
AGENDA

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

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JUNE 18, 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 AND 7)**

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. *** 220 WEST MULBERRY STREET (PROJECT NO. 24-003153)**

The request of City of Sherman (Owner) and Aaron Babcock (Representative) concerning the property located at 220 West Mulberry Street, being part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Black's Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission
Site Plan of Sherman City Hall

7. *** 2103 WEST HOUSTON STREET (PROJECT NO. 24-002723)**

The request of G&S Investing, LLC (Owner), Carter Engineering Consultants, Inc. (Representative) and Spooner & Associates (Surveyor) concerning the property located at 2103 West Houston Street, consisting of 0.987 acres being all of Lot 1, Lange Vet Addition and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission
Site Plan of Lange Veterinary Hospital.

8. **3120 SOUTH HIGHWAY 75 (PROJECT NO. 24-002704)**

The request of Retail Buildings, Inc. (Owner), Kimley-Horn and Associates (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located at 3120 South Highway 75, being Lot 2R, Sherman Crossroads, Phase III and in the Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Braum's Ice Cream and Dairy Store.

9. 4300 BLOCK COX STREET (PROJECT NO. 24-002104)

The request of Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located in the 4300 Block Cox Street, consisting of 0.632 acres being Lot 1 and a part of Lot 2, 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.

10. 2801 BLOCK BLUE FLAME ROAD AND 2900 BLOCK FM 691 (PROJECT NO. 24-002134)

The request of Chad McDuffie, ORL II, LLC and Joseph Joiner (Owners), D2 Sommerville, LLC (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2801 Block Blue Flame Road and 2900 Block FM 691, Tract 1, consisting of 81.676 acres being apart of the W.M. Milligan Survey, Abstract No. 575, D.C. Shelp Survey, Abstract No. 1097 and D. Harrison Survey, Abstract No. 587 and being a part of Tract 1 and 2, Tract 2, consisting of 23.565 acres being a part of D.C. Shelp Survey, Abstract No. 1097, Tract 1, consisting of 67.842 acres being a part of S. Inman Survey, Abstract No. 621 and Tract 2, consisting of 0.049 acres being a part of S. Inman Survey, Abstract No. 621, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District and R-6 (Single Family Residential) District/F.M. Highway 691 Overlay District to a PD (Planned Development) of Joiner Ranch.

11. 4200 BLOCK NORTH LOY LAKE ROAD (PROJECT NO. 24-002696)

The request of A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) concerning the property located in the 4200 Block North Loy Lake Road, consisting of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-1 (Retail Business) District/75 & 82 Overlay District to a C-2 (General Commercial) District/75 & 82 Overlay District.
- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

12. 710 WEST BIRGE STREET (PROJECT NO. 24-002701)

The request of Nathaniel Rodriguez (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 and currently zoned R-12 (Single Family Residential), as follows:

Board of Adjustment

- A. 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 Variance under Section 14.02.005 to allow a 1.4' side setback in lieu of the required 10' for an existing carport.
- B. 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 Variance under Section 14.02.005 to allow a 5' side setback in lieu of the required 10' for an Accessory Dwelling.

Planning and Zoning Commission

- C. Final Plat of Rodriguez Addition

13. 2525 TEXOMA PARKWAY (PROJECT NO. 24-002725)

The request of Bob Utter (Owner), David Pryor (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2525 Texoma Parkway, consisting of 9.995 acres being Lot 1 in Block 1 of Bob Utter Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 2.1' 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 22.3' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

C. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/75 & 82 Overlay District.

D. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District.

E. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

14. 501 NORTH HOLLY AVENUE (PROJECT NO. 24-002740)

The request of Shanan and Carrie Bailey (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 501 North Holly Avenue, consisting of 0.235 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 2, Westwood Third Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 9.7' side setback on the South side property line in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback on the North side property line in lieu of the required 6' for the existing structure.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback on the North side property line in lieu of the required 6' for a new addition.

Planning and Zoning Commission

D. Final Plat of Shanan Bailey Addition

Close Public Hearing

15. OVERALL LOCATION MAP

16. 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 July 11, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 11th day of July 2024
City of Sherman, Texas



Lauren Marlow,
Development Services Coordinator



Planning & Zoning Commission Development Services

Agenda Item No. 2.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE REGULAR JUNE 18, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:

APPROVE MINUTES OF THE REGULAR JUNE 18, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Origination:

Development Services

Staff Recommendation:

Staff recommends approving the minutes.

Attachments:

1. 2024-06-18 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, June 18, 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 07:28

Chairman Mahone called the meeting to order at 5:02 p.m.

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

Bookmarked at 09:10

The Planning and Zoning Commission reviewed the minutes of the May 21, 2024, Regular Meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 09:43

4. CITIZEN COMMENTS

Bookmarked at 09:51

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.

Bookmarked at 11:38

The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Items 6, 7, 8, 9, 10, 11, 12, 13 AND 14 on the Consent Agenda as presented. Second by Vice Chairman Downtain.

**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. * 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)**
AN EMAIL WAS RECEIVED BY HALEIGH ARNOLD ON MONDAY JUNE 17, 2024 AT 8:11 A.M. REQUESTING TO TABLE THIS ITEM.
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.

Bookmarked at 12:40

Planning and Zoning Commission

Motion by Commission Member Sims to table Items A and B 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.

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.

Bookmarked at 13:28

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Variance and Zone Change located at 1822 South Montgomery Street. Second by Chairman Mahone.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 1822 South Montgomery Street. Second by Commission Member Manley.

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 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.

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

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.

Bookmarked at 18:26

Board of Adjustment

Motion by Commission Member Manley to approve the Items A and B located at 2518 Nantucket Drive. Second by Commission Member Sims.

VOTING AYE: MAHONE, MANLEY, SIMS AND WHITAKER

VOTING NAY: DOWNTAIN.

MOTION CARRIED.

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

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.

Bookmarked at 24:42

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Zone Change located at 4118 Sistrunk Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

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.

Bookmarked at 25:44

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Temporary Use Permit located in the 300-1200 Blocks West Highway 82 subject to the new location and construction entrance for a time period of 90 days from issuance of building permit. 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.

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.

Bookmarked at 01:10:24

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve the Zone Change located in the 800 Block South Holly Avenue. Second by Commission Member Blagg.

VOTING AYE: MAHONE, BLAGG, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: DOWNTAIN AND SIMS.

MOTION CARRIED.

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

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.

Bookmarked at 01:43:20

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Specific Use Permit located at 1512 Interurban Parkway. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, SIMS AND WHITAKER

VOTING NAY: MANLEY.

MOTION CARRIED.

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

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.

Bookmarked at 02:25:00

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Items A and B located at 2100 East Lamar Street. Second by Commission Member Sims.

VOTING AYE: MAHONE, DOWNTAIN, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Blagg recused himself from the motion.

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

ADJOURNMENT

The meeting adjourned for a Recess at 7:27 p.m.

RECONVENE

The Recess closed, and the meeting reconvened at 7:34 p.m.

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.

Bookmarked at 02:39:36

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 2211 North Highway 75. Second by Commission Member Whitaker.

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 Zone Change and Site Plan located at 2211 North Highway 75 subject to the Staff Review Letter. 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.

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.

Bookmarked at 02:45:25

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 2907 West Travis Street subject to the Staff Review Letter. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 02:55:00

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A, B, C, D and E subject to the new Site Plan located at 211 East King Street. Second by Commission Member Whitaker.

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 Zone Change located at 211 East King Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY, SIMS AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 03:07:40

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 1908 East Lamar Street subject to the Staff Review Letter being tied to Maria Isabel Ramirez. 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.

27. ADJOURNMENT

Bookmarked at 03:19:12

Chairman Mahone adjourned the meeting at 8:13 p.m.

CHAIRMAN



ACTING SECRETARY

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Haleigh Arnold
Subject: RE: Table Request

From: Haleigh Arnold
Sent: Monday, June 17, 2024 8:11 AM
To: Marlow, Lauren
Subject: Re: Table Request

So sorry!!

We, BSA, would like to table our request at the meeting of planning and zoning on June 18, 2024.

On Mon, Jun 17, 2024 at 7:56 AM Marlow, Lauren <laurenm@cityofsherman.com> wrote:

Good morning,

Please remember if you are going to Table your item, I will need an email from you requesting to Table for the June 18, 2024 Planning and Zoning Commission meeting until ready.

If you are going this route, I will need that email by 12:00 p.m. Today – June 17, 2024 as I am wrapping up everything for the meeting.

Thank you

Lauren Marlow

Development Services Coordinator
 City of Sherman
 Development Services Department
 903-892-7032

[220 Mulberry St., Sherman, TX 75090](#)

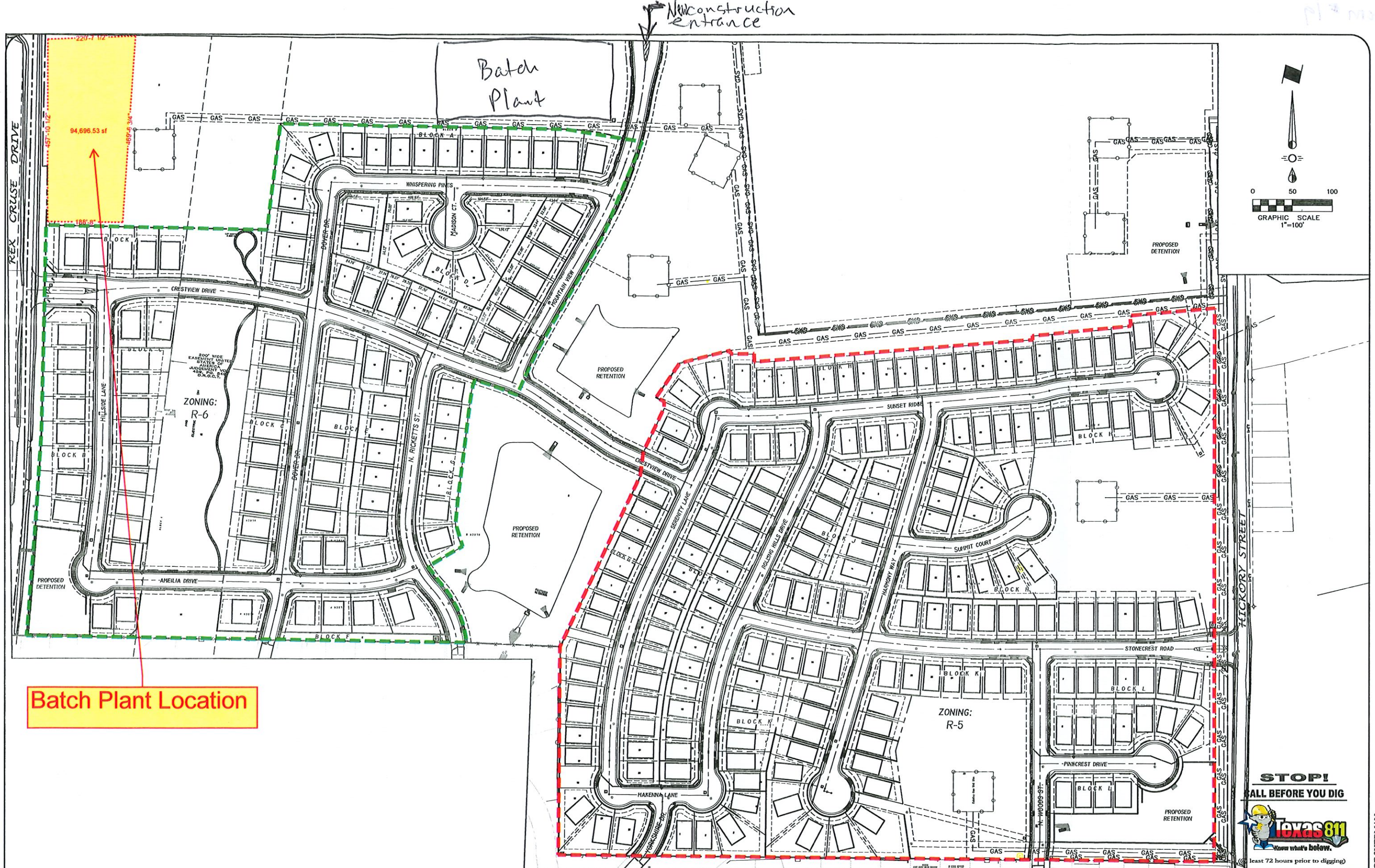
[Development Services | Sherman, TX - Official Website](#)

****IMPORTANT NOTE –**

See the City of Sherman [Development Guide](#) for more information on developing within the City of Sherman.

****Please see the new tree Ordinance, effective 12/18/2023: [Tree and Landscaping Ordinance | Sherman, TX - Official Website](#)**





Batch Plant Location

Issue Dates:	Revision & Date:
104/05/2024	1
2	2
3	3
4	4
5	5
6	6

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

Drawn By: C.R.C.I. Checked By: C.R.C.I. Scale: 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.
 (at least 72 hours prior to digging)

THE HILLS OF SHERMAN

June 14, 2024

Planning and Zoning Commission and Board of Adjustment of the City of Sherman,

Dear Board Members,

I received your notification about a request for a temporary use permit to allow a concrete batch plant in a R-6, MF-30 and R-5 District bordering my property at 3001 N. Ricketts in Sherman. I am totally against allowing AJH Enterprises, LTD (Owner) and all of his employed representatives any type of permit for a concrete batch plant. I understand that having a batch plant near a construction site is optimal for the ease of construction and expense reduction for the company. However, I am not interested in helping to make life easier for them at the expense of my family's health.

Living within 5 miles of a concrete batch plant is considered highly toxic and living within 20 miles is considered toxic still. You are talking about putting this within a few hundred feet of a neighborhood full of families, many of whom are growing their own food, playing, and entertaining outside in their yards. The silica dust from this plant would coat everything in the surrounding area making food inedible, killing landscapes and trees, causing health issues for all the people living nearby, and making AC units unable to function properly due to the excessive amount of dust. My family already lives with severe allergies and Parkinsons disease. This plant, so close to us, with the exposure it will cause, can create problems such as Tuberculosis, lung cancer, COPD, and kidney and liver diseases. At the very least, it will cause respiratory problems, eye and skin irritations, and bronchitis. Air quality will continue to be compromised long after this plant is removed.

There is a creek running behind our property. You know there will be runoff from this plant, and it is impossible to be 100% controlled, creating an environmental hazard that will be here long after the plant has been removed. AJH Enterprises will be gone leaving us to live with whatever problems have been caused by the plant. As tax payers and owners of our property we would have no control over the operations of the plant relying solely on the honesty of the corporation. That is an unacceptable reality.

In addition to environmental concerns, the day to day operation of this plant would be unbearable. Rock and concrete crushers operating on site, and truck traffic, with the emissions they cause, going thru the neighborhood could boost noise levels up to 83 decibels, which is way beyond the 40 decibels of a quiet residential neighborhood. My family has already experienced excessive noise levels from the clearing of the property right behind our house. I am willing to tolerate the noise while housing construction is going on. Expansion keeps the city alive and brings in tax revenue and helps businesses. It is everyone's civic duty to make allowances for adding a new neighborhood. However, a concrete batch plant is beyond any civic duty and should not be tolerated.

I am in disbelief that the City of Sherman is even considering giving a permit for any type of concrete plant to operate here. I know that residents of Sherman have been actively protesting a plant being proposed in the nearby city of Gunter, and yet Sherman is considering putting a temporary concrete batch plant in our own backyard. Downtown Sherman is within the 5 mile highly toxic area of the proposed plant site. I would think the business owners would be very interested in knowing they are within that highly toxic area.

When you purchase a property in a nice neighborhood, you should not have to deal with a concrete batch plant being set up even temporarily. Let AJH Enterprises pay to transport their concrete to the building site. Do not allow them to ruin our neighborhood even if you think it is only temporary. Damage will be done even on a temporary basis, which is listed as 180 days or until the construction project is done. They are building 400 homes! It will definitely be more than 180 days, much more!

I request that you deny this permit for a concrete batch plant just like you would if this was being built a few hundred feet from your homes. Please, I implore you to try to do everything in your power to protect our neighborhood from the toxic effects of a concrete batch plant.

Karen Uptmore

Marlow, Lauren

From: Planning
To: Gary White
Subject: RE: 300-1200 Blocks West Highway 82 - Batch Concrete Facility

From: Gary White
Sent: Friday, June 14, 2024 2:50 PM
To: Planning
Subject: 300-1200 Blocks West Highway 82 - Batch Concrete Facility

Count us as Opposition to the temporary use permit for the batch concrete plant.

We have houses ~200 feet from the southern edge of this development and have been owner/residents for over 40 years. Item #19

Our concerns are noise, traffic on residential streets, dust emissions, and hours of operation.

The applicant's assumption that reducing truck travel on Rex Cruse and Hickory would be preferable, does not recognize the greatly increased amount of handling and trucking of raw materials that comes, in addition to concrete batches trucked over unimproved land, on the site. As residential property owners in the area, we are required to have "dustless" drives for our vehicle traffic. Using traditional premixed sources, regular pre-mix trucks would travel over paved roads to the site entrances nearest the jobsite. These trucks all would contain wet, pre-mix, to be used immediately with no storage. The batch plant will require an incoming transport for every ton of loose, dry, sand, rock, and cement. Most of this will be unloaded from open top dumping trucks, probably on the ground, and left uncovered. After the initial unloading and staging, the raw materials will be picked up again, and moved into the mixing plant. Concrete carriers will then need to be loaded and moved to the jobsite. When it is moved across the jobsite, anything approaching the "dustless" standard is unlikely. Trucking heavy loads across this land when dry will be a dust generator most days.

These plants are not quiet. The arriving loads of cement, rock, and sand could go on day and night. To keep these supplier trucks out of residential streets, the only option for them leaving is to go east on the access road to Travis. Is that the plan? Our local trades have hours of operation limited, with tighter requirements on some days of the week. We've already seen site preparation work before sunrise. Are hours limited?

On-site mixing processes only benefit the operator. As well as cost savings, their bigger concern may be control of the timing of arrival of concrete loads. As a smaller customer, compared with the major industrial projects, they likely fear delays in getting concrete as a daily issue with a pre-mix supplier. The burden for gaining this benefit should not fall on the area residents.

Enforcement of the length of the "temporary" agreement reads as weak and leaves many options for extensions or excuses. If they say 90 days, there should be consequences for being late. They always have the option to source concrete from outside mixing plants. They also need to be limited from proposing continued use of this plant for other area projects. Would be a lot easier to deny these systems a permit now, and set an example for coming builders, as opposed to going through this permitting process every time a new development starts. Keep the messy business of making concrete at the sites of the permanent suppliers.

Gary and Karen White
 606 Oxford
 Sherman, TX

Marlow, Lauren

From: Planning
To: Gerald Callahan
Subject: RE: Re. 300-1200 Blocks West Highway 82

From: Gerald Callahan
Sent: Saturday, June 15, 2024 8:29 AM
To: Planning
Subject: Re. 300-1200 Blocks West Highway 82

I am strongly opposed to putting a Concrete Batch Plant in this location. I have property around this location and it would greatly affect the health and welfare of my family !!!
It would also affect my property values !!!

Sincerely,
Gerald & Linda Callahan

Marlow, Lauren

From: Planning
To: Eric Rhoades
Subject: RE: No to concrete batch plant

From: Eric Rhoades
Sent: Monday, June 17, 2024 4:13 PM
To: Planning
Subject: No to concrete batch plant

Good afternoon,

I am writing this to strongly oppose the installation of any temporary batch plant on or near Rex Cruse Dr. The ongoing construction activity is already significantly impacting my family. Among 133+ acres, it is perplexing why an access point has been considered directly across from my driveway for heavy trucks and machinery, leading to unacceptable noise and traffic issues.

Over the last 10 days, I have witnessed trucks backing into my driveway and workers loitering near my property, leaving behind litter. The proposed batch plant, just a few hundred feet from my front door, is entirely unacceptable, especially in light of my two small children frequently being outside.

My stance is supported by many of my neighbors, and the imminent hazards posed by this batch plant, directly across from my residence, only further solidify our opposition.

Regards,
Eric and Staci Rhoades

Eric Rhoades- Realtor®
Director of Operations
RE/MAX Signature Properties-Commercial Division



Marlow, Lauren

From: Planning
Subject: RE: Concrete Batch Plan on US 82 W

From: Robert Crocker
Sent: Tuesday, June 18, 2024 12:56 PM
To: Planning **Subject:** Concrete Batch Plan on US 82 W

June 18,2024

It is axiomatic now that concrete plants cause air and water pollution – both particulate and chemical. So, they must be planned with care.

Are they so bad that we need to stop using concrete at all? Can they be managed to lower the risk enough that builders can still use concrete? After all, people live almost everywhere so is there anywhere that concrete can be made?

I'd like to know.

1. How do the nearby residents benefit from having the plant close to them?
 - a. Is it just reduced traffic through their streets?
 - b. Given that new streets will connect to six or so existing streets won't trucks be on those streets – wherever the concrete is coming from?
 - c. Are there other benefits that need to be considered? To the city? To the overall environment?
2. Does this plant use any new processes or materials that are designed to reduce pollution?
3. What is being put into place to reduce the pollution?
 - a. Have those things demonstrated a significant reduction at other sites or in studies?
4. How will the pollution be monitored and reported?
 - a. What kind of warning system will be in place?
5. What levels of pollution are expected at various distances from the plant?
 - a. How is that affected by wind?
 - b. Are any of those levels close to any known threshold of concern?
6. What is the limit on how long the plant might be in operation after all extensions are given?
7. Will this plant only produce concrete for the immediate project, or could they manufacture concrete for other locations?

I recognize our city is growing. That comes with challenges and – sometimes – with changes that may be disruptive to me personally. I'm trying to avoid the “not in my backyard” reaction. However, putting such a plant near established neighborhoods concerns me and I'd like to learn from the questions above if it's really appropriate.

Thanks for listening,

Bob Crocker

Ricketts St. Sherman, TX

Marlow, Lauren

From: Planning
To: Sheila Bunch
Subject: RE: Opposition of Zone change request for South Holly Apartments

From: Sheila Bunch
Sent: Sunday, June 16, 2024 8:18 PM
To: Planning
Subject: Opposition of Zone change request for South Holly Apartments

To whom it may concern:

My husband and I are property owners who reside at the corner of West Moore Street and Holly Avenue. We are very much opposing the request for zone change to a multi-family residential district. We have many serious concerns about traffic flow in our area. We know that there is already a dangerous traffic situation at the intersection where our house is located. We have seen many near misses with accidents as well as even having someone drive through our front yard almost hitting a person, almost hitting our mailbox, and then subsequently hitting a truck that was parked across the street from us. We now are even afraid to be out in our yard during heavy traffic times during the school year. Increasing traffic through our neighborhood will only increase the amount of accidents and near-accidents.

Another concern is that there is a neighborhood already under construction to accommodate 43 houses across the street from us. There are many apartment complexes already in the Sherman area so there is really not a need for any more. We would like to maintain the value of our property and believe that the change to a multi-family residential zone would lessen the value of our home. We are newcomers to Sherman and chose this area because we felt it was a quiet place to be. That will most likely change if the apartments are approved.

Please consider our thoughts on this matter. We live here and know the ramifications of an apartment complex addition to this area with an already high traffic load.

Thank you for your consideration on this matter.

Sincerely,

Thomas and Sheila Bunch
1321 W. Moore St.
Sherman, Texas 75092

Chairman and Commissioners, my name is Robin Atherton. I live at 900 Western Hills in Sherman. I am a life long resident of Sherman and 4th generation Shermanite. I am a local Real Estate Agent with Keller Williams. I have a unique perspective in talking with you today. I have represented developer clients in the past and I have also sat where you are, as I was on P&Z about 15 years ago. I hope you all drove over to S Holly and saw the conditions of the road, the subject property, the surrounding properties and I hope you drove up Terrace Oaks to see the back side of the property.

About 7 years ago, I represented my brother as a Real Estate agent to purchase a home on Terrace Oaks. On your proposed site plan in your packet, his home is not drawn out but it is the top left corner where the circle drive is. When he bought the home, we did all of our due diligence to review the surrounding zoning, future land plans, etc.

I know you have some opposition letters (and others comments here) that cover a lot of points including, traffic, roads are horrible and noise. I will try not to beat a dead horse and approach this from a more comprehensive level encompassing the 2022 Comprehensive Plan and the Code of Ordinances.

As a Real Estate agent, I can tell you that NEVER have I ever had a home buyer say "I would like to find a home beside an apartment complex". I can say with absolute certainty that quite the opposite is true. I do have SELLERS of properties close to apartment complexes with many complaints. In the 2022 Comprehensive Plan on Page 4, Community Engagement Summary, there were 1,653 survey responses collected. If I read the colors on the chart right, 13% of those respondents said we

needed more apartments. I bet if you ask those people NOW, they would NOT say that.

Next I will talk about the Tree Protection Ordinance, Ordinance 6643 adopted September 18, 2023. This property is an old growth forest, kind of like the ones on Center St that were previously clear cut. The tree canopy on aerial photos looks like only 10% of the 16.8 acres is not under canopy. There are trees that are 150 years plus old. If you will look at the landscape plan submitted, you will see we have another clear cut to make a concrete jungle. The public outcry about clear cutting led to the new ordinance. With the concrete jungle most all of the trees required by ordinance will be new trees planted, much smaller. Many of the existing trees ARE in the protected species and will be covered by this ordinance. BUT, they will still be clear cut. MOST Sherman citizens know there is a tree preservation rule BUT what they don't realize is that the developer can BUY THEIR WAY OUT OF IT. With affordable land prices here and developers coming in from out of town, that is no incentive! It certainly doesn't matter to them! I don't see any effort to preserve existing trees in the plan. They don't care. Come here to buy cheap land, whats a few more dollars to buy out of preserving the environment? Couldn't the native large trees in the setbacks be preserved? I will be interested to see the tree survey and tree removal application.

A lot of things have changed since I was on P&Z so I have reviewed the newer 2022 Master Plan and other documents to catch my self up. On page 28 of the Master plan concerning Housing and Neighborhoods there are 5 strategies listed with #5 saying... Protect and enhance existing neighborhoods and

housing stock. This project does neither of those things. There are some neighborhood apartments in Sherman that you can drive by and hardly notice they are apartments. The Villas of Sherman is right across the road from this proposed complex. The Villas is an over 55 complex. They blend in to the neighborhood with similar roof lines and style. This project with its' 3 stories, sticks out like a sore thumb with no efforts to blend in.

Page 32 of the Comprehensive Plan discusses future land use descriptions and states that Compatible Zoning districts in the Core Neighborhood would include Multi Family, Manufactured homes, small retail business and of course single family residential. It ALSO states that infill or additions to existing neighborhoods, that increases density SHOULD match the character of the surrounding structures. Obviously this proposal does NOT do that at all. Newer residential developments already in our City have the infrastructure and would better fit for the "infill" of other types of housing.

On Page 16 of the Comprehensive Plan, population growth is discussed with a chart. If you just do the Math on the chart, expected population growth for Sherman in the next 20 YEARS is about 20,000 people. That is people NOT households. Even if the expected population number is too conservative, you can still do the Math and see where we are heading. On the City Development Department website, there is a list of projects that are in some form of planning stage right now. There are 12,000 plus UNITS of apartments and around 13,000 plus single family residences in some form of development in Sherman, NOW. In 2022 when the Master Plan was updated, it stated that there were approximately 20,000 planned residential lots in the Sherman

planning area. That was 2 years ago We are about to have a 20+ years supply based on numbers pulled from City of Sherman information.

Code of Ordinance, Chapter 14.01, General Provisions, having to do with zoning considerations, Number 3 states – The zoning regulations and districts have been made with reasonable consideration, among other things, for the character of the district and with a view of conserving of conserving the value of buildings and encouraging the most appropriate use of land throughout the City. I think that with this proposal, the devaluation of the surrounding properties can't be disputed.

The Code of Ordinances, Page 121, #Item #4 PLANNING AND ZONING COMMISSION CONSIDERATION lists 9 key points for the Commission to consider in whether to approve or decline an agenda item. I will discuss several of them.

Number 1 Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.

Number 3, The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.

Number 4, The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change. So in response to Number 3 and 4 consider the quadrant of the City bordered by Hwy 56, 1417 and 75. We have 6 apartment complexes that I can see, in some sort of planning stage totaling almost 4,000 units. In that same

quadrant there are numerous existing or under construction apartments. This quadrant has by far the most density of apartments in the City.

Number 6. The impact on the environment regarding the floodplain, riparian areas, topography and vegetation. The water drainage coming across the neighboring property on Terrace Oaks experiences extreme run off and has a special drain to funnel the water down the cliff to Center St. When the vegetation is removed and we have all that concrete, this will increase. I see several retention ponds on the site plan, more than I usually see on this size of development. I hope that is enough!

Number 7. Whether the request is consistent with the Comprehensive Plan and other master plans. I would say that City Management would find that in some ways it is. I would say that the Citizens would say that in most important ways, it is not.

Number 8 says Any other factors that would effect the health, safety, morals or general welfare. I think most of these issues has been covered but I will say that the dust and disruption during construction will effect the health of the Sr Citizens that live across the street and the neighboring home residents.

In closing.....When I worked with developers, I always thought it was a good idea for the developer to be responsive to the community and their concerns, especially the immediate surrounding neighbors. Sometimes, these conversations are heated, but the developer should look for ways to lower the temperature to explain the reasoning or look for a compromise. Currently this proposed site was in planning for a different purpose— rent to own houses. It actually still shows that on the

Development Dept site. When my brother called this developer, and I am sure he was upset at the time, the call basically ended with the developer hanging up on him. No call back or letter written to address his concerns. His main concern was that one of the ingress egress points of the housing addition was RIGHT IN FRONT OF HIS HOME. Terrace Oaks is almost a quarter of a mile long. His home is at the end of the street. Easy fix, put it further down the road.

Making the point of, many developers don't care. They are here for cheap land, highest density and the highest profit.

THANK YOU FOR YOUR TIME.

PROJECT OVERVIEW

YELLOW ROSE BESS

LAND

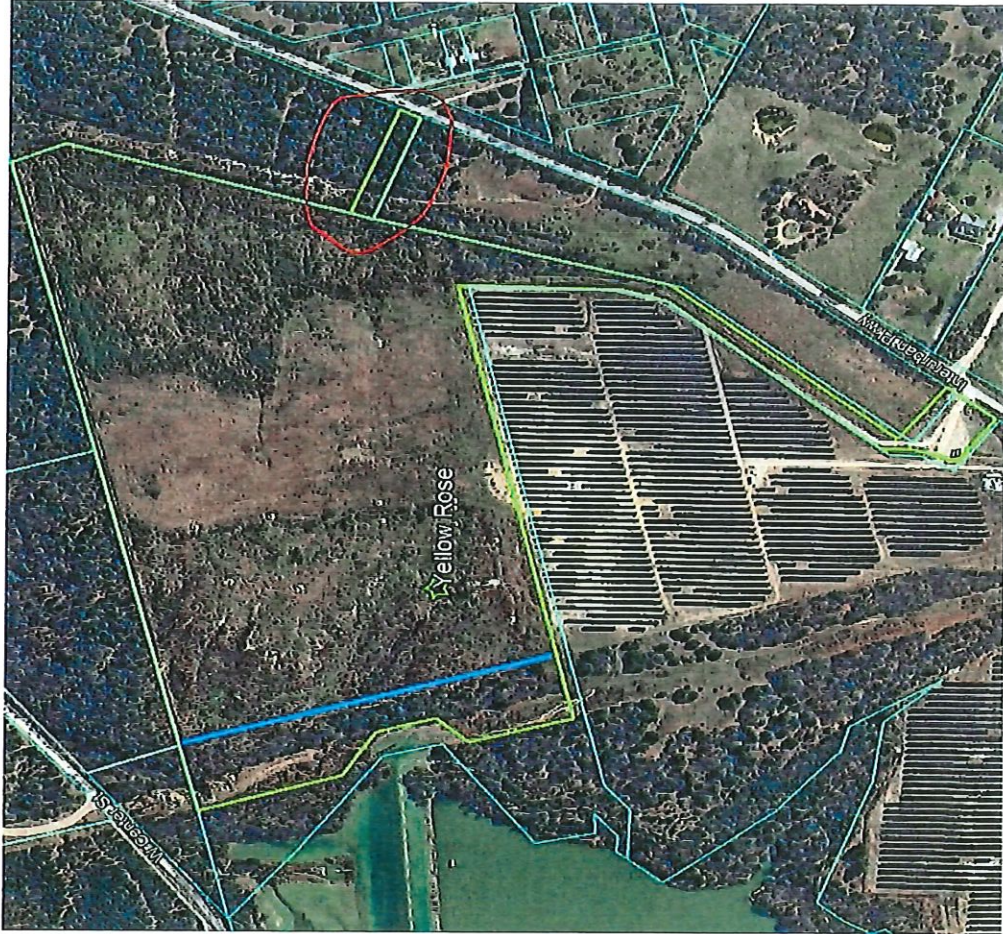
- Land Control: 40 acres (purchase option)
- Location: Grayson County, TX – Sherman City Limits

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)



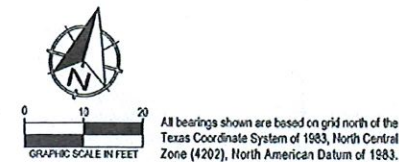
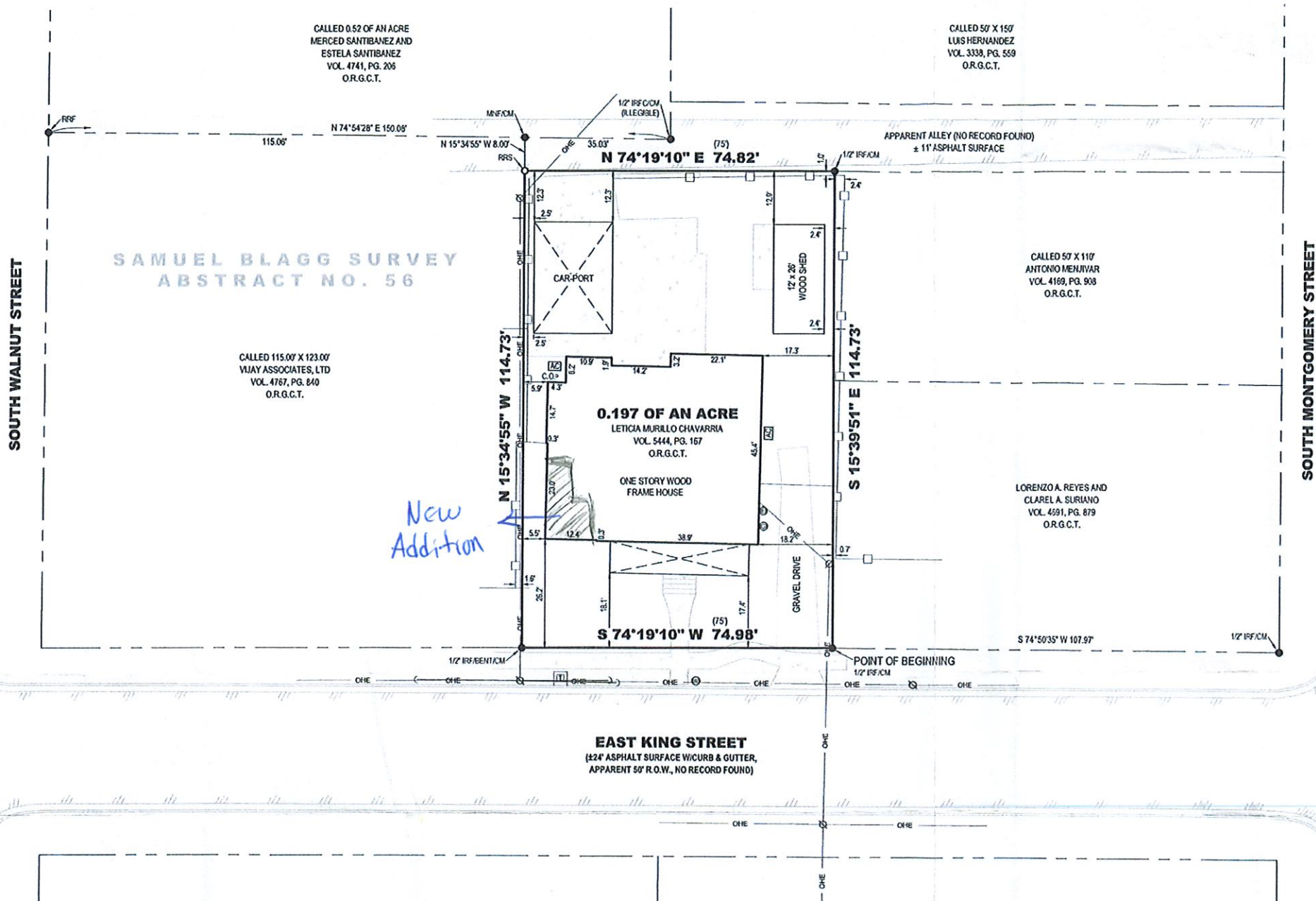












LAND DESCRIPTION:
BEING all of that certain tract or parcel of land situated in the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Leticia Murillo Chavarria recorded in Volume 5444, Page 167, Official 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
C/M	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
TD	TELEPHONE BOX
UP	UTILITY/POWER POLE
GUY	GUY
EM	ELECTRIC METER
ENGM	NATURAL GAS METER
WM	WATER METER
C.O.	CLEAN OUT
ACU	AC UNIT
---	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	GUY
□	WOOD FENCE
---	ASPHALT
---	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



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



787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.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
----------------------------	----------------------------------	-----------------------------------	---



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 220 WEST MULBERRY STREET (Project No. 24-003153)**

The request of City of Sherman (Owner) and Aaron Babcock (Representative) concerning the property located at 220 West Mulberry Street, being part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Black's Addition and currently zoned C-1 (Retail Business) District/Central Business District Overlay, as follows:

Planning and Zoning Commission

Site Plan of Sherman City Hall

Background:

The property is located at 220 West Mulberry Street between North Elm Street and North Crockett Street. The owner is requesting Site Plan approval for Sherman City Hall.

Origination:

City of Sherman (Owner)

Aaron Babcock (Representative)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

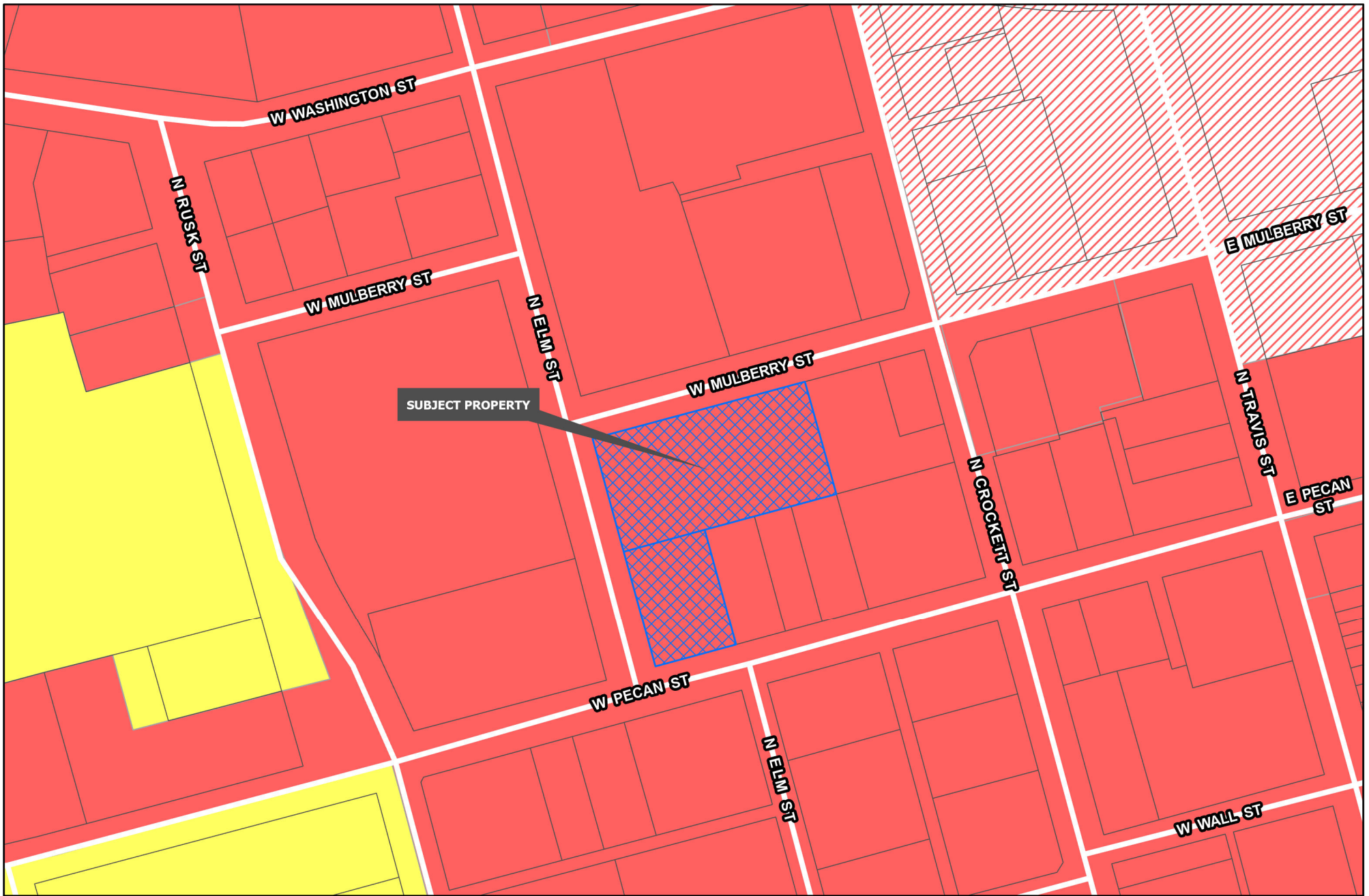


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
220 W MULBERRY ST



Date: 6/13/2024 8:24 AM



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
220 W MULBERRY ST



SCALE
1" = 40'

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

LEGEND

●	1/2" STEEL ROD SET
○	1/2" PIPE FOUND
○	3/4" STEEL ROD FOUND
⊙	1/2" STEEL ROD FOUND
PP	POWER POLE
⊙	SEWER CLEANOUT
FH	FIRE HYDRANT
W	WATER METER
⊙	SIGN
⊙	BENCHMARK
---	BOUNDARY LINE
---	PROPERTY LINE
---	CHAINLINK FENCE
---	OVERHEAD ELEC.
GUT	GUTTER
BC	BACK OF CURB

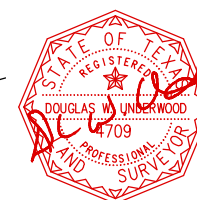
This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

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

Copyright © 2024
Underwood Drafting & Surveying, Inc.
All rights reserved.

