AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Wednesday, September 18, 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 AUGUST 20, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7 AND 8)

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

6. * 4400 BLOCK DORSET DRIVE (PROJECT NO. 24-003518)

The request of Sherman Economic Development Corporation (Owner), Stephanie Brister (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block Dorset Drive, Lot 1 consisting of 4.56 acres being a part of the Sherrod Dunman Survey, Abstract No. 329 and currently zoned Blalock Industrial Park PD (Planned Development), as follows:
Planning and Zoning Commission
Site Plan for HPI Sherman.

7. * 2601 BLOCK F.M. HIGHWAY 691 (PROJECT NO. 24-002717)

The request of Velocity Center, LLC (Owner), Kelly Gomez, KRG Civil Engineers, Inc. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2601 Block F.M. Highway 691, consisting of 1.555 acres being all of Lot 2 of the Dr. Swamy Addition III, and currently zoned C-2 (General Commercial) District/F.M. Highway 691 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for a Retail Building.

8. * 201 BLOCK BENNETT ROAD (PROJECT NO. 24-004351)

The request of Justin and Kimberly Mullens (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 201 Block Bennett Road, consisting of 6.949 acres being a part of the Jeremiah

McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Mullens First Addition

9. **2907 WEST TRAVIS STREET (PROJECT NO. 24-003486)**

TABLED FROM AUGUST 20, 2024

The request of Sherman Independent School District (Owner), Brannon Kidd (Representative) and Teague Nall & Perkins, Inc (Surveyor/Engineer) 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 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

B. 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.

10. **200 SOUTH CROCKETT STREET (PROJECT NO. 24-004305)**

The request of Grayson County, Texas (Owner), County Judge Bruce Dawsey (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 200 South Crockett Street, concerning the property located at 200 South Crockett Street, consisting of 4.050 acres, being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of Grayson County Justice Center, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay and repeal Ordinance No. 6608.

11. **800 BLOCK INTERURBAN PARKWAY (PROJECT NO. 24-002115)**

The request of Veronica Munoz, Salient Group, LLC (Owner), Jonathan Hake, Cross Engineering (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 800 Block Interurban Parkway, being part of the Elizabeth Jones Survey, Abstract No. 625, containing 16.690 acres, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a PD (Planned Development) District.

12. **4100 BLOCK DRIPPING SPRINGS ROAD (PROJECT NO. 24-004107)**

The request of Cody Slagle, CS2 Properties, LLC (Owner), Breaden Wright (Perspective Buyer), Philip Sarandos, JM Civil Engineering (Representative/Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 4100 Block Dripping Springs Road, consisting of 15.230 acres being part of the John Hendrix Survey, Abstract No. 503 and the Samuel McGlothlin Survey, Abstract No. 811, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-A (Residential Agricultural) District to an R-4 (Patio Home Residential) District.

13. **705 EAST TAYLOR STREET (PROJECT NO. 24-004108)**

The request of NNN REIT, LP (Owner), Chandler Garrett (Representative/Tenant) and Gonzalez and Schneeberg Surveyors (Surveyor) for the property located at 705 East Taylor Street, consisting of 0.5872 acres

being Lot A-1-1, Taylor Plaza Addition in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

14. 2901, 2909 AND 2913 SOUTH FIRST STREET (PROJECT NO. 24-004110)

The request of BELACOOP, LLC (Owner), Jay Peskuski (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2901, 2909 and 2913 South First Street, consisting of 0.870 acres being Lot 1, Lot 2 and Lot 3, Alvarado Estates, in the Robert Thompson Survey, Abstract 1200, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-4 (Patio Home Residential) District.

15. 410 CHERRY PARK DRIVE (PROJECT NO. 24-004113)

The request of Charity Morgan (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 410 Cherry Park Drive, consisting of 0.164 acres being part of the G. B. Pilant Survey, Abstract 963 being all of Lot 1, Cherry Park Addition and currently zoned R-6 (Single-Family Residential) District as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.04.002 to allow a 15.6' rear setback in lieu of the required 20' for an existing garage that is over 500 square feet.

Planning and Zoning Commission

B. Final Plat of Morgan Home Addition

16. OTHER BUSINESS - PD ORDINANCE AMENDMENT

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; Providing A Penalty Clause With A Maximum Fine Of $2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

17. OTHER BUSINESS - TEMPORARY BATCH PLANTS

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Temporary Concrete Batch Plants.

18. OTHER BUSINESS - 2025 SUBMITTAL CALENDAR

Approve the 2025 Planning and Zoning Commission and Board of Adjustment Calendar

Close Public Hearing

19. OVERALL LOCATION MAP

20. 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 September 12, 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 12th day of September 2024
City of Sherman, Texas

Lauren Marlow,
Development Services Coordinator

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
APPROVE MINUTES OF THE REGULAR AUGUST 20, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
This item is to approve the minutes of the August 20, 2024 Planning and Zoning Commission and Board of Adjustment meeting

Origination:
Development Services

Staff Recommendation:
Staff recommends to approve the minutes.

Attachments:
1. 2024-08-20 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, August 20, 2024, at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street 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 00:04:40
   Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR JULY 16, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:05:54
   The Planning and Zoning Commission reviewed the minutes of the July 16, 2024, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 00:06:19

4. **CITIZEN COMMENTS**
   Bookmarked at 00:07:45

Open Public Hearing

5. **CONSENT AGENDA (ITEM 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.
   Bookmarked at 00:08:34
   The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Item 6 on the Consent Agenda as presented. Second by Commission Member Whitaker.

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

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

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
   Bookmarked at 00:09:31

Planning and Zoning Commission
Motion by Vice Chairman Downtain to untable the Final Plat located at 501 North Holly Avenue. Second by Commission Member Sims.

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

This item was untabled by the Commission.

Planning and Zoning Commission
Motion by Commission Member Sims to approve the Final Plat located at 501 North Holly Avenue. Second by Commission Member Manley.

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

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

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.

Bookmarked at 00:11:47

Planning and Zoning Commission
Motion by Commission Member Sims to approve the Text Amendment and the Site Plan located in the 300-1000 Blocks West Highway 82. Second by Commission Member Whitaker.

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

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

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.

Bookmarked at 00:15:49

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Temporary Use Permit located in the 800 Block East FM 1417 (Vietnam Veterans Parkway) and 2900 Block South Highway 75 subject to the Staff Review Letter for a time period of 45 days. Second by Commission Member Blagg.

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

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

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.

Bookmarked at 00:52:57

The applicant requested Items B and C be withdrawn with the removal of the structure.

Items B and C were withdrawn.

Board of Adjustment
Motion by Vice Chairman Downtain to approve Item A located at 1707 North Wharton Street. Second by Commission Member Sims.

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

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

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.

Bookmarked at 00:58:20

Board of Adjustment
Motion by Vice Chairman Downtain to deny the Variance located at 1021 North Wharton Street. Second by Commission Member Manley.

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

This item was denied by the Board of Adjustment.

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.

Bookmarked at 01:05:41

Board of Adjustment
Motion by Commission Member Sims to table Item D located at 2907 West Travis Street. Second by Vice Chairman Downtain.

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

Item D was tabled by the Board of Adjustment.

Planning and Zoning Commission
Motion by Commission Member Sims to table Item E located at 2907 West Travis Street. Second by Vice Chairman Downtain.

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

Item E was tabled by the Commission.

Board of Adjustment
Motion by Vice Chairman Downtain to approve Items A, B and C located at 2907 West Travis Street. Second by Commission Member Sims.

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

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

13. **ADJOURNMENT**
Bookmarked at 01:12:33
Chairman Mahone adjourned the meeting at 6:10 p.m.

CHAIRMAN

ACTING SECRETARY

Marlow, Lauren

From: Planning
Subject: RE: Sherman High School Stadium

From: Merry Munson
Sent: Tuesday, August 20, 2024 11:41 AM
To: Thomas O'Neal; Rae, Rob
Cc: John Ruggieri

Subject: Sherman High School Stadium

Dear Thomas and Rob,
On behalf of The Munson Realty Company, I want to express our continued support of the Sherman ISD's expansion plans to meet the needs of the growing District. And we are especially excited to see the vision for the new Sherman High School Stadium taking shape. We recognize the significant value this facility will bring to both the District and the Community, and as neighboring property owners, eagerly anticipate its opening.

After reviewing the initial plans submitted to Planning & Zoning, Munson Realty would appreciate the opportunity to review any additional studies you may have and engage in further conversations with you related to some of the key elements identified in the site plan, specifically:

- Traffic Management
- Parking
- Drainage
- Anticipated peak use/impact on utilities

Munson Realty has a successful history of partnering with the SISD on infrastructure projects and creating synergies that align with our shared goals. We look forward to continuing this collaboration by learning more about the stadium project and exploring opportunities for additional partnership.

I'll be back in touch to see what dates/times are available for all of us to schedule a time to meet.

Many thanks and all the best,
Merry

CONFIDENTIALITY NOTICE: *This e-mail and any attachments are for the exclusive and confidential use of the intended recipient. If you are not the intended recipient, please do not read, distribute, or take action in reliance upon this message. If you have received this in error, please notify The Munson Realty Company immediately by return e-mail and promptly delete this message and its attachments from your computer system.*

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4400 BLOCK DORSET DRIVE (Project No. 24-003518)**

The request of Sherman Economic Development Corporation (Owner), Stephanie Brister (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 4400 Block Dorset Drive, Lot 1 consisting of 4.56 acres being a part of the Sherrod Dunman Survey, Abstract No. 329 and currently zoned Blalock Industrial Park PD (Planned Development), as follows:

Planning and Zoning Commission

Site Plan for HPI Sherman.

Background:

The property is located at 4400 Block Dorset Drive at the corner of Dorset Drive and Howe Drive. The owner is requesting Site Plan approval of HPI Sherman.

The following has been approved for this location:

- 10/17/2023 - Public Hearing and Variance for Lot 1, Block A Sherman Technology Center Addition under Section 2.3.5(a) to allow a lot area of 4.53 acres in lieu of the required 5 acres.
- 10/17/2023 - Site Plan of HPI Sherman
- 10/17/2023 - Preliminary Plat of Sherman Technology Center Addition, Lots 1 and 2, Block A
- 7/19/2024 - Preliminary Plat of Sherman Technology Center Addition, Lots 1 & 2, Block A

Origination:

Sherman Economic Development Corporation (Owner)
Stephanie Brister (Representative)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Civil Site Plan
5. Landscape Planting Plan

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4400 BLK DORSET DR

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W E
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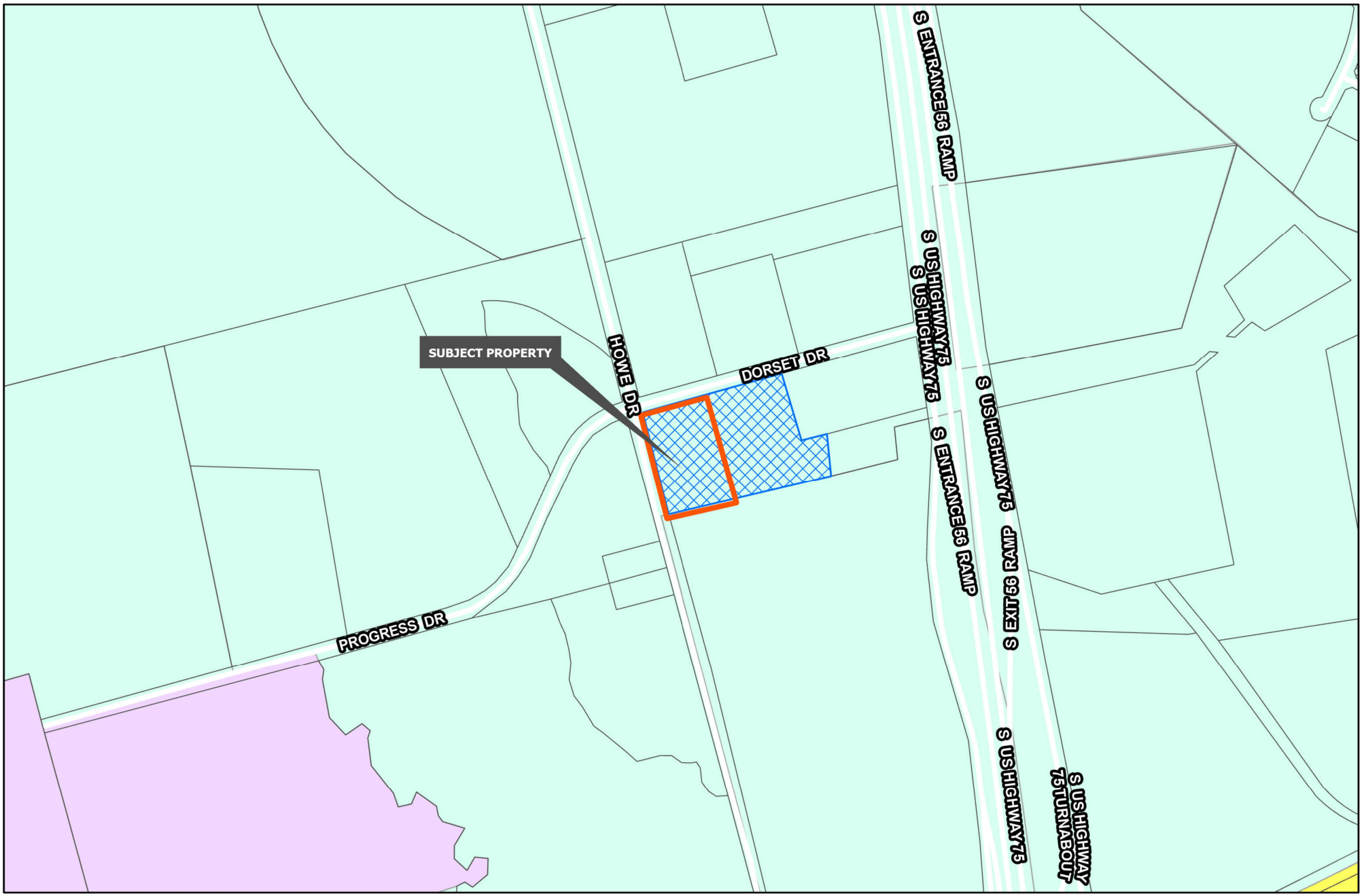
Date: 7/24/2024 2:21 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4400 BLK DORSET DR

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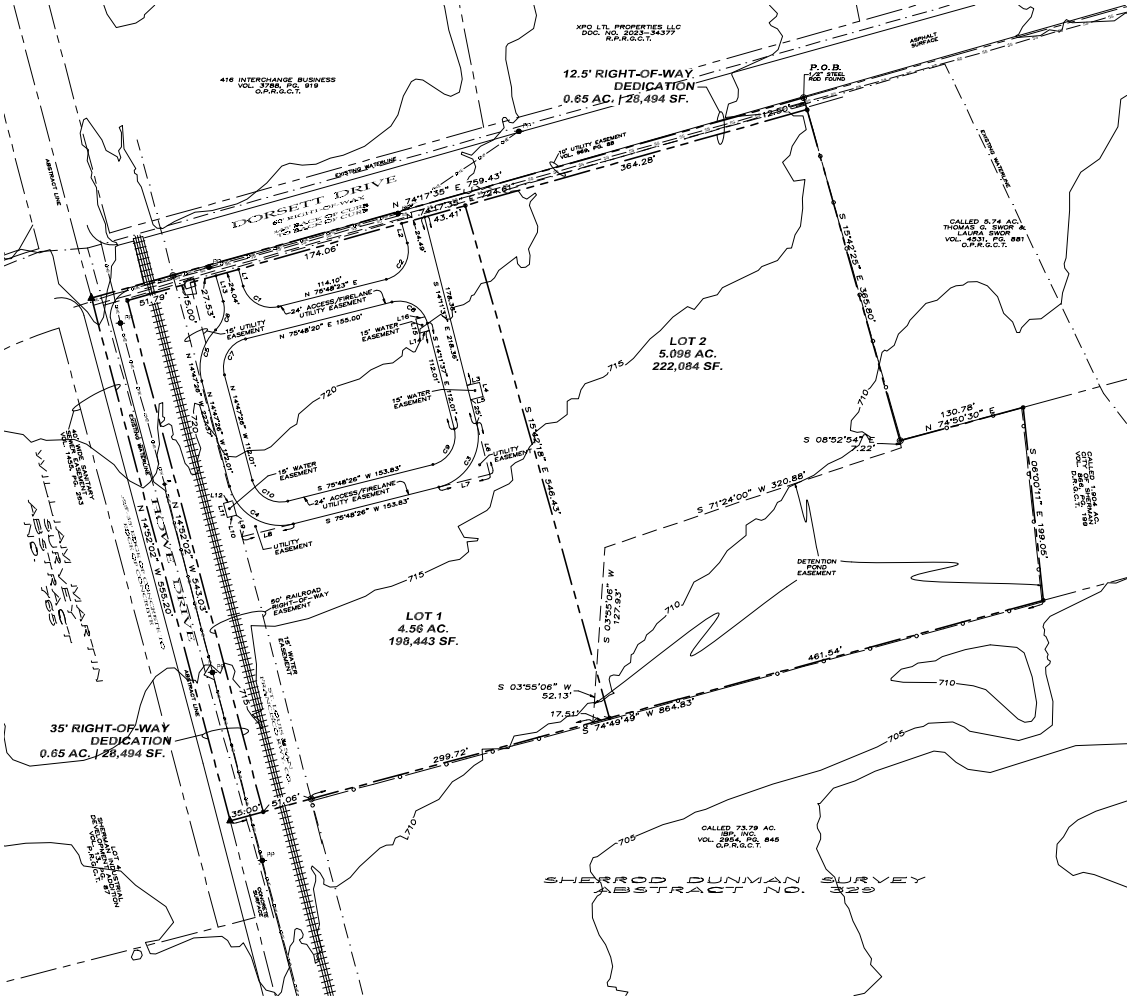


LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being that same tract of land described as 10.330 acres conveyed to Border Del Bajio, S.A. DE C.V. by deed recorded in Volume 3967, Page 431, Official Public Records, Grayson County, Texas, and being the same 10.308 acre tract of land described in the deed to Sherman Economic Development Corporation, recorded in Document No. 2021-13294, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the northeast corner of said 10.330 acre tract in the south line of Dorsettt Drive;

Thence with the east line of said 10.330 acre tract the followlng calls and distances:
South 15°42'25" East a distance of 365.80 feet to a found 1/2" steel rod;
North 74°50'30" East a distance of 130.78 feet to a set 1/2" steel rod;
South 08°00'11" East a distance of 199.05 feet to a set 1/2" steel rod;

Thence South 74°49'49" West with the south line of said 10.330 acre tract passing a found 1/2" steel rod at 778.77 feet and continuing a total distance of 864.83 feet to a set P/K nail in the center of Howe Drive;

Thence North 14°52'02" West along the center of said Howe Drive a distance of 555.20 feet to a set P/K nail;

Thence North 74°17'35" East with the south line of Dorsett Drive passing a found 1/2" steel rod at a distance 86.81 feet and continuing a total distance of 759.43 feet to the Point of Beginning and containing 10.308 acres of land.

LINE	BEARING		DISTANCE
L1	S 15°42'25"	E	17.91'
L2	N 15°42'25"	W	20.92'
L3	N 75°48'32"	E	17.39'
L4	S 14°10'40"	E	15.00'
L5	S 75°48'32"	W	12.99'
L6	S 14°11'37"	E	54.00'
L7	S 75°48'26"	W	54.00'
L8	S 75°48'26"	W	54.44'
L9	N 14°43'08"	W	73.09'
L10	S 75°12'44"	W	8.44'
L11	N 14°42'25"	W	15.00'
L12	N 75°19'34"	E	9.44'
L13	N 15°42'22"	W	27.41'
L14	S 75°48'43"	W	10.50'
L15	N 14°11'38"	W	15.00'
L16	N 75°47'59"	E	9.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	46.33'	41.86'	S 59°57'03" E	88°29'08"
C2	30.00'	47.92'	42.98'	N 30°02'58" E	91°30'51"
C3	54.00'	84.82'	76.37'	S 30°48'25" W	90°00'03"
C4	54.00'	84.82'	76.37'	N 59°29'30" W	89°59'57"
C5	54.00'	58.53'	53.98'	N 12°11'52" E	62°06'35"
C6	30.00'	31.88'	30.49'	N 12°42'25" E	60°53'11"
C7	30.00'	47.44'	42.66'	N 30°30'27" E	90°35'46"
C8	30.00'	47.12'	42.43'	S 59°11'39" E	90°00'03"
C9	30.00'	47.12'	42.43'	S 30°48'24" W	90°00'03"
C10	30.00'	46.81'	42.20'	N 59°29'30" W	89°24'08"

~ GENERAL NOTES ~

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

OWNER'S CERTIFICATE OF DEDICATION

THAT Sherman Economic Development Corporation, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Sherman Technology Center Addition, an addition to the City of Sherman, Grayson County, Texas. Being 10.308 acres situated in and being a portion of the Sherrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever, the streets and alleys shown thereon and does hereby dedicate to the use of the public, easements for public and private utilities designated for such use or purpose as shown. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
Sherman Economic Development Corporation (Kent Sharp)

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

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

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

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SHERMAN TECHNOLOGY CENTER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this_____day of _____, 2024.

_____
Clerk, City of Sherman, Texas

ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

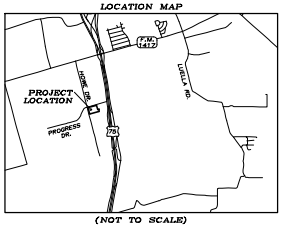
_____ _____
City Engineer Date

City of Sherman
Attest:

_____
City Clerk

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

GRAPHIC SCALE
40 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LOCATION MAP


OWNERS/DEVELOPER
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W. WASHINGTON STREET SUITE 102
SHERMAN TEXAS, 75090

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

Preliminary plat, for inspection purposes only.
In no way official or approved for record purposes.

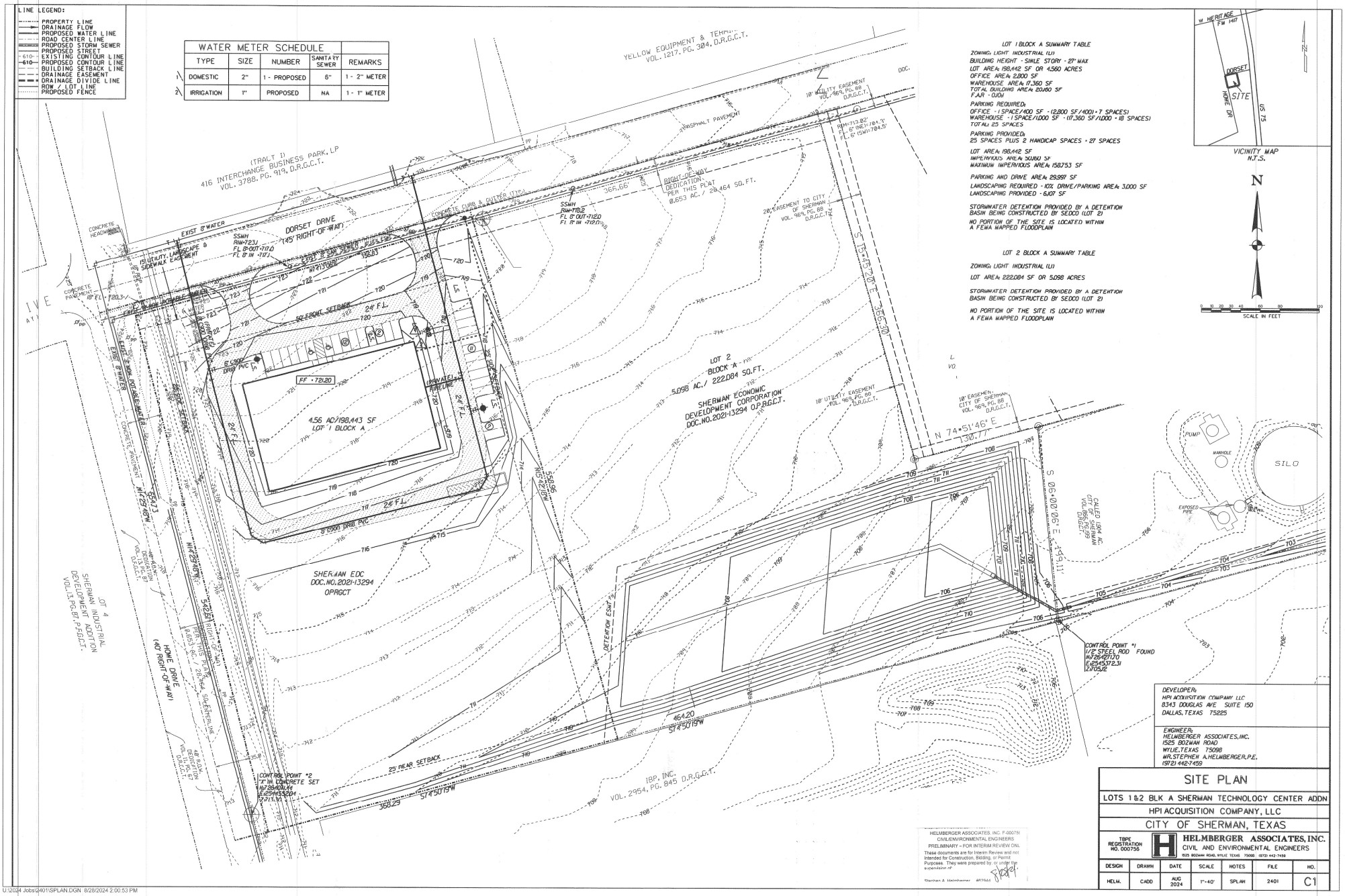
PRELIMINARY PLAT
SHERMAN TECHNOLOGY CENTER ADDITION
LOTS 1 & 2, BLOCK A

Being a part of the Sherrod Dunman Survey, Abstract Number 329.
Being in the City of Sherman
Grayson County, Texas.
Containing 10.308 acres of land

06-14-2024

SHEET 1 OF 1

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


LINE LEGEND:
PROPERTY LINE
DRAINAGE FLOW
PROPOSED WATER LINE
ROAD CENTER LINE
PROPOSED STORM SEWER
PROPOSED STREET
EXISTING CONTOUR LINE
PROPOSED CONTOUR LINE
BUILDING SETBACK LINE
DRAINAGE EASEMENT
DRAINAGE DIVIDE LINE
ROW / LOT LINE
PROPOSED FENCE
WATER METER SCHEDULE
TYPE | SIZE | NUMBER | SANITARY SEWER | REMARKS
1 DOMESTIC | 2" | 1 - PROPOSED | 6" | 1 - 2" METER
2 IRRIGATION | 1" | PROPOSED | NA | 1 - 1" METER
LOT 1 BLOCK A SUMMARY TABLE
ZONING: LIGHT INDUSTRIAL (LI)
BUILDING HEIGHT - SINLE STORY - 27' MAX
LOT AREA: 198,442 SF OR 4.560 ACRES
OFFICE AREA: 2,800 SF
WAREHOUSE AREA: 17,360 SF
TOTAL BUILDING AREA: 20,160 SF
F.A.R. - 0.10
PARKING REQUIRED:
OFFICE - 1 SPACE/400 SF - (2,800 SF/400)=7 SPACES)
WAREHOUSE - 1 SPACE/1,000 SF - (17,360 SF/1,000 = 18 SPACES)
TOTAL: 23 SPACES
PARKING PROVIDED:
25 SPACES PLUS 2 HANDICAP SPACES = 27 SPACES
LOT AREA: 198,442 SF
IMPERVIOUS AREA: 30,160 SF
MAXIMUM IMPERVIOUS AREA: 158,753 SF
PARKING AND DRIVE AREA: 29,997 SF
LANDSCAPING REQUIRED - 10% DRIVE/PARKING AREA: 3,000 SF
LANDSCAPING PROVIDED - 6,107 SF
STORMWATER DETENTION PROVIDED BY A DETENTION BASIN BEING CONSTRUCTED BY SEDCO (LOT 2)
NO PORTION OF THE SITE IS LOCATED WITHIN A FEMA MAPPED FLOODPLAIN
LOT 2 BLOCK A SUMMARY TABLE
ZONING: LIGHT INDUSTRIAL (LI)
LOT AREA: 222,084 SF OR 5.098 ACRES
STORMWATER DETENTION PROVIDED BY A DETENTION BASIN BEING CONSTRUCTED BY SEDCO (LOT 2)
NO PORTION OF THE SITE IS LOCATED WITHIN A FEMA MAPPED FLOODPLAIN
VICINITY MAP
N.T.S.
W HERITAGE
FM 1417
DORSET
SITE
HOME DR
US 75
N
SCALE IN FEET
DORSET DRIVE
(45' RIGHT-OF-WAY)
HOME DRIVE
(40' RIGHT-OF-WAY)
(TRACT 1)
416 INTERCHANGE BUSINESS PARK, LP
VOL. 3788, PG. 919, D.R.C.C.T.
YELLOW EQUIPMENT & TEMPO
VOL. 1217, PG. 304, D.R.C.C.T.
ASPHALT PAVEMENT
CONCRETE CURB & GUTTER (TYP.)
RIGHT-OF-WAY DEDICATION PER THIS PLAT 0.653 AC. / 28,464 SQ.FT.
10' UTILITY EASEMENT VOL. 969, PG. 88 D.R.C.C.T.
20' EASEMENT TO CITY OF SHERMAN VOL. 969, PG. 88 D.R.C.C.T.
EXIST 8" WATER
EXIST 8" SAN SEWER
15' UTILITY, LANDSCAPE & SIDEWALK EASEMENT
CONCRETE HEADWALL
CONCRETE PAVEMENT
SSMH RIM=723.1 FL 8"OUT=711.0 FL 8" IN =711.1
SSMH RIM=719.2 FL 8" OUT=712.0 FL 8" IN =712.0
SSMH RIM=713.82 FL 6" (NE)=704.3' FL 6" (SW)=704.5'
50' FRONT SETBACK
25' REAR SETBACK
24' F.L.
25' F.L.
FF = 721.20
4.56 AC/198,443 SF
LOT 1 BLOCK A
LOT 2
BLOCK A
5.098 AC./ 222,084 SQ.FT.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION DOC.NO.2021-13294 O.P.R.G.C.T.
SHERMAN EDC DOC.NO.2021-13294 OPRGCT
S 6"DRIB PVC
(UNDERGROUND TIMELINE)
DETENTION ESMT
464.20
S74°50'15"W
368.29
N 74°51'46" E
130.77'
S 00°00'06" E
159.11'
CALLED 1.004 AC. CITY OF SHERMAN VOL. 969, PG. 88 D.R.C.C.T.
PUMP
MANHOLE
SILO
EXPOSED PIPE
CONTROL POINT #1
1/2" STEEL ROD FOUND
N:7264271.70
E:2545372.31
1270.92
CONTROL POINT #2
1/2" IN CONCRETE SET
N:7264014.44
E:2545532.04
1271.91
LOT 4 SHERMAN INDUSTRIAL DEVELOPMENT ADDITION VOL. I, P. 67, P.R.G.C.T.
IBP, INC. VOL. 2954, PG. 845 D.R.G.C.T.
DEVELOPER:
HPI ACQUISITION COMPANY LLC
8343 DOUGLAS AVE SUITE 150
DALLAS, TEXAS 75225
ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
MR. STEPHEN A. HELMBERGER, P.E.
(972) 442-7459
HELMBERGER ASSOCIATES, INC. F-000756
CIVIL/ENVIRONMENTAL ENGINEERS
PRELIMINARY - FOR INTERIM REVIEW ONL
These documents are for Interim Review and not Intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of
Stephen A. Helmberger #87544
8/28/24
SITE PLAN
LOTS 1 & 2 BLK A SHERMAN TECHNOLOGY CENTER ADDN
HPI ACQUISITION COMPANY, LLC
CITY OF SHERMAN, TEXAS
TBPE REGISTRATION NO. 000756
HELMBERGER ASSOCIATES, INC.
CIVIL AND ENVIRONMENTAL ENGINEERS
1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459
DESIGN: HELM.
DRAWN: CADD
DATE: AUG. 2024
SCALE: 1"=40'
NOTES: SPLAN
FILE: 2401
NO.: C1
U:\2024 Jobs\2401\SPLAN.DGN 8/28/2024 2:00:53 PM

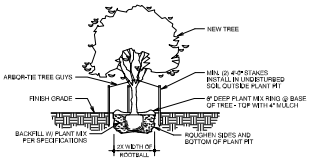
PLANT SCHEDULE						SIZE = CALIPER OR SPREAD
SYM.	SCIENTIFIC NAME	COMMON NAME	HGT.	SIZE	CONDITION	REMARKS
TREES						
QS	Quercus shumardii	SHUMARD OAK	-	3" CAL.	B and B	DECIDUOUS / SINGLE STEM
QV	Quercus virginiana	LIVE OAK	-	3" CAL.	B and B	EVERGREEN / SINGLE STEM
UC	Ulmus crassifolia	CEDAR ELM	-	3"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

GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
2. INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
3. INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
4. 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.
5. WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
6. VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTITILIES 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 OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

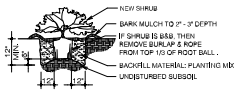
URBAN DEER NOTES:
1. AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
2. IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
3. APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
4. 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:
1. 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 UTILITY LINES.
2. 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.
3. 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:
1. ALL PROPOSED LANDSCAPE WILL BE IRRIGATED VIA AN AUTOMATIC IN-GROUND IRRIGATION SYSTEM TIED TO A DEDICATED IRRIGATION METER.
2. IRRIGATION PLANS WILL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.



TREE PLANTING DETAIL
NEW TREES
1/8" = 1'-0"



SHRUB PLANTING DETAIL
NEW SHRUBS
1/8" = 1'-0"

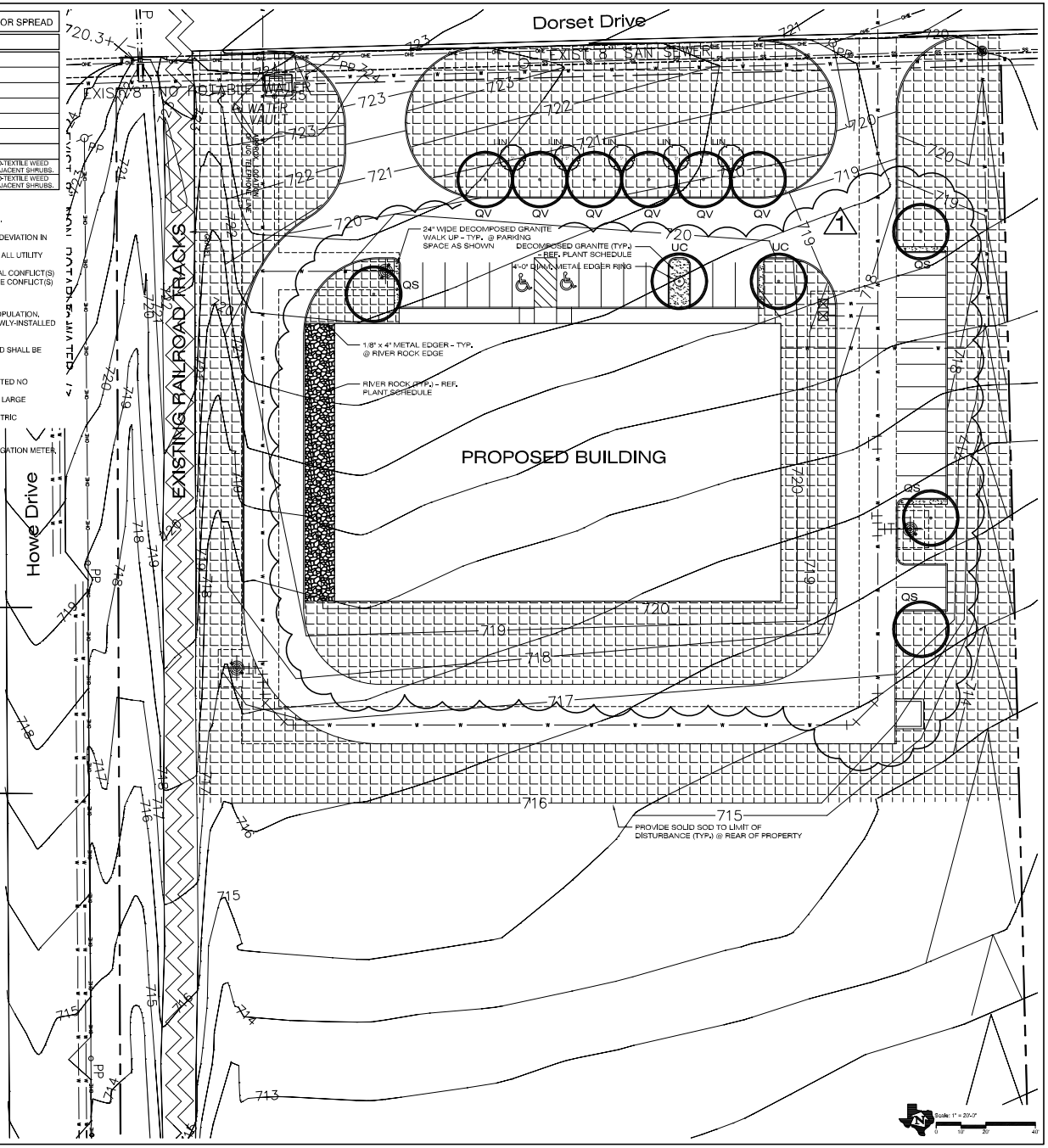
LANDSCAPE ORDINANCE COMPLIANCE
70 POINT MINIMUM

1. PARKING LOT LANDSCAPING
TOTAL PARKING AREA = 23,420 SF x 10%
= PARKING LOT LANDSCAPE AREA REQUIRED: 2342 SF
PARKING LOT LANDSCAPE AREA PROVIDED: 3482 SF (14.9%)

2. PARKING LOT LANDSCAPE ISLANDS
TOTAL PARKING SPACES = 27 x (1) LANDSCAPE ISLAND
PER (12) SPACES = PARKING LOT LANDSCAPE ISLANDS REQUIRED: 3
PARKING LOT LANDSCAPE ISLANDS PROVIDED: 5
*NO MORE THAN (12) PARKING SPACES WITHOUT A LANDSCAPE ISLAND.
**NO PARKING SPACES ARE MORE THAN 50 FEET FROM A TREE.

3. STREET PERIMETER BUFFER
357 LF OF STREET FRONTAGE x 15-FOOT WIDE
= 5355 SF STREET PERIMETER BUFFER
(1) SHADE TREE / 1000 SF OF BUFFER AREA
= BUFFER SHADE TREES REQUIRED: 5
BUFFER SHADE TREES PROVIDED: 6
(1) ACCENT TREE / 1000 SF OF BUFFER AREA
= ACCENT TREES REQUIRED: 5
ACCENT TREES PROVIDED: 5

4. 24" WIDE NON-VEGETATIVE WALK-UP
PROVIDED AS REQUIRED.



HORIZON
DESIGN AND DEVELOPMENT
PLANNING · LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
16414 San Pedro Ave., Suite 620
San Antonio, Texas 78232
210.222.9650 · hdalonso@horizondesign-tx.com

REGISTERED LANDSCAPE ARCHITECT · JON ROBINSON · 2375 · STATE OF TEXAS

8.28.24

The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this drawing without the written Landscape Architect's express written permission.

OWNER
GM Persys USA

815 Swift St.
Santa Cruz CA 95060

PROJECT
Persys Facility
Dorset Drive

Dorset Dr. at Howe Dr.
Sherman TX 75090

REVISIONS
1. Site Changes 8/28/24

PROJECT NUMBER
2024-203

Drawn By: zh
Checked By: jr

Sheet Title:
LANDSCAPE PLANTING PLAN

Sheet Number:
L1.0

Issue Date:
August 6, 2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2601 BLOCK F.M. HIGHWAY 691 (Project No. 24-002717)**

The request of Velocity Center, LLC (Owner), Kelly Gomez, KRG Civil Engineers, Inc. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 2601 Block F.M. Highway 691, consisting of 1.555 acres being all of Lot 2 of the Dr. Swamy Addition III, and currently zoned C-2 (General Commercial) District/F.M. Highway 691 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Retail Building.

Background:

The property is located in the 2601 Block F.M. Highway 691 near the intersection of Swamy Drive and FM 691. The owner is requesting Site Plan approval of Retail Building.

Origination:

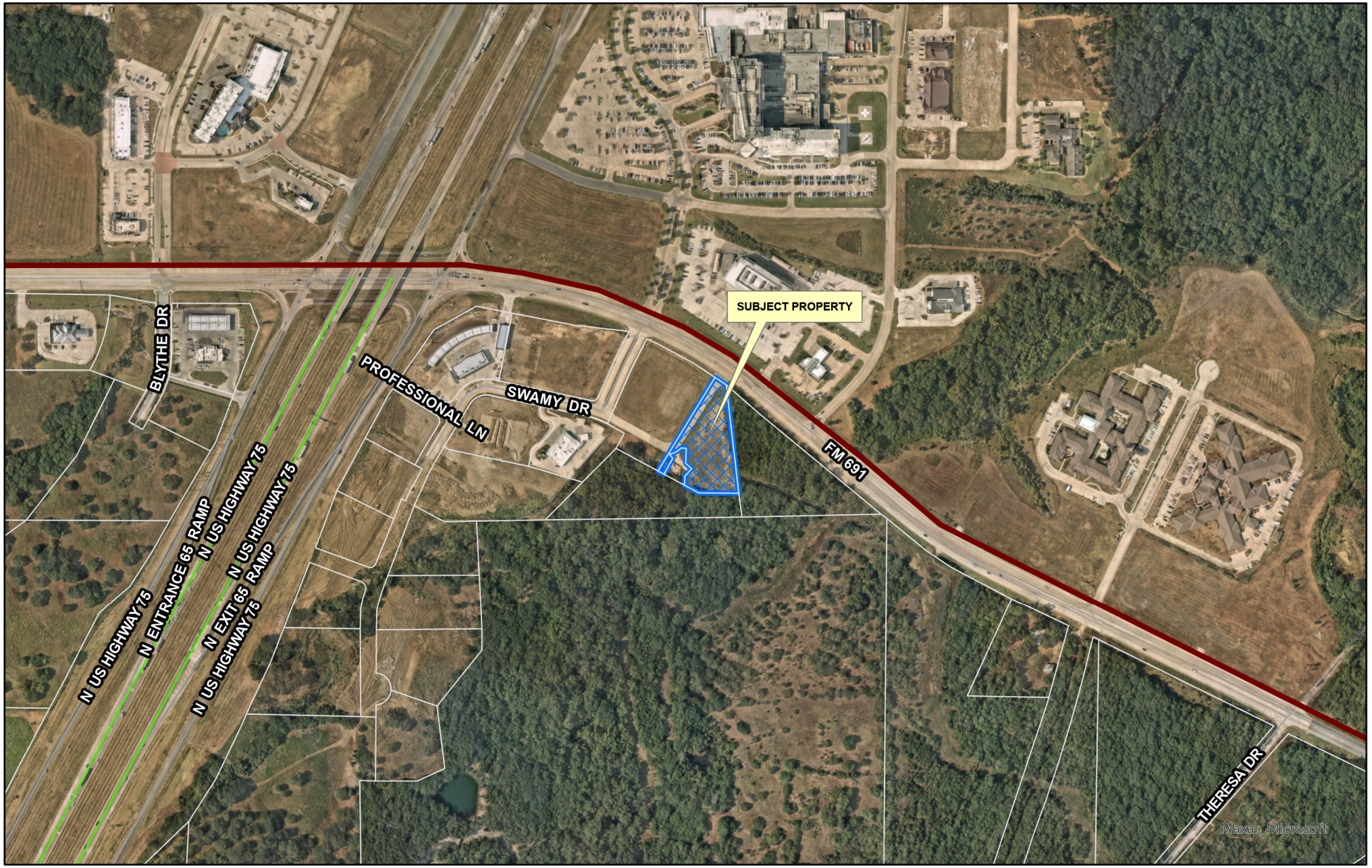
Velocity Center, LLC (Owner)
Kelly Gomez, KRG Civil Engineers, Inc. (Representative)
Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

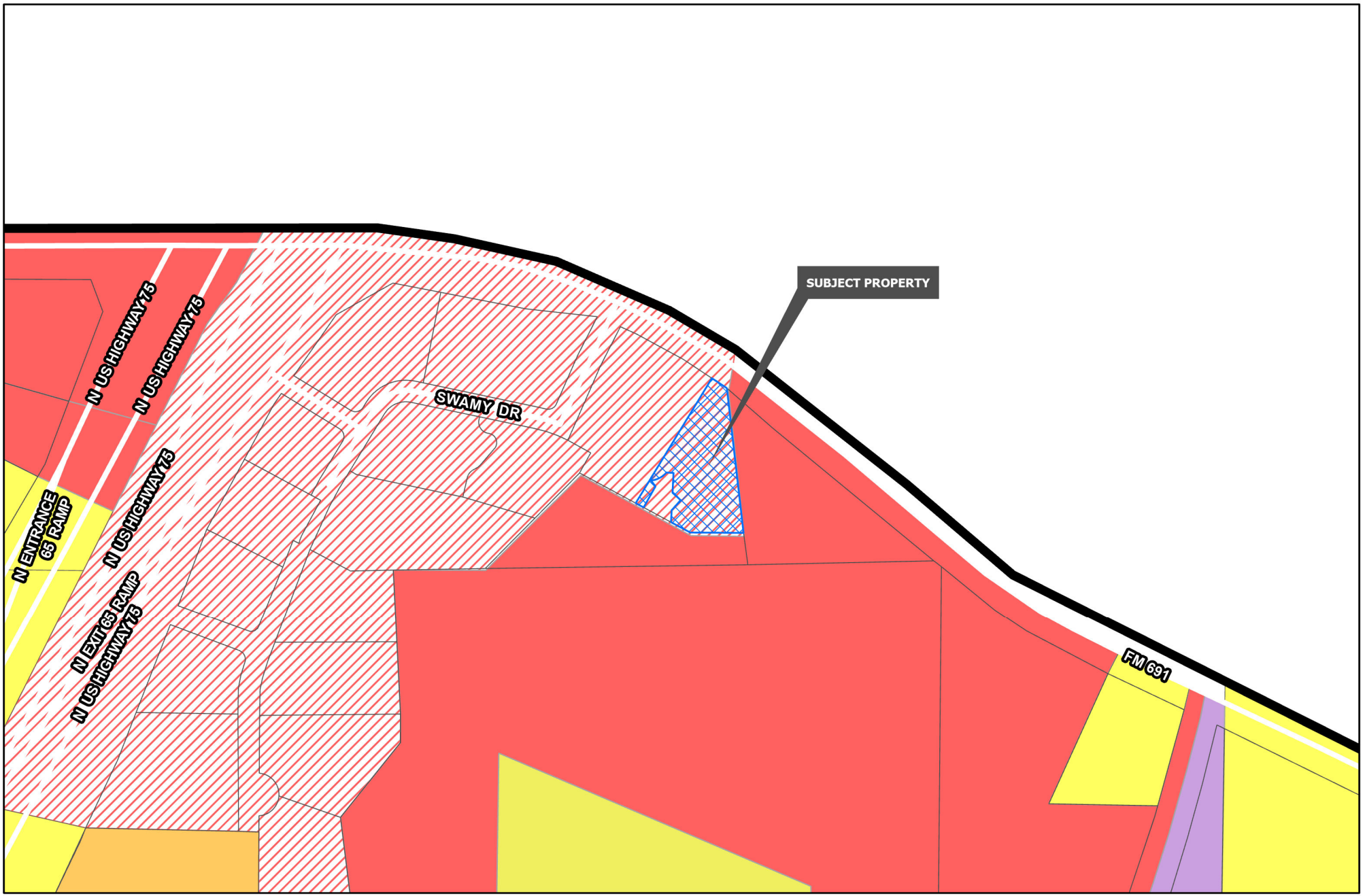
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2103 W HOUSTON ST

N
W E
S

Date: 6/13/2024 8:24 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

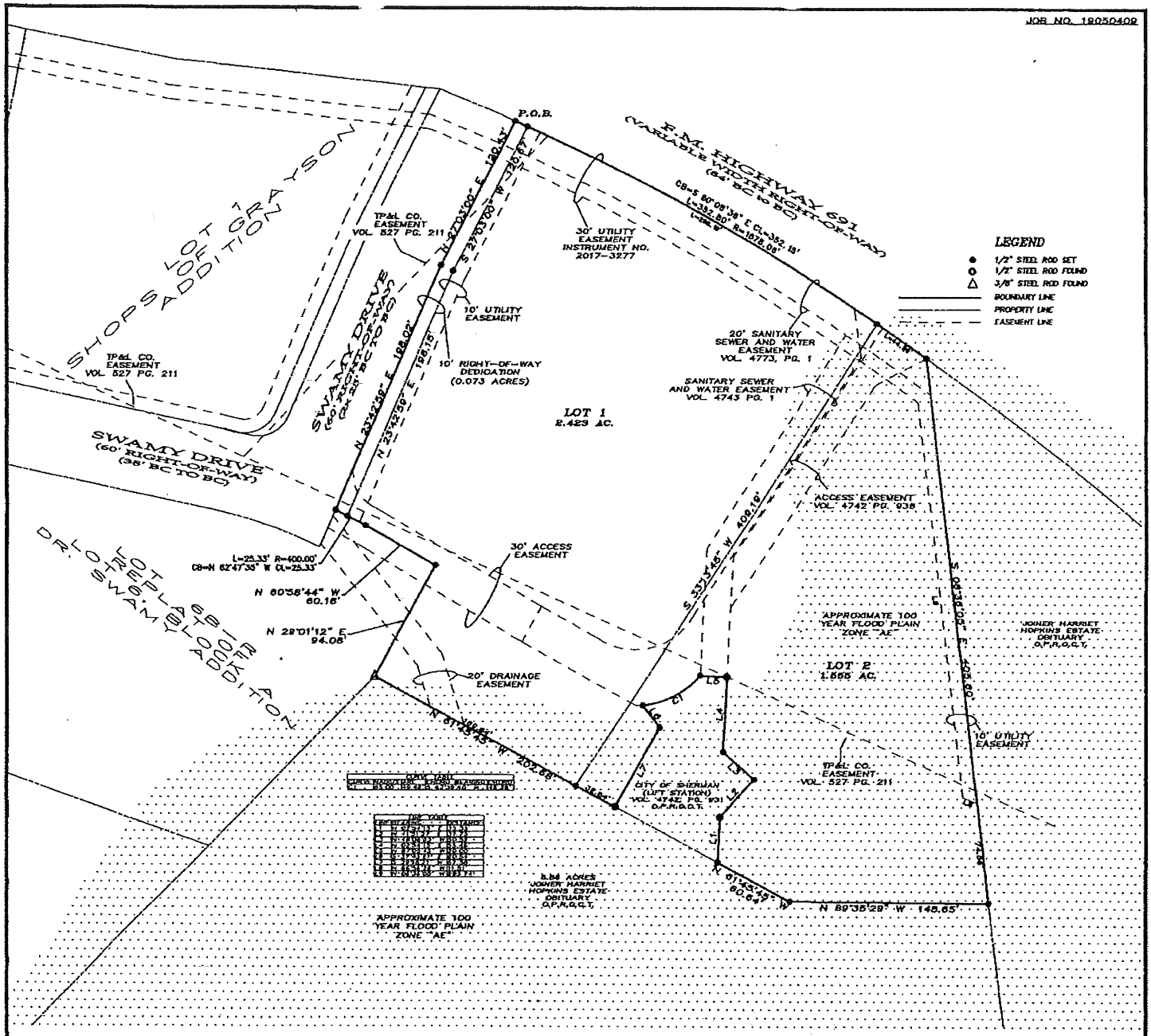
Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2601 BLK FM HWY 691

N
W E
S

Date: 6/13/2021 3:24:41 PM

JOB NO. 19050402



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

FINAL PLAT
DR. SWAMY ADDITON III

BEING A REPLAT OF LOT 5, BLOCK A OF THE DR. SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN DOC. NO. 2017-3277 O.P.R.G.C.T.
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Filed for Record
in the Official Records of:
Grayson County Clerk
On: 8/20/2019 10:58:38 AM
in the PLAT Records
DR SWAMY ADDN III
Doc Number: 2019-135
Number of Pages: 2
Amount: 85.00
Order#: 20190820000097
By: BB

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

8-19-19

OWNERS/DEVELOPER
ONE GANESHA LTD.
401 CRESENT DRIVE
POTTSBORO, TEXAS 75076

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

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

SHEET 1 OF 2

JOB NO: 18050409

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being all of Lot 5, Block A of the Final Plat, Dr. Swamy Addition Lots 1–7, Block A, Conveyed to One Ganesha Ltd by plat recorded in Document Number 2017–3277, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a Set ½" steel rod in the South Right–of–Way of F.M. Highway 691 and the East Right–of–Way of Swamy Drive;

Thence with a non–tangent curve to the right having a radius of 1678.08 feet, (chord bears South 60°08'36" East, with the South line of said F.M. Highway 691 Right–of–Way a distance of 352.15 feet) an arc length of 352.80 feet to a set ½" steel rod;

Thence South 08°38'05" East, with the West line of said Lot 5 a distance of 405.60 feet to a set ½" steel rod;

Thence North 89°35'29" West, with the North line of a 5.86 acre tract of land conveyed to Joiner Harriet Hopkins Estate, of said Official Public Records a distance of 148.65 feet to a set ½" steel rod;

Thence North 61°45'45" West with said North Line of a 5.86 acre tract of land a distance of 60.64 feet to a set ½" steel rod also being the Southeast corner of a tract of Land Conveyed to the City of Sherman, Recorded in Volume 4742, Page 931 of said Official Public Records;

Thence the Following Calls and Distances around Said City of Sherman tract:
North 02°54'15" East a distance of 33.33 feet to a found 1/2" steel rod;
North 41°51'27" East a distance of 37.75 feet to a set 1/2" steel rod;
North 48°08'33" West a distance of 30.52 feet to a set 1/2" steel rod;
North 02°54'15" East a distance of 55.46 feet to a set 1/2" steel rod;
North 87°05'45" West a distance of 20.00 feet to a set 1/2" steel rod;
With a non–tangent curve to the right having a radius of 65.00 feet, (chord bears South 62°39'40" West, a distance of 48.29 feet) an arc length of 49.48 feet to a set ½" steel rod;
South 37°43'21" East a distance of 20.84 feet to a set 1/2" steel rod;
South 29°18'21" West a distance of 67.38 feet to a found 1/2" steel rod;

Thence North 61°45'45" West with said North line of a 5.86 acres a distance of 202.68 feet to a found 3/8" steel rod;

Thence North 29°01'12" East with the most Northerly East line of Lot 6B–R from the Replat of Lot 6, Block A, Dr Swamy Addition, a distance of 94.08 feet to a set ½" steel rod;

Thence North 60°58'44" West with the North line of said Lot 6B–R a distance of 60.18 feet to a set ½" steel rod;

Thence with a tangent curve to the left having a radius of 400.00 feet, (chord bears North 62°47'35" West, a distance of 25.33 feet) an arc length of 25.33 feet to a set ½" steel rod;

Thence North 23°42'58" East with the east Right–of–Way of Swamy Drive a distance of 198.02 feet to a set ½" steel rod;

Thence North 27°03'00" East a distance of 120.43 feet to the Point of Beginning and containing 4.044 acres of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, ONE GANESHA LTD., do hereby adopt this plat designating the hereinabove property as the DR. SWAMY ADDITION III, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 14th day of August, 2019

P.T. Swamy
DR. P.T. SWAMY

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 P.T. SWAMY 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 14th day of August 2019.

Notary Public in and for
the State of Texas
Commission Expires: 5-9-20

BRETT UNDERWOOD
Notary ID # 130654051
My Commission Expires
May 9, 2020

ACCEPTANCE

Approved this 16th day of July 2019, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

08/16/2019
Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, DR. SWAMY ADDITION III, an addition to the CITY of Sherman, Texas, was submitted to the City Council on the 16th day of August, 2019, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 16th day of August, 2019

Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

08/14/19
Date

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. Part of the subject property lie's within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM Map No. 48181C0280F, Dated September 26, 2010.

