
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 20, 2024, at 5:00 PM in the Municipal Ballroom at 405 North Rusk Street to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JULY 16, 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)**

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

6. *** 1000 EAST PECAN GROVE ROAD (PROJECT NO. 24-003468)**

The request of Preston Trails Partners, LLC (Owner), Stephanie Brister (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1000 East Pecan Grove Road, consisting of 0.953 acres being Lot 2 of the Jackson Walker Addition and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pecan Grove Medical Office Building.

7. **501 NORTH HOLLY AVENUE (PROJECT NO. 24-002740)**

TABLED FROM JULY 16, 2024

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:

Planning and Zoning Commission

Final Plat of Shanan Bailey Addition

8. **300-1000 WEST HIGHWAY 82 (PROJECT NO. 24-003487)**

The request of Jason Brumm, SHA Heritage Ranch, LLC (Owner), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks West

Highway 82 consisting of 438.989 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/75&82 Overlay District, as follows:

Planning and Zoning Commission

- A. Public Hearing and Heritage Ranch PD (Planned Development) District text amendment to include Dwelling, Multi-Family in the Permitted Uses – Commercial and the Permitted Uses – Entertainment.
- B. Tract 1, consisting of 14.650 acres in the Uriah Burns Survey, Abstract 121 - Site Plan of Heritage Ranch Multi-Family Phase 1.

9. **800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-003467)**

The request of Lennar Homes of Texas Land and Construction, LLC (Owner), Thomas Mansfield (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75, being in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

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

10. **1707 NORTH WHARTON STREET (PROJECT NO. 24-003513)**

The request of Rully Sujatmiko (Owner), Luis Moran (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1707 North Wharton Street being Lot 9, Block H, Maxey's 3rd 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 1.5' side setback in lieu of the required 6' for the existing brick garage.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 2.6' side setback in lieu of the required 6' for the existing metal shed.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 4' distance from the main structure in lieu of the required 5' for the new addition.

11. **1021 NORTH WHARTON STREET (PROJECT NO. 24-003516)**

The request of Gilberto Medina (Owner), Manuel Medina (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1021 North Wharton Street being Lot 25, Block 1 of Birge's Fairview Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 3' front setback in lieu of the required 20' for a carport.

12. **2907 WEST TRAVIS STREET (PROJECT NO. 24-003486)**

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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 103' tall in lieu of the 35' for a new stadium.
- B. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 120' tall in lieu of the 35' for speaker poles.
- C. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 130' tall in lieu of the 35' for field lighting.

- D. Public Hearing and Variance under Section 14.02.006 to allow 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

E. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (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. 6752.

Close Public Hearing

13. OVERALL LOCATION MAP

14. 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 August 15, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

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



Lauren Marlow,
Development Services Coordinator



Planning & Zoning Commission Development Services

Agenda Item No. 2.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE REGULAR JULY 16, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:

This item is to approve the minutes of the July 16, 2024 Planning and Zoning Commission and Board of Adjustment meeting.

Origination:

Development Services

Staff Recommendation:

Staff recommends to approve the minutes.

Attachments:

1. 2024-07-16 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, July 16, 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 00:05:12

Chairman Mahone called the meeting to order at 5:01 p.m.

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

Bookmarked at 00:06:37

The Planning and Zoning Commission reviewed the minutes of the June 18, 2024, Regular Meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:07:12

4. CITIZEN COMMENTS

Bookmarked at 00:08:50

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.

Bookmarked at 00:09:36

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6, and 7 on the Consent Agenda as presented. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

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

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.

Bookmarked at 00:10:23

Board of Adjustment

Motion by Commission Member Whitaker to approve the Site Plan located at 3120 South Highway 75.

Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:13:26

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located in the 4300 Block Cox Street.

Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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 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 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.

Bookmarked at 00:19:17

Chairman Mahone requested an Executive Session and stated, "The Planning and Zoning Commission will now hold a closed Executive Session pursuant to the Texas open meetings act at Section 551.001 to consult with the City Attorney."

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 5:32 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 5:42 p.m.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change subject to the Staff Review Letter located in the 2801 Block Blue Flame Road and 2900 Block FM 691. Second by Commission Member Ramirez.

VOTING AYE: WHITAKER.

VOTING NAY: MAHONE, BLAGG AND DOWNTAIN.

This motion fails.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Zone Change subject to the Staff Review Letter and Half Concurrence Letter with 31% consisting of R-TH (Townhome Residential) District and R-4 (Single Family Residential) District and 69% consisting of R-5 (Single Family Residential) District located in the 2801 Block Blue Flame Road and 2900 Block FM 691. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:06:29

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change being tied to Valvoline Instant Oil Change located in the 4200 Block North Loy Lake Road. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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

Bookmarked at 01:11:58

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A and B subject to the Staff Review Letter located at 710 West Birge Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Final Plat located at 710 West Birge Street. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:20:13

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A and B located at 2525 Texoma Parkway. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Specific Use Permit subject to the Staff Review Letter located at 2525 Texoma Parkway. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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

Bookmarked at 01:25:49

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A, B and C located at 501 North Holly Avenue. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Manley to table the Final Plat located at 501 North Holly Avenue. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

15. ADJOURNMENT

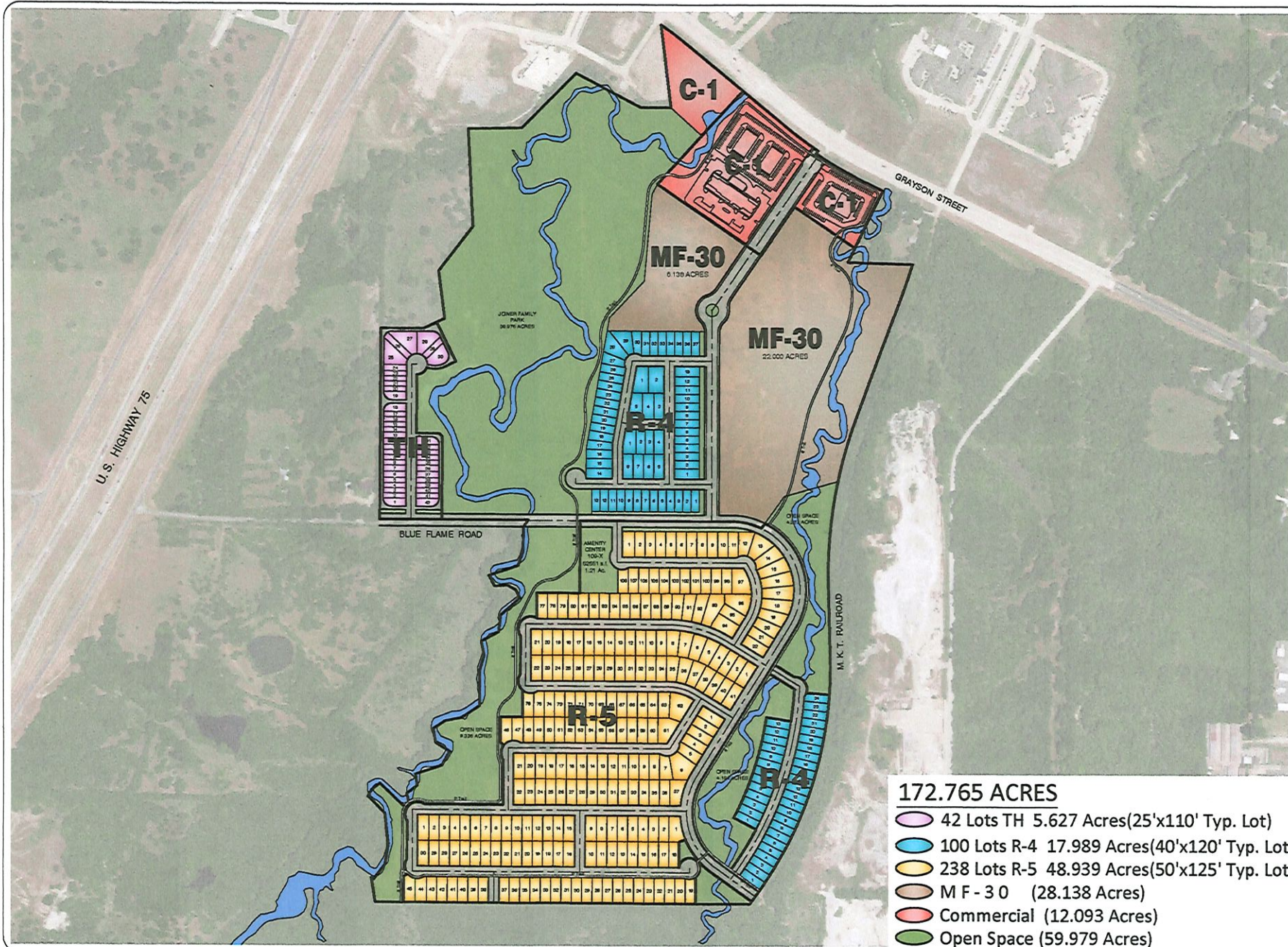
Bookmarked at 01:42:22

Vice Chairman Downtain adjourned the meeting at 6:38 p.m.



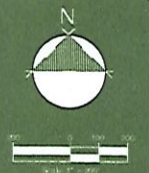
ACTING SECRETARY

CHAIRMAN



172.765 ACRES

- 42 Lots TH 5.627 Acres(25'x110' Typ. Lot)
- 100 Lots R-4 17.989 Acres(40'x120' Typ. Lot)
- 238 Lots R-5 48.939 Acres(50'x125' Typ. Lot)
- M F - 3 0 (28.138 Acres)
- Commercial (12.093 Acres)
- Open Space (59.979 Acres)



PD EXHIBIT
GATEWAY CREEK
CITY OF SHERMAN, TEXAS

PETITT - ECD
 ENGINEERING SURVEYING
 CONSTRUCTION ADMINISTRATION
 16004 COLLINS BLVD
 SUITE 200
 WYLLIE, TX 75098
 972.841.6800

MARCH 28, 2024
 SHEET NO. 1 OF 1
 PROJECT #00000



July 12, 2024

Mr. Rob Rae, AICP
City of Sherman
220 West Mulberry Street
Sherman, TX 75090

Re: Joiner Ranch -2801 Block Blue Flame Road and 2900 Block FM 691 Public Hearing- Holcim – SOR, Inc. Comment

Mr. Rae,

Holcim appreciates the opportunity to comment on the proposed Joiner Ranch residential development. As a construction materials producer who regularly supplies concrete for residential development, we generally do not oppose such development. However, in this instance, we are concerned about the proposed placement of this residential development immediately adjacent to an M-2 (Heavy Manufacturing) district due to the inherent incompatibility of the uses. We believe this creates a foreseeable risk of future grievances from residential property owners who are not made aware of the more intensive land uses that will continue to exist within 500 feet of the proposed residential development. These uses include ready mix concrete and asphalt plants.

Based on similar recent instances where local municipalities have been confronted with these issues, Holcim requests that Planning and Zoning consider adding notice language that would accompany any request to plat. We have attached sample notice language to this letter. We believe that such notice language would benefit the City, the developer and Holcim by ensuring that future residents are made aware of the nature of the operating conditions associated with ready mix concrete and asphalt plants that will be occurring adjacent to the proposed development. The proposed plat language is attached in "Exhibit A."

We are available to discuss the language or participate in meetings as you proceed through the public hearing process.

Thank you,

A handwritten signature in blue ink that reads 'Riley Kirby'.

Riley Kirby
Land and Environmental Manager
Holcim – SOR, Inc.
Riley.hewston@holcim.com
(469) 260-8561

Attachment A
Proposed Plat Notification Language

On every plat that includes a portion of the proposed development property:

“NOTICE TO OWNERS AND POTENTIAL PURCHASERS: At the time of approval of this final plat, the property shown on this plat is adjacent to or in close proximity to property that is zoned M-2 (Heavy Manufacturing) pursuant to the City of Sherman’s Zoning Ordinance. The City’s Zoning Ordinance permits activities in M-2 (Heavy Manufacturing) that include batching or mixing plant, asphalt or concrete which may produce noise, traffic, vibration, light, and particulate matter up to the maximum accepted levels. Such operations typically operate on a 24 hour per day, 7 days per week and 365 days per year basis.”

Concurrently with the recording of a plat described in the Paragraph above, a notice to the public set forth in a separate instrument from the plat and in a form approved by the City Attorney shall be recorded in the Official Public Records of Grayson County, Texas. Such notice to the public shall include, at a minimum, the following:

The lot and block property description of every platted lot shown on the plat, is adjacent to or in close proximity to property which at the time of approval of this plat is subject to City Zoning Regulations which authorize such property to be used for M-2 (Heavy Manufacturing) purposes.

No building permit shall be issued by the City for any lot to which the notice required by the above Paragraph applies prior to the recording of said notice to the public. Proof of such notice shall be furnished at the time of building permit application.

Memorandum

To: City of Sherman Planning & Zoning Committee

From: Shanan Bailey & Carrie Bailey – Owners of 501 N. Holly Ave., Sherman, TX

Date: July 11, 2024

Re: Job#24040167 or Job#24-002740 – “Shanan Bailey Addition”

To the committee,

Please accept this as an addendum to the variance application associated with the above-referenced job and permit & variance application for the Shanan Bailey addition.

- I am including with this memorandum, in digital form, the following attachments:
- 1. A diagram (not to scale) of both the existing house and the proposed/requested additions. Please also refer to the similar drawings presented with the original application which focus on the new/requested spaces and remodel.
 - 2. Various photographs showing the condition of the existing space which will hopefully become the new Family Room.

Overview of the “Shanan Bailey Addition”: This house is currently a three-bedroom, two-bathroom home. The proposed addition will add: (1) an *en suite* closet, *en suite* bathroom, and *en suite* linen closet to the current master bedroom (see attached diagram). This is the proposed addition on the north side of the new build as shown on the diagrams previously submitted, and (2) will improve the current 11x23 space (see description in the next section of this memo) to create a more practical, livable family room and covered patio area. This remodel will not add to the overall width of the house but will add functional and aesthetic value to the home by adding the *en-suite* rooms and a “bonus” family room/living space” for the home. The home will remain a three-bedroom house but will add a bathroom connected to the current Master bedroom. This will add value, architectural flow, and usability to the home without expanding the current width or depth of the current structure. The current 11x23 space is unsuitable for a cosmetic change or even a minor remodel, for the reasons stated below.

- The “Shanan Bailey Addition” requests approval for three things:**
- 1. A tear-down and rebuild of the existing 11x23 room that is currently between the main house structure and the existing Utility Room at the east end of the house. This space has several characteristics that prevent its usability as an actual

living space, despite its inclusion in the plat which predated our purchase of the house.

- a. As shown in one of the pictures, the floor of this space is quite a bit off level.
- b. The south wall of this space includes small open spaces at the base of the wall that, by history about the original owners of the house, were included so that water used as part of a dog-grooming endeavor could flow outside to the patio. This would be corrected by the remodel.
- c. As also shown in one of the pictures, the ceiling height in this room is very low, at approximately 7 feet. The new build will correct this.
- d. The top half of both the north and south walls of this space currently consists of several windows side by side that are old, unevenly placed, and mismatched. Our proposal would remove these windows and reconfigure the north wall to be new drywall with a door leading to the proposed linen room & proposed *en suite* bathroom. This door would be at the east end of the room.
- e. The south wall of the new family room space would be reconfigured, also consisting of new framing and drywall, and will include a double French door on the west side of the south wall to allow access to the patio & back yard.
 - i. The center of the new south wall will be drywall to allow the possible installation of a faux/electric fireplace or ventless gas fireplace.
 - ii. The east side of the new south wall will be new drywall with plans for a large picture window to aesthetically match the double French doors and to allow more light into the space.

Variance Request Explanation

1. **For the Original House** – As I understand it, the original house structure was built in the 1950s. The hardship involved here is that it is not economically or logistically feasible to move the entire home southward to comply with the current zoning requirement for a larger setback than required when the house was originally built.
2. **For the requested addition on the north side of the house** – The variance requested would allow the proposed addition to match the existing “line” of the north side of the original house structure. This variance would allow the new space to not only match the exterior architectural line of the house but would allow for the efficient use and maximization of the currently unused “north yard space” so that the dimensions of the *en suite* closet/office, *en suite* bathroom, and new linen room

will be more symmetrical. The “hardship” created by not allowing the variance would be a disruption/alteration of the architectural flow of this space from the existing Master bedroom to the *en suite* additions. The proposed entryway from the Master bedroom, which is planned to be placed toward the north side of east bedroom wall might look awkwardly positioned if the current setback requirement is imposed.

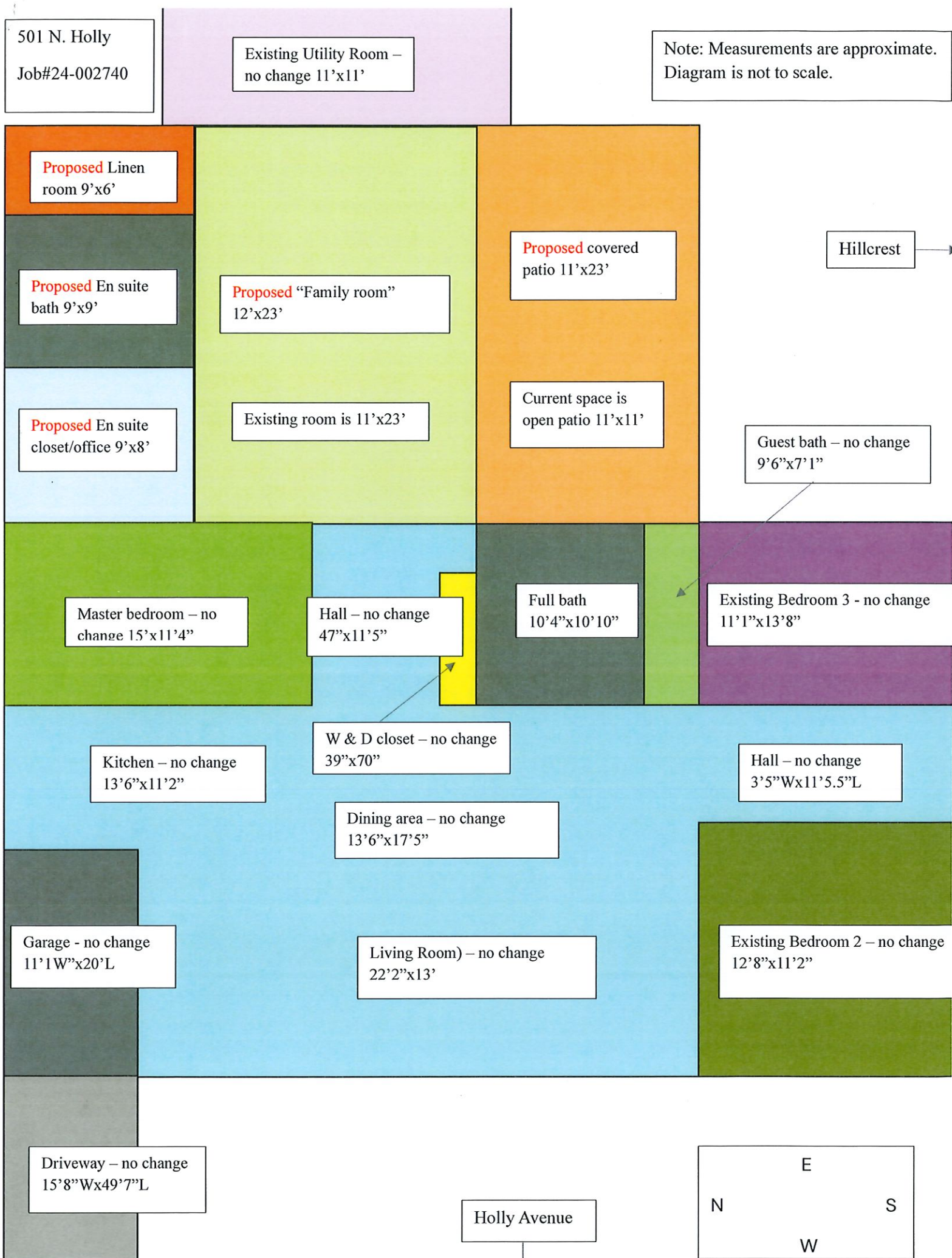
3. **For the requested addition on the south side of the new build, aka, the covered patio** – I may have created confusion in my initial set of documents, particularly as it relates to stating that the new build will match the width of the original house. What I should have stated more clearly is that the new framing/roof line will match the width of the original structure, but it refers only to the width of the original house on the south side that matches the existing outside porch dimensions. In other words, the new roof line framing will stop where the current back patio ends and will NOT extend all the way out to the edge of the south bedroom. Per the plat measurements, the new roofline on the south side of the new build will be a setback of 21 feet, 1 inch. This is derived from adding the 9’7” shown on the plat, plus the 11’7” of the Southeast bedroom wall. If my understanding is correct, this is well within the current setback requirements. Please refer to the original Plat application document where I drew red lines to indicate the location of the proposed new build. I apologize for any confusion my initial explanation caused on this issue.

For these reasons, we are requesting that any and all necessary variances be granted by the City of Sherman to allow this remodel to proceed.

Thank you for your consideration of this request.

Sincerely,

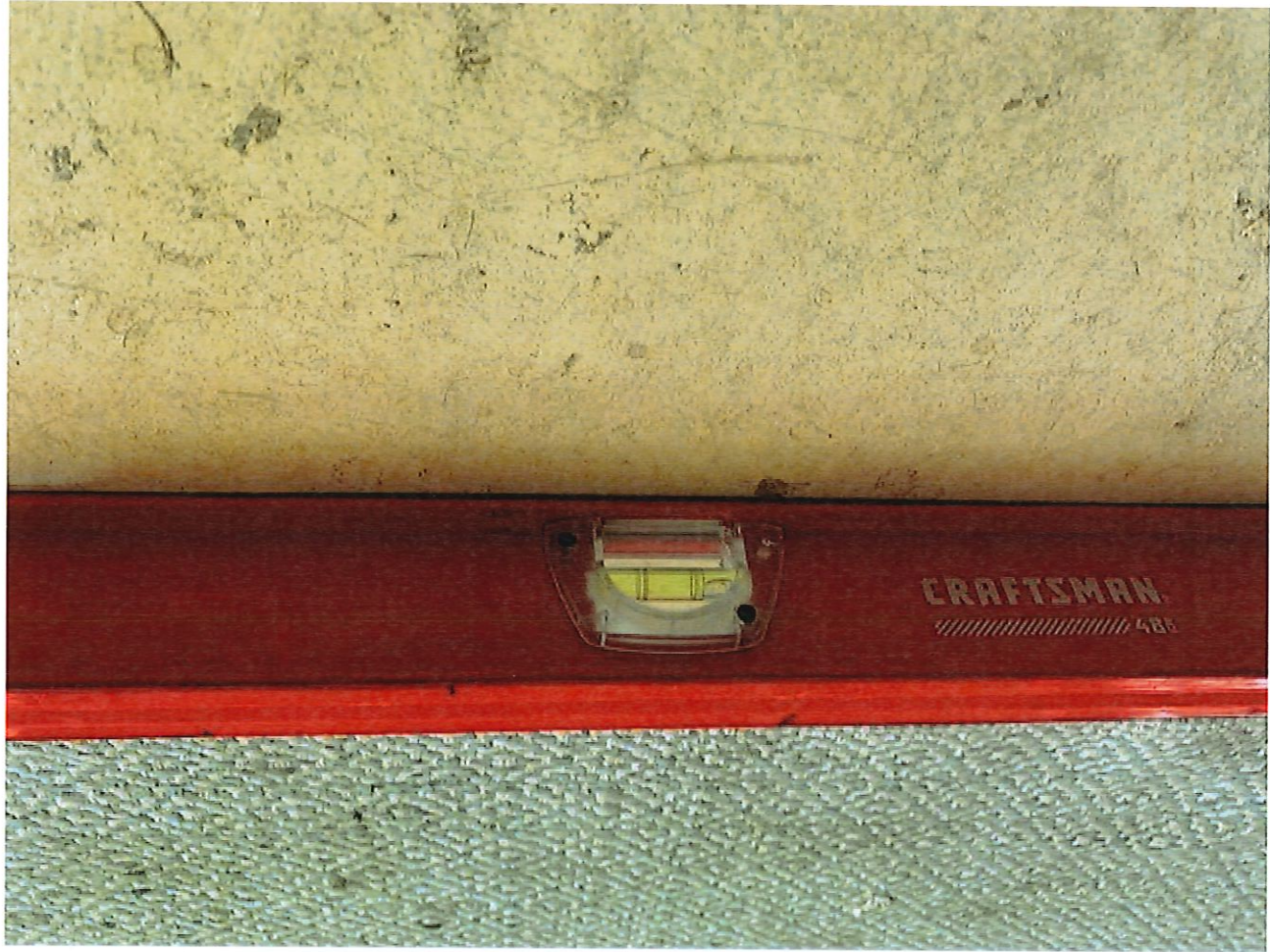
Shanan and Carrie Bailey, owners/applicants.















Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1000 EAST PECAN GROVE ROAD (Project No. 24-003468)**

The request of Preston Trails Partners, LLC (Owner), Stephanie Brister (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1000 East Pecan Grove Road, consisting of 0.953 acres being Lot 2 of the Jackson Walker Addition and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Pecan Grove Medical Office Building.

Background:

The property is located at 1000 East Pecan Grove Road at the corner of East Pecan Grove Road and Calais Drive. The owner is requesting Site Plan approval for the Pecan Grove Medical Office Building. The building would be 7,878 square feet in floor area.

Origination:

Preston Trails Partners, LLC (Owner)

Stephanie Brister (Representative)

Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

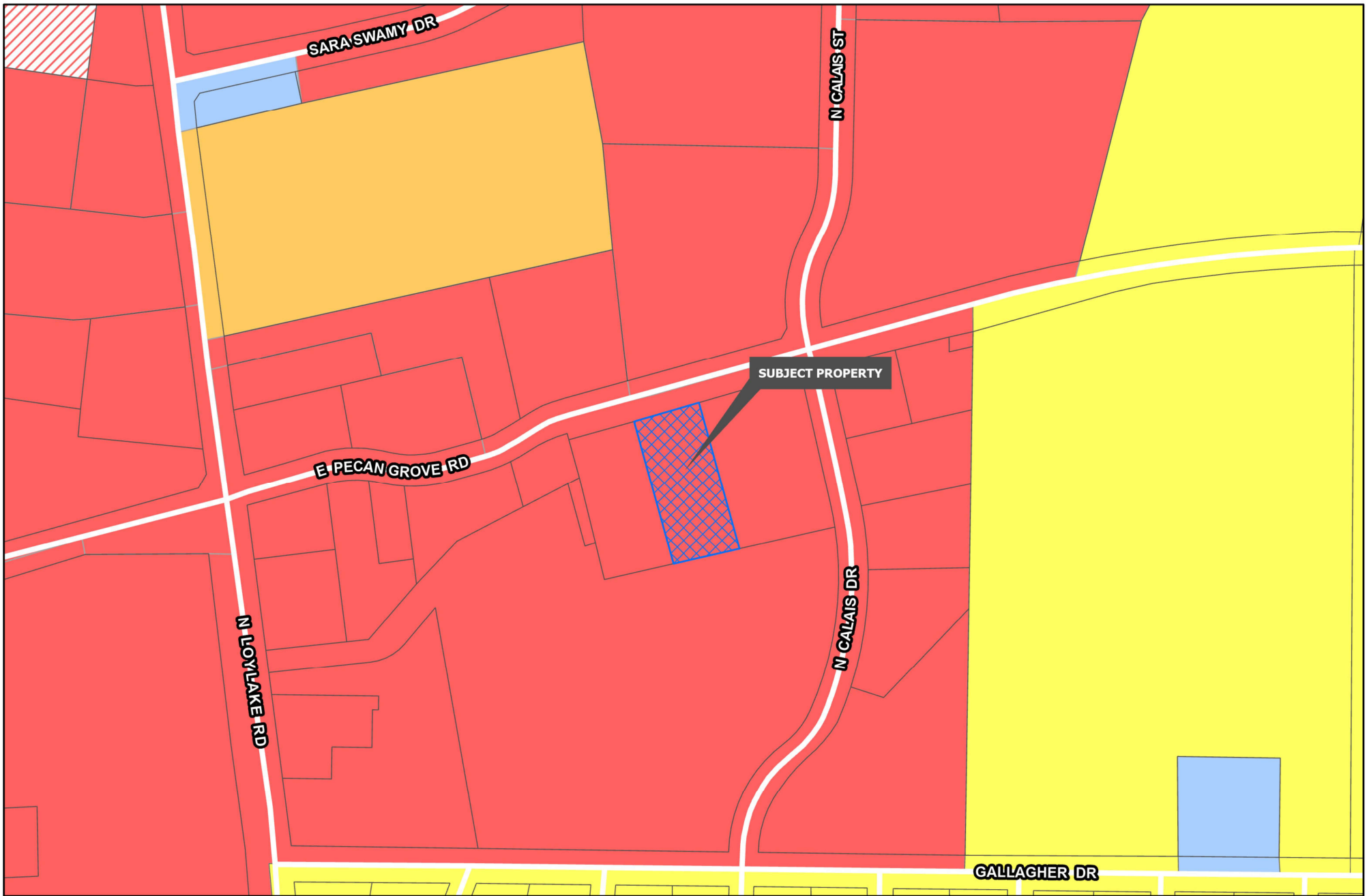


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1000 E PECAN GROVE RD



Date: 7/24/2024 2:21 PM



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
1000 E PECAN GROVE RD



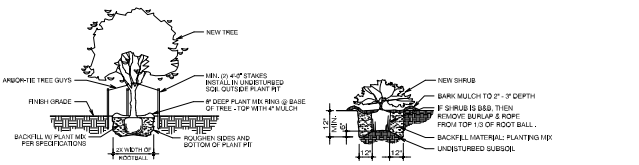
PLANT SCHEDULE					
SIZE = CALIPER OR SPREAD					
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION
TREES					
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B
UC	Ulmus crassifolia	CEDAR ELM	-	3" CAL.	B and B
LN	Lagerströmia indica 'Natchez'	NATCHEZ CREPE MYRTLE	-	2" CAL.	B and B
GROUNDCOVERS AND GRASSES					
1	Cynodon dactylon '419'	419 HYBRID BERMUDAGRASS	-		SOLID SOD
2		DECOMPOSED GRANITE	-		SEE SPECIFICATIONS
3		3" - 4" TEXAS BLEND RIVER ROCK	-		APPLY TO 2" DEPTH OVER COMPACTED SUBGRADE W/ GEO-TEXTILE WEED BARRIER AND PRE-EMERGENT HERBICIDE. FILL UNDER ADJACENT SHRUBS.

- GENERAL NOTES:
- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
 - INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
 - WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
 - VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNERS REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

- URBAN DEER NOTES:
- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
 - APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
 - ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

- OVERHEAD ELECTRIC NOTES:
- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITIES.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
 - WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

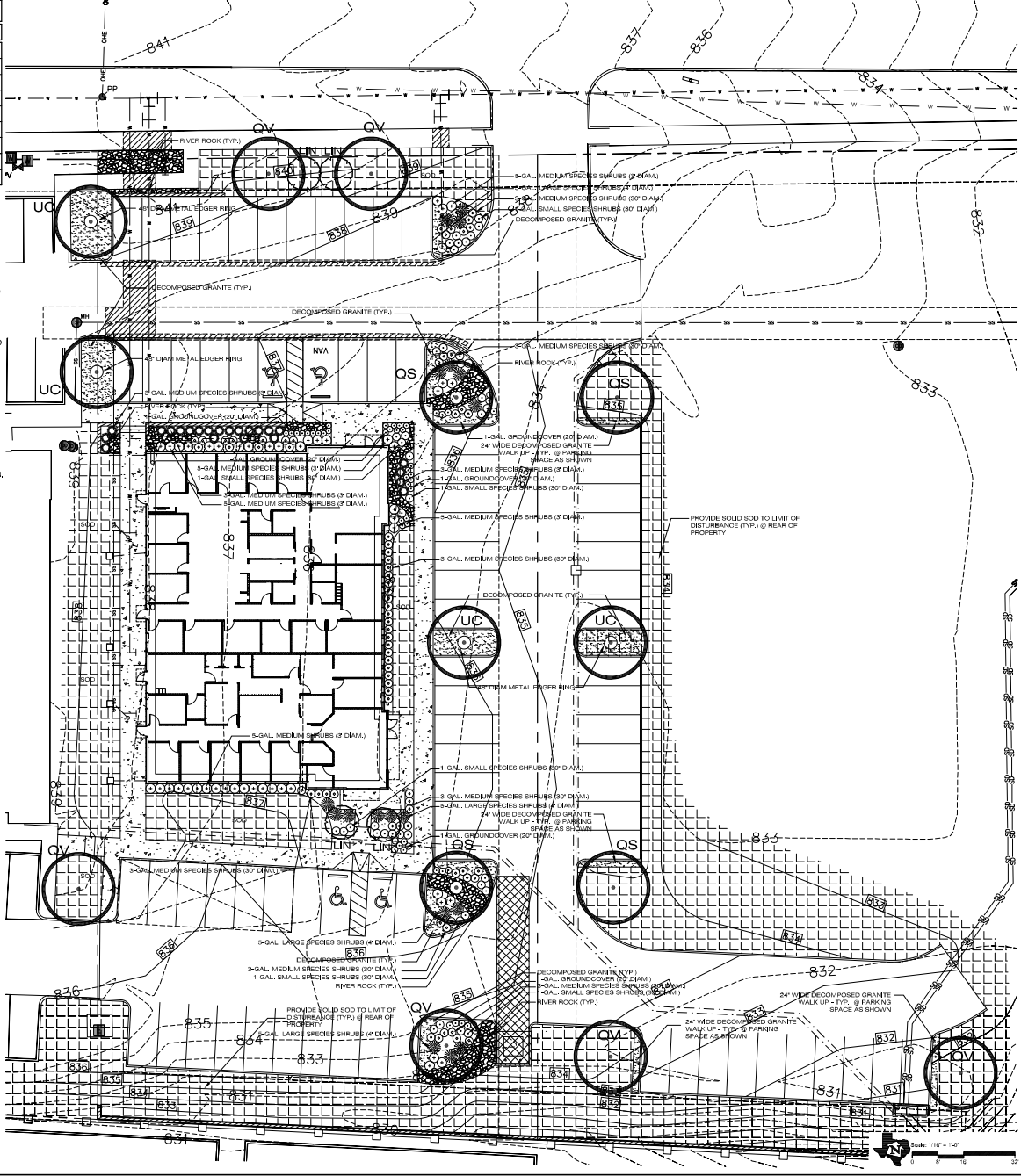
- IRRIGATION SYSTEM NOTES:
- ALL PROPOSED LANDSCAPE WILL BE IRRIGATED VIA AN AUTOMATIC IN-GROUND IRRIGATION SYSTEM TIED TO A DEDICATED IRRIGATION METER.
 - IRRIGATION PLANS WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.



TREE PLANTING DETAIL
NEW TREES
12" DBH

SHRUB PLANTING DETAIL
NEW SHRUBS
12" DBH

- LANDSCAPE ORDINANCE COMPLIANCE
70 POINT MINIMUM
- PARKING LOT LANDSCAPING**
TOTAL PARKING AREA = 30,652 SF x 10% = PARKING LOT LANDSCAPE AREA REQUIRED:
PARKING LOT LANDSCAPE AREA PROVIDED:
3005 SF
4946 SF (16.5%)
 - PARKING LOT LANDSCAPE ISLANDS**
TOTAL PARKING SPACES = 80 x (1) LANDSCAPE ISLAND PER (12) SPACES = PARKING LOT LANDSCAPE ISLANDS REQUIRED:
PARKING LOT LANDSCAPE ISLANDS PROVIDED:
7
13
*NO MORE THAN (12) PARKING SPACES WITHOUT A LANDSCAPE ISLAND.
*NO PARKING SPACES ARE MORE THAN 50 FEET FROM A TREE.
 - STREET PERIMETER BUFFER**
137 LF OF STREET FRONTAGE x 15-FOOT WIDE = 1500 SF STREET PERIMETER BUFFER
(1) SHADE TREE / 1000 SF OF BUFFER AREA = BUFFER SHADE TREES REQUIRED:
BUFFER SHADE TREES PROVIDED:
(1) ACCENT TREE / 1000 SF OF BUFFER AREA = ACCENT TREES REQUIRED:
ACCENT TREES PROVIDED:
2
2
2
2
 - 24" WIDE NON-VEGETATIVE WALK-UP**
PROVIDED AS REQUIRED.



HORIZON
DESIGN AND DEVELOPMENT
PLANNING, LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
10416 San Pedro Ave., Suite 430
San Antonio, Texas 78222
210.233.9600 | horizon@horizondesign.com



8621A
I, the undersigned, do hereby certify that I am a duly licensed landscape architect in the State of Texas, and I am the author of the design shown on the plans attached hereto, and I am not aware of any falsification or use of this design for any other project.

OWNER
NTCWH/ Surgical
Innovations of Texoma

5523 W Houston St
Sherman, TX 75092

PROJECT
Pecan Grove
Medical Office
Building

1000 E. Pecan Grove Rd.
Sherman TX 75090

REVISIONS

PROJECT NUMBER
2024-199

Drawn By: zh
Checked By: jr

Sheet Title:
LANDSCAPE
PLANTING PLAN

Sheet Number:

L1.0

Issue Date:
August 6, 2024

STAMP:
Issued for Site Plan
Approval 6-24-2024
BDG
TBAE Firm #BR2361

**PECAN GROVE MOB
NEW CONSTRUCTION BLDG & SITE**
1000 PECAN GROVE RD E, SUITES 100 & 101
SHERMAN, TX 75090

ISSUE: Issued for Site Plan
Approval Application
6-24-2024

THE DRAWING AND THE IDEAS, CONCEPTS AND
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BRISTER DESIGN GROUP.