DATE OF SURVEY: 03/01/24

TOPO SURVEY
SHERMAN CITY HALL
ELM & MULBERRY STREET
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

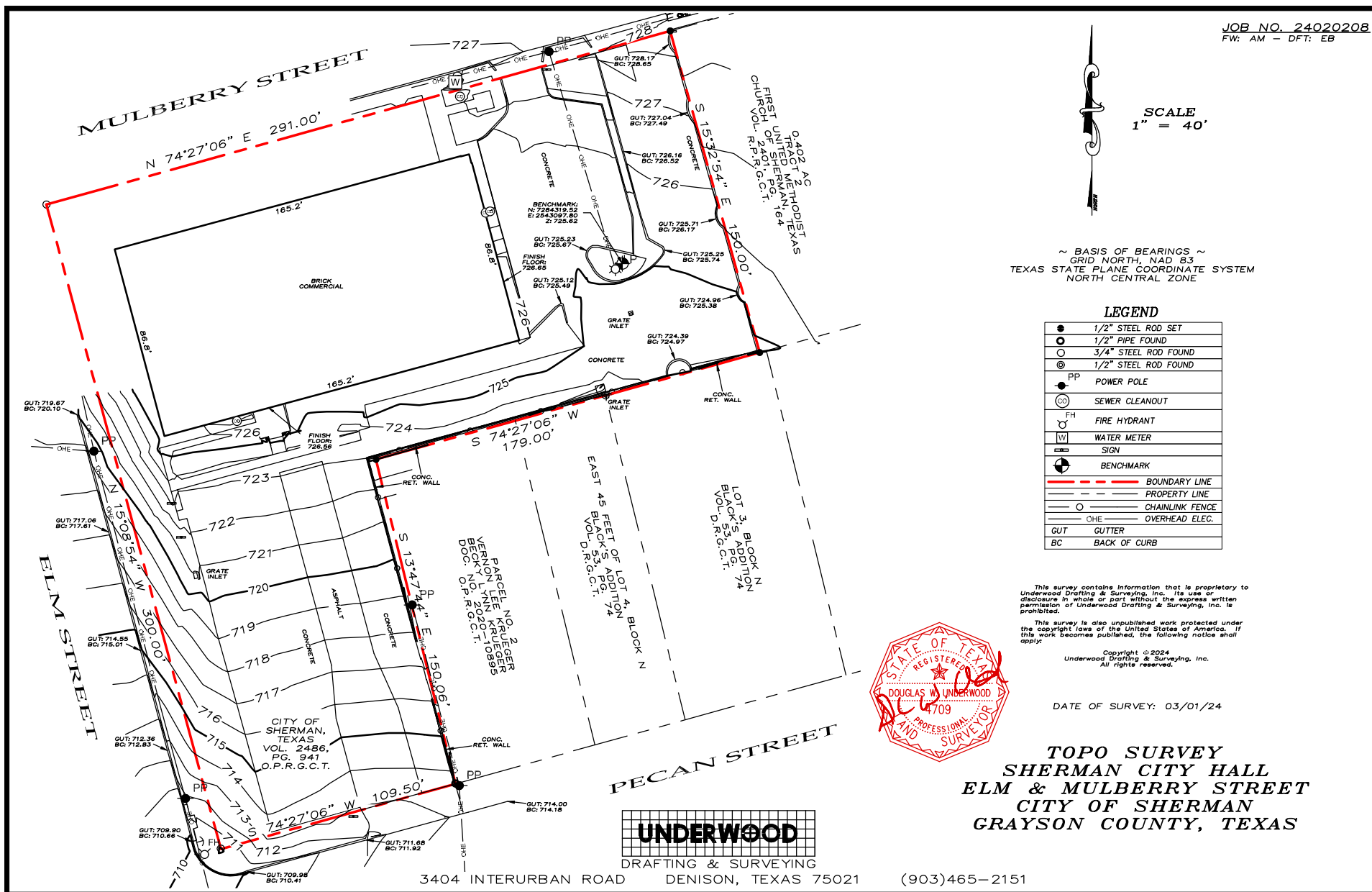


UNDERWOOD

DRAFTING & SURVEYING

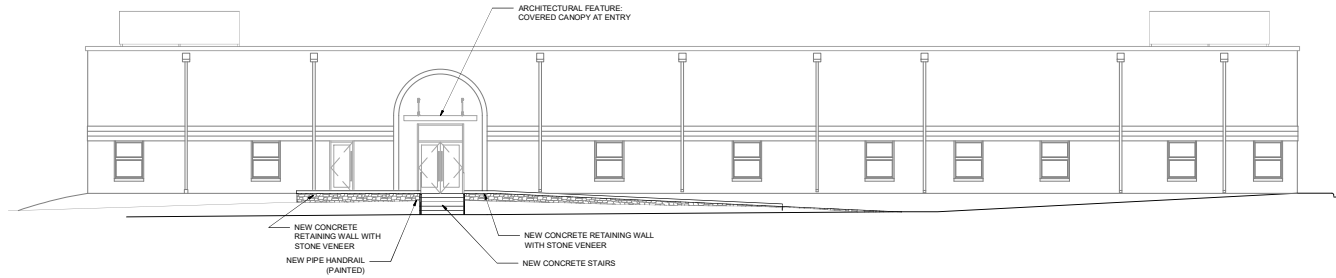
3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

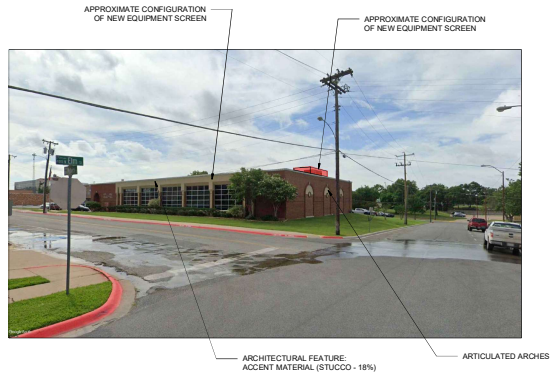


SITE PLAN REVIEW





01 EXTERIOR ELEVATION - SOUTH (RETAINING WALLS)
1/8" = 1'-0"



04 WEST FACADE @ MULBERRY & ELM
NTS



03 EAST FACADE @ W. MULBERRY ST.
NTS



02 MAIN ENTRY @ W. MULBERRY ST.
NTS



06 SOUTH FACADE @ ELM & PECAN
NTS



05 EAST FACADE @ N. ELM ST
NTS

CITY HALL REMODEL

SHERMAN, TX

HIDELL ASSOCIATES ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: ahidell@hidell.com



OWNER
CITY OF SHERMAN
220 W MULBERRY STREET
SHERMAN, TX 75090
PHONE: (903) 892-7206

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4400
FAX: (972) 562-4471
jhc@crossengineering.biz

MEP
EIKON CONSULTANT GROUP
1405 W. CHAPMAN DRIVE
SANGER, TEXAS 76066
PHONE: (840) 458-7503
EMAIL: wjjustice@eikonmg.com

LANDSCAPE ARCHITECT
GRUBBS DESIGN GROUP
403 SOUTH TENNESSEE STREET
MCKINNEY, TEXAS 75069
PHONE: (972) 548-6202
JOE@GRUBBDESIGN.NET

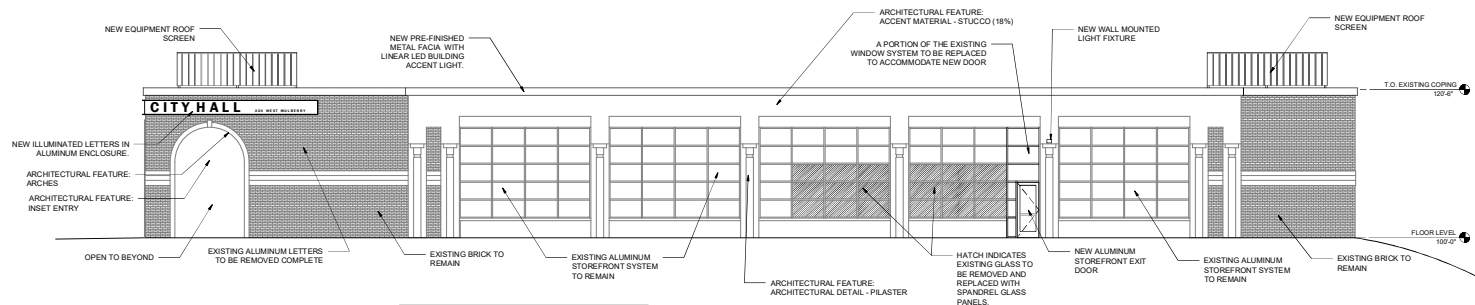
DATA / AUDIO VISUAL / SECURITY
DATACOM DESIGN GROUP
7600 BURNET ROAD
AUSTIN, TEXAS 78757
PHONE: (512) 478-6001
DMM@DATACOM.COM

TITLE	
EXISTING ELEVATIONS	
REVISIONS	
JOB NO.	20295
Issue Date:	JULY 1, 2024
Drawn By:	DZ
Checked By:	AB
SHEET NO.	

A300

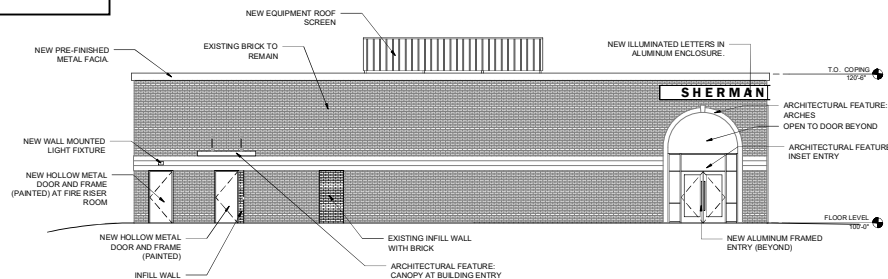
SITE PLAN REVIEW

SITE PLAN REVIEW

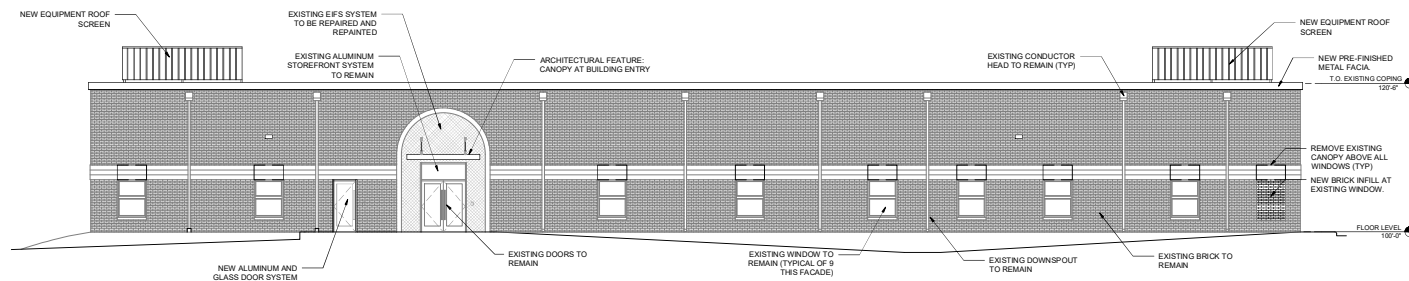


ELEVATION NOTES:
THE ELEVATIONS AND PHOTOS INCLUDED ON SHEETS A300 AND A301 IDENTIFY THE PROPOSED MODIFICATIONS TO THE EXISTING FACADES.
TO MEET THE ZONING REQUIREMENTS THE BUILDING ELEVATIONS INCLUDE THE FOLLOWING ARCHITECTURAL FEATURES:
-ALL BUILDING ENTRY POINTS ARE INSET OR COVERED.
-CANOPIES
-FACADE PROJECTIONS
-ARCHES
-ACCENT MATERIALS (STUCCO)
-ARTICULATED PILASTERS

01 EXTERIOR ELEVATION - NORTH (MULBERRY)
1/8" = 1'-0"



02 EXTERIOR ELEVATION - EAST (PUBLIC PARKING)
1/8" = 1'-0"



03 EXTERIOR ELEVATION - SOUTH (STAFF PARKING)
1/8" = 1'-0"

CITY HALL REMODEL

SHERMAN, TX

HIDELL ASSOCIATES ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-6666
E-MAIL: ahabcock@hidell.com



OWNER
CITY OF SHERMAN
220 W MULBERRY STREET
SHERMAN, TX 75099
PHONE: (803) 892-7206

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4400
FAX: (972) 562-4471
jdc@crossengineering.biz

MEP
EIKON CONSULTANT GROUP
1405 W. CHAPMAN DRIVE
SANGER, TEXAS 76066
PHONE: (840) 458-7503
EMAIL: wjjustice@eikoneng.com

LANDSCAPE ARCHITECT
GRUBBS DESIGN GROUP
403 SOUTH TENNESSEE STREET
MCKINNEY, TEXAS 75069
PHONE: (972) 548-6202
JOE@GRUBBSDESIGN.NET

DATA / AUDIO VISUAL / SECURITY
DATACOM DESIGN GROUP
7600 BURNETT ROAD
AUSTIN, TEXAS 78757
PHONE: (512) 478-6001
DMM

TITLE

EXISTING ELEVATIONS

REVISIONS

JOB NO. 20295

Issue Date: JULY 1, 2024

Drawn By: DZ

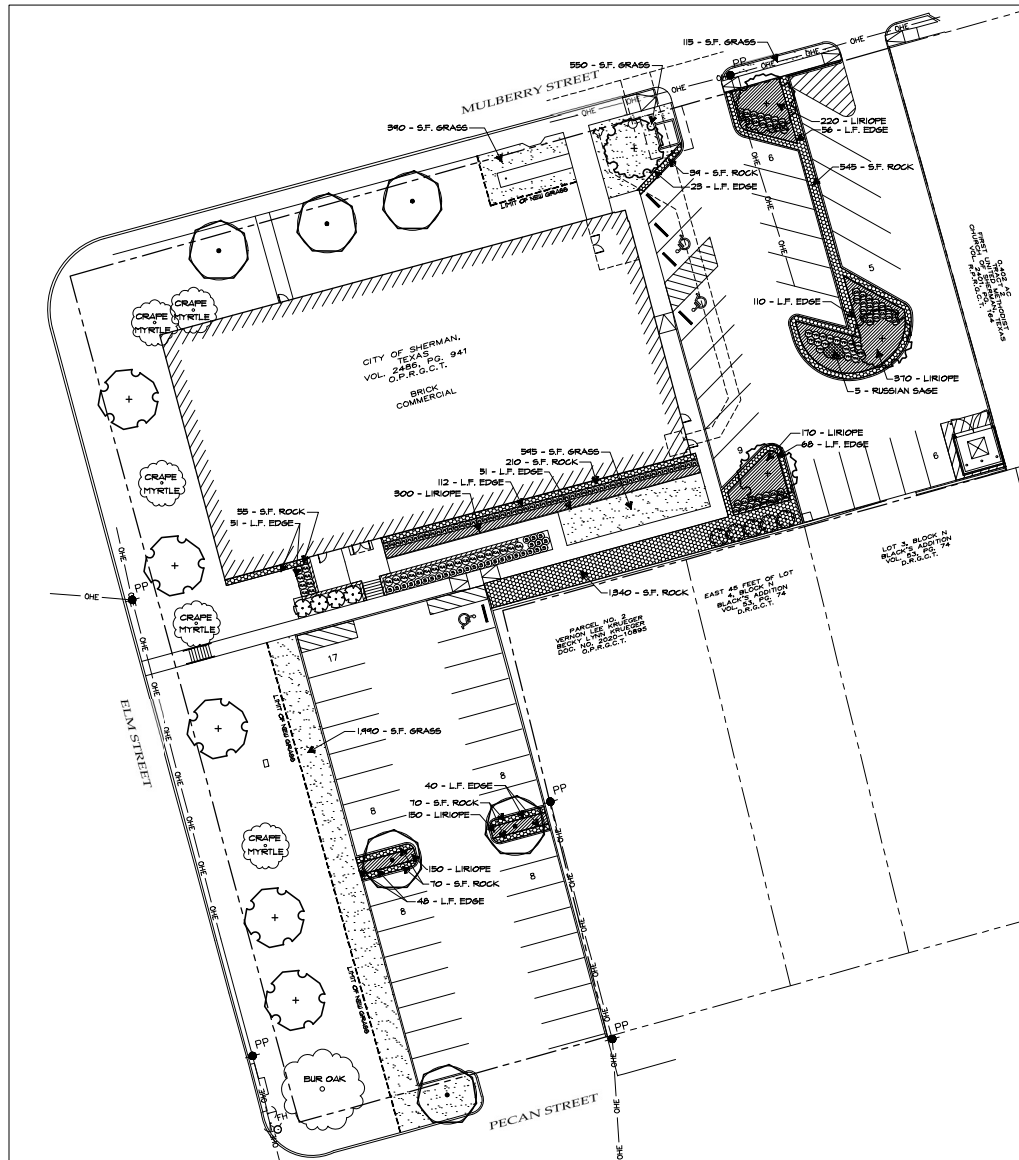
Checked By: AB

SHEET NO.

A300

SITE PLAN REVIEW

SITE PLAN REVIEW



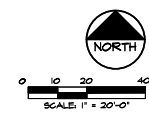
LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1		CEDAR ELM	<i>Ulmus crassifolia</i>	3" caliper, 10'-12' Ht./4'-8" spread, B&S, straight trunk.
4		CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	3" caliper, 10'-12' Ht./4'-8" spread, B&S, straight trunk.
5		BUR OAK	<i>Quercus macrocarpa</i>	3" caliper, 10'-12' Ht./4'-8" spread, B&S, straight trunk.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
34		WINTERGREEN BOULEARD	<i>Buxus spp. 'Wintergreen'</i>	3 gallon, 14" Ht./12"-14" spread, bushy, full to ground.
11		BORDEAUX TAIWAN HOLLY	<i>Ilex cernua 'Bordeaux'</i>	3 gallon, 12"-14" Ht./12"-14" spread, bushy, full to ground.
46		COMPASSION NANDINA	<i>Nandina domestica 'Compassion'</i>	3 gallon, 16"-18" Ht./12"-14" spread, bushy, full to ground.
26		KALEIDOSCOPE ABELIA	<i>Abelia grandiflora 'Kaleidoscope'</i>	3 gallon, 12"-14" Ht./16"-18" spread, full bushy specimen.
25		BLUE PACIFIC SHORE JUNIPER	<i>Juniperus conferta 'Blue Pacific'</i>	1 gallon, 8"-10" Ht./12"-14" spread, bushy, full to ground.
9		NELLIE R. STEVENS HOLLY	<i>Ilex cornuta 'Nellie R. Stevens'</i>	5" Ht./8" spread min., 30 gallon, 5' trunk Ht., full, bushy tree formed specimen.
1340		BIG BLUE LIRIOPE	<i>Liriope muscari 'Big Blue'</i>	1 gallon, 10"-12" Ht./10"-12" spread, bushy, full to ground.
5		RUSSIAN SAGE	<i>Perovskia atropurpurea</i>	1 gallon, 12"-18" Ht./10"-12" spread, bushy, full to ground.
TURF GRASS				
36-40 S.F.		S.F. GRASS	BERNADA GRASS	Cynodon dactylon
				Solid soil

MISCELLANEOUS		
2329 S.F.		CRUSHED GRANITE SIZE 1" TO 2" - COLOR BLACK
555 L.F.		RYERSON STEEL EDGE

WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".
 ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP FINE SHREDDED HARDWOOD MULCH FROM LIVING EARTH TECHNOLOGY.
 ALL DIRT SPOOLS FROM SHRUBS AND TREE PLANTINGS SHALL BE REMOVED FROM SITE.
 ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOIL INSTALLATION.
 LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.

IRRIGATION NOTE
 EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.



Date	
Revisions	
#	

Issued For:
CONSTRUCTION
 Job No.
 24124
 Scale
 1" = 20'-0"
 Drawn By
 JDS
 Date
 06-21-2024

Sherman City Hall

Sherman Texas



Landscape Plan

Sheet Title:

Sheet Number:
 1
 of 12 Sheets



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2103 WEST HOUSTON STREET (Project No. 24-002723)**

The request of G&S Investing, LLC (Owner), Carter Engineering Consultants, Inc. (Representative) and Spooner & Associates (Surveyor) concerning the property located at 2103 West Houston Street, consisting of 0.987 acres being all of Lot 1, Lange Vet Addition and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Site Plan of Lange Veterinary Hospital.

Background:

The property is located at 2103 West Houston Street near the intersection of Arapaho East Trail and West Houston Street. The owner is requesting Site Plan approval of Lange Veterinary Hospital.

The following has been approved for this location:

- 8/14/1979 - Zone Change from an R-1 (One Family Residential) District to C-2 (General Commercial) District
- 11/21/2006 – Variance to allow a 6' high monument sign with a 5' front setback
- 2/21/2023 - Public Hearing and Variance under Section 14.03.007(7) to allow a 0.57' side setback in lieu of the required 15' in a C-2 (Retail Business) District.
- 2/21/2023 - Site Plan of Lange Veterinary Clinic.
- 04/18/2023 - Final Plat of Lange Veterinary Clinic.

Origination:

G&S Investing, LLC (Owner)

Carter Engineering Consultants, Inc. (Representative)

Spooner & Associates (Surveyor)

Staff Recommendation:

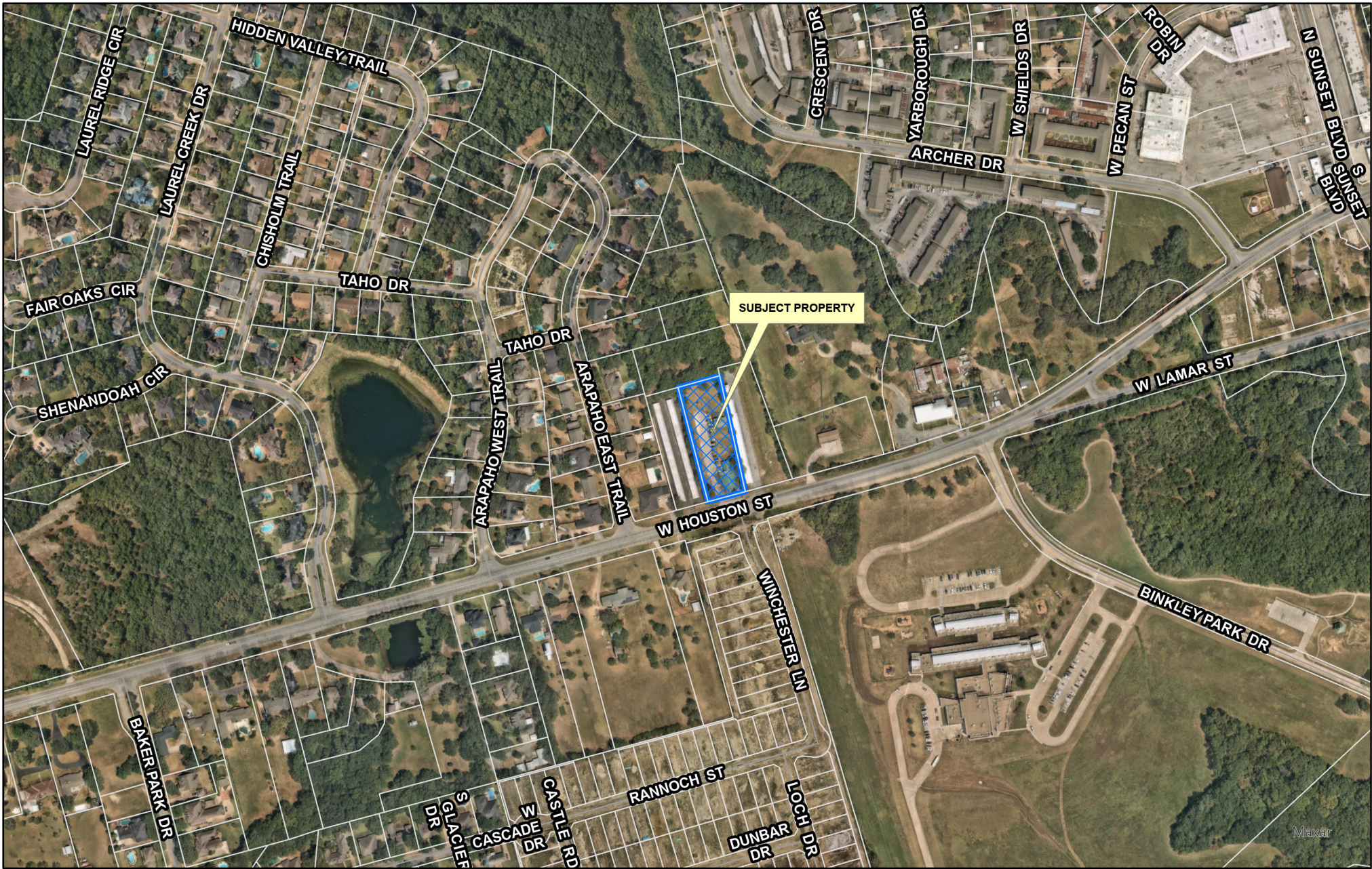
Staff recommends that P&Z approve this item.

Attachments:

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

6. Renderings and Elevations
7. TOPO Survey
8. Landscape Plan
9. Fire Access Plan

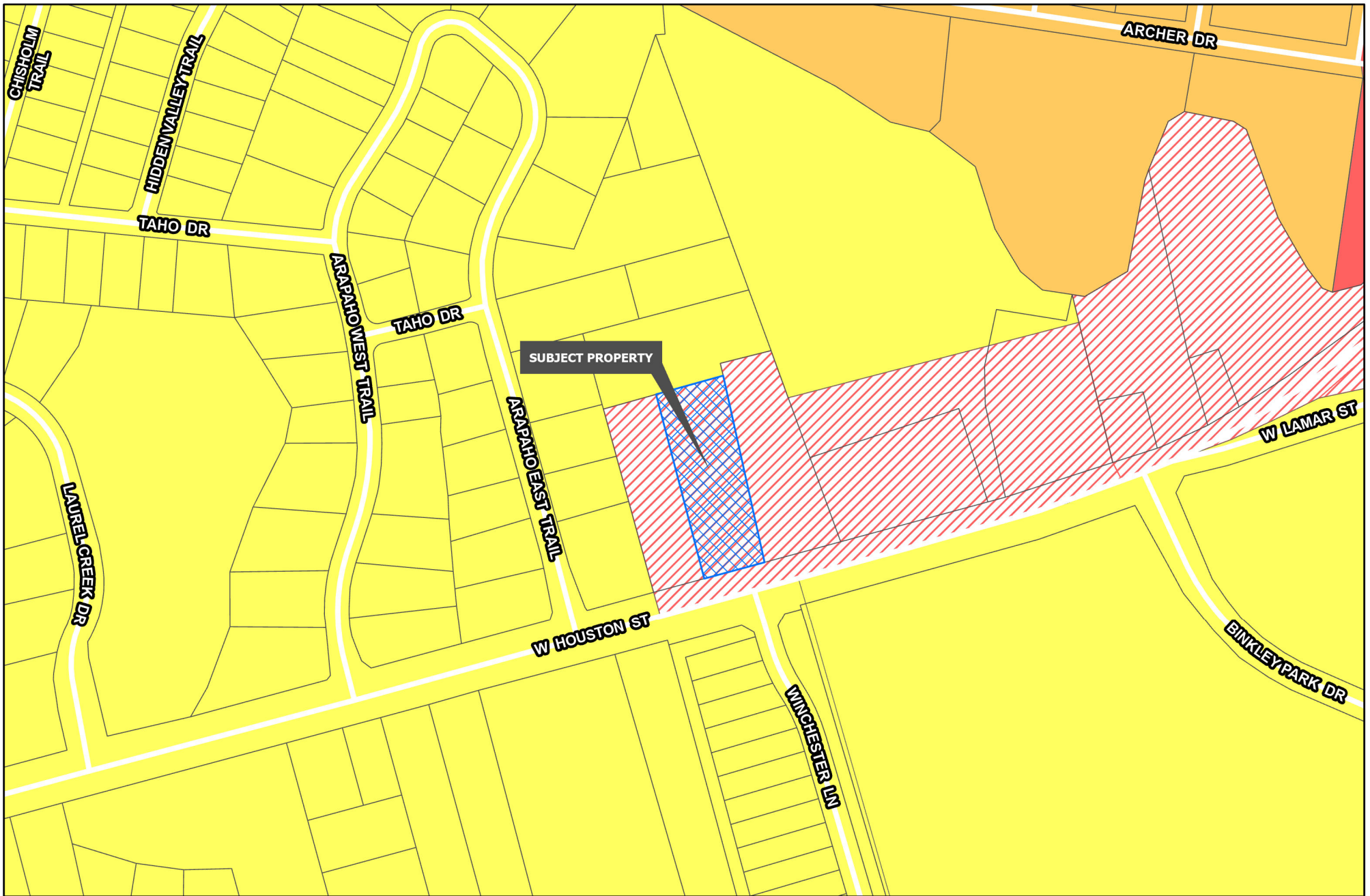
diagrone H:\PLANNING\Public Notification K.T.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2103 W HOUSTON ST



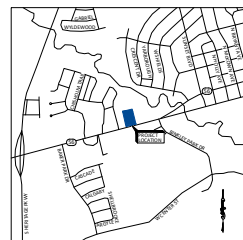


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2103 W HOUSTON ST

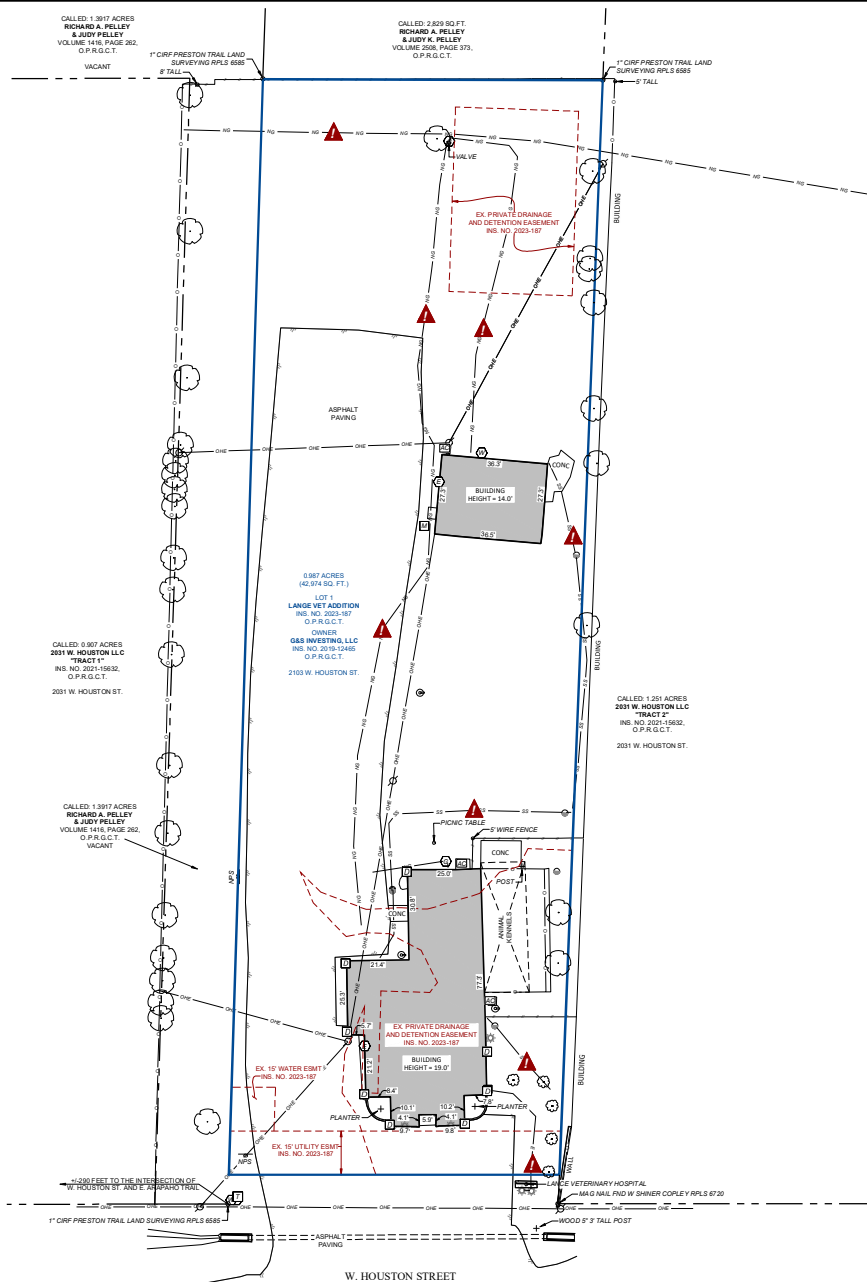




*** LEGEND ***

- CRS SURVEY IRON ROD WITH CAP SET
- STAMPED "SPOONER 5922"
- CRF IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND
- IRF IRON PIPE FOUND
- INS NO. INSTRUMENT NUMBER
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
- FF FINISHED FLOOR
- NPS NO. PARKING SIGN
- EX EXISTING
- RCP REINFORCED CONCRETE PIPE
- CONTROL POINT
- PROPERTY CORNER
- MARKER FOUND - AS NOTED
- AC COMPRESSION UNIT
- POWER POLE
- SIGN
- YARD LIGHT
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- SANITARY SEWER CLEANOUT
- DOWNPOUT
- TELEPHONE RISER
- CM (CREPE MYRTLE)
- TREE (AS DESCRIBED)
- MT MULTI-TRUNK TREE
- WATER FAUCET
- WATER METER
- OVERHEAD ELEC.
- U.G. ELECTRIC
- U.G. GAS
- U.G. SAN. SEWER
- CHAIN LINK FENCE
- WOOD FENCE
- ASPHALT EDGE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SUBJECT PROPERTY LINE
- EXISTING EASEMENT LINE
- CANOPY - COVERED AREA

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of the survey. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.



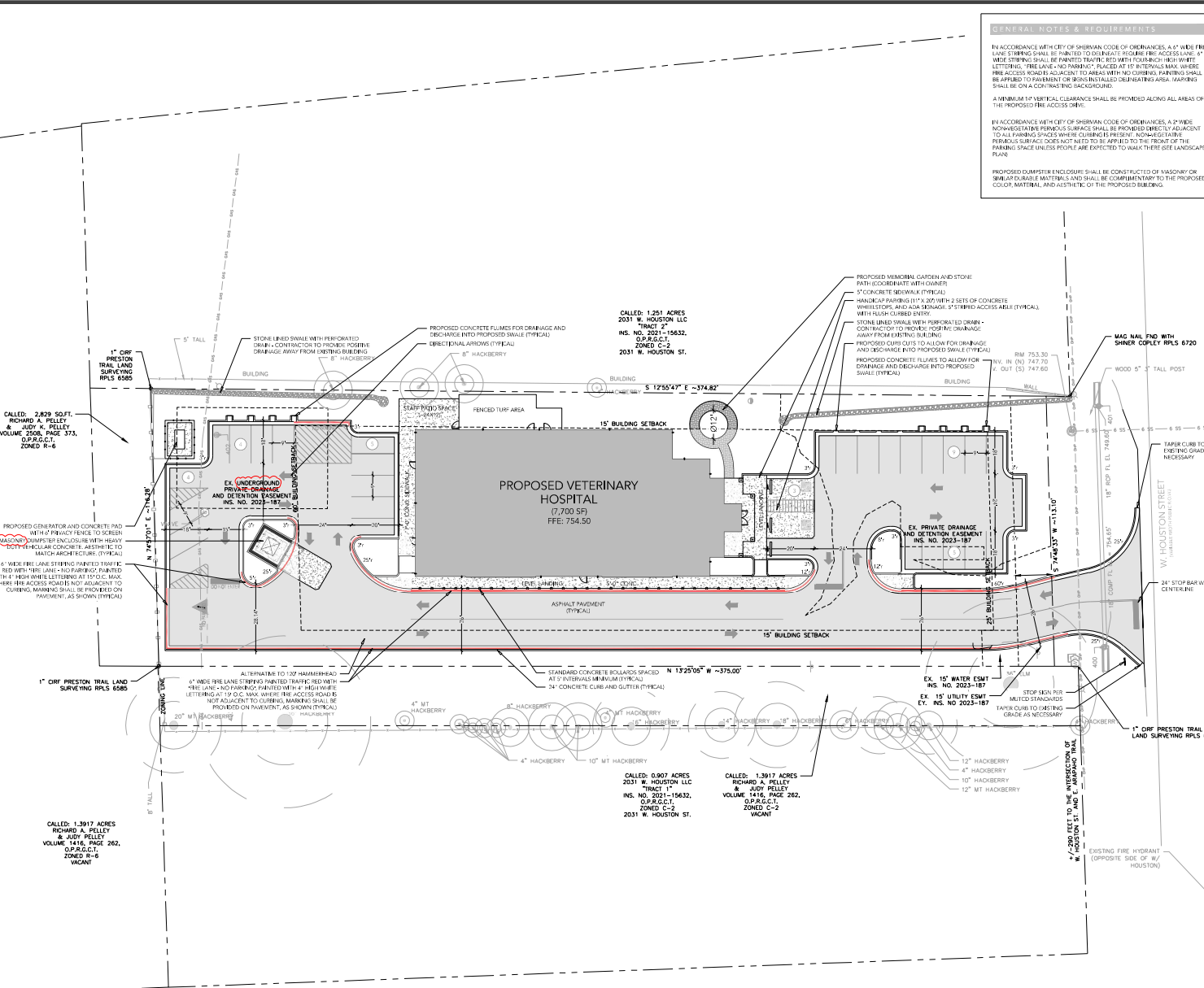
*** LEGAL DESCRIPTION ***
 Being all of Lot 1, LARGE VET ADDITION, an Addition to the City of Sherman, Grayson County, Texas, according to plat thereof filed for record in Instrument Number 2023-1807, Official Public Records, Grayson County, Texas.

- * GENERAL NOTES ***
- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
 - Pursuant to Table A, Item 1, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain as shown on Map No. 4818C0270G, map revised September 01, 2023, for Grayson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
 - Pursuant to Table A, Item 6(a) and/or Item 6(b) the subject tract appears to be located within Zone "C-2" according to the City of Sherman zoning map. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hence, the Surveyor advises all interested parties to contact the City of Sherman Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
 - Pursuant to Table A, Item 9, the number of clearly identifiable parking spaces on surface parking areas, lots, and parking structures is as follows: 5 regular spaces and 0 hand-up spaces.
 - Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. The provided information, combined with Texas811 markings and observed evidence of utilities, was used to develop a view of the underground utilities. However, without excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. No attempt has been made as a part of this survey to confirm, obtain, or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the subject tract of land. When additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
 - Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earthmoving work, building construction, or building additions during the fieldwork.
 - Pursuant to Table A, Item 17, the Surveyor does not have knowledge of changes in street right-of-way lines, either completed or proposed. The Surveyor hereby advises all interested parties to consult with the City of Sherman concerning this subject prior to planning, designing, or constructing improvements near any right-of-way.
 - The term "Certify" or "Certification" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. It is addressed exclusively to the parties named hereon.

*** SURVEYOR'S STATEMENT ***
 To: G&S INVESTING, LLC
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a & 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16, 17 & 18 of Table A thereof.
 The field work was completed on March 26, 2024.

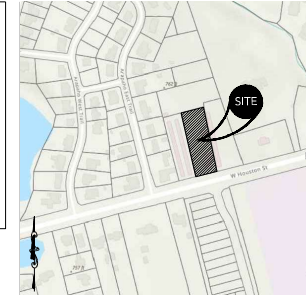
6/05/2024
 Date
 Eric S. Spooner, R.P.L.S.
 Texas Registration No. 5322
 TP&LS Firm No. 1005-4900





GENERAL NOTES & REQUIREMENTS

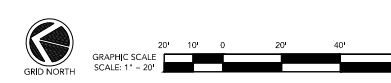
IN ACCORDANCE WITH CITY OF SHERMAN CODE OF ORDINANCES, A 4\"/>



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY:	CARTER ENGINEERING
PROJECT LOCATION:	2103 WEST HOUSTON STREET, SHERMAN, TX 75092
TRACT ACRES:	1.987 ACRES
DISTURBED ACRES:	1.024 ACRES
PARCEL NUMBER:	460934
CURRENT ZONING:	C2 (GENERAL COMMERCIAL)
PROPOSED ZONING:	CD (COMMUNITY COMMERCIAL)
EXISTING USE:	VETERINARY HOSPITAL
PROPOSED USE:	VETERINARY HOSPITAL
SITE INFORMATION	
JURISDICTION:	GRAYSON COUNTY
PROPERTY LOCATION:	2103 WEST HOUSTON STREET, SHERMAN, TX 75092
TRACT ACRES:	1.987 ACRES
DISTURBED ACRES:	1.024 ACRES
PARCEL NUMBER:	460934
CURRENT ZONING:	C2 (GENERAL COMMERCIAL)
PROPOSED ZONING:	CD (COMMUNITY COMMERCIAL)
EXISTING USE:	VETERINARY HOSPITAL
PROPOSED USE:	VETERINARY HOSPITAL
REQUIRED BUILDING SETBACKS	
FRONT:	25 FEET
REAR:	15 FEET
MINIMUM LOT COVERAGE:	35%
MINIMUM LANDSCAPE:	35 FEET
SANITARY SEWER SERVICE:	CITY OF SHERMAN
WATER SERVICE:	CITY OF SHERMAN
REMA REM NO:	4818102700
REMA REM DATE:	REMOVED 2/20/2024
REMA SP48 ZONE:	ZONE X
UNDERGROUND UTILITIES DISCLOSURE	
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED IN THIS DISCLOSURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED IN THIS DISCLOSURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED IN THIS DISCLOSURE.	

