AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Wednesday, October 23, 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 SEPTEMBER 18, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15)

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. * 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-004719)

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), Lot 1 consisting of 1.011 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Meadows Business Park.

7. * 720 BLOCK EAST LAMBERTH ROAD (PROJECT NO. 24-004738)

The request of Amazonia Investments, LLC (Owner), BACA Architecture (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 720 Block East Lamberth Road, consisting of 3.209 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 4 in Block 1 of Dr. J.H. Carraway's Sub-Division, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Suarez Retail Center.

8. * 3400 BLOCK SOUTH HIGHWAY 75 (PROJECT NO. 24-004712)

The request of Sherman Crossroads, LTD (Owner), Bryan Burger, P.E. (Representative) and Spooner & Associates (Surveyor) concerning the property located in the 3400 Block South Highway 75, consisting of 2.341 acres being all of Lot 28, Block 2, Sherman Crossroads, Phase IV, as follows:
Planning and Zoning Commission
Site Plan of Chick-fil-A, Inc.

9. *** 1062 JP CAVE ROAD (PROJECT NO. 24-005012)**

The request of Robert and Melanie Jeffrey (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1062 JP Cave Road, consisting of 1.085 acre in the James Fox Survey, Abstract No. 425 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of 1062 JP Cave Addition, Lot 1.

10. *** 1212 AND 1214 SOUTH BRANCH STREET (PROJECT NO. 24-005016)**

The request of Adan Hernandez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1212 and 1214 South Branch Street, consisting of 0.321 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being a Replat of Lots 12 and 13, Block 6, Jones and Wainwright Addition and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Hernandez Addition

11. *** 1602 AND 1606 WEST WASHINGTON STREET (PROJECT NO. 24-005018)**

The request of John and Theresa Grahek (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1602 and 1606 West Washington Street, consisting of 0.785 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a Replat of Lots 16 and 17, Sunset Crossing and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Grahek Acre

12. *** 517 SOUTH RUSK STREET (PROJECT NO. 24-005019)**

The request of Rodney Layman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 517 South Rusk Street, consisting of 0.220 acres being a part of Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Layman Addition

13. *** 4400 DORSET DRIVE (PROJECT NO. 24-005023)**

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
Final Plat of Sherman Technology Center Addition Lots 1 & 2, Block A

14. *** 516 BLOCK EAST PACIFIC STREET (PROJECT NO. 24-005035)**

The request of Allen and Sarah Sheehan (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 516 Block East Pacific Street, consisting of 0.172 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being a Replat of a part of Lots 1, 2, 3, 4, 5 and 6, Block 9, G.W. Bonds Supplement No. 2 and currently zoned R-5 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Sheehan Addition

15. *** 418, 432 AND 450 ROBERTS RUN (PROJECT NO. 24-005024)**

The request of Janet McCroskey (Owner), Rhonda Hindsley (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 418, 432 and 450 Roberts Run, consisting of 0.588 acres being a

part of the J.M. Thomas Survey, Abstract No. 1234 being a Replat of Lots 28, 29 and 30, Block 1, Preston Club The Classics – Phase Three and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of McCroskey Estate

16. **3311 GALLAGHER DRIVE (PROJECT NO. 24-004729)**

The request of Shujahat Bashir, Sherman Projects, LLC and Bonham Two Hundred, LLC (Owner), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive, consisting of 15.225 acres being in the Hillard Jennings Survey, Abstract No. 639, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from a C-2 (General Commercial) District to a PD (Planned Development) District with a base zoning of MF-30 (Multi Family Residential) District.

17. **2640 BLOCK NORTH TRAVIS STREET (PROJECT NO. 24-004713)**

The request of Freshpoint OZ Business, LLC (Owner), Ghader Mirak, Arris Design-Build, Inc (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 2640 Block North Travis Street, consisting of 3.126 acres being part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 of McLain Addition, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Zone Change from an MF-30 (Multi Family Residential) District to a C-N (Neighborhood Commercial) District.

18. **5629 TEXOMA PARKWAY (PROJECT NO. 24-004717)** **WITHDRAWN**

AN EMAIL WAS RECEIVED BY GREG JOSEPH FRIDAY OCTOBER 11, 2024 AT 9:51 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Bemisal Enterprises, LLC (Owner), Greg Joseph (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5629 Texoma Parkway, being a part of the D.C. Shelp Survey, Abstract No. 1097, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

19. **5922 TEXOMA PARKWAY (PROJECT NO. 24-004734)**

The request of 5922 Texoma Parkway, LLC (Owner), Saeid Taghvaei (Representative) and Barron-Stark Engineers (Surveyor/Engineer) concerning the property located at 5922 Texoma Parkway, consisting of 1.865 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938.

20. **1024 SOUTH FIRST STREET (PROJECT NO. 24-004736)**

The request of Gustavo and Rosalba Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.6591 acres being part of the G. B. Pilant Survey, Abstract 963, as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.02.018 to allow a 20’ front setback in lieu of the required 40’ for a covered structure in a M-1 (Light Manufacturing) District.
B. Public Hearing and Variance under Section 14.02.018 to allow a 20.1’ rear setback in lieu of the required 40’ for a covered structure in a M-1 (Light Manufacturing) District.
C. Public Hearing and Variance under Section 14.02.018 to allow a 0’ side setback in lieu of the required 25’ for an enclosed structure in a M-1 (Light Manufacturing) District.

D. Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.
E. Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.

21. 4800 TEXOMA PARKWAY, SUITE 300 (PROJECT NO. 24-004737)

The request of Scott Cresswell (Owner), Stephanie Brister, BDG (Representative) and Old Republic (Surveyor) concerning the property located at 4800 Texoma Parkway, Suite 300, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District.

Close Public Hearing

22. OVERALL LOCATION MAP

23. 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 October 17, 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 17th day of October 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: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
APPROVE MINUTES OF THE REGULAR SEPTEMBER 18, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
Approve the minutes of the regular September 18, 2024 Planning and Zoning Commission and Board of Adjustment Meeting.

Origination:
Development Services

Staff Recommendation:
Staff recommends P&Z approve the minutes.

Attachments:
1. 2024-09-18 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Wednesday, September 18, 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 00:00:01
   Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR AUGUST 20, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:00:02
   The Planning and Zoning Commission reviewed the minutes of the August 20, 2024, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Sims. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 00:00:04

4. **CITIZEN COMMENTS**
   Bookmarked at 00:00:06

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7 AND 8)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
   Bookmarked at 00:00:45
   The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7 and 8 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. * **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 Brannon Kidd (Owner) and 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 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.

Bookmarked at 00:01:31

Planning and Zoning Commission

Motion by Commission Member Manley to untable the Specific Use Permit located at 2907 West Travis Street. Second by Commission Member Sims.

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

This item was untabled by the Commission.

Failed to take action on Item A. [Parking Ratio Exception was granted by the Director of Development Services on Friday – September 27, 2024.]

Planning and Zoning Commission

Motion by Commission Member Manley to approve Item B located at 2907 West Travis Street subject to the Staff Review Letter. Second by Commission Member Sims.

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

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

10. **200 SOUTH CROCKETT STREET (Project No. 24-004305)**

The request of Grayson County, Texas (Owner), 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.

Bookmarked at 00:09:54

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Specific Use Permit located at 200 South Crockett Street being tied to Grayson County as a sole owner and operator of the county jail not for a future private facility and the Staff Review Letter. Second by Commission Member Sims.

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

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

Chairman Mahone requested that Item 16 be heard before Item 11.

16. **OTHER BUSINESS**

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), 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

Bookmarked at 00:35:39

Planning and Zoning Commission

Motion by Commission Member Manley to approve the PD (Planned Development) District update. Second by Commission Member Whitaker.

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

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

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.

Bookmarked at 00:47:02

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change conditional to Council approving the PD (Planned Development) District update included in Item 16 and inclusion of exterior finish details that satisfy City Staff located in the 800 Block Interurban Parkway. Second by Vice Chairman Downtain.

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

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

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.

Bookmarked at 01:01.23

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change subject to the Staff Review Letter located in the 4100 Block Dripping Springs Road. Second by Commission Member Manley.

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

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

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.

Bookmarked at 01:16:16

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 705 East Taylor Street. Second by Commission Member Whitaker.

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

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Zone Change located at 705 East Taylor Street. Second by Commission Member Sims.

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

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

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.

Bookmarked at 01:24:26

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 2901, 2909 and 2913 South First Street. Second by Commission Member Sims.

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

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

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

Bookmarked at 01:35:39

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located at 410 Cherry Park Drive. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Final Plat located at 410 Cherry Park Drive. Second by Commission Member Blagg.

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

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

17. **OTHER BUSINESS**

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Temporary Concrete Batch Plants; Providing A Penalty Clause With A Maximum Fine Of $2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Bookmarked at 01:39:50

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Ordinance as written. Second by Commission Member Whitaker.

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

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

18. **OTHER BUSINESS**

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

Bookmarked at 02:02:49

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the 2025 Submittal Calendar. Second by Commission Member Sims.

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

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

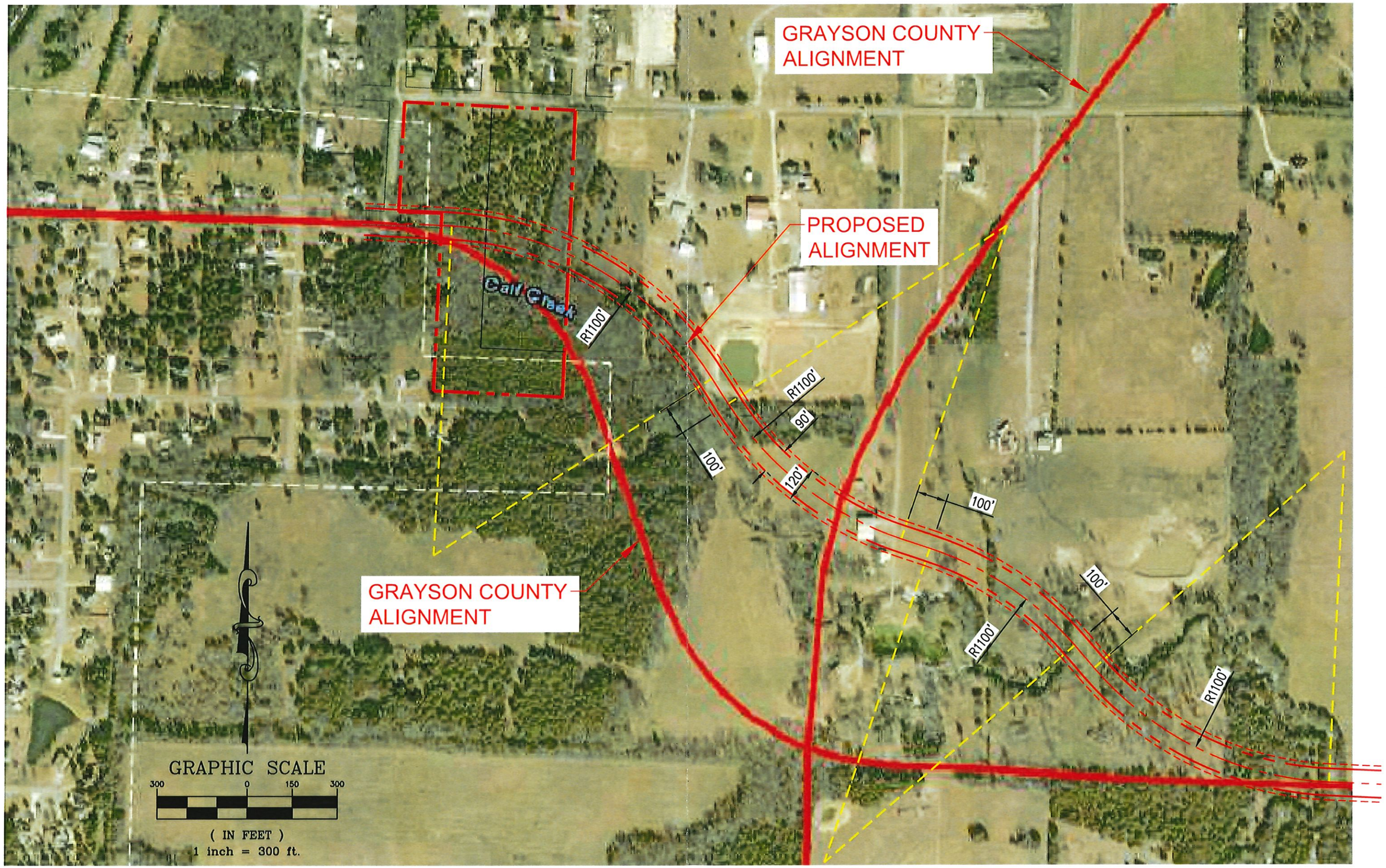
19. **ADJOURNMENT**

Bookmarked at 02:10:47

Chairman Mahone adjourned the meeting at 7:15 p.m.

CHAIRMAN

ACTING SECRETARY


GRAYSON COUNTY ALIGNMENT
PROPOSED ALIGNMENT
Calf Creek
R1100'
R1100'
90'
100'
120'
100'
100'
R1100'
R1100'
GRAYSON COUNTY ALIGNMENT
GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 inch = 300 ft.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 700 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-004719)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative), Riz Najmi, PE, Nafa Engineering (Engineer) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), Lot 1 consisting of 1.011 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-N (Neighborhood Commercial) District/F.M. Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Meadows Business Park.

Background:

The property is located in the 700 Block North FM 1417 (Heritage Parkway) at the corner of FM 1417 (Heritage Parkway) and Denson Drive. The owner is requesting Site Plan approval of Meadows Business Park.

The following has been approved for this location:

- 7/18/2023 - Public Hearing, Site Plan and Zone Change from a C-1 (Retail Business) District to a C-N (Neighborhood Commercial) District.
- 09/20/2023 - Preliminary Plat of Meadows Business Park

Origination:

Wyldewood Homes, LLC (Owner)
Bryan Blagg (Representative)
Riz Najmi, PE, Nafa Engineering (Engineer)
Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z table this item to address the final two comments by the fire services department.

- **The turn off the public roadway does not meet fire code. Shows to be 15’ turning radius.**
- **The 120’ Hammerhead provided does not meet fire code. Should be 60’ of more in both directions from centerline of fire lane. Yours shows 40’ and 100’. The 40’ section needs to be 60’ or more.**

Attachments:

1. Location Map
2. Zoning Map

3. Final Plat
4. Comment Response Letter
5. Site Plan
6. Landscape Plan
7. Elevations

dlagrone H:\PLANNING\Public Notification KT.aprx

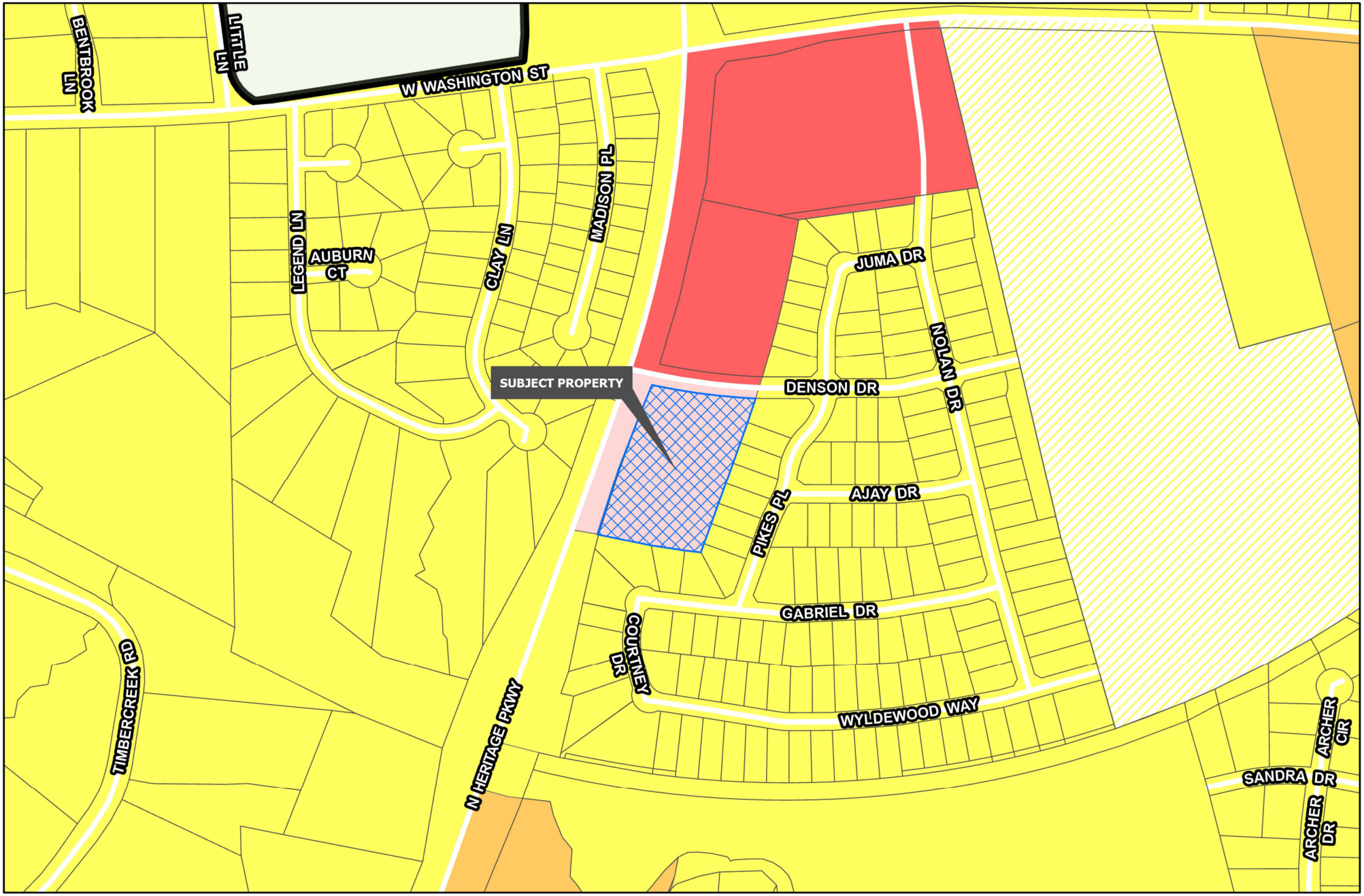
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
700 BLK N FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

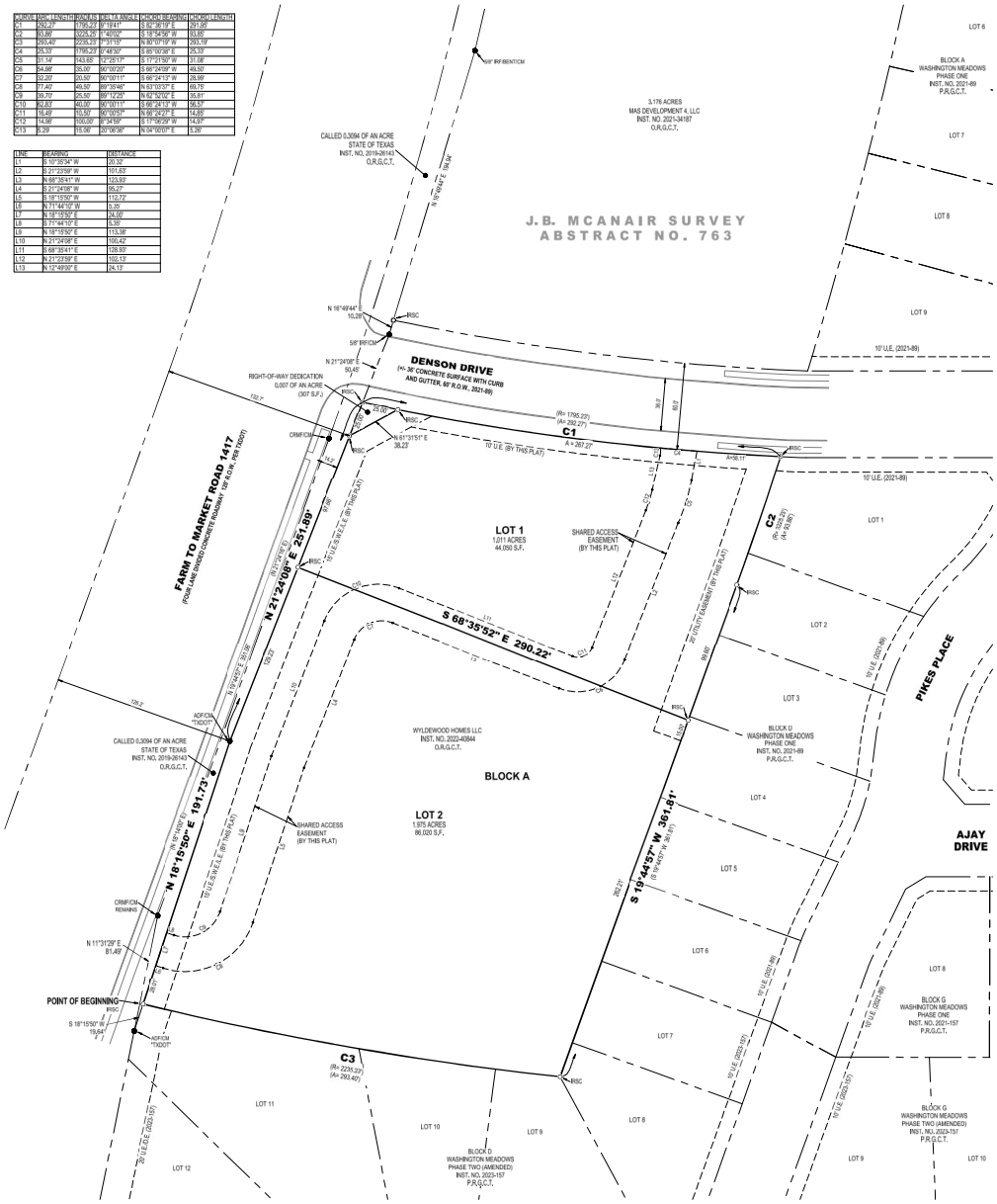
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
700 BLK N FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 9/23/2021 8:10:41



CURVE	RADIUS	LENGTH	ROLL IN	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1795.23'	1795.23'	69°19'41"	0 82°36'19" E	291.95'	
C2	93.86'	3225.25'	1°40'02"	S 18°54'56" W	93.85'	
C3	2935.40'	2235.23'	1°31'15"	N 80°07'19" W	293.19'	
C4	25.33'	1795.23'	0°48'30"	S 89°10'38" E	25.33'	
C5	31.14'	143.65'	12°25'17"	S 17°21'50" W	31.08'	
C6	34.98'	35.00'	60°00'00"	S 66°24'08" W	49.50'	
C7	35.00'	20.00'	60°00'11"	S 66°24'12" W	28.99'	
C8	77.40'	49.00'	89°36'48"	N 63°03'37" E	69.75'	
C9	26.70'	25.50'	59°12'25"	N 62°32'02" E	25.61'	
C10	82.87'	40.00'	60°00'11"	S 66°24'13" W	55.37'	
C11	15.49'	10.50'	84°30'57"	N 66°24'27" E	14.85'	
C12	14.98'	100.00'	8°34'59"	S 17°06'29" W	14.97'	
C13	9.29'	15.06'	20°06'36"	N 04°00'07" E	9.26'	

LINE	BEARING	DISTANCE
L1	S 10°39'34" W	20.32'
L2	S 21°23'59" W	101.63'
L3	N 68°36'41" W	123.93'
L4	S 21°24'08" W	85.27'
L5	S 18°15'50" W	112.72'
L6	N 71°44'10" W	5.20'
L7	N 18°15'50" E	24.00'
L8	S 71°44'10" E	5.35'
L9	N 18°15'50" E	113.38'
L10	N 21°24'08" E	100.42'
L11	S 68°35'41" E	128.93'
L12	N 21°23'59" E	102.13'
L13	N 12°49'00" E	24.13'

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999894904043. Vertical Datum NAVD 1988

GRAPHIC SCALE IN FEET

VICINITY MAP (NOT TO SCALE)

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0270 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
ADF	ALUMINUM DISK FOUND
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.E.	LANDSCAPE EASEMENT
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT

LOT TABLE

BLOCK	LOT	AC.	SF	USE
A	1	1.211	44,050	COMMERCIAL
A	2	1.975	86,020	COMMERCIAL

GENERAL NOTES:

1. This survey was completed without the benefit of a current title commitment. Additional easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. 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.
3. No proposed streets by this plat.