DRAWING TITLE:

Exterior
Elevations

Project No. DATE:
DG202400001 05-15-2024

SHEET NUMBER
A202



STAMP:

Issued for Site Plan
Approval 6-24-2024
BDG
TBAE Firm #BR2361

**PECAN GROVE MOB
NEW CONSTRUCTION BLDG & SITE**
1000 PECAN GROVE RD E, SUITES 100 & 101
SHERMAN, TX 75090

ISSUE: Issued for Site Plan
Approval Application
6-24-2024

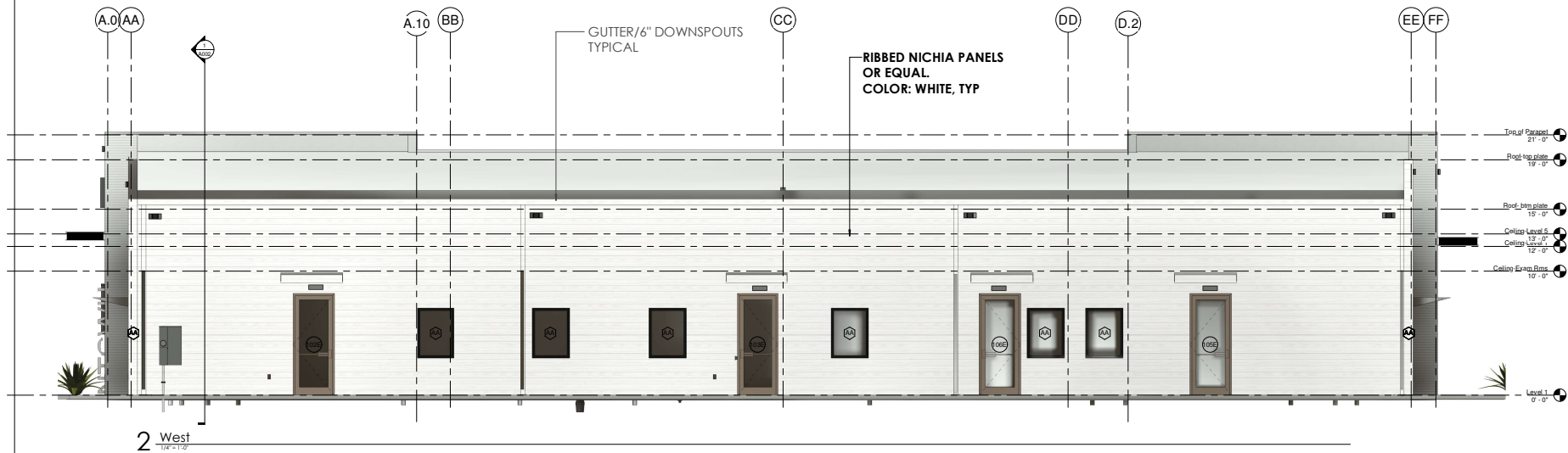
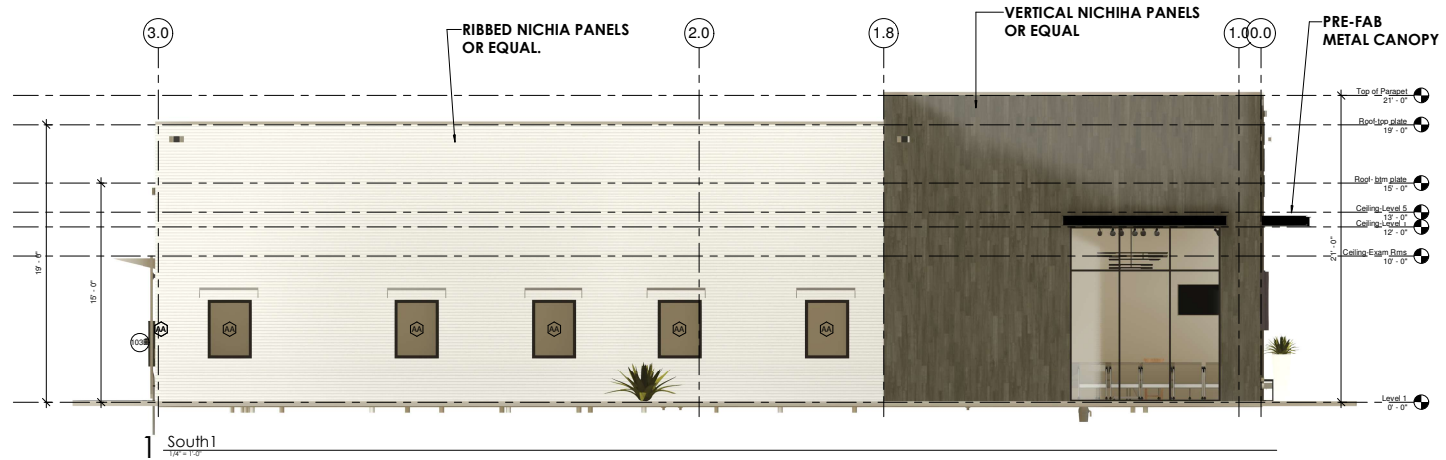
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DRAWING TITLE:

Exterior
Elevations

Project No. DATE:
BDG202400001 05-15-2024

SHEET NUMBER:
A203





Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 8/20/2024

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)

TABLED FROM JULY 16, 2024

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. McNair 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:

Planning and Zoning Commission

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 would 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**)
- 7/16/2024 - 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.
- 7/16/2024 - 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.
- 7/16/2024 - 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.

Origination:

Shanan and Carrie Bailey (Owner)

Copley Land Surveying (Surveyor)

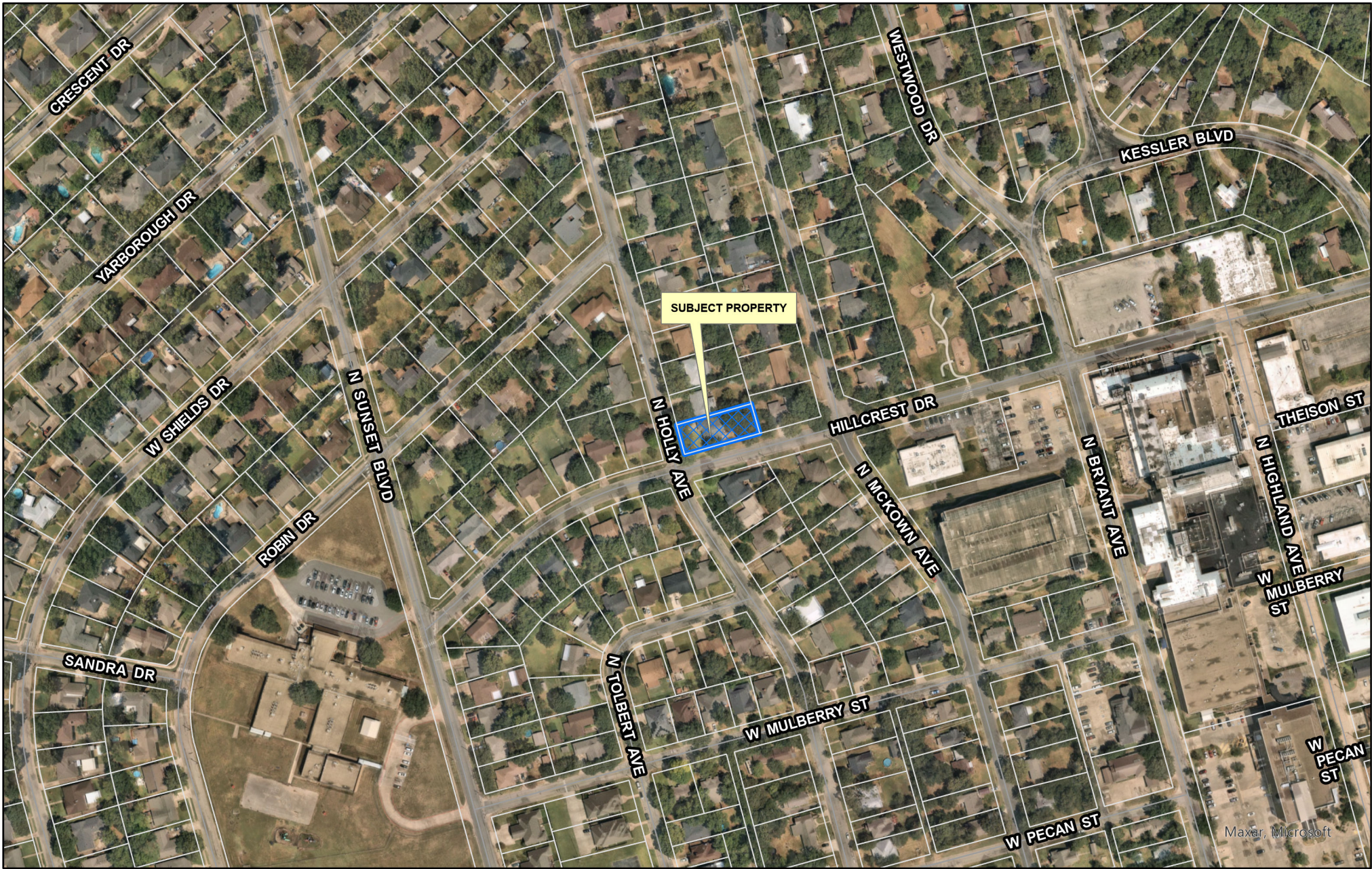
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map

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

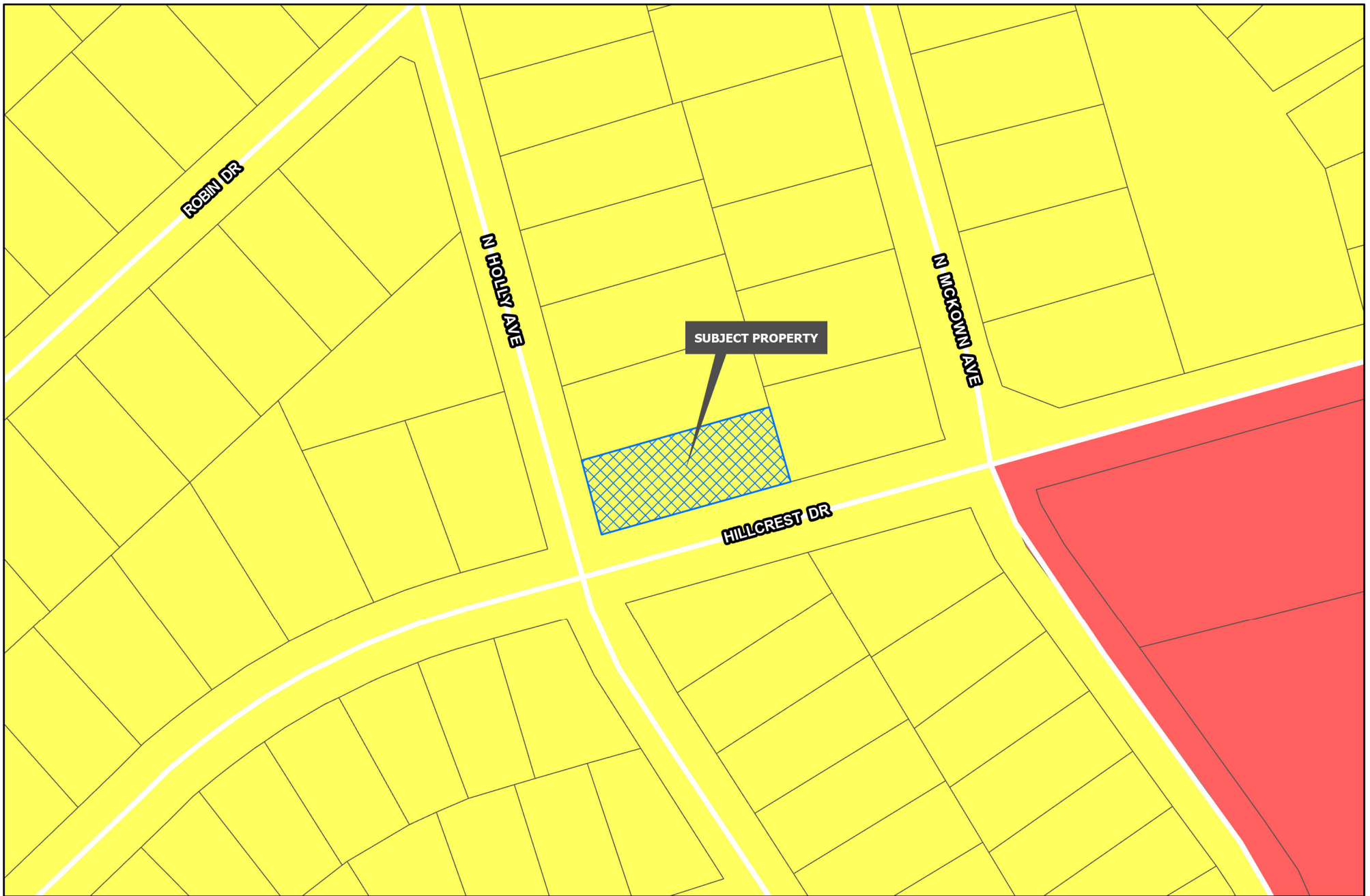


City of Sherman, Texas
Development Services Department

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



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)*

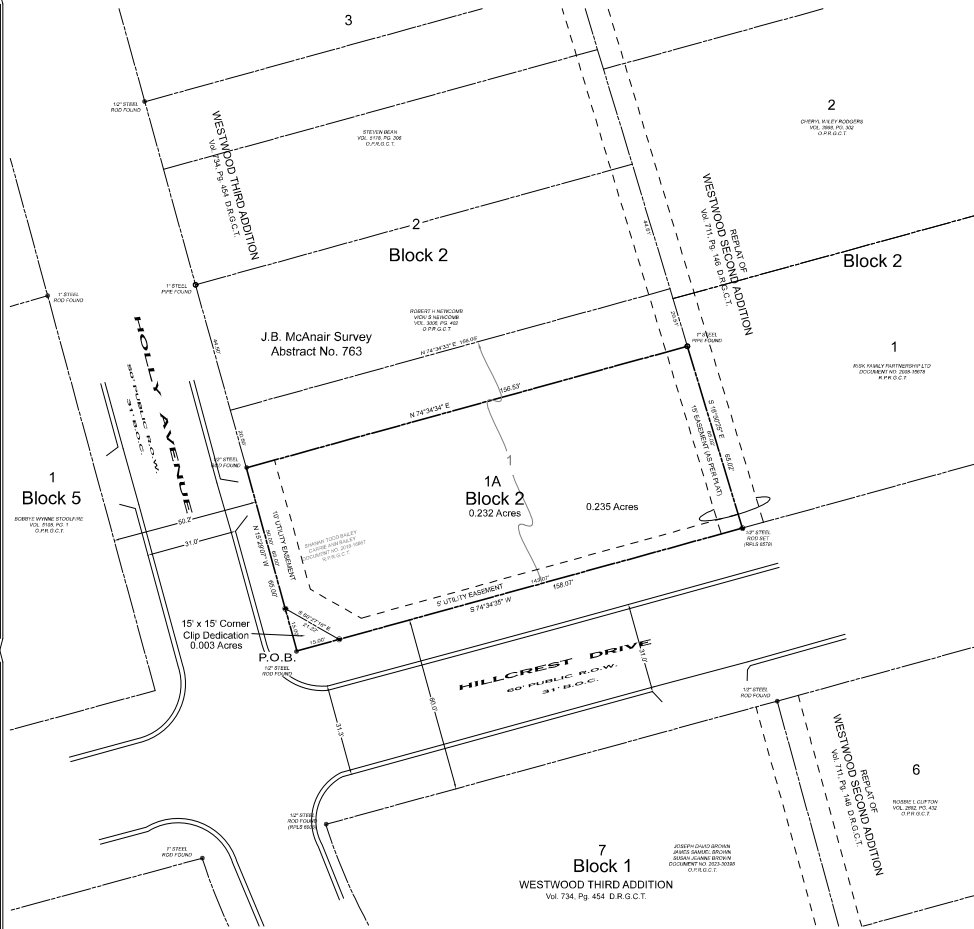
Informational

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



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. 2018-16867, 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 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 442 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.

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 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.

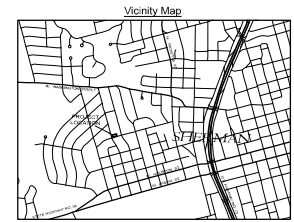
By: CARRIE ANN BAILEY

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 Onco 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 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 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, being a Replat of part of Lot 1, Block 2, Westwood Third 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
being a Replat of part of Lot 1, Block 2,
Westwood Third Addition
to the City of Sherman
Grayson County, Texas

7/17/2024

Copley Land Surveying
2004 Fresno Boulevard, 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
RPLS. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090



Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

300-1000 WEST HIGHWAY 82 (Project No. 24-003487)

The request of Jason Brumm, SHA Heritage Ranch, LLC (Owner), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks West Highway 82 consisting of 438.989 acres in the John Jennings Survey, Abstract No. 647 and the Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/75&82 Overlay District, as follows:

Planning and Zoning Commission

- A. Public Hearing and Heritage Ranch PD (Planned Development) District text amendment to include Dwelling, Multi-Family in the Permitted Uses – Commercial and the Permitted Uses – Entertainment.
- B. Tract 1, consisting of 14.650 acres in the Uriah Burns Survey, Abstract 121 - Site Plan of Heritage Ranch Multi-Family Phase 1.

Background:

The property is located at 300-1000 West Highway 82 between North Travis Street and North FM 1417 (Heritage Parkway). The owner is requesting Heritage Ranch PD (Planned Development) District text amendment to include Dwelling, Multi-Family in the Permitted Uses – Commercial and the Permitted Uses – Entertainment. The owner would also like to request Site Plan approval of Heritage Ranch Multi-Family Phase 1.

The current Heritage Ranch PD only allows for Multi-family development in the Residential District of the adopted PD. This proposed text amendment would allow multi-family in the Commercial and Entertainment Districts as well.

The following has been approved for this location:

600-1900 Blocks West Highway 82

- 12/15/2020 - Planned Development for Heritage Ranch Development

300-1000 Blocks West Highway 82

- 9/19/2023 - Final Plat of Heritage Ranch, Phase 1

Origination:

Jason Brumm, SHA Heritage Ranch, LLC (Owner)

Shay Geach, P.E. (Representative)

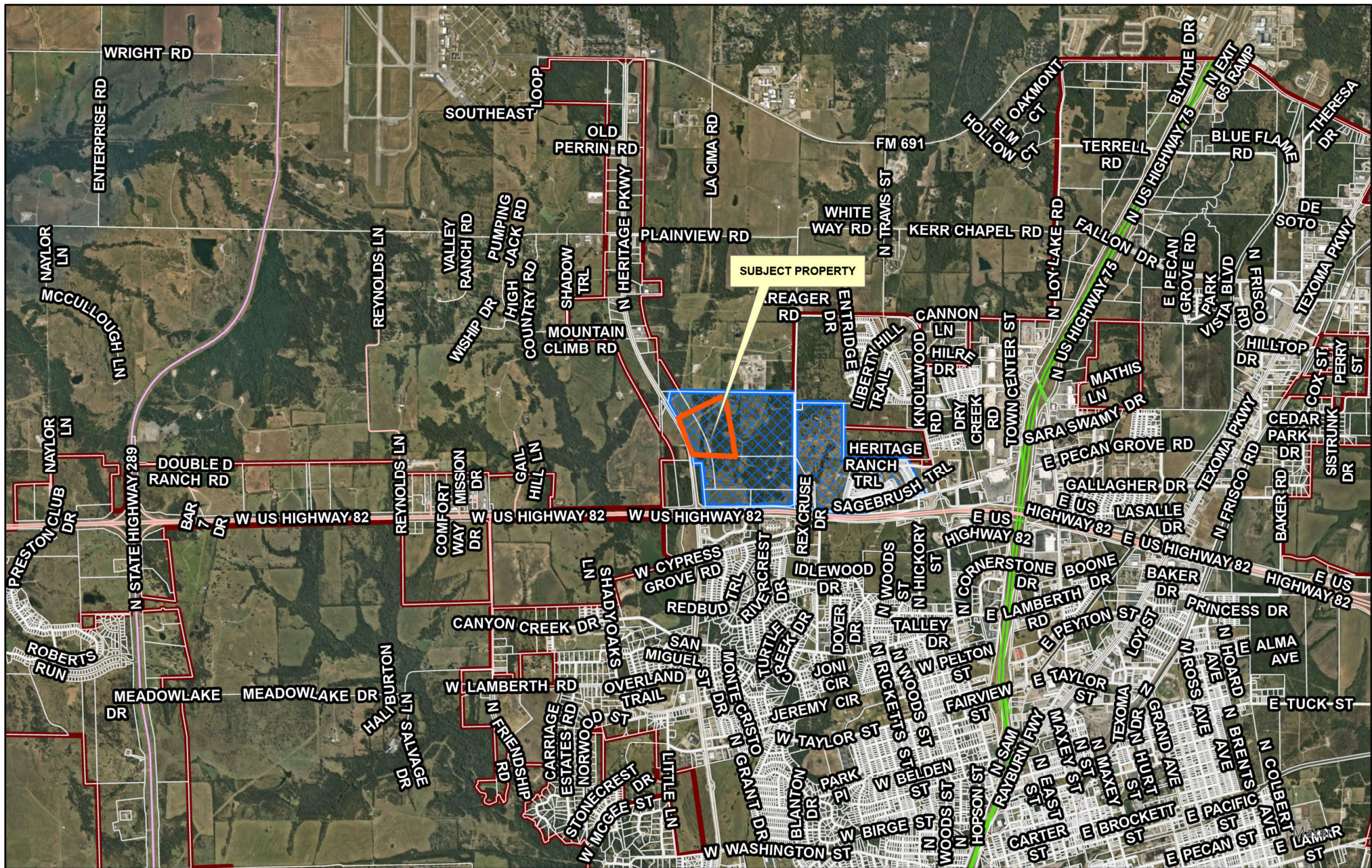
Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map - Multi-Family
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey - Text Amendment
6. Survey - Multi-Family
7. Site Plan
8. Comment Response Letter - Multi-Family
9. Landscape Plan - Multi-Family
10. Right-of-Way Sections - Multi-Family
11. Building Elevations - Multi-Family

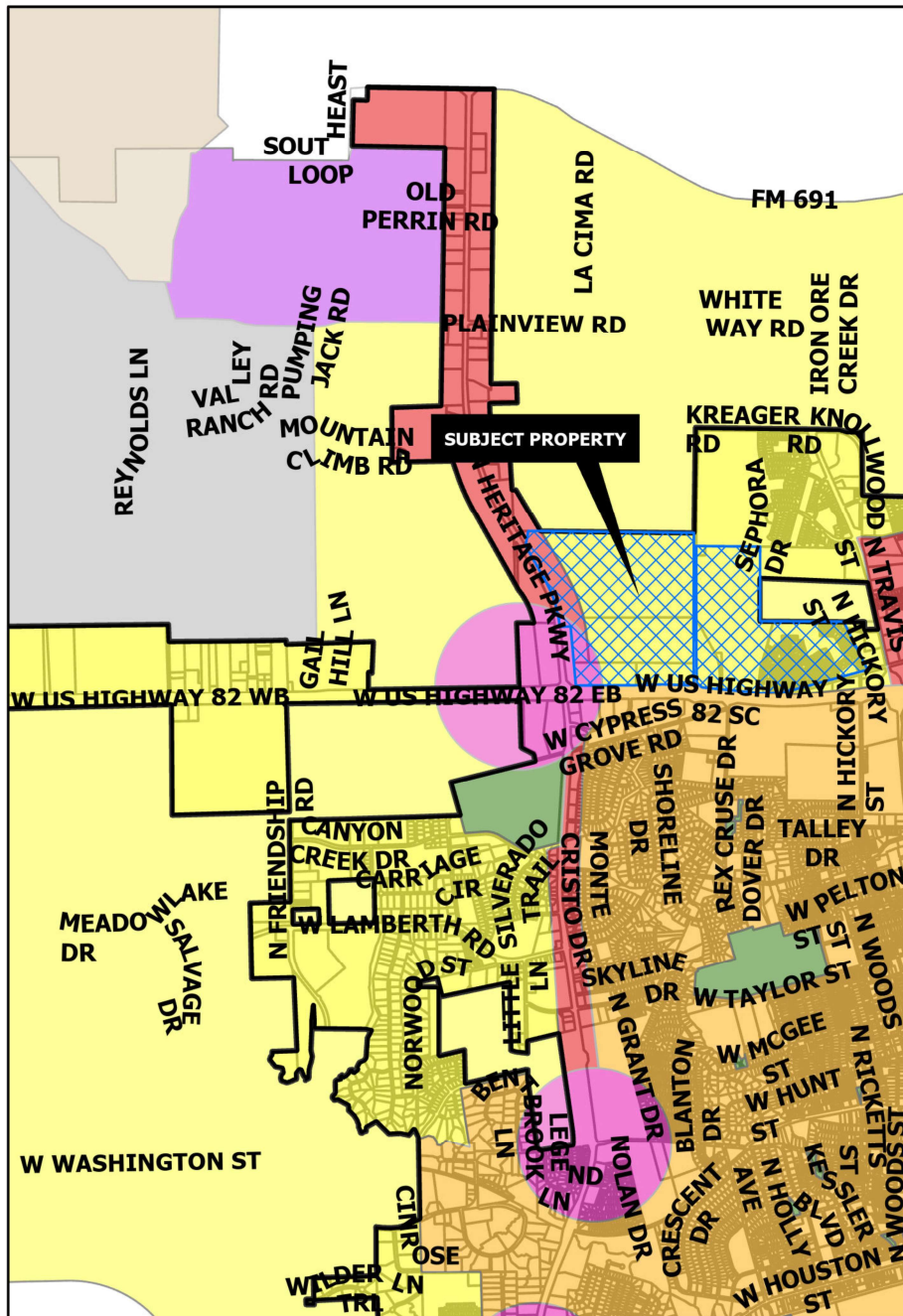


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
300-1000 BLKS W HWY 82
MULTI-FAMILY SITE PLAN**







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."

COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.

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
HERITAGE RANCH PD
300-1000 BLKS W HWY 82





Aug 2, 2024 9:01:12 AM
3936 North Heritage Parkway
Sherman
Grayson County
Texas



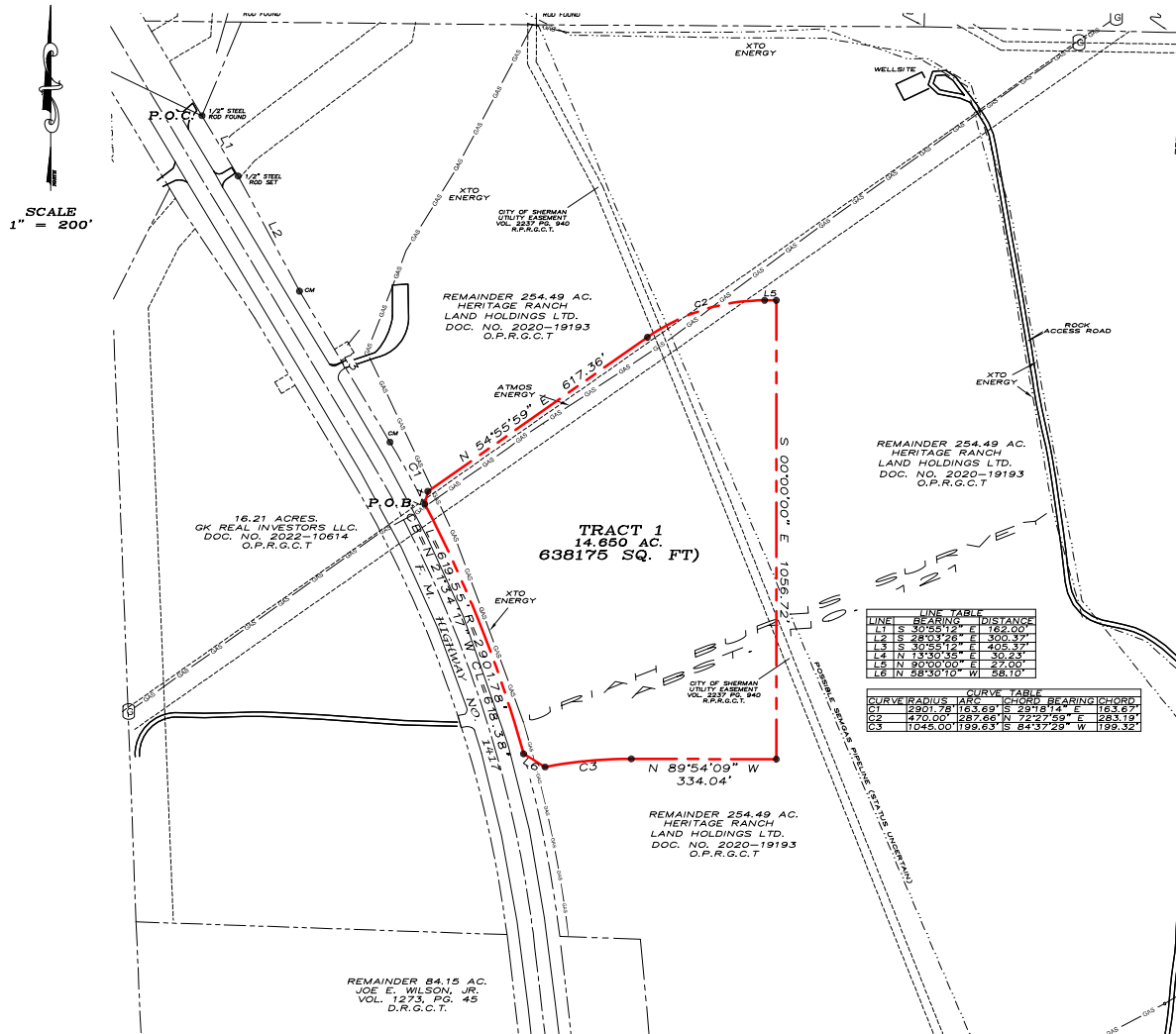
Aug 2, 2024 8:53:49 AM
West US Highway 82
Sherman
Grayson County
Texas

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT #: 24-003487
Planning & Zoning Map: 22-000000
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

LINCOLN
PROPERTY
COMPANY
COVENANT
HERITAGE RANCH
COMMERCIAL
DEVELOPMENT
FOR INFO
CALL 214.740.4333
LINCOLN
PROPERTY
COMPANY
RETAIL

HERITAGE RANCH
A Master-Planned Community
THE FUTURE OF SHERMAN IS HERE.
HeritageRanchTX.com

Aug 2, 2024 8:46:12 AM
22708 U.S. 82
Sherman
Grayson County
Texas



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Uriah Burns Survey, Abstract No. 121 and being a part of a 254.49 acre tract of land conveyed to HERITAGE RANCH LAND HOLDINGS LTD as recorded in Document Number 2020-19193, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Commencing at a found 1/2" steel rod in the East Right-of-Way of F.M. Highway Number 1417 and being the southern most corner of a 0.55 Acre tract of land conveyed to Ted Holdings LTD. Recorded in Volume 3369, Page 43 of said Official Public Records;

Thence with said East Right-of-Way the following calls and distances;

South 30°55'12" East a distance of 162.00 feet ;

South 28°03'26" East a distance of 300.37 feet ;

South 30°55'12" East a distance of 405.37 feet ;

Thence with a tangent curve to the right having a radius of 2901.78 feet, (chord bears South 29°18'14" East, a distance of 163.67 feet) an arc length of 163.69 feet to a set 1/2" steel rod at the True Point-of-Beginning;

Thence over and across said 254.49 acre tract of land the following calls and distances;

North 13°30'35" East a distance of 30.23 feet to a set 1/2" steel rod;

North 54°55'59" East a distance of 617.36 feet to a set 1/2" steel rod;

Thence with a tangent curve to the right having a radius of 470.00 feet, (chord bears North 72°27'59" East, a distance of 283.19 feet) an arc length of 287.66 to a set 1/2" steel rod;

Thence North 90°00'00" East a distance of 27.00 feet to a set 1/2" steel rod;

Thence South 00°00'00" East a distance of 1056.72 feet to a set 1/2" steel rod;

Thence North 89°54'09" West a distance of 334.04 feet set 1/2" steel rod;

Thence with a tangent curve to the left having a radius of 1045.00 feet, (chord bears South 84°37'29" West, a distance of 199.32 feet) an arc length of 199.63 feet to a set 1/2" steel rod;

Thence North 58°30'10" West a distance of 58.10 feet to a set 1/2" steel rod in said East Right-of-Way;

Thence with said East Right-of-Way with a non-tangent curve to the left having a radius of 2901.78 feet, (chord bears North 21°34'17" West, a distance of 618.38 feet) an arc length of 619.55 feet to the Point of Beginning and containing 14.650 acres of land.

LINE	BEARING	DISTANCE
L1 S	30°55'12" E	162.00
L2 S	28°03'26" E	300.37
L3 S	30°55'12" E	405.37
L4 N	13°30'35" E	30.23
L5 N	54°55'59" E	617.36
L6 N	58°30'10" W	58.10

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	2901.78'	163.69'	S 29°18'14" E	163.67'
C2	470.00'	287.66'	N 72°27'59" E	283.19'
C3	1045.00'	199.63'	S 84°37'29" W	199.32'

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

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

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

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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.

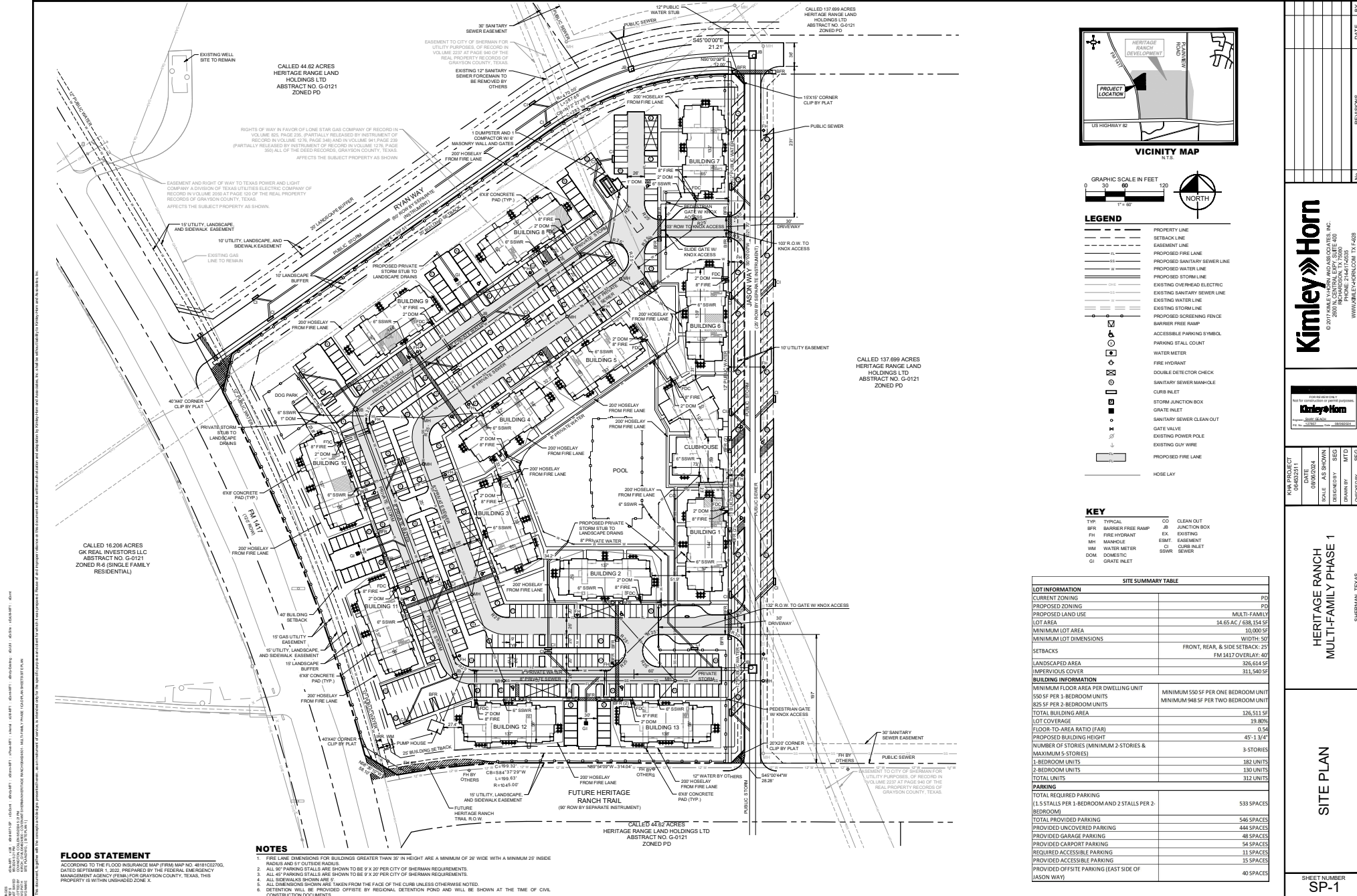


D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 02/28/24

UNDERWOOD
DRAFTING & SURVEYING

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

JOB NO. 24020146
DFT: BAU



FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE MAP (FIRM) MAP NO. 4818020700, DATED SEPTEMBER 1, 2022, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR GRAYSON COUNTY, TEXAS, THIS PROPERTY IS WITHIN UNSHADED ZONE X.

NOTES

1. FIRE LINE DIMENSIONS FOR BUILDINGS GREATER THAN 30' IN HEIGHT ARE A MINIMUM OF 20' WIDE WITH A MINIMUM 20' INSIDE RADIUS AND 10' OUTSIDE RADIUS.
2. ALL 90' PARKING STALLS ARE SHOWN TO BE 8' X 20' PER CITY OF SHERMAN REQUIREMENTS.
3. ALL 40' PARKING STALLS ARE SHOWN TO BE 8' X 20' PER CITY OF SHERMAN REQUIREMENTS.
4. ALL DIMENSIONS SHOWN ARE 0' UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHOWN ARE TAKEN FROM THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
6. DETENTION POND: THE POND OFFSITE BY REGIONAL DETENTION POND AND WILL BE SHOWN AT THE TIME OF CIVIL CONSTRUCTION DOCUMENTS.

DATE

BY

REVISIONS

NO.

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
2600 AL CONTROL BLVD., SUITE 400
DALLAS, TEXAS 75244-7433
WWW.KIMLEY-HORN.COM TX 4528

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Kimley»Horn

Project: 2022-0001
Date: 08/05/2024

NAME PROJECT: 06-022511

DATE: 08/05/2024

SCALE: AS SHOWN

DRAWN BY: MTD

CHECKED BY: SEC

HERITAGE RANCH

MULTI-FAMILY PHASE 1

SITE PLAN

SHEET NUMBER

SP-1

August 6, 2024

City of Sherman
Development Services Department
220 W Mulberry Street
Sherman, Texas 75090

RE: Site Plan Application - Heritage Ranch Multi-Family Phase 1
3400 Blk W Houston
Sherman, TX 75092

To whom it may concern:

Please accept this *Comment Response Letter* in reply to the City of Sherman's review, dated July 30th, 2024 regarding the above-referenced project. Original comments have been included below for reference. All Kimley-Horn responses are listed in **red**.

