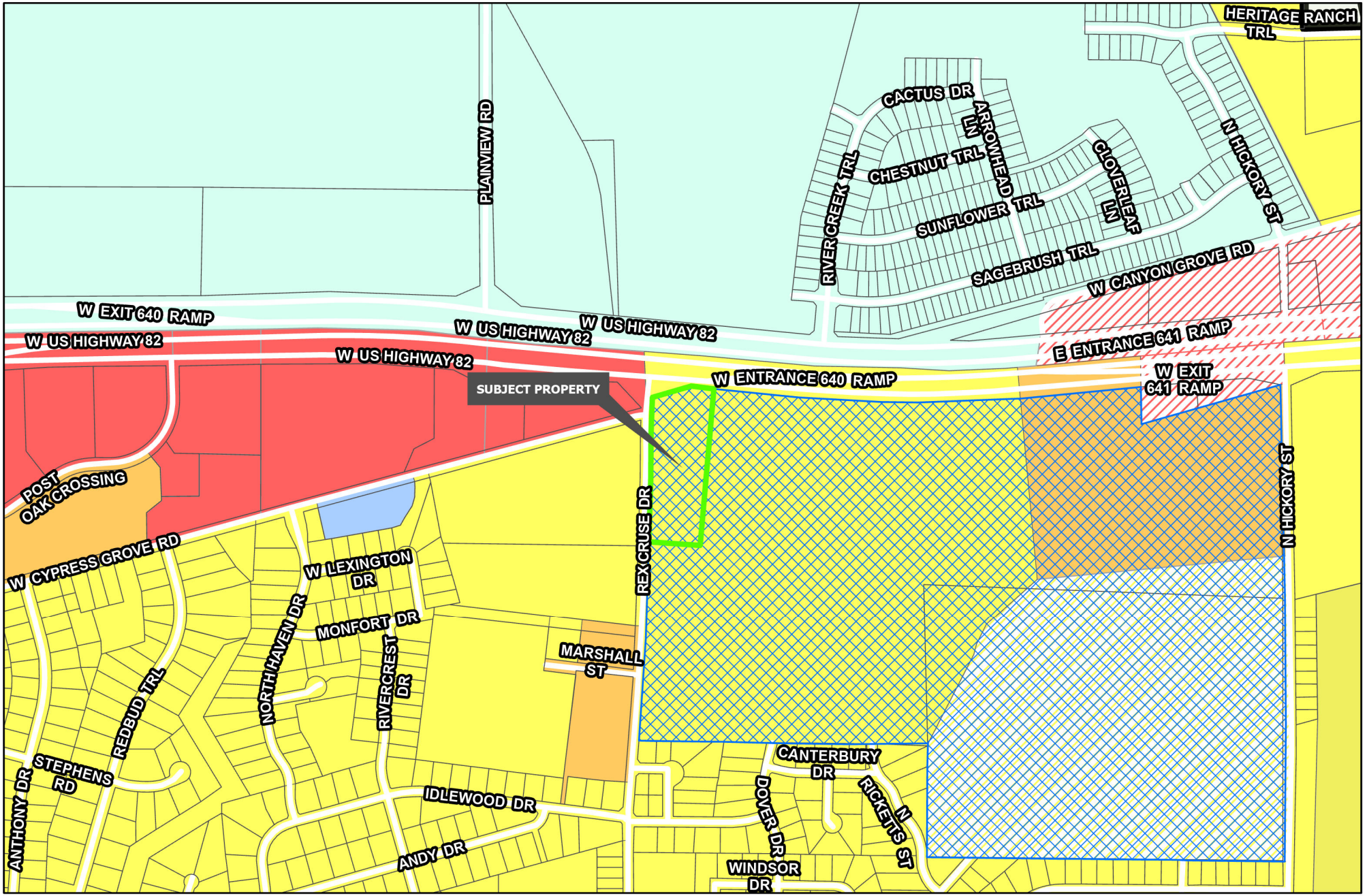
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
300-1200 BLKS W HWY 82

N
W E
S

Date: 6/7/2024 5:52 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
- sketchline

CITY OF SHERMAN ZONING MAP 300-1200 BLKS W HWY 82

N W E S

Date: 4/7/2024 5:53 PM

Sherman
NOTICE OF
EMPORARY USE
ERMIT REQUEST
PROJECT #: 24-002107
DEVELOPMENT SERVICES

NOTICE OF
TEMPORARY USE
PERMIT REQUEST
06/05/2024 AT 4:40 P.M.

JOB NO. 22050582

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

GRAPHIC SCALE

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

OWNERS/DEVELOPER
AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

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

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

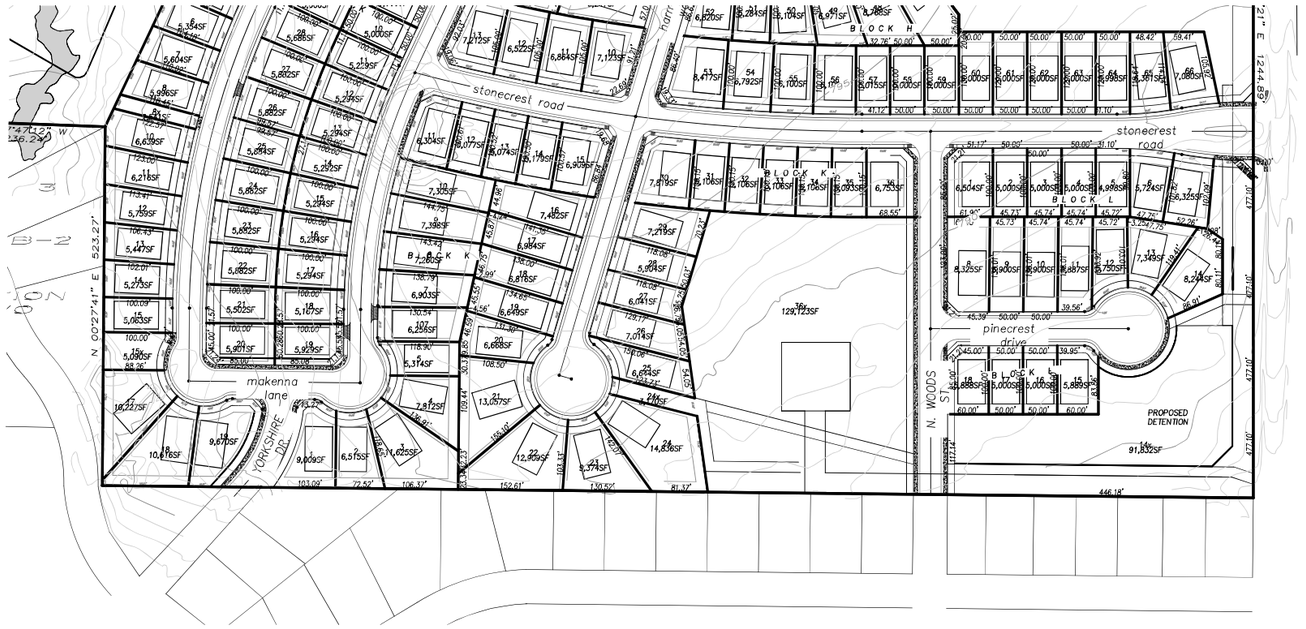
SHEET 1 OF 2

PRELIMINARY PLAT

THE HILLS OF SHERMAN

Being a part of the J.B. MCANAIR Survey, Abstract Number 763. Being in the City of Sherman, Grayson County, Texas. Containing 133.157 acres of land

07/27/2023



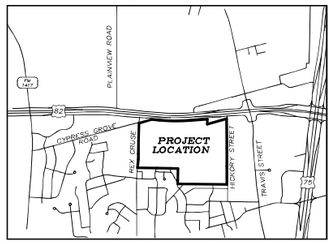
LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnalr Survey, Abstract No. 763, and being all of a called 85.22 acre tract of land described in the deed to AJH Enterprises, LTD, recorded in Instrument No. 2021-31607, Official Public Records, Grayson County, Texas, and all of a called 48.07 acre tract of land described in the deed to AJH Enterprises, LTD, recorded in Instrument No. 2021-26738, said Official Public Records, and being described by metes and bounds as follows:

Beginning at the south base of a found concrete monument;

Thence South 00°41'21" East a distance of 1001.95 feet to a found 1/2" iron pipe;
Thence South 00°00'21" East a distance of 1244.89 feet to a found 1/2" steel rod;
Thence North 89°22'51" West a distance of 1679.83 feet to a found 1/2" steel rod;
Thence North 00°27'41" East a distance of 523.27 feet to a found 1/2" steel pipe;
Thence North 87°47'12" West a distance of 236.24 feet to a found 1/2" steel rod;
Thence North 89°17'23" West a distance of 471.70 feet to a found 1/2" steel rod;
Thence North 88°59'07" West a distance of 674.24 feet to a previously set P/K nail;
Thence North 05°50'06" East a distance of 301.91 feet to a previously set P/K nail;
Thence North 01°07'56" East a distance of 183.57 feet to a previously set P/K nail;
Thence North 00°40'41" East a distance of 430.36 feet to a found P/K nail;
Thence North 01°24'48" East a distance of 614.19 feet to a previously set P/K nail;
Thence North 74°46'30" East a distance of 442.10 feet to a concrete monument found;
Thence South 84°41'30" East a distance of 274.57 feet to a previously set 1/2" steel rod;
Thence with a tangent curve to the left having a radius of 5878.87 feet, (chord bears South 89°47'30" East, a distance of 1045.20 feet) an arc length of 1046.58 feet to a previously set 1/2" steel rod;
Thence North 85°06'30" East a distance of 593.25 feet to a previously set 1/2" steel rod;
Thence South 00°01'22" West a distance of 173.78 feet to a found corner post;
Thence North 74°05'29" East a distance of 680.53 feet to the Point of Beginning and containing 133.157 acres (5,800,309 square feet) of land, more or less....

LOCATION MAP



(NOT TO SCALE)

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
6. 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.
7. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
8. Bearings are based on the City of Sherman Control Monument Network.
9. All lots are to be Residential Lots.
10. A portion of the subject property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0270G & 48181C0290G, effective date September 1, 2022.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this_____day of_____, 2023.

_____
JEROME HILL
AJH ENTERPRISES, LTD

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, AJH ENTERPRISES, LTD (JEROME HILL) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

CERTIFICATE OF COMPLIANCE

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

Witness my hand this_____day of _____, 2023.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

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

PRELIMINARY PLAT
THE HILLS OF SHERMAN

Being a part of the J.B. MCANAIR Survey, Abstract Number 763. Being in the City of Sherman, Grayson County, Texas. Containing 133.157 acres of land

07/27/2023

SHEET 2 OF 2

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Jacob Madewell
Cc: Planning; Basil Azim; Ahmad Abbadi; Jerome Hill
Subject: RE: The Hills of Sherman - Batch Plant Application

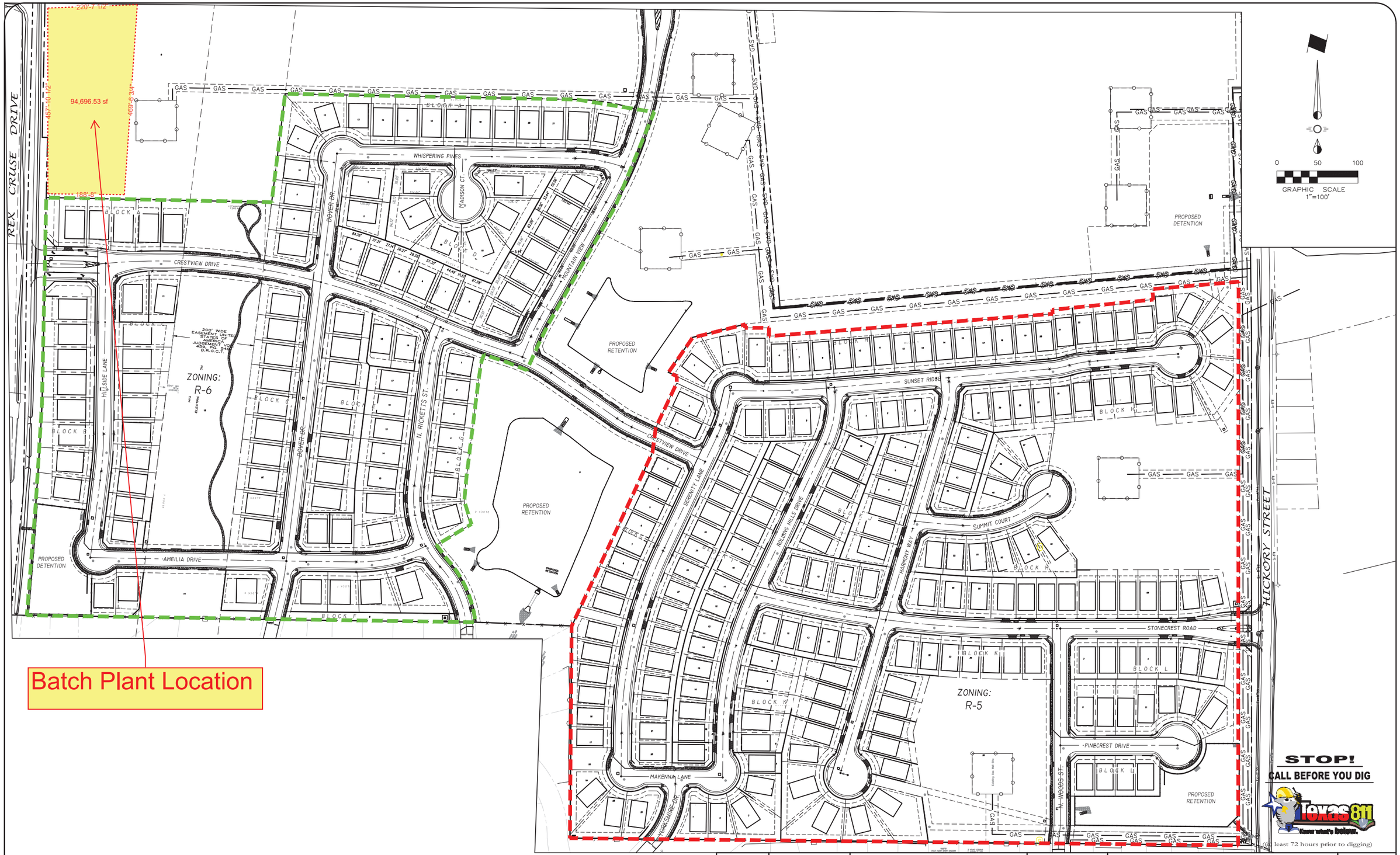
From: Jacob Madewell
Sent: Monday, June 10, 2024 10:22 AM
To: Marlow, Lauren
Cc: Planning; Basil Azim; Ahmad Abbadi; Jerome Hill
Subject: Re: The Hills of Sherman - Batch Plant Application

Lauren,

Please see below for the narrative:

A temporary batch plant will be used for up to 90 days for the paving of streets in the Hills of Sherman subdivision, beginning approximately November 11th. The batch plant will be used to avoid concrete trucks travelling along Rex Cruse Dr and N Hickory St, and will allow all concrete used to be produced on site, sufficiently distant from any residential structures. This batch plant will allow nearby residents to be undisturbed by the paving of these streets. Extensions of the batch plant may be needed depending on weather conditions and delays.

Best,
Jacob Madewell



Batch Plant Location

Issue Dates:	Revision & Date:
1 04/05/2024	1
2	2
3	3
4	4
5	5
6	6

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

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=100'

Lot Summary

THE HILLS OF SHERMAN

AJ ENTERPRISES, LTD.

CITY OF SHERMAN, TEXAS

Sheet No.
LS

Project No.
22032

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

THE HILLS OF SHERMAN

Marlow, Lauren

From: Planning
To: Jacob M
Subject: RE: No to Concrete plant

From:
Sent: Saturday, June 1, 2024 4:03 PM
To: Planning
Subject: No to Concrete plant

Good afternoon,

I am fully against the allowance of a concrete batch plant in any residential area. This is located near my home with multiple families with small children. The air pollution that is created through the use of these plants has been proven hazardous to the health of all human beings. Small children and elderly are particularly at risk. According to the Texas Tribune an EPA study showed that inhaling these harmful chemicals/particles leads to higher risk of developing asthma and higher risk of cardiac arrest. These are risks that the city should not allow its citizens to have to worry about. The EPA will have a completed study to show further health concerns published in July (estimated).

This is a terrible idea and the city should not look at this "money grab" and should worry about the health and wellbeing of its citizens. Allowing such a plant, even if temporary, would break the trust of its citizens. If passed this would certainly insure that the members of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman would not be reelected into their positions. You would have lost the trust of your citizens and showed them that a buck is more valuable than the lives and wellbeing of the people who you are supposed to serve and protect. I beg you to reconsider allowing such a facility in the area.

Thank you for your time and I hope you consider what has been said. I trust you will make the right decision. Please reach out by phone or email if there are any more questions about my stance of NO on this matter.

--
Jacob McMinn
Proverbs 16:16

Marlow, Lauren

From: Planning
Subject: RE: AJH Enterprises

From: montanal payne
Sent: Tuesday, June 4, 2024 2:18 PM
To: Planning
Subject: AJH Enterprises

We strongly object to the proposal of a cement facility going in a residential area. While the city only sees dollar signs and the potential to raise property taxes on even more homes, I see my children developing asthma or worse, cancer. The Rex Cruse area is predominantly older residents and young families. Both of which would suffer from the harmful dust generated all for the sake of AJH making a buck. The long term effects include asthma and various cancers, not to mention the damage to the environment. Will AJH be around to help pay for our medical bills? Will they be able to cure the cancer that they give us? Or will they destroy the local environment and take their money and run?

Here is an excerpt from a safety sheet regarding concrete. Cement dust has been shown to contribute to lung function impairment, chronic obstructive lung diseases, pneumoconiosis, and cancer of the lungs, stomach, and colon.
Long-term exposure to concrete dust containing crystalline silica can lead to a disabling lung disease called silicosis.

If the city believes this is a good idea, I encourage the committee members to open up their back yards to this. Let your children and spouses breathe deep the air which you seek to destroy. You will be the ruin of a wonderful community where people want to spend their lives.

Don’t let AJH rape and pillage the land and air, I’m begging. My children deserve to live in a healthy environment and government shouldn’t be allowed to destroy that for a quick dollar.

Montana Payne
3014 Dover Drive

Marlow, Lauren

From: Planning
To: Sara Payne
Subject: RE: AJH Enterprise- Concrete Batch Plant

From: Sara Payne
Sent: Tuesday, June 4, 2024 5:18 PM
To: Planning
Subject: AJH Enterprise- Concrete Batch Plant

To whom it may concern,

It is my hope that you consider our views with the utmost sincerity. If you are asking if we are okay with a toxic concrete batch plant setting up shop in our backyard, the answer is absolutely not. If you are asking if I want my family, friends and neighbors to be exposed to known carcinogens, the answer is absolutely not. If you are asking me to help line the pockets of those who would even consider such a travesty, the answer is yet again absolutely not.

The Rex Cruse area is a well established neighborhood with many aged homes. We could not escape the carcinogenic dust even if we hid inside our homes. Like a black cloud, the dust would settle on our properties and seep its way inside. You cannot allow the citizens of Sherman be exposed to such dangers.

You have sent us this letter, because you are aware of the negative effects it would have on our environment and physical well beings. With this knowledge, you should also take full financial responsibility for any and all medical expenses incurred should you pass this permit. I strongly urge you actually listen the to people of Sherman. Is risking the lives of your citizens really worth the money? Your answer should be absolutely not.

Regards,

Sara Payne
3014 Dover Dr., Sherman, TX 75092

Marlow, Lauren

From: Planning
To: Leah Dee Chronister
Subject: RE: Concerns Regarding Temporary Concrete Batch Plant Installation

From: Leah Dee Chronister <leahchronister@gmail.com>
Sent: Tuesday, June 4, 2024 9:40 PM
To: Planning <Planning@cityofsherman.com>
Subject: Concerns Regarding Temporary Concrete Batch Plant Installation

To Whom It May Concern,

I hope this email finds you well. I am writing to express my deep concerns regarding the proposed installation of a temporary concrete batch plant in our community.

While I understand the necessity of construction projects and the need for concrete production, the placement of such a facility in close proximity to residential areas raises
significant worries among the local residents, myself included.

First and foremost, the operation of a concrete batch plant brings with it a host of environmental concerns. The emissions from such facilities often include particulate
matter, nitrogen oxides, and volatile organic compounds, which can have detrimental effects on air quality and public health. Additionally, the noise generated by the plant's
operations, including truck traffic and machinery, can disrupt the peace and tranquility of our neighborhood.

Furthermore, the potential impacts on property values cannot be overlooked. Studies have shown that the presence of industrial facilities, even temporarily, can lower
property values in surrounding areas. As homeowners, this is a serious concern for us, as it could have long-lasting financial repercussions.

Moreover, there are safety considerations to take into account. The increased truck traffic associated with the transportation of materials to and from the plant poses risks to
pedestrians, cyclists, and other motorists in the area. Additionally, the storage and handling of large quantities of raw materials and chemicals on-site could potentially pose
a hazard to nearby residents in the event of an accident or spill.

Given these concerns, I urge you to reconsider the location of the proposed concrete batch plant and explore alternative sites that are more suitable and less disruptive
to residential areas. Additionally, I would appreciate it if you could provide the community with more information about the proposed project, including details about the
measures that will be taken to mitigate its environmental and social impacts.

Thank you for taking the time to consider my concerns. I believe that by working together, we can find solutions that benefit both the construction project and the well-being of our community.

Sincerely,
Leah Chronister
3009 Dover Dr.

Marlow, Lauren

From: Planning
To: A
Subject: RE: Concrete batch plant

From: A
Sent: Wednesday, June 5, 2024 8:16 AM
To: Planning
Subject: Concrete batch plant

Hello,

I am writing to kindly request that the plans to build a concrete batch plant be denied in our beautiful city of Sherman. We already have so much construction going on around us. We do not need something that is going to put harmful particles into our air. We are already losing so many of our beautiful trees to build homes for the rich. This is so devastating. I have small children and wanted to raise them somewhere with a small town feel that was safe. This ultimately compromises their safety. Please don't let this happen!

Sincerely,

A worried mother

Alexis Chavez

3013 Northridge Dr #507, Sherman, TX 75090

Marlow, Lauren

From: Planning
To: Kennedy Nail
Subject: RE: Objection to Batch Concrete Facility

From: Kennedy Nail
Sent: Wednesday, June 5, 2024 10:41 AM
To: Planning
Subject: Objection to Batch Concrete Facility

To whom it may concern (which should be everyone),

I hope this message finds you well. I am writing to express my deep concerns regarding the proposed batch concrete facility in our community. While I understand the importance of infrastructure development, I believe it's crucial to prioritize the health and well-being of our residents.

After thorough research and discussions within the community, several significant health concerns have emerged regarding the potential operation of this facility. These concerns primarily revolve around air quality, noise pollution, and their detrimental effects on public health.

Firstly, studies have shown that batch concrete facilities emit various pollutants, including particulate matter and volatile organic compounds, which can have adverse effects on respiratory health. Given the proximity of residential areas to the proposed site, there is a legitimate concern that these emissions could exacerbate existing respiratory conditions and pose a risk to vulnerable populations, such as children and the elderly.

Furthermore, the operation of heavy machinery and increased traffic associated with the facility can contribute to noise pollution, disrupting the peace and tranquility of our community. Chronic exposure to high levels of noise has been linked to stress, sleep disturbances, and even cardiovascular problems, further underscoring the importance of mitigating such impacts.

In light of these concerns, I urge you to carefully reconsider the approval of the batch concrete facility at the proposed location. Alternative sites away from residential areas should be explored, and stringent measures should be put in place to mitigate the potential health impacts on our community.

I believe it's essential for our government to prioritize the health and well-being of its citizens, especially in matters of industrial development. By addressing these concerns and ensuring that proper safeguards are in place, we can promote sustainable growth while protecting public health.

If these pleas by community members urging you to consider the health and well-being of their children and families fall upon deaf ears, maybe you should consider this. Take a moment to think of the living thing you love dearest, your spouse, children, dog, cat, grandmother, etc. Now picture that individual with a lingering cough that produces blood regularly, they cannot walk up a flight of stairs or see beyond their own arms length, they are a frequent flyer at the local chemotherapy center and have lost 1/4 of their body weight. Saddening at best, devastating for those of us with a heart. Now imagine that the city you live in stood by with their hands in their cash lined pockets while AJH Enterprises added to the wealth of their already wealthy constituents, allowing them to poison your loved ones. So in the beginning of this email, when I said I hope this email found you well, know that it wouldn't if you lived in the area surrounding this proposed cement facility and you were left to breath the toxic, carcinogenic air produced by it. Left to be blinded by the particulates in the air, bandanging chemical burns.

Thank you for your attention to this matter. I look forward to seeing my community leaders address these pressing issues.

Sincerely,
Kennedy Nail
3013 Glasgow Dr., Sherman, TX

Marlow, Lauren

From: Planning
To: tony compton
Subject: RE: Zoning change for concrete batch plant 300-1200 blocks West highway 82

From: tony compton
Sent: Wednesday, June 5, 2024 2:29 PM
To: Planning
Subject: Zoning change for concrete batch plant 300-1200 blocks West highway 82

We live at 3009 N. Hickory Street and have two concerns about the proposed change involving the concrete batch plant between the 300-1200 blocks on Highway 82.

The first one concerns the increased traffic on the access road going east. Also North Hickory Street is narrow. The concrete trucks
could have a difficult time with meeting traffic on the street.

The second concern is the pollution that could come from the plant. This is a residential area and also there are medical clinics east of the proposed location that could also be affected by the pollution.

We oppose approval for the change.
Tony & Carole Compton

Marlow, Lauren

From: Planning
To: Julie Smith; Planning
Subject: RE: Re:

From: Julie Smith
Sent: Friday, June 7, 2024 10:15 AM
To: Planning
Subject:

Please stop this cement plant from coming here. It would not be good for our environment and air quality.

Julie Smith
515 Sunrise Dr, Howe, TX 75459

Marlow, Lauren

From: Planning
To: Patricia OESTREICH
Subject: RE: Cement plant

From: Patricia OESTREICH
Sent: Sunday, June 9, 2024 3:55 PM
To: Planning
Subject: Cement plant

Do not allow the concrete plant to contaminate our city! They are dirty, anything sitting outside will be covered in the dust from it, let alone the noise!

Pat OESTREICH, 1712 Oakhill Drive, Sherman.
Sent from my iPhone

Marlow, Lauren

From: Planning
Subject: RE: 300-1200 Blocks West Highway 82Rob

From: Robert Taber
Sent: Wednesday, June 12, 2024 11:09 AM
To: Planning
Cc: Cynthia Taber M. D.; Robert Taber
Subject: 300-1200 Blocks West Highway 82Rob

Dear Rob Rae, AICP,

I am opposed to the subject proposal which entails the establishment of a temporary use permit under section 14.06.008 to allow a concrete batch plant in a R-6 single-family District and a MF-30 Multi-family residential District and R-5 Single-Family residential district. I believe this will create hazards on the nearby and/or adjacent roadways and though it may be temporary, will reduce property values of the surrounding areas.

Thank you,

Robert M Taber Jr
Taber Development LLC
9406 Bellechase Rd
Granbury, TX 76049

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 11, 2024

Sent via email

AJH Enterprises, LTD.
1400 Shady Hollow Ct
Keller, TX 76248

Land Link Realty, LLC
2005 Rock Dove Ct
Westlake, TX 76262

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a R-6 (Single-Family Residential) District, MF-30 (Multi-Family Residential) District and R-5 (Single-Family Residential) District located in the in the 300-1200 Blocks West Highway 82 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 18, 2024 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. (*Section 14.06.008(5)(A)*)
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any Temporary Use Permit, 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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

800 BLOCK SOUTH HOLLY AVENUE (Project No. 24-002115)

The request of Veronica Munoz, Salient Group, LLC (Owner), Jonathan Hake, Cross Engineering (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 800 Block South Holly Avenue, being part of the Elizabeth Jones Survey, Abstract No. 625, containing 16.690 acres, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an MF-30 (Multi-Family Residential) District.

Background:

The property is located in the 800 Block South Holly Avenue between West Center Street and West Moore Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to an MF-30 (Multi-Family Residential) District.

Origination:

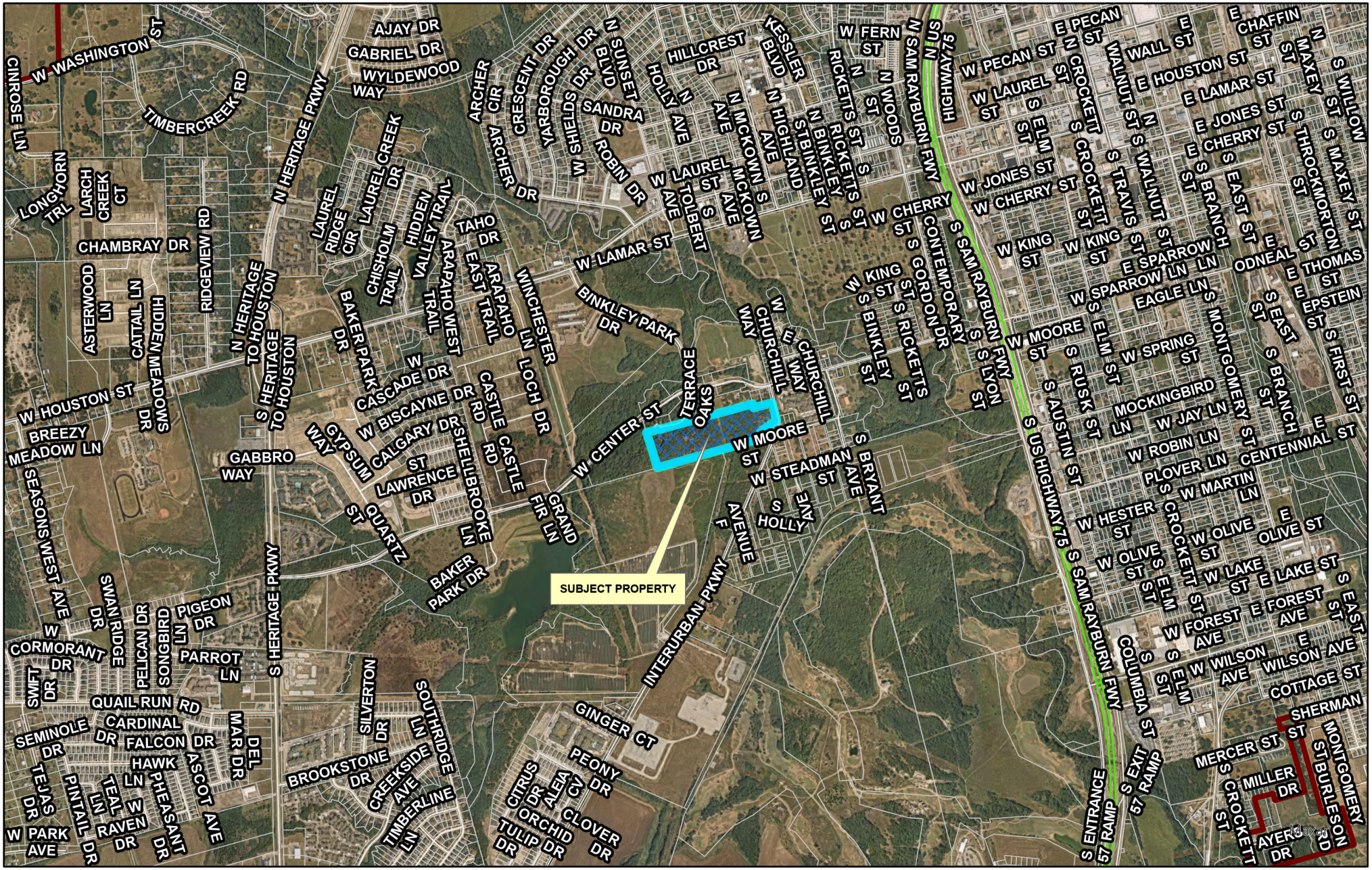
Veronica Munoz, Salient Group, LLC (Owner)
Jonathan Hake, Cross Engineering (Representative/Engineer)
Underwood Drafting & Surveying, Inc. (Surveyor)

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. Survey
6. Narrative
7. Conceptual Site Plan
8. Response Letter
9. Landscape Plan
10. Elevations - Club House
11. Elevations - Multi Family
12. Opposition Letter - Starr



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 BLK S HOLLY AVE

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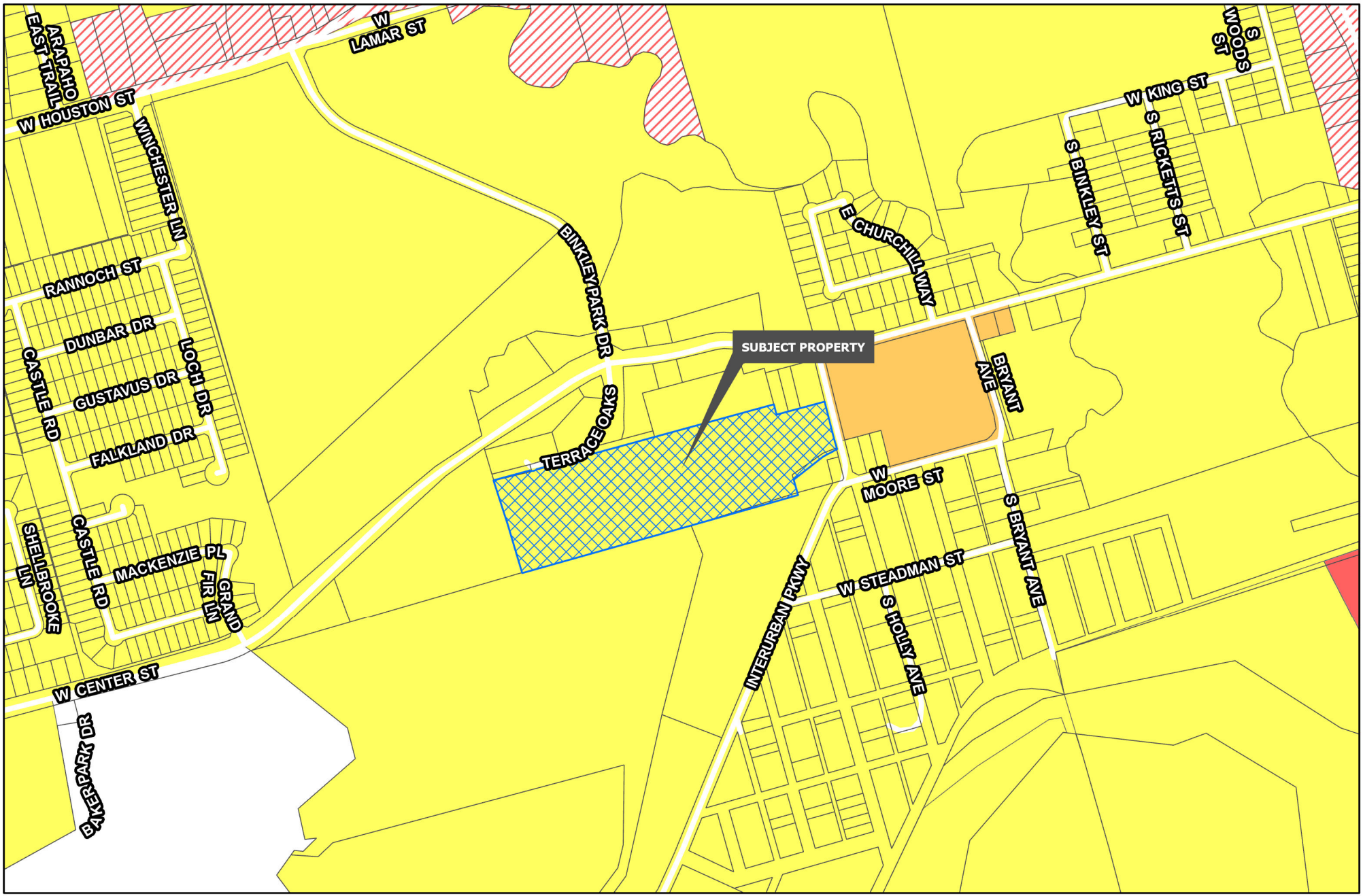

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
800 BLK S HOLLY AVE

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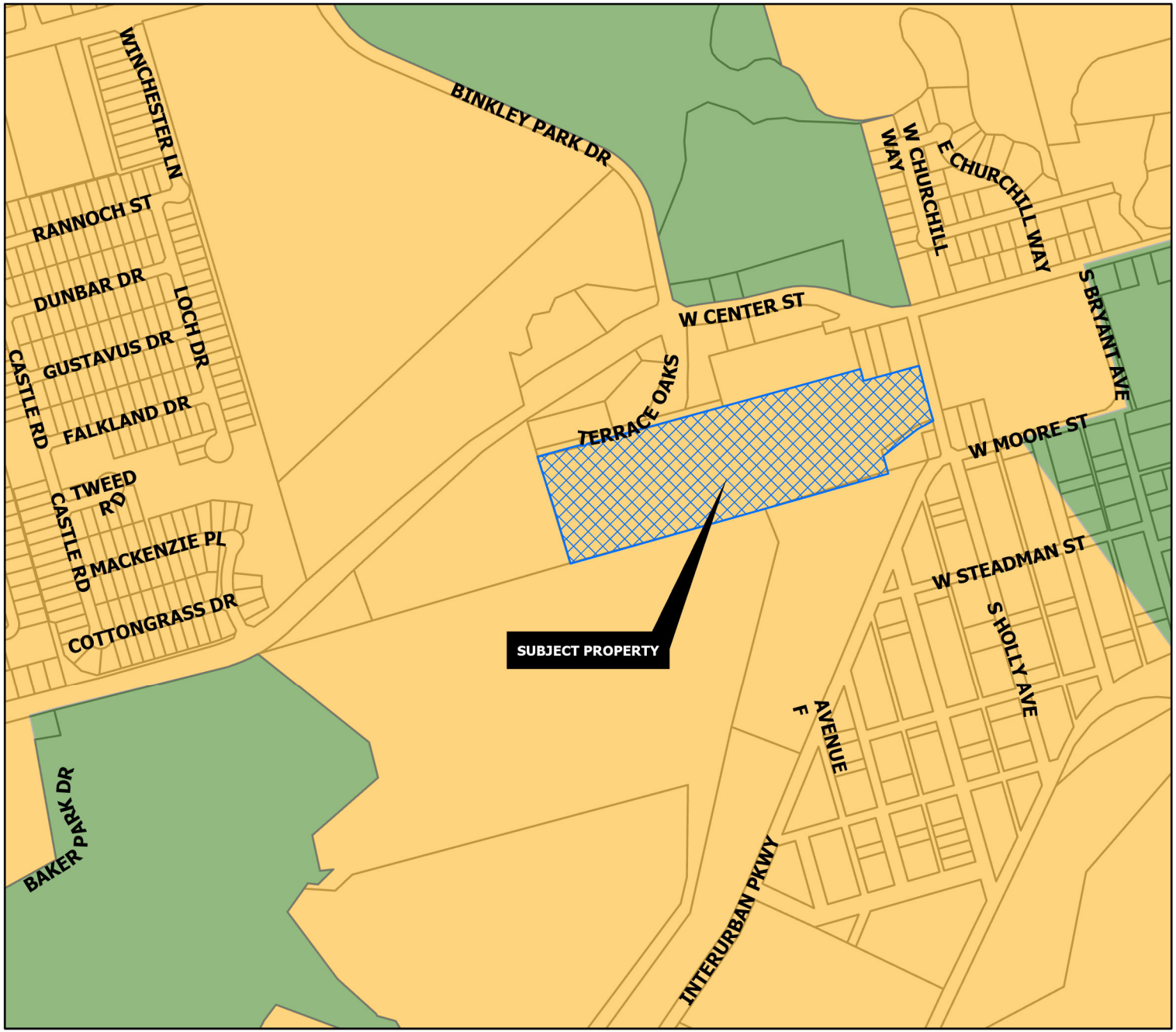


CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
800 BLK S HOLLY AVE

N W E S

Date: 6/7/2024 5:52 PM

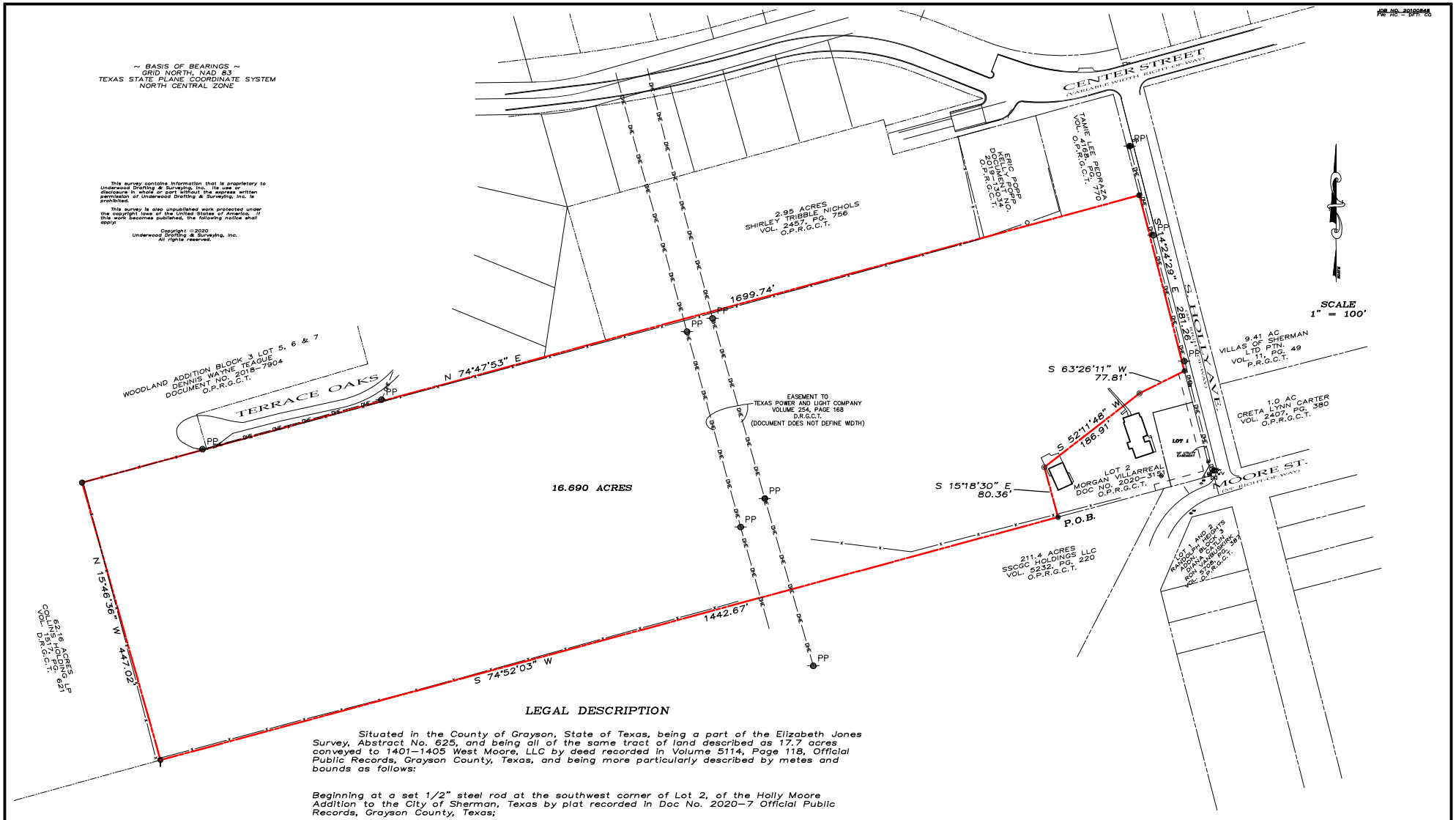
Marlow, Lauren

From: Planning
To: Jonathan Hake
Subject: RE: South Holly Apartments - Zoning Submittal

From: Veronica Munoz
Sent: Tuesday, June 4, 2024 4:06 PM
To: Marlow, Lauren
Cc: Erik Earnshaw; Jonathan Hake; Planning
Subject: Re: South Holly Apartments - Zoning Submittal

VERONICA MUÑOZ
President & CEO

MEZQUITEINSTALLATIONS.COM
DBE | SBE | MBE | WBE| HUB
Linked In | Certifications |Instagram |



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being all of the same tract of land described as 17.7 acres conveyed to 1401–1405 West Moore, LLC by deed recorded in Volume 5114, Page 118, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southwest corner of Lot 2, of the Holly Moore Addition to the City of Sherman, Texas by plat recorded in Doc No. 2020–7 Official Public Records, Grayson County, Texas;

Thence South 74°52'03" West with the south line of said 17.7 acre tract a distance of 1442.67 feet to a set 1/2" steel rod;

Thence North 15°46'36" West with the east line of a 62.16 acre tract of land conveyed to Collins Holding LP by deed recorded in Volume 1517, Page 621, Deed Records, Grayson County, Texas, a distance of 447.02 feet to a found 1/2 steel rod;

Thence North 74°47'53" East with the north line of said 17.7 acre tract a distance of 1699.74 feet to a set 1/2" steel rod;

Thence South 14°24'29" East with the west Right–of–Way of South Holly Avenue a distance of 281.26 to a set 1/2" steel rod

Thence over and across said 17.7 acre tract the following calls and distances:
South 63°26'11" West a distance of 77.81 feet to a found 1/2" steel rod;
South 52°11'48" West a distance of 186.91 feet to a found 1/2" steel rod;
South 15°18'30" East a distance of 80.36 feet to the Point of Beginning and containing 16.690 acres of land.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 10/30/2020

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

CROSS ENGINEERING CONSULTANTS

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

May 8, 2024

City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

Attn: Mr. Rob Rae, AICP - Director of Development Services

Re: Zoning Submittal
South Holly Apartments

Dear Mr. Rae:

Attached please find the zoning request for the South Holly Apartments site located near the southwest intersection of Center Street and S. Holly Avenue. The project site is a 16.690-acre parcel located in the Elizabeth Jones Survey, Abstract No. 625. Please see title survey attached.