FINAL PLAT
DR. SWAMY ADDITON III
BEING A REPLAT OF LOT 5, BLOCK A OF THE DR. SWAMY ADDITION LOTS 1-7 BLOCK A. AS SHOWN IN DOC. NO. 2017-3277 O.P.R.G.C.T.
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

8-15-19

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/20/2019 10:59:36 AM
in the PLAT Records
DR SWAMY ADDN III
Doc Number: 2019-135
Number of Pages: 2
Amount: 85.00
Order#: 20190820000097
By: SS

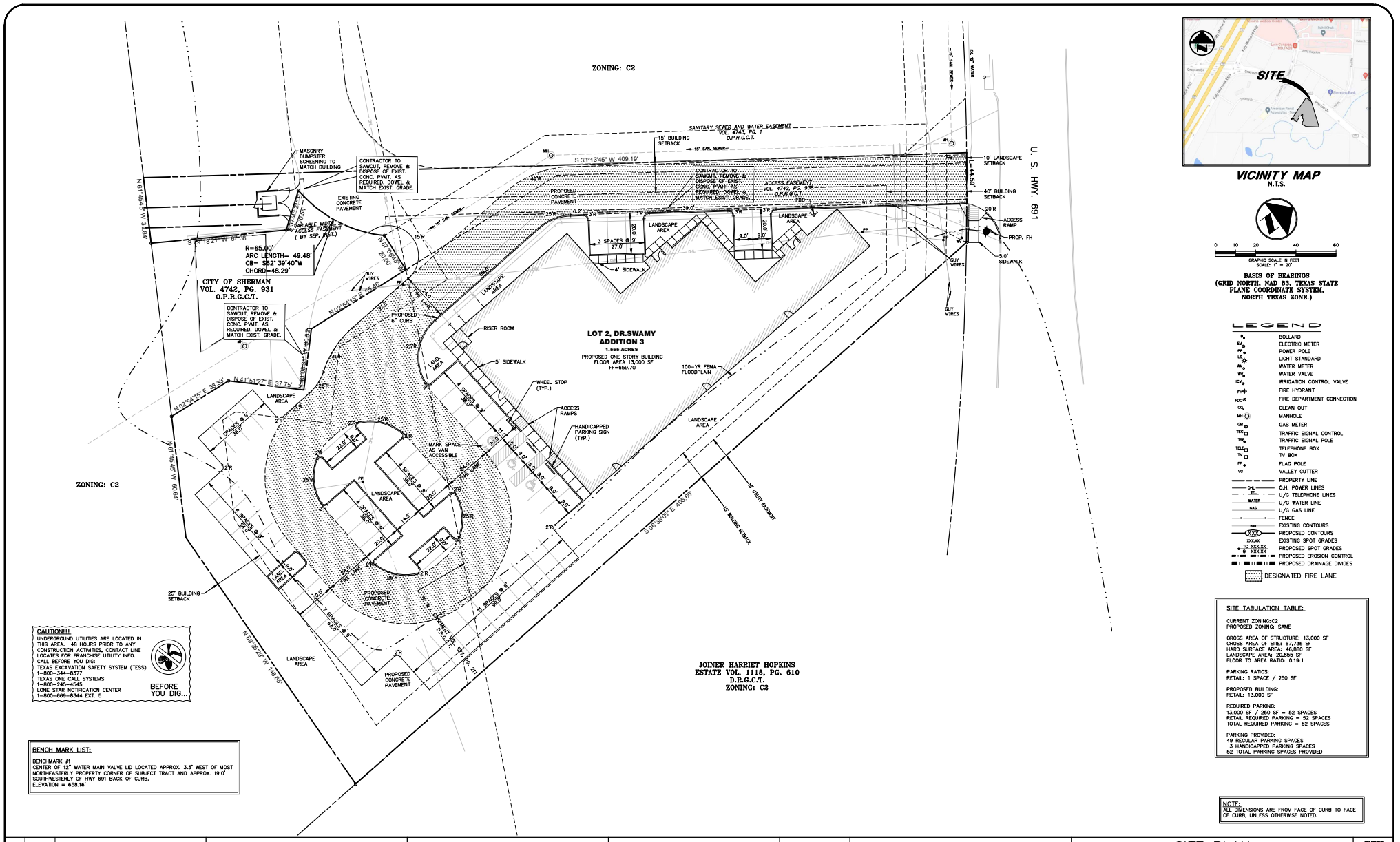
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
ONE GANESHA LTD.
401 CRESENT DRIVE
POTTSBORO, TEXAS 76076

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

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

SHEET 2 OF 2



VICINITY MAP
N.T.S.

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

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

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY GUTTER
	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
	FENCE
520	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
XXX.XX	EXISTING SPOT GRADES
TC XXX.XX	PROPOSED SPOT GRADES
G XXX.XX	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVIDES
	DESIGNATED FIRE LANE

SITE TABULATION TABLE:

CURRENT ZONING:C2
PROPOSED ZONING: SAME

GROSS AREA OF STRUCTURE: 13,000 SF
GROSS AREA OF SITE: 67,735 SF
HARD SURFACE AREA: 46,880 SF
LANDSCAPE AREA: 20,855 SF
FLOOR TO AREA RATIO: 0.19:1

PARKING RATIOS:
RETAIL: 1 SPACE / 250 SF

PROPOSED BUILDING:
RETAIL: 13,000 SF

REQUIRED PARKING:
13,000 SF / 250 SF = 52 SPACES
RETAIL REQUIRED PARKING = 52 SPACES
TOTAL REQUIRED PARKING = 52 SPACES

PARKING PROVIDED:
49 REGULAR PARKING SPACES
3 HANDICAPPED PARKING SPACES
52 TOTAL PARKING SPACES PROVIDED

NOTE:
ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

BENCH MARK LIST:

BENCH-MARK #1
CENTER OF 12" WATER MAIN VALVE LID LOCATED APPROX. 3.3' WEST OF MOST NORTHEASTERLY PROPERTY CORNER OF SUBJECT TRACT AND APPROX. 19.0' SOUTHWESTERLY OF HWY 691 BACK OF CURB.
ELEVATION = 658.16'

NO.	DATE	REVISION / DESCRIPTION		

DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	SEE SEAL	AS SHOWN	–

PROJECT INFORMATION
1.555 ACRE TRACT
HWY 691.
SHERMAN, TEXAS 75090
GRAYSON COUTY

CLIENT
LANDON GOINS
LCCR GLOBAL
1 GOINS DRIVE
POTTSBORO, TEXAS 75076
(903) 814-4393 PHONE

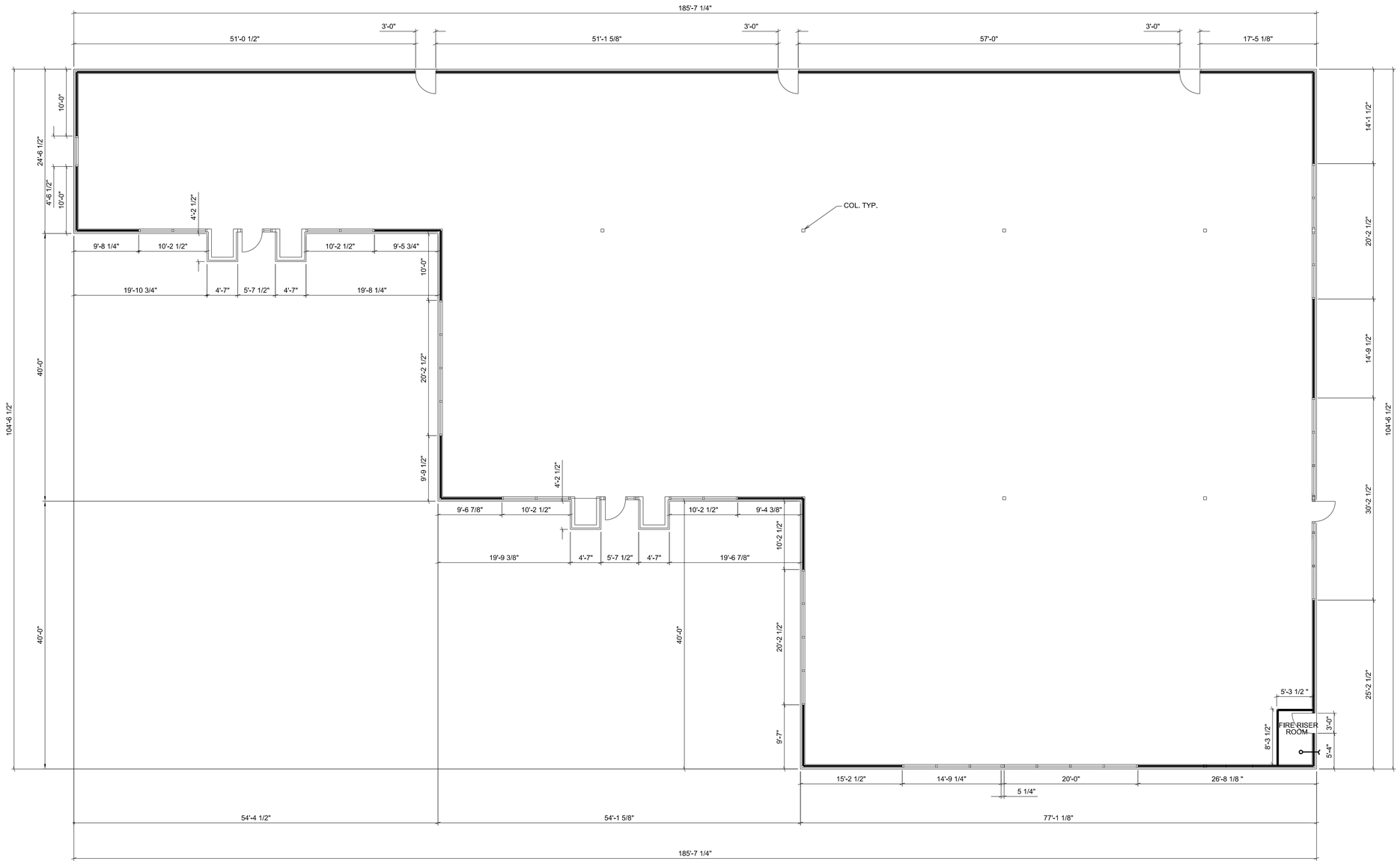
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KELVIN R. GOMEZ, P.E. #95481 ON 05/01/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

KRG Civil Engineers, Inc.
2150 SOUTH CENTRAL EXPY., SUITE 200
McKINNEY, TEXAS 75072
(469) 219-3137 PHONE
(1469) 219-3201 FAX
KELLY@KRGCIVIL.COM
FIRM REGISTRATION F-9131

SITE PLAN
RETAIL BUILDING
HWY 691
LOT 2, BLOCK A, DR. SWAMY ADDITION III
GRAYSON COUNTY, TEXAS

SHEET NO. C1.00

JOB NO: 10201
DWG NO: 691 RETAIL BASE.DWG



NORTH

FLOOR PLAN

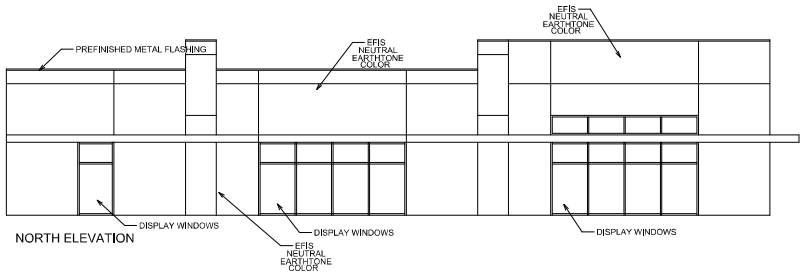
SCALE: 1/8"= 1'-0"

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

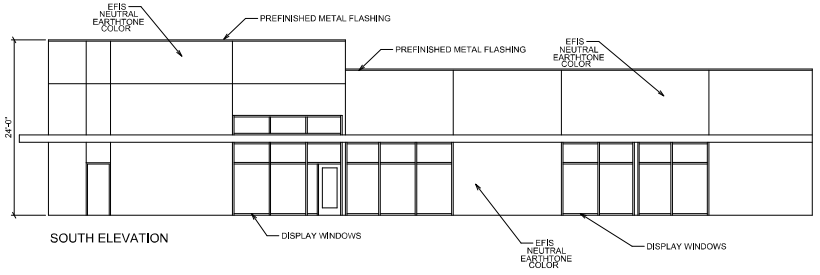
RETAIL SHELL SPACE
HIGHWAY 691
SHERMAN, TEXAS

A-1.0

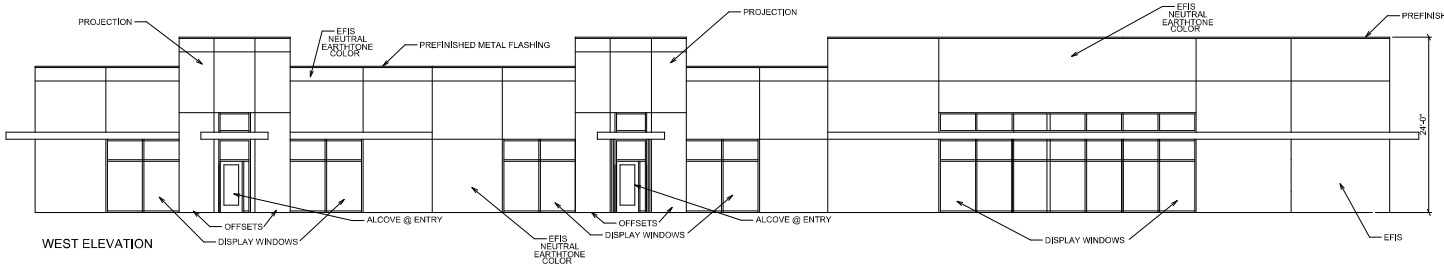
AUG. 29, 2024



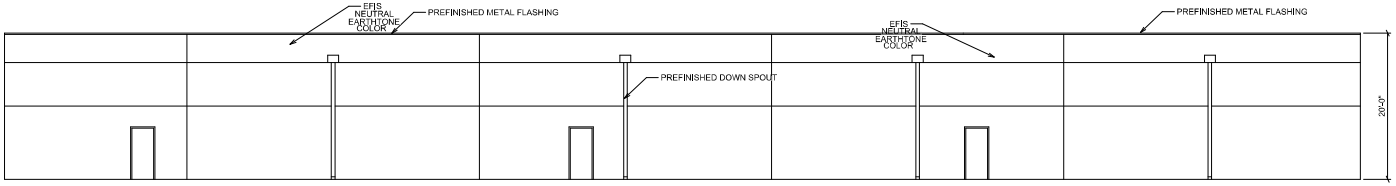
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

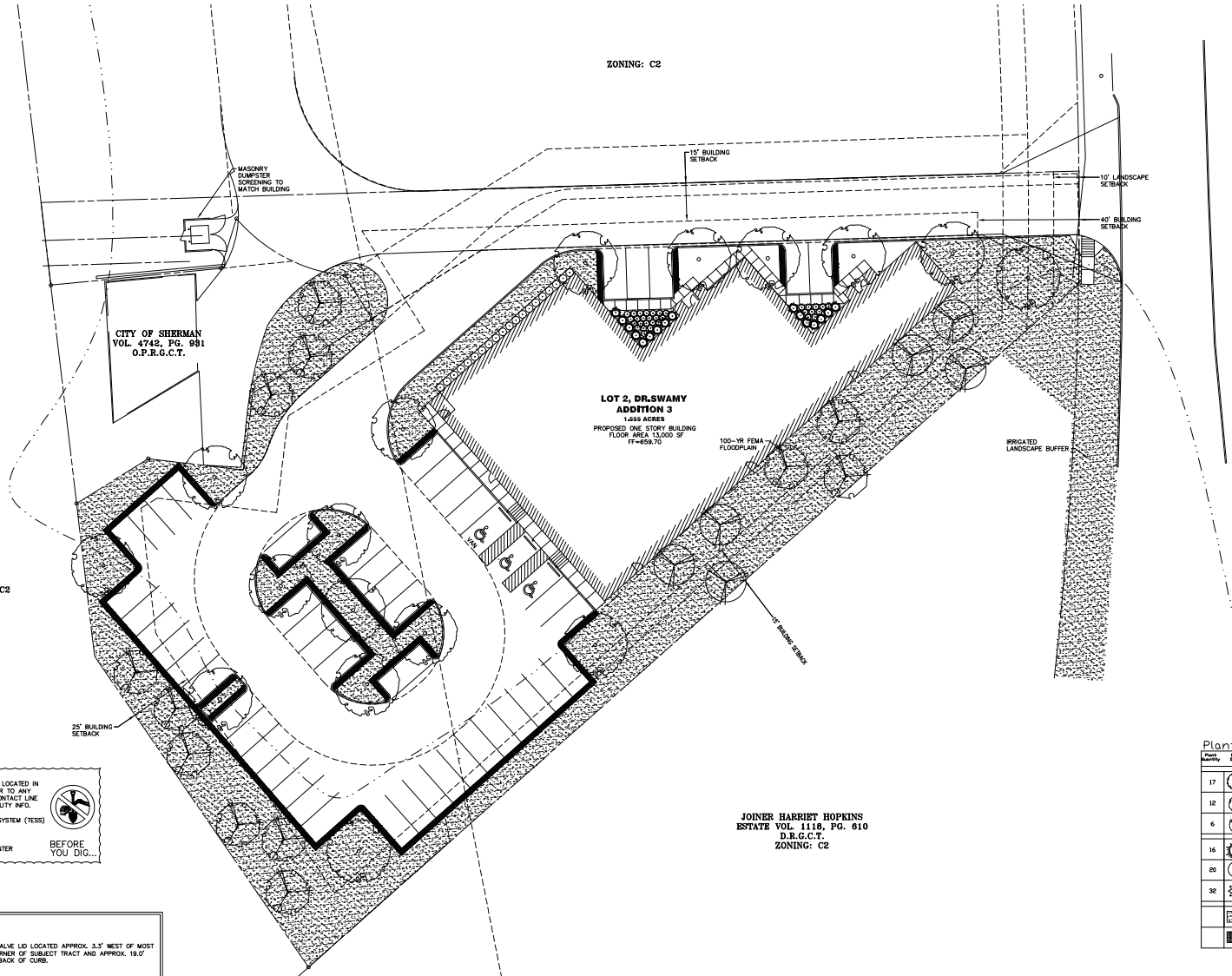
BUILDING ELEVATIONS
SCALE: 1/8"= 1'-0"

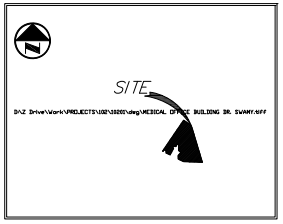
KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

RETAIL SHELL SPACE
HIGHWAY 691
SHERMAN, TEXAS

A-3.0

AUG. 29, 2024





VICINITY MAP
N.T.S.

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

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

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY GUTTER
	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
	FENCE
620	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
XXX.XX	EXISTING SPOT GRADES
TC XXX.XX / G XXX.XX	PROPOSED SPOT GRADES
	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVIDES

CAUTION!!!
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TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
BEFORE YOU DIG...

BENCH MARK LIST:
BENCHMARK #1
CENTER OF 12" WATER MAIN VALVE LID LOCATED APPROX. 3.3' WEST OF MOST NORTHEASTERLY PROPERTY CORNER OF SUBJECT TRACT AND APPROX. 19.0' SOUTHWESTERLY OF HWY 691 BACK OF CURB.
ELEVATION = 658.16'

Plant List

Plant Quantity	Plant Symbol	Common Name / Botanical Name	Size Min.
17		Live Oak	4" Cal
12		Lilac Chaste - Vitex	45 Gal
6		Desert Willow	45 Gal
16		Pink Muhly Grass	3 Gal
20		Dwf. Fountain Grass	3 Gal
32		Mexican Feather Grass	3 Gal
		Common Bermuda	
		Decomposed Granite	

SITE TABULATION TABLE:

CURRENT ZONING:C2
PROPOSED ZONING: SAME

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GROSS AREA OF SITE: 67,735 SF
HARD SURFACE AREA: 48,275 SF
LANDSCAPE AREA: 19,460 SF
FLOOR TO AREA RATIO: 0.19:1

PARKING RATIOS:
RETAIL: 1 SPACE / 250 SF

PROPOSED BUILDING:
RETAIL: 13,000 SF

REQUIRED PARKING:
13,000 SF / 250 SF = 52 SPACES
RETAIL REQUIRED PARKING = 52 SPACES
TOTAL REQUIRED PARKING = 52 SPACES

PARKING PROVIDED:
49 REGULAR PARKING SPACES
3 HANDICAPPED PARKING SPACES
52 TOTAL PARKING SPACES PROVIDED

NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	SCALE	NOTES
		SEE SEAL	AS SHOWN	–

PROJECT INFORMATION
1.555 ACRE TRACT
HWY 691.
SHERMAN, TEXAS 75090
GRAYSON COUTY

CLIENT
LANDON GOINS
LCCR GLOBAL
1 GOINS DRIVE
POTTSBORO, TEXAS 75076
(903) 814-4393 PHONE

LANDSCAPE CONTRACTOR
All Pro Landscape and Irrigation
4431 W. Crawford Suite 102
Denison, Texas 75020
(903) 327-8830 PHONE

KRG Civil Engineers, Inc.
2150 SOUTH CENTRAL EXPY., SUITE 200
McKINNEY, TEXAS 75072
(469) 210-3137 PHONE
(469) 219-3201 FAX
KELLY@KRGCIVIL.COM
FIRM REGISTRATION F-9131

Landscape Site Plan
RETAIL BUILDING
HWY 691
LOT 2, BLOCK A, DR. SWAMY ADDITION III
GRAYSON COUNTY, TEXAS

SHEET NO. L1.00

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 201 BLOCK BENNETT ROAD (Project No. 24-004351)**

The request of Justin and Kimberly Mullens (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 201 Block Bennett Road, consisting of 6.949 acres being a part of the Jeremiah McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Mullens First Addition

Background:

The property is located in the 201 Block Bennett Road near the intersection of Luella Road and Bennett Road. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 7/19/2024 - Preliminary Plat of Mullens First Addition (Conditionally Approved)

Origination:

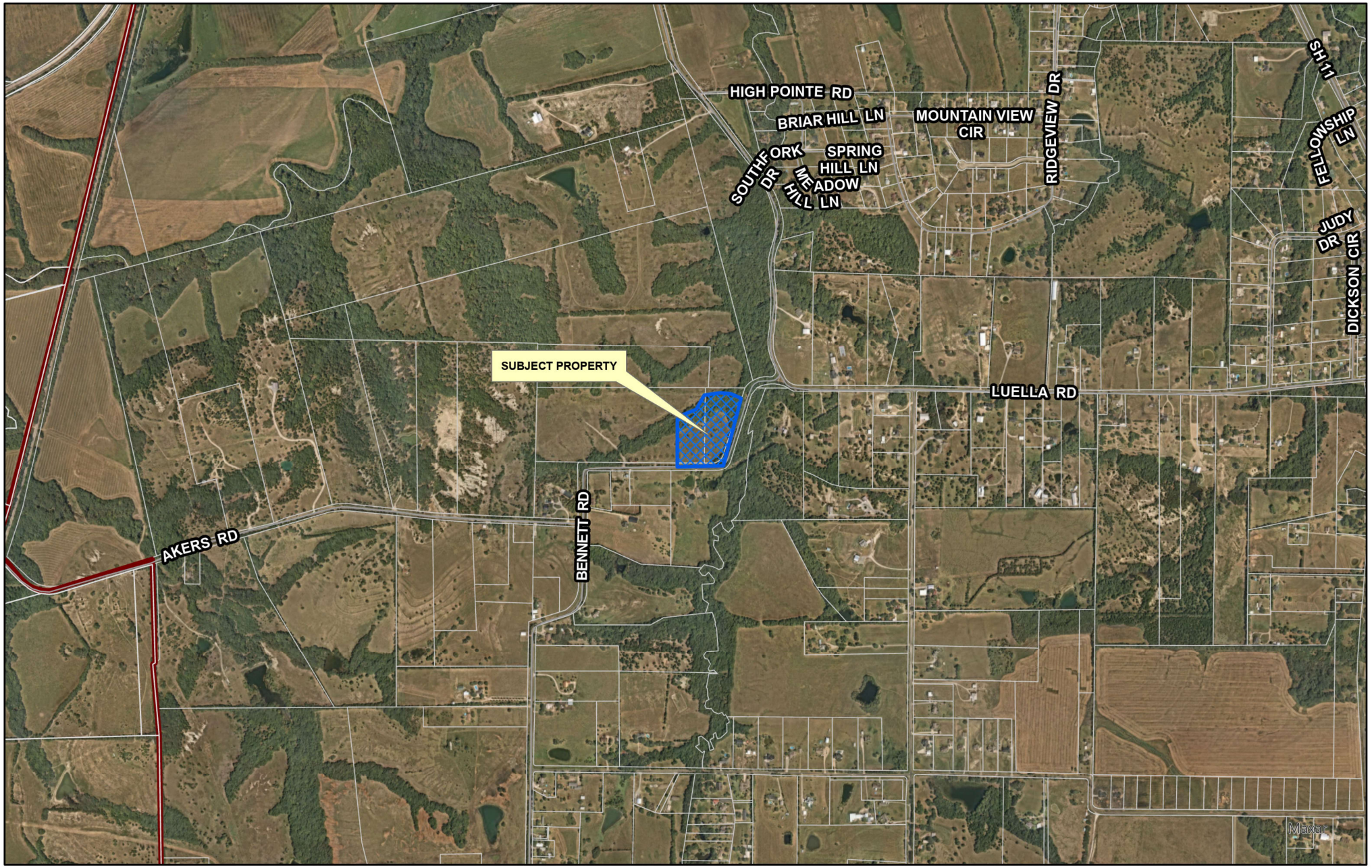
Justin and Kimberly Mullens (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Preliminary Plat - Conditional Approval Letter
3. Cover Letter
4. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
201 BLK BENNETT RD

N
W E
S

Date: 8/20/2024 9:38 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2761-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 11, 2024

Justin Kent Mullens
Kimberly Faye Mullens
1112 W. Morton Street
Denison, TX 75020

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

Dear Applicants,

The request for approval of the Preliminary Plat of Mullens First Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. Addition Name, Lot and Block numbers, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapters 10.02.002(e); 10.02.003(f)*
2. Dedicate a 45' Right of Way Dedication along Bennett Road from centerline in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
3. Only 30' of Right of Way along the North/South portion of Bennett Road is required per the Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
4. Only 10' Utility Easement along the North/South portion of Bennett Road is required. *Code of Ordinances Chapter 10.03.007(a)*
5. Only 25' Building setback line along the North/South portion of Bennett Road is required. *Grayson County Subdivision Regulations Sec. 4.4.4*
6. Dedicate a 25'x25' Right of Way corner clip on Southeast corner of proposed Lot 1, Block 1 in lieu of radius. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
7. Modify 15' Sidewalk, Utility, and Landscape Easement on Southeast corner of proposed Lot 1, Block 1 to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
8. Modify 50' Building Line to parallel new right of way created by corner clip. *Grayson County Subdivision Regulations Sec. 4.4.4*

9. Metes and bounds description could not be verified as matching drawing due to calls not being clearly shown. Metes and bounds description shall match drawing on Final Plat submittal. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
10. Reference to Future 86' Right of Way along Bennett Road shall be revised to 90' of right of way per Master Thoroughfare Plan. *Engineering Design Standards Manual Table 2.1*
11. Revise General Note Number 1 to reflect Water to be supplied by Luella Special Utility District.
12. All Comments from Grayson County shall be addressed:
    a. Floodplain development permits will be required for both lots.
    b. A development certificate will be required before addresses are assigned.
    c. Building setback lines shall be fifty (50) feet from the edge of the right of way along state or federal roads and highways, as well as any road shown on the Grayson County Thoroughfare Plan. *Grayson County Subdivision Regulations Sec. 4.4.4*
13. 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(a)(2)*
14. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

If additional information or clarification is needed, do not hesitate to email engineering@cityofsherman.com prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

July 19, 2024

Justin Kent Mullens
Kimberly Faye Mullens
1112 W. Morton Street
Denison, Texas 75020

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated July 11, 2024 for the Preliminary Plat of Mullens First Addition, Eng. File No. 2761-A, CLSJob#20020095P

To Whom it May Concern:

1. Addition Name, Lot and Block numbers, surrounding plat references, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapters 10.02.002(e); 10.02.003(f)*
Revised to Arial as shown

2. Dedicate a 45' Right of Way Dedication along Bennett Road from centerline in regards to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
Dedicated from center line as shown

3. Only 30' of Right of Way along the North/South portion of Bennett Road is required per the Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
Dedicated from center line as shown

4. Only 10' Utility Easement along the North/South portion of Bennett Road is required. *Code of Ordinances Chapter 10.03.007(a)*
Revised as shown

5. Only 25' Building setback line along the North/South portion of Bennett Road is required. *Grayson County Subdivision Regulations Sec. 4.4.4*
Revised as shown

6. Dedicate a 25'x25' Right of Way corner clip on Southeast corner of proposed Lot 1, Block 1 in lieu of radius. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
Dedicated as shown

7. Modify 15' Sidewalk, Utility, and Landscape Easement on Southeast corner of proposed Lot 1, Block 1 to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
Revised as shown

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

8. Modify 50' Building Line to parallel new right of way created by corner clip. *Grayson County Subdivision Regulations Sec. 4.4.4*

Revised as shown

9. Metes and bounds description could not be verified as matching drawing due to calls not being clearly shown. Metes and bounds description shall match drawing on Final Plat submittal. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*

Bearings and distances added when possible, Line Tables revised for clarification as shown.

10. Reference to Future 86' Right of Way along Bennett Road shall be revised to 90' of right of way per Master Thoroughfare Plan. *Engineering Design Standards Manual Table 2.1*

Revised as shown

11. Revise General Note Number 1 to reflect Water to be supplied by Luella Special Utility District.

Revised as shown

12. All Comments from Grayson County shall be addressed:

a. Floodplain development permits will be required for both lots.

b. A development certificate will be required before addresses are assigned.

c. Building setback lines shall be fifty (50) feet from the edge of the right of way along state or federal roads and highways, as well as any road shown on the Grayson County Thoroughfare Plan. *Grayson County Subdivision Regulations Sec. 4.4.4*

a. N/A Not addressed by surveyor
b. N/A Not addressed by surveyor
c. Revised to new dedication as shown

13. 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(a)(2)*

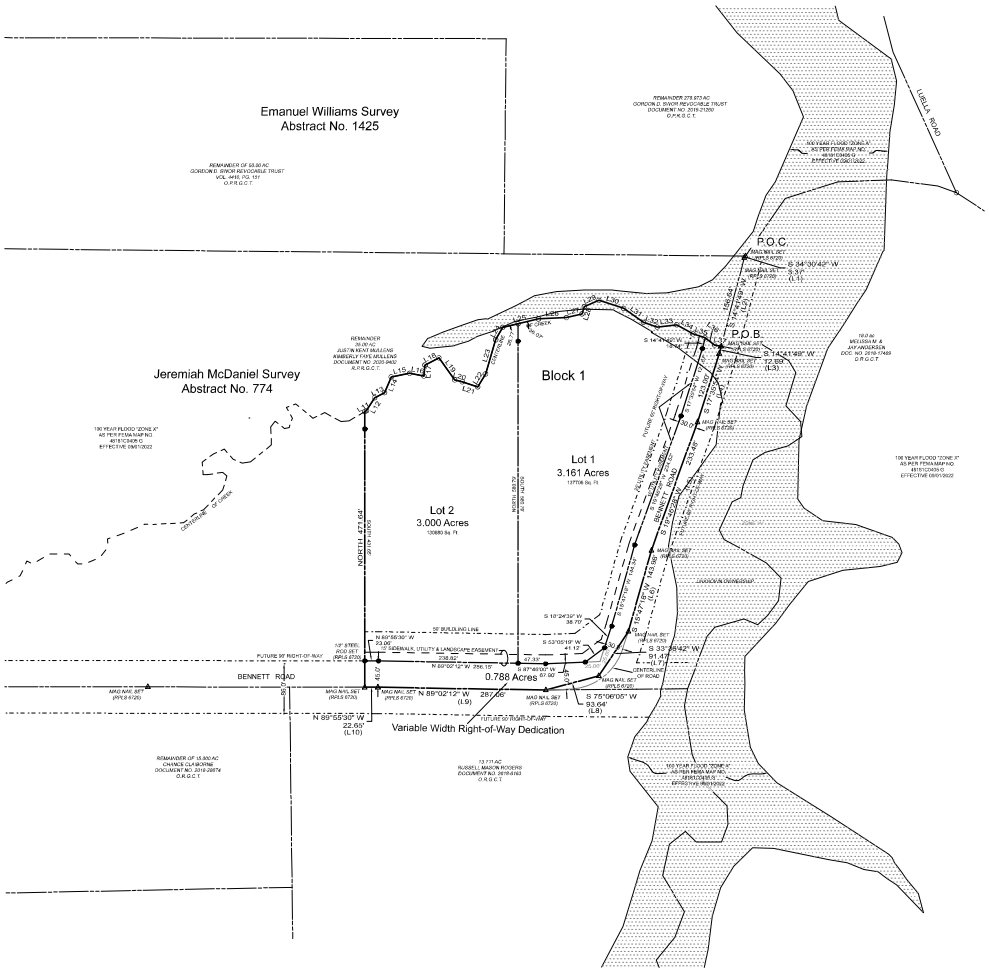
Understood

14. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Informational

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

CLS Job# 20020095P


Emanuel Williams Survey
Abstract No. 1425
Jeremiah McDaniel Survey
Abstract No. 774
Block 1
Lot 1
3.161 Acres
137706 Sq. Ft.
Lot 2
3.000 Acres
130680 Sq. Ft.
0.788 Acres
Variable Width Right-of-Way Dedication
BENNETT ROAD
LUELLA ROAD
P.O.C.
P.O.B.
REMAINDER OF 55.80 AC
GORDON D. BYROM REVOCABLE TRUST
VOL. 1445, PG. 157
O.P.R.G.C.T.
REMAINDER 273.073 AC
GORDON D. BYROM REVOCABLE TRUST
DOCUMENT NO. 2018-21260
O.P.R.G.C.T.
REMAINDER OF 18.00 AC
MELISSA M. & JAY ANDERSEN
DOC. NO. 2018-17469
O.P.R.G.C.T.
REMAINDER OF 15.800 AC
CHANCE CLARKSTON
DOCUMENT NO. 2018-20674
O.R.G.C.T.
13.771 AC
RUSSELL MASON ROGERS
DOCUMENT NO. 2018-6163
O.R.G.C.T.
100 YEAR FLOOD "ZONE A"
AS PER FEMA MAP NO.
48181C0405 G
EFFECTIVE 09/01/2022
100 YEAR FLOOD "ZONE X"
AS PER FEMA MAP NO.
48181C0405 G
EFFECTIVE 09/01/2022
CENTERLINE OF CREEK
FUTURE R.O.W. DEDICATION
50' BUILDING LINE
10' UTIL. & LANDSCAPE EASEMENT
5' SIDEWALK, UTILITY & LANDSCAPE EASEMENT
FUTURE 90' RIGHT-OF-WAY
CENTERLINE OF ROAD
N 89°02'12" W 286.06'
S 75°06'05" W 93.04'
N 89°55'30" W 22.60'
S 34°30'42" W 3.37'
S 14°41'49" W 12.69'
N 14°41'49" E 166.64'
S 14°41'49" W 123.00'
S 19°46'28" W 233.48'
S 15°47'18" W 143.98'
S 33°36'42" W 91.47'
S 75°06'05" W 93.04'
N 89°02'12" W 286.06'
N 89°55'30" W 22.60'
NORTH 471.64'
(M&D)
NORTH 469.70'
(R)
MAG NAIL SET
(RPLS 6720)
IRON ROD SET
(RPLS 6720)
IRON ROD FOUND
(RPLS 6720)
MAG NAIL FOUND
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MAG NAIL SET

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

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

TABLED FROM AUGUST 20, 2024

The request of Sherman Independent School District (Owner), Brannon Kidd (Representative) and Teague Nall & Perkins, Inc (Surveyor/Engineer) 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 1 parking space per 4 seats in lieu of the required 1 parking space per 3 seats for stadium parking.

Planning and Zoning Commission

B. 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 parking and 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.

A revision of the parking demand study is included in the item packet. Based on the study, the traffic engineer is recommending that the school be required to provide parking at an 80% capacity of the proposed stadium capacity. The study concluded that the 2,015 parking spaces proposed on site is sufficient to accommodate a typical event at the school and that the Sherman ISD designate additional areas for temporary parking for events that generate more than a typical high school football game. In addition, the staff review letter specifies that no parking will be allowed on W. Travis St., Interurban Pkwy., Steeple Chase Dr., or the neighborhood directly to the north of the school site resulting from school events.

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

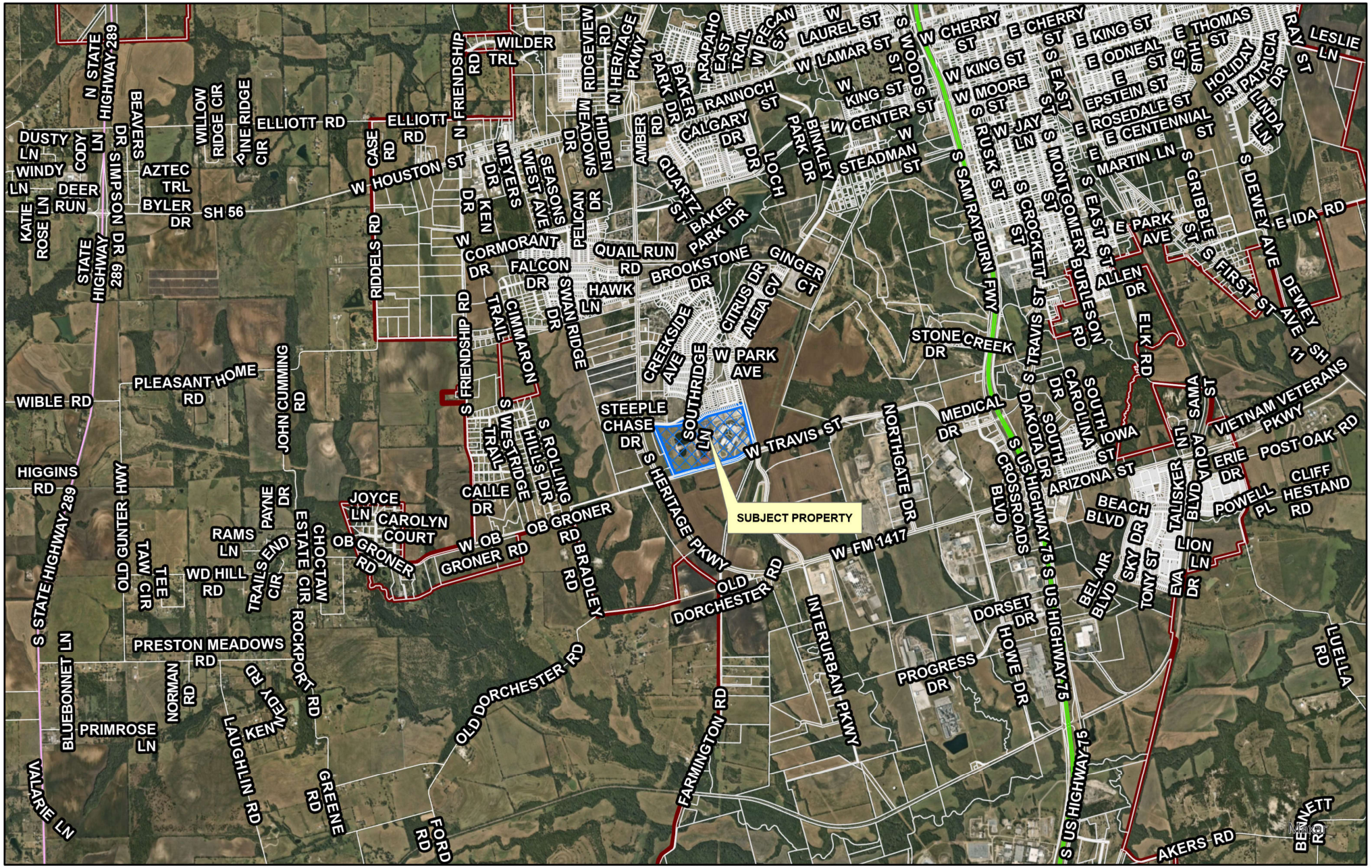
9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District.

- 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
- 8/20/2024 - 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.
- 8/20/2024 - 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.
- 8/20/2024 - 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.

Origination:
Sherman Independent School District (Owner)
Brannon Kidd (Representative)
Teague Nall & Perkins, Inc (Surveyor/Engineer)

Staff Recommendation:
Staff recommends that the Board of Adjustment take no action on the variance due to the allowance for Parking Ratio Exception as specified in Subsection 14.04.003(2)(B)(i)
Staff recommends that P&Z approve site plan and SUP subject to the staff review letter.

Attachments:
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Site Plan
5. Landscape Plan
6. Tree Preservation
7. Staff Review Letter
8. Sherman Parking Study Revised



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2907 W TRAVIS ST

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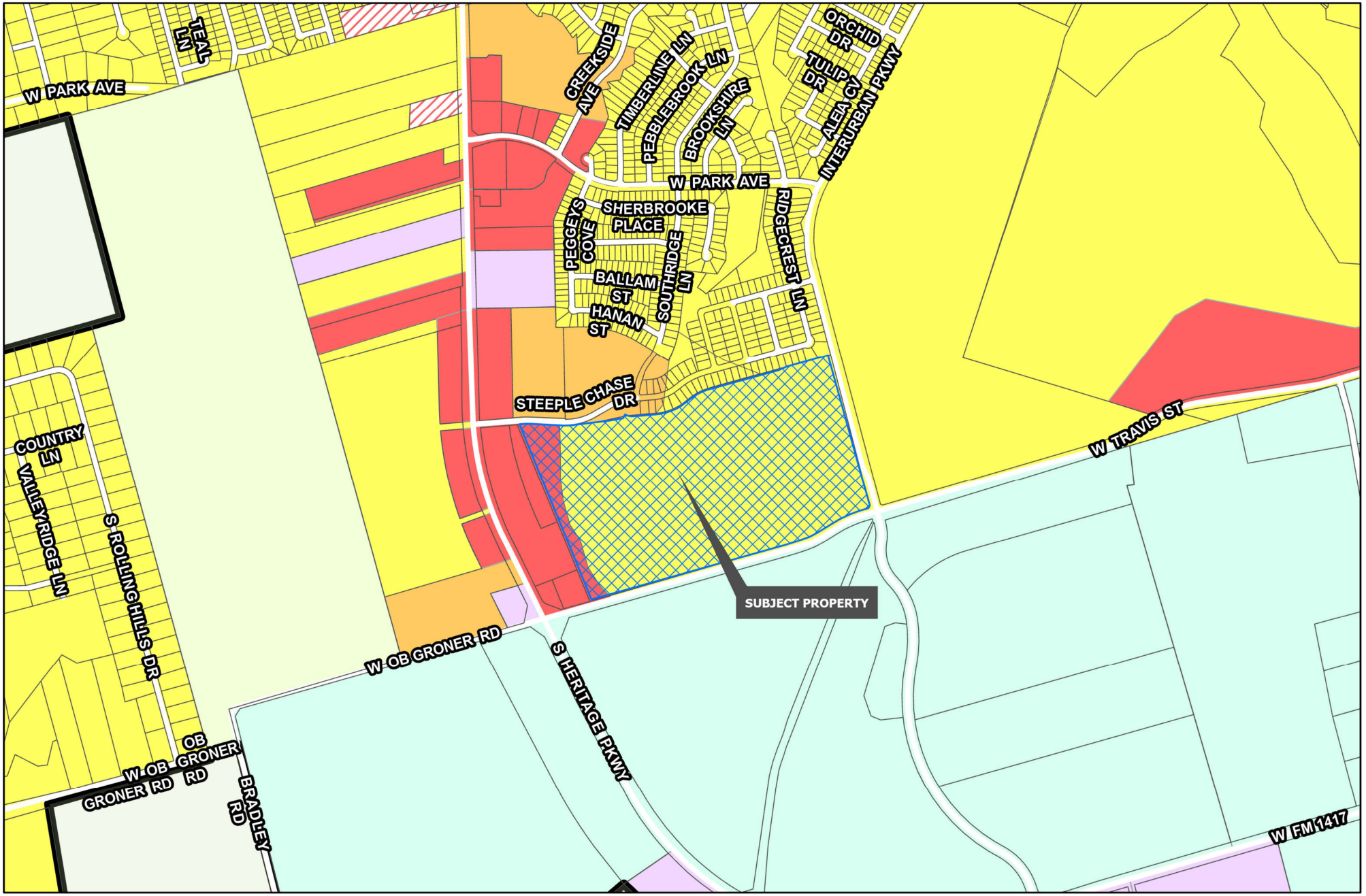

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2907 W TRAVIS ST

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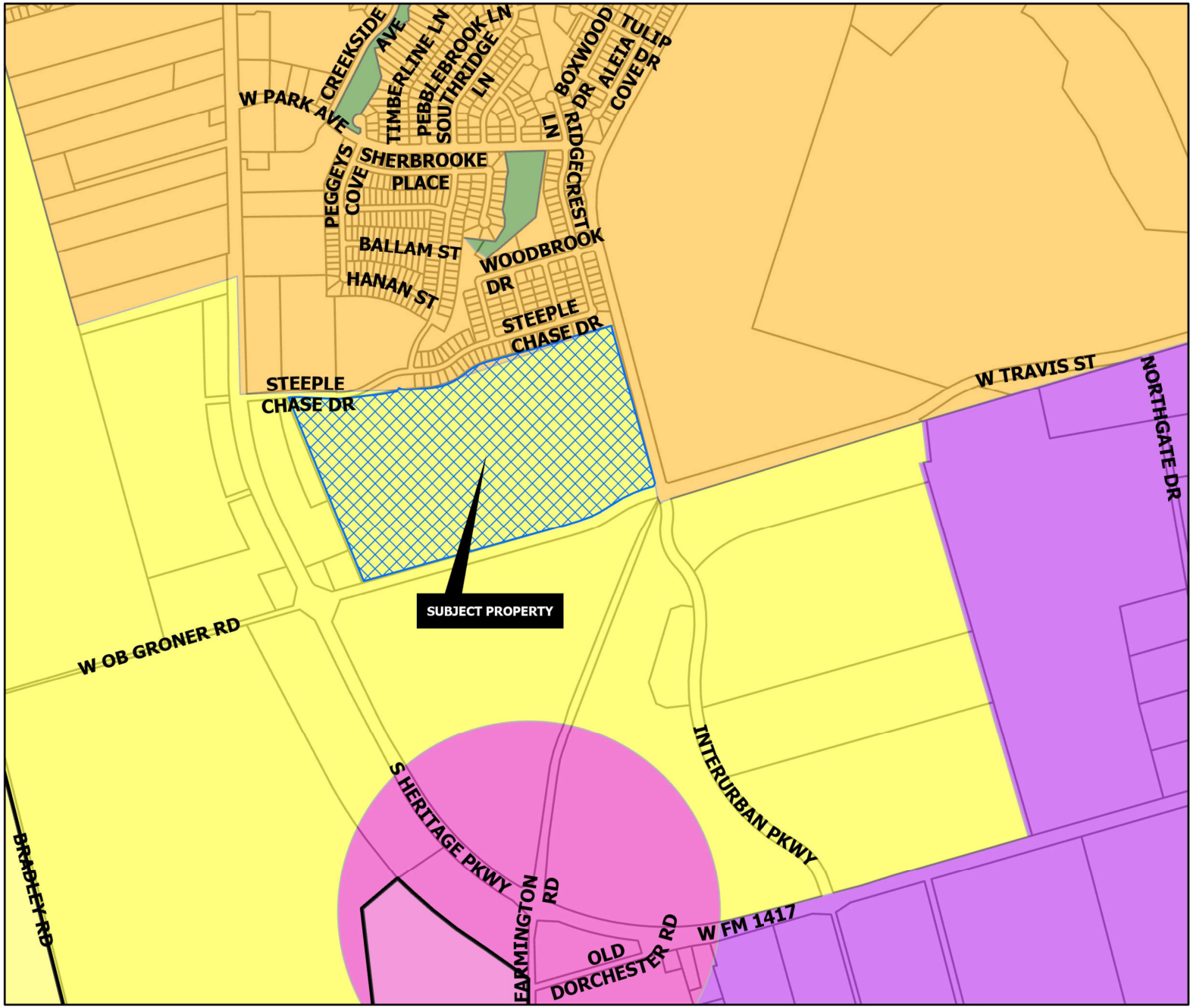

SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2907 W TRAVIS ST

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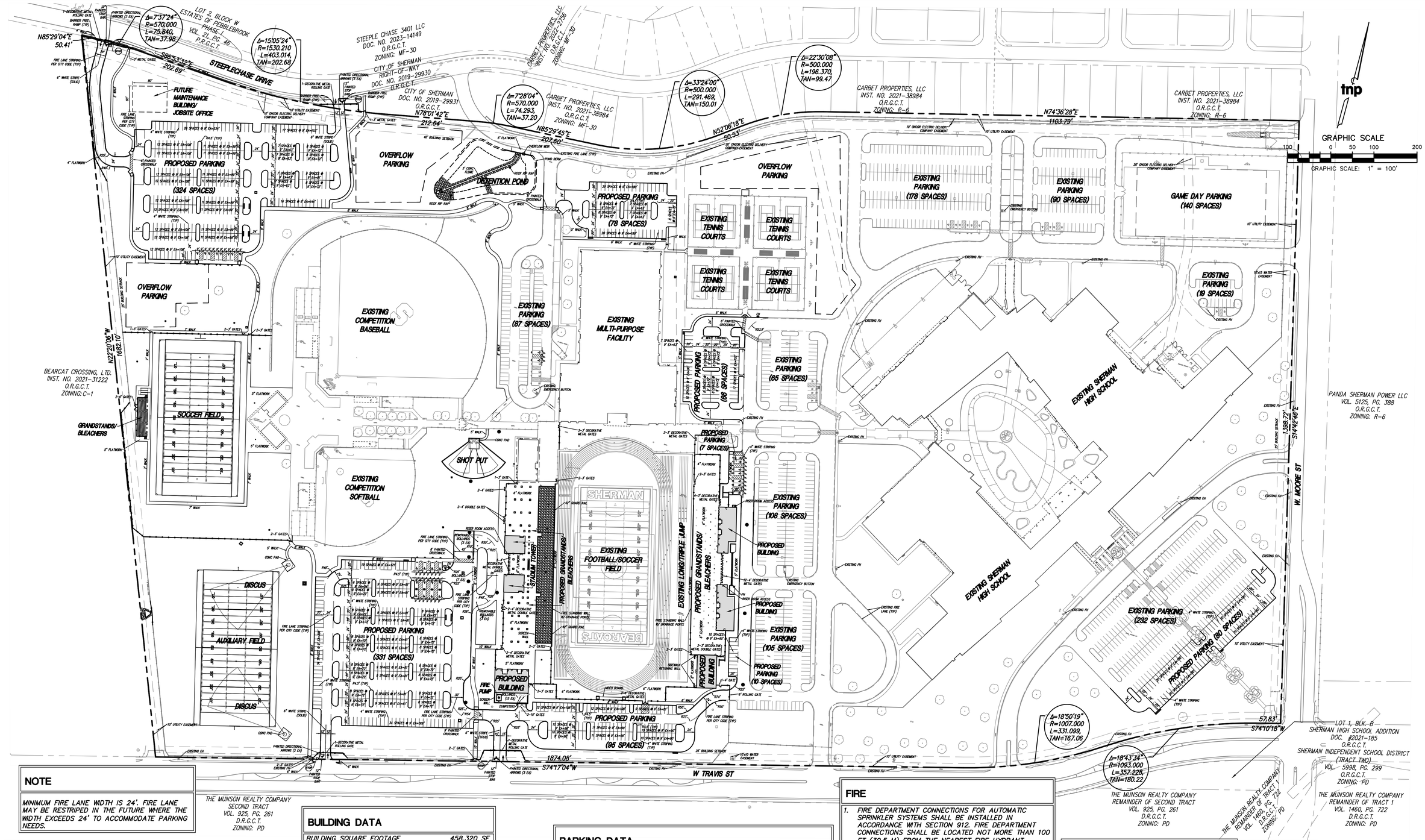


NOTE

MINIMUM FIRE LANE WIDTH IS 24'. FIRE LANE MAY BE RESTRIPED IN THE FUTURE WHERE THE WIDTH EXCEEDS 24' TO ACCOMMODATE PARKING NEEDS.

BUILDING DATA

BUILDING SQUARE FOOTAGE	458,320 SF
STADIUM SQUARE FOOTAGE	19,150 SF
GROSS PROPERTY SQUARE FOOTAGE	4,047,229 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:
8,060 STADIUM SEATS/4 = 2,015 SPACES
HANDICAP PARKING: = 30 SPACES

HIGH SCHOOL

PARKING SPACES: 8 SPACES PER CLASSROOM

REQUIRED PARKING:
110 CLASSROOMS X 8 = 880 SPACES
HANDICAP PARKING = 18 SPACES

PROVIDED PARKING:

TOTAL PROPOSED STANDARD PARKING:	1104 SPACES
TOTAL PROPOSED HANDICAP PARKING:	27 SPACES
TOTAL EXISTING STANDARD PARKING:	853 SPACES
TOTAL EXISTING HANDICAP PARKING:	31 SPACES
TOTAL PARKING:	2015 SPACES

FIRE

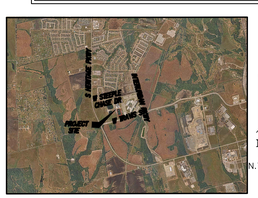
1. FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 912. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT MORE THAN 100 FT (30.5 M) FROM THE NEAREST FIRE HYDRANT CONNECTED TO AN APPROVED WATER SUPPLY. FIRE DEPARTMENT CONNECTIONS SHALL BE A 2.5-INCH 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 SPRINKLER CONTROL ROOM IS REQUIRED.

SIGNS/FENCES

ALL SIGNS/FENCES SHALL BE PERMITTED SEPARATELY & SHALL ADHERE TO THE ORDINANCE. SIGNS MUST ADHERE TO THE SIGN 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.



LOCATION MAP
N.T.S.