Zoning

Site Plan

1. Identify carport parking and garage parking – maximum lot coverage is 60% total, including buildings and accessory structure. Total building area must include all buildings, including enclosed garages (carport does not need to be included in this calculation).

Response: Garage square footage included in lot coverage, floor to area ratio, and building area.

2. East side setback is 15', and North side setback is 20'.

Response: Setbacks updated per comment.

3. Building separation shall not be less than 15'. Building separation must be shown on the Site Plan when buildings are right next to each other.

Response: Dimensions between buildings added.

4. Tabulation must show square feet of units and shall adhere to the requirements of the Heritage Ranch PD District III minimum floor area. One-bedroom unit requirement is 600 square feet and two or more-bedroom unit is 825 square feet.

Response: Minimum unit sizes added to site summary table.

5. Parking on the east side of Jason Way cannot be included in the calculation unless it is platted onto this lot.

Response: Acknowledged. Parking tabulation added for offsite parking along the east side of Jason Way.

Elevations

6. Mechanical equipment must be screened from public Right-of-Way.

Response: Acknowledged, see landscape plans included with this submittal.

Landscape

7. Notate landscape ordinance (Sec. 14.04.006(d)(2)(A))
 - a. One shade tree shall be planted in all required landscape islands
 - b. Landscaping islands shall be located at the end of every parking row and provided for every 12 parking stalls in a row
 - c. A 2' wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces must be shown at 2' (Sec. 14.04.006(d)(2)((D)).

Response: Parking counts shown in between parking islands. 2' wide non-vegetative pervious surface area shown on landscape plans.

Engineering

8. Jason Way ROW on site plan conflicts with preliminary plat. Correct appropriately

Response: Plat and site plan adjusted to match.

9. Jason Way (25' ROW) shall be shown as being dedicated by separate instrument on site plan.

Response: Jason Way, Ryan Way, and Heritage Ranch Trail shown as dedicated by separate instrument.

10. Provided corner clips do not meet standards as indicated in Engineering Design Standard Manual. Corner clips shall be updated to reflect the required dimensions

Response: Corner clips updated to meet standards in Engineering Design Standard Manual.

11. Corner clips shall be shown to be dedicated during platting of the property

Response: Corner clips to be dedicated by plat. The site plan and preliminary plat have been updated to reflect this change.

12. Easements to be shown over proposed Water Mains

Response: 15-foot easement shown along FM 1417.

13. 15' Utility, Landscape, & Sidewalk Easement to be shown along Heritage Ranch Trail

Response: 15' Utility, Landscape, and Sidewalk Easement shown.

14. Water main shall be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*

Response: Acknowledged, criteria will be met and demonstrated when civil construction documents are submitted.

15. Wastewater main shall be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*

Response: Acknowledged, criteria will be met and demonstrated when civil construction documents are submitted.

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. 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*

Response: Acknowledged.

17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Response: Acknowledged.

Fire Services

18. D104.1 – Buildings or facilities exceeding 30' or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

Response: All buildings are sprinklered and have maximum 200 feet of hose lay for two methods fire apparatus access.

Solid Waste

19. No comment - Compactor and dumpster enclosure look good.

Please contact me at (214) 420 5641 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Michaelann Durden". The signature is written in a cursive, flowing style.

Michaelann Durden, P.E.
Project Manager

GENERAL LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
- Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- Under no circumstance shall any tree be planted within 6'-0" of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
- Shrubs must be, at maturity, 6'-0" from the rear of a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
- All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
- Groundcover, when used, should extend under adjacent shrubs and trees.
- All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
- All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Field adjustments may be required to avoid conflicts with proposed utilities or other site appurtenances. Notify the landscape architect prior to any field adjustments.
- All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
- All new landscaping shall be in conformance with the standards of city ordinances.
- All planting shall be properly irrigated.
- All landscape islands to be excavated to a minimum depth of 24 inches.

GENERAL IRRIGATION NOTES

- The irrigation plan is diagrammatic and it shall be the irrigation contractor's responsibility to adjust the location of or watering rate of any head or drip emitter to provide full and adequate coverage or to add additional heads as necessary to ensure 100% coverage to turf and optimum growing conditions for all plant material. Contractor to assume liability for insufficient irrigation.
- Submit shop drawings of proposed system, layout and any pre-agreed upon equipment and/or layout modification for LA approval prior to installation.
- Submit as-built record drawings illustrating complete irrigations system to LA/Owner Rep. at time of completion of construction and prior to final payment.
- Locate parts and equipment (elec. valves, gate valves, flush valves, quick coupler valves and controllers) for LA approval prior to installation.
- Install all drip irrigation components as per manufacturer's requirements. All trenching within the dripline of existing trees is to be done by hand. Mo mechanical trencher shall be used in these areas and no roots larger than 1-1/2" in diameter shall be cut. Contact the landscape architect if a problem arises.
- The irrigation system has been designed for 65 psi. The irrigation contractor shall verify the water pressure in the field and notify the landscape architect immediately should a discrepancy exist.
- Irrigation heads and components shall be located a minimum of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of clay sub-soils.
- In areas where spray heads are zones with rotor heads use appropriate rotary nozzles to match precipitation rates.
- Mainline may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curblines, and inside property lines. Sleeves shall be provided by contractor wherever mainline or lateral lines cross under sidewalks or roadways, even if not indicated on plan. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
- The irrigation contractor shall size the pipe according to the pipe schedule. Gallons per minute are calculated by the combined emission head output downline from pipe being sized.
- All valve boxes (irrigation, gate valves, flush cap, water features, control wire etc.) are to be placed in mulch/decomposed granite/planting areas. Under no circumstances are the valve boxes to be placed in a lawn or hardscape area. Box/lid color to match adjacent granite/surface material as closely as possible.
- Group valves as much as possible. Place boxes parallel to curbs, buildings and each other. Provide 6" base of pea gravel for all valve boxes installed.
- All unsurfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy strand of grass is obtained.
- The general contractor is responsible to provide power to the irrigation controller.
- Controllers are to be programmed to allow sufficient flow rates are maintained throughout the system.
- All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
- 24 volt wiring to be #14 UFUL direct burial-solid copper.
- Wire sleeve to be 2" class 200 PVC (min.).
- Extend (2) additional control wires to furthest valve box, wire to controller, coil wire and label station numbers.

- Irrigation sleeves are to be schedule 40 PVC with a minimum diameter twice the size of the irrigation main line. Irrigation sleeves are to extend 12" beyond edge of pavement, wall or curb and a minimum of 36" beyond edge of sidewalks. Provide separate sleeve for wire at each sleeve location.
- If applicable contractor shall field verify best possible location to mount rain sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
- Installation contractor and maintenance contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of clay subsoil thereby causing harm to foundations and slabs.
- Civil plans shall govern in the installation of water, sewer, storm drainage and fire protection lines. See civil plans for location and sizes.

INSPECTIONS:

- No excavation shall occur in city R.O.W. without a R.O.W. permit--contact Public Works Department.
- The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
- The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
- Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

LANDSCAPE STANDARDS:

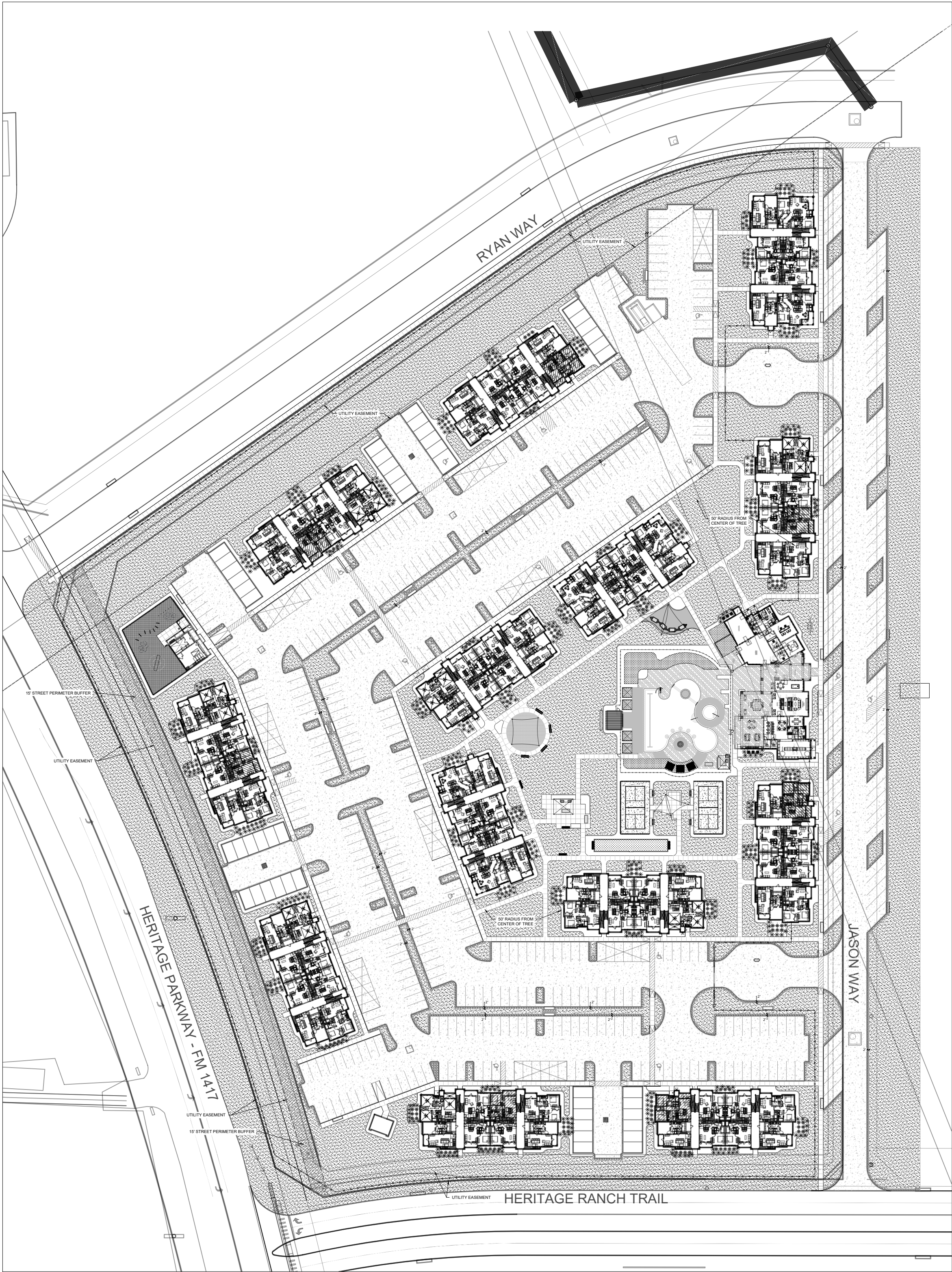
- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
 - Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
 - A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
 - Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
- All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
- Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
 - Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
 - Native site topsoil is to be protected from erosion or stockpiled.
 - Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.
 - All street trees shall have a root barrier installed if any of the following applies:
(i) Any small or medium shade trees planted five (5) feet or closer (measured from center of the tree) to any street, sidewalk, driveway, underground utilities, or structure.
(ii) Any intermediate and major shade trees planted within ten (10) feet of the designated planting location and adjacent to any street, sidewalk, driveway, underground utilities, or structure.

IRRIGATION STANDARDS:

- Any changes to these approved irrigation drawings shall be authorized by the Development Services Landscape Architect.
- Contact Development Services for irrigation permit prior to installing the irrigation system.
- Irrigation overspray on streets and walks is prohibited.
- Mainlines, valves, or control wires shall not be located in the R.O.W.
- ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
- Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
- The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
- Irrigation heads that run parallel and near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-heads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
- No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

MAINTENANCE STANDARDS:

- The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
- Landscape and open areas shall be free of trash, litter and weeds.
- All trees and shrubs shall be maintained in accordance with the Engineering Design Standards - Public R.O.W. Visibility Requirements.
- Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
- Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.



LANDSCAPE ARCHITECTURAL
SITE PLAN

LANDSCAPE ARCHITECTURAL SHEET INDEX

PAGE 1 OF 2 - SHEET L1.00 - COVER
PAGE 2 OF 2 - SHEET L2.00 - LANDSCAPE PLAN - SITE

DESIGNED BY: C.R. & M.R.
DRAWN BY: C.R.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 08/06/2024

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
ISSUE DATE

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

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HERITAGE RANCH
PH I

SHERMAN, TX

PROJECT #: H23-144

These drawings are for
preliminary
coordination only and
not to be used for
regulatory approval or
construction.

hpla
studio

HPLAstudio, LLC
LANDSCAPE ARCHITECTURE
12222 MERIT DRIVE, #130
DALLAS, TX 75251
(469) 935-4030
www.hplastudio.com

COVENANT DEVELOPMENT
5523 W. HOUSTON ST.
SHERMAN, TX 75092
P: (903) 893 8500
E: JASON@COVDEVELOPMENT.COM

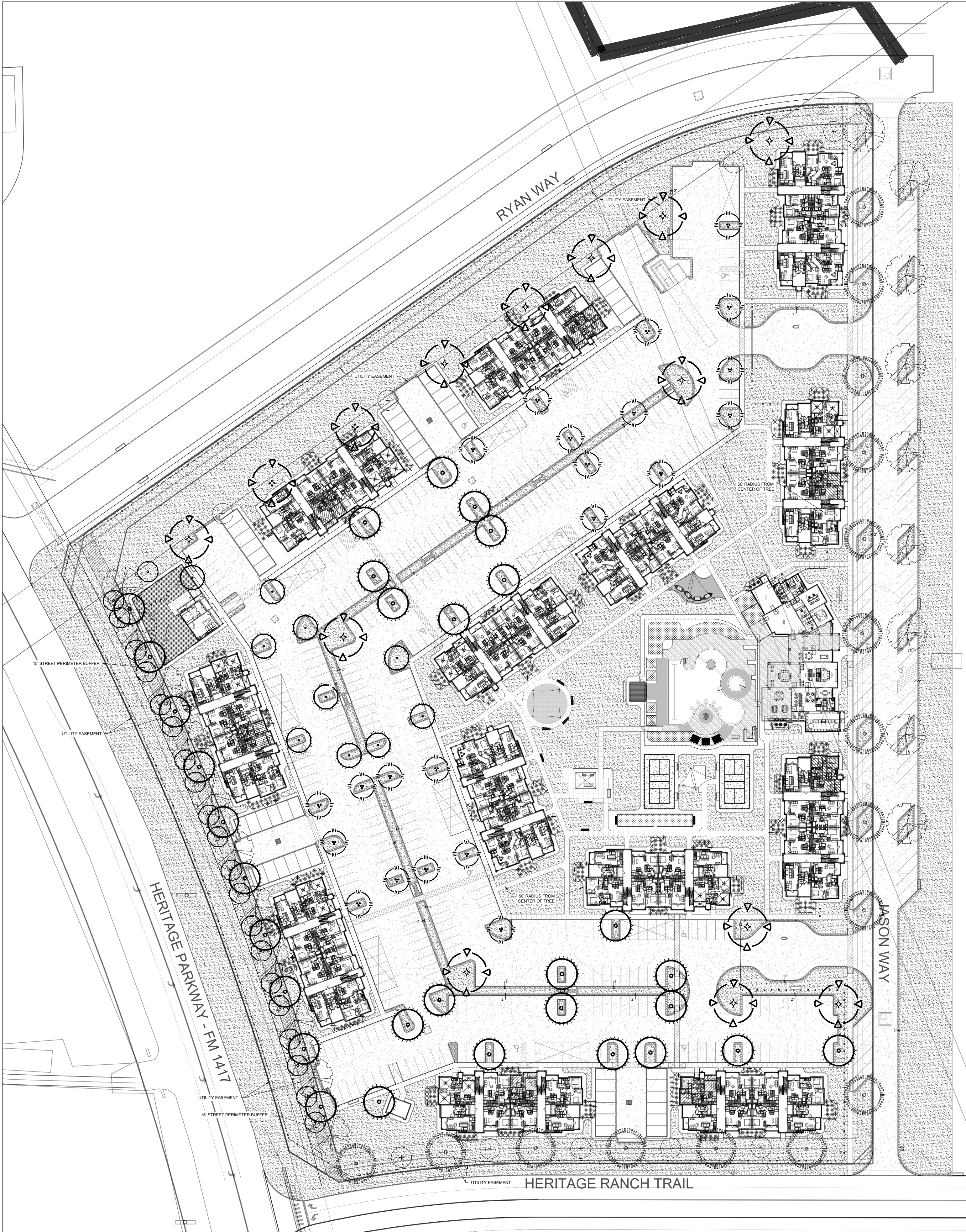
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COVER SHEET

SHEET NUMBER

L1.00

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CITY SUBMITTAL - 2024-AUGUST-06 - NOT FOR CONSTRUCTION

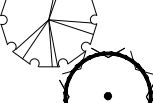


LANDSCAPE PLAN

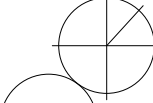
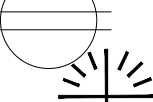
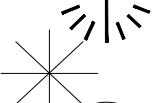
SITE



PLANT PALETTE - SITE

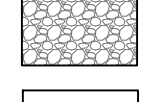
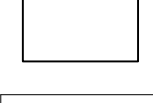
CANOPY TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Ulmus parvifolia</i> CHINESE ELM	16	10'-12' HT	3" CAL. MIN.	
 <i>Quercus muehlenbergii</i> CHINQUAPIN OAK	20	10'-12' HT	3" CAL. MIN.	
 <i>Carya texana</i> PECAN	10	10'-12' HT	3" CAL. MIN.	
 <i>Magnolia grandiflora</i> SOUTHERN MAGNOLIA	31	10'-12' HT	3" CAL. MIN.	
 <i>Ulmus americana</i> AMERICAN ELM	14	10'-12' HT	3" CAL. MIN.	
 <i>Acer grandidentatum</i> BIGTOOTH MAPLE	22	10'-12' HT	3" CAL. MIN.	

UNDERSTORY TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Cercis canadensis</i> var. <i>texensis</i> TEXAS REDBUD	9	10'-12' HT	3" CAL. MIN.	
 <i>Lagerstroemia indica</i> CREPE MYRTLE	21	10'-12' HT	3" CAL. MIN.	

SHRUBS				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Abelia x grandiflora</i> GLOSSY ABELIA	00	3 GAL	30" HT.	HEAVY SPECIMENS
 <i>Buxus microphylla</i> BOXWOOD	00	3 GAL	30" HT.	HEAVY SPECIMENS
 <i>Cornus sericea</i> RED DOGWOOD	00	3 GAL	30" HT.	HEAVY SPECIMENS
 <i>Ilex cornuta</i> "Carissa" CARISSA HOLLY	479	3 GAL	30" HT.	HEAVY SPECIMENS
 <i>Ternstroemia gymnanthera</i> JAPANESE CLEYERA	00	3 GAL	30" HT.	HEAVY SPECIMENS

GRASS				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Cyrtotium falcatum</i> HOLLY FERN	00	3 GAL	12" O.C.	8' HT. MULTI-TRUNK
 <i>Muhlenbergia capillaris</i> PINK MUHLY	00	3 GAL	12" O.C.	8' HT. MULTI-TRUNK

GROUND COVER				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Jasminum asiaticum</i> ASIAN JASMINE	00	1 GAL	12" O.C.	
 <i>Liriope muscari</i> 'Big Blue' BIG BLUE LILYTURF	00	1 GAL	12" O.C.	
 <i>Vinca minor</i> COMMON PERIWINKLE	00	1 GAL	12" O.C.	

LANDSCAPE MATERIALS		SIZE
 BERMUDA GRASS <i>Cynodon dactylon</i>		262,367 S.F.
 CRUSHED GRANITE		17,105 S.F.
 SHREDDED HARDWOOD MULCH 3" MIN. DEPTH BY: LOCAL SUPPLIER		

STREET PERIMETER BUFFER (HERITAGE PARKWAY)					
15' LANDSCAPE BUFFER (2 SHADE + 2 ORNAMENTAL TREES / 1,000SF)	BUFFER AREA	SHADE TREES		ORNAMENTAL TREES	
		REQ.	PROV.	REQ.	PROV.
	10310	21	21	21	21

NOTES:
- NO MORE THAN 25% OF CANOPY TREES TO BE OF ONE SPECIES.
- STREET FRONTAGE REQUIRED TREES WERE PROVIDED OUTSIDE OF 15' BUFFER DUE TO GAS & UTILITY EASEMENTS.
- SEE LEGEND ABOVE FOR PROVIDED SPECIES AND SIZES. SHRUBS ARE PRELIMINARY AND SHOWN ONLY ALONG REQUIRED MECHANICAL SCREENING (MIN 3' HEIGHT)
- PLANTING ALONG HERITAGE TRAIL AND RYAN WAY PROVIDED PER HERITAGE RANCH PD REQUIREMENTS (1 TREE / 100LF)
- ONE SHADE TREE SHALL BE PLANTED ON ALL REQUIRED LANDSCAPE ISLANDS

OFFSTREET PARKING REQUIREMENTS				
REQUIRED LANDSCAPE AREA (10% OF PARKING AND ROADWAY)	PARKING / DRIVE AREA	REQ. LANDSCAPE	PROV. ON ISLANDS (MIN 40%)	PROV. REST OF SITE
	233777	23378	38028	241450

DESIGNED BY: C.R. & M.R.
DRAWN BY: C.R.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 08/06/2024

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

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ISSUE DATE

REVISION SCHEDULE		
NO.	DATE:	DESCRIPTION:

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HERITAGE RANCH
PH I

SHERMAN, TX

PROJECT #: H23-144

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.



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5523 W. HOUSTON ST.
SHERMAN, TX 75092
P: (903) 893 8500
E: JASON@COVDEVELOPMENT.COM

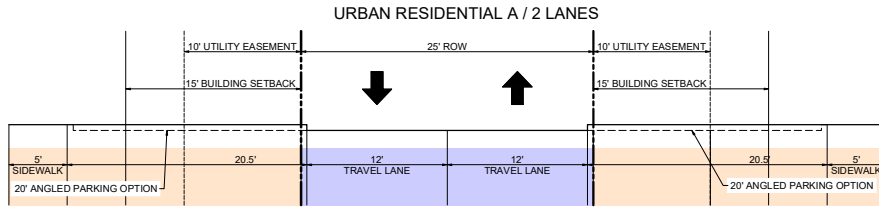
SHEET TITLE
LANDSCAPE PLAN -
SITE

SHEET NUMBER
L2.00

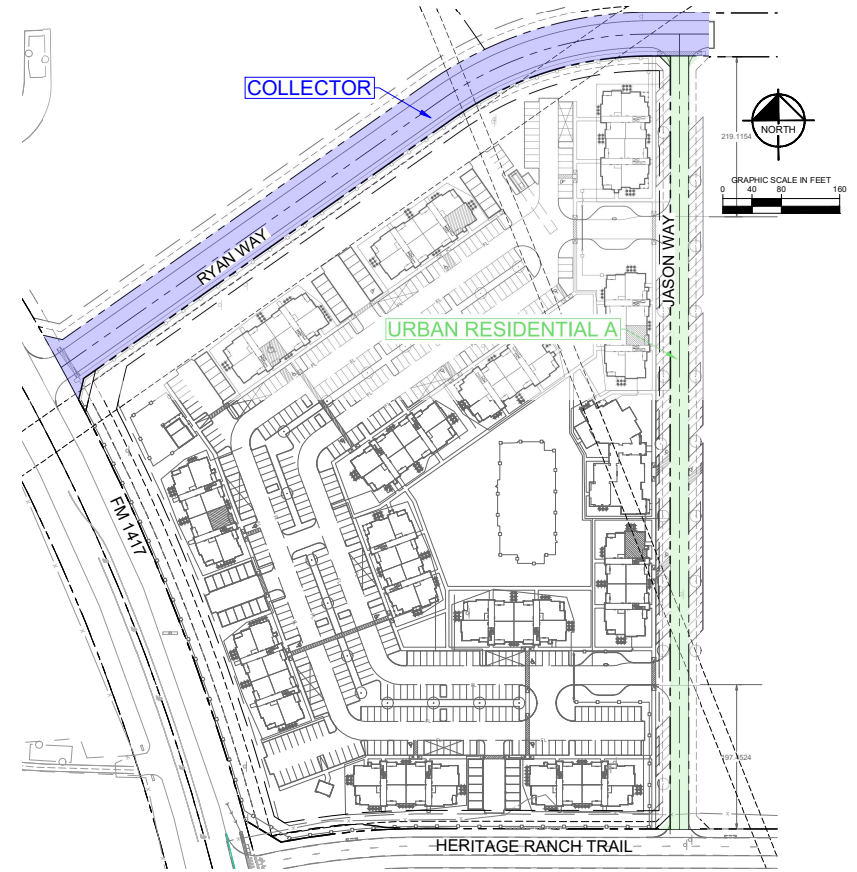
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CITY SUBMITTAL - 2024-AUGUST-06 - NOT FOR CONSTRUCTION

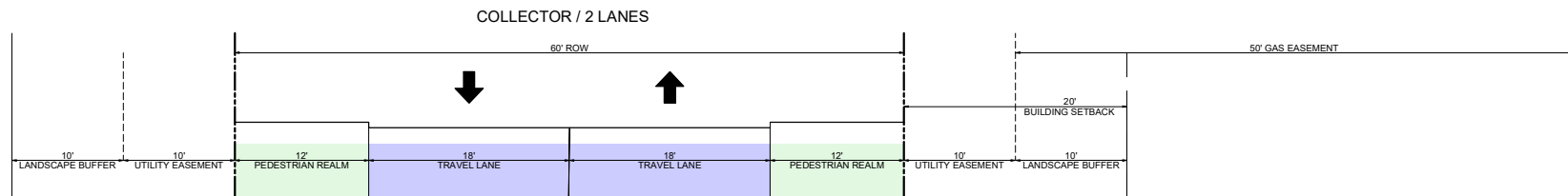
PROPOSED R.O.W. SECTION - JASON WAY



NOTE: FOR THE URBAN RESIDENTIAL SECTIONS IN THIS EXHIBIT, STREET TREES WILL BE PROVIDED AT A MINIMUM OF ONE TREE FOR EVERY 100 LINEAR FEET.



SECTION B-B - RYAN WAY

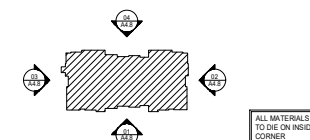


NOTE: THE COLLECTOR / 2 LANES SECTION SHOWN ABOVE IS PER THE HERITAGE RANCH PD DATED DECEMBER 11, 2020.

HERITAGE RANCH ROW SECTIONS SHERMAN, TEXAS JULY 2024

DATE: 07/24/2024
DRAWN BY: J. HORN
CHECKED BY: J. HORN
DESIGNED BY: J. HORN
PROJECT: HERITAGE RANCH PD
SHEET: 56 OF 156

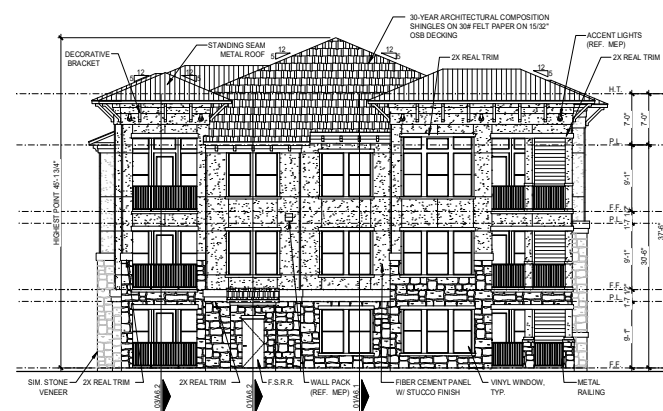
Kimley»Horn
2600 N Central Expressway, Suite 400
Richardson, Texas 75080
(214) 617-5535
State of Texas Registration No. F-928
NOTE: THIS PLAN IS A CONCEPTUAL DESIGN AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY OR CONDUCT WITH THE CITY OF SHERMAN, TEXAS.



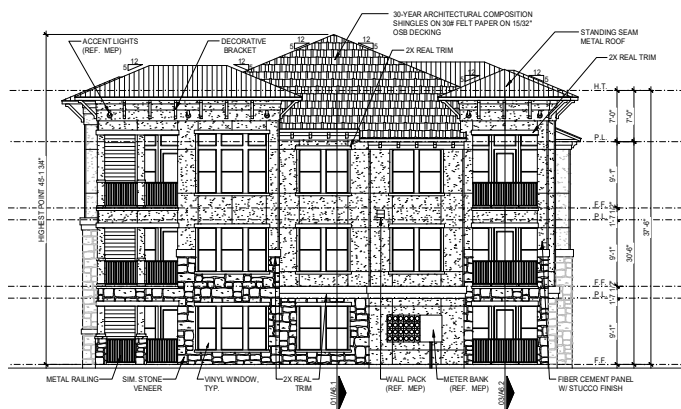
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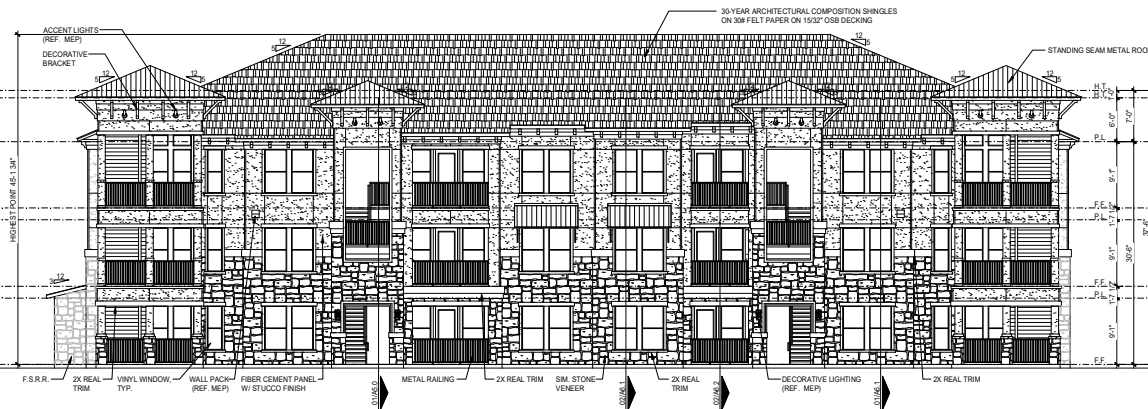
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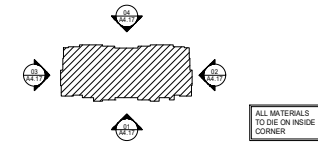
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02 BUILDING TYPE 'A' RIGHT ELEVATION
SCALE: 1/8" = 1'-0" 3 REQ'D



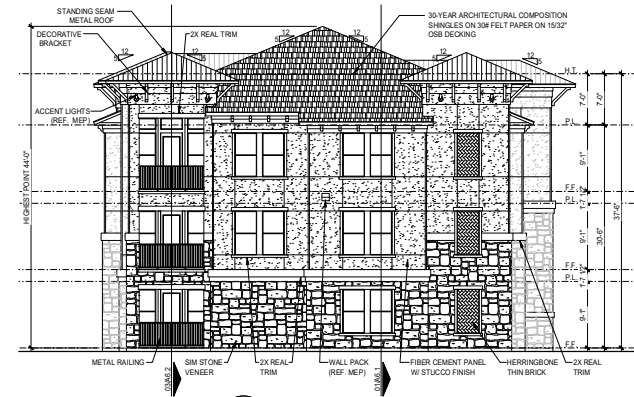
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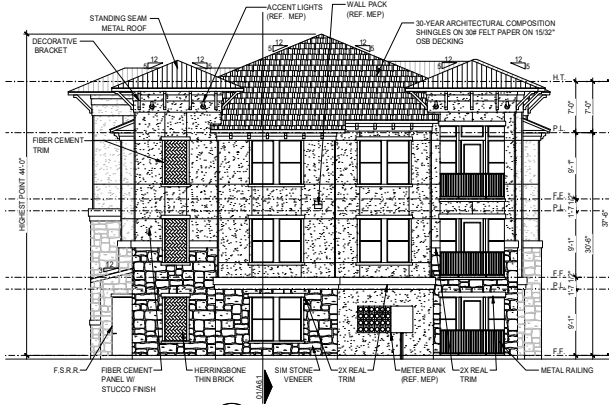
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04 BUILDING TYPE 'B' REAR ELEVATION
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10 REQ'D



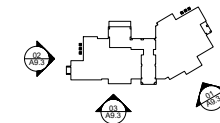
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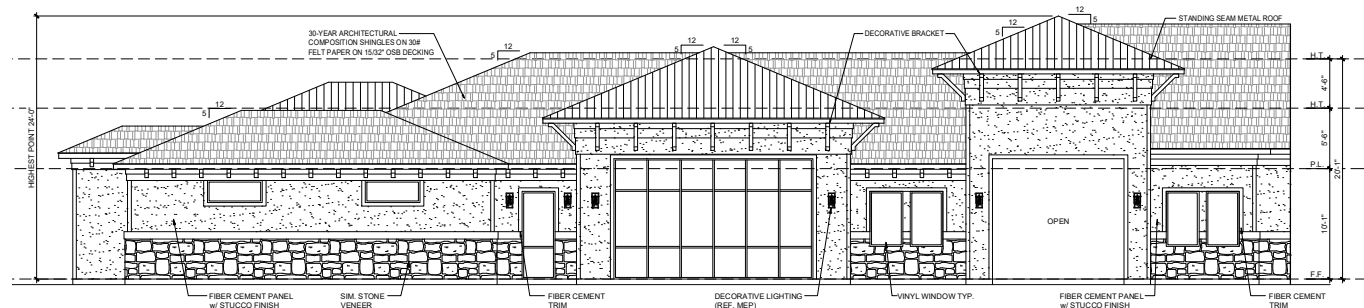
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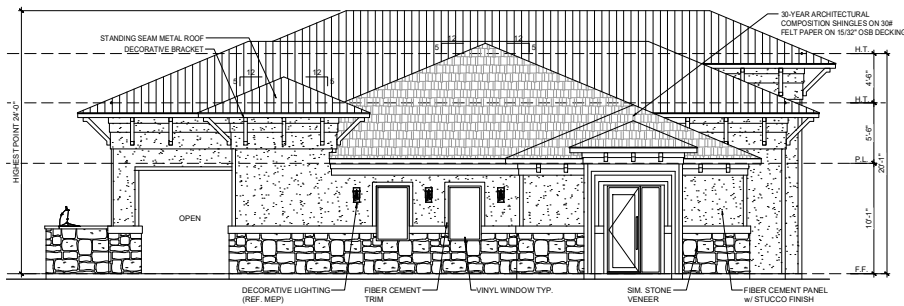
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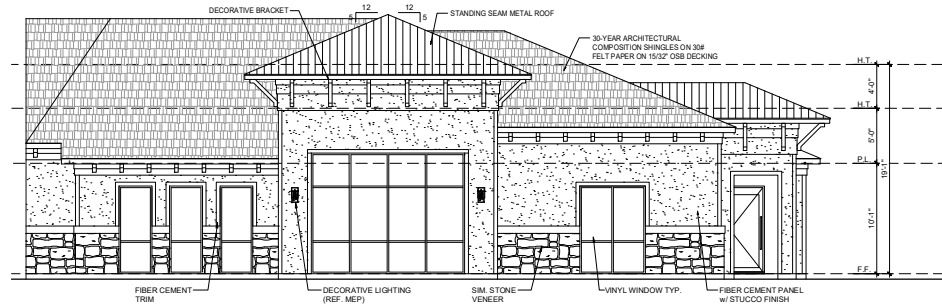
00 ELEVATION KEY PLAN
NOT TO SCALE



03 CLUBHOUSE - FRONT ELEVATION
SCALE: 3/16\"/>



02 CLUBHOUSE - LEFT ELEVATION
SCALE: 3/16\"/>



01 CLUBHOUSE - FRONT ELEVATION
SCALE: 3/16\"/>

PRELIMINARY
DRAWINGS
NOT FOR CONSTRUCTION



ARCHITECT:
CROSS ARCHITECTS, PLLC
8700 JENNIFER DRIVE
SUITE 100
SHERMAN, TEXAS 75073
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

HERITAGE RANCH PKWY
MULTIFAMILY
SHERMAN, TEXAS

DATE:
XX/XX/2023

PROJECT NUMBER
23044

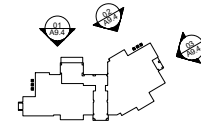
REVISIONS

NO	DATE

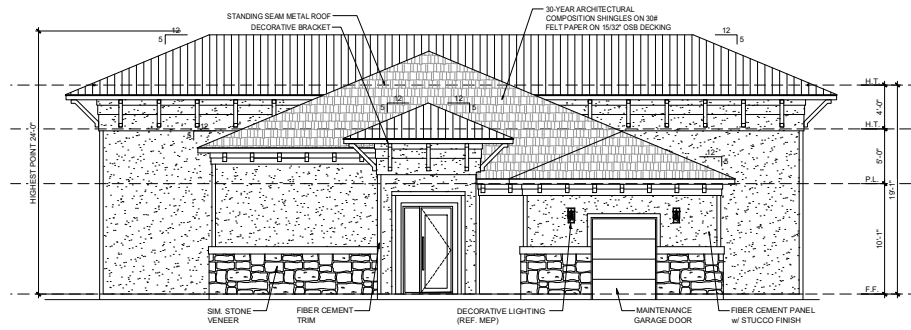
DRAWINGS ISSUED FOR:
REVIEW

SHEET NUMBER
A9.5
CLUBHOUSE
ELEVATIONS

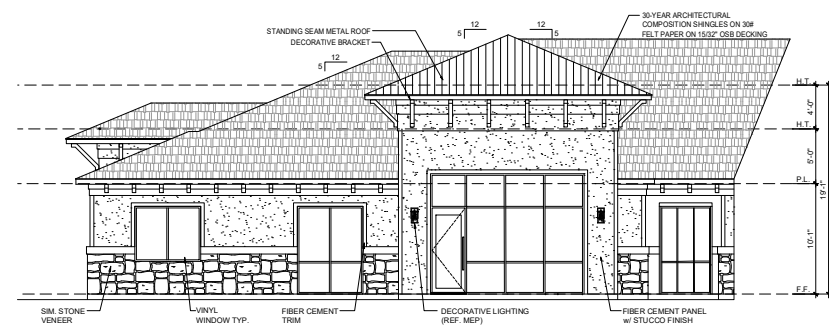
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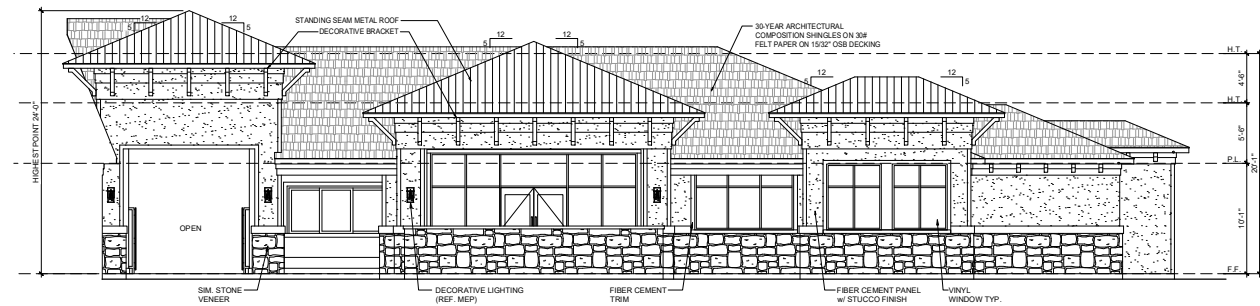
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03 CLUBHOUSE - RIGHT ELEVATION
SCALE: 3/16\"/>



02 CLUBHOUSE - REAR ELEVATION
SCALE: 3/16\"/>



01 CLUBHOUSE - REAR ELEVATION
SCALE: 3/16\"/>

PRELIMINARY
DRAWINGS
NOT FOR CONSTRUCTION

Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
8700 JENNIFER DRIVE
SUITE 100
SHERMAN, TEXAS 75073
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

HERITAGE RANCH PKWY
MULTIFAMILY
SHERMAN, TEXAS

DATE:	XX/XX/2023
PROJECT NUMBER:	23044
REVISIONS	
NO	DATE

DRAWINGS ISSUED FOR:
REVIEW
SHEET NUMBER
A9.6
CLUBHOUSE
ELEVATIONS
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Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

800 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) AND 2900 BLOCK SOUTH HIGHWAY 75 (Project No. 24-003467)

The request of Lennar Homes of Texas Land and Construction, LLC (Owner), Thomas Mansfield (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75, being in the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75 between South Travis Street and Arkansas Street. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in an R-6 (Single Family Residential) District. The timeframe for the temporary concrete batch plant is approximately 15 days.