PARKING CALCULATIONS & SUMMARY	
PARKING REQUIREMENT: 1 PARKING SPACE FOR EVERY 400 SQUARE FEET OF GROSS FLOOR AREA	
GROSS FLOOR AREA	7,690 SQUARE FEET
REQUIRED PARKING	20 PARKING SPACES
TOTAL PARKING PROVIDED	20 PARKING SPACES
HANDICAP PARKING PROVIDED	2 PROVIDED / 2 REQUIRED
SITE CALCULATIONS & SUMMARY	
TRACT SITE	42,994 SF
EXISTING IMPERVIOUS	26,339 SF
EXISTING LANDSCAPE	16,655 SF
FLOOR TO AREA RATIO (FAR)	7.705 SF
PROPOSED DRINK PARKING AREA	22,344 SF
PROPOSED BUILDING AREA	7,705 SF
PROPOSED ROOFTOP	2,811 SF
PROPOSED IMPERVIOUS	33,075 SF
PROPOSED OPEN SPACE (10% REQ.)	9,899 SF



1010 COMMERCIAL DRIVE
BOGART, GA 30622
P. 770.725.1200
F. 770.725.1204

SHERMAN, TX

SITE DEVELOPMENT PLANS FOR LANGE VETERINARY HOSPITAL

2103 WEST HOUSTON STREET SHERMAN, TX 75092

SHEET TITLE: SITE PLAN

PROJECT NAME: LANGE VETERINARY HOSPITAL

SHEET NUMBER: C4.0

PROJECT NUMBER: 240198FDB

DATE: 06.05.24



GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'

DATE: 06.05.24

PROJECT NUMBER: 240198FDB

SHEET NUMBER: C4.1

SHEET TITLE: FIRE ACCESS PLAN

PROJECT NAME: LANGE VETERINARY HOSPITAL

PROJECT LOCATION: 2103 WEST HOUSTON STREET SHERMAN, TX 75092

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24

DATE: 06.05.24



COMMENTS REVIEW CHECKLIST RESPONSE

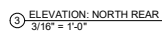
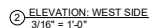
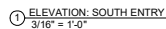
Comments Received: 07.09.24
Municipality: City of Sherman

Project Name: Lange Veterinary Hospital
Project Number: 24019BFDB

Addressed By: Jeff Carter, P.E.
Submitted To: Planning Department

Comment:		Response:
Section	Item No.	
Zoning	1	The rear setback in the project notes has been changed to 60-feet. See Project and Site Information block.
	2	The Private Drainage and Detention has been notated as 'Underground'. See Site Plan
	3	The previously labeled T.UC has been corrected to T.UA (American Elm 'Princeton').See Landscape Plan.
	4	The dumpster enclosure label has been noted as 'Masonry'. Aesthetics to match architectural aesthetics.





EXTERIOR ELEVATIONS	
Project number	LAN24
Date Issued	02/22/24
Drawn by	BF ARCH
Checked by	SAR
A-6.1	
Scale	As indicated
Print Date/Time	6/4/2024 9:13:55 AM

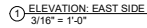


THIS DRAWING IS THE PROPERTY OF BLUE FROG, LLC. NO PART IS TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED BY ANY OTHER SUPPLIER, CONSULTANT, OR ON ANY OTHER PROJECT. THIS DRAWING IS TO BE RETURNED TO BLUE FROG, LLC. UPON REQUEST.

BLUE FROG, LLC. COPYRIGHT © 2024

2103 W HOUSTON STREET
SHERMAN, TX 75092

Scale	As indicated
Print Date/Time	6/4/2024 9:13:59 AM



	SHINGLE ROOF
	HARDI-BOARD LAP SIDING
	HARDI-BOARD SHAKE SIDING
	STONE WATER TABLE
	STONE
	CONCRETE
	CMU

CONTRACTOR TO PROVIDE A 4'X8' EXTERIOR MATERIALS SAMPLE BOARD ON SITE WITH ALL EXTERIOR MATERIALS INSTALLED FOR OWNER APPROVAL OF COLORS. NO OTHER MATERIALS TO BE ORDERED UNTIL OWNER APPROVES EXTERIOR SAMPLE BOARD.

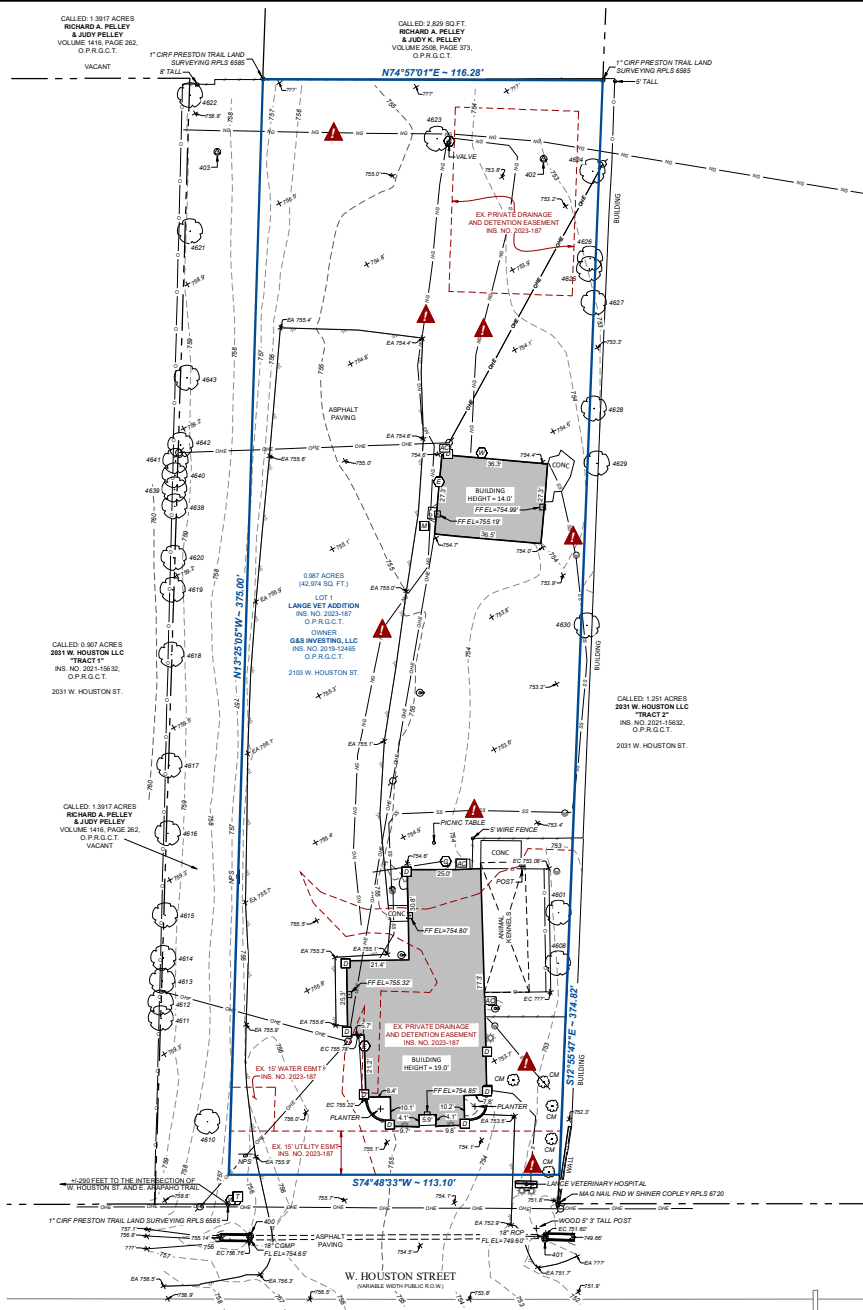
- * LEGEND ***
- CRS 5/8" IRON ROD WITH CAP SET
 - CRF STAMPED "SPONER 2022"
 - IRF IRON ROD WITH CAP & COLO
 - IRF IRON PIPE FOUND
 - INS INSTRUMENT NUMBER
 - INS.O. OFFICIAL PUBLIC RECORDS
 - NPS GRAYSON COUNTY, TEXAS
 - EX FINISHED FLOOR
 - EX NO PARKING SIGN
 - EX EXISTING
 - EX REINFORCED CONCRETE PIPE
 - 556.5 SPOT ELEVATION
 - 556.55 EDGE OF ASPHALT ELEVATION
 - 556.55 EDGE OF CONCRETE ELEVATION
 - CONTROL POINT
 - INVERT REFERENCE
 - PROPERTY CORNER
 - MARKER FOUND - AS NOTED
 - AC COMPRESSOR UNIT
 - POWER POLE
 - SIGN
 - YARD LIGHT
 - ELECTRIC BOX
 - ELECTRIC METER
 - GAS METER
 - SANITARY SEWER CLEANOUT
 - DOWNSPOUT
 - TELEPHONE RISER
 - CM (OR PIPE WHITEL)
 - TREE (AS DESCRIBED)
 - MT MULTI-TRUNK TREE
 - WATER FAUCET
 - WATER METER
 - OVERHEAD ELEC.
 - U.G. GAS
 - U.G. SAN. SEWER
 - CHAIN LINK FENCE
 - WOOD FENCE
 - ASPHALT EDGE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SUBJECT PROPERTY LINE
 - EXISTING EASEMENT LINE
 - CANOPY - COVERED AREA

TAG #	DESCRIPTION
4601	5" ELM
4608	8" ELM
4610	3" ELM
4611	12" HACKBERRY
4612	4" HACKBERRY
4613	12" HACKBERRY
4614	12" MT HACKBERRY
4615	8" HACKBERRY
4616	18" HACKBERRY
4617	14" HACKBERRY
4618	18" HACKBERRY
4619	10" HACKBERRY
4620	10" MT HACKBERRY
4621	38" HACKBERRY
4622	20" MT HACKBERRY
4623	18" HACKBERRY
4624	14" HACKBERRY
4625	8" MT ELM
4626	8" MT ELM
4627	8" HACKBERRY
4628	8" HACKBERRY
4629	8" HACKBERRY
4630	4" HACKBERRY
4638	8" HACKBERRY
4639	4" HACKBERRY
4640	4" HACKBERRY
4641	4" MT HACKBERRY
4642	4" HACKBERRY
4643	4" MT HACKBERRY

- * INVERT TABLE ***
- SSCO (PVC) UD EL = 754.00'
 MEASURE TO BEND EL = 752.22'
 PICTURE (E) 40103.1 & 40103.2
 - SSCO (PVC) UD EL = 753.72'
 MEASURE TO BEND EL = 751.47'
 PICTURE (E) 40188.1 & 40188.2
 - SSCO (PVC) UD EL = 754.12'
 MEASURE TO BEND EL = 753.21'
 PICTURE (E) 40192.1 & 40192.2
 - SSCO (PVC) UD EL = 755.49'
 MEASURE TO BEND EL = 753.73'
 PICTURE (E) 40233.1 & 40233.2
 - SSCO (PVC) UD EL = 755.49'
 MEASURE TO BEND EL = 753.71'
 PICTURE (E) 40234.1 & 40234.2
 - SSCO (PVC) UD EL = 754.76'
 MEASURE TO BEND EL = 753.72'
 PICTURE (E) 40274.1 & 40274.2

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
430	X BEY	7,281,805.41	2,536,404.48	756.79'
431	X BEY	7,281,806.91	2,536,502.12	755.79'
432	5/8" CRS "B&A" CONTROL	7,282,217.42	2,536,454.73	752.87'
433	5/8" CRS "B&A" CONTROL	7,282,190.45	2,536,346.41	752.98'

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas11. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.



The field work was completed on March 26, 2024.



Eric S. Spooner, R.P.L.S.
 Texas Registration No. 1932
 TBPES Firm No. 10054900

- * LEGEND ***
- CRS 5/8" IRON ROD WITH CAP SET
CRF STAMPED SPOONER 2022
IRF IRON ROD WITH CAP COLO
IRF IRON PIPE FOUND
IRF IRON PIPE FOUND
INS. NO. INSTRUMENT NUMBER
O.P.G.C.T. OFFICIAL PUBLIC RECORDS
NPS GRAYSON COUNTY, TEXAS
EX FINISHED FLOOR
RCP NO PARKING SIGN
556.5 EXISTING
EA 556.55 REINFORCED CONCRETE PIPE
EC 556.55 SPOT ELEVATION
EDGE OF ASPHALT ELEVATION
EDGE OF CONCRETE ELEVATION
- CONTROL POINT
INVERT REFERENCE
PROPERTY CORNER
MARKER FOUND - AS NOTED
AC COMPRESSOR UNIT
POWER POLE
SIGN
YARD LIGHT
ELECTRIC BOX
ELECTRIC METER
GAS METER
SANITARY SEWER CLEANOUT
DOWNSPOUT
TELEPHONE RISER
CM (OR PIPE WHITTLE)
TREE (AS DESCRIBED)
MT MULTI-TRUNK TREE
WATER FAUCET
WATER METER
OVERHEAD ELEC.
U.G. GAS
U.G. SAN. SEWER
CHAIN LINK FENCE
WOOD FENCE
ASPHALT EDGE
PROPERTY LINE
RIGHT-OF-WAY LINE
SUBJECT PROPERTY LINE
EXISTING EASEMENT LINE
CANOPY - COVERED AREA

TAG #	DESCRIPTION
4001	5" TBM
4002	8" TBM
4003	12" TBM
4004	16" TBM
4005	20" TBM
4006	24" TBM
4007	30" TBM
4008	36" TBM
4009	42" TBM
4010	48" TBM
4011	54" TBM
4012	60" TBM
4013	66" TBM
4014	72" TBM
4015	78" TBM
4016	84" TBM
4017	90" TBM
4018	96" TBM
4019	102" TBM
4020	108" TBM
4021	114" TBM
4022	120" TBM
4023	126" TBM
4024	132" TBM
4025	138" TBM
4026	144" TBM
4027	150" TBM
4028	156" TBM
4029	162" TBM
4030	168" TBM
4031	174" TBM
4032	180" TBM
4033	186" TBM
4034	192" TBM
4035	198" TBM
4036	204" TBM
4037	210" TBM
4038	216" TBM
4039	222" TBM
4040	228" TBM
4041	234" TBM
4042	240" TBM
4043	246" TBM
4044	252" TBM
4045	258" TBM
4046	264" TBM
4047	270" TBM
4048	276" TBM
4049	282" TBM
4050	288" TBM

*** INVERT TABLE ***

- SSCO (PVC) U/D EL = 754.00'
MEASURE TO BEND EL = 752.22'
PICTURE EL=40103.1 & 40103.2
- SSCO (PVC) U/D EL = 753.72'
MEASURE TO BEND EL = 751.47'
PICTURE EL=40188.1 & 40188.2
- SSCO (PVC) U/D EL = 754.12'
MEASURE TO BEND EL = 752.21'
PICTURE EL=40192.1 & 40192.2
- SSCO (PVC) U/D EL = 755.49'
MEASURE TO BEND EL = 753.72'
PICTURE EL=40233.1 & 40233.2
- SSCO (PVC) U/D EL = 755.49'
MEASURE TO BEND EL = 753.72'
PICTURE EL=40234.1 & 40234.2
- SSCO (PVC) U/D EL = 754.76'
MEASURE TO BEND EL = 752.72'
PICTURE EL=40274.1 & 40274.2

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
400	X SET	7,281,838.44	2,538,454.48	756.70
401	X SET	7,281,860.94	2,538,562.12	751.78
402	58" CRS "ISA CONTROL"	7,282,217.42	2,538,454.73	752.67
403	58" CRS "ISA CONTROL"	7,282,190.45	2,538,346.41	757.89

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas11. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.



- * GENERAL NOTES ***
- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances of 1:0.0 and 0:1.0 using a combined scale factor of 1.000108430. All areas shown hereon are calculated based on surface measurements.
 - Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD88) and were calculated by applying vertical shifts derived from Geoid Model 2022A to ellipsoid heights calculated from GPS/GNSS observations referenced to the North American Datum of 1983, 2011 adjustment.
 - This survey was prepared without the benefit of a Title Commitment prepared by a title company. The assessments shown hereon are the only assessments known by Spooner & Associates and does not imply that any other assessments, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
 - According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48181C02700, may be revised September 03, 2022, for Grayson County and incorporated areas. This Flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This Flood statement shall not create liability on the part of the Surveyor.
 - Underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas11. Provided information combined with Texas11 markings and observed evidence of utilities was used to develop a view of the underground utilities. However, listing excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities, which may affect the use or development of the subject tract of land. Where additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
 - All manhole / vault invert data provided hereon (e.g. pipe sizes, pipe types, flowline elevations) is measured or estimated from the top of the structure by field crew personnel. While reasonable precautions are always taken, Spooner & Associates expressly assumes no liability for the risk of obtaining incorrect values inherent when making indirect measurements or estimates. No underground utility structures are entered by Spooner personnel to obtain measurements due to safety concerns.
 - The size or shape of the tree/bush symbols included hereon do not necessarily represent the actual size and shape of the corresponding tree/bushes or their canopies. They represent location only.
 - The term "Certify" or "Certification" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied, and is addressed exclusively to the parties named hereon.

The field work was completed on March 26, 2024.



TOPOGRAPHIC SURVEY OF
LOT 1, LARGE VET ADDITION LOCATED IN THE 18.5 ACRAH SURVEY, 1883 TRACT NO. 1, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
2103 W. HOUSTON STREET

PREPARED FOR
CARTER ENGINEERING

DATE: 04/01/2024
S&A JOB NO. 24022
SCALE: 1" = 20'
DRAWN BY: R. OSMENT
CHECKED BY: E. SPOONER

REVISIONS:
1. 04-01-24
2. 04-01-24
3. 04-01-24
4. 04-01-24
5. 04-01-24
6. 04-01-24
7. 04-01-24
8. 04-01-24
9. 04-01-24
10. 04-01-24

SHEET
2
OF 2

COMPILED: CARTER ENGINEERING CONSULTANTS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM CARTER ENGINEERING CONSULTANTS, LLC.

PLANT SCHEDULE									
QUANTITY	SPECIES	BOTANICAL NAME	COMMON NAME	CAL. CAL.	SPACING	TYPE	1" x 1" SPACING	REMARKS	PERCENTAGE
TREES									
3	Y.C.S.	Quercus laevis	Shoestring Oak	2" x 4"	As Shown	5.6.6	12' x 12'	Single Central Leader, Well Spaced, Uniform Branching, Symmetrical Crown	42.86%
1	Y.C.S.	Muscadine Vine	Pruned American Oak	2" x 4"	As Shown	5.6.6	12' x 12'	Single Central Leader, Well Spaced, Uniform Branching, Symmetrical Crown	42.86%
1	Y.C.S.	Concord Grape	Pruned	2" x 4"	As Shown	Concord	12' x 12'	Single Central Leader, Well Spaced, Uniform Branching, Symmetrical Crown	42.86%
SHRUBS									
3	Y.C.S.	Phlox paniculata 'Golf Ball'	Flowering Phlox	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
3	Y.C.S.	Phlox paniculata 'Golf Ball'	Flowering Phlox	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
11	Y.C.S.	Quercus laevis	Shoestring Oak	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
8	Y.C.S.	Quercus laevis	Shoestring Oak	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
18	Y.C.S.	Quercus laevis	Shoestring Oak	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
SHRUBS & PERENNIALS									
14	Y.C.S.	Blue Mammock	Asplenium	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
8	Y.C.S.	Asplenium	Asplenium	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
4	Y.C.S.	Asplenium	Asplenium	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
GROUND COVER & SQUARE FEET									
48	Y.C.S.	Asplenium	Asplenium	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
GROUND COVER & SQUARE FEET									
48	Y.C.S.	Asplenium	Asplenium	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
GROUND COVER & SQUARE FEET									
48	Y.C.S.	Asplenium	Asplenium	3" x 6"	As Shown	Concord	18' x 18'	Full Tree Well Shaped	14.29%
TOTAL TREES									
10									

GROUND COVER SPACING & QUANTITY CHART	
PLANT SPACING	PLANT SPACING
4"	9.0
6"	4.0
8"	2.25
10"	1.45
12"	1.0
15"	0.64
18"	0.44
24"	0.25
30"	0.16
36"	0.11

VEHICLE-USE AREA LANDSCAPING

VIA REQUIREMENT: A MINIMUM OF ONE SHADE TREE TO BE PLANTED IN ALL REQUIRED LANDSCAPE AREAS. A LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY TWELVE PARKING SPACES IN A ROW.

LANDSCAPING SHALL CONSIST OF A COMBINATION OF TURF OR ORNAMENTAL GRASSES, GROUND COVER, SHRUBS, TREES, HEDGES, TREES OR 10" HIGH BUSHES. LANDSCAPE AREAS SHALL NOT CONTAIN MORE THAN 50% OF A NON-PERMEABLE SURFACE. LANDSCAPED AREAS SHALL BE PROTECTED WITH A TWO FOOT WIDE NON-VEGETATIVE PERIMETER SURFACE AREA ADJACENT TO THE BACK OF THE CURB ADJACENT TO ALL PARKING SPACES. LANDSCAPED ISLANDS LOCATED INTERIOR TO THE PARKING LOT MUST INCLUDE 36" HIGH CURBS AND GUTTERS.

VIA REQUIREMENT: TREES MUST BE PLACED IN OR AROUND THE PARKING LOT SUCH THAT EVERY PARKING SPACE IS WITHIN SHADAGE OF A LARGE TREE. NEW LARGE TREES SHALL HAVE A CALIPER OF NO LESS THAN 1 1/2 INCHES.

SEE PLAN FOR SPACING MINIMUM SPACING

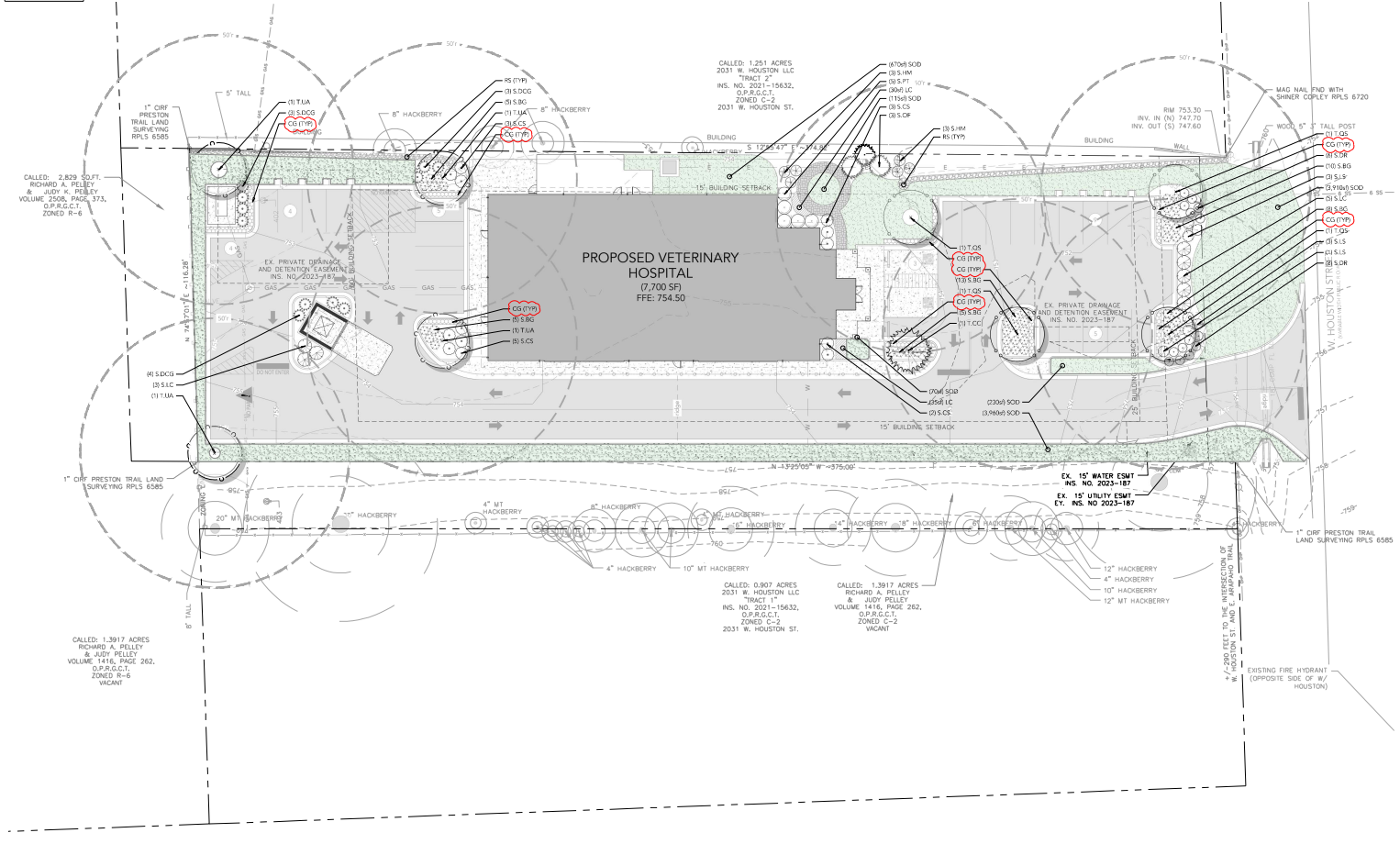
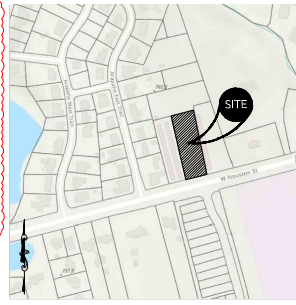
GENERAL NOTES & REQUIREMENTS

IN ACCORDANCE WITH CITY OF SHERMAN CODE OF ORDINANCES, A 4" WIDE FIRE LANE STRIPING SHALL BE PAINTED TO COORDINATE WITH THE ACCESS LANE. 4" WIDE STRIPING SHALL BE PAINTED TRAVELING WITH FOUR INCH HIGH WHITE LETTERING. FIRE LANE - NO PARKING - PLACED AT 10' INTERVALS MAX. WHERE THE ACCESS ROAD IS ADJACENT TO AREAS WITH NO CURBING, PARKING SHALL BE APPLIED TO PARKING OR BUSHES INSTALLED TO SEPARATE AREAS. PARKING SHALL BE ON A CONTRASTING BACKGROUND.

A MINIMUM 12" VERTICAL CLEARANCE SHALL BE PROVIDED ALONG ALL AREAS OF THE PROPOSED FIRE ACCESS DRIVE.

IN ACCORDANCE WITH CITY OF SHERMAN CODE OF ORDINANCES, A 2" WIDE NON-VEGETATIVE PERIMETER SURFACE SHALL BE PROVIDED DIRECTLY ADJACENT TO THE PARKING SPACE. THE PERIMETER SURFACE SHALL BE PAINTED WITH WHITE STRIPING. THE PERIMETER SURFACE SHALL NOT BE APPLIED TO THE FRONT OF THE PARKING SPACE UNLESS PEOPLE ARE EXPECTED TO WALK THROUGH THE LANDSCAPE PLANTED.

PROPOSED DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED OF MASONRY OR SIMILAR DURABLE MATERIALS AND SHALL BE COMPLEMENTARY TO THE PROPOSED COLOR MATERIAL AND AESTHETIC OF THE PROPOSED BUILDING.





Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3120 SOUTH HIGHWAY 75 (Project No. 24-002704)

The request of Retail Buildings, Inc. (Owner), Kimley-Horn and Associates (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located at 3120 South Highway 75, being Lot 2R, Sherman Crossroads, Phase III and in the Blalock Industrial Park/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan of Braum's Ice Cream and Dairy Store.

Background:

The property is located at 3120 South Highway 75 between West FM 1417 (Heritage Parkway) and West Travis Street. The owner is requesting Site Plan approval of Braum's Ice Cream and Dairy Store.

The following has been approved for this location:

- 11/20/2018 – Variance to allow a 33' setback on the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District.
- 11/20/2018 - Site Plan to allow Braum's Ice Cream and Dairy in the Blalock Industrial Park/Blalock Commercial Overlay District.
- 12/13/2022 - Replat approval of Sherman Crossroads, Phase II

Origination:

Retail Buildings, Inc. (Owner)

Kimley-Horn and Associates (Representative)

A&W Surveyors, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. Site Plan
5. Elevations
6. Dumpster Enclosure
7. Landscape Plan

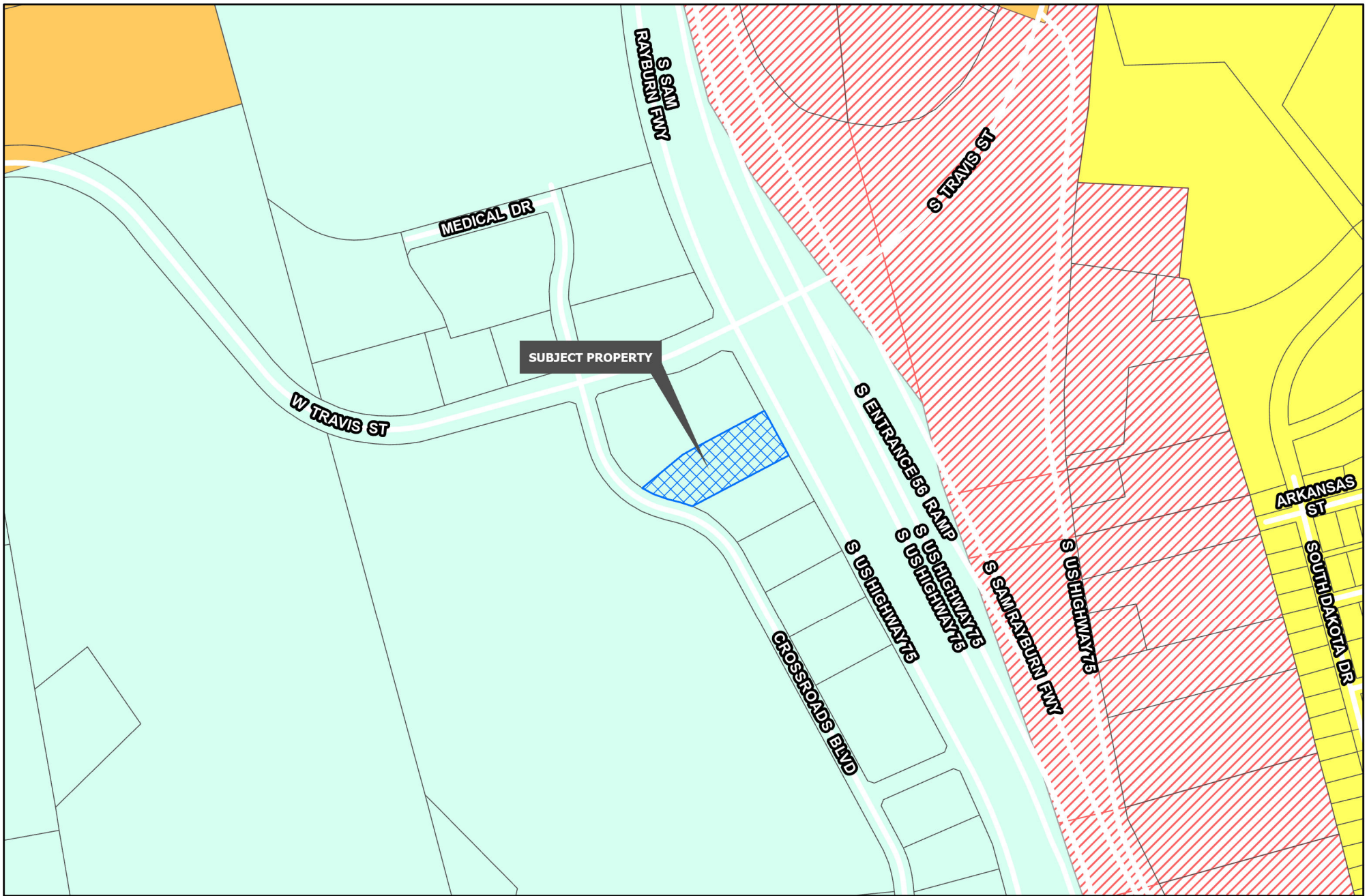


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3120 S HWY 75



Date: 6/13/2024 8:24 AM



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
3120 S HWY 75



LOT 1

LOT 2

BLOCK 1
SHERMAN CROSSROADS MEDICAL
VOLUME 24, PAGE 92-93
P.R.G.C.T.

WEST TRAVIS STREET
VARIABLE WIDTH R.O.W., VOL. 24, PG. 65-66, P.R.G.C.T.

DRAINAGE & UTILITY EASEMENT
VOLUME 3842, PAGE 61 - D.R.G.C.T.

LINE	LENGTH	BEARING
L1	43.18	N29°28'26"W
L2	21.21	N29°34'50"E
L3	130.13	N14°30'37"E
L4	90.19	N24°43'11"E
L5	21.22	S72°18'40"E
L6	5.12	N20°27'06"E
L7	110.80	N60°48'24"E
L8	6.71	N28°21'07"W
L9	14.91	S28°21'34"E
L10	160.00	N61°38'26"E
L11	9.18	N28°21'34"W
L12	10.28	N28°18'14"W
L13	40.01	N29°47'32"W
L14	51.08	N28°21'34"W
L15	82.49	S61°38'26"W
L16	67.88	N28°21'34"W
L17	40.92	S28°21'34"E
L18	84.49	N61°38'26"E
L19	102.32	S28°21'27"E
L20	113.80	S28°21'34"E
L21	22.86	N61°38'26"E
L22	79.85	S61°38'26"W
L23	101.69	N28°21'34"W
L24	172.57	S61°38'26"W
L25	106.21	S50°47'17"W
L26	5.51	S20°27'06"W
L27	65.28	N29°05'08"W

CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	1°45'58"	693.00	30.51	N73°42'09"E	30.61
C2	10°05'09"	215.00	37.84	N77°51'41"E	37.79
C3	15°57'59"	238.00	68.48	N74°59'15"E	68.27
C4	4°13'05"	1004.00	73.91	N64°49'44"E	73.90
C5	28°44'26"	20.01	10.07	N64°51'59"E	9.96
C6	30°19'18"	23.80	12.60	N35°36'45"E	12.45
C7	79°07'32"	20.00	27.62	N11°12'38"E	28.48
C8	90°00'00"	10.00	15.71	S73°21'34"E	14.14
C9	90°00'00"	15.00	23.56	N18°38'26"E	21.21
C10	90°00'00"	15.00	23.56	N73°21'34"W	21.21
C11	90°00'00"	60.00	64.25	N73°21'34"W	64.89
C12	69°42'01"	21.81	26.81	N61°38'26"E	25.00
C13	21°26'28"	25.00	9.36	N39°04'47"E	9.30
C14	47°37'47"	25.00	20.79	S05°18'59"E	20.19
C15	72°32'33"	20.00	25.32	S64°37'07"E	23.66
C16	90°00'00"	25.00	38.27	S73°21'34"E	35.36
C17	90°00'00"	49.00	76.87	S73°21'34"E	69.30
C18	90°00'00"	27.00	42.41	S73°21'34"E	38.18
C19	90°00'00"	20.00	31.42	N73°21'34"W	28.28
C20	10°51'15"	62.44	11.87	S68°12'58"W	11.85
C21	30°20'11"	23.80	12.60	S35°37'12"W	12.45
C22	26°36'05"	20.00	9.29	S07°09'04"W	9.20

PURPOSE OF PLAT:

To replat two platted lots.

NOTES:

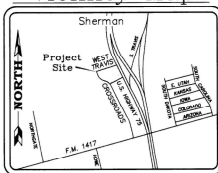
1. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map, Community-Panel No. 485509 0405 F, dated September 28, 2010. Property is in Zone X.

2. Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4022.

Filed for Record
in the Official Records of
Grayson County Clerk
On 5/11/2023 11:12:28 AM
in the PLAT Records
SHERMAN CROSSROADS
Doc Number: 2023-96
Number of Pages: 1
Amount: \$3.00
Order#: 20230511000092
BY: KP



Vicinity Map



LEGEND

IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CRS	YELLOW CAPPED IRON ROD SET
C.W.	CONTROLLING ADJACENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
OP.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
LOT LINE	
BOUNDARY LINE	

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS SHERMAN CROSSROADS LTD and RETAIL BUILDINGS, INC. are owners of Lots 2 and 3, Block 2 of the AMENDING PLAT OF SHERMAN CROSSROADS, PHASE II, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2019-33, Public Records, Grayson County, Texas, located in the Preston Kitchen Survey, Abstract Number 667, City of Sherman, Grayson County, Texas, Lot 3 being a portion of that tract of land conveyed to Sherman Crossroads LTD by Special Warranty Deed with "Vendor's Lien" recorded in Volume 5054, Page 925 of the Deed Records, Grayson County, Texas and Lot 2 being described in Special Warranty Deed to Retail Buildings, Inc. recorded in Instrument No. 2019-3226, Official Public Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "600" found for corner in the South end of a transitional right-of-way at the intersection of the South line of West Travis Street a variable width right-of-way and the Southwest line of U.S. Highway 75, same being the northeast corner of the remainder of said Sherman Crossroads LTD tract;

THENCE South 27°20'42" East, along said Southwest line of U.S. Highway 75, a distance of 156.44 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner;

THENCE South 28°17'12" East, along said Southwest line, a distance of 228.89 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for the North corner of Lot 1, Block 3 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas and Lot 2 being described in Special Warranty Deed to Retail Buildings, Inc. recorded in Instrument No. 2019-3226, Official Public Records, Grayson County, Texas and being more particularly described as follows:

THENCE South 61°38'26" West, a distance of 342.86 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner in the Eastern line of Crossroads Boulevard, a 60' wide public right-of-way, at the intersection of said Lot 1, Block 3 of Sherman Crossroads, Phase II, an addition to the City of Sherman, Grayson County, Texas and Lot 2 being described in Special Warranty Deed to Retail Buildings, Inc. recorded in Instrument No. 2019-3226, Official Public Records, Grayson County, Texas and being more particularly described as follows:

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

THENCE North 72°52'52" West, a distance of 43.10 to a 1/2" iron rod with a yellow plastic cap stamped "NPLS 5310" set for corner at the beginning of a curve to the right having a central angle of 62°07'00", a radius of 270.00' and a chord bearing and distance of North 47°25'28" East, 270.00'.

OWNER'S CERTIFICATE OF DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That SHERMAN CROSSROADS LTD and RETAIL BUILDINGS, INC. acting by and through their duly authorized agents, do hereby adopt this plat designating the herein described real property as SHERMAN CROSSROADS, PHASE II, an addition to the City of Sherman, Grayson County, Texas, being located in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and do hereby dedicate to the public use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS my hand and seal of said County, Texas, this 11th day of May, 2023.