OWNER'S CERTIFICATE

WHEREAS WYLDEWOOD HOMES, LLC is the owner of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being a part of a called 50.990 acre tract of land described in the deed to Washington 1417, LP, recorded in Volume 4207, Page 907, Official Records, Grayson County, Texas, and being the same tract of land described in the deed to Wyldewood Homes LLC, recorded in Instrument No. 2022-40844, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) previously set for a salient corner on the westerly line of a called 37.114 acre tract of land described in the deed to Wyldewood Homes, recorded in Instrument No. 2020-31383, said Official Records, common to the western-most northwest corner of Washington Meadows, Phase Two (Amended), an addition to the City of Sherman, according to the plat thereof recorded in Instrument No. 2023-157, Plat Records, Grayson County, Texas, and on the easterly line of a called 0.3094 of an acre tract of land described in the deed to State of Texas, recorded in Instrument No. 2019-26143, said Official Records, and on the easterly right-of-way line of Farm to Market Road 1417, and from which an aluminum disk stamped "TXDOT" found for the southern-most corner of said 0.3094 acre tract, and on the westerly line of said 50.990 acre tract, bears South 18°15'50" West, a distance of 19.54 feet;

THENCE crossing said 50.990 acre tract, with the easterly line of said 0.3094 acre tract, and with the easterly right-of-way line of said Farm to Market Road 1417, the following two (2) courses:

1. North 18°15'50" East, a distance of 191.73 feet to an aluminum disk stamped "TXDOT" found for corner;
2. North 21°24'08" East, a distance of 251.69 feet to a Capped Iron Rod previously set for a salient corner on the westerly line of Washington Meadows, Phase One, an addition to the City of Sherman, according to the plat thereof recorded in Instrument No. 2021-89, said Plat Records, and at the beginning of a non-tangent curve to the left having a delta angle of 09°19'41", a radius of 1795.23 feet, and a chord bearing and distance of South 82°36'19" East, 291.95 feet;

THENCE continuing across said 50.990 acre tract, with a southerly line of said Washington Meadows, Phase One, and with said curve to the left, an arc distance of 292.27 feet to a Capped Iron Rod previously set for a re-entrant corner on the westerly line of said Washington Meadows, Phase One, and at the beginning of a non-tangent curve to the right having a delta angle of 01°40'02", a radius of 3225.25 feet, and a chord bearing and distance of South 18°54'56" West, 93.85 feet;

THENCE continuing across said 50.990 acre tract, with a westerly line of said Washington Meadows, Phase One, and with said curve to the right, an arc distance of 93.86 feet to a Capped Iron Rod previously set;

THENCE South 19°44'57" West, continuing across said 50.990 acre tract, with a westerly line of said Washington Meadows, Phase One, and with a westerly line of aforesaid Washington Meadows, Phase Two (Amended), a distance of 361.81 feet to a Capped Iron Rod previously set for a re-entrant corner on the westerly line of said Washington Meadows, Phase Two (Amended), and at the beginning of a non-tangent curve to the right having a delta angle of 07°31'15", a radius of 2235.23 feet, and a chord bearing and distance of North 80°07'19" West, 293.19 feet;

THENCE continuing across said 50.990 acre tract, with a northerly line of said Washington Meadows, Phase Two (Amended), and with said curve to the right, an arc distance of 293.40 feet to the POINT OF BEGINNING and enclosing 2.993 acres (130,377 square feet) of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

That **WYLDEWOOD HOMES, LLC**, acting by and through its duly authorized agent, does hereby certify and adopt this plat designating the herein-described real property as **MEADOWS BUSINESS PARK**, an addition to the City of Sherman, Grayson County, Texas. Being 2.993 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat. **WYLDEWOOD HOMES, LLC** 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.

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

WITNESS, my hand at _____, _____ County, Texas, this _____day of _____, (year).

By: **WYLDEWOOD HOMES, LLC**

By: _____
Albert Denson, Owner

STATE OF TEXAS

COUNTY OF GRAYSON

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Albert Denson, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, (year).

_____

PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

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

_____
Chairman

_____
Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

_____ _____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

Submittal Date _____

Approval Date _____

FINAL PLAT
MEADOWS BUSINESS PARK
2.993 ACRES
J. B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman, Grayson County, Texas

OWNER/DEVELOPER:
Wyldewood Homes LLC
P.O. Box 911688
Sherman, TX 75092

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPELS Firm No. 10194175	Drawn by: MBA Checked by: CRN	Scale: 1"=60' Date: 06/20/2024	Project No. 20-0204.SF Sheet No. 1 of 1

Zoning

Site Plan

1. Adjacent zoning is not reflected correctly. As of December 5, 2022, R-1 was changed to R-6 (Single-Family Residential) District. The adjacent zoning currently shown as R01 needs to be updated to R-6. Modified
2. The gross square feet of property must be identified on the Site Plan. (*Sec. 14.06.004(b)(1)(H)(ii)*) Added
3. Site Plan must include Floor-to-area ratio. (*Sec. 14.06.004(b)(1)(H)(ii)*) Added
   a. The total floor area of any building or buildings on a lot in the C-N district shall not exceed two-fifths of the total number of square feet in the lot (FAR to not exceed 0.4). *(Sec. 14.04.014(4)(B))*
4. Site Plan must identify the use so that parking can be properly calculated. (In this case, Office can be shown in the title box as SITE PLAN – OFFICE) *(Sec. 14.04.003(e)(1))* Added
   a. General office requires 1 space/every 400 square feet (20 spaces)
5. Required parking and provided parking must be identified on the Site Plan as applicable to the use listed. (*Sec. 14.06.004(b)(1)(H)(ii)*) Added
6. Parking on the northwest corner of the property may be affected by the required corner clip. Complied
   a. Show corner clip on the Site Plan and ensure that there will not be parking in that corner clip

Elevation

7. Height on the elevation must be shown to the peak of the roof Shown
   a. No building shall exceed 35 feet *(Sec. 14.02.014((D))*
8. Provide a legend for the acronyms. Provided
   a. Identify BR-1, STB-1, etc.
9. Colors must be identified on the elevation Identified
   a. A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, nonreflective earth tone colors. *(Sec. 14.03.002(d)(B)(i))*
10. Roof materials must be identified and must be asphalt, industry approved synthetic shingles, standing seam metal or tile. *(Sec. 14.03.002(d)(E)(iii))* Identified

Landscape

11. Remove conceptual reference from the landscape plan.
    a. Site Plan approval includes approval of the Landscape plan and details must be shown Removed

Engineering

Revisions required by Engineering:

12. Site Plan shall show required corner clip on northwest corner of proposed Lot 1 as indicated on Preliminary Plat Conditional Approval Letter. Correct appropriately. Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7 Complied
13. Parking to be removed within 15' Utility, Landscape, and Sidewalk Easement along FM 1417. Engineering Design Standards Manual 2.1(C) Complied
14. Parking to be removed from right of way created by corner clip on northwest corner of proposed Lot 1. Engineering Design Standards Manual 2.7(A)(3) Complied
15. Show proposed Lot line boundary between proposed Lots 1 & 2 Complied

Informational Engineering Comments:

16. Platting of the property is required. Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004 Acknowledged
17. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h) Acknowledged
18. Water may need to be extended off of Denson Drive. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G) Acknowledged
19. Temporary Turn around shall not encroach into 15' Utility, Landscape, Sidewalk Easement or 10' Irrigated buffer. NEED CODE Modified
20. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 2. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H) Acknowledged
21. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. 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 Using easement to floodway
22. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9 Acknowledged

Fire Services

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

-Could not verify that this would meet the below code as no hydrant location was provided.

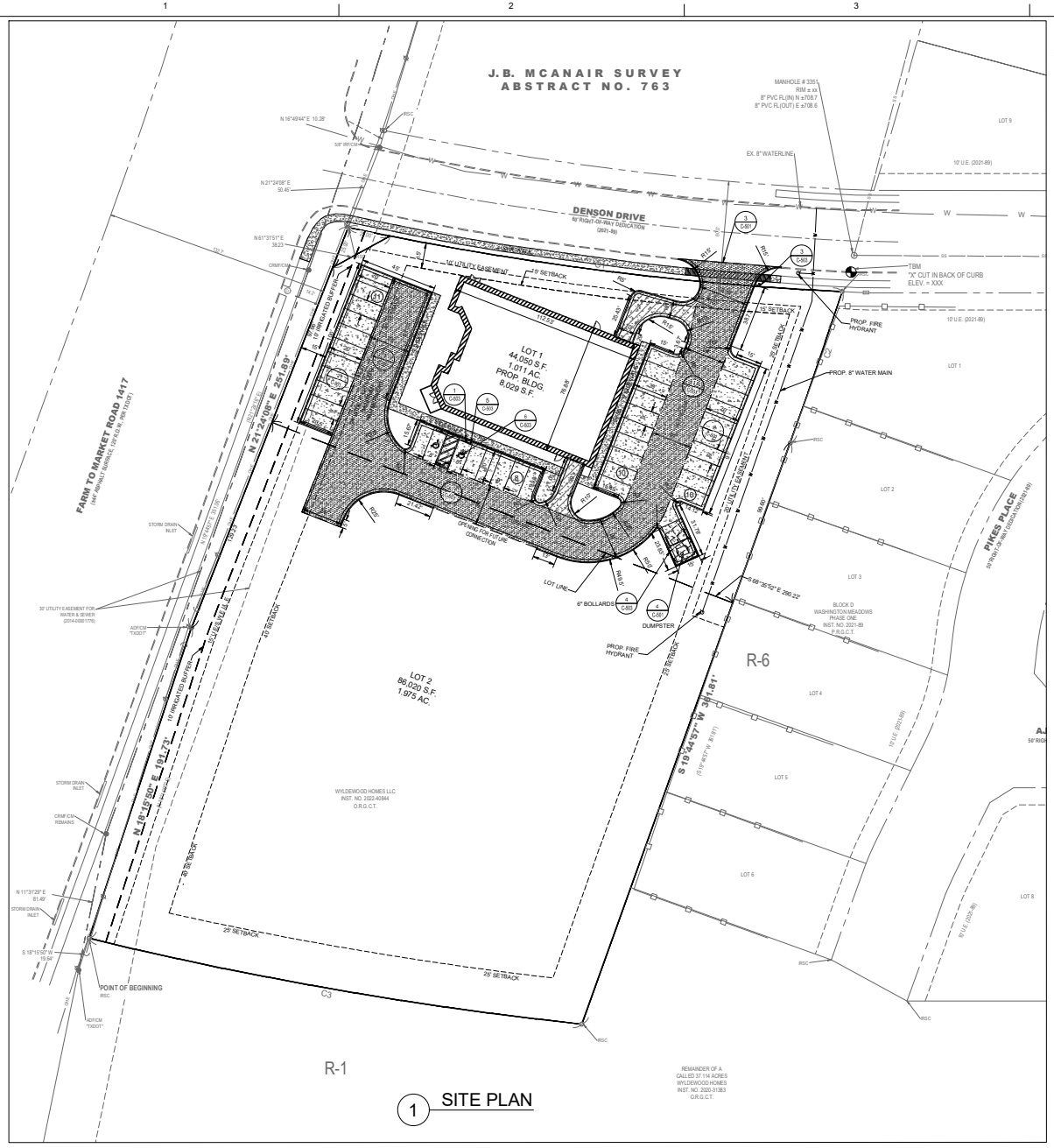
23. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Added

-Does not meet the following code.

24. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. (Located In City Ordinances Amendments) Changed to hammerhead

-Concerns about the temporary turnaround, time frame and structure of it if temporary.

25. [ ] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (Located In City Ordinances Amendments) Changed to hammerhead



1 SITE PLAN

OFFICE USE PARKING COUNT:

37 SPACES
2 ADA SPACES

PROVIDED SPACES = 39 TOTAL
REQUIRED SPACES = 20

FAR : $\frac{8,029}{44,050}$ = 0.18

VICINITY MAP
NOT TO SCALE

CURVE TABLE						
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	9°19'41"	1795.23'	292.27'	146.46'	N82°36'19"W	291.95'
C2	1°40'02"	3225.25'	93.86'	46.93'	N18°54'56"E	93.85'
C3	7°31'15"	2235.23'	293.40'	146.91'	S80°07'19"E	293.19'

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR CENTER OF PAINT STRIPE UNLESS OTHERWISE NOTED.

2. ALL MATERIAL SHALL BE IN COMPLIANCE AND INSTALLED IN ACCORDANCE 2010 ADA STANDARDS.

3. PAVEMENT STRIPING SHALL BE 4-INCH WIDE AND WHITE IN COLOR.

4. CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT/AUTHORITIES FOR FIRE LANE STRIPING REQUIREMENTS.

5. ALL TRAFFIC CONTROL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.

6. JOINT SPACING FOR CONCRETE PAVEMENT SHALL BE PROVIDED SUCH THAT NO PANEL EXCEEDS THE 1.25L:1.00W RATIO. MAXIMUM PANEL SIZE SHALL BE 10 FEET X 12.5 FEET. JOINTS SHOULD BE CUT AS SOON AS CONCRETE WILL SUPPORT MACHINERY.

7. ODD-SHAPED CONCRETE PANELS SHOULD BE REINFORCED.AN ODD-SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE LONGER DIMENSION EXCEEDS THE SHORTER DIMENSION BY MORE THAN 25% OR A PANEL WHICH ESSENTIALLY IS NEITHER SQUARE OR RECTANGULAR.

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE OWNER/SURVEYOR. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND THOSE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.

Texas 811

STATE OF TEXAS
RIZWAN M. NAJMI
103997
REGISTERED
PROFESSIONAL ENGINEER
07/08/24

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHERMAN ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

Nafa Engineering, pllc
4108 NW 143rd Street
Oklahoma City, OK-73134
Phone: 405.420.0105
Email: Rnajmi@nafaeng.com
CA # 18489 exp.01/31/2025

MRK	DESCRIPTION	DATE	BY
2	REVISED PER CITY COMMENTS	10-30-24	NF
1	REVISED PER OWNER COMMENTS	08-30-24	NF

DESIGN BY: NF
CHECKED BY: RN
DATE: DEC. 04, 2023
JOB #: 23-0018

Prepared for
Wyldewood Homes
618 Pikes Place
Sherman, Texas 75092

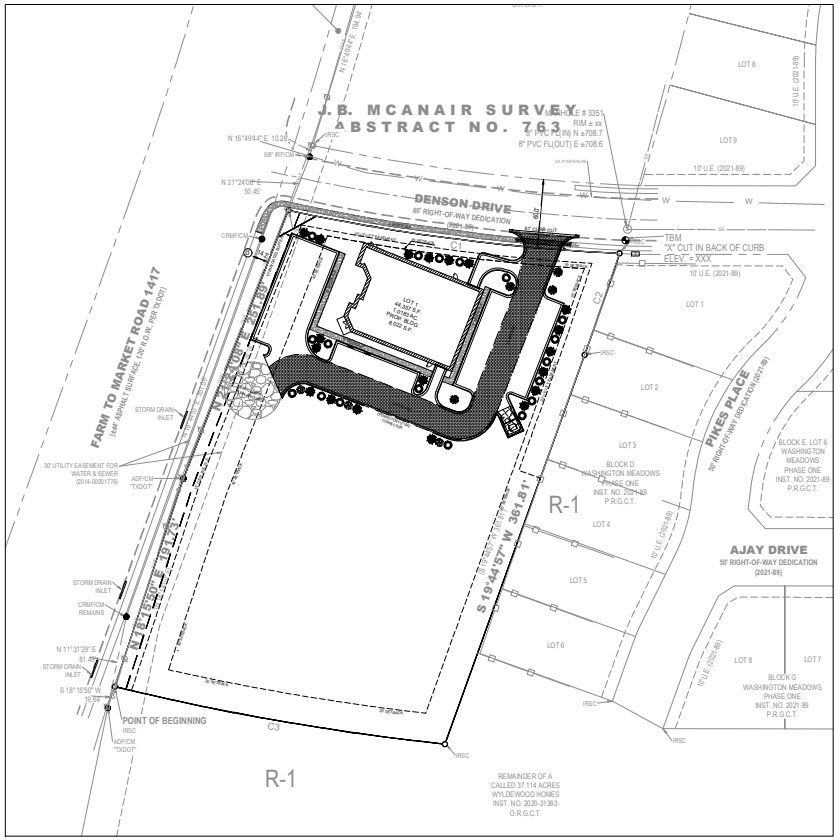
Meadows Business Park
S. FM 1417
Sherman, Texas 75092
SITE PLAN

SHEET NUMBER
C-102

LANDSCAPE NOTES:

TOTAL PARKING AREA = 0.41 ACRES
TOTAL OPEN AREA REQUIRED = 10% OR 0.041 ACRES
TOTAL OPEN AREA PROVIDED = 0.38 ACRES
TOTAL OPEN AREA IN ISLANDS REQUIRED = 40% OF OPEN AREA REQUIRED OR 0.02 ACRES
TOTAL OPEN AREA IN ISLANDS PROVIDED = 0.03 ACRES

LANDSCAPING SHOWN IS CONCEPTUAL. FINAL LANDSCAPING WILL BE AS PER CITY APPROVED CONSTRUCTION PLANS.



1 LANDSCAPE PLAN

NOTE: FOR TREES 3" CAL AND LARGER, STAKE WITH (3) T-POSTS.

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

#12 GAUGE DOUBLE STRAND GALVANIZED GUYWIRE

TWO 6'-0" LONG STEEL T-POSTS PAINTED GREEN. SET NORTH-SOUTH, DRIVEN INTO UNDISTURBED SOIL

TREE GUARD BY "ARMORGUARD"

DIG PLANTING PIT 2 TIMES LARGER THAN ROOT BALL ON SIDES AND BOTTOM

BACKFILL WITH AMENDED TOPSOIL AS PER SPECIFICATIONS

SET TREE AT SAME GRADE AS GROWN IN NURSERY

DRIVE STAKES INTO A HEIGHT OF 6" ABOVE GUY WIRES

BLACK RUBBER HOSES ABOVE BRANCH

APPLY CYPRESS MULCH AT A DEPTH OF 3"

BUILD INVERTED WELL AS SHOWN

CUT TWINE AND BURLAP FROM AROUND TRUNK. FOLD BURLAP 4" BACK FROM TRUNK

UNDISTURBED SUBGRADE

2 L-101 TREE PLANTING DETAIL
SCALE: NO SCALE

PRUNE ALL DAMAGED OR DEAD WOOD PRIOR TO PLANTING

SET SHRUB AT SAME GRADE AS GROWN IN NURSERY

APPLY CYPRESS MULCH AT A DEPTH OF 3"

PREPARE AMENDED PLANTING SOIL TO A DEPTH AS SPECIFIED

UNDISTURBED SOIL

3 L-101 SHRUB PLANTING DETAIL
SCALE: NO SCALE

PLANT MATERIAL LIST			
	QUANTITY	COMMON NAME	TYPE
	4	LIVE OAK	EVERGREEN
	19	CRAPEMYRTLE	DECIDUOUS
	3	LACEBARK ELM	DECIDUOUS
	18	YAUPON HOLLY	EVERGREEN
	AS NEEDED	"U3" BERMUDA GRASS	

LANDSCAPE NOTES:

1. ALL LANDSCAPE BEDS AND BERMS ARE TO BE CONSTRUCTED OF IMPROVED SOIL AS SPECIFIED.
2. ALL LANDSCAPE BEDS AND BERMS ARE TO BE COVERED WITH AT LEAST 3" OF UNCOLORED CYPRESS MULCH.
3. WHERE THE SITE ABUTS A STREET OR DRIVEWAY, ALL TURF SHALL EXTEND BEYOND THE PROPERTY LINE TO THE CURBLINE.
4. COORDINATE ALL LANDSCAPE PLACEMENT WITH LIGHT FIXTURES, BOLLARDS, AND OTHER FIXED ELEMENTS, NEW AND EXISTING.
5. CONTRACTOR TO PROVIDE "GATOR BAGS" TO IRRIGATE ALL NEW TREES. DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR IS RESPONSIBLE FOR FILLING THE IRRIGATION BAGS ON A REGULAR BASIS AS RECOMMENDED FOR THE HEALTH OF NEWLY PLANTED TREES.
6. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING TREES SHOWN ON THIS PLAN TO REMAIN. IN THE EVENT THAT ANY EXISTING TREES TO REMAIN DECLINE OR DIE DURING CONSTRUCTION OR AT ANY POINT DURING THE YEAR FOLLOWING SUBSTANTIAL COMPLETION, CONTRACTOR SHALL REPLACE THEM WITH 3" CALIPER OR LARGER TREES OF THE ARCHITECTS CHOOSING. THE LANDSCAPE VALUE OF THE REPLACEMENT TREES, ACCORDING TO THE OKC ZONING ORDINANCE, SHALL EQUAL OR EXCEED THE LANDSCAPE VALUE OF THE EXISTING TREES LOST.
7. REPLACE SEED/SOD IN ALL AREAS DISTURBED AS PART OF WORK.