The following has been approved for this location:

800 Block East FM 1417 (Vietnam Veterans Parkway)

- 9/21/2021 - Preliminary Plat approval of Travis Heights Addition.
- 9/21/2021 – Zone Change from R-A (Residential Agricultural) & C-2 (General Commercial) District to R-1 (Single Family Residential) District.
- 4/19/2024 - Preliminary Plat of Travis Heights Phase 2 (Conditionally Approved)
- 4/19/2024 - Preliminary Plat of Travis Heights Phase 3 (Conditionally Approved)

Origination:

Lennar Homes of Texas Land and Construction, LLC (Owner)
Thomas Mansfield (Representative)
Kimley-Horn and Associates, Inc. (Surveyor)

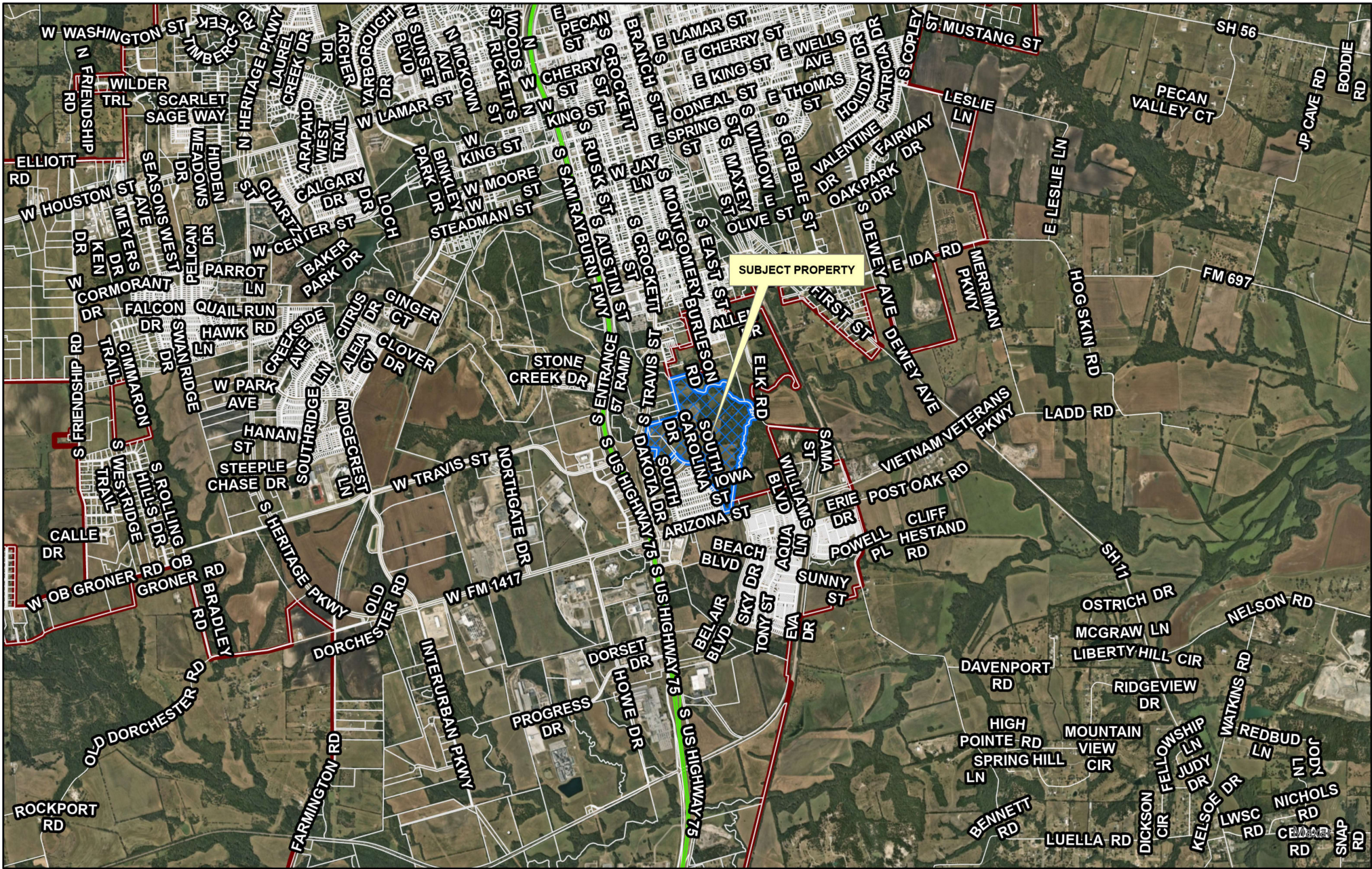
Staff Recommendation:

Staff recommends that P&Z approve this item for a period not to exceed 30 days from the time of building permit issuance.

Attachments:

1. Location Map
2. Zoning Map
3. Property Notification Sign
4. Survey
5. Narrative
6. Site Plan - Map 1
7. Site Plan - Map 2
8. Opposition Letter - Urban
9. Support Letter - May
10. Staff Review Letter

diagrone H3\PLANNING\Public Notification K.T.aprx

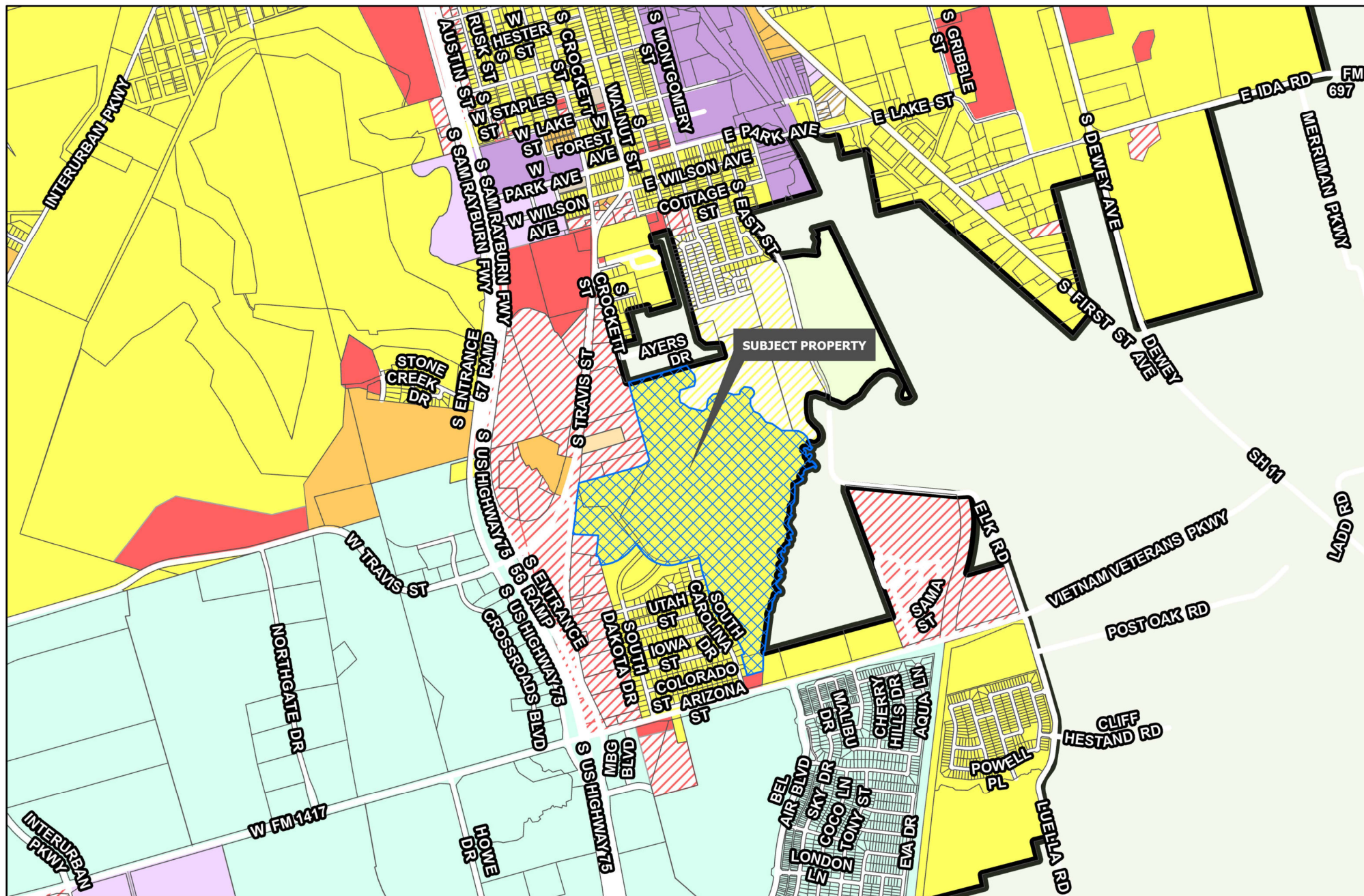


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 BLK E FM 1417 & 2900 BLK S HWY 75



Date: 7/24/2024 4:58 PM



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 | |
|  R-5 Single Family Residential |  C-O Office | Road Names All |
|  R-4 Patio Home Residential |  C-1 Retail Business |  Planning & Zoning |
|  R-2F Duplex Residential |  C-2 General Commercial | |
|  R-TH Townhome Residential |  M-1 Light Manufacturing | |

CITY OF SHERMAN
ZONING MAP
800 BLK E FM 1417
& 2900 BLK S HWY 75



8/5/2024



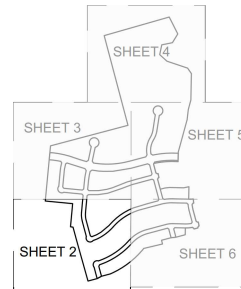
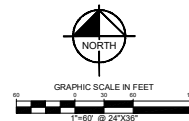
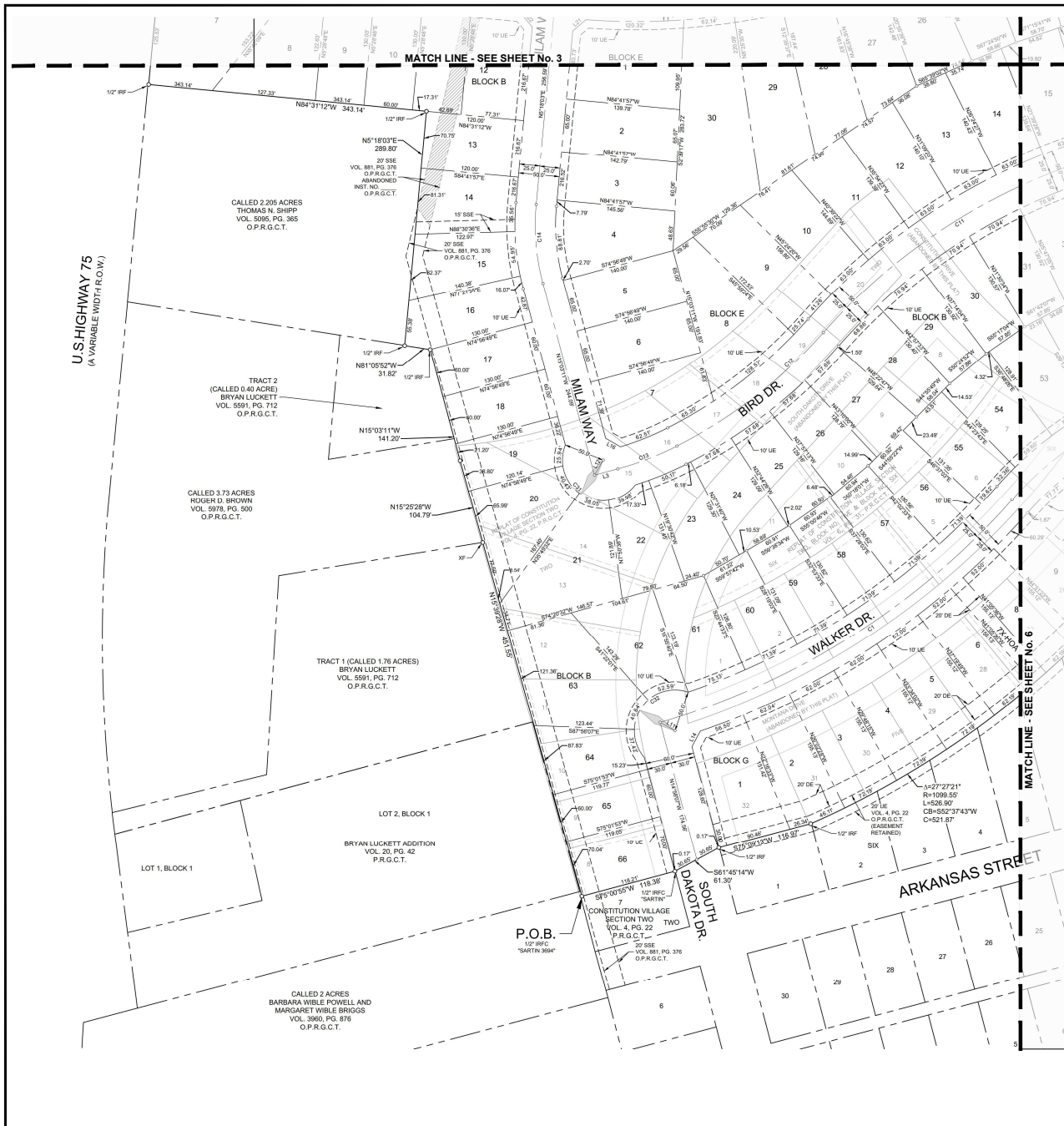












SHEET KEY MAP
N.T.S.

LEGEND	
---	BOUNDARY
---	EXISTING CURB
---	NEW ROADWAY
---	EXISTING SIDEWALK
---	NEW SIDEWALK
---	EXISTING DRIVE
---	NEW DRIVE
---	EXISTING ALLEY
---	NEW ALLEY
---	EXISTING FENCE
---	NEW FENCE
---	EXISTING UTILITY
---	NEW UTILITY
---	EXISTING EASEMENT
---	NEW EASEMENT
---	EXISTING RIGHT-OF-WAY
---	NEW RIGHT-OF-WAY

FINAL PLAT TRAVIS HEIGHTS

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8, BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30, BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-6, LOT 7X-HOA, LOTS 8-16, BLOCK H, LOT 1;
BLOCK I, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA LOTS

BEING A REPLAT OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT,
LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO
A REPLAT OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK K, REPLAT
OF CONSTITUTION VILLAGE SECTION TWO, BLOCK NO. FIVE AND BLOCK
NO. SIX AND BEING 78.259 ACRES SITUATED IN THE
PRESTON KITCHENS SURVEY, ABSTRACT NO. 667,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

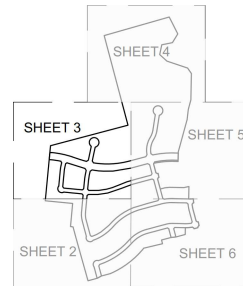
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10153822
Tel. No. (972) 335-5580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CLS	KHA	11/28/23	063451115	2 OF 8

OWNER/APPLICANT:
TCL LAND HOLDINGS, L.P.
3055 Keller Springs Road, Suite 500
Addicks, TX 75001
Contact: Angela Williams

SURVEYOR/ENGINEER:
Kimley-Horn and Associates, Inc.
4600 Warren Parkway, Suite 210
Frisco, TX 75034
P.O. Box 170-1224
Contact: Bryan Eichenberger, PE

SEE SHEET NO. 7 FOR LINE TABLE,
CURVE TABLE & LOT AREA TABLE



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	FLOOD PLAIN LINE
REF	IRON ROD FOUND
REF-G	SECTION FOUND WITH CLIP
REF-G	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
END	ENDING
PRGCT.	PLAT RECORDS OF
OPRGCT.	GRAYSON COUNTY, TEXAS
	OFF TO OFF PLAT RECORDS
	GRAYSON COUNTY, TEXAS
AS	"R" CUT IN CONCRETE SET
RF	"R" CUT IN CONCRETE FOUND
POINT	POINT OF BEGINNING
TO B	TO BE
DATE	DATE/PLAT EASEMENT
S.S.	SANITARY SEWER EASEMENT

BLOCK A, LOT 1X-HQA, LOTS 2-37;
BLOCK B, LOT 1X-HQA, LOTS 2-37, LOT 38X-HQA, LOTS 39-66;
BLOCK C, LOT 1X-HQA, LOTS 2-8; BLOCK D, LOT 1X-HQA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-8, LOT 7X-HQA, LOTS 8-16; BLOCK H, LOT 1;
BLOCK I, LOT 1X-HQA;
171 RESIDENTIAL LOTS
7 HQA LOTS

BEING A REPLAT OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT,
LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO
A REPLAT OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT
OF CONSTITUTION VILLAGE SECTION TWO, BLOCK NO. FIVE AND BLOCK
NO. SIX AND BEING 78.259 ACRES SITUATED IN THE
PRESTON KITCHENS SURVEY, ABSTRACT NO. 667,

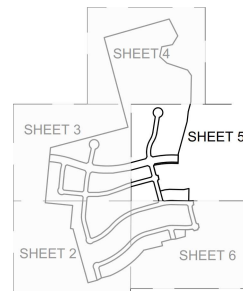
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

OWNER / APPLICANT: TCI LAND BK3 (2022), LP 5055 Keller Springs Road, Suite 500 Addicks, TX 75001 Contact : Angela Williams	
--	--

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckarberger, PE

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SHEET KEY MAP
N.T.S.

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	FLOOD PLAIN LINE
RF	IRON ROD FOUND
RF-C	IRON ROD FOUND WITH CAP
RS-C	IRON ROD SET WITH CAP
INT. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FLD	FOUND
P.R.G.C.T.	PLAT RECORD OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE BY "X" CUT AT CORNER TO BE TOP OF POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

FINAL PLAT
TRAVIS HEIGHTS

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8; BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-8, LOT 7X-HOA, LOTS 8-16; BLOCK H, LOT 1;
BLOCK I, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA I LOTS

BEING A REPLAT OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT,
LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO
A REPLAT OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT
OF CONSTITUTION VILLAGE SECTION TWO, BLOCK NO. FIVE AND BLOCK
NO. SIX AND BEING 78.259 ACRES SITUATED IN
THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667.

Kimley»Horn

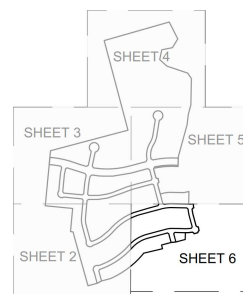
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u> 1" = 60'	<u>Drawn by</u> CJS	<u>Checked by</u> KHA	<u>Date</u> 11/28/23	<u>Project No.</u> 063451115	<u>Sheet No.</u> 5 OF 8
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OWNER / APPLICANT:
TCL LAND BK3 (2022), LP
5055 Keller Springs Road, Suite 500
Addicks, TX 75001
Contact: Angela Williams

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckelberger, PE

SEE SHEET No. 7 FOR LINE TABLE,
CURVE TABLE & LOT AREA TABLE



SHEET KEY MAP
N.T.S.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FLOOD PLAIN LINE
RF	IRON ROD FOUND
RFCD	IRON ROD FOUND WITH CAP
RFSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FOUND	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
NP	"N" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT

FINAL PLAT
TRAVIS HEIGHTS

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8; BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-8, LOT 7X-HOA, LOTS 8-16; BLOCK H, LOT 1;
BLOCK I, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA I LOTS

BEING A REPLAT OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT,
LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO
A REPLAT OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT
OF CONSTITUTION VILLAGE SECTION TWO, BLOCK NO. FIVE AND BLOCK
NO. SIX AND BEING 78.259 ACRES SITUATED IN THE
PRESTON KITCHENS SURVEY, ABSTRACT NO. 667,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CLS	KHA	11/28/23	063451115	6 OF 8

OWNER / APPLICANT:
TCL LAND BK3 (2022), LP
5055 Keller Springs Road, Suite 50
Addicks, TX 75001
Contact: Angela Williams

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckarberger, PE

SEE SHEET No. 7 FOR LINE TABLE,
CURVE TABLE & LOT AREA TABLE

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°12'20"E	17.77	L26	N00°44'52"E	20.88
L3	N16°50'45"E	29.72	L27	N01°41'01"W	20.89
L4	S04°50'36"E	19.76	L28	N07°42'48"E	20.82
L5	S08°42'40"E	53.15	L29	S04°38'12"E	20.82
L7	N14°57'44"W	43.95	L30	N30°02'18"E	21.21
L8	N77°54'23"E	27.35	L31	S09°57'44"E	21.21
L9	N77°54'23"E	47.32	L32	S40°41'35"W	19.04
L10	N14°57'44"W	47.32	L33	S32°18'38"E	21.59
L11	S00°48'59"E	20.92	L34	S05°58'14"W	21.59
L12	N09°58'49"E	21.21	L37	N09°57'44"W	21.21
L13	N00°27'12"E	21.20	L38	S04°59'14"W	198.30
L14	N08°19'12"E	21.84	L43	S01°58'33"W	21.82
L15	S08°09'38"E	20.83	L42	N07°20'39"W	21.20
L16	N00°20'23"W	21.11	L43	N01°20'13"W	20.87
L17	N01°57'52"E	20.49	L44	S00°00'19"W	198.12
L18	N45°02'31"W	21.09	L45	N15°02'18"E	61.50
L19	S07°33'55"E	22.08	L46	S14°57'44"E	25.00
L20	S30°02'16"W	21.21	L47	S05°47'45"W	21.59
L21	N02°10'19"E	21.31			
L22	N09°30'30"W	21.25			
L23	S09°59'00"E	21.11			
L24	S00°23'25"W	21.18			
L25	S09°32'50"W	21.22			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	32°22'12"	919.60	516.21	N07°40'11"E
C2	33°31'12"	425.30	248.69	S09°10'49"W
C4	16°15'04"	275.00	76.00	S03°39'40"W
C5	12°54'58"	275.00	61.90	S08°31'02"E
C6	13°22'25"	400.00	93.43	N04°38'52"E
C7	16°15'04"	300.00	85.00	S06°50'12"E
C8	7°45'45"	300.00	40.64	N07°24'28"E
C9	16°15'04"	560.00	158.84	S03°00'48"W
C11	33°33'12"	735.00	430.43	S08°10'40"W
C12	27°52'48"	699.00	228.02	N02°10'28"E
C13	11°54'57"	375.00	77.99	N09°59'11"E
C14	29°21'14"	275.00	97.99	S04°52'34"E
C15	8°45'58"	275.00	42.07	S09°48'31"W
C17	13°10'58"	1100.00	253.09	N78°10'07"W
C18	33°18'58"	1100.00	630.35	S08°18'41"E
C19	8°30'48"	600.00	68.20	S08°33'23"W
C21	0°50'48"	1110.00	16.40	S73°27'40"W
C22	15°24'17"	1110.00	208.44	S03°35'12"W
C23	35°23'48"	800.00	424.41	N09°18'55"E
C24	0°57'14"	865.00	167.65	S70°02'39"W
C25	1°19'27"	860.00	16.40	S73°32'58"W
C26	3°04'12"	880.00	47.99	S77°37'43"W
C27	48°39'11"	275.00	223.92	S08°21'51"W
C28	22°50'03"	275.00	108.60	N00°16'25"E
C29	16°41'07"	50.00	142.84	S09°32'56"E
C31	18°47'23"	50.00	143.40	S00°20'41"E
C32	149°42'10"	50.00	130.64	S34°02'29"W
C33	249°59'37"	60.00	262.32	S04°03'39"W
C35	89°39'37"	15.50	16.42	N03°00'23"W
C38	7°21'13"	1170.00	160.17	S01°00'36"W
C39	24°16'52"	880.00	377.17	N07°10'42"E
C40	87°31'57"	40.49	61.86	N65°33'58"E
C42	226°18'50"	50.00	223.88	S03°14'41"W
C42	161°49'47"	50.00	141.22	S65°51'30"W
C43	78°10'58"	15.50	20.61	N06°44'22"W

LOT TABLE				LOT TABLE			
LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.	
BLOCK A LOT 1X-HOA	27.789	1,209,621		BLOCK B LOT 4	0.224	9,750	
BLOCK A LOT 2	0.200	8,705		BLOCK B LOT 5	0.224	9,750	
BLOCK A LOT 3	0.188	8,185		BLOCK B LOT 6	0.227	9,880	
BLOCK A LOT 4	0.210	9,132		BLOCK B LOT 7	0.405	17,547	
BLOCK A LOT 5	0.176	7,657		BLOCK B LOT 8	0.242	10,572	
BLOCK A LOT 6	0.176	7,657		BLOCK B LOT 9	0.176	7,762	
BLOCK A LOT 7	0.176	7,657		BLOCK B LOT 10	0.176	7,800	
BLOCK A LOT 8	0.176	7,657		BLOCK B LOT 11	0.176	7,800	
BLOCK A LOT 9	0.176	7,657		BLOCK B LOT 12	0.226	9,912	
BLOCK A LOT 10	0.176	7,799		BLOCK B LOT 13	0.194	8,447	
BLOCK A LOT 11	0.176	7,799		BLOCK B LOT 14	0.205	8,935	
BLOCK A LOT 12	0.176	7,799		BLOCK B LOT 15	0.202	8,814	
BLOCK A LOT 13	0.176	7,799		BLOCK B LOT 16	0.212	9,217	
BLOCK A LOT 14	0.176	7,799		BLOCK B LOT 17	0.176	7,800	
BLOCK A LOT 15	0.176	7,799		BLOCK B LOT 18	0.176	7,800	
BLOCK A LOT 16	0.176	7,795		BLOCK B LOT 19	0.176	7,852	
BLOCK A LOT 17	0.201	8,734		BLOCK B LOT 20	0.205	11,556	
BLOCK A LOT 18	0.194	8,445		BLOCK B LOT 21	0.332	14,478	
BLOCK A LOT 19	0.175	7,631		BLOCK B LOT 22	0.192	8,382	
BLOCK A LOT 20	0.165	7,205		BLOCK B LOT 23	0.196	8,625	
BLOCK A LOT 21	0.160	6,971		BLOCK B LOT 24	0.196	8,777	
BLOCK A LOT 22	0.176	7,735		BLOCK B LOT 25	0.196	8,730	
BLOCK A LOT 23	0.167	7,287		BLOCK B LOT 26	0.188	8,196	
BLOCK A LOT 24	0.167	7,287		BLOCK B LOT 27	0.188	8,177	
BLOCK A LOT 25	0.167	7,287		BLOCK B LOT 28	0.192	8,377	
BLOCK A LOT 26	0.167	7,287		BLOCK B LOT 29	0.194	8,444	
BLOCK A LOT 27	0.174	7,586		BLOCK B LOT 30	0.194	8,449	
BLOCK A LOT 28	0.165	7,200		BLOCK B LOT 31	0.194	8,449	
BLOCK A LOT 29	0.165	7,200		BLOCK B LOT 32	0.194	8,441	
BLOCK A LOT 30	0.165	7,200		BLOCK B LOT 33	0.191	8,336	
BLOCK A LOT 31	0.165	7,200		BLOCK B LOT 34	0.179	7,800	
BLOCK A LOT 32	0.165	7,200		BLOCK B LOT 35	0.179	7,800	
BLOCK A LOT 33	0.165	7,203		BLOCK B LOT 36	0.179	7,800	
BLOCK A LOT 34	0.171	7,458		BLOCK B LOT 37	0.179	7,800	
BLOCK A LOT 35	0.193	8,417		BLOCK B LOT 38X-HOA	0.329	14,320	
BLOCK A LOT 36	0.219	9,482		BLOCK B LOT 39	0.203	8,825	
BLOCK A LOT 37	0.207	9,043		BLOCK B LOT 40	0.192	8,391	
BLOCK B LOT 1X-HOA	0.903	2,294		BLOCK D LOT 1	0.191	8,330	
BLOCK B LOT 2	0.328	14,308		BLOCK D LOT 2	0.262	11,414	
BLOCK B LOT 3	0.224	9,750		BLOCK D LOT 3	0.205	8,915	

LOT TABLE				LOT TABLE			
LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.	
BLOCK B LOT 44	0.194	8,460		BLOCK B LOT 45	0.194	8,460	
BLOCK B LOT 46	0.210	9,151		BLOCK B LOT 47	0.179	7,800	
BLOCK B LOT 48	0.179	7,800		BLOCK B LOT 49	0.179	7,800	
BLOCK B LOT 50	0.179	7,800		BLOCK B LOT 51	0.197	8,585	
BLOCK B LOT 52	0.201	8,768		BLOCK B LOT 53	0.201	8,775	
BLOCK B LOT 54	0.202	8,787		BLOCK B LOT 55	0.193	8,386	
BLOCK B LOT 56	0.199	8,688		BLOCK B LOT 57	0.199	8,686	
BLOCK B LOT 58	0.199	8,674		BLOCK B LOT 59	0.199	8,688	
BLOCK B LOT 60	0.197	8,566		BLOCK B LOT 61	0.209	9,065	
BLOCK B LOT 62	0.226	9,836		BLOCK B LOT 63	0.249	10,829	
BLOCK B LOT 64	0.221	9,618		BLOCK B LOT 65	0.210	9,158	
BLOCK B LOT 66	0.221	9,627		BLOCK B LOT 67	0.210	9,158	
BLOCK B LOT 68	0.210	9,158		BLOCK B LOT 69	0.202	8,820	
BLOCK B LOT 70	0.202	8,820		BLOCK B LOT 71	0.202	8,820	
BLOCK B LOT 72	0.202	8,820		BLOCK B LOT 73	0.202	8,820	
BLOCK B LOT 74	0.202	8,820		BLOCK B LOT 75	0.202	8,820	
BLOCK B LOT 76	0.202	8,820		BLOCK B LOT 77	0.202	8,820	
BLOCK B LOT 78	0.202	8,820		BLOCK B LOT 79	0.202	8,820	
BLOCK B LOT 80	0.202	8,820		BLOCK B LOT 81	0.202	8,820	
BLOCK B LOT 82	0.202	8,820		BLOCK B LOT 83	0.202	8,820	
BLOCK B LOT 84	0.202	8,820		BLOCK B LOT 85	0.202	8,820	
BLOCK B LOT 86	0.202	8,820		BLOCK B LOT 87	0.202	8,820	
BLOCK B LOT 88	0.202	8,820		BLOCK B LOT 89	0.202	8,820	
BLOCK B LOT 90	0.202	8,820		BLOCK B LOT 91	0.202	8,820	
BLOCK B LOT 92	0.202	8,820		BLOCK B LOT 93	0.202	8,820	
BLOCK B LOT 94	0.202	8,820		BLOCK B LOT 95	0.202	8,820	
BLOCK B LOT 96	0.202	8,820		BLOCK B LOT 97	0.202	8,820	
BLOCK B LOT 98	0.202	8,820		BLOCK B LOT 99	0.202	8,820	
BLOCK B LOT 100	0.202	8,820		BLOCK B LOT 101	0.202	8,820	
BLOCK B LOT 102	0.202	8,820		BLOCK B LOT 103	0.202	8,820	
BLOCK B LOT 104	0.202	8,820		BLOCK B LOT 105	0.202	8,820	
BLOCK B LOT 106	0.202	8,820		BLOCK B LOT 107	0.202	8,820	
BLOCK B LOT 108	0.202	8,820		BLOCK B LOT 109	0.202	8,820	
BLOCK B LOT 110	0.202	8,820		BLOCK B LOT 111	0.202	8,820	
BLOCK B LOT 112	0.202	8,820		BLOCK B LOT 113	0.202	8,820	
BLOCK B LOT 114	0.202	8,820		BLOCK B LOT 115	0.202	8,820	
BLOCK B LOT 116	0.202	8,820		BLOCK B LOT 117	0.202	8,820	
BLOCK B LOT 118	0.202	8,820		BLOCK B LOT 119	0.202	8,820	
BLOCK B LOT 120	0.202	8,820		BLOCK B LOT 121	0.202	8,820	
BLOCK B LOT 122	0.202	8,820		BLOCK B LOT 123	0.202	8,820	
BLOCK B LOT 124	0.202	8,820		BLOCK B LOT 125	0.202	8,820	
BLOCK B LOT 126	0.202	8,820		BLOCK B LOT 127	0.202	8,820	
BLOCK B LOT 128	0.202	8,820		BLOCK B LOT 129	0.202	8,820	
BLOCK B LOT 130	0.202	8,820		BLOCK B LOT 131	0.202	8,820	
BLOCK B LOT 132	0.202	8,820		BLOCK B LOT 133	0.202	8,820	
BLOCK B LOT 134	0.202	8,820		BLOCK B LOT 135	0.202	8,820	
BLOCK B LOT 136	0.202	8,820		BLOCK B LOT 137	0.202	8,820	
BLOCK B LOT 138	0.202	8,820		BLOCK B LOT 139	0.202	8,820	
BLOCK B LOT 140	0.202	8,820		BLOCK B LOT 141	0.202	8,820	
BLOCK B LOT 142	0.202	8,820		BLOCK B LOT 143	0.202	8,820	
BLOCK B LOT 144	0.202	8,820		BLOCK B LOT 145	0.202	8,820	
BLOCK B LOT 146	0.202	8,820		BLOCK B LOT 147	0.202	8,820	
BLOCK B LOT 148	0.202	8,820		BLOCK B LOT 149	0.202	8,820	
BLOCK B LOT 150	0.202	8,820		BLOCK B LOT 151	0.202	8,820	
BLOCK B LOT 152	0.202	8,820		BLOCK B LOT 153	0.202	8,820	
BLOCK B LOT 154	0.202	8,820		BLOCK B LOT 155	0.202	8,820	
BLOCK B LOT 156	0.202	8,820		BLOCK B LOT 157	0.202	8,820	
BLOCK B LOT 158	0.202	8,820		BLOCK B LOT 159	0.202	8,820	
BLOCK B LOT 160	0.202	8,820		BLOCK B LOT 161	0.202	8,820	
BLOCK B LOT 162	0.202	8,820		BLOCK B LOT 163	0.202	8,820	
BLOCK B LOT 164	0.202	8,820		BLOCK B LOT 165	0.202	8,820	
BLOCK B LOT 166	0.202	8,820		BLOCK B LOT 167	0.202	8,820	
BLOCK B LOT 168	0.202	8,820		BLOCK B LOT 169	0.202	8,820	
BLOCK B LOT 170	0.202	8,820		BLOCK B LOT 171	0.202	8,820	
BLOCK B LOT 172	0.202	8,820		BLOCK B LOT 173	0.202	8,820	
BLOCK B LOT 174	0.202	8,820		BLOCK B LOT 175	0.202	8,820	

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS TCL LAND BK 3 (2022), LP, is the owner of the following tract of land:

BEING a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, Grayson County, Texas and being a portion of a called 165.365-acre tract described in the Deed to TCL Land BK3 (2022), LP recorded in Instrument No. 2020-18341 Official Public Records of Grayson County, Texas and being all of the Replat of Constitution Village Section Two, Block No. Five & Block No. Six, an addition to the City of Sherman in the plat thereof recorded in Volume 6, Page 31, Official Public Records of Grayson County, Texas, and all of Lots 8 through 20, Block No. Two, Lots 2 through 3, Block No. Eight, Lots 1 through 3, Block No. Nine, part of South Dakota Drive, part of Constitution Drive, part of Montana Street, and part of South Carolina Drive, all of the plat of Constitution Village Section Two, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 4, Page 22, Official Records, Grayson County, Texas, all of Lots 20 through 32, Block No. Five and Lots 1 through 11, Block No. Six, of Replat of Constitution Village Section Two, Block No. Five and Block No. Six, an addition to the City of Sherman, Texas according to the plat thereof recorded in Volume 6, Page 31, Official Records, Grayson County, Texas and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "SARTIN 3694" found for the southwest corner of said Replat, same being the northwest corner of Constitution Village Section Two, an addition to the City of Sherman, Texas, in the plat thereof recorded in Volume 4, Page 22, Official Public Records of Grayson County, Texas, and on the easterly line of a called 2.00 acres described in the deed to Barbara Wible Powell and Margaret Wible Briggs, recorded in the Volume 3960, Page 870, Official Public Records of Grayson County, Texas;