We are requesting to rezone the property from R-6 to MF-30 (Multifamily Residential) district in order to develop a multi-family project. The proposed project is an approximately 336-unit development in thirteen buildings and a clubhouse.

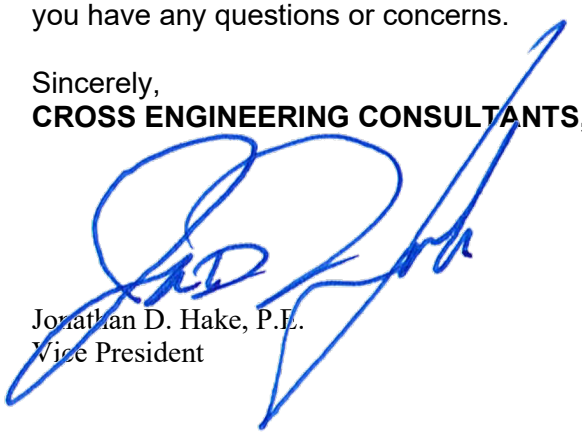
It is our understanding the City of Sherman has launched a new survey to help with planning on where and what type of housing will be needed to provide for the over 5,000 new jobs that are expected in the City by 2025. Sherman plans to fulfill this need with a combination of existing housing and to be constructed housing. In addition to the new jobs expected in Sherman, there is a housing shift being seen across the country in the Generation Z, Millennial and empty nester segments of the population. It has been noted in articles by Forbes, the Washington Post and the New York Times, that these generations are opting to be “forever renters” and are no longer looking to purchase a home in their thirties as prior generations have done. This is creating a larger demand for multi-family communities to meet this need. This site can help fill the housing needs for not only the job growth in Sherman but also for the “forever renters” in the area. The site is in close proximity to both Texas Instruments and the Global Wafers Facility south of the site and less than five miles away.

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sherman. Project details are listed in detail below:

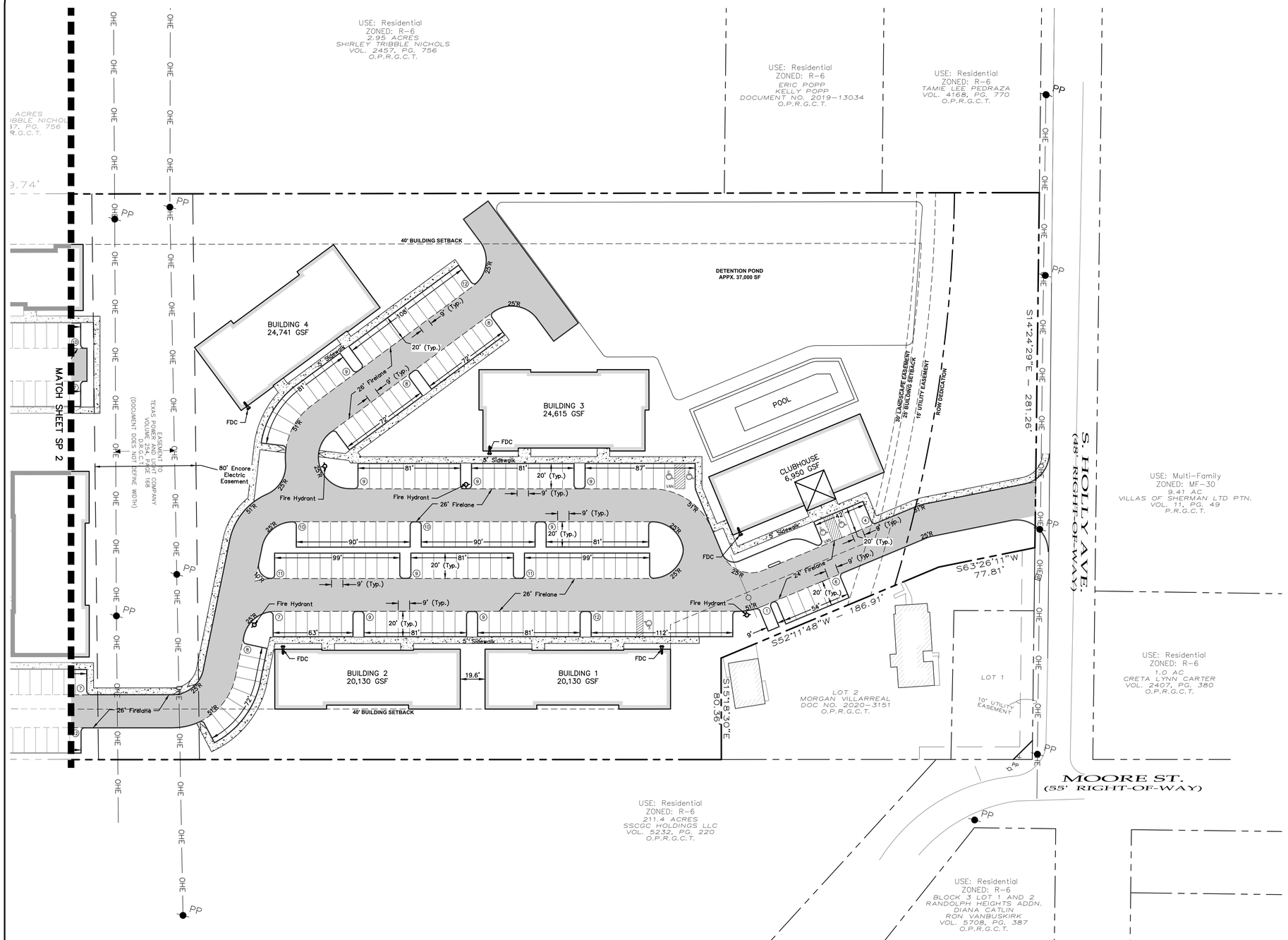
- Site located near the southwest intersection of W. Center Street and Holly Ave.
- Site is 16.690-acres in size.
- Existing Zoning: R-6
- Proposed Zoning: MF-30

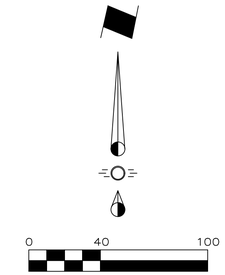
Thank you in advance for your consideration of the zoning request. Please contact me if you have any questions or concerns.

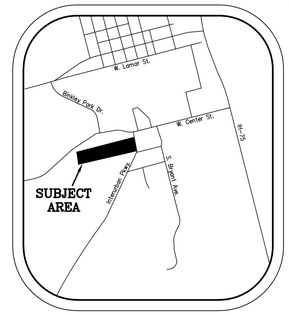
Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President







SITE DATA TABLE

Name of Project/Development	South Holly Apartments Sherman	
Proposed Use:	Multi-Family	
Existing Zoning:	R-6	
Proposed Zoning:	MF-30	
Lot Area Gross:	16.690	Acres (727,032 SF)
Lot Area Net: (Post ROW Dedication)	15.870	Acres (691,316 SF)
Impervious Surface Area:	403,916	
Pervious Surface Area:	299,578	
Open Space	20,000	(20,000 SF Min.)
BUILDING DATA		
Total Building Gross Square Footage	338,555	
Total Gross Intensity (FAR)	0.490	:1
Units:	336	
Bedrooms:		
1-Bedroom Units	198	
2-Bedroom Units	120	
3-Bedroom Units	18	
Total Bedrooms:	492	
Density:	21.2	Units/Acre
Square Footage (Footprint)		
Building 1	6,710	SF
Building 2	6,710	SF
Building 3	8,206	SF
Building 4	8,247	SF
Building 5	8,868	SF
Building 6	7,707	SF
Building 7	8,206	SF
Building 8	8,588	SF
Building 9	8,588	SF
Building 10	8,206	SF
Building 11	8,868	SF
Building 12	8,206	SF
Building 13	8,206	SF
Building 14	7,129	SF
Leasing/Club	6,950	SF
Total Square Footage (Footprint)	119,395	SF
Percent Lot Coverage	17.3%	
Setbacks		
Front Setback	40'	
Side Interior Setback	40'	
Rear Setback	40'	
Maximum Structure Height	<50'	
Provided Structure Height	48'	Roof Peak
Max No. Stories/Floors	3-Stories	
PARKING & ACCESS		
Parking Required:		
1.5 Spaces per 1-bedroom	297	
2.0 Spaces per 2-bedroom	240	
2.5 Spaces per 3-bedroom	45	
Total Parking Required	582	
Parking Provided:	610	
# Disabled Parking	10	2 Van Accessible

LEGEND

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

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

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

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

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/03/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CONCEPTUAL SITE PLAN

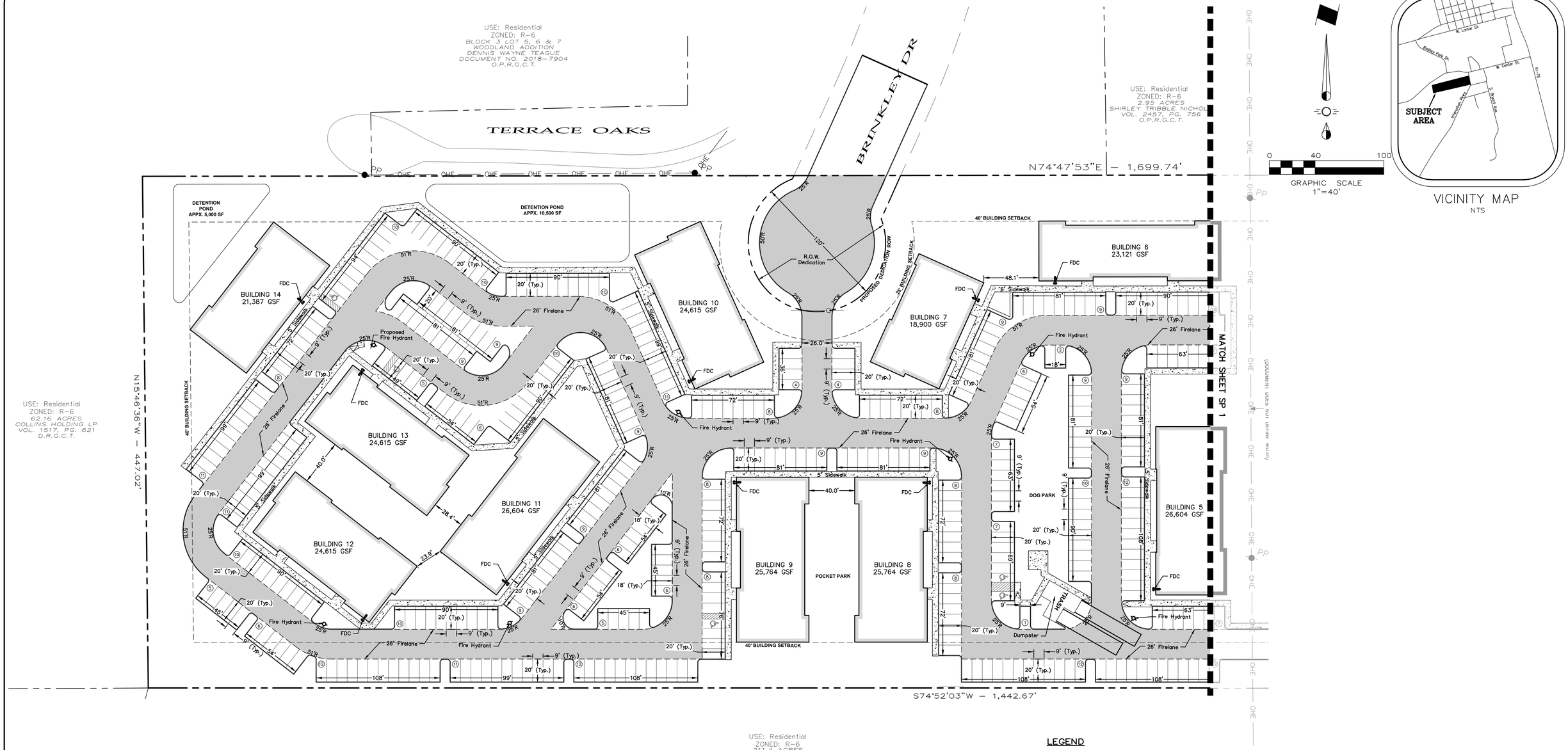
SOUTH HOLLY APARTMENTS

MEZQUITE INSTALLATIONS
SHERMAN, TEXAS

Sheet No. SP 1

Project No. 24038

23081 - SOUTH HOLLY APARTMENTS SHERMAN



USE: Residential
ZONED: R-6
211.4 ACRES
SSCGC HOLDINGS LLC
VOL. 5232, PG. 220
O.P.R.G.C.T.

LEGEND

- Proposed Firelane
- Proposed Sidewalk
- Existing Fire Hydrant
- WV Water Valve
- Existing Power Pole
- OHP Existing Overhead Power Line
- OHP Proposed Overhead Power Line
- BFR Barrier Free Ramp
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CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-5935

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CONCEPTUAL SITE PLAN

SOUTH HOLLY APARTMENTS

MEZQUITE INSTALLATIONS
SHERMAN, TEXAS

Sheet No. SP 2

Project No. 24038

23081 - SOUTH HOLLY APARTMENTS SHERMAN

CROSS ENGINEERING CONSULTANTS

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

June 3, 2024

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

Re: Zoning Resubmittal #1
South Holly Apartments
Comments Response Letter

Dear Ms. Turner:

The following is our response to the first-round comments received on the South Holly Apartments first zoning submittal:

Zoning:

1. You must remove "THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY" from the "NOTE:" if you are seeking Site Plan approval. If this plan is indeed conceptual and you are coming back for Site Plan approval at another time, label the Site Plan CONCEPTUAL SITE PLAN in the bold print above SOUTH HOLLY APARTMENTS.
   Response: Note removed and title renamed to conceptual site plan.
2. The parking count is incorrect on Sheet No SP 2. (see attached)
   a. Make sure your tabulation reflects corrections and that the count is correct.
   Response: Parking labels corrected accordingly.
3. The building setback shall be Forty (40) feet from any R (residential) zoned property. (Sec. 14.02.012(4)(B))
   Response: Conceptual site plan updated to show the 40' setback.
4. Notate distance between buildings. The minimum separation of all buildings shall be 15'. (Sec. 14.02.012(4)(I))
   Response: Distance between buildings added to the site plan.
5. Height to the peak of the roof and shall not exceed 50'. (Sec. 14.02.012(4)(D)).
   a. Site Plan notates 48' to Top of Ridge. Make sure you are clear and notate that this is the peak of the roof.
   Response: Building height noted.
6. The maximum allowable building area in the MF-30 district shall not exceed fifty (50) percent of the gross area of the lot or tract of land. (Sec. 14.02.012(4)(C))
   Response: Lot coverage updated accordingly.

Zoning (Landscape)

7. See attached Landscape attachments and make all necessary updates
   Response: See revised landscape plans.

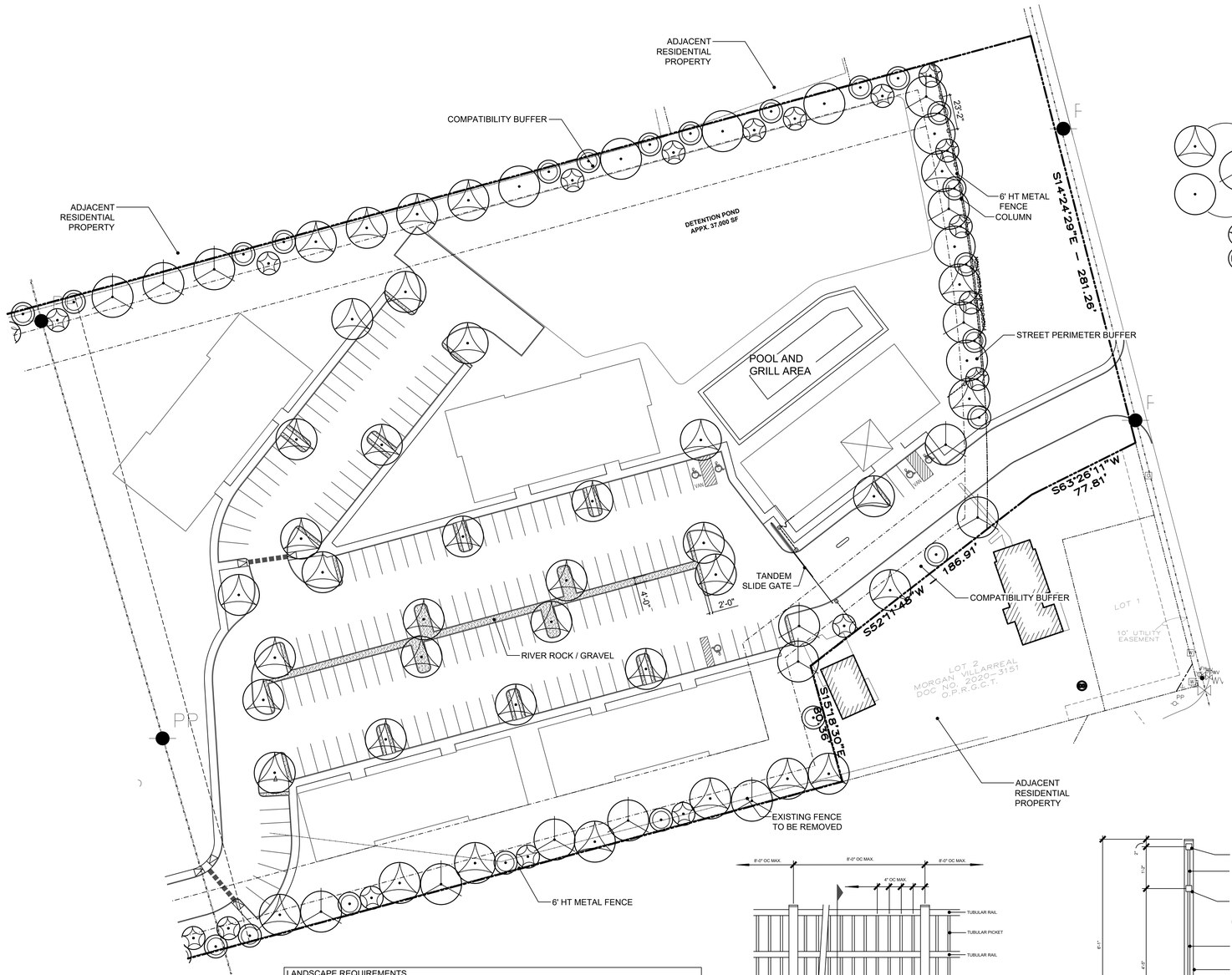
Fire Services

8. Please expect comments from Fire Services to follow as soon as I receive them.
   Response: Comments received and addressed.

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

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Jonathan D. Hake, P.E.
Vice President



SUMMARY PLANT LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS
SHADE TREES					
CO	Chinquapin Oak	Quercus muehlenbergii	46	3" Cal.	10'-12' Ht.
NO	Nuttall's Oak	Quercus texana	31	3" Cal.	10'-12' Ht.
CE	Cedar Elm	Ulmus crassifolia	46	3" Cal.	10'-12' Ht.
ORNAMENTAL TREES					
WM	Wax Myrtle	Myrica cerifera	13	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
YH	Yaupon Holly	Ilex vomitoria	15	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
SHRUBS (3'+ Height)					
CL	Cleyera	Temstroemia gymnanthera	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
CZ	Texas Sage	Leucophyllum frutescens	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
RG	Roseglow Barberry	Berberis thunbergii 'Roseglow'	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
SHRUBS (0'-3' Height)					
SG	Autumn Sage	Salvia greggii	-	1 Gal. 24" O.C.	24" Min. Ht., 18" Min. Spread
AS	Cast Iron Plant	Aspidstra elatior	-	1 Gal. 24" O.C.	24" Min. Ht., 18" Min. Spread
AW	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	-	1 Gal. 24" O.C.	24" Min. Ht., 18" Min. Spread
SHRUB-LIKE GRASS AND GROUNDCOVERS					
ISO	Inland Sea Oats	Chasmanthium latifolium	-	1 Gal. 24" O.C.	
OP	Mondo Grass	Ophiopogon japonicus	-	4" Pots	12" O.C.
LCS	Lavender Cotton	Santolina chamaecyparissus	-	4" Pots	18" O.C.
SS	Solid Bermuda Sod	Cynodon dactylon	-	Sod	
SE	Steel Edging		-	12ga. Steel / Green	
GR	Gravel		- SF	2" Diameter 3" Min. Depth, Install Over Filter Fabric	

LANDSCAPE REQUIREMENTS

PARKING LOT TREES:

REQUIRED: ONE SHADE TREE FOR EVERY REQUIRED PARKING ISLAND

PROVIDED: YES

STREET PERIMETER BUFFER - SOUTH HOLLY AVENUE

REQUIRED:

15' WIDE STREET BUFFER

STREET PERIMETER BUFFER AREAS SHALL PROVIDE TWO SHADE TREES AND TWO ORNAMENTAL TREES PER 1,000 SQUARE FEET OF BUFFER AREA

NO MORE THAN 25% OF THE SAME SPECIES

PROVIDED:

COMPATIBILITY BUFFER

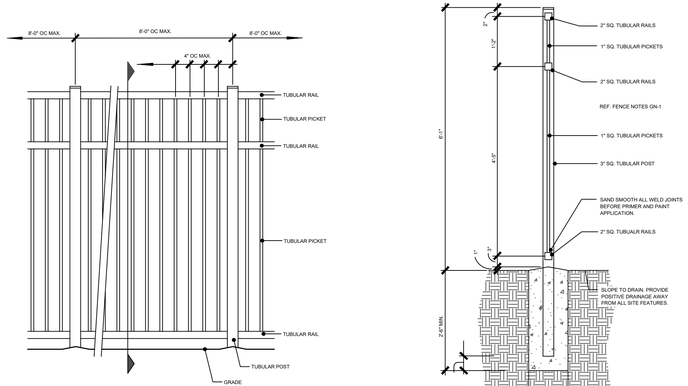
REQUIRED:

15' BUFFERYARD

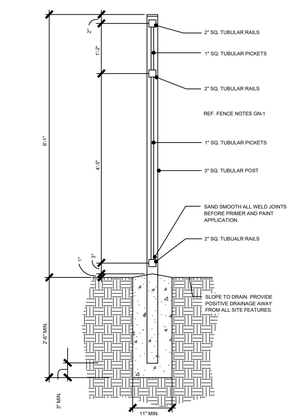
ONE SHADE TREE AND TWO ORNAMENTAL TREES PER 1,000 SQUARE FEET

BUFFER AREA: 55,840 SF 55,840 / 1,000 = 55.84

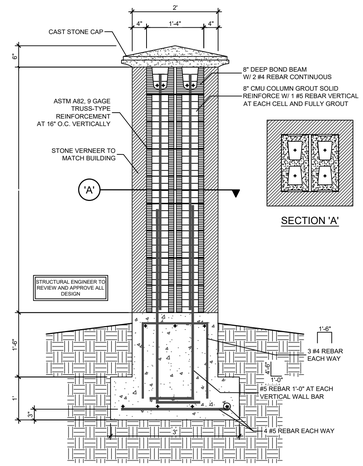
REQUIRED: 56 SHADE TREES AND 112 ORNAMENTAL TREES
PROVIDED: 63 SHADE TREES AND 112 ORNAMENTAL TREES



2 6'-0" HT. METAL PERIMETER FENCE ELEVATION
NOT TO SCALE



3 6'-0" HT. METAL PERIMETER FENCE SECTION
NOT TO SCALE



4 COLUMN
NOT TO SCALE

1 LANDSCAPE ORDINANCE COMPLIANCE PLAN

SCALE: 1" = 40'-0"

0 40 80
GRAPHIC SCALE IN FEET

N

ISSUES:

REVISIONS:

CLIENT:
CLIENT INFORMATION

SOUTH HOLLY APARTMENTS
SHERMAN, TX

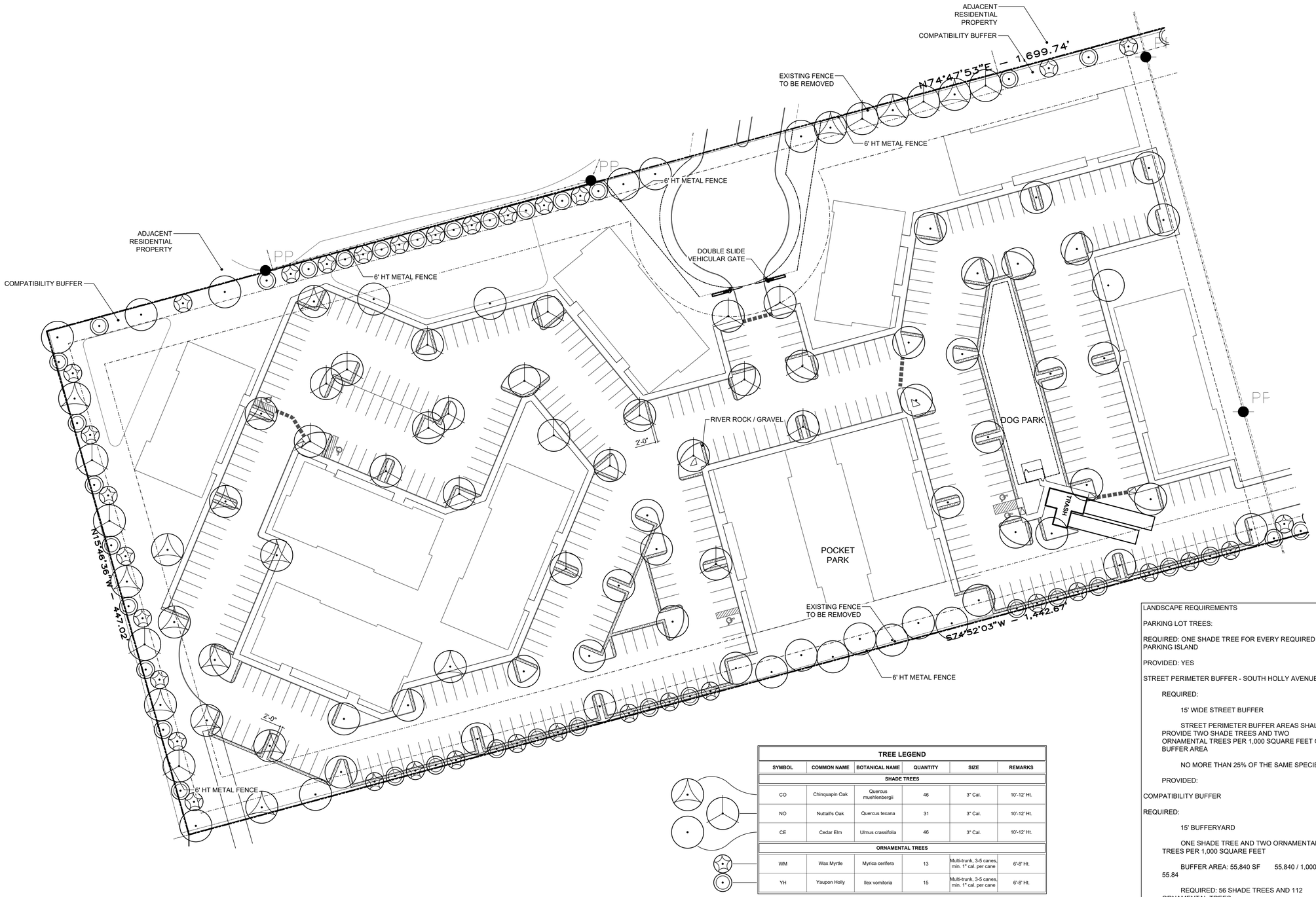
mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
C (214) 354-6934
hmeeks@mdgland.com

REGISTERED LANDSCAPE ARCHITECT HUNTER H. MEEKS 2485 STATE OF TEXAS
05-01-2024

ISSUE FOR PERMIT

SOUTH HOLLY APARTMENTS
SHERMAN, TX
JOB NUMBER: HEDK-2402

LP0.01
LANDSCAPE ORDINANCE COMPLIANCE PLAN



TREE LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS
SHADE TREES					
CO	Chinquapin Oak	Quercus muehlenbergii	46	3" Cal.	10'-12' Ht.
NO	Nuttall's Oak	Quercus texana	31	3" Cal.	10'-12' Ht.
CE	Cedar Elm	Ulmus crassifolia	46	3" Cal.	10'-12' Ht.
ORNAMENTAL TREES					
WM	Wax Myrtle	Myrica cerifera	13	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
YH	Yaupon Holly	Ilex vomitoria	15	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.

LANDSCAPE REQUIREMENTS

PARKING LOT TREES:

REQUIRED: ONE SHADE TREE FOR EVERY REQUIRED PARKING ISLAND

PROVIDED: YES

STREET PERIMETER BUFFER - SOUTH HOLLY AVENUE

REQUIRED:

15' WIDE STREET BUFFER

STREET PERIMETER BUFFER AREAS SHALL PROVIDE TWO SHADE TREES AND TWO ORNAMENTAL TREES PER 1,000 SQUARE FEET OF BUFFER AREA

NO MORE THAN 25% OF THE SAME SPECIES

PROVIDED:

COMPATIBILITY BUFFER

REQUIRED:

15' BUFFERYARD

ONE SHADE TREE AND TWO ORNAMENTAL TREES PER 1,000 SQUARE FEET

BUFFER AREA: 55,840 SF 55,840 / 1,000 = 55.84

REQUIRED: 56 SHADE TREES AND 112 ORNAMENTAL TREES
PROVIDED: 63 SHADE TREES AND 112 ORNAMENTAL TREES

0 40 80

GRAPHIC SCALE IN FEET

N

1 LANDSCAPE ORDINANCE COMPLIANCE PLAN

SCALE: 1" = 40'-0"

ISSUES:

REVISIONS:

CLIENT:

CLIENT INFORMATION

SOUTH HOLLY APARTMENTS

SHERMAN, TX

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
C (214) 354-6934
hmeeks@mdgland.com

REGISTERED LANDSCAPE ARCHITECT HOWDON H. MEEKS 2485 STATE OF TEXAS

05-01-2024

ISSUE FOR PERMIT

SOUTH HOLLY APARTMENTS

SHERMAN, TX

JOB NUMBER: HEDK-2402

LP0.02

LANDSCAPE ORDINANCE COMPLIANCE PLAN

FRONT ELEVATION SCALE: 3/16" = 1'-0"

REAR ELEVATION SCALE: 3/16" = 1'-0"

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SOUTH HOLLY APARTMENTS SCHEMATIC CLUB ELEVATION

Sherman, Texas

#22198/ 05.03.2024

Mezquite Installation

LEFT SIDE ELEVATION SCALE: 3/16" = 1'-0"

RIGHT SIDE ELEVATION SCALE: 3/16" = 1'-0"

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SOUTH HOLLY APARTMENTS SCHEMATIC CLUB ELEVATION

Sherman, Texas

#22198/ 05.03.2024
Mezquite Installation

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

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

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SOUTH HOLLY APARTMENTS BUILDING B SCHEMATIC ELEVATION

Sherman, Texas

#22198/ 05.01.2024
Mezquite Installation

LEFT SIDE ELEVATION SCALE: 3/16" = 1'-0"

RIGHT SIDE ELEVATION SCALE: 3/16" = 1'-0"

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SOUTH HOLLY APARTMENTS BUILDING B SCHEMATIC ELEVATION

Sherman, Texas

#22198/ 05.01.2024

Mezquite Installation

Gunner and Jordan Starr
1301 W Moore Street
Sherman, TX 75092

June 11, 2024

RE: Request for Rejection of Zoning Change for 800 Block South Holly Avenue

Dear Chairman and Board Members:

We are writing to express our strong opposition to the proposed zoning change for the lot on South Holly Avenue. Our family has resided at 1301 W Moore Street in Sherman, directly across from the proposed rezoning lot, for the past nine months. We have several concerns regarding this proposal that we believe are crucial for your consideration:

1. Traffic and Road Conditions:

The current infrastructure on Interurban Pkwy/Moore Street, Holly Street, Bryant Street, and Center Street is inadequate to support the existing traffic, let alone the additional burden of another apartment complex. The City of Sherman has not maintained these roads properly, evidenced by an excessive number of potholes located on the aforementioned roads. Additionally, in our nine months of living here, the city has failed to add a stop sign at the intersection of South Holly Avenue and Moore Street, which has already resulted in at least one known accident and numerous near-misses. Adding more traffic to these poorly maintained streets will only exacerbate these issues and increase the risk of accidents.

2. Overabundance of Apartment Complexes:

The area already hosts several apartment complexes, including The Grove (.9 miles away), Archer Village Apartments (1.3 miles away), River Ranch, Creekview Apartments, Raintree Apartments, and Stone Creek Flats (1.8 miles away), The Villas of Parkhaven, The Brooks On Heritage Parkway, Park Manor Apartments, Heritage Court and Country Village Apartments (2.0 miles away), and Heritage Hill Apartments (2.6 miles away). Adding another complex in such proximity will oversaturate the market and strain the local amenities, parks, and infrastructure further.

3. Impact on Local Schools:

The proposed apartment complex would likely be zoned for Henry W Sory Elementary, which already accommodates over 650 students with a student-to-teacher ratio of 15 to 1 (according to Texas Tribune article stating the student body size for the 2021-2022 school year). Introducing a complex with potentially 500+ residents could significantly increase student enrollment, potentially pushing class sizes beyond the state required 20 to 1 ratio. This would

negatively impact the quality of education and the learning environment for all students. Additionally, Sherman High School is already at 2,120+ students and has grown by 13% in the past few years. The high school is projected to continue growing rapidly with the addition of 200+ new homes, even without the new apartment complex. The apartment complex will undoubtedly accelerate this growth, leading to overcrowded classrooms and further straining the resources and capacity of the high school, ultimately affecting the quality of education provided to students.

4. Need for Single-Family Residences:

Sherman is experiencing a proliferation of brand new, cookie-cutter starter homes. However, there is a notable lack of single-family residences that serve as destination homes for families looking to move up from their starter homes. Established families often seek larger, well-built homes with unique features, larger lots, and a sense of community stability. The current market lacks adequate options for these families, forcing many to look outside Sherman for suitable housing. Developing more single-family homes with 4+ bedrooms would address this gap, promoting a stable, family-friendly environment that supports long-term community growth and enhances the overall quality of life in Sherman.

5. Community Character:

South Sherman has a unique small-town charm that attracted our family. We chose to move here to escape the high-density neighborhoods in Princeton, where people lived in close quarters, there was no sense of community, and the feeling of belonging was lost. We selected our home because of the larger lot sizes and the opportunity to know our neighbors, creating a safe environment for our future children. Introducing more high-density housing could change the neighborhood's character, transforming it from a close-knit community to a more transient, less personal environment. This shift could erode the strong sense of community that residents value living in this part of the city.

6. Noise and Light Pollution

High-density housing developments often bring increased noise and light pollution, which will disrupt the quality of life for residents in the area. We are already having to deal with the noise from the construction across from us on Interurban Pkwy/Moore Street and will continue to deal with that for several more months, possibly even years. If you allow the rezoning of the lot, the initial construction phase of the apartment complex will generate significant noise pollution, continuing to disrupt the peace in the neighborhood for additional years. Additionally, apartment complexes often have extensive outdoor lighting for safety and convenience, which lead to light pollution that disrupts the night sky and will undoubtedly affect the sleep of nearby residents, especially those living on the East Side of Center Street and those living in the current and future houses at the corner of Moore Street and Holly Avenue (including our own neighbors at 1321 W Moore St). Circling back to our traffic concerns, more residents will result in increased traffic, leading to higher noise levels throughout the day and night.

7. Higher Crime Rates:

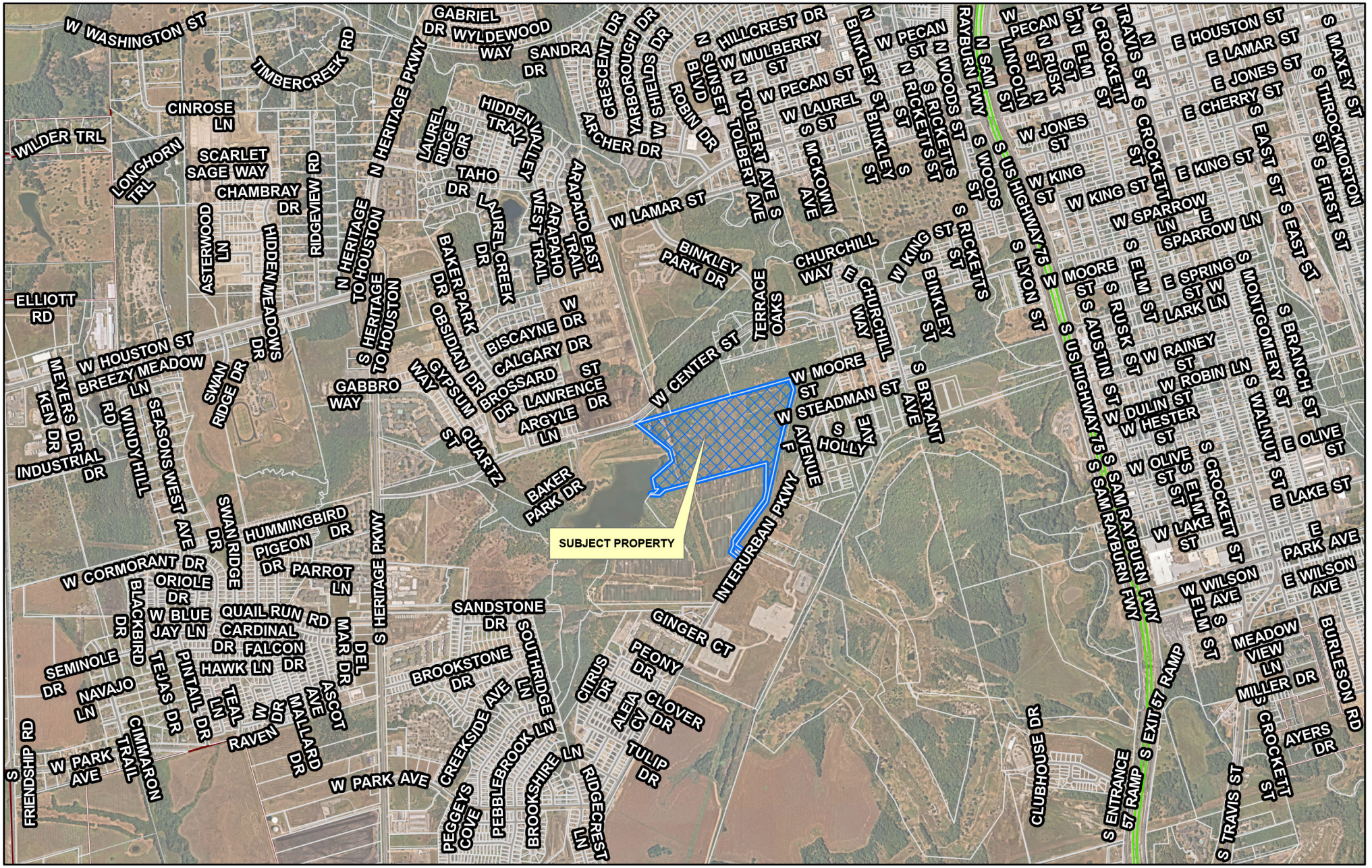
High-density living, such as that found in apartment complexes, can often lead to higher crime rates. With a larger population in close quarters, there is an increased likelihood of theft, vandalism, and disturbances. Apartment complexes and the surrounding homes in the area can sometimes become targets for opportunistic crimes due to the higher number of potential victims and properties within a condensed area. Therefore, the potential for increased crime rates is a significant concern that should be considered when evaluating the proposed rezoning.

In conclusion, we firmly believe that the proposed zoning change for the lot on South Holly Avenue is not in the best interest of our neighborhood, nor the community. The existing infrastructure cannot support the additional traffic, there is already an ample supply of apartment complexes in the vicinity, the local schools would be unduly burdened, and there is a greater need for higher end single-family homes to support growing families in Sherman.

We respectfully urge you to consider these points and reject the proposed rezoning. Thank you for your time and attention to this matter.