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE OWNER/SURVEYOR. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND THOSE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SHERMAN ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

Nafa Engineering, pllc
4108 NW 143rd Street
Oklahoma City, OK: 73134
Phone: 405.420.0016
Email:Rnajmi@nafaeng.com
CA # 18489 exp.01/31/2025

nafa

NO.	DESCRIPTION	DATE
1	REVISED PER OWNER COMMENTS	08.30.24
2	UPDATED PLAN	10.28.24

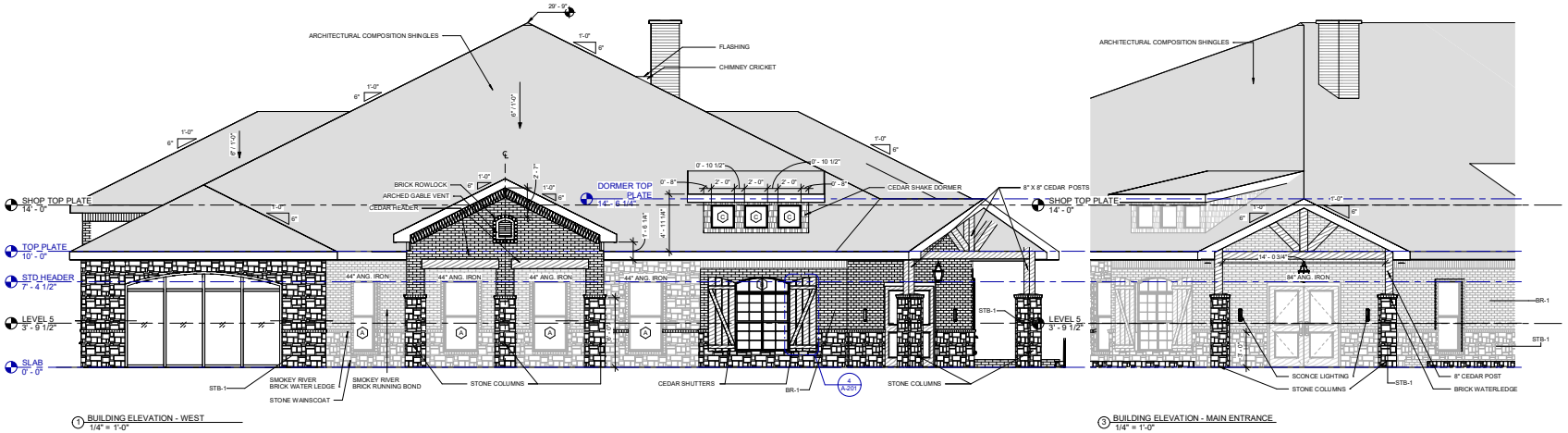
DESIGN BY: RN
CHECKED BY: RN
DATE: AUG. 2023
JOB #: 23.0013B

Prepared for
Wyldewood Homes
618 Pikes Place
Sherman, Texas 75092

Meadows Business Park
S. FM 1417
Sherman, Texas 75092
CONCEPTUAL
LANDSCAPE PLAN

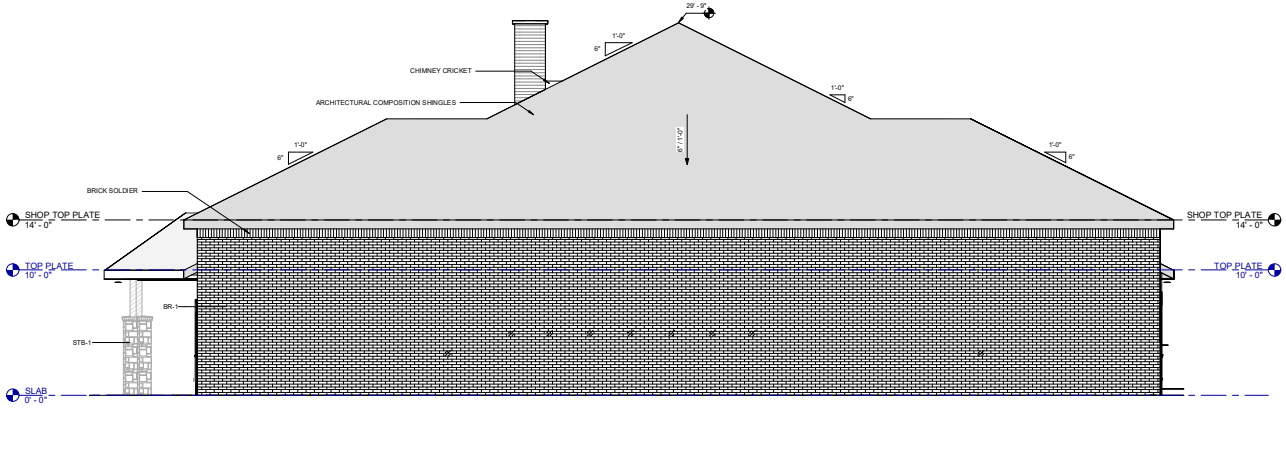
SHEET NUMBER
L-101

EXTERIOR MATERIAL	
MATERIAL	NAME
STONE (STB-1)	AUSTIN STONE
BRICK (BR-1)	SMOKEY RIVER
TRIM	IRON ORE
ROOFING	ARCHITECTURAL ASPHALT SHINGLES - ONYX BLACK

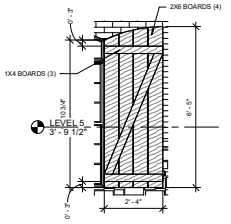


1 BUILDING ELEVATION - WEST
1/4" = 1'-0"

3 BUILDING ELEVATION - MAIN ENTRANCE
1/4" = 1'-0"



2 BUILDING ELEVATION - EAST
1/4" = 1'-0"



4 TYP. WINDOW SHUTTER
1/2" = 1'-0"

FIRM FOUNDATION
DRAFTING & DESIGN

DRAWINGS PROVIDED BY:

REGISTERED ARCHITECT
ALAN W. POWELL
31621
STATE OF TEXAS

06-06-2024

Firm Foundation Drafting & Design, LLC

12203 Quaker Ave
Suite 17
Lubbock, TX 79424
806.281.0132
alanp@ffdraftingdesign.com

DATE	DESCRIPTION

Project Number	2005
Date	06/04/2024
Drawn By	AWP
Sheet Size	D 30X42

COMMERCIAL DEVELOPMENT

S. FM 1417 Sherman, Texas 75092

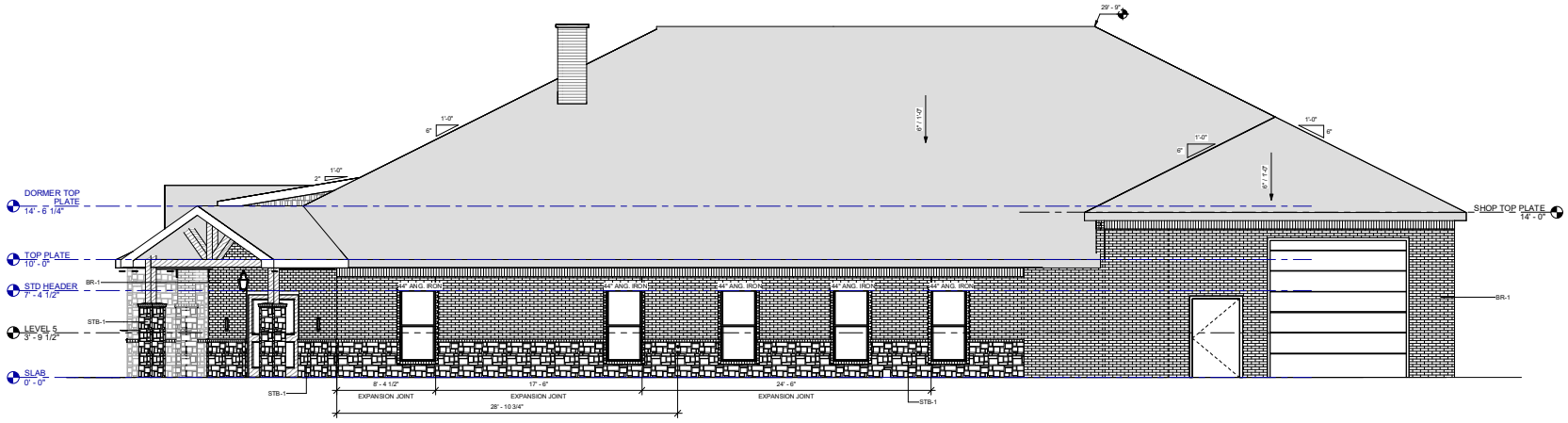
Project for: WYLDEWOOD HOMES

BUILDING ELEVATIONS

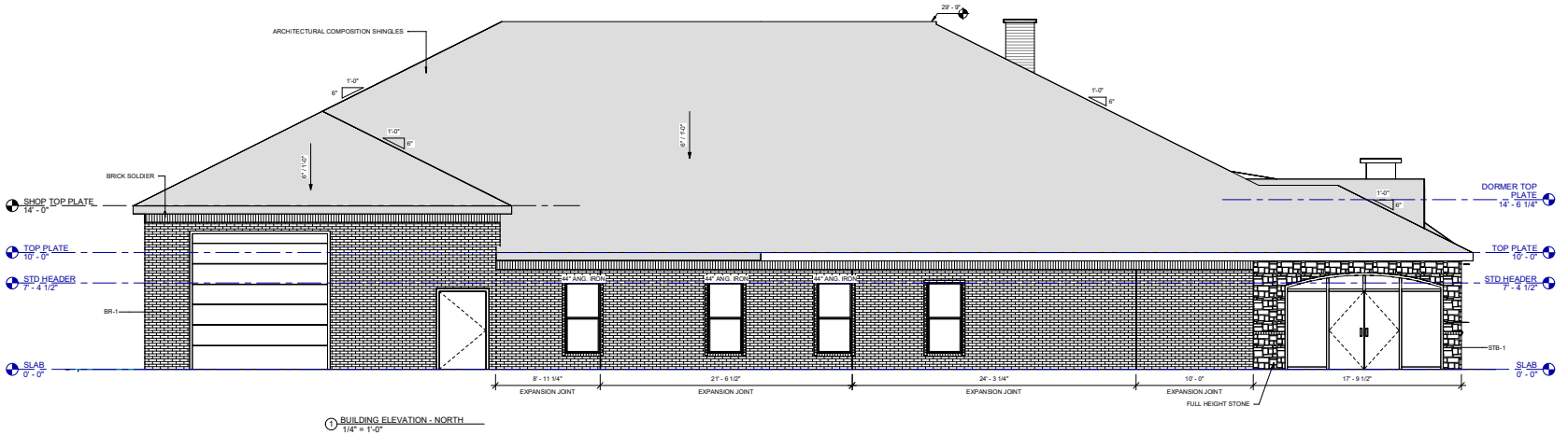
A-201

All designs, plans, images, text, and other content found on this page are protected by U.S. and international copyright law and may not be reproduced, duplicated, modified, or distributed, in whole or in part, without the express written consent of Firm Foundation Drafting & Design, LLC. All drawings purchased from Firm Foundation Drafting & Design, LLC. are protected by U.S. and international copyright law. It is illegal to duplicate, reproduce, resell, modify, redistribute, lease, or loan, in whole or in part, from the plans without the expressed written consent of Firm Foundation Drafting & Design, LLC.

EXTERIOR MATERIAL	
MATERIAL	NAME
STONE (STB-1)	AUSTIN STONE
BRICK (BR-1)	SMOKEY RIVER
TRIM	IRON ORE
ROOFING	ARCHITECTURAL ASPHALT SHINGLES - ONYX BLACK



2 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"

All designs, plans, images, text, and other content found on this page are protected by U.S. and international copyright law and may not be reproduced, duplicated, modified, or distributed, in whole or in part, without the express written consent of Firm Foundation Drafting & Design, LLC. All drawings purchased from Firm Foundation Drafting & Design, LLC. are protected by U.S. and international copyright law. It is illegal to duplicate, reproduce, resell, modify, redistribute, lease, or loan, in whole or in part, from the plans without the expressed written consent of Firm Foundation Drafting & Design, LLC.

FIRM FOUNDATION
DRAFTING & DESIGN

DRAWINGS PROVIDED BY:

REGISTERED ARCHITECT
ALAN W. POWELL
31621
STATE OF TEXAS

06-06-2024

Firm Foundation Drafting & Design, LLC

12203 Quaker Ave
Suite 17
Lubbock, TX 79424
806.281.0132
alanp@ffdraftingdesign.com

DATE	DESCRIPTION

Project Number	2005
Date	06/04/2024
Drawn By	AWP
Sheet Size	D 30X42

COMMERCIAL DEVELOPMENT

S. FM 1417 Sherman, Texas 75092

Project for: WYLDEWOOD HOMES

BUILDING ELEVATIONS

A-202

ABREVIATIONS

ABV: ABOVE
ACOUS: ACOUSTICAL
ADDL: ADDITIONAL
ADH: ADHESIVE
ADJ: ADJUSTABLE
AFF: ABOVE FINISH FLOOR
AGG: AGGREGATE
AHJ: AUTHORITY HAVING JURISDICTION
A/C: AIR CONDITIONING
ALT: ALTERNATE
ALUM: ALUMINUM
ANC: ANCHOR, ANCHORAGE
AB: ANCHOR BOLT
ANOD: ANODIZED
APX: APPROXIMATE
APT: APARTMENT
ARCH: ARCHITECT (ARCHITECTURAL)
ASPH: ASPHALT
AUTO: AUTOMATIC
AVE: AVENUE
AVR: AVERAGE
AWN: AWNING

BSMT: BASEMENT
BM: BEAM
BVL: BEVELED
BITUM: BITUMINOUS
BLK: BLOCK
BLKG: BLOCKING
BLW: BELOW
BLDV: BOULEVARD
BTW: BETWEEN
BD: BOARD
BOT: BOTTOM
BLDG: BUILDING
BUR: BUILT UP ROOFING
B/O: BY OTHERS
BO: BOTTOM OF
BR: BEDROOM

CAB: CABINET
CALC: CALCULATION
CD: CABINET DOOR
CG: CORNER GUARD
CIP: CAST-IN-PLACE (CONCRETE)
CL: CENTERLINE
CO: CLEAN OUT
CONTR: CONTRACT (OR)
COORD: COORDINATE
CRPT: CARPET
CIP: CAST-IN-PLACE
CLK: CAULKING
CAS: CASEMENT
CB: CATCH BASIN
CLG: CEILING
CT: CERAMIC TILE
CIR: CIRCLE
CLR: CLEAR
COL: COLUMN
CONC: CONCRETE
CMU: CONCRETE MASONRY UNIT
CONST: CONSTRUCTION
CONT: CONTINUOUS
CJT: CONTROL JOINT
CORR: CORRUGATED
CUFT: CUBIC FOOT
CUYD: CUBIC YARD

DP: DAMPPROOFING
DTL: DETAIL
DIA: DIAMETER
DIM: DIMENSION
DW: DISHWASHER
DIV: DIVISION
DR: DOOR
DH: DOUBLE HUNG
DS: DOWNSPOUT
DRWR: DRAWER
DT: DRAIN TILE
DWG: DRAWING
D: NAIL SIZE

EW: EACH WAY
E: EAST
EL: ELEVATION
ELEV: ELEVATION
EQ: EQUAL
EQP: EQUIPMENT
EXCV: EXCAVATE
EXH: EXHAUST
EXIST: EXISTING
EXT: EXTERIOR

FOC: FACE OF CONCRETE
FOF: FACE OF FINISH
FOM: FACE OF MASONRY
FOS: FACE OF STUDS
FOW: FACE OF WALL
FBD: FIBERBOARD
FCB: FIBER CEMENT BOARD
FGL: FIBERGLASS
FIN: FINISH
FFE: FINISHED FLOOR ELEVATION
FA: FIRE ALARM
FE: FIRE EXTINGUISHER
FPL: FIREPLACE
FLSH: FLASHING
FLR: FLOOR
FLOR: FLUORESCENT
FT: FOOT, FEET
FTG: FOOTING
FND: FOUNDATION
FRM: FRAM(D), (ING)
FBO: FURNISHED BY OTHERS
FUR: FURRED

GA: GAGE, GAUGE
GAL: GALLON
GL: GLASS, GLAZING
GI: GALVANIZED IRON
GLBK: GLASS BLOCK
GLB: GLUE LAMINATED BEAM
GT: GROUT
GRD: GRADE, GRADING
GWB: GYPSUM WALL BOARD

HWD: HARDWARE
HDR: HEADER
HTG: HEATING
HVAC: HEATING, VENTILATION-AIR CONDITIONING
HT: HEIGHT
HC: HOLLOW CORE
HOR: HORIZONTAL
HB: HOSE BIB

IN: INCH
INCL: INCLUDE
ID: INSIDE DIAMETER
INS: INSULATE
INT: INTERIOR
INV: INVERT

JNT: JOINT
JST: JOIST

KD: KILN DRIED
KIT: KITCHEN

LB: POUND
LAM: LAMINATE(D)
LAV: LAVATORY
LH: LEFT HAND
L: LENGTH
LOA: LENGTH OVERALL
LT: LIGHT
LF: LINEAL FEET
LL: LIVE LOAD
LVL: LAMINATED VENEER LUMBER
LVR: LOUVER

MFR: MANUFACTURER
MO: MASONRY OPENING
MAX: MAXIMUM
MAS: MASONRY
MECH: MECHANIC(AL)
MC: MEDICINE CABINET
MED: MEDIUM
MDF: MEDIUM DENSITY FIBERBOARD
MDO: MEDIUM DENSITY OVERLAY
MBR: MEMBER
MMB: MEMBRANE
MTL: METAL
MWK: MILLWORK
MIN: MINIMUM
MIR: MIRROR
MISC: MISCELLANEOUS
MOD: MODULE
MLD: MOULDING
MLB: MICRO LAMINATE BEAM

NOM: NOMINAL
N: NORTH
NIC: NOT IN CONTRACT
NTS: NOT TO SCALE
NO, #: NUMBER

O: NON-OPERABLE WINDOW SECTION
OBS: OBSCURE
OC: ON CENTER
OP: OPAQUE
OPG: OPENING
OSB: ORIENTATED STRAND BOARD
OD: OUTSIDE DIAMETER

PMT: PAINT(ED)
PBD: PARTICLE BOARD
PRT: PARTITION
PVMT: PAVEMENT
PERF: PERFORATE(D)
PLAS: PLASTER
PLAM: PLASTIC LAMINATE
PLT: PLATE
PLYWD: PLYWOOD
PCC: PRECAST CONCRETE
PCF: POUNDS PER CUBIC FOOT
PLF: POUNDS PER LINEAR FOOT
PSF: POUNDS PER SQUARE FOOT
PSI: POUNDS PER SQUARE INCH
PBF: PREFABRICATED
PRF: PREFORMED
PT: PRESSURE TREATED
PL: PROPERTY LINE
PH: TOILET PAPER HANGER

QTY: QUANTITY
QT: QUARRY TILE

RAD: RADIUS
REF: REFERENCE
RFL: REFLECT(ED),(IVE),(OR)
REFR: REF
REG: REGISTER
RE: REINFORCED
REQ'D: REQUIRED
RA: RETURN AIR
REV: REVISION
R: RISER
RD: ROD
R&S: ROD AND SHELF
RFG: ROOFING
RM: ROOM
RO: ROUGH OPENING

SCH: SCHEDULE
SCN: SCREEN
SECT: SECTION
SGD: SLIDING GLASS DOOR
SHTH: SHEATHING
SHT: SHEET
SH: SHELF, SHELVING
SIM: SIMILAR
SKL: SKYLIGHT
S: SOUTH
SLB: SLAB
SLD: SLIDER(ING)
SPEC: SPECIFICATION
SQ: SQUARE
STB: STONE BASE
STD: STANDARD
STV: STOVE
STL: STEEL
STR: STRUCTURAL
SA: SUPPLY AIR
SC: SOLID CORE
SW: SHEAR WALL
SS: STAINLESS STEEL
SYS: SYSTEM

TEL: TELEPHONE
TEMP: TEMPERED
TK: TIGHT KNOT
T&G: TONGUE AND GROOVE
T/O: TOP OF
TOC: TOP OF CONCRETE
TOW: TOP OF WALL
TB: TOWEL BAR
T: TREAD
TS: TUBULAR STEEL
TYP: TYPICAL

UNF: UNFINISHED
UNO: UNLESS NOTED OTHERWISE

VB: VAPOR BARRIER
VAR: VARNISH
VIF: VERIFY IN FIELD
VRN: VENEER
VERT: VERTICAL
VG: VERTICAL GRAIN
VIN: VINYL SHEET

WL: WALL
WC: WATER CLOSET
WH: WATER HEATER
WP: WATER PROOFING
WR: WEATHER RESISTANT
WRB: WEATHER RESISTIVE BARRIER
WWF: WELDED WIRE FABRIC
WWM: WELDED WIRE MESH
W: WEST
WIN: WINDOW
W/O: WITHOUT
W/: WITH
WD: WOOD

X: OPERABLE WINDOW SECTION

SHEET SYMBOLS

Room name
101
150 SF
ROOM TAG

Name
Elevation
ELEVATION TAG

GRID BUBBLE

101
DOOR TAG

1
A101
SIM
SHEET REFERENCE

1
A101
SIM
SECTION

Wall Finish - N
Ceiling Finish
Base Finish
Floor Finish
- various areas
N/F Finish - N
Wall Finish - various areas
ROOM FINISH TAG

Ref
Ref
A101
Ref
Ref
INTERIOR ELEVATIONS

WINDOW TAG

MATERIAL HATCHES

CONCRETE
TILE
STONE BLOCK
BRICK
STUCCO
WOOD

ACCESSIBILITY NOTES

ACCESSIBLE ROUTES

THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF
WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

DOORS

THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE ½ INCH (13 MM) HIGH MAXIMUM.

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

FIRM FOUNDATION
DRAFTING & DESIGN

DRAWINGS PROVIDED BY:

REGISTERED ARCHITECT
ALAN W. POWELL
31621
STATE OF TEXAS

06-06-2024

Firm Foundation Drafting & Design, LLC

12203 Quaker Ave
Suite 17
Lubbock, TX 79424
806.281.0132
alanp@ffdraftingdesign.com

DATE	DESCRIPTION

Project Number	2005
Date	06/04/2024
Drawn By	N/A
Sheet Size	D 30X42

COMMERCIAL DEVELOPMENT

S. FM 1417 Sherman, Texas 75092

Project for: WYLDEWOOD HOMES

STANDARDS

G-102

All designs, plans, images, text, and other content found on this page are protected by U.S. and international copyright law and may not be reproduced, duplicated, modified, or distributed, in whole or in part, without the express written consent of Firm Foundation Drafting & Design, LLC. All drawings purchased from Firm Foundation Drafting & Design, LLC. are protected by U.S. and international copyright law. It is illegal to duplicate, reproduce, resell, modify, redistribute, lease, or loan, in whole or in part, from the plans without the expressed written consent of Firm Foundation Drafting & Design, LLC.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 720 BLOCK EAST LAMBERTH ROAD (Project No. 24-004738)**

The request of Amazonia Investments, LLC (Owner), BACA Architecture (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 720 Block East Lamberth Road, consisting of 3.209 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 4 in Block 1 of Dr. J.H. Carraway's Sub-Division, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Suarez Retail Center.

Background:

The property is located in the 720 Block East Lamberth Road between Masters Street and North Loy Lake Road. The owner is requesting Site Plan approval of Suarez Retail Center.

Origination:

Amazonia Investments, LLC (Owner)
BACA Architecture (Representative)
Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

The proposed site plan indicates that a restaurant will be located on the east corner. This site plan does not provide the minimum requirement for parking if a restaurant is included at this location (1 space for every 150 square feet of floor area). Staff recommends that this item be tabled to allow for the applicant to address the minimum parking requirement.