Sherman Crossroads, Ltd.
By: *[Signature]*
City of Sherman, Grayson County, Texas

STATE OF TEXAS

COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 11th day of May, 2023.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

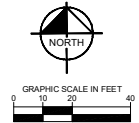
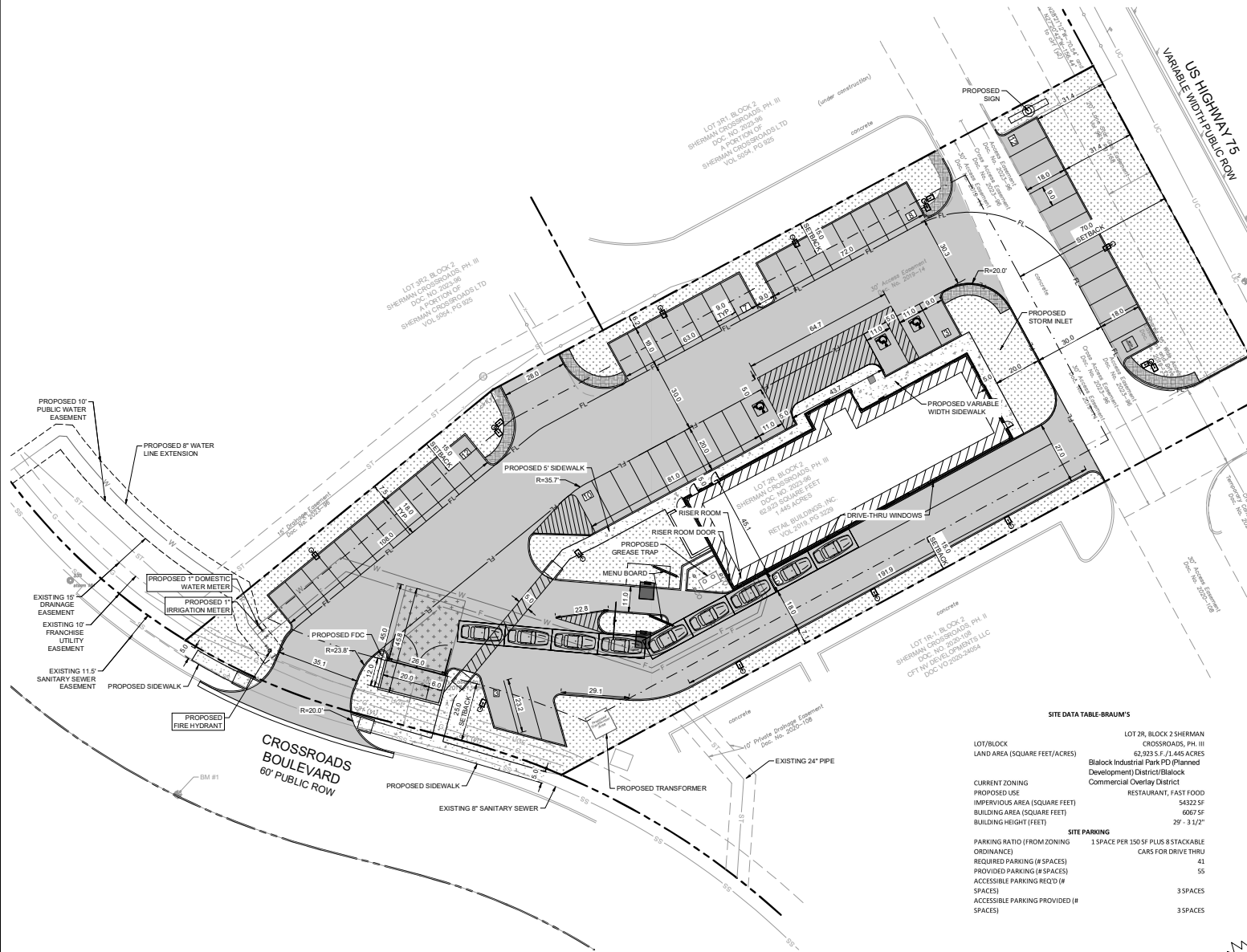
10-10-2024

My Commission Expires On:

10-10-2024

My Commission Expires On:

NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION SPECIFICATIONS AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE UTILITY PROVIDERS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS FROM THE PREVIOUS DESIGNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS FROM THE PREVIOUS DESIGNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS FROM THE PREVIOUS DESIGNER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS FROM THE PREVIOUS DESIGNER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS FROM THE PREVIOUS DESIGNER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS FROM THE PREVIOUS DESIGNER.



LEGEND	
---	PROPERTY LINE
FL	FIRE LANE STRIPING
---	BUILDING SETBACK
[Pattern]	CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY PAVEMENT
[Pattern]	DUMPSTER PAD
[Pattern]	LANDSCAPING
[Pattern]	STAMPED CONCRETE

SITE DATA TABLE-BRAUM'S	
LOT/BLOCK	LOT 28, BLOCK 2 SHERMAN CROSSROADS, PH. III
LAND AREA (SQUARE FEET/ACRES)	52,923 S.F. / 1.46 ACRES
CURRENT ZONING	Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District
PROPOSED USE	RESTAURANT, FAST FOOD
IMPERVIOUS AREA (SQUARE FEET)	54,322 SF
BUILDING AREA (SQUARE FEET)	6,067 SF
BUILDING HEIGHT (FEET)	29' - 3 1/2"
SITE PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	1 SPACE PER 150 SF PLUS 8 STACKABLE CARS FOR DRIVE THRU
REQUIRED PARKING (# SPACES)	41
PROVIDED PARKING (# SPACES)	55
ACCESSIBLE PARKING REQ'D (# SPACES)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)	3 SPACES



© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
14101 WIRELESS WAY, BUILDING A, SUITE 100, OAKHORN CITY, OK 73134
PH: 405.234.1200
WWW.KIMLEY-HORN.COM

Architecture, Inc.
15002 Parkview Avenue South
Burrhead, TN 38207
PH: 662.234.1200
WWW.REPRISEDESIGN.COM

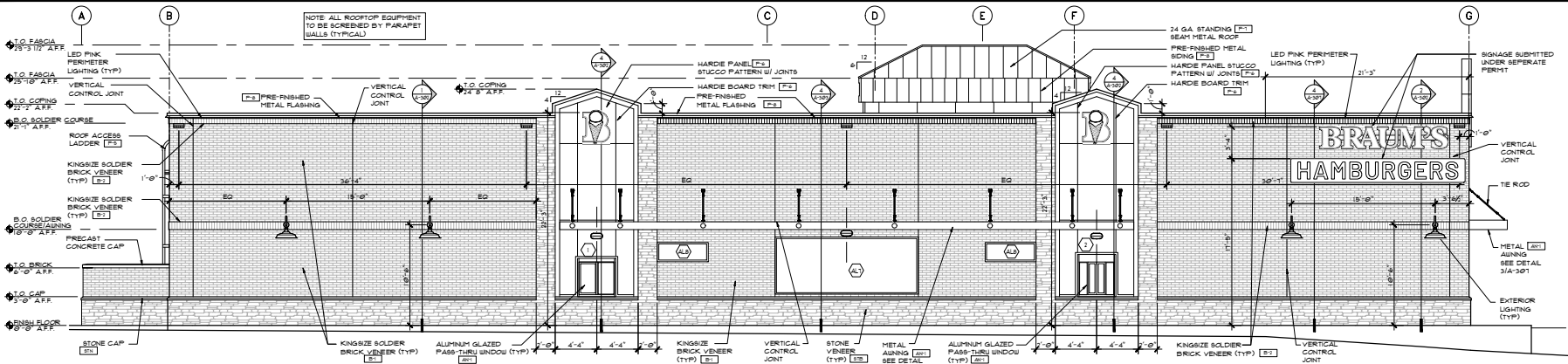
3/10/24

BRAUM'S ICE CREAM & DAIRY
BRAUM'S STORE MODEL (AL-B)
3120 S. US HIGHWAY 75,
SHERMAN, TX 75092

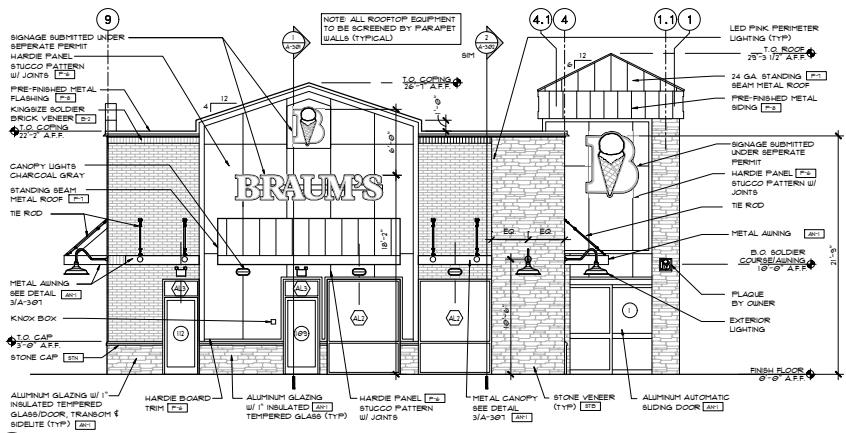
BRAUM'S

DATE ISSUED	
ISSUE FOR PERMIT:	
DRAWN BY	LAK
CHECKED BY	GTP
JOB NO.	061297117

C-003



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



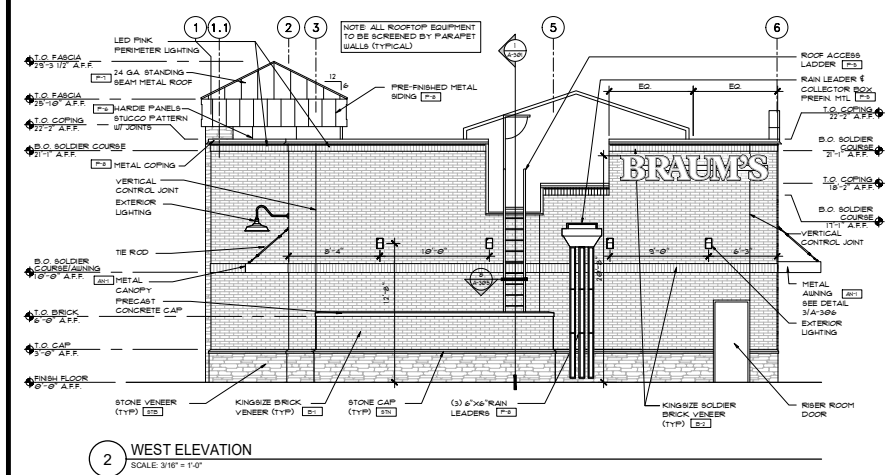
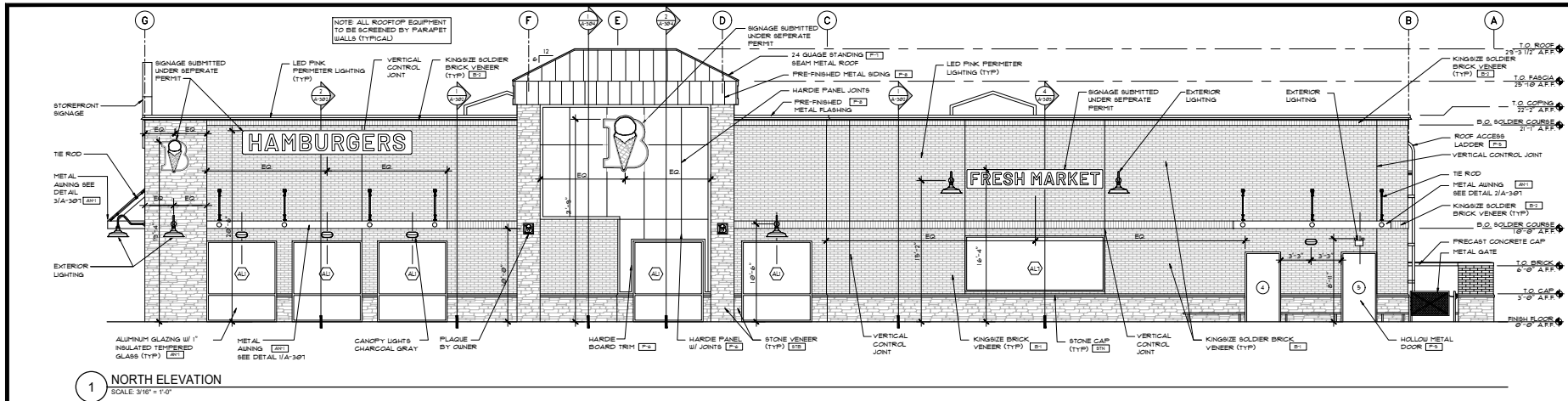
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIALS / MANUFACTURERS / COLORS - EXTERIOR

DOORS/WINDOWS:		KINGSIZE BRICK VENEER	
PAINT		B-1	ACHE BRICK, KENNEBICK KINGSIZE
P-2	HFG SHERWIN WILLIAMS		CONTACT: BRYAN SHITTLE
	PRODUCT: INTERIOR HISTORIC - ENAMEL		DISTRICT SALES MANAGER - OKC
	COLOR/STYLE: POLISHED MAHOGANY - 502838		409-525-1421 OFFICE
			409-525-1640 FAX
			409-245-1826 CELL
			EMAIL: BSHTTLE@BRICK.COM
EXTERIOR FINISH		B-2	ACHE BRICK, GLACIER WHITE KINGSIZE
HARDI BOARD/HARDIPANEL			CONTACT: BRYAN SHITTLE
P-5	COLOR/STYLE: MATCH PANTONE COATED - CONE YELLOW - 135C		DISTRICT SALES MANAGER - OKC
			409-525-1421 OFFICE
			409-525-1640 FAX
			409-245-1826 CELL
			EMAIL: BSHTTLE@BRICK.COM
24 GAUGE STANDING SEAM METAL ROOF			
P-3	COLOR/STYLE: MATCH PANTONE COATED - PINK - 233C		
PARAPET CAP/METAL FASCIA			
P-6	COLOR/STYLE: MATCH PANTONE COATED - BLUE - 281C		
DOOR/WINDOWS		STONE SILL	
AN-1	ANODIZED BRONZE	S-23	AUSTON WHITE LIME STONE
		STONE VENEER BASE	
		S-25	EAGLE STONE, GRANBURY YELLOW (NEW)
			CONTACT: JUAN RANGEL HERNANDEZ
			817-324-9111 OFFICE
			817-215-5866 CELL
			EMAIL: SALES@EAGLESTONESUPPLY.COM
			WEB: WWW.EAGLESTONESUPPLY.COM

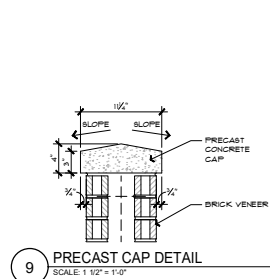
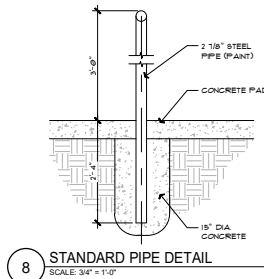
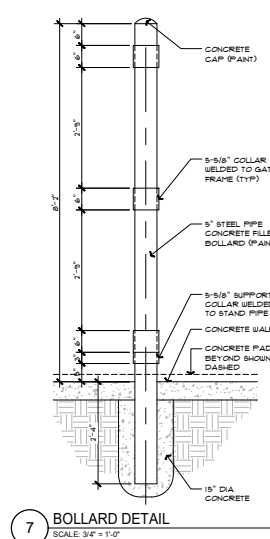
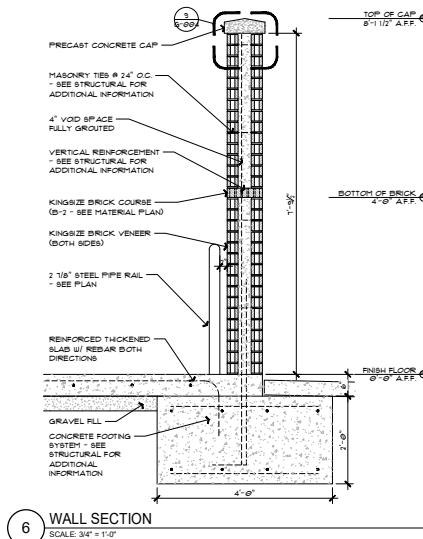
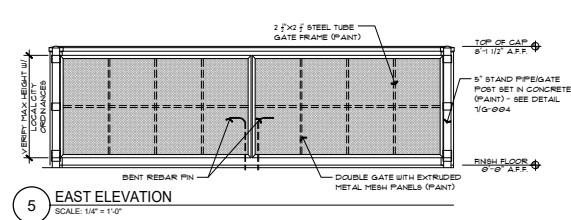
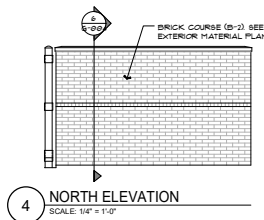
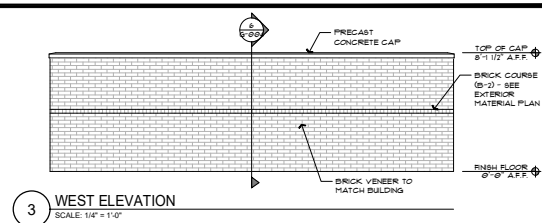
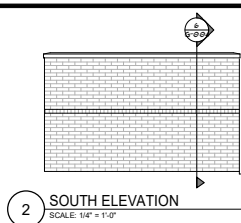
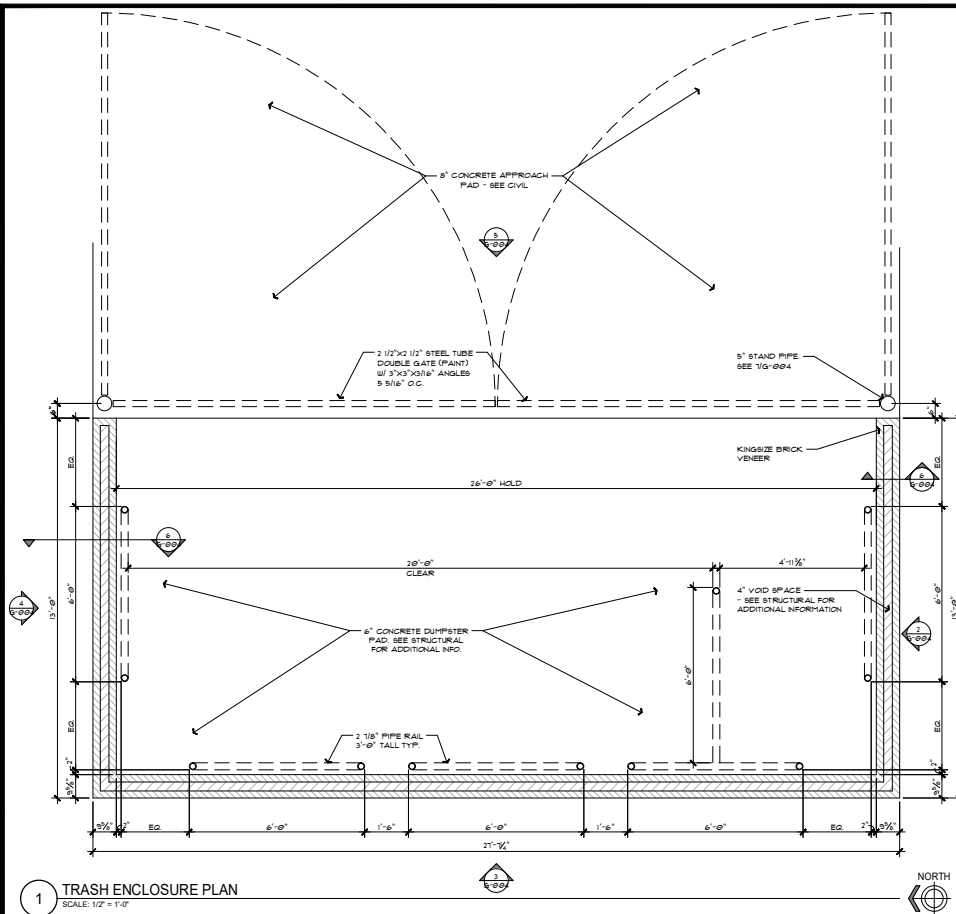
TOTAL EXTERIOR FINISH MATERIALS

MATERIAL	SQUARE FOOTAGE	PERCENTAGE
MASONRY	6,432 S.F.	80%
SECONDARY MATERIALS	1,582 S.F.	20%
TOTAL	8,014 S.F.	100%



MATERIALS / MANUFACTURERS / COLORS - EXTERIOR			
DOORS/Windows			
PAINT			
1-B	HFG SHERWIN WILLIAMS		
	PRODUCT INTERIOR HISTORIC - ENAMEL		
	COLOR/STYLE POLISHED MAHOGANY - 802838		
EXTERIOR FINISH			
1-B	HARDI BOARD/HARDI PANEL		
2-B	COLOR/STYLE MATCH PANTONE COATED - CONE YELLOW - 135C		
24 GA. STANDING SEAM METAL ROOF			
2-B	COLOR/STYLE MATCH PANTONE COATED - PINK - 232C		
PARAPET CAP/METAL FACIA			
2-B	COLOR/STYLE MATCH PANTONE COATED - BLUE - 281C		
DOOR/Windows			
AN-1	ANODIZED BRONZE		
KING SIZE BRICK VENEER			
2-B	ACHE BRICK, KENNEBICK KING SIZE		
	CONTACT: BRYAN SHITTLE		
	DISTRICT SALES MANAGER - OKC		
	409-525-1421 OFFICE		
	409-525-1640 FAX		
	409-245-1826 CELL		
	EMAIL: BSHTTLE@BRICK.COM		
2-B	ACHE BRICK, GLACIER WHITE KING SIZE		
	CONTACT: BRYAN SHITTLE		
	DISTRICT SALES MANAGER - OKC		
	409-525-1421 OFFICE		
	409-525-1640 FAX		
	409-245-1826 CELL		
	EMAIL: BSHTTLE@BRICK.COM		
STONE SILL			
2-B	AUSTON WHITE LINE STONE		
STONE VENEER BASE			
2-B	EAGLE STONE, GRANBURY YELLOW (H&H)		
	CONTACT: JUAN RANGEL HERNANDEZ		
	817-338-9111 OFFICE		
	817-215-5866 CELL		
	EMAIL: SALES@EAGLESTONESUPPLY.COM		
	WEB: WWW.EAGLESTONESUPPLY.COM		

TOTAL EXTERIOR FINISH MATERIALS		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
MASONRY	6,432 S.F.	80%
SECONDARY MATERIALS	1,582 S.F.	20%
TOTAL	8,014 S.F.	100%





Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4300 BLOCK COX STREET (Project No. 24-002104)

The request of Mario Tobar, Tobar Properties (Owner) and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located in the 4300 Block Cox Street, consisting of 0.632 acres being Lot 1 and a part of Lot 2, 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 4300 Cox Street between Dripping Springs Road and Harriet 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 Sihupilapa 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. Narrative
6. Survey

diagrone H:\PLANNING\Public Notification K.T.aprx

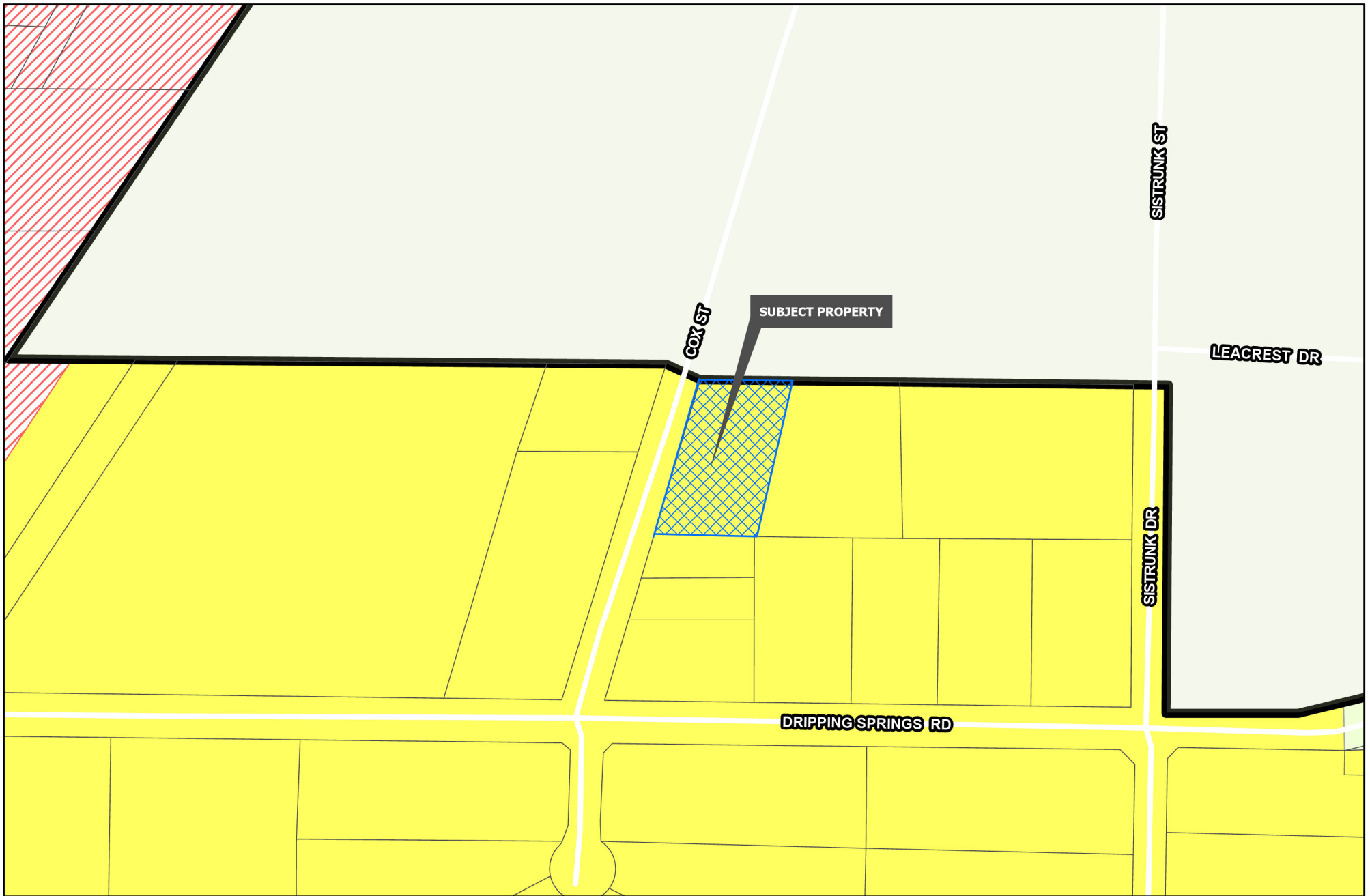


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4300 BLK COX ST



Date: 6/13/2024 8:24 AM

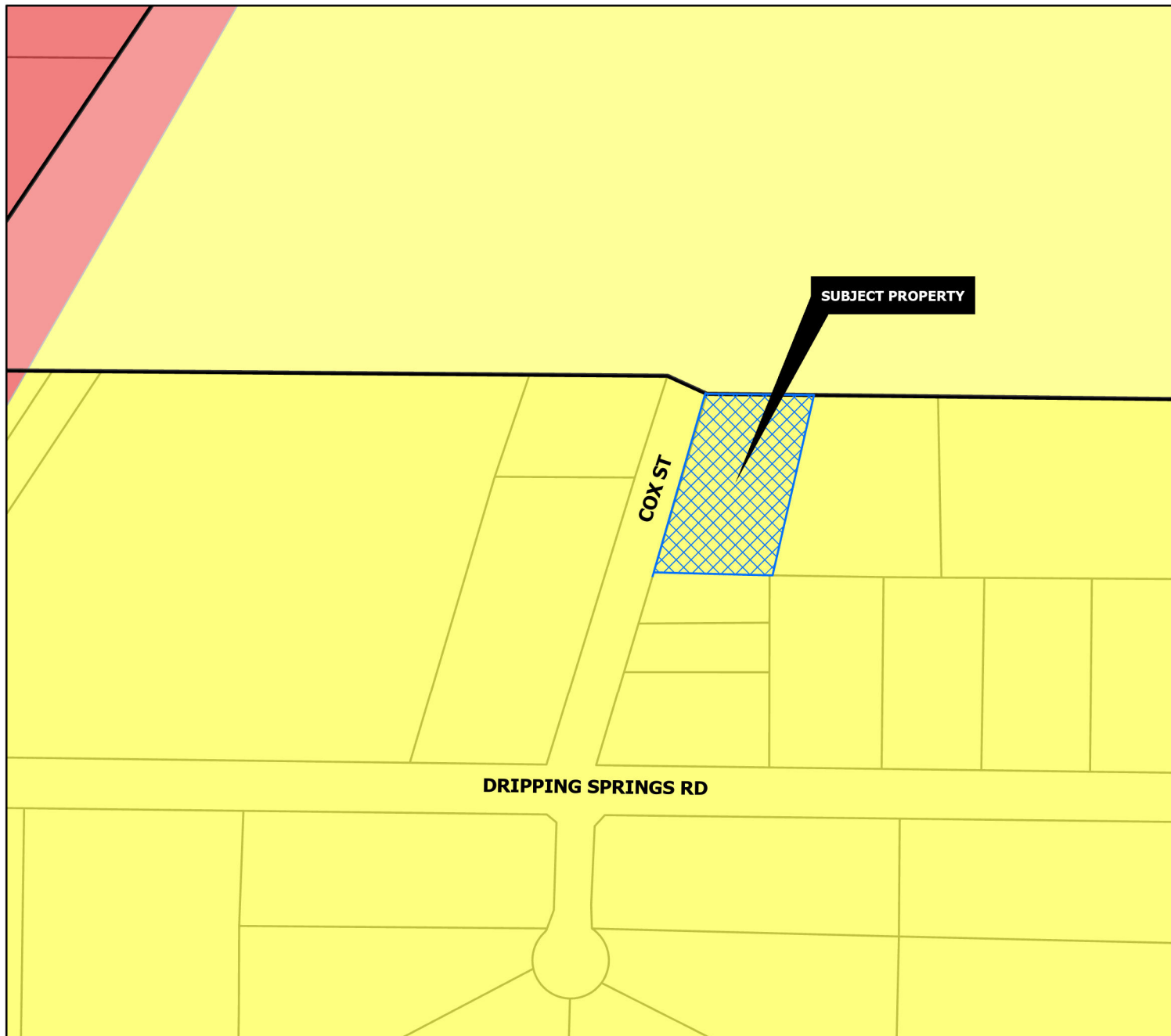


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
4300 BLK COX ST





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.



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
4300 BLK COX ST



Marlow, Lauren

From: Planning
To: mario tobar
Subject: RE: 418 sistrunk

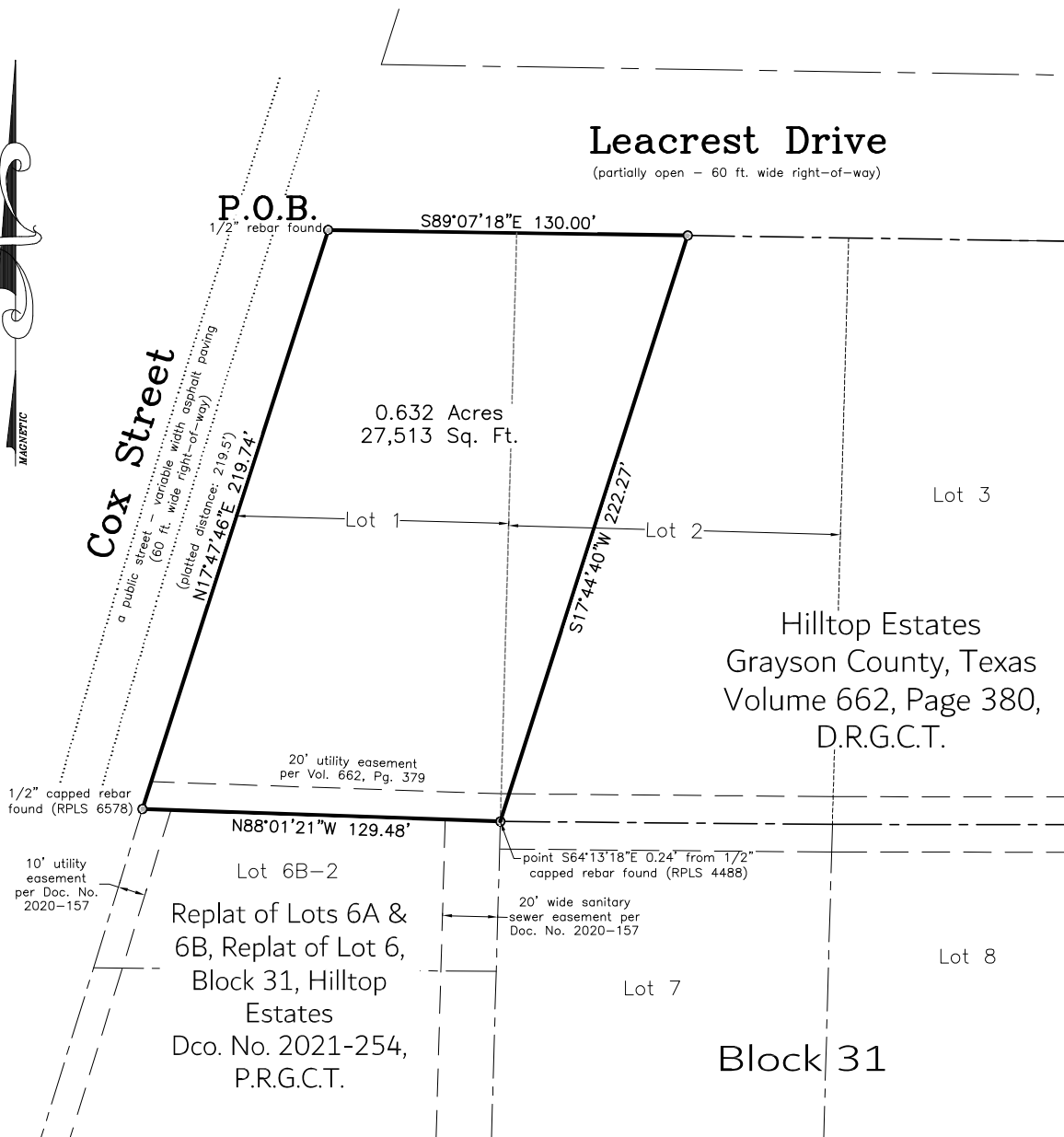
From: mario tobar
Sent: Tuesday, June 4, 2024 1:53 PM
To: Planning
Subject: 418 sistrunk



Sent from my iPhone

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.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Owner: Tobars Properties, LLC

Legal Description is as follows: Lot 1 and a part of Lot 2, Block 31, Hilltop Estates, a subdivision in Grayson County, Texas, as per plat of record in Volume 662, Page 380, Deed Records, Grayson County, Texas. Field notes attached hereto.

For Zoning Purposes Only

Job No. BGS590524

Helvey-Wagner Surveying, Inc.

222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191

Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2801 BLOCK BLUE FLAME ROAD AND 2900 BLOCK FM 691 (Project No. 24-002134)

The request of Chad McDuffie, ORL II, LLC and Joseph Joiner (Owners), D2 Sommerville, LLC (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2801 Block Blue Flame Road and 2900 Block FM 691, Tract 1, consisting of 81.676 acres being apart of the W.M. Milligan Survey, Abstract No. 575, D.C. Shelp Survey, Abstract No. 1097 and D. Harrison Survey, Abstract No. 587 and being a part of Tract 1 and 2, Tract 2, consisting of 23.565 acres being a part of D.C. Shelp Survey, Abstract No. 1097, Tract 1, consisting of 67.842 acres being a part of S. Inman Survey, Abstract No. 621 and Tract 2, consisting of 0.049 acres being a part of S. Inman Survey, Abstract No. 621, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District and R-6 (Single Family Residential) District/F.M. Highway 691 Overlay District to a PD (Planned Development) of Joiner Ranch.

Background:

The property is located in the 2801 Block Blue Flame Road and 2900 Block FM 691 between North Highway 75 and Texoma Parkway. The owner is requesting a Zone Change from a C-1 (Retail Business) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District and R-6 (Single Family Residential) District/F.M. Highway 691 Overlay District to a PD (Planned Development) of Joiner Ranch.

The following has been approved for this location:

2801 Blk Blue Flame Road:

- 09/19/2023 - Tract 1, consisting of 64.841 acres in the David Harrison Survey, Abstract No. 587, the Williams Milligan Survey, Abstract No. 875 and the Daniel C. Shelp Survey, Abstract No. 1097 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to C-1 (Retail Business) District.
- 09/19/2023 - Tract 2, consisting of 24.000 acres in the David Harrison Survey, Abstract No. 587 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.
- 09/19/2023 - Conceptual Site Plan approval for Retail/Office Development.

Origination:

Chad McDuffie, ORL II, LLC and Joseph Joiner (Owners)

D2 Sommerville, LLC (Representative)

Underwood Drafting and Surveying (Surveyor)

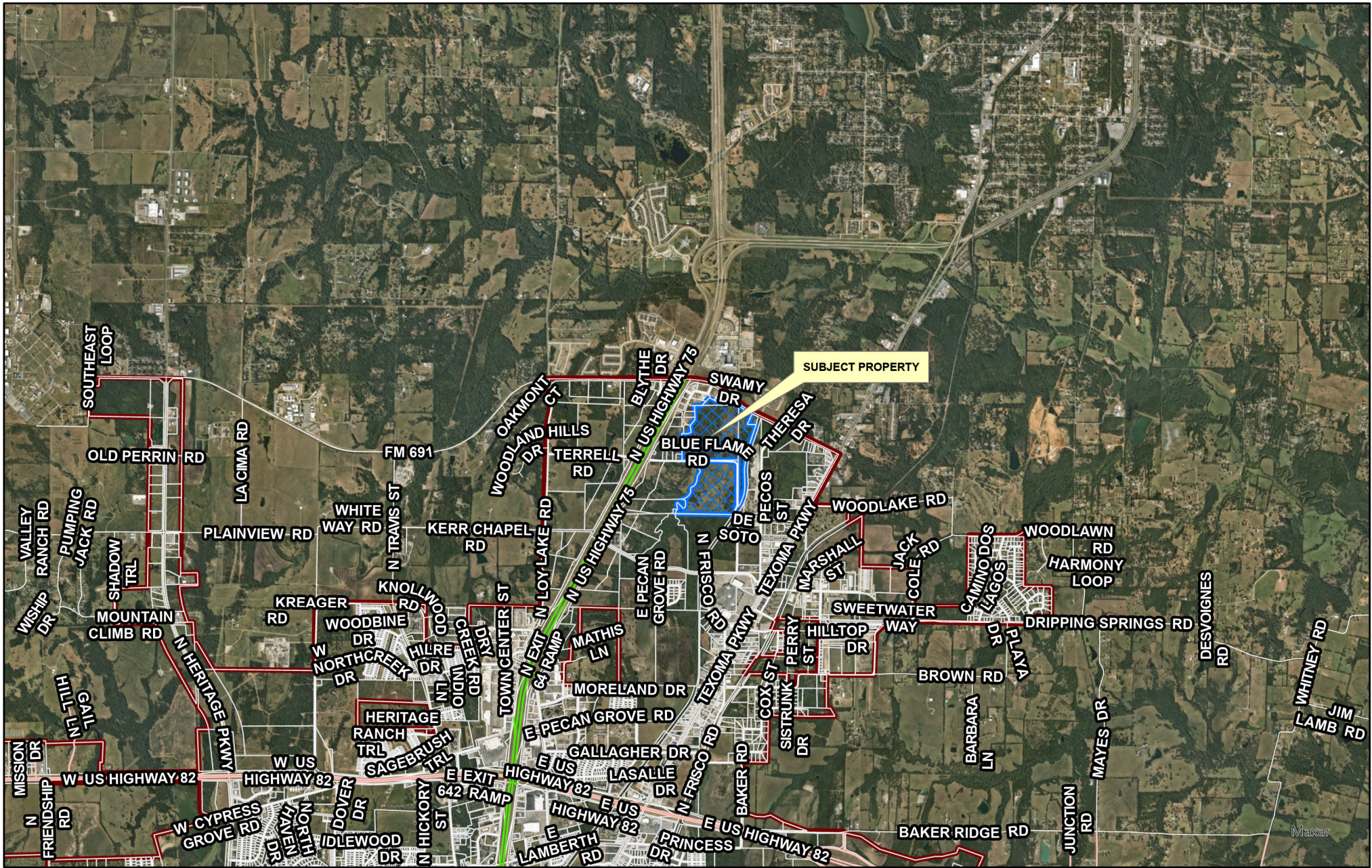
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Conceptual Plan
5. Survey
6. Joiner Ranch Planned Development
7. Joiner Ranch Concurrence Letter
8. Staff Review Letter

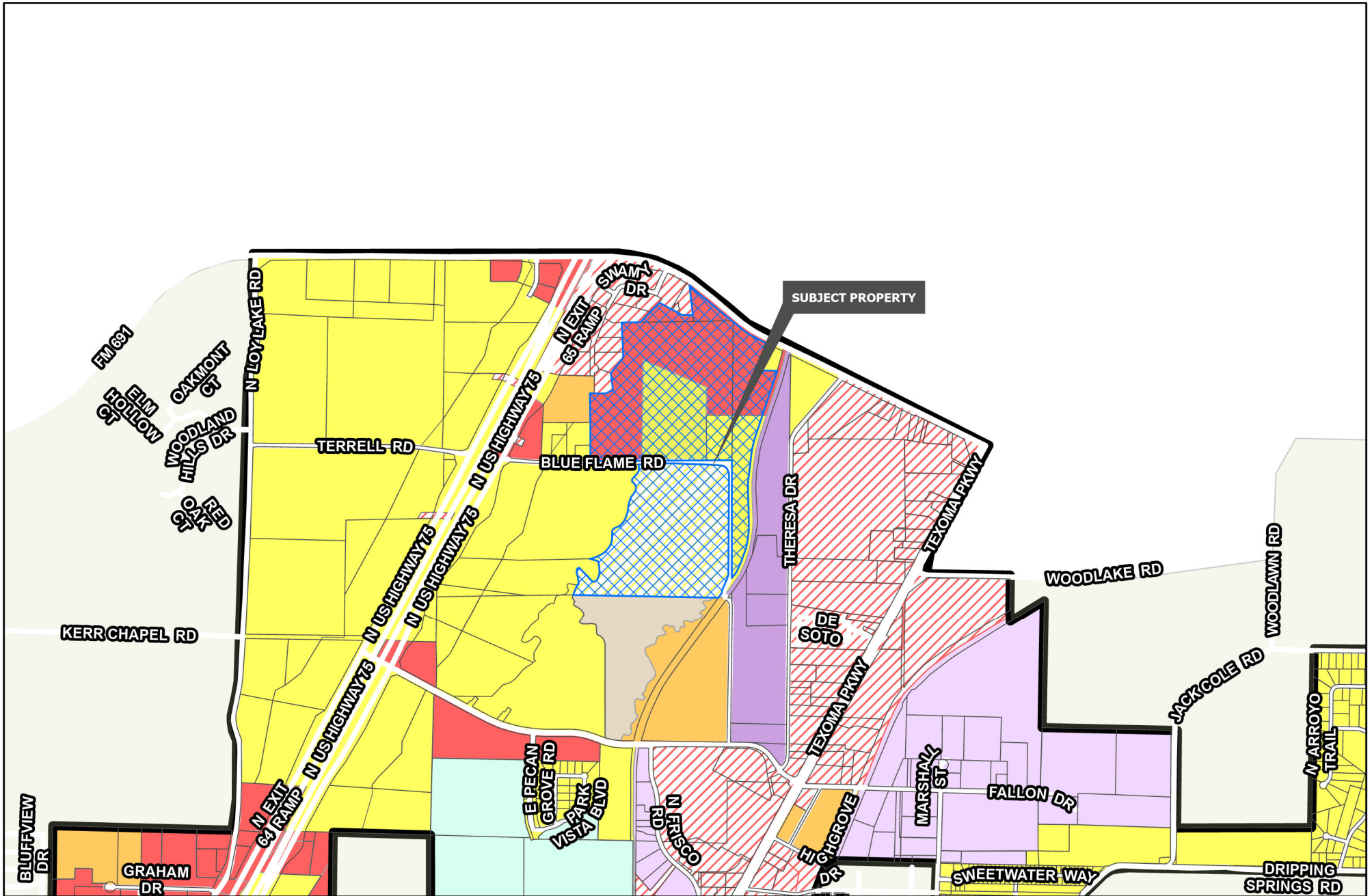
diagrone H:\PLANNING\Public Notification KT.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2901 BLK BLUE FLAME RD & 2900 BLK 691





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

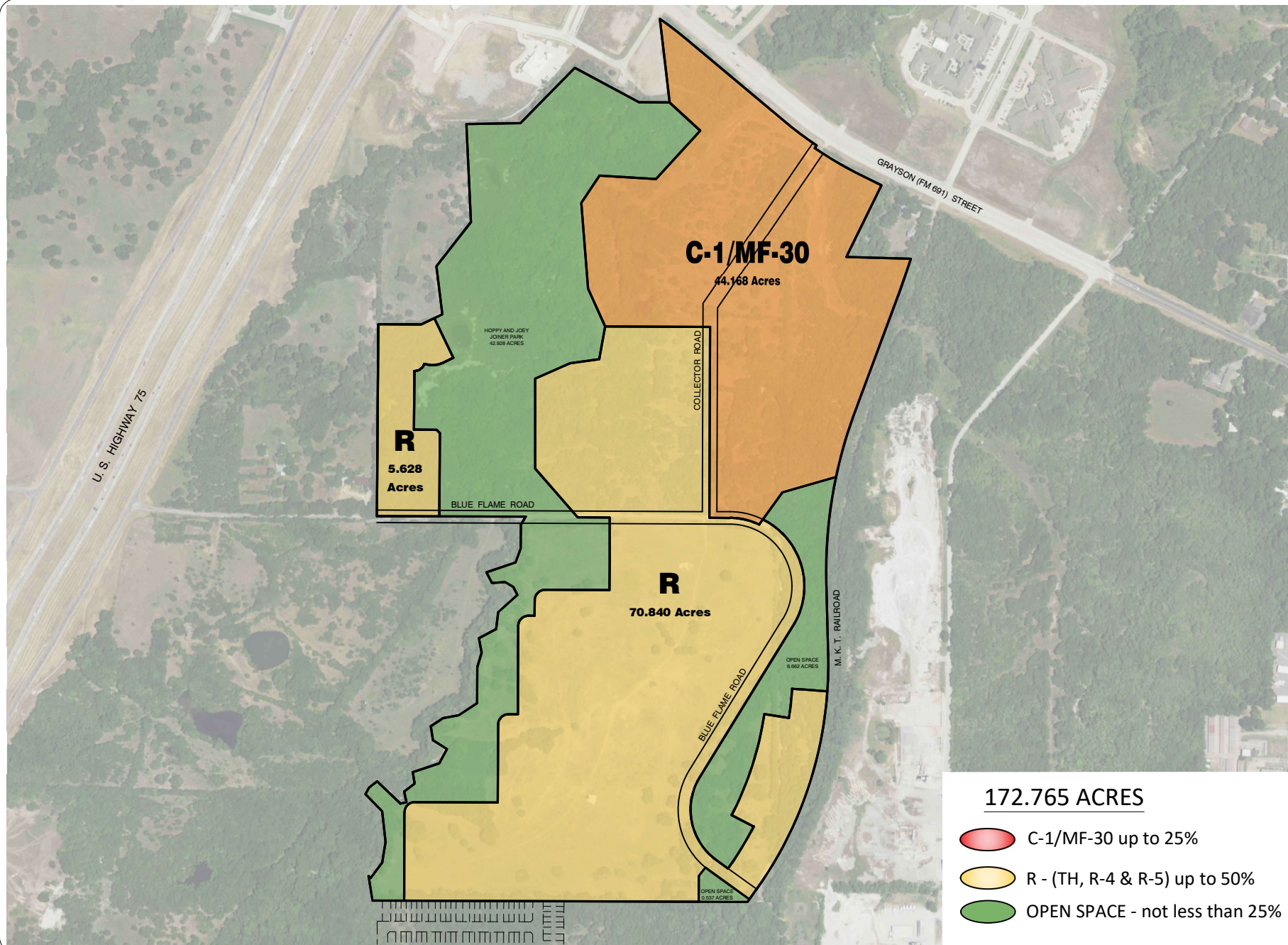
R-A Residential Agricultural	MF-15 Multi-Family Residential	M-1.5 Medium Manufacturing
R-E Estate Residential	MF-30 Multi-Family Residential	M-2 Heavy Manufacturing
R-12 Single Family Residential	MH Manufactured Housing	PD Planned Development
R-6 Single Family Residential	C-N Neighborhood Commercial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

CITY OF SHERMAN
ZONING MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691



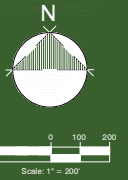
- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.