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

SPECIFIC USE PERMIT
SITE PLAN
SHERMAN HS ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SEPTEMBER 2024

Drawing: T:\Projects\WJC23544\Eng-CAD\Docs\Site Plan Submittal Docs\Stadium\Sherman HS Additions Site Plan.dwg at Sep 04, 2024-1:37pm by mmunoz
Layout: Layout1 Xrefs: X3D-BASE.dwg - X3D-BASE_WORTH.dwg - X3D-BASE_WORTH.dwg - X3D-SD.dwg

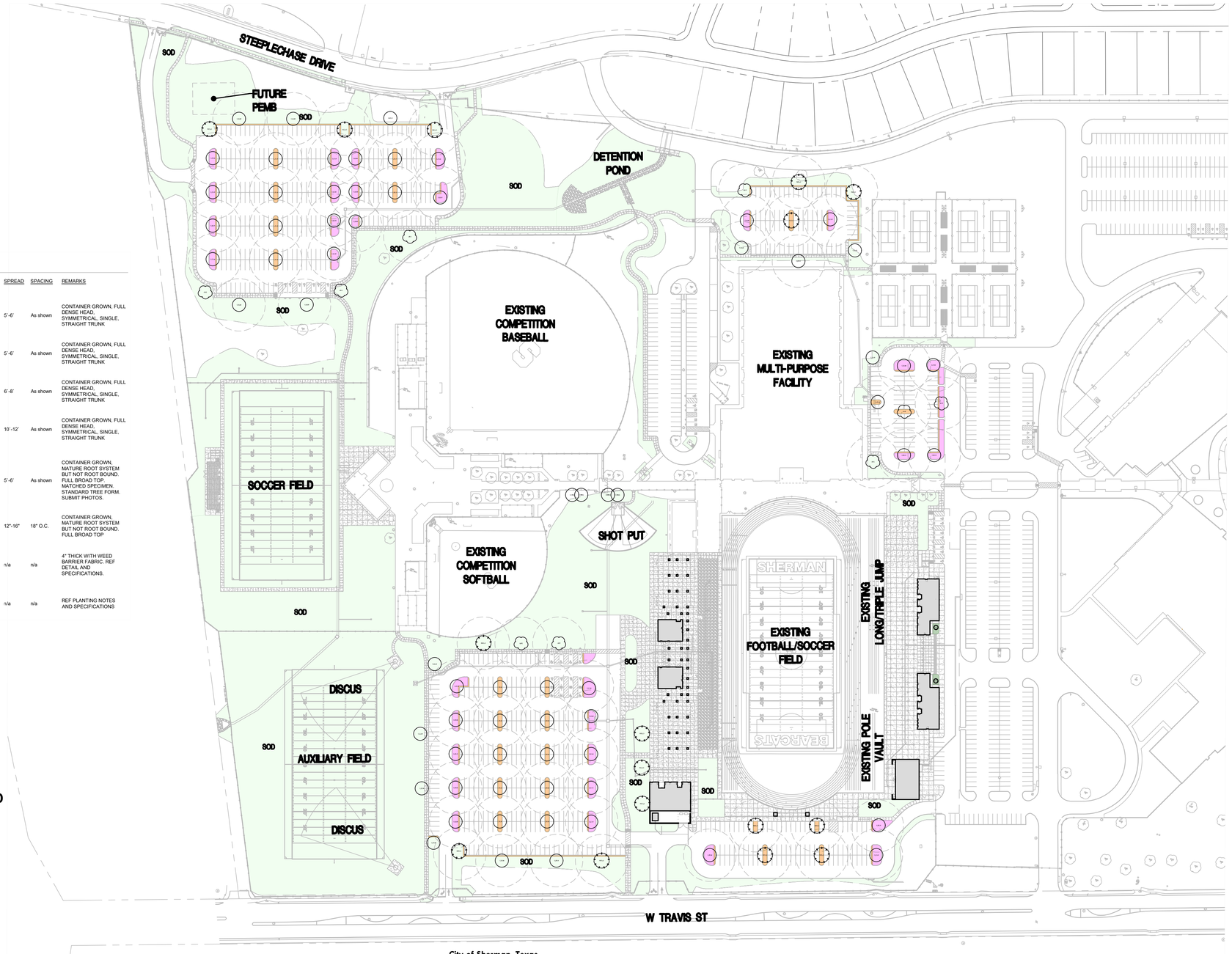
PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
CELM	CEDAR ELM	Ulmus crassifolia	64	3" Cal.	12'-14'	5'-6'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
CHNQ	CHINKAPIN OAK	Quercus muehlenbergii	4	3" Cal.	12'-14'	5'-6'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
LIVE	LIVE OAK	Quercus virginiana	9	3" Cal.	11'-12'	6'-8'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
REDO	TEXAS RED OAK	Quercus buckleyi	16	3" Cal.	12'-14'	10'-12'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
ORNAMENTAL TREES								
EH	EAGLESTON HOLLY	Ilex x 'Eagleston'	2	45 Gal.	10'-12'	5'-6'	As shown	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP. MATCHED SPECIMEN. STANDARD TREE FORM. SUBMIT PHOTOS.
SHRUB AREAS								
	BERKELEY SEDGE	Carex divulsa	204	1 Gal.	10"-12"	12"-16"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP
GROUND COVERS								
	DECOMPOSED GRANITE	Decomposed Granite	11,174 sf	1/4" Minus	n/a	n/a	n/a	4" THICK WITH WEED BARRIER FABRIC. REF DETAIL AND SPECIFICATIONS.
SOD								
	SOD	Cynodon Dactylon `TIF 419`	648,749 sf	Solid Sod / Roll	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS

LEGEND

SOD

DECOMPOSED GRANITE



tnp

GRAPHIC SCALE

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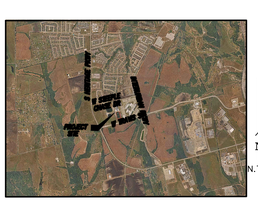
GRAPHIC SCALE: 1" = 100'

City of Sherman, Texas
Landscape Requirements - Sherman High School

14.04.006 Residential and Commercial Landscape Requirements	Unit	LANDSCAPING Req. per SF	LS SF Required	LS SF Provided
(d) (2) Landscape areas	313,890	(SF)		
Parking lots shall have open landscpe areas that are equal to but not less tham ten (10) percent of the parking areas and drives in the parking areas. The required landscape areas may be located along the perimeter of a parking lot ot interior to the parking lot as landscaped islands.		10%	31,389	45,358
A. A minimum of one (1) shade tree shall be planted in all required islands. In order to maximize shade and aesthetics for people and vehicles, landscped islands 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 twelve (12) parking stalls in a row.		MET		
B. 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.		MET		
C. Landscaping shall consist of a combination of such materials as turf or ornamental grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Landscape areas shall not contain more than 50% of a non-vegetative landscape material		50%	15,695	34,189
D. To protect the root health of trees located within landscape islands, all landscaped areas shall be protected with a two (2) foot wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces.		MET		
TOTALS		LANDSCAPE	31,389 Required	45,358 Provided



N.T.S.

LOCATION MAP
N.T.S.

tnp
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TBPE Registration No. F-230
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SPECIFIC USE PERMIT
LANDSCAPE PLAN
SHERMAN HIGH SCHOOL ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SEP 2024

	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%	Remove	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%	Remove	Non-Protected	0	0
32	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
33	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
34	CHINQUAPIN OAK	3	0%	Remove	Non-Protected	0	0
35	CHINQUAPIN OAK	3	0%	Remove	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
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41	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
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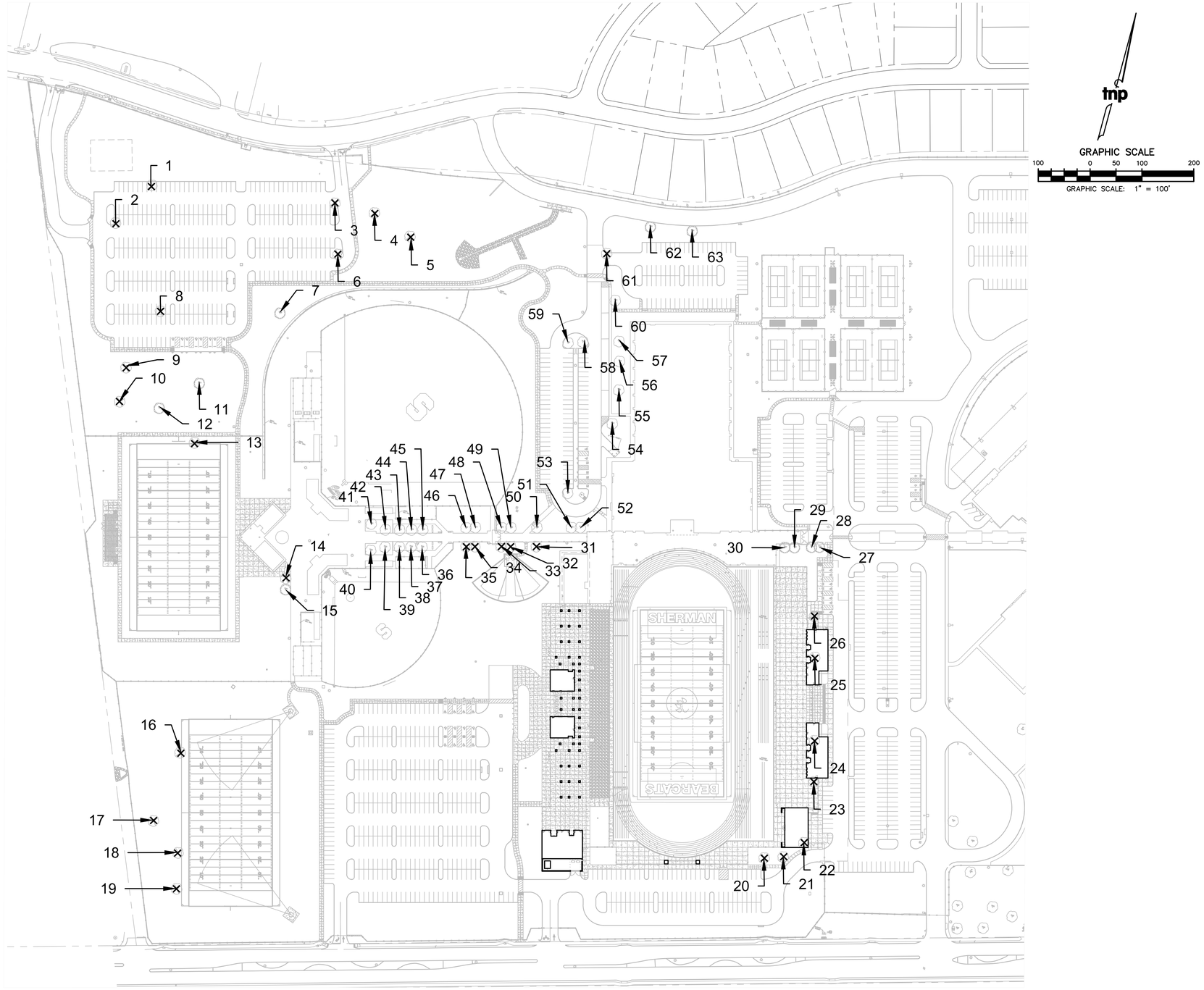
46	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
47	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
48	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
49	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
50	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
51	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
52	CHINQUAPIN OAK	3	0%	Preserve	Non-Protected	0	0
53	CEDAR ELM	3	0%	Preserve	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
					Total Inches to be Removed	**0**	
					Total Credits		**0**
					Total Inches to be Mitigated	**0**	
					Total Inches to be Provided	**0**	
					Number of Inches Remaining	**0**	

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



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: 09/04/2024

N
N.T.S.

LOCATION MAP
N.T.S.

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

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
SEP 2024

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 11, 2024

Brannon Kidd
2701 Loy Lake Road
Sherman, TX 75090

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

Dear Applicants,

The request for a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school 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 September 18, 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. There shall be no off-site parking for events along West Travis Street, Interurban Parkway, Steeple Chase Drive or within the subdivision north of the high school.
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.

Fire Services

The following are informational items only that may be applicable during construction but should not hold up approval of a site plan for zoning by the Fire Marshal's Office.

12. [ ] 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)
    **Don't see the FDC locations on the 2 Eastside Grandstands*
13. [ ] 503.2.1 Amended - Fire apparatus access roads and security gate openings shall have an unobstructed width of not less than the approved fire apparatus access road, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet. (Located In City Ordinances Amendments)
    **Eastside "6' Rolling Gate appears to have a post about 16' into the fire lane.*
14. [ ] D103.5 Amended - Electric gates shall be equipped with a Knox key switch that operates with the Authority Having Jurisdiction's Knox key. Emergency opening devices shall be approved by the fire code official. (Located In City Ordinances Amendments)
15. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. (Located In City Ordinances Amendments)

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
Dillon Stewart, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

SHERMAN HIGH SCHOOL PARKING DEMAND STUDY

for

The Sherman High School Stadium

SHERMAN, TX

September 9, 2024

WSB PROJECT NO. 026363-000

Parking Demand Study

For the

Sherman High School Stadium

Sherman, Texas

WSB Project No. 026363-000

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 AND SITE PLANS
APPENDIX D – EXCEPRTS FROM PARKING ORDINANCES

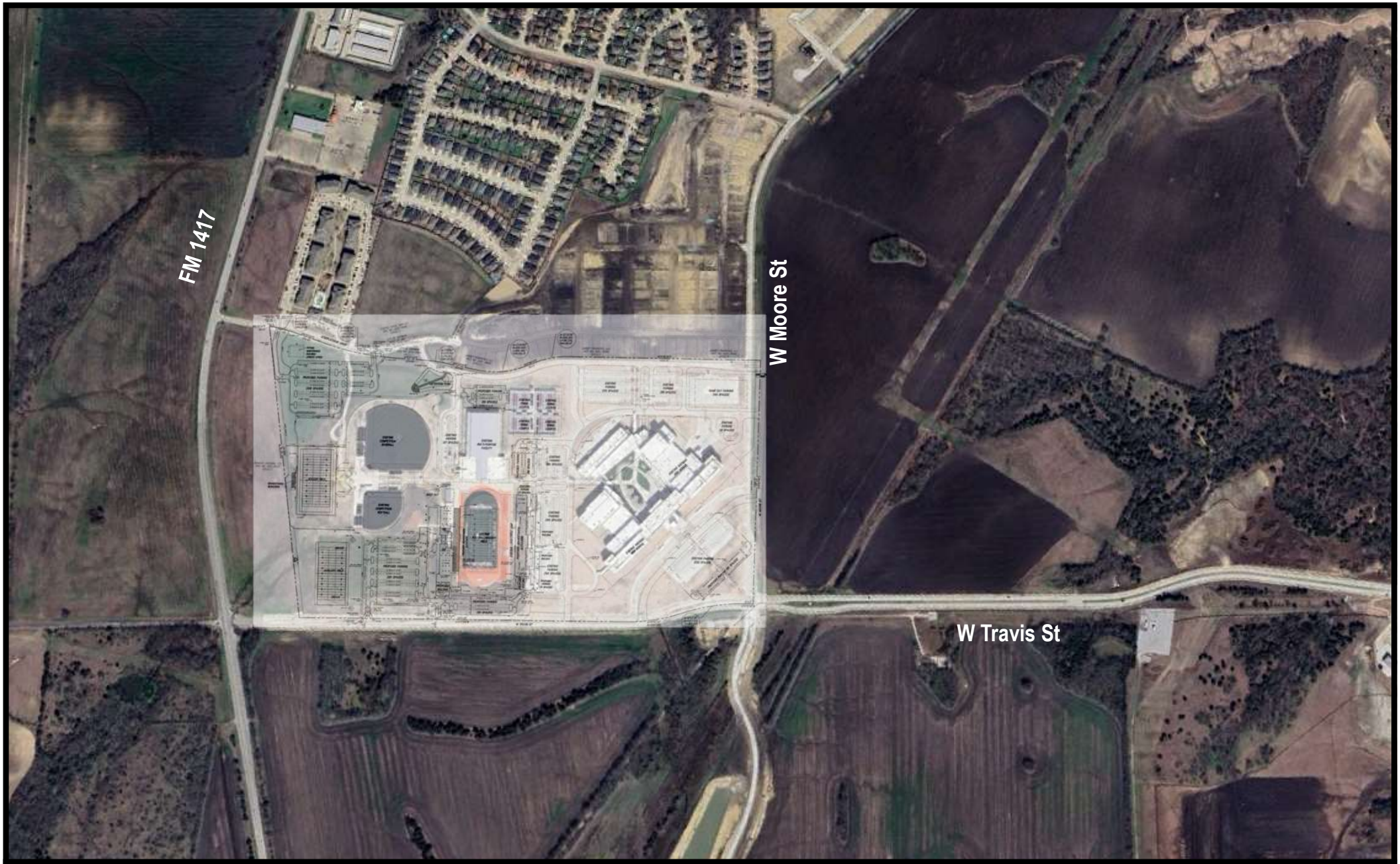
Introduction

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 8,060 seats. A site plan dated August 2024 with the proposed additions to the high school and stadium was provided by Teague Nall & Perkins and is included in **Appendix A.** This site plan overlaid on aerial imagery is included for reference 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 8,060 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 is proposed to have 8,060 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 supply for similar high school stadiums in North Texas (listed below) were also compared to the proposed Sherman High School 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
- Melissa ISD Stadium in Melissa, TX
- Denton ISD Stadium in Denton, 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, Melissa ISD Stadium, and Denton ISD stadium have additional overflow parking. Separate ratio calculations were made for these stadiums with the additional parking. The spaces per seat ratio is based on 100% capacity for simplicity. Between the five other stadiums, there was an average of 0.20 spaces per seat or one space per five seats (not including overflow parking). **Appendix C** includes maps and parking information for the five similar stadiums.

Table 1 – Similar Stadium Parking Supply

Stadium	Seats (Full Capacity)	Seats (80% Capacity)	Parking Spaces Provided	Overflow Parking Spaces	Spaces / Seat Ratio (with overflow)	Seats / 1 Space Ratio (with overflow)
McKinney ISD Stadium	12,000	9,600	2,482	-	0.21	4.83
Prosper ISD Children's Health Stadium	12,000	9,600	2,495	2,102	0.21 (0.38)	4.81 (2.61)
Celina Bobcats Athletics Complex	6,500	5,200	1,215	-	0.19	5.35
Melissa ISD Stadium	10,000	8,000	1,954	546	0.20 (0.25)	5.12 (4.0)
Denton ISD Stadium	12,000	9,600	2,150	250	0.18 (0.20)	5.58 (5.0)

General code parking requirements for stadiums were also researched for North Texas cities. City ordinances for the Cities of McKinney, Prosper, Allen, Denison, Melissa, and Denton 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
Melissa	0.25	4
Denton	0.25	4

Sherman High School Stadium Parking Demand

With the 8,060-seat stadium anticipated, the following assumptions were made:

- 80% capacity for special events: 6,448 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 shows a summary of the parking supply 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.) would 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 Supply- 80% Capacity

Description	Quantity	Units
Stadium Seating		
Total Capacity of Stadium	8,060	Seats
Typical Capacity Assumed for Special Events- 80%	6,448	Seats
Number of Seats Occupied by Band / Drill Team- Home Team (assumed 1.5 seats / student)	357	Seats
Number of Seats Occupied by Band / Drill Team- Visitor Team (assumed 1.5 seats / student)	357	Seats
Total Available seats	**5,734**	**Seats**
Stadium Parking		
Assumed Attendee Drop-off- 10%	(573)	Attendees
Remaining Attendees Arriving by Vehicles	5,161	Attendees
Parking Required per ULI parking Ratio (ULI *Shared Parking, 3rd Ed*) (0.31 spaces/seat)	1,600	Spaces
Football Players, Cheerleaders, and Coaches	240	Spaces
Home Band and Drill Team (0.31 spaces/seat)	111	Spaces
Total Parking Supply	**1,950**	**Spaces**

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

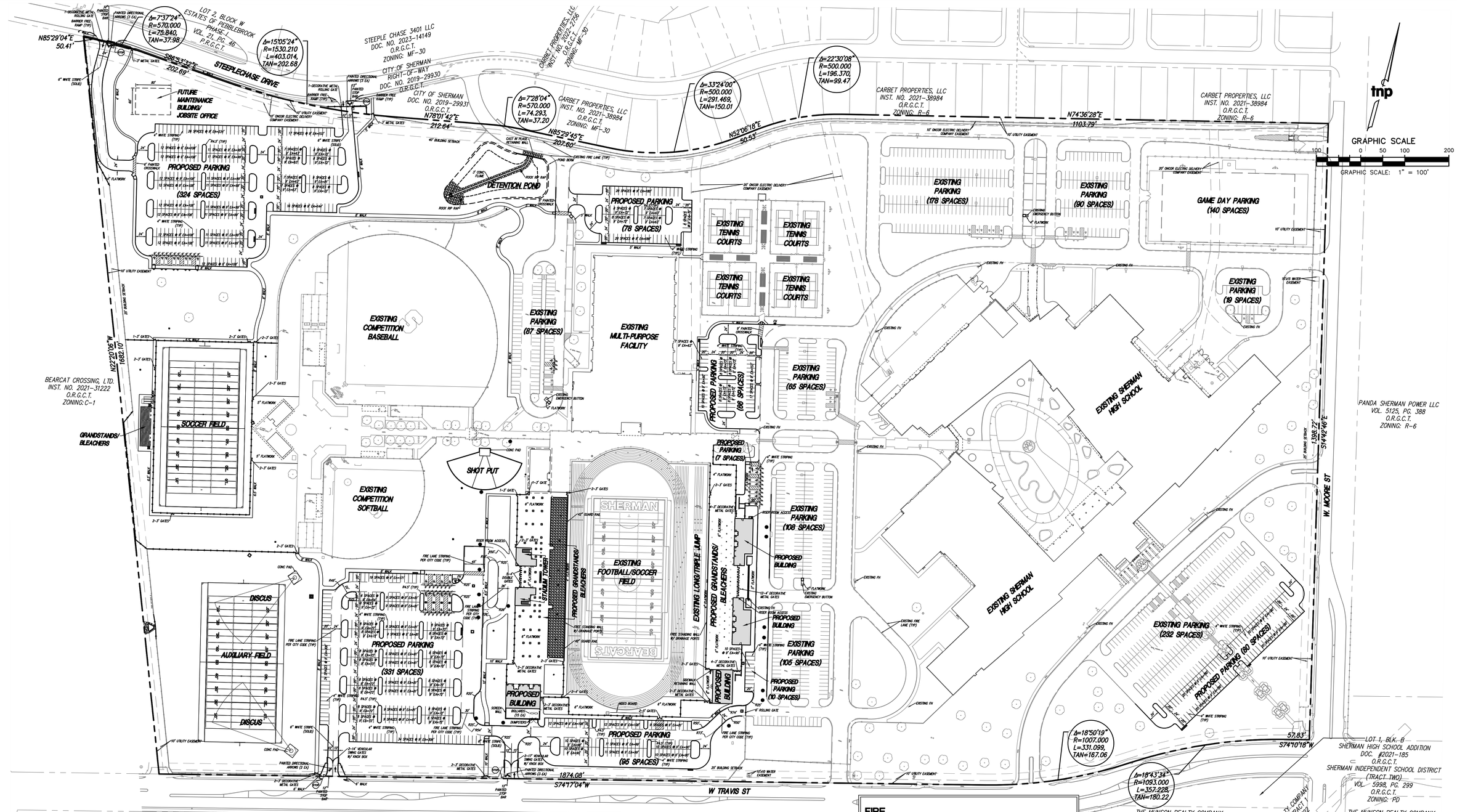
Description	Quantity	Units
Stadium Seating		
Total Capacity of Stadium	8,060	Seats
Number of Seats Occupied by Band / Drill Team- Home Team (assumed 1.5 seats / student)	357	Seats
Number of Seats Occupied by Band / Drill Team- Visitor Team (assumed 1.5 seats / student)	357	Seats
Total Available seats	**7,346**	**Seats**
Stadium Parking		
Assumed Attendee Drop-off- 10%	(735)	Attendees
Remaining Attendees Arriving by Vehicles	6,611	Attendees
Parking Required per ULI parking Ratio (ULI *Shared Parking, 3rd Ed*) (0.31 spaces/seat)	2,050	Spaces
Football Players, Cheerleaders, and Coaches	240	Spaces
Home Band and Drill Team (0.31 spaces/seat)	111	Spaces
Total Parking Supply	**2,400**	**Spaces**

Conclusions and Recommendations

A review of parking demand for a high school stadium was conducted. Based on the site information for the Sherman High School stadium, demand rates from the ULI Shared Parking Manual, and parking supply 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 the drop-off attendees, football players/coaches, cheerleaders, band, and drill members, it is estimated that a total of 1,950 parking spaces will be required for the Sherman High School Stadium facility (NOTE: This calculation assumes a typical 80% capacity event at the stadium.]

A review of capacity and parking supply of nearby existing high school stadiums indicated that one parking space was provided on average for approximately 5 seats, even with the codes for many cities requiring 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 and parking supply from other similar stadiums in North Texas it is recommended that a rate of one space per 3.3 seats (or approximately 1,954 spaces) should be able to accommodate typical football games at 80% capacity (or 6,448 seats) at the Sherman High School stadium. Therefore, the proposed parking supply of 2,015 should be sufficient to accommodate a typical high school football game at this stadium. It is also recommended that the Sherman ISD designate additional areas for temporary parking accommodation for an event that generates more traffic than a typical high school football game.

APPENDIX A – SITE PLAN



BUILDING DATA

BUILDING SQUARE FOOTAGE	458,320 SF
STADIUM SQUARE FOOTAGE	19,150 SF
GROSS PROPERTY SQUARE FOOTAGE	4,047,229 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:
8,060 STADIUM SEATS/4 = 2,015 SPACES
HANDICAP PARKING: = 30 SPACES

HIGH SCHOOL

PARKING SPACES: 8 SPACES PER CLASSROOM

REQUIRED PARKING:
110 CLASSROOMS X 8 = 880 SPACES
HANDICAP PARKING = 18 SPACES

PROVIDED PARKING:

TOTAL PROPOSED STANDARD PARKING:	1104 SPACES
TOTAL PROPOSED HANDICAP PARKING:	27 SPACES
TOTAL EXISTING STANDARD PARKING:	853 SPACES
TOTAL EXISTING HANDICAP PARKING:	31 SPACES
TOTAL PARKING:	2015 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 SPRINKLER CONTROL ROOM IS REQUIRED.

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.

SIGNS/FENCES

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

LOCATION MAP
N.T.S.

teague nall & perkins
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SPECIFIC USE PERMIT
SITE PLAN
SHERMAN HS ADDITIONS
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AUGUST 2024

Drawing: T:\Projects\VA23544\Eng-C3D\Docs\Site Plan Submittal Docs\Stadium\Sherman HS Additions Site Plan.dwg at Aug 06, 2024-10:54am by mmunoz
Layout: Layout1 Xrefs: X3D-XFCS.dwg - X3D-BASE.dwg - XREF-BLDG.dwg - X3D-BASE_NORTH.dwg - X3D-SB.dwg - LINE H HGL.dwg - LINE B HGL.dwg - LINE D HGL.dwg

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[1] 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.

[2] 1.0 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

[1]Because 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

[2]Many 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 DC 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

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.

[1]Because 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.wwstar.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	Customer	—	—	1%	1%	5%	5%	50%	100%	100%
weekday for evening game)	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.

APPENDIX C – SIMILAR STADIUM LAYOUTS

WWI INVESTMENTS, INC.
C.C. NO. 20070307000310640
L.R.C.C.T.
USE: VACANT

CALLED 12.687 ACRES
CLIFFORD & VIRGINIA ANN OCHSENBEIN FAMILY TRUST
C.C. NO. 20151210000154310
L.R.C.C.T.
USE: VACANT

D=90°01'57"
R=66.00'
T=66.04'
L=103.71'
CB=N45°06'34"E
93.36'

S89°52'14"E 261.03'

McKinney Ranch Pkwy.
(Variable Width R.O.W.)

Reference McKinney Ranch Parkway Plans for Continuation

S89°52'14"E 333.85'

N88°23'37"E 165.07'

S89°51'57"E 928.76'

1400' to Kathryn Way

CIRF
C.M.
N=7119501.4133
E=2522932.7933

South Hardin Blvd.
(Variable Width R.O.W.)
VOL. 4748, PG. 1810
VOL. 5160, PG. 1624

N00°05'35"E 219.27'

D=01°21'23"
R=1048.00'
T=17.52'
L=35.04'
CB=N00°47'23"E
35.04'

S28°05'55"E 1539.24'

934.06'

CALLED 72.791 ACRES
WILCOX FAMILY TRUST
C.C. NO. 20130627000672290
R.P.R.C.C.T.
USE: VACANT

Left Turn Lane & Median to be designed with Phase 1 improvements

30' Water Utility Esmt.
Vol. 2291, Pg. 663

20' Landscape & Building Setback

6' Walk

24' FIRELANE

26' FIRELANE

30' FIRELANE

24' Fire Lane

15' Water Esmt

15' Sani. Sewer Easement

42 14'x40' Bus Spaces

Access Gate w/Knox Box (Ref Arch.)

Painted Stripes

Drop-Off

PAVEMENT IN THIS AREA SHALL BE PLACED TO SUPPORT FIRE & EMERGENCY APPARATUS

Lot 1, Block A
2,234,419 Sq. Ft.
51.295 Acres
PROPOSED STADIUM

Ref. Arch For Stadium Details

Ref. Arch For Special Event Center

Ref. Landscape Plans For Concrete Plaza Details & Pattern

Service Dock

Remote FDC

Trash Container

Service Area

8'4"(max) Conc. Screen Wall (See Note 9)

Concrete Screen Wall (See Note 9)

Metal Gate (See Note 9)

Concrete Mountable Curb (typ)

Pedestrian Bridge

Ramp

Stairs

Landscape

Drop-Off

Pointed Stripe

Access Gate w/Knox Box (Ref Arch.)

Painted Crosswalk

MATCH LINE

Future Collin-McKinney Blvd.

S81°53'59"W 48.96'

S00°35'29"W 1294.10'

10' Landscape Setback

FOXWORTH-GALBRAITH ADDITION
VOLUME B, PAGE 126
P.R.C.C.T.
USE: VACANT

Drainage Detention Pond

5' Curbed Flume

Grand Rail

10' Walk

20' Landscape & Building Setback

24' FIRELANE STRIPED ONLY

37' FIRELANE STRIPED ONLY

43 Spa. @ 9'=387'
8 Spa. @ 9'=72'
10 Spa. @ 9'=90'
20 Spa. @ 9'=180'
38 Spa. @ 9'=342'
37 Spa. @ 9'=333'
36 Spa. @ 9'=324'
11 Spa. @ 9'=99'
13 Spa. @ 9'=117'
35 Spa. @ 9'=315'
34 Spa. @ 9'=306'
51 Spa. @ 9'=459'
9 Spa. @ 9'=81'
33 Spa. @ 9'=297'
74 Spa. @ 9'=666'
12 Spa. @ 9'=108'
61 Spa. @ 9'=549'
28 Spa. @ 9'=252'
30 Spa. @ 9'=270'
17 Spa. @ 9'=153'
21 Spa. @ 9'=189'
19 Spa. @ 9'=171'
48 Spa. @ 9'=432'
31 Spa. @ 9'=279'
25 Spa. @ 9'=225'
14 Spa. @ 9'=126'
16 Spa. @ 9'=144'
15 Spa. @ 9'=135'
7 Spa. @ 9'=63'

Vicinity Map
- not to scale -

0 60 100 200
GRAPHIC SCALE
1"=60'

RECEIVED
By Planning Department at 11:51 am, Oct 31, 2016

SITE PLAN

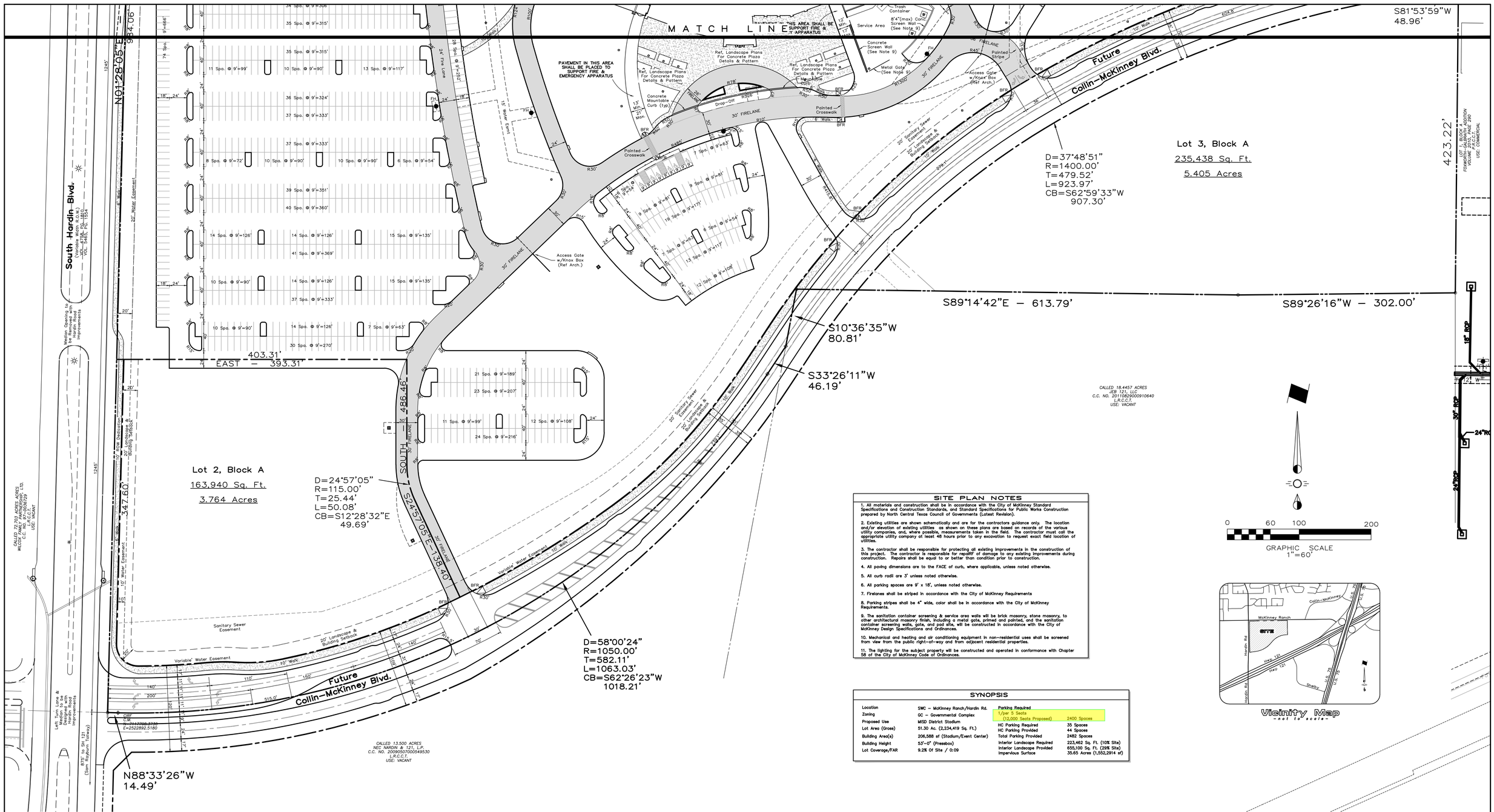
McKINNEY I.S.D. DISTRICT STADIUM

JOHNATHAN PHILLIPS SURVEY ~ ABST. 719
McKINNEY, COLLIN COUNTY, TEXAS

Owner
McKinney ISD
One Duvall Street
McKinney, Texas 75069
Telephone 469 302.4000

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200



SITE PLAN NOTES

1. All materials and construction shall be in accordance with the City of McKinney Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairS' of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.

5. All curb radii are 3' unless noted otherwise.

6. All parking spaces are 9' x 18', unless noted otherwise.

7. Firelanes shall be striped in accordance with the City of McKinney Requirements

8. Parking stripes shall be 4" wide, color shall be in accordance with the City of McKinney Requirements.

9. The sanitation container screening & service area walls will be brick masonry, stone masonry, to other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site, will be constructed in accordance with the City of McKinney Design Specifications and Ordinances.

10. Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

11. The lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

SYNOPSIS

Location	SWC – McKinney Ranch/Hardin Rd.	Parking Required	
Zoning	GC – Governmental Complex	1/per 5 Seats (12,000 Seats Proposed)	2400 Spaces
Proposed Use	MISD District Stadium	HC Parking Required	35 Spaces
Lot Area (Gross)	51.30 Ac. (2,234,419 Sq. Ft.)	HC Parking Provided	44 Spaces
Building Area(s)	206,588 sf (Stadium/Event Center)	Total Parking Provided	2482 Spaces
Building Height	53'-0" (Presnbox)	Interior Landscape Required	223,462 Sq. Ft. (10% Site)
Lot Coverage/FAR	9.2% Of Site / 0.09	Interior Landscape Provided	655,100 Sq. Ft. (29% Site)
		Impervious Surface	35.65 Acres (1,552,2914 sf)

Vicinity Map
~not to scale~

SITE PLAN

McKINNEY I.S.D.
DISTRICT STADIUM

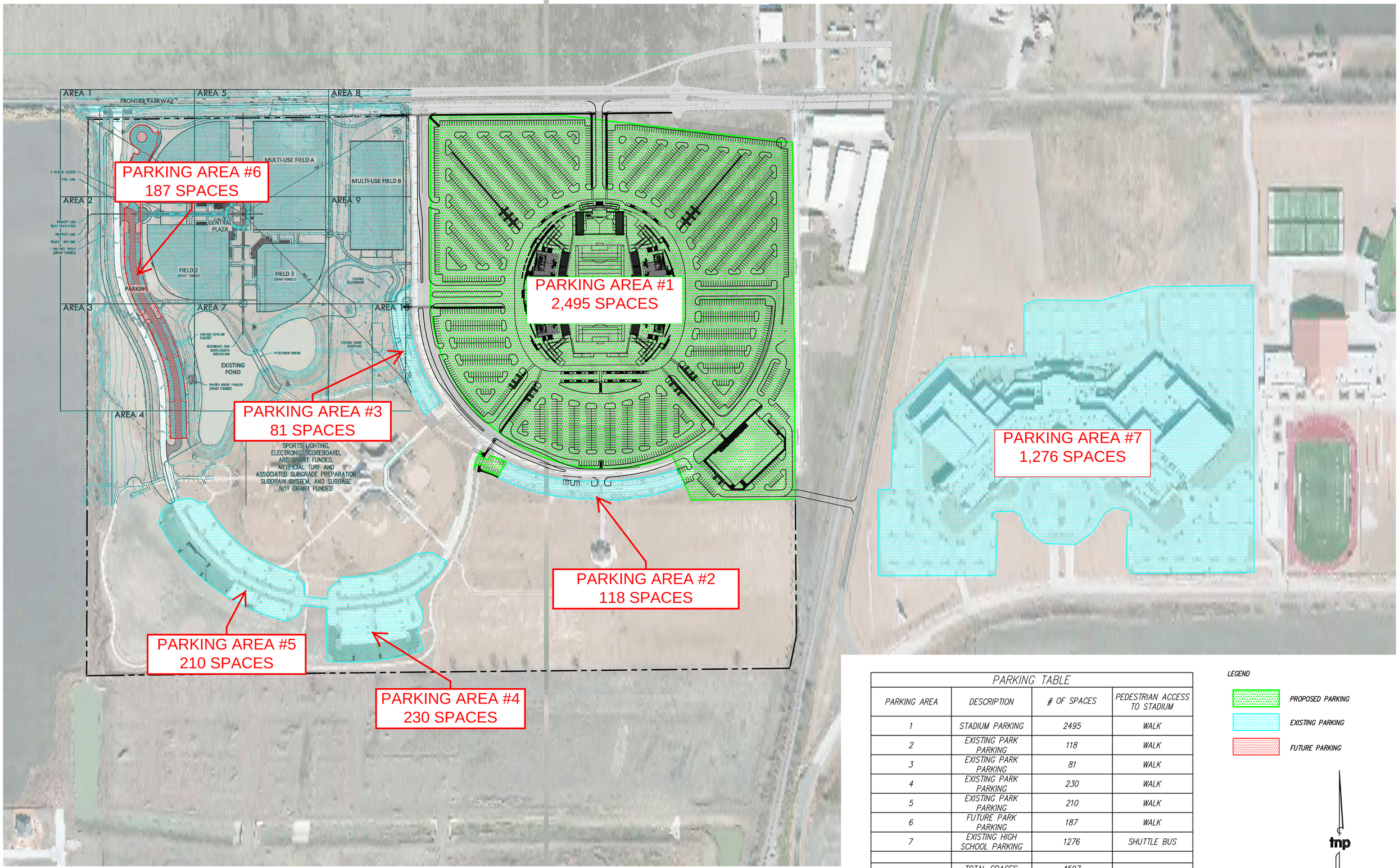
JOHNATHAN PHILLIPS SURVEY ~ ABST. 719

McKINNEY, COLLIN COUNTY, TEXAS

Owner
McKinney ISD
One Duvall Street
McKinney, Texas 75069
Telephone 469 302.4000

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359–1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200



PARKING TABLE			
PARKING AREA	DESCRIPTION	# OF SPACES	PEDESTRIAN ACCESS TO STADIUM
1	STADIUM PARKING	2495	WALK
2	EXISTING PARK PARKING	118	WALK
3	EXISTING PARK PARKING	81	WALK
4	EXISTING PARK PARKING	230	WALK
5	EXISTING PARK PARKING	210	WALK
6	FUTURE PARK PARKING	187	WALK
7	EXISTING HIGH SCHOOL PARKING	1276	SHUTTLE BUS
	TOTAL SPACES	4597	

LEGEND

- PROPOSED PARKING
- EXISTING PARKING
- FUTURE PARKING

GRAPHIC SCALE
150 0 75 150 300

STADIUM PARKING EXHIBIT

tnp
teague nall & perkins
17304 Preston Road, Suite 1340
Dallas, Texas 75252
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

July 26, 2017
tnp project number HUC16326

Drawing: Q:\Projects\HUC16326\CAD\Support\VAP\2017 07 25 offsite parking exhibit.dwg at Jul 26, 2017 - 12:02pm by Jonathan_P
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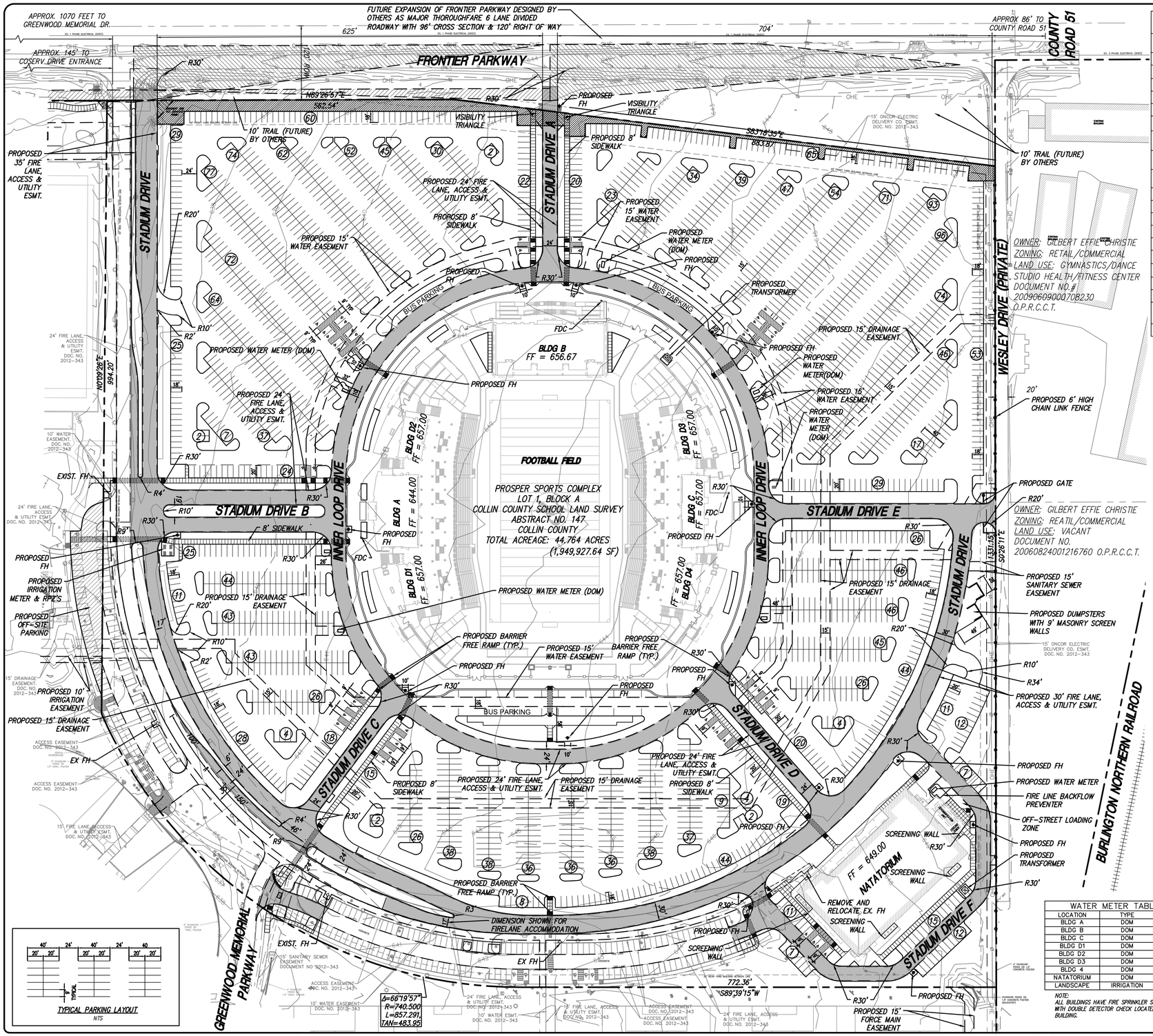


SITE DATA SUMMARY	
ZONING:	PD-83 PISD SPORTS COMPLEX PLANNED DEVELOPMENT
PROPOSED USE:	ATHLETIC STADIUM, NATATORIUM
LOT AREA:	44.76 ACRES (1,949,927.64 SF)
BUILDING AREA	91,245 SF
BUILDING HEIGHT	VARIES
LOT COVERAGE:	1.70 ACRES
FLOOR AREA RATIO:	0.05:1
LANDSCAPE AREA REQUIRED	37,035 SF
LANDSCAPE AREA PROVIDED	37,035 SF
TOTAL PARKING REQUIRED:	*
NEW PROPOSED PARKING	2,419 SPACES
PISD & TOWN JOINT USE PARKING	165 SPACES
OFF-SITE PARKING	40 SPACES
AVAILABLE PARK PARKING	660 SPACES
TOTAL PARKING	3,284 SPACES
HANDICAP PARKING REQUIRED	39 SPACES (7 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED	54 SPACES (9 VAN ACCESSIBLE)
IMPERVIOUS AREA:	33.26 ACRES
TOTAL OPEN SPACE REQUIRED: (MIN. 7% OF LOT AREA)	3.13 ACRES
TOTAL OPEN SPACE PROVIDED:	REFER TO OPEN SPACE PLAN

* REFER TO THE INTERGOVERNMENTAL JOINT USAGE AGREEMENT BETWEEN THE TOWN OF PROSPER AND PISD.

SITE PLAN NOTES:

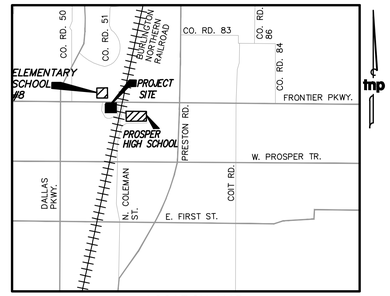
ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
8. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
9. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
10. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
11. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
12. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
13. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
14. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
15. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING DEPARTMENT.
16. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
17. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
18. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
19. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.

FEMA NOTE:
BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN' AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48085C0120J, EFFECTIVE DATE OF JUNE 2, 2009, FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. NO 100-YEAR FLOODPLAIN EXISTS ON THIS SITE.

WATER METER TABLE		
LOCATION	TYPE	SIZE
BLDG A	DOM	4"
BLDG B	DOM	4"
BLDG C	DOM	2"
BLDG D1	DOM	4"
BLDG D2	DOM	4"
BLDG D3	DOM	4"
BLDG 4	DOM	4"
NATATORIUM	DOM	4"
LANDSCAPE	IRRIGATION	2"

NOTE:
ALL BUILDINGS HAVE FIRE SPRINKLER SYSTEM WITH DOUBLE DETECTOR CHECK LOCATED IN BUILDING.



LOCATION MAP
NTS

BUILDING DATA			
NAME	USE	TOTAL AREA	HEIGHT
BUILDING "A"	PRESS BOX 1	3,416 SF	PARAPET TOP 98'-0"
	PRESS BOX 2	3,416 SF	
	ADMINISTRATION	8,546 SF	SCREENING TOP 104'-0"
	CONCESSIONS	4,314 SF	
BUILDING "B"	FIELD HOUSE AND BANQUET HALL	10,545 SF	35'-0"
	LOCKER ROOMS	14,417 SF	
BUILDING "C"	CONCESSIONS	4,314 SF	27'-0"
BUILDING "D1"	RESTROOM	2,237 SF	17'-0"
BUILDING "D2"	RESTROOM	2,237 SF	17'-0"
BUILDING "D3"	RESTROOM	2,237 SF	17'-0"
BUILDING "D4"	RESTROOM	2,237 SF	17'-0"
NATATORIUM	NATATORIUM	33,329 SF	35'-0"
TOTAL	VARIES	91,245 SF	VARIES

LEGEND
- PROPOSED 24' FIRE LANE, ACCESS & UTILITY ESMT.
- PROPOSED OFFSITE PARKING

OWNER/APPLICANT:
PROSPER INDEPENDENT SCHOOL DISTRICT
605 E. 7TH STREET
PROSPER, TEXAS 75078
P 972.346.3316

ENGINEER:
TNP, INC.
CONTACT: CHRIS SCHMITT, P.E.
214.461.9867 PH 214.461.9864 FX 825 WATTERS CREEK BOULEVARD, SUITE M300
ALLEN, TEXAS 75013

ARCHITECT:
HUCKABEE, INC.
CONTACT: JOE TREMBLAY
972.292.7670 PH 214.785.2965 FX
1755 WITTINGTON PLACE, SUITE 100
FARMERS BRANCH, TEXAS 75234

SURVEYOR:
TNP, INC.
CONTACT: TODD TURNER
940.205.4411 PH
1517 CENTRE PLACE DRIVE, SUITE 320
DENTON, TEXAS 76205

LANDSCAPE ARCHITECT:
TNP, INC.
CONTACT: BILL SMITH, RLA
817.336.5773 PH 817.928.6091 FX
5237 N. RIVERSIDE DR., SUITE 100
FORT WORTH, TEXAS 76137

GRAPHIC SCALE
80 0 40 80 160

PROSPER SPORTS COMPLEX
LOT 1, BLOCK A
COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 147
COLLIN COUNTY
TOTAL ACREAGE: 44.764 ACRES

SITE PLAN
PROSPER STADIUM
TOWN PROJECT NUMBER: XXX-XXXX
PREPARED: JANUARY 8, 2018

no.	revision	by	date

Prosper Independent School District

scale
when bar is 1 inch long
horiz 1"=80'
vert N/A
JAN 2018

tnp
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Firm No. F-230
TBPLS Firm No. 100116-00
TBPLS Firm No. 100116-01
www.tnpinc.com

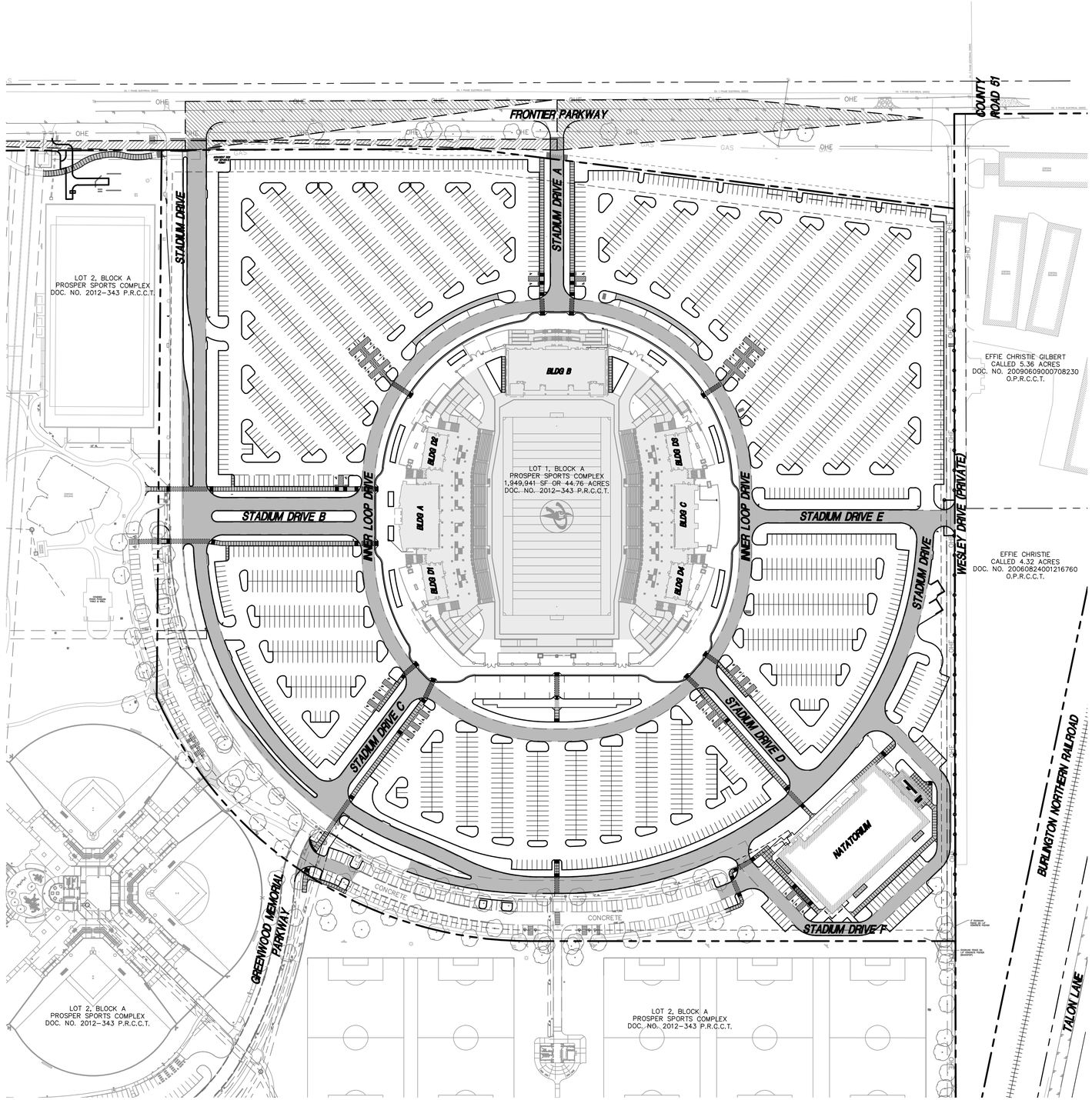
Town of Prosper PD# Z17-0008
Town of Prosper PSP# D17-0054 SP# D18-0005

STATE OF TEXAS
CHRISTOPHER L. SCHMITT
91150
LICENSED PROFESSIONAL ENGINEER
Jan. 19, 2018

Prosper, Texas
Prosper Independent School District
New Stadium
TOWN SITE PLAN

tnp project HUC16326
sheet C1.21

Drawing: Q:\Projects\HUC16326\CAD\Sheets\16326_TOWN SITE PLAN.dwg at Jan 21, 2018-11:16pm by George_S
Layout: C1.21 PRELIMINARY SITE PLAN



CAUTION!
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS ONE-CALL SYSTEM AT 1-800-245-4545 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

SHEETS NOTES:

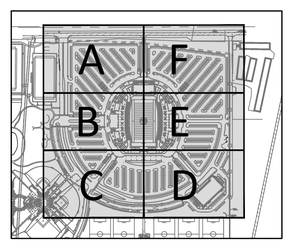
1. *REFER TO SHEETS C1.03 FOR GENERAL PROJECT NOTES*
2. *PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR SHALL CONFIRM THE ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY*
3. *REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS*
4. *CONTRACTOR SHALL VERIFY REQUIRED HORIZONTAL AND VERTICAL CLEARANCES FOR THE DEHUMIDIFICATION UNIT PRIOR TO INSTALLATION; DESIGNED CLEARANCES PROVIDE FOR 36" MINIMUM HORIZONTAL CLEARANCE AND 96" OF VERTICAL CLEARANCE*
5. *REFER TO SITE LIGHTING PLANS FOR EXACT LIGHTING LOCATIONS AND DETAILS; CONTRACTOR SHALL COORDINATE CIVIL, LANDSCAPE ARCHITECT, AND MEP PLANS – PARTICULARLY AROUND THE STADIUM – WHERE MANY FIXTURES MUST BE CENTERED AROUND AND BETWEEN TREES; ROUTE UNDERGROUND CONDUIT TO AVOID TREE ROOT BALLS*
6. *ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED*
7. *HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS*
8. *CONTRACTOR SHALL REFER TO PAVEMENT MARKINGS SPECIFICATION FOR PARKING LOT STRIPING OF THE PARKING SPACES*
9. *SIDEWALK ALONG FRONTIER PARKWAY WILL BE INSTALLED AS PART OF THE FRONTIER PARKWAY IMPROVEMENTS PROJECT.*
10. *CONTRACTOR SHALL REFERENCE ARCHITECTURAL MASTER PLAN FOR THE MAIN CONCOURSE FOR DELINEATION OF DESIGN RESPONSIBILITIES FOR THE STADIUM BUILDINGS AND ASSOCIATED BUILDING ELEMENTS. REFER TO TNP PLANS FOR CIVIL AND LANDSCAPING DESIGN ELEMENTS ONLY. CONTRACTOR SHALL VERIFY PLAN SETS CORRELATE PRIOR TO COMMENCING WORK WITHIN THE STADIUM FOOTPRINT AND NOTIFY CONSULTANTS OF ANY DISCREPANCIES*
11. *CONTRACTOR TO REFER TO DESIGN PLANS BY FALKOFSKE ENGINEERING FOR STRUCTURAL ELEMENTS*

SITE PLAN LEGEND

- PROPOSED WHITE STRIPING
- PROPOSED FIRE LANE
- PROJECT ELEMENTS DESIGNED BY OTHERS
- PROPOSED CONCRETE FIRE LANE
- PROPOSED STREET SIGNS
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SAN SEWER MANHOLE
- EXISTING 36" RCP
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN JUNCTION BOX
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED STORM DRAIN INLET

tnp

GRAPHIC SCALE
100 0 50 100 200



KEYPLAN
SCALE 1"=600'

no.	revision	by	date

Prosper Independent School District

scale
when bar is 1 inch long
horiz 1"=100'
vert N/A
JAN 2018

tnp
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Firm No. F-230
TBPLS Firm No. 100116-00
TBPLS Firm No. 100116-01
www.tnpinc.com

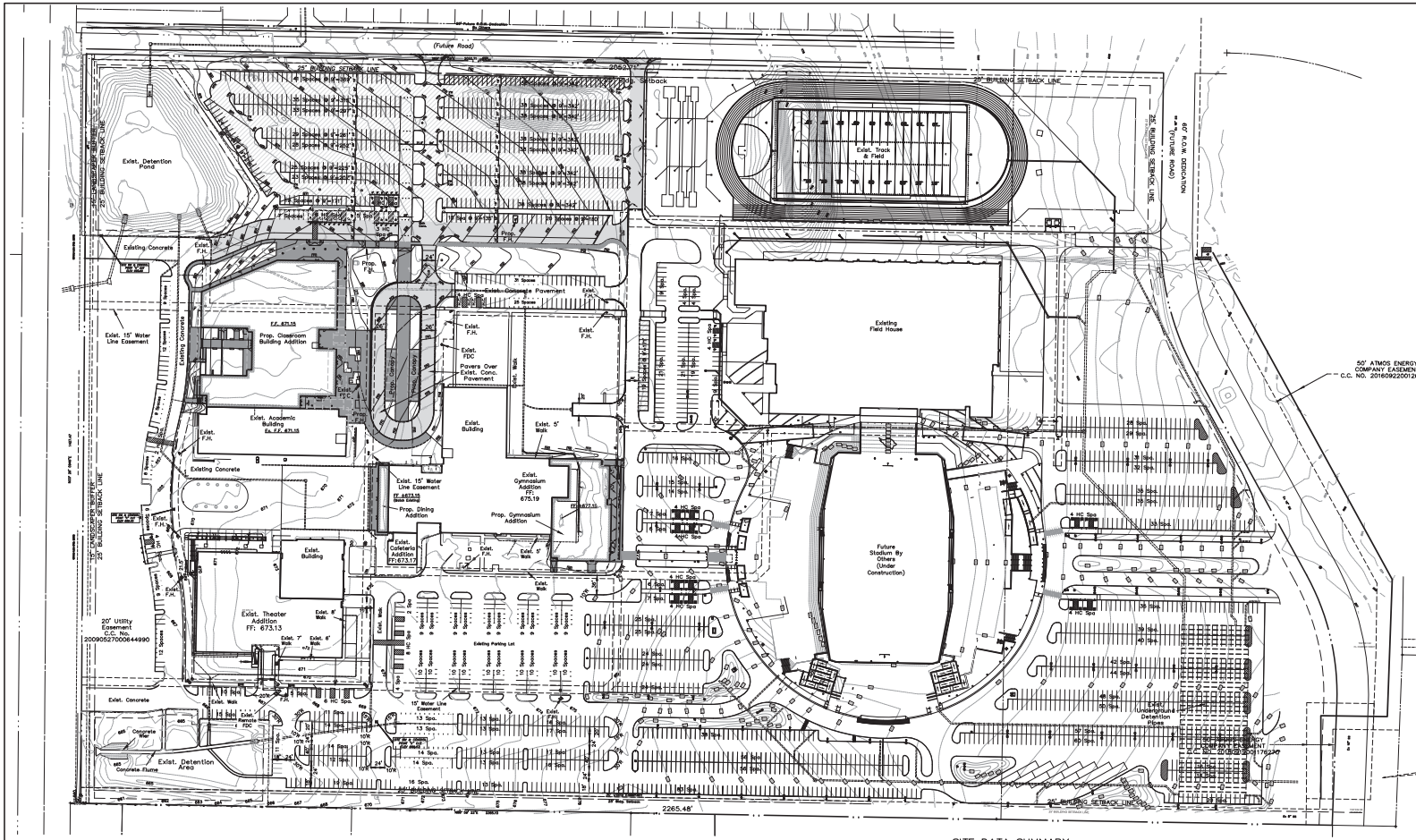
Town of Prosper PD# Z17-0008
Town of Prosper PSP# D17-0054 SP# D18-0005

STATE OF TEXAS · CHRISTOPHER L. SCHMITT · 91150 · LICENSED PROFESSIONAL ENGINEER
Jan. 19, 2018

Prosper, Texas
Prosper Independent School District
New Stadium
OVERALL SITE PLAN

tnp project HUC16326
sheet C1.22

Drawing: G:\Projects\HUC16326\CAD\Sheets\16326_SITE PLAN.dwg at Jan 21, 2018 - 11:17pm by George...S
Layout: C1.22 OVERALL SITE PLAN



Owner
Melissa Independent School District
1904 Cooper Street
Melissa, Texas 75454
Telephone 972 837-2411

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Robert Morse
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surdukan Surveying, Inc.
Firm No. 10069500
Attn: David Surdukan
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

LEGEND

- Proposed Concrete (Fire Lane)
- Proposed Concrete (Parking)
- Proposed Sidewalk
- F.H. Fire Hydrant
- BFR Barrier Free Ramp
- Existing Contours
- Proposed Contours

PARKING REQUIREMENTS BASED ON STUDENT CAPACITY

School	Parking Ratio	Parking Required	Parking Provided
Classrooms (3,500 Max Students)	1:(3.3 Students)	1,061	2,502
Auditorium/Gymnasium	1:(4 Seats)	668	2,502
Assuming Non-Simultaneous Use Of Classrooms & Auditoriums. (Using The Higher Of The Two Calculations)	Auditorium 1:(4 Seats)	668	2,502

* MISD Recieved City Council approval for parking count at the regularly scheduled City Council meeting on 23 April 2019.