THENCE North 15°39'28" West, along the easterly line of said 2-acre tract, Lot 2, Block 1 of Bryan Luckett Addition, an addition to the City of Sherman, Texas, in the plat thereof recorded in Volume 20, Page 42, Official Public Records of Grayson County, Texas and a called 1.76-acre tract described as "Tract 1" in the Deed to Bryan Luckett, recorded in Volume 5591, Page 712, Official Public Records of Grayson County, Texas, a distance of 453.55 feet to a X cut found for the northeast corner of said 1.76-acre tract and the easternmost corner of a called 3.73-acre tract of land described in the deed to Rogers D. Brown, recorded in Volume 5676, Page 500, Official Public Records of Grayson County, Texas;

THENCE North 15°25'28" West, along the easterly line of said 3.73-acre tract, a distance of 104.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE along the westerly line of said 165.365-acre tract the following courses and distances:

North 15°03'11" West, continuing along said 3.73-acre tract and the easterly line of a called 0.40-acre tract described as "Tract 2" in the Deed to Bryan Luckett, recorded in Volume 5591, Page 712, Official Public Records of Grayson County, Texas, a distance of 141.20 feet to a 1/2" iron rod found for the northeast corner of said 0.40-acre tract;

North 81°05'52" West, along the northerly line of said 0.40-acre tract, a distance of 31.82 feet to a 1/2" iron rod found;

North 05°18'03" East, along the easterly line of a called 2.205-acre tract of land described in the Deed to Thomas N. Shipp, recorded in Volume 5095, Page 365, Official Public Records of Collin County, Texas, a distance of 289.80 feet to a 1/2" iron rod found for the northeast corner of said tract;

North 84°31'12" West, along the north line of said 2.205-acre tract, a distance of 343.14 feet to a 1/2" iron rod found for the northwest corner of said 2.205-acre tract same being on the easterly right-of-way line of U.S. Highway 75 (a variable width right-of-way);

North 05°25'31" East, along the easterly right-of-way line of said U.S. Highway 75, a distance of 690.93 feet to a 1/2" iron rod found for the southwest corner of a tract of land described in the Deed to Amy Shilling & Marvin Shilling, recorded in Volume 5735, Page 88, Official Public Records of Grayson County, Texas;

North 75°08'16" East, along the southerly line of said Amy Shilling & Marvin Shilling tract and the southerly line of a called 2.255-acre tract, described in the Deed to Steven Wayne Culp, recorded in Volume 5913, Page 151, Official Public Records of Grayson County, Texas, a distance of 999.90 feet to a 1/2" iron rod found for corner;

North 14°52'37" West, along the easterly line of said 2.255-acre tract and the easterly line of a called 4.4005-acre tract, described in the deed to Russell C. Spears, recorded in instrument No. 2017-15175, Official Public Records of Grayson County, Texas, and the easterly line of a called 12.00-acre tract, described in the Deed to Rene De Santiago, recorded in Volume 5076, Page 886, Official Public Records of Grayson County, Texas, a distance of 1,157.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southernmost corner "Tracts one and Tracts two described in the Deed to Fernando Reyna, Volume 5898, Page 626, Official Public Records of Grayson County, Texas;

THENCE North 74°03'31" East, along the common line of said 165.365-acre tract and said Tract Two and along the southerly line of a called 3.558-acre tract of land described in a deed to The R. C. Stagle III and Susan Grossman Stagle Revocable Living Trust, as recorded in instrument Number 2019-1354, said Official Public Records, a distance of 844.70 feet to the northernmost corner of said 165.365-acre tract, same being a point for corner in the center of Post Oak Creek;

THENCE departing the southerly line of said 3.558-acre tract and along the northerly and easterly lines of said 165.365-acre tract and generally along the meanders of said Post Oak Creek the following courses and distances:

South 26°50'20" East, a distance of 236.54 feet to a point for corner;

South 31°43'13" West, a distance of 128.65 feet to a point for corner;

South 78°41'02" West, a distance of 135.05 feet to a point for corner;

South 12°01'22" West, a distance of 124.81 feet to a point for corner;

South 47°42'33" East, a distance of 121.87 feet to a point for corner;

South 71°31'59" East, a distance of 272.06 feet to a point for corner;

THENCE departing said Post Oak Creek, over and across said 165.365-acre tract the following courses and distances:

South 34°58'39" East, a distance of 62.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°05'26" West, a distance of 329.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 15°03'53" West, a distance of 123.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 06°49'19" West, a distance of 127.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for

corner;

South 15°13'40" West, a distance of 418.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°17'20" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°42'40" West, a distance of 53.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,050.00 feet, a central angle of 13°43'04", and a chord bearing and distance of South 84°22'48" West, 250.79 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 251.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°25'13" West, a distance of 6.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 115.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 58°29'50" East, a distance of 21.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 915.00 feet, a central angle of 07°35'36", and a chord bearing and distance of North 75°21'07" East, 9.48 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 9.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 10°50'11" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 865.00 feet, a central angle of 07°25'21", and a chord bearing and distance of South 78°59'08" West, 5.87 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 5.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°39'26" West, a distance of 20.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 131.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 75°02'16" East, a distance of 60.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 84°01'16" East, a distance of 56.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°42'40" East, a distance of 177.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 78°17'40" East, a distance of 66.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°17'20" West, a distance of 155.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°42'40" East, a distance of 19.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 07°45'45", and a chord bearing and distance of North 87°24'28" East, 37.23 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 37.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 06°28'25" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 325.00 feet, a central angle of 01°00'23", and a chord bearing and distance of South 84°01'47" West, 5.71 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 5.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°07'46" West, a distance of 21.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 11°48'09", and a chord bearing and distance of South 09°03'41" East, 58.54 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 58.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 160.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 58°31'40" East, a distance of 21.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 77°54'23" East, a distance of 8.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 12°05'37" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 77°54'23" West, a distance of 6.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°28'20" West, a distance of 20.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 6.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 75°02'16" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 14°57'44" West, a distance of 8.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 58°14'00" West, a distance of 21.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 425.00 feet, a central angle of 11°50'31", and a chord bearing and distance of South 85°22'05" West, 87.68 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 87.84 feet to a 5/8" iron rod

with plastic cap stamped "KHA" set for corner;

South 01°17'20" West, a distance of 84.93 feet to a 1/2" iron rod found for the northeast corner of aforementioned Constitution Village same being the easternmost corner of aforementioned Replat;

THENCE along the northerly line of said Constitution Village common with the southerly line of said Replat the following courses and distances:

South 75°02'16" West, a distance of 120.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "SARTIN";

South 84°30'00" West, a distance of 60.83 feet to a 1/2" iron rod found for corner;

South 75°02'16" West, a distance of 123.00 feet to 1/2" iron rod found for corner;

South 14°57'44" East, a distance of 48.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 78°37'05" West, a distance of 240.99 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right with a radius of 1,089.55 feet, a central angle of 27°27'21", and a chord bearing and distance of South 52°37'43" West, 521.87 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 526.90 feet to a 1/2" iron rod found for corner;

South 78°09'13" West, a distance of 116.97 feet to a 1/2" iron rod found for corner;

South 61°45'14" West, a distance of 61.30 feet to a 1/2" iron rod with a yellow plastic cap stamped "SARTIN" found for corner;

South 75°00'55" West, a distance of 118.38 feet to the **POINT OF BEGINNING** and containing a computed area of 3,408,987 square feet or 78,259 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TCL Land BK 3 (2022), LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **TRAVIS HEIGHTS**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TCL Land BK 3 (2022), LP, does herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
- The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Sherman.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, 2023.

BY: TO LB GP, Inc., a corporation formed under the laws of the Providence of British Columbia, General Partner

By: _____
John D. Hutchinson,
Vice President

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of January, 2024.

Notary Public, State of Texas _____

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

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman: _____

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final Travis Heights plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 2023.

City Clerk, City of Sherman, Texas _____

FINAL PLAT
TRAVIS HEIGHTS

BLOCK A, LOT 1X-HOA, LOTS 3-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8, BLOCK F, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30, BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-4, LOT 1X-HOA, LOTS 8-16, BLOCK H, LOT 1;
BLOCK, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA LOTS

BEING A REPLAT OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT, LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO A REPLAT OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK K, REPLAT OF CONSTITUTION VILLAGE SECTION TWO, BLOCK NO. FIVE AND BLOCK NO. SIX AND BEING 78,259 ACRES SITUATED IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CLS	KHA	11/28/23	063451115	8 OF 8

OWNER/APPLICANT:
TCL LAND BK3 (2022), LP
3055 Keller Springs Road, Suite 500
Addicks, TX 75001
Contact: Angie Williams

SURVEYOR/ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Ph. (972) 770-1324
Contact: Bryce Eichenberger, PE



July 10th, 2024

RE: Batch Plant Operations – Travis Heights Phase 1 (Sherman, TX)

The purpose of this letter is to state the Project Narrative describing the project & type of use.

L.H. Lacy Company proposes to use a Temporary Portable Concrete Batch Plant as well as storage of materials related to the plant (Rock & Sand) onsite an undeveloped subdivision while Paving Operations commence. Once the Paving portion of the project is complete the Temporary Batch Plant Facility will be dismantled & moved to a new location outside of Sherman, TX. The proposed location is approximately 350 feet north of Arkansas Street and South Dakota Drive in Sherman, TX. Upon request L.H. Lacy can provide any/all SWPPP and/or TCEQ Documentation. The timeframe for use is approximately 15 days. Upon vacating L.H. Lacy agrees to cleanup the area occupied & leave in as good as or better condition than previously occupied. All material placed onsite will be free from any hazardous materials and certifications from an accredited laboratory can be provided upon request.

Sincerely,

Kody Harris
Project Manager
(214)535-4825



Sent: Tuesday, August 6, 2024 10:26 AM
To: Planning <planning@cityofsherman.com>
Subject: Batch plat at Preston Kitchen

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

Good morning,

I am sending this on behalf of my dad, who resides at 3010 S Carolina. He is not a computer person and will not be able to attend the public meeting.

He wishes to express his STRONG OPPOSITION to this proposal for the following reasons:

- Operation of the batch plant in a residential area
- Noise concerns along with a huge increase in traffic
- Environmental concerns - has breathing issues and it would limit his ability to go outside
- Special treatment for Lennar Homes- this would not be allowed if it was a normal resident asking for the same consideration. Special treatment seems to happen more often in this city (IE wells are not allowed in city limits but yet the golf course west of 75 was allowed to put one in. Storage containers are also an issue where businesses are allowed but residents are not. He understands temporary placements but places like Walmart, Kroger, Albertsons seem to have them on lots at all times.)
- Damage to already unsafe city roads - the roads in this neighborhood are in poor condition and the additional heavy trucks will only cause more damage. They should be required to build their streets first and use those to travel on, so they can damage what they have created vs the city streets not designed for such heavy traffic.

There are many current concrete plants in the area that could provide the needed materials, but they want to save money and do it onsite themselves. This takes away revenue and tax dollars by using local businesses which should be how it's done. There are already many places with new construction areas where this has been allowed which is sad. Most of the new developments have them, but it seems the city is doing a disservice to itself by allowing developers to save some money. Also, who oversees the quality of the work done? He understands the need and desire for growth however, it needs to be completed properly and within current city requirements.

Thank you for your consideration of this opposition and feel free to reach out should you have any questions.

James Urban (prepared by Shawn Kelly-Urban, son)

From: Frank M.

Sent: Tuesday, August 6, 2024 10:54 AM

To: Planning <Planning@cityofsherman.com>

Subject: CITY OF SHERMAN Public Hearing An Temporary Use Permit Lennar Homes Section 14.06.008
Temporary Concrete batch. WITH LENNAR HOMES AND KIMBERLY HORM REPRESENTATIVR

Frank May

REDEEM EQUITIES, LLC

OWNER OF 1.1 ACRE 800 BLOCK VIETNAM VETERANS PAKY FM.1417 SOUTH CAROLINA ABD 2900 BLOCK
SOUTH HIGHWAY 75 NECORNER OF SOUTH CAROLINA AND FM.1417

BASED ON THE FACT THAT THE CEMENT INDUSTRY IS HIGHLY REGULATED ON THE FEDERAL LEVEL
WAY BEYOND THE STATE, COUNTY OR CITY REGULATIONS CAN INSTITUTE
TWO, THIS IS SHORT TERM USE IN ORDER FOR LENNAR HOMES TO DEVELOP THE PROPERTY AND BUILD
HOMES IN ORDER TO SUPPORT THE GROWTH OF DENISON, POTTSBORO, SHERMAN, TEXAS.

I FRANK MAY/ REDEEM EQUITIES, SUPPORT ONE HUNDRED PERCENT ZERO OPPOSITION THE USE OF
SECTION 14.06.008 PERMIT FOR CEMENT BATCH PLANT BY LENNAR HOMES IN ORDER FOR LENNAR
HOMES TO COMPLETE THEIR DEVELOPMENT IN THE MOST COST EFFECTIVE MANNER POSSIBLE TO BRING
AFFORDABLE MARKET HOUSING TO SHERMAN, TEXAS.

The cement industry in the United States is subject to strict regulations under environmental, health, and safety
laws. Some of these guidelines include:

- Portland Cement National Emissions Standards for Air Pollutants (NESHAP)

Cement kilns must comply with strict emissions limits, testing, monitoring, and reporting requirements for
hazardous air pollutants.

- Cement Manufacturing Effluent Guidelines and Standards (40 CFR Part 411)

This regulation covers direct point sources, which discharge pollutants to waters of the United States, and
indirect facilities, which discharge pollutants to a publicly owned treatment works.

- General Permit Regulation for Concrete Batch Plants

This regulation includes guidelines for boilers and hot water heaters, such as maximum heat input capacity and
particulate emissions

Lastly,

**FOR THE RECORD AND TO PROVIDE FULL TRANSPARENCY FOR THE FEDERAL, STATE, COUNTY, CITY AND
THE CITIZENS OF
DENISON, POTTSBORO, SHERMAN, TEXAS, GRAYSON COUNTY, TEXAS**

**I/WE SOLD THE ACREAGE IN 167 ACRES TO LENNAR HOMES FROM THE BELOW ENTITY AS SELLER IN
NOVEMBER/DECEMBER 2021
and another project 94 acres +/- on west side of Sherman in February 2, 2022. for a total of 706 lots which
as been reduced based on new development approved single family density plans.**

Source Open Corporate Texas

KINGDOM ROAD EQUITIES, LLC

50% Partner under FDM EQUITIES, LLC

including

Directors / Officers:

FRANK D MAY, coo

FRANK D MAY, president

FRANK D MAY, director

Sincerely,

Frank D. May

STAFF REVIEW LETTER

August 14, 2024

Sent via email

Lennar Homes of Texas Land and Construction, LLC
Annie Hepner
1707 N. Market Place Boulevard, Suite 100
Irving, TX 75063

Thomas Mansfield
1880 Crown Drive, Suite 1200
Dallas, TX 75234

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 20, 2024 at 5:00 P.M., in the Municipal Ballroom located at 405 North Rusk Street, Sherman.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first. Temporary Use Permits are valid from 2 weeks to 6 months in duration, unless otherwise requested. (*Section 14.06.008(5)(A)*)
5. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
6. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any TUP, may result in termination the Temporary Use Permit.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

10. Construction traffic shall not enter off of South Dakota Drive or South Carolina Drive.

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

If additional information or clarification is needed, do not hesitate to contact Development Services emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Commission and Board of Adjustments

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, 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. 10.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1707 NORTH WHARTON STREET (Project No. 24-003513)

The request of Rully Sujatmiko (Owner), Luis Moran (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 1707 North Wharton Street being Lot 9, Block H, Maxey's 3rd 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 1.5' side setback in lieu of the required 6' for the existing brick garage.
- B. Public Hearing and Variance under Section 14.02.006 to allow a 2.6' side setback in lieu of the required 6' for the existing metal shed.
- C. Public Hearing and Variance under Section 14.02.006 to allow a 4' distance from the main structure in lieu of the required 5' for the new addition.

Background:

The property is located at 1707 North Wharton Street between West Texas Street and Fairview Street. The owner is requesting Variances for the side setback of the existing metal shed and garage along with the distance from the main structure for a new addition.

Origination:

Rully Sujatmiko (Owner)

Luis Moran (Representative)

Underwood Drafting & Surveying, Inc. (Surveyor)

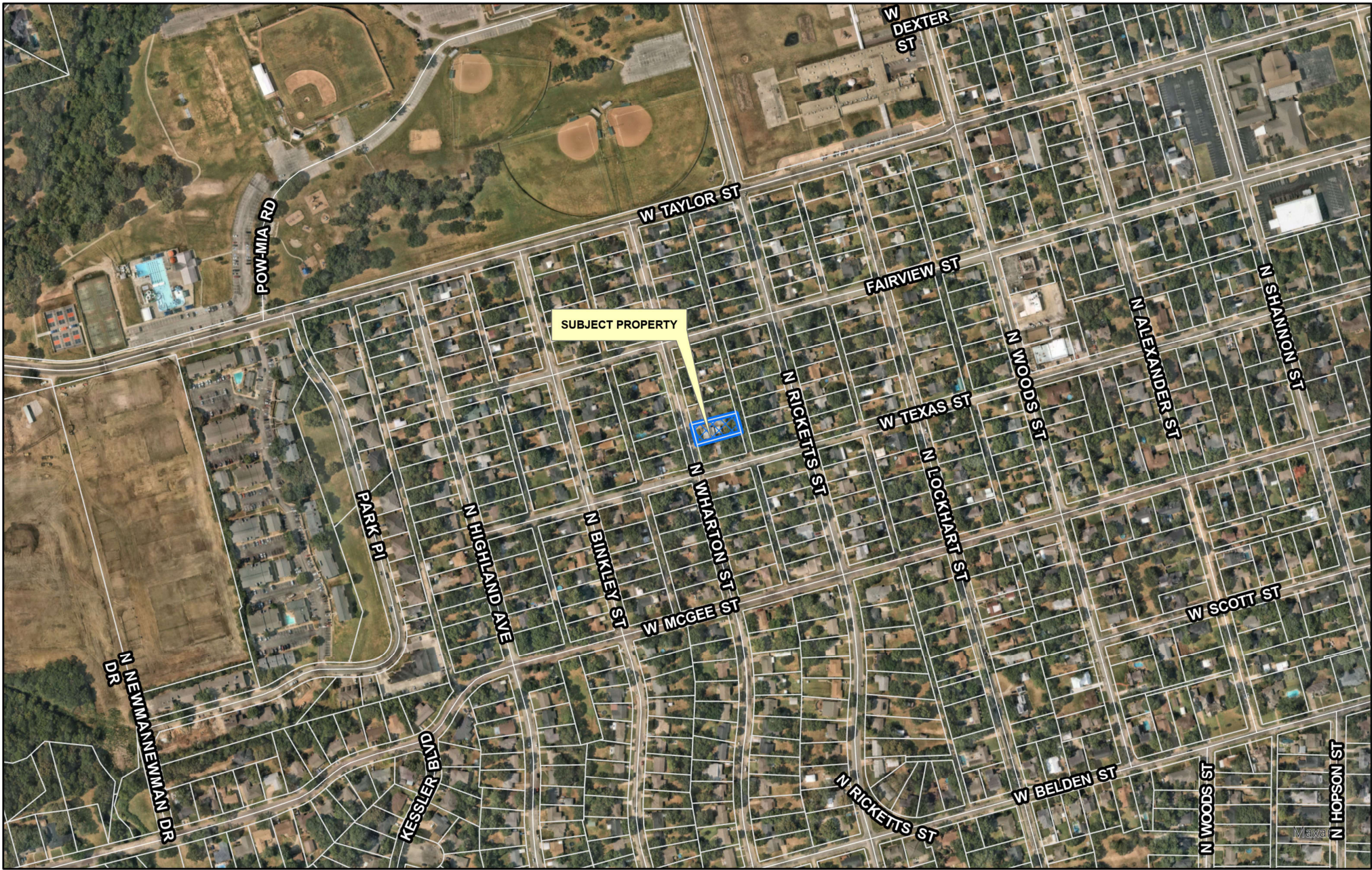
Staff Recommendation:

Staff recommends that the Board of Adjustment table this item. The submitted site plan and building setback dimensions do not match the site inspection. Staff requests that the applicant provide an improvement survey to demonstrate the distance from the main structure to the storm shelter.

Attachments:

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

7. Storm Shelter Photo

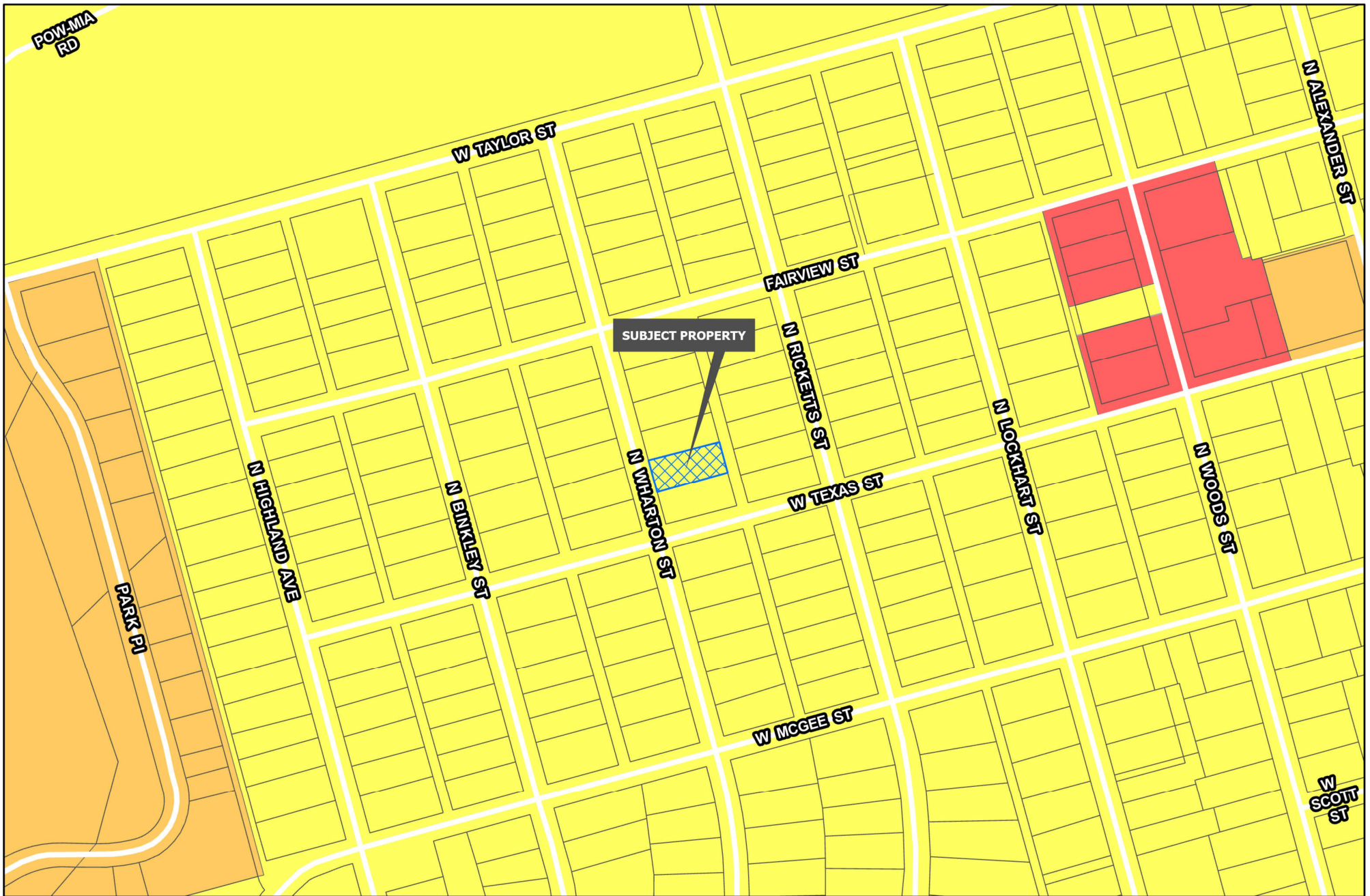


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1707 N WHARTON ST



Date: 7/24/2024 4:58 PM



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	

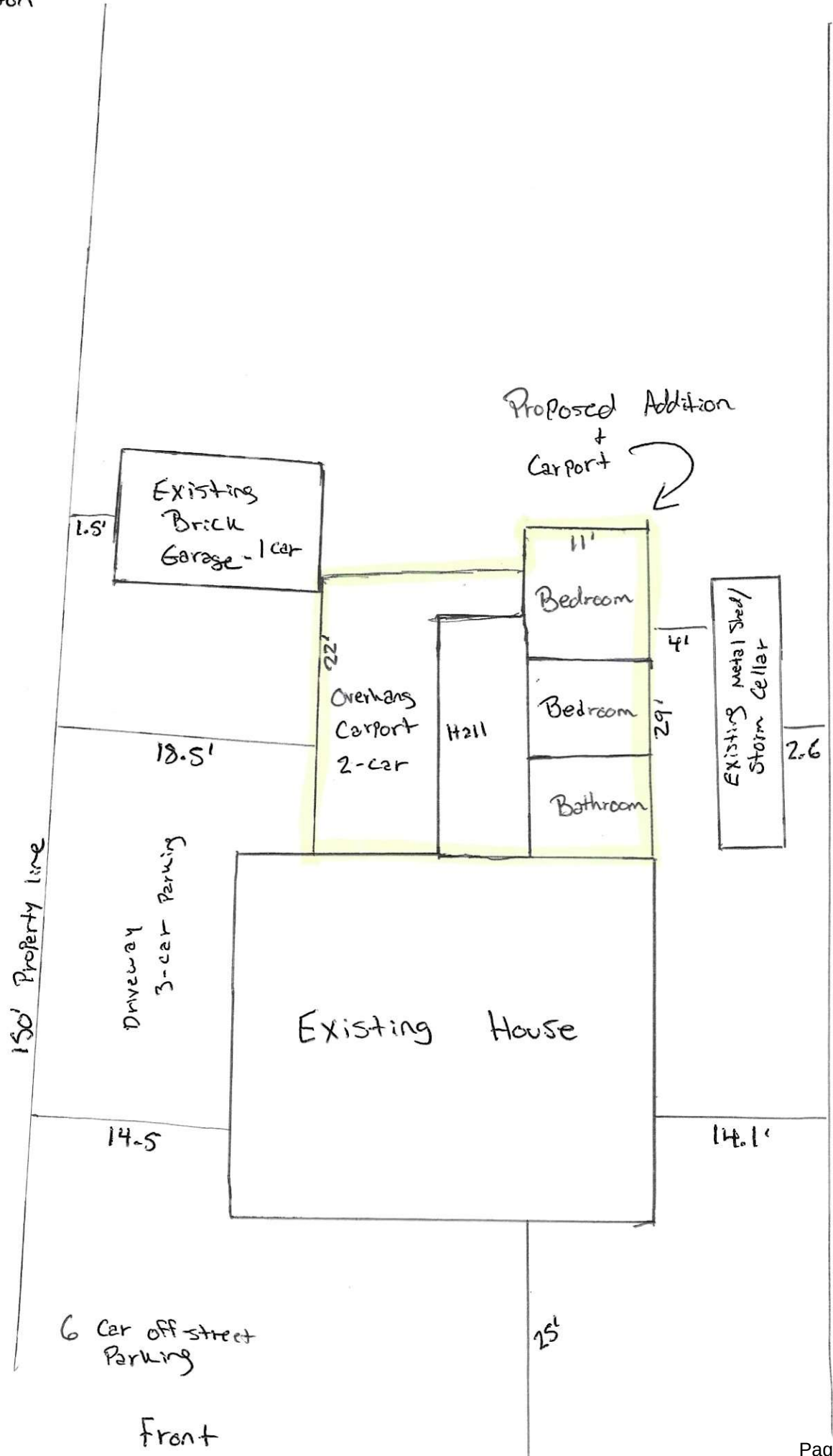
CITY OF SHERMAN
ZONING MAP
1707 N WHARTON ST





1707 N Wharton Street Carport Variance

Allowance of a carport attached from the current house to a previously existing garage.







Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1021 NORTH WHARTON STREET (Project No. 24-003516)

The request of Gilberto Medina (Owner), Manuel Medina (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1021 North Wharton Street being Lot 25, Block 1 of Birge's Fairview Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 3' front setback in lieu of the required 20' for a carport.

Background:

The property is located at 1021 North Wharton Street between West Hunt Street and West Birge Street. The owner is requesting a Variance for the front setback for a carport.

Origination:

Gilberto Medina (Owner)

Manuel Medina (Representative)

Sartin & Associates, Inc. (Surveyor)

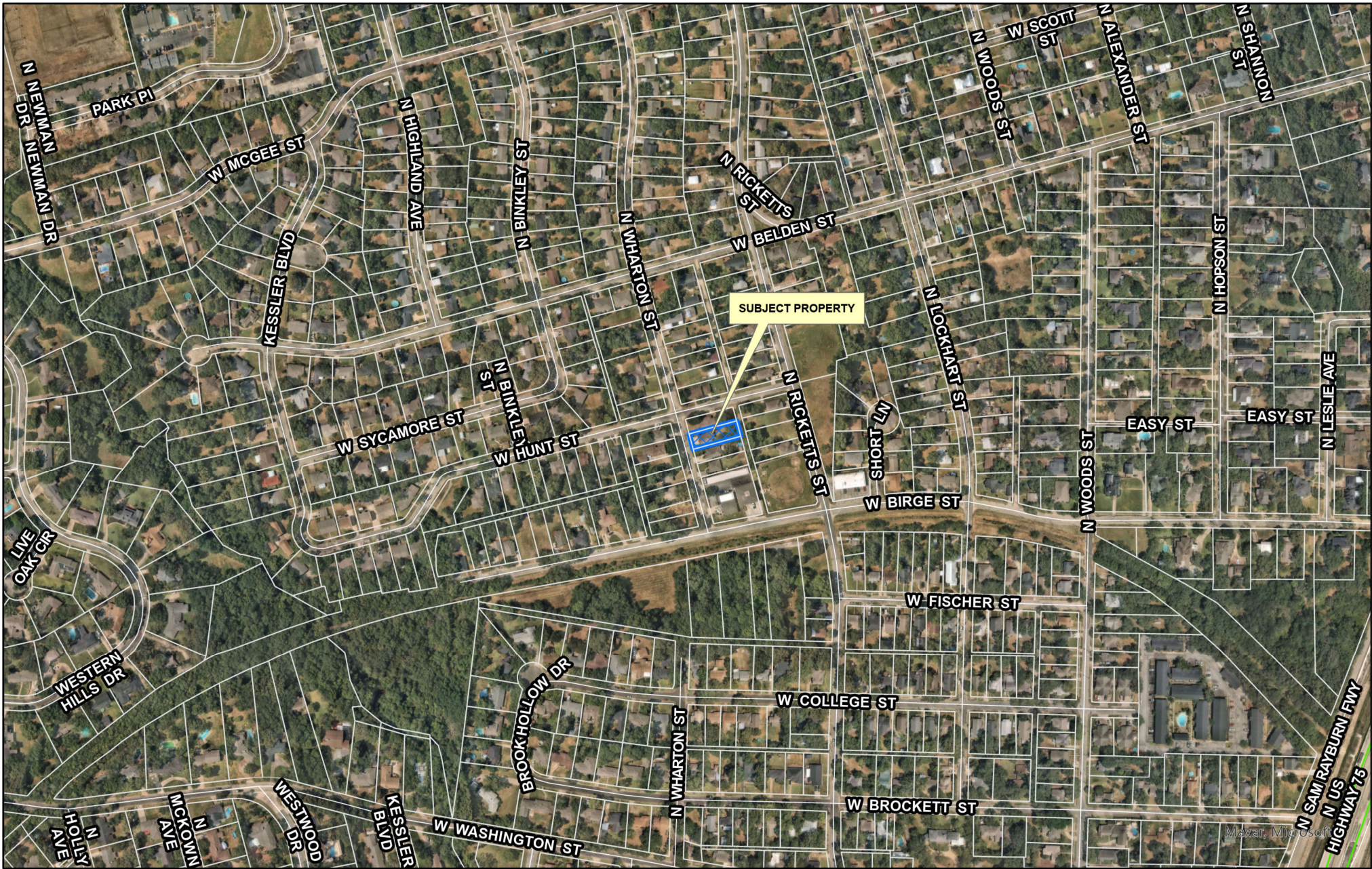
Staff Recommendation:

Staff recommends that P&Z deny as it does not meet the minimum requirement of the zoning ordinance and does not demonstrate a hardship.

Attachments:

1. Location Map
2. Zoning Map
3. Property Notification Sign
4. Survey
5. Narrative
6. Site Plan
7. Photo of house
8. Similar Carport
9. Opposition Letter - Rawlins

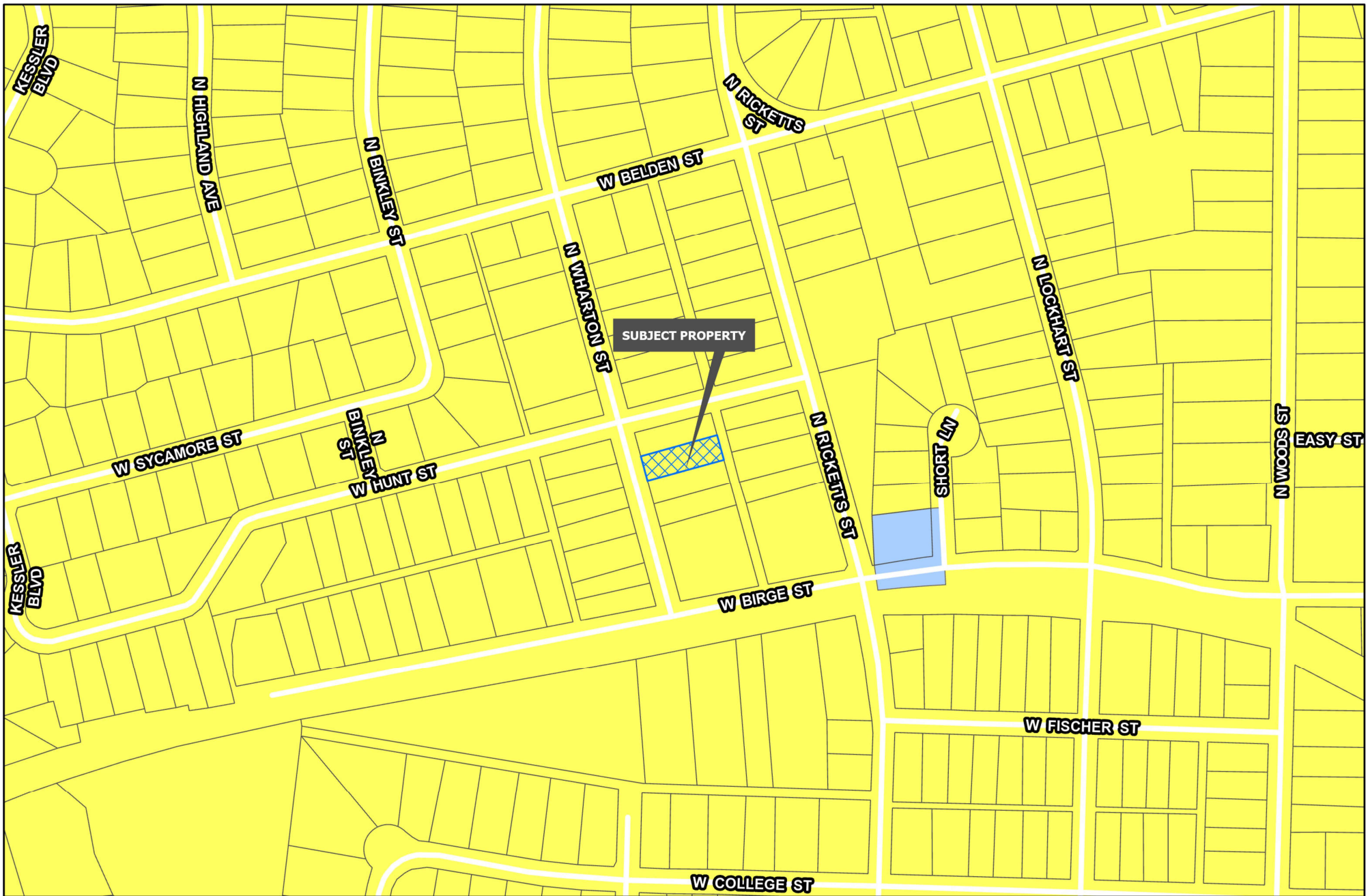
diagrone H:\PLANNING\Public Notification K.T.aprx



CITY OF SHERMAN
LOCATION MAP
1021 N WHARTON ST



City of Sherman, Texas
Development Services Department



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	

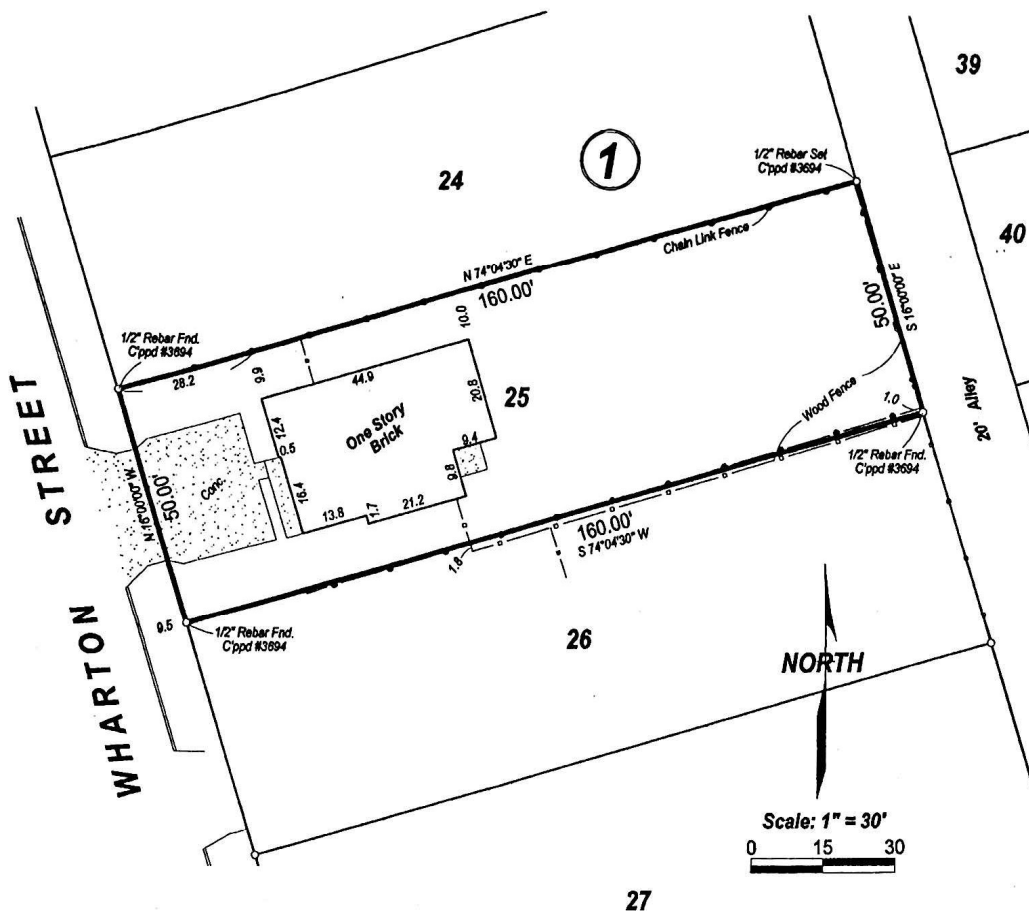
CITY OF SHERMAN
ZONING MAP
1021 N WHARTON ST



1021 N Wharton St.



8/4/2024



SARTIN & ASSOCIATES, INC.