172.765 ACRES

- C-1/MF-30 up to 25%
- R - (TH, R-4 & R-5) up to 50%
- OPEN SPACE - not less than 25%



PD EXHIBIT
JOINER RANCH
CITY OF SHERMAN, TEXAS

Engineer:
PETTIT - ECD
ENGINEERING SURVEYING
CONSTRUCTION ADMINISTRATION
1600 N. COLLINS BLVD
SUITE 200
RICHARDSON, TX 75080
972.841.8400

APRIL 24, 2024
SHEET NO. 1 OF 1
PROJECT #00000

Y:\PROJECTS\Named Projects\Sherman Tx, 81.876 Acres Grayson Street\City Planning\CP-5.dwg

Page 82 of 150

LEGAL DESCRIPTION TRACT ONE

JOB NO. 21090881
FW: AS - DFT: BNH

Situated in the County of Grayson, State of Texas, being a part of S. Inman Survey, Abstract No. 621 and being a re-tracement survey of a called 67.42 acre tract of land described as Tract One conveyed to Robert McElreath, as recorded in Volume 1602, Page 425, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southern-most southeast corner of said 67.42 acre tract, and on the northwesterly right-of-way line of an abandoned M.K.T. Railroad, and on the northerly line of a tract of land described in the deed to Mabro Inc. recorded in Volume 1151, Page 103, said Deed Records;

Thence North 89°17'11" West, with the southerly line of said 67.42 acre tract, and with the northerly line of said Mabro Inc. Tract, passing en route at a distance of 1745.29 feet a metal fence corner post found for witness, and continuing on said course a total distance of 1808.34 feet to 1/2" steel rod set for the southwest corner of said 67.42 acre tract;

Thence North 08°17'34" West, with the westerly line of said 67.42 acre tract, and with an easterly line of said Mabro Inc. Tract, a distance of 145.66 feet to a point, said point falls in the center of a creek;

Thence in a northeasterly direction, with the westerly line of said 67.42 acre tract, and going down said creek, the following thirty-six (36) courses:

1. South 48°03'51" East a distance of 21.26 feet to a point for corner;
2. North 55°32'10" East a distance of 48.72 feet to a point for corner;
3. North 20°32'22" East a distance of 105.23 feet to a point for corner;
4. North 05°20'57" West a distance of 172.55 feet to a point for corner;
5. North 28°43'24" West a distance of 56.25 feet to a point for corner;
6. North 49°27'44" West a distance of 61.27 feet to a point for corner;
7. North 46°06'24" East a distance of 65.16 feet to a point for corner;
8. South 53°22'13" East a distance of 154.48 feet to a point for corner;
9. North 40°24'15" East a distance of 39.02 feet to a point for corner;
10. North 29°24'40" West a distance of 21.21 feet to a point for corner;
11. North 39°50'58" East a distance of 28.51 feet to a point for corner;
12. North 19°01'55" East a distance of 80.93 feet to a point for corner;
13. North 43°13'07" East a distance of 35.85 feet to a point for corner;
14. North 77°43'40" East a distance of 96.88 feet to a point for corner;
15. North 29°35'24" East a distance of 77.53 feet to a point for corner;
16. North 62°17'19" East a distance of 71.78 feet to a point for corner;
17. North 32°20'34" West a distance of 22.96 feet to a point for corner;
18. North 02°45'04" East a distance of 61.28 feet to a point for corner;
19. North 69°18'27" East a distance of 139.55 feet to a point for corner;
20. North 57°05'34" East a distance of 98.67 feet to a point for corner;
21. North 04°22'00" East a distance of 65.77 feet to a point for corner;
22. North 01°36'49" West a distance of 95.89 feet to a point for corner;
23. North 15°14'00" East a distance of 43.02 feet to a point for corner;
24. North 01°16'38" East a distance of 90.76 feet to a point for corner;
25. North 15°17'20" East a distance of 29.13 feet to a point for corner;
26. North 61°33'59" East a distance of 58.90 feet to a point for corner;
27. North 44°17'09" East a distance of 49.53 feet to a point for corner;
28. North 16°50'47" West a distance of 41.21 feet to a point for corner;
29. North 46°26'02" East a distance of 136.57 feet to a point for corner;
30. North 09°15'23" West a distance of 50.67 feet to a point for corner;
31. North 81°05'19" West a distance of 114.20 feet to a point for corner;
32. North 15°10'28" West a distance of 53.06 feet to a point for corner;
33. North 71°27'15" East a distance of 149.04 feet to a point for corner;
34. North 34°08'44" East a distance of 14.86 feet to a point for corner;
35. North 04°12'33" East a distance of 150.75 feet to a point for corner;
36. North 29°34'34" East a distance of 50.20 feet to the northwest corner of said 67.42 acre tract, and on the northerly side of Blue Flame Road;

Thence South 89°53'37" East, with the northerly line of said 67.42 acre tract, and on the northerly side of said Blue Flame Road a distance of 1226.47 feet to a 3/4" pipe found for the northeast corner of said 67.42 acre tract, said point falls at the intersection of said Blue Flame Road;

Thence South 00°07'02" East, with the easterly line of said 67.42 acre tract, and on the easterly side of said Blue Flame Road a distance of 1592.64 feet to a 1/2" steel rod set for the eastern-most southeast corner, and on the northwesterly right-of-way line of said abandoned M.K.T. Railroad;

Thence with the southeasterly line of said 67.42 acre tract, and with the northwesterly right-of-way line of aforesaid M.K.T. Railroad, and with a curve to the right having a radius of 1841.23 feet, (chord bears South 33°00'50" West, with a chord length of 246.06 feet) an arc length of 246.25 feet to a 1/2" steel rod set;

Thence South 37°00'06" West, continuing with the southeasterly line of said 67.42 acre tract, and with the northwesterly right-of-way line of said M.K.T. Railroad, a distance of 75.81 feet to the Point of Beginning and containing 67.842 acres of land.

LEGAL DESCRIPTION TRACT TWO

Situated in the County of Grayson, State of Texas, being a part of S. Inman Survey, Abstract No. 621 and being a part of a called 0.02 of an acre tract of land described as Tract Two conveyed to Robert McElreath, as recorded in Volume 1602, Page 425, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a railroad spike found for the northern most corner of said 0.02 acre tract, and on the southeasterly right-of-way line of an abandoned M.K.T. Railroad, and on the westerly line of a called 27.020 acre tract of land described in the deed to 5 Guys Land Holding Co., LLC, recorded in Volume 5730, Page 282, Official Public Records, Grayson County, Texas;

Thence South 00°07'02" East, with the easterly line of said 0.02 of an acre tract, and with the westerly line of said 27.020 acre tract, a distance of 78.58 feet to a 1/2" steel rod set for the southeast corner of said 0.02 of an acre tract, common to the northeast corner of a tract of land described in the deed to Mabro Inc., recorded in Volume 1151, Page 103, said Deed Records;

Thence North 89°08'42" West, with the southerly line of said 0.02 of an acre tract, and with the northerly line of said Mabro Inc. Tract, a distance of 55.65 feet to a steel rod set for the southwest corner of said 0.02 of an acre tract, and on the southeasterly right-of-way line of aforesaid abandoned M.K.T. Railroad;

Thence North 36°52'25" East, with the northwesterly line of said 0.02 of an acre tract, and with the southeasterly right-of-way line of said abandoned M.K.T. Railroad, a distance of 2.58 feet to a point for corner;

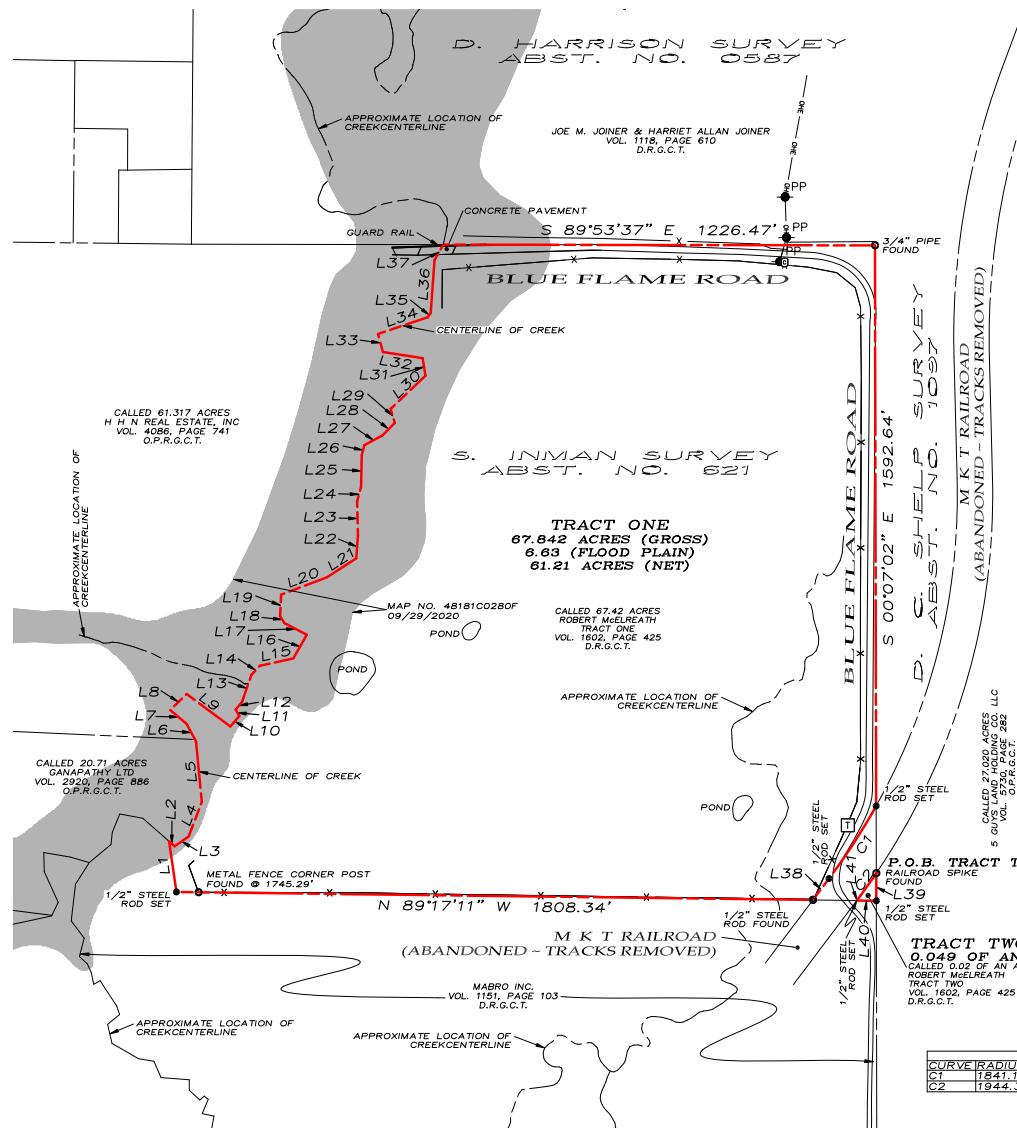
Thence continuing with the northwesterly line of said 0.02 of an acre tract, and with the southeasterly right-of-way line of said abandoned M.K.T. Railroad, with a curve to the left having a radius of 1944.48 feet, (chord bears North 35°28'36" East, with a chord length of 92.93 feet) an arc length of 92.94 feet to the Point of Beginning and containing 0.049 acres of land.

LEGEND

- P.O.B. POINT OF BEGINNING
- 1/2" STEEL ROD SET
 - 1/2" STEEL ROD FOUND
 - RAILROAD SPIKE FOUND
 - 3/4" PIPE FOUND
 - METAL FENCE CORNER POST FOUND
 - POWER POLE
 - CABLE MARKER
 - TELEPHONE PEDESTAL
 - BOUNDARY LINE
 - PROPERTY LINE
 - BARBWIRE FENCE
 - OHE OVERHEAD ELECTRIC LINE

UNDERWOOD
DRAFTING & SURVEYING

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



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

This survey is also unpublished and is protected under the copyright laws of the United States of America. If it is reproduced in any form without the express written permission of Underwood Drafting & Surveying, Inc. its use is prohibited.

Underwood Drafting & Surveying, Inc.
All rights reserved.

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.

D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 10/26/21



JOINER RANCH PD

(a) Purpose and Intent

The Joiner Ranch Planned Development District is a mixed-use development consisting of approximately 173 acres. The Property is located between US Highway 75 and Theresa Drive, along the south side of FM 691 and north of Fallon Drive and further described in Exhibit A. Characteristics of the site include wooded areas, small tributaries, creeks, falling topography and adjacency to the abandoned railway that runs the entire length of the eastern boundary.

The primary land use will be a variety of residential uses, including multiple variations of single-family detached units, townhouse, and multi-family options. The remainder of the district will be comprised of Retail Commercial and Public Park /Open Spaces, which are distributed throughout the site and take advantage of the natural features listed above. The use and development regulations set forth in the Joiner Ranch Estates PD provides for and encourages a mix of housing types unique to a well-balanced master planned community.

The design, development and use of the Property shall comply with this Ordinance, Sherman's Zoning Ordinance, the Zoning Exhibit, attached to the Ordinance as Exhibit B, which includes the Open Space Plan and the general Hike and Bike Trail Plan, and the following development standards:

(b) Land Use Requirements / Base Zoning Districts

- (1) C-1/MF-30 District (± 44 acres not to exceed 25% of total land area) — That portion of the Property labeled "C-1/MF-30" on the Zoning Exhibit shall be developed and used in accordance with the standards applicable to the C-1 and/or the MF-30 District zoning classifications of Sherman's Zoning Ordinance, as it exists or may be amended, except as expressly provided herein, and subject to the standards set forth herein. The total area used for either designation shall not exceed 25% of the total acreage in the development. The specific acreage for each zoning designation within the identified land plan shall be determined by preliminary and final plat.
- (2) Residential District (± 76.5 acres not to exceed 50% of total land area) — That portion of the Property labeled "Residential" on the Zoning Exhibit shall be developed and used in accordance with the standards applicable to the R-6, R-5, R-4 or R-TH District zoning classifications of Sherman's Zoning Ordinance, as it exists or may be amended, except as expressly provided herein, and subject to the standards set forth herein.
- (3) Open Space (± 52.13 acres or not less than 25% of the total land area) — That portion of the Property labeled "Park or Open Space" on the Zoning Exhibit shall be developed and used in accordance with the standards applicable to the park and open space classifications of Sherman's Zoning Ordinance, as it exists or may be amended, except as expressly provided herein, subject to the standards set forth herein. The open space shall be maintained at a minimum of 25% of the overall land area.

(c) Building Design Standards

For each standard identified below, the following building height, building line, lot area and special regulations shall apply. Building heights shall be measured from the ground immediately adjacent to the foundation to the eave line of the building.

(1) Residential Standards

(A) Single-Family Homes

- (i) These units shall be in a variety and range of sizes to promote a diversity of housing options.
- (ii) These units shall follow the base zoning districts of R-6, R-5, R-4 or R-TH of Sherman's Zoning Ordinance, as it exists or may be amended, except as noted herein, and shall be varied throughout the areas labeled as "Residential" on the Zoning Exhibit, subject to the standards set forth herein.
- (iii) Single-Family Unit Breakdown:
 - 1. R-6 – No limit to the number of single-family lots.
 - 2. R-5 – Cannot be more than 80% of the total number of single-family lots.
 - 3. R-4 - Cannot be more than 40% of the total number of single-family lots.
 - 4. R-TH – Cannot be more than 15 acres within the Residential District.
- (iv) Single family homes, detached or attached, may be front entry or alley served.
- (v) Requirements for Minimum Floor Area:
 - 1. R-6 1,500 SF
 - 2. R-5 1,400 SF
 - 3. R-4 1,200 SF
 - 4. R-TH 1,000 SF
- (vi) Recreational vehicles, travel trailers or motor homes may not be used for dwelling purposes on the Property.
- (vii) Minimum two car garage spaces shall be provided; The elimination of a garage space to allow for a habitable purpose shall not be allowed.

(B) Multi-Family

- (i) Multi-family development is permitted within the C-1/MF-30 District and shall follow the regulations in the MF-30 based zoning regulations.
- (ii) No more than 75% of the C-1/MF-30 district may be used for multifamily.
- (iii) Multifamily development that is less than 15 units per acre requires a Specific Use Permit.
- (iv) Recreational vehicles (ATVs, Boats, Jet Skis), travel trailers or motor homes may not be stored within parking areas.

- (2) Commercial Standards
 - (A) Commercial development shall follow the regulations of the C-1 district regulations.
- (d) Parks and Open Space Standards
 - (1) Open Space - Open space for residential and multi-family developments shall follow the requirements of the City's zoning and subdivision ordinance.
 - (2) Hike and Bike Trails - Hike and Bike Trails within the Property shall connect parks and open spaces and provide access to the future Katy Trail.
 - (A) Sidewalks - Sidewalks adjacent to public streets shall follow the minimum requirements specified in the Sherman Engineering Design Standards Manual unless adjacent to open space or floodplain. If the roadway is adjacent to open space or floodplain, the sidewalk shall be constructed as a minimum 8-foot concrete trail.
 - (B) Katy Trail - There is approximately 3,300 linear feet of the proposed Katy Trail adjacent to the Joiner Ranch. The Katy Trail shall have a minimum width of twelve (12) feet. The Katy Trail shall be constructed with this development.

EXHIBIT A

LEGAL DESCRIPTIONS

ORL II, LLC

Tract 1:

Being 67.842 acres of land, more or less, situated in the S.C. Inman Survey, Abstract No. 621, Grayson County, Texas, described as Tract One in that Warranty Deed dated January 3, 2022, from Joe McElreath to ORL II, LLC, recorded in/under Instrument No. 2022-512, of the Real Property Records of Grayson County, Texas.

Tract 2:

Being part of a 0.02 acre tract of land, situated in the S.C. Inman Survey, Abstract No. 621, Grayson County, Texas, described as Tract Two in that Warranty Deed dated January 3, 2022, from Joe McElreath to ORL II, LLC, recorded in/under Instrument No. 2022-512, of the Real Property Records of Grayson County, Texas.

JOINER

Tract 1:

Situated in Grayson County, Texas, being a part of the W.M. Milligan Survey, Abstract No. 575, D.C. Shelp

Survey, Abstract No. 1097, and D. Harrison Survey, Abstract No. 587, and being a part of Tracts 1 and 2 as

conveyed to Joe M. Joiner and wife, Harriet Allan Joiner by deed recorded in Volume 1118, Page 610, Real

Property Records, of 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 said Tract 1, the southeast corner of that tract of land conveyed to Lisa H. Walsh and spouse, John F. Walsh as recorded in Volume 1602, Page 425 of said Real Property Records;

THENCE North 00° 23' 44" East with the west line of said Tract 1, a distance of 925.83 feet to a found 1/2" steel rod at the most southerly southwest corner of that tract of land conveyed to One Ganesha, Ltd. as recorded in Volume 4319, Page 617, Real Property Records, of Grayson County, Texas;

THENCE South 89° 46' 38" East with the southerly line of said One Ganesha tract, a distance of 207.48 feet to a found 1/2" steel rod;

THENCE continuing with the easterly line of said One Ganesha tract the following calls and distances:

North 64° 23' 16" East, a distance of 111.53 feet to a found 1/2" steel rod;

North 06° 46' 50" West, a distance of 232.78 feet to a found 1/2" steel rod;

North 37° 54' 22" East, a distance of 270.31 feet to a found 1/2" steel rod;

North 02° 40' 20" West, a distance of 472.53 feet to a set 1/2" steel rod to a point in the south line of Lot 6;

THENCE North 88° 57' 27" East, a distance of 259.47 feet to a found 1/2" steel rod;

THENCE North 44° 39' 45" East, a distance of 374.27 feet to a found 1/2" steel rod;

THENCE South 61° 46' 40" East, a distance of 349.96 feet to a found 1/2" steel rod;
 THENCE South 89° 36' 25" East, a distance of 148.65 feet to a set 1/2" steel rod;
 THENCE North 06° 37' 25" West, a distance of 405.58 feet to a set 1/2" steel rod in the South right-of-way line of F.M. Highway 691;
 THENCE with the South right-of-way of said F.M. Highway 691 the following calls and distances:
 With a non-tangent curve to the right having a radius of 1849.86 feet, (chord bears South 52° 43' 22" East, 156.93 feet) an arc length of 156.98 feet to a set 1/2" steel rod;
 THENCE South 50° 04' 28" East, a distance of 607.41 feet to the northwest corner of that called 5.2 acre tract of land conveyed to Jennifer Birge Joiner Carrell, Julie Maples Joiner Moon, Joseph Hopkins Joiner, Jill Allan Joiner Roberts and Jayne Wharton Joiner Grimes as described in Volume 2130, Page 844, Real Property Records, of Grayson County, Texas;
 THENCE South 00° 18' 01" East with the west line of said 5.2 acre tract, a distance of 652.69 feet set 1/2" steel rod at the southwest corner of said 5.2 acre tract, said point also being in the north line of that called 18.13 acre tract conveyed to Jennifer Birge Joiner Carrell, Julie Maples Joiner Moon, Joseph Hopkins Joiner, Jill Allan Joiner Roberts and Jayne Wharton Joiner Grimes as described in Volume 2078, Page 751, Real Property Records, of Grayson County, Texas;
 THENCE South 84° 34' 14" West with the north line of said 18.13 acre tract, a distance of 27.67 feet to a set 1/2" steel rod;
 THENCE South 00° 36' 37" East with the west line of said 18.13 acre tract, a distance of 1260.03 feet to a found 1/2" steel rod;
 THENCE North 89° 54' 20" West, with the North right-of-way of Blue Flame Road a distance of 1943.72 feet to the POINT OF BEGINNING and containing 81.676 acres of land.

Tract 2:

Situated in Grayson County, Texas, being a part of the D. C. Shelp Survey, Abstract No. 1097, and being those tracts conveyed to Jennifer Birge Joiner Carrell, Julie Maples Joiner Moon, Joseph Hopkins Joiner, Jill Allan Joiner Roberts and Jayne Wharton Joiner Grimes, a called 18.13 acre tract as described in Volume 2078, Page 751, and a called 5.2 acre tract described in Volume 2130, Page 844, Real Property Records, of Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" steel rod at the northeast corner of said 5.2 acre tract, the northwest corner of a 2.0 acre tract of land conveyed to Cynthia Jean Conner and William Conner, recorded in Volume 5861, Page 388 of said Real Property Records;
 THENCE South 26° 07' 23" West, with the west line of said 2.0 acre tract a distance of 384.00 feet to a set 1/2" steel rod;
 THENCE South 88° 17' 01" East, with the South line of said 2.0 acre tract a distance of 311.00 feet to a set 1/2" steel rod;
 THENCE with the west right-of-way of the M.K.T. Railroad the following calls and distances:
 With a non-tangent curve to the right having a radius of 2814.93 feet, (chord bears South 18° 48' 14" West, 156.75 feet) an arc length of 156.77 feet to a set 1/2" steel rod; South 20° 23' 58" West, a distance of 630.20 feet to a set 1/2" steel rod; With a curve to the left having a radius of 2198.78 feet, (chord bears South 09° 28' 20" West, 833.60 feet) an arc length of 838.67 feet to a set 1/2" steel rod; South 01° 27' 17" East, a distance of 344.34 feet to a set 1/2" steel rod; With a curve to the right having a radius of 1860.08 feet, (chord bears South 04° 40' 01" West, 396.72 feet) an arc length of 397.48 feet to a set 1/2" steel rod; With a non-tangent compound curve to the right having a radius of 1840.31 feet, (chord bears South 20° 16' 03" West, 572.02 feet) an arc length of 574.35 feet to a set 1/2" steel rod being in the East right-of-way of Blue Flame

Road;

THENCE North 00° 02' 09" West, with said East right-of-way a distance of 1593.68 feet to a found 1/2" steel rod;

THENCE North 00° 36' 37" West, a distance of 1260.03 feet;

THENCE North 84° 34' 14" East, a distance of 27.67 feet;

THENCE North 00° 18' 01" West, a distance of 652.69 feet;

THENCE South 50° 04' 28" East, a distance of 13.19 feet;

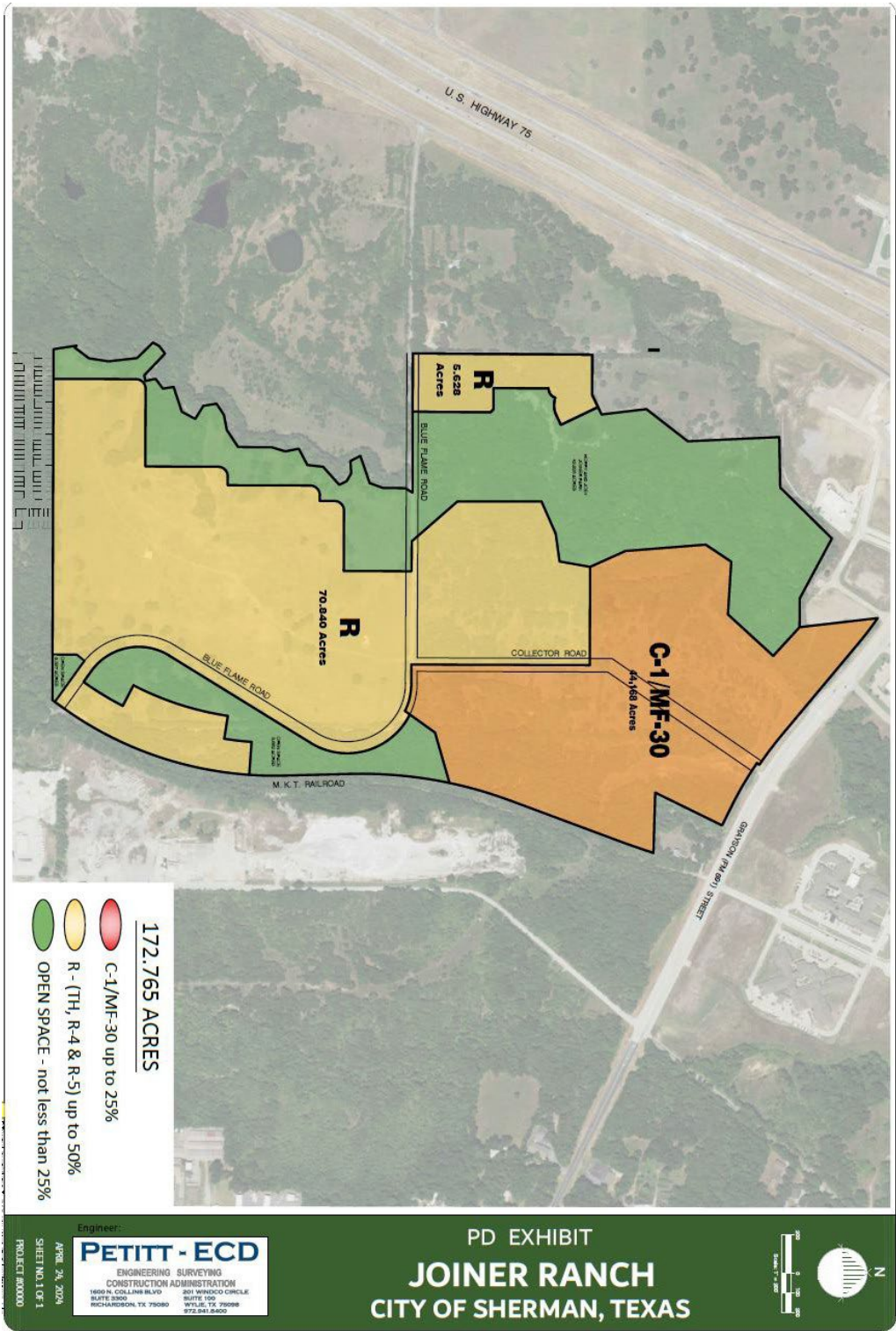
THENCE with a curve to the left having a radius of 1970.05 feet, (chord bears South 52° 53' 39" East, 193.83 feet) an arc length of 193.91 feet;

THENCE South 34° 21' 15" West, a distance of 15.00 feet;

THENCE with a non-tangent curve to the left having a radius of 1842.44 feet, (chord bears South 59° 44' 43" East, 272.21 feet) an arc length of 272.46 feet;

THENCE South 63° 49' 07" East, a distance of 96.06 feet to the POINT OF BEGINNING and containing 23.565 acres of land.

EXHIBIT B





Memo to: City of Sherman

July 11, 2024

C/O: Rob Rae, AICP, Director of Development Services

Re: Joiner Ranch Planned Development (PD) Review

Rob,

Per the requested review of the submitted Joiner Ranch PD, Halff has now completed a review of the proposal and provided a summary of concurrence with comments to address in the PD document.

Halff's task was to review the proposed PD to ensure that the document is consistent with the City's PD ordinance. The ordinance intent is clear in its purpose statement: *"A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance."*

The Joiner Ranch PD meets the minimum ordinance qualifications of multiple housing types, retail/employment, and a public destination. There are anticipated to be several residential product types and supporting non-residential that would meet the requirements for multi-use. The variety of residential options includes single-family, townhomes, and multi-family sites. The PD proposes that the development standards are consistent with Sherman base zoning districts with the exception of the non-residential portion of the site which permits no minimum lot area. The overall lot and unit count is not addressed, meaning the overall density of the site is unclear. Identifying the location and proposed density of each of the base zoning districts listed will provide greater clarity to the community as to how this PD will develop.

There is a park, open space, and trail network planned, with connections to the Katy Trail, which could provide the opportunity for public gathering space.

Additional detail is needed regarding the proposed street network to understand how the PD's circulation will create new connectivity that will benefit the residents and business owners and positively support the proposed land uses in this PD.

The components of the PD have been achieved as provided in the Development Plan and Conceptual Plan. There are a few tweaks that could be made to provide greater specificity and description while still keeping flexible options to achieve the desired outcomes for both the City of Sherman and the development team.

Overall, Halff finds that the proposed PD is consistent with and supportive of the City of Sherman PD ordinance elements and recommends approval, conditional on the comments provided in the following page.

Reviewed by: Jordan Maddox, AICP, Director of Planning, Halff Associates, Inc.

A handwritten signature in dark ink, appearing to read "Jordan Maddox", is written over a light gray horizontal line.

Additional Comments

Page 4 – The PD permits required street trees to be clustered to facilitate a creative design, for safety, or for the provision of visibility, yet states that street trees shall be provided every three hundred (300) linear feet for Minor Arterial and Collector Streets. These two standards are seemingly contradictory of one another, and greater clarification is needed.

Page 4 – Landscape Standards. The PD states that screening of non-residential parking lots over twenty-five (25) spaces shall be landscaped. It is unclear as to why there is a distinction made to which parking lots shall be landscaped, and it is recommended that such landscape standards be applied to all parking lots regardless of use or size. Refinement and clarification of this standard is advised. The PD states that landscaping may be used as a screening method. Because not all landscaping types are permitted as a screening method, it is advised to include additional detail that evergreen species may be used as landscape screening to ensure the high landscape standards of the PD are met.

Page 5 – In numbers five and six of the Screening requirements in the Architectural Standards section, the PD permits “decorative metal opaque fencing” and “ornamental metal” as screening options. Additional description is needed here to provide greater clarity as to what constitutes a “decorative metal opaque fence” to ensure the high architectural standards of the PD are met.

Page 5 – In number seven of the Screening Requirements in the Architectural Standards section, the PD permits for site plan approval for any fences or walls consisting of materials not addressed in the section. It appears that this only applies to the non-residential uses of the site. It is recommended that this same standard be applied to residential uses of the PD to ensure that the high architectural standards of the PD are consistently met.

Page 5 – The PD allows for trails to be constructed of concrete, decomposed granite, or other durable and applicable materials. As the locations of these trails are not provided on illustrative exhibits, it is unclear where these trails will be located and whether the materials would be appropriate. Trails should be shown on an exhibit, as most Sherman PDs include some manner of trails depicted in an exhibit, along with language describing trails. If an exhibit is not going to be provided, it is advised to refine some of the trail language to indicate where it would be appropriate to have a concrete trail and where a decomposed granite or other material trail would be appropriate.

Pages 1 and 4 – It is recommended to remove language that is redundant with the Sherman zoning ordinance. This includes the Development Objectives on page 1 and the Definition and Compliance sections of the Landscape Standards on page 4. Further, it is recommended to remove ‘Introduction’ from the title of this PD proposal as it is superfluous to the content of the PD proposal.

STAFF REVIEW LETTER

July 10, 2024

Sent via Email

ORL II, LLC
6428 Waggoner Dr.
Dallas, TX 75230

Joseph Joiner
3730 N. Versailles Ave.
Dallas, TX 75209

D2 Somerville, LLC
15108 Canyon Crest Dr.
Dallas, TX 75248

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-1 (Retail Business) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District and R-6 (Single Family Residential) District/F.M. Highway 691 Overlay District to a PD (Planned Development) of Joiner Ranch has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 16, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Comments from Halff Associates, City Staff and the City Attorney shall be addressed.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). (*Code of Ordinances Chapter 3.02(c)*)
4. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
5. 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.
6. 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 Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

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

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

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



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4200 BLOCK NORTH LOY LAKE ROAD (Project No. 24-002696)

The request of A-S 71 Sherman-Phase III, L.P. (Owner), Kelsey Kreher, HFA (Representative) and Quiddity (Surveyor) concerning the property located in the 4200 Block North Loy Lake Road, consisting of 0.9499 acres being Lot 7, Block 1, Sherman Town Center, Section Two, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from a C-1 (Retail Business) District/75 & 82 Overlay District to a C-2 (General Commercial) District/75 & 82 Overlay District.
- B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located in the 4200 Block North Loy Lake Road between East Northcreek Drive and Graham Drive. The owner is requesting a Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to a C-2 (General Commercial) District/75 & 82 Overlay District and a Specific Use Permit to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

The following has been approved for this location:
4200-4300 Loy Lake Rd:

- 8/9/2005 – Zone Change from an R-1 (One and Two Family Residential) District to C-1 (Retail Business) District in the O-1 (75 & 82) Overlay District.