Sincerely,

Gunner and Jordan Starr



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1512 INTERURBAN PKWY

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W E
S

Date: 2/26/2024 3:30 PM

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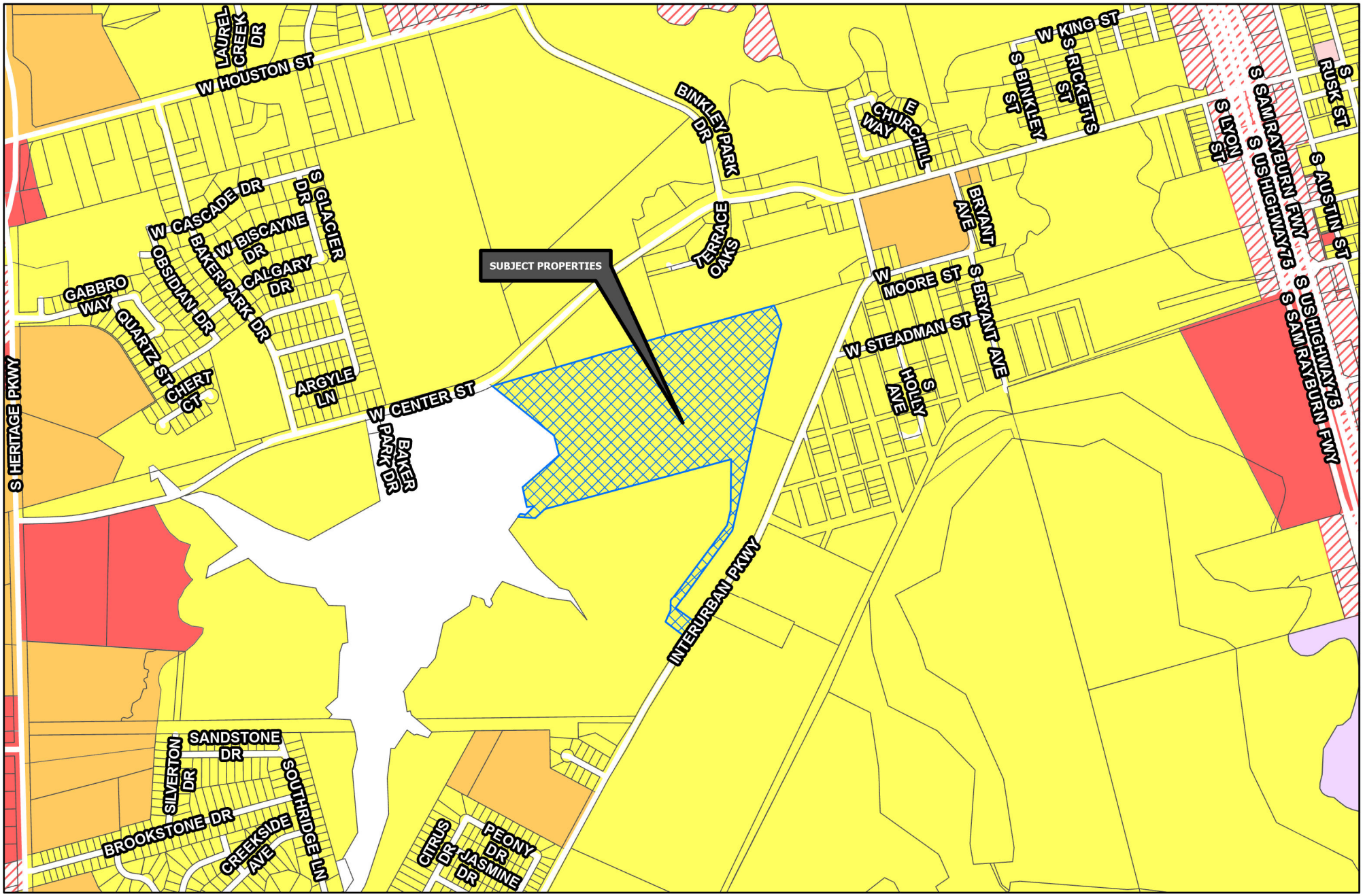

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1512 INTERURBAN PKWY

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W E
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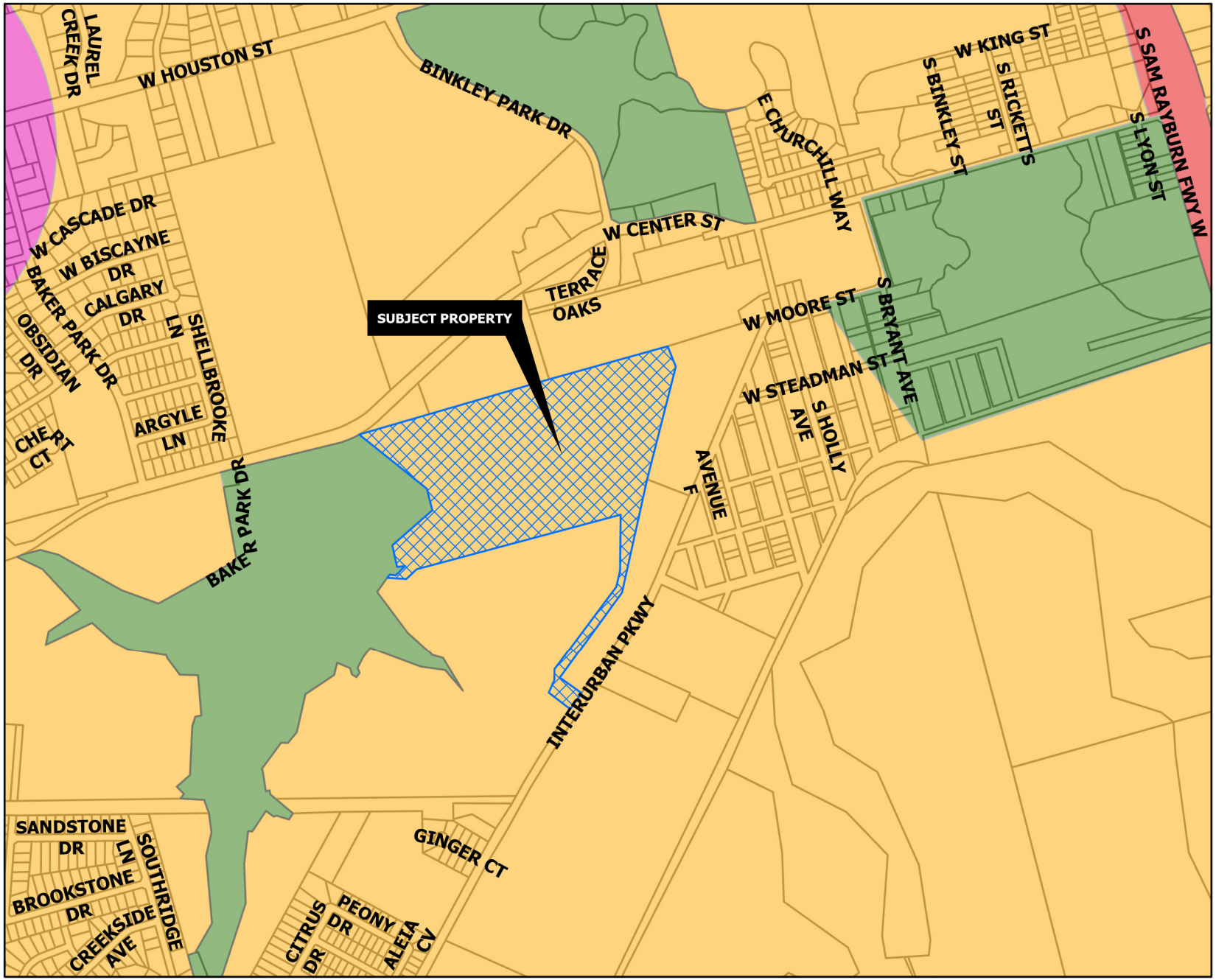
Date: 9/26/2024 3:30 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

N W E S

CITY OF SHERMAN
FUTURE LAND USE MAP
1512 INTERURBAN PKWY

Date: 7/26/2023 4:38 PM

Add a Caption

Wednesday • Jun 5, 2024 • 3:38 PM

Adjust

IMG_3975

Apple iPhone 13 Pro

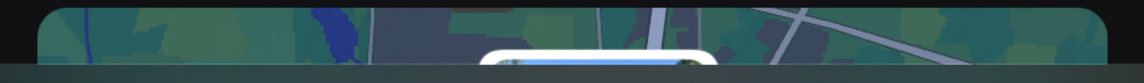
HEIF

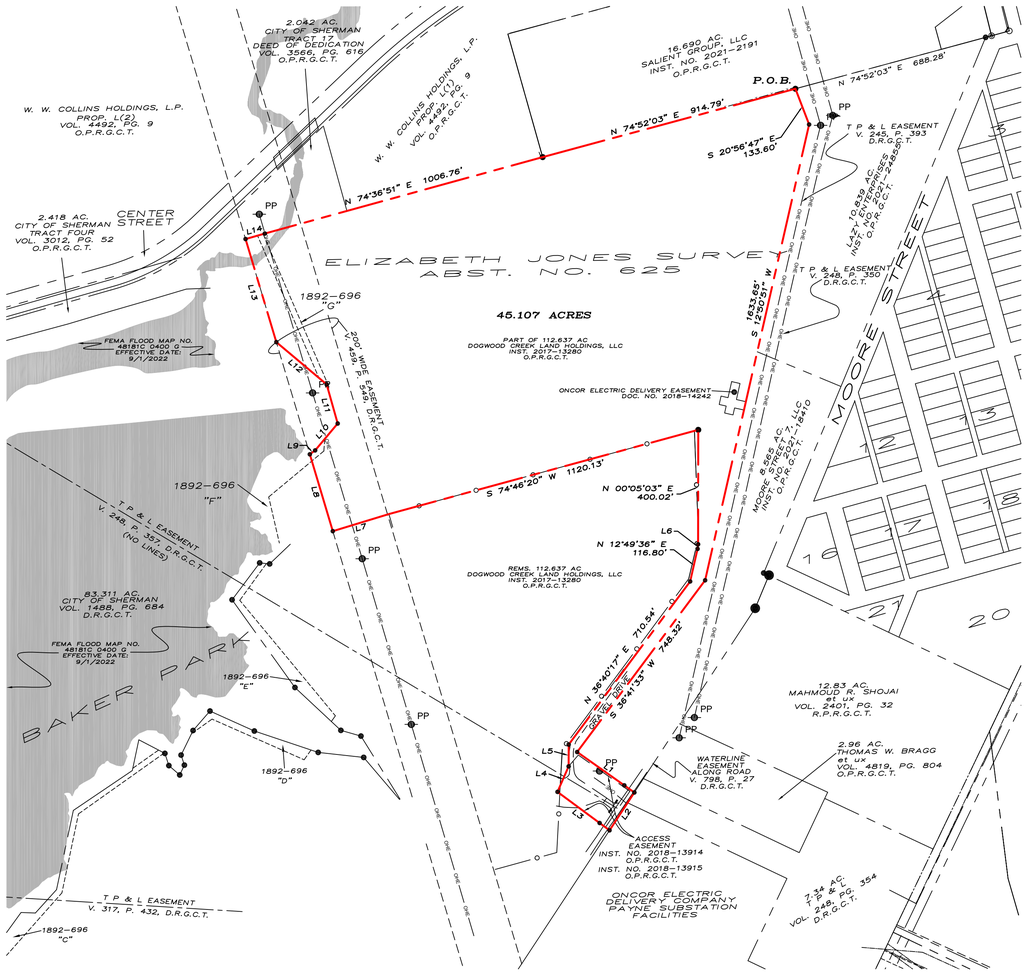
Wide Camera — 26 mm ƒ1.5

12 MP • 3024 × 4032 • 5.2 MB

VIBRANT

ISO50 | 26mm | 0ev | ƒ1.5 | 1/4831s





Title Description

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being part of that 48.178 acre tract, recorded in Document Number 2022-12936, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Title Information

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

Schedule "B" Items

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

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

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

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

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

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

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

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

AFFECTS THE SURVEYED PROPERTY AS SHOWN

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

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

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

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

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

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

Surveyor's Certification

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

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

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

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

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

LEGEND

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

LINE TABLE

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

Surveyor's Notes

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

Zoning Information

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

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

Flood Information

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

Basis of Bearings

~ Bearings are based ~

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

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

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Sheet 1 of 1

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

ALTA/NSPS LAND TITLE SURVEY

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

Project Location
GRAYSON COUNTY

Project Address
TBD WEST MOORE STREET
CITY OF SHERMAN

Project Name

Prepared For:
BLACK MOUNTAIN ENERGY STORAGE II, LLC

Job Number 23070745A

May 7, 2024

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

Holley Energy Solutions LLC

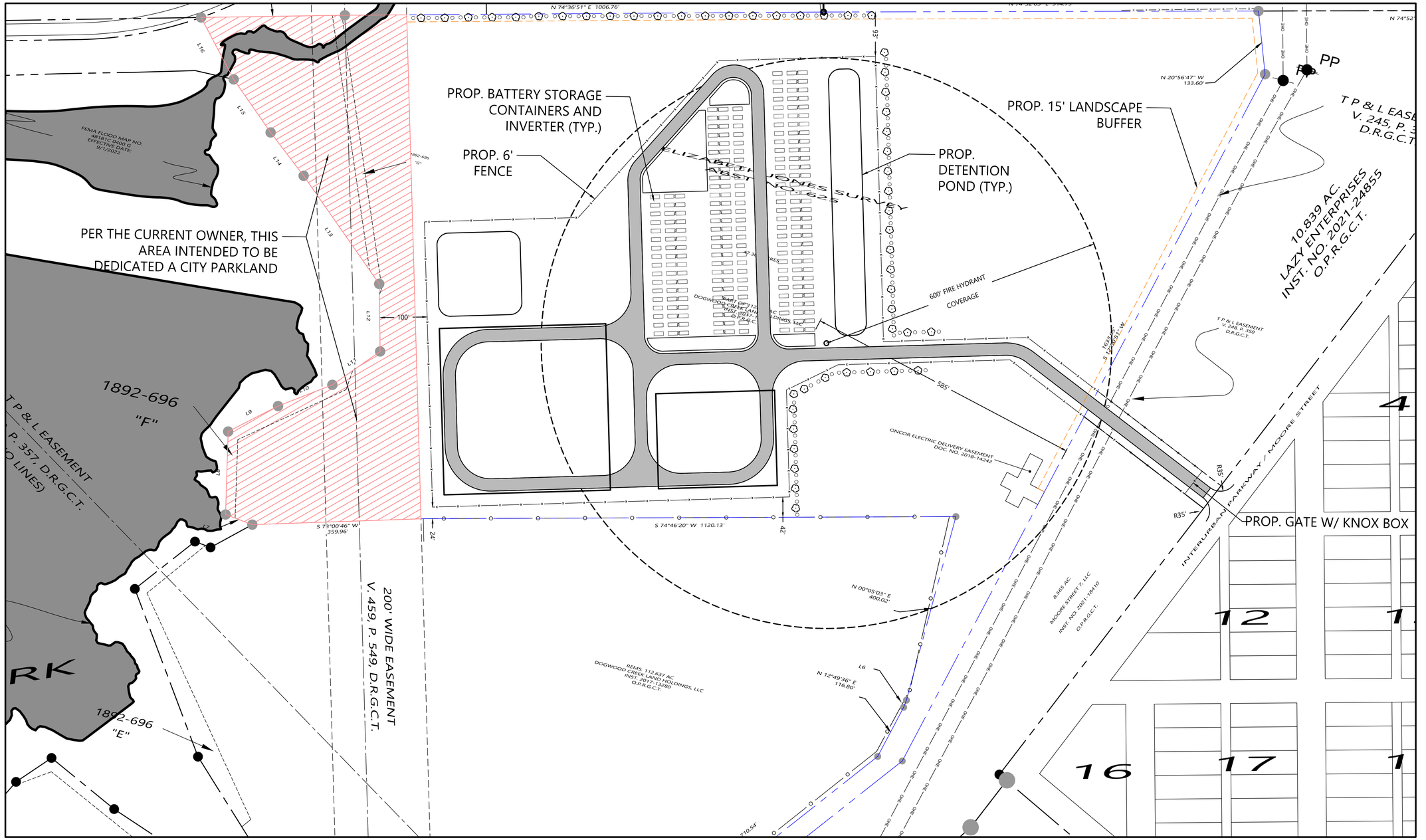
RE: Parcel #443307, G-0625, JONES ELIZABETH A-G0625, ACRES 48.178

To Whom It May Concern:

Holley Energy Solutions LLC is requesting a special use permit for the site located along Moore St / Interurban Parkway to allow the proposed use of a BESS (Battery Energy Storage System) project. The site is currently vacant and the adjacent property to the south is currently being utilized as a solar farm. The proposed BESS project contributes to increased power reliability for the residents of the City of Sherman by preventing brown and blackout events and providing increased stability to the local grid during times of power instability. The facility will also limit transmission congestion and increase operating reliability for the nearby Oncor substation. If you have any questions or require any additional information, please contact me at your convenience.

Thank you,

Holley Energy Solutions LLC



LEGEND:

- PROP. GRAVEL FIRE LANE (MIN. TURNING RADIUS 38' AND 26' WIDTH)
- PROP. FIRE HYDRANT
- PROP. ORNAMENTAL/SHADE TREE (TYPE FROM APPROVED TABLE 14.1 IN LANDSCAPE ORDINANCE NO. 6692)

NOTES:

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

507.5.1 – WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400' FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON–SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

SITE TABULATION TABLE:

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

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

LANDSCAPE CALCULATIONS:

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

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

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

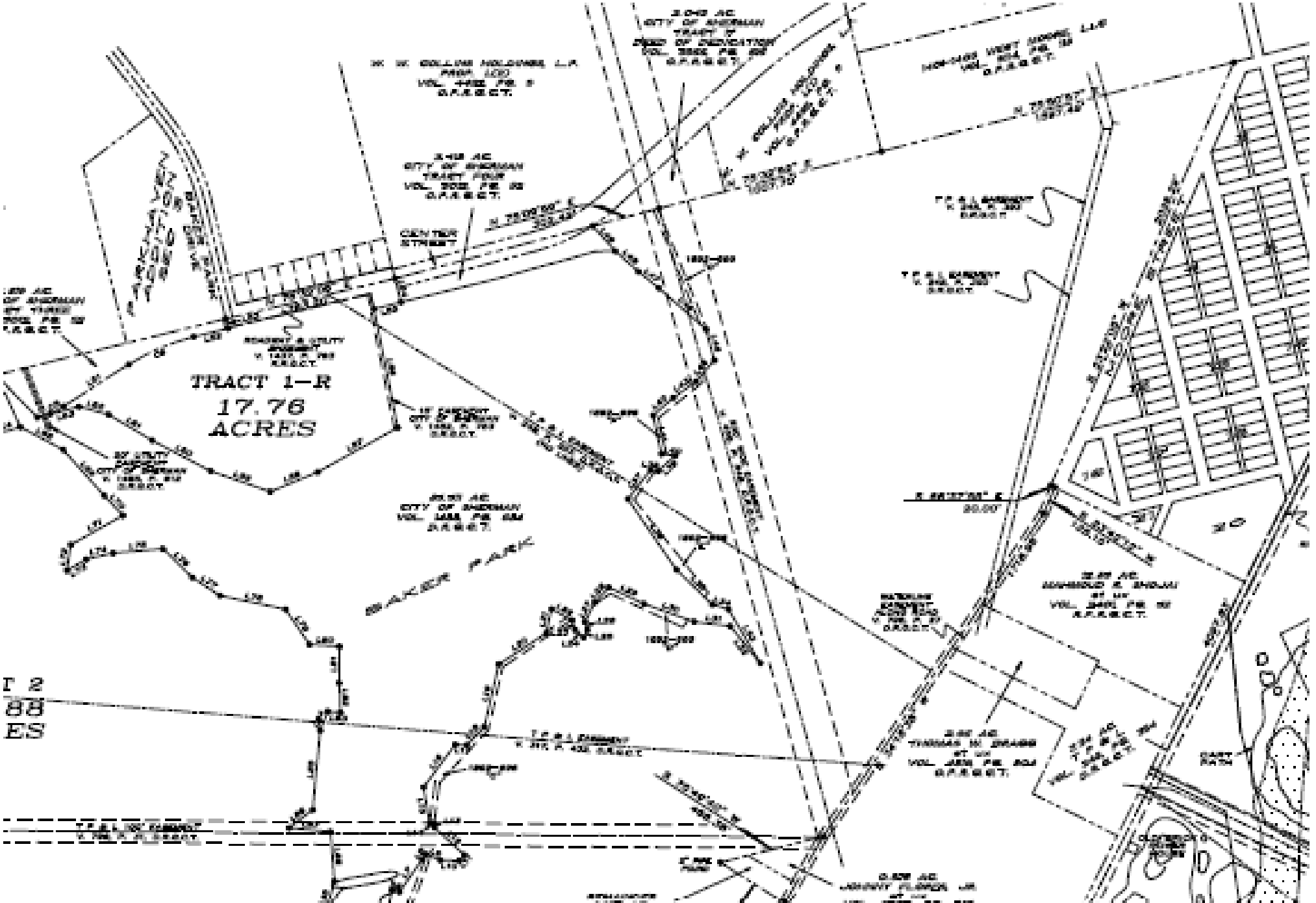
SCALE: 1" = 100'
0 50' 100' 200'

SITE & LANDSCAPE PLAN

HOLLEY JOLLY BESS

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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


TRACT 1-R
17.76
ACRES
CENTER STREET

SPECIFIC USE PERMIT & SITE PLAN
THE REQUEST OF SSCGC, LLC (OWNERS), SHANE SHIELDS (REPRESENTATIVE) AND CYPRESS CREEK RENEWABLES (SOLAR COMPANY) CONCERNING THE PROPERTY LOCATED IN THE 900-2000 BLOCKS WEST MOORE STREET, BEING 112.6372 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AS FOLLOWS:
PLANNING AND ZONING COMMISSION
SPECIFIC USE PERMIT AND SITE PLAN APPROVAL UNDER ORDINANCE NO. 2280, SECTION 8, SUBSECTION (5)(A) TO ALLOW A SOLAR ENERGY FACILITY IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT.

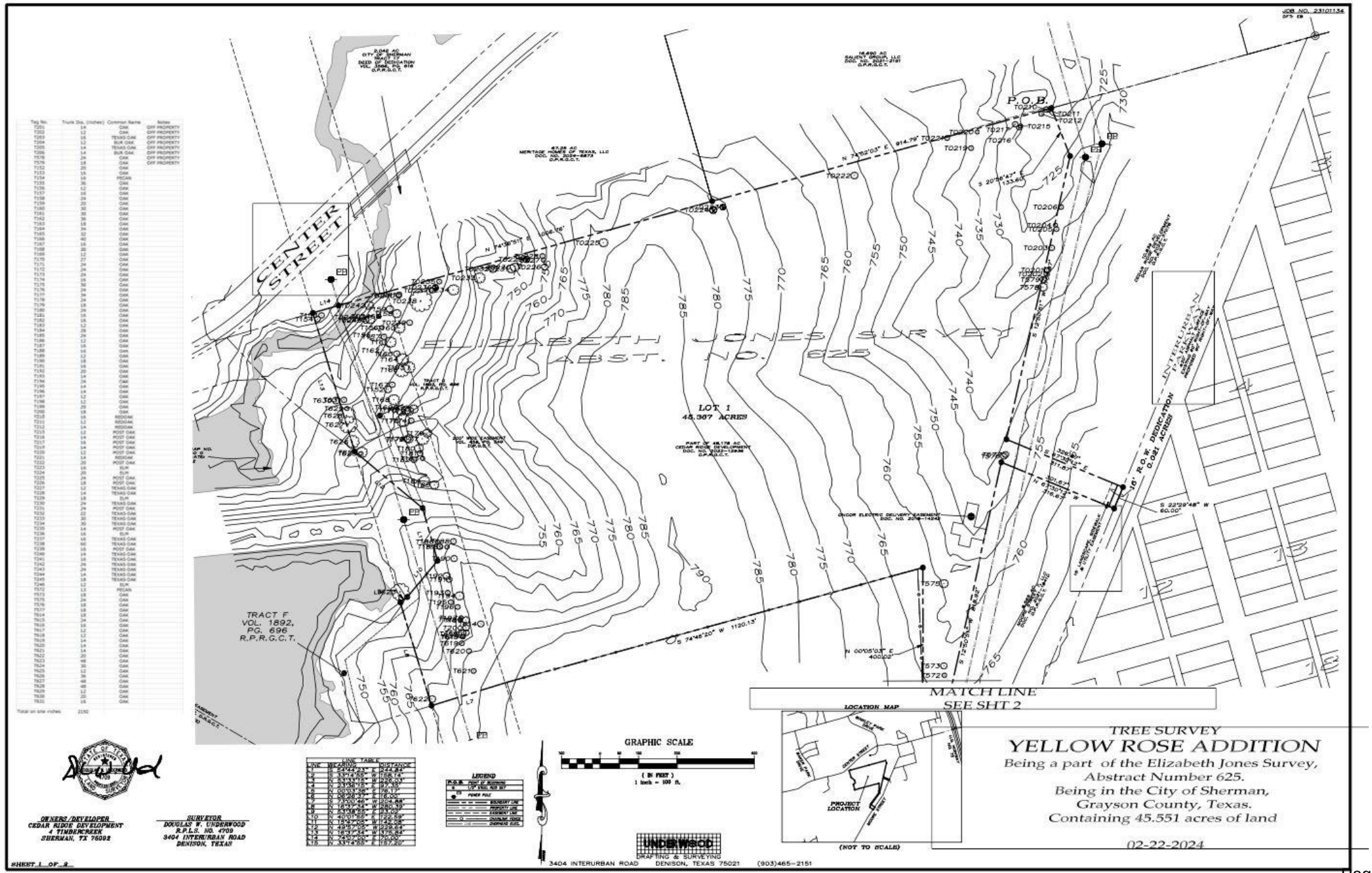
SUP & SITE PLAN – SOLAR ENERGY FACILITY 900-2000 BLKS. W. MOORE (SSCGC, LLC)

They essentially take a tract of land that is crisscrossed with utility easements and put a $17,000,000 investment on it; that includes the land and the equipment.

Mr. Shadden said the solar energy facility will be located on 112 plus acres off of Moore Street, however you can't see the site from Moore Street.

The site will generate almost no traffic and will not be staffed daily.

VOTING AYE: GILBERT, THORPE, ELLIOTT, VANDERVEER, VELLOTTI, DAVIS, MAHONE AND ADAMS.
VOTING NAY: NONE
MOTION CARRIED THE COMMISSION FOUND THE REQUEST

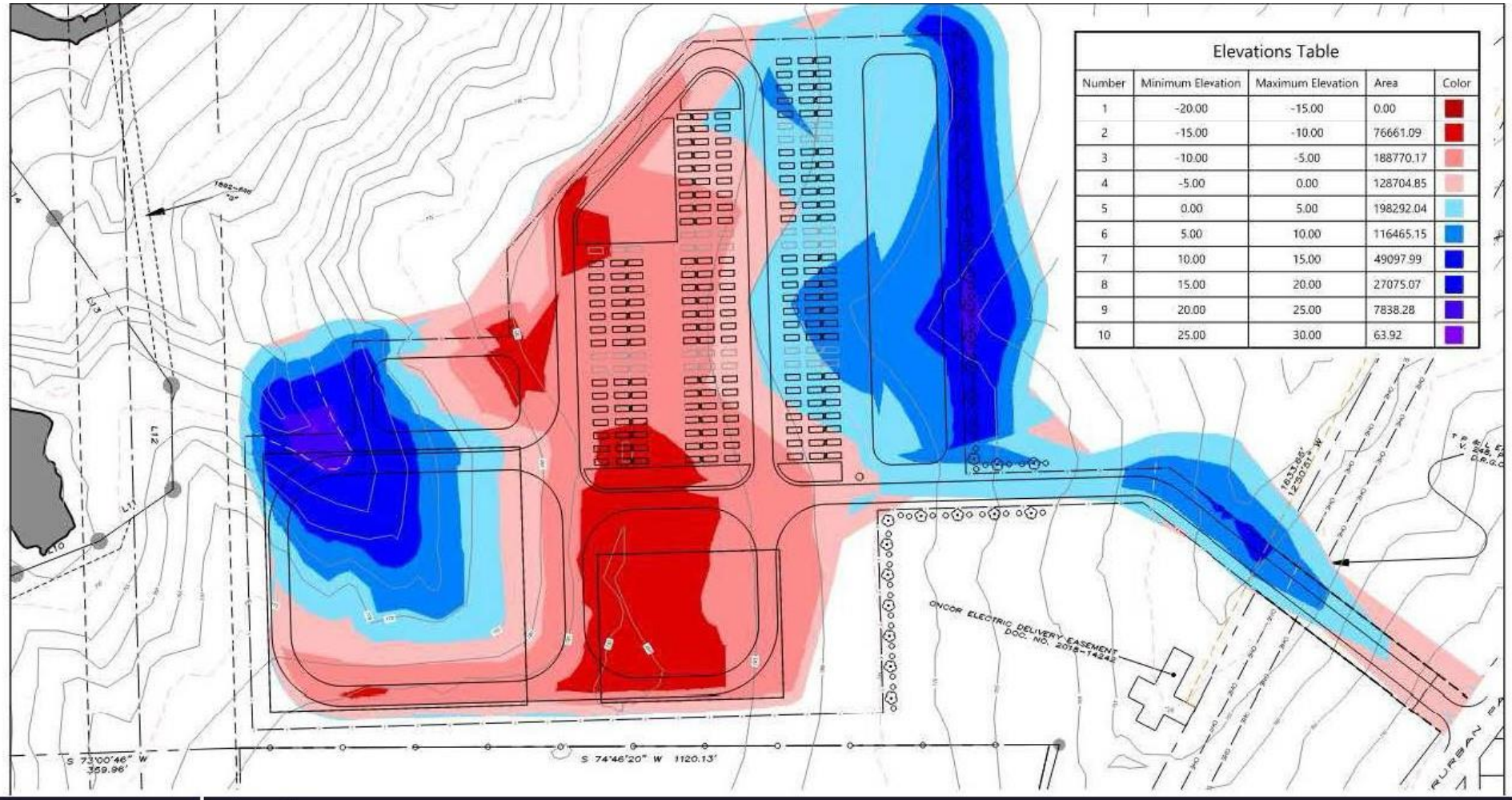


TREE SURVEY

YELLOW ROSE ADDITION

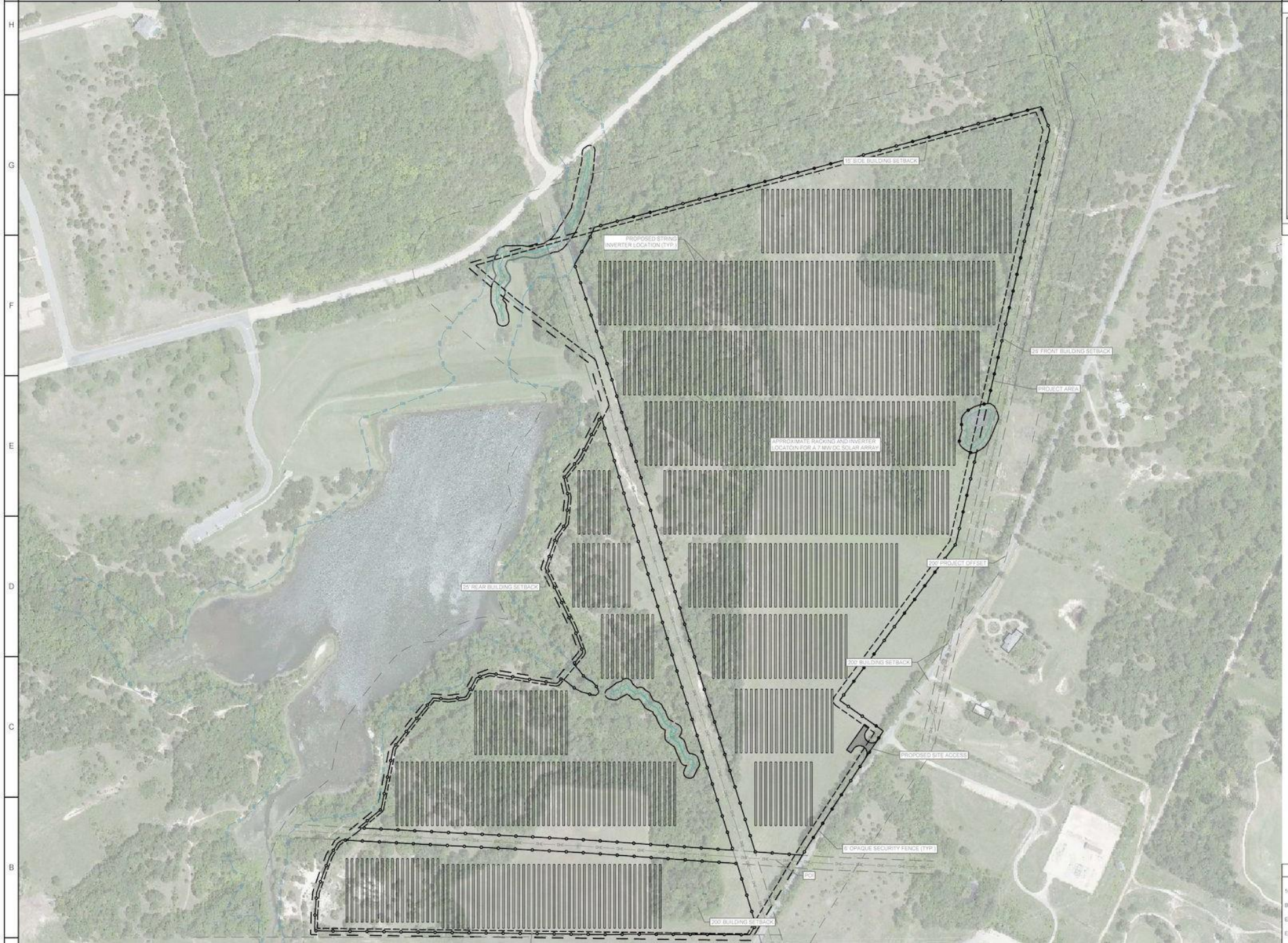
Being a part of the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 45.551 acres of land

02-22-2024

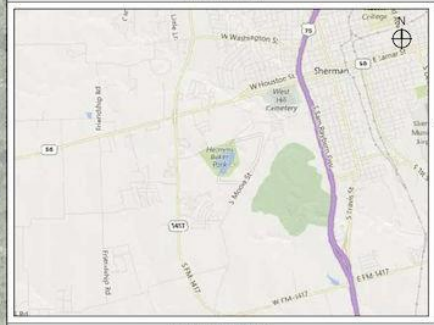


Item	Detail
Cut/Fill (Cubic Yards)	• Total Cut: 97,134 CY (shown in red) • Total Fill: 95,6670 CY (shown in blue) • Net: Cut 1,464 CY
Summary	• Based on a 1:1 cut/fill analysis, this high-level grading plan proposes net 1,464 CY of cut which can be spread out on the undeveloped portion of the site to minimize haul-off as designed • Upon detailed engineering we expect the site to balance with minimal impacts to overall grade and design

PARK TRAIL
CALLED 83.311 AC.
CITY OF SHERMAN
VOL. 1288, PG. 650
D.R.G.C.T.
84.71 AC.
CEDAR RIDGE
DEVELOPMENT
INST. NO. 2022-129
R.P.R.G.C.T.
SURVEY



VICINITY MAP



SCALE 1" = 5000'

LEGEND

EXISTING CONDITIONS		PROPOSED CONDITIONS	
100 YEAR FLOOD ZONE	100 100	PROJECT AREA	
BUILDING SETBACK		SECURITY FENCE	
EASEMENTS		SITE ACCESS	
ELECTRICAL (OVERHEAD)	OHE OHE		

CYPRESS CREEK RENEWABLES

3250 OCEAN PARK BLVD :: SUITE 355 :: SANTA MONICA, CA 90405
601-A WEST MAIN ST :: CARRBORO, NC 27510
35 A Smithfield Blvd., #330 | Plattsburgh, NY 12901

SEAL

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

ELECTRONIC FILES ARE INSTRUMENTS OF SERVICE PROVIDED BY CYPRESS CREEK RENEWABLES, LLC FOR THE CONVENIENCE OF THE INTENDED RECIPIENT(S), AND NO WARRANTY IS EITHER EXPRESSED OR IMPLIED. ANY REUSE OR REDISTRIBUTION OF THIS DOCUMENT IN WHOLE OR PART WITHOUT THE WRITTEN AUTHORIZATION OF CYPRESS CREEK RENEWABLES, LLC WILL BE AT THE SOLE RISK OF THE RECIPIENT. IF THERE IS A DISCREPANCY BETWEEN THE ELECTRONIC FILES AND THE SIGNED AND SEALED HARD COPIES, THE HARD COPIES SHALL GOVERN. USE OF ANY ELECTRONIC FILES GENERATED OR PROVIDED BY CYPRESS CREEK RENEWABLES, LLC CONSTITUTES AN ACCEPTANCE OF THESE TERMS AND CONDITIONS.

CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION
X	XX-XX-XX	XXX

PLT STAMP

BMITH 12/20/2019 1:46 PM WEST MOORE_SITE PLAN_1020-16.DWG

PROJECT

T MOORE SOLAR LLC

RE
MAN, TX

Yellow Rose

PROJECT OVERVIEW

YELLOW ROSE BESS

LAND

- **Land Control:** 40 acres (purchase option)
- **Location:** Grayson County, TX – Sherman City Limits

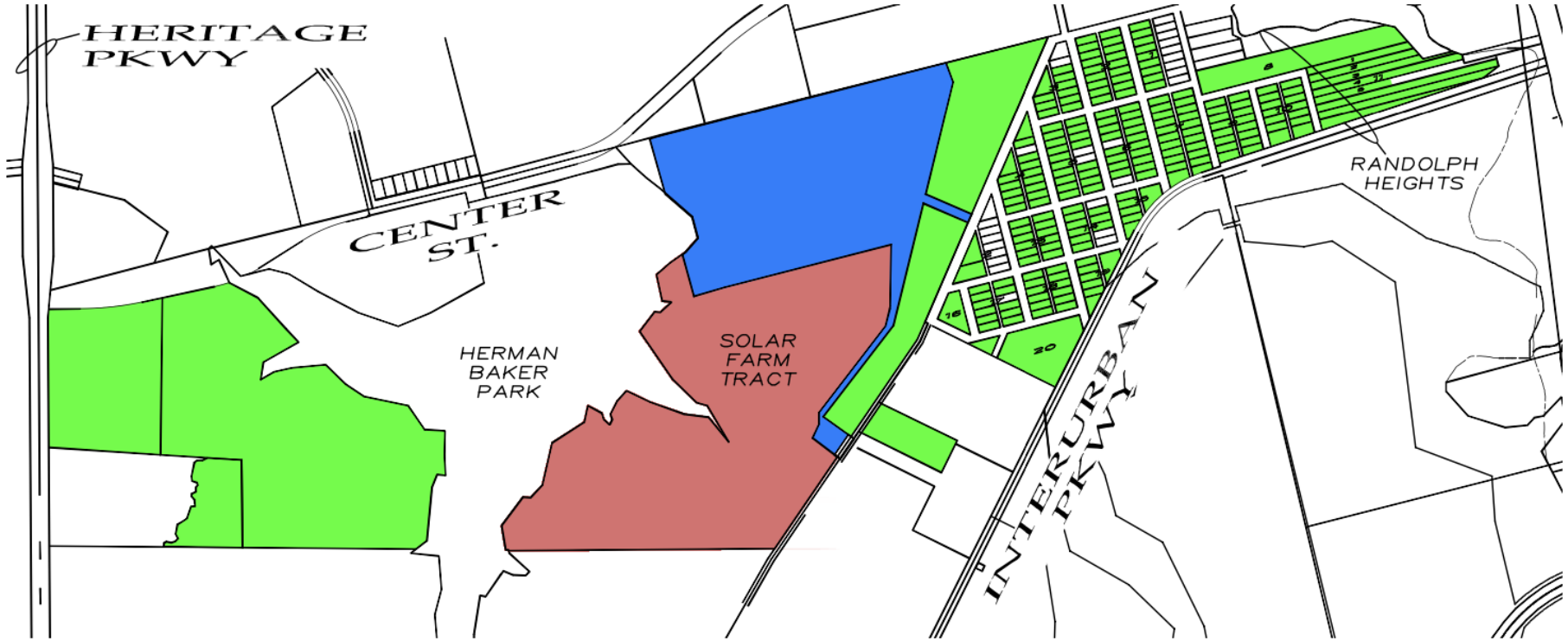
INTERCONNECTION / CONSTRUCTION

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

ADDITIONAL INFORMATION

- **Full-Time Employees:** 0 (unmanned facility)
  100 – 200 construction jobs
- Landscaping for site maintenance
- **Project Cost:** ~$170MM
- **Estimated Property Taxes:** $32,833,953
  (Over 25 years)

JOB NO. 22080888 – AA

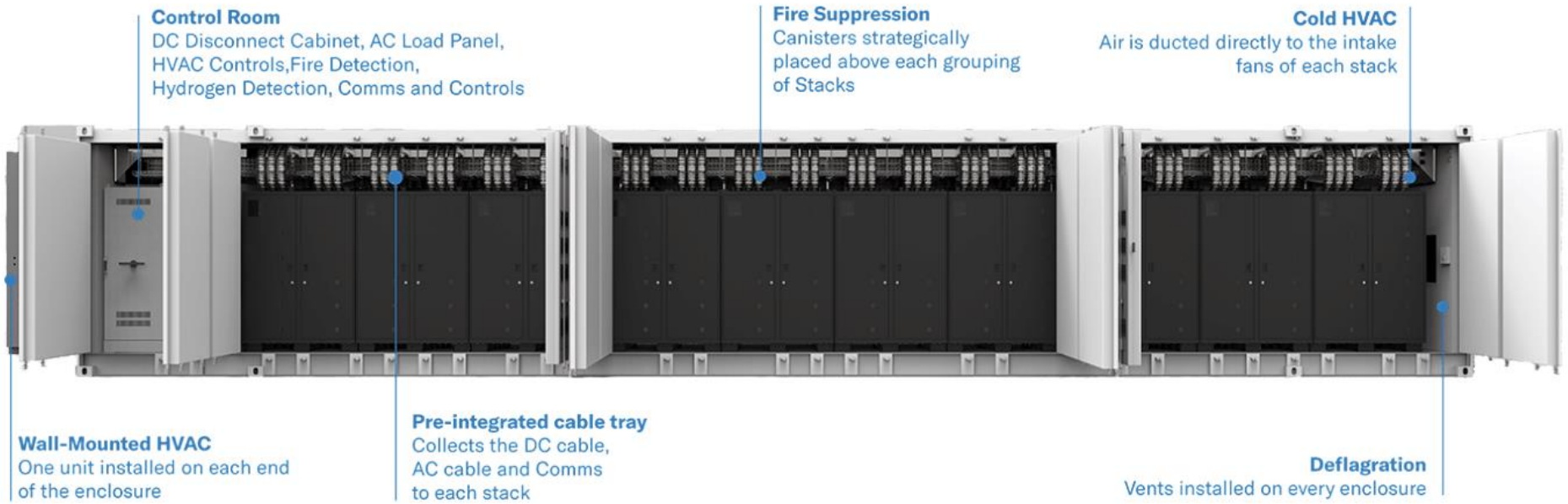


PROPOSED
YELLOW ROSE ADDITION
ELIZABETH JONES SURVEY,
ABSTRACT NO. 625
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

BATTERY ENERGY STORAGE SYSTEMS EXPLAINED

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

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



BUILT-IN SAFETY FEATURES

1. Energy/Battery Management System (EMS/BMS)
    - The EMS constantly monitors all equipment and is programmed to automatically disconnect battery cells in the event of abnormal temperature or voltage conditions.
2. Unprevented Fire Event
    - National Fire Protection Association code recommends a let-it-burn approach.
    - BESS containers are adequately spaced to prevent fire propagation from one container to another.
    - Individual units are designed to completely burn within a matter of hours. Once a container is finished burning, it is craned off-site and replaced.
    - Smoke from BESS fires is similar in toxicity to that of a typical house fire and less toxic than that of a typical passenger vehicle fire.

BENEFITS TO SHERMAN AND THE SURROUNDING AREA

Increases Electric Reliability

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

Resolves Transmission Inefficiencies

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

Significant Tax Contributions

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

RELIABLE POWER FOR INDUSTRIAL GROWTH

Bringing energy efficiency to the fab

Large semiconductor fabs use as much as 100 megawatt-hours of power each hour, which is more than many automotive plants or oil refineries do. In some markets, electricity can account for up to 30 percent of fab operating costs, so there is significant opportunity in rethinking power usage and management.

Steve Chen, Apoorv Gautam, and Florian Weig

A typical semiconductor fabrication plant, or fab, will use as much power in a year as about 50,000 homes. In fact, the larger "megafabs" can consume more electricity than auto plants and refineries. Some facilities have even built their own captive power plants.

While the power consumed by semiconductor chips has been reduced significantly in the past decade, improvements in the energy used during the chip-production process have lagged behind. Energy costs can account for 5 to 30 percent of fab operating expenses, depending on local electricity prices. High-tariff markets include semiconductor hot spots like Japan and Singapore.

Given the competitive intensity of the industry, it is not surprising that integrated device manufacturers and foundries have invested to achieve energy-efficient solutions (sometimes in collaboration with "green" nongovernmental organizations). We often find, however, that less work has been put into ensuring that the company's infrastructure is run in the most efficient manner. Instead, reliability is frequently the primary, and sometimes the only, consideration when it comes to utility requirements. Few measurements are taken, and at many fabs, there is only one power meter for the entire clean room, despite the dozens of power-intensive tools contained therein. About $20 million to $30 million in electricity

McKinsey & Company - LINK

INDUSTRY ARTICLE

Protecting Critical Power Supplies With 24/7 Chip Production

January 28, 2024 by Danel Turk, ABB

As semiconductor shortages cause disruption worldwide, production facilities are being commissioned to meet demand. Uptime is crucial, as these facilities must run around the clock to fill backlogs and future orders. This article examines the electrification specification required to protect critical power supplies and keep semiconductor production rolling.

EE Power - LINK

TECHNOLOGY AND IIOT > ENERGY

The Success of US Chip Manufacturing Hinges on Our Electric Grid

March 12, 2024

Advanced semiconductor equipment requires 10 times more power. Our grid is not up to the task.

Sarah Shinton

Industry Week - LINK

Energy Considerations at the Dawn of Strategic Manufacturing

Center For Strategic & International Studies - LINK

YELLOW ROSE BESS SUMMARY

1. The SUP unanimously passed in 2017 forever changed the highest and best use of the remaining tract.
2. Surrounding neighbors overwhelmingly support this plan.
3. The proposed site will be 900’ – 1600’ from the road, secluded by trees and a ridge
4. Moving the property line 8 acres and 200’ to the east side of the Oncor power lines makes the development virtually undetectable from the road or park.
5. The project is passive, provides more extensive green space than originally approved.
6. It will preserve trees, expand Baker Park and generate substantially more tax revenues than ANY other permitted use,
7. It provides significant economic benefits and consistent power to our corporate citizens.

June 11, 2024

RE: 1512 Interurban Parkway, request for specific use permit by Cedar Ridge Development and Holley Energy Solutions, LLC.

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

Please accept my apology that I cannot attend the June 18 session of the P & Z Commission.

As the owner of 1505 Interurban Parkway (the front door neighbor of the solar field at 1512 Interurban Parkway) I wish to modify my letter of March 11, Re: My request to deny permit.

Having been contacted by another respondent to the specific use permit, I am now satisfied that there is no intent to construct wind generation tower(s) in this development and that this is the addition of an energy storage (battery?) system as an energy source in conjunction with the solar generation system located on the same site.

Based upon my more complete knowledge of this project I would like to approve the permit.

Respectfully yours,

Thomas W. Bragg

June 13, 2024

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

Honorable Chairman and Commissioners,

We are writing in support of the proposed Yellow Rose BESS development. As members of Moore Street 7, LLC, we own the contiguous 8.65 acres to the proposed development. Our tract serves as a 200'-325' buffer between the tract and Interurban Way. We support the continued commercial development of this tract as the highest and best use due to the power line easements surrounding the tract the existing solar farm and the secluded nature of the tract. Furthermore, we believe the passive nature of this project will compliment future commercial development along Interurban, a minor arterial and accelerate the improvement of this vital corridor.

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

Sincerely,

Caleb Dupuis

HOLLEY JOLLY HOMES, LLC.

June 13, 2024

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

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

Mr. Chairman and Commissioners,

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

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

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

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

HOLLEY JOLLY HOMES, LLC,
a Texas limited liability company

BY: _____
JOSHUA ADAM HOLLEY, Member

June 13, 2024

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

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

Chairman Mahone and Honorable Commissioners,

I am writing in my capacity as a Member of SSCGC Holdings, LLC and the Owner of Lazy L. Enterprises supporting the proposed Yellow Rose BESS development. Together these entities own 172 of the 198 platted lots in the Randolph Heights Addition located directly across Interurban Way from the proposed development. In 2017, P and Z unanimously granted an SUP for a 112 acre solar farm to utilize and enhance the power generation of the Stone Creek Substation and Switch.

Currently, an unused portion of this tract is now being proposed to be re-purposed as a battery storage facility. This tract is secluded, sitting 200'-680' off Interurban, bounded to the east and west by a large wide power line easement as well as a deep creek , to the south by the existing solar farm and to the north by a steep wooded incline. A battery energy storage facility in our community will serve the local electric grid during times of electricity shortage, work to prevent power outages in the area and support the high tech manufacturers moving into Sherman.

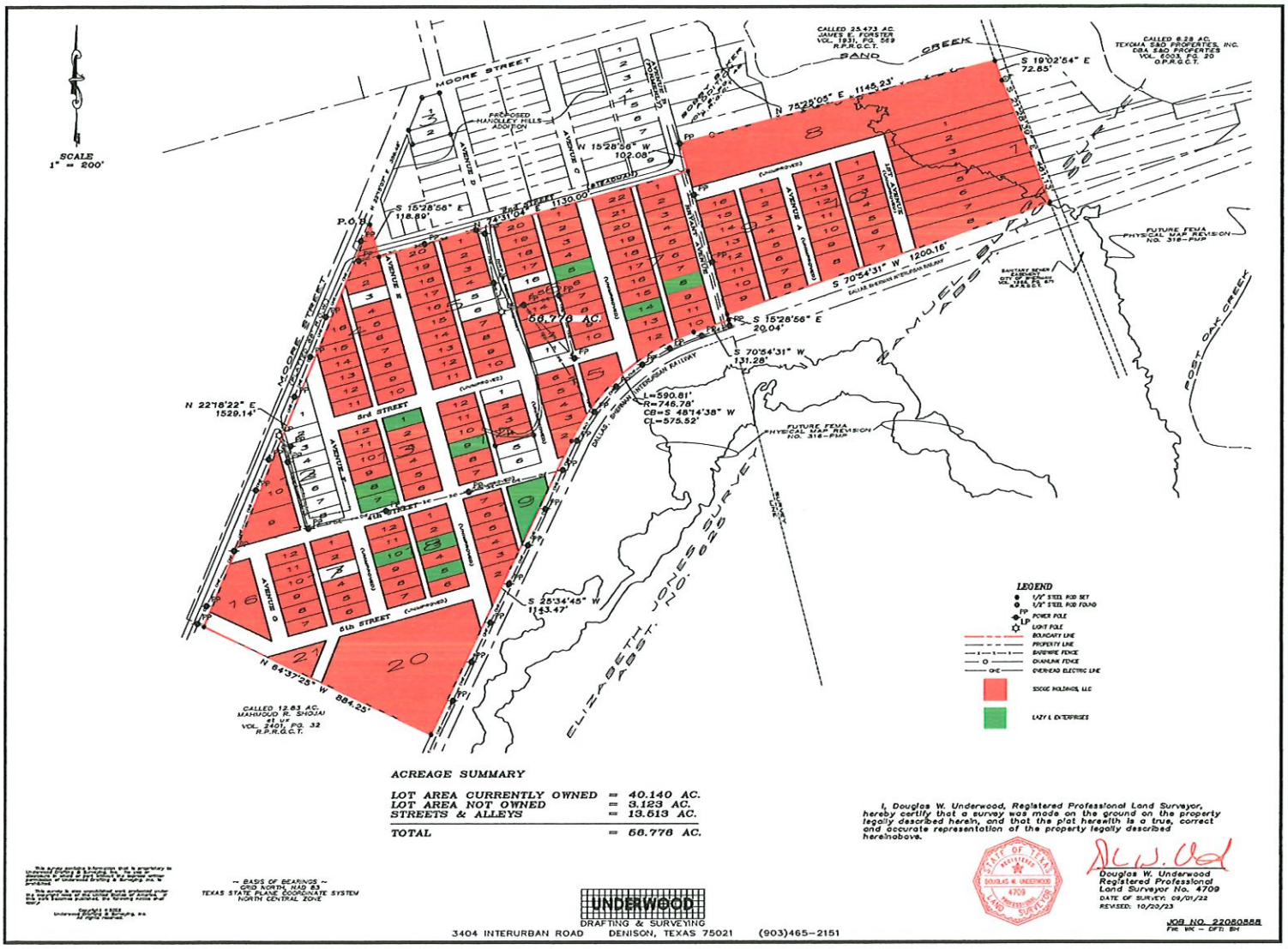
This support is necessary as our electric grid becomes increasingly reliant on intermittent renewable energy resources and will also help keep energy prices steady for all consumers, both residential and commercial. Additionally, this investment will generate significant tax revenues for the City of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

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

Sincerely,

William L. Magers

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



ACREAGE SUMMARY

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

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

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 09/01/22
REVISED: 10/20/23

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

JOB NO. 22080888
File: WK - DFTI BH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 11, 2024 Sent via Email

Cedar Ridge Development
P.O. Box 911003
Sherman, TX 75090

Holley Energy Solutions, LLC
3348 West Stafford Drive
Denison, TX 75020

Dear Applicants,

The request of a 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 located at 1512 Interurban Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 18, 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.