Attachments:

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

dlagrone H:\PLANNING\Public Notification KT.aprx

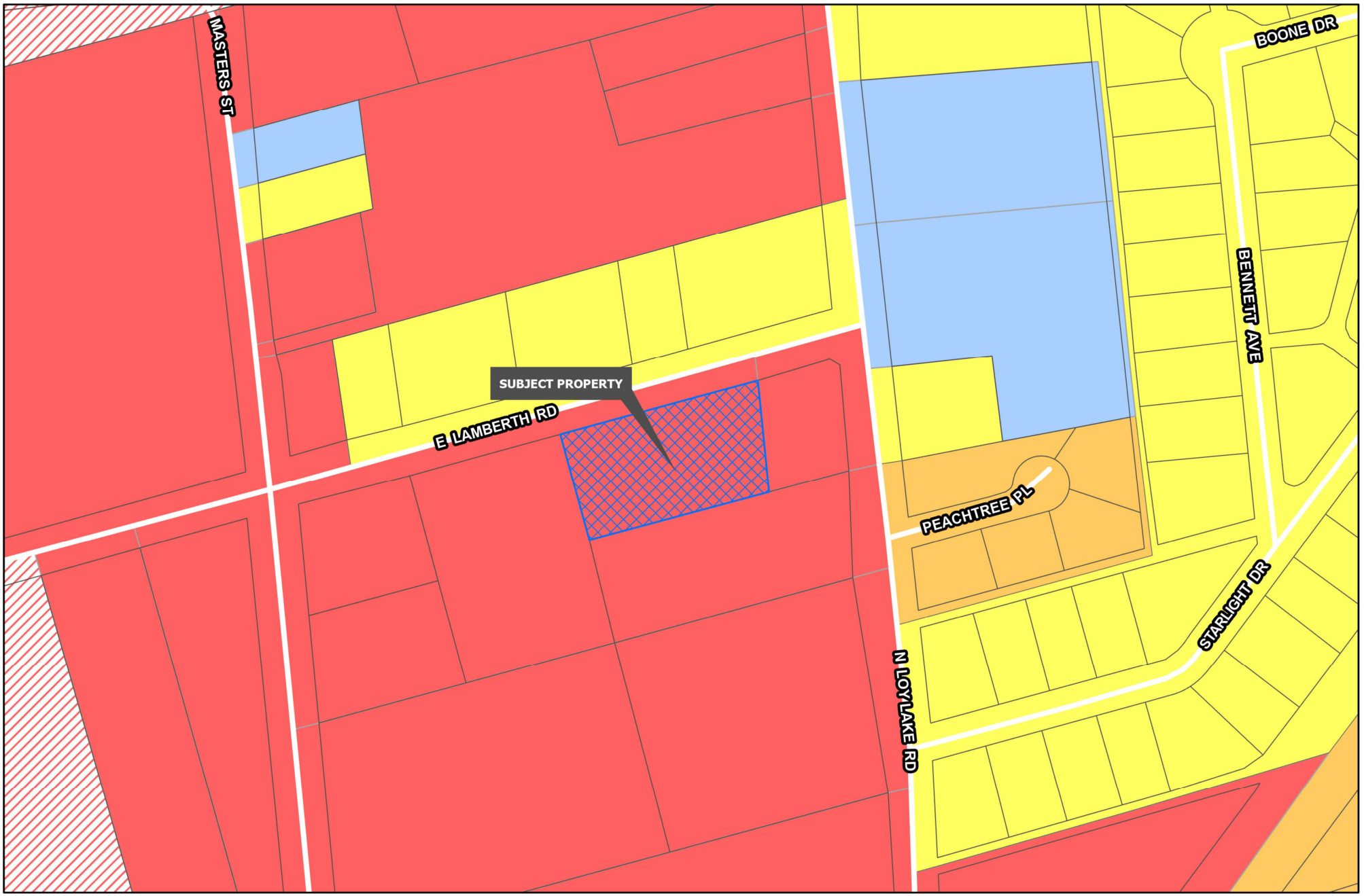
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
720 BLK E LAMBERTH RD

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

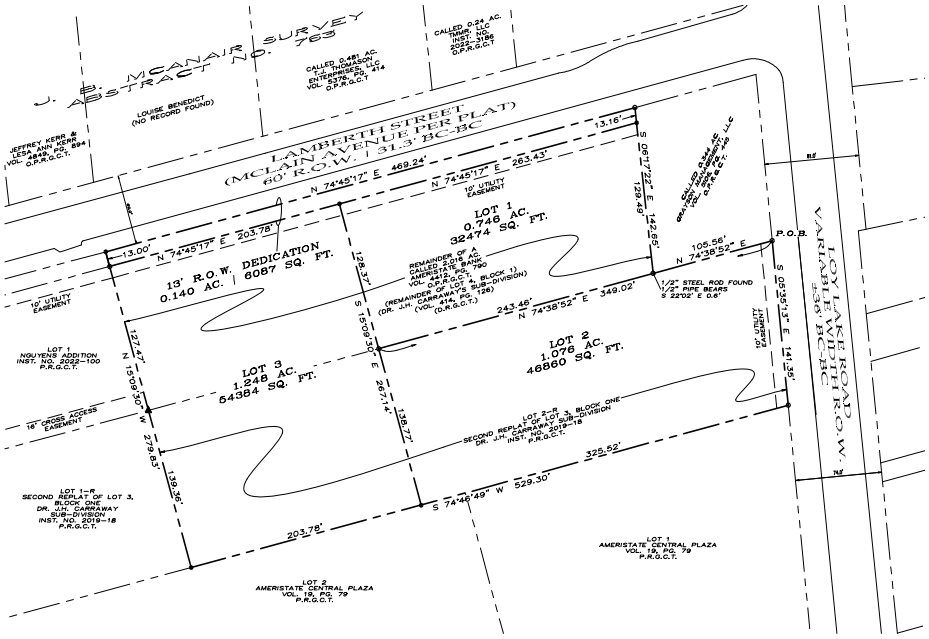
Planning & Zoning

CITY OF SHERMAN
ZONING MAP
720 BLK E LAMBERTH RD

N
W E
S

Date: 9/23/2022 10:40:

JOB NO. 22080906



~ 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, buildings, and/or any permanent improvements in drainage easements, and any other obstruction of the flood-way are 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. Property owner of drainage easements and/or drainage ways 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 or 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. 48181C0280F, effective date September 29, 2010.

LEGEND

- ● 1/2" STEEL ROD SET
- ○ 1/2" STEEL ROD FOUND
- ▲ "X" CUT IN CONCRETE FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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

AMERISTATE CENTRAL PLAZA, PHASE 2

Being a Replat of part of Lot 4, Block 1 of the Dr. J.H Carraway Subdivision
Recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas &
All of Lot 2R of the Second Replat of Lot 3, Block 1, Dr. J.H. Carraway's Sub-Division
Recorded in Instrument No. 2019-18, Plat Records, Grayson County, Texas
Being in the City of Sherman, Grayson County, Texas.
Containing 3.209 acres of land

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNERS/DEVELOPER
AMERISTATE BANK
P.O. BOX 719
ATOKA OKLAHOMA, 74525

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

08-25-22

UNDERWOOD SURVEYING DRAFTING & SURVEYING

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

JOB NO. 22080906

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 4 in Block 1 of Dr. J.H. Carraway's Sub-Division, according to the plat thereof recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas, and (the same being the remainder of a called 2.016 acre tract of land described in the deed to Ameristate Bank, recorded in Volume 4412, Page 790, Official Public Records, Grayson County, Texas), and all of Lot 2-R of the Second Replat of Lot 3, Block One of Dr. J.H. Carraway's Sub-Division, according to the plat thereof recorded in Instrument No. 2019-18, Plat Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said Lot 2-R, common to the southeast corner of a called 0.344 acre tract of land described in the deed to Grayson Management, LLC, recorded in Volume 5106, Page 445, said Official Public Records, and on the westerly right-of-way line of Loy Lake Road;

Thence South 05°35'13" East, with the easterly line of said Lot 2-R, and with the westerly right-of-way line of said Loy Lake Road, a distance of 141.35 feet to a 1/2" steel rod found for the southeast corner of said Lot 2-R, common to the northeast corner of Ameristate Central Plaza, according to the plat thereof recorded in Volume 19, Page 79;

Thence South 74°46'49" West, with the southerly line of said Lot 2-R, and with the northerly line of said Ameristate Central Plaza, a distance of 529.30 feet to a 1/2" steel rod set for the southwest corner of said Lot 2-R, common to the southeast corner of Lot 1-R of aforesaid the Second Replat of Lot 3, Block One of Dr. J.H. Carraway's Sub-Division;

Thence North 15°09'30" West, with the westerly line of said Lot 2-R, and with the easterly line of said Lot 1-R, passing en route at a distance of 139.36 feet an "X" in concrete found for the northwest corner of said Lot 2-R, and continuing on said course, crossing aforesaid 2.016 acre tract, and crossing aforesaid Lot 4, and with the easterly line of Lot 1 of Nguyens Addition, according to the plat thereof recorded in Instrument No. 2022-100, said Plat Records, passing en route at a distance of 266.83 feet a 1/2" steel rod found for the northeast corner of said Lot 1, and continuing on said course a total distance of 279.83 feet to a 1/2" steel rod found for the northwest corner of the herein described tract of land, common to the northeast corner of said Nguyens Addition, and on the northerly line of said 2.016 acre tract, and on the northerly line of said Lot 4, and on the southerly right-of-way line of Lamberth Street;

Thence North 74°45'17" East, with the northerly line of said 2.016 acre tract, and with the northerly line of said Lot 4, and with the southerly right-of-way line of said Lamberth Street, a distance of 469.24 feet to a 1/2" steel rod found for the northeast corner of said 2.016 acre tract, common to the northwest corner of aforesaid 0.344 acre tract;

Thence South 0617'22" East, with the easterly line of said 2.016 acre tract, and with the westerly line of said 0.344 acre tract, and crossing said Lot 4, a distance of 142.65 feet to a 1/2" steel rod found for the southeast corner of said 2.016 acre tract, common to the southwest corner of said 0.344 acre tract, and on the southerly line of said Lot 4, and on the northerly line of aforesaid 2-R, and from which a found 1/2" pipe bears South 22°02' East, a distance of 0.6 feet;

Thence North 74°38'52" East, with the northerly line of said 2.016 acre tract, and with the southerly line of said Lot 4, and with the southerly line of said 0.344 acre tract, a distance of 105.56 feet to the Point of Beginning and containing 3.209 acres or 139,806 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, AMERISTATE CENTRAL PLAZA, PHASE 2, an addition to the City of Sherman, Texas, was submitted to the City Council on the____day of _____, 2022, 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 _____, 2022.

_____
Clerk, 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 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

ACCEPTANCE

Approved this _____ day of _____, 2022, by the City Planning Commission to the City of Sherman, Texas.

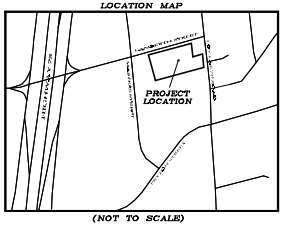
_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

_____ _____
Mayor, City of Sherman, Texas Date

LOCATION MAP



(NOT TO SCALE)

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, AMERISTATE BANK, do hereby adopt this plat designating the hereinabove property as the AMERISTATE CENTRAL PLAZA, PHASE 2, 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, efficiency of its respective systems on any of these easements, alleys and streets and public ways, and at any and all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system, without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this_____day of _____, 2022.

_____
AMERISTATE BANK (RON WESTERVELT)

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, RON WESTERVELT 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_____, 2022.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, AMERISTATE BANK, 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 AMERISTATE CENTRAL PLAZA, PHASE 2, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property, and OWNER does hereby fully remise and release any right or cause of action which 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 AMERISTATE CENTRAL PLAZA, PHASE 2, 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_____, 2022

BY: AMERISTATE BANK (RON WESTERVELT)

BY: _____

AMERISTATE CENTRAL PLAZA, PHASE 2

Being a Replat of part of Lot 4, Block 1 of the Dr. J.H Carraway Subdivision
Recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas &
All of Lot 2R of the Second Replat of Lot 3, Block 1, Dr. J.H. Carraway's Sub-Division
Recorded in Instrument No. 2019-18, Plat Records, Grayson County, Texas
Being in the City of Sherman, Grayson County, Texas.
Containing 3.209 acres of land

OWNERS/DEVELOPER
AMERISTATE BANK
P.O. BOX 719
ATOKA OKLAHOMA, 74525

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

08-25-22

UNDERWOOD SURVEYING DRAFTING & SURVEYING

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

BACA ARCHITECTURE

11 September, 2024

Rob Rae, AICP
Director of Development Services
City of Sherman
220 West Mulberry Street
Sherman, Texas 75090

RE: Suarez Retail Development

Dear Mr. Rae,

The attached documents and Zoning application are for seeking approval of a Site Plan for a proposed Retail and Office strip center located near the intersection of Lamberth and Loy Lake Roads.

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,

David Baca AIA, Architect + Principal

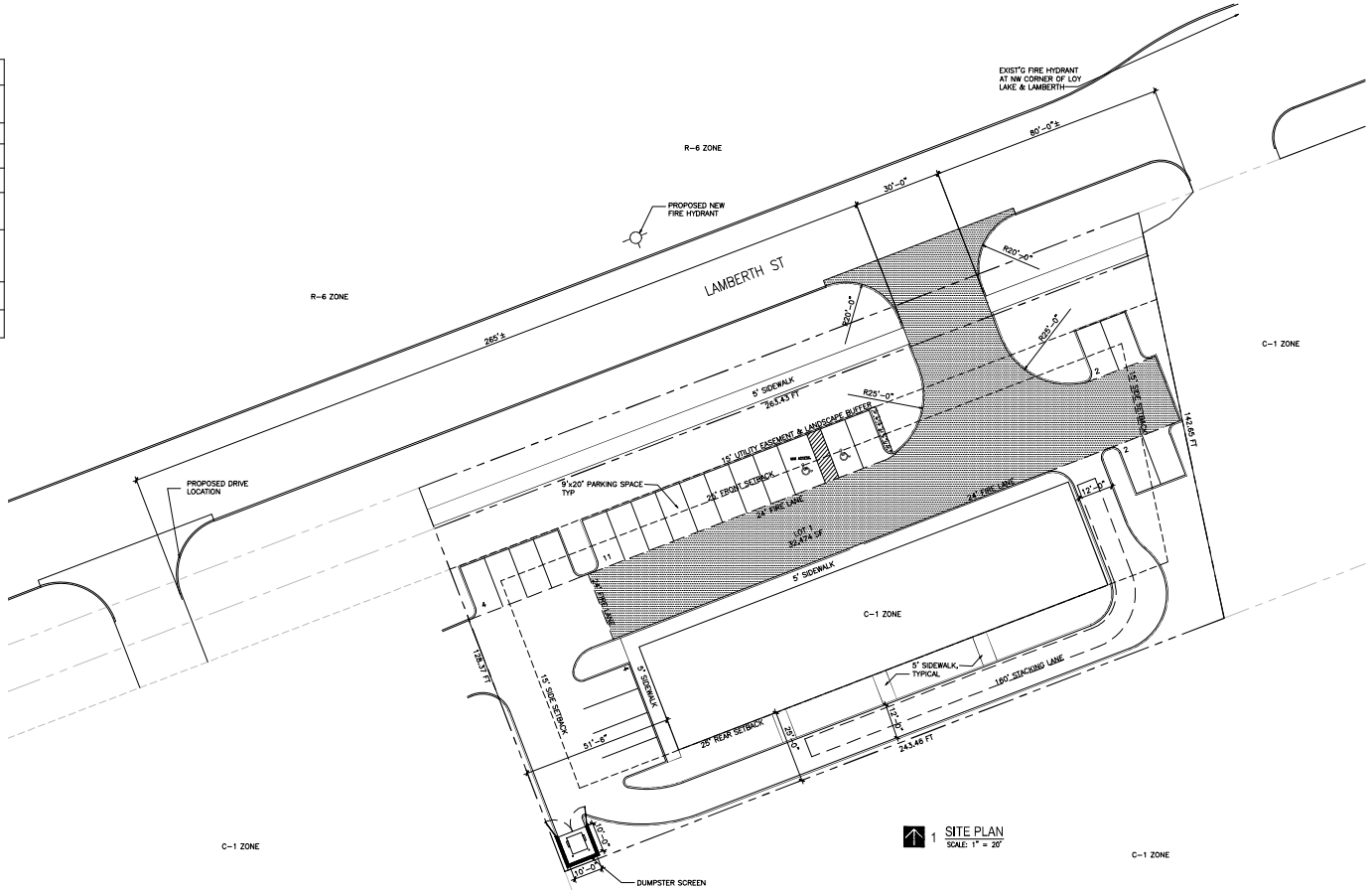
SITE PLAN STATISTICS	
ZONING:	C-1: RETAIL BUSINESS DISTRICT
GROSS AREA:	0.733 ACRES (31,947 SF)
BUILDING AREA:	6,022 SF
IMPERVIOUS AREA:	21,819 SF
LANDSCAPED AREA PROVIDED: ISLANDS PROVIDED:	10,128 SF 1656 SF
PARKING REQUIRED RETAIL – 5,000 SF/250 SF: OFFICE – 1,022 SF/400 SF:	20 SPACES 3 SPACES
PARKING PROVIDED	23 SPACES (2 H.C. SPACES)
FAR RATIO (FLOOR TO AREA)	6,022 SF / 31,947 SF (.188 RATIO)

GENERAL SITE PLAN NOTES:

1. SITE SURVEY PREPARED BY UNDERWOOD DRAFTING & SURVEYING, INC., 3404 INTERURBAN ROAD, DENISON, TEXAS 75020, (903.465.2151).

2. PROVIDE FIRE LANE STRIPING IN ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS. FIRE LANE SHOWN SHADED.

3. ALL RADII NOT DIMENSIONED ARE 3'-0", TYPICAL.



BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING COMMENTS	10.10.24

SUAREZ RETAIL CENTER

Lot 1 E Lamberth St
Sherman, TX 75090

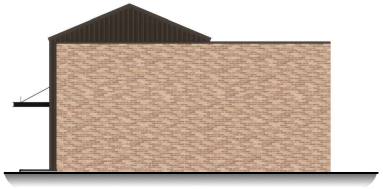
PROJECT NUMBER
2415

DATE
09.09.24

SHEET NUMBER
SP.1

architectural site plan

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

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

PERSPECTIVE VIEW

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

SUAREZ RETAIL CENTER

Lot 1 E Lamberth St
Sherman, TX 75090

exterior elevations

PROJECT NUMBER
2415

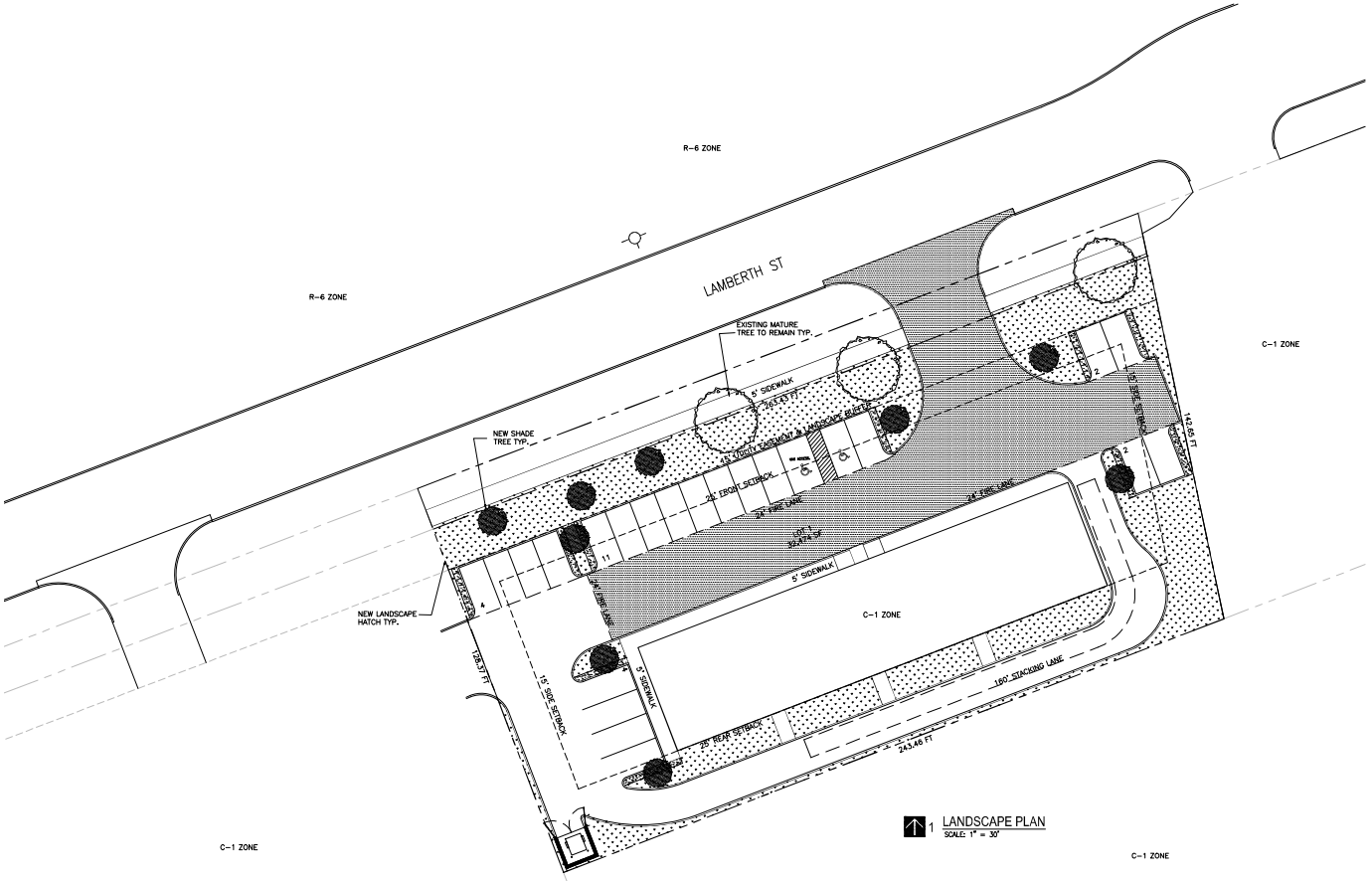
DATE
09.09.24

SHEET NUMBER
SP.3

GENERAL LANDSCAPE PLAN NOTES:

1. LANDSCAPE PLAN PREPARED BY BACA ARCHITECTURE.

2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED BY AN IRRIGATION SYSTEM.



1 LANDSCAPE PLAN
SCALE: 1" = 30'

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING COMMENTS	10.10.24

SUAREZ RETAIL CENTER
Lot 1 E Lamberth St
Sherman, TX 75090

PROJECT NUMBER
2415
DATE
09.09.24
SHEET NUMBER
SP.2

landscape plan

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3400 BLOCK SOUTH HIGHWAY 75 (Project No. 24-004712)**

The request of Sherman Crossroads, LTD (Owner), Bryan Burger, P.E. (Representative) and Spooner & Associates (Surveyor) concerning the property located in the 3400 Block South Highway 75, consisting of 2.341 acres being all of Lot 28, Block 2, Sherman Crossroads, Phase IV, as follows:

Planning and Zoning Commission

Site Plan of Chick-fil-A, Inc.

Background:

The property is located in the 3400 Block South Highway 75 between East FM 1417 (Heritage Parkway) and West Travis Street. The owner is requesting Site Plan approval of Chick-fil-A, Inc.