Origination:

A-S 71 Sherman-Phase III, L.P. (Owner)
Kelsey Kreher, HFA (Representative)
Quiddity (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. Letter of Intent
6. Survey
7. Site Plan
8. Elevations
9. Landscape Plan
10. Staff Review Letter

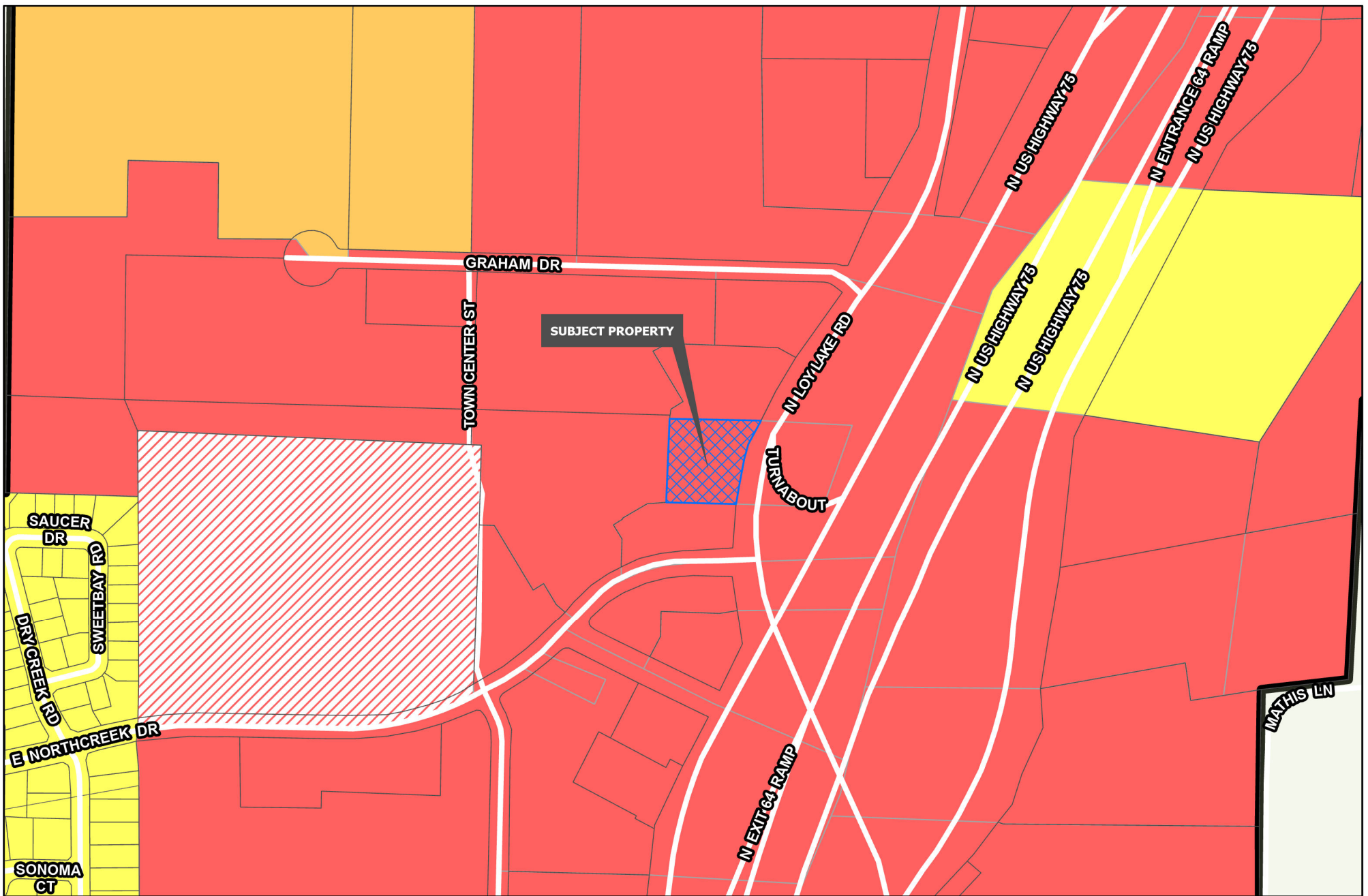
diagrone H:\PLANNING\Public Notification K.T.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4200 BLK N LOY LAKE RD





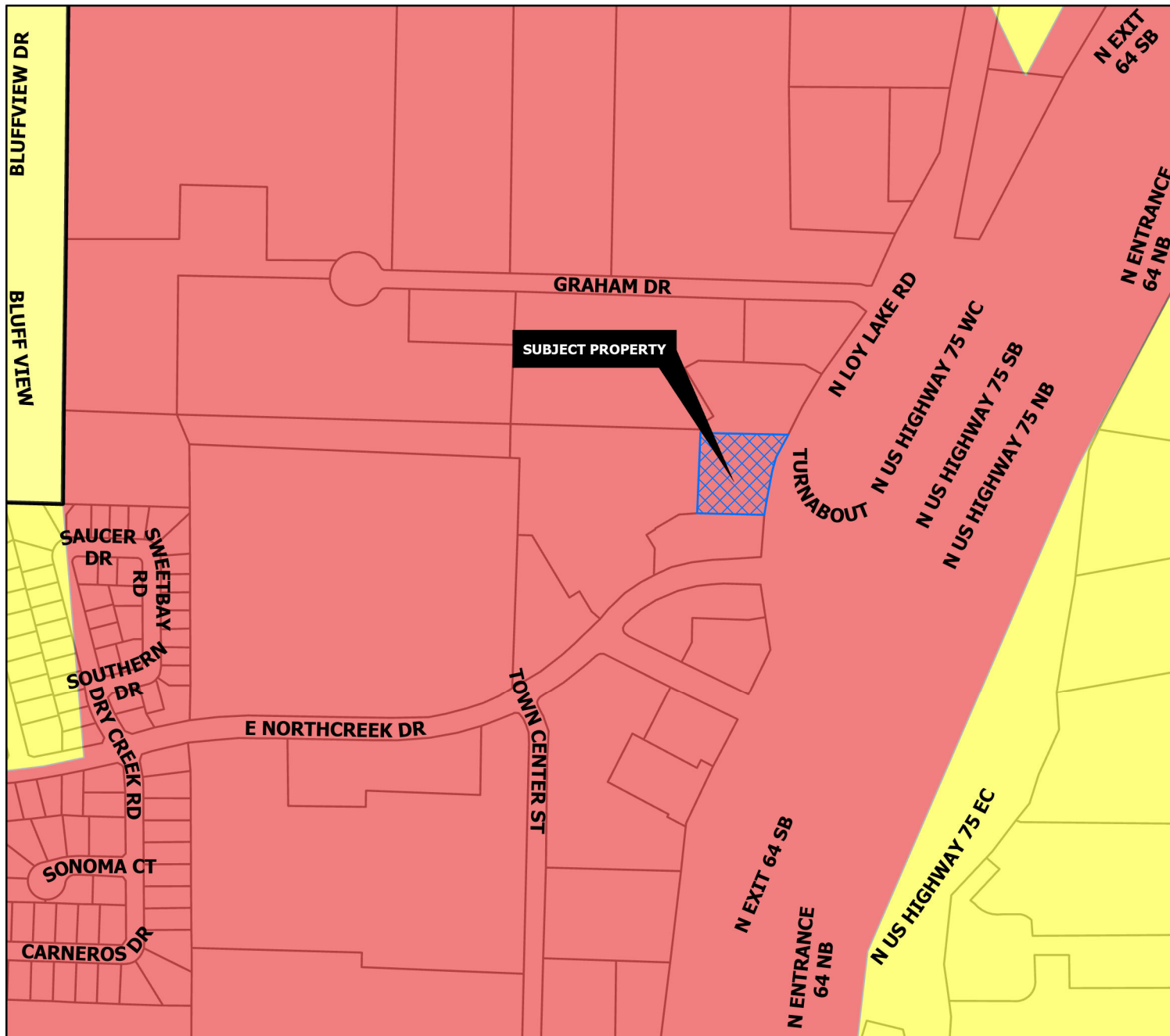
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691





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."



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2801 BLK BLUE FLAME RD
& 2900 BLK FM 691







June 3, 2024

City of Sherman, TX
Planning Department

RE: Rezone and Special Use Permit Request
Valvoline Instant Oil Change
US Highway 75 & N. Loy Lake Road, property ID 232230

Dear City of Sherman,

On behalf of Valvoline Instant Oil Change, interested in developing the .95-acre site at US Highway 75 & N. Loy Lake Road, (property ID 232230) with a two-bay oil change facility, we are requesting a Rezone from C-1 (Retail Business), to C-2 (General Commercial) and a Special Use Permit to allow for minor automotive repair at this site. We are specifically requesting an oil change facility. Please see our included site plan, landscape plan, and building elevations which show how we would propose to develop this site if this request is approved.

Valvoline Instant Oil Change has a business model where customers remain in their vehicles while minor automotive repair services are performed, usually taking 15-20 minutes per vehicle. No major repair services will be offered. The business model for Valvoline is such that vehicles enter the bay for their services. The services are completed through the basement component of the building. Additional vehicles await service in the stacking spaces behind the bays. We have oriented the building as requested in our initial conversations with City Staff.

We believe Valvoline will provide a valuable service to the residents of Sherman, TX, and the aesthetics of our building will suit the area well. Additionally, we also believe our business model to be above the standard auto shop in that no vehicles remain on site for extended periods of time, as Valvoline is a low traffic producer due to our services.

If our request is approved, Valvoline and HFA will work together to create a formal plan submittal adhering to the City of Sherman code.

If additional information is needed, or if questions arise associated with this request or Valvoline business operations, please contact me.

Sincerely,

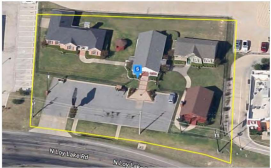
Kelsey Kreher
Team Lead
HFA
479.273.7780 ext. 355
kelsey.kreher@hfa-ae.com

ZONING REPORT INFORMATION

ASMNDSDS

ZONING SUMMARY REPORT

Proposed Valvoline Instant Oil Change



Loy Lake Road AKA 4200 North Highway 75

Sherman, Texas 75092

Project No. 2319460 – 47625

Final Zoning Summary: September 12, 2023

This report is for the sole use of Valvoline, Inc., together with its successors and assigns.

National Due Diligence Services, a Division of American Surveying and Mapping, Inc.

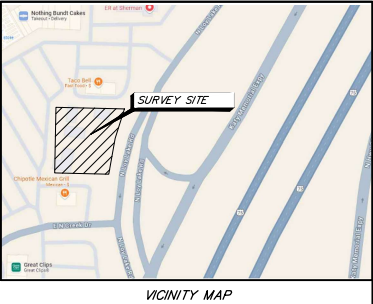
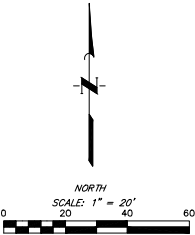
221 Circle Drive, Maitland, FL 32751

Telephone: 407-426-7079; Fax: 407-426-6741

www.NationalDueDiligenceServices.com

1. SUBJECT PROPERTY	
1.1 Property Address:	Loy Lake Road AKA 4200 North Highway 75
1.2 Municipality, County, State:	Sherman, Grayson County, TX
1.3 Assessor Parcel Number:	232230 / 119 7091007
1.4 Year Built:	N/A
2. EXISTING LAND USE	
Vacant Land	
3. ZONING DISTRICT AND PERMITTED USE	
3.1 Zoning Jurisdiction:	City of Sherman
3.2 Zoning District:	C-1: Retail Business District
3.3 Uses of Existing Ordinance:	Adopted 2002; amended 2023
3.4 Is the Proposed Use Permitted?	Automobile repair, body work, or painting is not a permitted use in the C-1 district, per § 14.10.001.
4. ADJACENT ZONING	
North:	C-1: Retail Business District
South:	C-1: Retail Business District
East:	ROW: N Loy Lake Rd
West:	C-1: Retail Business District
5. PARCEL AREA	
41,373.29 square feet = 0.9498 acres	
3	
National Due Diligence Services	

6. ZONING REQUIREMENTS	
Per Sec. 14.02.016:	
6.1 Building Setback Requirements	Required
Minimum Front from Street:	25'
Minimum Corner Side:	25'
Minimum Interior Side:	15'
Minimum Rear:	25'
6.2 Height Restrictions	Required
Maximum (measured in feet):	50'
Maximum (number of stories):	None stated
6.3 Area Requirements	Required
Minimum Lot Area:	10,000 sq. ft.
Minimum Lot Width (at building line):	50'
Minimum Lot Frontage (at right-of-way):	None stated
6.4 Density Restrictions	Required
Maximum Floor Area Ratio:	0.5
Maximum Dwelling Units per Acre:	N/A
Maximum Lot Coverage (for building):	50%
Maximum Impervious Surface:	None stated
4	
National Due Diligence Services	



7. PARKING STANDARDS	
Per Sec. 14.04.003:	
7.1 Parking Use Category:	Automobile or vehicle repair
7.2 Parking Space Formula:	2 parking spaces for every service bay with a minimum of 5 parking spaces. Quick service requires 3 stacking spaces for each service bay.
8. RIGHT TO REBUILD AFTER CASUALTY	
Sec. 14.01.007(f) states:	
Destruction of structure by fire, the elements, or other cause. Subject to the provisions of subsection (d)(4) above, if a nonconforming structure is destroyed by fire, the elements, or other cause, it may not be rebuilt except to conform to the provisions of this chapter. A restoration or reconstruction in violation of this subsection immediately terminates the right to occupy the nonconforming structure except as specifically provided otherwise hereinbelow.	
9. CONDEMNATION PROCEEDINGS	
None cited.	
10. CODE VIOLATIONS	
No open zoning, building, or fire code violations; see attached confirmation under Exhibit D and Exhibit E.	
11. CERTIFICATE OF OCCUPANCY	
See attached under Exhibit F.	
5	
National Due Diligence Services	

12. SITE PLAN	
See attached under Exhibit G.	
13. SPECIAL PERMITS	
See attached under Exhibit H.	
14. ADDITIONAL COMMENTS	
Automobile repair, body work, or painting. Any building, structure, improvements, or land used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles including but not limited to body, fender, muffler, or upholstery work, oil change and lubrication, painting, tire service and sales, or installation of after market accessories.	
See § 14.04.006(b) for Commercial tree and landscaping requirements.	
6	
National Due Diligence Services	

ALTA/NSPS LAND TITLE SURVEY
OF
PROPOSED VALVOLINE IN
SHERMAN, TEXAS
BEING
0.9498 OF AN ACRE
OUT OF THE
T SHANNON SURVEY, A-1137
GRAYSON COUNTY, TEXAS
JUNE 2024

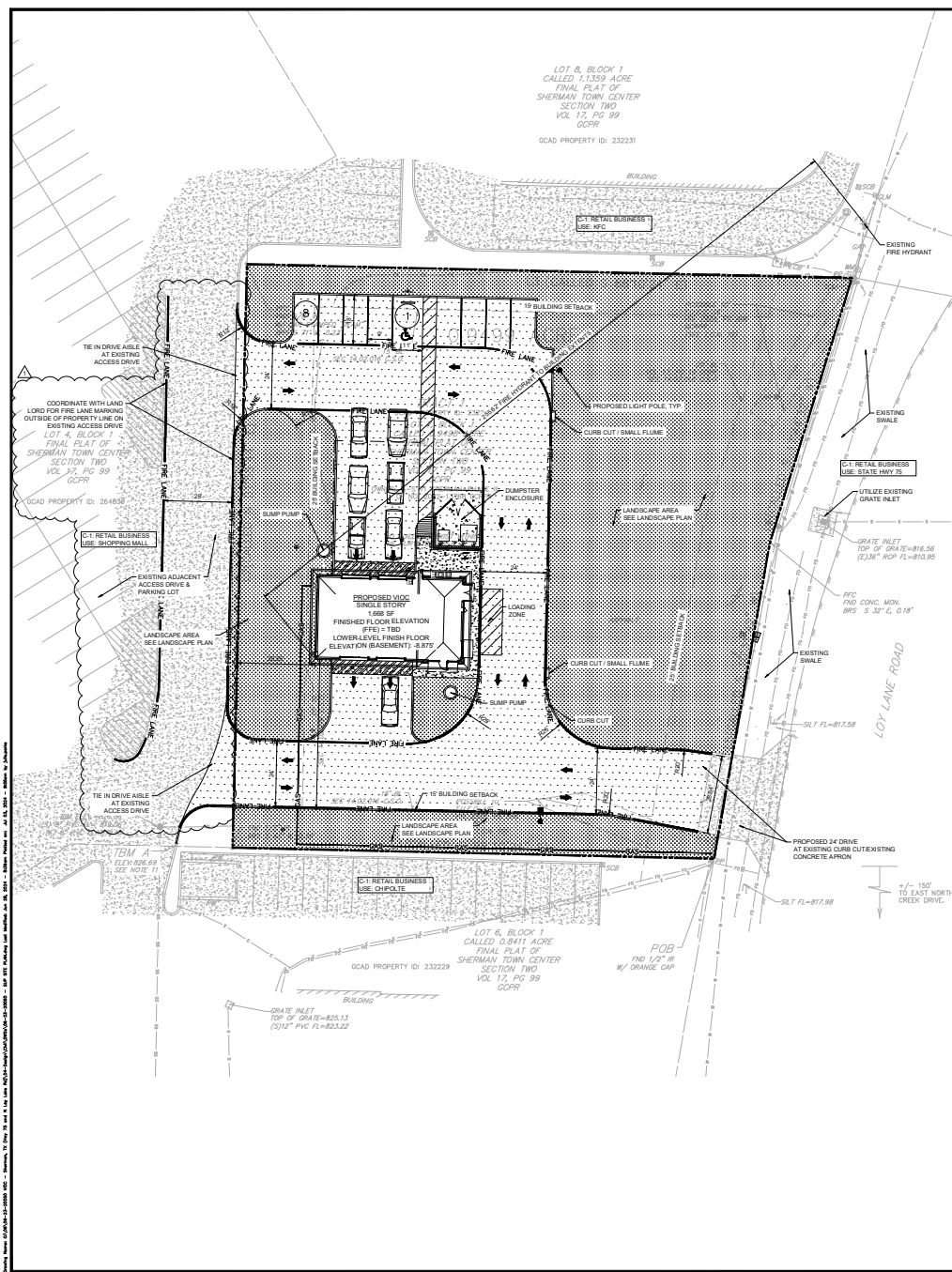


Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
6300 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5337

SHEET 2 of 2

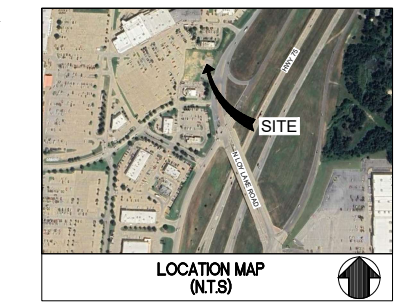
MMB/NE/ewj JOB No. 17068--0020--01 DWG. No. 19813

K:\17068\17068--0020--01 Valvoline Sherman, TX ALTA & Topo Survey\Survey Phase\CAD Files\Final Dwg\19813.dwg Jun 03,2024 - 1:52pm MJD



- GENERAL SITE NOTES:**
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 2. IF THE CONTRACTOR IN THE COURSE OF THE WORK FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNLESS AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
 6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
 8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
 10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 12. ALL STREET SURFACES, DRIVEWAYS, CURBS, CURBS AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE OBTAINED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
 14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023.
 15. ALL CURB RADIUS SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE DATA SUMMARY	
VALUOLINE TRACT (AFTER ROW DEDICATION)	0.949 ACRES(413,388 SF)
ZONING	CURRENT: C1 REZONE REQUEST: C2
BUILDING SF	1,669 SF
F.A.R. (FLOOR/AREA RATIO)	1.0-04
LOT COVERAGE	50% (1,669 SF)
PARKING REQUIRED (DRIV. MIN. OF 5)	5
PARKING PROVIDED	21 ADJ.
PERVIOUS COVER	22,609.29 SF
IMPERVIOUS COVER	18,463 SF
REQUIRED BICYCLE PARKING	NA
PROVIDED BICYCLE PARKING	4



EXISTING LEGEND

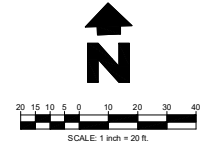
- BL BUILDING LINE
- BRS BEARS
- OF CLEM'S FILE
- CONC CONCRETE
- C.S.O. CITY OF SHERMAN ORDINANCE
- ECB ELECTRIC CONTROL BOX
- ELEV ELEVATION
- FC FLOW LINE
- FV FLOW VALVE
- FL FOUND
- FLUSH VALVE
- GUY GUY ANCHOR
- GCAD GRAYSON COUNTY APPRAISAL DISTRICT
- GCOR GRAYSON COUNTY DEED RECORDS
- GOMR GRAYSON COUNTY MAP RECORDS
- GCOR GRAYSON COUNTY OFFICIAL RECORDS
- GCOR GRAYSON COUNTY PLAT RECORDS
- GCOR GRAYSON COUNTY REAL PROPERTY RECORDS
- GI GRATE TOP INLET
- GLM GAS LINE MARKER
- IRON IRON ROD
- LP LIGHT POLE
- MH MANHOLE
- MON MONUMENT
- NO NUMBER
- PAGE PAGE
- PFC POINT FOR CORNER
- POB PLACE OF BEGINNING
- PP POWER POLE
- PP/G POWER POLE W/ GUY
- R/W RIGHT-OF-WAY
- RCP REINFORCED CONCRETE PIPE
- RET RETENTION WALL
- SAW SANITARY
- SCB SPRINKLER CONTROL BOX
- SEC SECTION
- SN SIGN
- TCM TELEPHONE CABLE MARKER
- T.C.N. TITLE COMMITMENT NOTE
- T.U.E.C. TEXAS UTILITIES ELECTRIC COMPANY
- UE UTILITY EASEMENT
- VOL VOLUME
- W/ WITH
- WM WATER METER

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB
- PROPOSED SERVICE BELL HOLE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER METER, (SEE UTILITY PLAN)
- WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- BUILDING SETBACK LINE
- PROPOSED SAW CUT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT.
- PROPOSED CONCRETE SIDEWALK PAVEMENT.
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLAN

SURVEY PROVIDED BY:

QUIDDITY
8330 WEST LOOP SOUTH, SUITE 150
IRVING, TX 75061
(713) 777-6387
DATED 04-12-2024



HFA
HFA-AE, LTD.

1705 S. Walton Blvd., Suite 3
Birmingham, Alabama 35212
t 479.273.7700
f 866.520.0665
www.hfa-ae.com

COPYRIGHT NOTICE
This drawing is the property of the above referenced Professional and is not to be used for any purpose other than the specific project and site names herein, and cannot be reproduced in any manner without the express written permission from the Professional.

DATE	REVISION
05/12/2024	REVISION SET
05/08/2024	REVISION SET

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

HFA-AE, LTD.
F-6516
PROFESSIONAL LICENSE NO. 110042

PROFESSIONAL IN CHARGE
GARRETT SMALL
PROJECT MANAGER
KK
QUALITY CONTROL
JRD/JN
DRAWN BY
JRD/JN
PROJECT NAME

Valvoline
INSTANT OIL CHANGE

HWY 75 & N LOY
LAKE RD.
SHERMAN, TX 75092

PROJECT NUMBER
06-23-2020
SHEET NAME
SITE PLAN
SHEET #



2 OVERALL RIGHT SIDE
EXTERIOR ELEVATION (RIGHT)
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE
EXTERIOR ELEVATION (LEFT)
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE
TRASH ENCLOSURE ELEVATIONS
Scale: 1/8" = 1'-0"



1 OVERALL BACK
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"



3 OVERALL FRONT
EXTERIOR ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
FACE BRICK : (WAINSCOT)	BELDEN - "MODULAR MIDLAND BLEND"			H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
PRECAST CAP :	CUSTOM CAST STONE - "LIGHT BUFF"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	DIMENSIONAL METALS, INC. - "BEIGE"		

ISSUE RECORD
DATE

RENDERED ELEVATIONS - 2BAY EXTENDED - BRICK & EIFS



COPYRIGHT NOTICE:
This drawing is the property of the
above referenced Professional and is
not to be used for any purpose other
than the specific project and site
names herein, and cannot be
reproduced in any manner without the
express written permission from the
Professional.

DATE: 05/12/2024
ISSUE: REZONERUP SET
05/08/2024 REZONERUP SET FST

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 110042

PROFESSIONAL IN CHARGE

CARETT SALLI

PROJECT MANAGER

KK

QUALITY CONTROL

MTM

DRAWN BY

JG/TW

PROJECT NAME



**VALVOLINE
INSTANT
OIL CHANGE**

HWY 75 & N LOY
LAKE RD.
SHERMAN, TX 75092

PROJECT NUMBER

06-23-20020

SHEET NAME

LANDSCAPE PLAN

SHEET #

LANDSCAPE PLAN

NOT ISSUED FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	
TREES						
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	B&B	2	
	UP	Ulmus parvifolia / Lacebark Elm	3" Cal.	B&B	2	
SHRUBS						
	IC	Ilex cornuta 'Carissa' / Carissa Chinese Holly	3 gal.		23	
	LT	Lagerstroemia indica x fauriei 'Gamad I' / Cherry Dazzle® Grape Myrtle	3 gal.		11	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CT	Cynodon x Tifton 328® / Tifgreen Bermudagrass	sod			22,156 sf
	OR	Oversized Washed - River Gravel /	---			251 sf

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY SOODED WITH GRASS SPECIFIED ON PLANS.

MAINTENANCE:

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A30.1 THROUGH 6).

ALL TOPSOIL (4" IN PLANTING BEDS) (1" - 2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 15 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 20 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

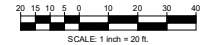
IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNERS RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

CITY PLANTING REQUIREMENTS

	REQUIRED	PROVIDED
GENERAL LANDSCAPING		23,171 SF TOTAL GREENSPACE PROVIDED (GRASS, TREES, SHRUBS)
REQUIRED LANDSCAPE AREAS	5,904 SF PARKING AREA & DRIVES IN PARKING AREA	1,331 SF (26%) OPEN LANDSCAPE PROVIDED (PERIMETER OF PARKING LOT INTERIOR LANDSCAPE ISLANDS)

SURVEY PROVIDED BY:

QUIDDITY
6330 WEST LOOP SOUTH, SUITE 150
BELLARINE, TX 77041
(713) 777-6337
DATED: 04-12-2024



STAFF REVIEW LETTER

July 9, 2024

Sent via email

HFA
Kelsey Kreher
1705 S. Walton Blvd.
Bentonville, AR 72712

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District. located in the 4200 Block North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. Maintenance of vehicles shall only be permitted in the vehicle bays indicated on the site plan. No outside maintenance is permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
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. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Valvoline Instant Oil Change is the occupant of the Property.
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.

Engineering

13. Filed copy of Mutual Access Easement, as referenced on site plan, to be provided to City Engineering Department with civil plan submittal.
14. Coordinate access points with Engineering Department.
15. 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(h)*
16. 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 10.03.006; Engineering Design Standards Manual Sec. 4.18*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

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



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

710 WEST BIRGE STREET (Project No. 24-002701)

The request of Nathaniel Rodriguez (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 and currently zoned R-12 (Single Family Residential), as follows:

Board of Adjustment

- A. 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 Variance under Section 14.02.005 to allow a 1.4' side setback in lieu of the required 10' for an existing carport.
- B. 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 Variance under Section 14.02.005 to allow a 5' side setback in lieu of the required 10' for an Accessory Dwelling.

Planning and Zoning Commission

- C. Final Plat of Rodriguez Addition

Background:

The property is located at 710 West Birge Street near the intersection of North Woods Street and West Birge Street. The owner is requesting Variances for the side setbacks for the existing carport and accessory dwelling. The owner would also like to plat the property into 3 lots for residential development.

The following has been approved for this location:

- 5/17/2024 - Preliminary Plat of Rodriguez Addition.
- 5/21/2024 - 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.

Origination:

Nathaniel Rodriguez (Owner)

Helvey-Wagner Surveying, Inc. (Surveyor)

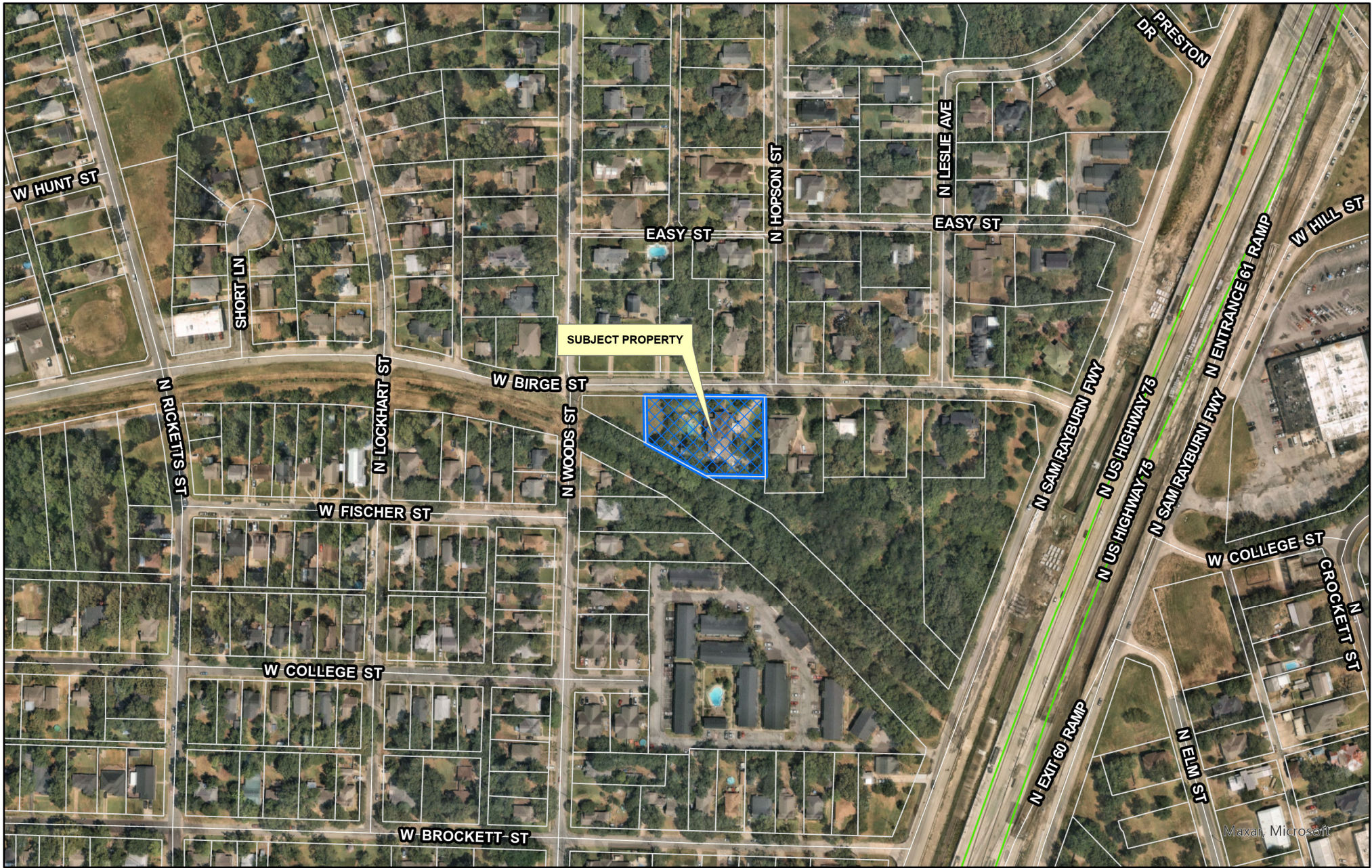
Staff Recommendation:

Staff recommends that P&Z approve these items.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Cover Letter
7. Final Plat
8. Site Plan
9. Trees to Save
10. Accessory Dwelling

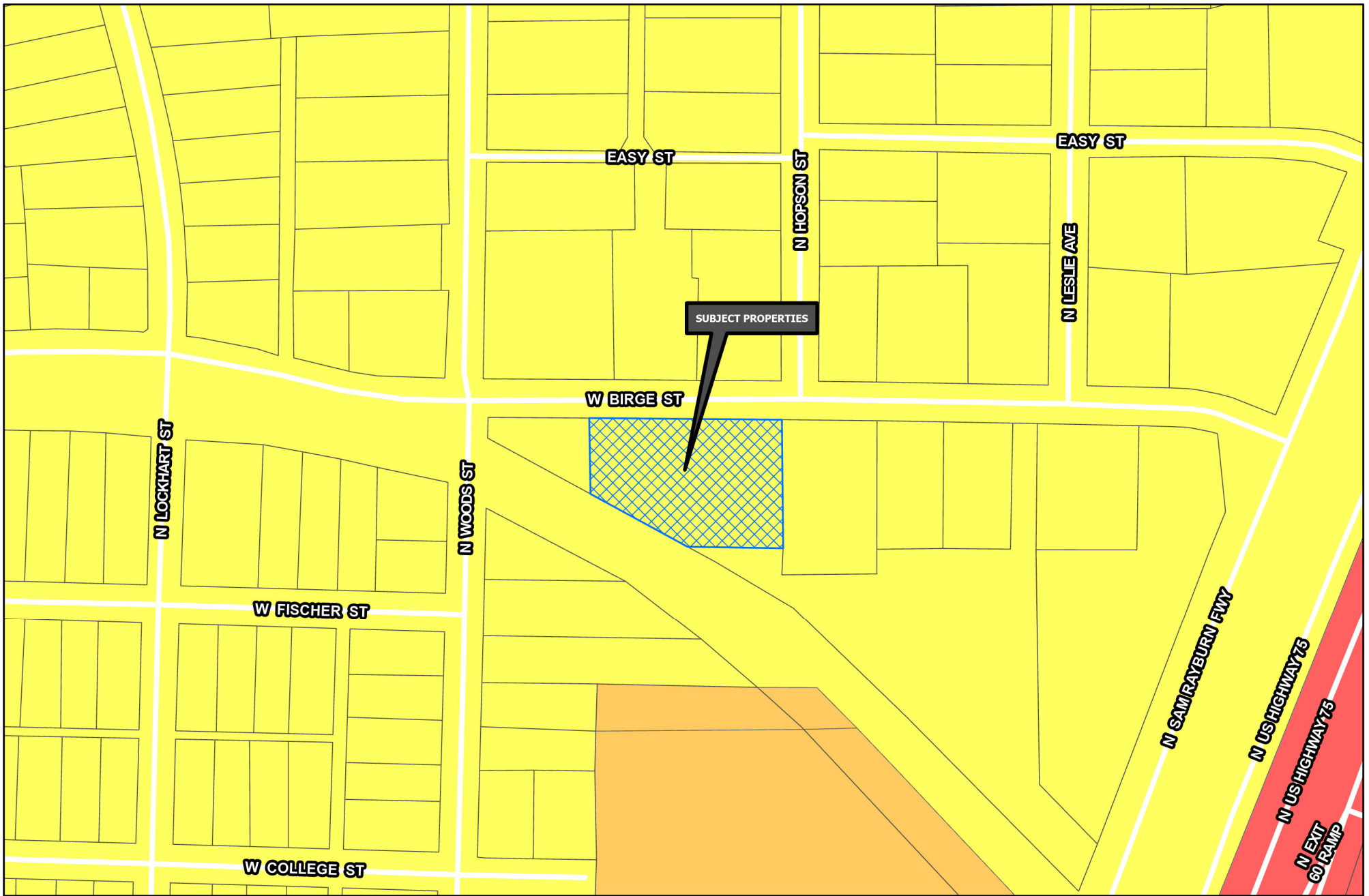
diagrone H:\PLANNING\Public Notification K.T.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
710 W BIRGE ST



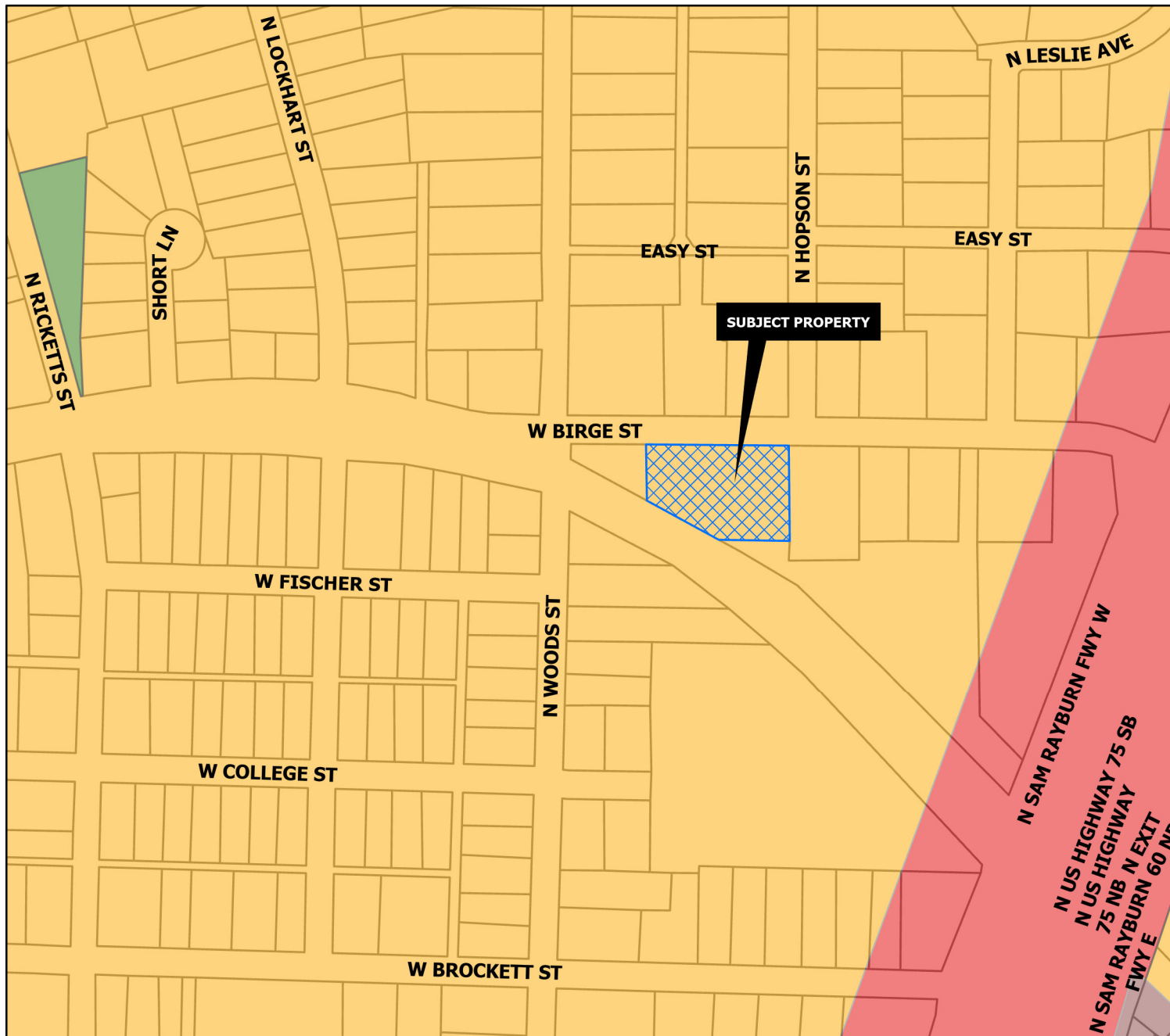


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
710 W BIRGE ST





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	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
710 W BIRGE ST



Marlow, Lauren

From: laurenm@cityofsherman.com
To: Nathaniel Rodriguez
Subject: RE: Variance application for 710 W Birge

From: Nathaniel Rodriguez
Sent: Wednesday, July 3, 2024 10:06 AM
To: Marlow, Lauren
Cc: David Baca; Planning; rafael
Subject: Re: Variance application for 710 W Birge

Please see attached signed posted as instructed.



June 4, 2024

To whom it may concern,

We have 2 set back variance requests.

1. The first variance setback request is due to findings from a recently commissioned survey conducted following the approval of our zoning request change from R6 to R12. The survey revealed that the existing carport is not situated 5 feet from the property line, as required by current zoning regulations. We are looking to bring our property into compliance.

History: The carport and parking pad have been in their current location for at least a 2 decades, and over 24 years. Historical records indicate that the McDougal family, who purchased the home from the original owners, the Birge family, installed the carport around 2000 from what the tax records show as a date built.

2. The second variance setback request is needed to avoid having to cut down two 70+ year old trees to accommodate an accessory structure. Any size structure over 500 square feet must be 10 feet away from the property line, with any structure under 500 square feet is 5 feet. We are seeking the variance to a 5 foot set back so we can accommodate a 680 square foot between these two trees. These large old trees bring character to our charming historic neighborhood, and it would be a shame to have to cut them down.

We kindly ask for your consideration in granting these variances.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script, reading "Nate Rodriguez".

Nate Rodriguez
710 W. Birge St.
Sherman, TX. 75092

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 19, 2024

City of Sherman
Planning Department

Ref: Final Plat of Rodriguez Addition to the City of Sherman, Texas

All staff review comments from the Preliminary Plat Conditional Approval Letter dated May 13, 2024 have been met and/or in the process of being approved.

Regards,

Kate Wagner

Registered Professional Land Surveyor

ENCROACHMENT AGREEMENT FOR 710 WEST BIRGE

I, Stephen Showalter, of Rolex Properties, LLC, the Owner of the parcel of land adjacent to 710 West Birge and legally described as Replat of Part of Block 2, Birge's Addition; City of Sherman, Texas; Doc. No. 2017-3267; P.R.G.C.T., do hereby agree to allow a greenhouse owned by Nathaniel Rodriguez and Rafael Rodriguez Azevedo, Owners of 710 West Birge Street, Sherman, Texas that is currently encroaching 0.1' onto the Rolex Properties, LLC parcel to remain encroached and in its current location, and is more precisely shown on the attached 710 W. Birge Boundary Survey-Plat.

This Agreement is executed this 19 day of June, 2024.

By: [Signature]
Stephen Showalter for Rolex Properties, LLC

and
By: [Signature]
Nathaniel Rodriguez, Owner 710 West Birge Street

and
By: [Signature]
Rafael Rodriguez Azevedo, Owner 710 West Birge Street

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Stephen Showalter, 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 19th day of June, 2024.

[Signature]
Notary Public, Grayson County, Texas



Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Nathaniel Rodriguez, 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 19th day of June, 2024.