ZONING REGULATIONS

	Required (C2)	Actual
Lot Area (Sq. Ft.)	None	(3,157,272sf)
Minimum Lot Width (Sq. Ft.)	None	2405'
Minimum Lot Depth (Sq. Ft.)	None	1467'
Front Yard Setback (Ft.)	20'	25'
Side Yard Setback (Ft.)/Interior lot	10'	25'
Side Yard Setback (Ft.)/corner lot	25'	25'
Rear Yard Setback (Ft.)	20'	25'
Maximum Height (Stories or Ft.)	100'	73.4'
Maximum Lot Coverage (%)	50%	5%
Minimum Dwelling Size (Sw. Ft.)	None	NA

SITE DATA SUMMARY

Zoning	C2
Proposed Use	High School
Lot Area	72.481 Ac (3,157,272.36sf)
Academic Building – Existing Area:	24,744 SF
– Max Height:	73.0'
Theater – Existing Area:	54,552 SF
– Max Height:	73.4'
Gymnasium/Cafeteria – Existing Area:	62,868 SF
– Max Height:	38.0'
Proposed Classroom Addition – Area:	216,551 SF (74,170 First Floor)
– Max Height:	94'
Proposed Gymnasium Addition – Area:	18,854 SF
– Max Height:	36.0'
Proposed Dining Addition – Area:	2,565 SF
– Max Height:	22.0' (Existing roof to remain)
Lot Coverage (Proposed):	3.0% (95,589sf/3,157,272.36sf)
Floor Area Ratio (Proposed):	.075:1 (237,970/3,157,272.36)
Parking Tabulations	
Total Parking Required:	1,061 Spaces
Exist. Parking Provided:	1,862 Spaces
Prop. Parking Provided:	640 Spaces
Total Parking Provided:	2,502 Spaces
HC Parking Required:	36 Spaces
HC Parking Provided:	53 Spaces

ACCEPTED FOR CONSTRUCTION

CITY ENGINEER DATE
CITY OF MELISSA, TEXAS

PLANNING DIRECTOR DATE
CITY OF MELISSA, TEXAS

General Purpose: (AG Zoning)
This district is intended to apply to land situated on the fringe of an urban area and used for agricultural purposes, which may become developed as an urban area in the future. Generally, the land in an Agricultural District may be appropriate for development; therefore, the agricultural activities conducted in the Agricultural District should not be detrimental to urban land uses. The types of uses and the area of intensity of the use permitted in this district are intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

FINAL SITE PLAN

MELISSSA HIGH SCHOOL PHASE 3

Block 1, Lot 1 NEW MELISSA HIGH SCHOOL ADDITION
72.48 Acres Situated In The
D.E.W. BABB SURVEY ~ ABST. 33
MELISSA, COLLIN COUNTY, TEXAS

Proposed Use: High School
Existing Zoning: C2
Proposed Zoning: C2
Scale: 1"=100'
May 3, 2022

CS-01

MELISSA SCHOOLS

Coach Kenny Deel Stadium

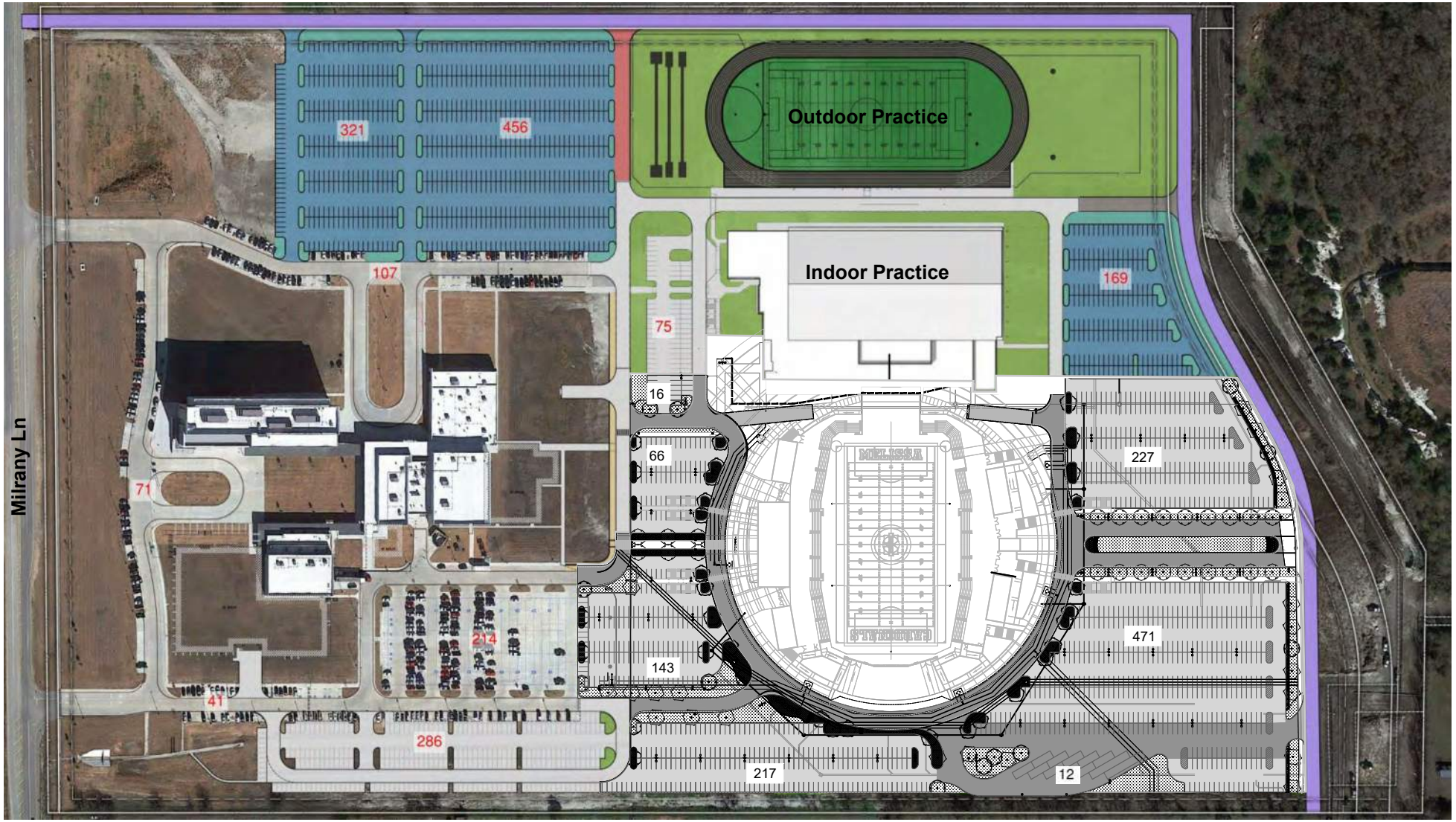
Melissa ISD

Parkhill

SITE PLAN

Legend

- Planted Area
- Fire lane Existing
- Future Street
- Pedestrian Zone
- Stadium Parking
- Fire lane Proposed
- Overflow or Future Parking



Seating Capacity -	10,000
Parking Spaces Provided -	1,954
Overflow Parking -	546
PARKING RATIO -	(1:5.12)
PARKING RATIO w/ overflow	(1:4)

MELISSA SCHOOLS

Melissa ISD - Coach Kenny Deel Stadium

Parkhill

STADIUM FACTS

The stadium will house dozens of high school and middle school football and soccer games every year, plus provide a venue for bands, drill teams and cheerleaders.

The stadium and water park area encompasses 57 acres.

To build the stadium, it took 160,000 man hours, 300,000 cubic yards of dirt was excavated 35,000 cubic yards of concrete was poured.

HOME PARKING:

-EAST BOUND LOOP 288

-Exit 428

-Turn left under bridge

-Enter Loop 288 West Bound

-Exit and turn right at Stuart Lane

-Enter parking lot at Entrance 3 or 4

-WEST BOUND LOOP 288

-Exit Stuart Lane

-Enter parking lot at Entrance 3 or 4

VISITOR PARKING:

-EAST BOUND LOOP 288

-Exit 428

-Turn left (North) on 428

-Turn left onto Long Road

-Enter parking lot at Entrance 1 or 2

-WEST BOUND LOOP 288

-Exit 428

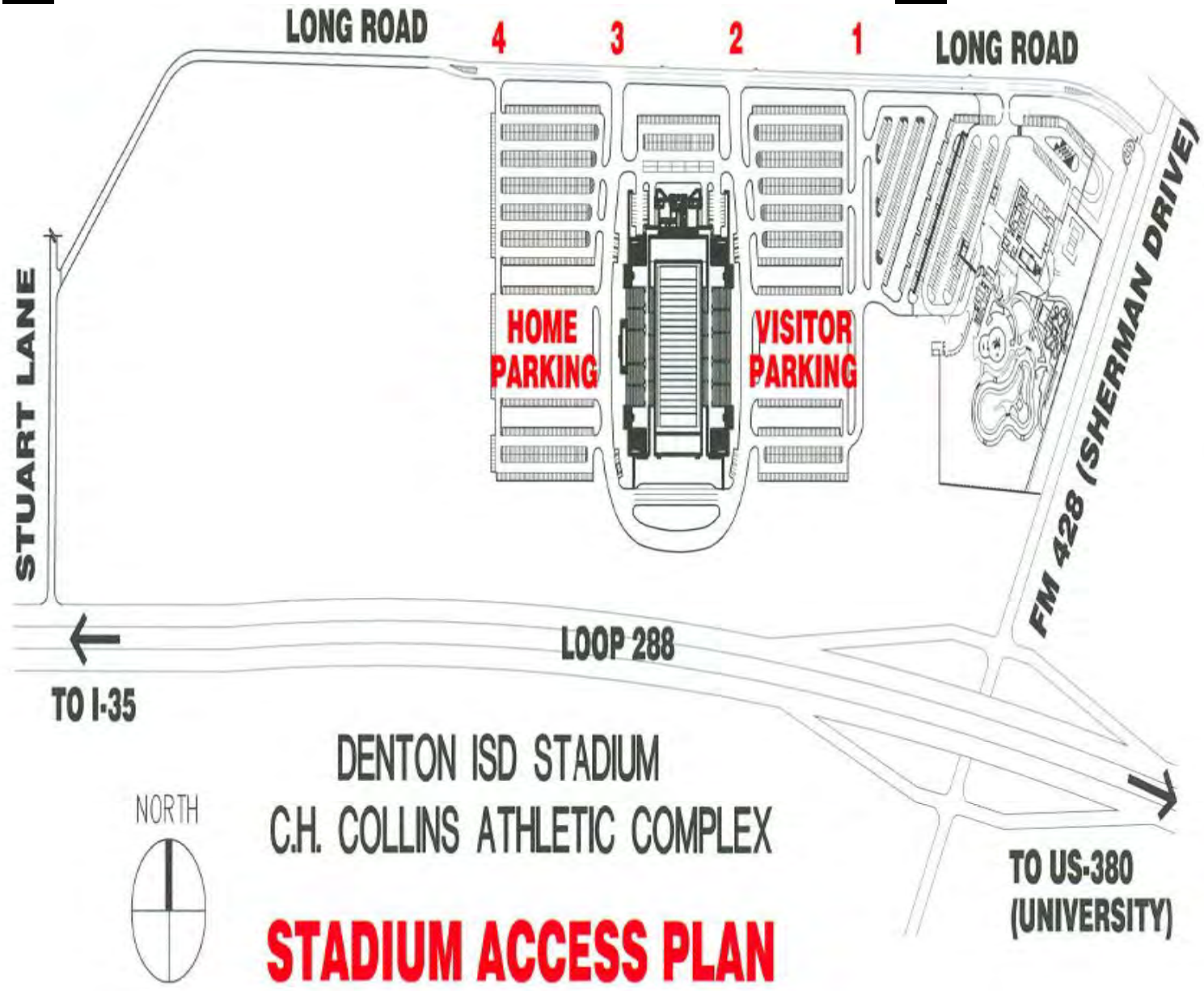
-Turn Right (North) on 428

-Turn left onto Long Road

-Enter parking lot at Entrance 1 or 2

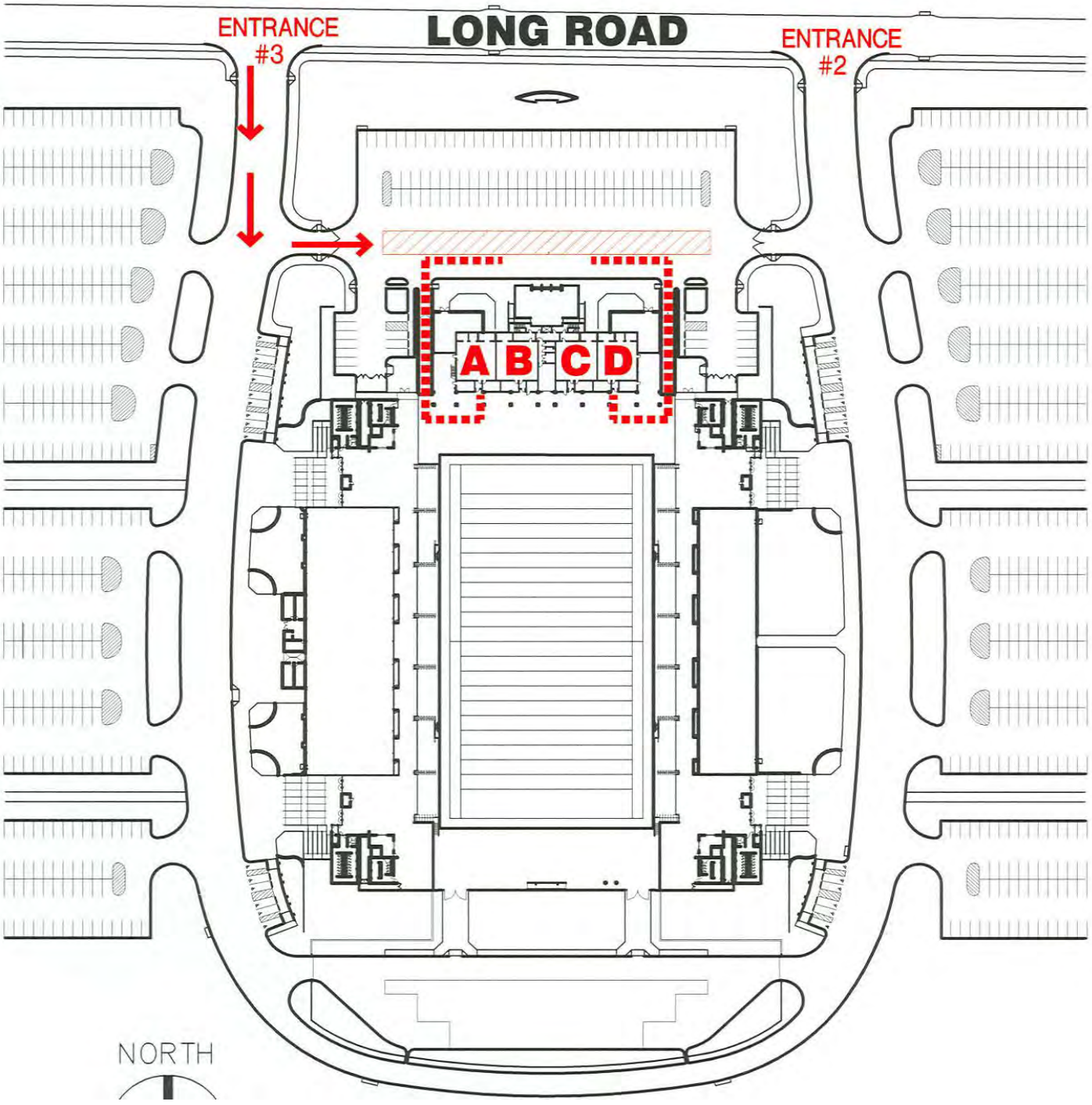
HOME PARKING SHALL EXIT TO THE WEST TO LOOP 288 VIA LONG ROAD TO STUART LANE

VISITOR PARKING SHALL EXIT TO THE EAST TO FM 428 VIA LONG ROAD



Home and Visiting Teams will enter off Long Road at Entrance #3.
Both the Home and Visiting Teams will park in area on the north side of the fieldhouse.
Home Teams will use dressing room A and/or B.
Visiting Teams will use dressing room C and/or D.

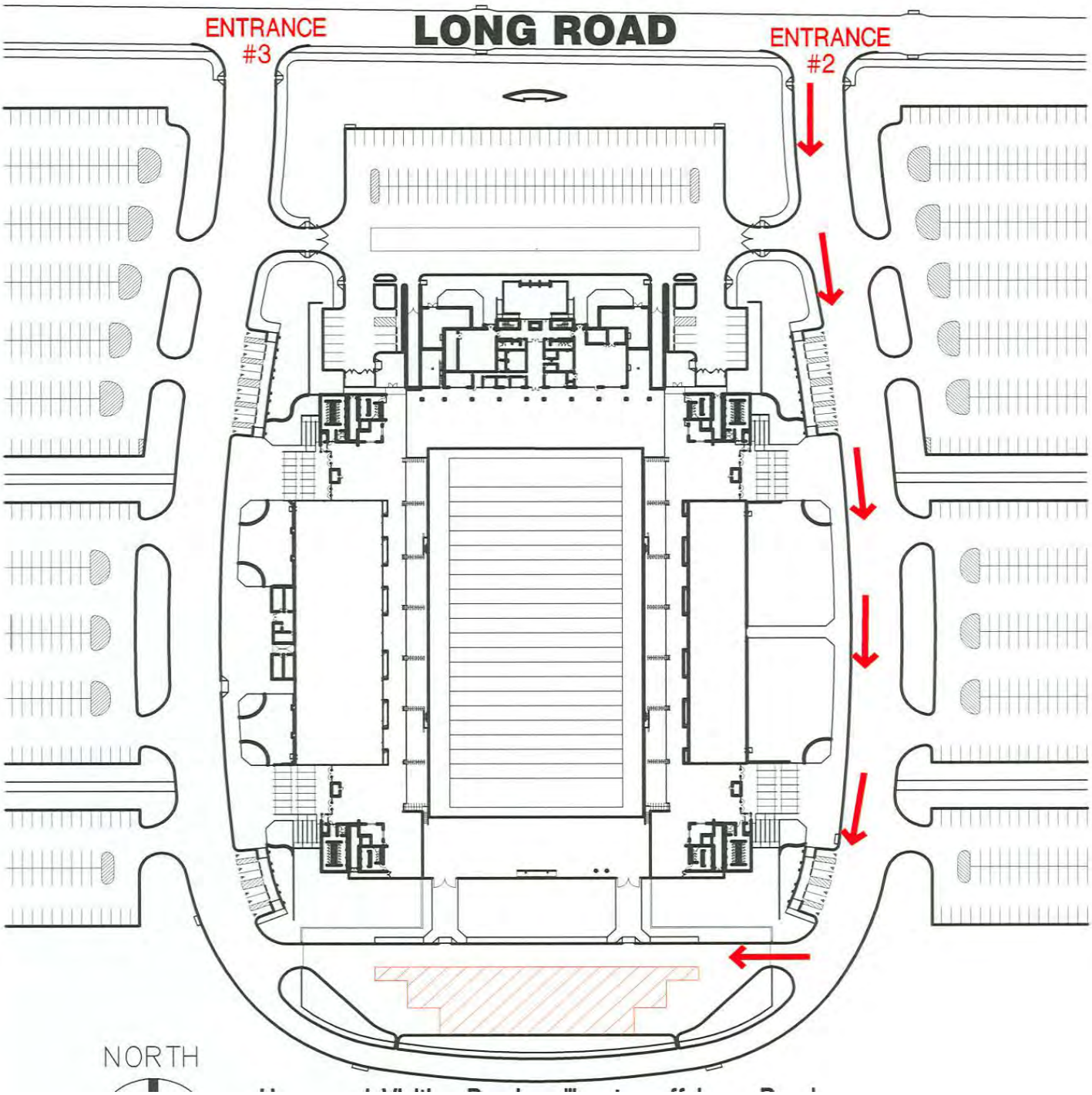
DENTON ISD STADIUM
C.H. COLLINS ATHLETIC COMPLEX
TEAM PARKING



Home Bands will enter off Long Road at Entrance #2.
Visiting Bands will enter at Entrance #3.
This has both the Home and Visiting buses headed in the direction that they will be leaving the stadium after the game.

DENTON ISD STADIUM
C.H. COLLINS ATHLETIC COMPLEX

BAND PARKING



STADIUM INFORMATION

1500 Long Road
Denton, TX 76207

Athletic Administration

Director of Athletics: Joey Florence
Manager of Athletic Services: David Thomas
Athletic Business Manager: Martha Crep
Athletic Secretary: Gladys St. John

Contact Information

Phone: (940)369-0069
Fax: (940)369-4976

High School Administration

Denton High School:
Dan Ford – Principal (940)369-2000
Kevin Atkinson – Athletic Coordinator/Head Football Coach (940)369-2098

Billy Ryan High School:
Vernon Reeves – Principal (940)369-3000
Dave Henigan – Athletic Coordinator/Head Football Coach (940)369-3100

Guyer High School:
Shaun Perry – Principal (940)369-1000
John Walsh – Athletic Coordinator/Head Football Coach (940)369-1100

Stadium Seating

- The stadium seats a total of 12,000.
- The home side grandstands seat 6,000, including 932 reserve chair back seats.
- The visitor side grandstands seat 6,000, including 932 bench back seats.
- Wheelchair accessibility and viewing are on both sides.

Playing Surface

- The field is a “Real Grass” artificial playing surface. Replaced May 2013.
- Excellent drainage provides a great surface in all weather conditions.

Scoreboard and Sound System

- The field features a 36” x 40” scoreboard.
- The scoreboard has a high resolution 11” x 15” Active Area (12” x 16”) instant replay/graphics screen.
- The stadium has a state of the art sound system that is equipped to play cassettes and CDs.

Fieldhouse

- The fieldhouse is 22,000 Sq. Ft.
- The fieldhouse houses all DISD Athletic offices.
- A 400 Sq. Ft. conference room is available with a maximum seating capacity of 20.
- A 2,100 Sq. Ft. banquet room is available with a maximum seating capacity of 150 for a Banquet and 225 for a Lecture.
- Visit the DISD Athletic Hall of Fame Room.
- Home and visitor dressing rooms are 4,000 Sq. Ft.
- Each dressing room has 100 lockers.
- Separate Coaches meeting rooms and training rooms are provided in each dressing room.
- Dressing rooms have the ability to be divided into 2/100 locker rooms or 4/50 locker rooms for double-header events.

Press Box

- Press Box is 6,000 Sq. Ft. (3 Levels and 1 Elevator)
- Press/Scout area on 3rd floor seats 19 with laptop connections provided.
- Visitor Coaches booth on 3rd floor seats nine.
- Visitor radio booth on 3rd floor seats four with one telephone line provided.
- Home Coaches booth on 3rd floor seats nine.
- Home radio booth on 3rd floor seats four with two telephone lines provided.
- Snack bar with refreshments provided on 3rd floor.
- Video balcony is located on the 4th floor.
- Two VIP/Guest booths on the 4th floor seats 22 and has its own snack bar with refreshments.

Concession Stands and Restrooms

- There are four concession stands located at the four corners of the stadium – 2,800 Sq. Ft. each.
- Men/Women restroom facilities located at each concession stand.
- All concession revenues are retained by DISD.

Entry Gates

- There are four entry gates/ticket booths located at each corner of the stadium.
- North/West ticket booths are located on home (Press box) side.
- South/East ticket booths are located on visitor side.

Parking

- The stadium has 2,150 parking spaces – 250 extra parking adjacent to stadium.
- There are 32 Handicap parking spaces beside the ticket booths.
- There are 29 bus parking spaces for team and support groups.

Rental Fee

- The rental fee is $4,000 for 5A or 6A schools. The $4,000 price includes Pro Star Video Replay.
- The rental fee is $3,000 for 1A, 2A, 3A, or 4A schools with no Pro Star or $3,500 with Pro Star.
- NOT INCLUDED IN RENTAL FEE: Security, traffic control officers, on site ambulance, or officials' fees.

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:

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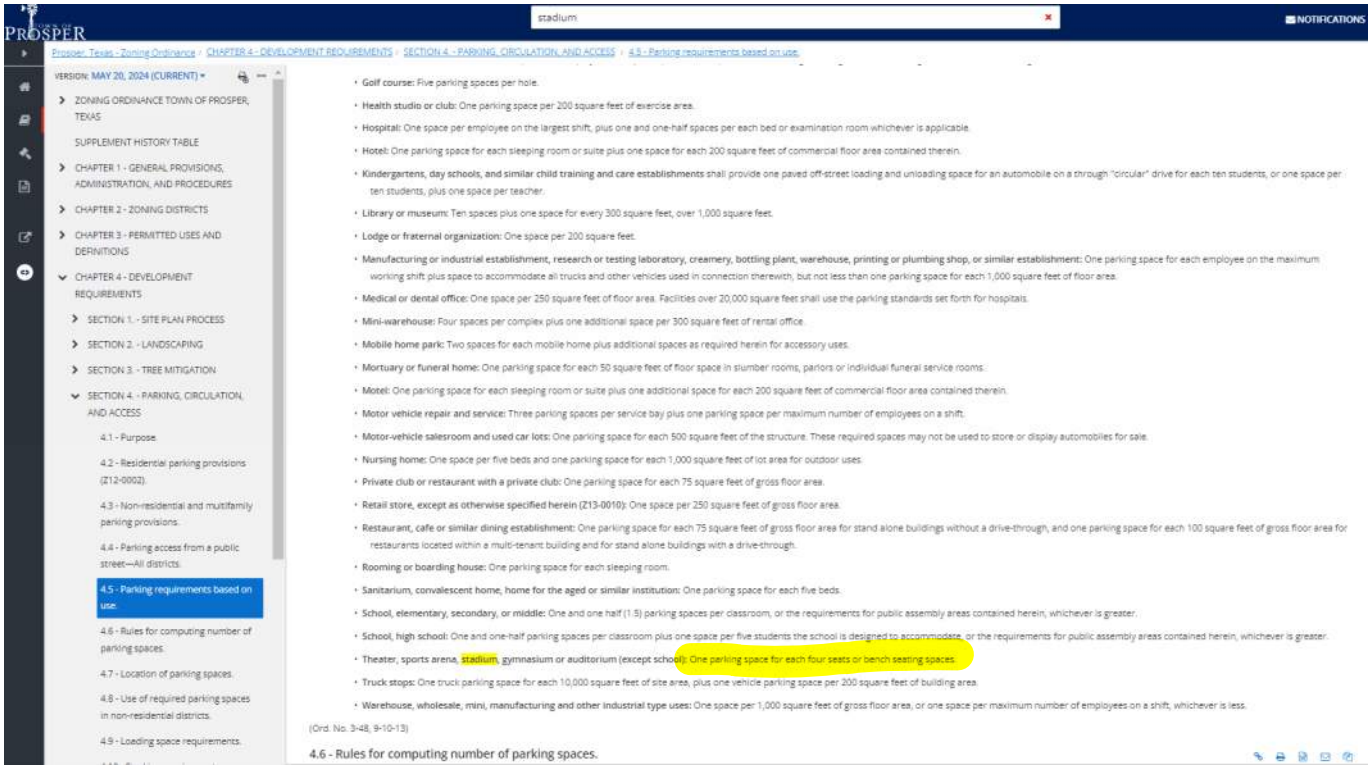
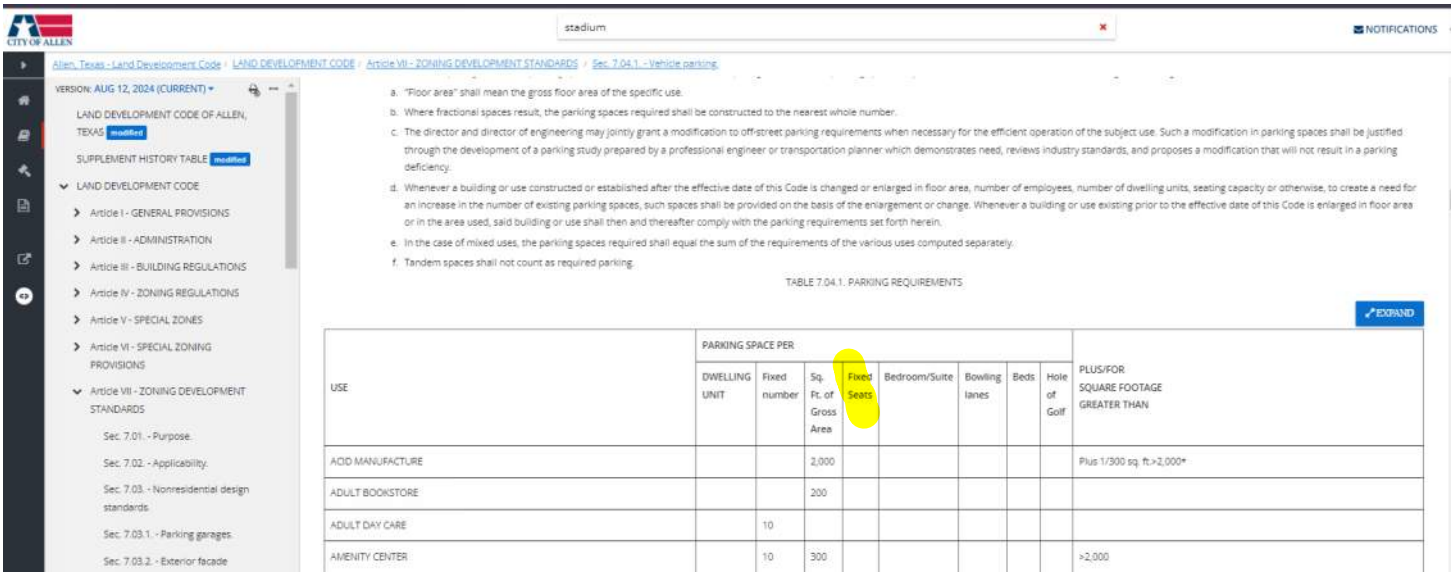
Table 2-39: Minimum Vehicle Parking and Stacking Requirements

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.


stadium
NOTIFICATIONS
Prosper, Texas - Zoning Ordinance › CHAPTER 4 - DEVELOPMENT REQUIREMENTS › SECTION 4. - PARKING, CIRCULATION, AND ACCESS › 4.5 - 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 DEFINITIONS
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 (Z12-0002).
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.
Kindergartens, 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 (Z13-0010): 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 school): 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.



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	
ACID 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						

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

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

VERSION: MAY 3, 2024 (CURRENT)

- CITY OF MELISSA, TEXAS
- SUPPLEMENT HISTORY TABLE modified
- CHAPTER 1 - GENERAL PROVISIONS
- CHAPTER 2 - ANIMAL CONTROL
- CHAPTER 3 - BUILDING AND CONSTRUCTION
- CHAPTER 4 - BUSINESS & COMMERCE
- CHAPTER 5 - FIRE PROTECTION
- CHAPTER 6 - HEALTH AND SANITATION
- CHAPTER 7 - OFFENSES AND NUISANCES
- CHAPTER 8 - PERSONNEL AND ADMINISTRATION
- CHAPTER 9 - SUBDIVISIONS
- CHAPTER 10 - TRAFFIC CONTROL
- CHAPTER 11 - UTILITIES & SOLID WASTE
- CHAPTER 12 - PLANNING AND ZONING
  - ARTICLE 12.100 - PLANNING AND ZONING COMMISSION
  - ARTICLE 12.200 - ZONING BOARD OF ADJUSTMENT
  - ARTICLE 12.300 - ZONING ORDINANCE ADOPTED
- CHAPTER 13 - IMPACT FEES
- CHAPTER 14 - PARKS AND RECREATION
- APPENDIX A - MELISSA FEE SCHEDULE
- CODE COMPARATIVE TABLE ORDINANCES modified

(1) This standard does not apply to restaurants conforming to Subsection 22.8 (Parking Requirement Based on Use) (a) (Off-Street Parking Requirements, (42)(c) (Retail (Shopping Center).

(c) *Outdoor Seating Areas.* Outdoor seating areas (may be covered, but not enclosed) under five hundred (500) square feet do not have an additional parking requirement. If greater than five hundred (500) square feet, one (1) parking space for each one hundred (100) square feet of gross floor area.

(42) *Retail.*

(a) *General Retail.* One (1) space per two hundred (200) square feet of gross floor area.

(b) *Retail (big box, wholesale, furniture store, etc.).* One (1) space per two hundred fifty (250) square feet of gross floor area.

(c) *Retail (Shopping Center).* One (1) space per two hundred fifty (250) square feet of gross floor area for shopping centers between one hundred thousand (100,000) and five hundred thousand (500,000) square feet. Regardless of use breakdown, parking overflow amongst uses/lots is permitted.

(d) *Retail (over 500,000 square feet).* One (1) space per two hundred (200) square feet of gross floor area.

(43) *Sanitarium, Convalescent Home, Home for the Aged or Similar Institution.* One (1) parking space for each five (5) beds.

(44) *School, Elementary, Secondary or Middle (Kindergarten through Eighth (8th) Grade) (Public or Private).* One (1) parking space per seventeen (17) students.

(a) The total number of students shall be determined by taking the square footage of standard classrooms divided by twenty (20), plus the square footage of special classrooms, such as art, laboratories, drama, band and vocational rooms, divided by fifty (50).

(45) *School, High School (Ninth (9th) through Twelfth (12th) Grade) (Public or Private).* One (1) parking space per three and three-tenths (3.3) students. (The total number of students shall be determined by taking the square footage of standard classrooms divided by twenty (20), plus the square footage of special classrooms, such as art, laboratories, drama, band and vocational rooms, divided by fifty (50)).

(46) *Theater, Sports Arena, Stadium, Gymnasium or Auditorium.* One (1) parking space for each four (4) seats or bench seating spaces.

(47) *Truck Stops.* One (1) truck parking space measuring seventy-five (75) feet by twelve (12) feet for each ten thousand (10,000) square feet of site area plus one (1) vehicle parking space per two hundred (200) square feet of building area.

(48) *Warehouse, Wholesale, Manufacturing and Other Industrial Type Uses.* One (1) space for one thousand (1,000) square feet of gross floor area.

(49) *Best/Current Practices Parking Ratio.* For uses shown in the Use Chart that have atypical standards or single uses which have varying parking needs depending on the function of that specific single use, an applicant may submit a parking ratio based on best/current planning and transportation practices.

(a) *Best/Current Practices Parking Ratio Application.*

(1) An applicant shall fully cite the sources used to derive the applicant-submitted parking ratio, possible resources include parking standards materials from the Institute of Transportation Engineers (ITE), as amended, or the American Planning Association (APA), as amended.

(2) The Director shall review the applicant submitted parking ratio to confirm best/current planning practices for a use.

(3) The Director shall approve, modify or deny the applicant submitted parking ratio.

(b) *Parking Ratio Determination in Case where no Application is Submitted.*

(1) If the applicant does not submit a parking ratio, then the Director shall determine the parking.

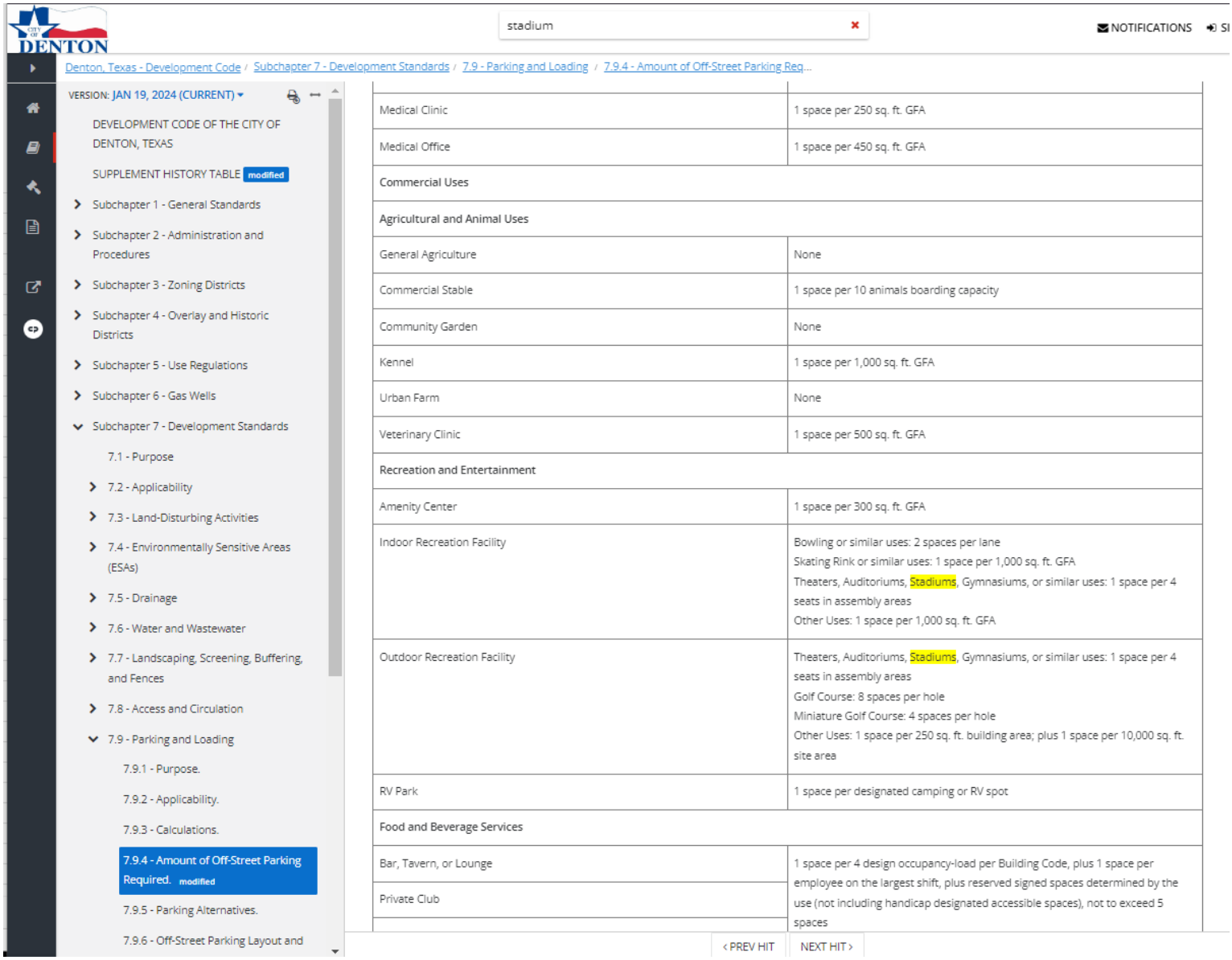
(50) *Conditional Development Standards.* (See specific Conditional Development Standards pertaining to use.)

(b) *Stacking Requirements.*

(1) *Stacking Space Definition.* Stacking spaces provide the ability for vehicles to queue on site prior to receiving a service.

(2) *Stacking Space Size and Location.* A stacking space shall be a minimum of nine (9) feet in width and twenty (20) feet in length and shall not be located within or interfere with any other circulation driveway, parking space, fire lane or maneuvering area.

(3) *Additional Stacking Space Location Criteria.* Stacking spaces shall be provided behind the vehicle bay door, middle of the service window or middle


stadium
NOTIFICATIONS
Denton, Texas - Development Code / Subchapter 7 - Development Standards / 7.9 - Parking and Loading / 7.9.4 - Amount of Off-Street Parking Req...
VERSION: JAN 19, 2024 (CURRENT)
DEVELOPMENT CODE OF THE CITY OF DENTON, TEXAS
SUPPLEMENT HISTORY TABLE modified
Subchapter 1 - General Standards
Subchapter 2 - Administration and Procedures
Subchapter 3 - Zoning Districts
Subchapter 4 - Overlay and Historic Districts
Subchapter 5 - Use Regulations
Subchapter 6 - Gas Wells
Subchapter 7 - Development Standards
7.1 - Purpose
7.2 - Applicability
7.3 - Land-Disturbing Activities
7.4 - Environmentally Sensitive Areas (ESAs)
7.5 - Drainage
7.6 - Water and Wastewater
7.7 - Landscaping, Screening, Buffering, and Fences
7.8 - Access and Circulation
7.9 - Parking and Loading
7.9.1 - Purpose.
7.9.2 - Applicability.
7.9.3 - Calculations.
7.9.4 - Amount of Off-Street Parking Required. modified
7.9.5 - Parking Alternatives.
7.9.6 - Off-Street Parking Layout and
Medical Clinic
1 space per 250 sq. ft. GFA
Medical Office
1 space per 450 sq. ft. GFA
Commercial Uses
Agricultural and Animal Uses
General Agriculture
None
Commercial Stable
1 space per 10 animals boarding capacity
Community Garden
None
Kennel
1 space per 1,000 sq. ft. GFA
Urban Farm
None
Veterinary Clinic
1 space per 500 sq. ft. GFA
Recreation and Entertainment
Amenity Center
1 space per 300 sq. ft. GFA
Indoor Recreation Facility
Bowling or similar uses: 2 spaces per lane
Skating Rink or similar uses: 1 space per 1,000 sq. ft. GFA
Theaters, Auditoriums, Stadiums, Gymnasiums, or similar uses: 1 space per 4 seats in assembly areas
Other Uses: 1 space per 1,000 sq. ft. GFA
Outdoor Recreation Facility
Theaters, Auditoriums, Stadiums, Gymnasiums, or similar uses: 1 space per 4 seats in assembly areas
Golf Course: 8 spaces per hole
Miniature Golf Course: 4 spaces per hole
Other Uses: 1 space per 250 sq. ft. building area; plus 1 space per 10,000 sq. ft. site area
RV Park
1 space per designated camping or RV spot
Food and Beverage Services
Bar, Tavern, or Lounge
Private Club
1 space per 4 design occupancy-load per Building Code, plus 1 space per employee on the largest shift, plus reserved signed spaces determined by the use (not including handicap designated accessible spaces), not to exceed 5 spaces
‹ PREV HIT
NEXT HIT ›

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

200 SOUTH CROCKETT STREET (Project No. 24-004305)

The request of Grayson County, Texas (Owner), County Judge Bruce Dawsey (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 200 South Crockett Street, concerning the property located at 200 South Crockett Street, consisting of 4.050 acres, being a part of the Samuel Blagg Survey, Abstract No. 56 and being all of Grayson County Justice Center, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay and repeal Ordinance No. 6608.

Background:

The property is located at 200 South Crockett Street between West Lamar Street and West Cherry Street. The owner is requesting a Site Plan and Specific Use Permit to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay and repeal Ordinance No. 6608.

The County received approval for an SUP for a jail in Ordinance 6608 on June 26th, 2023. Since that time, the County and their architect, engineer and contractor has had to change the scope of the project to reduce project costs. This change in scope requires the County to amend the SUP that was approved in June of 2023 and create a new SUP with the revised site plan and elevation.

The following has been approved for this location:

- 1/18/2011 - Zone Change from a R-2 (Multi-Family Residential) District and C-2 (General Commercial) District to C-1 (Retail Business) District.
- 1/18/2011 - Variance to allow a detention facility on a site 3.87 acres in lieu of the required 15 acres in a C-1 (Retail Business) District/Central Business District.
- 5/16/2023 - Public Hearing and Zone Change, Block 9 of Original Town Plat consisting of 1.767 acres in the Grayson County Justice Center from a MF-30 (Multi-Family Residential) District to a C-1 (Retail Business) District.
- 5/16/2023 - Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay.
- 5/16/2023 - Public Hearing and Zoning Text Amendment to add regulations for a new Subarea A of the Central Business District Overlay (CBD-A).
- 06/20/2023 - Public Hearing and Replat of Grayson County Justice Center, Lot 1R

Origination:

Grayson County, Texas (Owner)

County Judge Bruce Dawsey (Representative)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:
Staff recommends that P&Z approve this item subject to the staff review letter.