Engineering

12. Platting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
13. 15' Landscape Buffer along Interurban Parkway is required. Landscape Buffer is to be adjacent to Utility Easement. *City of Sherman Ordinance No. 6692.*
14. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*
16. 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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2100 EAST LAMAR STREET (Project No. 24-002119)

The request of BTI Capital, LLC (Owner), Ben Betzold, CEC (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 2100 East Lamar, consisting of 12.995 acres, in the George B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change of 3.020 acres situated in the George B. Pilant Survey, Abstract No. 963 from MF-30 (Multi-Family Residential) District to C-1 (Retail Business) District.
B. Public Hearing and Zone Change of 9.975 acres situated in the George B. Pilant Survey, Abstract No. 963 from MF-30 (Multi-Family Residential) District to R-2F (Duplex Residential) District.

Background:

The property is located at 2100 East Lamar Street between Wanda Drive and Stephens Road. The owner is requesting a Zone Change of 3.020 acres from MF-30 (Multi-Family Residential) District to C-1 (Retail Business) District and a Zone Change for the remaining 9.975 acres from MF-30 (Multi-Family Residential) District to R-2F (Duplex Residential) District.

The following has been approved for this location:
• 2/10/1969 – Zone Change from an R-1 (One Family Residential) District to C-1 (Retail Business) District
• 8/21/2007 - 11.24 acres R-2 (Multi-Family Residential) District & C-1 (Retail Business) District to R-1 (One Family Residential) District & 1.76 acres from C-1 (Retail Business) District & R-1 (One Family Residential) District to C-1 (Retail Business) District
• 3/18/2008 – Specific Use Permit to allow indoor batting cages in a C-1 (Retail Business) District
• 11/16/2021 – Zone Change from C-1 (Retail Business) District & R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District
• 9/20/2022 - Final Plat approval of Sweetwater Gap.

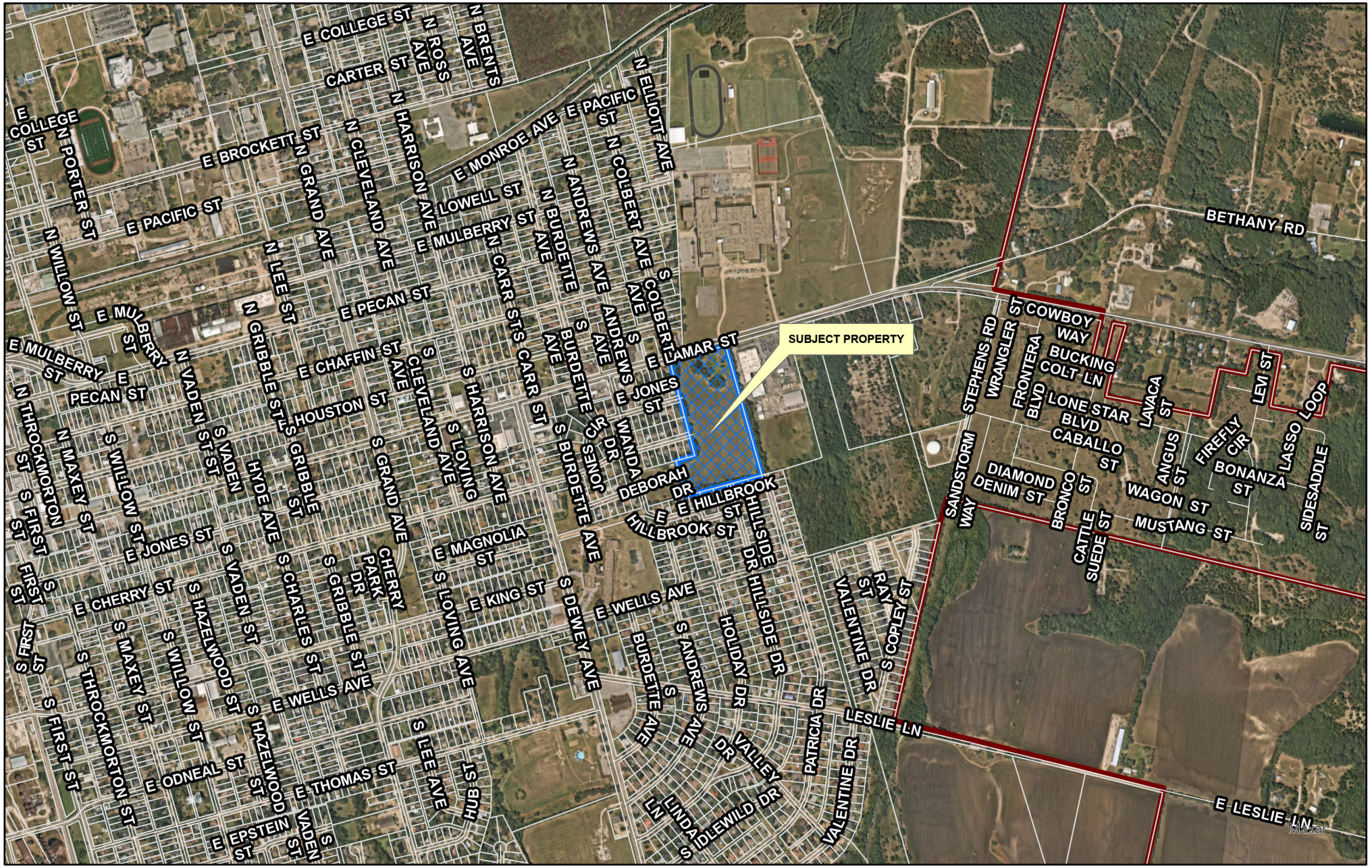
In 2021, the prospective developer proposed this property to be developed as duplex units in an R-2 district. With changes to the zoning ordinance in 2022, the R-2 district transitioned to MF-30. This zone change request would provide the ability for the new developer to continue the duplex development approved in 2021 with additional acreage allowed for commercial development.

Origination:

BTI Capital, LLC (Owner)
Ben Betzold, CEC (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. Survey
6. Survey - Commercial
7. Survey - Duplexes
8. Narrative
9. Site Plan - Commercial
10. Site Plan - Duplexes



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2100 E LAMAR ST

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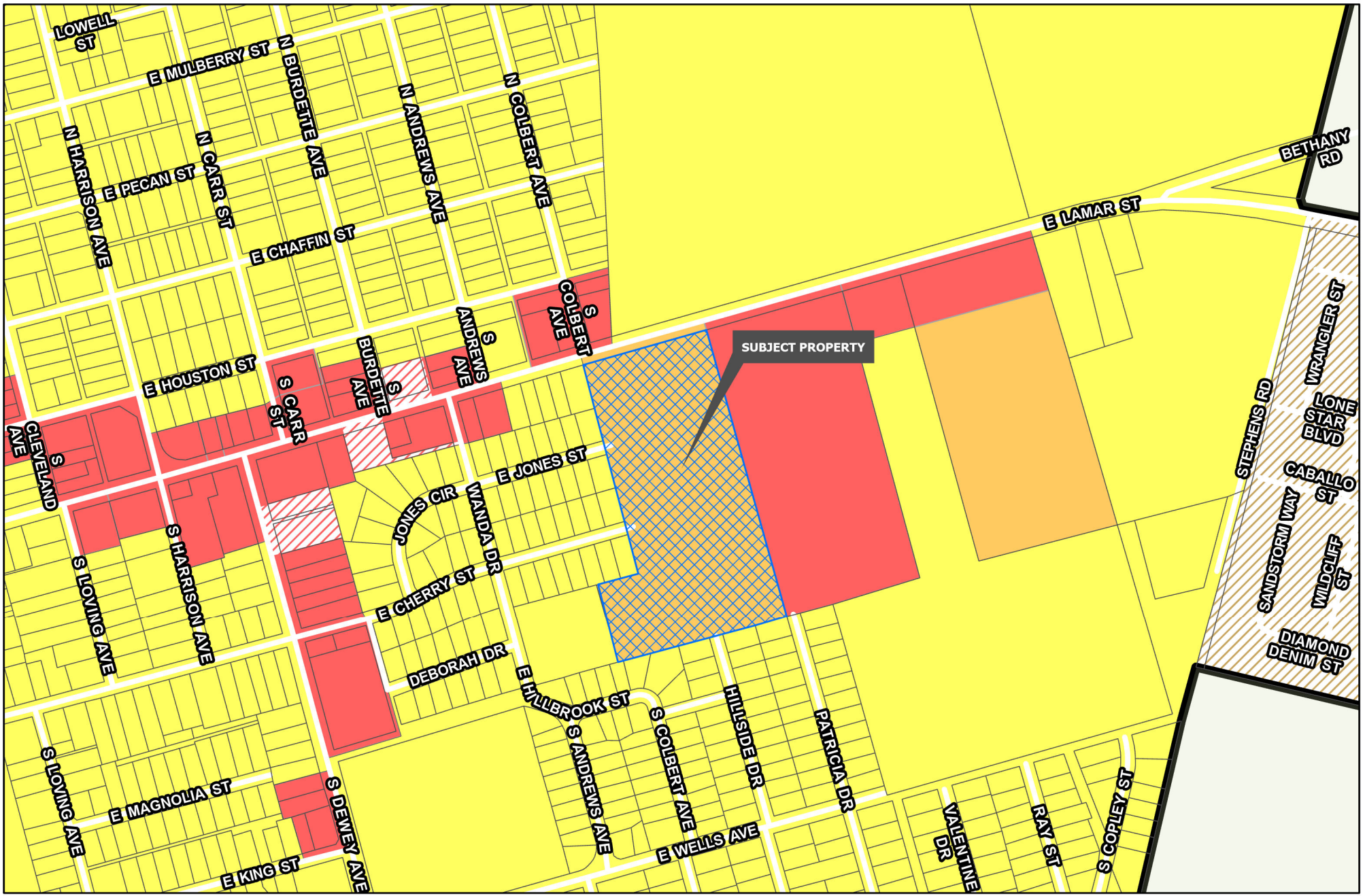
Date: 6/7/2024 5:52 PM



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
2100 E LAMAR ST

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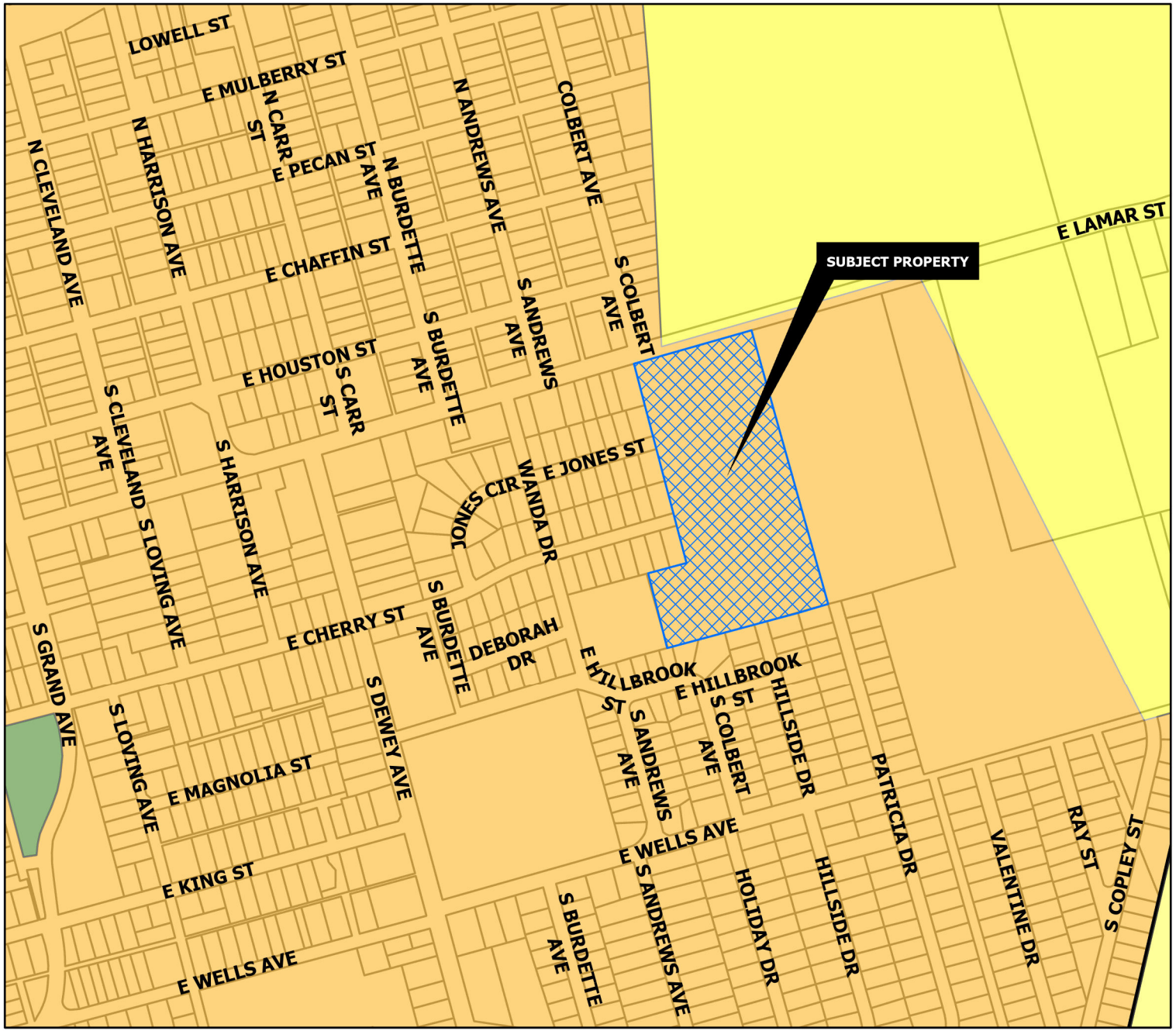
Date: 4/7/2025 5:53 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2100 E LAMAR ST

N
W E
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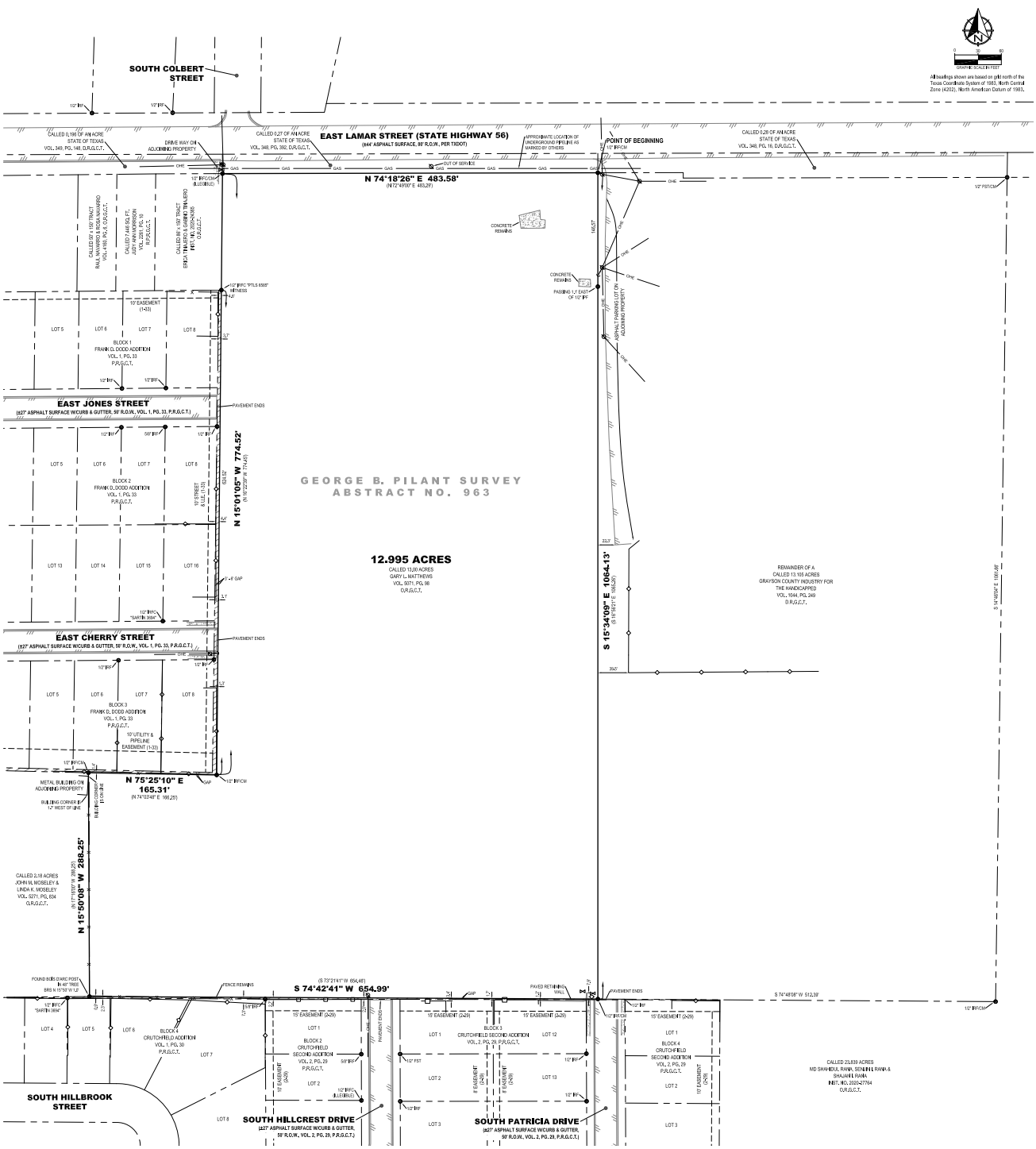
Date: 6/7/2024 5:52 PM

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT # 24-002119



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

LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	U.E.	UTILITY EASEMENT
IRFC	IRON ROD FOUND W/PLASTIC CAP		UTILITY/POWER POLE
FST	FOUND SQUARE TUBE		GUY
IPF	IRON PIPE FOUND		FIRE HYDRANT
BRS	BEARS		WATER VALVE
CM	CONTROLLING MONUMENT		BOUNDARY LINE
( )	DEED OR PLAT CALL		ADJOINER LINE
R.O.W.	RIGHT-OF-WAY		EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		WIRE FENCE
			WOOD FENCE
O.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		CHAIN LINK FENCE
			ASPHALT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	OHE	OVERHEAD ELECTRIC/UTILITY
		GAS	GAS LINE
VOL., PG.	VOLUME, PAGE		

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Additional Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by others (pin flags and/or permanent markers) and should be considered approximate.

Certify to: Gary L. Matthews; Wyldewood Homes, 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 09/08/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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

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

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 13.00 acre tract of land described in the deed to Gary L. Matthews, recorded in Volume 5071, Page 98, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 13.00 acre tract, common to the southeast corner of a called 0.27 of an acre tract of land described in the deed to State of Texas, recorded In Volume 348, Page 392, Deed Records, Grayson County, Texas, and common to the western-most southwest corner of a called 0.28 of an acre tract of land described in the deed to State of Texas, recorded In Volume 348, Page 16, said Deed Records, and on the westerly line of a called 13.165 acre tract of land described In the deed to Grayson County Industry for the Handicapped, recorded In Volume 1044, Page 249, said Deed Records, and on the southerly right-of-way line of East Lamar Street (State Highway 56);

THENCE South 15°34'09" East, with the easterly line of said 13.00 acre tract, and with the westerly line of said 13.165 acre tract, passing 1.1-feet east of a found 1/2-inch iron pipe at a distance of 146.57 feet, and continuing on said course a total distance of 1064.13 feet to a 1/2-inch iron rod found for the southeast corner of said 13.00 acre tract, common to the southwest corner of said 13.165 acre tract;

THENCE South 74°42'41" West, with the southerly line of said 13.00 acre tract, a distance If 654.99 feet to the southwest corner of said 13.00 acre tract, common to the southeast corner of a called 2.18 acre tract of land described In the deed to John M. Moseley and Linda K. Moseley, recorded in Volume 5271, Page 834, said Official Records, and from which a found Bois D'Arc Post In a 49-inch tree bears North 15°50' West, a distance of 1.0 feet;

THENCE North 15°50'08" West, with a westerly line of said 13.00 acre tract, and with the easterly line of said 2.18 acre tract, along or near a fence, a distance of 288.25 feet to a 1/2-inch iron rod found for the western-most northwest corner of said 13.00 acre tract, common to the northeast corner of said 2.18 acre tract;

THENCE North 75°25'10" East, with a northerly line of said 13.00 acre tract, a distance of 165.31 feet to a 1/2-inch iron rod found for a re-entrant corner on the westerly line of said 13.00 acre tract;

THENCE North 15°01'05" West, with a westerly line of said 13.00 acre tract, passing en route at a distance of 624.52 feet a 1/24nch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" previously set for the southeast corner of a tract of land described In the deed to Erica Tinajero and Gabino Tinajero, recorded In Instrument No, 2020-24365, said Official Records, and continuing on said course, with the easterly line of said Tinajero Tract, a total distance of 774.52 feet to a 1/2-inch iron rod found for the northern-most northwest corner of said 13.00 acre tract, common to the northeast corner of said Tinajero Tract, and common to the southeast corner of a called 0.196 of an acre tract of land described in the deed to State of Texas, recorded In Volume 349, Page 148, said Official Records, and common to the southwest corner of aforesaid 0.27 acre tract, and on the southerly right-of-way line of aforesaid East Lamar Street;

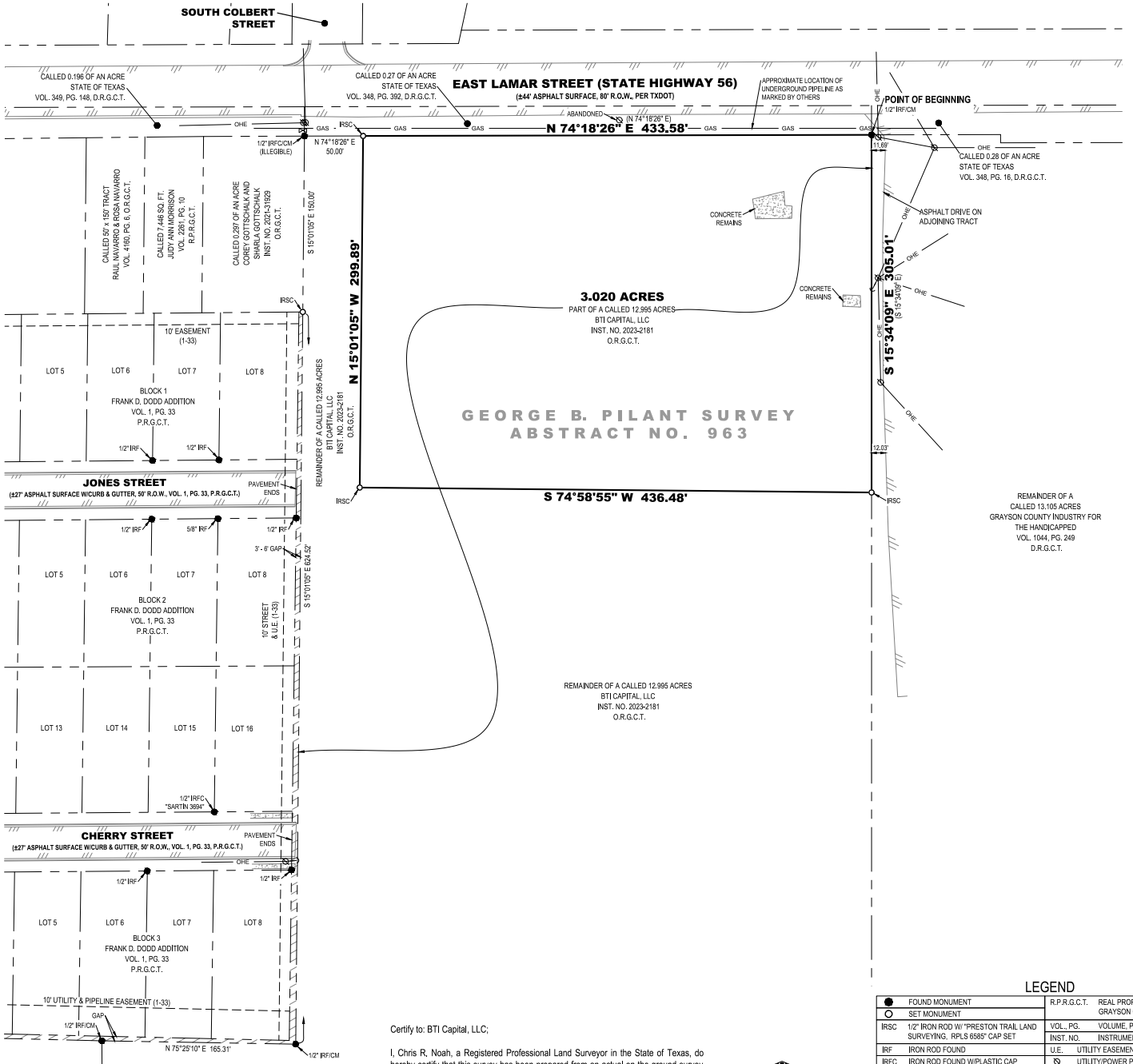
THENCE North 74°18'26" East, with the northerly line of said 13.00 acre tract, and with the southerly line of said 0.27 acre tract, and with the southerly right-of-way line of said East Lamar Street, a distance of 483.58 feet to the POINT OF BEGINNING and enclosing 12.995 acres (566,069 square feet) of land, more or less.

FLOOD STATEMENT:

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

TITLE SURVEY
12.995 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
TBD East Lamar Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
TBPLS Firm No. 10194175
787 W FM 996
Pettsboro, TX 75076
www.prestontrailsurveying.com
903-786-8029



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

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, the City of Sherman, Grayson County, Texas, and being a part of a called 12.995 acre tract of land described in the deed to BTI Capital, LLC, recorded in Instrument No. 2023-2181, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 12.995 acre tract, common to the southeast corner of a called 0.27 of an acre tract of land described in the deed to the State of Texas, recorded in Volume 348, Page 392, Deed Records, Grayson County, Texas, and common to the western-most southwest corner of a called 0.28 of an acre tract of land described in the deed to the State of Texas, recorded in Volume 348, Page 16, said Deed Records, on the westerly line of a called 13.105 acre tract of land described in the deed to Grayson County Industry for the Handicapped, recorded in Volume 1044, Page 249, said Deed Records, and on the southerly right-of-way line of East Lamar Street (State Highway 56);

THENCE South 15°34'09" East, with the easterly line of said 12.995 acre tract, and with the westerly line of said 13.105 acre tract, a distance of 305.01 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of the herein described tract of land;

THENCE South 74°58'55" West, crossing said 12.995 acre tract, a distance of 436.48 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of the herein described tract of land;

THENCE North 15°01'05" West, continuing across said 12.995 acre tract, a distance of 299.89 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of the herein described tract of land, on the northerly line of said 12.995 acre tract, and on the southerly line of aforesaid 0.27 acre tract, and on the southerly right-of-way line of aforesaid East Lamar Street, from which a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 12.995 acre tract bears South 74°18'26" West, a distance of 50.00 feet;

THENCE North 74°18'26" East, with the northerly line of said 12.995 acre tract, and with the southerly line of said 0.27 acre tract, and with the southerly right-of-way line of said East Lamar Street, a distance of 433.58 feet to the POINT OF BEGINNING and enclosing 3.020 acres (131,573 square feet) of land, more or less.

GENERAL NOTES:

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

2. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by others (pin flags and/or permanent markers) and should be considered approximate.

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 09/01/2022 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 G 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.

Certify to: BTI Capital, 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 06/28/2023, 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

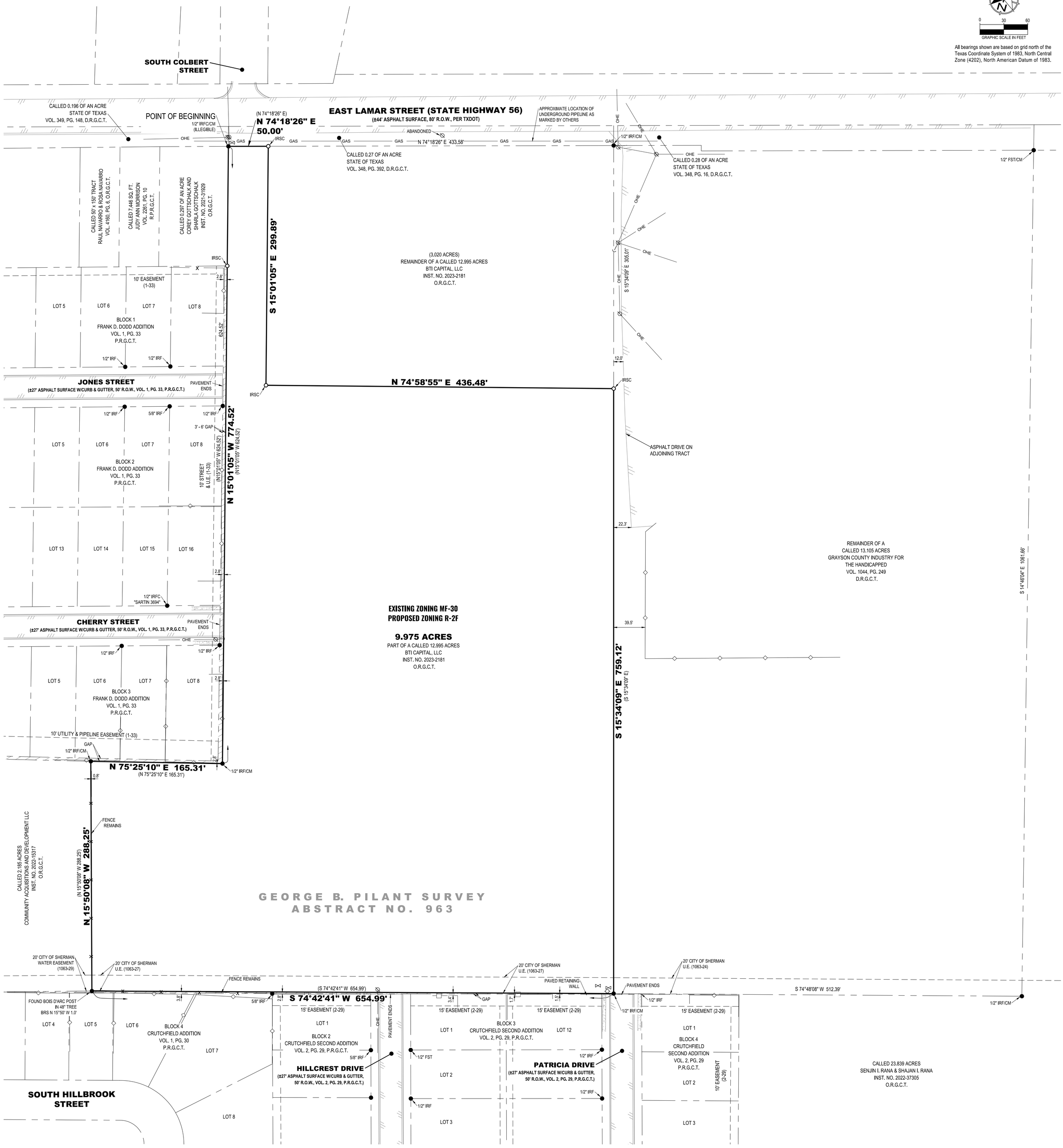
LEGEND

●	FOUND MONUMENT	R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
○	SET MONUMENT		
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	VOL., PG.	VOLUME, PAGE
		INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	U.E.	UTILITY EASEMENT
IRFC	IRON ROD FOUND W/PLASTIC CAP	⊘	UTILITY/POWER POLE
CM	CONTROLLING MONUMENT	⟵	GUY
( )	DEED OR PLAT CALL	⋈	WATER VALVE
R.O.W.	RIGHT-OF-WAY	———	BOUNDARY LINE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS	— — —	ADJOINER LINE
		- - - - - -	EASEMENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	//////	ASPHALT
		OHE	OVERHEAD ELECTRIC/UTILITY
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	GAS	GAS LINE

BOUNDARY SURVEY
3.020 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
TBD East Lamar Street, Sherman
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: LGT	Scale: 1"=60'	Project No. 21-0572.3
	Checked by: CRN	Date: 06/28/2023	Sheet No. 1 of 1



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

GRAPHIC SCALE IN FEET
0 30 60

LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	U.E.	UTILITY EASEMENT
IRFC	IRON ROD FOUND W/PLASTIC CAP		UTILITY/POWER POLE
FST	FOUND SQUARE TUBE		GUY
IPF	IRON PIPE FOUND		FIRE HYDRANT
BRS	BEARS		WATER VALVE
CM	CONTROLLING MONUMENT		BOUNDARY LINE
( )	DEED OR PLAT CALL		ADJOINER LINE
R.O.W.	RIGHT-OF-WAY		EASEMENT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		WIRE FENCE
			WOOD FENCE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		CHAIN LINK FENCE
			ASPHALT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	OHE	OVERHEAD ELECTRIC/UTILITY
		GAS	GAS LINE
VOL., PG.	VOLUME, PAGE		

GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Additional Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. The surveyed property is subject to a 20' Utility Easement recorded in Volume 1063, Page 27, Deed Records, Grayson County, Texas
2. Location of underground pipelines based on information provided by Texas Railroad Commission GIS and/or observed above-ground markings by others (pin flags and/or permanent markers) and should be considered approximate.

Certify to: BTI Capital, 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 05/01/2024, 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 Engineers and Land Surveyors.

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

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

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the George B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, and being part of a called 12.995 acre tract of land described in the deed to BTI Capital, LLC, recorded in Instrument No. 2023-2181, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with an illegible plastic cap found for the northwest corner of said 12.995 acre tract, common to the northeast corner of a called 0.297 of an acre tract of land described in the deed to Corey Gottschalk and Sharla Gottschalk, recorded in Instrument No. 2021-31929, said Official Records, and common to the southeast corner of a called 0.196 of an acre tract of land described in the deed to the State of Texas, recorded in Volume 349, Page 148, Deed Records, Grayson County, Texas, and common to the southwest corner of a called 0.27 of an acre tract of land described in the deed to State of Texas, recorded in Volume 348, Page 392, said Deed Records, and on the southerly right-of-way line of East Lamar Street (State Highway 56);

THENCE North 74°18'26" East, with the northerly line of said 12.995 acre tract, and with the southerly line of said 0.27 acre tract, and with the southerly right-of-way line of said East Lamar Street, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (Hereinafter referred to as Capped Iron Rod) set for the northern-most northeast corner of the herein described tract of land, and from which a 1/2-inch iron rod found for the northeast corner of said 12.995 acre tract bears North 74°18'26" East, a distance of 433.58 feet;

THENCE South 15°01'05" East, crossing said 12.995 acre tract, a distance of 299.89 feet to a Capped Iron Rod set for corner;

THENCE North 74°58'55" East, continuing across said 12.995 acre tract, a distance of 436.48 feet to a Capped Iron Rod set for the eastern-most northeast corner of the herein described tract of land, and on the easterly line of said 12.995 acre tract, and on the westerly line of a called 13.105 acre tract of land described in the deed to Grayson County Industry for the Handicapped, recorded in Volume 1044, Page 249, said Deed Records, and from which a 1/2-inch iron rod found for the northeast corner of said 12.995 acre tract bears North 15°34'09" West, a distance of 305.01 feet;

THENCE South 15°34'09" East, with the easterly line of said 12.995 acre tract, and with the westerly line of said 13.105 acre tract, a distance of 759.12 feet to a 1/2-inch iron rod found for the southeast corner of said 12.995 acre tract, common to the southwest corner of said 13.105 acre tract;

THENCE South 74°42'41" West, with the southerly line of said 12.995 acre tract, a distance of 654.99 feet to the southwest corner of said 12.995 acre tract, common to the southeast corner of a called 2.185 acre tract of land described in the deed to Community Acquisitions and Development LLC, recorded in Instrument No. 2022-15317, said Official Records, and from which a found Bois D'Arc Post in a 48-inch tree bears North 15°50' West, a distance of 1.0 feet;

THENCE North 15°50'08" West, with a westerly line of said 12.995 acre tract, and with the easterly line of said 2.185 acre tract, a distance of 288.25 feet to a 1/2-inch iron rod found for the western-most northwest corner of said 12.995 acre tract, common to the northeast corner of said 2.185 acre tract;

THENCE North 75°25'10" East, with a northerly line of said 12.995 acre tract, a distance of 165.31 feet to a 1/2-inch iron rod found for a re-entrant corner on the westerly line of said 12.995 acre tract;

THENCE North 15°01'05" West, with a westerly line of said 12.995 acre tract, passing en route at a distance of 624.52 feet a Capped Iron Rod previously set for the southeast corner of aforesaid 0.297 acre tract and continuing on said course with the easterly line of said 0.297 acre tract a total distance of 774.52 feet to the POINT OF BEGINNING and enclosing 9.975 acres (434,497 square feet) of land, more or less.

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 09/01/2022 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.

BOUNDARY SURVEY
9.975 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
TBD East Lamar Street, Sherman
Grayson County, Texas

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

TBPELS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=60' Date: 05/17/2024	Project No. 21-0572.3a Sheet No. 1 of 1

Narrative

Accompanying zoning application for the proposed

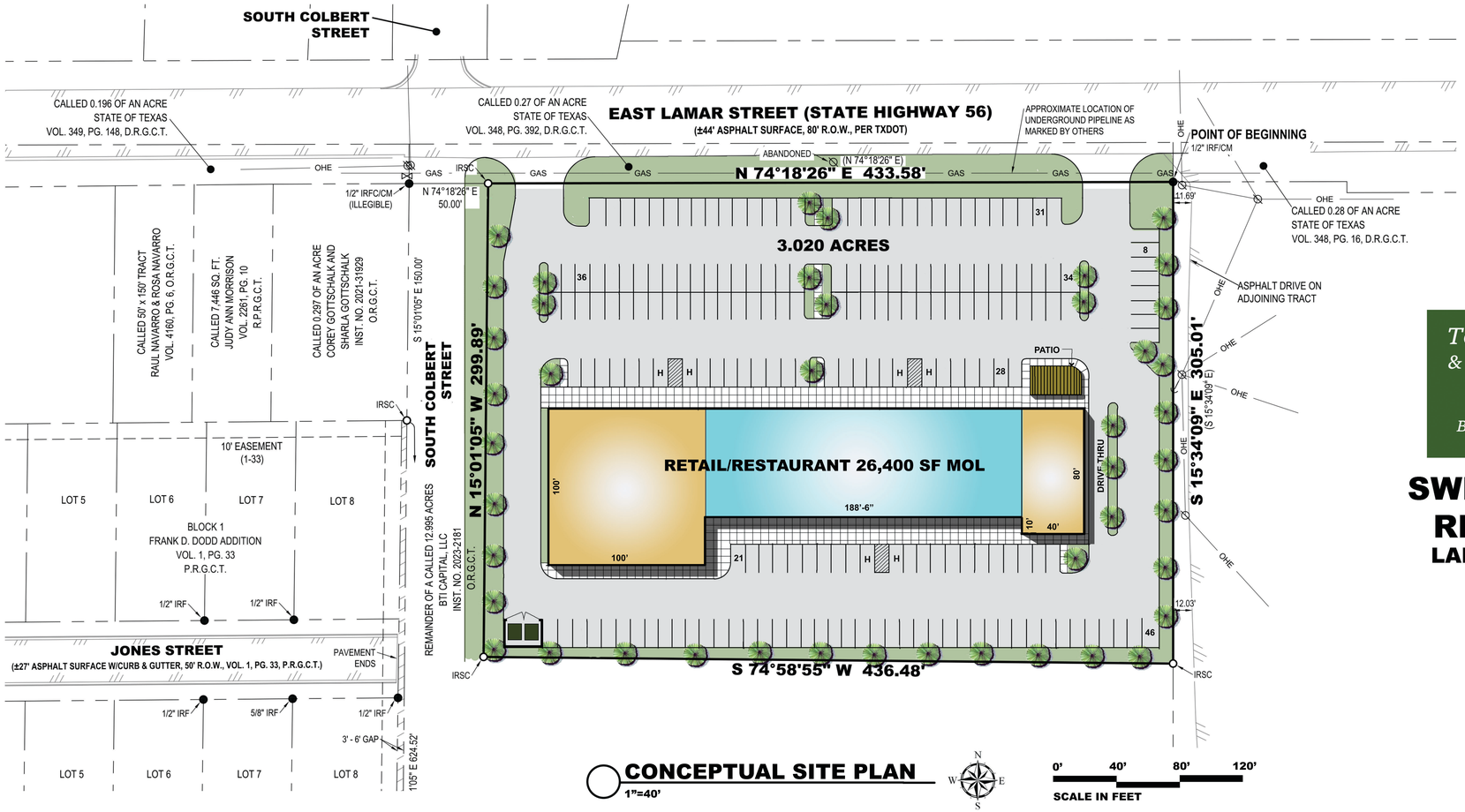
Sweetwater Village

The 12.995-acre Sweetwater Village site is located on the south side of Highway 56 (East Lamar Street) immediately across the street from Sherman Middle School, and approximately 1.9 miles east of Interstate 75. The site would have 3.02-acre commercial retail/restaurant reserve portion and a 9.975-acre duplex neighborhood. The proposed zoning changes would be from MF-30 to C-1 for the commercial portion and MF-30 to R-2F for the duplex section.

The commercial center is intended to provide retail space suitable for various businesses whose purpose is to provide most of the convenience goods and furnish certain personal services to satisfy the needs of the residents of the surrounding neighborhoods. The preliminary concept plan of Sweetwater Village retail center includes a single 26,400-square-foot, multi-tenant retail building, as shown on the accompanying exhibit. The plan provides for parking in excess of the minimum parking requirements. All other applicable city ordinances will be met or exceeded.

The duplex community would be a total of 36 duplexes situated on their own lots. The neighborhood of duplexes would have right-of-way connectivity to South Hillside Drive, East Cherry Street, East Jones Street and State Highway 56.

All TxDOT requirements will be met as to ingress and egress points to and from the site as convenience and safety were given high priority in the site design considerations. Prior to construction, all requirements for issuance of applicable building permits will be met.



CONCEPTUAL SITE PLAN

1"=40'

Tesch Development
& Management Co., LLC
Bob Tesch, President
(512)970-0530
Bob@TeschAssociates.com

SWEETWATER GAP RETAIL CENTER

LAMAR @ COLBERT AVE.