Origination:

Sherman Crossroads, LTD (Owner)
Bryan Burger, P.E. (Representative)
Spooner & Associates (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Comment Response Letter
5. Site Plan
6. Landscape Plan

dlagrone H:\PLANNING\Public Notification KT.aprx

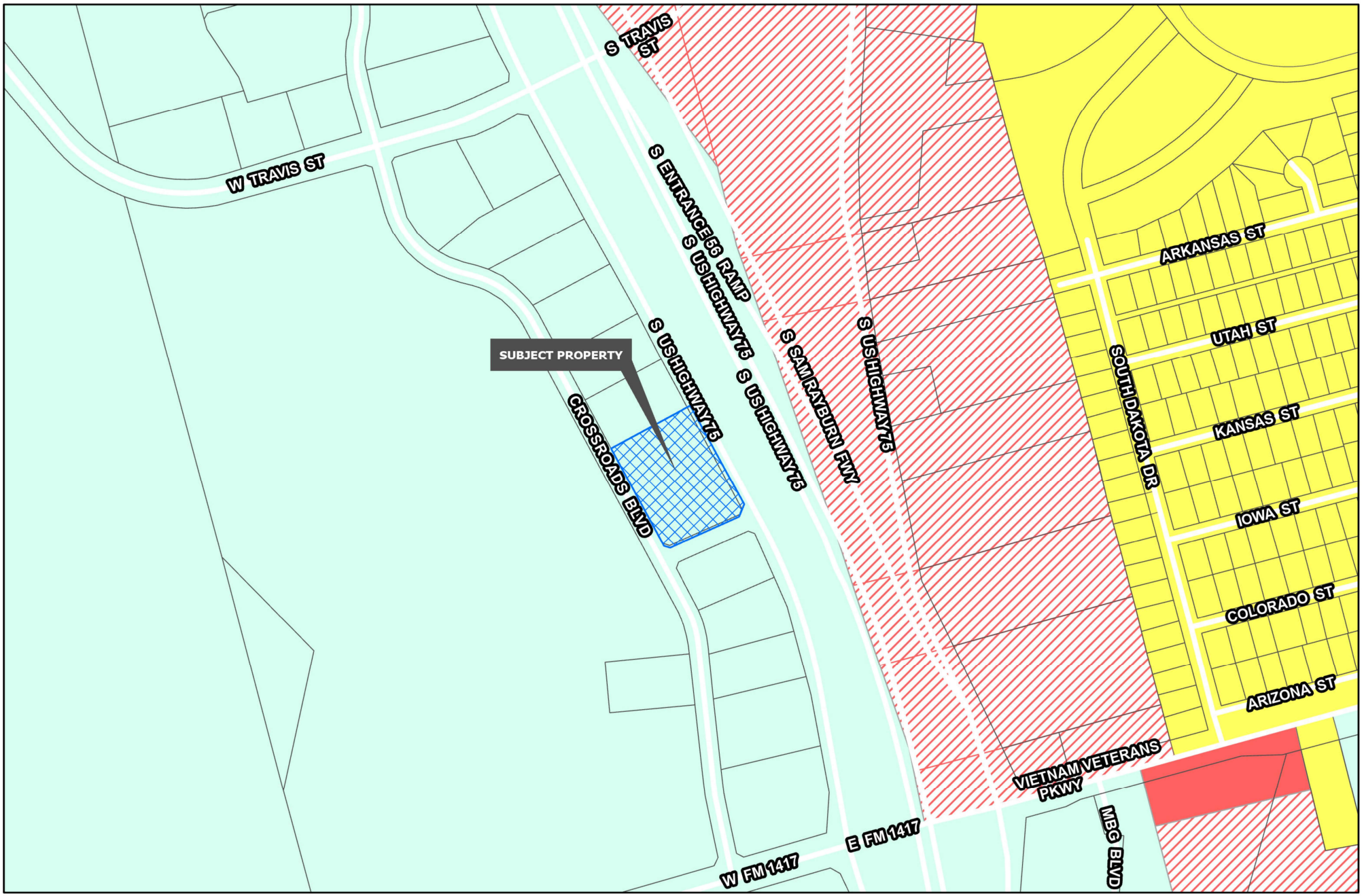
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400 BLK S HWY 75

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

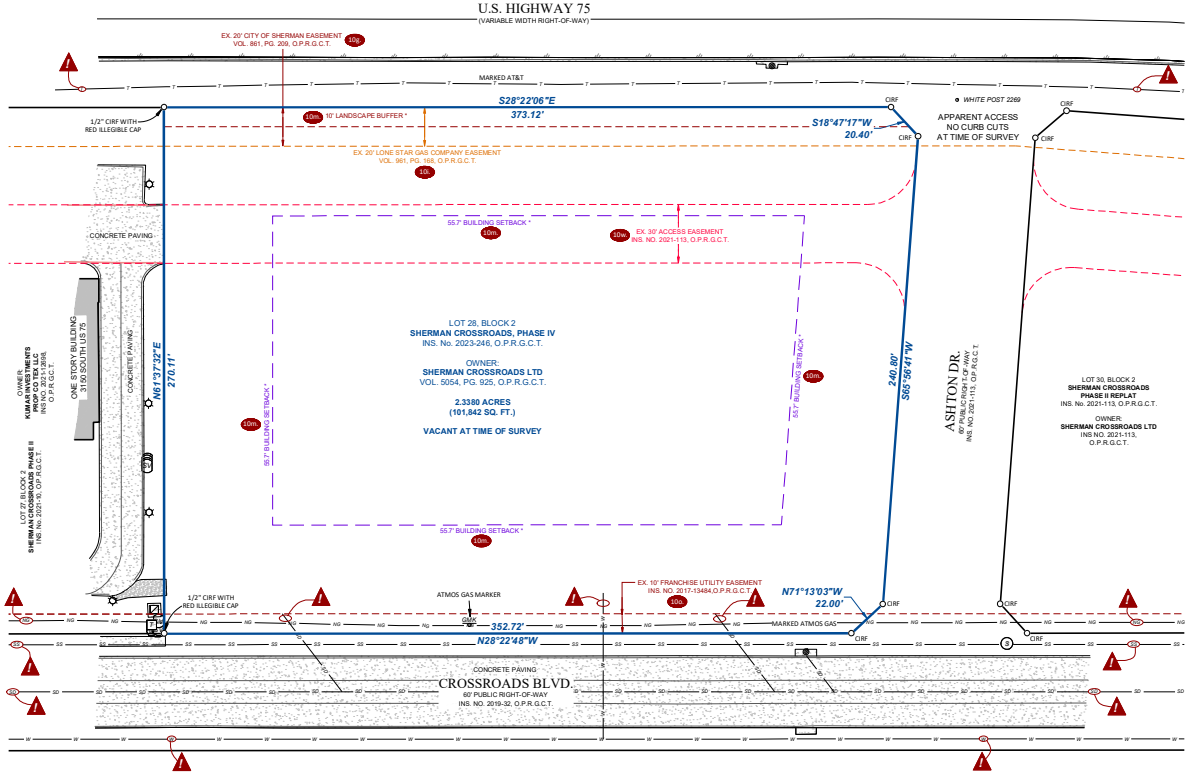
Road Names All

Planning & Zoning

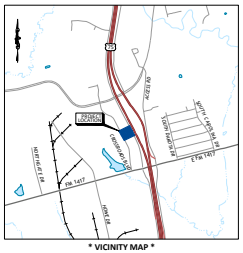
CITY OF SHERMAN
ZONING MAP
3400 BLK S HWY 75

N
W E
S

Date: 9/23/2021 8:10 AM



0 15' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'



* VICINITY MAP *
(NOT TO SCALE)

* LEGEND *

*	ESTABLISHED BY THE BLALOCK COMMERCIAL OVERLAY DISTRICT 14.03.007.7
CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"
CIRF	1/2" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5310" FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
	PROPERTY CORNER
	LIGHT POLE
	ELECTRIC BOX (PANEL)
T	TELEPHONE RISER
GMK	GAS MARKER
	WATER VALVE
S	SAN. SEWER MANHOLE
	INLET RIM
IR	IRRIGATION CONTROL VALVE

T	U.G. TELE. LINE
AG	U.G. GAS
W	U.G. WATER
SS	U.G. SAN. SEWER
SD	U.G. STORM SEWER
	ASPHALT EDGE
	CONCRETE AREA
	GRAVEL AREA
CI	CURB INLET
	SUBJECT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS EASEMENT
	EXISTING SEWER EASEMENT
	EXISTING GAS EASEMENT
	BUILDING SETBACK LINE
	FIRELINE PAINT MARKS

Underground utilities denoted with this symbol are a representation of the lines shown on the ground at the time of survey marked by Texas811 and utility plans as provided by the City of Sherman. Spooner & Associates, Inc. hereby waives all liability to the location and/or existence of underground utilities denoted with this symbol.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°11'15"W	22.00'
L2	S18°49'05"W	20.40'

* TITLE COMMITMENT NOTES *

This ALTA/NSPS Land Title Survey was prepared with the benefit of a copy of the commitment for Title Insurance prepared by Fidelity National Title Insurance Company, G.F. No. 4715003268, having an effective date of June 14, 2023 and issued July 6, 2023; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates, Inc.

Schedule "B" Items

1. Restrictive Covenants
Volume 5676, Page 177, O.P.R.G.C.T.
Clerk's File No. 2019-4542, O.P.R.G.C.T.
Clerk's File No. 2019-15267, O.P.R.G.C.T.
Clerk's File No. 2020-1069, O.P.R.G.C.T.
Clerk's File No. 2021-12689, O.P.R.G.C.T.
Volume 3842, Page 40, O.P.R.G.C.T.
(Subject to "Subject property is a portion of the tract of land described in said documents)

Easements to the City of Sherman
Volume 862, Page 9, O.P.R.G.C.T.
(Unable to locate due to vague description)

Easements to the City of Sherman
Volume 862, Page 12, O.P.R.G.C.T.
(Unable to locate due to vague description)

10g. Easements to the City of Sherman
Volume 861, Page 209, O.P.R.G.C.T.
(Affects, shown)

Easements to the Texas Power & Light Co.
Volume 959, Page 509, O.P.R.G.C.T.
(Does not affect)

10h. Easements to Lone Star Gas Co.
Volume 961, Page 168, O.P.R.G.C.T.
(Affects, shown)

Easements to the Texas Power & Light Co.
Volume 961, Page 212, O.P.R.G.C.T.
(Does not affect)

Easements to the Rabin Worldwide Inc.
Volume 3842, Page 51, O.P.R.G.C.T.
(Do not affect)

Easements to the Enterprise Texas Pipeline LLC
Clerk's File No. 2009-00013102, O.P.R.G.C.T.
(Does not affect)

10m. Ordinance No. 2252
Volume 3842, Page 40, O.P.R.G.C.T.
(Subject tract is a portion of said document)

Easement Agreement
Clerk's File No. 2011-23472, O.P.R.G.C.T.
Clerk's File No. 2011-25365, O.P.R.G.C.T.
(Subject tract is a portion of said document)

10o. Easements to the City of Sherman
Clerk's File No. 2017-13484, O.P.R.G.C.T.
(Affects, shown)

Reciprocal Easement Agreement
Volume 5676, Page 232, O.P.R.G.C.T.
(Subject property is a portion of TRACT 1 in said document)

10s. Restrictive Covenants
Volume 5676, Page 177, O.P.R.G.C.T.
(Subject property is a portion of TRACT 2 in said document)

10t. Restrictive Covenants (Subject Property)
Clerk's File No. 2019-1283, O.P.R.G.C.T.
(Subject property is a portion of said document)

10u. Restrictive Covenants (Easement Estate)
Clerk's File No. 2019-1283, O.P.R.G.C.T.
(Easement Estate is a portion of said document)

Easements to the City of Sherman
Ins. No. 2020-25676, O.P.R.G.C.T.
(Does not affect)

10w. Easements per Plat
Volume 2021, Page 113, O.P.R.G.C.T.
(i) 30' access easement
(ii) 35' mutual access easement
(Affect, shown)

* LEGAL DESCRIPTION *

TRACT 1: Being all of Lot 28, Block 2, **SHERMAN CROSSROADS, PHASE IV**, an Subdivision of the City of Sherman, Grayson County, Texas, according to plat thereof filed for record in Instrument No. 2023-246, Plat Records, Grayson County, Texas.

TRACT 2: EASEMENT ESTATE
Easement Estate set forth in that certain Declaration of Protective Covenants, Conditions, and Restrictions and Reciprocal Easement Agreement for Sherman Crossroads, dated October 24, 2018, and recorded under Clerk's File No. 2019-1283, Real Property Records of Grayson County, Texas.

GENERAL NOTES

- The bearings and distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- Pursuant to Table A, Item 3, according to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance Floodplain) as shown on Map No. 48181C0405G; map revised September 1, 2012, for Grayson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Pursuant to Table A, Item 6(a) and/or item 6(b) the subject tract appears to be located within Zone "Blaylock Commercial Overlay District" according to a provided Zoning Report/Letter prepared by Trinity Program Management, dated June 13, 2023. The Surveyor did not attempt to interpret the zoning district information mentioned herein. Hereby, the Surveyor advises all interested parties to contact the City of Sherman Planning and Zoning Department to further verify all zoning regulations and restrictions before planning, designing, constructing, or developing on the subject property.
- Pursuant to Table A, Item 9, the number of clearly identifiable parking spaces on surface parking areas, lots, and parking structures is as follows: No visible parking spaces.
- Pursuant to Table A, Item 11(a) and/or 11(b), underground utilities shown hereon were taken from plans and/or reports provided to the Surveyor by others and from markings set by Texas811. The provided information, combined with Texas811 markings and observed evidence of utilities, was used to develop a view of the underground utilities. However, without excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. No attempt has been made as a part of this Survey to confirm, obtain, or show data concerning the depth or condition of any utility or municipal/public service facility. Subsurface and environmental conditions were not examined or considered as a part of this Survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the subject tract of land. When additional or more detailed underground utility information is required, the client is hereby advised that excavation may be necessary.
- Pursuant to Table A, Item 16, the Surveyor did not observe evidence of recent earthmoving work, building construction, or building additions during the fieldwork.
- Pursuant to Table A, Item 17, the Surveyor does not have knowledge of changes in street right-of-way lines, either completed or proposed. The Surveyor hereby advises all interested parties to consult with the City of Sherman concerning this subject prior to planning, designing, or constructing improvements near any right-of-way.
- The term "Certify" or "Certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied; and is addressed exclusively to the parties named hereon.
- All apparent items shown on recorded plats provided to the Surveyor are shown hereon.
- The subject tract forms a mathematically closed figure, which constitutes one contiguous parcel of land without gaps, gores or overalls and is contiguous with adjacent rights of way and/or adjoining parcels.

TO: CHICK-FIL-A, INC.

On July 25, 2023, I made an accurate survey of the premises standing in the name of Chick-Fil-A, Inc., being a 2.341 acre tract of land located in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, said 2.341 acre tract of land being all of being **LOT 6R-2, BLOCK 2, SHERMAN CROSSROADS, PHASE II** an Addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded under Ins. No. 2021-113, Official Public Records, Grayson County, Texas, said 2.341 acre tract of land also being a portion of that certain tract of land conveyed to **SHERMAN CROSSROADS, LTD** by special warranty deed with vendor's lien thereof filed for record in Volume 5054, Page 926, O.P.R.G.C.T., said 2.341 acre tract of land being shown hereon;

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: **(No visible surface evidence unless otherwise shown on said survey)**
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: **(No visible surface evidence unless otherwise shown on said survey).**
3. Cemeteries or family burying grounds located on said premises. **(No visible surface evidence unless otherwise shown on said survey).**
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing, or located on said premises and serving said premises or other property or properties: **(None unless otherwise shown on said survey)**
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: **(None unless otherwise shown on said survey)**
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhand adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): **(None unless otherwise shown on said survey)**
7. Building or possession lines. **(The Surveyor was provided a Site Investigation Report prepared by Trinity Program Management, Inc., dated June 13, 2023. Building setbacks shown are graphically plotted on the survey as setout in the said report/letter. The Surveyor did not attempt to interpret the herein mentioned site investigation report and hereby advises all interested parties to contact the City of Sherman Planning and Zoning Department and Trinity Program Management, Inc. to further verify all zoning regulations and restrictions prior to planning, designing, constructing or developing on the subject property. No possession lines observed, unless otherwise shown on said survey)**
8. Indications of building construction, alterations or repairs within recent months: **(None observed at time of survey)**

(a) If new improvements under construction, how far have they progressed? **(N/A)**

9. Changes in street lines either completed or officially proposed: **(The Surveyor has no knowledge of any changes in street right-of-way lines either completed or proposed. Surveyor hereby advises all interested parties to consult with the City of Sherman concerning this subject prior to planning, designing or constructing improvements near any right-of-way.** (a) Are there indications of recent street or sidewalk construction or repairs? **(None observed at time of survey)**
10. If any zoning or other municipal regulations affect the use of surveyed premises, do the improvements on the premises and the use made of them comply with such? **(No observed improvements at time of survey)**
11. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? **(No observed Improvements at time of survey)**

* SURVEYOR'S STATEMENT *

To: CHICK-FIL-A, INC. and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes item1, 2, 3, 4, 6(a)(b), 7(a)(b1)(c), 8, 9, 11(b), 13, 14, 16, 17 and 18 of Table A thereof.
The field work was completed on April 24, 2024

THIS DOCUMENT IS
PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
April 25, 2024

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922
TBPLS Firm No. 10054900

SPOONER & ASSOCIATES
SURVEYING | MAPPING | GIS | LAND DEVELOPMENT
309 BYERS STREET, SUITE 100, ELLISS, TEXAS 76063
(817) 668-4448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900

ALTA/NSPS SURVEY OF
ALL OF LOT 28, BLOCK 2
SHERMAN CROSSROADS, PHASE IV
CITY OF SHERMAN,
GRAYSON COUNTY, TEXAS
3150 S U.S. 75

PREPARED FOR
BURGER ENGINEERING
Civil Consultants

DATE: 4/25/2024
S&A JOB NO. 23069
SCALE: 1" = 30'
DRAWN BY: M. DAILEY
CHECKED BY: E. SPOONER
REVISIONS:

SHEET 1 OF 1

BURGER ENGINEERING
Civil Consultants

October 9, 2024

Ms. Kerri Turner
City of Sherman
Development Services Department
220 West Mulberry Street
Sherman, Texas 75090

Re: Proposed Chick-fil-A Site Plan Submittal
Sherman, Texas
B.E. No. 013-438

Dear Ms. Turner,

The following responses are provided to your comments dated October 3, 2024.

Zoning

Site Plan

1. Comment: Call out boxes make the Site Plan hard to read.

   Response: Call out boxes have been removed.

   a. Comment: Remove the callout boxes from Site Plan

      Response: Call out boxes have been removed.

2. Comment: The ordinance for the Blalock Commercial Overlay District has been updated and the Site Plan must demonstrate the most up-to-date ordinance, Ord. 6713. Ord-No-6713---Blalock-Commercial-Overlay-District (sherman.tx.us)

   Response: Zoning information has been updated.

3. Comment: Update the setback line around the property to demonstrate *(Sec. 14.03.007(c))*:

   Response: Setback lines have been updated.

   a. Comment: 70' from the property line adjacent to Highway 75

      Response: 70' setback has been added.

BRYAN M. BURGER, P.E.
17103 Preston Road, Suite 180N | Dallas, Texas 75248 | Office: 972.630.3360 | Fax: 972.630.3380

b. Comment: 25' from Aston Drive and from Crossroads Blvd

Response: 25' setback has been added.

c. Comment: 15' side and rear yards that are not adjacent to public roads

Response: 15' setback has been added.

4. Comment: The canopy structure(s) must be clearly shown on the Site Plan.

Response: Canopies have been labeled on the site plan.

a. Comment: Commercial accessory structures such as menu boards and drive-thru canopies may be located in the rear yard or the required side yard, but shall have a five (5) foot setback from property lines.

Response: Comment acknowledged. Site plan meets this requirement.

b. Comment: Clearly identify Canopies on Site Plan

Response: Canopies have been labeled on the site plan.

5. Signs

a. Comment: Remove all references to freestanding signs
   i. All signs must be permitted separately and shall adhere to the City's ordinance pertaining to the Blalock Commercial Overlay district *(Sec. 14.03.007(g))*.
      1. The monument for a freestanding sign is considered part of the sign and should not be built until the sign permit is approved.

Response: All signs have been removed. A note has been added requiring separate sign permits.

b. Comment: The signs on the building can remain on the Site Plan, but they will also need to be permitted separately and must adhere to the City's ordinance.

Response: All signs have been removed. A note has been added requiring separate sign permits.

6. Comment: Required parking for a restaurant is 1 parking space for every 150 square feet of gross floor area plus 8 stacking spaces for drive-thru service *(Sec. 14.04.003)*

   Response: Parking requirement has been revised.

   a. Comment: 1 space/every 150 square feet is 36 spaces
      i. Update Required Parking on the Site Plan and show the Stacking spaces for the drive thru

      Response: Parking requirement has been revised.

Landscape Plan

7. Comment: The landscape ordinance has been updated, Ord. 6692. *(Sec. 14.04.006)*

   Response: Comment acknowledged.

   a. Comment: Remove reference to previous ordinance under LANDSCAPE TABULATION and update to reflect current ordinance for non-residential tree and landscaping requirements. *(Sec. 14.04.006(d))* Landscape-Ordinance (sherman.tx.us)

      Response: Removed and updated as requested.

8. Comment: Tabulation on the Landscape Plan must include square feet demonstrating parking area and drives in the parking area (not just the parking area) and the 10% of the required landscaped area.

   Response: Plan has been updated as requested.

   a. Comment: Parking lots shall have an open landscaped area that is no less than10% of the parking area and drives in the parking area. *(Sec. 14.04.006(d)(2))*

      Response: Plan has been updated as requested.

9. Comment: A 2' wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces must be provided. This area may include mulch, crushed granite, river rock or similar material. *(Sec. 14.04.006(d)(2)(D))*

   Response: Step outs at the parking spaces have been added.

a. Comment: This area and the material must be shown on the Landscape Plan.

Response: Step outs have been added to the plans.

10. Comment: A landscape island must be provided for every 12 parking stalls and a shade tree shall be planted in all required landscape islands. *(Sec. 14.04.006(d)(2)(A))*

Response: Two landscape islands have been added.

a. Comment: Parking on north side does not demonstrate this requirement

Response: Two landscape islands have been added.

Engineering

Informational Engineering Comments:

11. Comment: Show 15' Landscape Buffer along Highway 75 Service Road on civil plans/building plans. Landscape Buffer is to be adjacent to Utility Easement. City of Sherman Ordinance No. 6692, Chapter 14.04.006(e)

Response: We have provided the widest buffer possible given the existing access easement.

12. Comment: 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)

Response: Comment acknowledged.

13. Comment: 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

Response: Comment acknowledged.

Fire Services

[ ] No Comments
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.

Response: Comment acknowledged.

14. Comment: [ ] 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)

Response: Comment acknowledged.