Attachments:
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Final Plat
6. Narrative
7. Zoning Exhibit
8. Parking Exhibit
9. Parking Lot Letter
10. Elevations
11. Ordinance 6608
12. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 S CROCKETT ST

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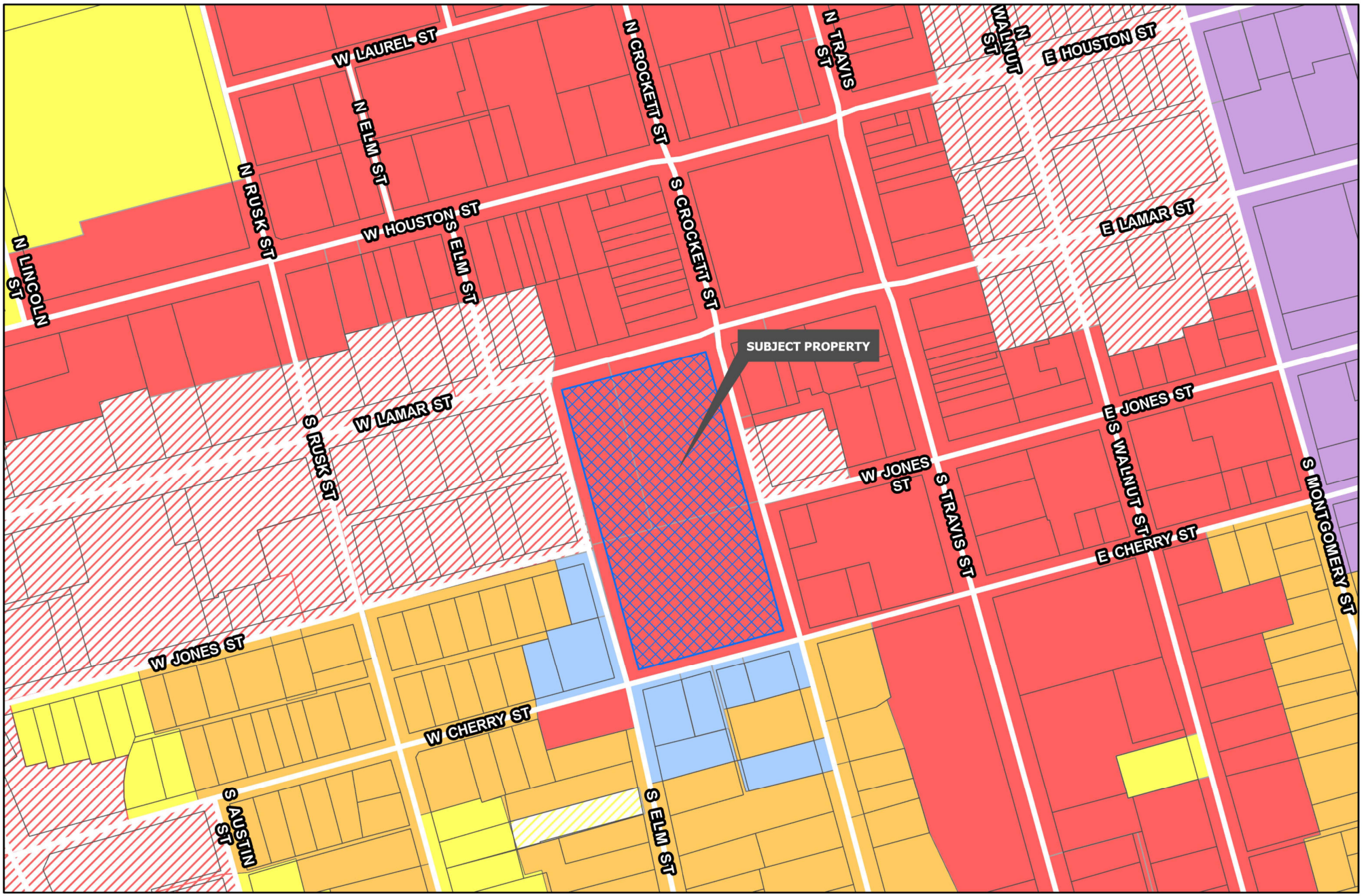

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
200 S CROCKETT ST

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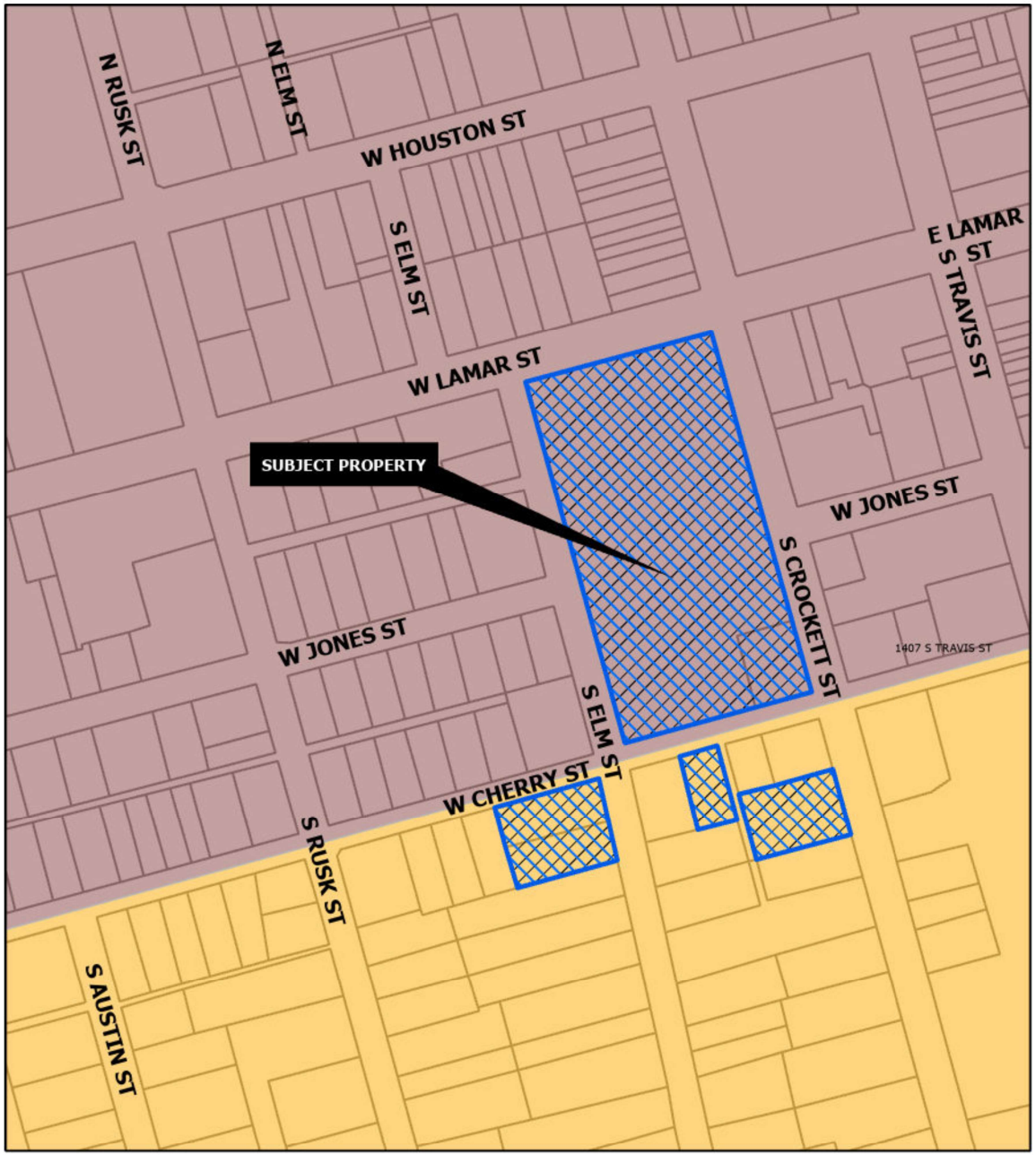

DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Subject Locations

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CITY OF SHERMAN
FUTURE LAND USE MAP
200 S CROCKETT ST

Date: 5/9/2023 11:49:07 AM

Add a Caption

Wednesday • Sep 4, 2024 • 10:51 AM Adjust

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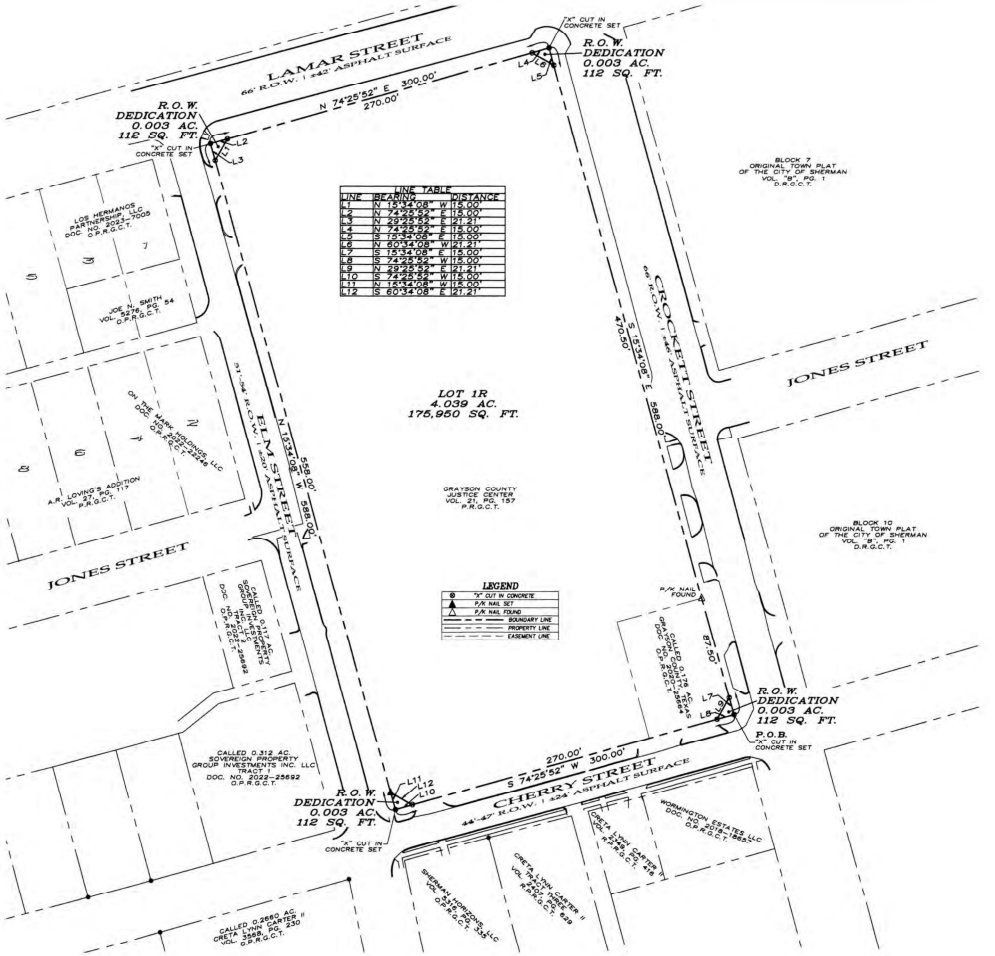


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°34'08" W	15.00'
L2	N 74°25'52" E	15.00'
L3	N 29°29'52" E	21.21'
L4	N 74°25'52" E	15.00'
L5	S 15°34'08" E	15.00'
L6	N 60°34'08" W	21.21'
L7	S 15°34'08" E	15.00'
L8	S 74°25'52" W	15.00'
L9	N 29°29'52" E	21.21'
L10	S 74°25'52" W	15.00'
L11	N 15°34'08" W	15.00'
L12	S 60°34'08" E	21.21'

~ BASIS OF BEARINGS ~
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in any drainage easement filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0250 G, effective date September 1, 2022.

LOCATION MAP

(NOT TO SCALE)

OWNERS/DEVELOPER
GRAYSON COUNTY
100 W. HOUSTON STREET
SHERMAN, TX 75090

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

SHEET 1 OF 1

22264

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being all of Grayson County Justice Center, according to the plat thereof recorded in Volume 21, Page 157, Plat Records, Grayson County, Texas, (of which consits of Jones Street and Lots 1 through 6 in Block 9 and all of Block 6 of Original Town Plat of the City of Sherman, recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas), and being all of a called 0.176 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2020-25664, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at an 'X' cut in concrete set for the southeast corner of said 0.176 acre tract, and at the intersection of the westerly right-of-way line of Crockett Street and the northerly right-of-way line of Cherry Street;

Thence South 74°25'52" West, with the southerly line of said 0.176 acre tract, and with the southerly line of aforesaid Grayson County Justice Center Addition, and with the northerly right-of-way line of said Cherry Street, distance of 300.00 feet to an 'X' cut in concrete set for the southwest corner of said Grayson County Justice Center Addition, and at the intersection of the northerly right-of-way line of said Cherry Street and with the easterly right-of-way line of said Elm Street;

Thence North 15°34'08" West, with the westerly line of said Grayson County Justice Center Addition, and with the easterly right-of-way line of said Elm Street, a distance of 588.00 feet to the northwest corner of said Grayson County Justice Center Addition, and at the intersections of the easterly right-of-way line of said Elm Street and the southerly right-of-way line of Lamar Street;

Thence North 74°25'52" East, with the northerly line of said Grayson County Justice Center Addition, and with the southerly right-of-way line of said Lamar Street, a distance of 300.00 feet to an 'X' cut in concrete set for the northeast corner of said Grayson County Justice Center Addition, and at the intersection of the southerly right-of-way line of said Lamar Street and on the westerly right-of-way line of aforesaid Crockett Street;

Thence South 15°34'08" East, with the easterly line of said Grayson County Justice Center Addition, and with the westerly right-of-way line of said Crockett Street, passing an route at a distance of 485.50 feet a P/K nail found for the northeast corner of aforesaid 0.176 acre tract, and continuing on said course, with the easterly line of said 0.176 acre tract, a total distance of 588.00 feet to the Point of Beginning and containing 4.050 acres (176,400 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, GRAYSON COUNTY JUSTICE CENTER PLAZA, an addition to the City of Sherman, Texas, was submitted to the City Council on the 17th day of July, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 9th day of August, 2023.

Linda Ashby
Clerk, City of Sherman, Texas

ACCEPTANCE

Approved this 20th day of June, 2023, by the City Plan Commission to the City of Sherman.

Chairman — Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas — 08/09/2023 Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

08/07/2023
Date

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, GRAYSON COUNTY, do hereby adopt this plat designating the hereinabove property as the GRAYSON COUNTY JUSTICE CENTER PLAZA, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 8th day of Aug 2023.

BRUCE DAWSEY
GRAYSON COUNTY

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, BRUCE DAWSEY 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 8th day of Aug 2023.

Notary Public in and for
the State of Texas
Commission Expires: 9/20/24

KIMBERLY POORT
Notary ID #132059425
My Commission Expires
September 20, 2024

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, GRAYSON COUNTY, 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 GRAYSON COUNTY JUSTICE CENTER PLAZA, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off property, and OWNER does hereby fully remises 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 aforaft or aforaft 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 GRAYSON COUNTY JUSTICE CENTER PLAZA, 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 8th DAY OF Aug., 2023

BY: GRAYSON COUNTY

BRUCE DAWSEY

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/15/2023 3:41:14 PM
In the PLAT Records
GRAYSON CO JUSTICE
Doc Number: 2023-166
Number of Pages: 1
Amount: 43.00
Order#: 20230815000096
By: KP

FINAL PLAT
GRAYSON COUNTY JUSTICE CENTER PLAZA

Being a Replat of Grayson County Justice Center & 0.176 acre tract of land recorded in Doc. No. 2020-25664, O.P.R.G.C.T. Being a part of the Samuel Blagg Survey, Abstract Number 56. Being in the City of Sherman, Grayson County, Texas. Containing 4.050 acres of land

05/16/2023

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

Updated SUP Documentation Response

Zoning

1. Site Plan

a. Zoning exhibit must show correct zoning. (updated zoning and adjacencies)

i. This area is all C-1 (Retail Business) District as of 5/16/2023 per ordinance 6607 (updated zoning and adjacencies)

ii. The zoning exhibit demonstrates that part of the property is within the CBD and some outside the CBD. The entire property is located withing the CBD.

1. Remove the references: (removed)

a. WITHIN CBD

b. OUTSIDE CBD

c. SITE AREA WITHIN CBD

d. SITE AREA OUTSIDE CBD

iii. Remove FLOOR TO AREA for the addition. This is not applicable to the CBD. (removed)

iv. Identify the distance from the property lines at Cherry and Crockett (corners dimensioned to the property line)

1. At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points fifteen (15) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area. *(Sec. 14.03.003(d)(3)(C)(iv)(a))*

b. Parking *(Sec. 14.03.009(1)(3))*

i. Parking shall be provided for one (1) parking space for every 400 square feet of office space. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property. (Requirement met. The county owns the adjacent lots shown in the Parking Exhibit Staffing has been shown on the updated legend along with parking totals.))

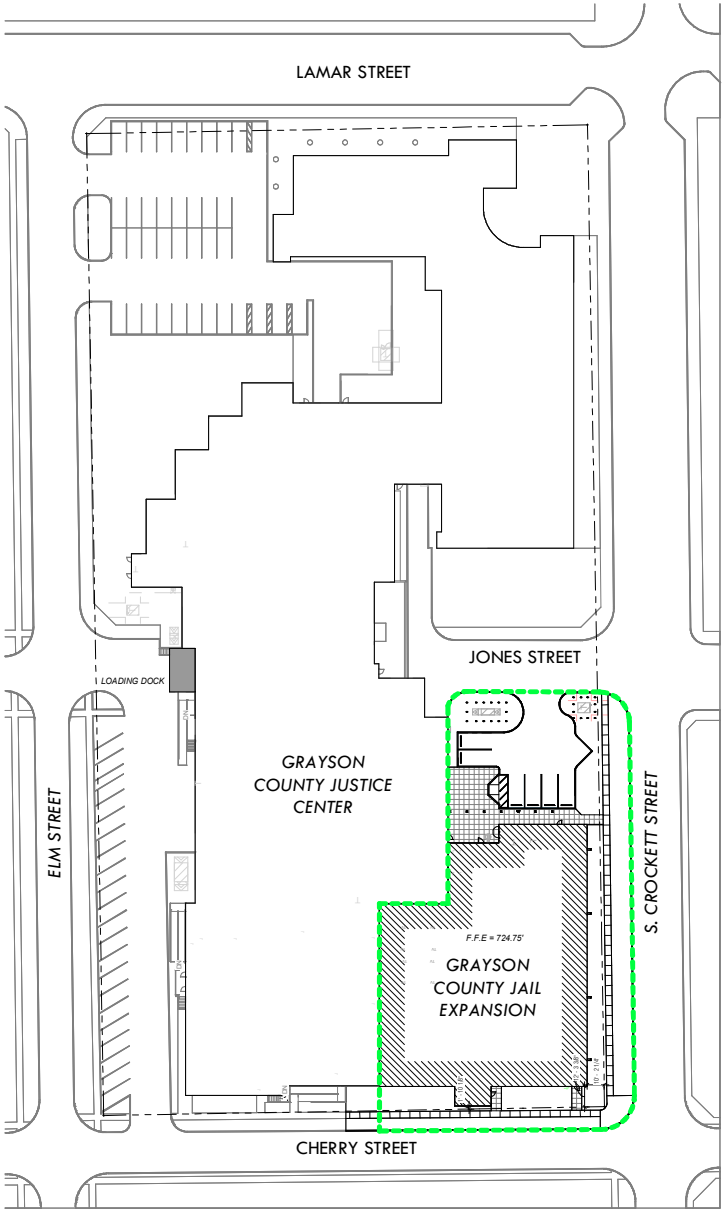
ii. Parking shall be provided for one (1) parking space for every three (3) employees for a correctional or detention facility or jail. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property. (Requirement met. The county owns the adjacent lots shown in the Parking Exhibit Staffing has been shown on the updated legend along with parking totals.)

Engineering

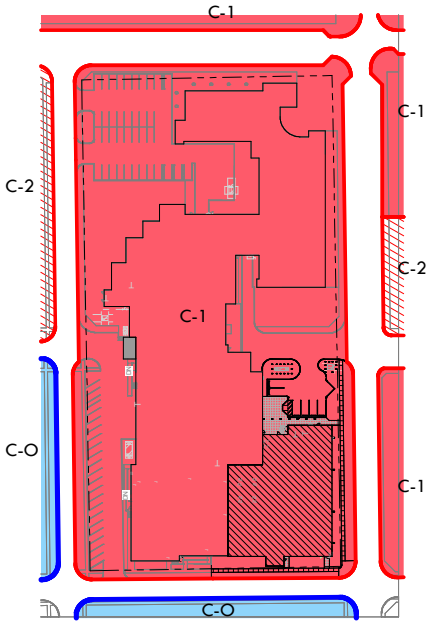
Informational Engineering Comments:

2. New drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h) (will comply)*
3. Existing curb cuts shall have curb placed during construction. *(will comply)*
4. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9 (will comply)*

© 2024 Brinkley Sargent Wiginton Architects, Inc.

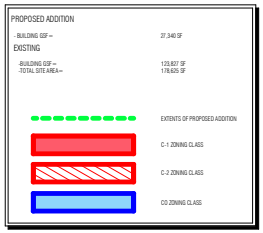


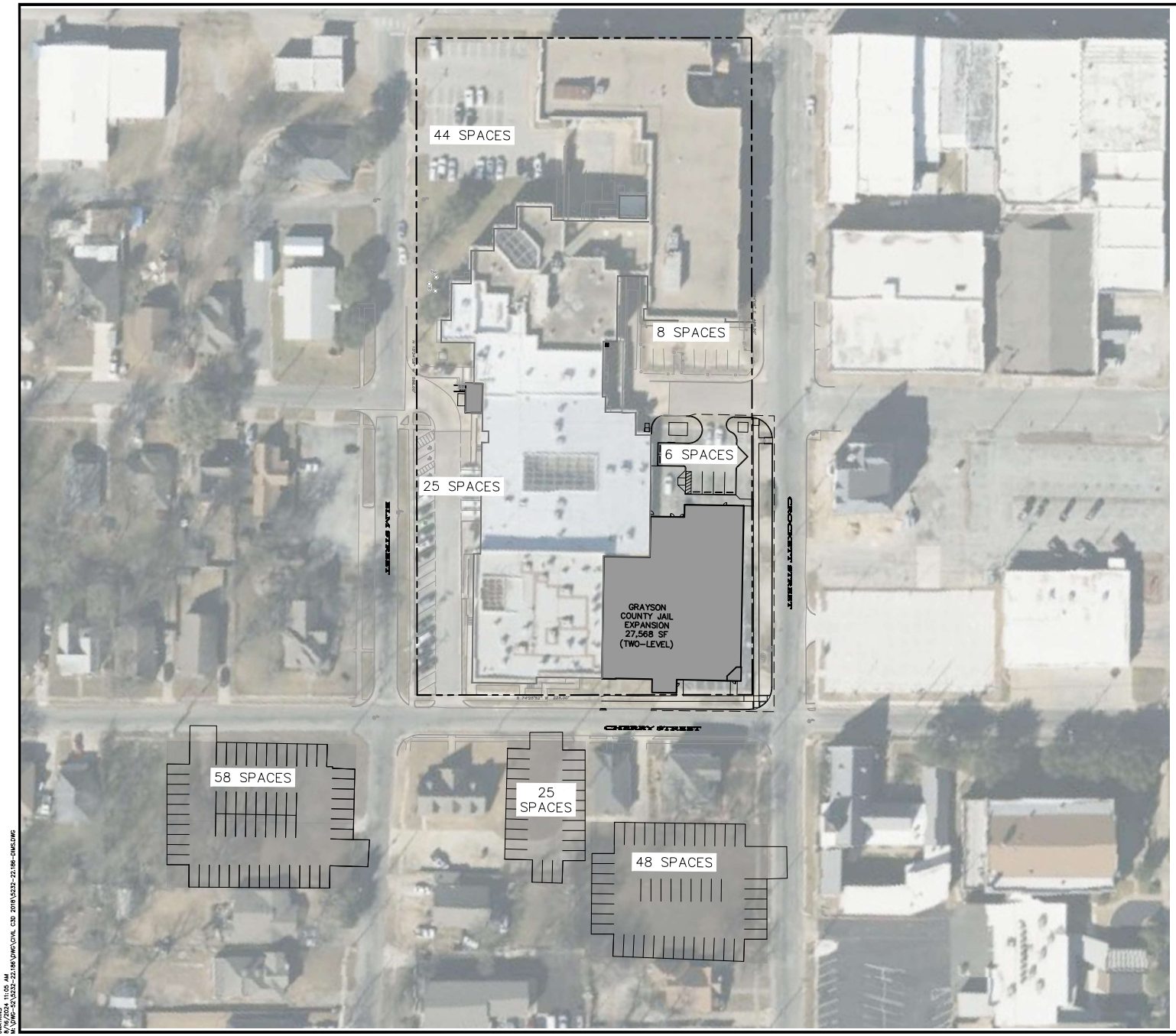
SITE PLAN ZONING EXHIBIT



ZONING MAP

ZONING EXHIBIT INFO





0 20 40 80 120

GRAPHIC SCALE IN FEET

PARKING CALCULATIONS

EMPLOYEES ON DUTY:
1 SPACE REQUIRED FOR EVERY 3 CORRECTIONAL EMPLOYEES

- 140-150 TOTAL EMPLOYEES
- 40 EMPLOYEES PER SHIFT DURING REGULAR HOURS
- 30 EMPLOYEES PER SHIFT ON WEEKENDS AND AFTER HOURS

PARKING PROVIDED:
- 83 ON-SITE PARKING SPOTS
- 131 OFF-SITE PARKING SPOTS

214 TOTAL PARKING SPOTS

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISION

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

PARKING EXHIBIT

GRAYSON COUNTY JAIL

SITE DEVELOPMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CAB	JDW	AUG 2024	1"=40'			EX-P-1

PK FILE: 5232-22.186

PK-5232-22.186-DIMS.DWG

GRAYSON COUNTY JAIL

JWATKINS
8/16/2024 - 11:05 AM
N:\Civil\5232-22.186\DWG\CIVIL CSD 2018\5232-22.186-DIMS.DWG

Bruce W. Dawsey
Grayson County Judge

September 3, 2024

City of Sherman
Planning and Zoning

This letter is to address the parking question related to the below Section. The submitted parking spaces will be built on land owned by Grayson County. There will not be any leased parking required to the County.

a. Parking *(Sec. 14.03.009(1)(3))*
   i. Parking shall be provided for one (1) parking space for every 400 square feet of office space. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.
   ii. Parking shall be provided for one (1) parking space for every three (3) employees for a correctional or detention facility or jail. Parking requirements may be met on-site, on-street, or by lease from a site directly adjacent or diagonally adjacent to the subject property.

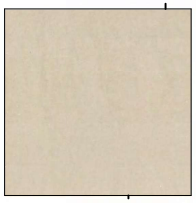
Sincerely,

Bruce W. Dawsey

Grayson County Judge

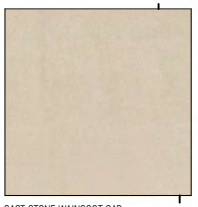
100 W. Houston, Ste. 15 • Sherman, TX 75090
903-813-4228

© 2024 Brinkley Sargent Wiginton Architects, Inc.

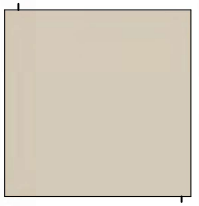


DRAINABLE EIFS
SW 1079

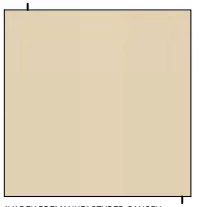
LIMESTONE SEASHELL VENEER WAINSCOT



CAST STONE WAINSCOT CAP



PREFINISHED METAL COPING CAP - SAND



AVADEK PREMANUFACTURED CANOPY SYSTEM - BOTTOM SIDE

AVADEK PREMANUFACTURED STEEL CANOPY FRAME POWDERCOATED FINISH DARK BRONZE

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

0" 4'0" 8'0"

GRAYSON COUNTY JAIL ADDITION & RENOVATIONS | Project Number: 22120 | Date: 08/16/2024 | DD402 - BUILDING NORTH ELEVATION | **BRINKLEY SARGENT WIGINTON ARCHITECTS**

ORDINANCE NO. 6608

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A CORRECTIONAL OR DETENTION FACILITY OR JAIL IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT OVERLAY, LOCATED AT 200 SOUTH CROCKETT STREET (GRAYSON COUNTY, TEXAS, OWNER; MYRON DORNIC, JACKSON WALKER, LLP, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 200 South Crockett Street, City of Sherman, Grayson County, Texas is granted a Specific Use Permit for a Correctional or Detention Facility or Jail, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property highlighted in green on **Exhibit A – Survey**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

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 (903.892.7267). *(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 and 14.03.009))*
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 and 14.03.009))*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Planning and Zoning Commission Conditions

9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Grayson County is the owner and operator of the Facility or the Facility is not the Primary Jail.

Additional Conditions:

10. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.
11. The property shall be developed in accordance with the Building Elevations shown in **Exhibit C**.
12. The required parking shall be provided in accordance with the parking plan shown in **Exhibit D**.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 26th day of June 2023.

ADOPTED on this the 26th day of June 2023.

EFFECTIVE DATE on this the 26th day of June 2023.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Submitted by Myron Dornic, attorney for Grayson County, with proposed revisions as part of City Council consideration of Item E.11 (Ordinance No. 6608) on June 26, 2023 (see page 2 of 4)

ORDINANCE NO. 6608

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A CORRECTIONAL OR DETENTION FACILITY OR JAIL IN A C-1 (RETAIL BUSINESS) DISTRICT/CENTRAL BUSINESS DISTRICT OVERLAY, LOCATED AT 200 SOUTH CROCKETT STREET (GRAYSON COUNTY, TEXAS, OWNER; MYRON DORNIC, JACKSON WALKER, LLP, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 200 South Crockett Street, City of Sherman, Grayson County, Texas is granted a Specific Use Permit for a Correctional or Detention Facility or Jail, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property highlighted in green on **Exhibit A – Survey**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

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 (903.892.7267). *(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 and 14.03.009))*
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 and 14.03.009))*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Planning and Zoning Commission Conditions

9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Grayson County is the owner and operator of the Facility and the Facility is the Primary Jail.

Additional Conditions:

10. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B**.
11. The property shall be developed in accordance with the Building Elevations shown in **Exhibit C**.
12. The required parking shall be provided in accordance with the parking plan shown in **Exhibit D**.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

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INTRODUCED on this the 26th day of June 2023.

ADOPTED on this the 26th day of June 2023.

EFFECTIVE DATE on this the 26th day of June 2023.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

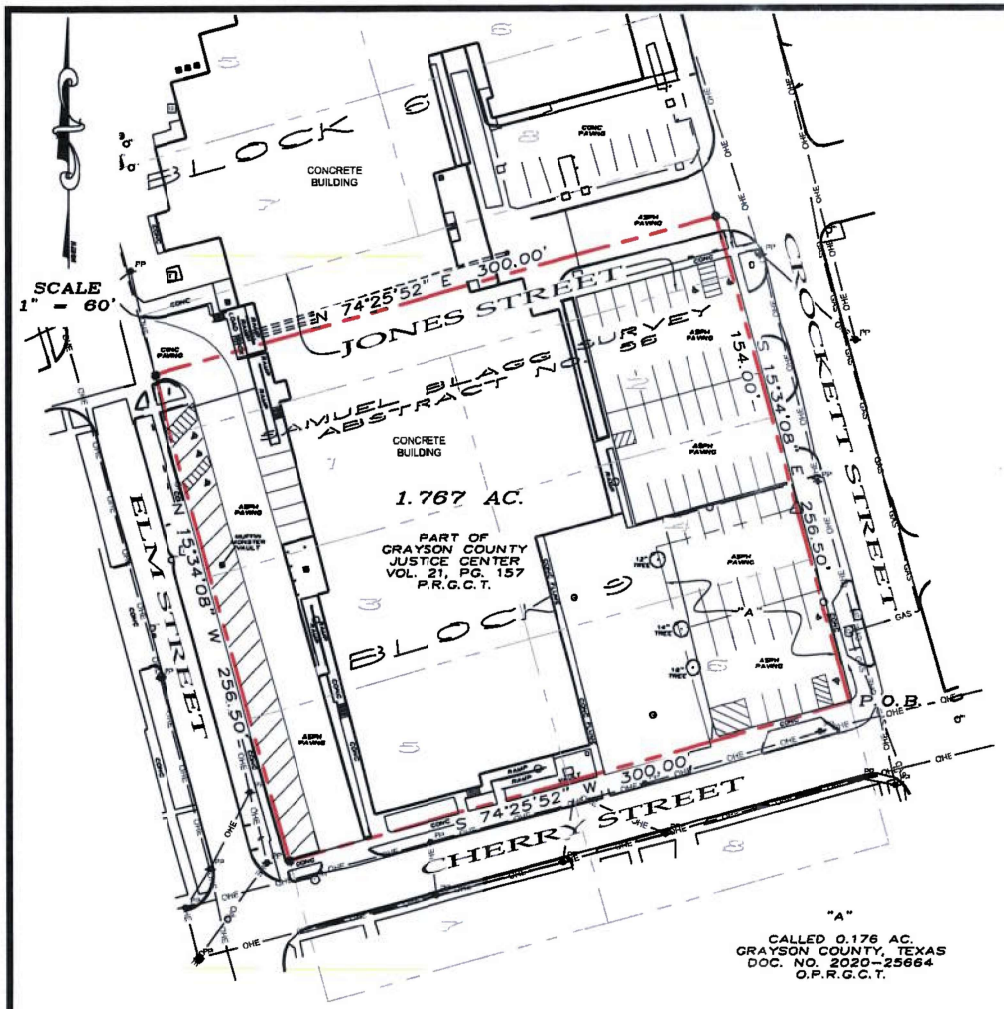
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A



JOB NO. 22060635 EXHIBIT
FW: HC – DFT: BH

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being a part of Grayson County Justice Center, according to the plat thereof recorded in Volume 21, Page 157, Plat Records, Grayson County, Texas, (of which consits of the south half of Jones Street and Lots 1 through 6 in Block 9 of Original Town Plat of the City of Sherman, recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas), and being all of a called 0.176 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2020–25664, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at the southeast corner of said 0.176 acre tract, and at the intersection of the westerly right–of–way line of Crockett Street and the northerly right–of–way line of Cherry Street;

Thence South 74°25'52" West, with the southerly line of said 0.176 acre tract, and with the southerly line of aforesaid Grayson County Justice Center Addition, and with the northerly right–of–way line of said Cherry Street, distance of 300.00 feet to the southwest corner of siad Grayson County Justice Center Addition, and at the intersection of the northerly right–of–way line of said Cherry Street and with the easterly right–of–way line of said Elm Street;

Thence North 15°34'08" West, with the westerly line of said Grayson County Justice Center Addition, and with the easterly right–of–way line of said Elm Street, a distance of 256.50 feet to the northwest corner of the herein described tract of land, said point falls in the center of aforesaid Jones Street;

Thence North 74°25'52" East, crossing said Grayson County Justice Center Addition, and in said Jones Street, a distance of 300.00 feet to the northeast corner of the herein described tract of land, and on the easterly line of said Grayson County Justice Center Addition, and on the westerly right–of–way line of aforesaid Crockett Street;

Thence South 15°34'08" East, with the easterly line of said Grayson County Justice Center Addition, and with the westerly right–of–way line of said Crockett Street, passing en route at a distance of 154.00 feet a P/K nail found for the northeast corner of aforesaid 0.176 acre tract, and continuing on said course, with the easterly line of said 0.176 acre tract, a distance of 256.50 feet to the Point of Beginning and containing 1.767 acres of land, more or less.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/20/23

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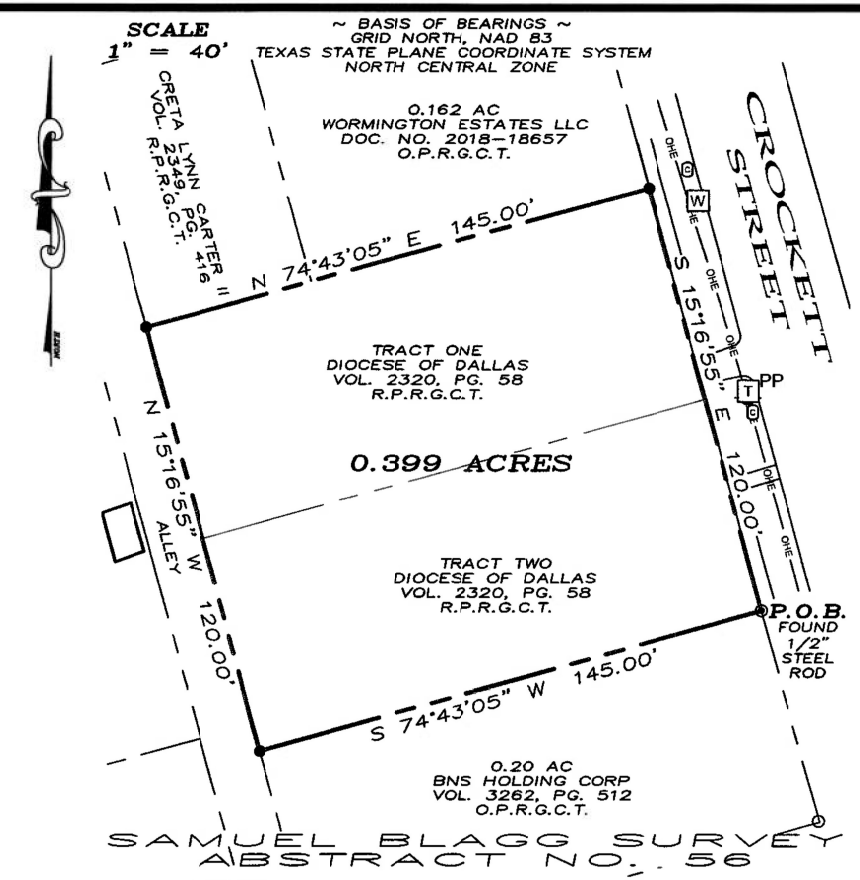
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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



LEGEND

- 1/2" STEEL ROD SET
- PP POWER POLE
- W WATER METER
- T TELEPHONE PEDESTAL
- C CABLE MARKER
- BOUNDARY LINE
- PROPERTY LINE
- OHE OVERHEAD ELECTRIC LINE

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JOB NO. 22070803
FW: LR – DFT: EB

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Bragg Survey, Abstract No. 56 and being all of a tract of land described as Tract One conveyed to Diocese of Dallas as recorded in Volume 2320, Page 58, Real Property Records, Grayson County, Texas, and being all of a tract of land described as Tract Two conveyed to Diocese of Dallas as recorded in said deed, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said Tract Two, common to the northeast corner of a 0.20 acre tract of land conveyed in the deed to BNS Holding Corp, recorded in Volume 3262, Page 512, Official Public Records, Grayson County, Texas;

Thence South 74°43'05" West, with the southerly line of said Tract Two, and with the northerly line of said 0.20 acre tract, a distance of 145.00 feet to a 1/2" steel rod set for the southwest corner of said Tract Two, common to the northwest corner of said 0.20 acre tract;

Thence North 15°16'55" West, with the westerly line of said Tract Two, and with the westerly line of said Tract One, and with the easterly line of an alley, a distance of 120.00 feet to a 1/2" steel rod set for the northwest corner of said Tract One, common to the southwest corner of a tract of land conveyed to Creta Lynn Carter II, recorded in Volume 2349, Page 415, said Real Property Records;

Thence North 74°43'05" East, with the northerly line of said Tract One, and with the southerly line of said Carter Tract, and with the southerly line of a 0.162 acre tract of land conveyed in the deed to Wormington Estates LLC, recorded in Document Number 2018-18657, said Official Public Records, a distance of 145.00 feet to a 1/2" steel rod set for the northeast corner of said Tract One, common to the southeast corner of said 0.162 acre tract;

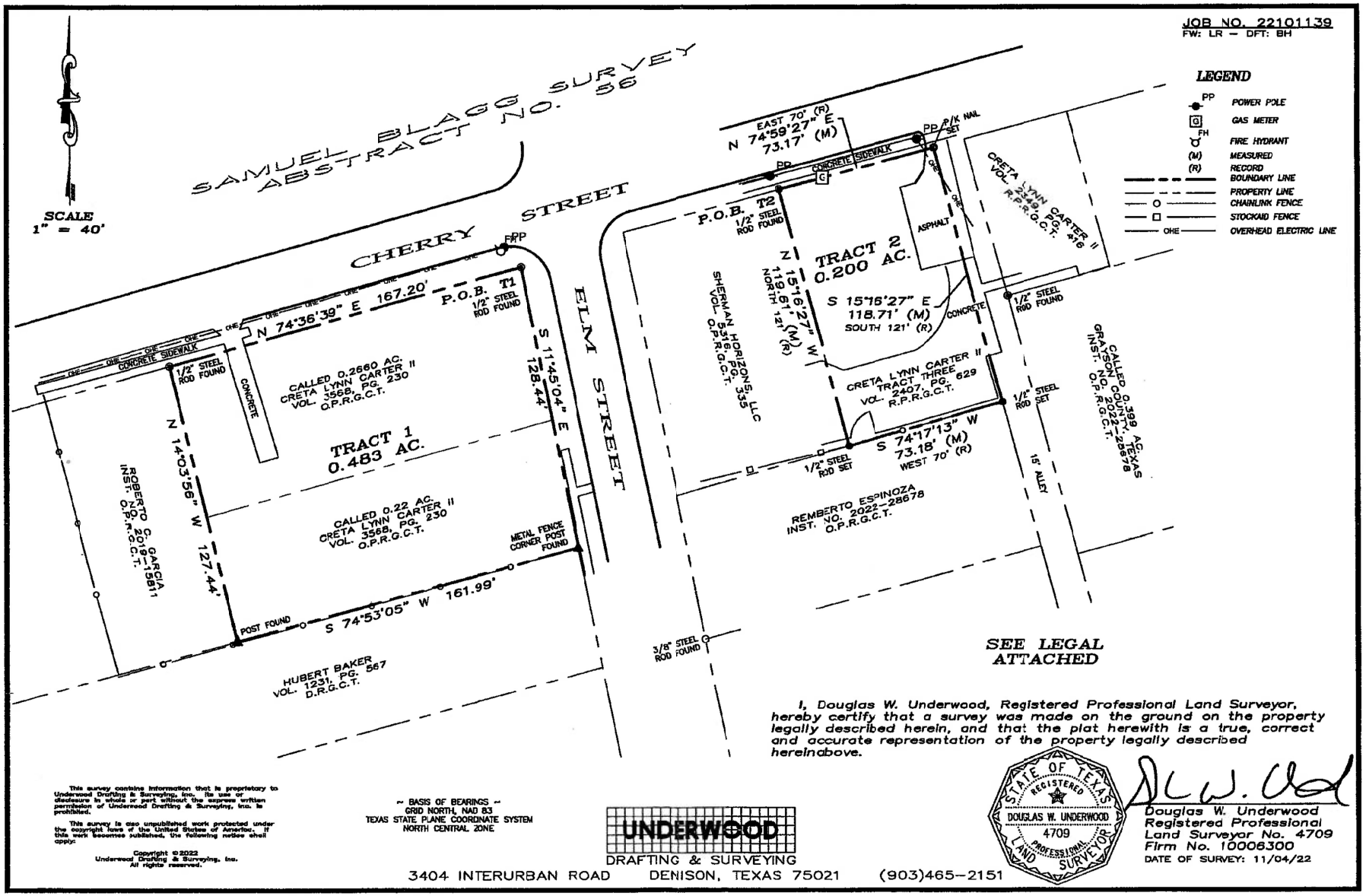
Thence South 15°16'55" East, with the easterly line of said Tract One, and with the easterly line of said Tract Two, a distance of 120.00 feet to the Point of Beginning and containing 0.399 acres, more or less.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 08/01/22

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


JOB NO. 22101139
FW: LR – DFT: BH
SCALE
1" = 40'
SAMUEL BLAGG SURVEY
ABSTRACT NO. 56
CHERRY STREET
ELM STREET
LEGEND
POWER POLE
GAS METER
FIRE HYDRANT
(M) MEASURED
(R) RECORD
BOUNDARY LINE
PROPERTY LINE
CHAINLINK FENCE
STOCKAID FENCE
OHE OVERHEAD ELECTRIC LINE
CONCRETE SIDEWALK
EAST 70' (R)
N 74°59'27" E
73.17' (M)
P/K NAIL SET
P.O.B. T2
1/2" STEEL ROD FOUND
TRACT 2
0.200 AC.
ASPHALT
CRETA LYNN CARTER II
VOL. 2440, PG. 416
O.P.R.R.G.C.T.
S 15°16'27" E
118.71' (M)
SOUTH 121' (R)
N 15°16'27" W
119.61' (M)
NORTH 121' (R)
SHERMAN HORIZONS, LLC
VOL. 5518, PG. 335
O.P.R.R.G.C.T.
CONCRETE
1/2" STEEL ROD FOUND
CRETA LYNN CARTER II
TRACT THREE
VOL. 2407, PG. 629
R.P.R.R.G.C.T.
1/2" STEEL ROD SET
S 74°17'13" W
73.18' (M)
WEST 70' (R)
1/2" STEEL ROD SET
15' ALLEY
CALLED 0.398 AC.
GRAYSON COUNTY, TEXAS
INST. NO. 2022-28678
O.P.R.G.C.T.
REMBERTO ESPINOZA
INST. NO. 2022-28678
O.P.R.G.C.T.
P.O.B. T1
1/2" STEEL ROD FOUND
N 74°36'39" E 167.20'
S 11°45'04" E
128.44'
CALLED 0.2660 AC.
CRETA LYNN CARTER II
VOL. 3568, PG. 230
O.P.R.G.C.T.
TRACT 1
0.483 AC.
N 14°03'56" W 127.44'
ROBERTO C. GARCIA
INST. NO. 2019-1581
O.P.R.G.C.T.
CALLED 0.22 AC.
CRETA LYNN CARTER II
VOL. 3568, PG. 230
O.P.R.G.C.T.
METAL FENCE CORNER POST FOUND
POST FOUND
S 74°53'05" W 161.99'
HUBERT BAKER
VOL. 1231, PG. 567
D.R.G.C.T.
3/8" STEEL ROD FOUND
SEE LEGAL ATTACHED
I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 11/04/22
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~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

UNDERWOOD

DRAFTING & SURVEYING, INC.

Legal Description
Job No. 22101139

TRACT 1

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being all of a called 0.2660 acre tract of land described in the deed to Creta Lynn Carter, II, recorded in Volume 3568, Page 230, Official Public Records, Grayson County, Texas, and all of a called 0.22 acre tract of land described in the deed to Creta Lynn Carter, II, recorded in Volume 3568, Page 230, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 0.2660 acre tract, and at the intersection of the southerly right-of-way line of Cherry Street and the westerly right-of-way line of Elm Street;

Thence South 11°45'04" East, with the easterly line of said 0.2660 acre tract, and with the easterly line of said 0.22 acre tract, and with the westerly right-of-way line of said Elm Street, a distance of 128.44 feet to a metal fence corner post found for the southeast corner of said 0.22 acre tract, common to the northeast corner of a tract of land described in the deed to Hubert Baker, recorded in Volume 1231, Page 567, Deed Records, Grayson County, Texas;

Thence South 74°53'05" West, with the southerly line of said 0.22 acre tract, and with the northerly line of said Baker Tract, along or near a fence, a distance of 161.99 feet to a post found for the southwest corner of said 0.22 acre tract, common to the southeast corner of a tract of land described in the deed to Roberto C. Garcia, recorded in Instrument No. 2019-15811, said Official Public Records;

Thence North 14°03'56" West, with the westerly line of said 0.22 acre tract, and with the westerly line of aforesaid 0.2660 acre tract, and with the easterly line of said Garcia Tract, a distance of 127.44 feet to a 1/2" steel rod found for the northwest corner of said 0.2660 acre tract, common to the northeast corner of said Garcia Tract, and on the southerly right-of-way line of aforesaid Cherry Street;

Thence North 74°36'39" East, with the northerly line of said 0.2660 acre tract, and with the northerly right-of-way line of said Cherry Street, a distance of 167.20 feet to the Point of Beginning and containing 0.483 acres of land, more or less.

11/04/2022

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 1006300

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

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

UNDERWOOD

DRAFTING & SURVEYING, INC.

Legal Description
Job No. 22101139

TRACT 2

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being a retracement survey of a tract of land described as Tract Three in the deed to Creta Lynn Carter, II, recorded in Volume 2407, Page 629, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said Tract Three, common to the northeast corner of a tract of land described in the deed to Sherman Horizons, LLC, recorded in Volume 5316, Page 335, Official Public Records, Grayson County, Texas, and on the southerly right-of-way line of Cherry Street;

Thence North 74°59'27" East, with the northerly line of said Tract Three, and with the southerly right-of-way line of said Cherry Street, a distance of 73.17 feet to a P/K nail set for the northeast corner of said Tract Three, and at the intersection of the southerly right-of-way line of said Cherry Street and the westerly line of a 15-foot alley;

Thence South 15°16'27" East, with the easterly line of said Tract Three, and with the westerly line of said 15-foot alley, a distance of 118.71 feet to 1/2" steel rod set for the southeast corner of said Tract Three, common to the northeast corner of a tract of land described in the deed to Remberto Espinoza, recorded in Instrument No. 2022-28678, said Official Public Records;

Thence South 74°17'13" West, with the southerly line of said Tract Three, and with the northerly line of said Espinoza Tract, a distance of 73.18 feet to a 1/2" steel rod set for the southwest corner of said Tract Three, common to the southeast corner of aforesaid Sherman Horizons, LLC;

Thence North 15°16'27" West, with the westerly line of said Tract Three, and with the easterly line of said Sherman Horizons, LLC, a distance of 119.61 feet to the Point of Beginning and containing 0.200 acres of land, more or less.

11/04/2022

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 1006300

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

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

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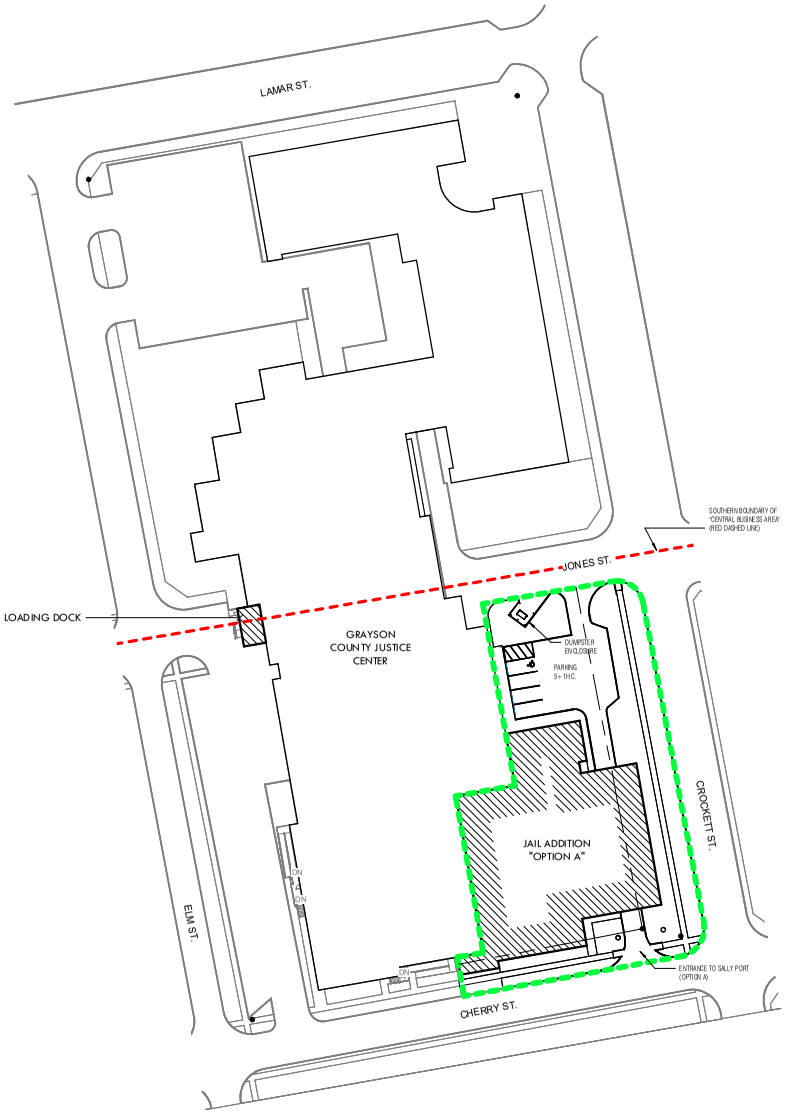
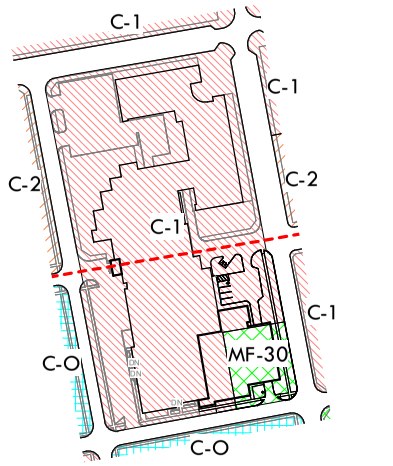
EXHIBIT B



SITE PLAN - ZONING EXHIBIT

NORTH



ZONING MAP

NORTH

ZONING EXHIBIT INFO

OPTION "A":
- BUILDING GSF = 61, 700 SF

EXISTING:
- BUILDING GSF = 123,607 SF
- WITHIN CBD = 79,800 SF
- OUTSIDE CBD = 43,807 SF
- TOTAL SITE AREA = 178,635 SF
- SITE AREA WITHIN CBD = 98,584 SF
- SITE AREA OUTSIDE CBD = 80,051 SF

FLOOR AREA RATIO:
- OPTION "A" = A 1.03 — 185,527 SF / 178,635 SF

PROPERTY BOUNDARY

EXTENTS OF OPTION A

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EXHIBIT C

SITE A - SE CORNER

GRAYSON COUNTY ADDITIONS & RENOVATIONS

Project Number: 22120

EX001 - 3D VIEW

BRINKLEY SARGENT WIGINTON ARCHITECTS

5/11/2023 11:51:18 AM
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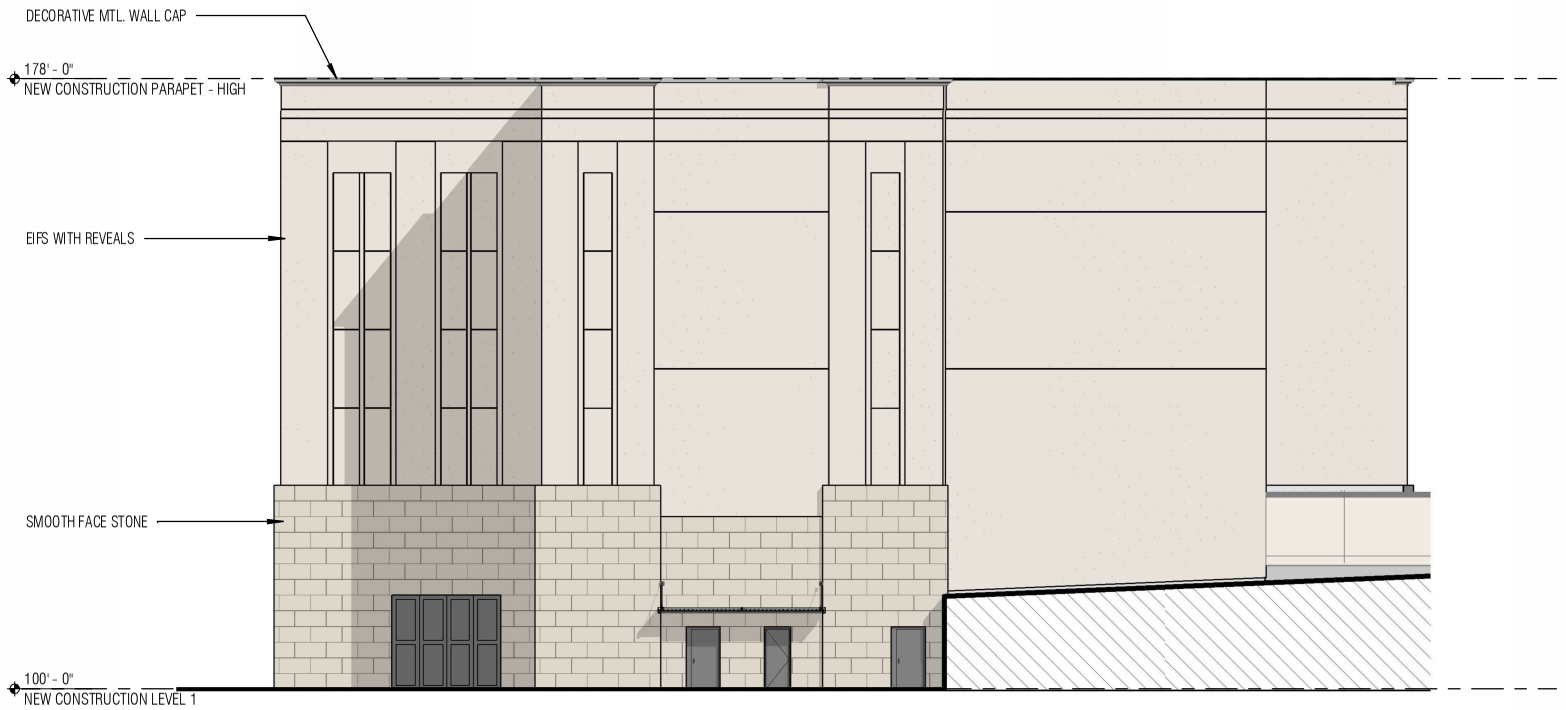
EXHIBIT C



BUILDING ELEVATION - NORTH

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GRAYSON COUNTY ADDITIONS & RENOVATIONS	Project Number: 22120	EX401 - ELEVATION	BRINKLEY SARGENT WIGINTON ARCHITECTS

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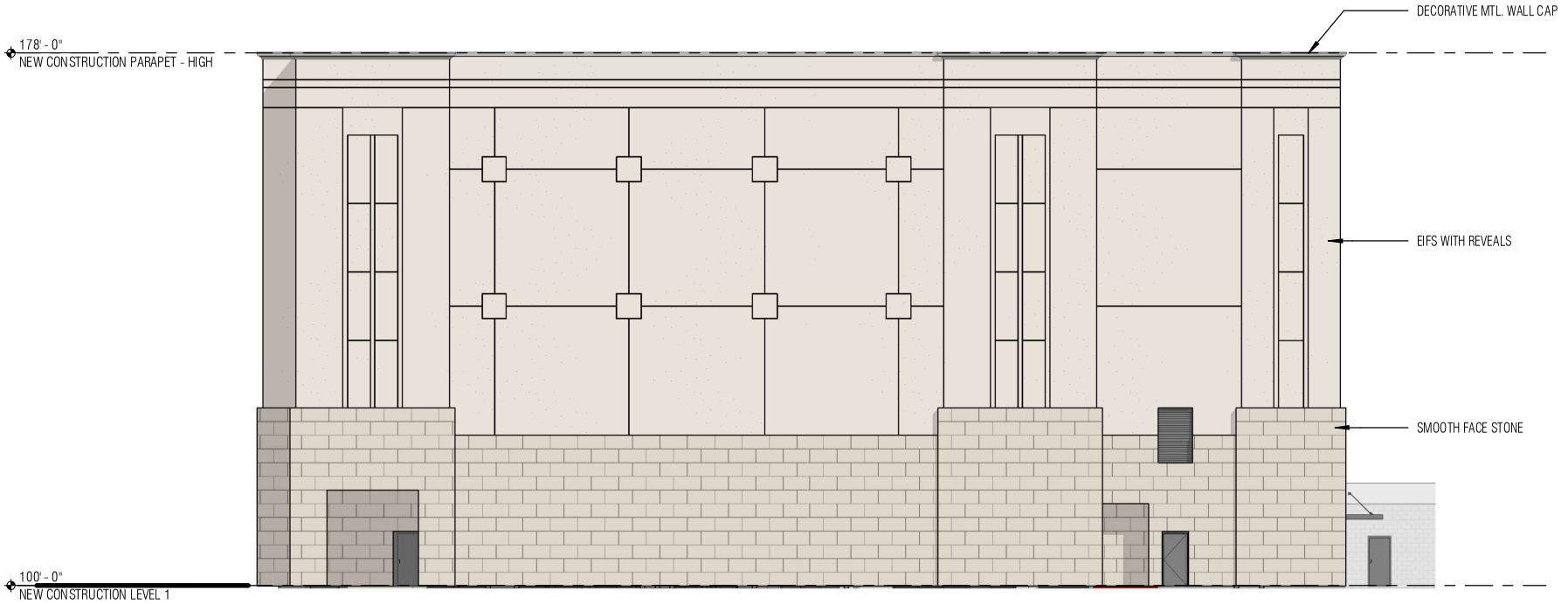
EXHIBIT C



BUILDING ELEVATION - EAST

GRAYSON COUNTY ADDITIONS & RENOVATIONS	Project Number: 22120	EX402- ELEVATION	BRINKLEY SARGENT WIGINTON ARCHITECTS

5/11/2023 11:51:25 AM
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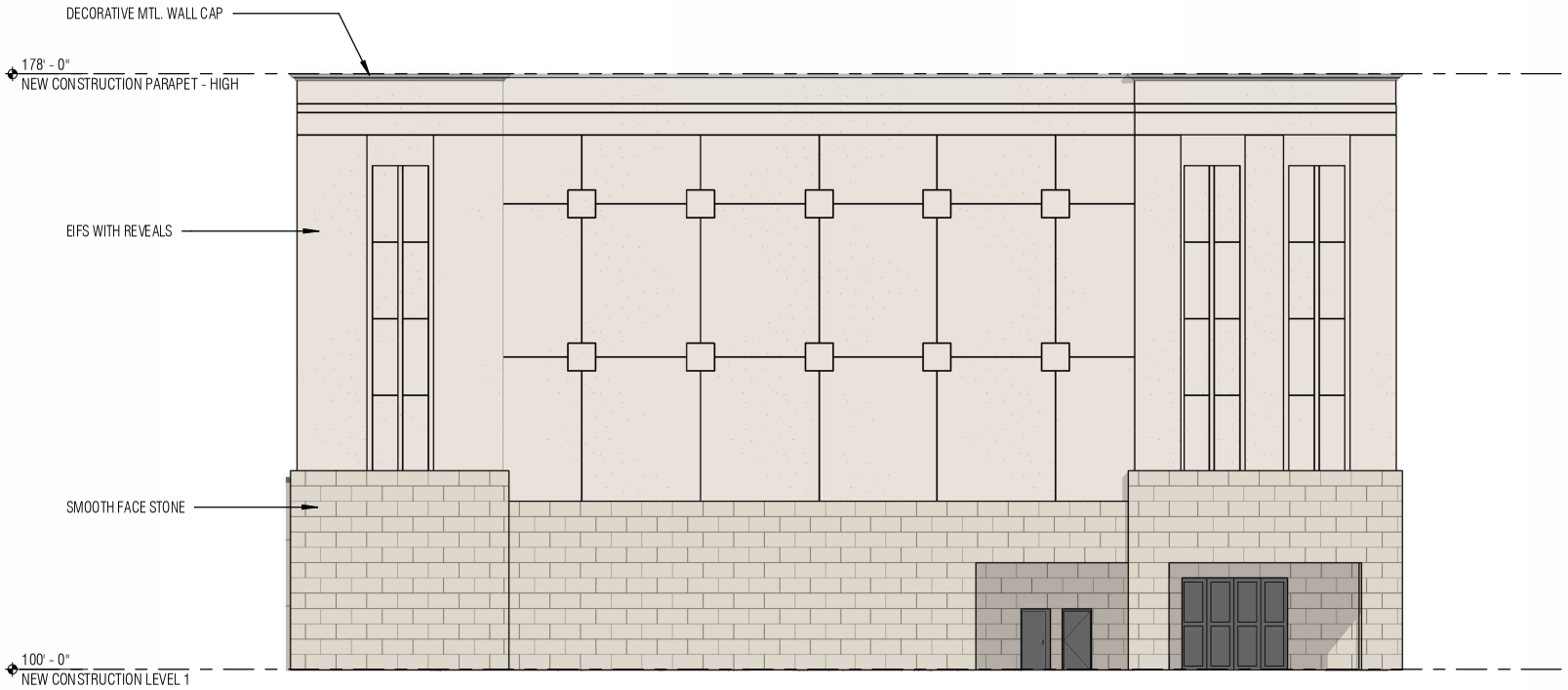
EXHIBIT C



BUILDING ELEVATION - SOUTH

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GRAYSON COUNTY ADDITIONS & RENOVATIONS	Project Number: 22120	EX403- ELEVATION	BRINKLEY SARGENT WIGINTON ARCHITECTS

EXHIBIT D

0 20 40 80 120
GRAPHIC SCALE IN FEET

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

NO.	DATE	REVISION

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

PARKING EXHIBIT
GRAYSON COUNTY JAIL
SITE DEVELOPMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CAB	JDW	APRIL 2023	1"=40'			EX-P-1

PK FILE: 5232-22.186
PK-5232-22.186-DIMS.DWG

GRAYSON COUNTY JAIL

JANTWINS
4/18/2023 5:13 PM
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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

September 11, 2024

Grayson County, Texas
Bruce Dawsey
100 W. Houston Street
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Correctional or Detention Facility or Jail in a C-1 (Retail Business) District/Central Business District Overlay and repeal Ordinance No. 6608 located at 200 South Crockett Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, September 18, 21024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(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 and 14.03.009))*
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 and 14.03.009))*
5. 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))*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Fire Services
The following must be shown on the site plan that is submitted for the building permit.