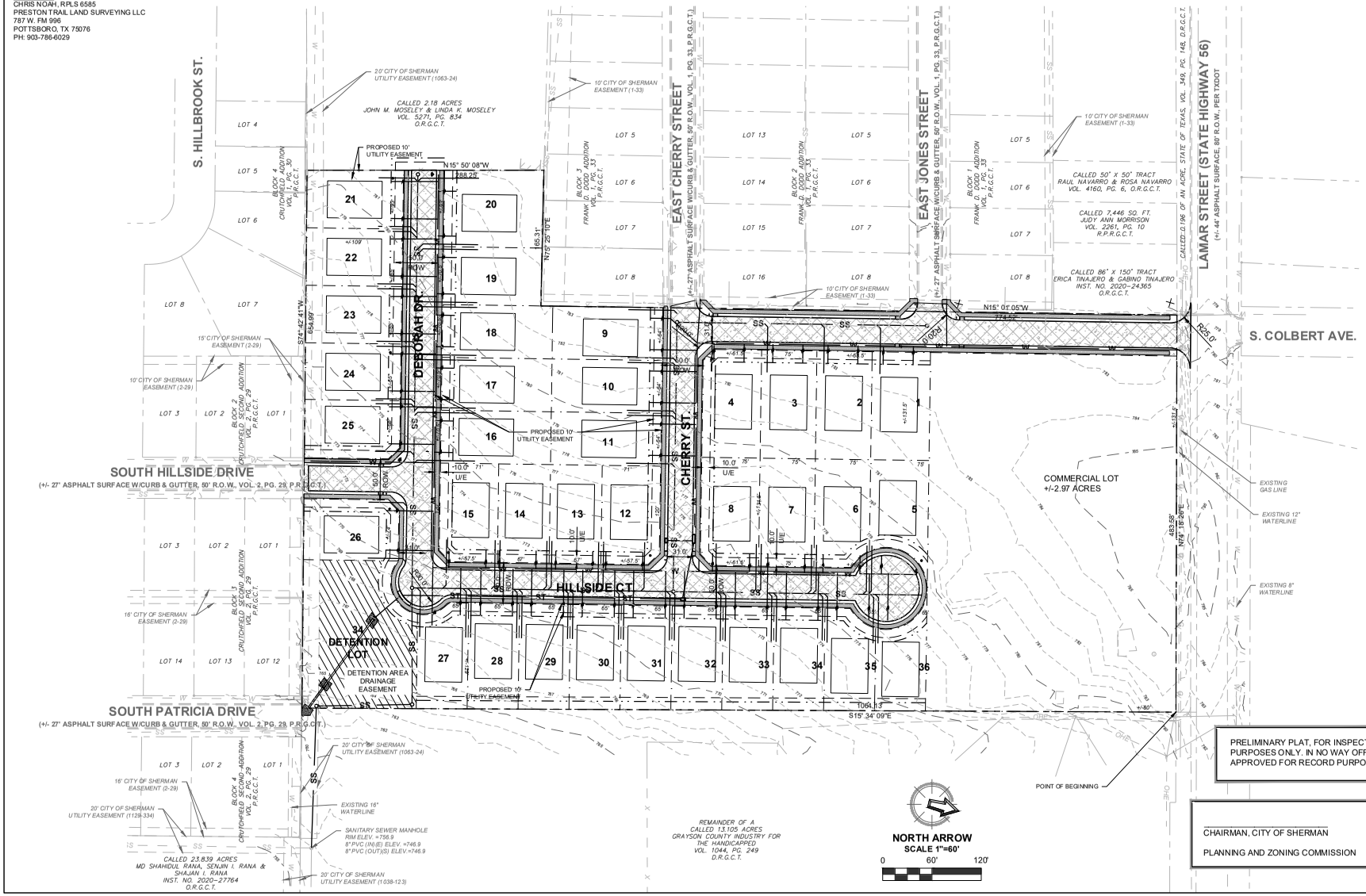
RBA ARCHITECTS
architecture, planning, interior design

PRELIMINARY PLAT
SWEETWATER GAP ADDITION
12.995 ACRES
GEORGE B. PILANT SURVEY, ABSTRACT NO. 963
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER | DEVELOPER:
WYLDEWOOD HOMES LLC
1301 SARATOGA DRIVE
SHERMAN, TEXAS 75092
CONTACT: TIM PIKE
PH: 903-744-0351

ENGINEER:
CEC CORPORATION
740 N. WATTERS RD., STE. 100
ALLEN, TX 75013
FIRM REGISTRATION # F-13735
CONTACT: ANDY BLANKENSHIP, P.E.
PH: 214-304-7300

SURVEYOR:
CHRIS NOAH, RPLS 6585
PRESTON TRAIL LAND SURVEYING LLC
787 W. FM 996
POTTSBORO, TX 75076
PH: 903-786-6029



PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

CHAIRMAN, CITY OF SHERMAN DATE

PLANNING AND ZONING COMMISSION

PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

CEC
CEC CORPORATION
740 N. WATTERS RD., STE. 100
ALLEN, TEXAS 75013
WWW.CONNECTTOCEC.COM
TBAE FIRM REGISTRATION # F-13735

REVISION HISTORY

NO.	DESCRIPTION	DATE

SUBMITTAL: PRELIMINARY PLAT
DATE: 01-24-2022
PROJECT NO: 210395
DESIGNED BY: ALB
DRAWN BY: DAG
APPROVED BY: ALB
SCALE: AS SHOWN

SWEETWATER GAP ADDITION
SHERMAN, TEXAS

SHEET NAME
PRELIMINARY PLAT

SHEET
1 OF 1

PLOT DATE: 4/18/2024 9:36 AM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2211 NORTH HIGHWAY 75 (Project No. 24-002120)

The request of Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2211 North Highway 75, consisting of 8.927 acres, being Lot 2, Replat of Lot 3, Block 2, Independence Square Addition Section 3, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, consisting of 8.927 acres, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.001 to allow architectural metal in lieu of masonry, masonry veneer, or concrete siding.

Planning and Zoning Commission

B. Public Hearing and Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to C-2 (General Commercial) District/75& 82 Overlay District.
C. Site Plan approval of Multi-flex office/shop.

Background:

The property is located at 2211 North Highway 75 between East Taylor Street and East Lamberth Road. The owner is requesting a Variance to allow architectural metal in lieu of masonry, masonry veneer, or concrete siding along with a Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to C-2 (General Commercial) District/75& 82 Overlay District and Site Plan of Multi-flex office/shop.

Origination:

Brad Tidwell, OV Sherman, LLC (Owner)
Kyle Stephens (Representative/Engineer)
Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the variance.
Staff recommends that the P&Z approve the zone change and site plan.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map

4. Property Notification Signs
5. Survey
6. Narrative
7. Site Plan
8. Landscape Plan
9. 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
2211 N HWY 75

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W E
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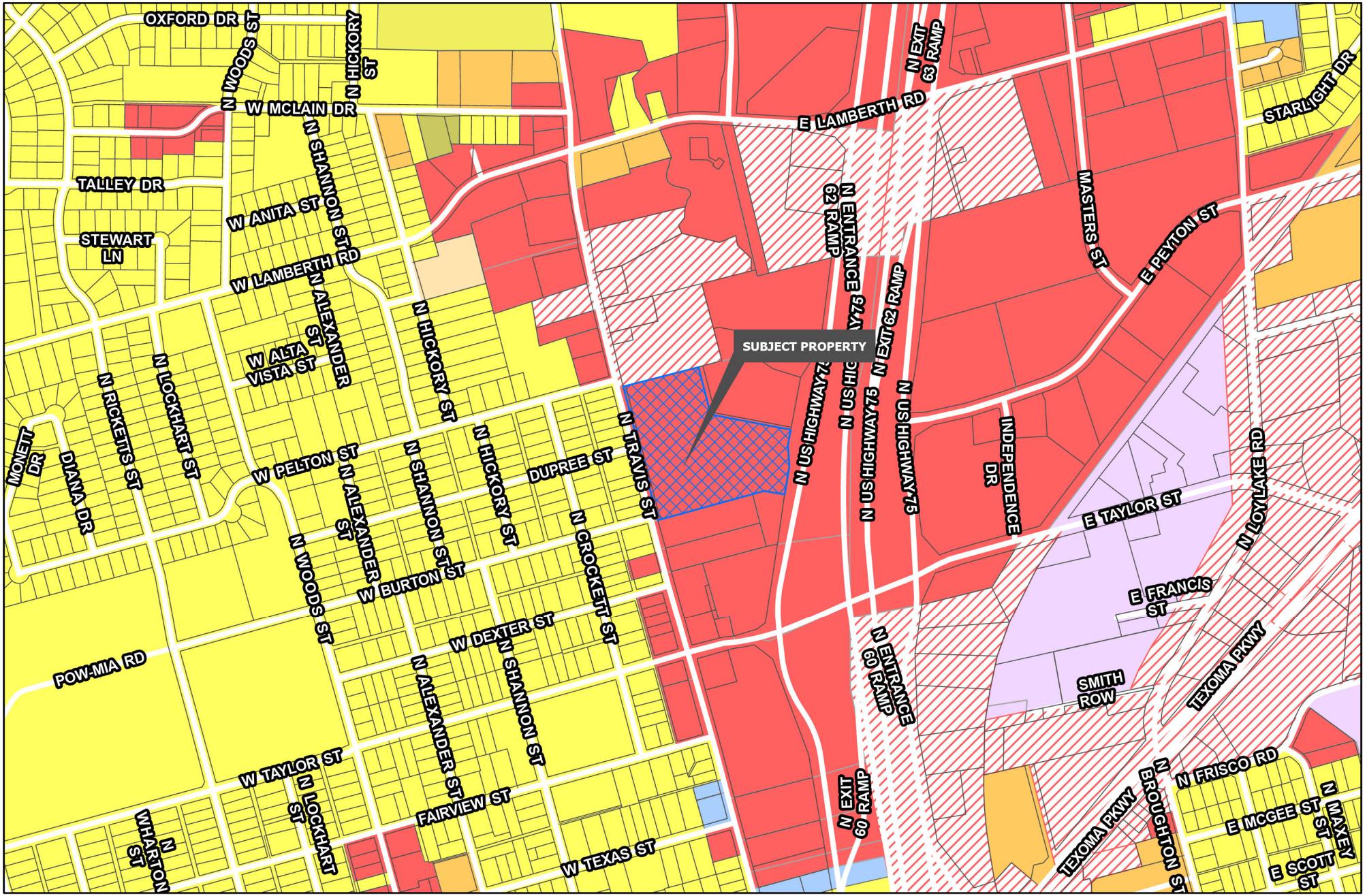
Date: 6/10/2024 10:09 AM



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
2211 N HWY 75

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W E
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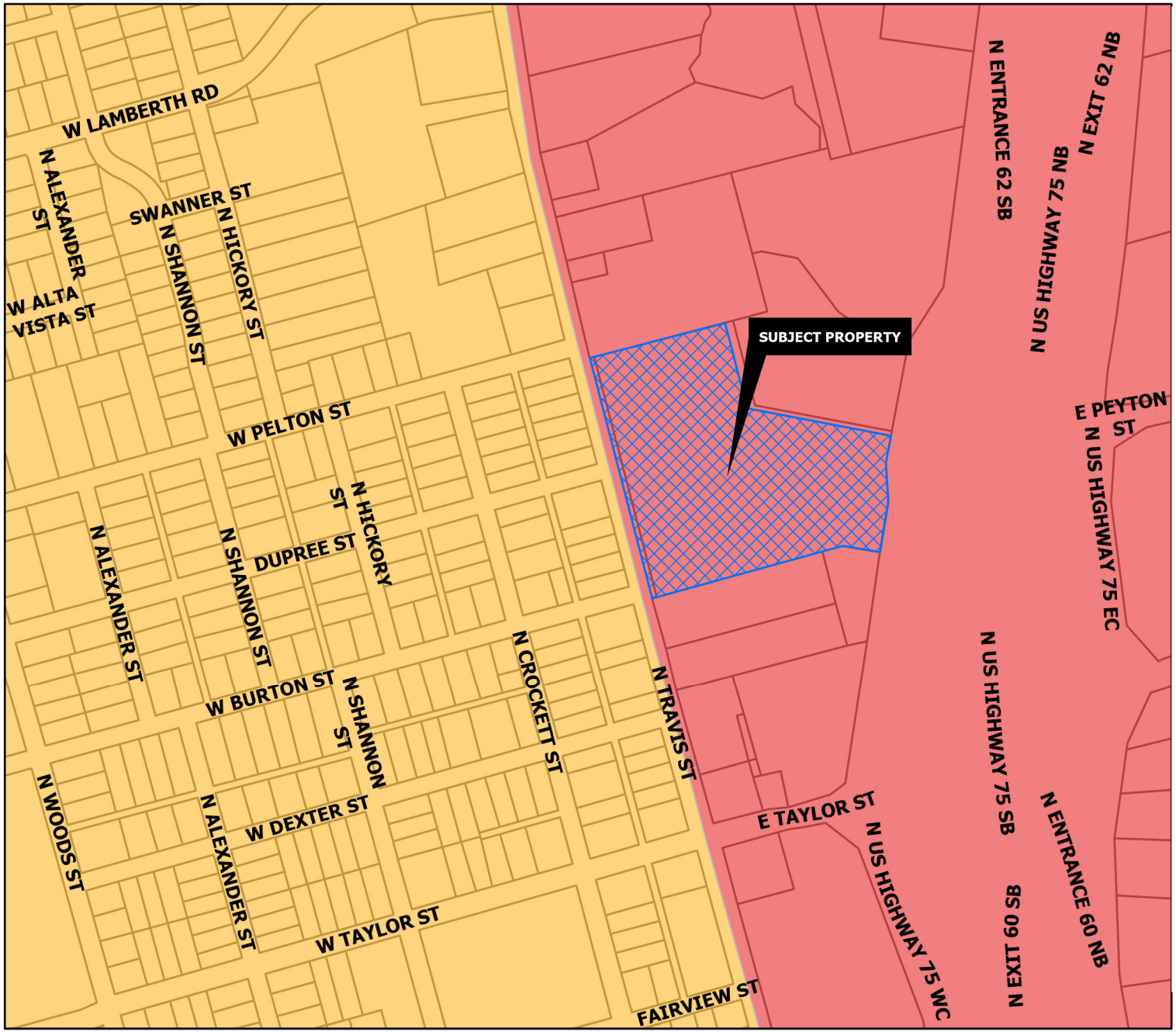
Date: 6/10/2021 10:09 AM



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."

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
2211 N HWY 75

N
W E
S

Date: 6/10/2024 10:30 AM

2211 N Hwy 75
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
PROPOSED ZONING CHANGE
AND VARIANCE REQUEST
PROJECT #: 24-002120
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Avid
Avid
FOR INFO
FOR INFO
Sherman
NOTICE OF
PROPOSED ZONING CHANGE
AND VARIANCE REQUEST
PROJECT # 24-002120
Public Storage

TITLE DESCRIPTION

Being Lot 2, Replat of Lot 3, Block 2, INDEPENDENCE SQUARE ADDITION SECTION THREE, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, an Addition to the City of Sherman, Grayson County, Texas, as shown by Plat of record in Clerk's File Number 2020–90, Plat Records, Grayson County, Texas.

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Chapin Title Company Commitment GF No. 322088, effective date March 13, 2022.

10f. The surveyed property is subject to any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record under Clerk's File Number 2020–90, Plat Records, Grayson County, Texas.

10g. Sanitary Sewer easements to the City of Sherman as recorded in Volume 865, Page 640 and in Volume 866, Page 11, of the Real Property Records of Grayson County, Texas.

PARTIALLY RELEASED; REMAINDER AFFECTS TJE SUBJECT TRACT AS SHOWN;

10h. Easement to the City of Sherman as recorded in Volume 1744, Page 687 of the Real Property Records of Grayson County, Texas.

DOES NOT AFFECT THE SURVEYED PROPERTY;

10i. General easement and right of way grant dated September 10, 1955 from C. L. Burton and wife, Lucy J. Burton to Lone Star Gas Company recorded in Volume 821, Page 61 Deed Records of Grayson County, Texas, as thereafter partially released by Partial Release of Easement from Lone Star Gas Company dated October 1, 1975, recorded in Volume 1323, Page 594 of the Real Property Records of Grayson County, Texas and Amendment in Volume 5406, Page 664, of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN; ALSO BLANKET EASEMENT ~ AFFECTS BY RIGHTS OF INGRESS AND EGRESS.

10j. Encroachment easement along South boundary as shown in Document No. 20021–6578 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10k. Ordinance abandoning portion of Sanitary Sewer Easement filed November 19, 2013 in Volume 5390, Page 75 of the Official Public Records of Grayson County, Texas.

A PORTION APPLIES TO THE SUBJECT TRACT, ABANDONMENT OF PORTION OF EASEMENT IN VOLUME 865, PAGE 640.

10l. Channel Easement and any rights thereto along North, South, and East boundaries, and 20 ft. drainage and along South boundary and a 25ft. building set back line along West and East boundary as shown in plat recorded in Document No. 2020–90 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10m. Reciprocal Utility Easements as described in Document No. 2020–24289 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10n. Reciprocal Easement for access to property adjacent to US Hwy 75 as described in Document No. 2017–17212 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

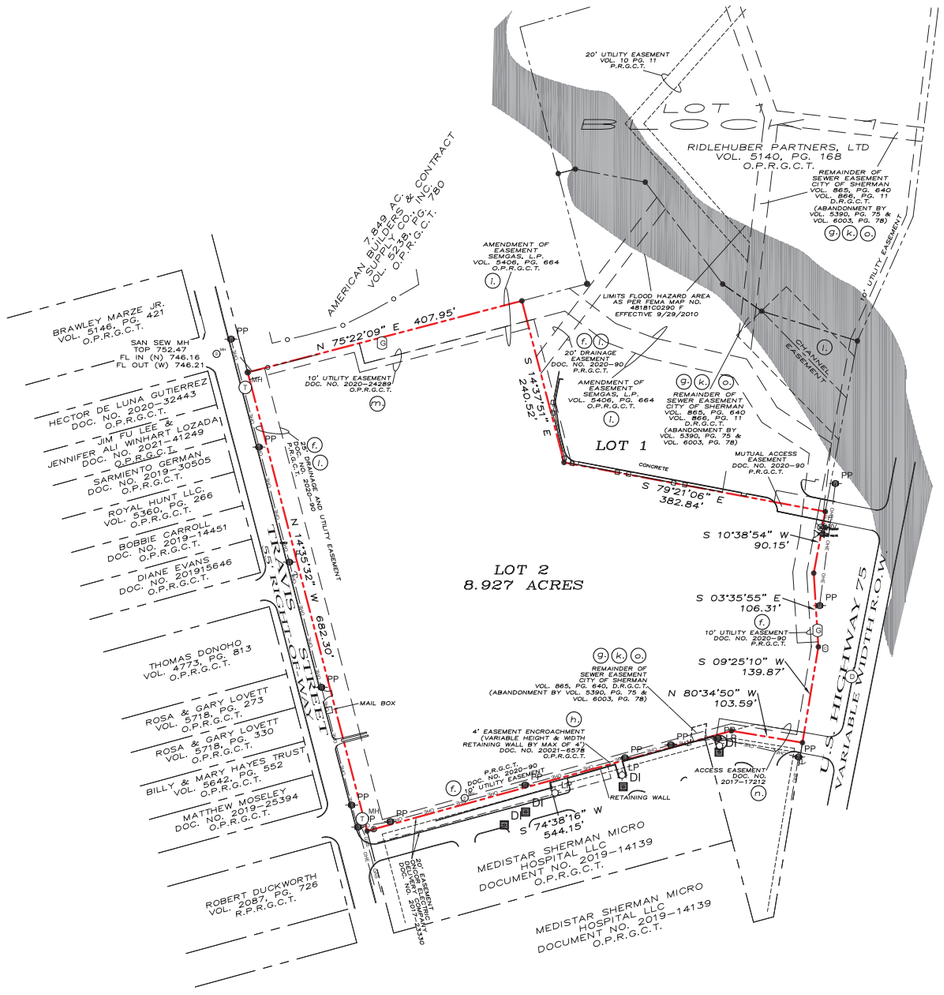
10o. Remainder of Sewer Easement containing manhole to surface as shown on Plat of Lot 2, in Block 2 of INDEPENDENCE SQUARE ADDITION, SECTION 3 in Volume 24 Page 78 of the Plat Records of Grayson County, Texas, and as shown by Abandonment of part of easement recorded in Volume 5390, Page 75 and in Volume 6003, Page 78 of the Official Public Records of Grayson County, Texas.

AFFECTS THE SURVEYED PROPERTY AS SHOWN;

10p. The surveyed property is subject to an Affidavit of Russell Charles Spears concerning relocation of SemGas pipeline across the Eastern portion of the property dated 9–2–2020, recorded as Document Number 2020–24285 of the Official Public Records of Grayson County, Texas.

GENERAL NOTES

1. The property has a total area of 8.927 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of public utilities are depicted hereon.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.
7. The subject tract has direct access to U.S. Highway 75, a public highway maintained by the State of Texas.



DATUM STATEMENT

Measurements used in this survey were taken in reference to the City of Denison 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.

The bearings shown on this survey are related to Grid North.

FLOOD STATEMENT

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. 48181C 0290 F, which bears an effective date of September 29, 2010.

LEGEND OF SYMBOLS & ABBREVIATIONS

P.O.B.	POINT OF BEGINNING	WV	WATER VALVE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS,	PP	POWER POLE
VOL.	VOLUME	LP	LIGHT POLE
PG.	PAGE	GM	GAS METER
ROW	RIGHT–OF–WAY	MH	GAS MANHOLE
●	1/2" STEEL ROD SET	TM	TELEPHONE MANHOLE
◎	1/2" STEEL ROD FOUND	TP	TELEPHONE PEDESTAL
WM	WATER METER	DI	DRAINAGE INLET
SMH	SANITARY SEWER MANHOLE	C	CABLE MARKER
FH	FIRE HYDRANT		BOUNDARY LINE
GM	GAS LINE MARKER		PROPERTY LINE
			EASEMENT LINE
			STOCKAID FENCE
		OHE	OVERHEAD ELECTRIC LINE

CERTIFICATION

To:
Oakview Capital Partners, LLC;
Declaration of Trust by and between Post Oak, Inc. and Charles A. Spears, Trustee;
Fidelity National Title Insurance Company;
Chapin Title 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 March 17, 2022
Date of Plat or Map: March 22, 2022

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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Underwood Drafting & Surveying, Inc.
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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Sheet 1 of 1

		Revisions	Date
Date	03/22/22	ITEM 1. REVISED	04/04/2022
Dwn. By	BNH		
Aprvd. By	DWU		
Dwg. No.	22020210		
Scale	1" = 100'		

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
2200 U.S. Highway 75
City of Sherman

Project Name

Prepared For:
OAKVIEW CAPITAL PARTNERS, LLC

Job Number 22020210

STEPHENS ENGINEERING

P.O. Box 6618
Longview, TX 75608

Texas Registered Engineering Firm F-20395

O: 903.215.8990
stephenseng.net

May 08, 2024

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

RE: OV Sherman, LLC
Proposed Flex Office / Shop Development
N. Travis Street
Development Application

Dear Staff:

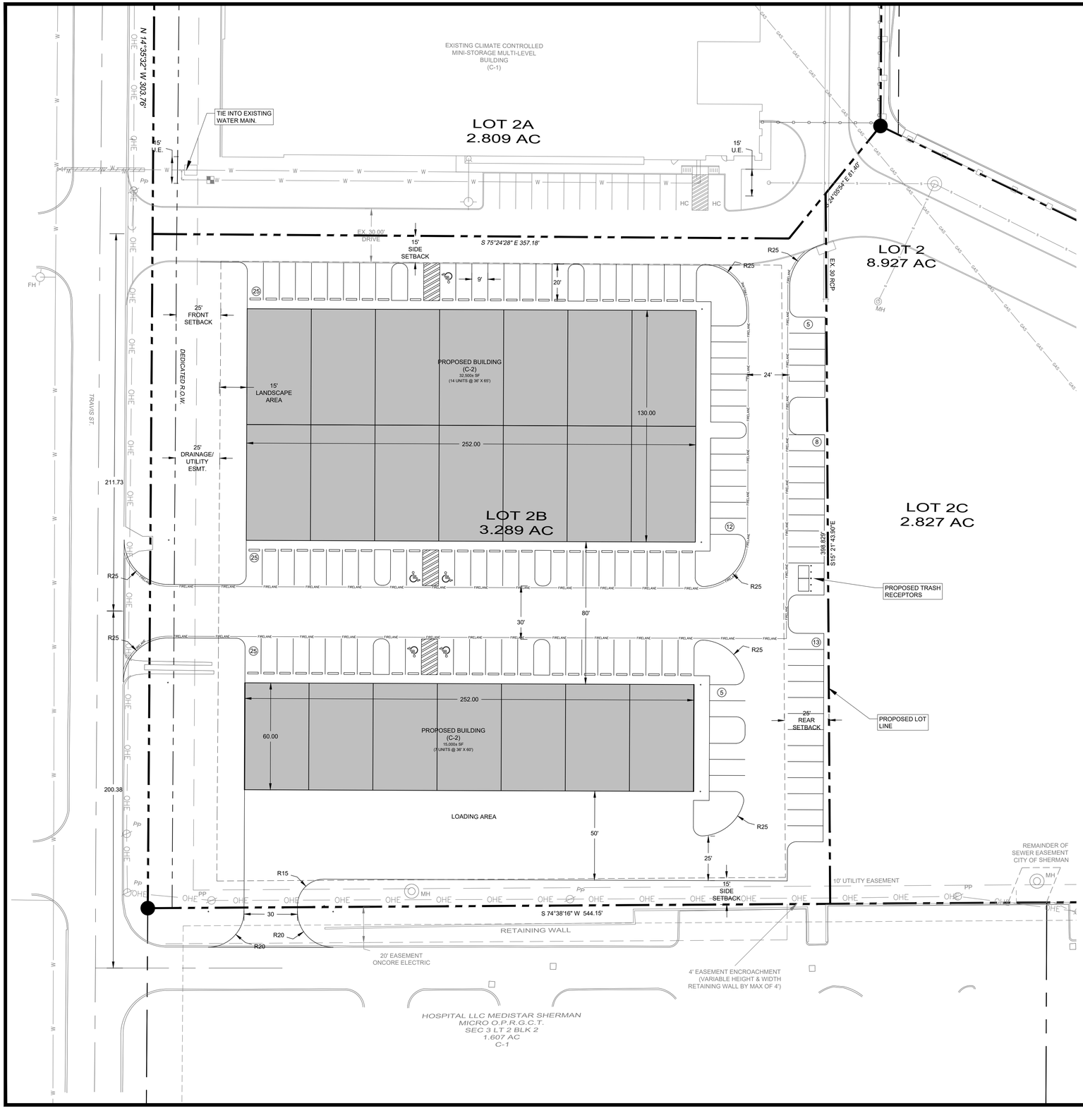
OV Sherman, LLC is proposing constructing a multi-flex office / shop space that will be one story. The current lot is zoned C-1 and we would like to rezone to C-2. We are submitting the master application that requests a zoning change, variance exception request and a site plan review. We have also included the check list that includes the information associated with each request.

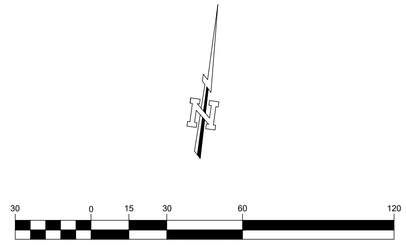
Should you require any additional information or have any questions, please give me a call.

Sincerely,
STEPHENS ENGINEERING

Joey Scott
Project Manager

Enclosure





LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
A.I. - AREA INLET
C.I. - CURB INLET
G.I. - GRATE INLET

- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EASEMENT
- PROPERTY LINE

SITE DATA

SITE DATA:

GROSS/NET SITE AREA	143,271 SF
ZONING	C-2 (PROPOSED)
PROPOSED USE	OFFICE/SHOP

BUILDING DATA:

BUILDING HEIGHT	1 STORY
BUILDING AREA(GROSS)	47,880 SF
FLOOR TO AREA RATIO	0.33

PARKING SUMMARY			
PARKING REQUIRED	TOTAL SF	REQUIRED SPACES	PROVIDED
OFFICE/SHOP (1 SP/400 SF)	47,880 SF (PROP.)	120	120

NOTE:
1. TYPICAL PARKING SPACE DIMENSIONS 9'x20' UNLESS OTHERWISE SHOWN.

GENERAL NOTES

1. EXISTING ZONING: C-1
2. PROPOSED ZONING: C-2
3. NUMBER OF LOTS: 1
4. SETBACKS: FRONT: 25'
   BACK: 25'
   SIDE: 15'
5. BUILDING HEIGHT: <35'
6. MINIMUM LOT SIZE: N/A
7. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
8. MIN. 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
9. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
12. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
13. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
14. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT LOTS.
15. THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
16. THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
17. FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF SHERMAN SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
18. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
19. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT LOTS.
20. LANDSCAPING IS IN COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
21. BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS.
22. ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS ONTO RESIDENTIAL PROPERTIES.
23. BUILDING FACADE MATERIALS INCLUDE BRICK AND FIBER CEMENT SIDING WITH AN ASPHALT SHINGLE ROOF.
24. SIGNS BY SEPARATE PERMIT.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 06/04/24. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

PROPOSED
SITE PLAN REVIEW

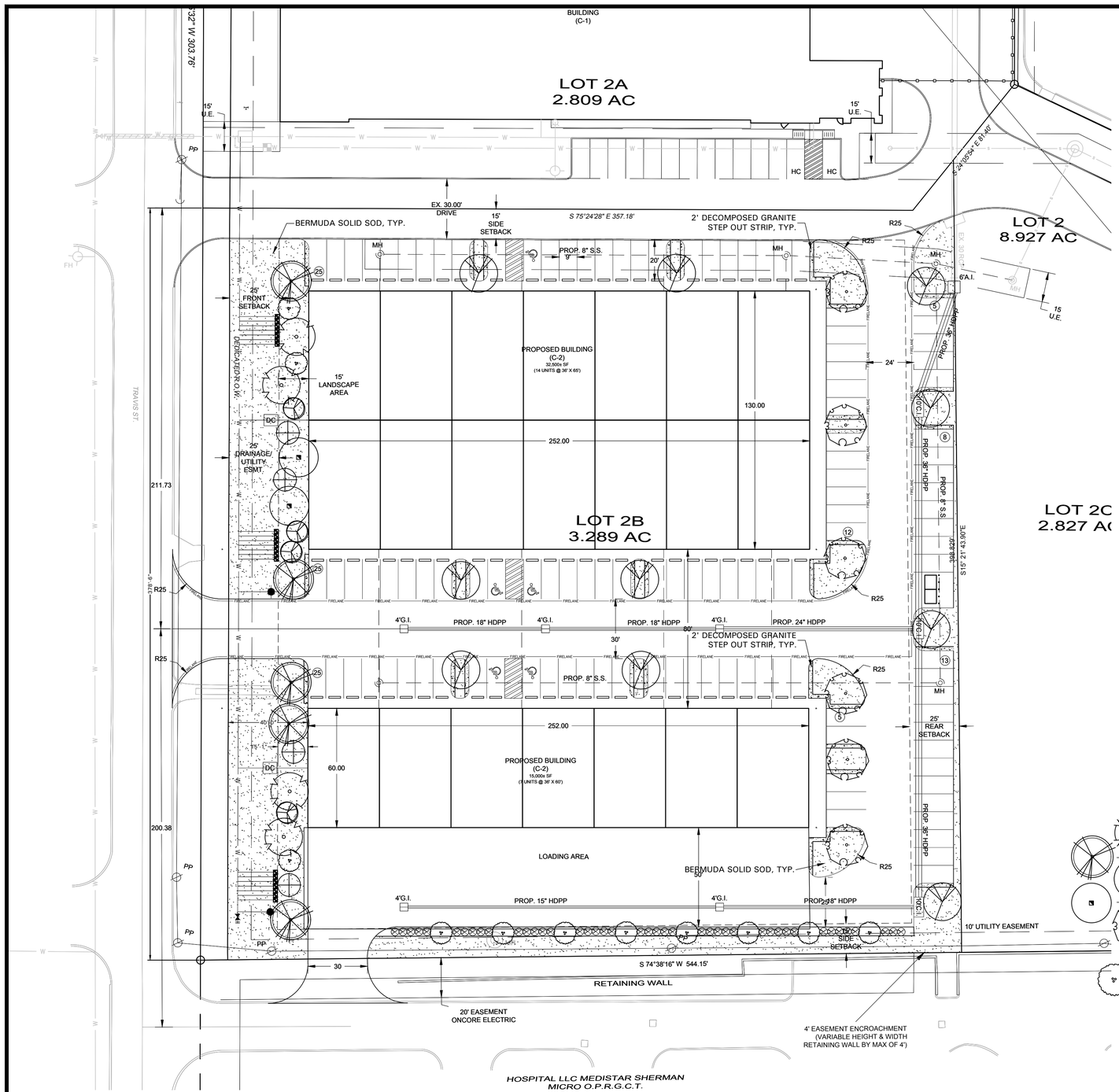
OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 BUILDINGS
SHERMAN, TEXAS

DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	FEB. 2023
JOB NO.	OVCP-22-01

STEPHENS ENGINEERING
P.O. BOX 6616 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
1



LANDSCAPE TABULATIONS for Sherman, TX

PARKING LOT LANDSCAPE

1. Parking lots 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 located along the perimeter of a parking lot or interior of the parking lot as landscaped islands.
2. Minimum of 1 shade tree shall be planted in all islands and every 12 stalls.
3. Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees, or other such materials. A 2' wide step out strip to be provided for vehicles.

Parking Area = 43,475 s.f.

Parking Spaces = 118

REQUIRED	PROVIDED
4348 s.f. (10%)	6963 s.f.
10 trees	16 trees

STREET PERIMETER BUFFER

1. A 15' street bufer shall be provided at the perimeters of a development adjacent to a public right-of-way.
2. 2 shade trees and 2 ornamental trees shall be provided for every 1000 s.f. of buffer area.
3. No more than 25% shall be single species and trees shall be planted to look natural.

Travis Street - 379 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 379 l.f. = 5685 s.f.	
11 shade trees	11 shade trees
11 ornamental trees	11 ornamental trees

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (-1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
	CO	Chinkapin Oak	*Quercus muhlenbergii*	3" cal.	12' ht., 4' spread, matching
	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 5' spread, matching
	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
	RO	Texas Red Oak	*Quercus buckleyi*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
	CM	Crepe Myrtle 'Dynamite'	*Lagerstroemia indica 'Dynamite'*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

MARK	REVISION	DATE

LANDSCAPE PLAN

OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 RETAIL
SHERMAN, TEXAS

DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	JUNE 2024
JOB NO.	OVCP-22-01

STEPHENS ENGINEERING
P.O. BOX 6818 LONGVIEW, TX 75608
(903) 215-8999 STEPHENSENG.NET

PRELIMINARY
NOT FOR CONSTRUCTION

STEPHEN W. RICHARDSON
REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
1. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY – BETWEEN 7-27%
b. SILT – BETWEEN 15-25%
c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT,WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/3 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

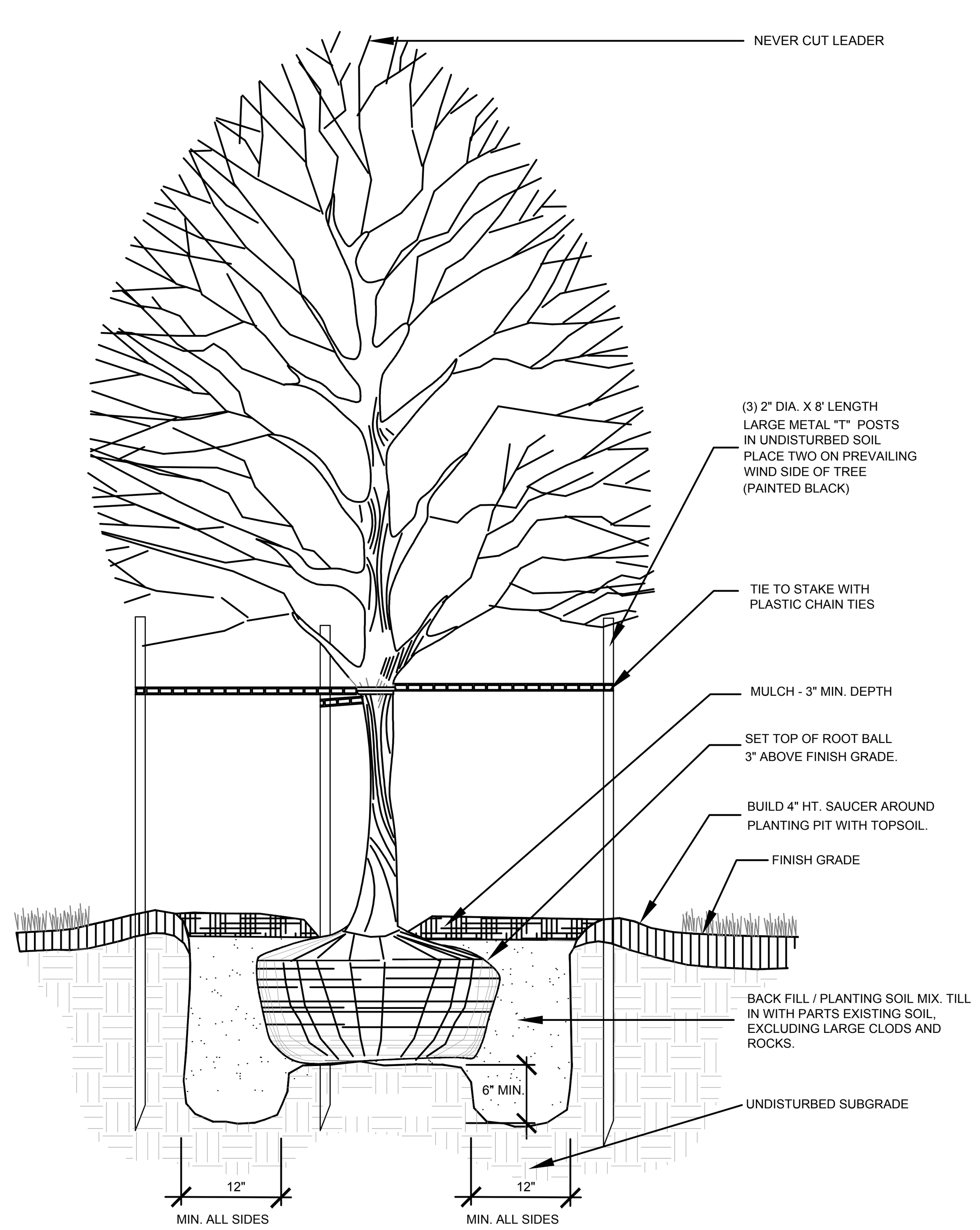
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

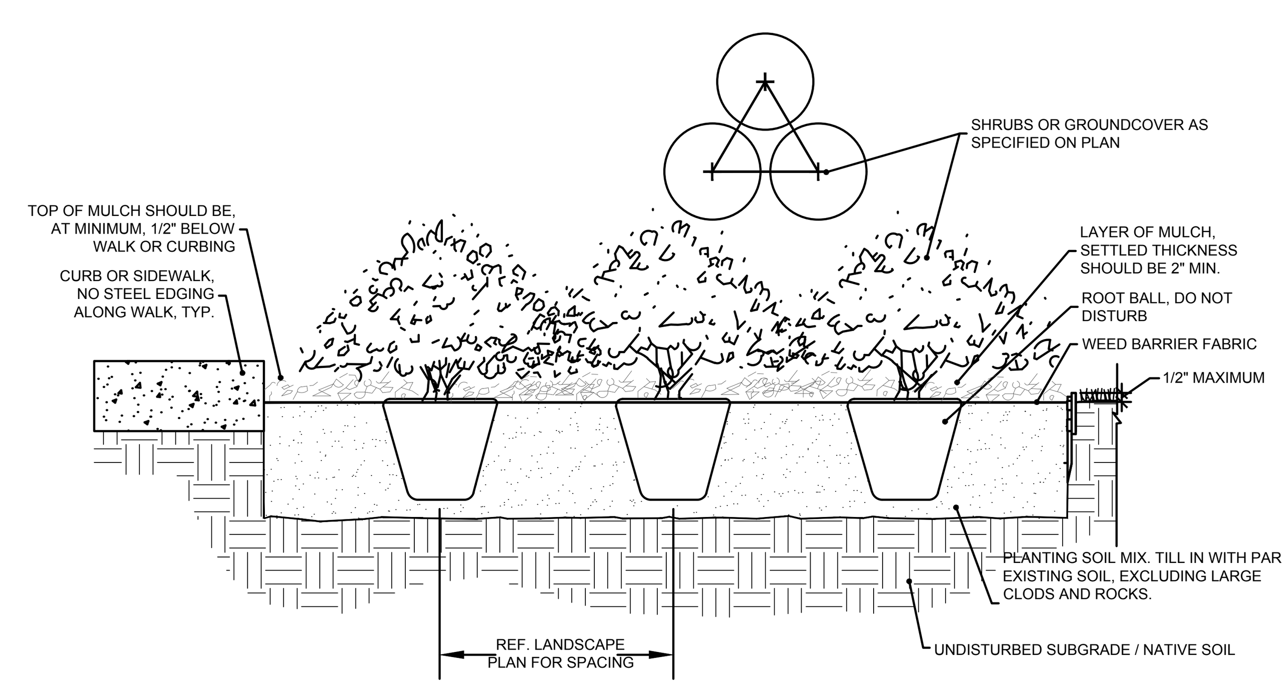
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

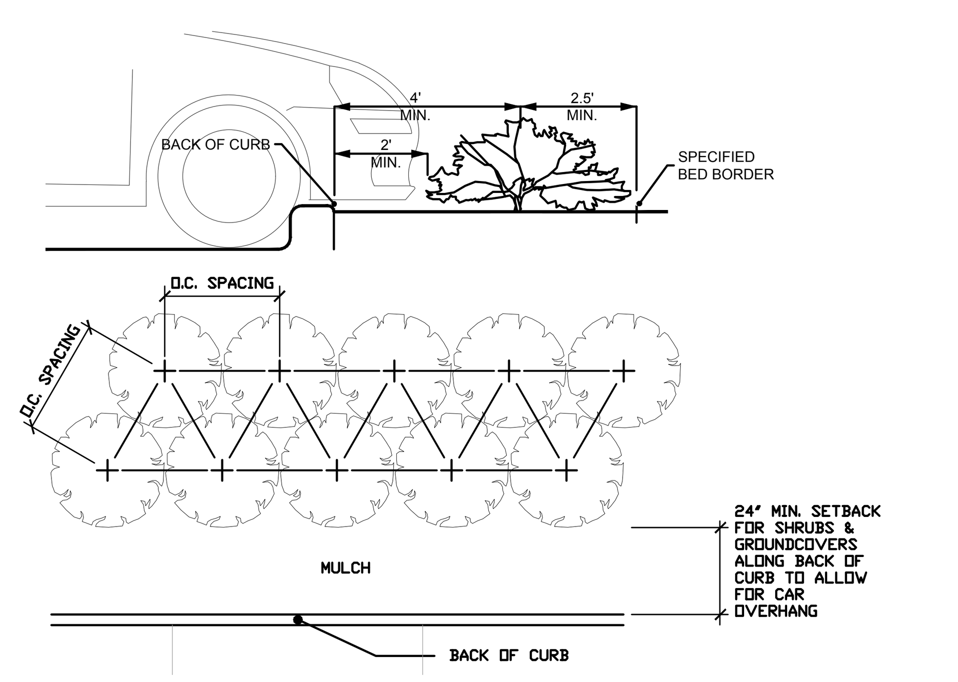
END OF SECTION



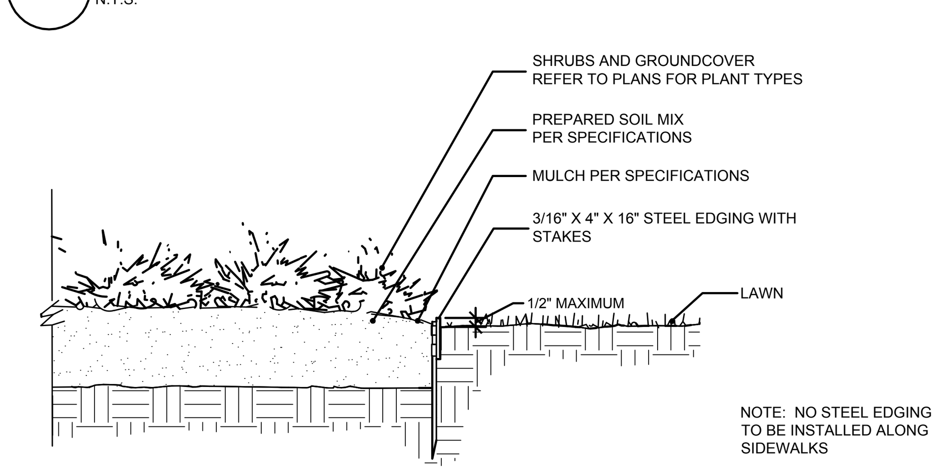
1 TREE PLANTING
N.T.S.



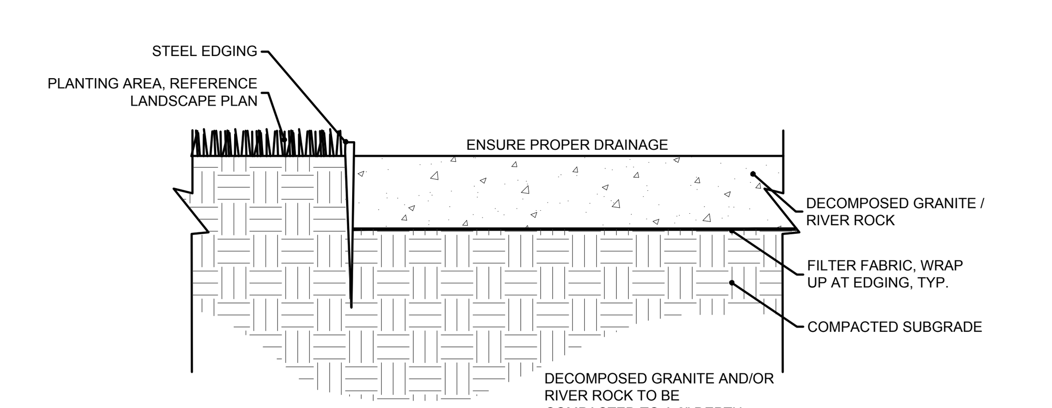
2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.