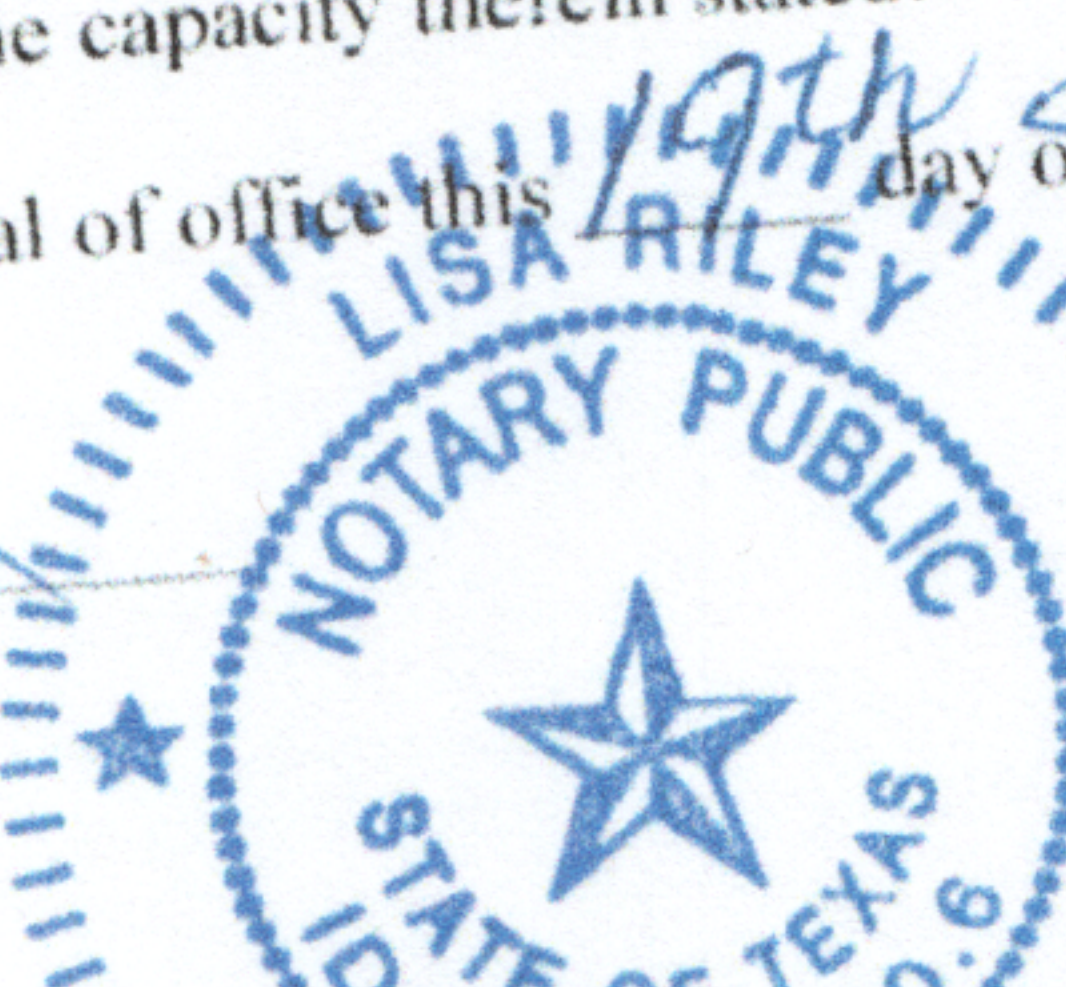
[Signature]
Notary Public, Grayson County, Texas



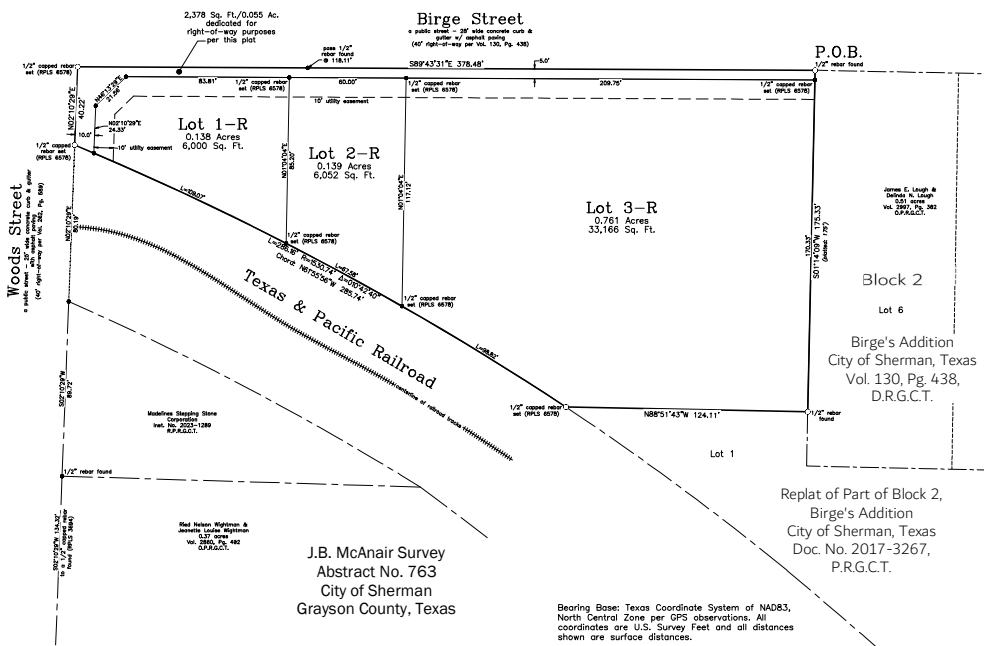
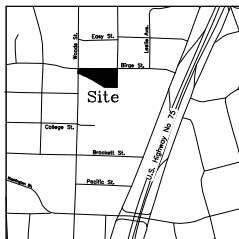
Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Rafael Rodriguez Azevedo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration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

Given under my hand and seal of office this 19th day of June, 2024.

[Signature]
Notary Public, Grayson County, Texas



Vicinity Map



STATE OF TEXAS COUNTY OF GRAYSON

That Nathaniel Rodriguez and Rafael Rodriguez Azevedo, acting by and through its duly authorized agent, do hereby adopt this plat designating the herein described real property as Rodriguez Addition, an addition to the City of Sherman, Grayson County, Texas, being 1.093 acres situated in and being a portion of the J.B. McAnair 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 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.

Nathaniel Rodriguez

Rafael Rodriguez Azevedo

AVIGATION RELEASE

WHEREAS, Nathaniel Rodriguez and Rafael Rodriguez Azevedo, hereinafter called OWNERS (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 Rodriguez 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 whatsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibrations, fumes, dust, fuel and lubricant particles, and all the other effects that may now have or 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 OWNERS, their successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Rodriguez 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: Nathaniel Rodriguez, Owner

By: _____

By: Rafael Rodriguez Azevedo

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

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Rafael Rodriguez Azevedo, 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



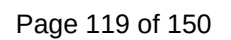
Approved this _____ day of _____, 2024, by the Planning And Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

**Final Replat
Rodriguez Addition**
Being a Replat of Lots 1, 2, 3, 4 & 5, Block 2,
Birge's Addition and an adjoining tract of land lying
West of said Birge's Addition
to the
City of Sherman
Grayson County, Texas
1.093 Acres
in the
J.B. McAnair Survey
Abstract No. 763
Date of Revision: May 17, 2024

a public street - 28' wide concrete curb &
gutter w/ asphalt paving
(40' right-of-way per Vol. 130, Pg. 438)









Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2525 TEXOMA PARKWAY (Project No. 24-002725)

The request of Bob Utter (Owner), David Pryor (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2525 Texoma Parkway, consisting of 9.995 acres being Lot 1 in Block 1 of Bob Utter Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 2.1' 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 22.3' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

C. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/75 & 82 Overlay District.

D. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District.

E. Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

Background:

The property is located at 2525 Texoma Parkway at the intersection of Texoma Parkway and East Highway 82. The owner is requesting Variances for the side and rear setbacks for the existing structures. The owner is also requesting Specific Use Permits to allow Automobile, motorcycle, boat, or trailer sales, new or used, Automobile laundry, carwash and Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District.

The following has been approved for this location:

- 6/12/1990 – Exception to allow an unpaved off-street parking area in lieu of concrete or asphalt required with right to review in one year if problem arises.
- 2/20/2007 – Specific Use Permit to allow a Telecommunications Tower in a C-2 (General Commercial) District
- 9/20/2011 - Exception and Variance to allow a fourth freestanding sign, 21'9" in height with a 70 square foot face, 12' from the front property line in lieu of one (1) freestanding sign per development lot, with a 46.9' setback in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 8/18/2015 - Exceptions to allow six (6) overhead doors facing the highway on the Collision Center and not require a 10' buffer strip, landscaped and irrigated adjacent to the highway right-of-way in a C-2

(General Commercial) District/O-1 (75 & 82) Overlay District. P&Z Condition: Doors must be painted to match building.

- 2/16/2016 – Exception to allow eight (8) overhead doors facing the highway on the Quick Lane Tire and Auto Center and to allow metal panels as accent features in lieu of the required masonry in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 7/19/2016 - Exception to allow four (4) overhead doors facing the highway on the Paint/RV Shop in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

Origination:

Bob Utter (Owner)

David Pryor (Representative)

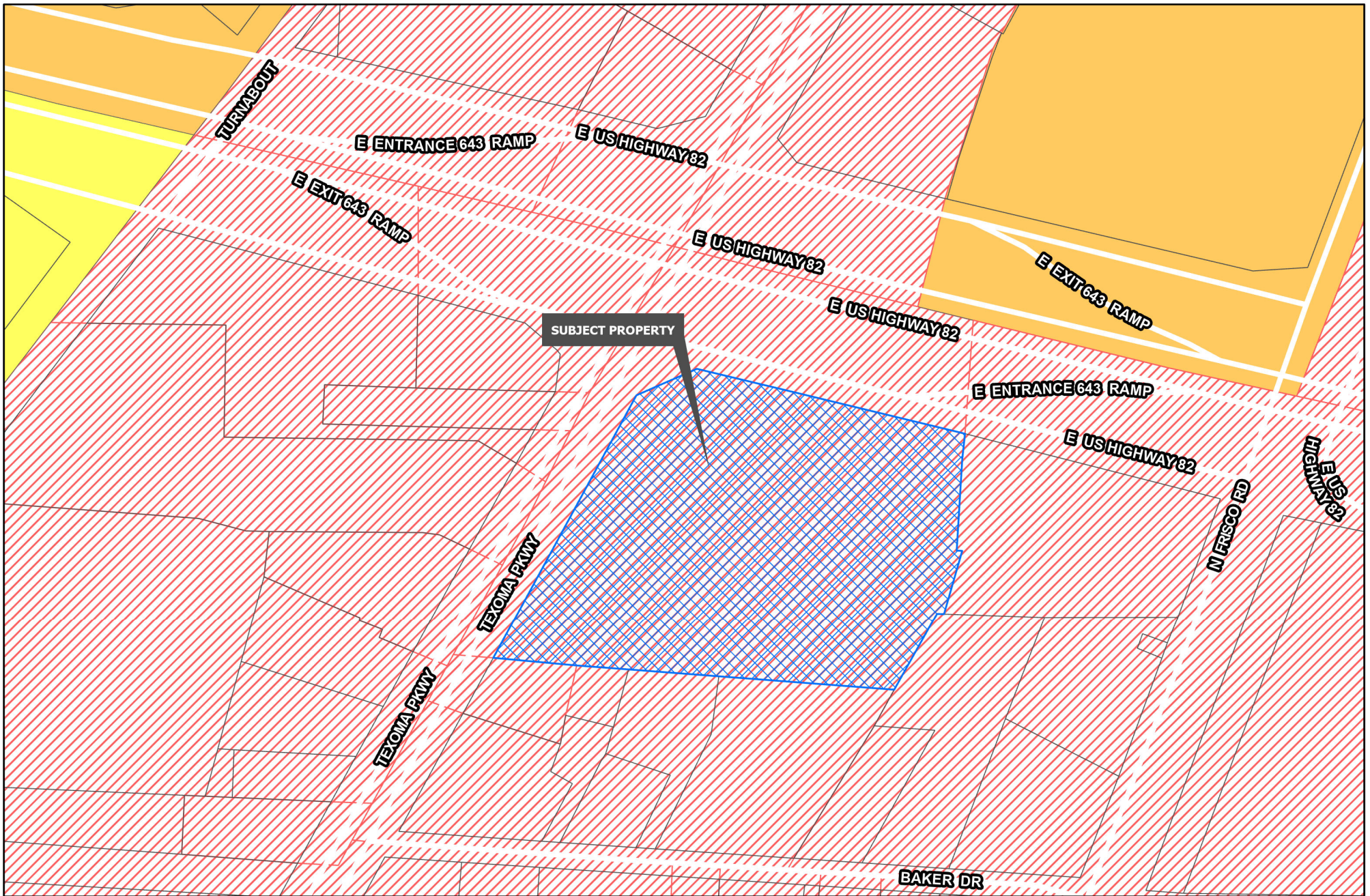
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Site Plan
8. Elevations
9. Staff Review Letter

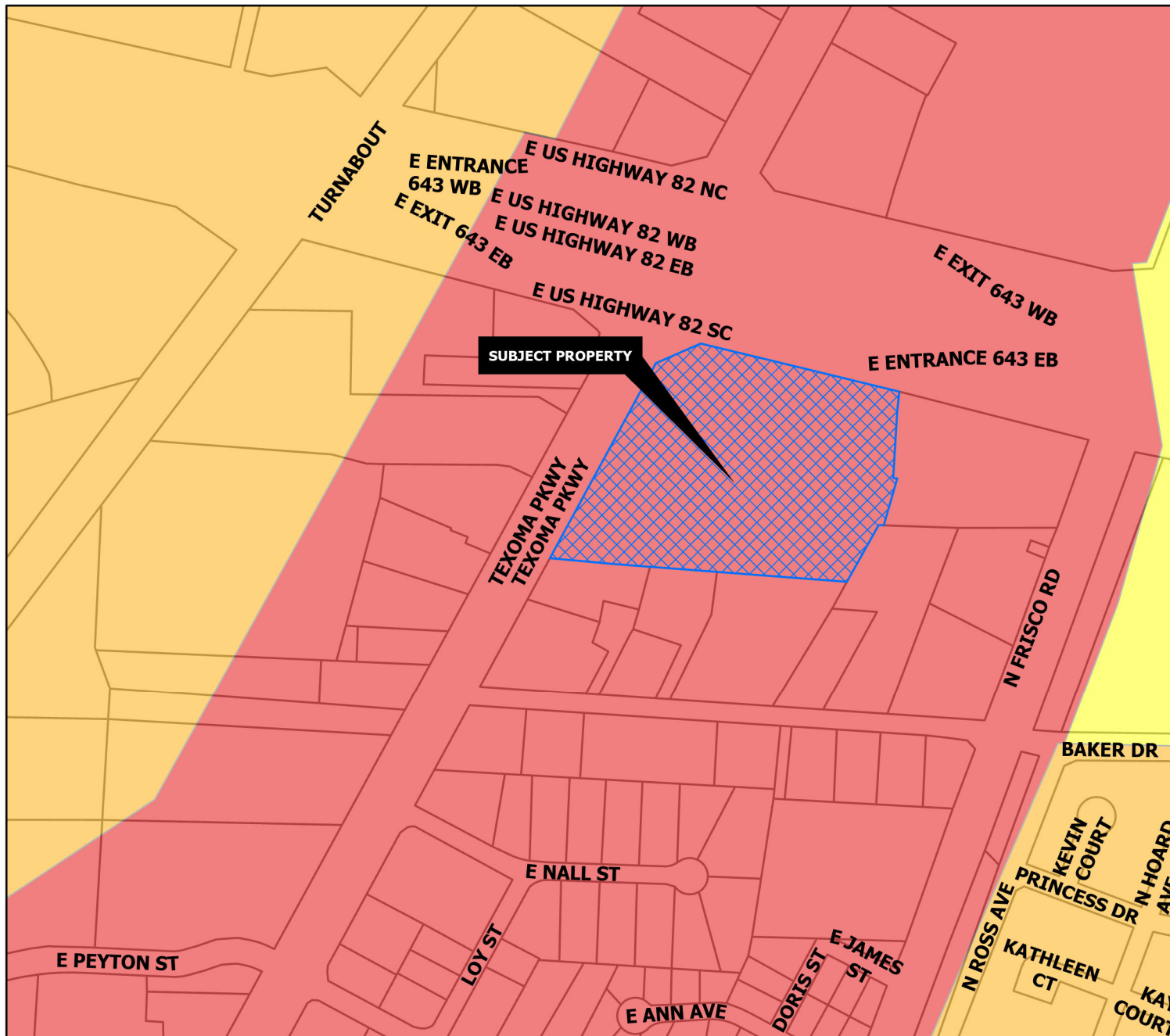


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2525 TEXOMA PKWY





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		Core Neighborhood		Technology Hub
	Airport		Downtown		Planning & Zoning
	City Parkland		Regional Commercial		
	Community Commercial		Suburban Neighborhood		

CITY OF SHERMAN
FUTURE LAND USE MAP
2525 TEXOMA PKWY



Marlow, Lauren

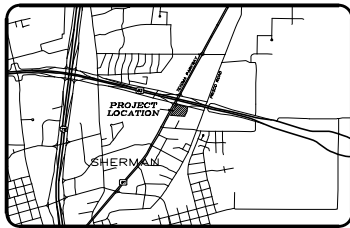
From: Planning
To: David Pryor
Subject: RE:

From: David Pryor
Sent: Monday, July 8, 2024 7:57 AM
To: David Pryor <david.pryor@bobutterford.com>
Subject:



Sent from my iPhone

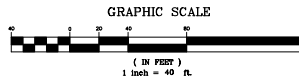
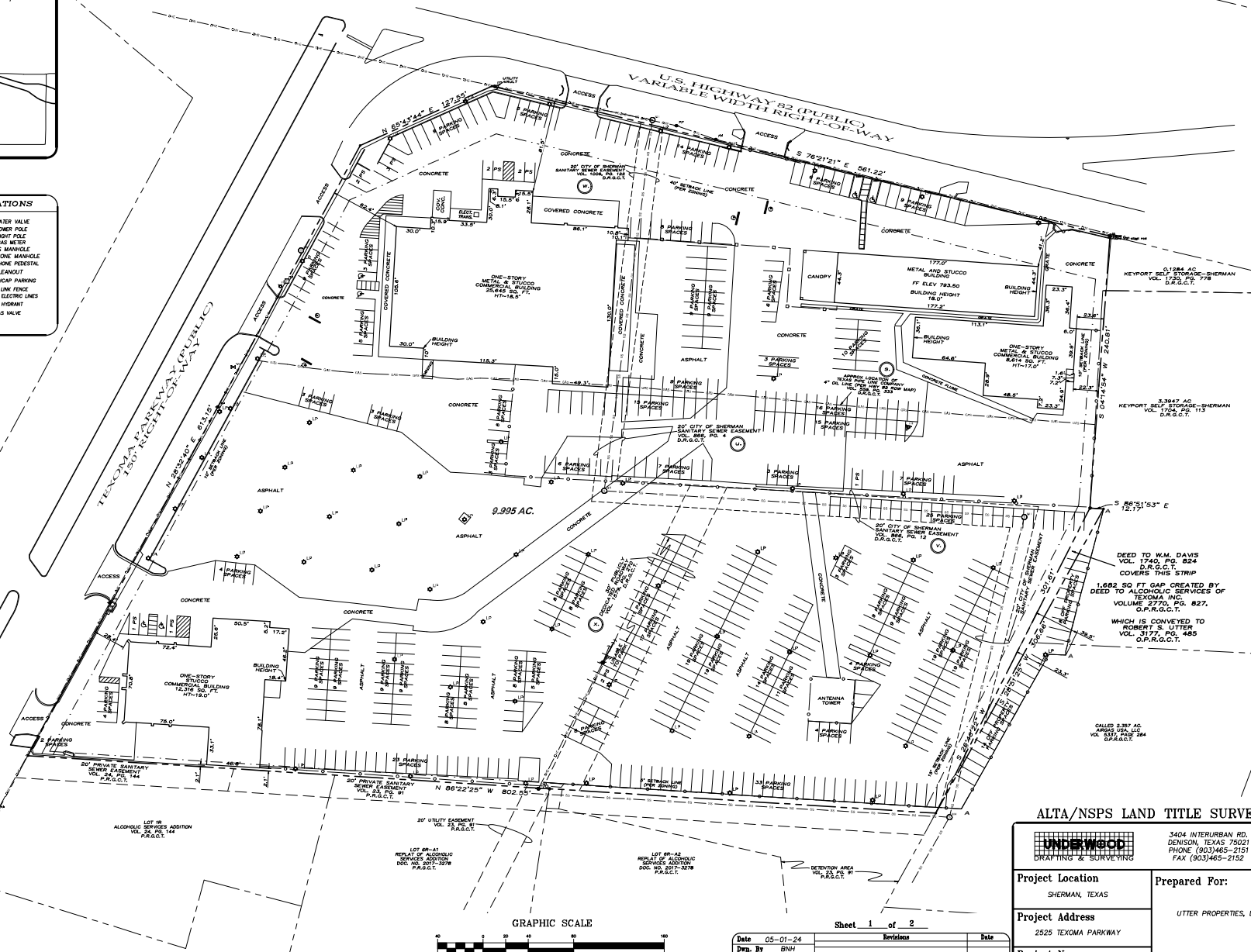
LOCATION MAP



(NOT TO SCALE)

LEGEND OF SYMBOLS & ABBREVIATIONS

P.D.B.	POINT OF BEGINNING	WV	WATER VALVE
D.R.G.C.T.	DEED RECORDS	PP	POWER POLE
VOL.	GRAYSON COUNTY, TEXAS	LP	LIGHT POLE
PG.	VOLUME	GM	GAS METER
ROW	RIGHT-OF-WAY	WM	GAS MANHOLE
1/2"	1/2" STEEL ROD SET	TM	TELEPHONE MANHOLE
1/2"	1/2" STEEL ROD FOUND	TE	TELEPHONE PEDestal
WM	WATER METER	CL	CLEANOUT
SM	SANITARY SEWER MANHOLE	CH	CHAIN LINK FENCE
PS	PARKING SPACE	OE	OVERHEAD ELECTRIC LINES
		FM	FIRE HYDRANT
		GV	GAS VALVE
			AMM/COVERED PARKING



Date	05-01-24	Revisions	Date
Dwn. By	BNH		
Apprd. By	DWU		
Dwg. No.	24040382		
Scale	1" = 40'		

ALTA/NSPS LAND TITLE SURVEY



3404 INTERURBAN RD.
DENISON, TEXAS 75021
PHONE (903)465-2151
FAX (903)465-2152

Project Location SHERMAN, TEXAS	Prepared For: UTTER PROPERTIES, LTD.
Project Address 2525 TEXOMA PARKWAY	
Project Name BOB UTTER FORD	Job Number 24040382

TITLE DESCRIPTION

Being Lot ONE (1) in Block ONE (1) of BOB UTTER ADDITION, an Addition to the City of Sherman, Texas, as shown by Plat of record in Volume 19, Page 61, Plat Records, Grayson County, Texas.

The land shown in this survey is the same as that described in First American Title Insurance Company, GP No. NCS-763759-MICH, Effective Date October 30, 2015, Issue Date December 3, 2015.

TITLE INFORMATION

The Title Description and Schedule B Items hereon are from First American Title Insurance Company, GP No. NCS-763759-MICH, Effective Date October 30, 2015, Issue Date December 3, 2015.

SCHEDULE "B" TITLE EXCEPTION NOTES

- 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 in Volume 19, Page 61, Plat Records, Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS SHOWN.
- Easement from Judge Darter to The Texas Pipe Line Company, of record in Volume 559, Page 333 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT.(EASEMENT DEPICTED)
- Easement from L.A. Vance to The Texas Pipe Line Company, of record in Volume 584, Page 352 of the Deed Records of Grayson County, Texas, UNABLE TO DETERMINE LOCATION FROM DOCUMENT.
- Easement from James Melton to City of Sherman, of record in Volume 866, Page 4 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT.(EASEMENT DEPICTED)
- Easement from O.C. Shellenberger to City of Sherman, of record in Volume 866, Page 12 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS A BLANKET EASEMENT.(EASEMENT DEPICTED)
- Easement from A.W. Brown to City of Sherman, of record in Volume 1006, Page 122 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS SHOWN.
- Roadway Dedication filed October 29, 1981 in Volume 1579, Page 270 of the Deed Records of Grayson County, Texas, AFFECTS THE SUBJECT TRACT AS SHOWN.

DATUM STATEMENT

Measurements used in this survey were taken in reference to the City of Sherman Geodetic Control Survey with the Horizontal Datum based upon the North American Datum of 1983 (NAD 83), (CORS96 Adjustment) and the Vertical Datum based 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.

POTENTIAL ENCROACHMENT NOTES

A FENCE, LIGHT POLE, & PARKING ARE 18"-40" MORE OR LESS, OUTSIDE OF PROPERTY LINE

SURVEYOR CERTIFICATION

To: Utter Properties, LTD.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 (except in states that require record monument plotting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 (location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 (graphically depict property set back lines), 24 (graphically depict in relation to the subject tract or property any offsite easements or servitudes benefitting the surveyed property and disclosed in Record Documents provided to the surveyor) of Table A thereof.

The fieldwork was completed on April 15, 2024
Date of Plat or Map: May 2, 2024

Douglas W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
dew@underwoodsurveying.com



SURVEYORS NOTES

- The property has an area of 9.995 acres of land.
- There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There was no visible evidence of the use of the subject property as a solid waste dump, dump or sanitary landfill at the time of survey.
- There was no visible evidence of street or sidewalk construction at the time of survey.
- There are no visible signs of cemeteries observed at the time of this survey.
- All visible above ground indications of public utilities are depicted hereon.
- According to the U.S. Fish & Wildlife Service National Wetlands Inventory Website, the subject property does contain wetland areas.
- The subject tract has direct access to State Highway No. 82 & Texoma Parkway (State Highway No. 91).

FLOOD STATEMENT

By graphic plotting only, portions of this property are located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 48181C0280 F, which bears an effective date of September 29, 2010 and is in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.

ZONING NOTES

The subject tract lies within the limits of the following zones: C-2 (General Commercial) District and O-1 (75 & 82) Overlay District. Requirements of these zones are as follows:

C-2 (General Commercial) District:
Front Setback: 15 feet
Rear Setback: 10 feet or 15 feet minimum when abutting a Residential or C-1 district
Side Setback: 0 feet or 15 feet when abutting a Residential district
Max. Height: 35' or 2 stories

HO (Highway Oriented Overlay District):
Some as base district
Front Setback: 40 feet from the highway or 25 feet plus the building height of the building, whichever is greater
Setback: 15 feet from right-of-way of all other streets
Side & Rear Setback: 5 feet or 40 feet from any residential single-family dwelling zoned R

Parking: Parking Required: none for (Automobile/boat sales, new or used)
Parking Provided: 556 Spaces
City of Sherman Planning & Zoning Dept.

PARKING

550 Standard Spaces
6 Handicap Spaces
556 Total Parking Spaces

ALTA/NSPS LAND TITLE SURVEY



3404 INTERURBAN RD.
DENISON, TEXAS 75021
PHONE (903)465-2151
FAX (903)465-2152

Project Location SHERMAN, TEXAS		Prepared For: UTTER PROPERTIES, LTD.
Project Address 2525 TEXOMA PARKWAY		
Project Name BOB UTTER FORD		
		Job Number 24040382

Sheet 2 of 2		
Date 05-01-24	Revisions	Date
Des. By BNH		
App'd. By DWU		
Dwg. No. 24040382		
Scale 1" = 40'		



218 Emily Ln

Van Alstyne, TX 75495

(903) 815-9273

Project: Utter Properties 2 Bay Private Carwash & Detail Shop
Date: 6/5/2024

RE: Project Narrative

SUP: 2 bay private carwash & detail shop for Utter Properties - the carwash is for make ready and repaired vehicles. No public access.

Architect's Initials: BWG

BWG Architecture ©, All Rights Reserved
B.W. Green, LLC

Owner's Initials: _____

project address:

2525 TEXOMA
PARKWAY
SHERMAN, TX

project owner:

UTTER PROPERTIES

project description:

NEW 2 BAY PRIVATE
CARWASH & DETAIL
SHOP

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

approved by: BWG

designed by: BWG

checked by: BWG

drafted by: BWG

project issue date:

00

project status:

PLANNING & ZONING

project number:

24002

revisions:

Rev. Description Date

sheet name:

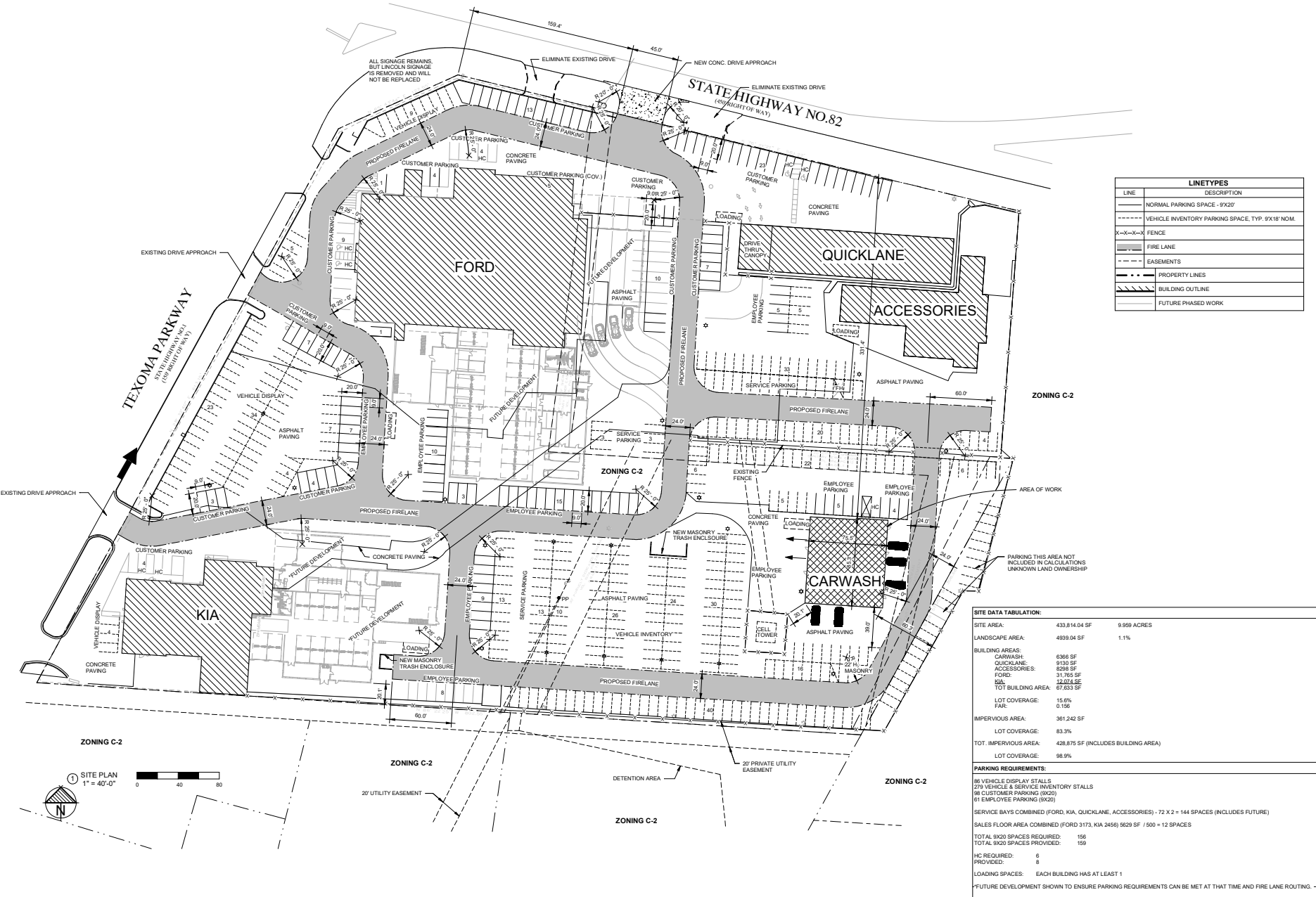
SITE PLAN

sheet issue date:

6/5/2024

A100

D:\BWG ARCHITECTURE\PROJECTS\COMMERCIAL\Ford MotorBbs_Uter Ford\USER\DWG ADDITION 2024\SITE 2024.dwg 6/5/2024 1:07:44 PM



project address:

2525 TEXOMA PARKWAY
SHERMAN, TX

project owner:

UTTER PROPERTIES

project description:

NEW 2 BAY PRIVATE
CARWASH & DETAIL SHOP

consultants:

CIVIL:

STRUCTURAL:

FOUNDATION:

MEP:

project team:

designed by: BWG

drafted by: BWG

project issue date:

00

project status:

CONSTRUCTION DOCUMENTS

project number:

24002

revisions:

Rev.	Description	Date

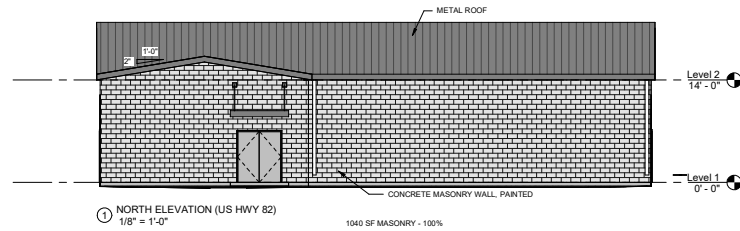
sheet name:

EXTERIOR
ELEVATIONS

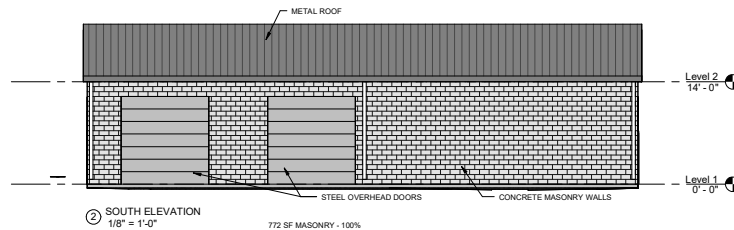
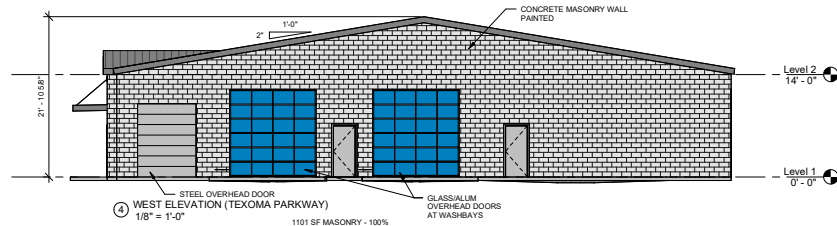
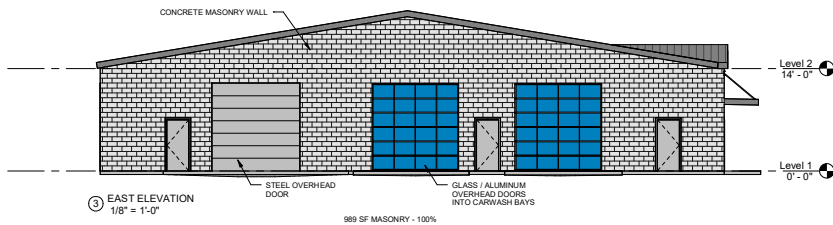
sheet issue date:

6/5/2024

A104



- BUILDING ELEMENTS:**
1. CANOPY (OVER DOOR)
 2. VARIED ROOF HEIGHTS
 3. RECESS/PROJECTION
 4. PEAKED ROOF FORMS



STAFF REVIEW LETTER

July 9, 2024

Sent via email

Bob Utter
2525 Texoma Parkway
Sherman, TX 75090

David Pryor
2525 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.017 to allow a 2.1' side setback in lieu of the required 15' for the existing structure, a Public Hearing and Variance under Section 14.02.017 to allow a 22.3' rear setback in lieu of the required 25' for the existing structure, a Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow an Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/75 & 82 Overlay District, a Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile laundry, carwash in a C-2 (General Commercial) District/75 & 82 Overlay District, and a Public Hearing and Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Automobile repair, body work, or painting in a C-2 (General Commercial) District/75 & 82 Overlay District located in the 4200 Block North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. 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.
8. 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)*)

9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Bob Utter Ford is the occupant of the Property.
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. New 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(h)*
13. New structures will not be permitted within existing and proposed easements. *Code of Ordinances, Chapter 14, Article 14.04*

Solid Waste Services

14. The NEW MASONRY TRASH ENCLOSURE must be 30' long by 10' deep for three front load dumpsters to fit.

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

If additional information or clarification is needed, contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

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



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

501 NORTH HOLLY AVENUE (Project No. 24-002740)

The request of Shanan and Carrie Bailey (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 501 North Holly Avenue, consisting of 0.235 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 2, Westwood Third Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 9.7' side setback on the South side property line in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback on the North side property line in lieu of the required 6' for the existing structure.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 5' side setback on the North side property line in lieu of the required 6' for a new addition.

Planning and Zoning Commission

D. Final Plat of Shanan Bailey Addition

Background:

The property is located at 501 North Holly Avenue at the corner of Hillcrest Drive and North Holly Avenue. The owner is requesting Variances for the side setbacks on the South and North property lines and the side setback on the North property line for a new addition. The owner would also like to plat the property for residential development.