Building is equipped throughout with an approved automatic sprinkler system.

8. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
9. [ ] 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)
10. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. (Located In City Ordinances Amendments)
11. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. (Located In City Ordinances Amendments)

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

800 BLOCK INTERURBAN PARKWAY (Project No. 24-002115)

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

Planning and Zoning Commission

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

Background:

The property is located in the 800 Block Interurban Parkway near the corner of Interurban Parkway and South Holly Avenue. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to a PD (Planned Development) District with a base zoning district of MF-30.

This item was recommended for approval from P&Z on 6/18/2024. The item was withdrawn by the applicant at the request of city staff in anticipation of the potential changes to the zoning ordinance regarding Planned Development minimum size requirements for multi-family developments.

The following has been approved for this location:
800 Block South Holly Avenue (Street name changed to Interurban Parkway)

- 6/18/2024 – Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an MF-30 (Multi-Family Residential) District.

(Approved at P&Z 6/18/2024 / Withdrawn from City Council)

Origination:

Veronica Munoz, Salient Group, LLC (Owner)
Jonathan Hake, Cross Engineering (Representative/Engineer)
Underwood Drafting & Surveying, Inc. (Surveyor)

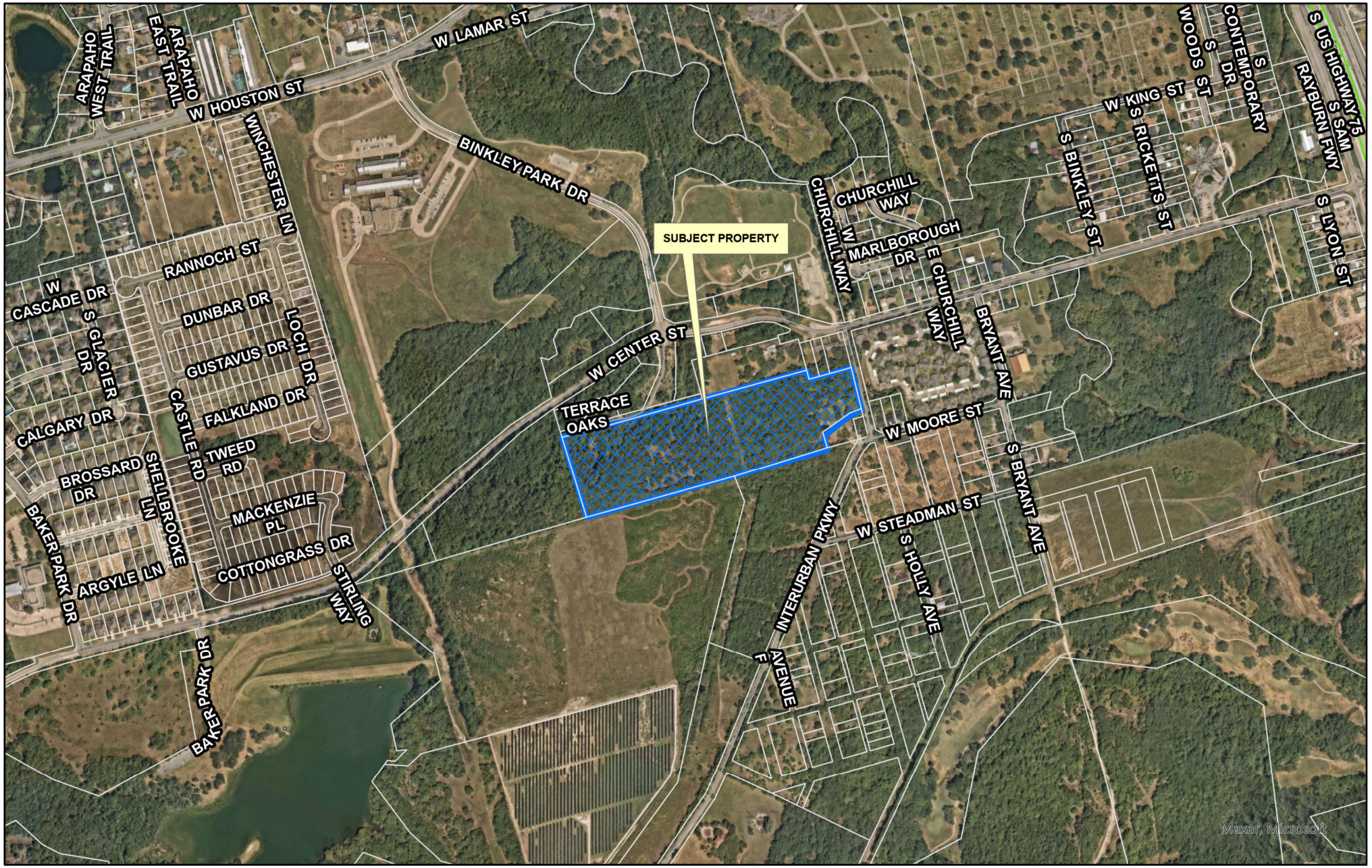
Staff Recommendation:

Staff recommends that P&Z approve this item conditional on approval of changes to the Zoning Ordinance regulations for PD minimum size requirements.

Attachments:

1. Location Map

2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Conceptual Site Plan
8. Building Elevations
9. Building Elevation - Club House
10. Landscape Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 BLK S INTERURBAN PKWY

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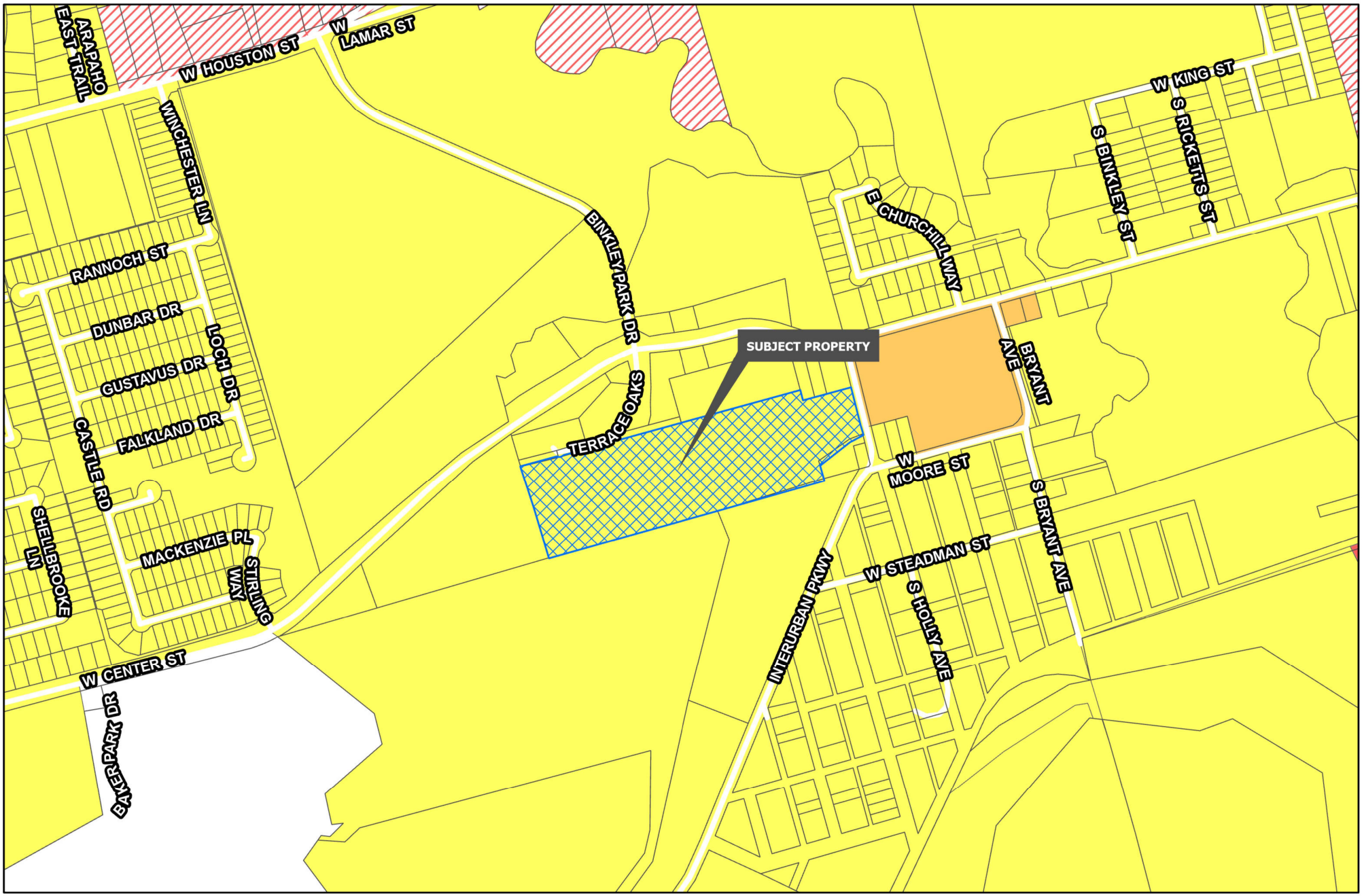
Date: 8/27/2024 9:56 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
800 BLK S INTERURBAN PKWY

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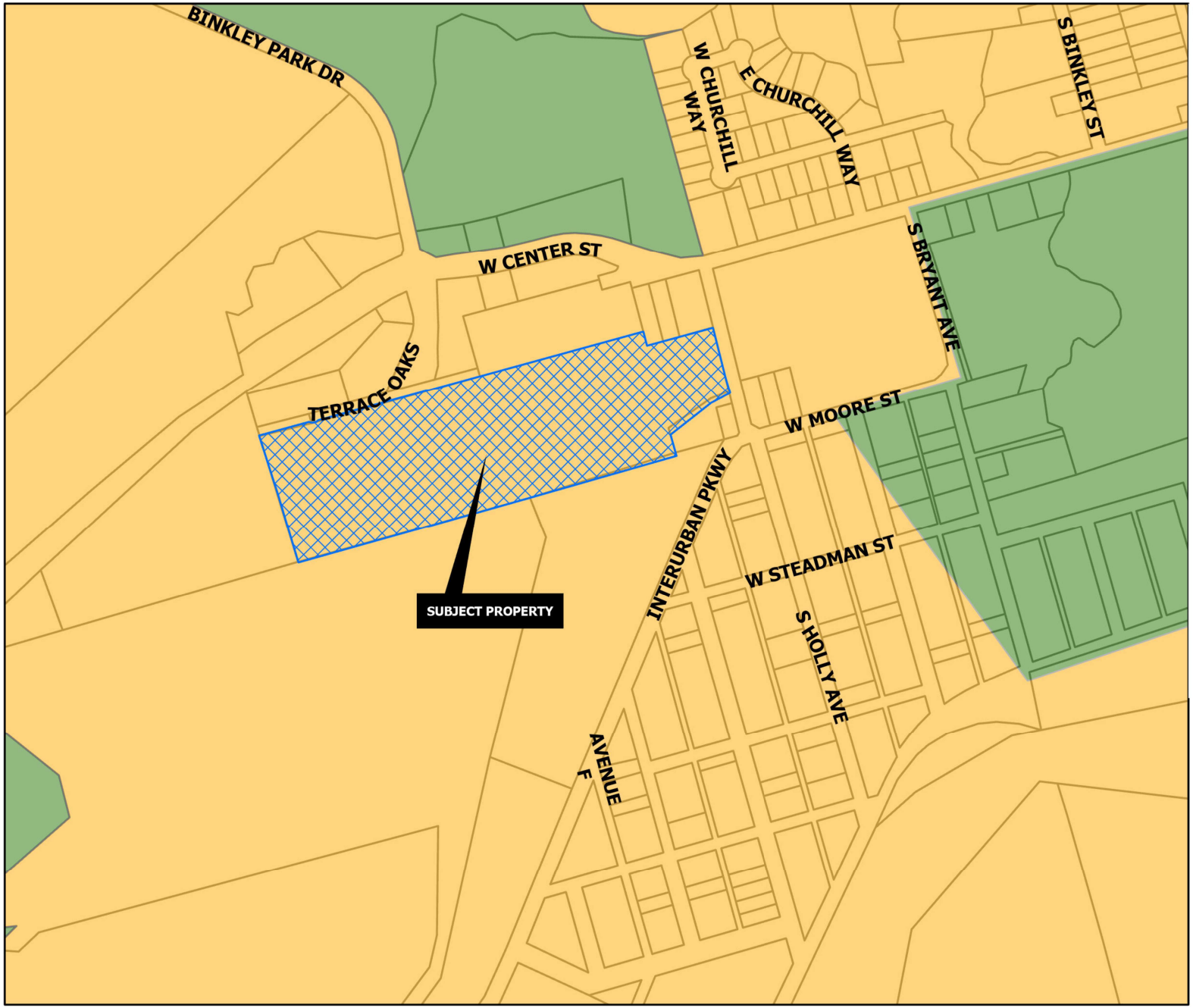
Date: 9/27/2023 5:56:41



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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CITY OF SHERMAN
FUTURE LAND USE MAP
800 BLK S INTERURBAN PKWY

Date: 8/27/2024 9:50:07 AM

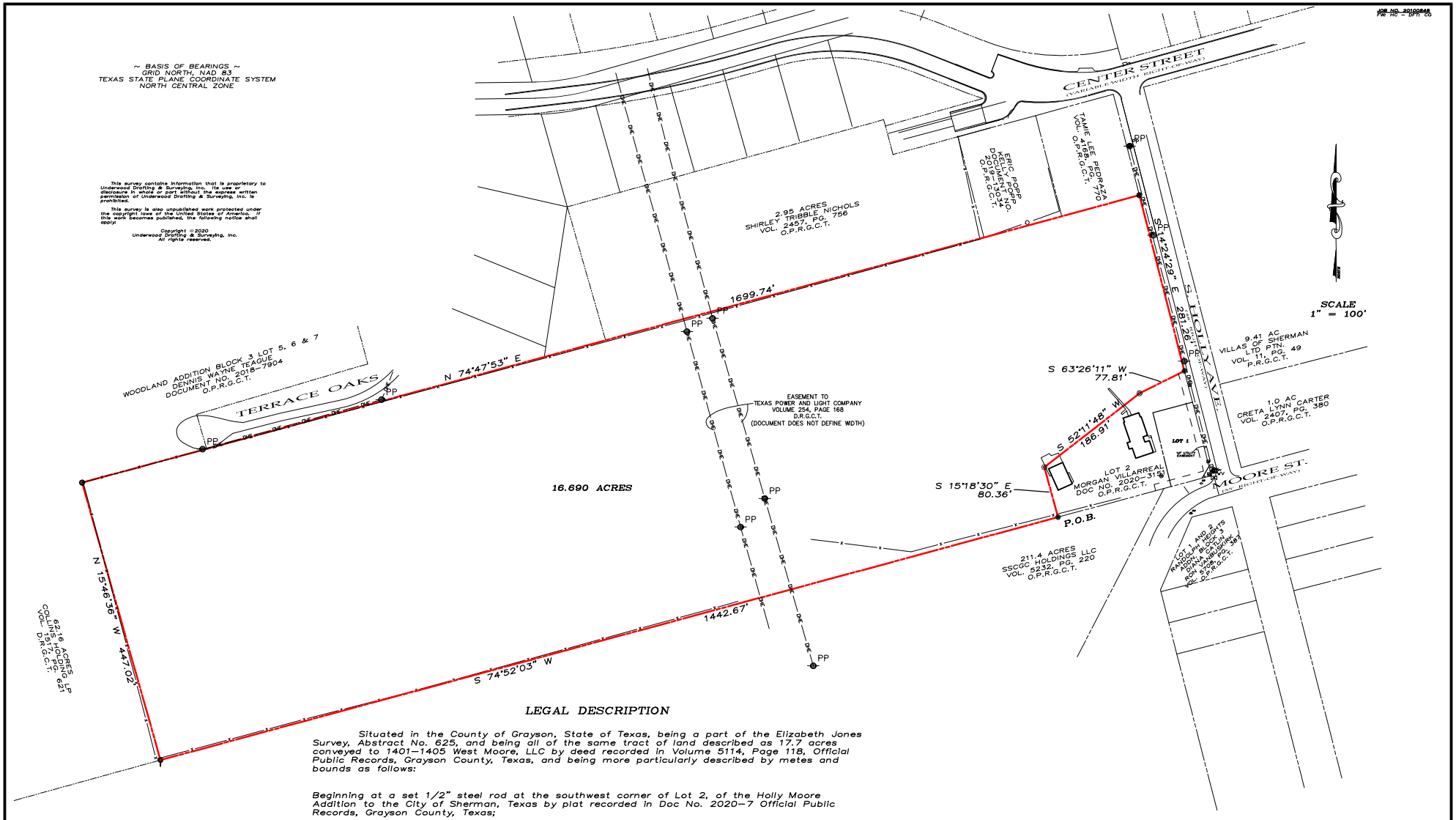
Marlow, Lauren

From: Planning
To: Jonathan Hake
Subject: RE: South Holly Apartments - Zoning Submittal

From: Veronica Munoz
Sent: Tuesday, June 4, 2024 4:06 PM
To: Marlow, Lauren
Cc: Erik Earnshaw; Jonathan Hake; Planning
Subject: Re: South Holly Apartments - Zoning Submittal

VERONICA MUÑOZ
President & CEO

MEZQUITEINSTALLATIONS.COM
DBE | SBE | MBE | WBE| HUB
Linked In | Certifications |Instagram |



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LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being all of the same tract of land described as 17.7 acres conveyed to 1401–1405 West Moore, LLC by deed recorded in Volume 5114, Page 118, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod at the southwest corner of Lot 2, of the Holly Moore Addition to the City of Sherman, Texas by plat recorded in Doc No. 2020–7 Official Public Records, Grayson County, Texas;

Thence South 74°52'03" West with the south line of said 17.7 acre tract a distance of 1442.67 feet to a set 1/2" steel rod;

Thence North 15°46'36" West with the east line of a 62.16 acre tract of land conveyed to Collins Holding LP by deed recorded in Volume 1517, Page 621, Deed Records, Grayson County, Texas, a distance of 447.02 feet to a found 1/2 steel rod;

Thence North 74°47'53" East with the north line of said 17.7 acre tract a distance of 1699.74 feet to a set 1/2" steel rod;

Thence South 14°24'29" East with the west Right–of–Way of South Holly Avenue a distance of 281.26 to a set 1/2" steel rod

Thence over and across said 17.7 acre tract the following calls and distances:
South 63°26'11" West a distance of 77.81 feet to a found 1/2" steel rod;
South 52°11'48" West a distance of 186.91 feet to a found 1/2" steel rod;
South 15°18'30" East a distance of 80.36 feet to the Point of Beginning and containing 16.690 acres of land.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 10/30/2020

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

CROSS ENGINEERING CONSULTANTS

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

May 8, 2024

City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

Attn: Mr. Rob Rae, AICP - Director of Development Services

Re: Zoning Submittal
South Holly Apartments

Dear Mr. Rae:

Attached please find the zoning request for the South Holly Apartments site located near the southwest intersection of Center Street and S. Holly Avenue. The project site is a 16.690-acre parcel located in the Elizabeth Jones Survey, Abstract No. 625. Please see title survey attached.

We are requesting to rezone the property from R-6 to MF-30 (Multifamily Residential) district in order to develop a multi-family project. The proposed project is an approximately 336-unit development in thirteen buildings and a clubhouse.

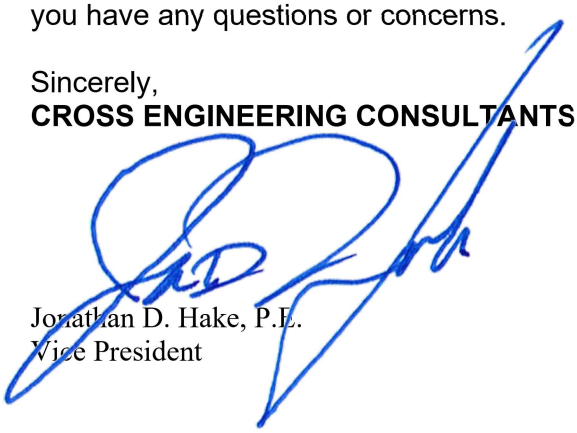
It is our understanding the City of Sherman has launched a new survey to help with planning on where and what type of housing will be needed to provide for the over 5,000 new jobs that are expected in the City by 2025. Sherman plans to fulfill this need with a combination of existing housing and to be constructed housing. In addition to the new jobs expected in Sherman, there is a housing shift being seen across the country in the Generation Z, Millennial and empty nester segments of the population. It has been noted in articles by Forbes, the Washington Post and the New York Times, that these generations are opting to be “forever renters” and are no longer looking to purchase a home in their thirties as prior generations have done. This is creating a larger demand for multi-family communities to meet this need. This site can help fill the housing needs for not only the job growth in Sherman but also for the “forever renters” in the area. The site is in close proximity to both Texas Instruments and the Global Wafers Facility south of the site and less than five miles away.

It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sherman. Project details are listed in detail below:

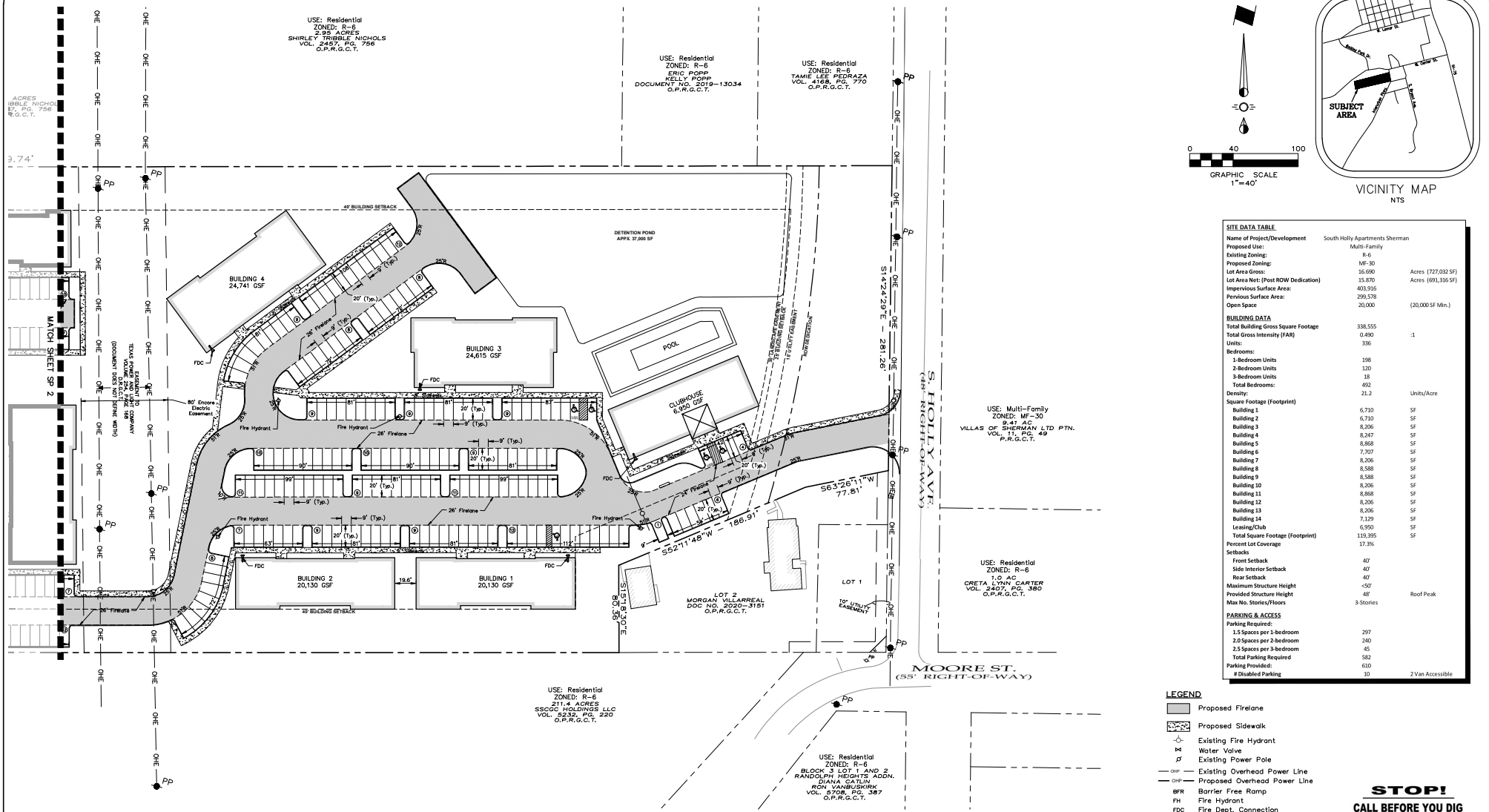
- Site located near the southwest intersection of W. Center Street and Holly Ave.
- Site is 16.690-acres in size.
- Existing Zoning: R-6
- Proposed Zoning: MF-30

Thank you in advance for your consideration of the zoning request. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President



VICINITY MAP
NTS

SITE DATA TABLE		
Name of Project/Development	South Holly Apartments Sherman	
Proposed Use:	Multi-Family	
Existing Zoning:	R-6	
Proposed Zoning:	MF-30	
Lot Area Gross:	16.690	Acres (727,032 SF)
Lot Area Net: (Post ROW Dedication)	15.870	Acres (691,316 SF)
Impervious Surface Area:	403,916	
Pervious Surface Area:	299,578	
Open Space	20,000	(20,000 SF Min.)
BUILDING DATA		
Total Building Gross Square Footage	338,555	
Total Gross Intensity (FAR)	0.490	:1
Units:	336	
Bedrooms:		
1-Bedroom Units	198	
2-Bedroom Units	120	
3-Bedroom Units	18	
Total Bedrooms:	492	
Density:	21.2	Units/Acre
Square Footage (Footprint)		
Building 1	6,710	SF
Building 2	6,710	SF
Building 3	8,206	SF
Building 4	8,247	SF
Building 5	8,868	SF
Building 6	7,707	SF
Building 7	8,206	SF
Building 8	8,588	SF
Building 9	8,588	SF
Building 10	8,206	SF
Building 11	8,868	SF
Building 12	8,206	SF
Building 13	8,206	SF
Building 14	7,129	SF
Leasing/Club	6,950	SF
Total Square Footage (Footprint)	119,395	SF
Percent Lot Coverage	17.3%	
Setbacks		
Front Setback	40'	
Side Interior Setback	40'	
Rear Setback	40'	
Maximum Structure Height	<50'	
Provided Structure Height	48'	Roof Peak
Max No. Stories/Floors	3-Stories	
PARKING & ACCESS		
Parking Required:		
1.5 Spaces per 1-bedroom	297	
2.0 Spaces per 2-bedroom	240	
2.5 Spaces per 3-bedroom	45	
Total Parking Required	582	
Parking Provided:	610	
# Disabled Parking	10	2 Van Accessible

LEGEND

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

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

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

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

Drawn By:	Checked By:	Scale:
C.E.C.L.	C.E.C.L.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/03/24. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

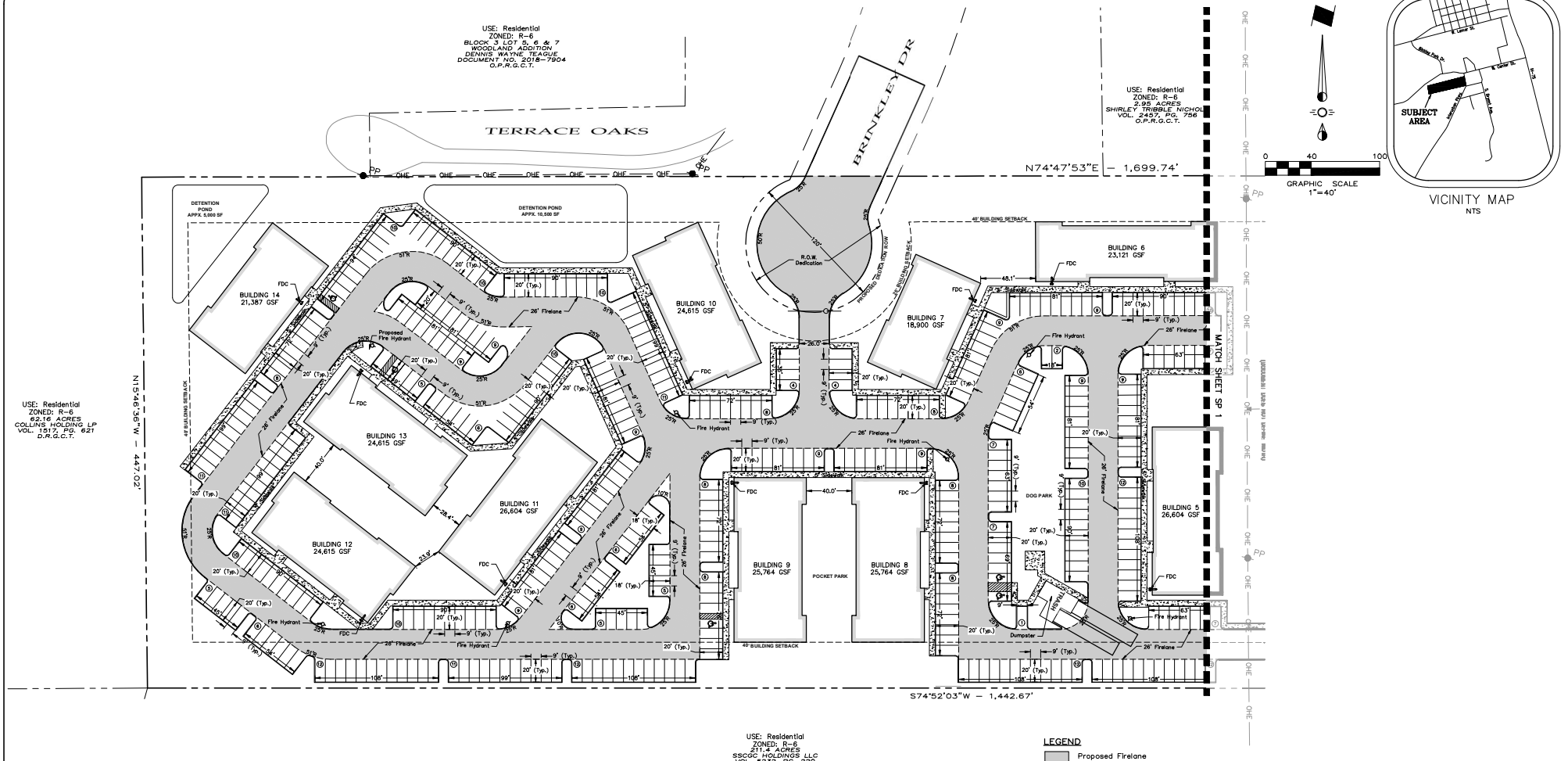
CONCEPTUAL SITE PLAN

SOUTH HOLLY APARTMENTS
MEZQUITE INSTALLATIONS
SHERMAN, TEXAS

Sheet No. SP 1

Project No. 24038

23081 - SOUTH HOLLY APARTMENTS SHERMAN



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1	1
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CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
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CONCEPTUAL SITE PLAN

SOUTH HOLLY APARTMENTS
MEZQUITE INSTALLATIONS
SHERMAN, TEXAS

Sheet No. SP 2

Project No. 24038

23081 - SOUTH HOLLY APARTMENTS SHERMAN

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

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

HEDK ARCHITECTS

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SOUTH HOLLY APARTMENTS BUILDING B SCHEMATIC ELEVATION

Sherman, Texas

#22198/ 05.01.2024
Mezquite Installation

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

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

HEDK ARCHITECTS

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HEDK ARCHITECTS

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SOUTH HOLLY APARTMENTS SCHEMATIC CLUB ELEVATION

Sherman, Texas

#22198/ 05.03.2024
Mezquite Installation

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

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

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SOUTH HOLLY APARTMENTS SCHEMATIC CLUB ELEVATION

Sherman, Texas

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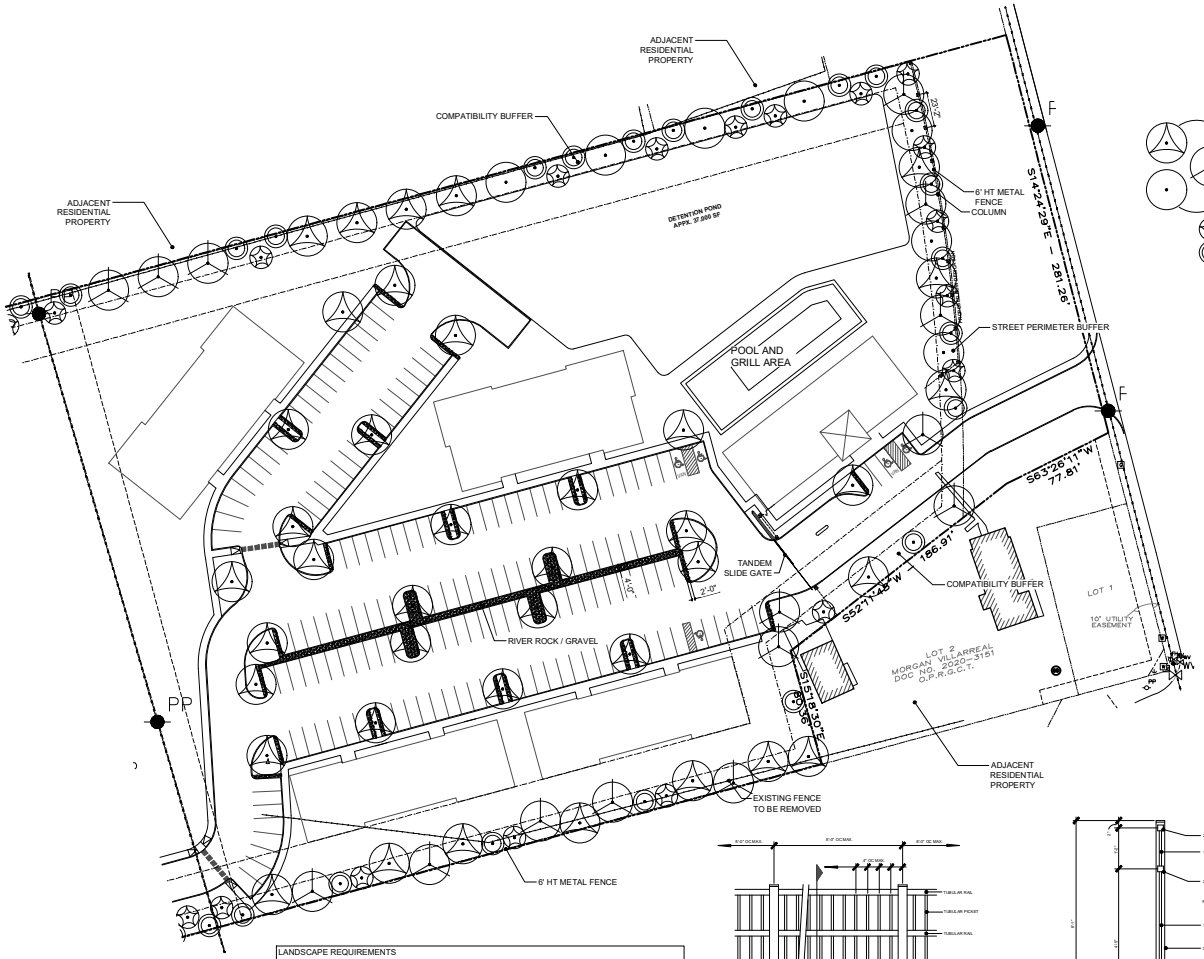
Mezquite Installation



SUMMARY PLANT LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS
SHADE TREES					
CO	Chinquapin Oak	Quercus muehlenbergii	46	3" Cal.	10'-12' Ht.
NO	Nuttall's Oak	Quercus texana	31	3" Cal.	10'-12' Ht.
CE	Cedar Elm	Ulmus crassifolia	46	3" Cal.	10'-12' Ht.
ORNAMENTAL TREES					
WM	Wax Myrtle	Myrica cerifera	13	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
YH	Yaupon Holly	Ilex vomitoria	15	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
SHRUBS (3'+ Height)					
CL	Cleyera	Ternstroemia gymnanthera	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
CZ	Texas Sage	Leucophyllum frutescens	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
RG	Roseglow Barberry	Berberis thunbergii 'Roseglow'	-	5 Gal. 36" O.C.	Well branched, full to ground 18"-24" Ht.
SHRUBS (0'-3' Height)					
SG	Autumn Sage	Salvia greggii	-	1 Gal. 24" O.C.	24" Min. Ht., 18" Min. Spread
AS	Cast Iron Plant	Aspidistra elatior	-	1 Gal. 24" O.C.	24" Min. Ht., 18" Min. Spread
AW	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	-	1 Gal. 24" O.C.	24" Min. Ht., 18" Min. Spread
SHRUB-LIKE GRASS AND GROUNDCOVERS					
ISO	Inland Sea Oats	Chasmanthium latifolium	-	1 Gal. 24" O.C.	
OP	Mondo Grass	Ophiopogon japonicus	-	4" Pots	12" O.C.
LCS	Lavender Cotton	Santolina chamaecyparissus	-	4" Pots	18" O.C.
SS	Solid Bermuda Sod	Cynodon dactylon	-	Sod	
SE	Steel Edging		-	12ga. Steel / Green	
GR	Gravel		- SF	2" Diameter 3" Min. Depth, Install Over Filter Fabric	

LANDSCAPE REQUIREMENTS

PARKING LOT TREES:

REQUIRED: ONE SHADE TREE FOR EVERY REQUIRED PARKING ISLAND

PROVIDED: YES

STREET PERIMETER BUFFER - SOUTH HOLLY AVENUE

REQUIRED:

15' WIDE STREET BUFFER

STREET PERIMETER BUFFER AREAS SHALL PROVIDE TWO SHADE TREES AND TWO ORNAMENTAL TREES PER 1,000 SQUARE FEET OF BUFFER AREA

NO MORE THAN 25% OF THE SAME SPECIES

PROVIDED:

COMPATIBILITY BUFFER

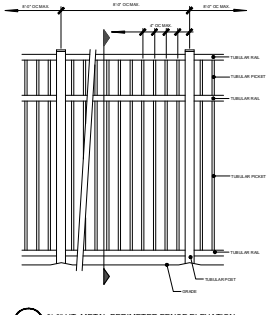
REQUIRED:

15' BUFFERYARD

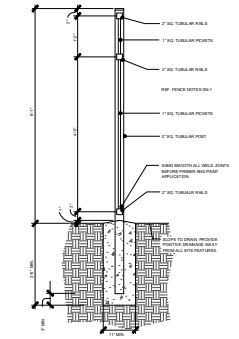
ONE SHADE TREE AND TWO ORNAMENTAL TREES PER 1,000 SQUARE FEET

BUFFER AREA: 55,840 SF 55,840 / 1,000 = 55.84

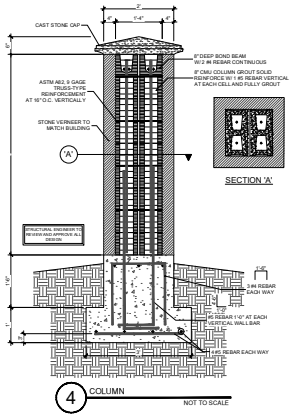
REQUIRED: 56 SHADE TREES AND 112 ORNAMENTAL TREES
PROVIDED: 63 SHADE TREES AND 112 ORNAMENTAL TREES



2 6'-0" HT. METAL PERIMETER FENCE ELEVATION
NOT TO SCALE



3 6'-0" HT. METAL PERIMETER FENCE SECTION
NOT TO SCALE



4 COLUMN
NOT TO SCALE

1 LANDSCAPE ORDINANCE COMPLIANCE PLAN
SCALE: 1" = 40'-0"

0 40 80
GRAPHIC SCALE IN FEET

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ISSUES:

REVISIONS:

CLIENT:
CLIENT INFORMATION

SOUTH HOLLY APARTMENTS
SHERMAN, TX

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
C (214) 354-6934
hmeeks@mdgland.com

REGISTERED LANDSCAPE ARCHITECT
HOWARD M. MEEKS
2480
STATE OF TEXAS
05-01-2024

ISSUE FOR PERMIT

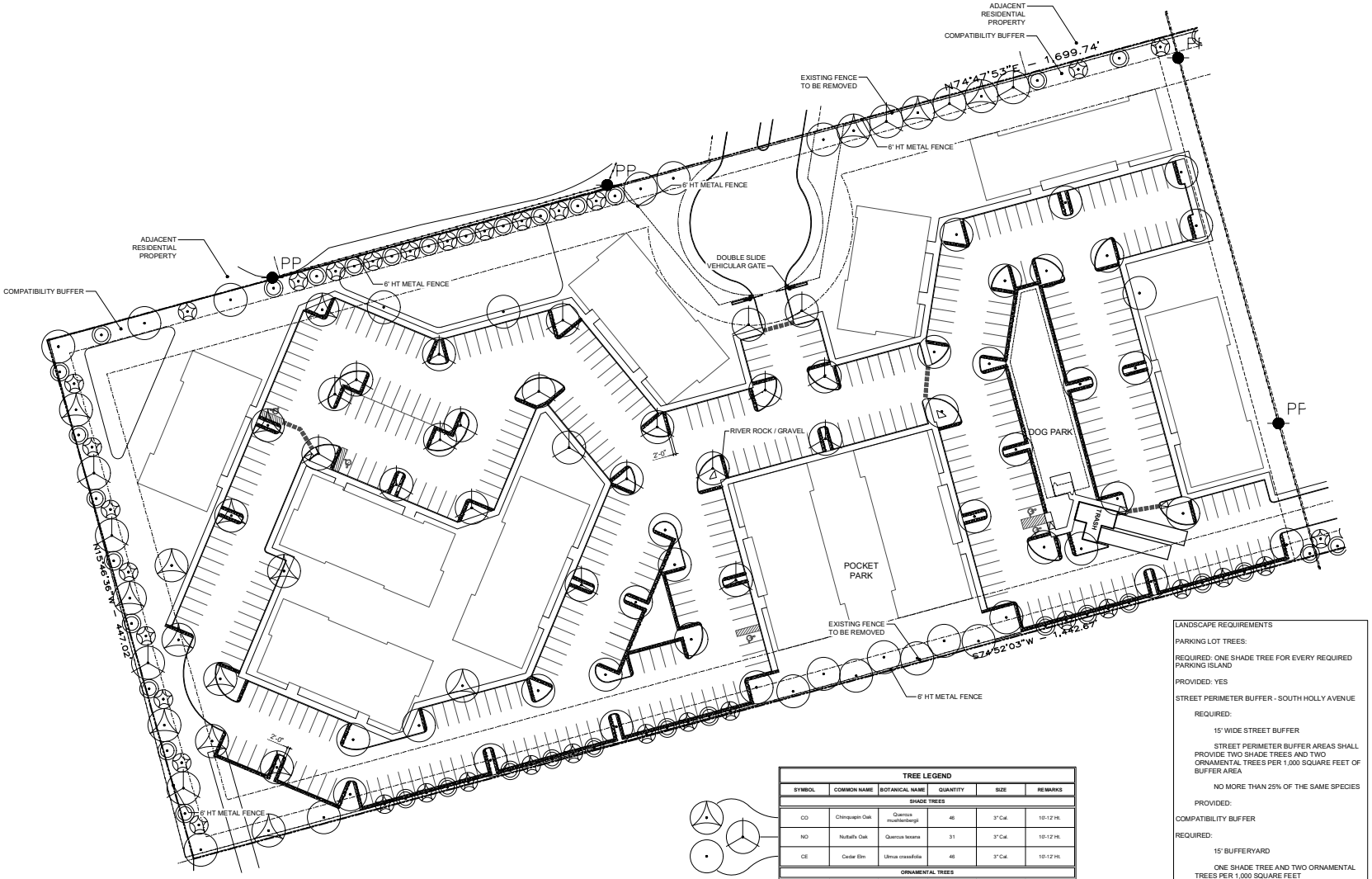
SOUTH HOLLY APARTMENTS

SHERMAN, TX

JOB NUMBER: HEDK-2402

LP0.01

LANDSCAPE ORDINANCE COMPLIANCE PLAN



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1 LANDSCAPE ORDINANCE COMPLIANCE PLAN

SCALE: 1" = 40'-0"

0 40 80

GRAPHIC SCALE IN FEET

N

ISSUES:

REVISIONS:

CLIENT:
CLIENT INFORMATION

SOUTH HOLLY APARTMENTS
SHERMAN, TX

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
C (214) 354-6934
hmeeks@mdgland.com

REGISTERED LANDSCAPE ARCHITECT
2480
STATE OF TEXAS
05-01-2024

ISSUE FOR PERMIT

SOUTH HOLLY APARTMENTS

SHERMAN, TX

JOB NUMBER: HEDK-2402

LP0.02

LANDSCAPE ORDINANCE COMPLIANCE PLAN

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4100 BLOCK DRIPPING SPRINGS ROAD (Project No. 24-004107)

The request of Cody Slagle, CS2 Properties, LLC (Owner), Breaden Wright (Perspective Buyer), Philip Sarandos, JM Civil Engineering (Representative/Civil Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 4100 Block Dripping Springs Road, consisting of 15.230 acres being part of the John Hendrix Survey, Abstract No. 503 and the Samuel McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agricultural) District to an R-4 (Patio Home Residential) District.

Background:

The property is located at 4100 Block Dripping Springs Road near the intersection of Leacrest Drive and Dripping Springs Road. The owner is requesting a Zone Change from an R-A (Residential Agricultural) District to an R-4 (Patio Home Residential) District to construct approximately 60 patio home lots.