5 DECOMPOSED GRANITE / RIVER ROCK
N.T.S.

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

MARK	REVISION	DATE

LANDSCAPE SPECIFICATIONS AND DETAILS

OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 RETAIL
SHERMAN, TEXAS

DRAWN BY: J.T.S.
DESIGNED BY: K.A.S.
DATE: JUNE 2024
JOB NO. OVCP-22-01

STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

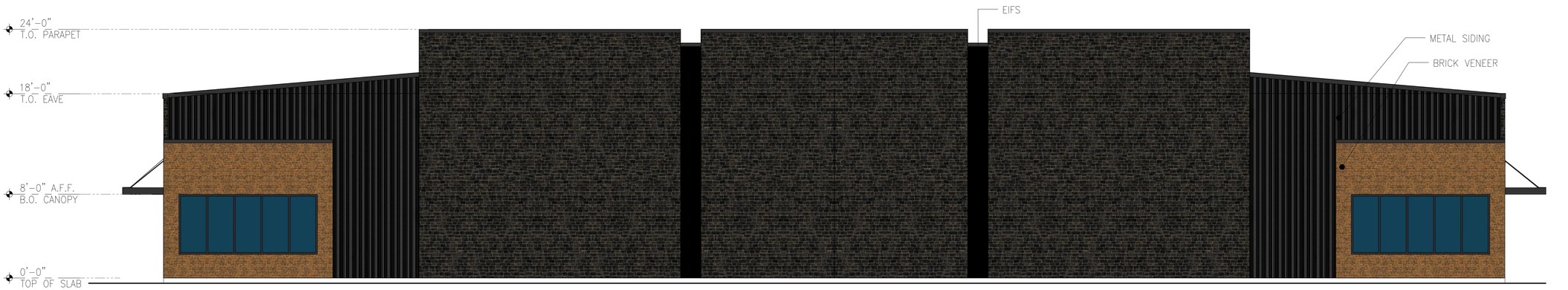
REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
L1.02

signage
SIGNAGE
Signage
signage

Signage



2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"

1 FRONT & BACK ELEVATIONS
SCALE: 1/8" = 1'-0"

GENERAL NOTE:

MATERIALS, COLORS, & FINISHES TO MATCH SELF STORAGE BUILDING ON SITE

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

TIDWELL RETAIL

Sherman, TX

exterior elevations

PROJECT NUMBER
5.8.24
DATE

SHEET NUMBER
A0.0

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 24.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2907 WEST TRAVIS STREET (Project No.24-002152)

The request of Brannon Kidd (Owner), Teague Nall & Perkins, Inc (Surveyor/Representative) concerning the property located at 2907 West Travis Street, being a 94.760 acre tract of land situated in the Elizabeth Jones Survey, Abstract 625, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6149 and Ordinance No. 6495.

Background:

The property is located at 2907 West Travis Street at the corner of Interurban Parkway and West Travis Street. The owner is requesting a Specific Use Permit to allow a high school (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District

The following has been approved for this location:

• 8/21/2018 - Specific Use Permit To allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

• 5/17/2022 - Amendment to the Specific Use Permit and site plan approval to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

Origination:

Brannon Kidd (Owner)
Teague Nall & Perkins, Inc (Surveyor/Representative)

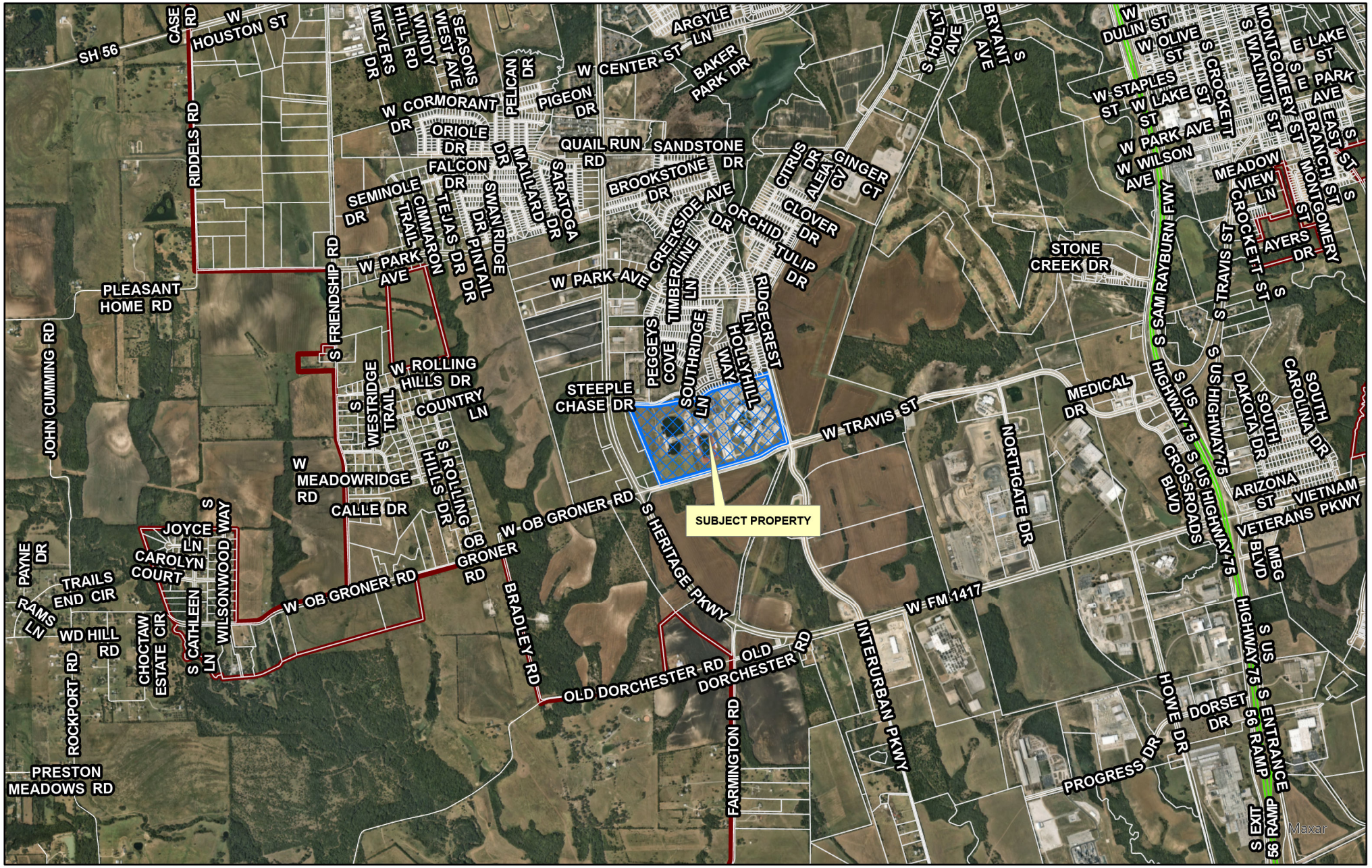
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Site Plan
8. Landscape and Tree Preservation

9. Elevations
10. Response Letter
11. 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
2907 W TRAVIS ST

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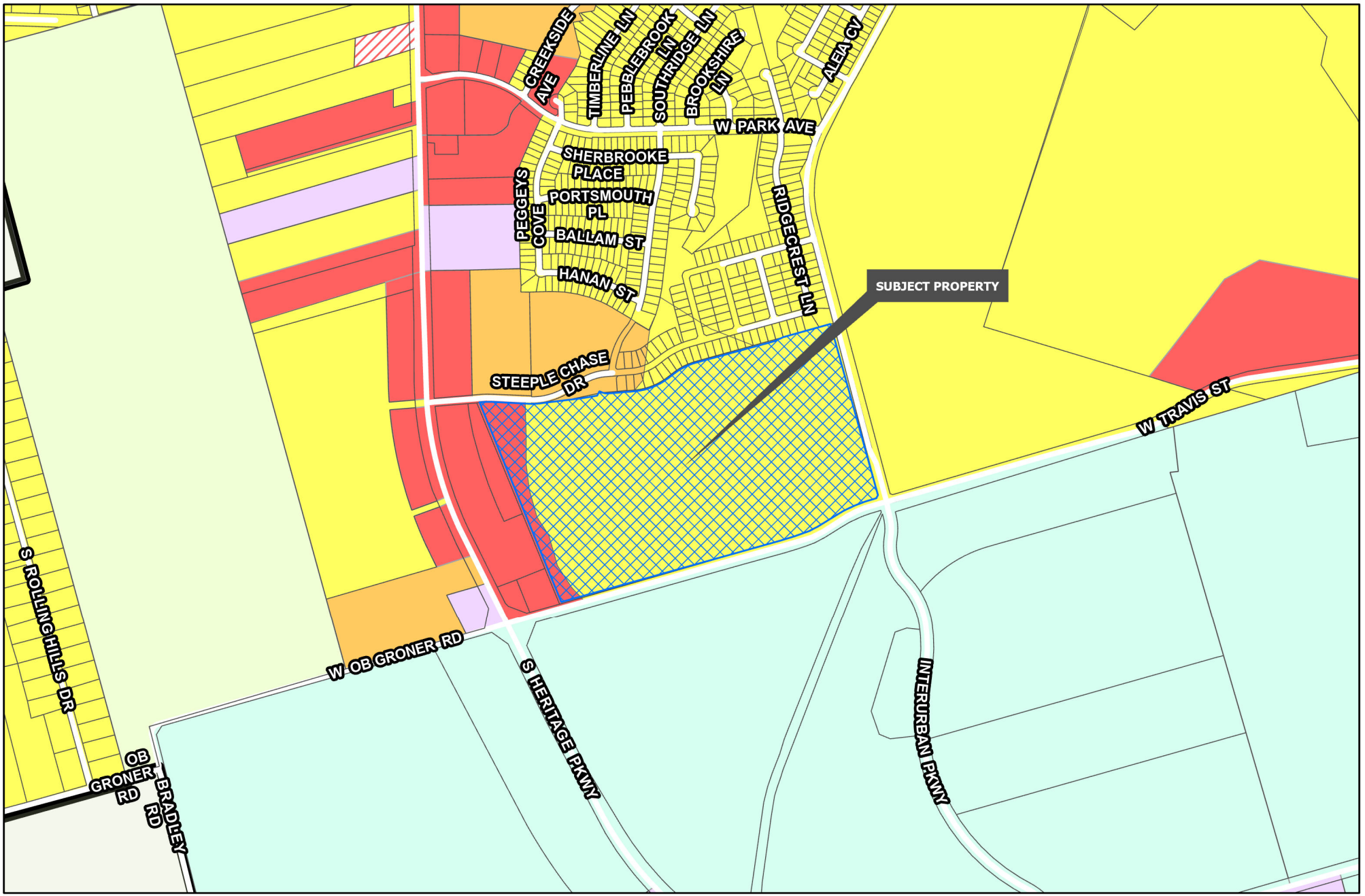

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
2907 W TRAVIS ST

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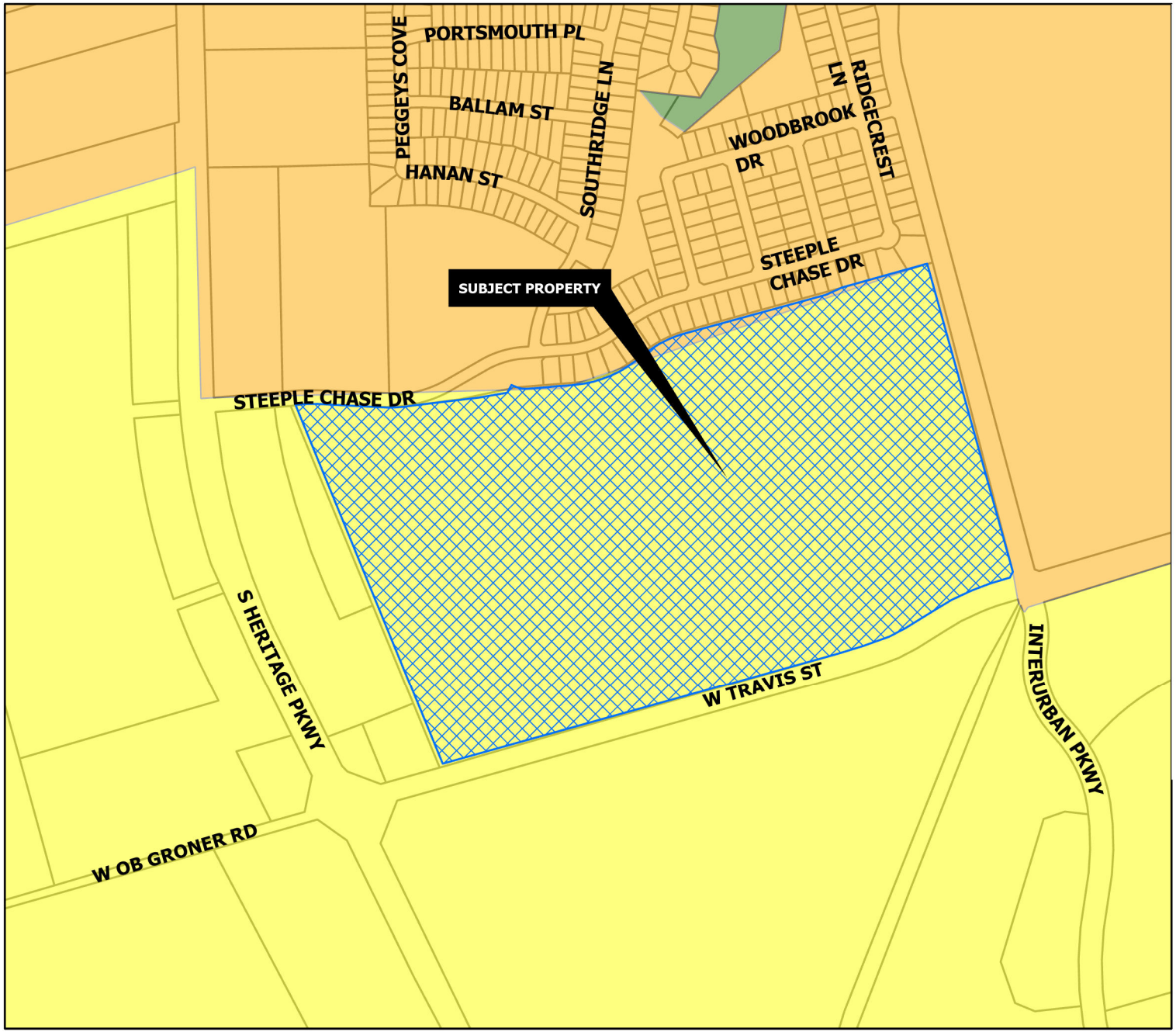

SUBURBAN NEIGHBORHOOD

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
2907 W TRAVIS ST

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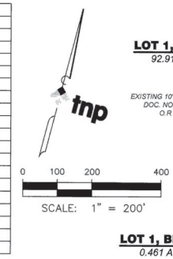
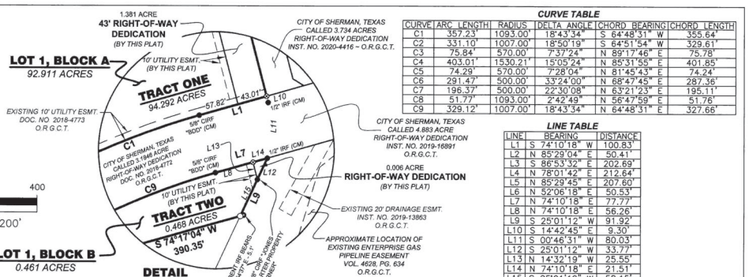
Date: 6/10/2024 10:30 AM

NOTICE OF
SPECIFIC USE
PERMIT REQUEST

Sherman
CLASSIC TOWN. BROAD PERSPECTIVE.
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 24-002152
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

LEGEND	
△	CALCULATED POINT
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
○	5/8" IRON ROD SET WITH CAP STAMPED "TNP"
⊖	"MAG" NAIL FND. (UNLESS NOTED OTHERWISE)
⊙	COTTON SPINDLE FND. (UNLESS NOTED OTHERWISE)
■	CONCRETE TxDOT MONUMENT FOUND
⊗	"X" CUT SET IN CONCRETE
⊘	POWER POLE
CIRF	CAPPED IRON PIPE FND.
CIRF	CAPPED IRON ROD FND.
ESMT	EASEMENT
P.R.C.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS GRAYSON COUNTY, TEXAS
	PLAT BOUNDARY LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	APPROXIMATE SURVEY LINE
— — — — —	EASEMENT LINE



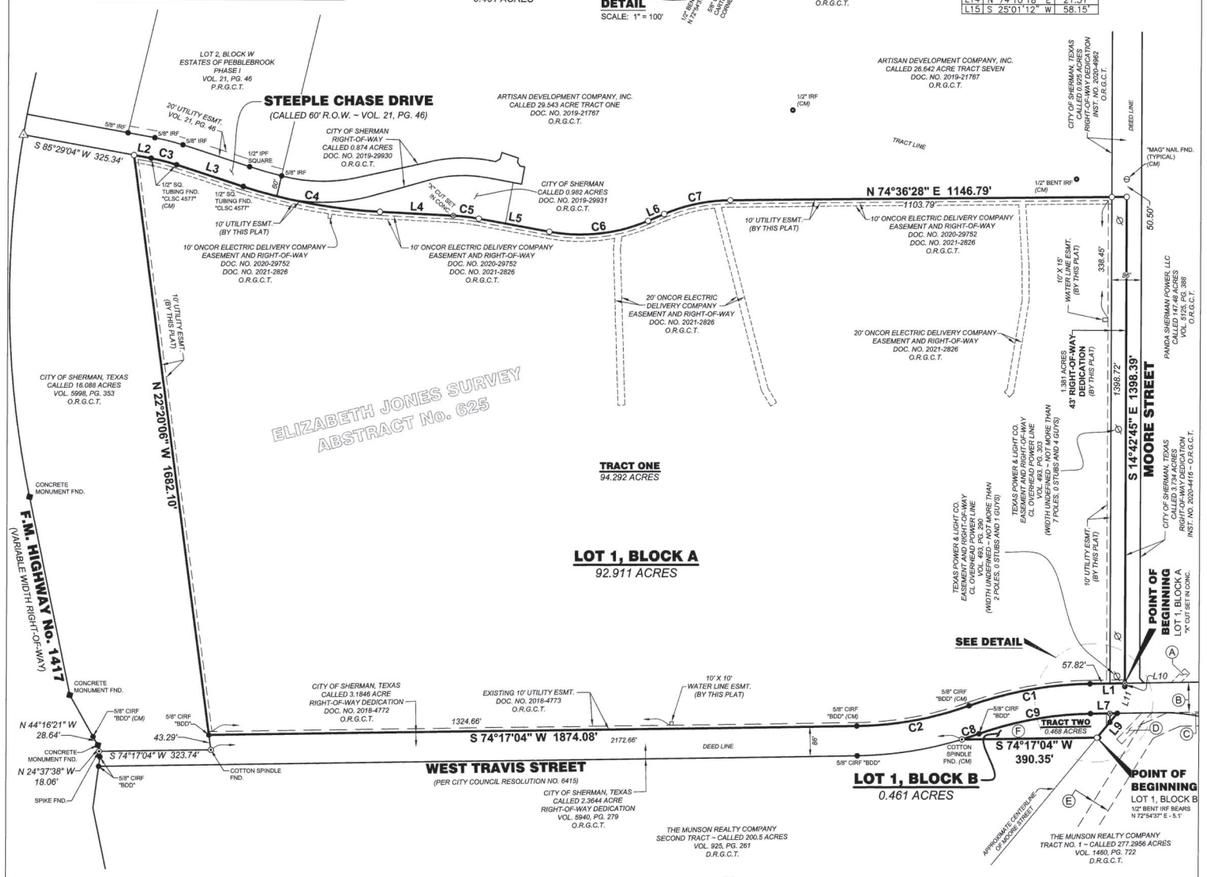


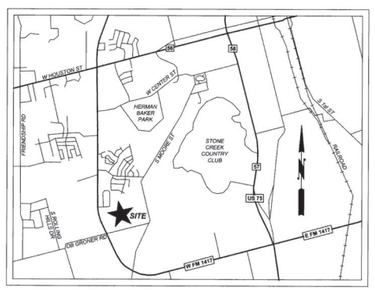
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	357.23'	1093.00'	18°43'34"	S 64°48'31" W	355.64'
C2	331.10'	1007.00'	18°50'19"	S 64°51'54" W	329.61'
C3	75.84'	570.00'	7°37'24"	N 89°17'46" E	75.78'
C4	403.01'	1530.21'	15°05'24"	N 85°31'55" E	401.85'
C5	74.29'	570.00'	7°28'04"	N 81°45'43" E	74.24'
C6	291.47'	500.00'	33°24'00"	N 68°47'45" E	287.36'
C7	196.37'	500.00'	22°30'08"	N 63°21'23" E	195.11'
C8	51.77'	1093.00'	2°42'49"	N 56°47'59" E	51.76'
C9	329.12'	1007.00'	18°43'34"	N 64°48'31" E	327.66'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°10'18" W	100.83'
L2	N 85°29'04" E	50.41'
L3	S 86°53'32" E	202.69'
L4	N 78°01'42" E	212.64'
L5	N 85°29'45" E	207.60'
L6	N 52°06'18" E	50.53'
L7	N 74°10'18" E	77.77'
L8	N 74°10'18" E	56.26'
L9	S 25°01'12" W	91.92'
L10	S 14°42'45" E	9.30'
L11	S 00°46'31" W	80.03'
L12	S 25°01'12" W	33.77'
L13	N 14°32'19" W	25.55'
L14	N 74°10'18" E	21.51'
L15	S 25°01'12" W	58.15'





VICINITY MAP
NOT TO SCALE

teague nall and perkins
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

22118

L:\PROJECTS\SHI18076 Sherman High School\cad\survey\SHI18076 FINAL PLAT.dwg

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SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION & CERTIFICATIONS

PLAT NOTES:

1. *All lot corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.*
2. *Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System (North Central Zone No. 4202, NAD83 (2011) Epoch 2010), as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) survey methods. The distances shown hereon represent surface values using a surface adjustment factor of 1.000115804 to scale from grid to surface.*
3. *No portion of the subject property is located within the 100-Year Floodplain, as determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48181C0400F, dated September 29, 2010, this property lies within Zone "X" (unshaded). Zone "X" - Other Areas (unshaded), is defined as areas determined to be outside the 0.2% annual chance floodplain.*
4. *This plat was prepared with benefit of that certain Title Commitment, GF No.1605-09SH, with effective date of April 21, 2017, provided by Fidelity National Title Insurance Company. For easements, rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.*

OWNER/DEVELOPER

SHERMAN INDEPENDENT
SCHOOL DISTRICT
2701 Loy Lake Road
Sherman, Texas
PH: 903-891-6400
FAX: 903-891-6407

SURVEYOR

TEAGUE NALL & PERKINS
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
PH: 940-383-4177
tturner@tnpinc.com
T.B.P.L.S. Firm No. 10011601

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/19/2021 2:51:12 PM
In the PLAT Records
SHERMAN HIGH SCHOOL ADDITION
Doc Number: 2021 – 185
Number of Pages: 2
Amount: 75.00
Order#: 20210819000138
By: RC

A	*EXISTING 20' DRAINAGE ESMT. INST. NO. 2019-16894 O.R.G.C.T.*
B	*CITY OF SHERMAN, TEXAS CALLED 4.883 ACRE RIGHT-OF-WAY DEDICATION INST. NO. 2019-16891 O.R.G.C.T.*
C	*CITY OF SHERMAN, TEXAS CALLED 0.164 ACRE RIGHT-OF-WAY DEDICATION INST. NO. 2019-13861 O.R.G.C.T.*
D	*EXISTING 20' DRAINAGE ESMT. INST. NO. 2019-13863 O.R.G.C.T.*
E	*APPROXIMATE LOCATION OF EXISTING ENTERPRISE TEXAS PIPELINE EASEMENT VOL. 4628, PG. 634 ~ O.R.G.C.T.*
F	*SHERMAN INDEPENDENT SCHOOL DISTRICT PART OF A CALLED 98.362 ACRES VOL. 5998, PG. 299 O.R.G.C.T.*

FINAL PLAT
SHERMAN HIGH SCHOOL ADDITION

BEING 94.760 TOTAL ACRES OF LAND CONSISTING OF TWO TRACTS SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625

City of Sherman, Grayson County, Texas

SHI18076 **AUGUST 2021**

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 94.292 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being part of a called 98.362 acre tract of land described in a General Warranty Deed to Sherman Independent School District, as recorded in Volume 5998, Page 299 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

TRACT ONE

BEGINNING at an "X" cut in concrete set for corner in Moore Street, said point being in the East line of the above cited 98.362 acre tract, at the common corner between a called 3.1846 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2018-4772 of the Official Records of Grayson County, Texas, a called 4.883 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2019-16891 of the Official Records of Grayson County, Texas, and a called 3.734 acre tract of land described in a Special Warranty Deed to the City of Sherman, Texas, as recorded in Document No. 2020-4416 of the Official Records of Grayson County, Texas, from which a 1/2 inch iron rod found at an angle point in the East line of said 3.1846 acre tract and the West line of said 4.883 acre tract bears South 14°42'45" East a distance of 9.30 feet;

THENCE South 74°10'18" West departing the East line of said 98.362 acre tract and along the North line of said 3.1846 acre tract, for a distance of 100.83 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction, along the North line of said 3.1846 acre tract, and along said curve to the left having a central angle of 18°43'34", a radius of 1093.00 feet, a chord bearing of South 64°48'31" West, a chord distance of 355.64 feet and an arc length of 357.23 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southwesterly direction, along the North line of said 3.1846 acre tract, and along said reverse curve to the right having a central angle of 18°50'19", a radius of 1007.00 feet, a chord bearing of South 64°51'54" West, a chord distance of 329.61 feet and an arc length of 331.10 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the end of said curve;

THENCE South 74°17'04" West along the North line of said 3.1846 acre tract, for a distance of 1874.08 feet to a 5/8 inch iron rod with cap stamped "BDD" found for the Northwest corner of said 3.1846 acre tract, said point also being in the West line of said 98.362 acre tract and the East line of a called 16.088 acre tract of land described in a General Warranty Deed to the City of Sherman, Texas, as recorded in Volume 5998, Page 353 of the Official Records of Grayson County, Texas, from which a cotton spindle found for the Southwest corner of said 3.1846 acre tract, the Southwest corner of said 98.362 acre tract and the Southeast corner of said 16.088 acre tract bears South 22°20'06" East a distance of 43.29 feet;

THENCE North 22°20'06" West along the West line of said 98.362 acre tract and the East line of said 16.088 acre tract, for a distance of 1682.10 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Northwest corner of said 98.362 acre tract, said point being in the South line of Steeple Chase Drive, a called 60' wide right-of-way per the Final Plat of Estates of Pebblebrook, Phase I, as recorded in Volume 21, Page 46 of the Plat Records of Grayson County, Texas;

THENCE North 85°29'04" East along the North line of said 98.362 acre tract and the South line of said Steeple Chase Drive, for a distance of 50.41 feet to a 1/2 inch steel square tubing with cap stamped "CLSC 4577" found for corner at the beginning of a curve to the right;

THENCE in an Easterly direction, continuing along the North line of said 98.362 acre tract and the South line of said Steeple Chase Drive, and along said curve to the right having a central angle of 07°37'24", a radius of 570.00 feet, a chord bearing of North 89°17'46" East, a chord distance of 75.78 feet and an arc length of 75.84 feet to a 1/2 inch steel square tubing with cap stamped "CLSC 4577" found for corner at the end of said curve;

THENCE South 86°53'32" East continuing along the North line of said 98.362 acre tract and the South line of said Steeple Chase Drive, for a distance of 202.69 feet to a 1/2 inch steel square tubing with cap stamped "CLSC 4577" found for corner at the beginning of a non-tangent curve to the left;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract, the South line of said Steeple Chase Drive, and the South line of a called 0.982 acre tract of land described in a Deed to the City of Sherman, Texas, as recorded in Document No. 2019-29931 of the Official Records of Grayson County, Texas, and along said non-tangent curve to the left having a central angle of 15°05'24", a radius of 1530.21 feet, a chord bearing of North 85°31'55" East, a chord distance of 401.85 feet and an arc length of 403.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 78°01'42" East continuing along the North line of said 98.362 acre tract and the South line of said 0.982 acre tract, for a distance of 212.64 feet to an "X" cut in concrete set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract and the South line of said 0.982 acre tract, and along said curve to the right having a central angle of 07°28'04", a radius of 570.00 feet, a chord bearing of North 81°45'43" East, a chord distance of 74.24 feet and an arc length of 74.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 85°29'45" East continuing along the North line of said 98.362 acre tract and along the South line of said 0.982 acre tract part way, for a distance of 207.60 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract, and along said curve to the left having a central angle of 33°24'00", a radius of 500.00 feet, a chord bearing of North 68°47'45" East, a chord distance of 287.36 feet and an arc length of 291.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 52°06'18" East continuing along the North line of said 98.362 acre tract, for a distance of 50.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract, and along said curve to the right having a central angle of 22°30'08", a radius of 500.00 feet, a chord bearing of North 63°21'23" East, a chord distance of 195.11 feet and an arc length of 196.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 74°36'28" East continuing along the North line of said 98.362 acre tract, passing a 5/8 inch iron rod with cap stamped "TNP" set for the Southwest corner of a called 0.925 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2020-4962 of the Official Records of Grayson County, Texas, at a distance of 1103.79 feet, and continuing along the North line of said 98.362 acre tract and the South line of said 0.925 acre tract for a total distance of 1146.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Northeast corner of said 98.362 acre tract and the Southeast corner of said 0.925 acre tract, said point being within Moore Street and lying in the West line of said 3.734 acre tract, from which a Mag Nail found for an angle point in the East line of said 0.925 acre tract bears North 14°42'45" West a distance of 50.50 feet;

THENCE South 14°42'45" East along said Moore Street, and along the East line of said 98.362 acre tract and the West line of said 3.734 acre tract, for a distance of 1398.39 feet to the **POINT OF BEGINNING**, and containing 94.292 acres of land, more or less.

TRACT TWO

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 0.468 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being part of a called 98.362 acre tract of land described in a General Warranty Deed to Sherman Independent School District, as recorded in Volume 5998, Page 299 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set for corner in the approximate centerline of Moore Street, said point being in the South line of the above cited 98.362 acre tract at the Northeast corner of a called 200.5 acre tract of land described as the Second Tract in a Warranty Deed to The Munson Realty Company, as recorded in Volume 925, Page 261 of the Deed Records of Grayson County, Texas, from which a bent 1/2 inch iron rod found bears North 72°54'37" East a distance of 5.1 feet;

THENCE South 74°17'04" West along the South line of said 98.362 acre tract and the North line of said 200.5 acre tract, for a distance of 390.35 feet to a cotton spindle found for the most Easterly corner of a called 2.3644 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Volume 5940, Page 279 of the Official Records of Grayson County, Texas, said point also being in the Southerly line of a called 3.1846 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2018-4772 of the Official Records of Grayson County, Texas;

THENCE in a Northeasterly direction, along the Southerly line of said 3.1846 acre tract, and along a non-tangent curve to the left having a central angle of 02°42'49", a radius of 1093.00 feet, a chord bearing of North 56°47'59" East, a chord distance of 51.76 feet and an arc length of 51.77 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the beginning of a reverse curve to the right;

THENCE in a Northeasterly direction, continuing along the Southerly line of said 3.1846 acre tract, and along said reverse curve to the right having a central angle of 18°43'34", a radius of 1007.00 feet, a chord bearing of North 64°48'31" East, a chord distance of 327.66 feet and an arc length of 329.12 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the end of said curve;

THENCE North 74°10'18" East continuing along the Southerly line of said 3.1846 acre tract, for a distance of 77.77 feet to a 1/2 inch iron rod found for the most Easterly Southeast corner of said 3.1846 acre tract and the Northwest corner of a called 277.2956 acre tract of land described as Tract No. 1 in a Deed to The Munson Realty Company, as recorded in Volume 1460, Page 722 of the Deed Records of Grayson County, Texas, from which a 1/2 inch iron rod found at an angle point in the East line of said 3.1846 acre tract bears North 00°46'31" East a distance of 80.03 feet;

THENCE South 25°01'12" West along the West line of said 277.2956 acre tract, for a distance of 91.92 feet to the **POINT OF BEGINNING**, and containing 0.468 acres of land, more or less.

SEE SHEET 1 OF 2 FOR PLAT DRAWING

OWNER/DEVELOPER

SHERMAN INDEPENDENT
SCHOOL DISTRICT
2701 Loy Lake Road
Sherman, Texas
PH: 903-891-6400
FAX: 903-891-6407

SURVEYOR

TEAGUE NALL & PERKINS
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
PH: 940-383-4177
tturner@tnpinc.com
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TBPELS FIRM 10011601

L:\PROJECTS\SHI18076 Sherman High School\cad\survey\SHI18076 FINAL PLAT.dwg

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STATE OF TEXAS §
COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT SHERMAN INDEPENDENT SCHOOL DISTRICT, being the owner of the hereinabove described property, does hereby adopt this Final Plat, designating the herein described property as **SHERMAN HIGH SCHOOL ADDITION**, an Addition to the 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 the right to ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

SHERMAN INDEPENDENT SCHOOL DISTRICT

BY: Tyson Bennett Date: August 18, 2021.
Authorized Representative

TYSON BENNETT
Printed Name

Asst. Supt for Finance & Operations
Title

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 Tyson Bennett known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the 18th day of August, 2021.

Jennifer R. Morse
Notary Public in and for the State of Texas

Commission Expires: 9/26/21

JENNIFER R. MORSE
Notary Public, State of Texas
Comm. Expires 09-26-2021
Notary ID 131294749

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is in accordance with the Platting Rules and Regulations of the City of Sherman, Texas.

Todd B. Turner, R.P.L.S.
Texas Registration No. 4859

STATE OF TEXAS
REGISTERED
TODD B. TURNER
4859
PROFESSIONAL
LAND SURVEYOR

DATE: August 17, 2021.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

WITNESS my hand and seal of office, this the 17th day of August, 2021.

Andy Cox
Notary Public in and for the State of Texas

Commission Expires: March 20, 2022

ANDY COX
Notary Public
STATE OF TEXAS
ID 132078603-0
My Comm. Exp. March 20, 2022

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

Approved this 18th day of September, 2018 2021, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas Date: 08/18/2021

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of **SHERMAN HIGH SCHOOL ADDITION**, an Addition to the City of Sherman, was submitted to the City Council on the 15th day of October, 2018 2021, 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 18th day of August, A.D. 2021.

City Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/19/2021 2:51:12 PM
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SHERMAN HIGH SCHOOL ADDITION
Doc Number: 2021 – 185
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Amount: 75.00
Order#: 20210819000138
By: RC

FINAL PLAT
SHERMAN HIGH SCHOOL ADDITION

BEING 94.760 TOTAL ACRES OF LAND CONSISTING OF TWO TRACTS SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625

City of Sherman, Grayson County, Texas

SHI18076 E-9-460 **AUGUST 2021**

SHEET 2 OF 2

Project Narrative

To: City Of Sherman

From: Teague Nall and Perkins, Inc.

Date: May 8, 2024

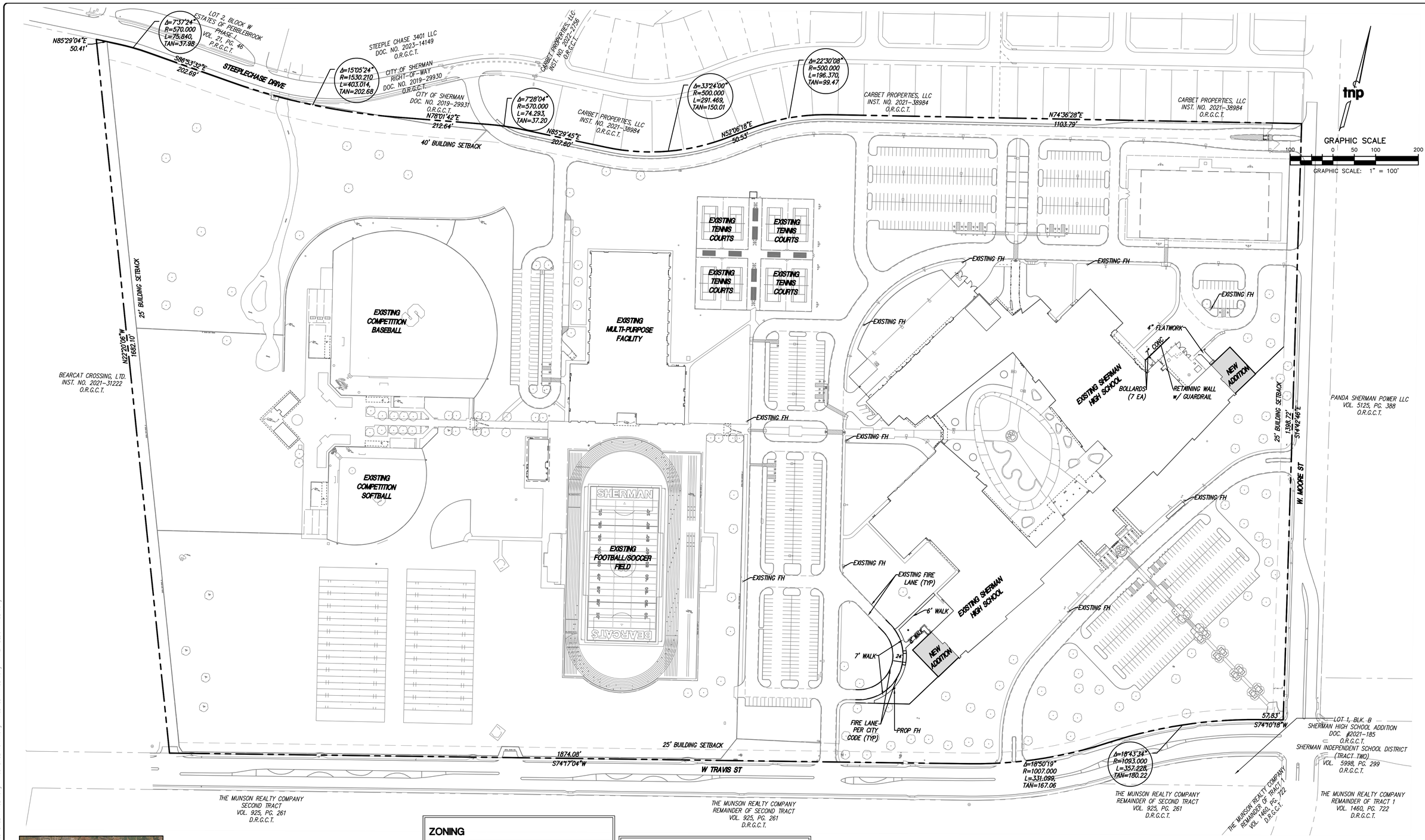
RE: Specific Use Permit; Sherman High School Additions

Design Narrative: Sherman High School Addition

The Project is the addition of two classroom wings to the existing Sherman High School located at 2907 W. Travis St.

The project will consist of constructing two expansions to the classroom wings at Sherman High School on the east and west side of the building. On the west side of the building, a 24' loop drive will be reconstructed due to the impact of the classroom wing and sidewalks will be added. On the east side of the building sidewalk will be added to connect with the existing sidewalk. In addition, Sherman ISD will be modifying a portion of the existing truck loading dock.

Primary materials on the exterior of the building will be brick veneer and glass.



LOCATION MAP
N.T.S.

N.T.S.

ZONING

THE SCHOOL PROPERTY IS ZONED R-6 – SINGLE FAMILY RESIDENTIAL, C-1 – RETAIL BUSINESS, AND 1417 OVERLAY DISTRICT

SIGNS/FENCES

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

BUILDING DATA

NEW ADDITION BUILDING SQUARE FOOTAGE	32,868 SF
TOTAL BUILDING SQUARE FOOTAGE	458,320 SF
GROSS PROPERTY SQUARE FOOTAGE	4,047,229 SF
BUILDING MAX HEIGHT	54 FT

PARKING DATA

HIGH SCHOOL

PARKING SPACES: 8 SPACES PER CLASSROOM

110 CLASSROOMS X 8	=	880 SPACES
EXISTING HIGH SCHOOL PARKING	=	883 SPACES

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

SPECIFIC USE PERMIT
SITE PLAN
SHERMAN HIGH SCHOOL ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
MARCH 2024

Drawing: I:\Projects\VUK23544\Eng-CSD\Docs\Site Plan Submittal Docs\Sherman HS Additions Site Plan – Phase 1.dwg at Jun 04, 2024-11:04am by amullen
Layout: Layout1 Xrefs: X3D-WSS PHASE 1.dwg X3D-BASE PHASE 1.dwg X3D-BASE NORTH.dwg X3D-3D PHASE 1.dwg XREF-BLDG PHASE 1.dwg

STEEPLECHASE DRIVE

EXISTING COMPETITION BASEBALL

EXISTING MULTI-PURPOSE FACILITY

EXISTING TENNIS COURTS

EXISTING TENNIS COURTS

EXISTING TENNIS COURTS

EXISTING TENNIS COURTS

EXISTING COMPETITION SOFTBALL

SHERMAN

EXISTING FOOTBALL/SOCCER FIELD

BEARCATS

EXISTING SHERMAN HIGH SCHOOL

NEW ADDITION

EXISTING SHERMAN HIGH SCHOOL

NEW ADDITION

W. MOORE ST

W TRAVIS ST

GRAPHIC SCALE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

N.T.S.

LOCATION MAP

N.T.S.

teague nall & perkins

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

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
SOD								
	SOD	Cynodon Dactylon `TIF 419`	39,232 sf	Solid Sod / Roll	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS. ADD SF FOR SLOPES, CUT, AND WASTE. FOR SLOPES GREATER THAN 4:1 CONTRACTOR TO PIN SOD WITH PINS AT 18" O.C. FOR EACH PAD.

SPECIFIC USE PERMIT
LANDSCAPE PLAN
SHERMAN HIGH SCHOOL ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
MAY 2024

Drawing: T:\Projects\VLK23544\Eng-C3D\Docs\Site Plan Submittal Docs\Sherman HS Additions Landscape Plan – Phase 1.dwg at May 08, 2024–9:53am by Rpradhan
Layout: L1.01 Xrefs: X3D-WSS PHASE 1.dwg – X3D-BASE PHASE 1.dwg – X3D-BASE NORTH.dwg – X3D-SU PHASE 1.dwg – XREF-BLDG PHASE 1.dwg – LS-Base.dwg

LOCATION MAP
N.T.S.

N
N.T.S.

TREE SURVEY LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED

tnp
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Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

SPECIFIC USE PERMIT
TREE PRESERVATION PLAN
SHERMAN HIGH SCHOOL ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
MAY 2024

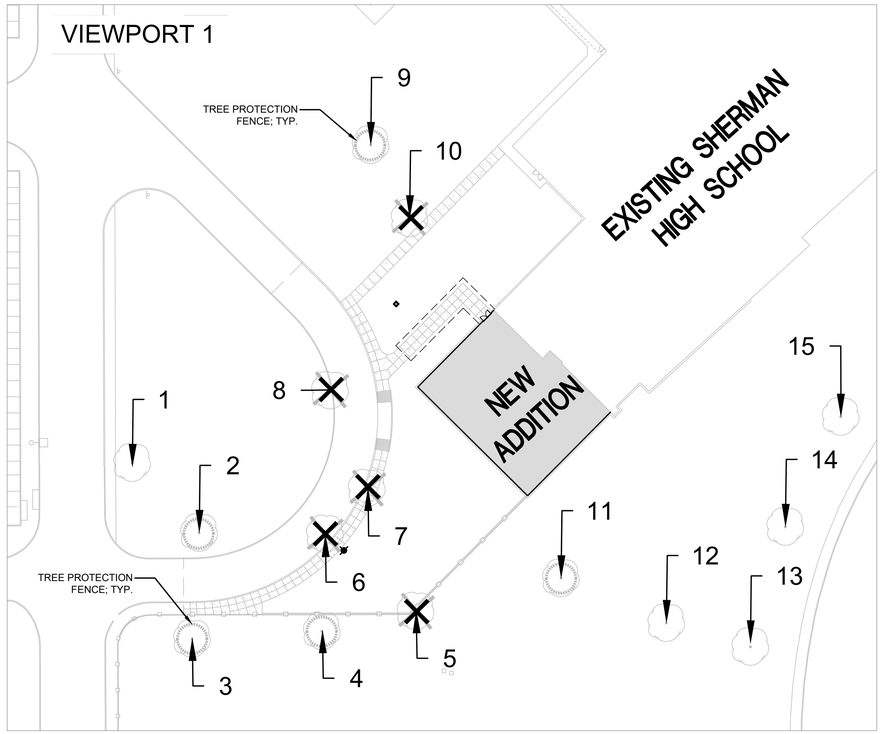
Drawing: T:\Projects\VLK23544\Eng-C3D\Docs\Site Plan Submittal Docs\Sherman HS Additions Tree Survey - Phase 1.dwg at May 08, 2024-10:18am by Rprodhan
Layout: T1.01 Xrefs: X3D-WSS PHASE 1.dwg - X3D-BASE PHASE 1.dwg - X3D-BASE NORTH.dwg - X3D-SD PHASE 1.dwg - XREF-BLDG PHASE 1.dwg

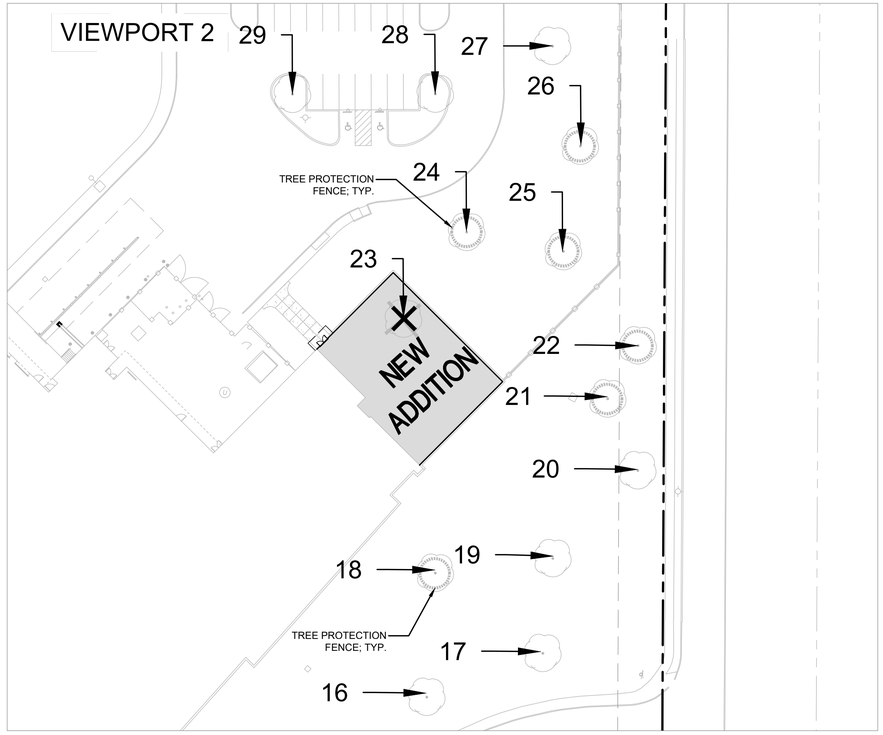
	Tree Type	Tree Diameter (inches)	Replacement Percentage	Status	Tree Classification	Mitigation Inches	Positive Credits
VIEWPORT 1							
1	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
2	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
3	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
4	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
5	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
6	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
7	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
8	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
9	LACEY OAK	3	0%	Preserve	Non-Protected	0	0
10	LACEY OAK	3	0%	Remove	Non-Protected	0	0
11	LIVE OAK	3	0%	Preserve	Non-Protected	0	0
12	BUR OAK	3	0%	Preserve	Non-Protected	0	0
13	CHINQUAPIN OAK	6	0%	Preserve	Non-Protected	0	0
14	CHINQUAPIN OAK	6	0%	Preserve	Non-Protected	0	0
15	CHINQUAPIN OAK	6	0%	Preserve	Non-Protected	0	0
VIEWPORT 2							
16	CHINQUAPIN OAK	6	0%	Preserve	Non-Protected	0	0
17	CHINQUAPIN OAK	6	0%	Preserve	Non-Protected	0	0
18	LIVE OAK	3	0%	Preserve	Non-Protected	0	0
19	LIVE OAK	3	0%	Preserve	Non-Protected	0	0
20	LACEY OAK	3	0%	Preserve	Non-Protected	0	0
21	LACEY OAK	3	0%	Preserve	Non-Protected	0	0
22	BUR OAK	3	0%	Preserve	Non-Protected	0	0
23	BUR OAK	3	0%	Remove	Non-Protected	0	0
24	BUR OAK	3	0%	Preserve	Non-Protected	0	0
25	LIVE OAK	3	0%	Preserve	Non-Protected	0	0
26	BUR OAK	3	0%	Preserve	Non-Protected	0	0
27	BUR OAK	3	0%	Preserve	Non-Protected	0	0
28	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
29	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
					Total Inches to be Removed	**0**	
					Total Credits		**0**
					Total Inches to be Mitigated	**0**	
					Total Inches to be Provided	**0**	
					Number of Inches Remaining	**0**	

City of Sherman	
Key	
12"-23"	50%
24"-35"	100%
36" or above	300%

Table 10.2	
Caliper Inches	***Mitigation ratio***
12" - 23"	*Replace 1 caliper inch for every 2 caliper inches removed*
24" - 35"	*Replace 1 caliper inch for every 1 caliper inch removed*
36" and above	*Replace 3 caliper inches for every 1 caliper inch removed*

Table 10.3	
Preserved Tree Size (in caliper inches)	***Credits toward replacement tree requirement***
8" - 35"	*1 caliper inch for every 1 caliper inch preserved*
36" and above	*36 caliper inches*





TREE SURVEY LEGEND

TREE TO BE PRESERVED

TREE TO BE REMOVED

GRAPHIC SCALE

40 0 20 40 80

GRAPHIC SCALE: 1" = 40'

LANDSCAPE ARCHITECT STATEMENT:

I, JOE L. MADRID, BEING A REGISTERED LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN.