Registered Professional Land Surveyors

FIRM Headquarters - #10081100

109 S. Travis, P. O. Box 1843 Sherman, Texas 75091 - 1843
Ph.: (903) 892-8003 Fax: (903) 868-2970 Email - msartin@gccisp.com

SURVEY FOR: GILBERTO MEDINA & VIRGINIA MEDINA

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 19th day of May, 2014 of the following described property:

Lot TWENTY FIVE (25), Block ONE (1) of BIRGE'S FAIRVIEW ADDITION to the City of Sherman, Texas as shown by plat of record in Volume 88, Page 533, Deed Records, Grayson County, Texas.

That the improvements on said property are known as **1021 N. WHARTON STREET, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

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



[Signature]
Marshall Sartin R.P.L.S. # 3694

1021-WHARTON.pcs

Manuel Medina
8700 State Hwy 56
Sherman, Texas 75090

June 5, 2024

Re: Variance at 1021 N. Wharton, Sherman, Texas 75090

Dear Lauren,

I am seeking a variance for a carport in front of my parent's home. There are a few reasons for the request:

- 1) They are in their 80's and there is no protection for them when the weather is inclement. Mom must be taken to her appointments in a wheelchair, and it presents a hardship whether it is raining or just plain hot.
- 2) It would provide some relief in the summer months to shield the West side of the house from the evening sun. The house faces West, and mom sits by that West window all day. This would provide some shade and even assist with reducing energy bills. (A/C usage)
- 3) The carport will also provide protection for the vehicles from storms and the hot summer sun.

Also, the lot on which the house is built is very narrow. There is no other spot to build the carport.

We thank you for your consideration on this matter and hope that we can work together to get this accomplished to assist my parents.

Sincerely,



Manuel Medina

903-436-9048





1021 North Wharton

From: Richard

Sent: Sunday, August 4, 2024 1:37 PM

To: Planning <Planning@cityofsherman.com>

Subject: Re: zoning variance

I own 1014 Wharton.

A building setback variance is usually for a few feet, not 17 ft.

Codes are adopted for the betterment of the neighborhood, and uniformity of the neighborhood.

If the city does not mind carports lined up and down the street, then change the building code to allow them for everyone.

Sincerely;

rrrawlins



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 8/20/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2907 WEST TRAVIS STREET (Project No. 24-003486)

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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 103' tall in lieu of the 35' for a new stadium.
- B. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 120' tall in lieu of the 35' for speaker poles.
- C. Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 130' tall in lieu of the 35' for field lighting.
- D. Public Hearing and Variance under Section 14.02.006 to allow 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

E. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (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. 6752.

Background:

The property is located at 2907 West Travis Street between North FM 1417 (Heritage Parkway) and Interurban Parkway. The owner is requesting Variances for the height and parking along with a Specific Use Permit and Site Plan to allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (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. 6752.

The following has been approved for this location:

- 8/21/2018 - Specific Use Permit To allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.
- 5/17/2022 - Amendment to the Specific Use Permit and site plan approval to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.
- 6/18/2024 - 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.

Origination:

Brannon Kidd (Owner)

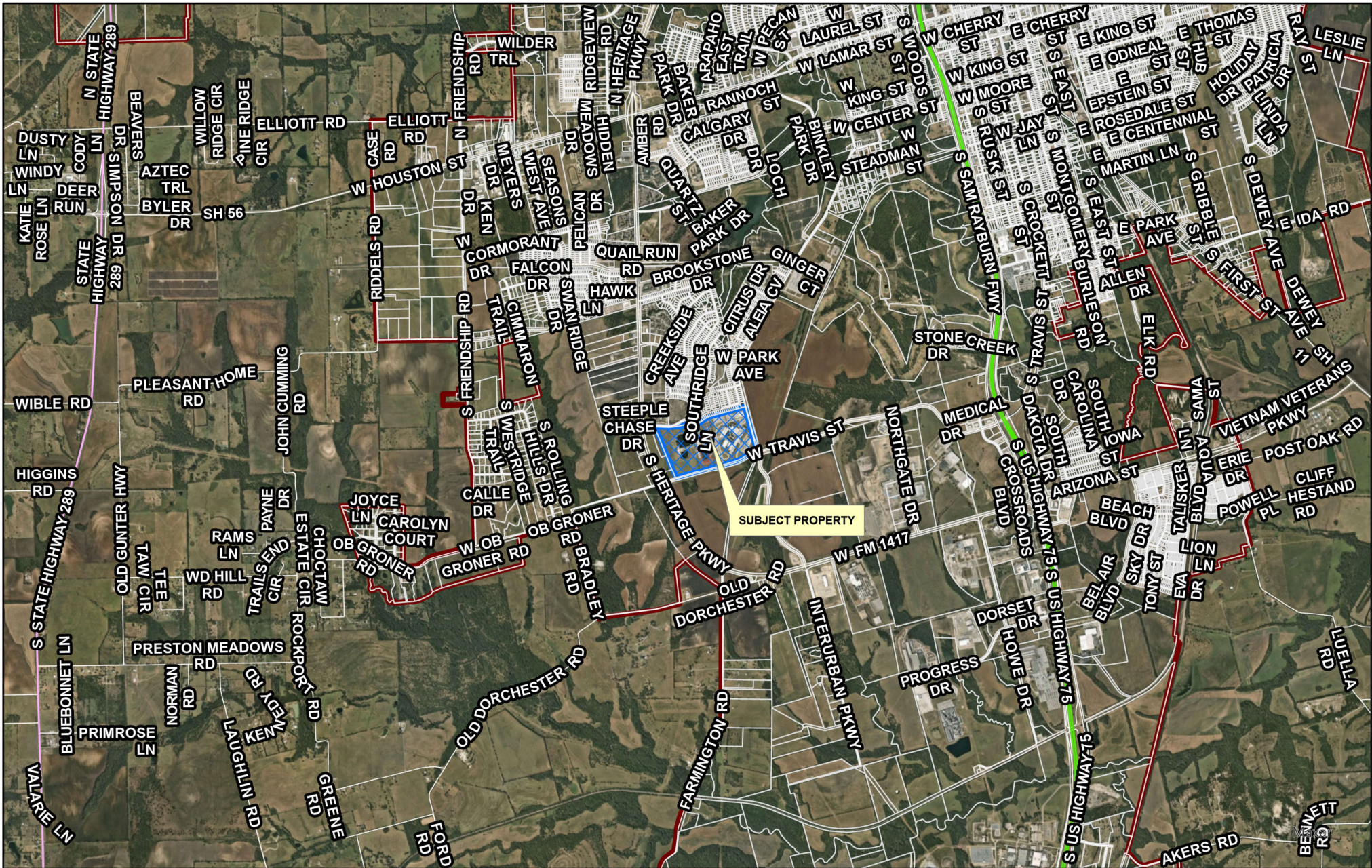
Teague Nall & Perkins, Inc (Surveyor/Representative)

Staff Recommendation:

- Staff recommends that the Board of Adjustment approve the requested height variances for the proposed high school stadium.
- Staff recommends a parking variance of one space for every 3.5 stadium seats based on the parking demand study conducted by a third-party traffic engineering firm.
- Staff recommends that P&Z table the SUP/Site Plan to allow the applicant to amend the site plan to meet the recommended 1 parking space for every 3.5 stadium seats.

Attachments:

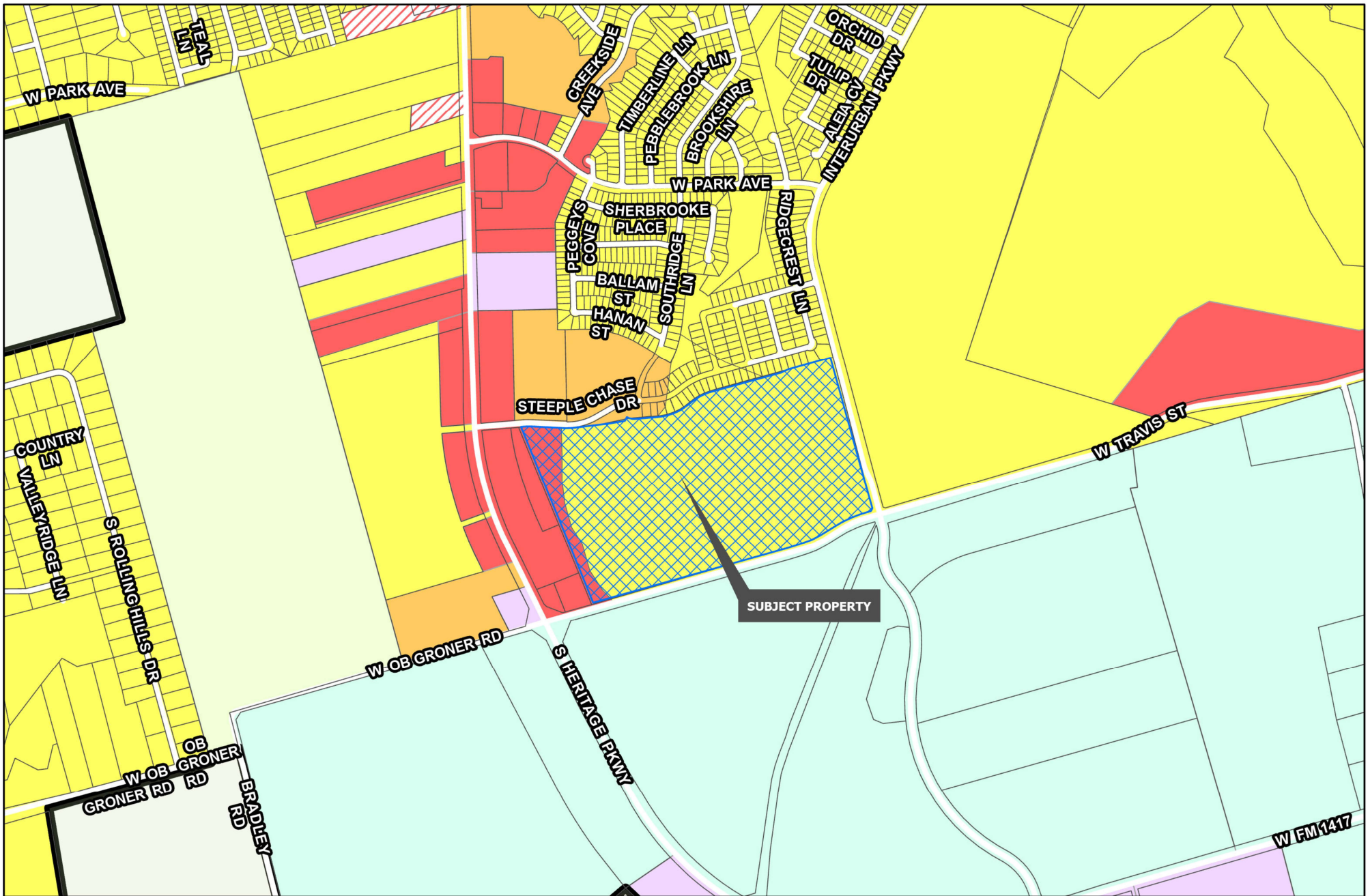
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Site Plan
8. Response Letter
9. Tree Preservation
10. Elevations
11. Staff Review Letter
12. Sherman High School Stadium Parking Study Final



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2907 W TRAVIS ST



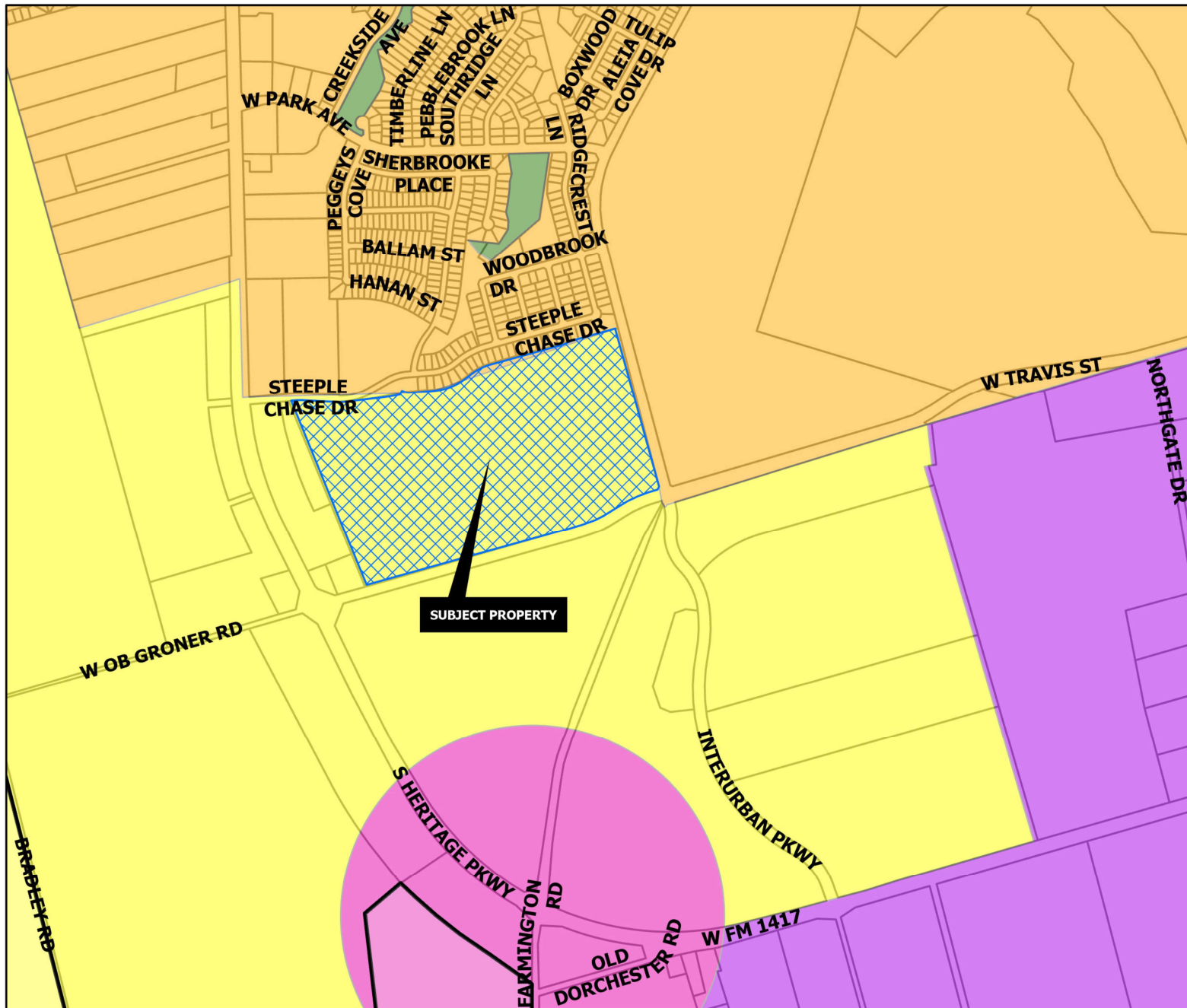


Development Services
Department

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
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R-2F Duplex Residential	C-2 General Commercial	
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
2907 W TRAVIS 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
2907 W TRAVIS ST



Date: 7/25/2014 11:45AM

Marlow, Lauren

From: Planning
To: Chris Schmitt
Subject: RE: Sherman High School Stadium Additions - Specific Use Permit/Variance Request/Site Plan Submittal - Sign Photos

From: Chris Schmitt
Sent: Friday, August 2, 2024 3:54 PM
To: Planning
Cc: Maria Munoz; Mike Wilson; Amanda Mullen
Subject: Sherman High School Stadium Additions - Specific Use Permit/Variance Request/Site Plan Submittal - Sign Photos

Please see attached photos of public notice signs.

Thank you

Chris



Memorandum

To: City of Sherman
From: Amanda Mullen, P.E.
CC:
Date: July 10, 2024
RE: **Specific Use Permit Design Narrative & Variance Request; Sherman High School Additions**
Project #: VLK 23544

Design Narrative:

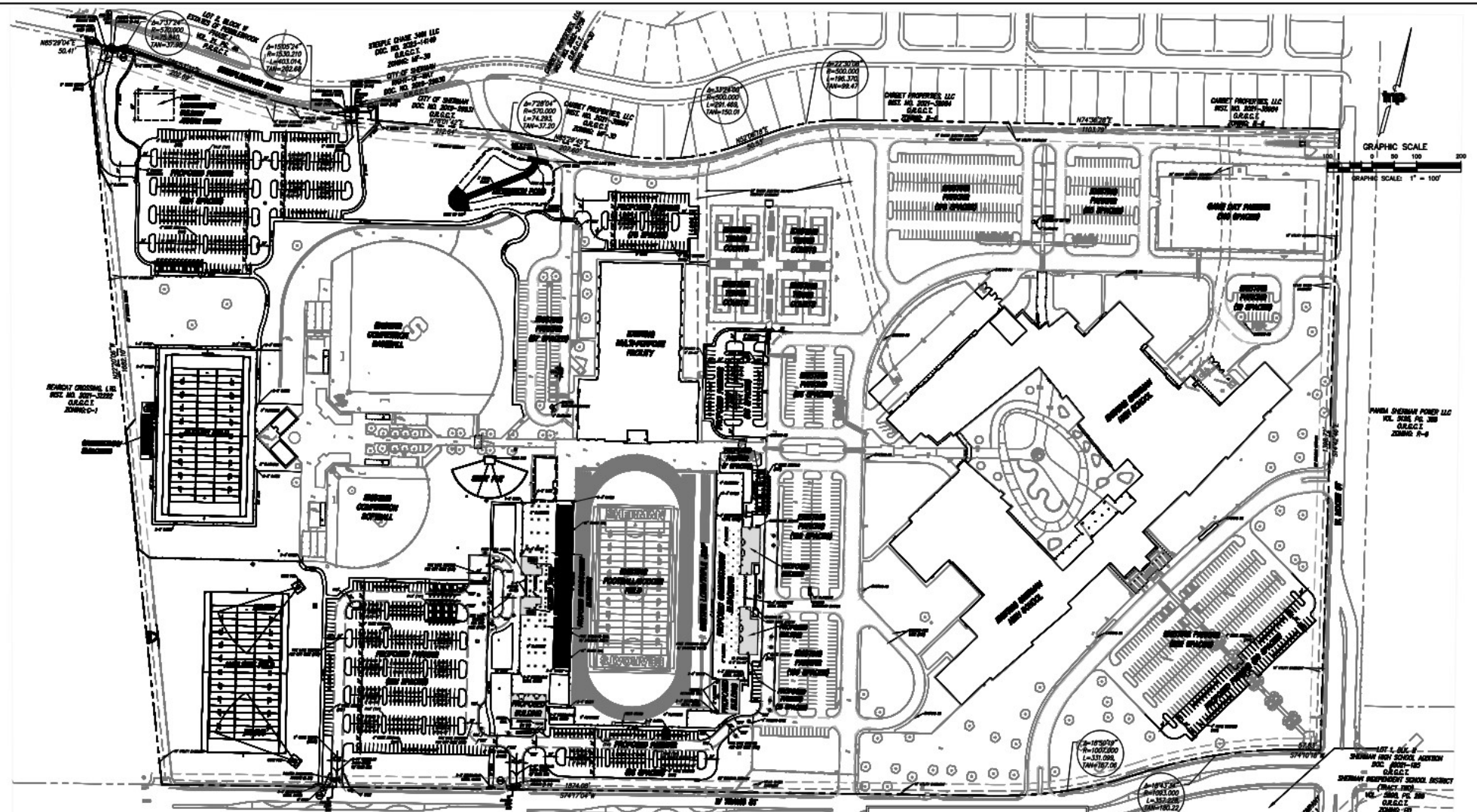
The project consists of a new stadium, additional parking, new practice field, and a new soccer field. to the existing Sherman High School located at 2907 W. Travis St. On behalf of our client Sherman Independent School District, we formally request a variance for parking requirements associated with stadium seating and building height requirements.

The project consists of constructing new grandstands, concessions facilities, restrooms, and press box at the existing football field at Sherman High School. A new soccer field and auxiliary field will also be constructed on the west side of the site. Additionally, new parking will be provided throughout the site with 1034 additional spaces for a total of 2058 spaces. New fire lanes will be provided to serve the stadium buildings and a detention pond is proposed on the north side of the site.

Variance Request:

The site is currently zoned R-6 (single-family residential) which has a maximum height requirement of 35' for structures. The height of the new stadium will be 103'-0". The stadium will also include speaker poles 120'-0" tall and field lighting 130'-0" tall. We hereby request a variance to the maximum structure height.

Parking requirements per section 14.04.003 requires parking at a rate of 1 space per 3 seats. We hereby request a variance to the stadium parking to be provided at a rate of 1 space per 4 seats. The new stadium will have 8,200 seats. At a rate of 1 space per 4 seats a total of 2050 spaces will be required.



GRAPHIC SCALE
1" = 100'



LOCATION MAP
N.T.S.



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

BUILDING DATA	
BUILDING SQUARE FOOTAGE	458,320 SF
STADIUM SQUARE FOOTAGE	19,150 SF
GROSS PROPERTY SQUARE FOOTAGE	4,047,220 SF
BUILDING HEIGHT	54 FT
STADIUM HEIGHT	103 FT
STADIUM SPEAKER POLE HEIGHT	120 FT
STADIUM LIGHT POLE HEIGHT	130 FT

PARKING DATA	
STADIUM	
PARKING SPACES: VARIANCE REQUESTED FOR	4:1 RATIO OF STADIUM
SEATS TO PARKING SPACES	
REQUIRED PARKING:	8,080 STADIUM SEATS/4 = 2,015 SPACES
HANDICAP PARKING:	= 30 SPACES
PROPOSED PARKING:	
TOTAL PROPOSED STANDARD PARKING:	1104 SPACES
TOTAL EXISTING STANDARD PARKING:	27 SPACES
TOTAL EXISTING HANDICAP PARKING:	83 SPACES
TOTAL EXISTING HANDICAP PARKING:	37 SPACES
TOTAL PARKING:	2015 SPACES
JRHS SCHOOL	
PARKING SPACES: 8 SPACES PER CLASSROOM	
REQUIRED PARKING:	110 CLASSROOMS X 8 = 880 SPACES
HANDICAP PARKING:	= 18 SPACES

FIRE

1. FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 912. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT MORE THAN 100 FT (30.5 M) FROM THE NEAREST FIRE HYDRANT CONNECTED TO AN APPROVED WATER SUPPLY. FIRE DEPARTMENT CONNECTIONS SHALL BE A 2.5-INCH THREADED FITTING DESIGN. FIRE DEPARTMENT CONNECTIONS SHALL BE EQUIPPED WITH LOCKING KNOX CAPS THAT OPERATE WITH THE AUTHORITY HAVING JURISDICTION'S KNOX KEY.

2. EXTERIOR ACCESS DOOR DIRECTLY INTO THE JURISDICTION'S KNOX KEY.

SIGNS/FENCES

ALL SIGNS/FENCES SHALL BE PERMITTED SEPARATELY & SHALL ADHERE TO THE ORDINANCE. SIGNS MUST ADHERE TO THE ORDINANCE (ARTICLE 14.07).

ZONING

THE SCHOOL PROPERTY IS ZONED R-6 - SINGLE FAMILY RESIDENTIAL, C-1 - RETAIL BUSINESS, AND 1417 OVERLAY DISTRICT. THE SURROUNDING PROPERTIES ARE ZONED R-6, C-1, MF-30 - MULTIFAMILY RESIDENTIAL, PD - PLANNED DEVELOPMENT AND 1417 OVERLAY DISTRICT.

SPECIFIC USE PERMIT
SHERMAN HS ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AUGUST 2024

Memorandum

To: City of Sherman
From: Amanda Mullen, P.E.
cc:
Date: August 6, 2024
RE: **Sherman High School Stadium Additions**

This memo is in response to the City's first review comments and associated markups with the Site Plan package for Sherman High School Additions.

ZONING

Site Plan

Comment 1: Adjacent zoning must be identified (Sec. 14.06.004(b)(E))

Response: **Adjacent zoning has been identified.**

Comment 2: Setbacks shall be updated to reflect the zoning designation and OL district. This property has multiple zoning designations and is a non-residential use in a residential zoning designation and the most stringent shall be applied. You will need to observe the zoning map and modify your setbacks to reflect the following:

- i. 1417 OL: Nonresidential building setback shall be 40' from any residentially zoned property (Sec. 14.02.006(1)).
- ii. R-6 (Single-Family Residential) District: 20' Front, 20' Rear, 6' Side (Sec. 14.02.006(1)).
- iii. C-1 (Retail Business) District: 25' Front, 25' Rear, 15' Side (Sec. 14.02.016(1)).

Response: **The setback adjacent to residentially zoned property at north property line revised to be 40'. Setbacks at east, west, and south property lines set at 25' as most stringent requirements of R-6 and C-1 zoning for Front and Rear setbacks.**

Comment 3: Site data for the entire platted lot shall be included in the tabulation.

- a. Parking (Parking will be allowed to overlap for this use. Stadium parking can be counted toward the school parking and school parking can be counted toward stadium parking.)
 - i. School
 - 1. High school parking shall be 8 spaces per classroom. (Sec. 14.04.003(e)(1))
 - ii. Stadium
 - 1. Required parking for a Stadium (Auditorium, Arena, Coliseum, Theater, or Amphitheater) is 1 parking space per 3 seats. (Sec. 14.04.003(e)(1))
 - 2. Site plan must correctly show required parking
 - a. $8200 / 3 = 2733$

Response: **School parking information has been added. The number of stadium seats has been decreased to 8060 seats. A variance request was included with the site plan submittal which request 1 parking space for every 4 seats. The variance request has been noted in the site plan.**

Landscape

Comment 4: All proposed parking shall adhere to the updated landscape ordinance found at Landscape-Ordinance (sherman.tx.us) (Sec. 14.04.006(d))

- a. Remove all references to the previous landscape ordinance and refer to the new ordinance in your tabulation
 - i. Square feet of the proposed drives in the parking area shall be identified (proposed parking only)
 - ii. 10 % of the proposed parking areas and drives must be shown in your calculation
 - iii. One shade tree for the approved tree list shall be provided in all required landscape islands in the proposed parking area and a landscape island shall be located at the end of every parking row and throughout the interior of the parking lot so that a landscaped island is provided for every 12 parking stalls in a row. (Sec. 14.04.006(d)(A))
 - iv. Shade trees shall be planted throughout the interior of the parking lot so that no parking stall shall be more than 50' from the center point of any City-approved parking lot tree.
 - v. A legend must be provided identifying trees from the approved list shown in Section 14.04.006(b)(1)(E)) of the updated landscape ordinance. (link provided above)

Response: **Revised.**

Comment 5: Landscape plan must demonstrate a 2' wide non-vegetative pervious surface area adjacent to the back of curb adjacent to all parking spaces. (Sec. 14.04.006(d)(D))

Response: **Revised.**

Elevations

Comment 6: All materials and colors on the exterior elevation of the proposed stadium must be identified on the elevation.

Response: **Revised.**

Comment 7: Signs must adhere to the sign ordinance (Article 14.07 SIGNS). The updated sign ordinance can be found at Signs | Sherman, TX - Official Website

Response: **Note added.**

ENGINEERING

Comment 8: Existing Easements shall be shown and identified on site plan.

Response: **Easements have been added to plan.**

FIRE SERVICES

Comment 9: The following codes could not be confirmed via the Site Plan provided.

The following must be shown/notated on the Site Plan for review by Fire Services

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

Response: **FDC is now shown on site plan and is adjacent to a fire hydrant.**

Comment 10: [] 914.3.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. (Located In City Ordinances Amendments

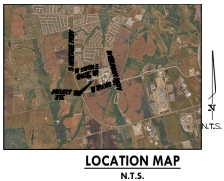
Response: **Note added. Access doors to riser room have been labeled.**

	Tree Type	Tree Diameter (inches)	Replacement Percentage	Status	Tree Classification	Mitigation Inches	Positive Credits
1	LIVE OAK	3	0%	Remove	Non-Protected	0	0
2	LACEY OAK	3	0%	Remove	Non-Protected	0	0
3	LIVE OAK	3	0%	Remove	Non-Protected	0	0
4	LACEY OAK	3	0%	Remove	Non-Protected	0	0
5	LACEY OAK	3	0%	Remove	Non-Protected	0	0
6	LACEY OAK	3	0%	Remove	Non-Protected	0	0
7	LACEY OAK	3	0%	Preserve	Non-Protected	0	0
8	LIVE OAK	3	0%	Remove	Non-Protected	0	0
9	LACEY OAK	3	0%	Preserve	Non-Protected	0	0
10	LIVE OAK	3	0%	Remove	Non-Protected	0	0
11	LIVE OAK	3	0%	Preserve	Non-Protected	0	0
12	LIVE OAK	3	0%	Preserve	Non-Protected	0	0
13	LIVE OAK	3	0%	Remove	Non-Protected	0	0
14	LACEY OAK	3	0%	Remove	Non-Protected	0	0
15	LACEY OAK	3	0%	Preserve	Non-Protected	0	0
16	LIVE OAK	3	0%	Remove	Non-Protected	0	0
17	LACEY OAK	3	0%	Remove	Non-Protected	0	0
18	LACEY OAK	3	0%	Remove	Non-Protected	0	0
19	LACEY OAK	3	0%	Remove	Non-Protected	0	0
20	BUR OAK	3	0%	Remove	Non-Protected	0	0
21	LACEY OAK	3	0%	Remove	Non-Protected	0	0
22	LACEY OAK	3	0%	Remove	Non-Protected	0	0
23	LACEY OAK	3	0%	Remove	Non-Protected	0	0
24	LACEY OAK	3	0%	Remove	Non-Protected	0	0
25	LACEY OAK	3	0%	Remove	Non-Protected	0	0
26	LACEY OAK	3	0%	Remove	Non-Protected	0	0
27	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
28	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
29	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
30	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
31	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
32	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
33	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
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35	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
36	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
37	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
38	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
39	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
40	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
41	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
42	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
43	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
44	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
45	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
46	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
47	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
48	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
49	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
50	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
51	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
52	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
53	CEDAR ELM	3	0%	Remove	Non-Protected	0	0
54	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
55	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
56	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
57	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
58	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
59	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
60	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
61	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
62	CEDAR ELM	3	0%	Remove	Non-Protected	0	0
63	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
64	CEDAR ELM	3	0%	Preserve	Non-Protected	0	0
Total Inches to be Removed						0	0
Total Credits						0	0
Total Inches to be Mitigated						0	0
Total Inches to be Provided						0	0
Number of Inches Remaining						0	0

City of Sherman		
Key		
12" - 23"		50%
24" - 35"		100%
36" or above		300%

LANDSCAPE ARCHITECT STATEMENT:
I, JOE L. MADRID, BEING A REGISTERED LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN.

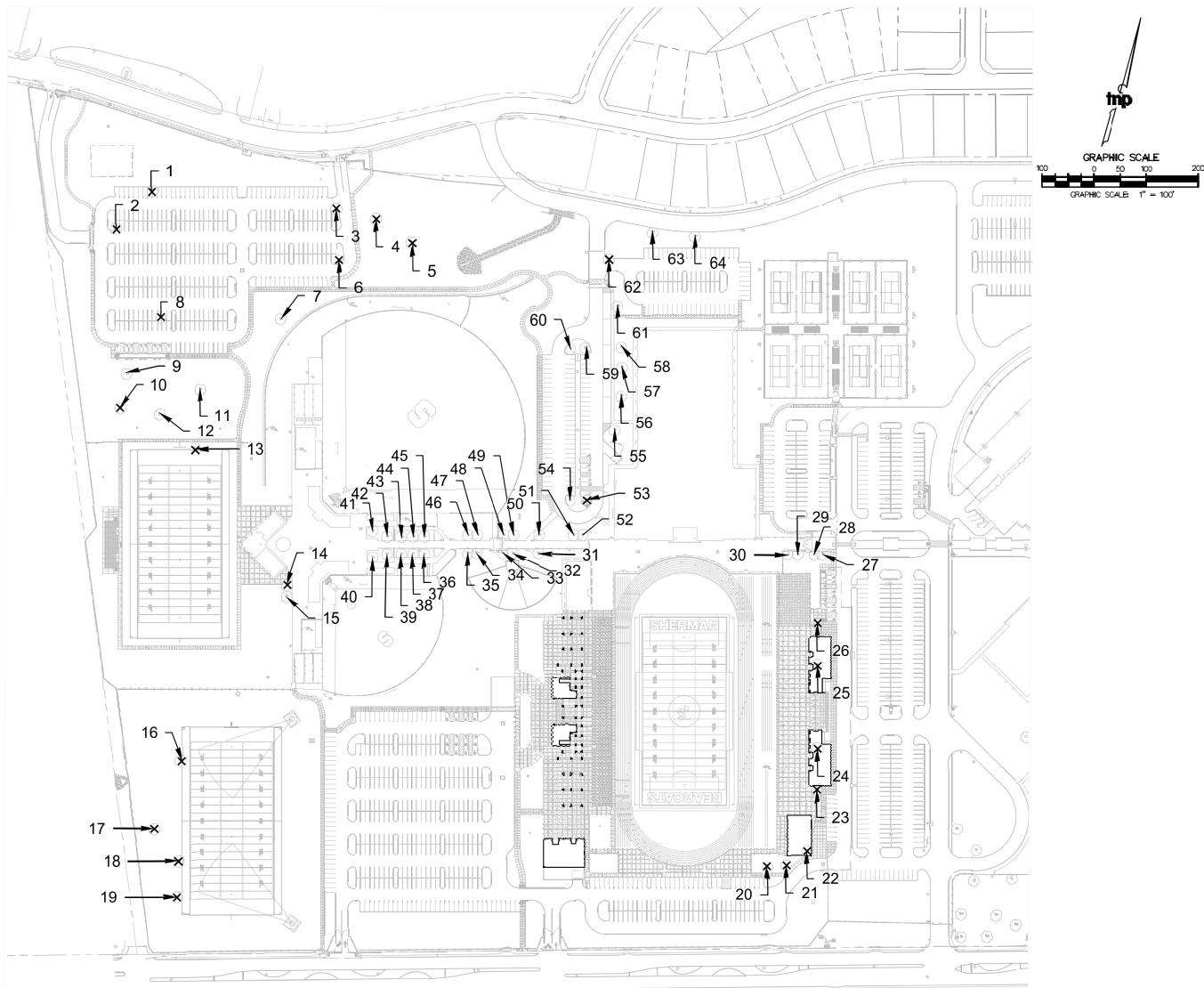
SIGNATURE: *Joe L. Madrid* DATE: 08/02/2024

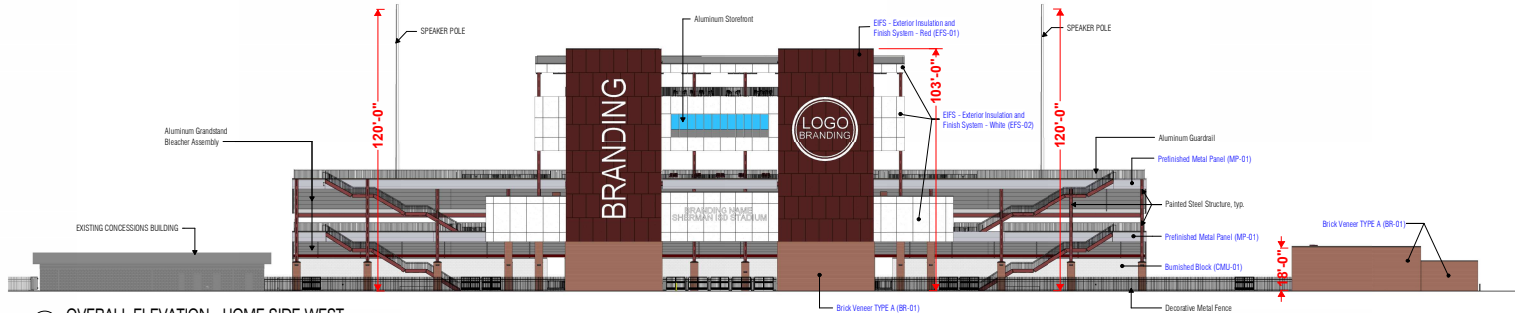


teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

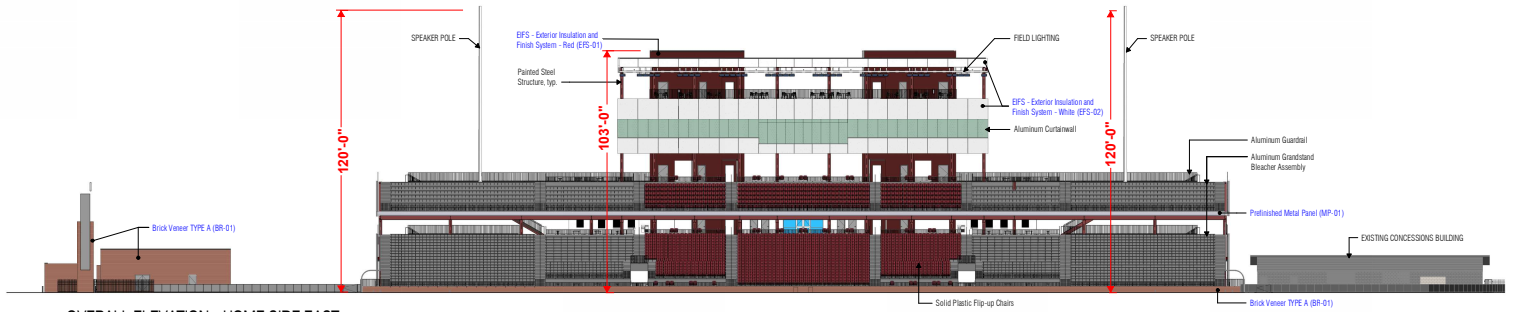
TREE SURVEY LEGEND	
	TREE TO BE PRESERVED
	TREE TO BE REMOVED

**SPECIFIC USE PERMIT
TREE PRESERVATION PLAN
SHERMAN HIGH SCHOOL ADDITIONS**
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AUG 2024