The following has been approved for this location:

- 8/21/2018 – Exception to allow a 6' privacy fence on the property line on a corner lot in lieu of the permitted 4' in height extending closer than 25' to a front-line street in an R-1 (One Family Residential) District.
- 6/14/2024 - Preliminary Plat of Shanan Bailey Addition (**Conditionally Approved**)

Origination:

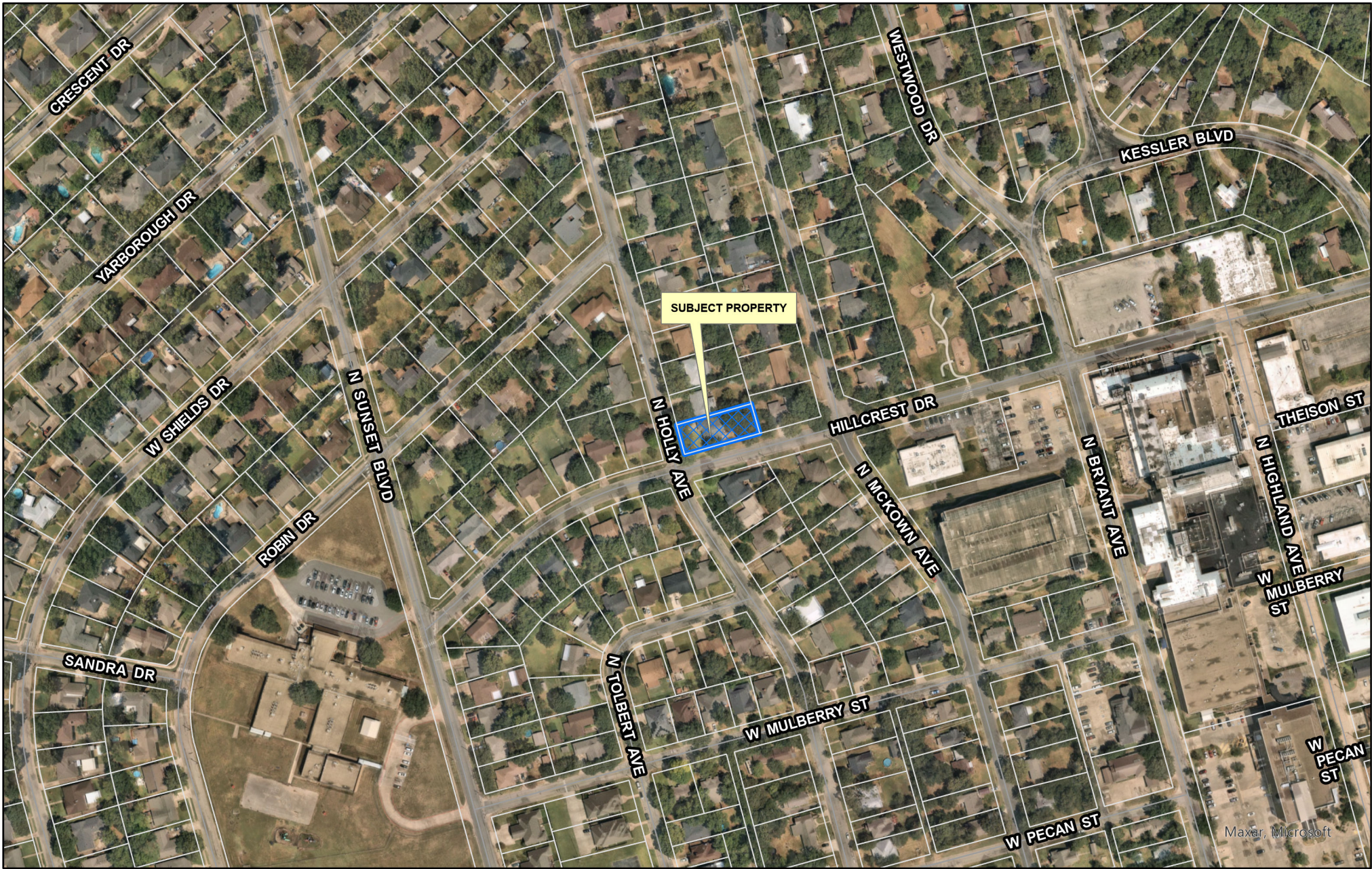
Shanan and Carrie Bailey (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Cover Letter
7. Final Plat
8. Utility Easements
9. Site Plan
10. En Suite rooms
11. Full view
12. New Family Room & Patio

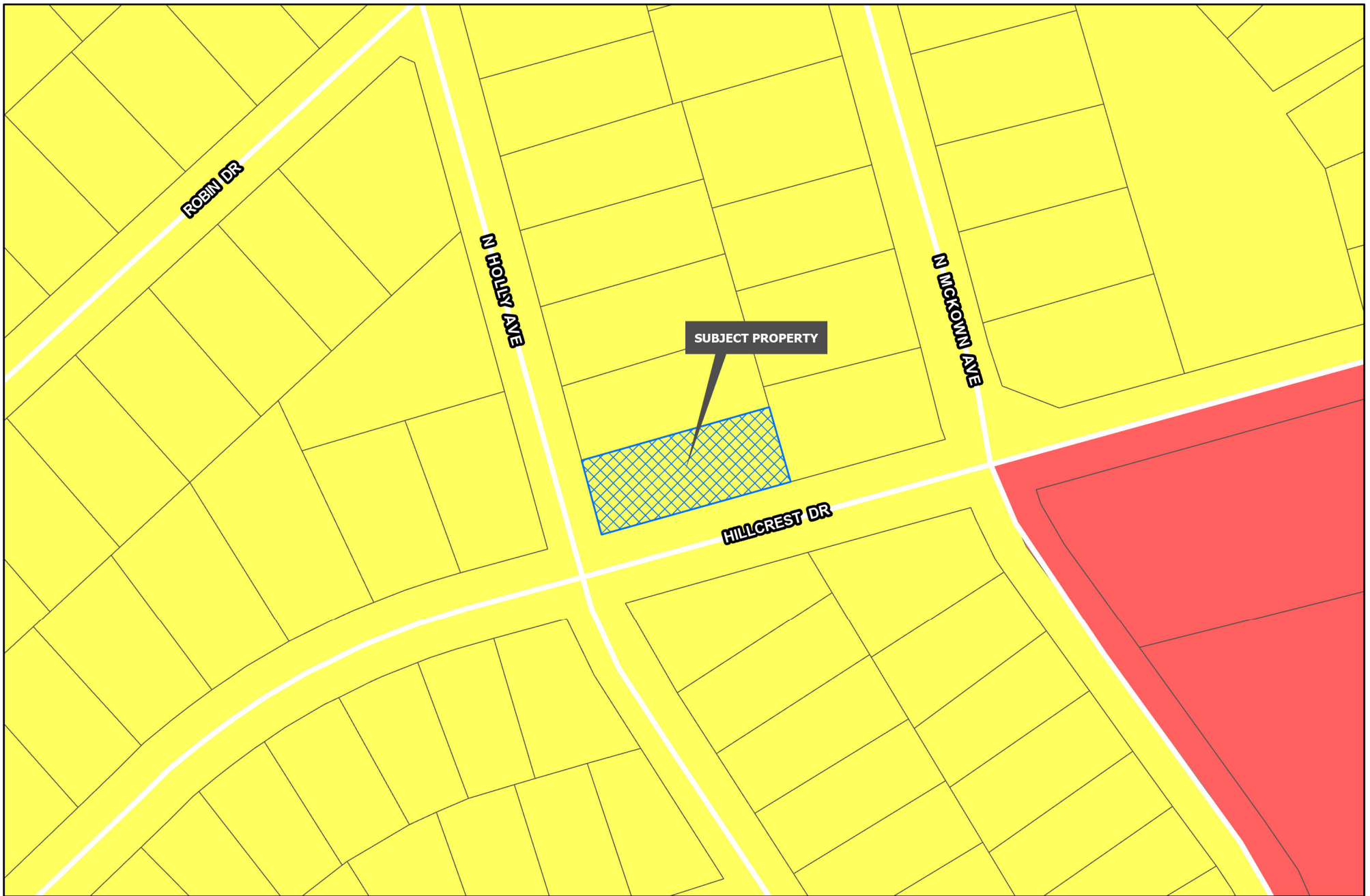


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
501 N HOLLY AVE



Date: 6/13/2024 8:24 AM

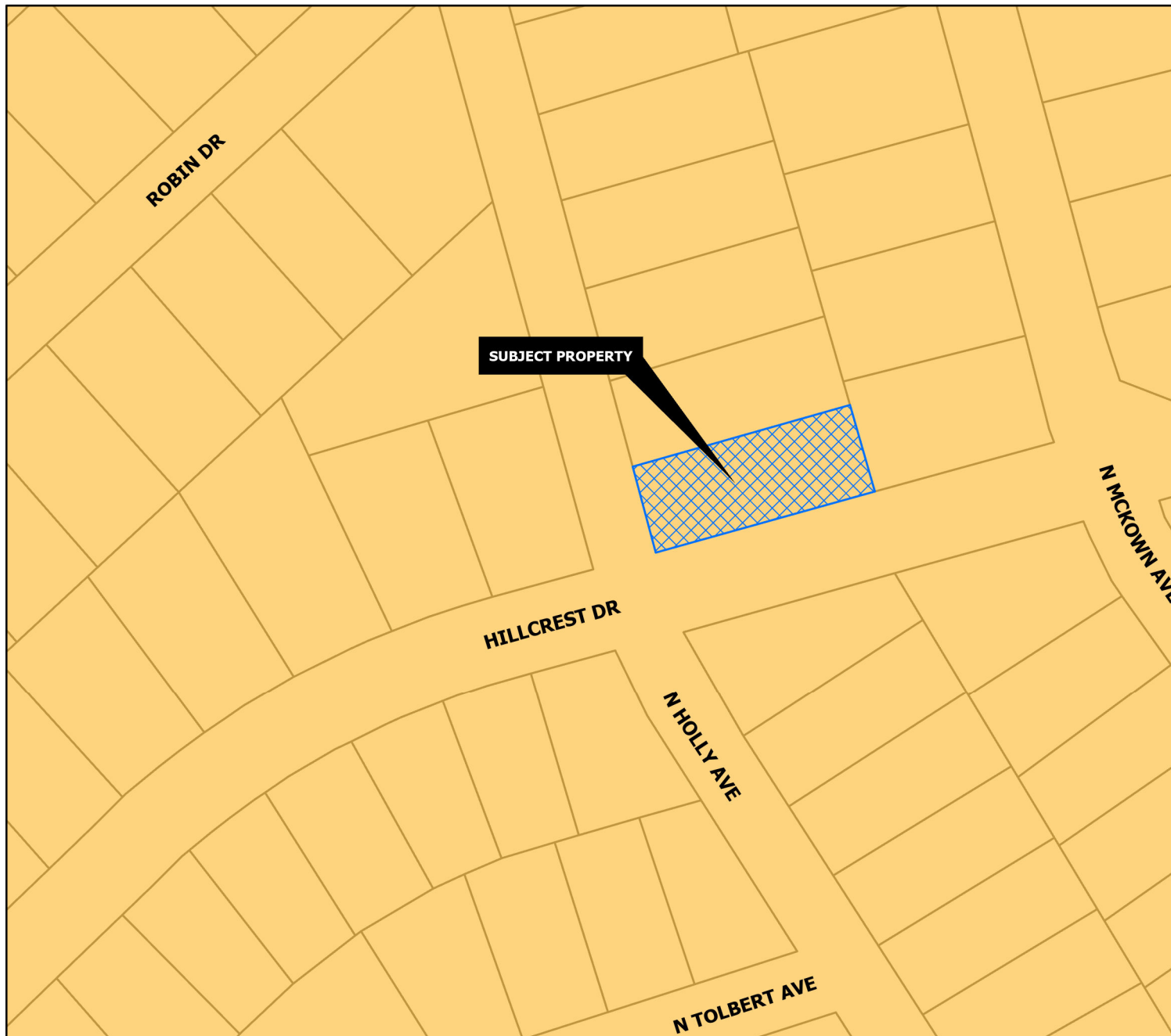


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
501 N HOLLY AVE





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.



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
501 N HOLLY AVE





7/2/2024 at 6:45 PM

From the desk of
Shanan T. Bailey

501 N. Holly Avenue
Sherman, TX 75902
903-744-2006

email: shanan@fbcsherman.org

June 6, 2024

Planning & Zoning Committee
City of Sherman
Via email: Planning@CityofSherman.com

***RE: Application for Permit & Approval for Partial Remodel of residential structure at
501 N. Holly Avenue, Sherman, TX 75092 – “Shanan Bailey Addition” application
City of Sherman Job#24040167***

To the Planning & Zoning Committee:

Thank you for taking the time to evaluate this request for a variance for the above-described property. This request is being submitted per the City of Sherman’s requirement in connection with a requested remodel, Job# 24040167. Please also refer to the documents submitted with this variance request, including the May 14, 2024 letter explaining the remodel project.

The original house structure is shown on the replat and is within what is now the required setback for R-6 zoning, according to the City’s 6-5-24 Conditional approval letter. That is, the house was built several decades ago when the setback requirement was different. The remodel application requests that we be allowed to add, among other things, livable space on the north side of the house that would (1) be no wider than the existing house, thereby maintaining the same setback distance as the original house, and (2) would extend from the back of the original house eastward by approximately 23 feet. That is, the new build would maintain the same setback currently in place for the original house.

This remodel will add usable living space without encroaching on the setback measurements that currently exist for the existing/original structure. The addition will add functionality to the house and the overall project will provide more effective livability to the home. As such, we respectfully request this variance.

Sincerely,

/s/ *Shanan Bailey*

Shanan Bailey

Copley Land Surveying



June 5, 2024

Carrie Ann Bailey
Shanan Todd Bailey
1514 Lakewood Drive
Sherman, TX 75092

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated June 5, 2024 for the Preliminary Plat of Shanan Bailey Addition, Job#24040167

To Whom it May Concern:

1. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 1A, Block 2. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*

Dedicated as shown

2. Dedicate a 10' Utility Easement along Holly Avenue. *Code of Ordinances Chapter 10.03.003(d)(1)*

Dedicated as shown

3. Dedicate a 5' Utility Easement along Hillcrest Drive. *Code of Ordinances Chapter 10.03.003(d)(1)*

Dedicated as shown

4. Modify 10' Utility Easement on Southwest corner of proposed Lot 1A, Block 2 to parallel new right of way created by corner clip. *Code of Ordinances 10.03.003(d)(3)*

Modified as shown

5. Existing structure lies within the side setback for R-6 Zoning. Variance approved by Board of Adjustments is required prior to submittal of Final Plat. *Code of Ordinances, Chapter 14, Section 14.04; 14.02.006*

N/A Not for Surveyor

6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*

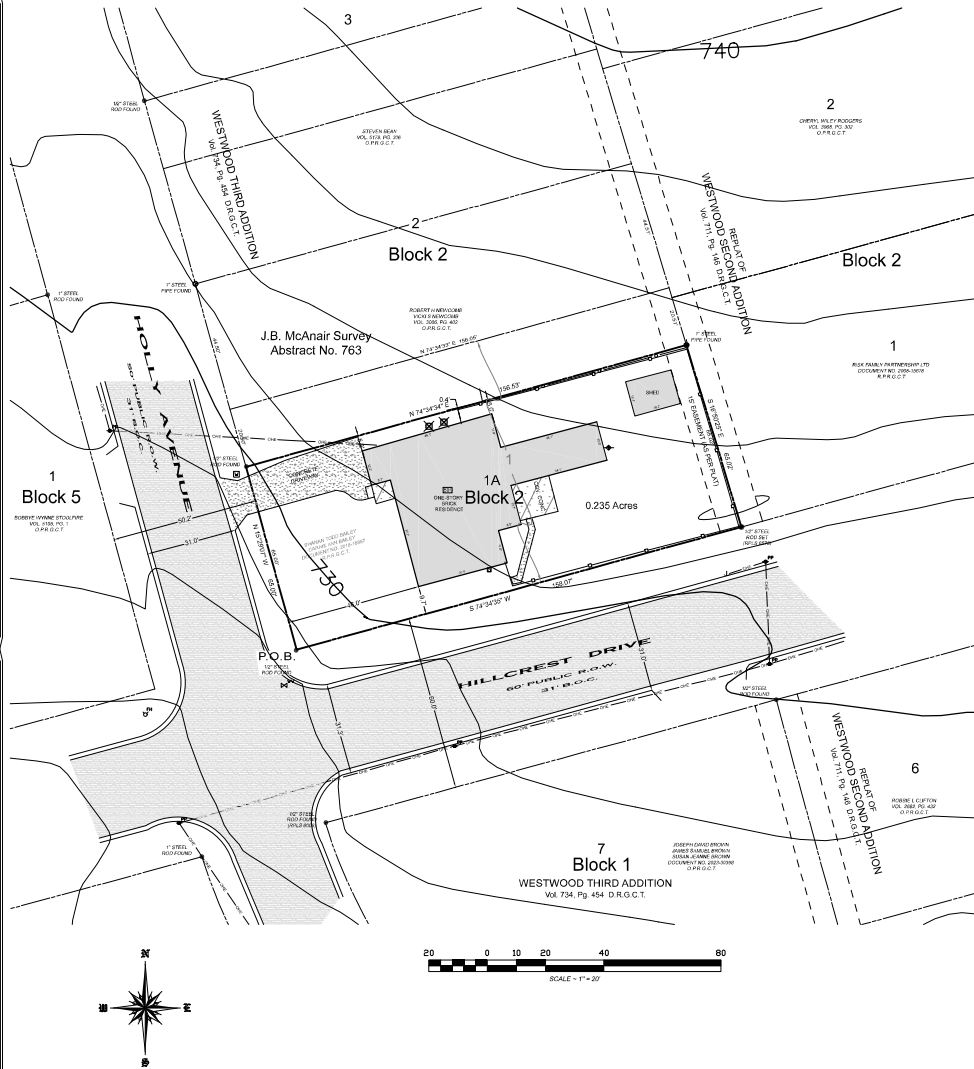
Informational

7. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*

Understood

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

Informational



Preliminary Certificate Block

City Engineer: _____ Date: _____
 City of Sherman
 Attest: _____

 City Clerk

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 1, Block 2, Westwood Third Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 734, Page 454, Deed Records, Grayson County, Texas and being the same tract of land conveyed to Shannon Todd Bailey and Carrie Ann Bailey by deed of record in Document No. 2016-16867, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the southwest corner of said Lot 1, Block 2, Westwood Third Addition, the southwest corner of said Bailey Tract, and the intersection of the north line of Hillcrest Drive and the east line of Holly Avenue;

Thence **North 18°29'07" West**, along the west line of said Lot 1, Block 2, Westwood Third Addition, and the east line of said Holly Avenue, a distance of **65.00 feet** to a 1/2" steel rod found maintaining the northwest corner of said Bailey Tract, and the southwest corner of a tract of land conveyed to Robert H. Newcomb and Vicki S. Newcomb by deed of record in Volume 3006, Page 402, Official Public Records;

Thence **North 74°34'34" East**, along the north line of said Bailey Tract, and the south line of said Newcomb Tract, a distance of **156.53 feet** to a 1" steel pipe found maintaining the northeast corner of said Bailey Tract, the southeast corner of said Newcomb Tract, in the east line of said Lot 1, Block 2, Westwood Third Addition and in the west line of Lot 1, Block 2, Westwood Second Addition, an addition to the City of Sherman by plat of record in Volume 771, Page 146 of said Deed Records;

Thence **South 16°50'25" East**, along the east line of said Lot 1, Block 2, Westwood Third Addition, and the west line of said Lot 1, Block 2, Westwood Second Addition, a distance of **65.62 feet** to an addition to the City of Sherman by plat of record in Volume 771, Page 146 of said Deed Records;

Thence **South 74°34'35" West**, along the south line of said Lot 1, Block 2, Westwood Third Addition, and the north line of said Hillcrest Drive, a distance of **168.07 feet** to the **Point-of-Beginning** and containing **0.235 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
 COUNTY OF GRAYSON §

WHEREAS, CARRIE ANN BAILEY and SHANAN TODD BAILEY, 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 Shanan Bailey Addition, an addition to the City of Sherman, Grayson County, Texas;

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

By: SHANAN TODD BAILEY

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

Purpose:
 The purpose of this plat is to replat a portion of Lot 1 into 1 Lot.



Owner's Certificate of Dedication

That CARRIE ANN BAILEY and SHANAN TODD BAILEY, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Shanan Bailey Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.235 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 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 said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this ____ day of ____, 2024.

CARRIE ANN BAILEY

SHANAN TODD BAILEY

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 CARRIE ANN BAILEY 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.

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

Notary Public, State of Texas

STATE OF TEXAS
 COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared SHANAN TODD BAILEY 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.

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

Notary Public, State of Texas

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

Chairman

Secretary

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

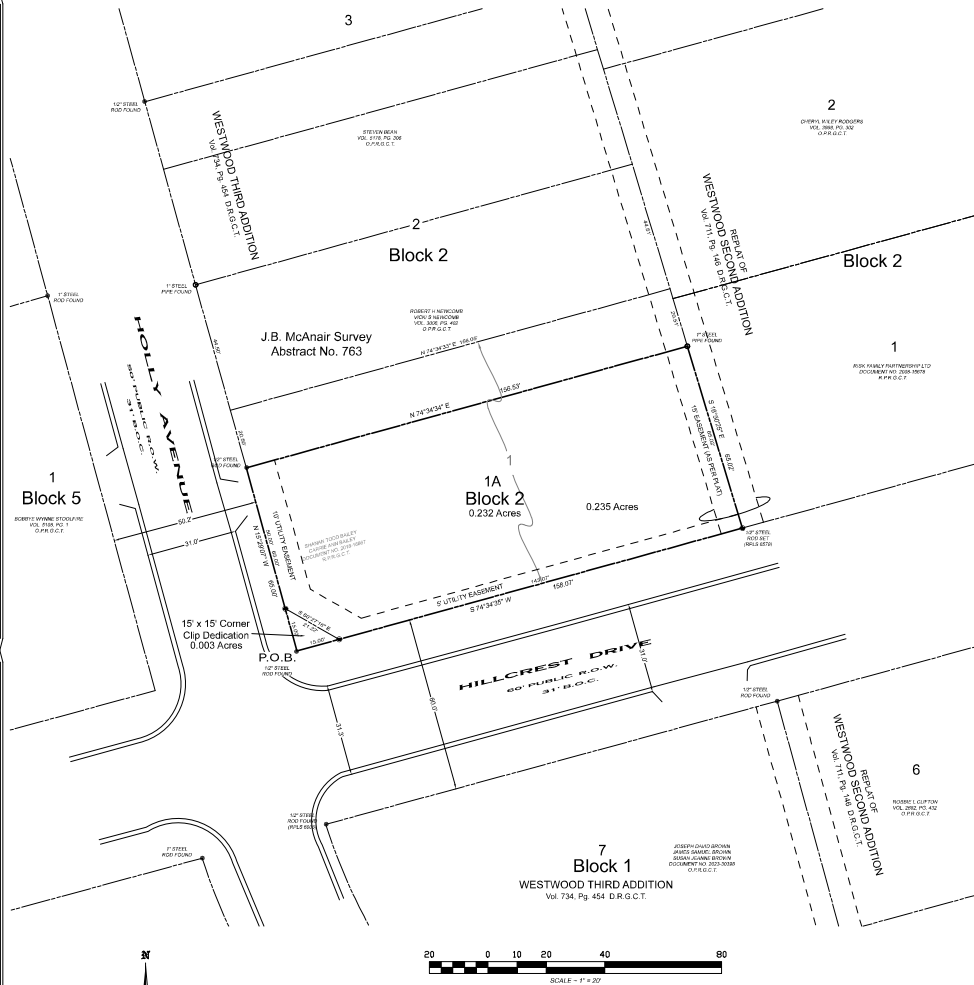
5142024

Copley Land Surveying
 2804 Texoma Parkway, Sherman, Texas 75002
 TX 903-415-0645
 info@copleylandsurveying.com

OWNERS/DEVELOPER
 CARRIE ANN BAILEY
 SHANAN TODD BAILEY
 1514 LAKEWOOD DRIVE
 SHERMAN, TEXAS 75002

SURVEYOR
 JOHN C. COPLEY
 R.P.L.S. NO. 6720
 1702 VERDILIN
 SHERMAN, TEXAS 75009

"PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES."
 CONTOURS ARE OVERLAYED FROM SHERMAN 2" CONTOURS



Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 1, Block 2, Westwood Third Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 734, Page 45d, Deed Records, Grayson County, Texas and being the same tract of land conveyed to Shannon Todd Bailey and Carrie Ann Bailey by deed of record in Document No. 2018-16867, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the southwest corner of said Lot 1, Block 2, Westwood Third Addition, the southwest corner of said Bailey Tract, and the intersection of the north line of Hillcrest Drive and the east line of Holly Avenue;

Thence North 16°29'07" West, along the west line of said Lot 1, Block 2, Westwood Third Addition, and the east line of said Holly Avenue, a distance of **65.00 feet** to a 1/2" steel rod found maintaining the northwest corner of said Bailey Tract, and the southwest corner of a tract of land conveyed to Robert H. Newcomb and Vicki S. Newcomb by deed of record in Volume 3006, Page 402, Official Public Records;

Thence North 74°34'34" East, along the north line of said Bailey Tract, and the south line of said Newcomb Tract, a distance of **156.53 feet** to a 1" steel pipe found maintaining the northeast corner of said Bailey Tract, the southeast corner of said Newcomb Tract, in the east line of said Lot 1, Block 2, Westwood Third Addition and in the west line of Lot 1, Block 2, Westwood Second Addition, an addition to the City of Sherman by plat of record in Volume 711, Page 14d of said Deed Records;

Thence South 16°02'25" East, along the east line of said Lot 1, Block 2, Westwood Third Addition, and the west line of said Lot 1, Block 2, Westwood Second Addition, a distance of **65.02 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 1, Block 2, Westwood Third Addition, the southwest corner of said Lot 1, Block 2, Westwood Second Addition and in the north line of said Hillcrest Drive;

Thence South 74°34'35" West, along the south line of said Lot 1, Block 2, Westwood Third Addition, and the east line of Hillcrest Drive, a distance of **158.07 feet** to the **Point-of-Beginning** and containing **0.235 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this report 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.

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

Date

AVIGATION RELEASE

THE STATE OF TEXAS, §
COUNTY OF GRAYSON, §
WHEREAS, CARRIE ANN BAILEY AND SHANAN TODD BAILEY, 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 Shanan Bailey 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 or flight in the air) by whomsoever owned and operated, in the airspace above **OWNER'S** property. Such release shall include, but not be limited to, any damages to the **OWNER'S** described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and **OWNER** does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the **CITY** or **AIRPORT**, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon **OWNER**, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Shanan Bailey 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.

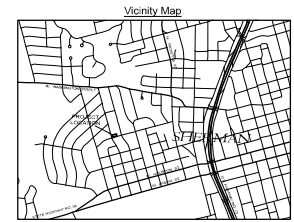
By: CARRIE ANN BAILEY

By: SHANAN TODD BAILEY

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 to drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing roads or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lots or lots that are traversed by or adjacent to the drainage courses along or across sections.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this lot.
9. Easements are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this plat is to replat a portion of Lot 1 into 1 Lot.



Owner's Certificate of Dedication

That CARRIE ANN BAILEY AND SHANAN TODD BAILEY, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Shanan Bailey Addition, an addition to the City of Sherman, Grayson County, Texas, Being 0.235 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 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 this ____ day of ____, 2024.

CARRIE ANN BAILEY

SHANAN TODD BAILEY

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

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

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

Notary Public, State of Texas

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

Chairman Secretary

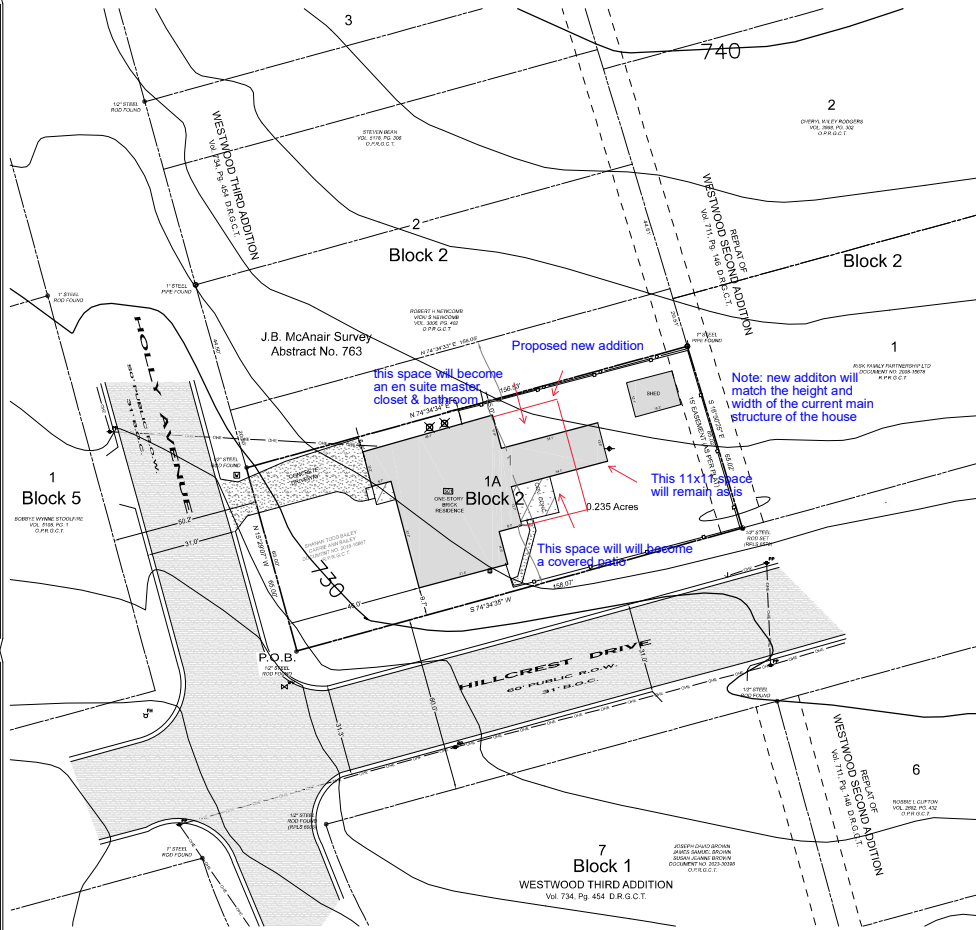
Shanan Bailey Addition
an addition to
the City of Sherman
Grayson County, Texas

652024

Copley Land Surveying
2004 Texoma Parkway, Sherman, Texas 75090
TX 003-415-0043
info@copleylandsurveying.com

OWNERS/DEVELOPER
CARRIE ANN BAILEY
SHANAN TODD BAILEY
1514 LAKEWOOD DRIVE
SHERMAN, TEXAS 75092

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



Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 1, Block 2, Westwood Third Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 734, Page 454, Deed Records, Grayson County, Texas and being the same tract of land conveyed to Shannon Todd Bailey and Carrie Ann Bailey by deed of record in Document No. 2018-16857, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the southwest corner of said Lot 1, Block 2, Westwood Third Addition, the southwest corner of said Bailey Tract, and the intersection of the north line of Hillcrest Drive and the east line of Holly Avenue;

Thence North 15°29'07" West, along the west line of said Lot 1, Block 2, Westwood Third Addition, and the east line of said Holly Avenue, a distance of **65.00 feet** to a 1/2" steel rod found maintaining the northwest corner of said Bailey Tract, and the southwest corner of a tract of land conveyed to Robert H. Newcomb and Vicki S. Newcomb by deed of record in Volume 3006, Page 402, Official Public Records;

Thence North 74°34'34" East, along the north line of said Bailey Tract, and the south line of said Newcomb Tract, a distance of **156.53 feet** to a 1" steel pipe found maintaining the northeast corner of said Bailey Tract, the southeast corner of said Newcomb Tract, in the east line of said Lot 1, Block 2, Westwood Third Addition and in the west line of Lot 1, Block 2, Westwood Second Addition, an addition to the City of Sherman by plat of record in Volume 711, Page 145 of said Deed Records;

Thence South 16°02'25" East, along the east line of said Lot 1, Block 2, Westwood Third Addition, and the west line of said Lot 1, Block 2, Westwood Second Addition, a distance of **65.02 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 1, Block 2, Westwood Third Addition, the southwest corner of said Lot 1, Block 2, Westwood Second Addition and in the north line of said Hillcrest Drive;

Thence South 74°34'35" West, along the south line of said Lot 1, Block 2, Westwood Third Addition, and the north line of Hillcrest Drive, a distance of **158.07 feet** to the **Point-of-Beginning** and containing **0.235 acres** of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this report 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.

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

Date

AVIGATION RELEASE

THE STATE OF TEXAS, §
COUNTY OF GRAYSON, §
WHEREAS, CARRIE ANN BAILEY AND SHANAN TODD BAILEY, 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 Shanan Bailey 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 or of flight in the air) by whomsoever owned and operated, in the airspace above **OWNER'S** property. Such release shall include, but not be limited to, any damages to the **OWNER'S** described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and **OWNER** does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the **CITY** or **AIRPORT**, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all 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 Shanan Bailey 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: CARRIE ANN BAILEY

By: SHANAN TODD BAILEY

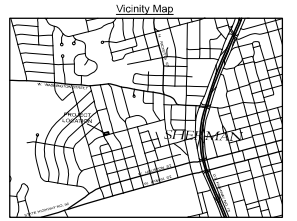
- GENERAL NOTES -

- Water Supply to be provided by the City of Sherman.
- Power service to be provided by the City of Sherman.
- Electrical service is provided by Onco Electrical Delivery.
- Blocking the flow of water or construction of improvements to drainage easements, and filling or obstruction of the roadway is prohibited.
- Any existing existing drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lots or lots that are traversed by or adjacent to the drainage courses along or across sections.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- 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.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this lot.
- Setbacks are based on the City of Sherman Control Monument Network.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

Purpose:
The purpose of this plat is to replat a portion of Lot 1 into 1 Lot.

"PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES."

CONTOURS ARE OVERLAYED FROM SHERMAN 2" CONTOURS



Owner's Certificate of Dedication

That CARRIE ANN BAILEY AND SHANAN TODD BAILEY, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Shanan Bailey Addition, an addition to the City of Sherman, Grayson County, Texas, Being 0.235 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 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 this ____ day of ____, 2024.

CARRIE ANN BAILEY

SHANAN TODD BAILEY

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

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

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

Notary Public, State of Texas

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

Chairman Secretary

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

5/14/2024

Copley Land Surveying
2804 Cresta Barrow, Sherman, Texas 75090
TX 003-415-0043
info@copleylandsurveying.com

OWNERS/DEVELOPER
CARRIE ANN BAILEY
SHANAN TODD BAILEY
1514 LAKEWOOD DRIVE
SHERMAN, TEXAS 75092

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

City Engineer,
City of Sherman
Attest:

City Clerk

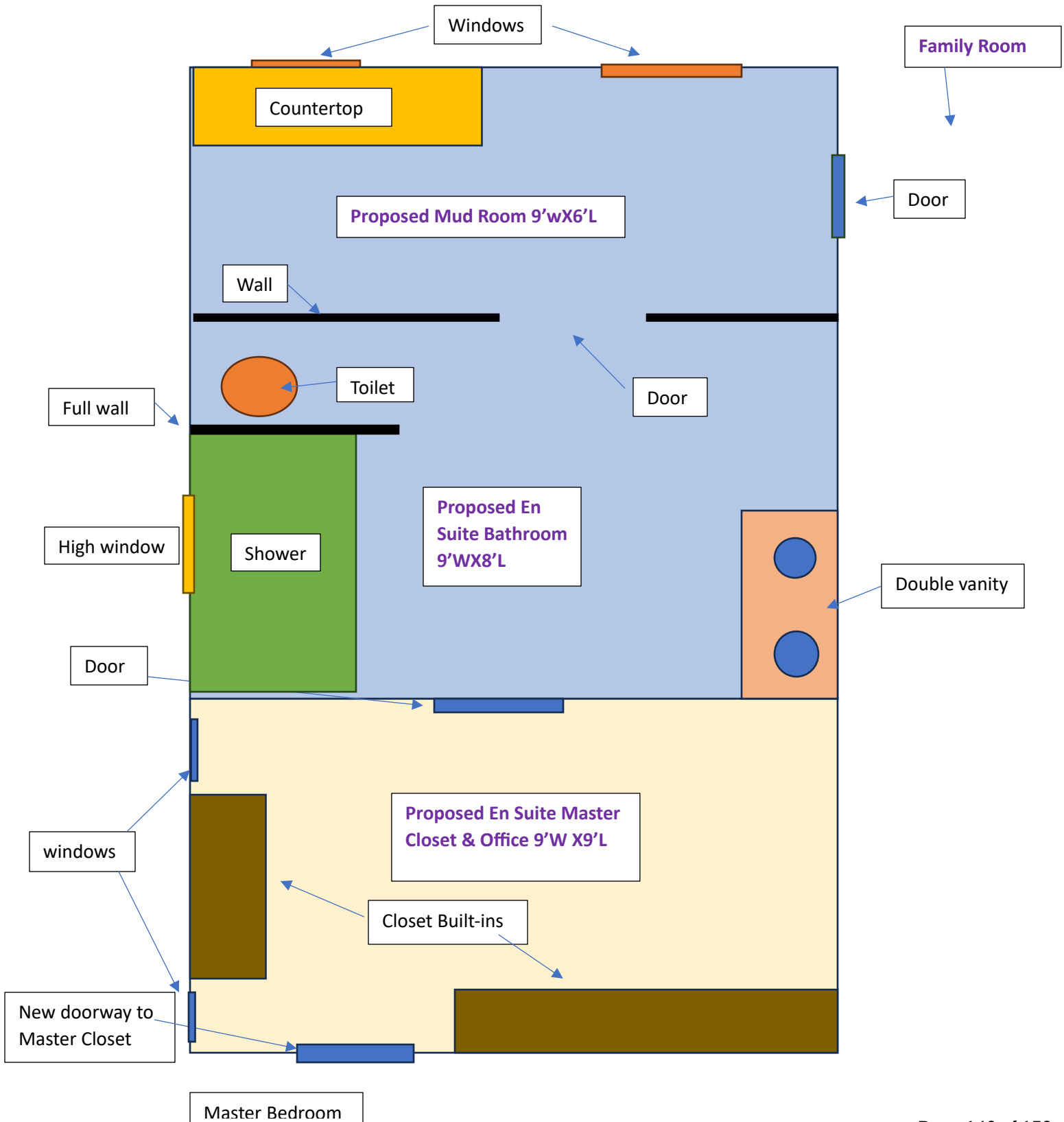
Date

Preliminary Certificate Block

Proposed Remodel Plans for 501 N. Holly, Sherman, TX, 75090

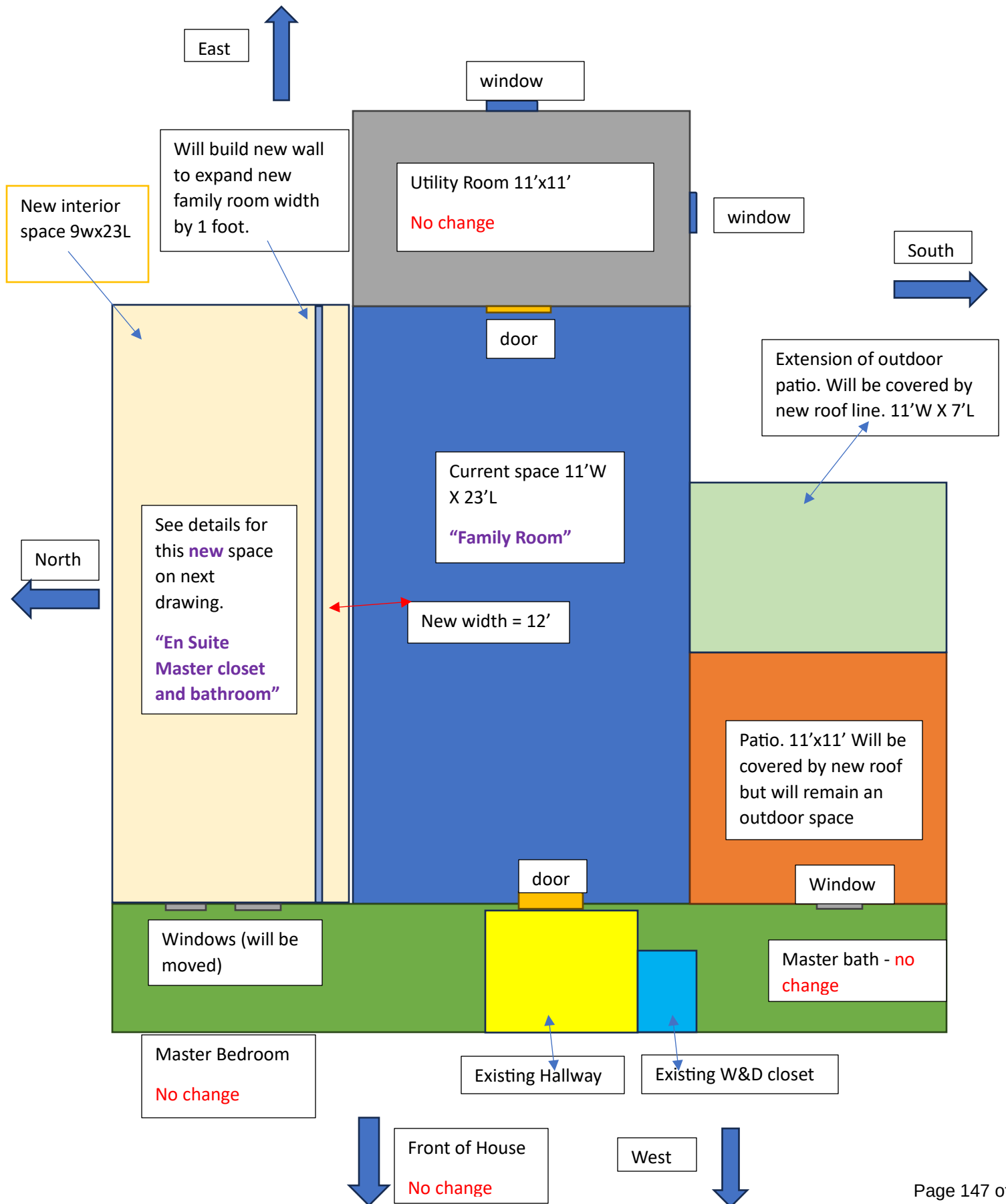
Document #2: Detail Sheet for Proposed En Suite Master Closet/Office & Bathroom

Proposed Dimensions: 9 W X 23 L



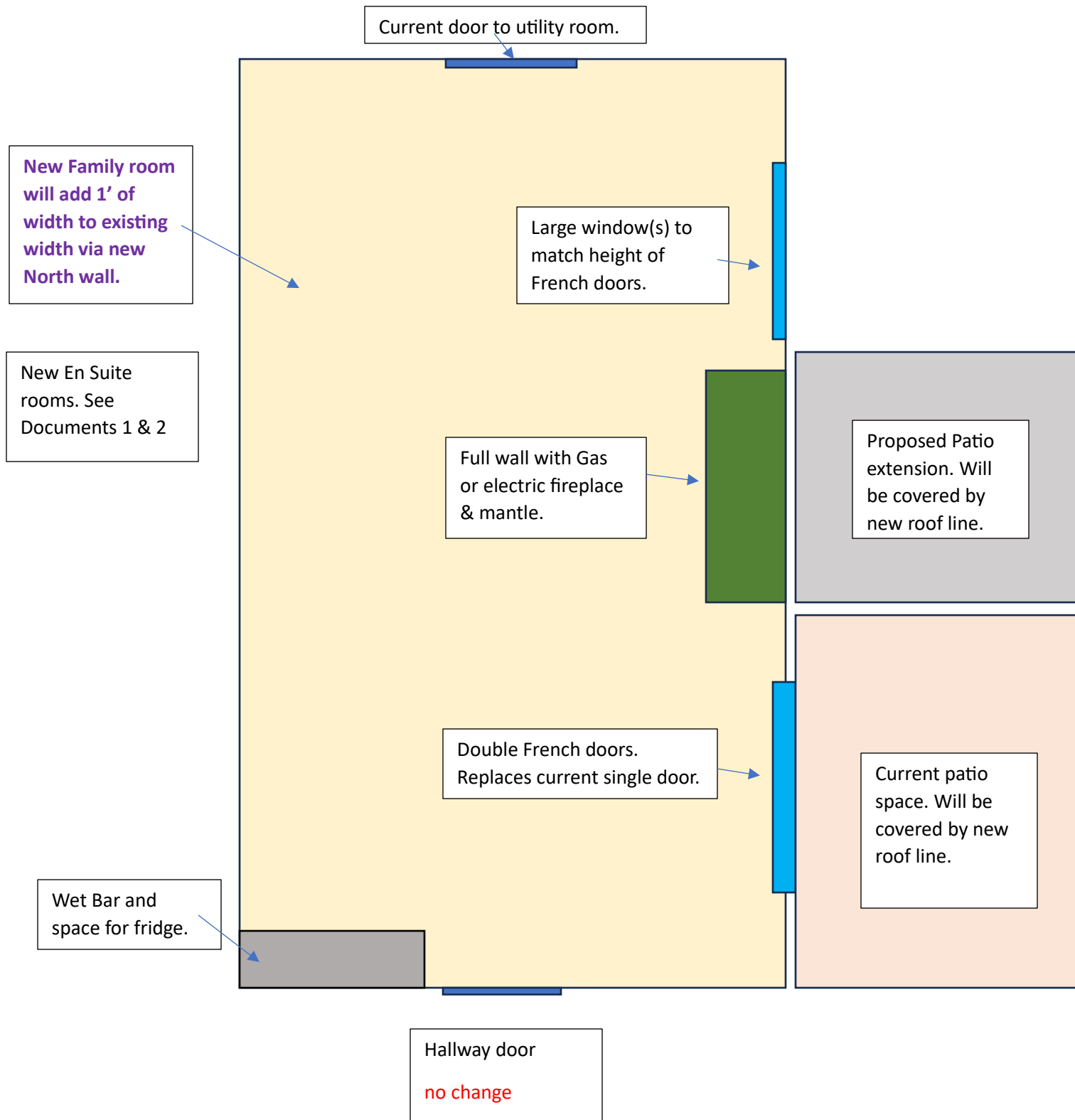
Proposed Remodel Plans for 501 N. Holly, Sherman, TX, 75090

Document #1: Master Overview



Proposed Remodel Plans for 501 N. Holly, Sherman, TX, 75090

Document #3: Proposed Remodel of Current Family Room





Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 7/16/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

Overall Location Map

Background:

Overall Location Map to demonstrate the locations of P&Z items in the City of Sherman Map to demonstrate the locations of P&Z items in the City of Sherman.

Origination:

Development Services

Staff Recommendation:

No action is required.

Attachments:

1. Overall Location Map