Origination:

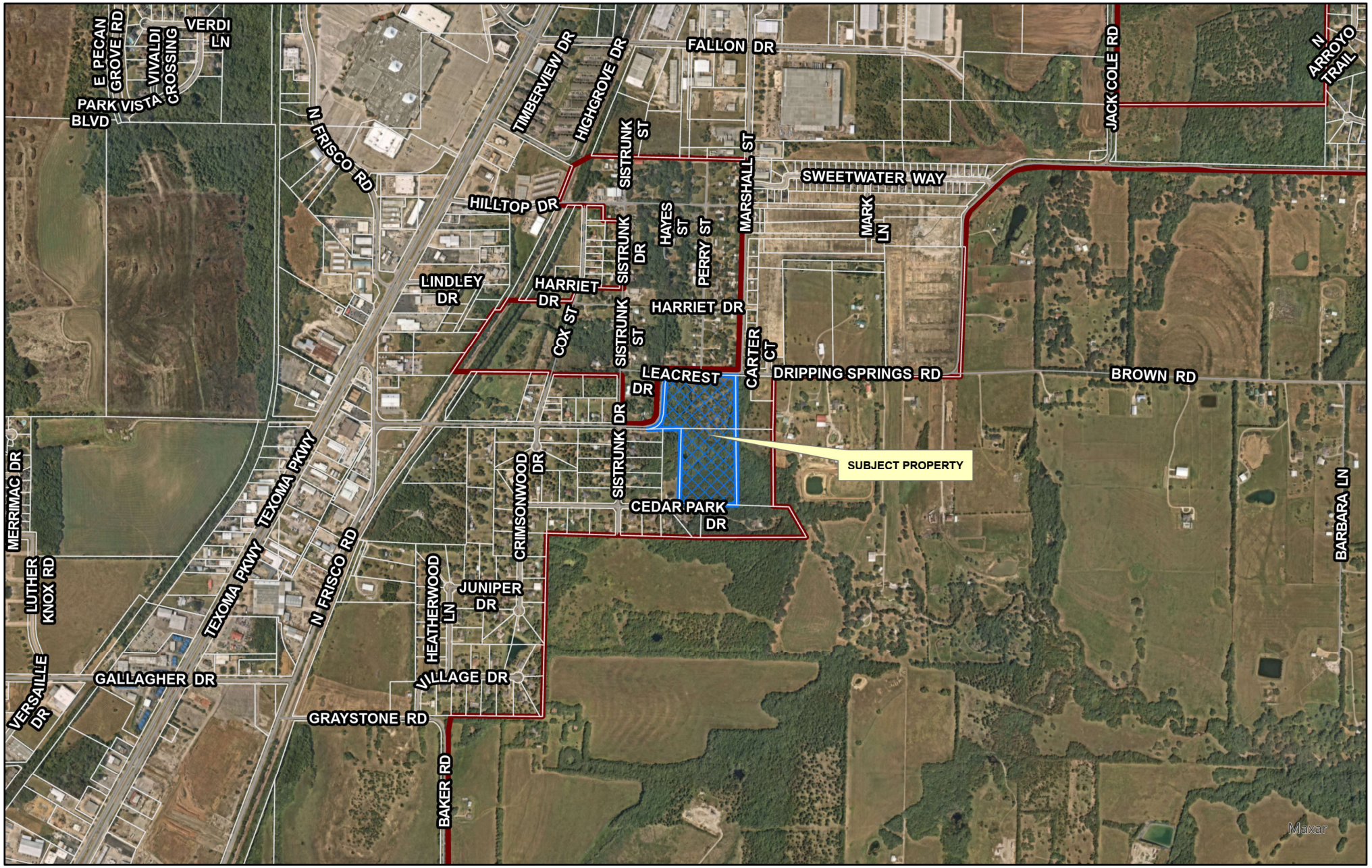
Cody Slagle, CS2 Properties, LLC (Owner)
Breaden Wright (Perspective Buyer)
Philip Sarandos, JM Civil Engineering (Representative/Civil Engineer)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff does not have any objection to this zoning change request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Comments Response Email
8. Lot Layout



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4100 BLK DRIPPING SPRINGS RD

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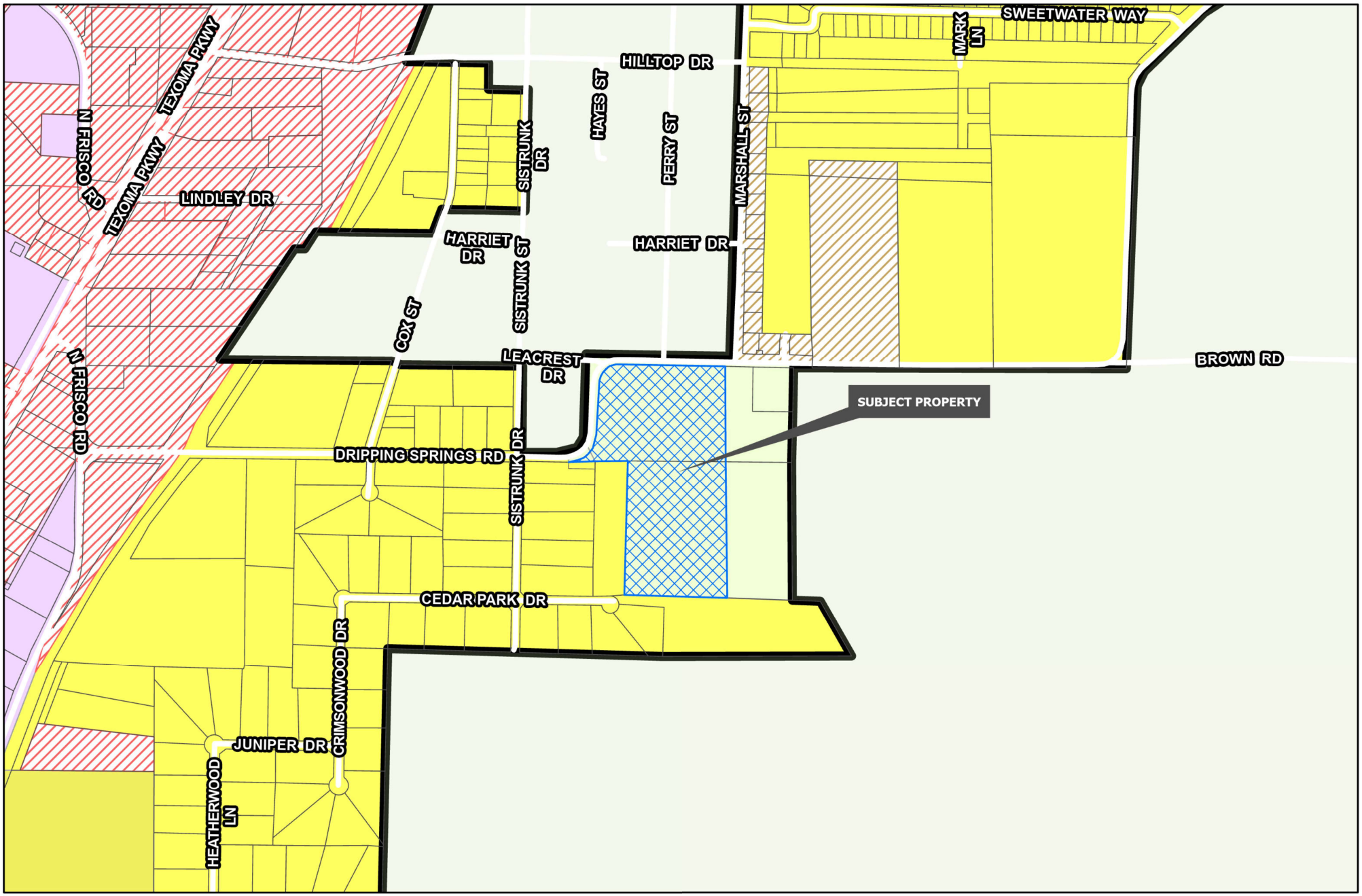
Date: 8/27/2024 9:56 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
4100 BLK DRIPPING SPRINGS RD

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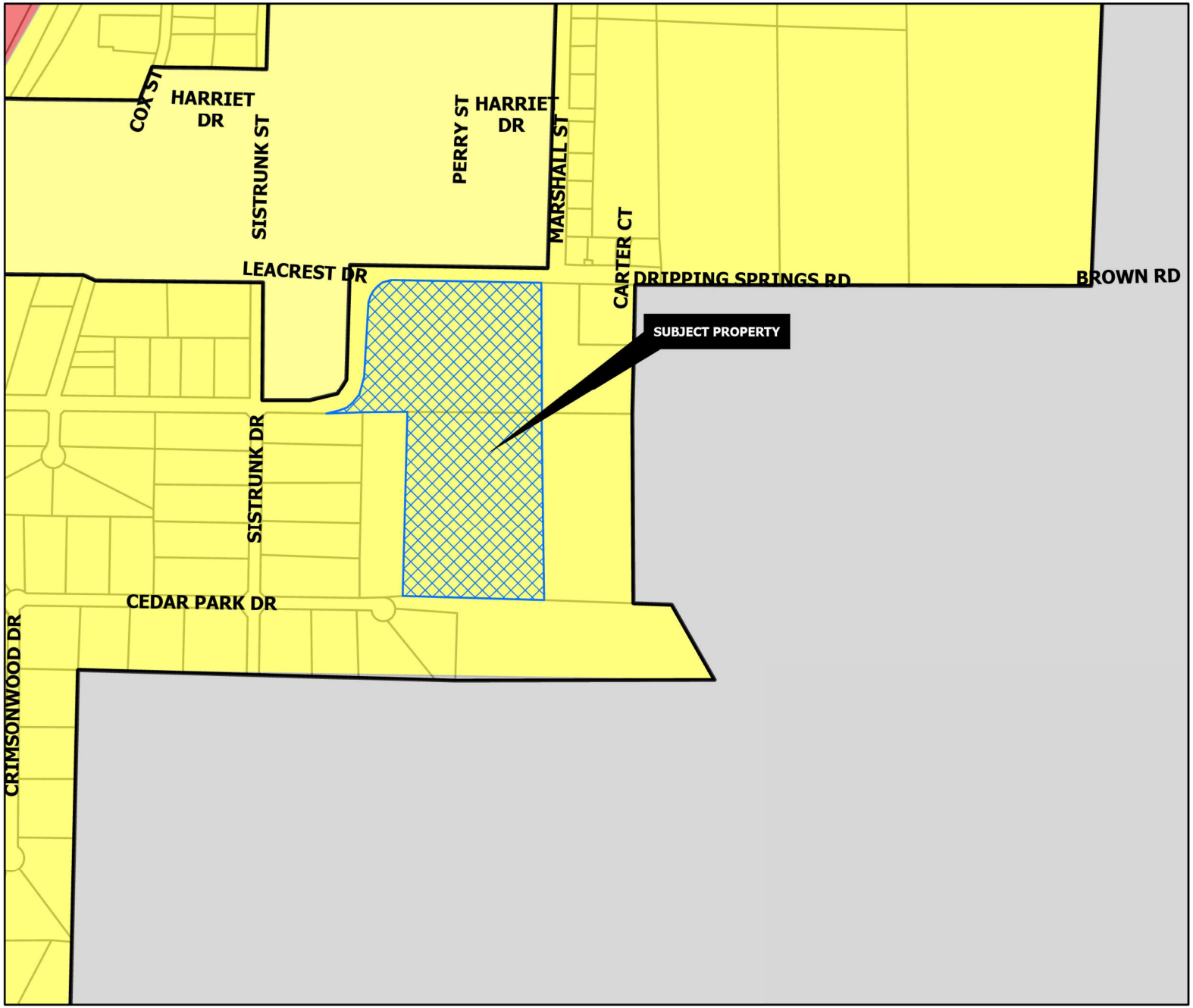
Date: 9/27/2019 5:54 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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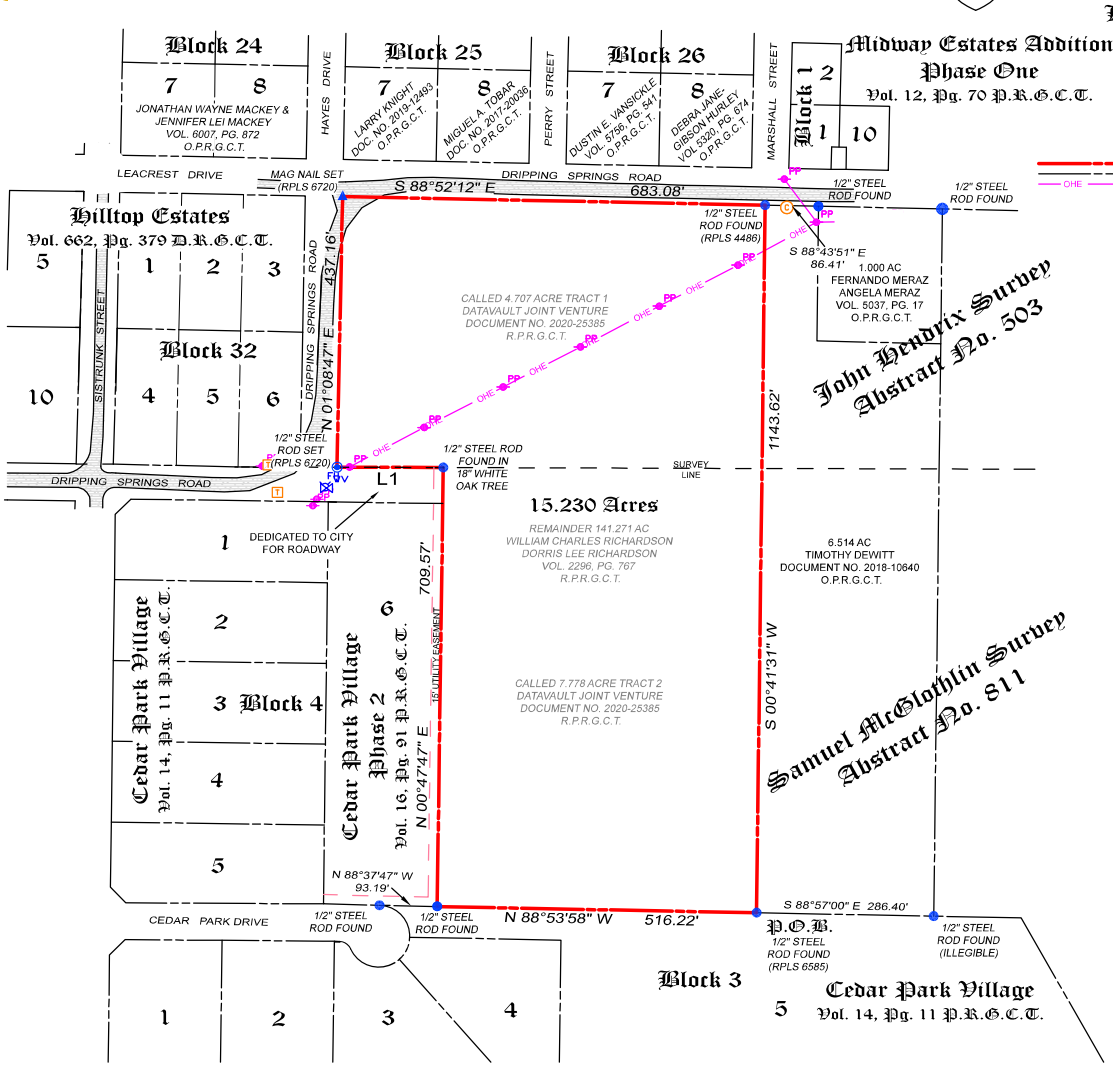
CITY OF SHERMAN
FUTURE LAND USE MAP
4100 BLK DRIPPING SPRINGS RD

Date: 8/27/2024 9:56:07 AM

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
9/4/2024 AT 3:40 P.M.

Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-004107
9/4/2024 AT 3:40 P.M.

CLS Job# 24010032



Legend

- WATER VALVE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BURIED CABLE MARKER
- POWER POLE
- WATER METER
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- ASPHALT

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°49'45" W	171.62'

N W E S

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the John Hendrix Survey, Abstract No. 503 and the Samuel McGlothlin Survey, Abstract No. 811, and being all of the called 4.707 acre Tract 1 and a called 7.778 acre Tract 2 of lands conveyed to Datavault Joint Venture by deed of record in Document No. 2020-25385, Real Property Records, Grayson County, Texas, said Tractout of the 141.271 acre parent tract of lands conveyed to William Charles Richardson and Dorris Lee Richardson, by deed of record in Volume 2296, Page 767 of said Real Property Records and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 6585 maintaining the southwest corner of a 6.514 acre tract of land conveyed to Timothy DeWitt by deed of record in Document No. 2018-10640 of said Real Property Records, and in the north line of Lot 5, Block 3 of Cedar Park Village, an addition to the City of Sherman as shown by plat of record in Volume 14, Page 11 Plat Records, Grayson County, Texas;*

Thence ***North 88°53'58" West****, along the north line of said Lot 5, a distance of* ***516.22 feet*** *to a 1/2" steel rod found maintaining the southeast corner of Lot 6, Cedar Park Village, Phase 2, an addition to the City of Sherman as shown by plat of record in Volume 16, Page 91 of said Plat Records;*

Thence ***North 00°47'47" East****, along the east of said Lot 6, a distance of* ***709.57 feet*** *to a 1/2" steel rod found in the base of an 18-inch white oak tree maintaining the northeast corner of said Cedar Park Village, Phase 2;*

Thence ***North 89°49'45" West****, along the north line of said Cedar Park Village, Phase 2, a distance of* ***171.62 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northerly southwest corner of the herein described tract, said point being in the west line of said 141.271 acre tract and the east line of Dripping Springs Road;*

Thence ***North 01°08'47" East****, along the west line of said 141.271 acre tract and the east line of said Dripping Springs Road, a distance of* ***437.16 feet*** *to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for the northwest corner of said 141.271 acre tract, and the southeast corner of the intersection of said Dripping Springs Road, Hayes Drive and Leacrest Drive;*

Thence ***South 88°52'12" East****, along the north line of said 141.271 acre tract and the south line of said Dripping Springs Road, a distance of* ***683.08 feet*** *to a 1/2" steel rod maintaining the northwest corner of said 6.514 acre tract;*

Thence ***South 00°41'31" West****, along the west line of said 6.514 acre tract, a distance of* ***1,143.62 feet*** *to the Point-of-Beginning and containing 15.230 acres of land.*

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 2/5/2024

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

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

0 200 400
SCALE ~ 1" = 200'

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Copley Land Surveying, Inc.
All rights reserved.

JM Civil Engineering, LLC
1101 Central Expressway S., Suite 215
Allen, TX 75013
214-491-1830

August 7, 2024

City of Sherman
Planning & Zoning
220 W. Mulberry Street
Sherman, TX 75090
planning@cityofsherman.com

Subject: Development Application Narrative
Dripping Springs Single Family Development

Applicant: JM Civil Engineering, LLC

The intent of this project is to develop a 15.23-acre site into a residential development off Dripping Springs Road in Sherman, TX. The development will occur in two phases. Phase 1, north of the Dripping Springs Road Thoroughfare Extension, will contain 31 single-family lots. Phase 2, south of the Dripping Springs Road Thoroughfare Extension, will contain 29 single family lots. The lots will be set back a minimum of 50 feet from the center of Calf Creek. In addition, this development will provide an open space along Calf Creek with a 10-foot-wide sidewalk. The The site is currently vacant and resides in the RA (residential agricultural) district. We are requesting a zone change to R-4 (single family district – 4,000 sf lots). The surrounding zoning is R6 (single family residential - 6,000 sf lots).

Thank you for your consideration.

Sincerely,

Philip Sarandos, P.E.

Marlow, Lauren

To: Kyle Flaming
Subject: RE: Zoning Change and SUP Master Application for Dripping Springs development in Sherman, TX

From: Kyle Flaming
Sent: Friday, August 30, 2024 4:03 PM
To: Planning; Philip Sarandos
Cc: Andre Sutiono; 'Braeden Wright'
Subject: RE: Zoning Change and SUP Master Application for Dripping Springs development in Sherman, TX

Sherman Review team,
We would like to submit our updated plans for your review to make sure we have addressed your concerns and give us time to update anything else prior to the 9/4 Deadline.

We have lost 1 lot on the south side, please let us know if this affects any application language.
Below are our comments in **GREEN**. Attached are the plans.

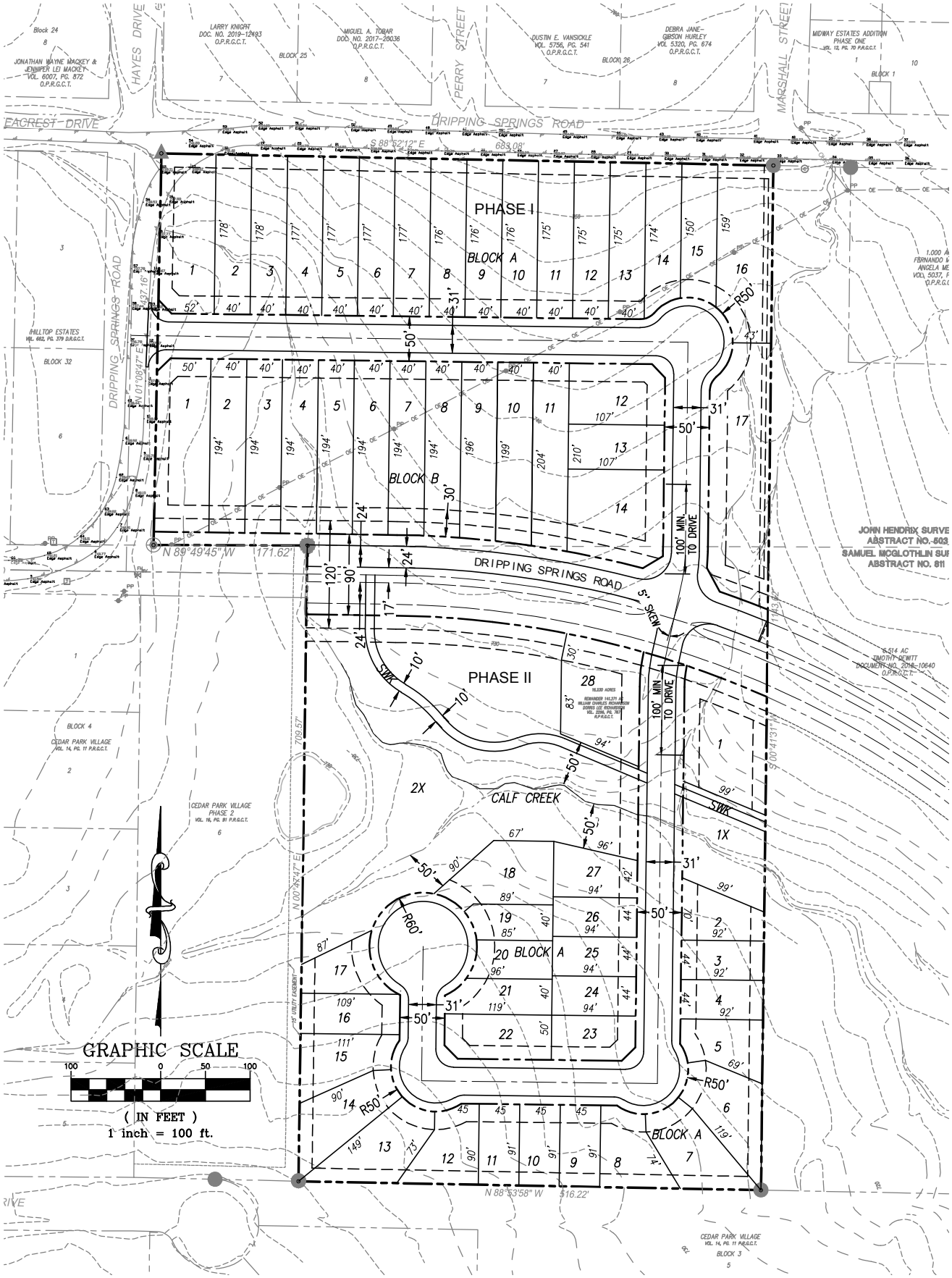
Kyle Flaming, P.E.
Sr. Director of Engineering and Development
JM Civil Engineering

Engineering

Informational Engineering comments:

1. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
   Comment Noted
2. Cul-de-sac and knuckles on South end of proposed project do not meet City standard.
   The plans have been updated to reflect the knuckle design needs and the cul-de-sac radius updated.
3. North road intersection at Dripping Springs Road does not meet City standard.
   Intersections off Dripping springs have been updated to meet city code. They are set to a 5° skew allowed per code, with a 0' offset.
4. No residential drive approaches will be permitted off of Dripping Springs Road for Lot 14, Block B, Phase I; Lot 1, Block A, Phase II; Lot 19, Block A, Phase II. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b); 10.03.003(h)(3); 10.03.003(h)(4)*
   Comment Noted – The intent is to have the driveways accessing the Lots in question, be set back 100' from the Dripping Springs future ROW along the Residential street.
5. Drive approach connections to North/South road for Lot 14, Block B, Phase I; Lot 1, Block A, Phase II; Lot 19, Block A, Phase II will not be able to meet City standard. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)(3)*
   Comment Noted –The Lots in question will not front to Dripping Springs road.
6. 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*
   Comment Noted
7. 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*
   Comment Noted

8. Proposed street names must be approved by the City of Sherman Development Services Department prior to submitting the final plat. Email planning@cityofsherman.com with proposed street name(s). Documentation of approval to be provided with Final Plat submittal. *Code of Ordinances Chapter 10.03.003(d)(2)*
   Comment Noted
9. When a street changes direction, the name shall also change. *Code of Ordinances Chapter 10.03.003(d)(2)*
   Comment Noted
10. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
    Comment Noted
11. 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*
    Comment Noted


PHASE I
BLOCK A
PHASE II
BLOCK B
DRIPPING SPRINGS ROAD
EAGREST DRIVE
HAYES DRIVE
PERRY STREET
MARSHALL STREET
CALF CREEK
GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

705 EAST TAYLOR STREET (Project No. 24-004108)

The request of NNN REIT, LP (Owner), Chandler Garrett (Representative/Tenant) and Gonzalez and Schneeberg Surveyors (Surveyor) for the property located at 705 East Taylor Street, consisting of 0.5872 acres being Lot A-1-1, Taylor Plaza Addition in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 11' side setback in lieu of the required 15' for the existing structure.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

Background:

The property is located at 705 East Taylor Street between Independence Drive and North Loy Lake Road. The owner is requesting a Variance for the side setback on the existing building along with Site Plan and Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

Origination:

NNN REIT, LP (Owner)
Chandler Garrett (Representative/Tenant)
Gonzalez and Schneeberg Surveyors (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the variance as this is an existing structure.
Staff recommends that P&Z approve the zone change request.

Attachments:

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

8. Elevations

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
705 E TAYLOR ST

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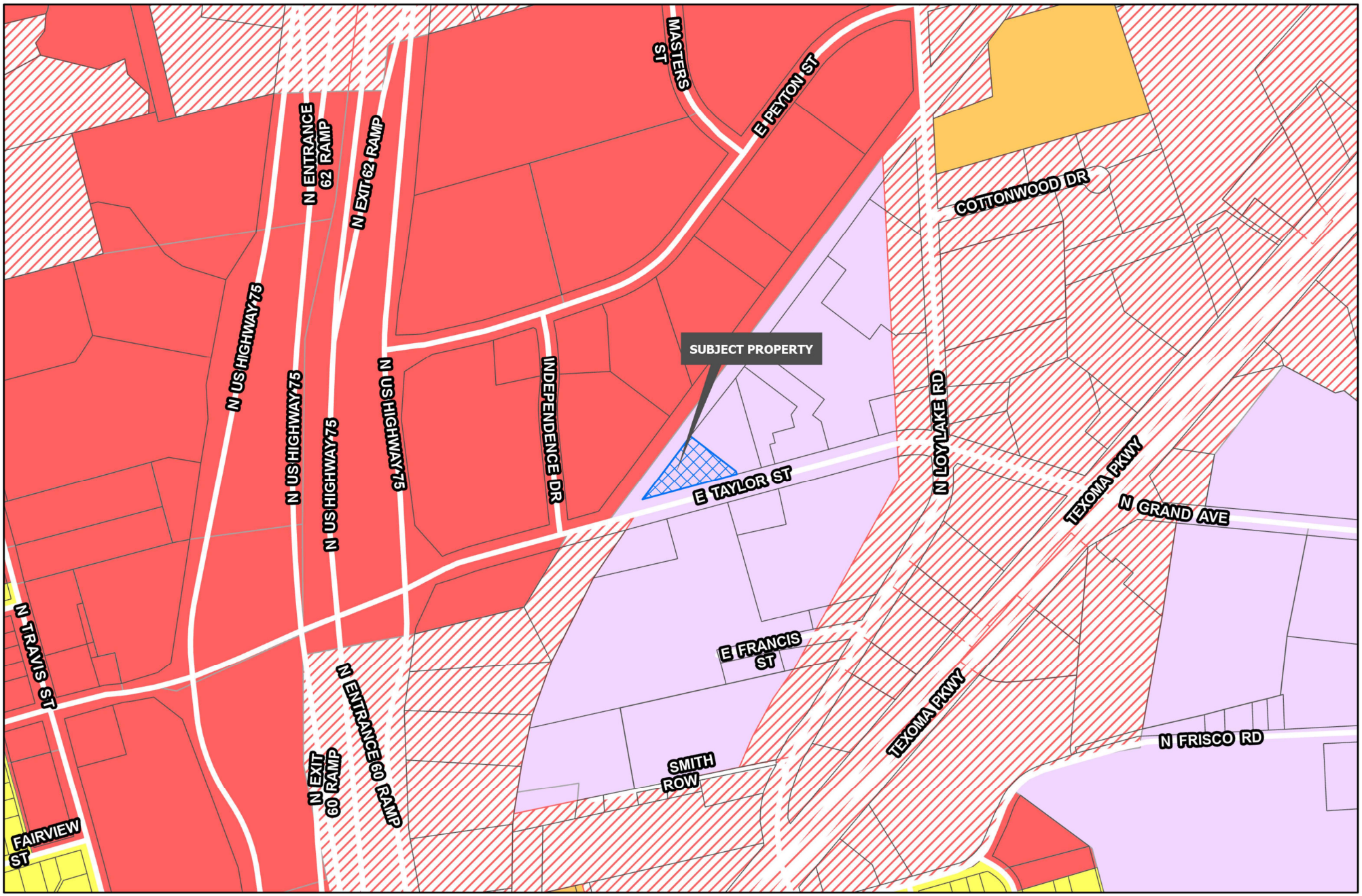
Date: 8/27/2024 9:56 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
705 E TAYLOR ST

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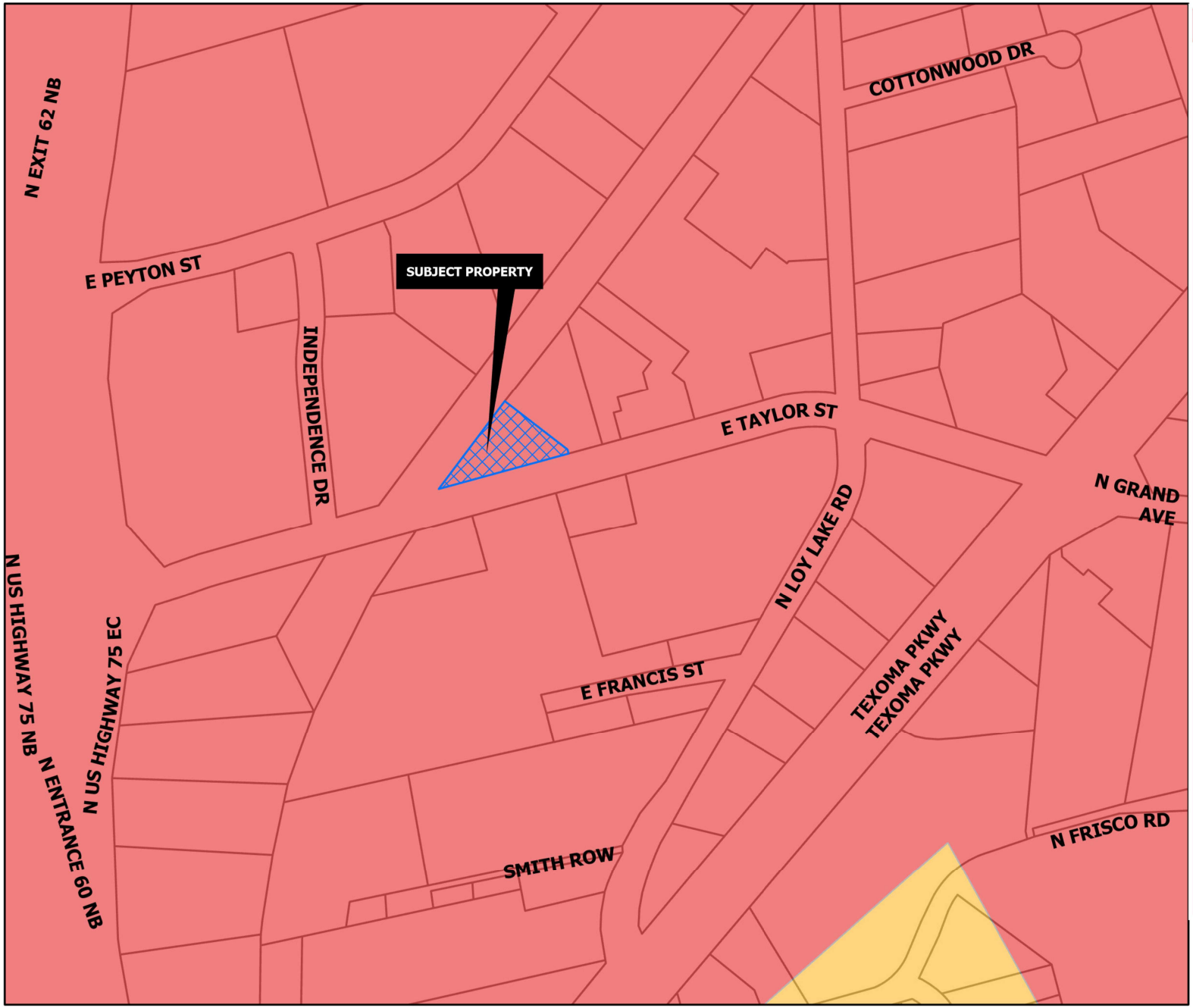
Date: 4/27/2021 1:56:41 PM



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
705 E TAYLOR ST

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Date: 8/27/2024 5:01 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE AND VARIANCE REQUEST
PROJECT #: 24-004108
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Marlow, Lauren

Subject: RE: Zone change for Sell Somethin' LLC

From: Chandler Garrett
Sent: Wednesday, August 7, 2024 12:33 PM
To: Planning; Turner, Kerri
Subject: Zone change for Sell Somethin' LLC

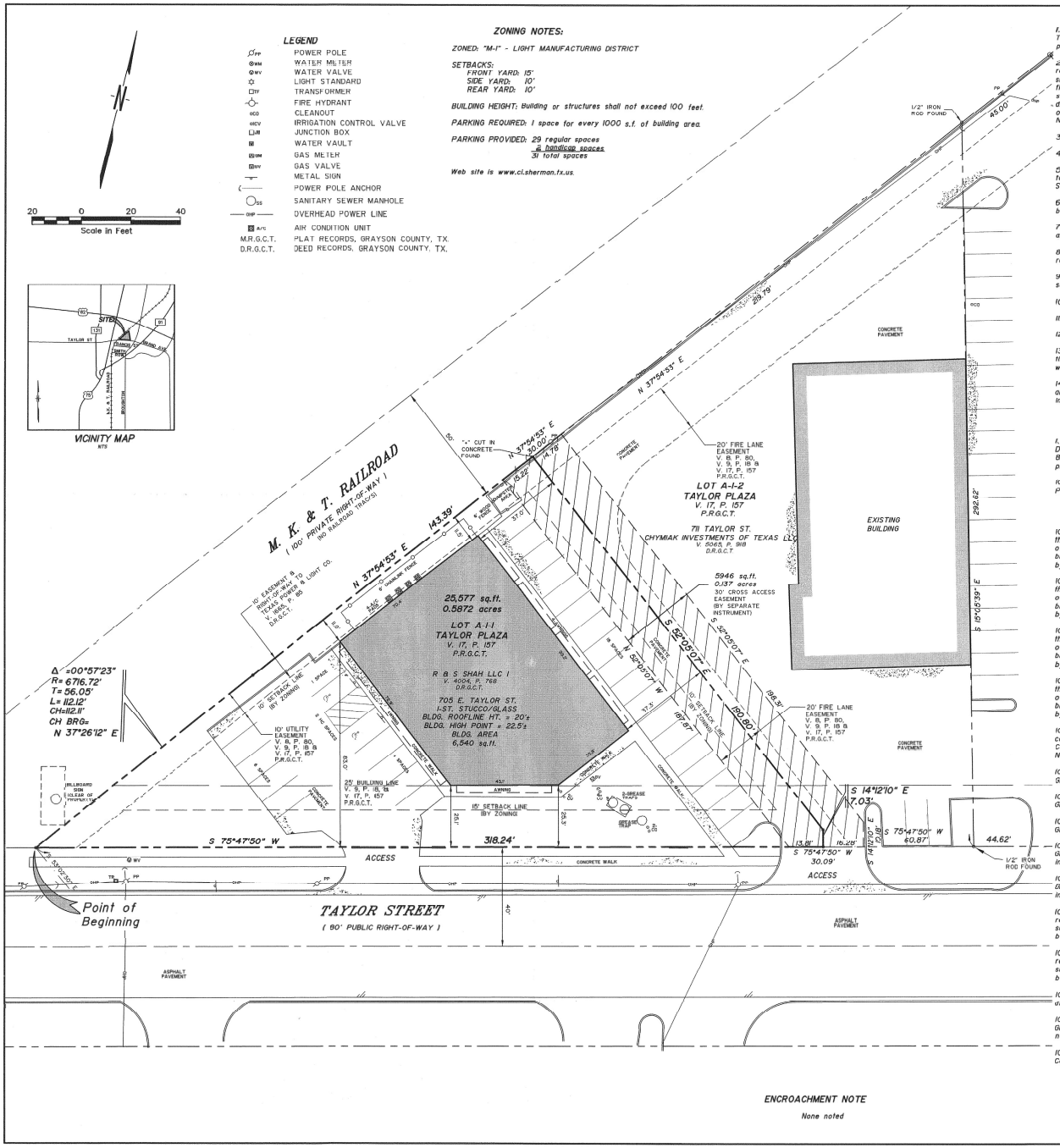
This Zone change application is being submitted by Chandler Garrett. We are requesting that this building zone be changed to a C-2 classification so that we can operate a furniture store out of this facility. This facility has been vacant for 4+ years and since its vacancy the City of Sherman has changed the zoning. We are extremely excited and happy to hopefully move into this building and conduct our small family business in the wonderful City Of Sherman. The building is 6,540 sq ft. We will conduct 2,240 sq ft of storing furniture in the back half of the building. 4,150sq ft of the building will be used as a showroom/sales floor. 150 sq ft of this building will be used as an office.

The owner is seeking a zone change to commercial so that retail businesses (like our family business) can be operated at this location. A variance for the setbacks of the existing structure is required to meet the current ordinance.

This structure was built as Retail/Office space. The existing parking area does not meet the current ordinance and therefore a variance to allow spaces in lieu of the required parking will be required.

Attached is the documentation required for this application. Please let me know if there is any additional information you need from us. We appreciate your time and consideration. We are looking forward to working with you all.

Chandler Garrett



GENERAL NOTES

1. Bearing system for this survey are based upon the north right-of-way line of Taylor Street, bearing South 75 degrees 47 minutes 50 seconds West, as shown on plat referenced hereon.

2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by First American Title Insurance Company GF No. NCS-634193-ORL, effective date October 10, 2013, issued October 16, 2013.

3. Subject tract has direct access to Taylor Street, a public right-of-way.

4. All utilities appear to enter subject tract via public right-of-way.

5. Subject tract is located in Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel Map No. 48181C0290 F dated September 29, 2010.

6. There is no observable evidence of earth moving work, building construction or building additions within recent months.

7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.

8. There is no observable evidence of recent street or sidewalk construction or repairs.

9. There is no observable evidenceof site use as a solid waste dump, sump or sanitary landfill.

10. Subject tract appears to drain into a public right-of-way.

11. No evidence of cemeteries or burial grounds.

12. Current Zoning allows for current use.

13. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

14. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

NOTES REGARDING SCHEDULE "B" EXCEPTIONS

I. Restrictive Covenants recorded in Volume 1637, Page 451, Volume 1695, Page 840, D.R.G.C.T. and Volume 1799, Page 255, Volume 2159, Page 488, and Volume 3199, Page 826, Real Property Records, Grayson County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature.

10I. The following easement and building line as shown on plat recorded in Volume 17, Page 157, P.R.G.C.T. affect the subject tract and are plotted hereon.
a.) 10' utility easement along the northerly line.
b.) 20' fireLane across lot.
c.) 25' building line.

10q. Interest in and to coal, lignite, oil, gas and other minerals and all rights incident thereto, contained in instrument recorded in Volume 696, Page 496, of the Deed Records of Grayson County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10h. Interest in and to coal, lignite, oil, gas and other minerals and all rights incident thereto, contained in instrument recorded in Volume 772, Page 146, of the Deed Records of Grayson County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10i. Interest in and to coal, lignite, oil, gas and other minerals and all rights incident thereto, contained in instrument recorded in Volume 960, Page 496, of the Deed Records of Grayson County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10j. Interest in and to coal, lignite, oil, gas and other minerals and all rights incident thereto, contained in instrument recorded in Volume 1154, Page 697, of the Deed Records of Grayson County, Texas affect the subject tract but are not plotted hereon as they are blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10k. Interest in and to coal, lignite, oil, gas and other minerals and all rights incident thereto, contained in instrument recorded in Volume 1683, Page 252, of the Deed Records of Grayson County, Texas. affect the subject tract but are not plotted hereon as they are blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10l. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 475, Page 121, of the Deed Records of Grayson County, Texas. Unable to determine exact location. No further search of title has been made as to the interest evidenced by this instrument.

10m. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 475, Page 185, of the Deed Records of Grayson County, Texas. Unable to determine exact location. No further search of title has been made as to the interest evidenced by this instrument.

10n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 569, Page 393, of the Deed Records of Grayson County, Texas. Unable to determine exact location. No further search of title has been made as to the interest evidenced by this instrument.

10o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 1559, Page 458, of the Deed Records of Grayson County, Texas affects the subject tract but is not plotted hereon as it is blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 1569, Page 676, of the Deed Records of Grayson County, Texas affects the subject tract but is not plotted hereon as it is blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 1569, Page 636, of the Deed Records of Grayson County, Texas affects the subject tract but is not plotted hereon as it is blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10r. Lease for coal lignite, oil, gas or other minerals, together with rights incident thereto, recorded in Volume 1571, Page 580, of the Deed Records of Grayson County, Texas affects the subject tract but is not plotted hereon as it is blanket in nature. No further search of title has been made as to the interest evidenced by this instrument.

10s. Easement to Texas Power and Light Company recorded in Volume 1665, Page 85, D.R.G.C.T. affects the subject tract and is plotted hereon.

10t. Non-Disturbance Agreement recorded in Volume 1637, Page 492 of the Deed Records of Grayson County, Texas affects the subject tract but is not plotted hereon as it is blanket in nature.

10u. Non-Disturbance Agreement recorded in Volume 1683, Page 257, Deed Records, Grayson County, Texas affects the subject tract but is not plotted hereon as it is blanket in nature.

PROPERTY DESCRIPTION

Description of a 0.5872 acre tract of land out of the J. B. McAnair Survey, Abstract No. 763, situated in the City of Sherman, Grayson County, Texas, and being all of Lot A-1-1 of the Taylor Plaza Addition an addition to the City of Sherman,Texas according to the plat thereof recorded in Volume 17, Page 157, Plat records, Grayson County, Texas; said 0.5872 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a point at the intersection of the north right-of-way line of Taylor Street (80 feet wide) with the east right-of-way line of the M. K. & T. Railroad; said point being on a curve to the right whose center bears South 53 degrees 02 minutes 30 seconds East, a distance of 6716.72 feet; said point being also the westerly corner of Lot A-1-1;

THENCE, northeasterly, with the east right-of-way line of said M. K. & T. Railroad and the west line of Lot A-1-1 and with said curve to the right, through a central angle of 00 degrees 57 minutes 23 seconds, an arc distance of 112.12 feet (chord bears North 37 degrees 26 minutes 12 seconds East, 112.11 feet) to a point at the end of said curve;

THENCE, North 37 degrees 54 minutes 53 seconds East, continuing with said east right-of-way line and the west line of Lot A-1-1, a distance of 143.39 feet to a "+" cut in concrete found at the north corner of said Lot A-1-1; said point also being the west corner of Lot A-1-2 of said Taylor Plaza Addition;

THENCE, with the common line of said Lots A-1-1 and A-1-2, the following metes and bounds;

South 52 degrees 05 minutes 07 seconds East, a distance of 190.80 feet to a point for corner;

South 14 degrees 12 minutes 10 seconds East, a distance of 7.03 feet to a point corner at the southeast corner of said Lot A-1-1; said point also being the southwest corner of said Lot A-1-2; said point also being on said north right-of-way line of Taylor Street;

THENCE, South 75 degrees 47 minutes 50 seconds West, with said north right-of-way line and the south line of said Lot A-1-1, a distance of 318.24 feet to the POINT OF BEGINNING;

CONTAINING, 25,577 square feet or 0.5872 acres of land, more or less.

The property shown and described hereon is the same as decribed in First American Title Insurance Company GF No. NCS-634193-ORL, effective date October 10, 2013, issued October 16, 2013.

SURVEYOR'S CERTIFICATION

To: General Parts Distribution, LLC;
National Retail Properties, Inc.;
National Retail Properties, LP, NNN Acquisitions, Inc.;
First American Title Insurance Company; and
R & S Shah, LLC I, and their respective successors and assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on August 19, 2013.

Date of Plat or Map: August 21, 2013

Robert W. Schneeberg, Texas RPLS No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
660 North Central Expressway, Suite 260
Plano, Texas 75074
Phone: 972-516-8855 Fax: 972-516-8901
email: robert.schneeberg@gs-engineers.com
Date: August 21, 2013
Date of Last Revision: January 9, 2014

The property shown and described hereon is the same as decribed in First American Title Insurance Company GF No. NCS-634193-ORL, effective date October 10, 2013, issued October 16, 2013.

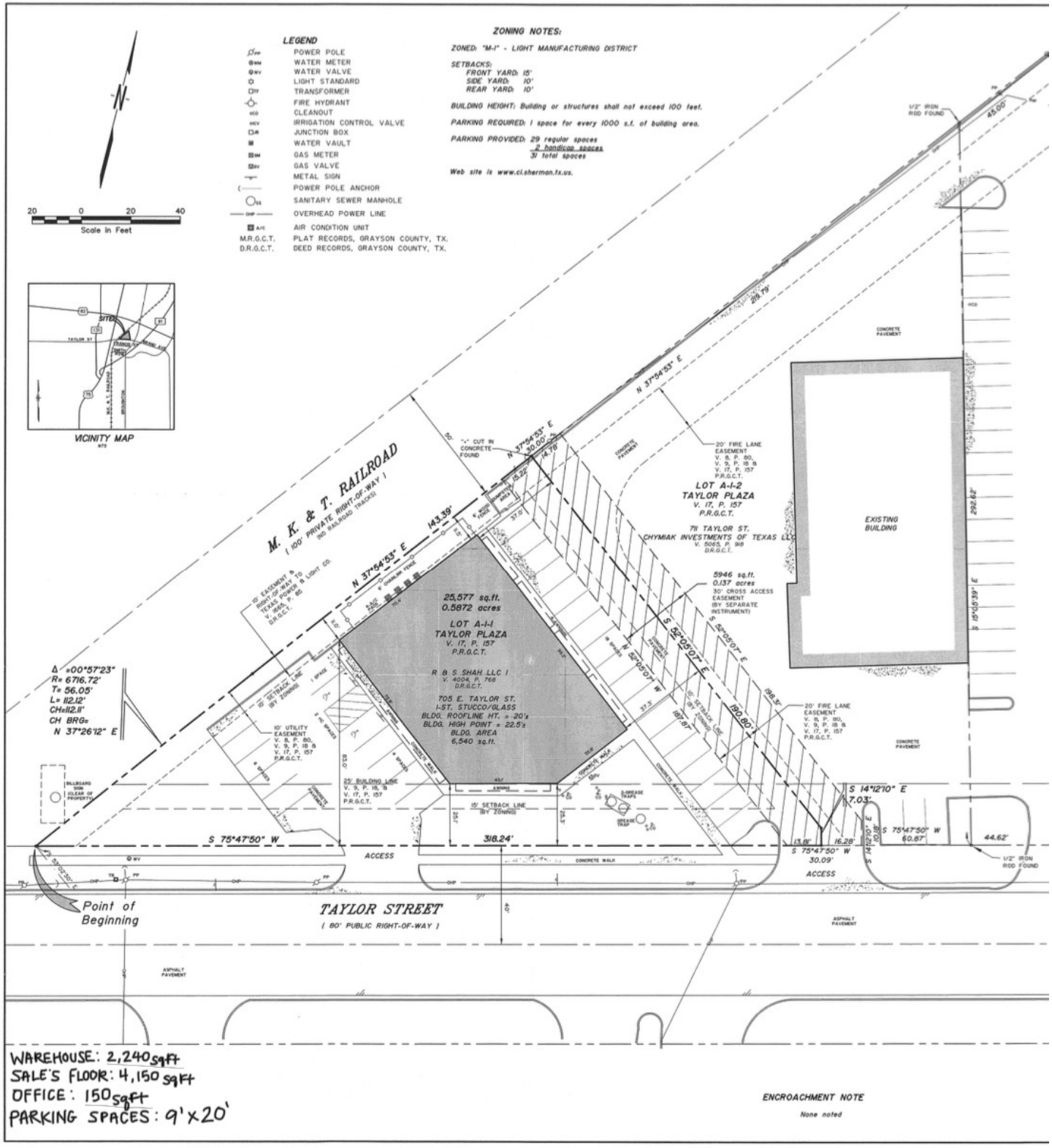
"ALTA/ACSM LAND TITLE SURVEY"
FOR
NATIONAL RETAIL PROPERTIES, INC.
"AS-BUILT" SURVEY
OF A
0.5872 ACRE TRACT
BEING ALL OF
LOT A-1-1, TAYLOR PLAZA
IN THE
J. B. McANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

NO.	DATE	REVISION
2	01-9-14	added access easement, notes
1	11-5-13	updated title/comments

Gonzalez & Schneeberg
engineers ▪ surveyors
660 N. Central Expressway
Suite 260, Plano, Texas 75074
(972) 516-8855 Fax:(972) 516-8901

SCALE	DATE	PROJ. NO.	DWG. NO.
1"=20'	AUGUST. 2013	3704-13-08-06	3704AU02013

P:\3704 - Taylor Plaza\3704-Lot A-1-1-Aug 2013.dwg, 1/10/2014 9:14:38 AM


LEGEND
POWER POLE
WATER METER
WATER VALVE
LIGHT STANDARD
TRANSFORMER
FIRE HYDRANT
CLEANOUT
IRRIGATION CONTROL VALVE
JUNCTION BOX
WATER VAULT
GAS METER
GAS VALVE
METAL SIGN
POWER POLE ANCHOR
SANITARY SEWER MANHOLE
OVERHEAD POWER LINE
AIR CONDITION UNIT
M.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TX.
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TX.
Scale in Feet
VICINITY MAP
ZONING NOTES:
ZONED: "M-1" - LIGHT MANUFACTURING DISTRICT
SETBACKS:
FRONT YARD: 15'
SIDE YARD: 10'
REAR YARD: 10'
BUILDING HEIGHT: Building or structures shall not exceed 100 feet.
PARKING REQUIRED: 1 space for every 1000 s.f. of building area.
PARKING PROVIDED: 29 regular spaces
2 handicap spaces
31 total spaces
Web site is www.ci.sherman.tx.us.
M. K. & T. RAILROAD
(100' PRIVATE RIGHT-OF-WAY)
(NO RAILROAD TRACKS)
N 37°54'53" E 143.39'
25,577 sq.ft.
0.5872 acres
LOT A-1-1
TAYLOR PLAZA
V. 17, P. 157
P.R.G.C.T.
R & S SHAH LLC
V. 4004, P. 766
D.R.G.C.T.
705 E. TAYLOR ST.
1-ST. STUCCO/GLASS
BLDG. ROOFLINE HT. = 20'±
BLDG. HIGH POINT = 22.5'±
BLDG. AREA
6,540 sq.ft.
LOT A-1-2
TAYLOR PLAZA
V. 17, P. 157
P.R.G.C.T.
711 TAYLOR ST.
CHYMIAK INVESTMENTS OF TEXAS LLC
V. 5065, P. 918
D.R.G.C.T.
EXISTING BUILDING
5946 sq.ft.
0.137 acres
30' CROSS ACCESS EASEMENT
(BY SEPARATE INSTRUMENT)
20' FIRE LANE EASEMENT
V. 9, P. 80,
V. 9, P. 18 &
V. 17, P. 157
P.R.G.C.T.
10' UTILITY EASEMENT
V. 9, P. 80,
V. 9, P. 18 &
V. 17, P. 157
P.R.G.C.T.
25' BUILDING LINE
V. 9, P. 18, &
V. 17, P. 157
P.R.G.C.T.
15' SETBACK LINE (BY ZONING)
20' SETBACK LINE (BY ZONING)
Δ =00°57'23"
R= 6716.72'
T= 56.05'
L= 112.12'
CH=112.11'
CH BRG= N 37°26'12" E
S 75°47'50" W
318.24'
ACCESS
S 14°12'10" E 7.03'
S 75°47'50" W 60.87'
44.62'
S 75°47'50" W 30.09'
ACCESS
1/2" IRON ROD FOUND
Point of Beginning
TAYLOR STREET
(80' PUBLIC RIGHT-OF-WAY)
ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE WALK
WAREHOUSE: 2,240 sqft
SALES FLOOR: 4,150 sqft
OFFICE: 150 sqft
PARKING SPACES: 9'x20'
ENCROACHMENT NOTE
None noted

FOR LEASE
SHERWIN WILLIAMS PAINTS

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2901, 2909 AND 2913 SOUTH FIRST STREET (Project No. 24-004110)

The request of BELACOOP, LLC (Owner), Jay Peskuski (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 2901, 2909 and 2913 South First Street, consisting of 0.870 acres being Lot 1, Lot 2 and Lot 3, Alvarado Estates, in the Robert Thompson Survey, Abstract 1200, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-4 (Patio Home Residential) District.

Background:

The property is located at 2901, 2909 and 2913 South First Street near the intersection of South Dewey Avenue and South First Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to a R-4 (Patio Home Residential) District.

Origination:

BELACOOP, LLC (Owner)
Jay Peskuski (Representative)
Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff does not have any objection to this zoning change request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Narrative
6. Lot Layout
7. Elevation

dlagrone H:\PLANNING\Public Notification KT.aprx

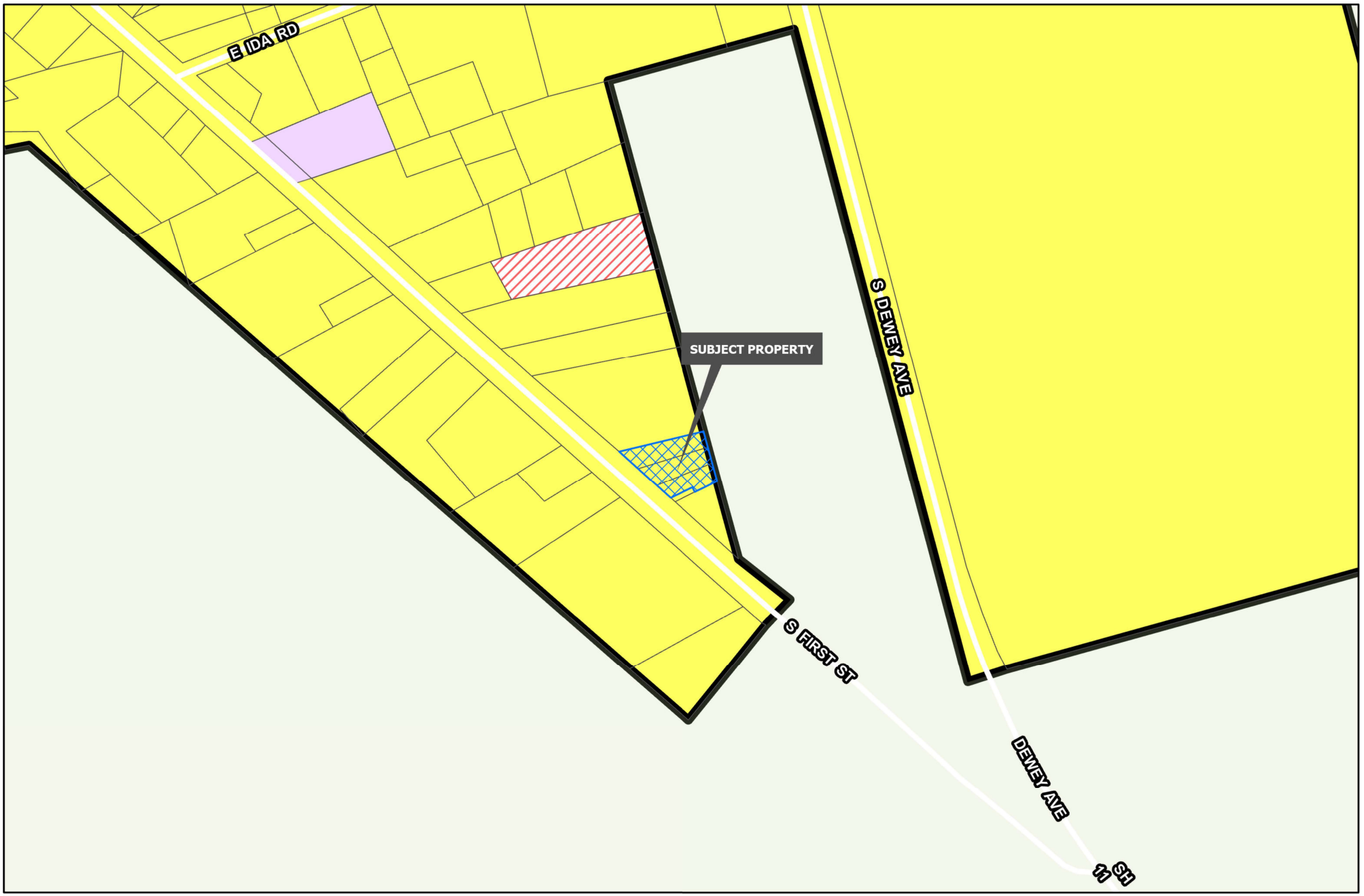
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2901, 2909, 2913 S FIRST ST

N
W E
S

Date: 8/27/2024 9:56 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

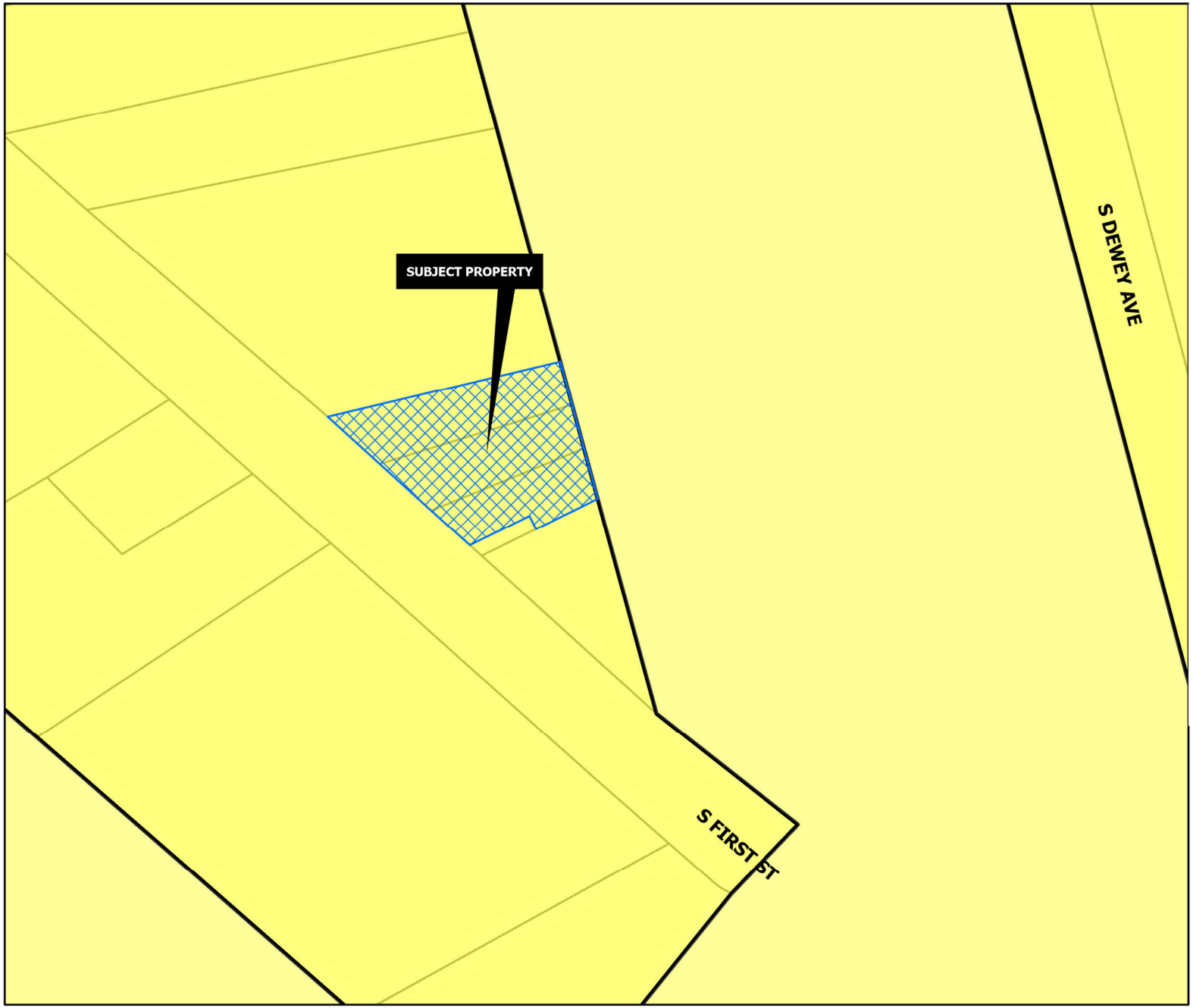
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2901, 2909, 2913 S FIRST ST

N
W E
S

Date: 9/27/2021 5:54 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

The Suburban Neighborhood category is intended to allow primarily single-family detached in a "complete neighborhood" setting. New subdivisions should include a mix of housing products and lot sizes. Areas of supporting local commercial should be integrated into the neighborhoods, primarily along major streets near the entrance of neighborhoods. Community amenities such as parks, trails, open spaces, and civic uses should also be included in the creation of new subdivisions. This category gives flexibility for the creation of master-planned neighborhoods that are compatible with the surrounding area.