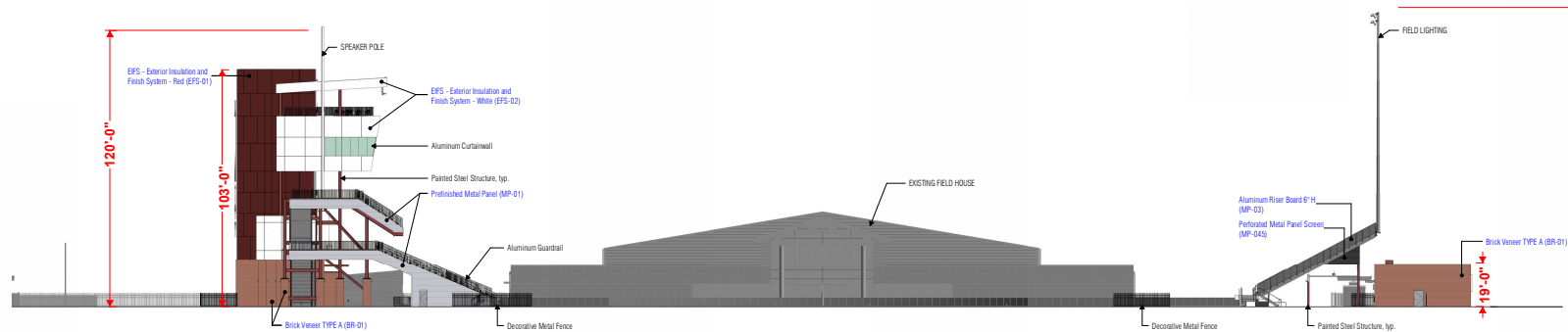




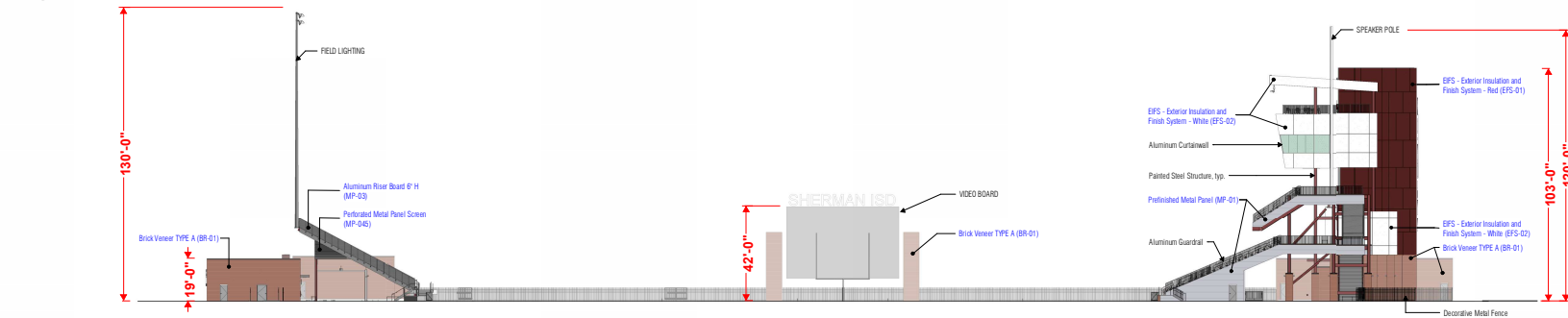
① OVERALL ELEVATION - HOME SIDE WEST
SCALE: 3/64" = 1'-0"



② OVERALL ELEVATION - HOME SIDE EAST
SCALE: 3/64" = 1'-0"



③ OVERALL ELEVATION - NORTH
SCALE: 3/64" = 1'-0"



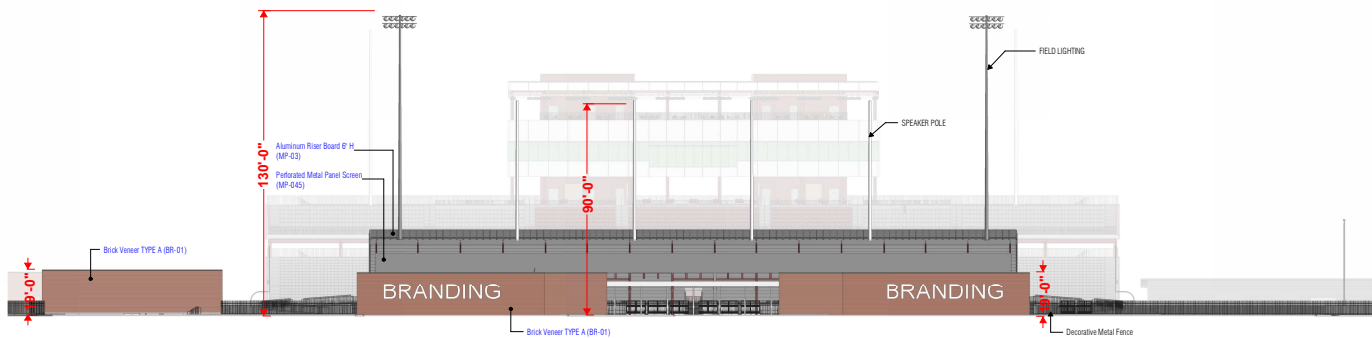
④ OVERALL ELEVATION - SOUTH
SCALE: 3/64" = 1'-0"

EXTERIOR ELEVATION NOTES

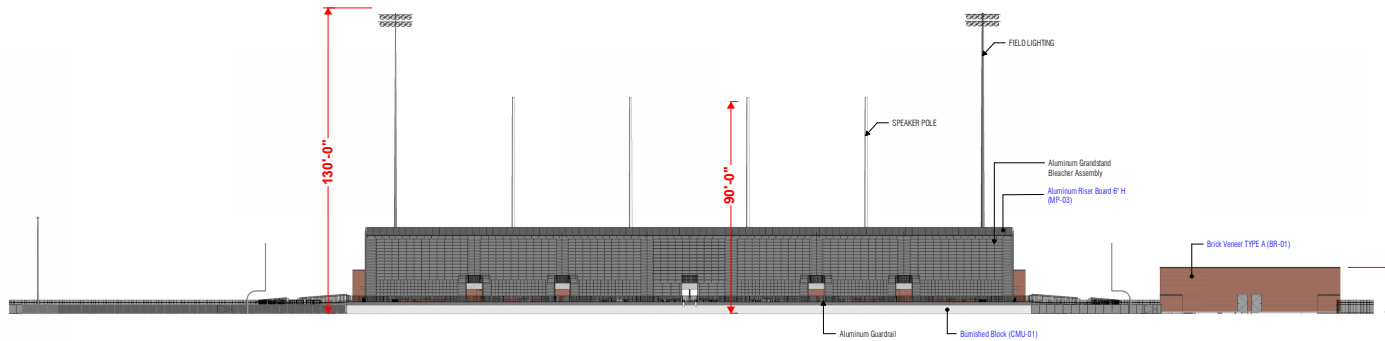
1. Refer to Sheet A3.11 for Typical Control Joint and Building Expansion Joint Details.
2. Based on the applicable design criteria, submit the proposed pattern of control joints in masonry veneer, CMU and stucco/cement plaster to the Architect for review and approval prior to construction.
3. Verify mounting heights of all Electrical and Mechanical Items on the exterior of the building prior to construction, whether specifically indicated on the Exterior Elevations or not.
4. Install cast stone in accordance with the recommendations of the Cast Stone Institute, unless specifically noted or detailed otherwise.
5. Refer to Sheet A3.11 for Loose Unit Details. Refer to Structural Drawings for maximum span and bearing requirements.
6. Terminate recessed and projected masonry veneer courses at 4" from intersecting window frames, door frames, sloping roofs, etc., unless noted otherwise.
7. Ultra high impact resistant exterior insulation & finish system (E.I.F.S.) is used for any level up to 7' high, typical.
8. Provide control joint 2' away from corner of brick and burnished CMU. Provide control joint at one side of door, window, and opening less than 6' wide. Provide control joint on both sides of door, window, and opening wider than 6'. Provide control joint at 25' max at walls without openings, 20' run max at walls with openings.

EXT. ELEV. LEGEND

	BRICK VENEER, BR-01, TYPE A
	BRICK RELIEF ANGLE - REF. A4 SERIES
	CONTROL JOINT, REF. A3.20
	EXPANSION JOINT, REF. A3.20
	ALUMINUM STOREFRONT, REF. SHEETS A7 SERIES
	E.I.F.S. - EPS-01 - MAROON
	E.I.F.S. - EPS-02 - WHITE
	ALUMINUM RISER BOARD 6' HIGH
	PERFORATED METAL PANEL SCREEN
	BURNISHED CMU BLOCK
	METAL WALL PANEL



① OVERALL ELEVATION - VISITOR SIDE EAST
SCALE: 3/64" = 1'-0"



② OVERALL ELEVATION - VISITOR SIDE WEST
SCALE: 3/64" = 1'-0"

EXTERIOR ELEVATION NOTES

1. Refer to Sheet A3.11 for Typical Control Joint and Building Expansion Joint Details.
2. Based on the applicable design criteria, submit the proposed pattern of control joints in masonry veneer, CMU and stucco/cement plaster to the Architect for review and approval prior to construction.
3. Verify mounting heights of all Electrical and Mechanical items on the exterior of the building prior to construction, whether specifically indicated on the Exterior Elevations or not.
4. Refer to Sheet A3.11 for Loose Unit Details. Refer to Structural Drawings for maximum span and bearing requirements.
5. Terminate recessed and projected masonry veneer courses at 4" from intersecting window frames, door frames, sloping roofs, etc., unless noted otherwise.
6. Ultra high impact resistant exterior insulation & finish system (E.I.F.S.) is used for any level up to 7' high, typical.
7. Provide control joint 7' away from corner of brick and burnished CMU. Provide control joint at one side of door, window, and opening less than 6' wide. Provide control joint on both sides of door, window, and opening wider than 6'. Provide control joint at 25' max at walls without openings, 20' run max at walls with openings.

EXT. ELEV. LEGEND

	BRICK VENEER, BR-01, TYPE A
	BRICK RELIEF ANGLE - REF. A4 SERIES
	CJ CONTROL JOINT, REF. A3.20
	EJ EXPANSION JOINT, REF. A3.20
	ALUMINUM STOREFRONT, REF. SHEETS A7 SERIES
	E.I.F.S. - EFS-01 - MAROON
	E.I.F.S. - EFS-02 - WHITE
	ALUMINUM RISER BOARD 6' HIGH
	PERFORATED METAL PANEL SCREEN
	BURNISHED CMU BLOCK
	METAL WALL PANEL



ARCHITECT
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1320 Henshill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.533.1800
www.vlkarchitects.com

100% Construction Documents Review

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: AUGUST 2, 2024

REVISIONS

Revision No. Revision Date

Director CSW
Designer ET
Proj. Arch. HY
Drawn By VLK
Quality Control VLK

PROJECT NO.

23-067.00

SHEET TITLE

EXTERIOR ELEVATIONS - OVERALL

SHEET NO.

A3.02

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Sherman Multi-Purpose Stadium

SHERMAN ISD
SHERMAN, TEXAS

STAFF REVIEW LETTER

August 14, 2024

Brannon Kidd
2701 Loy Lake Road
Sherman, TX 75090

Teague Nall & Perkins, Inc.
Amanda Mullen
5237 N Riverside Dr., Suite 100
Fort Worth, TX 76137

Dear Applicants,

The request for a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (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. 6752 located at 2907 West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on August 20, 2024, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk, Sherman.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
 - a. Landscaping requirements shall be satisfied before approval by City Council.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. Approval of the submitted Site Plan/Specific Use Permit (SUP) is contingent on the approval of the requested Variance to allow one (1) Space per every four (4) stadium seats in lieu of the required one (1) space per every three(3) stadium seats.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this

section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)

10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

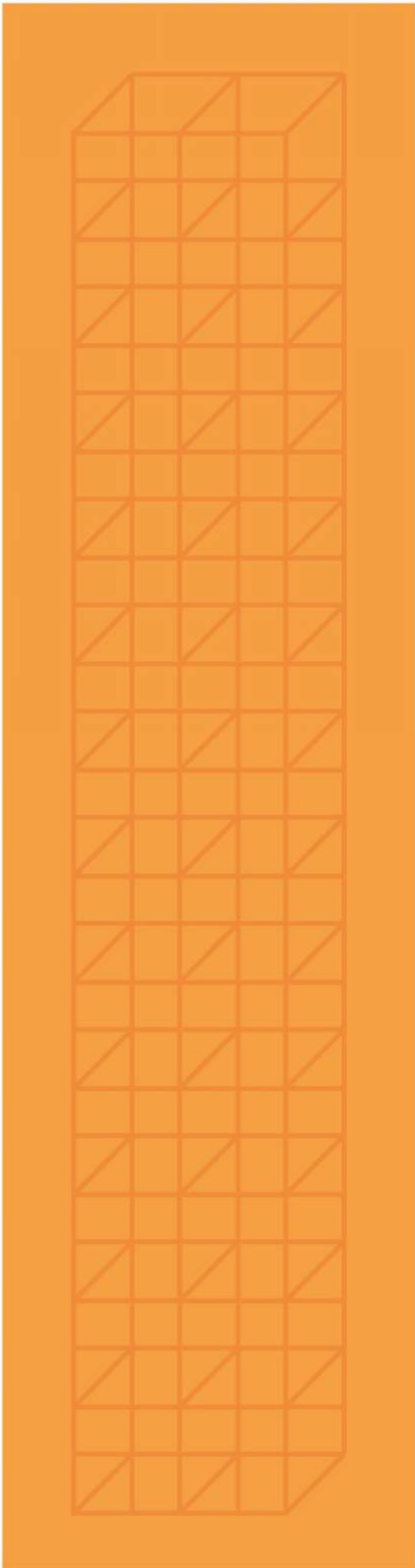
Respectfully,



Rob Rae
Acting Secretary, Planning and Zoning Commission and Board of Adjustments

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer City Attorney
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Dillon Stewart, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer



SHERMAN HIGH SCHOOL PARKING DEMAND STUDY

for
The Sherman High School Stadium
SHERMAN, TX

August 15, 2024

WSB PROJECT NO. 026363-000



Parking Demand Study
For the
Sherman High School Stadium
Sherman, Texas

WSB Project No. 026363-000



Mallori Fitzpatrick
8/15/24



WSB
1221 South Mopac Expressway #355
Austin, TX 78746
TBPE Firm Registration #16849
(512) 327-9204

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APPENDIX B – EXCERPTS FROM ULI

APPENDIX C – SIMILAR STADIUM LAYOUTS

APPENDIX D – EXCEPRTS FROM PARKING ORDINANCES

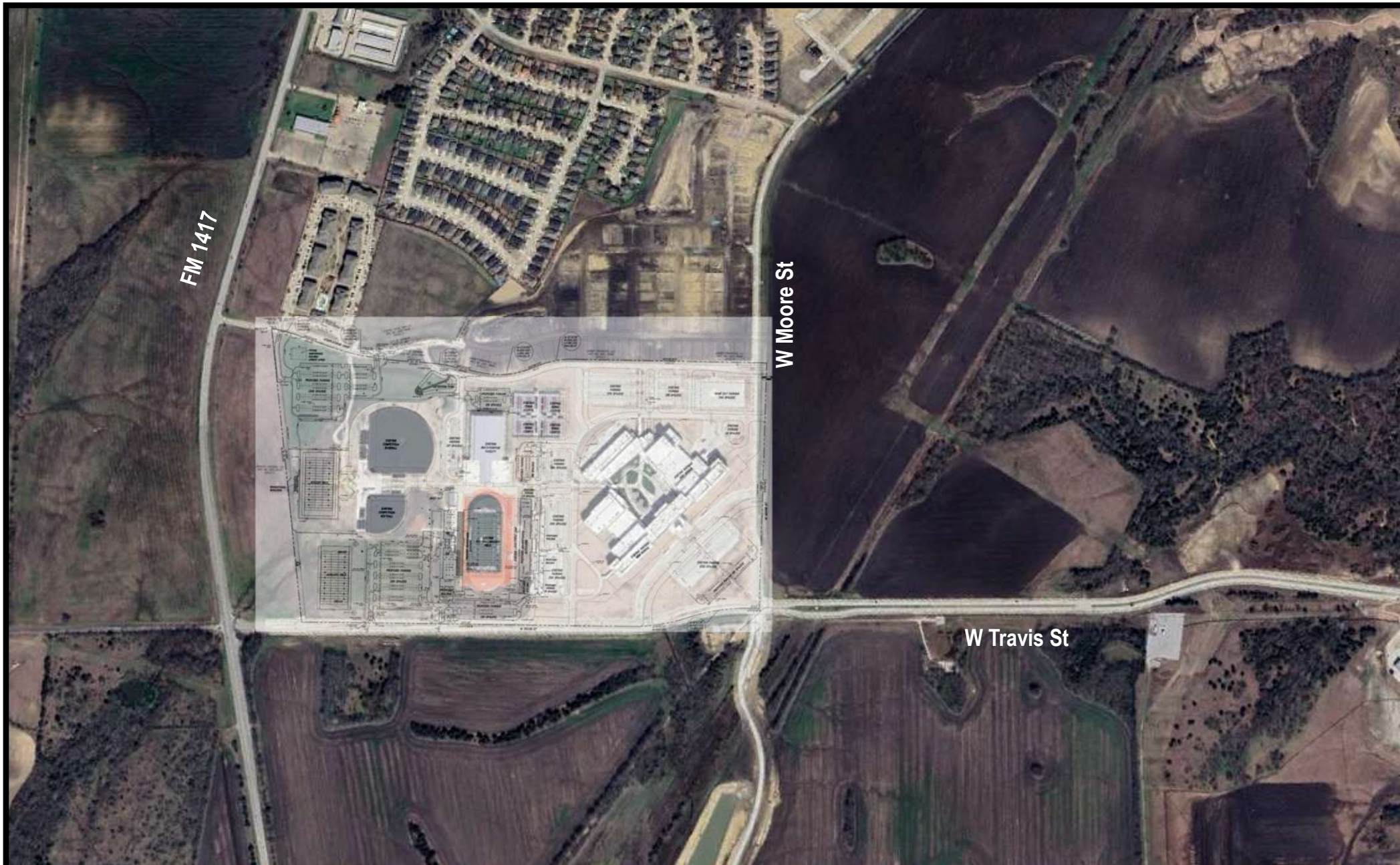
Introduction

The services of WSB LLC were retained by the City of Sherman to conduct a parking demand analysis for the proposed stadium at Sherman High School located in the City of Sherman, TX. Sherman High School is located in the northwest quadrant of the West Travis Street and West Moore Street intersection, as shown in **Figure 1**. The stadium is located west of the existing high school, with access from West Travis Street.

The proposed stadium additions will include grandstands/ bleachers with a total of 8,200 seats. A site plan with the proposed additions to the high school and stadium is provided in **Appendix A** and overlaid on the aerial in **Figure 1**.

A parking demand analysis was completed for the proposed stadium at Sherman High School located in the City of Sherman, TX. The proposed stadium additions will include grandstands/ bleachers with a total of 8,200 seats. A new soccer field and auxiliary field are also being added, along with several new parking lots surrounding the stadium and new fields.

Parking information from the Institute of Transportation Engineers (ITE) Parking Generation Manual and Urban Land institute (ULI) Shared Parking Manual was reviewed for similar land uses. Parking information for several similar types of high school stadiums in north Texas were also compared to the proposed Sherman stadium, to evaluate expected parking needs of the facility.



**Sherman High School
Parking Demand Study**
Sherman, TX

Figure 1

Study Location

Stadium and Event Information

Based on the site plan of the Sherman High School Stadium, the facility will have 8,200 seats surrounding the football/ soccer field. Typical attendance for special events (football games) is expected to fill approximately 80% of the stadium seats. It is expected that 357 seats will be occupied by the home team band and drill members and an additional 357 seats for the visiting team band and drill members for each special event. Attendance does not account for the football players, cheerleaders, or coaches that will be on the field during the game. Although not occupying a stadium seat, the parking spaces analysis will account for the players, cheerleaders and coaches.

Parking Generation References

The ITE Parking Generation Manual and ULI Shared Parking Manual were reviewed for parking information based on similar land uses. The most similar uses in the ITE Parking Generation Manual would be 488 – Soccer Complex or 530 – High School. After further review of the land use descriptions and data points from these two categories, it was determined that data would not be used from the ITE Trip Generation Manual. None of the soccer complex sites or high schools surveyed were in the state of Texas and the parking rates would not fully represent the expected attendance of a high school football game in Texas.

The most similar land use was found to be a Professional Football Stadium from the Urban Land Institute (ULI) Shared Parking Manual. This land use has a recommended base parking ratio of 0.31 spaces per seat on both weekdays and weekends. The breakdown of users for this land use is 0.3 spaces/seat per visitor and 0.01 spaces/seat per employee. This ratio is equivalent to approximately 3.33 attendees per parked vehicle. Excerpts from ULI manual are included in **Appendix B**.

Parking information and requirements for similar types of high school stadiums in north Texas were also compared to the proposed Sherman stadium, to evaluate expected parking needs of the facility:

- McKinney ISD Stadium in McKinney, TX
- Prosper ISD Children's Health Stadium in Prosper, TX
- Celina Bobcats Athletic Complex in Celina, TX

Table 1 provides information about the capacity, parking spaces, and spaces/seat ratios for each stadium. It should be noted that the Prosper ISD Children's Health Stadium has 2,596 parking spaces surrounding the stadium and 630 additional parking spaces further west of the stadium, surrounding the baseball fields along Greenwood Memorial Drive. The 630 additional parking spaces were not included in the spaces per seat ratio. The spaces per seat ratio assumes the stadiums are at 80% capacity and 10% are drop-offs. Between the three other stadiums, there was an average of 0.28 spaces per seat or one space per 3.6 seats. **Appendix C** includes maps and parking information for the three similar stadiums.

Table 1 – Similar Stadium Parking Demand

Stadium	Full Capacity	80% Capacity	Parking Spaces	Overflow Parking Spaces	Spaces/ Seat Ratio	Seats / 1 Space Ratio
McKinney ISD Stadium	12,000	9,600	2,445	-	0.28	3.6
Prosper ISD Children's Health Stadium	12,000	9,600	2,596	630	0.30	3.3
Celina Bobcats Athletics Complex	6,500	5,200	1,215	-	0.26	3.8

General parking requirements for stadiums were also researched for North Texas cities. City ordinances for the Cities of McKinney, Prosper, Allen, and Denison were identified to have specific parking requirements, as shown in **Table 2**. The City of Sherman currently requires one parking space for every three seats for sporting arenas, but many nearby cities have a lower threshold of one parking space for every four seats. Parking ordinance excerpts for a few North Texas cities are included in **Appendix D**.

Table 2 – City Ordinance Stadium Parking Requirements

City	Spaces/ Seat Requirement	Seats / 1 Space Requirement
McKinney	0.25	4
Prosper	0.25	4
Allen	0.25	4
Denison	0.33	3

Sherman High School Stadium Parking Demand

With the 8,200-seat stadium anticipated, the following assumptions were made:

- 80% capacity for special events: 6,560 attendees are expected per event
- The home and visitor band and drill teams are each expected to utilize 357 seats based on coordination with the high school staff
 - Band: 206 members (200 students and 6 staff) at 1.5 seats/person
 - Drill: 32 members (30 students and 2 staff) at 1.5 seats/person
- The visiting band and drill teams are expected to arrive by bus, but the home team is expected to utilize the provided parking lots at 0.31 spaces/seat
- 10% of the attendees will be dropped off (no parking space required)
- Approximately 240 spaces will be needed for the football players, coaches, and cheerleaders based on coordination with the high school sports coordinators
- The remaining attendees arriving by vehicle will require 0.31 parking spaces/seat

Table 3 displays a summary of the parking demand for Sherman High School at 80% capacity. For a sensitivity analysis, parking required for the stadium at full capacity was also calculated, as shown in **Table 4**. It was assumed that no adjacent fields (soccer, baseball, etc..) will have events occurring concurrently with events at the stadium and therefore no additional parking was accounted for the other fields nearby.

Table 3 – Sherman High School Stadium Parking Demand- 80% Capacity

Description	Quantity	Units
Stadium Seating		
Total Capacity of Stadium	8,200	Seats
Typical Capacity Assumed for Special Events- 80%	6,560	Seats
Number of Seats Occupied by Band and Drill Team- Home Team (assumed 1.5 seats per student)	357	Seats
Number of Seats Occupied by Band and Drill Team- Visitor Team (assumed 1.5 seats per student)	357	Seats
Total Available seats	5,846	Seats
Stadium Parking		
Assumed Attendee Drop-off- 10%	(585)	Attendees
Remaining Attendees Arriving by Vehicles	5,261	Attendees
Parking Required per ULI parking Ratio (ULI <i>Shared Parking, 3rd Ed</i>) (0.31 spaces/seat)	1,631	Spaces
Football Players, Cheerleaders, and Coaches	240	Spaces
Home Band and Drill Team (0.31 spaces/seat)	111	Spaces
Total Parking Demand	1,982	Spaces

Table 4 – Sherman High School Stadium Parking Demand- 100% Capacity

Description	Quantity	Units
Stadium Seating		
Total Capacity of Stadium	8,200	Seats
Number of Seats Occupied by Band and Drill Team- Home Team (assumed 1.5 seats per student)	357	Seats
Number of Seats Occupied by Band and Drill Team- Visitor Team (assumed 1.5 seats per student)	357	Seats
Total Available seats	7,486	Seats
Stadium Parking		
Assumed Attendee Drop-off- 10%	(749)	Attendees
Remaining Attendees Arriving by Vehicles	6,737	Attendees
Parking Required per ULI parking Ratio (ULI <i>Shared Parking, 3rd Ed</i>) (0.31 spaces/seat)	2,089	Spaces
Football Players, Cheerleaders, and Coaches	240	Spaces
Home Band and Drill Team (0.31 spaces/seat)	111	Spaces
Total Parking Demand	2,439	Spaces

Conclusions and Recommendations

Based on site/school information, the ULI Shared Parking Manual, and parking provided for similar stadiums located in a few north Texas cities, a conservative base parking rate of 0.31 spaces per seat (or 1 parking space for 3.22 seats) was used to calculate the recommended number of parking spaces. After accounting for drop-off attendees, football players/coaches, cheerleaders, band, and drill members, it is estimated that 1,982 parking spaces will be required for 80% capacity of the stadium. If the stadium is at 100% capacity, 2,439 parking spaces will be required.

A review of capacity and parking lots of nearby high school stadiums indicated that one parking space was provided on average for approximately 3.6 seats, even with the codes for many cities requiring only one parking space per 4 seats. The City of Sherman currently requires one parking space per 3 seats for this type of sports arena (stadium). However, based on the review of estimated parking demand, parking supply from other similar stadiums, and code requirements from a few North Texas it is recommended that a rate of one space per 3.5 seats should be sufficient to accommodate typical football games at the Sherman High School stadium. With the proposed 8,200-seat stadium, 2,343 parking spaces would be required.

APPENDIX A – SITE PLAN

APPENDIX B – EXCERPTS FROM ULI PARKING MANUAL

Table 2-2 Summary of Recommended Base Parking Ratios (Spaces per Unit Land Use)

Land Use	Weekday		Weekend		Unit	Source
	Visitor	Employee	Visitor	Employee		
Community Shopping Center (<400,000 sq. ft.)	2.9	0.7	3.2	0.8	/ksf GLA	1
Regional Shopping Center (400,000 to 600,000 sq. ft.)	Sliding scale between 400,000 and 600,000 sq. ft.				/ksf GLA	1
Super Regional Shopping Center (>600,000 sq. ft.)	3.2	0.8	3.6	0.9	/ksf GLA	1
Fine/Casual Dining	15.25	2.75	17.0	3.0	/ksf GLA	2, 3
Family Restaurant	9.0	1.5	12.75	2.25	/ksf GLA	3
Fast-Food Restaurant	12.75	2.25	12.0	2.0	/ksf GLA	2
Nightclub	15.25	1.25	17.5	1.5	/ksf GLA	3
Active Entertainment	Custom to each tenant					
Cineplex	0.19	0.01	0.26	0.01	/seat	3, 2
Performing Arts Theater	0.3	0.07	0.33	0.07	/seat	2
Arena	0.27	0.03	0.3	0.03	/seat	3
Pro Football Stadium	0.3	0.01	0.3	0.01	/seat	3
Pro Baseball Stadium	0.31	0.01	0.34	0.01	/seat	3
Health Club	6.6	0.4	5.5	0.25	/ksf GFA	3, 4
Convention Center	5.5	0.5	5.5	0.5	/ksf GLA	3
Hotel—Business	1.0	0.25	0.9	0.18	/room	2, 3
Hotel—Leisure	0.9	0.25	1.0	0.18	/room	2, 3
Restaurant/Lounge	10.0	—	10.0	—	/ksf GLA	2, 3, 5
Conference Center/Banquet (20 to 50 sq. ft./guest room)	30.0	—	30.0	—	/ksf GLA	2, 3, 5
Convention Space (>50 sq. ft./guest room)	20.0	—	10.0	—	/ksf GLA	2, 3, 5
Residential, Rental	0.15	1.5 ²	0.15	1.5 ²	/unit	2
Residential, Owned	0.15	1.7 ²	0.15	1.7 ²	/unit	2
Office (<25,000 sq. ft.)	0.3	3.5	0.03	0.35	/ksf GFA	2
Office (25,000 to 100,000 sq. ft.) Sliding scale between					/ksf GFA	2
25,000 sq. ft.:	0.3	3.5	0.03	0.35		
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
Office (100,000 to 500,000 sq. ft.) Sliding scale between					/ksf GFA	2
100,000 sq. ft.:	0.25	3.15	0.03	0.32		
500,000 sq. ft.:	0.2	2.6	0.02	0.26		
Office >500,000 sq. ft.	0.2	2.6	0.02	0.26	/ksf GFA	2
Data Processing Office	0.25	5.75	0.03	0.58	/ksf GFA	2, 3
Medical/Dental Office	3.0	1.5	3.0	1.5	/ksf GFA	2, 3
Bank, Branch with Drive-in	3.0	1.6	3.0	1.6	/ksf GFA	2

Notes

Ratios based on peak parking spaces required with virtually 100% auto use and typical ridesharing for suburban conditions.

¹/ksf = per thousand sq. ft.

²1.0 spaces reserved for residents' sole use, 24 hours a day; remainder shared with visitors and other uses.

Sources:

1. *Parking Requirements for Shopping Centers*, 2nd ed. (Washington, D.C.: ULI—the Urban Land Institute, 1999).
2. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
3. Data collected by team members.
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.

Table 2-3 Recommended Monthly Adjustment Factors for Customer/Visitor Parking

Land Use	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Late DEC	Source
Shopping Center	56%	57%	64%	63%	66%	67%	64%	69%	64%	66%	72%	100%	80%	1, 3
Restaurant	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	1
Fast Food	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	1
Nightclub	84%	86%	98%	90%	90%	91%	94%	96%	92%	98%	96%	100%	95%	1
Cineplex Weekdays	27%	21%	20%	19%	27%	41%	55%	40%	15%	15%	25%	23%	100%	3
Cineplex Weekends	71%	59%	67%	58%	71%	82%	92%	75%	51%	62%	78%	67%	100%	3
Performing Arts Theater	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	100%	100%	2
Arena	90%	100%	100%	100%	100%	75%	—	—	60%	65%	90%	95%	95%	2
Pro Football Stadium ¹	—	—	—	—	—	—	—	67%	—	—	—	100%	100%	2
Pro Baseball Stadium	—	—	—	100%	100%	100%	100%	100%	100%	100%	—	—	—	2
Health Club	100%	95%	85%	70%	65%	65%	65%	70%	80%	85%	85%	90%	95%	2, 4
Convention Center ²	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	60%	—	2
Hotel—Business	71%	85%	91%	90%	92%	100%	98%	92%	93%	93%	81%	67%	50%	5
Hotel—Leisure	90%	100%	100%	100%	90%	90%	100%	100%	75%	75%	75%	50%	100%	5
Restaurant/Lounge	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%	1
Meeting/Banquet (20 to 50 sq. ft./guest room)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Convention (>50 sq. ft./guest room)	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	60%	—	2
Residential	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Office, Bank	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%	2, 6

Notes

December = December 1-24. Late December = December 25-31

¹Because there is only one weeknight game and no Saturday games per NFL team September through November, and activity patterns are modified at adjacent uses due to the crowds expected, this category is not considered a design day for parking planning.²Many convention centers are completely dark between Christmas and New Year's Day.**Sources:**

1 U.S. Census Bureau, unadjusted estimates of monthly retail and food service sales, 1999-2002

2 Data collected by team members

3 *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004)4 John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004

5 Smith Travel Research, www.wwstar.com

6 Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001

14 Shared Parking

Table 2-4 Recommended Monthly Adjustment Factors for Employee Parking

Land Use	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Late DEC	Source
Shopping Center	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	90%	100%	90%	1, 2
Restaurant	95%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1, 2
Fast Food	95%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1, 2
Nightclub	90%	90%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	1, 2
Cineplex Weekdays	50%	50%	50%	50%	50%	75%	75%	75%	50%	50%	50%	50%	100%	3, 2
Cineplex Weekends	80%	80%	80%	80%	80%	100%	100%	90%	80%	80%	80%	80%	100%	3, 2
Performing Arts Theater	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Arena	100%	100%	100%	100%	100%	75%	10%	10%	75%	75%	100%	100%	100%	2
Pro Football Stadium ¹	10%	10%	10%	10%	10%	10%	10%	100%	10%	10%	10%	100%	100%	2
Pro Baseball Stadium	10%	10%	10%	10%	100%	100%	100%	100%	100%	100%	10%	10%	10%	2
Health Club	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	100%	4, 2
Convention Center	85%	100%	100%	65%	70%	60%	55%	85%	90%	95%	100%	70%	10%	5, 2
Hotel	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Residential	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
Office, Bank	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%	6

Notes

December = December 1-24; Late December = December 25-31.

¹Because there is only one weeknight game and no Saturday games per NFL team September through November, and activity patterns are modified at adjacent uses due to the crowds expected, this category is not considered a "design day" for parking planning.

Sources:

1. U.S. Census Bureau, unadjusted estimates of monthly retail and food service sales, 1999-2002.
2. Data adjusted by team members.
3. *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
4. John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
5. Smith Travel Research, www.wvstar.com.
6. Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

Table 2-5 Recommended Time-of-Day Factors for Weekdays

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	15%	35%	65%	85%	95%	100%	95%
Peak December	Customer	1%	5%	15%	30%	55%	75%	90%	100%	100%
Late December	Customer	1%	5%	10%	20%	40%	65%	90%	100%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	15%	40%	75%	75%	65%
	Employee	—	20%	50%	75%	90%	90%	90%	90%	90%
Family Restaurant	Customer	25%	50%	60%	75%	85%	90%	100%	90%	50%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Arena	Customer	—	—	—	1%	1%	1%	1%	1%	1%
No matinee	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Stadium	Customer	—	—	—	1%	1%	1%	5%	5%	5%
8 p.m. start	Employee	—	10%	10%	20%	20%	20%	30%	30%	30%
Health Club	Customer	70%	40%	40%	70%	70%	80%	60%	70%	70%
	Employee	75%	75%	75%	75%	75%	75%	75%	75%	75%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	10%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	1%	20%	60%	100%	45%	15%	45%	100%
Office	Employee	3%	30%	75%	95%	100%	100%	90%	90%	100%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	90%	100%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%
Bank	Customer	—	—	50%	90%	100%	50%	50%	50%	70%
	Employee	—	—	60%	100%	100%	100%	100%	100%	100%

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
90%	90%	95%	95%	95%	80%	50%	30%	10%	—	1
100%	95%	85%	80%	75%	65%	50%	30%	10%	—	1
100%	95%	85%	70%	55%	40%	25%	15%	5%	—	1
100%	100%	95%	95%	95%	90%	75%	40%	15%	—	2
40%	50%	75%	95%	100%	100%	100%	95%	75%	25%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	35%	2
45%	45%	75%	80%	80%	80%	60%	55%	50%	25%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	80%	65%	40%	2,6
80%	80%	80%	70%	80%	100%	100%	85%	70%	55%	2,6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
1%	1%	1%	1%	25%	100%	100%	—	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
1%	1%	1%	10%	25%	100%	100%	85%	—	—	2
30%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
5%	5%	5%	10%	50%	100%	100%	85%	25%	—	2
30%	30%	30%	100%	100%	100%	100%	100%	25%	10%	2
70%	80%	90%	100%	90%	80%	70%	35%	10%	—	2,4
75%	75%	100%	100%	75%	50%	20%	20%	20%	—	2,4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5,3
65%	65%	100%	100%	100%	100%	100%	50%	—	—	2
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	20%	20%	20%	20%	10%	5%	2
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
45%	15%	10%	5%	2%	1%	—	—	—	—	2
100%	90%	50%	25%	10%	7%	3%	1%	—	—	3
100%	90%	80%	67%	30%	15%	—	—	—	—	2
100%	100%	100%	67%	30%	15%	—	—	—	—	2
50%	80%	100%	—	—	—	—	—	—	—	3
100%	100%	100%	—	—	—	—	—	—	—	2

Sources:

- 1 Confidential data provided by shopping center managers.
- 2 Developed by team members.
- 3 *Parking Generation*, 3rd ed. (Washington, D.C.: Institute of Transportation Engineers, 2004).
- 4 John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004.
- 5 Gerald Salzman, "Hotel Parking: How Much Is Enough?" *Urban Land*, January 1988.
- 6 Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001.