Solid Waste

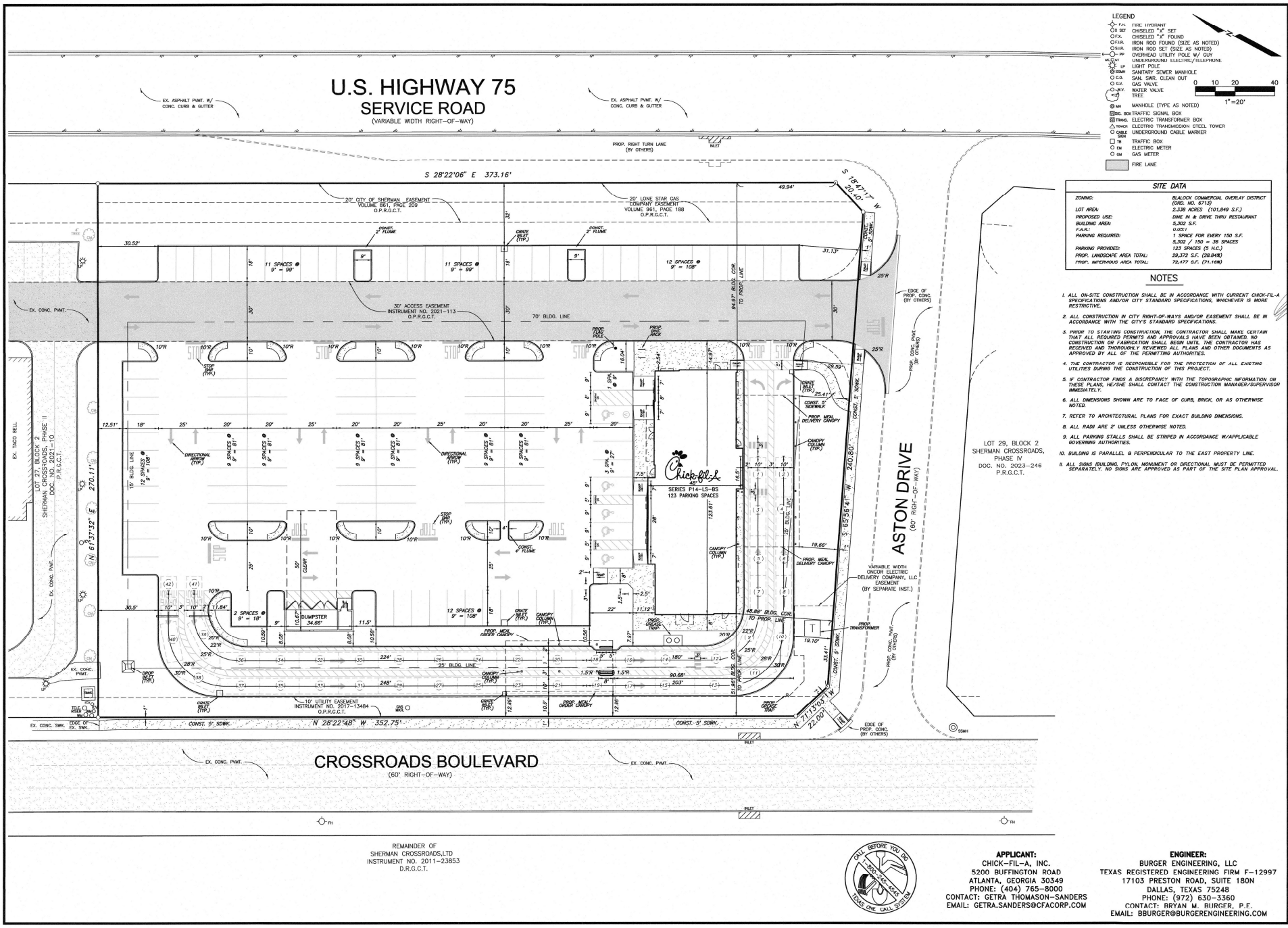
No comments.

Response: Comment acknowledged.

Pease contact our office if you have any questions or comments.

Sincerely,

Bryan M. Burger, P.E.



LEGEND

F.H.	FIRE HYDRANT
X SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
S.I.R.	IRON ROD SET (SIZE AS NOTED)
P.P.	OVERHEAD UTILITY POLE W/ GUY
U.G. CTV/T	UNDERGROUND TELECTRIC/TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
S.C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
TREE	TREE
MH	MANHOLE (TYPE AS NOTED)
SIG. BOX	TRAFFIC SIGNAL BOX
TRANS.	ELECTRIC TRANSFORMER BOX
T.TOWER	ELECTRIC TRANSMISSION STEEL TOWER
CABLE SIGN	UNDERGROUND CABLE MARKER
TB	TRAFFIC BOX
E.M.	ELECTRIC METER
G.M.	GAS METER
	FIRE LANE

0 10 20 40
1" = 20'

SITE DATA

ZONING:	BLALOCK COMMERCIAL OVERLAY DISTRICT (ORD. NO. 6715)
LOT AREA:	2.338 ACRES (101,849 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	5,302 S.F.
F.A.R.:	0.05:1
PARKING REQUIRED:	1 SPACE FOR EVERY 150 S.F. 5,302 / 150 = 36 SPACES
PARKING PROVIDED:	123 SPACES (5 H.C.)
PROP. LANDSCAPE AREA TOTAL:	29,372 S.F. (28.84%)
PROP. IMPERVIOUS AREA TOTAL:	72,477 S.F. (71.16%)

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO THE EAST PROPERTY LINE.
11. ALL SIGNS (BUILDING, PYLON, MONUMENT OR DIRECTIONAL, MUST BE PERMITTED SEPARATELY. NO SIGNS ARE APPROVED AS PART OF THE SITE PLAN APPROVAL.

CALL BEFORE YOU DIG 1-800-245-4545 TEXAS ONE CALL SYSTEM

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS
EMAIL: GETRA.SANDERS@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360
Fax: 972.630.3380
TBPE F-12997

STATE OF TEXAS BRYAN M. BURGER 90080 LICENSED PROFESSIONAL ENGINEER

CHICK-FIL-A SHERMAN

LOT 28, BLOCK 2
SHERMAN CROSSROADS PHASE IV REPLAT
THE CITY OF SHERMAN, TEXAS

FSR #05631

BUILDING TYPE / SIZE: P14 - LS - BS
RELEASE:
PRINTED FOR
PERMIT

REVISION SCHEDULE

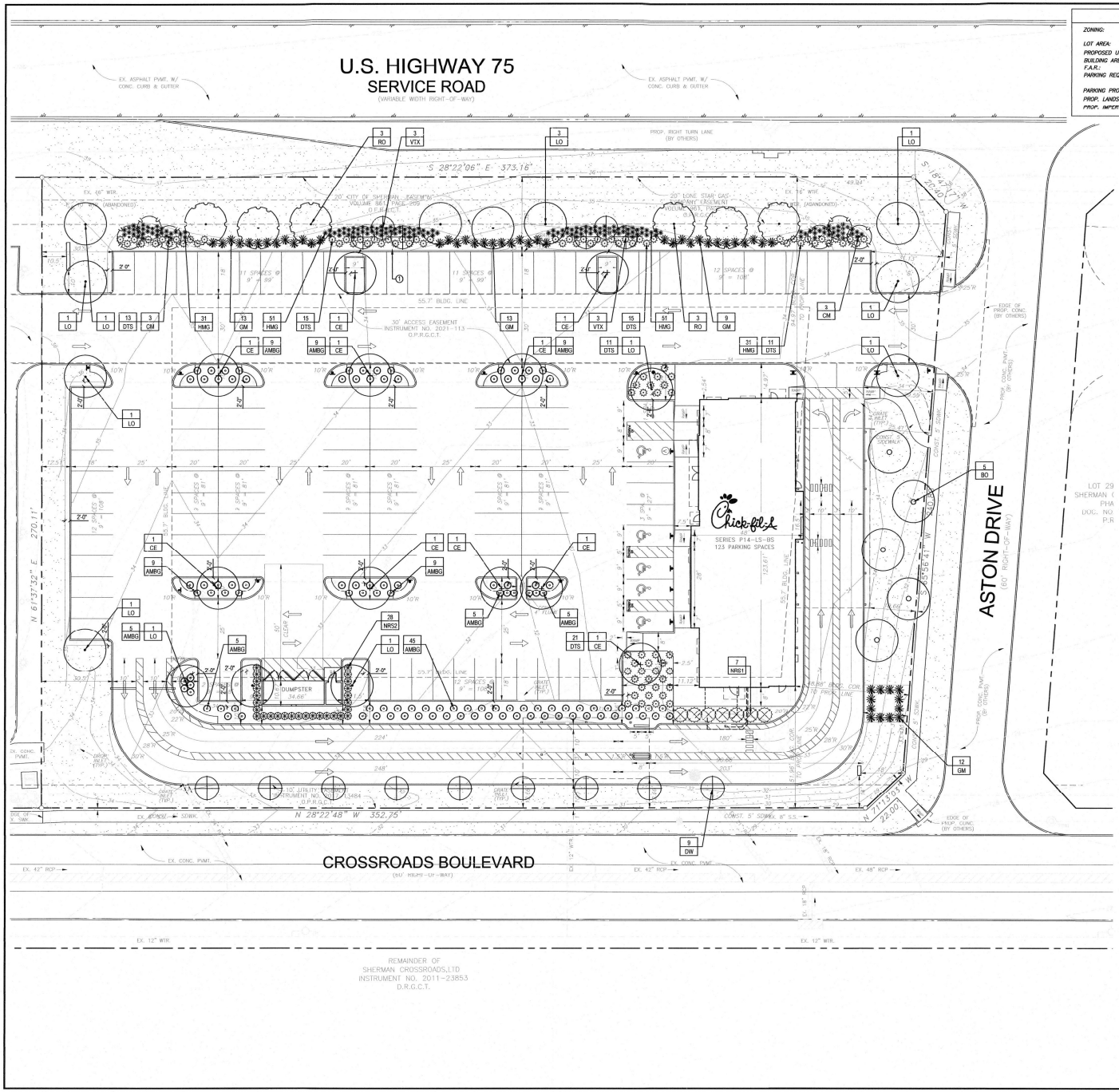
NO.	DATE	DESCRIPTION
△		

CONSULTANT PROJECT NO. 013-108
DATE: 7/11/23
DRAWN BY: RMP

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any form without written permission. Any reuse assumes user understands project representations.

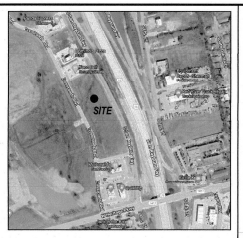
SHEET TITLE
CITY SITE PLAN

SHEET NUMBER
C-3.2



SITE DATA

ZONING:	BLALOCK COMMERCIAL OVERLAY DISTRICT (ORD. NO. 671.1)
LOT AREA:	2.338 ACRES (101,849 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	5,302 S.F.
F.A.R.:	0.05:1
PARKING REQUIRED:	1 SPACE FOR EVERY 150 S.F. 5,302 / 150 = 36 SPACES
PARKING PROVIDED:	123 SPACES (5 H.C.)
PROP. LANDSCAPE AREA TOTAL:	29,372 S.F. (28.84%)
PROP. IMPERVIOUS AREA TOTAL:	72,477 S.F. (71.16%)



VICINITY MAP (N.T.S)

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	container grown, 12' ht., 5' spread min., 5' clear trunk
5	BO	Bur Oak	*Quercus macrocarpa*	3" cal.	container grown, 12' ht., 5' spread min., 5' clear trunk
6	CM	Crape Myrtle	*Lagerstroemia x 'Natchez'*	8' ht.	container grown, full to base, 3-5 canes, no cross cairing
9	DW	Desert Willow	*Chilopsis linearis*	8' ht.	container grown, full plant specimen
13	LO	Live Oak	*Quercus virginiana*	3" cal.	container grown, 12' ht., 5' spread min., 5' clear trunk
6	RO	Red Oak	*Quercus shumardii*	3" cal.	container grown, 12' ht., 5' spread min., 5' clear trunk
6	VTX	Chaste Tree	*Vitex agnus-castus*	8' ht.	container grown, full plant specimen

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
110	AMBG	Blonde Ambition Grass	*Bouteloua gracilis 'Blonde Ambition'*	5 gal.	container grown, full plant specimen
86	DTS	Dwarf Texas Sage	*Leucophyllum frutescens*	5 gal.	container grown, full plant specimen
47	GM	Gulf Muhly	*Muhlenbergia capillaris*	5 gal.	container grown, full plant specimen
164	HMG	Dwarf Hamelh Grass	*Pennisetum alopecuroides*	3 gal.	container grown, full plant specimen
7	NRS1	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	30 gal.	container grown, full plant specimen
28	NRS2	Nellie R. Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	container grown, full plant specimen

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	*Cynodon dactylon*	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (43,391 SF of Parking Area)

Requirements: 10% of the total parking lot area to be landscaped. (1) shade tree to be required in every landscape island. All Parking Lot Trees shall be no further than 50 feet away from all parking spaces.

Required	Provided
4,339.1 s.f. (10%)	5,830.7 s.f. (13.4%)
1,735.6 s.f. (40%)	2,465.9 s.f. (56.8%)
(18) Shade Trees	(18) Shade Trees
50' Rule of Thumb	Provided as Required

LANDSCAPE BUFFER (5,597.4 SF)

Requirements: A minimum 15' Street Buffer to be provided at the perimeters adjacent to public R.O.W.s. (2) Shade Trees and (2) Ornamental Trees per 1000 SF of buffer area.

Required	Provided
(11) Shade Trees	(11) Shade Trees
(11) Ornamental Trees	(12) Ornamental Trees

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive bed preparation 6" below final desired grade in planting areas and 3" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 3" below final finish grade.*
4. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
5. *All compacted soil shall be ripped and scarified to a minimum depth of 6" prior to fine grading.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (2") two inches of imported topsoil (turf blend) on all areas to receive lawn.*
8. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
9. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
10. *Water sod thoroughly as sod operation progresses.*
11. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, reseeding and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
12. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*

ADDITIONAL INDICATIONS

PROPOSED SOLID SOD

NATIVE BULLROCK ON WEED BARRIER FABRIC w/ STEEL EDGING, 3" DEPTH

(1) MINIMUM 2 FOOT CLEARANCE OF BULLROCK MULCH FROM BACK OF CURB IN PLANTING BED

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: DANIEL CARPER
EMAIL: DANIEL.CARPER@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

smr
landscape architects, inc.
1706 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0545
Email smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 10 20 40

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360
Fax: 972.630.3380
TBPE F-12997

BRYAN D. ADAMS 117876 LICENSED LANDSCAPE ARCHITECT STATE OF TEXAS 10.8.2024

CHICK-FIL-A SHERMAN

LOT 28, BLOCK 2
SHERMAN CROSSROADS PHASE IV REPLAT
THE CITY OF SHERMAN, TEXAS

FSR #05631

BUILDING TYPE / SIZE: P14 - LS - BS
RELEASE:
PRINTED FOR
PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
△		

CONSULTANT PROJECT NO. 013-438
DATE: 8/26/2024
DRAWN BY: BCC

Information contained on this drawing and in all digital files prepared for this project is the property of Burger Engineering and any reuse for different purposes without an explicit release from authorized project representatives.

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 2%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilkel, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than the vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound. If so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below finish grade, but not less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association

1. Dead wood or suckers and broken badly bruised branches shall be removed. General lopping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This kind of the organic material

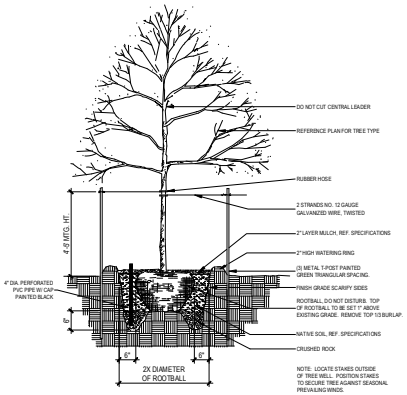
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks.
6. Cut steel edging at 45 degree angle where edging meets sidewalk.

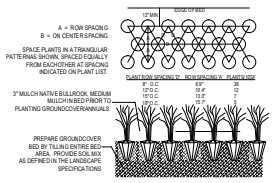
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

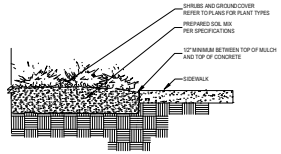
END OF SECTION



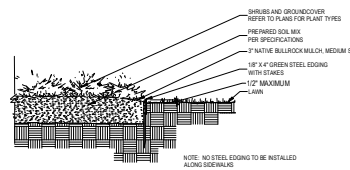
01 TREE PLANTING DETAIL — NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE

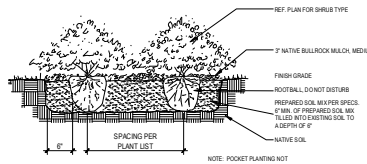


03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



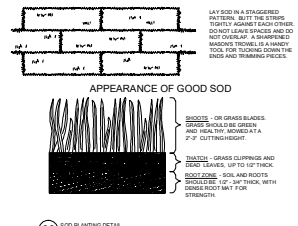
NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

04 STEEL EDGING DETAIL — NOT TO SCALE



NOTE: POCKET PLANTING NOT ALLOWED

05 SHRUB PLANTING DETAIL — NOT TO SCALE



06 SOD PLANTING DETAIL — NOT TO SCALE

APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: DANIEL CARPER
EMAIL: DANIEL.CARPER@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

smr landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0545
Email smr@smr-la.com

CALL BEFORE YOU DIG — TEXAS ONE CALL SYSTEM

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360
Fax: 972.630.3380
TBPE F-12997

REGISTERED LANDSCAPE ARCHITECT — BRYAN M. BURGER — STATE OF TEXAS — 6.26.2024

CHICK-FIL-A SHERMAN

LOT 2B, BLOCK 2
SHERMAN CROSSROADS PHASE IV REPLAT
THE CITY OF SHERMAN, TEXAS

FSR #05631

BUILDING TYPE / SIZE: P14 - LS - BS
RELEASE:
PRINTED FOR
PERMIT

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
△		

CONSULTANT PROJECT NO. 013-408
DATE: 8/26/2024
DRAWN BY: BCC

Information contained on this drawing and in all digital files produced for above-named project may not be reproduced in whole or in part without written or verbal consent from authorized signed representatives.

SHEET TITLE
LANDSCAPE SPECS

SHEET NUMBER
L-2

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1062 JP CAVE ROAD (Project No. 24-005012)**

The request of Robert and Melanie Jeffrey (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1062 JP Cave Road, consisting of 1.085 acre in the James Fox Survey, Abstract No. 425 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of 1062 JP Cave Addition, Lot 1.

Background:

The property is located at 1062 JP Cave Road between FM 697 and Highway 56. The owner would like to plat the property into 1 lot for residential development.

Origination:

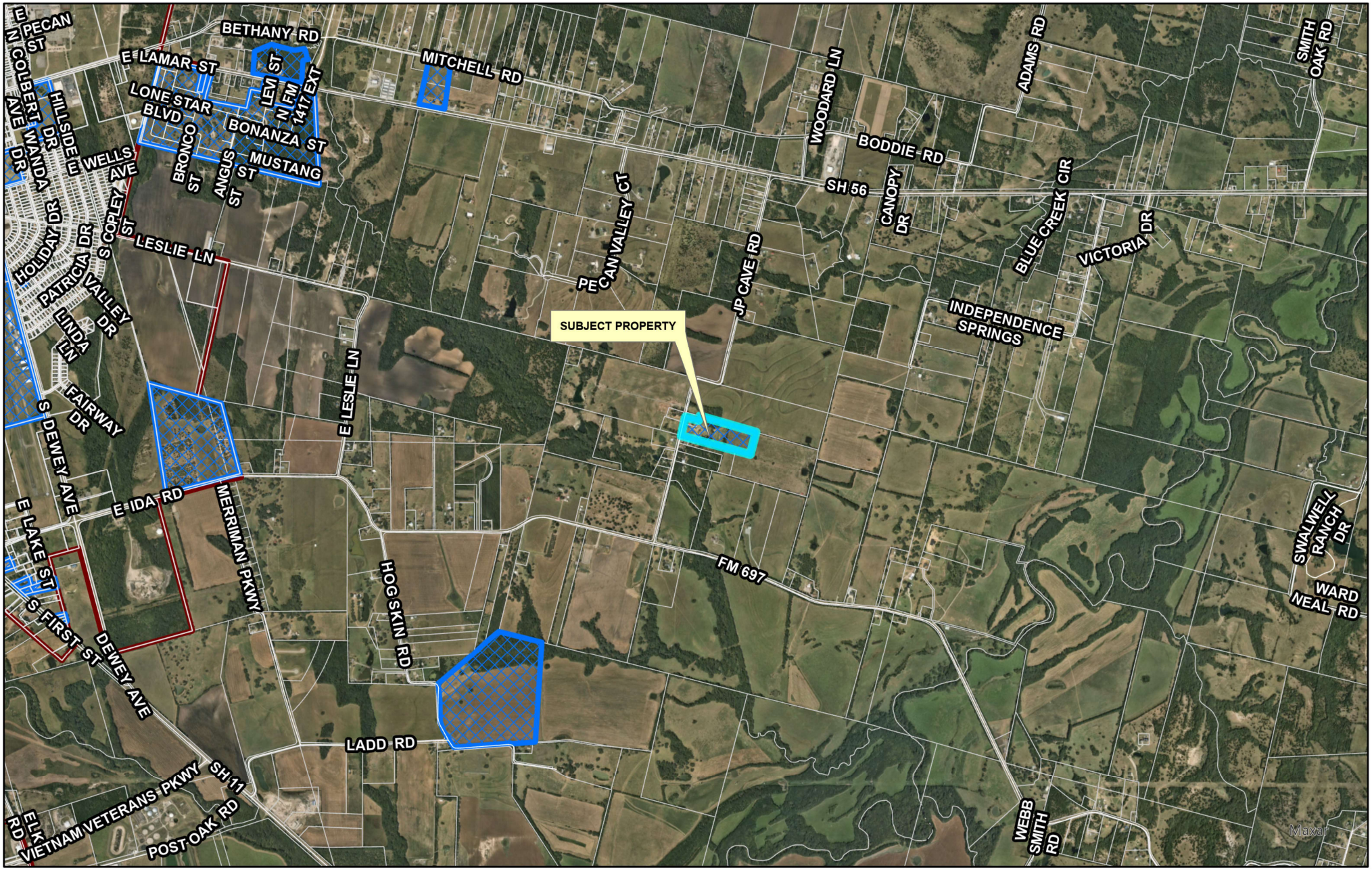
Robert and Melanie Jeffrey (Owner)
Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Preliminary Plat Conditionally Approved 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
1062 JP CAVE RD

N
W E
S

Date: 9/23/2024 8:10 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2769-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 12, 2024

Robert Bandy Jeffrey
Melanie Diane Jeffrey
1062 JP Cave Road
Sherman, TX 75090

Preston Trail Land Surveying, LLC
Attn: Chris Noah, RPLS
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of 1062 JP Cave 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. Dedicate a 29.24' Right of Way Dedication along JP Cave Road to allow for 45' from center line of existing ROW in regard to Grayson County/City of Sherman Thoroughfare Plan. JP Cave Road is on the Master Thoroughfare Plan as a Minor Arterial (90' ROW). *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along JP Cave Road. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
3. Dedicate an Electric Easement over existing Overhead Electric Lines. Coordinate with Electric provider for required width of easement. *Code of Ordinances Chapter 10.02.002(e)(11); 10.02.003(f)(12); 10.02.005(a)*
4. 50' Building setback lines to be shown on Preliminary and Final Plats. *Grayson County Subdivision Regulations 4.4.4*
5. Lot size after Right of Way Dedication shall be 1 acre or greater. In lieu of lot being 1 acre or greater, provide documentation from Grayson County stating the lot may be less than 1 acre and still meet OSSF requirements. Documentation shall be submitted with Final Plat. *Grayson County Subdivision Regulations3.5.21; 3.5.26; 4.4.1; 4.4.2*
6. Documentation from Grayson County stating subdivision meets all County requirements to be submitted with Final Plat submittal. *Grayson County Subdivision Regulations 3.4.8*
7. 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)*
8. 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