SIGNATURE: Joe L. Madrid DATE: 05/08/2024

N

N.T.S.

LOCATION MAP

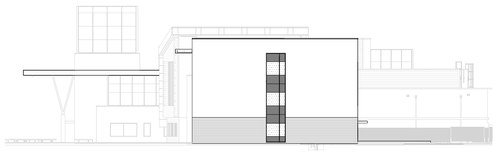
N.T.S.

teague nall & perkins

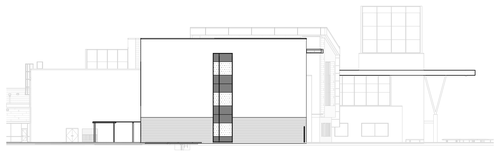
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

SPECIFIC USE PERMIT
TREE PRESERVATION PLAN
SHERMAN HIGH SCHOOL ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
MAY 2024

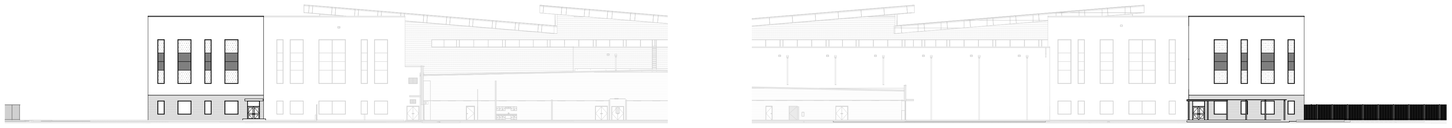
Drawing: T:\Projects\VLK23544\Eng-C3D\Docs\Site Plan Submittal Docs\Sherman HS Additions Tree Survey - Phase 1.dwg at May 08, 2024-9:56am by Rpradhan
Layout: TY02 Xrefs: X3D-WSS PHASE 1.dwg - X3D-BASE PHASE 1.dwg - X3D-BASE NORTH.dwg - X3D-SD PHASE 1.dwg - XREF-BLDG PHASE 1.dwg



1 BUILDING OVERALL ELEVATION - EAST
SCALE: 1/32" = 1'-0"



2 BUILDING OVERALL ELEVATION - WEST
SCALE: 1/32" = 1'-0"



3 BUILDING OVERALL ELEVATION - NORTH
SCALE: 1/32" = 1'-0"

4 BUILDING OVERALL ELEVATION - SOUTH
SCALE: 1/32" = 1'-0"

EXTERIOR ELEVATION NOTES

1. Refer to Sheet A2.22 and A3.11 for Typical Control Joint and Building Expansion Joint Details.
2. Based on the applicable design criteria, submit the proposed pattern of control joints in masonry veneer, CMU and stucco/cement plaster to the Architect for review and approval prior to construction.
3. Verify mounting heights of all Electrical and Mechanical items on the exterior of the building prior to construction, whether specifically indicated on the Exterior Elevations or not.
4. Install cast stone in accordance with the recommendations of the Cast Stone Institute, unless specifically noted or detailed otherwise.
5. Refer to Sheet A3.11 for Loose Lintel Details. Refer to Structural Drawings for maximum span and bearing requirements.
6. Terminate recessed and projected masonry veneer courses at 4" from intersecting window frames, door frames, sloping roofs, etc., unless noted otherwise.
7. Provide solid bricks for soldier courses at exterior corners (do not miter).

EXT. ELEV. LEGEND

	BRICK VENEER, BR-01, TYPE A
	BRICK VENEER, BR-02, TYPE B
	BRICK RELIEF ANGLE - REF. 13/A4.31
OS	OVERFLOW SCUPPER, REF. 14/A3.11
CJ	CONTROL JOINT, REF. 2, & 3/A3.11
EJ	EXPANSION JOINT, REF. 8, 9, 10, 11, 12, & 13/A3.11
A	ALUMINUM STOREFRONT, REF. SHEETS A7 SERIES

VLK | ARCHITECTS

ARCHITECT

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

SHERMAN ISD
SHERMAN, TEXAS

Sherman High School Additions

REGISTERED ARCHITECT
CLINTON W. SCHIVER
19157
STATE OF TEXAS
05/08/2024

ISSUED: MAY 8, 2024

REVISIONS

Revision No.	Revision Date

Director CWS	Drawn By VLK
Designer ET	Quality Control
Proj. Arch. HY	

PROJECT NO.
23-050.00

SHEET TITLE
EXTERIOR ELEVATIONS - OVERALL

SHEET NO.
A3.01

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EXTERIOR ELEVATION NOTES

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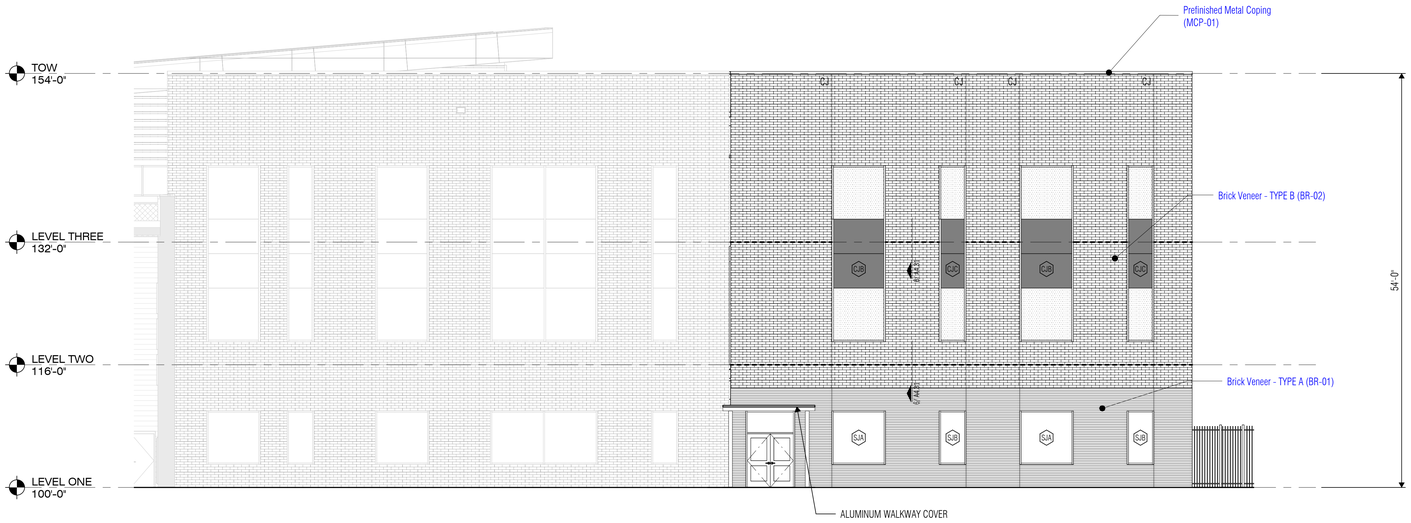
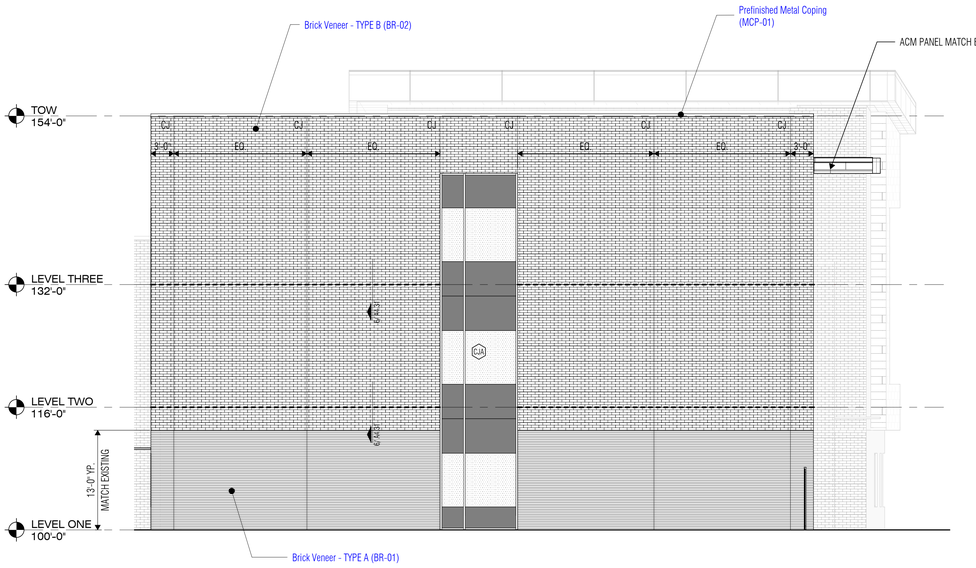
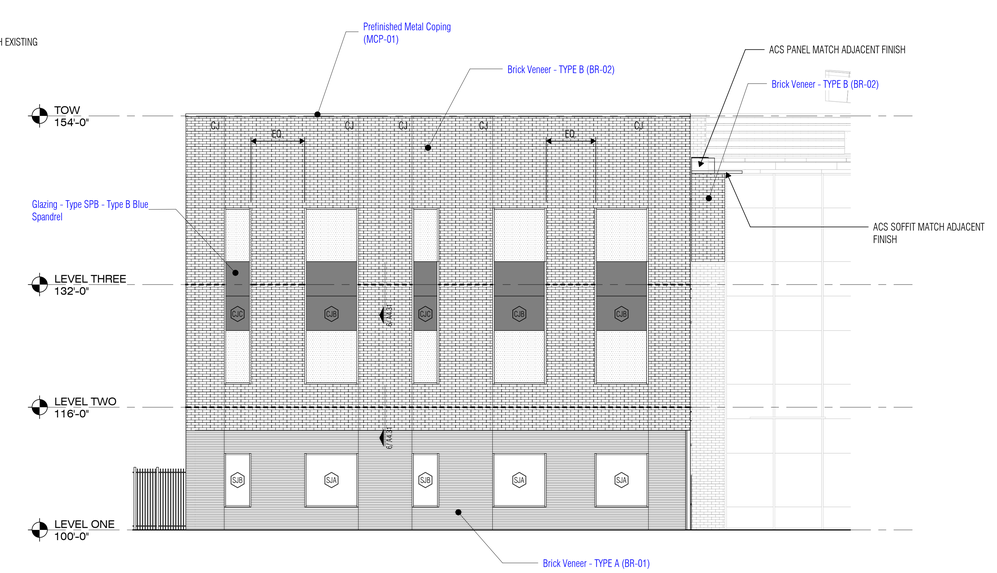
OS	OVERFLOW SCUPPER, REF. 14/A3.11
CJ	CONTROL JOINT, REF. 2, & 3/A3.11
EJ	EXPANSION JOINT, REF. 8, 9, 10, 11, 12, & 13/A3.11
(A)	ALUMINUM STOREFRONT, REF. SHEETS A7 SERIES



1 EXTERIOR ELEVATION - WEST WING - NORTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST WING - WEST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST WING - SOUTH
SCALE: 1/8" = 1'-0"

VLK | ARCHITECTS

ARCHITECT

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

SHERMAN ISD
SHERMAN, TEXAS

Sherman High School Additions

05/08/2024

ISSUED: MAY 8, 2024

REVISIONS

Revision No.	Revision Date

Director CWS	Drawn By VLK
Designer ET	Quality Control
Proj. Arch. HY	

PROJECT NO.
23-050.00

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.02

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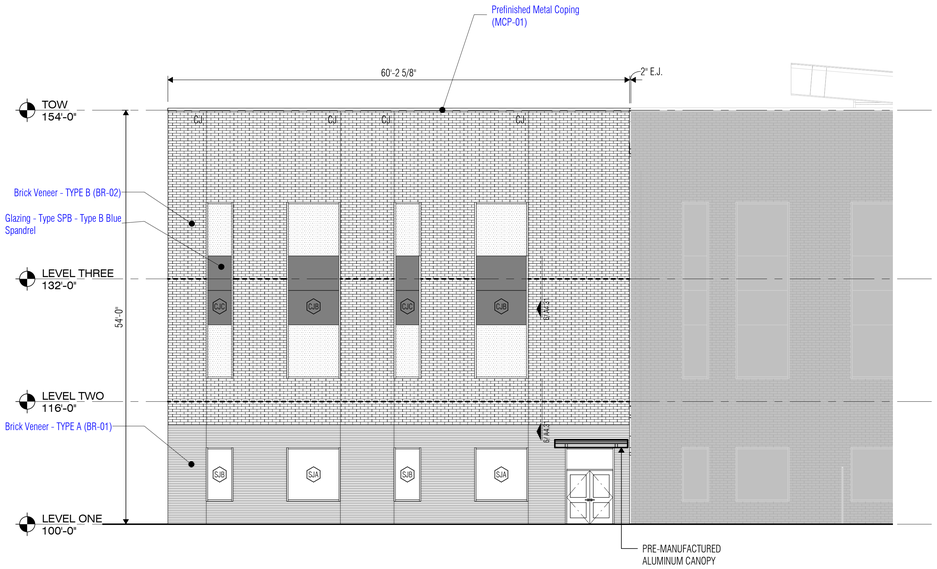
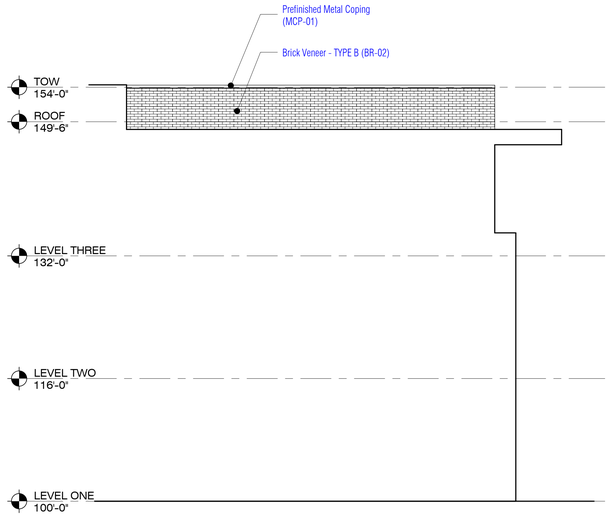


1 EXTERIOR ELEVATION - EAST WING - NORTH

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



2 EXTERIOR ELEVATION - ROOF UNIT K

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

EXTERIOR ELEVATION NOTES

1. Refer to Sheet A2.22 and A3.11 for Typical Control Joint and Building Expansion Joint Details.
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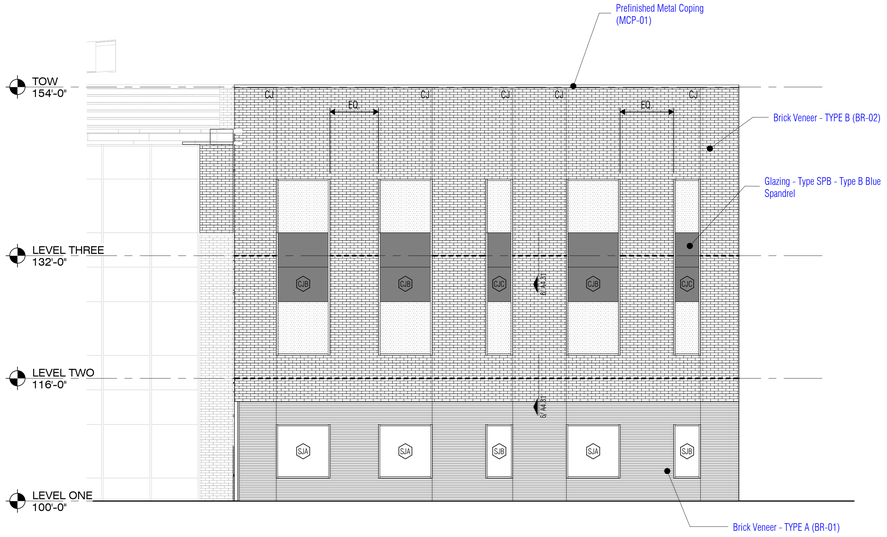
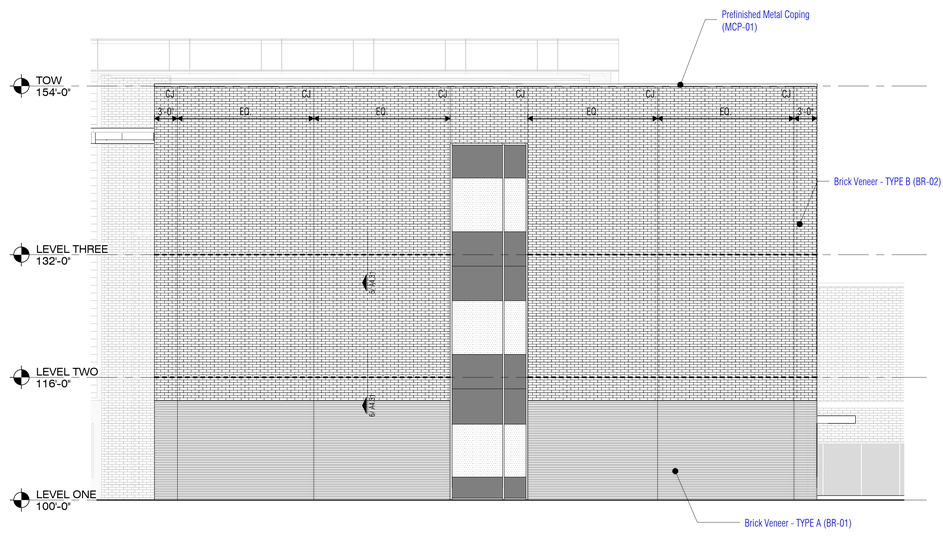
(A)	ALUMINUM STOREFRONT, REF. SHEETS A7 SERIES



3 EXTERIOR ELEVATION - EAST WING - SOUTH

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



4 EXTERIOR ELEVATION - EAST WING - EAST

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

VLK | ARCHITECTS

ARCHITECT

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

SHERMAN ISD
SHERMAN, TEXAS

Sherman High School Additions

05/08/2024

ISSUED: MAY 8, 2024

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CWS	VLK
Designer	Quality Control
ET	
Proj. Arch.	
HY	

PROJECT NO.

23-050.00

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A3.03

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Memorandum

To: City of Sherman

From: Amanda Mullen, P.E.

cc:

Date: June 4, 2024

RE: **Sherman High School Additions**

This memo is in response to the City's first review comments and associated markups with the Site Plan package for Sherman High School Additions.

PLANNING

Comment 1: Notate number of classrooms so that required parking can be verified.
a. High school parking shall be 8 spaces per classroom. (Sec. 14.304.003(e)(1))
Response: **Classroom data and calculations now shown.**

Comment 2: Setbacks shall be updated to reflect the zoning designation and OL district. This property has multiple zoning designations and is a non-residential use in a residential zoning designation and the most stringent shall be applied. You will need to observe the zoning map and modify your setbacks to reflect the following:
i. 1417 OL: Nonresidential building setback shall be 40' from any residentially zoned property (Sec. 14.02.006(1)).
ii. R-6 (Single-Family Residential) District: 20' Front, 20' Rear, 6' Side (Sec. 14.02.006(1).
iii. C-1 (Retail Business) District: 25' Front, 25' Rear, 15' Side (Sec. 14.02.016(1)).
Response: **The setback adjacent to residentially zoned property at north property line revised to be 40'. Setbacks at east, west, and south property lines set at 25' as most stringent requirements of R-6 and C-1 zoning for Front and Rear setbacks.**

Comment 3: Remove any proposed fencing or screening. Screening shall be permitted separately and must adhere to the ordinance.
Response: **Callouts removed. Please note a note is shown on the site plan which indicates "All signs/fences shall be permitted separately & shall adhere to the ordinance".**

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 11, 2024

Brannon Kidd
2701 Loy Lake Road
Sherman, TX 75090

Teague Nall & Perkins, Inc.
Amanda Mullen
5237 N Riverside Dr., Suite 100
Fort Worth, TX 76137

Dear Applicants,

The request for a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6149 and Ordinance No. 6495 located at 2907 West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 18, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's 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.

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

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

Respectfully,

Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 25.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

211 EAST KING STREET (Project No. 24-002155)

The request of Leticia Murillo Chavarria (Owner), Roozie Marroquin (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 211 East King Street, consisting of 0.197 acres being in the Samuel Blagg Survey, Abstract 56 and currently zoned MF-30 (Multi Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 5.5' side setback in lieu of the required 6' for the original structure prior to the addition.
B. Public Hearing and Variance under Section 14.02.006 to allow a 2.5' side setback in lieu of the required 5' for an existing carport.
C. Public Hearing and Variance under Section 14.02.006 to allow a 12.3' rear setback in lieu of the required 20' for an existing carport.
D. Public Hearing and Variance under Section 14.02.006 to allow a 2.4' side setback in lieu of the required 5' for a wood shed addition.
E. Public Hearing and Variance under Section 14.02.006 to allow a 5.5' side setback in lieu of the required 6' for the new structure.

Planning and Zoning Commission

F. Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to an R-6 (Single Family Residential) District.

Background:

The property is located at 211 East King Street between South Montgomery Street and South Walnut Street. The owner is requesting Variances for the side setbacks for the original structure, existing carport, wood shed and new structure along with the rear setback for the existing carport. The owner is also requesting a Zone Change from an MF-30 (Multi Family Residential) District to an R-6 (Single Family Residential) District.

Origination:

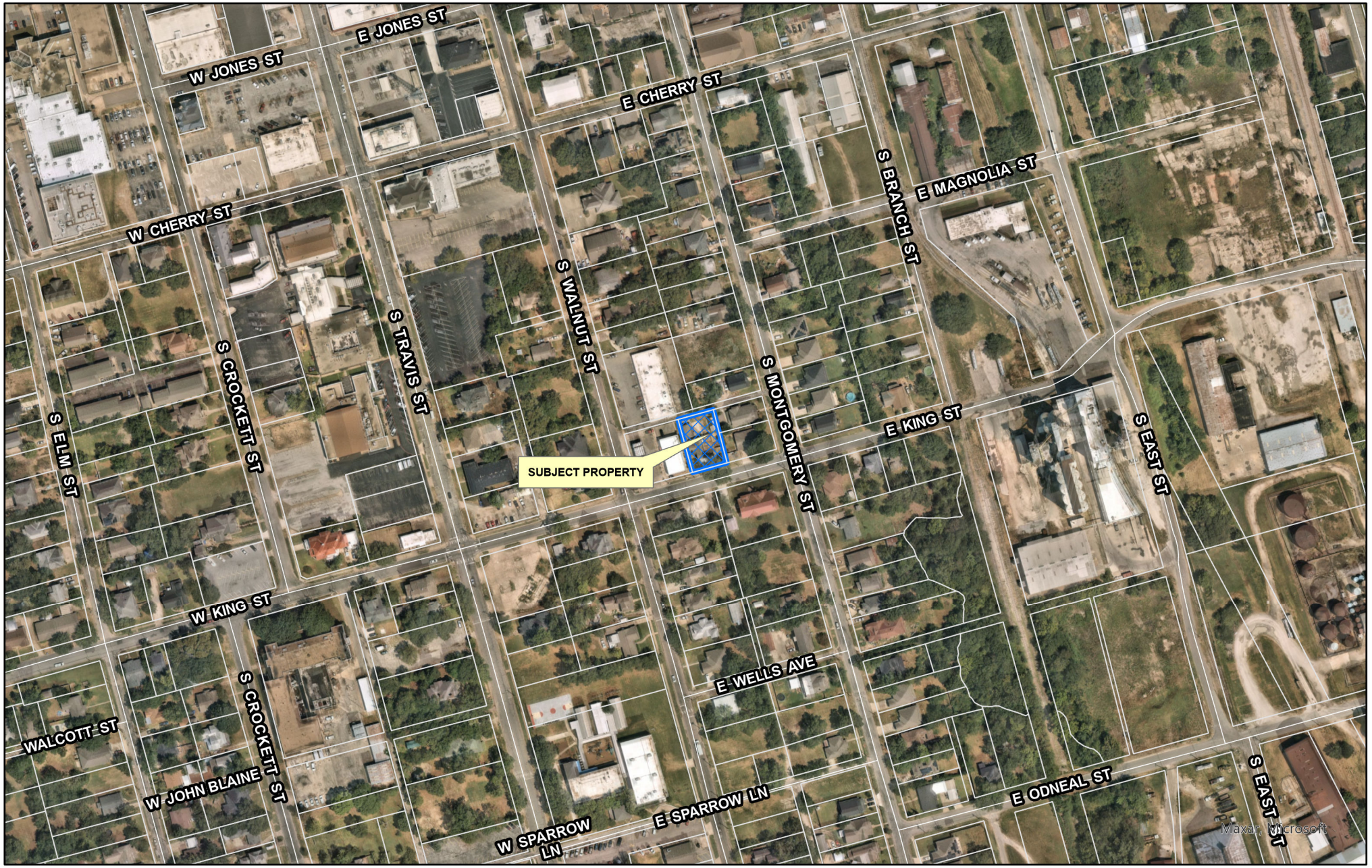
Leticia Murillo Chavarria (Owner)
Roozie Marroquin (Representative)
Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the requested variances.
Staff recommends that the P&Z approve the zone change request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Site Plan
8. Building Plans
9. Floor Plan
10. Existing/New Elevations



dlagrone H:\PLANNING\Public Notification KT.aprx

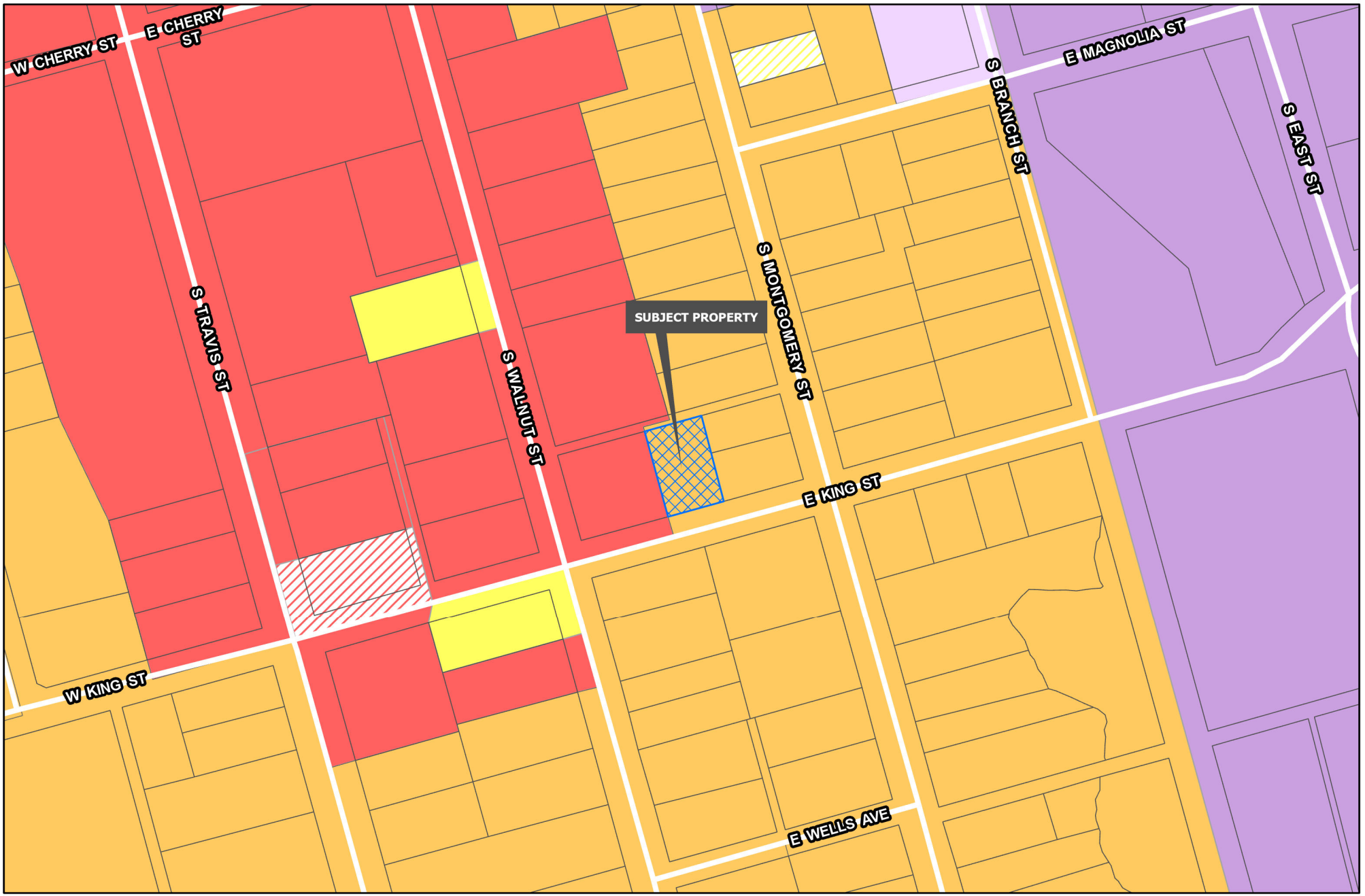
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
211 E KING ST

N
W E
S

Date: 6/10/2024 10:09 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
211 E KING ST

N
W E
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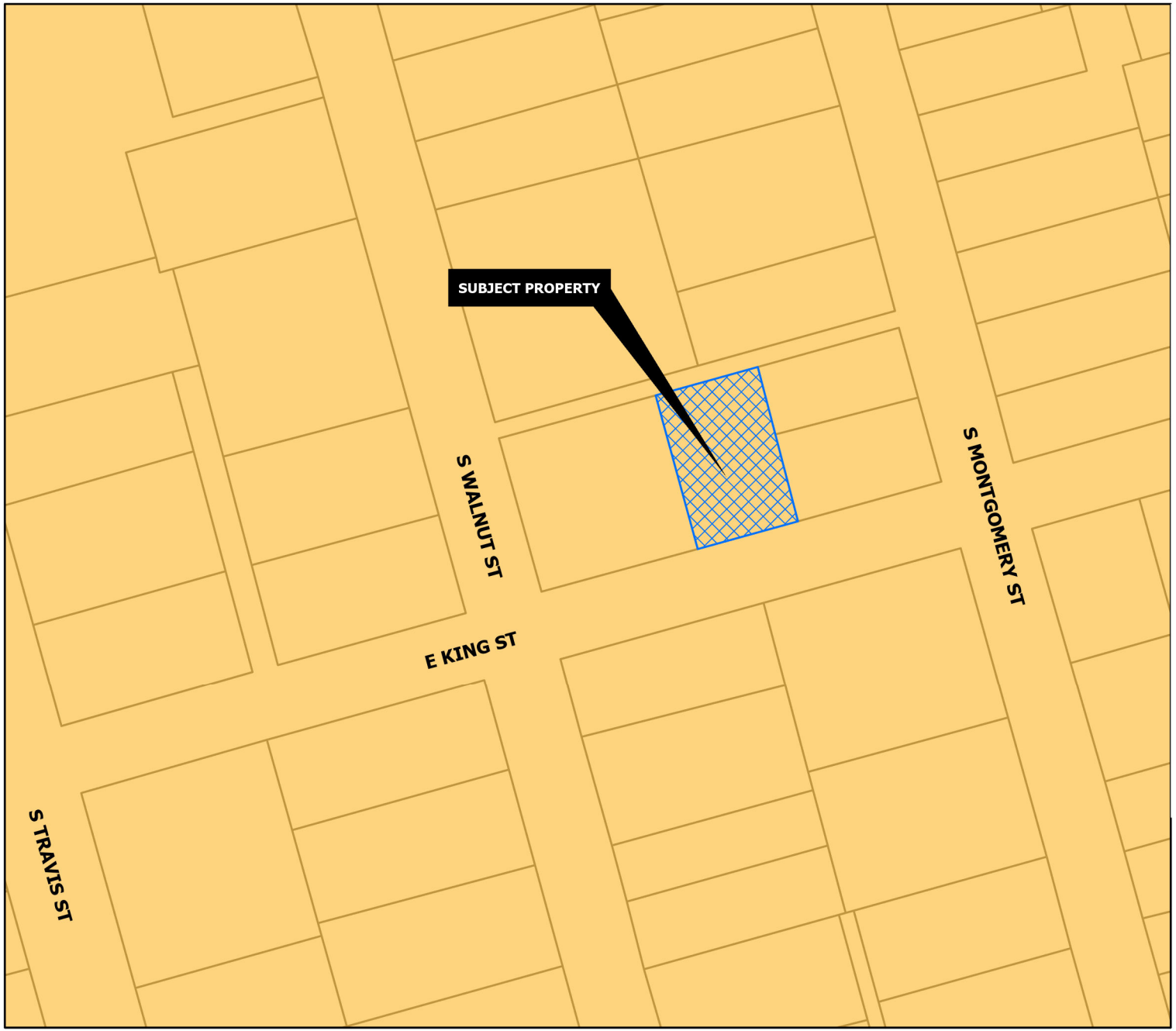
Date: 6/10/2022 10:09 AM



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

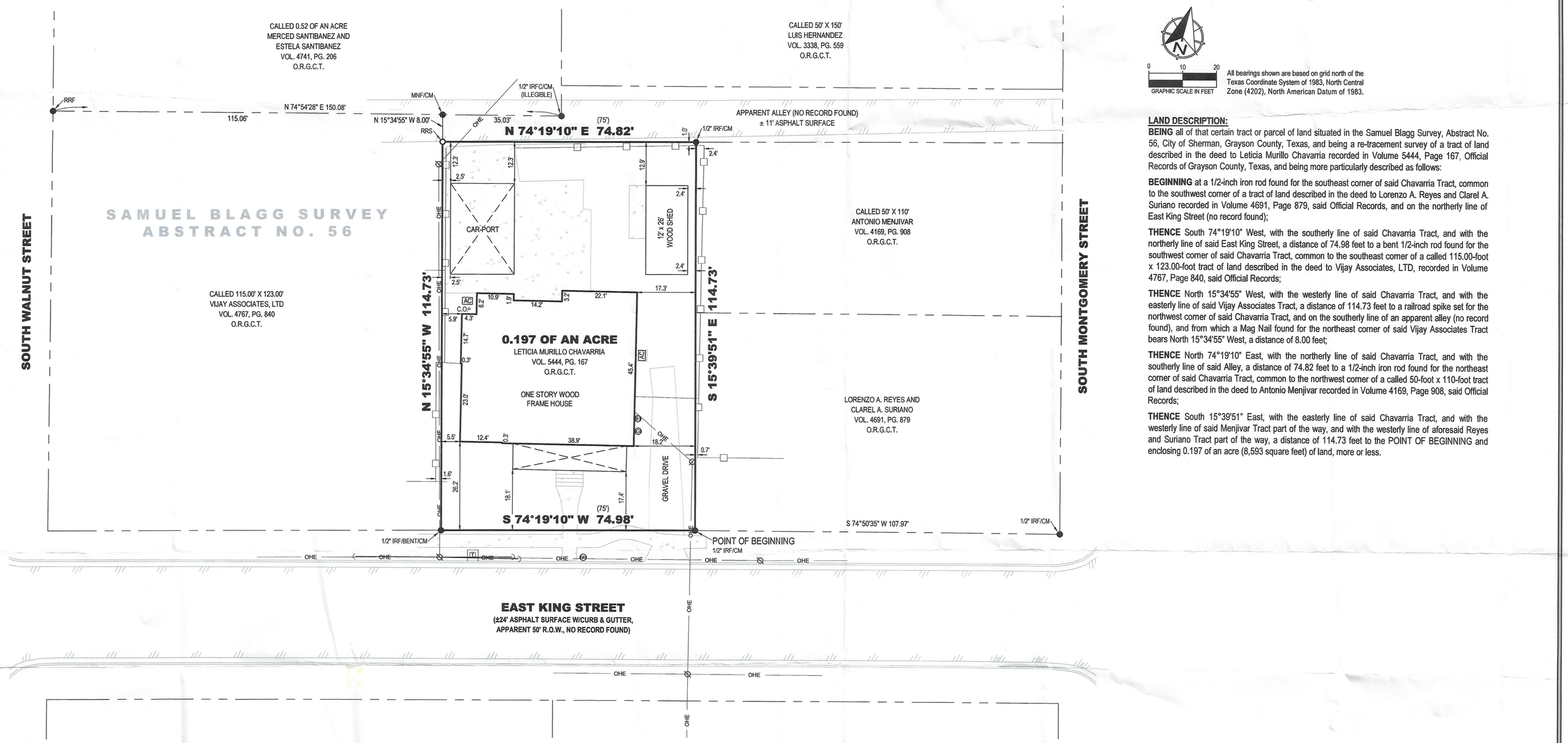
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
211 E KING ST

N
W E
S

Date: 6/10/2024 10:30 AM

3:21
TUESDAY 6/4/2024
EVERBILT
211
Sherman
NOTICE OF PROPOSED ZONING CHANGE AND VARIANCE REQUEST
PROJECT # 24-002155



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

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Leticia Murillo Chavarria recorded in Volume 5444, Page 167, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Chavarria Tract, common to the southwest corner of a tract of land described in the deed to Lorenzo A. Reyes and Clarel A. Suriano recorded in Volume 4691, Page 879, said Official Records, and on the northerly line of East King Street (no record found);

THENCE South 74°19'10" West, with the southerly line of said Chavarria Tract, and with the northerly line of said East King Street, a distance of 74.98 feet to a bent 1/2-inch rod found for the southwest corner of said Chavarria Tract, common to the southeast corner of a called 115.00-foot x 123.00-foot tract of land described in the deed to Vijay Associates, LTD, recorded in Volume 4767, Page 840, said Official Records;

THENCE North 15°34'55" West, with the westerly line of said Chavarria Tract, and with the easterly line of said Vijay Associates Tract, a distance of 114.73 feet to a railroad spike set for the northwest corner of said Chavarria Tract, and on the southerly line of an apparent alley (no record found), and from which a Mag Nail found for the northeast corner of said Vijay Associates Tract bears North 15°34'55" West, a distance of 8.00 feet;

THENCE North 74°19'10" East, with the northerly line of said Chavarria Tract, and with the southerly line of said Alley, a distance of 74.82 feet to a 1/2-inch iron rod found for the northeast corner of said Chavarria Tract, common to the northwest corner of a called 50-foot x 110-foot tract of land described in the deed to Antonio Menjivar recorded in Volume 4169, Page 908, said Official Records;

THENCE South 15°39'51" East, with the easterly line of said Chavarria Tract, and with the westerly line of said Menjivar Tract part of the way, and with the westerly line of aforesaid Reyes and Suriano Tract part of the way, a distance of 114.73 feet to the POINT OF BEGINNING and enclosing 0.197 of an acre (8,593 square feet) of land, more or less.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
RRS	RAILROAD SPIKE SET
MNF	MAG NAIL FOUND
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
T	TELEPHONE BOX
	UTILITY/POWER POLE
	GUY
E	ELECTRIC METER
G	NATURAL GAS METER
W	WATER METER
C.O.	CLEAN OUT
AC	AC UNIT
	BOUNDARY LINE
	ADJOINER LINE
	WOOD FENCE
	ASPHALT
OHE	OVERHEAD ELECTRIC/UTILITY

Certify to: Leticia Murillo Chavarria;

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 10/13/2023, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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

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

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 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 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TITLE SURVEY
0.197 OF AN ACRE
SAMUEL BLAGG SURVEY, ABSTRACT NO. 56
211 East King Street, Sherman
Grayson County, Texas

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

TBPLS Firm No. 10194175	Drawn by: MIA Checked by: CRN	Scale: 1"=20' Date: 10/16/2023	Project No. 23-0452 Sheet No. 1 of 1

5/7/2024

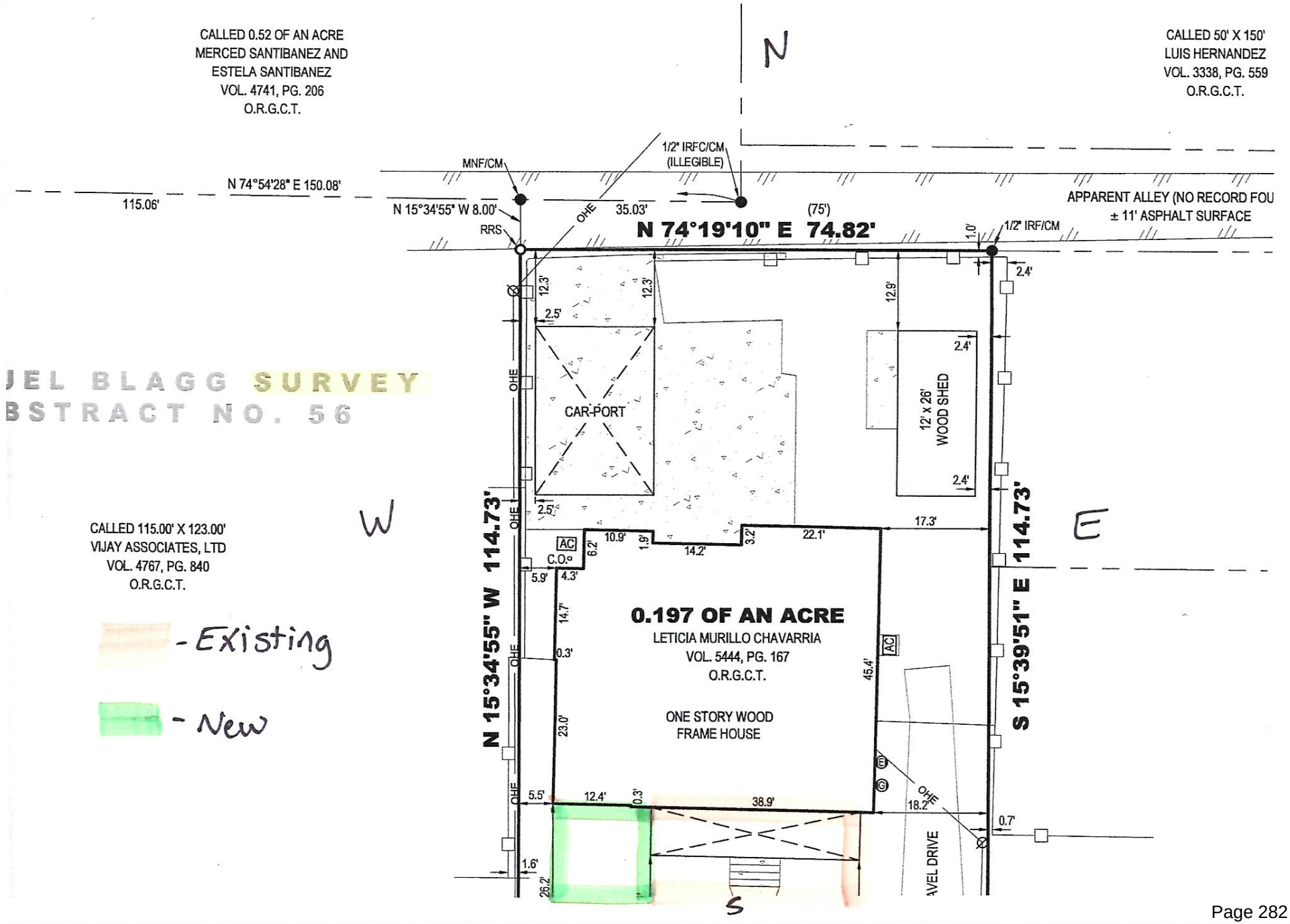
To whom it may concern:

This is in reference to the property located at 211 E. King St. in Sherman, TX.