Table 2-6 Recommended Time-of-Day Factors for Weekends

Land Use	User	6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	Noon	1 p.m.	2 p.m.
Shopping Center—Typical	Customer	1%	5%	10%	30%	50%	65%	80%	90%	100%
Peak December	Customer	1%	5%	10%	35%	60%	70%	85%	95%	100%
Late December	Customer	1%	5%	10%	20%	40%	60%	80%	95%	100%
	Employee	10%	15%	40%	75%	85%	95%	100%	100%	100%
Fine/Casual Dining	Customer	—	—	—	—	—	15%	50%	55%	45%
	Employee	—	20%	30%	60%	75%	75%	75%	75%	75%
Family Restaurant	Customer	10%	25%	45%	70%	90%	90%	100%	85%	65%
	Employee	50%	75%	90%	90%	100%	100%	100%	100%	100%
Fast Food	Customer	5%	10%	20%	30%	55%	85%	100%	100%	90%
	Employee	15%	20%	30%	40%	75%	100%	100%	100%	95%
Nightclub	Customer	—	—	—	—	—	—	—	—	—
	Employee	—	—	—	5%	5%	5%	5%	10%	10%
Cineplex—Typical	Customer	—	—	—	—	—	—	20%	45%	55%
Late December	Customer	—	—	—	—	—	—	35%	60%	75%
	Employee	—	—	—	—	—	—	50%	60%	60%
Performing Arts Theater	Customer	—	—	—	1%	1%	1%	1%	17%	67%
With matinee	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%
Arena (two shows)	Customer	—	—	—	1%	1%	1%	1%	25%	95%
	Employee	—	10%	10%	20%	20%	20%	30%	100%	100%
Stadium (1 p.m. start; see weekday for evening game)	Customer	—	—	1%	1%	5%	5%	50%	100%	100%
	Employee	—	5%	10%	20%	30%	30%	100%	100%	100%
Health Club	Customer	80%	45%	35%	50%	35%	50%	50%	30%	25%
	Employee	50%	50%	50%	50%	50%	50%	50%	50%	50%
Convention Center	Visitor	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	33%	33%	100%	100%	100%	100%	100%
Hotel—Business	Guest	95%	90%	80%	70%	60%	60%	55%	55%	60%
Hotel—Leisure	Guest	95%	95%	90%	80%	70%	70%	65%	65%	70%
Restaurant/Lounge	Customer	—	10%	30%	10%	10%	5%	100%	100%	33%
Conference/Banquet	Customer	—	—	30%	60%	60%	60%	65%	65%	65%
Convention	Customer	—	—	50%	100%	100%	100%	100%	100%	100%
	Employee	5%	30%	90%	90%	100%	100%	100%	100%	100%
Residential	Guest	—	20%	20%	20%	20%	20%	20%	20%	20%
Residential	Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential	Resident	100%	90%	85%	80%	75%	70%	65%	70%	70%
Office	Visitor	—	20%	60%	80%	90%	100%	90%	80%	60%
Office	Employee	—	20%	60%	80%	90%	100%	90%	80%	60%
Medical/Dental Office	Visitor	—	—	90%	90%	100%	100%	30%	—	—
	Employee	—	—	60%	100%	100%	100%	100%	—	—
Bank	Customer	—	—	25%	40%	75%	100%	90%	—	—
	Employee	—	—	90%	100%	100%	100%	100%	—	—

3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	Midnight	Source
100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
100%	95%	90%	80%	75%	65%	50%	35%	15%	—	1
100%	95%	85%	70%	60%	50%	30%	20%	10%	—	1
100%	100%	95%	85%	80%	75%	65%	45%	15%	—	2
45%	45%	60%	90%	95%	100%	90%	90%	90%	50%	2
75%	75%	100%	100%	100%	100%	100%	100%	85%	50%	2
40%	45%	60%	70%	70%	65%	30%	25%	15%	10%	2
75%	75%	95%	95%	95%	95%	80%	65%	65%	35%	2
60%	55%	60%	85%	80%	50%	30%	20%	10%	5%	3
70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	2
—	—	—	25%	50%	75%	100%	100%	100%	100%	2
10%	20%	45%	70%	100%	100%	100%	100%	100%	100%	2
55%	55%	60%	60%	80%	100%	100%	100%	80%	50%	2, 6
80%	80%	80%	70%	80%	100%	100%	100%	85%	70%	2, 6
75%	75%	100%	100%	100%	100%	100%	100%	70%	50%	2
67%	1%	1%	1%	25%	100%	100%	—	—	—	2
100%	30%	30%	100%	100%	100%	100%	30%	10%	5%	2
95%	81%	1%	1%	25%	100%	100%	—	—	—	2
100%	100%	30%	100%	100%	100%	100%	30%	10%	5%	2
85%	25%	—	—	—	—	—	—	—	—	2
100%	25%	10%	5%	5%	—	—	—	—	—	2
30%	55%	100%	95%	60%	30%	10%	1%	1%	—	2, 4
50%	75%	100%	100%	75%	50%	20%	20%	20%	—	2, 4
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	70%	40%	25%	20%	20%	5%	—	—	2
60%	65%	70%	75%	75%	80%	85%	95%	100%	100%	5
70%	75%	80%	85%	85%	90%	95%	95%	100%	100%	2
10%	10%	30%	55%	60%	70%	67%	60%	40%	30%	5
65%	65%	100%	100%	100%	100%	100%	50%	—	—	5
100%	100%	100%	50%	30%	30%	10%	—	—	—	2
100%	90%	75%	60%	55%	55%	55%	45%	45%	30%	5
20%	20%	40%	60%	100%	100%	100%	100%	80%	50%	2
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	2
70%	75%	85%	90%	97%	98%	99%	100%	100%	100%	2
40%	20%	10%	5%	—	—	—	—	—	—	2
40%	20%	10%	5%	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	2
—	—	—	—	—	—	—	—	—	—	2
—	—	—	—	—	—	—	—	—	—	3
—	—	—	—	—	—	—	—	—	—	2

Sources:

- 1 Confidential data provided by shopping center managers
- 2 Developed by team members
- 3 *Parking Generation*, 3rd ed (Washington, D.C.: Institute of Transportation Engineers, 2004)
- 4 John W. Dorsett, "Parking Requirements for Health Clubs," *The Parking Professional*, April 2004
- 5 Gerald Salzman, "Hotel Parking: How Much is Enough?" *Urban Land*, January 1988
- 6 Parking study conducted by Patton Harris Rust & Associates for the Peterson Companies, 2001

Table 4-9 Giants Stadium Parking Data, 2002

	Football	Pro Soccer	International Soccer	College	Concerts
Events	21	17	3	3	1
Average Attendance	78,224	17,846	49,922	60,602	58,000
Parked Cars/Attendee	0.29	0.16	0.22	0.23	0.31
Buses/Event	27.0	4.1	13.7	177.7	28.0
Buses/1,000 Attendees	0.35	0.22	0.27	2.93	0.48
Estimated Maximum Percent by Bus	2%	1%	1%	15%	2%

Source: New Jersey Sports and Exposition Authority

for soccer on weekends was a little lower at 0.16 spaces per occupied seat, while the ratio on weeknights was 0.17 spaces per seat. However, it is also likely that part of the low ratio of spaces per seat resulted from season-ticket holders not attending every game. Three international "friendlies" during the off-season, all featuring teams from other countries, attracted significantly more attendance (an average of almost 50,000 per event) and averaged 0.22 spaces per seat. All the friendlies occurred on weeknights. Similarly, the three college games at Giants Stadium in 2002 were all special events with out-of-town teams: Notre Dame vs. Maryland, Army vs. Navy, and Hampton vs. Alcorn State. Students and fans were bused from distant campuses and hotels.

Football stadium arrivals typically occur over two hours, fairly evenly distributed over that period, although season ticket holders tend to arrive later if they have a pass for parking in a reserved area. The number of persons per car for pro football games ranges from 2.7 to 4.0. The recommended parking ratio for pro football stadiums is based on an average vehicle occupancy of 3.3 persons per car, or 0.3 spaces per seat. Very limited parking is provided for employees and players at most stadiums. In such cases, concession workers and other part-time staff must choose to pay for public parking or to take public transportation and thus should not be included in employee parking projections. The nominal

employee parking ratio is estimated to be 0.01 spaces per seat for a total ratio of 0.31 spaces per seat. To factor in time-of-day variables, 85 percent of the departures can be assumed to occur within one hour after a game; this estimate presumes adequate roadway capacity to absorb the vehicles. It typically takes one and a half to two hours to clear all the vehicles from Giants Stadium parking lots.

The Jets played a postseason game at the stadium in January 2000; the Giants played two postseason games at the stadium in January 2001 and then played a game rescheduled for January 2002 because of the World Trade Center tragedy. The preseason football games at Giants Stadium in August had slightly lower paid attendance (98 percent) than season games; they also had significantly lower parking generation at 0.19 spaces per reported attendance. This pattern was probably due to season ticket holders not attending the preseason games. The games on Labor Day weekend had particularly low parking ratios. Preseason games occurred on Thursdays, Fridays, or Saturdays, which also may have contributed to lower attendance. Based on the Giants stadium experience, the monthly factor for August would be 61 percent of the games within the season. For August weekday evenings, a monthly factor of 67 percent is recommended for pro football.

Table 4-10 Distribution of Non-NFL Events at the RCA Dome by Month

Month	2000	2001	2002	Average Attendance
January	1	2	0	30,026
February	2	3	2	23,338
March	6	2	2	15,362
April	0	0	1	43,000
May	1	1	0	13,650
June	1	1	1	9,767
July	1	1	3	5,880
August	5	2	4	12,480
September	5	2	4	5,694
October	4	4	4	25,332
November	4	4	5	20,531
December	1	3	2	10,978

Source: Indiana Convention Center and RCA Dome.

Table 4-10 summarizes the non-National Football League (NFL) events at the RCA dome by month over the three-year period. The NCAA basketball tournament in March 2000 would not be considered a normal event for parking planning purposes. Three or fewer events in a month also do not represent sufficient activity to be modeled in a shared parking analysis. Most of the events from August through November occurred on Saturdays and can be considered significant enough to be included in a shared parking model for Saturdays. Clearly, these types of activities are far less likely to sell out a stadium than pro or college football, and therefore the recommended monthly adjustment factor for pro football stadiums for Saturday activity in September through November is 50 percent.

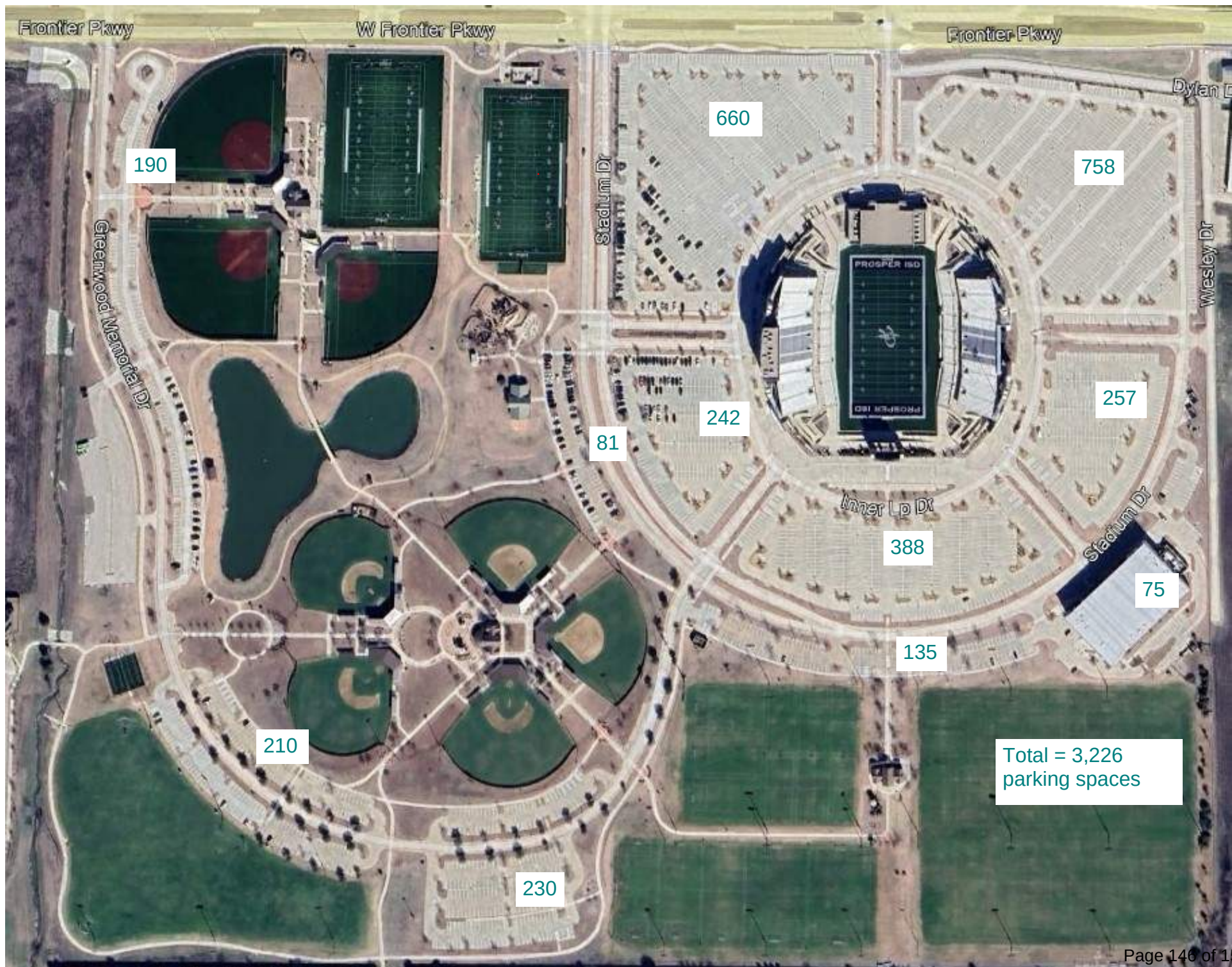
Monthly factors for football stadiums must be adjusted according to whether or not a particular stadium is likely to be used for more than a dozen football games and a handful of other events each year. College football generally begins in

early September and winds down by the end of November. The pro football season begins in August, and playoffs extend the season through most of January.

Whether serving major- or minor-league teams, baseball stadiums typically have 80 home games a year, not counting the postseason. The typical design day for shared parking purposes is a nearly sold-out Saturday night game. The assumed average vehicle occupancy is 2.9 persons per seat, yielding a ratio of 0.34 spaces per seat. The parking ratio for weekdays is assumed to be 90 percent of the ratio for weekends or 0.31 spaces per seat and is assumed to occur in the evening, given that the vast majority of baseball games today occur in the evenings. If it is desired to model a day game, the daytime factors can be modified. As with other stadium events, the parking ratio of employees is 0.01 spaces per seat. The arrivals for an evening baseball game will be more concentrated, occurring within 60 to 90 minutes. Baseball season extends from April through October.

70 Shared Parking

APPENDIX C – SIMILAR STADIUM LAYOUTS



HOME ENTRANCE

McKinney Ranch Parkway

South Hardin Blvd.

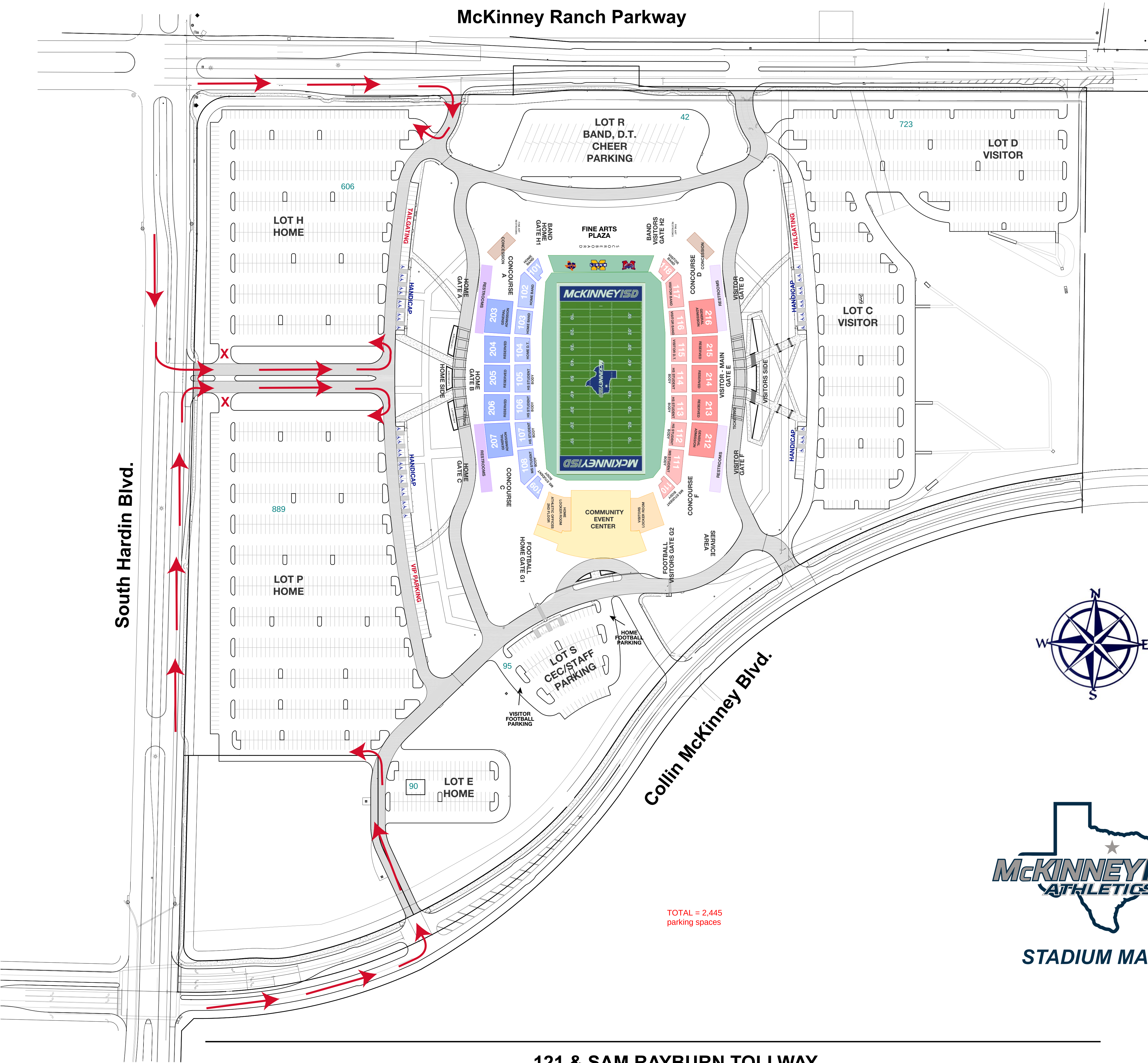
Collin McKinney Blvd.

121 & SAM RAYBURN TOLLWAY

TOTAL = 2,445
parking spaces



STADIUM MAP

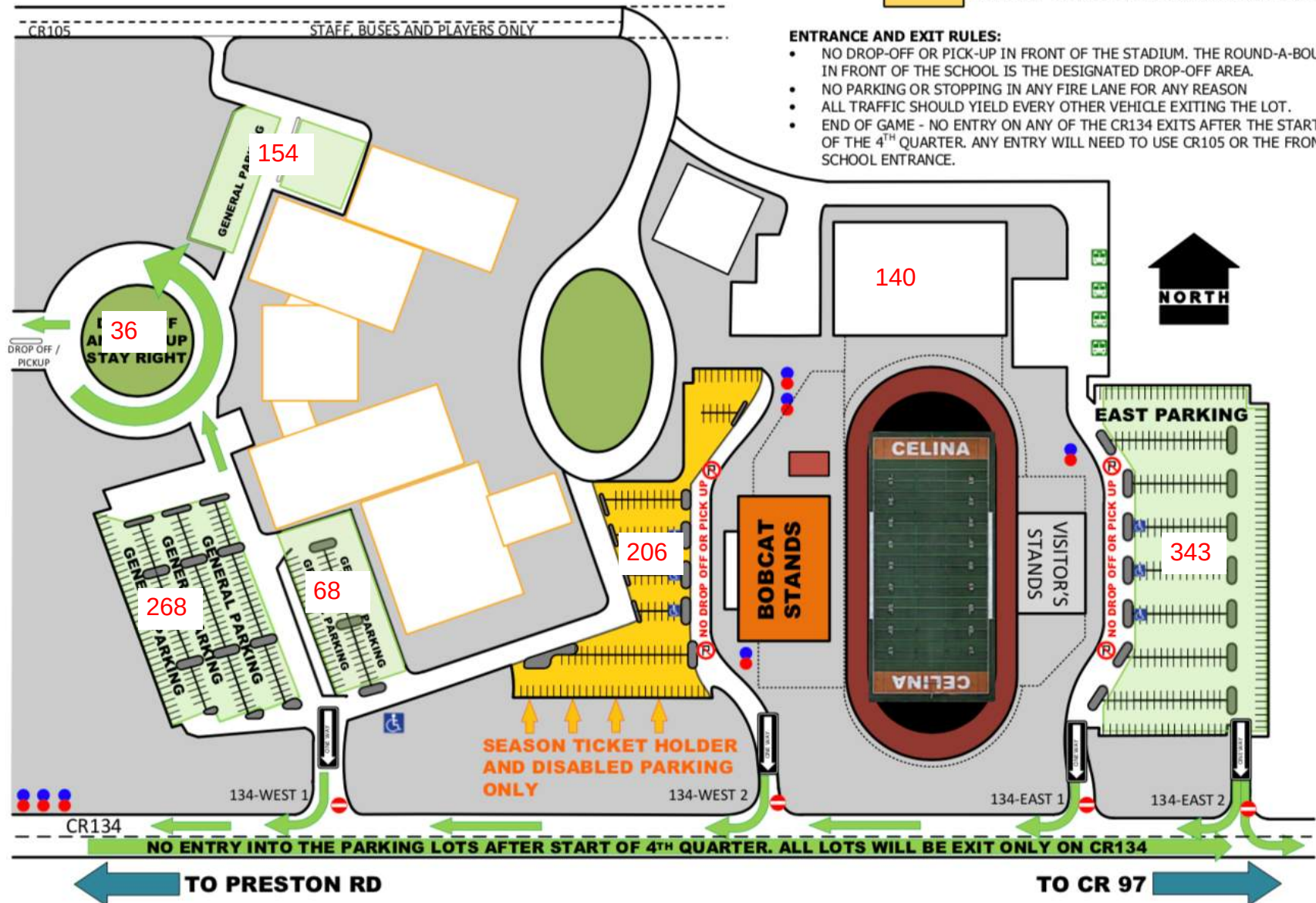


CELINA BOBCAT STADIUM DEPARTURE TRAFFIC PLAN

GENERAL PARKING AREAS
 SEASON TICKET HOLDER PARKING ONLY

ENTRANCE AND EXIT RULES:

- NO DROP-OFF OR PICK-UP IN FRONT OF THE STADIUM. THE ROUND-A-BOUT IN FRONT OF THE SCHOOL IS THE DESIGNATED DROP-OFF AREA.
- NO PARKING OR STOPPING IN ANY FIRE LANE FOR ANY REASON
- ALL TRAFFIC SHOULD YIELD EVERY OTHER VEHICLE EXITING THE LOT.
- END OF GAME - NO ENTRY ON ANY OF THE CR134 EXITS AFTER THE START OF THE 4TH QUARTER. ANY ENTRY WILL NEED TO USE CR105 OR THE FRONT SCHOOL ENTRANCE.



TOTAL = 1,215
parking spaces

APPENDIX D – PARKING ORDINANCE EXCEPRTS FROM NORTH TEXAS CITIES

Halfway house	1 parking space for every 200 square feet of gross floor area.
Hospital	1 parking space for every bed.
Museum, library, or art gallery	10 parking spaces plus 1 parking space for every 300 square feet of gross floor area in excess of 2,000 square feet.
Nursery, kindergarten, or daycare for children	1 parking space for every 8 pupils.
Schools; elementary, high, college and universities, public, private, or denominational	Elementary, junior high, and middle schools: 2.5 parking spaces for every classroom and a minimum of 10 stacking spaces in 1 pick-up/drop-off lane. High school: 8 parking spaces per classroom. College: 10 parking spaces per classroom.
Utility and Transportation Uses	
General utility and transportation parking	Unless specified below, utility and transportation uses shall have 1 space for every employee plus parking to accommodate all vehicles, but not less than 1 parking space for every 1,000 square feet for gross floor area.
Recreation and Entertainment Uses	
Auditorium, sporting arenas, coliseum, theater, or amphitheater	1 parking space for every 3 seats.
Commercial amusement centers, indoor	1 parking space for every 200 square feet of gross floor area unless listed below: Bingo centers: 1 parking space for every 100 square feet of gross floor area. Bowling alley: 5 parking spaces for every alley. Indoor sporting courts: 5 parking spaces per court. Indoor shooting range: 2 parking spaces for every firing lane and 10 parking spaces for every classroom. Indoor swimming pool: 1 parking space for every 100 square feet of water surface and pool deck area.
Commercial amusement centers, outdoor	1 parking space for every 100 square feet of gross floor area unless listed below:

Table 2-39: Minimum Vehicle Parking and Stacking Requirements

Abbreviations: DU = dwelling unit

Sq. ft. = square feet

Note: All requirements refer to gross floor area, unless otherwise specified.

Use	Use Definition	Parking Requirement
College or university	205F.18	10 spaces per classroom, plus 1 space per 500 sq. ft. for buildings and facilities other than classrooms
Commercial entertainment, indoor	205F.19	1 space per 150 sq. ft. for uses not otherwise listed below Bowling, miniature golf, axe-throwing or similar use: 2 spaces per lane or hole Theaters, auditoriums, stadiums, gymnasiums, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating Sports courts: 4 spaces per court
Commercial entertainment, outdoor	205F.20	Stadiums, outdoor theaters, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating Playing fields: 40 spaces per field. If fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating Golf course: 5 spaces per hole Miniature golf or driving range: 3 spaces per hole; or 1.5 spaces per driving bay Sports courts: 4 spaces per court; or if fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating
Commercial laundry	205F.21	1 space per 1,000 sq. ft. up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Community garden	205F.22	None required
Contractor's yard	205F.23	1 space per 5,000 sq. ft. of lot area, with a minimum of 5 spaces required
Cottage industrial	205F.24	1 space per 4,000 sq. ft.
Country club	205F.25	1 space per 200 sq. ft.
Data center	205F.26	1 space per 2,000 sq. ft.
Day care center	205F.27	3 spaces per classroom, plus 3 stacking spaces per drive-through/pick-up lane if provided
Dirt or topsoil extraction, sand or gravel mining, or storage	205F.28	1 space per 1,000 sq. ft. up to 20,000 sq. ft. of lot area plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft. of lot area
Dispatch office	205F.29	1 space per 400 sq. ft.
Electric vehicle charging station	205F.30	1 space per 250 sq. ft.
Fairgrounds or rodeo grounds	205F.31	1 space per 1,000 sq. ft. of lot area up to 20,000 sq. ft., plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Farmers' market, permanent	205F.32	1 space per 500 sq. ft. of market area
Food and beverage processing	205F.33	1 space per 1,000 sq. ft. up to 20,000 sq. ft. plus 1 space for each 2,000 sq. ft. over 20,000 sq. ft.
Fuel sales, passenger vehicles	205F.34	1 space per 250 sq. ft.
Fuel sales, trucks	205F.35	1 space per 250 sq. ft.

PROSPER

stadium

NOTIFICATIONS

Prosper, Texas Zoning Ordinance

CHAPTER 4 - DEVELOPMENT REQUIREMENTS

SECTION 4.6 - PARKING, CIRCULATION, AND ACCESS

4.6 - Parking requirements based on use

VERSION: MAY 20, 2024 (CURRENT)

➤ ZONING ORDINANCE TOWN OF PROSPER, TEXAS

SUPPLEMENT HISTORY TABLE

➤ CHAPTER 1 - GENERAL PROVISIONS, ADMINISTRATION, AND PROCEDURES

➤ CHAPTER 2 - ZONING DISTRICTS

➤ CHAPTER 3 - PERMITTED USES AND DERIVATIONS

▼ CHAPTER 4 - DEVELOPMENT REQUIREMENTS

➤ SECTION 1. - SITE PLAN PROCESS

➤ SECTION 2. - LANDSCAPING

➤ SECTION 3. - TREE MITIGATION

▼ SECTION 4. - PARKING, CIRCULATION, AND ACCESS

4.1 - Purpose

4.2 - Residential parking provisions (212-0002)

4.3 - Non-residential and multifamily parking provisions

4.4 - Parking access from a public street—All districts

4.5 - Parking requirements based on use

4.6 - Rules for computing number of parking spaces

4.7 - Location of parking spaces

4.8 - Use of required parking spaces in non-residential districts

4.9 - Loading space requirements

- Golf course: Five parking spaces per hole.
- Health studio or club: One parking space per 200 square feet of exercise area.
- Hospital: One space per employee on the largest shift, plus one and one-half spaces per each bed or examination room whichever is applicable.
- Hotel: One parking space for each sleeping room or suite plus one space for each 200 square feet of commercial floor area contained therein.
- Kindergarten, day schools, and similar child training and care establishments shall provide one paved off-street loading and unloading space for an automobile on a through "circular" drive for each ten students, or one space per ten students, plus one space per teacher.
- Library or museum: Ten spaces plus one space for every 300 square feet, over 1,000 square feet.
- Lodge or fraternal organization: One space per 200 square feet.
- Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, printing or plumbing shop, or similar establishment: One parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one parking space for each 1,000 square feet of floor area.
- Medical or dental office: One space per 250 square feet of floor area. Facilities over 20,000 square feet shall use the parking standards set forth for hospitals.
- Mini-warehouse: Four spaces per complex plus one additional space per 300 square feet of rental office.
- Mobile home park: Two spaces for each mobile home plus additional spaces as required herein for accessory uses.
- Mortuary or funeral home: One parking space for each 50 square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
- Motel: One parking space for each sleeping room or suite plus one additional space for each 200 square feet of commercial floor area contained therein.
- Motor vehicle repair and service: Three parking spaces per service bay plus one parking space per maximum number of employees on a shift.
- Motor-vehicle salesroom and used car lots: One parking space for each 500 square feet of the structure. These required spaces may not be used to store or display automobiles for sale.
- Nursing home: One space per five beds and one parking space for each 1,000 square feet of lot area for outdoor uses.
- Private club or restaurant with a private club: One parking space for each 75 square feet of gross floor area.
- Retail store, except as otherwise specified herein (213-0010): One space per 250 square feet of gross floor area.
- Restaurant, cafe or similar dining establishment: One parking space for each 75 square feet of gross floor area for stand alone buildings without a drive-through, and one parking space for each 100 square feet of gross floor area for restaurants located within a multi-tenant building and for stand alone buildings with a drive-through.
- Rooming or boarding house: One parking space for each sleeping room.
- Sanitarium, convalescent home, home for the aged or similar institution: One parking space for each five beds.
- School, elementary, secondary, or middle: One and one half (1.5) parking spaces per classroom, or the requirements for public assembly areas contained herein, whichever is greater.
- School, high school: One and one-half parking spaces per classroom plus one space per five students the school is designed to accommodate, or the requirements for public assembly areas contained herein, whichever is greater.
- Theater, sports arena, stadium, gymnasium or auditorium (except schools): One parking space for each four seats or bench seating spaces.
- Truck stops: One truck parking space for each 10,000 square feet of site area, plus one vehicle parking space per 200 square feet of building area.
- Warehouse, wholesale, mini, manufacturing and other industrial type uses: One space per 1,000 square feet of gross floor area, or one space per maximum number of employees on a shift, whichever is less.

(Ord. No. 3-48, 9-10-13)

4.6 - Rules for computing number of parking spaces.

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VERSION: AUG 12, 2024 (CURRENT)

LAND DEVELOPMENT CODE OF ALLEN,
TEXAS [modified](#)SUPPLEMENT HISTORY TABLE [modified](#)

LAND DEVELOPMENT CODE

Article I - GENERAL PROVISIONS

Article II - ADMINISTRATION

Article III - BUILDING REGULATIONS

Article IV - ZONING REGULATIONS

Article V - SPECIAL ZONES

Article VI - SPECIAL ZONING
PROVISIONSArticle VII - ZONING DEVELOPMENT
STANDARDS

Sec. 7.01 - Purpose

Sec. 7.02 - Applicability

Sec. 7.03 - Nonresidential design
standards

Sec. 7.03.1 - Parking garages

Sec. 7.03.2 - Exterior facade

- a. "Floor area" shall mean the gross floor area of the specific use.
- b. Where fractional spaces result, the parking spaces required shall be constructed to the nearest whole number.
- c. The director and director of engineering may jointly grant a modification to off-street parking requirements when necessary for the efficient operation of the subject use. Such a modification in parking spaces shall be justified through the development of a parking study prepared by a professional engineer or transportation planner which demonstrates need, reviews industry standards, and proposes a modification that will not result in a parking deficiency.
- d. Whenever a building or use constructed or established after the effective date of this Code is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Code is enlarged in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.
- e. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- f. Tandem spaces shall not count as required parking.

TABLE 7.04.1. PARKING REQUIREMENTS

[EXPAND](#)

USE	PARKING SPACE PER							PLUS/FOR SQUARE FOOTAGE GREATER THAN
	DWELLING UNIT	Fixed number	Sq. Ft. of Gross Area	Fixed Seats	Bedroom/Suite	Bowling lanes	Beds	Hole of Golf
ADD MANUFACTURE			2,000					Plus 1/300 sq. ft. >2,000*
ADULT BOOKSTORE			200					
ADULT DAY CARE		10						
AMENITY CENTER		10	300					>2,000
PEST CONTROL SERVICE			200					
PETROLEUM PRODUCTS REFINING/STORAGE			2,000					
PLAYFIELD OR STADIUM				4				
PRINTING OR NEWSPAPER ESTABLISHMENT			2,000					
PRIVATE CLUB			100					

Denison, Texas - Code of Ordinances / Chapter 28 - ZONING / ARTICLE V - DEVELOPMENT STANDARDS / Sec. 28.50 - Off-street parking and loading requireme...

VERSION: AUG 13, 2024 (CURRENT)

FACILITIES

- > Chapter 13 - NUISANCES
- > Chapter 14 - OIL AND GAS WELLS
- > Chapter 15 - PEDDLERS, SOLICITORS AND CERTAIN OTHER SALES
- > Chapter 16 - PERSONNEL
- > Chapter 17 - PLANNING AND DEVELOPMENT
- > Chapter 18 - PUBLIC PROPERTY
- > Chapter 19 - SIGNS
- > Chapter 20 - SOLID WASTE
- > Chapter 21 - STREETS, SIDEWALKS, AND RIGHT-OF-WAY MANAGEMENT
- > Chapter 22 - SUBDIVISION REGULATIONS
- > Chapter 23 - SWIMMING POOLS
- > Chapter 24 - TAXATION
- > Chapter 25 - TRAFFIC
- > Chapter 26 - UTILITIES
- > Chapter 27 - VEHICLES FOR HIRE
- > Chapter 28 - ZONING
 - > ARTICLE I - ESTABLISHING ZONING REGULATION
 - > ARTICLE II - ZONING PROCEDURES AND ADMINISTRATION
 - > ARTICLE III - ZONING DISTRICTS
 - > ARTICLE IV - USE REGULATIONS
 - > ARTICLE V - DEVELOPMENT STANDARDS

- a. One (1) space for each studio/efficiency unit.
 - b. One and one-half (1.5) spaces for each one-bedroom unit.
 - c. Two (2) spaces for each two-bedroom unit.
 - d. Two and one-half (2.5) spaces for each three-bedroom unit.
 - e. Three (3) spaces for each four- or more-bedroom unit.
39. *Office (administrative or professional):* One (1) space for each three hundred (300) square feet of floor area.
40. *Outdoor display:* One (1) space for each six hundred (600) square feet of open sales/display area.
41. *Pawn shop:* One (1) space for each two hundred (200) square feet of floor area.
42. *Places of public assembly not listed:* One (1) space for each three (3) seats provided (see subsection 28.50.7.B.).
43. *Real estate office:* One (1) space for each two hundred (200) square feet.
44. *Restaurant, private club, night club, cafe or similar recreation or amusement establishment:* One (1) parking space for each one hundred (100) square feet of gross floor area (including indoor/outdoor play areas and patio dining areas), or one (1) space for every three (3) seats under maximum seating arrangement (i.e., occupancy), whichever is greater; required parking spaces are in addition to any stacking spaces that may be needed/provided for drive-through or drive-in facilities (see Subsection 28.50.3.K.).
45. *Retail or personal service establishment, except as otherwise specified herein:* One (1) space per two hundred (200) square feet of gross floor area in addition to any required stacking spaces for drive-through facilities (see subsection 28.50.3.K.).
46. *Rooming or boarding house:* One (1) parking space for each sleeping room, plus one (1) parking space for each host resident or employee during maximum (i.e., peak) shift.
47. *School, elementary (grades K-6):* One (1) parking space for each fifteen (15) students (design capacity).
48. *School, secondary or middle (grades 7-8):* One (1) parking space for each twelve (12) students (design capacity).
49. *School, high school (grades 9-12):* One (1) space for each three (3) students, faculty and staff (design capacity).
50. *Skilled nursing facility:* One (1) space per six (6) beds; plus one (1) parking space for each three hundred (300) square feet of floor area devoted to offices, cafeterias, exercise/therapeutic rooms, and other similar ancillary uses; plus one (1) space for every two (2) employees at full occupancy.
51. *Storage or warehousing:* One (1) space for each two (2) employees or one (1) space for each one thousand (1,000) square feet of total floor area, whichever is greater.
52. *Telemarketing:* One (1) space for each two hundred fifty (250) square feet of floor space.
53. *Theater, indoor or outdoor (live performances), sports arena, stadium, gymnasium or auditorium (except school auditorium):* One (1) parking space for each three (3) seats or bench seating spaces (see subsection 28.50.7.B.).
54. *Travel center:* One (1) space per two hundred (200) square feet of floor area, plus one (1) space for each gasoline pump unit (a unit may have up to six (6) nozzles for gasoline disbursement). Spaces within pump areas qualify as spaces for the parking requirement. If no gasoline sales are provided, then the parking requirements shall be the same as for a retail store. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling. On-site parking area dedicated to automobiles shall exceed truck parking by a ratio of 2:1.
55. *Veterinarian clinic:* One (1) space per three hundred (300) square feet of gross floor space.
56. *Warehouse or wholesale type uses:* One (1) space for five thousand (5,000) square feet of gross floor area.
- 28.50.7. Rules for computing number of parking spaces:
- In computing the number of parking spaces required for each of the above uses, the following rules shall govern:
- A. "Floor area" shall mean the gross floor area of the specific use.
 - B. "Seat" shall be interpreted as follows:
 - 1. For fixed (e.g., church pews, grandstands, benches, etc.) seating, one (1) seat equals one point seventy-five (1.75) feet of length; and



Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 8/20/2024

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 Shermanation 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