Preston Trail
LAND SURVEYING

787 W FM 996, Pottsboro, TX 75076

Ofc. 903-786-6029
Mbl. 903-271-5377
chris@ptls-llc.com

Friday, September 20, 2024

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Cover Letter for Final Plat Submittal of 1062 JP Cave Addition

Preliminary Plat Conditional Approval Letter Items:

1. Revised as requested.

2. Revised as requested.

3. Existing electric line along JP Cave Road now falls in the public right-of-way. Existing electric line crossing southeast corner of lot is private line for overhead light (down-stream of electric meter)

4. Revised as requested.

5. Revised as requested.

6. Comment withdrawn per Amber Doan, email dated Tuesday 09/17/2024 1:48 PM

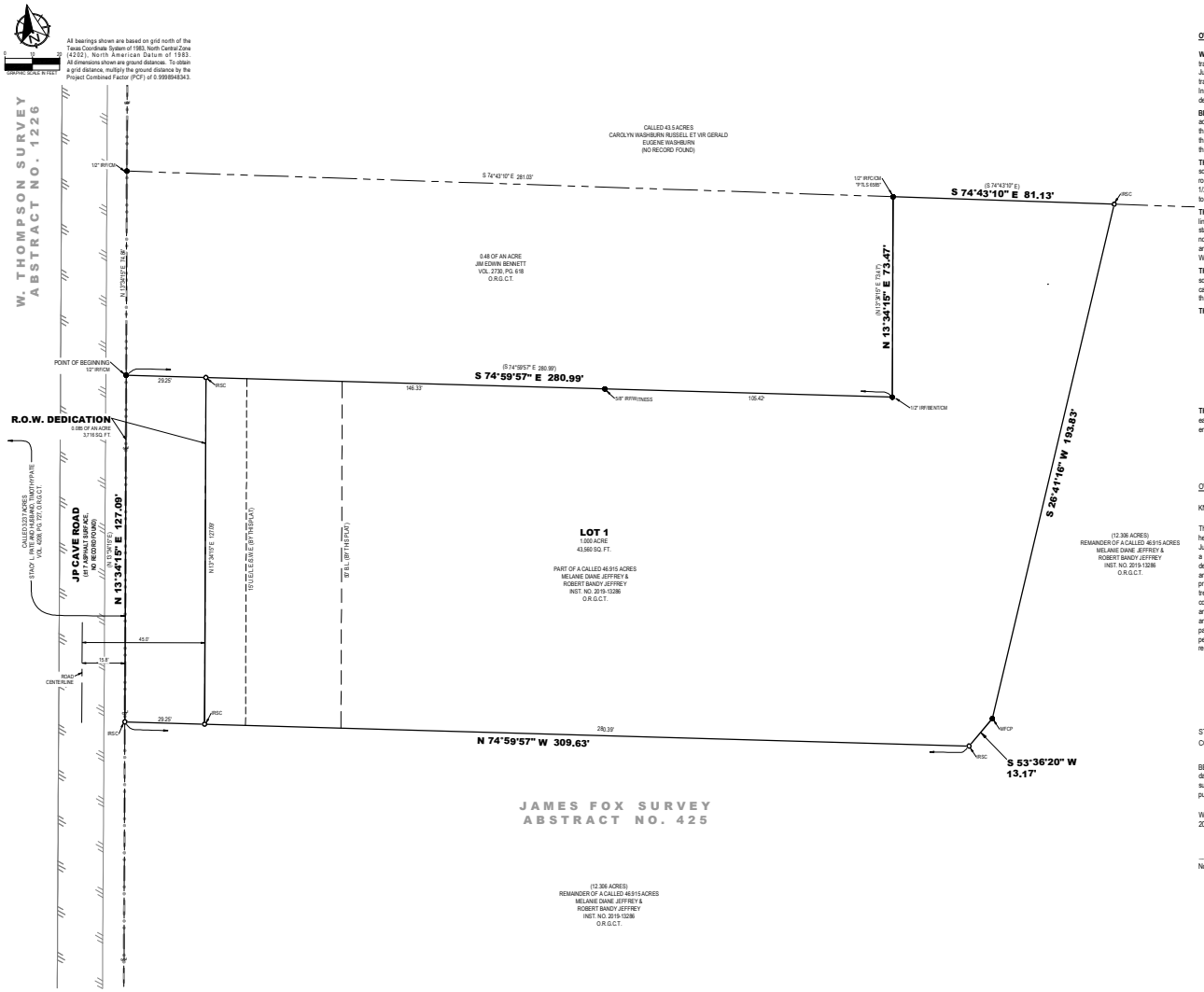
7. Noted.

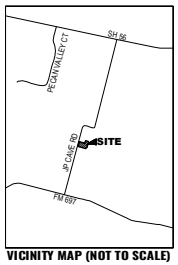
8. Noted.

Sincerely,

9-20-2024

Chris Noah Date
RPLS 6585
Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX, 75076
Ofc: 903-786-6029
Mbl: 903-271-5377
TBPELS Firm No. 10194175





VICINITY MAP (NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	S.W.E.	SIDEWALK EASEMENT
○	SET MONUMENT	R.O.W.	RIGHT-OF-WAY
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRF	IRON ROD FOUND	VOL., PG.	VOLUME, PAGE
IRFC	IRON ROD FOUND W/PLASTIC CAP	INST. NO.	INSTRUMENT NO.
MFCP	METAL FENCE CORNER POST		BOUNDARY LINE
CM	CONTROLLING MONUMENT		ADJOINER LINE
( )	DEED OR PLAT CALL		ABSTRACT LINE APPROXIMATE
B.L.	BUILDING LINE		ASPHALT
U.E.	UTILITY EASEMENT		EASEMENT
L.E.	LANDSCAPE EASEMENT		BUILDING LINE

GENERAL NOTES:

1. The land use is intended for Residential use only.
2. Water Supply to be provided by Pink Hill Water Supply Corporation.
3. Sewer Service to be provided by County Approved OSSF.
4. Electrical service is provided by Grayson-Collin Electric Cooperative.

OWNER'S CERTIFICATE

WHEREAS Melanie Diane Jeffrey and Robert Bandy Jeffrey are the owners of all of that certain tract or parcel of land situated in the James Fox Survey, Abstract No. 425, Extra Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being part of a called 46.915 acre tract of land described in the deed to Melanie Diane Jeffrey and Robert Bandy Jeffrey, recorded in Instrument No. 2019-13286, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the western-most northwest corner of said 46.915 acre tract, common to the southwest corner of a called 0.48 of an acre tract of land described in the deed to Jim Edwin Bennett, recorded in Volume 2730, Page 618, said Official Records, and on the easterly side of JP Cave Road (No record found), and from which a 1/2-inch iron rod found for the northwest corner of said 0.48 acre tract bears North 13°34'15" East, a distance of 74.84 feet;

THENCE South 74°59'57" East, with a northerly line of said 46.915 acre tract, and with the southerly line of said 0.48 acre tract, passing en route at a distance of 175.57 feet a 5/8-inch iron rod found for witness and continuing on said course a total distance of 280.99 feet to a bent 1/2-inch iron rod found for a re-entrant corner on a northerly line of said 46.915 acre tract; common to the southeast corner of said 0.48 acre tract;

THENCE North 13°34'15" East, with a westerly line of said 46.915 acre tract, and with the easterly line of said 0.48 acre tract, a distance of 73.47 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" previously set for the northern-most northwest corner of said 46.915 acre tract, common to the northeast corner of said 0.48 acre tract, and on the southerly line of a called 43.5 acre tract of land described in the deed to Carolyn Washburn Russell ET Vir Gerald Eugene Washburn (No record found);

THENCE South 74°43'10" East, with the northerly line of said 46.915 acre tract, and with the southerly line of said Washburn Tract, a distance of 81.13 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of the herein described tract of land;

THENCE crossing said 46.915 acre tract, the following Three (3) courses:

1. South 26°41'16" West, a distance of 193.83 feet to a metal fence corner post found for the eastern-most southeast corner of the herein described tract of land;
2. South 53°36'20" West, a distance of 13.17 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southern-most southeast corner of the herein described tract of land;
3. North 74°59'57" West, a distance of 309.63 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southwest corner of the herein described tract of land, on the westerly line of said 46.915 acre tract, and on the easterly side of aforesaid JP Cave Road;

THENCE North 13°34'15" East, with the westerly line of said 46.915 acre tract, and with the easterly side of said JP Cave Road, a distance of 127.09 feet to the POINT OF BEGINNING and enclosing 1.085 acres (47,276 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That Melanie Diane Jeffrey and Robert Bandy Jeffrey, do hereby adopt this plat designating the hereinbefore described property as 1062 JP CAVE ADDITION, an Addition in the Extra-Territorial Jurisdiction the City of Sherman, Grayson County, Texas, being 1.085 acres situated in and being a portion of the James Fox Survey, Abstract No. 425, Grayson County, Texas and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

By:_____
Melanie Diane Jeffrey

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 Melanie Diane Jeffrey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

By:_____
Robert Bandy Jeffrey

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert Bandy Jeffrey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

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

_____ _____
Chairman Secretary

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Chris R. Noah, 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.

_____
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585

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

OWNERS:
Robert Bandy Jeffrey
Melanie Diane Jeffrey
1062 JP Cave Road
Sherman, TX 75090
Ph: 903-271-8262

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying LLC
787 W FM 996
Pottsboro, TX 75076
Ph: 903-786-6029

FINAL PLAT
1062 JP CAVE ADDITION
LOT 1, 1.085 ACRES
JAMES FOX SURVEY, ABSTRACT NO. 425
Extra-Territorial Jurisdiction of the City of Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPELS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 08/01/2024	Project No. 18-0055.3 Sheet No. 1 of 1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1212 AND 1214 SOUTH BRANCH STREET (Project No. 24-005016)**

The request of Adan Hernandez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1212 and 1214 South Branch Street, consisting of 0.321 acres being a part of the Samuel Blagg Survey, Abstract No. 56 and being a Replat of Lots 12 and 13, Block 6, Jones and Wainwright Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Hernandez Addition

Background:

The property is located at 1212 and 1214 South Branch Street between East Centennial Street and East Rosedale Street. The owner would like to plat the property into 1 lot for residential development.

Origination:

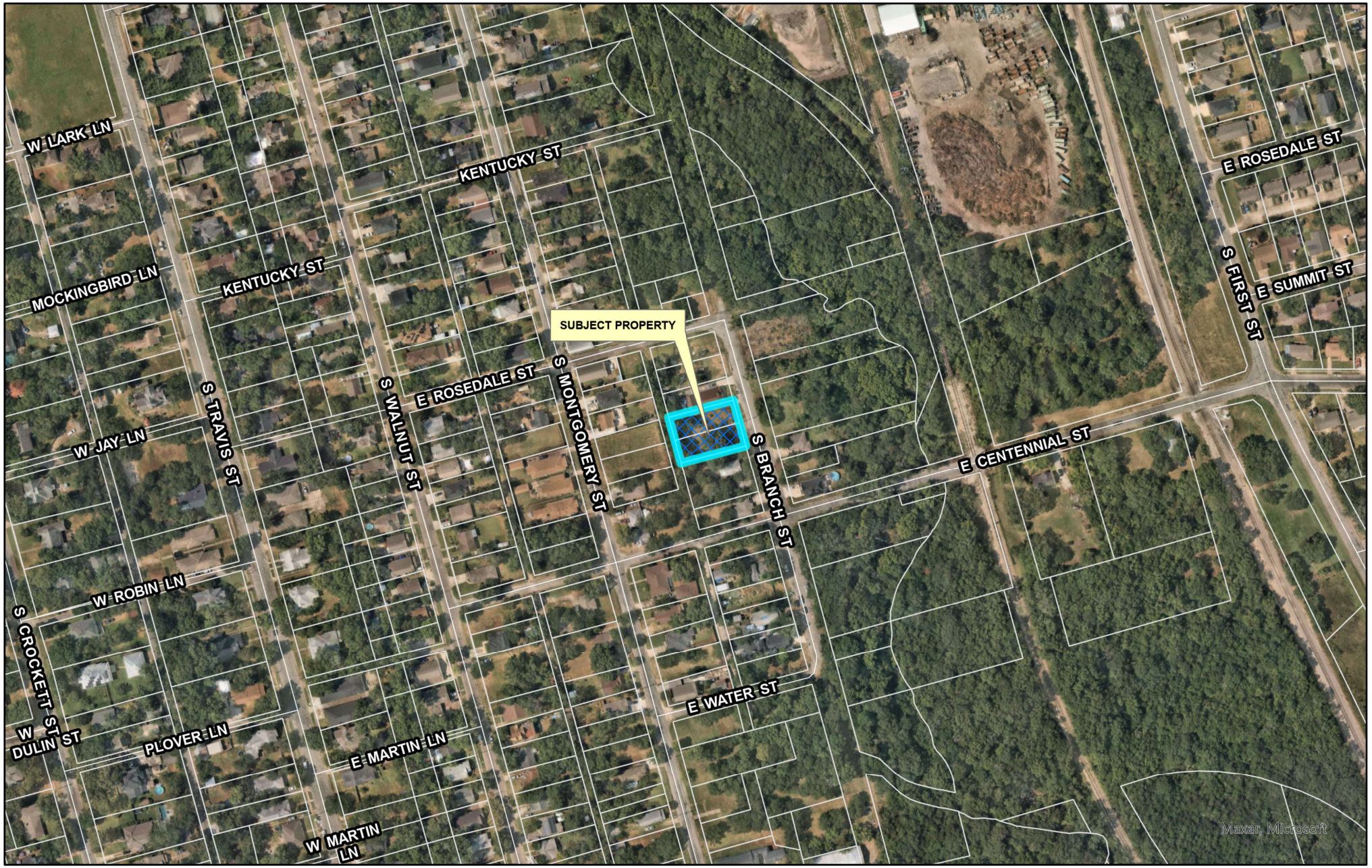
Adan Hernandez (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

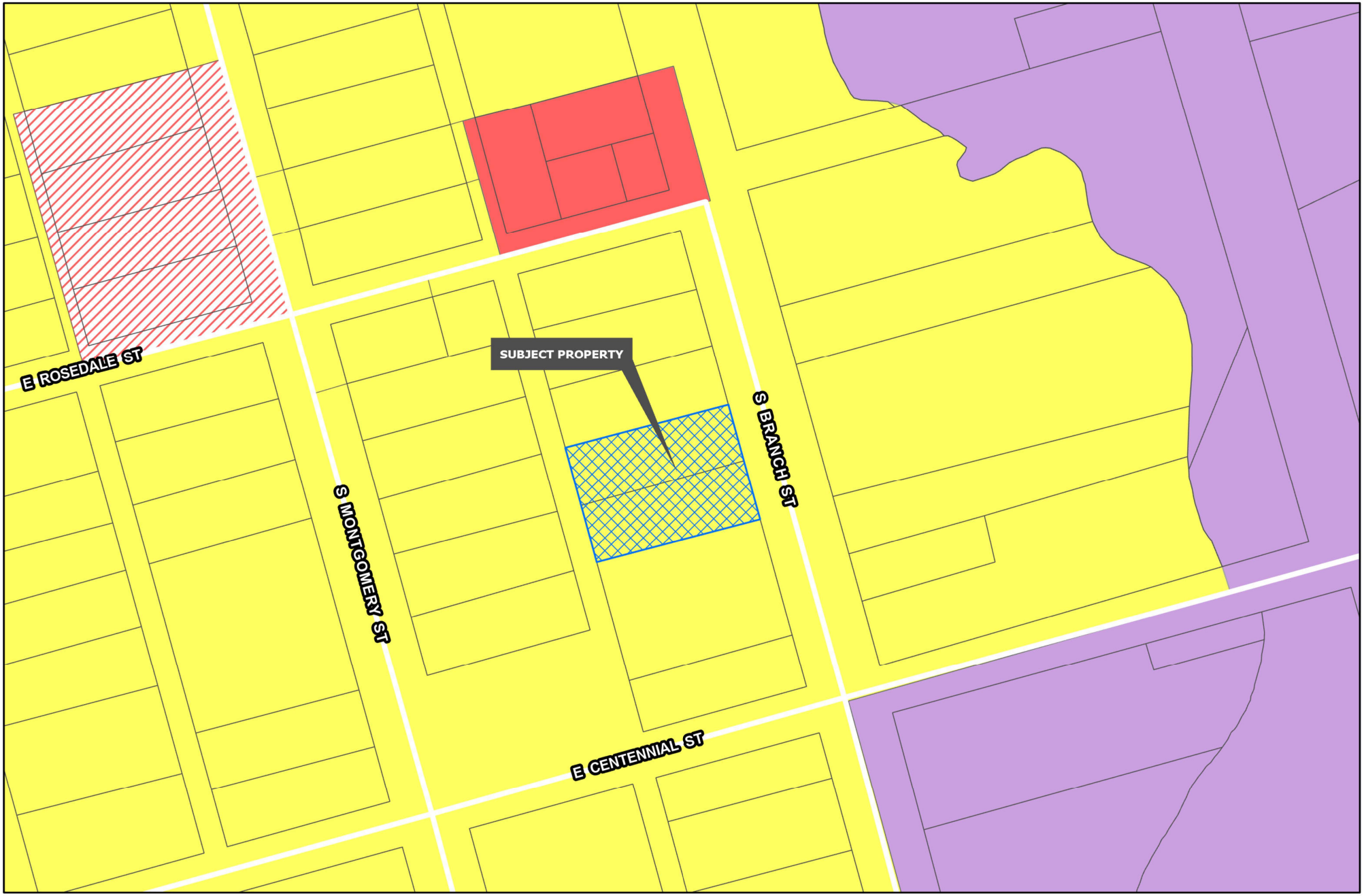
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1212 & 1214 S BRANCH ST

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1212 & 1214 S BRANCH ST

N
W E
S

Date: 9/23/2025 3:15:41 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2771-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 12, 2024

Adan Leonel Arredondon Hernandez
Maria Araceli Garcia Padierna
621 S. Elm Street
Sherman, TX 75090

Copley Land Surveying
Attn: John C. Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Hernandez 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. Dedicate a 10' Utility Easement along Branch Street. *Code of Ordinances Chapter 10.03.007(a)*
2. 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)*
3. 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

Copley Land Surveying

September 18, 2023

Adan Leonel Arredondon Hernandez
Maria Araceli Gracia Padierna
621 S. Elm Street
Sherman, TX 75090

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated September 12, 2023 for the Preliminary Plat of Hernandez Addition, Job#24070326

To Whom it May Concern:

1. Dedicate a 10” Utility Easement along Branch Street. *Code of Ordinances Chapter 10.03.007(a)*
   Dedicated as Shown

2. 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)*
   Informational

3. 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)

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the Samuel Blagg Survey, Abstract No. 56, and being all of Lots 12 and 13, Block 6, Jones & Wainwright Addition an addition to the City of Sherman, Texas as shown by plat of record in Volume 35, Page 96, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" square tube found maintaining the northeast corner of said Lot 13 and the southeast corner of Lot 14 of said Block 6 and in the west line of Branch Street;*

Thence ***South 15°38'04" East****, along the east line of said Block 6, a distance of* ***100.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of Lot 12 and the northeast corner of Lot 11 of said Block 6;*

Thence ***South 74°21'56" West****, along the south line of said Lot 12 and the north line of said Lot 11, a distance of* ***140.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 12, the northwest corner of said Lot 11 and in the east line of the 20' alley of said Block 6, Jones and Wainwright Addition;*

Thence ***North 15°38'04" West****, along the west line of said Lots 12 and 13, and the east line of said 20' alley, a distance of* ***100.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Lot 13 and the southwest corner of said Lot 14;*

Thence ***North 74°21'56" East****, along the north line of said Lot 13 and the south line of said Lot 14, a distance of* ***140.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.321 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, ADAN HERNANDEZ, 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 Hernandez 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 Hernandez 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 2 Lots.

Plat Summary, Lot 1: 0.321 Acres, Residential

Vicinity Map

Owner's Certificate of Dedication

That ADAN HERNANDEZ, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the HERNANDEZ ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.321 acres situated in and being a portion of the SAMUEL BLAGG, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. ADAN HERNANDEZ 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).

_____
ADAN HERNANDEZ

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 ADAN HERNANDEZ 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
Hernandez Addition
an addition to the City of Sherman Grayson County, Texas being a replat of Lot 12 and Lot 13, Block 6, Jones and Wainwright Addtion

9/25/2024

Copley Land Surveying
3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
ADAN LEONEL ARREDONDON HERNANDEZ
MARIA ARACELI GARCIA PADIERNA
621 S. ELM STREET
SHERMAN, TEXAS 75090

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1602 AND 1606 WEST WASHINGTON STREET (Project No. 24-005018)**

The request of John and Theresa Grahek (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1602 and 1606 West Washington Street, consisting of 0.785 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a Replat of Lots 16 and 17, Sunset Crossing and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Grahek Acre

Background:

The property is located at 1602 and 1606 West Washington Street at the corner of West Washington Street and North Sunset Boulevard. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

1606 West Washington Street:

- 9/21/2021 – Variance to allow a 22.6’ rear setback for an attached accessory building in lieu of the required 25’in an R-1 (One-Family Residential) District.