Appropriate Land Use Types

- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

- Estate Residential
- Single-Family Residential (R-12, R-6, R-5, and R-4)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Neighborhood Commercial
- Planned Development

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

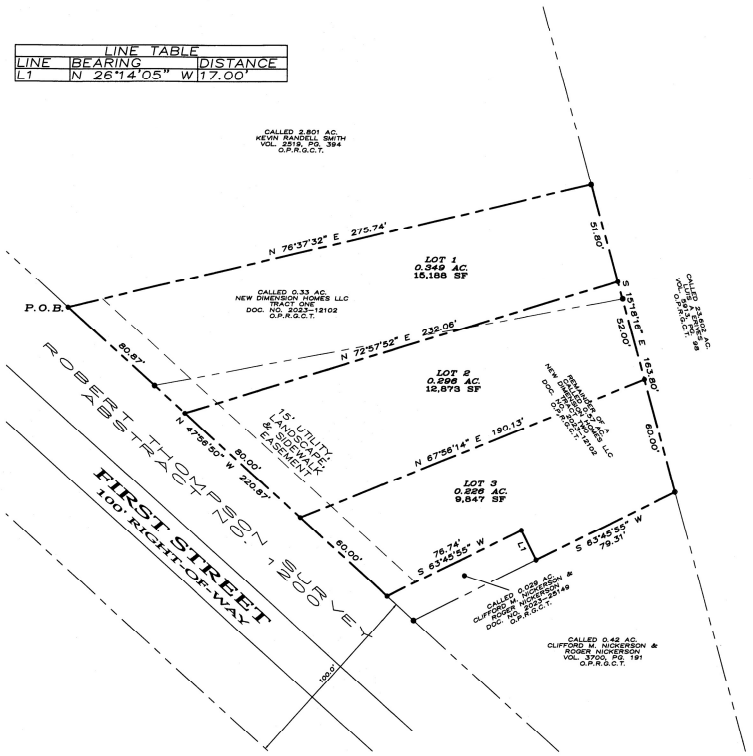
N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
2901, 2909, 2913 S FIRST ST

Date: 8/27/2024 9:50:07 AM

JOB NO. 23080832
FW: ASU – DFT: BH

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°14'05" W	17.00'



LEGEND

●	1/2" STEEL ROD SET
◆	1/2" STEEL ROD FOUND
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the subdivision will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
8. The owner is responsible to comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0405 G, effective date September 1, 2022.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Robert Thompson Survey, Abstract No. 1200, and being all of a called 0.33 acre tract of land described as Tract One in the deed to New Dimension Homes LLC, recorded in Document No. 2023-12102, Official Public Records, Grayson County, Texas, and the remaining portion of a called 0.57 acre tract of land described as Tract Two in said deed to New Dimension Homes LLC, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northwest corner of said 0.33 acre tract, common to the southwest corner of a called 2.801 acre tract of land described in the deed to Kevin Randell Smith, recorded in Volume 2513, Page 394, said Official Public Records, and on the northeasterly right-of-way line of First Street;

Thence North 76°37'32" East, with the northerly line of said 0.33 acre tract, and with the southerly line of said 2.801 acre tract, a distance of 275.74 feet to a 1/2" steel rod found for the northeast corner of said 0.33 acre tract, and on the westerly line of a called 23.602 acre tract of land described in the deed to Luie A. Erives, recorded in Volume 5913, Page 98, said Official Public Records;

Thence South 15°18'16" East, with the easterly line of said 0.33 acre tract, and with the westerly line of said 23.602 acre tract, passing en route at a distance of 61.00 feet a found 1/2" steel rod, and continuing on said course, with the easterly line of aforesaid 0.57 acre tract, a total distance of 153.80 feet to a 1/2" steel rod found for the southeast corner of said 0.57 acre tract, common to the northerly corner of a called 0.42 acre tract of land described in the deed to Clifford M. Nickerson and Roger Nickerson, recorded in Volume 3700, Page 191, said Official Public Records;

Thence South 63°45'55" West, with the southeasterly line of said 0.57 acre tract, and with the northwesterly line of said 0.42 acre tract, a distance of 79.51 feet to a 1/2" steel rod set for the easterly corner of a called 0.029 acre tract of land described in the deed to Clifford M. Nickerson and Roger Nickerson, recorded in Document No. 2023-25149, said Official Public Records;

Thence North 26°14'05" West, crossing said 0.57 acre tract, with the northeasterly line of said 0.029 acre tract, a distance of 17.00 feet to a 1/2" steel rod set for the northerly corner of said 0.029 acre tract;

Thence South 63°45'55" West, continuing across said 0.57 acre tract, with the northwesterly line of said 0.029 acre tract, a distance of 76.74 feet to a 1/2" steel rod set for the westerly corner of said 0.029 acre tract, and on the southwesterly line of said 0.57 acre tract, and on the northeasterly right-of-way line of aforesaid First Street;

Thence North 47°56'50" West, with the southwesterly line of said 0.57 acre tract, and with the northeasterly right-of-way line of said First Street, passing en route at a distance of 161.02 feet a 1/2" steel rod found for the northwest corner of said 0.57 acre tract, and continuing on said course, with the southwesterly line of aforesaid 0.33 acre tract, a total distance of 220.87 feet to the Point of Beginning and containing 0.870 acres (37,908 square feet) of land, more or less.

Not Required

[redacted]

ACCEPTANCE

Certificate of approval by the city planning and zoning commission Approved this 31st day of October, 2023, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, NEW DIMENSION HOMES LLC, do hereby adopt this plat designating the hereinabove property as the ALVARADO ESTATES, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 25th day of October, 2023.

CARLOS ALVARADO
NEW DIMENSION HOMES LLC

STATE OF TEXAS
COUNTY OF Grayson
Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, CARLOS ALVARADO 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 25th day of October, 2023.

Notary Public in and for
the State of Texas.
Commission Expires: Dec 11 2025

JESUS MICHAEL QUINTERO
ID #131278140
My Commission Expires
December 11, 2025

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, NEW DIMENSION HOMES LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ALVARADO ESTATES, 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 hereafter have in the future, arising out of the operation of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such use be negligent or otherwise, and any personal injuries or damages to or taking off of property, and OWNER does hereby fully remises and releases 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 ALVARADO ESTATES, 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 25 DAY OF October, 2023

BY: NEW DIMENSION HOMES LLC

CARLOS ALVARADO

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

10/26/23
Date

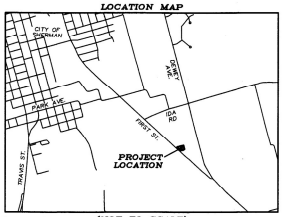
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

Filed for Record
In the Official Records Of:
Grayson County Clerk
On: 11/2/2023 2:56:23 PM
In the PLAT Records
ALVARADO ESTATE
Doc Number: 2023-239
Number of Pages: 1
Amount: 43.00
Order#: 20231102000128
By: KP

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

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



(NOT TO SCALE)

FINAL PLAT
ALVARADO ESTATES
Being a part of the ROBERT THOMPSON Survey, Abstract Number 1200
Being in the City of Sherman
Grayson County, Texas
Containing 0.870 acres of land

08-08-2023

OWNERS/DEVELOPER	SURVEYOR
NEW DIMENSION HOMES LLC	DOUGLAS W. UNDERWOOD
111 W. CLARENDON DRIVE	R.P.L.S. NO. 4709
DALLAS, TX 75208	3404 INTERURBAN ROAD
	DENISON, TEXAS

SHEET 1 OF 1

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

Marlow, Lauren

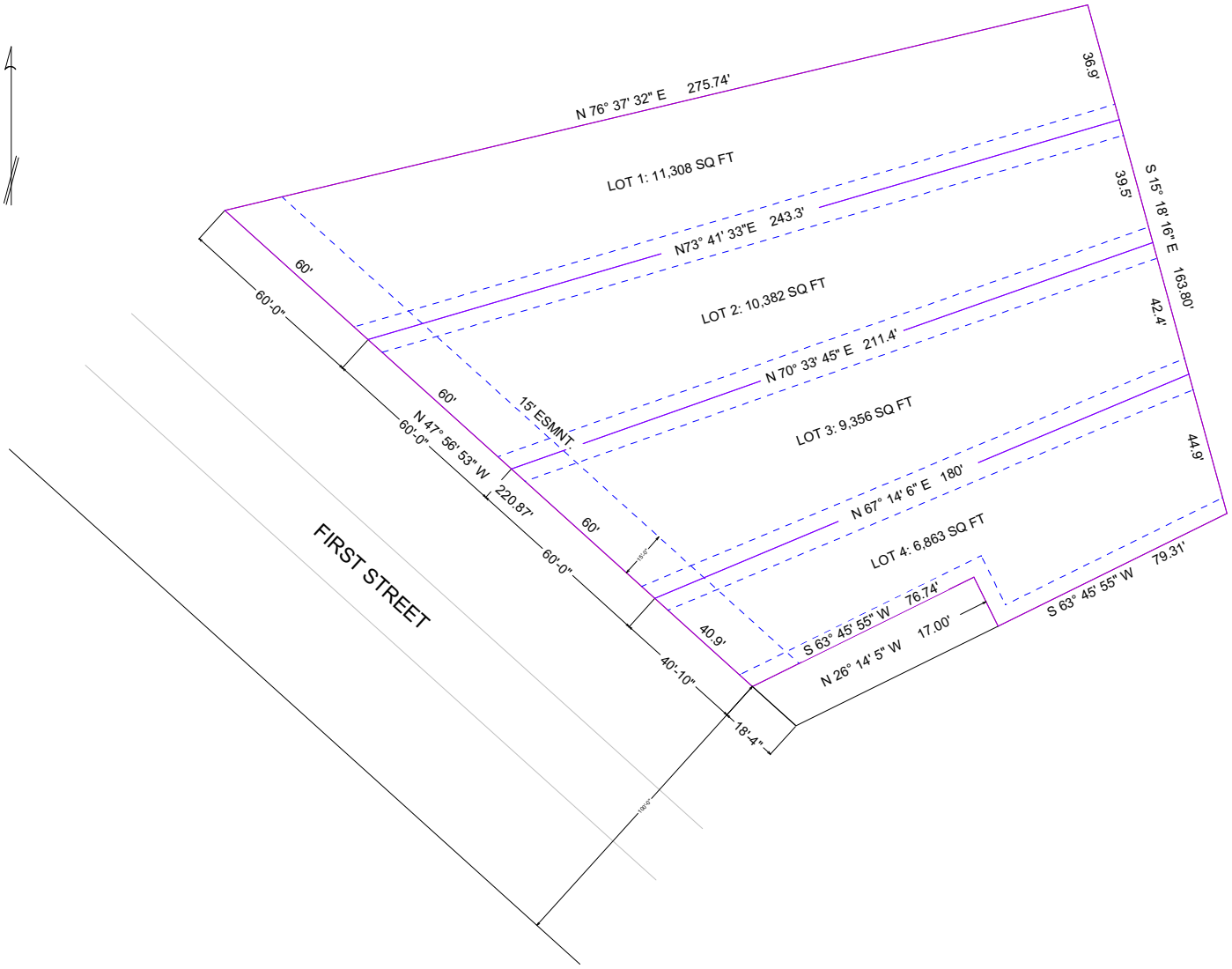
From: laurenm@cityofsherman.com
To: Jay Peskuski
Subject: RE: Updated Narrative_2901, 2909, & 2913 S First Street

From: Jay Peskuski
Sent: Thursday, September 5, 2024 9:35 AM
To: Turner, Kerri
Subject: Updated Narrative_2901, 2909, & 2913 S First Street

Hi Kerri - Please see updated/expanded narrative for the rezone request for - **2901, 2909, & 2913 S First Street** - below. Thanks!!

In consideration of the rezone request/application for these properties we ask that the following be taken into account. These properties, when divided up as we have proposed will still greatly exceed the minimum lot area required for the existing r-6 zoning. Current zoning will require a minimum of 6,000 sqft per lot, and the proposed direction would have the average between the 4 proposed properties at 9,477 sqft. We would have the frontage for 3 of the 4 lots meeting the minimum width of the current r-6 zoning of 60ft, with only one property not meeting this with the frontage dimension. The depth of these lots more than double the minimum for the current zoning (100ft required, average depth of the proposed properties is 213ft). In short, these are large properties, and we propose to keep them as large properties. We are not seeking to break these up as small as we can. They still meet/exceed the existing r-6 zoning by most of the required minimums. Additionally, it is out intention to develop these propeties with all unique, single-family homes, exceeding 2,000 sqft of AC/living space per residence. We appreciate your consideration. Thank you.

Jay Peskuski



SITE PLAN

SCALE: 1" = 16'

PROJECT NO.
2901

DATE:
8/7/2024

PDF

PESKUSKI DESIGN FIRM

DALLAS, TEXAS

P: 469.682.8956
F: 972.279.0238
E: JP@JPDFIRM.COM

NO. DESCRIPTION DATE

PROJECT INFO:
2901, 2909, & 2913 S FIRST ST
LOT 1, 2, & 3 , ABSTRACT NO 1200
SHERMAN, TX
GRAYSON COUNTY

SHEET NO:
A-0

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 15.

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

410 CHERRY PARK DRIVE (Project No. 24-004113)

The request of Charity Morgan (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 410 Cherry Park Drive, consisting of 0.164 acres being part of the G. B. Pilant Survey, Abstract 963 being all of Lot 1, Cherry Park Addition and currently zoned R-6 (Single-Family Residential) District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.002 to allow a 15.6' rear setback in lieu of the required 20' for an existing garage that is over 500 square feet.

Planning and Zoning Commission

B. Final Plat of Morgan Home Addition

Background:

The property is located at 410 Cherry Park Drive between South Gribble Street and South Grand Avenue. The owner is requesting a Variance for the rear setback on the existing garage. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 8/16/2024 - Preliminary Plat of Lot 1R Cherry Park Addition (Conditionally Approved)

Origination:

Charity Morgan (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the variance for the existing structure.
Staff recommends that P&Z approve the final plat conditional on the approval of the variance.

Attachments:

1. Location Map
2. Zoning Map
3. Property Notification Sign
4. Preliminary Plat - Conditional Approval Letter

5. Cover Letter
6. Final Plat
7. Narrative
8. Site Plan

dlagrone H:\PLANNING\Public Notification KT.aprx

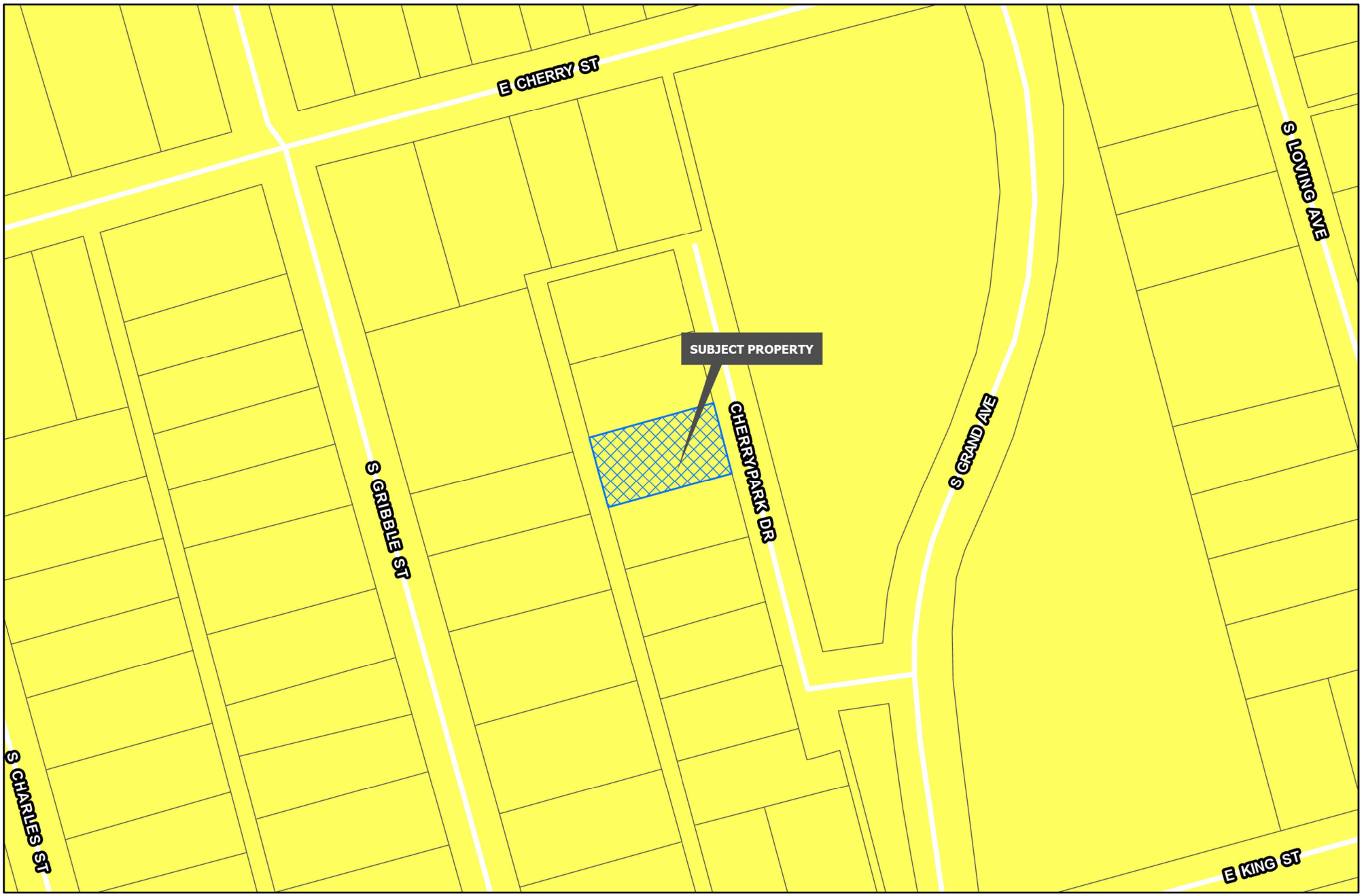
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
410 CHERRY PARK DR

N
W E
S

Date: 8/27/2024 9:56 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
410 CHERRY PARK DR

N
W E
S

Date: 9/27/2023 5:54:41

Marlow, Lauren

From: Planning
Subject: RE: Variance signage

From: Charity Morgan
Sent: Wednesday, September 4, 2024 2:48 PM
To: Planning
Subject: Variance signage

Sent from my iPhone

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2767-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

August 13, 2024

Charity N. Morgan
410 Cherry Park Drive
Sherman, TX 75090

Copley Land Surveying
5904 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Morgan Home Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

Engineering

1. Dedicate a 10' Utility Easement along Cherry Park Drive. *Code of Ordinances Chapter 10.03.007(a)*
2. Addition Name, Lot and Block numbers, surrounding plat references, point of beginning, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapters 10.02.002(e); 10.02.003(f)*
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
4. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning

1. Minimum front setback is 20' in the R-6 (Single-Family Residential) District. *(Sec. 14.02.006(1))*
   a. A variance to allow 19.1' in lieu of the required 20' for the existing structure must be applied for.

If additional information or clarification is needed, do not hesitate to email engineering@cityofsherman.com prior to the meeting.

Respectfully,

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Copley Land Surveying

August 19, 2024

Charity N. Morgan
410 Cherry Park Drive
Sherman, Texas 75090

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated August 13, 2024 for the Preliminary Plat of Morgan Home Addition, Eng. File No. 2767-A Job#24050224

To Whom it May Concern:

1. Dedicate a 10' Utility Easement along Cherry Park Drive. *Code of Ordinances Chapter 10.03.007(a)*
Dedicated as shown

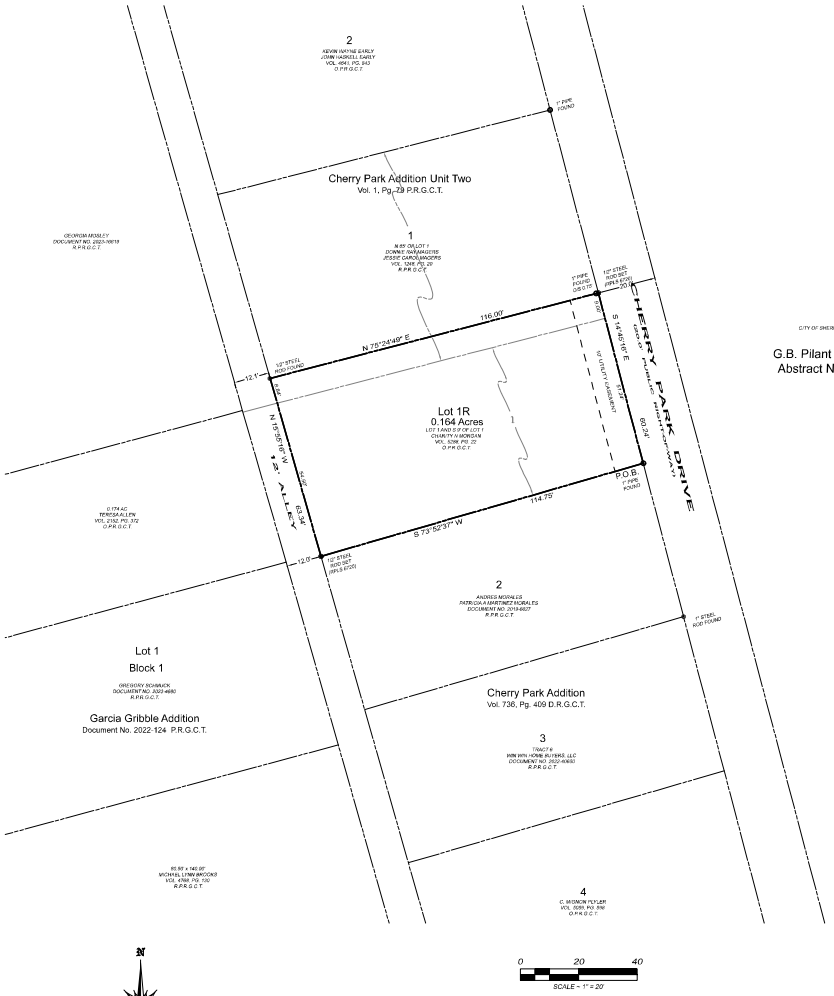
2. Addition Name, Lot and Block numbers, surrounding plat references, point of beginning, and calls must be in Arial, Calibri, or Times New Roman font. *Code of Ordinances Chapters 10.02.002(e); 10.02.003(f)*
Revised as shown

3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
Addressed.

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

5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10. 02. 002(b)(3)*
Informational

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



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

G.B. Pilant Survey
Abstract No. 963

Copley Land Surveying
3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0043, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
CHARITY N MORGAN
410 CHERRY PARK DRIVE,
SHERMAN, TEXAS 75090-6709

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the G.B. Pilant Survey, Abstract No. 963, and being all of Lot 1, Cherry Park Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 736, Page 409, Deed Records, Grayson County, Texas and being the south 9 feet of Lot 1, Cherry Park Addition Unit Two, an addition to the City of Sherman, Texas as shown by plat of record in Volume 1, Page 79, Plat Records, Grayson County, Texas, being the same tract of land conveyed to Charity N. Morgan by deed of record in Volume 5288, Page 22, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1" pipe found maintaining the southeast corner of said Lot 1, Cherry Park Addition, the northeast corner of Lot 2, of said Cherry Park Addition and in the west line of Cherry Park Drive;*

Thence ***South 73°52'37" West****, along the south line of said Lot 1, Cherry Park Addition and the north line of said Lot 2, Cherry Park Addition, a distance of* ***114.75 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 1, Cherry Park Addition, the northwest corner of said Lot 2, Cherry Park Addition and in the east line of a 12' alley;*

Thence ***North 15°55'16" West****, along the west line of said Lot 1, Cherry Park Addition, the west line of Lot 1, Cherry Park Addition Unit Two and the east line of said 12' alley, a distance of* ***63.34 feet*** *to a 1/2" steel rod found maintaining the northwest corner of said Morgan Tract, and the southwest corner of a tract of land conveyed to Donnie Ray Magers and Jessie Carol Magers by deed of record in Volume 1248, Page 20, Real Property Records, Grayson County, Texas;*

Thence ***North 75°24'49" East****, along the north line of said Morgan Tract, and the south line of said Magers Tract, passing a 1" pipe found, at a distance of 115.25 feet, continuing for a total distance of* ***116.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Morgan Tract, the southeast corner of said Magers Tract, in the east line of said Lot 1, Cherry Park Addition Unit Two and the west line of said Cherry Park Drive;*

Thence ***South 14°45'16" East****, along the east line of said Lot 1, Cherry Park Addition Unit Two, the east line of said Lot 1, Cherry Park Addition, and the west line of said Cherry Park Drive, a distance of* ***60.24 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.164 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 plat from an actual and accurate survey of the land and that the corner monuments thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, CHARITY N MORGAN, 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 Lot 1R Cherry Park Addition, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Lot 1R Cherry Park 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: _____
CHARITY N MORGAN

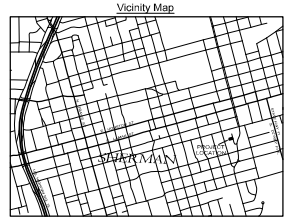
~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
    (i) The right of the City to change the size of any facilities installed, maintained, or operated within the area;
    (ii) The right of the City to relocate any facilities within the area; and
    (iii) The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:
The purpose of this Replat is to combine 1 Lot with a portion of another Lot, in order to correct the existing buildings over Lot lines.

Plat Summary, Lot 1R: 0.164 Acres, Residential

Vicinity Map



Owner's Certificate of Dedication

That CHARITY N MORGAN, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Final Plat of LOT 1R CHERRY PARK ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.164 acres situated in and being a portion of the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. CHARITY N MORGAN does herein certify the following:
1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
3. 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.
4. 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.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. 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.
7. 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.
8. 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.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

WITNESS my hand at _____, _____County, Texas, this ____day of _____(year).

_____
CHARITY N MORGAN

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

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

_____
Notary Public, State of Texas

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

_____ _____
Chairman *Secretary*

Final Plat
Morgan Home Addition
an addition to
the City of Sherman
Grayson County, Texas
Being a Replat of Lot 1, Cherry Park Addition and the south 9 feet of Lot 1, Cherry Park Addition Unit Two

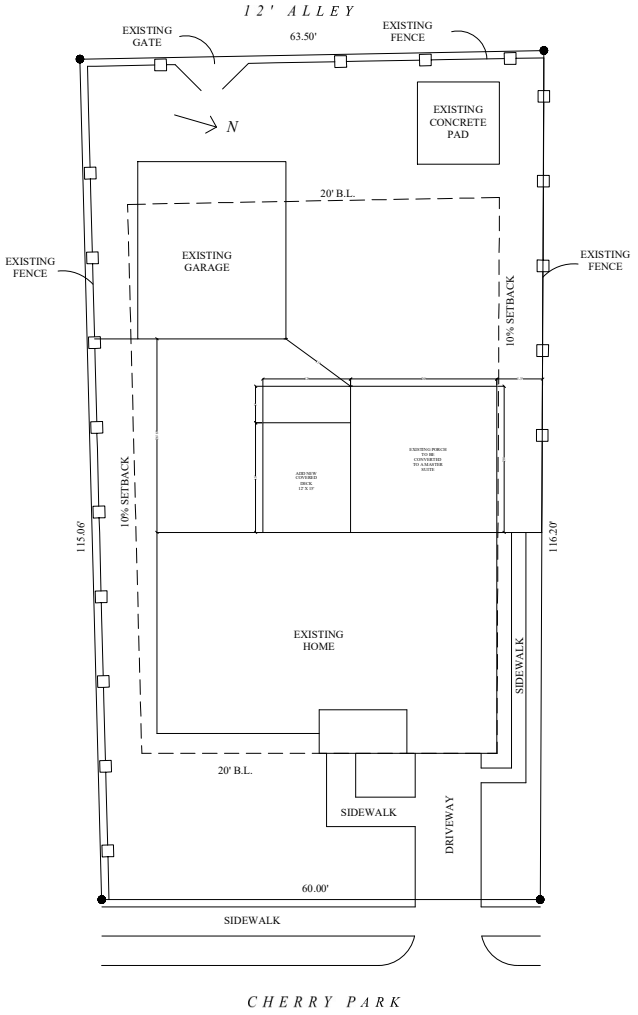
8/21/2024

Project Narrative:

Adding living space and bathroom to current home on existing slab foundation (pre-poured). Building attached wooden deck to living space at new back door location.

Variance application advised by development meeting due to existing framed garage extending past preferred building boundaries on property.

Preliminary plat submitted 7/17 is currently processing. Garage is a permanant structure on concrete foundation, 400+ square feet and immovable.



SCOPE OF WORK:
- CONVERT BACK PATIO INTO MASTER SUITE
- ADD NEW COVERED DECK

NOTES:
- OWNER & CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY AND SPECIFY ALL MATERIALS USED FOR CONSTRUCTION.
- CONVERSION TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- HOME TO BE BUILT PER 2021 ICC BUILDING CODES AND THE 2023 NATIONAL ELECTRICAL CODE.
- IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
- ALL WALLS ARE 2X4, UNLESS NOTED OTHERWISE.
- CONTRACTOR AND MATERIAL SUPPLIER'S ENGINEER TO CONFIRM ALL SIZING IS ADEQUATE TO ACCOMMODATE THEIR MATERIAL LOADS AND SPANS. CONTRACTOR AND SUPPLIER MUST CONTACT DESIGNER IF THEY NEED TO MAKE ANY CHANGES. DESIGNER IS NOT RESPONSIBLE FOR ANY MATERIAL RELATED ISSUES.
- BLOCK BATHROOM FOR FUTURE GRAB BARS.

SQUARE FOOTAGE:	PLAN DESIGNER:
PATIO TO MASTER CONVERSION: 400	D2L DESIGNS, LLC
BACK DECK: 180	D2LDESIGNS@YAHOO.COM
	903.267.1284

NEW SITE PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

MORGAN ADDITION

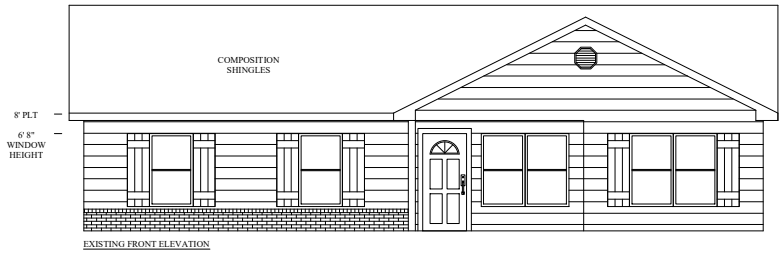
410 CHERRY PARK DRIVE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

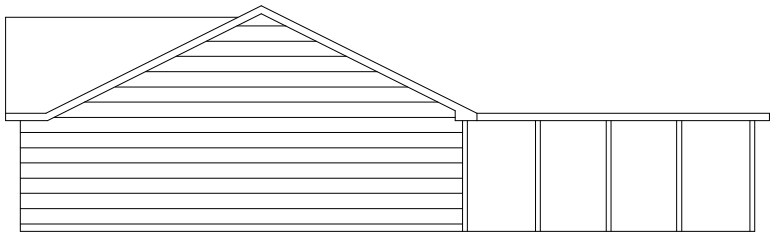
DATE
07/29/24

SHEET
SITE

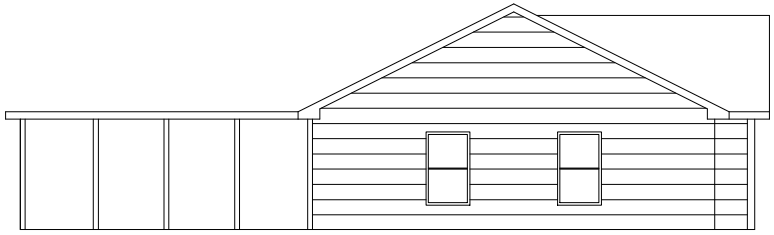
SCALE
1/4" = 1'



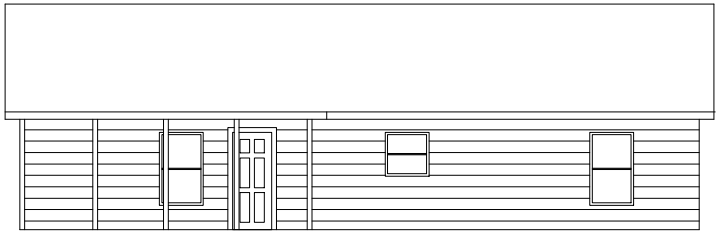
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION

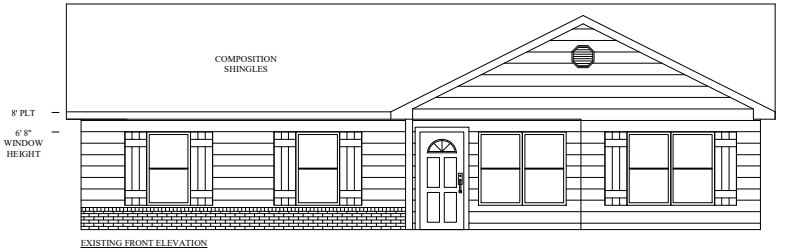


EXISTING LEFT ELEVATION

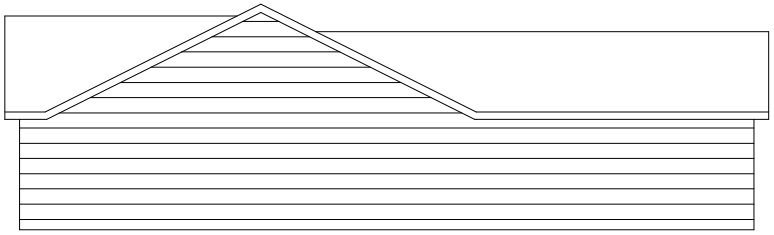


EXISTING BACK ELEVATION

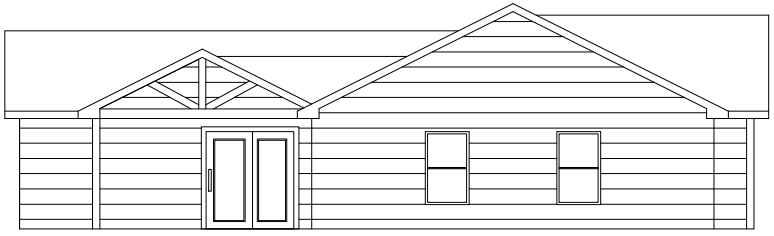
EXISTING ELEVATION PLAN



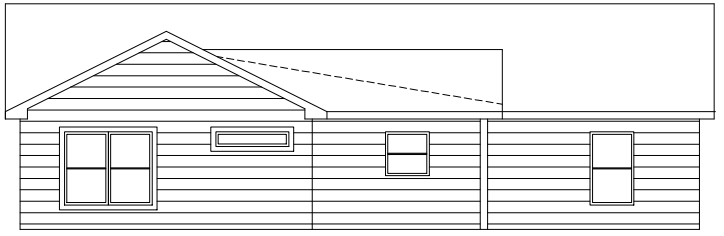
EXISTING FRONT ELEVATION



NEW RIGHT ELEVATION



NEW LEFT ELEVATION



NEW BACK ELEVATION

NEW ELEVATION PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

MORGAN ADDITION

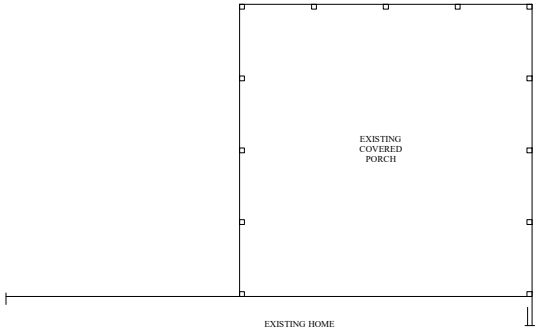
410 CHERRY PARK DRIVE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

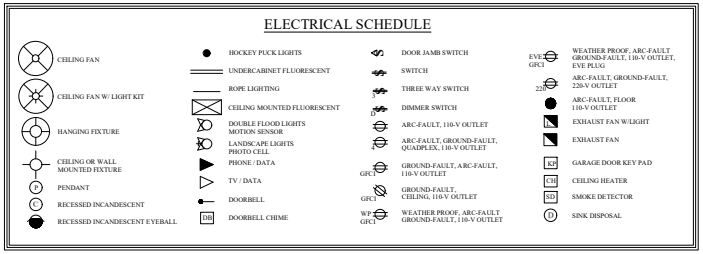
DATE
07/29/24

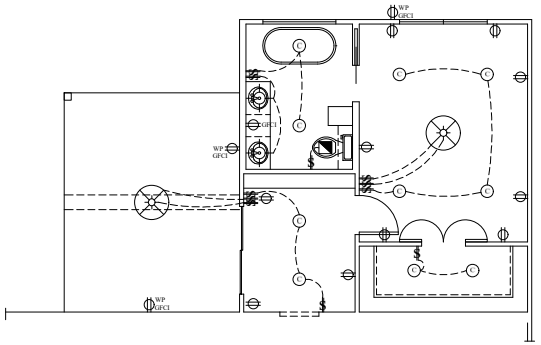
SHEET
ELEVATION

SCALE
1/4" = 1'

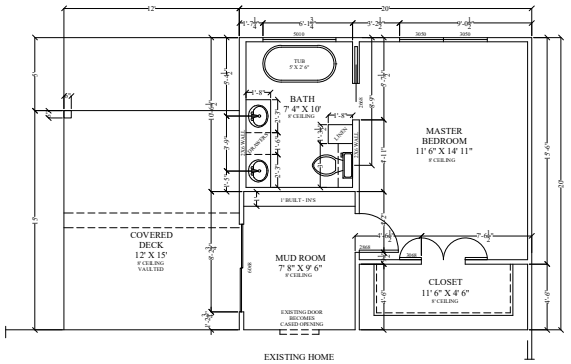


EXISTING FLOOR PLAN

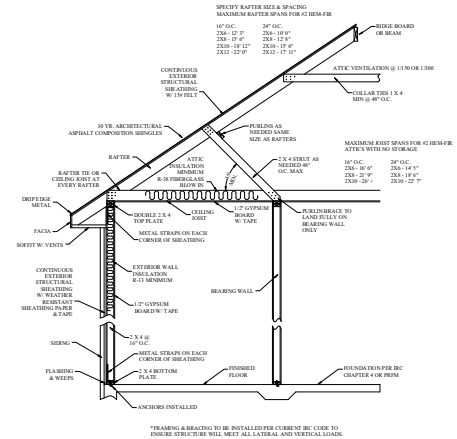




NEW ELECTRICAL PLAN



NEW FLOOR PLAN



FRAMING, BRACING, & SHEER WALL PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

MORGAN ADDITION

410 CHERRY PARK DRIVE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
07/29/24

SHEET
FP, FRAME, & ELECT.

SCALE
1/4" = 1'

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 16.

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

OTHER BUSINESS - PD ORDINANCE AMENDMENT

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; Providing A Penalty Clause With A Maximum Fine Of $2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Background:

This proposed amendment updates the minimum requirements for Planned Development based on the following criteria:

(1) Minimum size. A PD district shall be established based on the following area requirements:
- (A) 200 contiguous acres or greater.
  - (i) Shall reference a zoning district(s) that will maintain base requirements for the PD.
  - (ii) Shall include a mix of supporting land uses including residential, commercial and parks/open space.
  - (iii) Shall include a mix of housing types and lot sizes.
- (B) 100 – 200 contiguous acres.
  - (i) Shall reference a zoning district(s) that will maintain base requirements for the PD.
  - (ii) May include a mix of supporting land uses including residential, commercial and parks/open space.
  - (iii) Shall include a mix of housing types and lot sizes.
- (C) 5 – 30 contiguous acres.
  - (i) Shall be permitted for MF-15 or MF-30 base zoning districts only.
  - (ii) May include a vertical mixed of commercial and residential uses.

Origination:

City of Sherman

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Ordinance No. _ PD District Update

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.02 (ZONING DISTRICTS), SECTION 14.02.021 (PLANNED DEVELOPMENT DISTRICT); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE MINIMUM QUALIFICATION OF A PROPOSED PD DISTRICT; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinances") for the purpose of prescribing regulations relating to minimum qualification of a proposed Planned Development (PD) district; and

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

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Article 14.02 (Zoning Districts) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.02 ZONING DISTRICTS**

…

Sec. 14.02.021 PD (planned development) district.

…

(d) Minimum qualification of a proposed PD district. To be eligible for consideration, a proposed PD district shall adhere to the following:

(1) Minimum size. A PD district shall be established *based on the following area requirements:* ~~with a minimum of 200 contiguous acres, sufficient to accommodate a large master-planned~~

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

~~community. The city council may consider requests for a PD smaller than 200 contiguous acres if it is demonstrated that the project satisfies all other eligibility and approval criteria except for the minimum size; however, in no case shall the development area of a new PD district be less than 100 acres.~~

(A) 200 contiguous acres or greater.

(i) Shall reference a zoning district(s) that will maintain base requirements for the PD.

(ii) Shall include a mix of supporting land uses including residential, commercial and parks/open space.

(iii) Shall include a mix of housing types and lot sizes.

(B) 100 – 200 contiguous acres.

(i) Shall reference a zoning district(s) that will maintain base requirements for the PD.

(ii) May include a mix of supporting land uses including residential, commercial and parks/open space.

(iii) Shall include a mix of housing types and lot sizes.

(C) 5 – 30 contiguous acres.

(i) Shall be permitted for MF-15 or MF-30 base zoning districts only.

(ii) May include a vertical mixed of commercial and residential uses.

~~(2) Mix of land uses. To ensure a mix of supporting and integrated land uses, a PD district should contain a mixture of the following:~~

- ~~Two housing types (single-family, attached housing/townhouse, or multifamily);~~
- ~~Retail, office, business/employment; and/or~~
- ~~A public destination (large park, public plaza, town center, school/library, or similar community gathering place).~~

~~Each of the above uses shall be of large enough area to demonstrate capacity as an integral component of the overall land-use mix within the project. At the discretion of the city, the area, density, and intensity of each proposed land use shall be evaluated by staff for overall compliance with existing plans and PD requirements.~~

…"

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being

commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2024.

_____
DAVID PLYLER, MAYOR

ATTEST:

_____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

_____

RYAN D. PITTMAN, CITY ATTORNEY

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 17.

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

OTHER BUSINESS - TEMPORARY BATCH PLANTS

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Temporary Concrete Batch Plants.

Background:

The City of Sherman currently has over 30 single-family development projects that are in engineering review, infrastructure construction or home building. Single-family subdivisions require a significant need for concrete during the construction of public infrastructure such as public streets. Temporary concrete batch plants are often used for developments requiring a large amount of concrete to be poured in a short amount of time. These temporary concrete plants are typically located on a site only for the duration of the concrete pour, which can range anywhere from one week to a number of months depending on the size of the project and the weather conditions. Temporary Concrete Batch Plants are regulated by the Texas Commission on Environmental Quality (TCEQ) and are currently required to have a Temporary Use Permit approved by the Planning and Zoning Commission in Sherman.

Staff is recommending to amending the zoning ordinance to allow Temporary Concrete Batch Plant with conditional approval based on the following conditions:

(a) Shall require a Temporary Use Permit approved by the Planning and Zoning Commission if the plant is mobilized for greater than 60 days or 1 year if included as part of a Planned Development that is 200 acres or greater in total area.
(b) A building permit is required for any temporary batch plant that is being mobilized on a development site.
(c) Batch plants shall not be located within 300 feet of a single-family zoned property, or private or public school.
(d) The measurement of the distance of the item c above shall be in a direct line from the property line of the uses specified above to the closest edge of the batch plant yard, and in a direct line across intersections.
(e) The temporary batch plant shall only provide concrete for the development on which it is situated.
(f) A Concrete Batch Plan Permit approved by TCEQ is required to apply for a building permit.
(g) The Planning and Zoning Commission may grant exceptions to subsection (c) above if it determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant, does not serve its intended purpose, is not effective or necessary, or for any other reason the Planning and Zoning Commission, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

Origination:

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

Attachments:
1. Temporary Batch Plants Ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO TEMPORARY BATCHING PLANT, PORTLAND CEMENT, CONCRETE; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinances") for the purpose of prescribing regulations relating to conditional uses for Batching plant, Portland cement, concrete, noncommercial; and

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

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Article 14.10 (Use Chart) of the Code of Ordinances are amended as follows[1]:

"**ARTICLE 14.10 USE CHART**

Sec. 14.10.001 Use Chart.

…

(d) Use Chart. …

[The remainder of this page intentionally left blank.]

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

Use Type	R-A	R-E	R-12	R-6	R-5	R-4	R-TH	R-2F	MF-15	MF-30	MH	C-N	C-O	C-1	C-2	M-1	M-1.5	M-2
…																		
Manufacturing and Industrial Uses																		
…																		
Batching plant, Portland cement, concrete, *temporary* ~~noncommercial~~	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	~~TUP~~ *[11]*	
…																		

[The remainder of this page intentionally left blank.]

…

[11] Batching plant, Portland cement, concrete, temporary: A temporary concrete batching plant is permitted during the construction of a development project based on the following conditions:

(a) Shall require a Temporary Use Permit approved by the Planning and Zoning Commission if the plant is mobilized for greater than 60 days or 1 year if included as part of a Planned Development that is 200 acres or greater in total area.

(b) A building permit is required for any temporary batch plant that is being mobilized on a development site.

(c) Batch plants shall not be located within 300 feet of a single-family zoned property, or private or public school.

(d) The measurement of the distance of the item c above shall be in a direct line from the property line of the uses specified above to the closest edge of the batch plant yard, and in a direct line across intersections.

(e) The temporary batch plant shall only provide concrete for the development on which it is situated.

(f) A Concrete Batch Plan Permit approved by TCEQ is required to apply for a building permit.

(g) The Planning and Zoning Commission may grant exceptions to subsection (c) above if it determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant, does not serve its intended purpose, is not effective or necessary, or for any other reason the Planning and Zoning Commission, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

…"

SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2024.

_____
DAVID PLYLER, MAYOR

ATTEST:

_____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

_____

RYAN D. PITTMAN, CITY ATTORNEY

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
OTHER BUSINESS - 2025 SUBMITTAL CALENDAR
Approve the 2025 Planning and Zoning Commission and Board of Adjustment Calendar

Background:
A development services schedule for all land development applications and filings for the period January 1st to December 31st of each year shall be set by the Planning and Zoning Commission on or before December 1st of the year before such period and shall be published as part of the development application checklist. Any changes or amendments to the approved schedule require Planning and Zoning Commission approval. Zoning Ordinance, Subsection 14.06.004(c)(2)(B)(i)

Origination:
City of Sherman

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

Attachments:
1. 2025 Planning and Zoning Calendar

2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR

MONTH APPROVED	Zone Changes and Specific Use Permits [2,3]			Site Plan and Temporary Use Permits [3]		Variances and Special Exceptions [3]		Preliminary Plat		Final Plat Approval [4]	
	APPLICATION ACCEPTED	P&Z MEETING	CITY COUNCIL MEETING	APPLICATION ACCEPTED	P&Z MEETING	APPLICATION ACCEPTED	BOARD OF ADJUSTMENT MEETING	APPLICATION ACCEPTED	STAFF RESPONSE DEADLINE	FINAL PLAT APPLICATION ACCEPTED	P&Z MEETING
JANUARY	11/6/2024	12/17/2024	1/21/2025	12/11/2024	1/22/2025	12/11/2024	1/22/2025	12/18/2024	1/17/2025	12/26/2024	1/22/2025
FEBRUARY	12/11/2024	1/22/2025	2/17/2025	1/8/2025	2/18/2025	1/8/2025	2/18/2025	1/15/2025	2/14/2025	1/22/2025	2/18/2025
MARCH	1/8/2025	2/18/2025	3/17/2025	2/5/2025	3/18/2025	2/5/2025	3/18/2025	2/12/2025	3/14/2025	2/19/2025	3/18/2025
APRIL	2/5/2025	3/18/2025	4/21/2025	3/12/2025	4/22/2025	3/12/2025	4/22/2025	3/19/2025	4/18/2025	3/26/2025	4/22/2025
MAY	3/12/2025	4/22/2025	5/19/2025	4/9/2025	5/20/2025	4/9/2025	5/20/2025	4/16/2025	5/16/2025	4/23/2025	5/20/2025
JUNE	4/9/2025	5/20/2025	6/16/2025	5/7/2025	6/17/2025	5/7/2025	6/17/2025	5/14/2025	6/13/2025	5/21/2025	6/17/2025
JULY	5/7/2025	6/17/2025	7/21/2025	6/11/2025	7/22/2025	6/11/2025	7/22/2025	6/18/2025	7/18/2025	6/25/2025	7/22/2025
AUGUST	6/11/2025	7/22/2025	8/18/2025	7/9/2025	8/19/2025	7/9/2025	8/19/2025	7/16/2025	8/15/2025	7/23/2025	8/19/2025
SEPTEMBER	7/9/2025	8/19/2025	9/15/2025	8/6/2025	9/16/2025	8/6/2025	9/16/2025	8/13/2025	9/12/2025	8/20/2025	9/16/2025
OCTOBER	8/6/2025	9/16/2025	10/20/2025	9/10/2025	10/21/2025	9/10/2025	10/21/2025	9/17/2025	10/17/2025	9/24/2025	10/21/2025
NOVEMBER	9/10/2025	10/21/2025	11/17/2025	10/8/2025	11/18/2025	10/8/2025	11/18/2025	10/15/2025	11/14/2025	10/22/2025	11/18/2025
DECEMBER	10/8/2025	11/18/2025	12/15/2025	11/5/2025	12/16/2025	11/5/2025	12/16/2025	11/12/2025	12/12/2025	11/19/2025	12/16/2025

The above dates are scheduled Planning and Zoning Commission (P&Z), Board of Adjustment and the City Council meeting dates. The complete application accepted date is the date a complete application (see **Development Application Checklist**) is due to be submitted for the P&Z, Board of Adjustment, and City Council dates for that month. Meeting dates and application dates are subject to change and should be verified with Development Services staff.

1. All submittals must be in by 5:00 p.m.

2. Planned Development (PD) submittals will require additional time for staff to review the zone change application.

3. The City reserves the right to modify the timelines in particular zoning, specific use permits, site plan, temporary use permits, variances and special exceptions requests at the City's sole discretion.

4. A final plat requiring or conditioned on a zoning change will not be approved by the Planning and Zoning Commission if the zoning request has not yet been approved by City Council.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 9/18/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

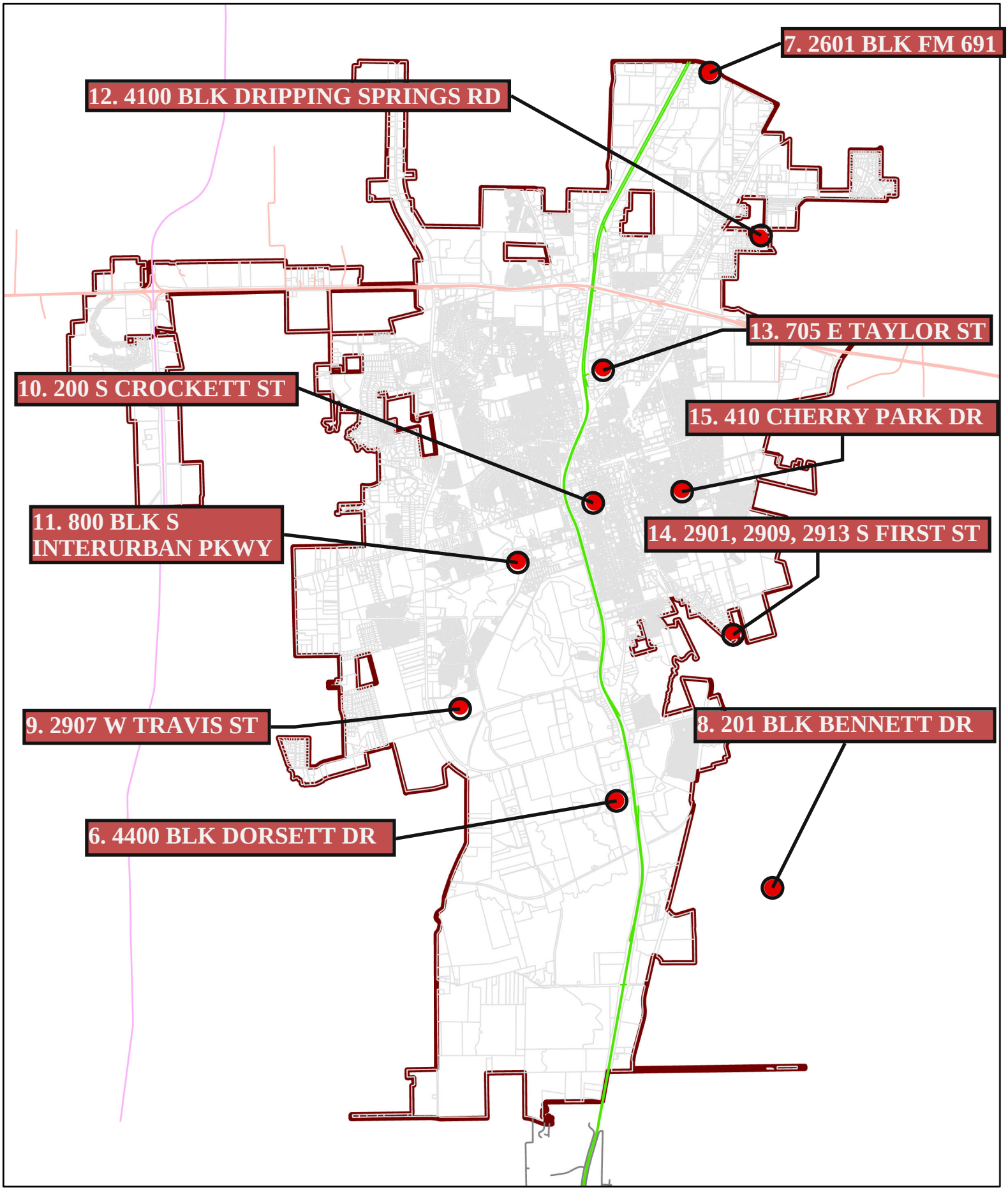
Requested Action/Proposed Use:
Overall Location Map

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

Origination:
Development Services

Staff Recommendation:
No action is required.

Attachments:
1. Overall Map



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
9/18/2024

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