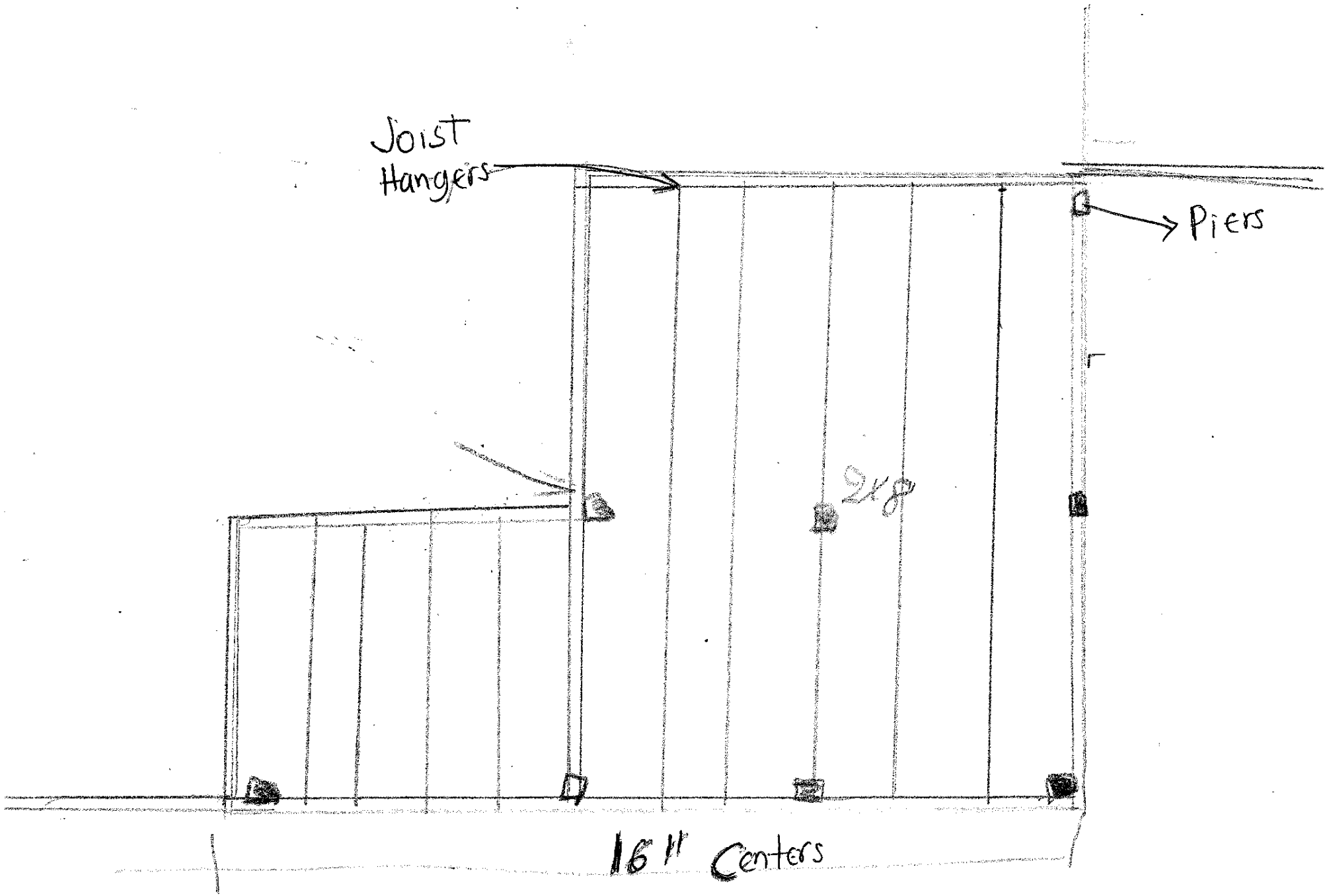
We are requesting for permission to add an expansion to our personal property. This expansion will consist of a game room and a storage room. The rooms together will consist of 3 windows and 3 doors and frames. The electrical and HVAC service will be connected to the existing service of our home. The total expansion will take 213.25 Sq. ft of space and will be all within our property lines.

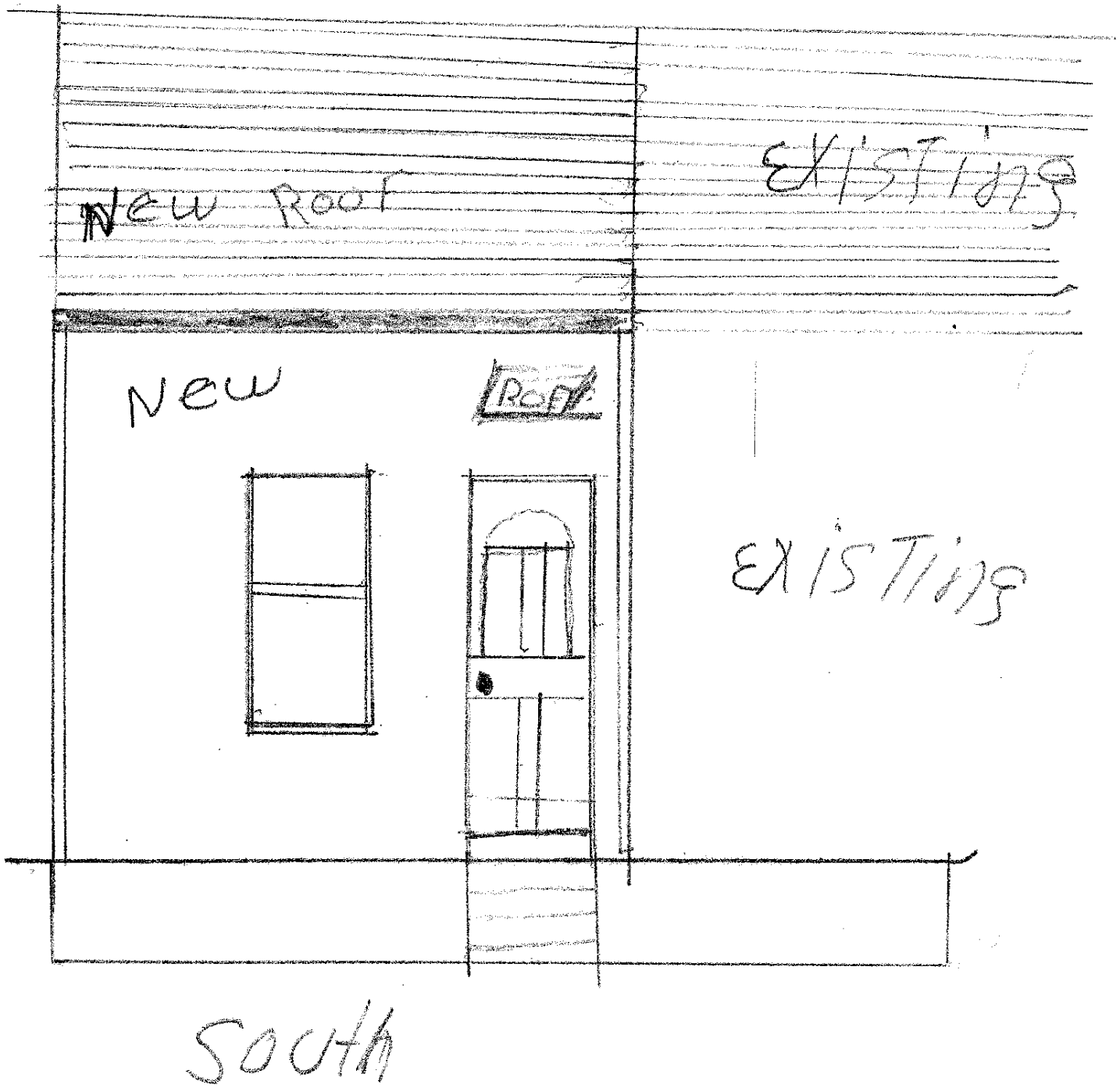
Permission granted will be truly appreciated,

Leticia Murillo Chavarria



JEL BLAGG SURVEY
BSTRACT NO. 56

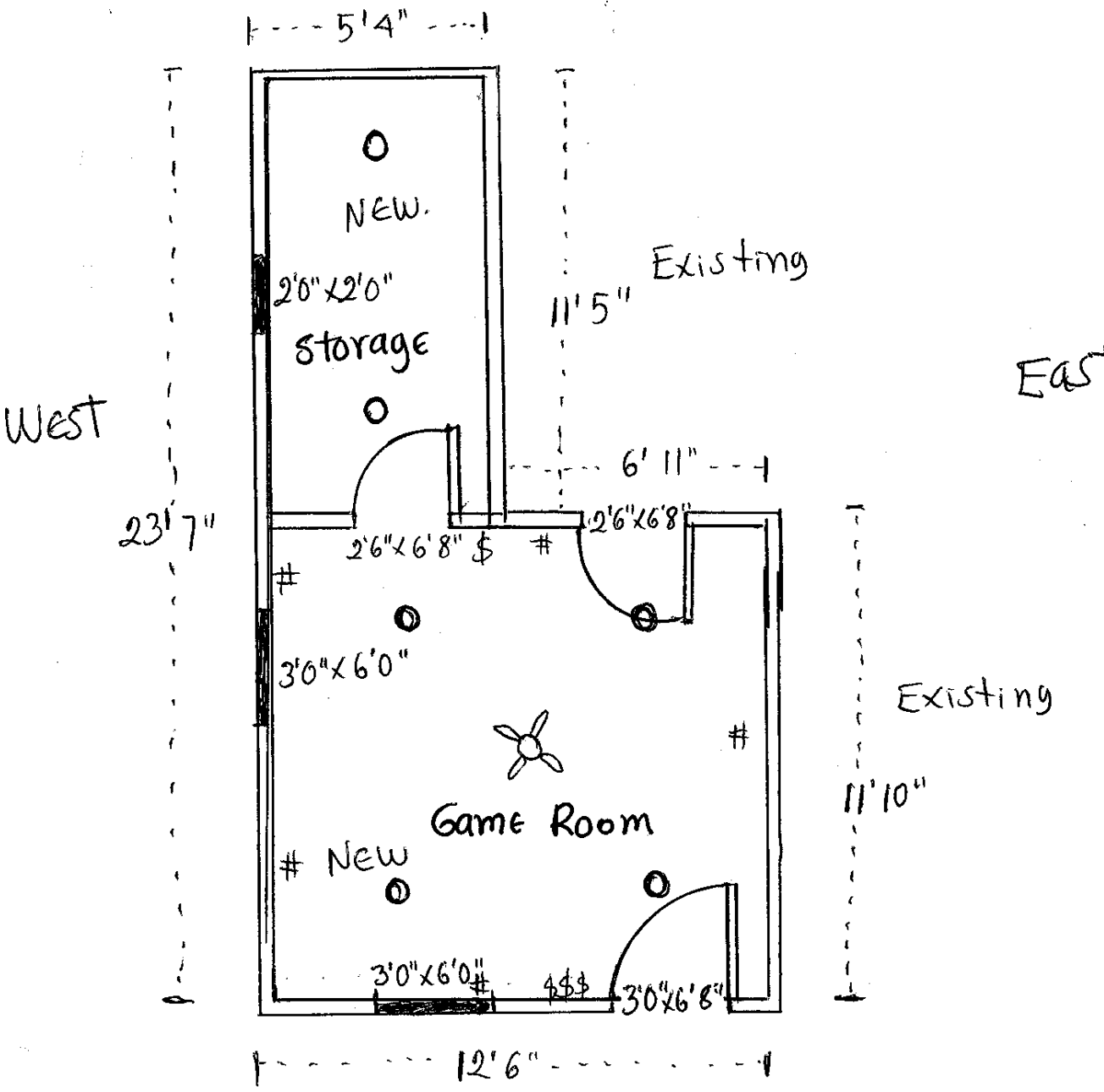

Joist
Hangers
Piers
2x8
16" Centers


New Roof
Existing
New
Roof
Existing
South

North

Existing.

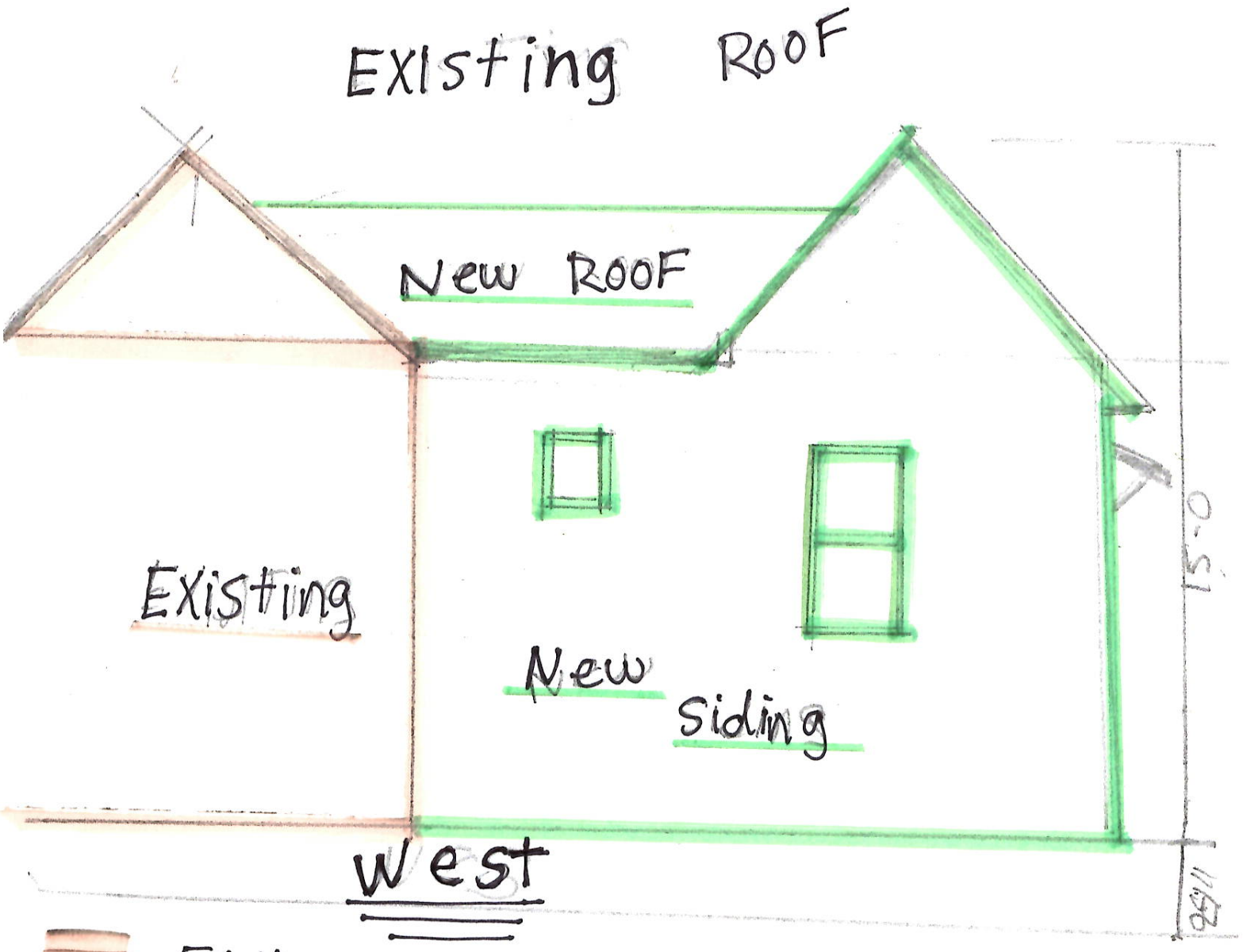
CEIL Hgt: 9'0"



South

SCALE 1/4 = 1'

East


EXISTING ROOF
NEW ROOF
EXISTING
NEW SIDING
15'-0"
26'-11"
WEST
- EXISTING
- NEW

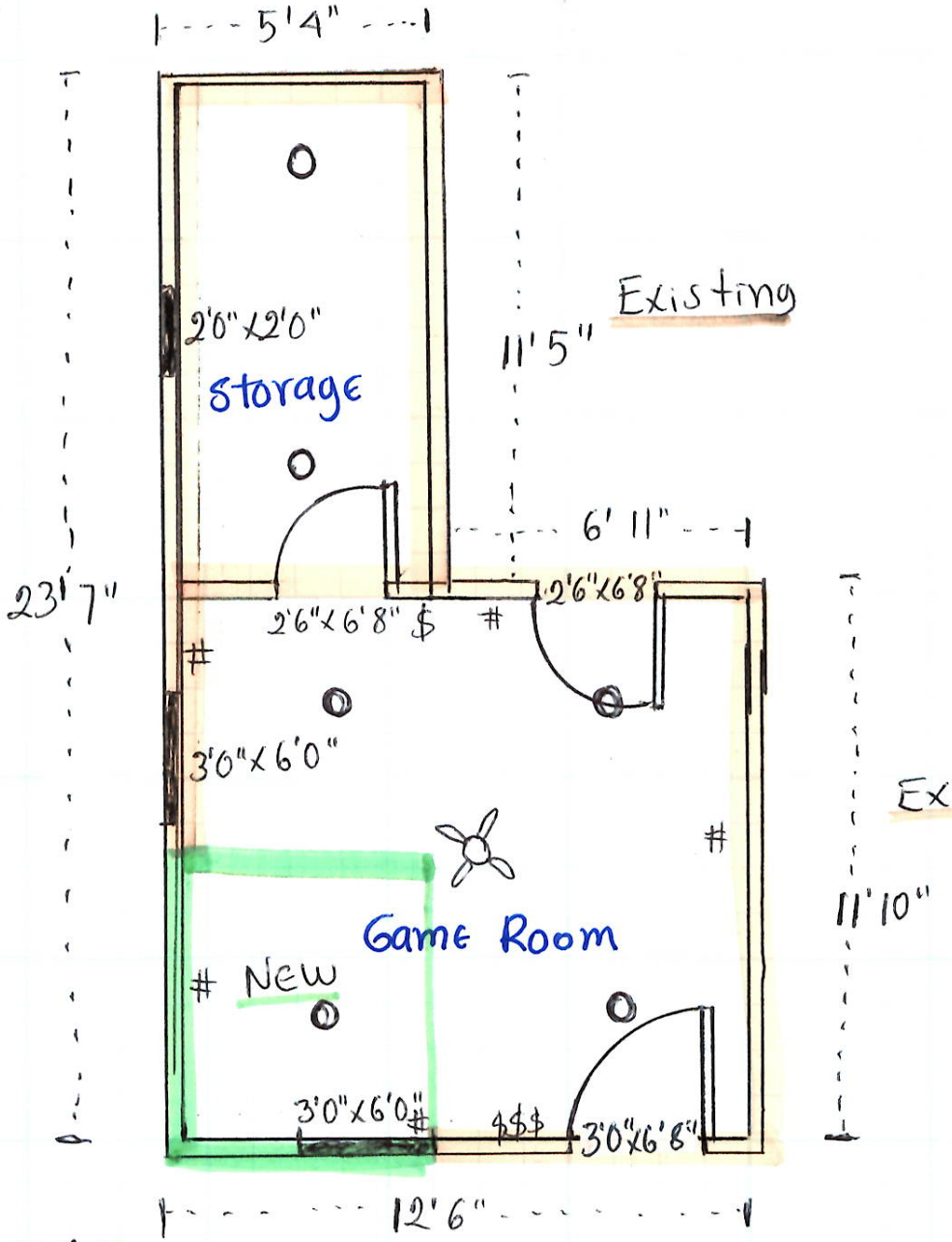
North

South

North

Existing.

Ceil Hgt: 9'0"



-Existing

-New

South

Scale 1/4 = 1'

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 26.

Meeting Date: 6/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1908 EAST LAMAR STREET (Project No. 24-002473)

The request of Maria Isabel Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1908 East Lamar Street, being Lot 1, Block One, East Side Business Park, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Secondhand store or rummage shop in a C-1 (Retail Business) District.

Background:

The property is located at 1908 East Lamar Street between Highway 11 and Wanda Drive. The owner is requesting a Specific Use Permit to allow a Secondhand store or rummage shop in a C-1 (Retail Business) District.

The following has been approved for this location:

- 1/18/2011 - Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District
- 2/17/2015 - Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District.
- 7/16/2019 - Specific Use Permit to allow automobile sales in a C-1 (Retail Business) District.

Origination:

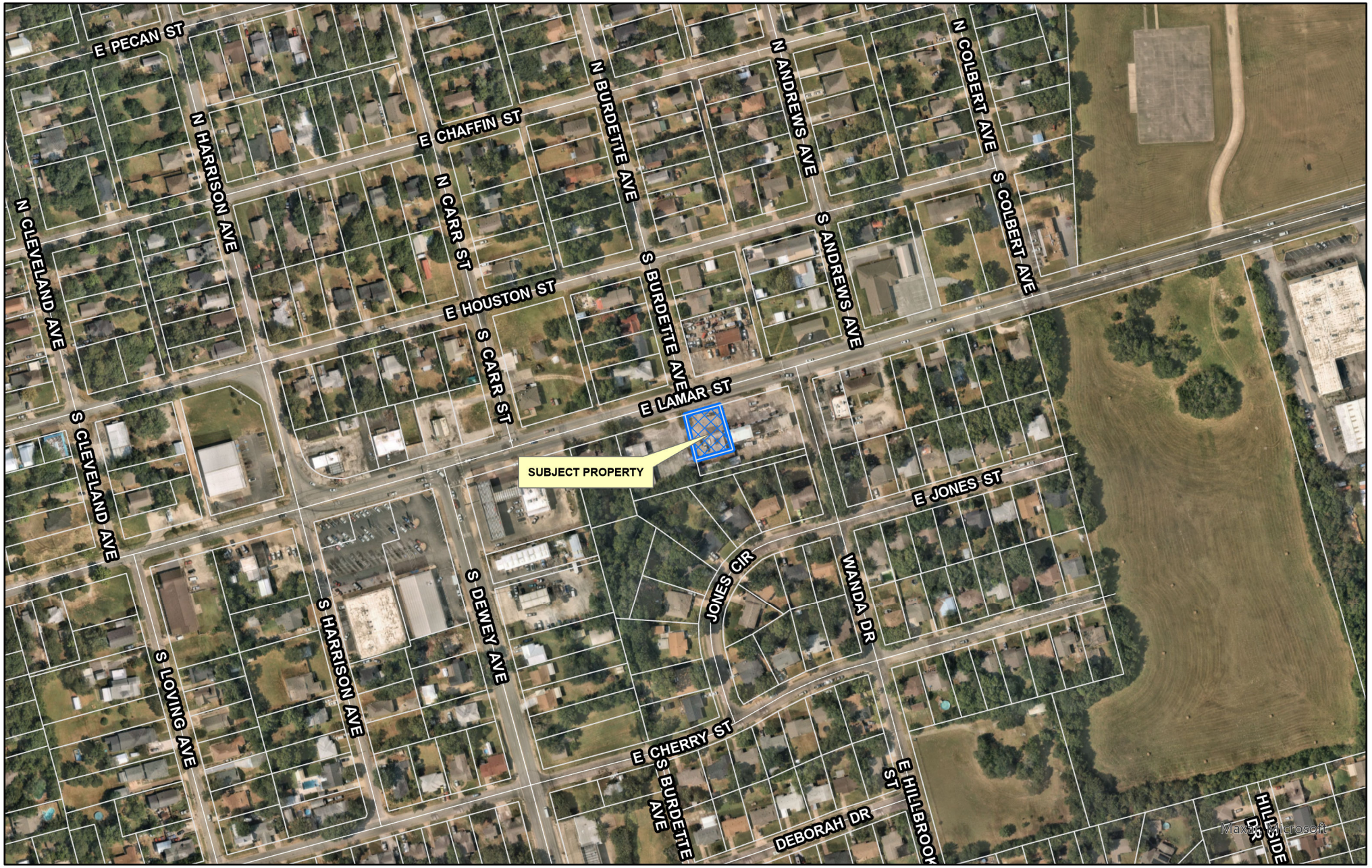
Maria Isabel Ramirez (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

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. Survey
6. Narrative
7. Site Plan
8. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

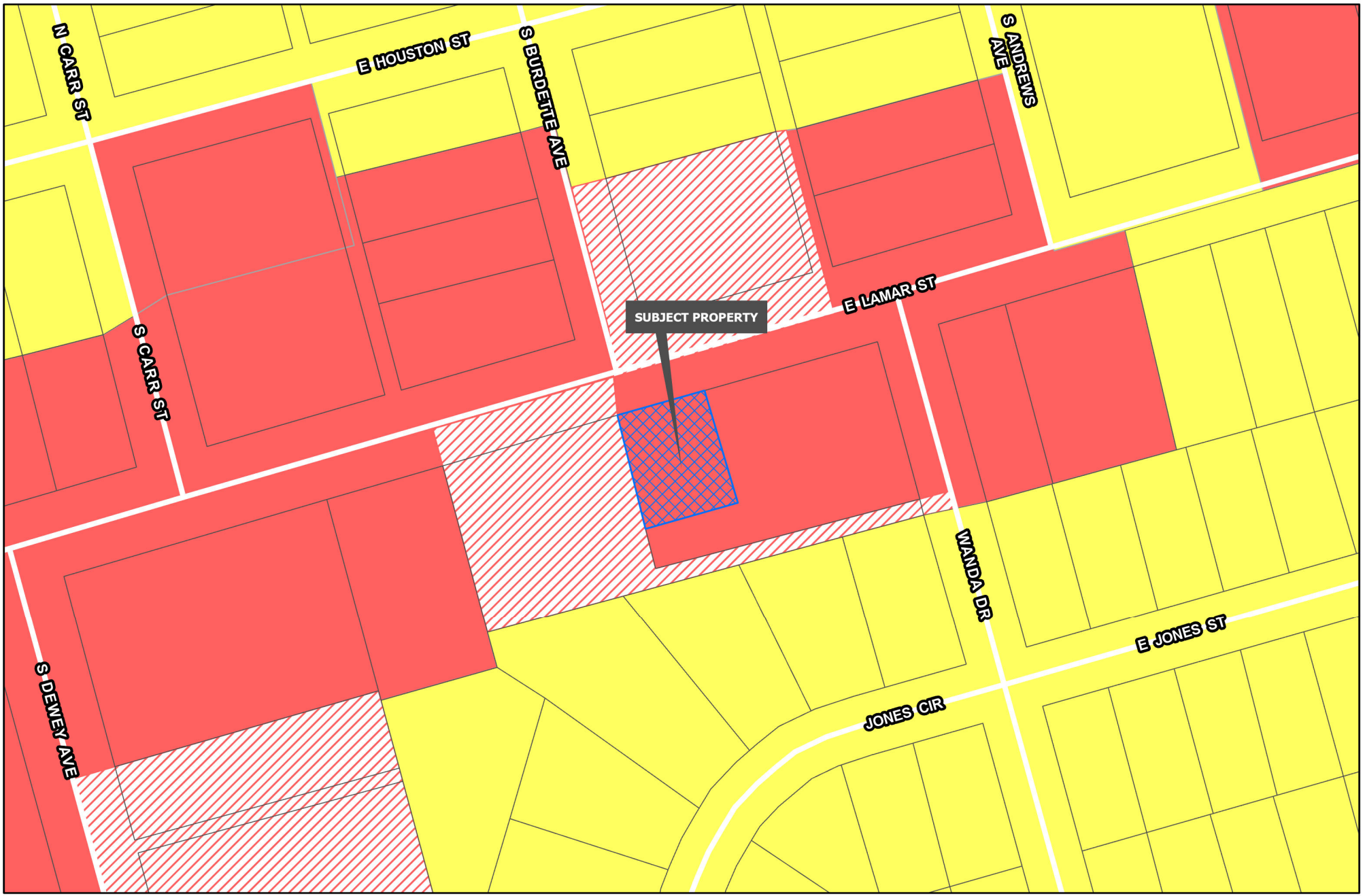
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1908 E LAMAR ST

N
W E
S

Date: 6/10/2024 10:09 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

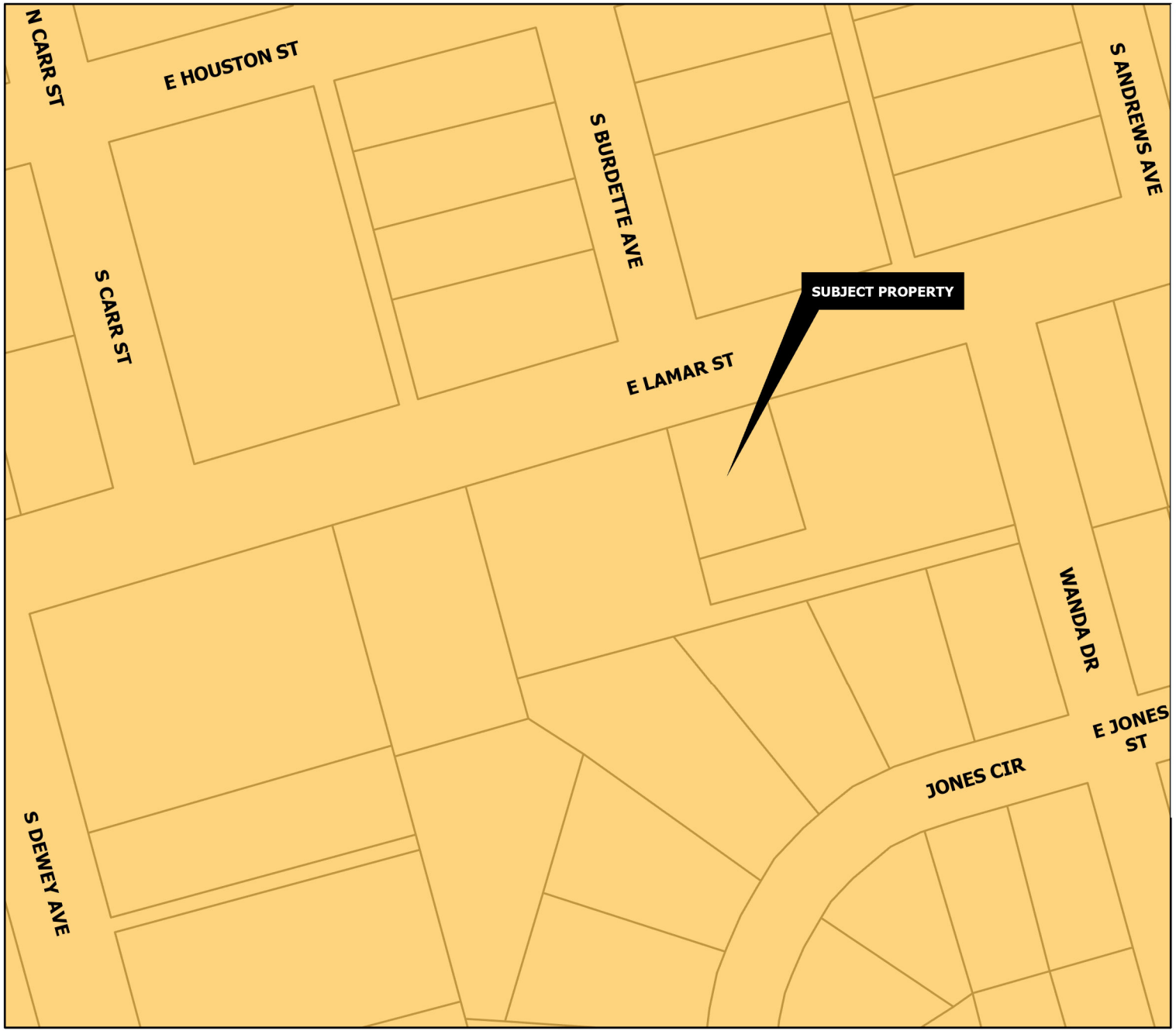
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1908 E LAMAR ST

N
W E
S

Date: 6/10/2021 10:09 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
1908 E LAMAR ST

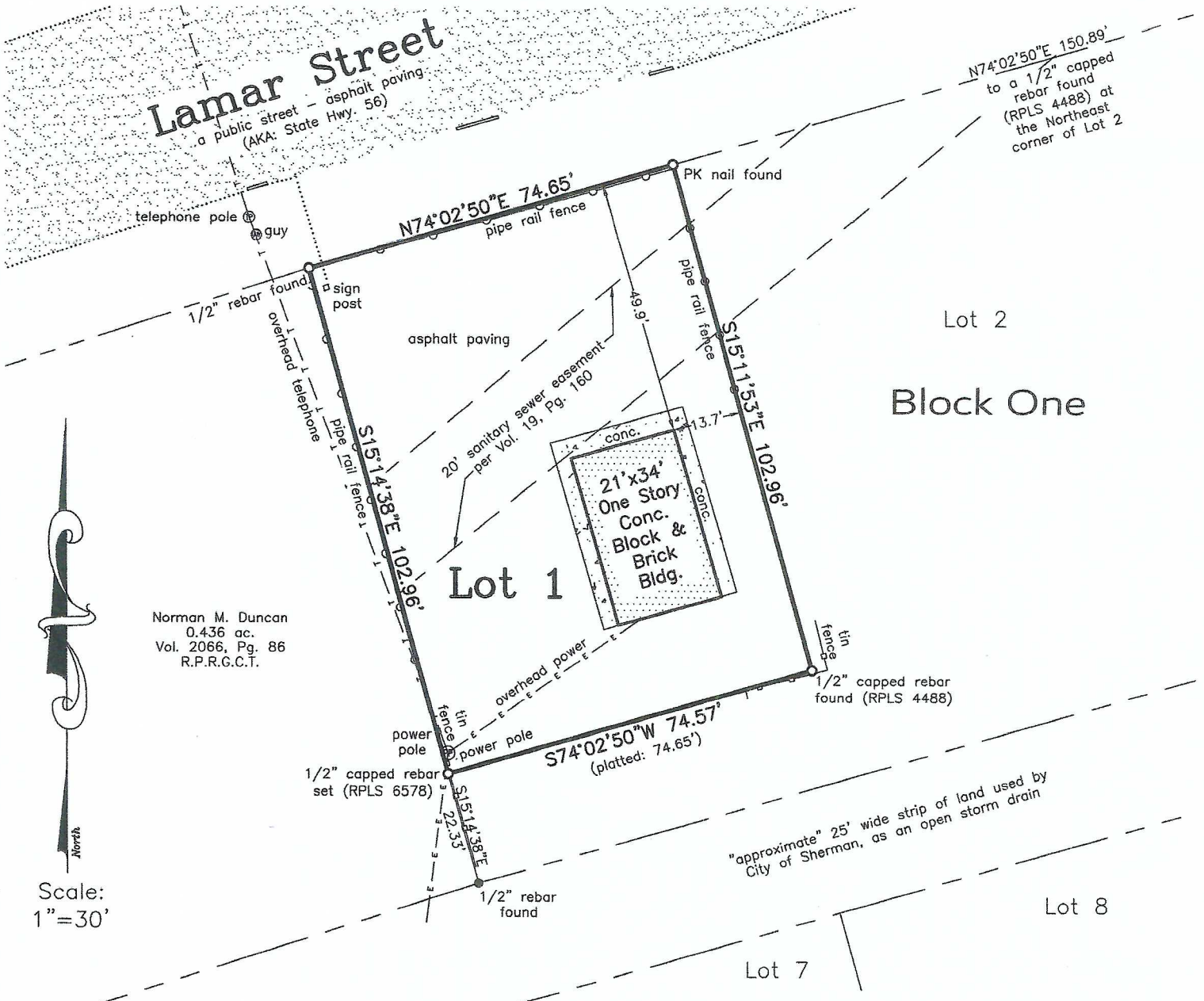
N
W E
S

Date: 6/10/2021 10:30 AM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: General Alex
Subject: RE: Specific use permit

From: General Alex
Sent: Wednesday, June 5, 2024 12:38 PM
To: Marlow, Lauren
Subject: Re: Specific use permit



Bearing Base: Texas Coordinate System of NAD83, Texas North Central Zone per GPS observations. All coordinates are U.S. Survey Feet and all distances shown/recited are surface distances.

Replat of Preston-Hollow Addition
City of Sherman, Texas
Vol. 1, Pg. 84, P.R.G.C.T.

Owner: Maria Isabel Ramirez Hernandez

Address: 1908 E. Lamar Street
Sherman, Texas

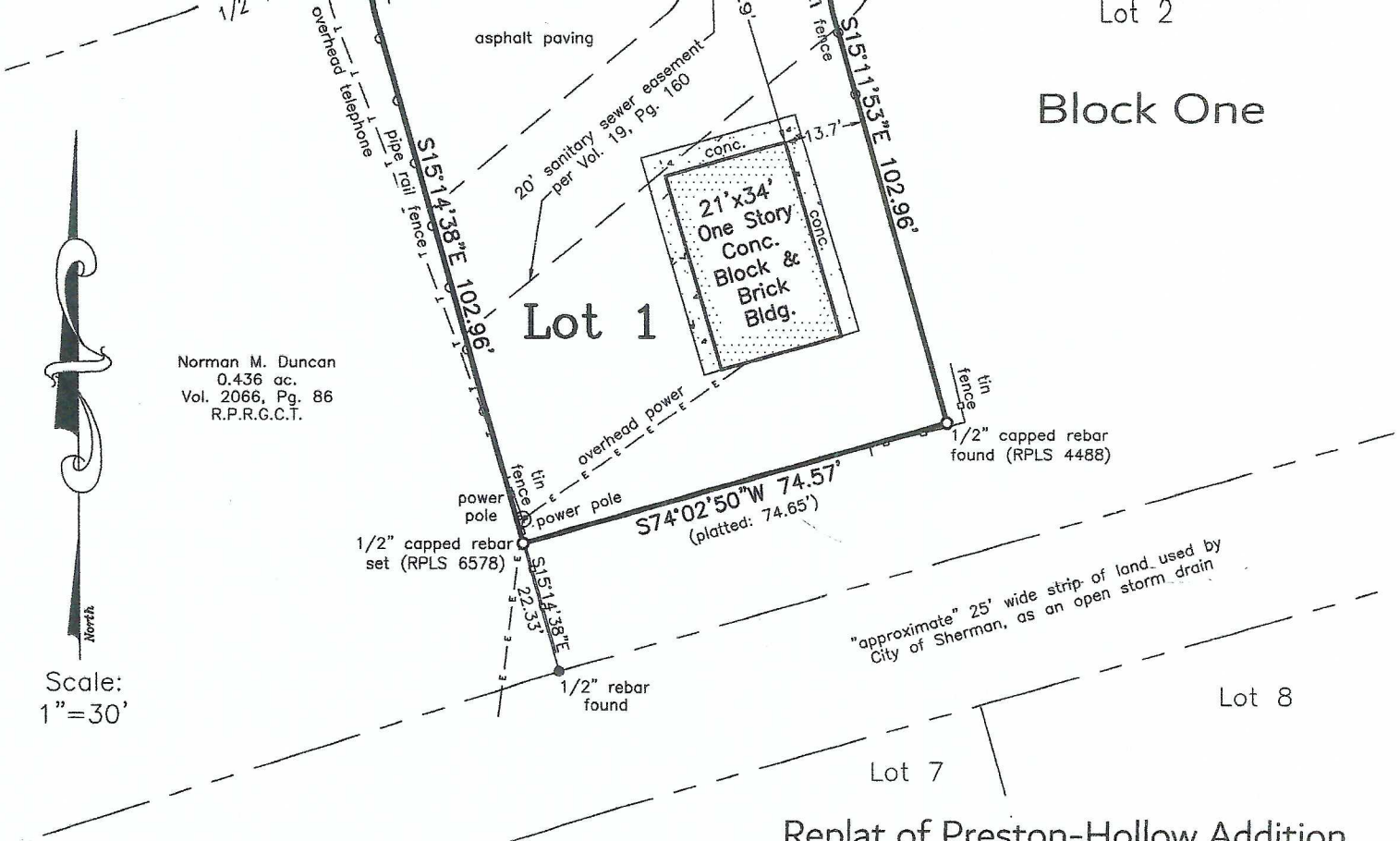
This survey is for the sole benefit of the Owners stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 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 1, Block One, East Side Business Park to the City of Sherman, Texas, as per plat of record in Volume 19, Pages 160–161, 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 G, Revised Date: September 1, 2022.

Note: This survey was done without the benefit of a title commitment.



Bearing Base: Texas Coordinate System of NAD83, Texas North Central Zone per GPS observations. All coordinates are U.S. Survey Feet and all distances shown/recited are surface distances.

Replat of Preston-Hollow Addition
City of Sherman, Texas
Vol. 1, Pg. 84, P.R.G.C.T.

Owner: Maria Isabel Ramirez Hernandez

Address: 1908 E. Lamar Street
Sherman, Texas

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

Job No. AGS150524

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: May 7, 2024

P:\Land Projects R2\Lot–1–Blk–1–East Side Bus Park 2586\Civil 3D\1908 E.Lamar.dwg Layout: Legal–Portrait Plot Date May 7 24 Time: 3:20 PM

My name is Maria Ramirez, and I am the owner of 1908 e. Lamar St. Sherman, Texas. The building will be used as storage and a garage sale will be hosting sometimes on weekends.

1908 E. Lamar St. Sherman TX.
Bldg. Size
21' x34'
9 Total parking spots

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

June 11, 2024 Sent via Email

Maria Isabel Ramirez
915 S. Montgomery St.
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Secondhand store or rummage shop in a C-1 (Retail Business) District located at 1908 East Lamar Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 18, 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 property must be properly maintained in a state of good repair and neat appearance.
6. Outdoor sales shall be limited to side and rear yards only and shall not be located in front of the building.
7. Outdoor sales shall not be located in designated parking areas nor limit access to any of the parking areas shown on the Site Plan.
8. 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.
9. 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.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. 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.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

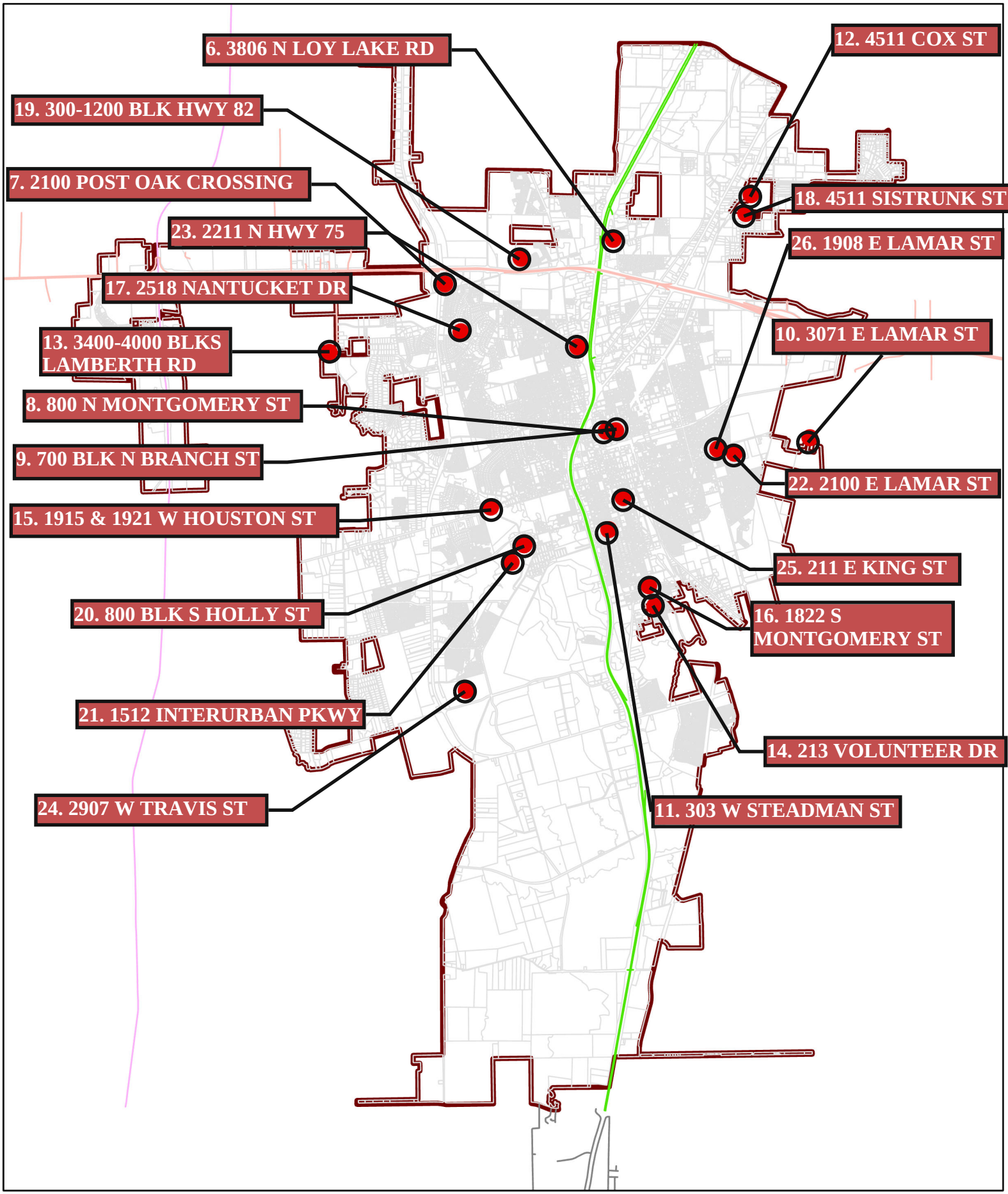
It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
6/18/2024

N
W E
S

Date: 6/10/2024 3:12 PM