Origination:

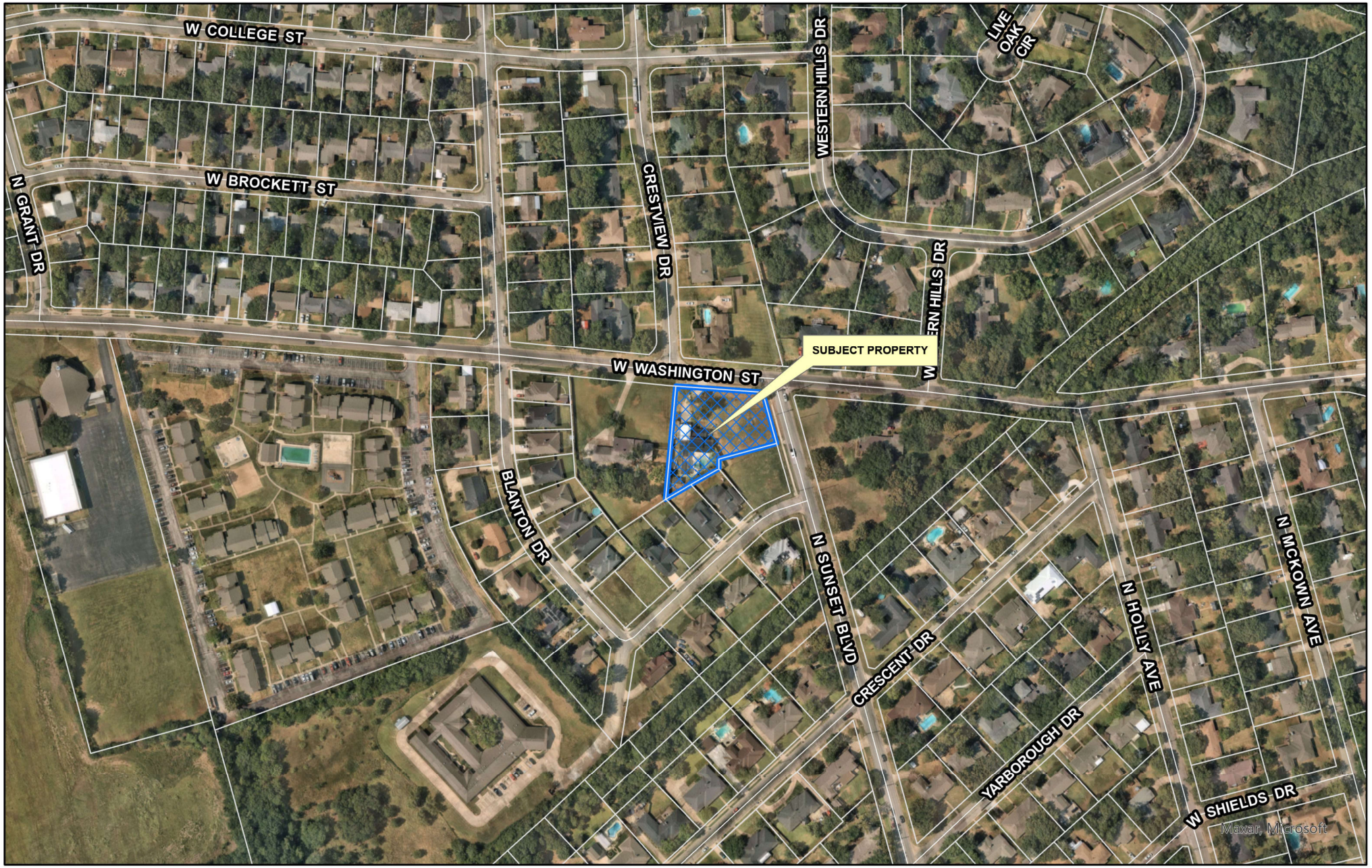
John and Theresa Grahek (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

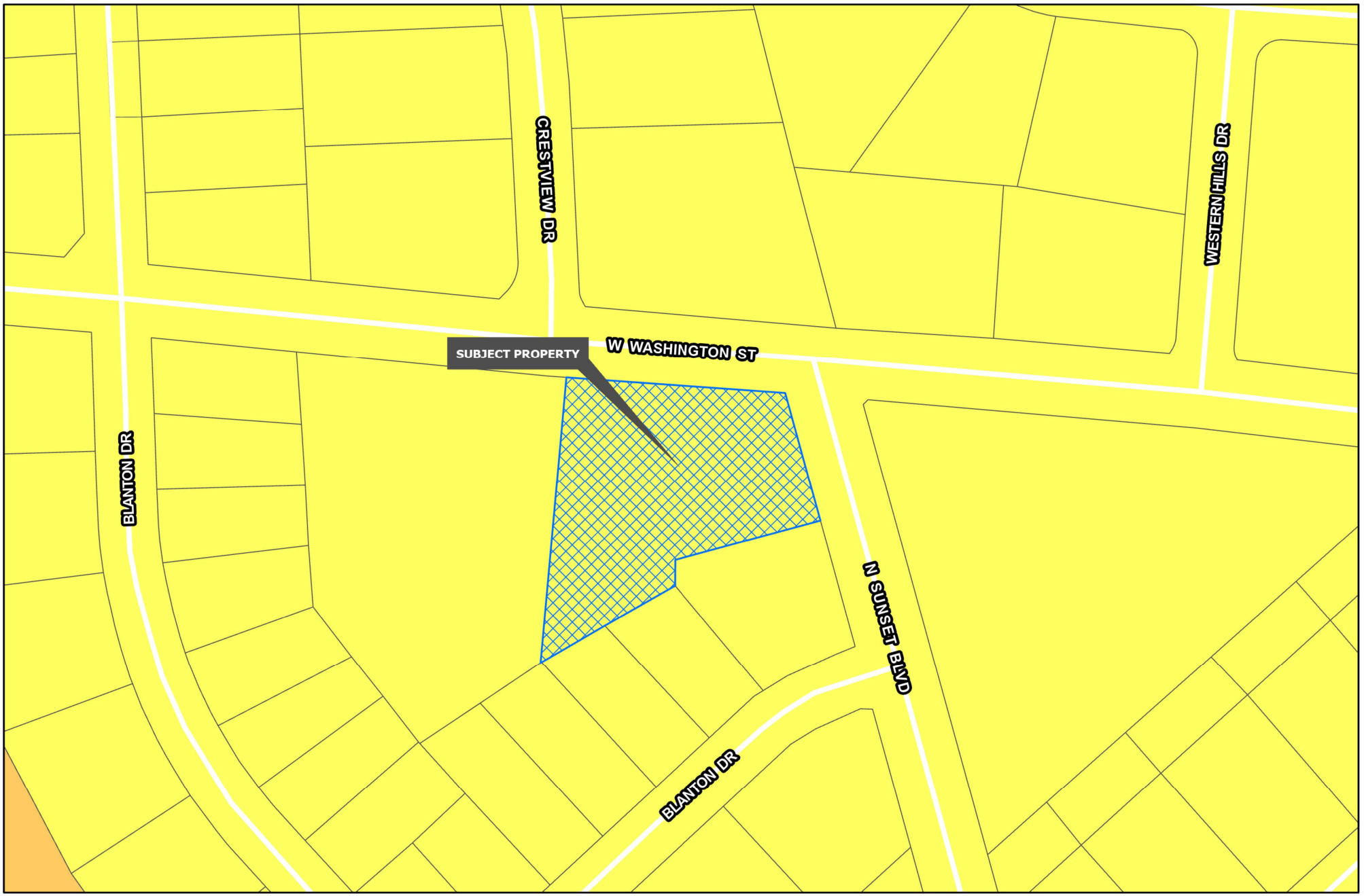
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1602 & 1606 W WASHINGTON ST

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1602 & 1606 W WASHINGTON ST

N
W E
S

Date: 9/23/2021 8:10 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2770-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 12, 2024

John Lawrence Grahek
Theresa L. Grahek
1602 W. Washington Street
Sherman, TX 75092

Copley Land Surveying
Attn: John C. Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Grahek Acre 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. Dedicate a 5' Right of Way Dedication along Washington Street in regard to Grayson County/City of Sherman Thoroughfare Plan. Washington Street is a Collector on the Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
2. Dedicate a 40'x40' Right of Way corner clip on Southwest corner of proposed Lot 16R. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
3. Modify 10' Utility Easement on Southwest corner of proposed Lot 16R to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
4. 1st call in metes and bounds description does not match drawing. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
5. Add direction (West) to owner's address in address block. *Code of Ordinances Chapter 10.02.002(e)(1); 10.02.003(f)(1)*
6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
7. 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

September 18, 2024

John Lawrence Grahek
Theresa L. Grahek
1602 W. Washington Street
Sherman, TX 75092

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated September 12th, 2024 for the Preliminary Plat of Grahek Acre, Job#24070292

To Whom it May Concern:

1. Dedicate a 5' Right of Way Dedication along Washington Street in regard to Grayson County/City of Sherman Thoroughfare Plan. Washington Street is a Collector on the Master Thoroughfare Plan. *Code of Ordinance Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
   Dedicated as shown for the Right of Way

2. Dedicated a 40'x40' Right of Way corner clip on the Southwest corner of proposed Lot 16R. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
   Revised and Dedicated as shown

3. Modify 10' Utility Easement on Southwest corner of proposed Lot 16R to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
   Revised as Shown

4. 1st call in metes and bounds description does not match drawing. Correct appropriately. *Code of Ordinances Chapter 10.02.002€; 10.02.003(f)(11)*
   Revised as Shown

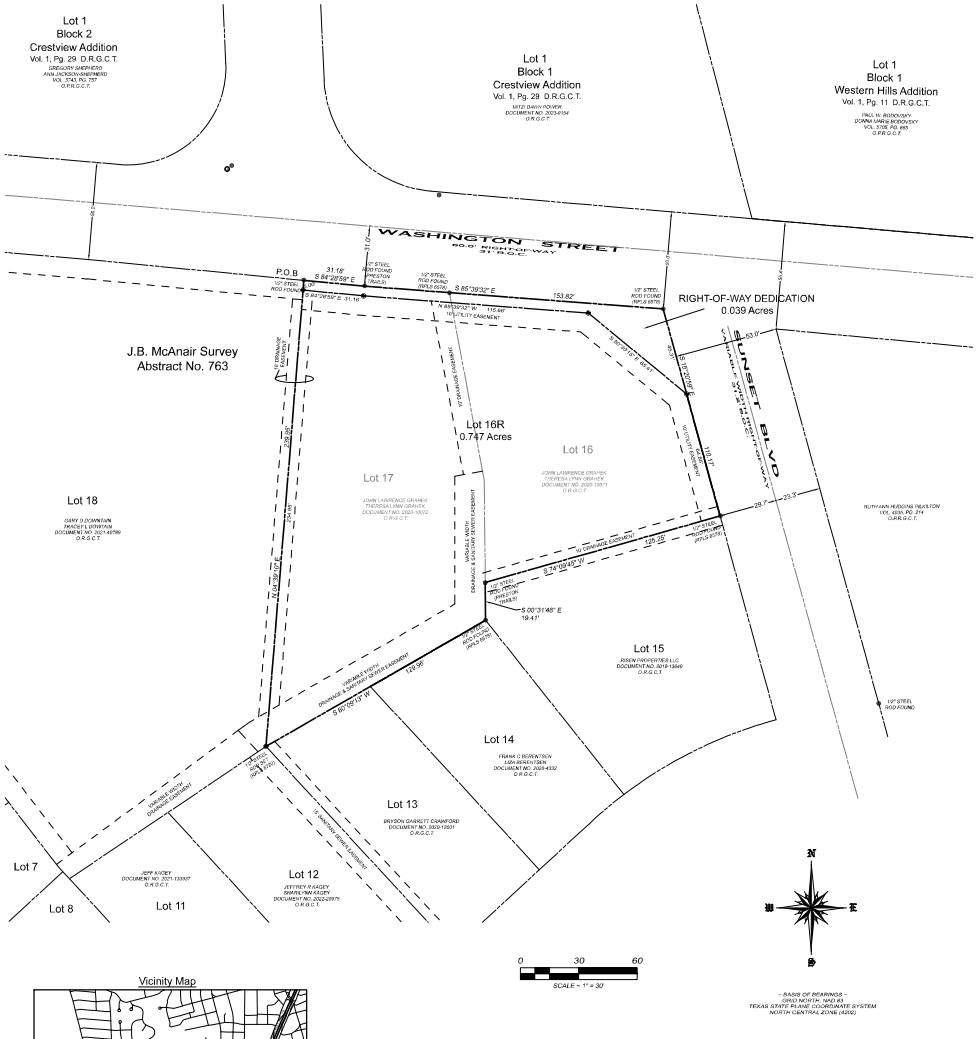
5. Add direction (West) to owner's address in address block. *Code of Ordinance Chapter 10.02.002(e)(1); 10.02.003(f)(1)*
   Revised as Shown

6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
   Informational

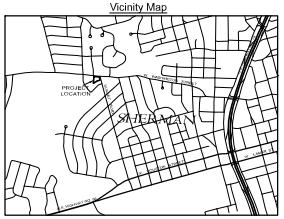
7. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*
   Informational

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

Job# 24070292



Vicinity Map



Copley Land Surveying
3004 Texoma Parkway, Sherman, Texas 75090
TX 903 415 0643, OK 580 980 0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
JOHN LAWRENCE GRAHEK
THERESA L. GRAHEK
1602 WEST WASHINGTON STREET
SHERMAN, TEXAS 75092

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the J.B. McNair Survey, Abstract No. 763, and being all of Lots 16 and 17 Sunset Crossing to the City of Sherman, Texas as shown by plat of record in Document No. 2018-131, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found maintaining the northwest corner of said Lot 17, the northeast corner of Lot 18 and in the south line of Washington Street;*

Thence along the north line of said Sunset Crossing and the south line of said Washington Street the following calls and distances:
South 84°28'59" East*, a distance of* ***31.18 feet*** *to a 1/2" rod found with an orange cap marked Preston Trails;*
South 85°39'32" East*, passing a 1/2" steel rod found with a cap marked RPLS 6578, at a distance of 43.78 feet, continuing for a total distance of* ***153.82 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the northeast corner of said Lot 16 and intersection of the south line of said Washington Street and the west line of Sunset Boulevard;*

Thence ***South 15°20'59" East****, along the east line of said Lot 16 and the west line of said Sunset Boulevard, a distance of* ***110.17 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578, maintaining the southeast corner of said Lot 16 and the northeast corner of Lot 15 of said Sunset Crossing;*

Thence ***South 74°09'45" West****, along the south line of said Lot 16 and the north line of said Lot 15, a distance of* ***125.25 feet*** *to a 1/2" steel rod found with an orange cap marked PRESTON TRAIL, maintaining the southwest corner of Lot 16, the most northerly northwest corner of said Lot 15 and in the east line of said Lot 17;*

Thence ***South 00°31'46" East****, along the east line of said Lot 17 and a west line of said Lot 15, a distance of* ***19.41 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the southeast corner of said Lot 17, the most southerly northwest corner of said Lot 15 and the northeast corner of Lot 14 of said Sunset Crossing;*

Thence ***South 60°09'13" West****, along the south line of said Lot 17, and the north line of Lots 13 and 14 of said Sunset Crossing, a distance of* ***129.96 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 maintaining the southwest corner of said Lot 17, the northwest corner of said Lot 13, the northeast corner of Lot 12, and the southeast corner of said Lot 18;*

Thence ***North 04°39'10" East****, along the west line of said Lot 17 and the east line of said Lot 18, a distance of* ***239.95 feet*** *to the* ***Point-of-Beginning*** *containing* ***0.785 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.

plat Submittal

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, JOHN L. GRAHEK & THERESA L. GRAHEK, 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 Grahek Acre, 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 Grahek Acre , 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 2 Lots into 1 Lot.

Plat Summary: Lot 16R: 0.785 Acres, Residential

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

Owner's Certificate of Dedication

That John L. Grahek & Theresa L. Grahek, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Grahek Acre, an addition to the City of Sherman, Grayson County, Texas, Being 0.785 acres situated in and being a portion of the J.B. MCNAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. JOHN L. GRAHEK & THERESA L. GRAHEK 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).

JOHN L. GRAHEK

THERESA L. GRAHEK

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

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

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared THERESA L. GRAHEK 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

Grahek Acre

an addition to
the City of Sherman
Grayson County, Texas
Being a Replat of Lot 16 and 17,
Sunset Crossing

9/25/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 517 SOUTH RUSK STREET (Project No. 24-005019)**

The request of Rodney Layman (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 517 South Rusk Street, consisting of 0.220 acres being a part of Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Layman Addition

Background:

The property is located at 517 South Rusk Street at the intersection of West King Street and South Rusk Street. The owner would like to plat the property into 1 lot for residential development.

Origination:

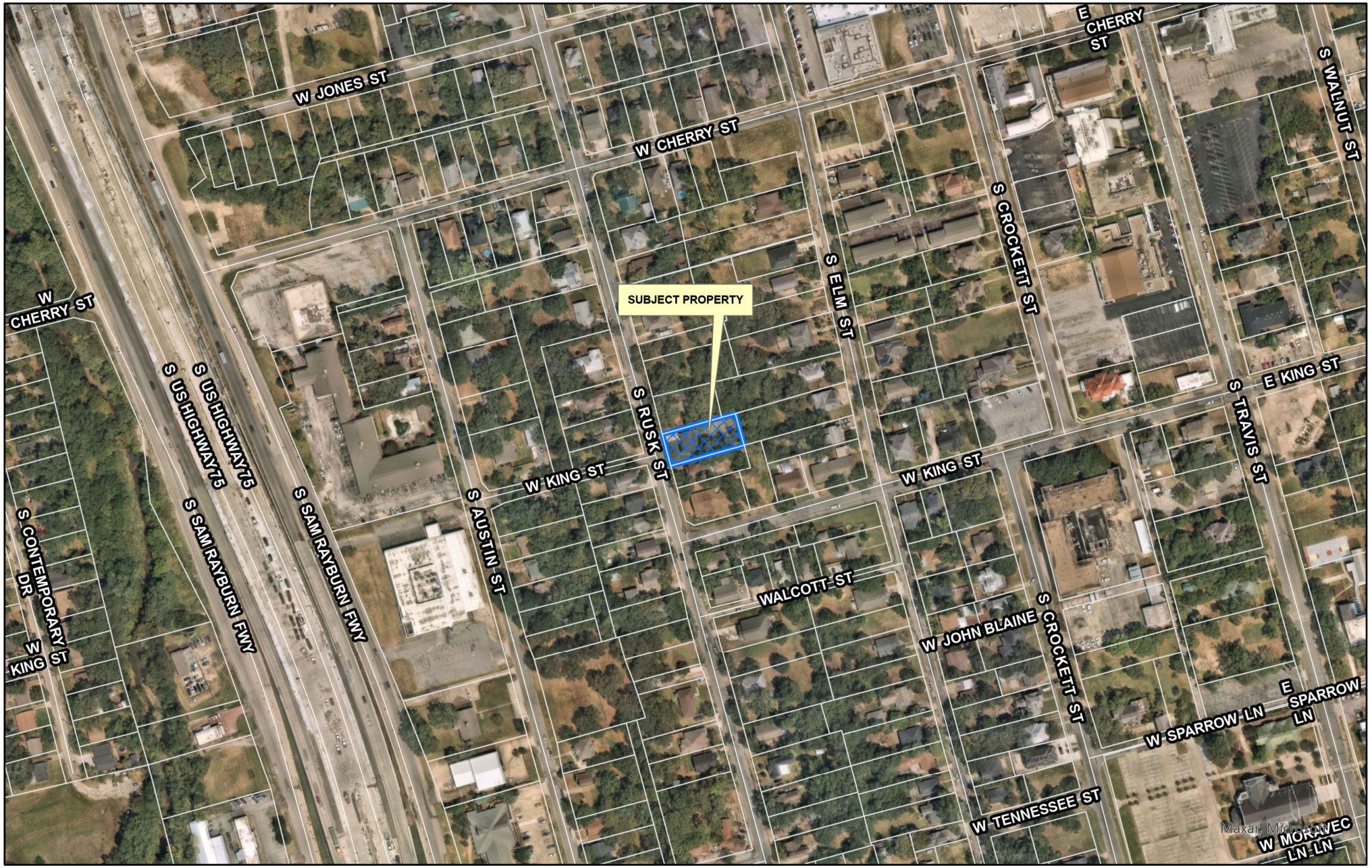
Rodney Layman (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

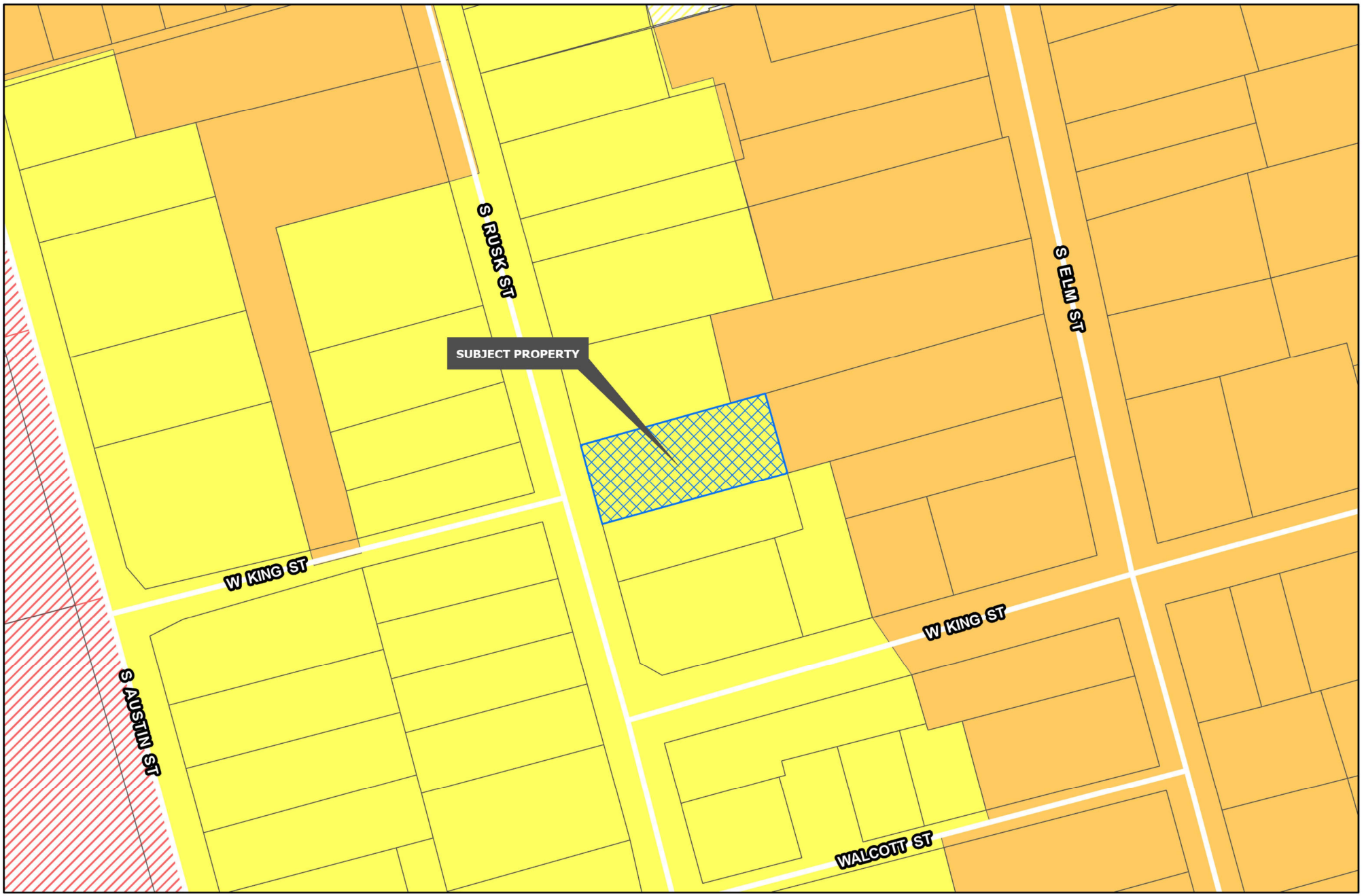
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
517 S RUSK ST

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
517 S RUSK ST

N
W E
S

Date: 9/23/2024 8:19:41 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2772-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 12, 2024

Rodney Layman
517 S. Rusk Street
Sherman, TX 75090-6709

Copley Land Surveying
Attn: John C. Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Layman 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. Dedicate a 5' Right of Way Dedication along Rusk Street in regard to Grayson County/City of Sherman Thoroughfare Plan. Rusk is a Collector on the Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
2. Dedicate a 10' Utility Easement along Rusk Street. *Code of Ordinances Chapter 10.03.007(a)*
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. 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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal

September 18, 2024

Rodney Layman
517 S. Rusk Street
Sherman, TX 75090-6709

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated September 12, 2024 for the Preliminary Plat of Layman Addition, Job#24070309

To Whom it May Concern:

1. Dedicate a 5' Right of Way Dedication along Rusk Street in regard to Grayson County/City of Sherman Thoroughfare Plan. Rusk is a Collector on the Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
   Revised as shown

2. Dedicate a 10" Utility Easement along Rusk Street. *Code of Ordinances Chapter 10.03.007(a)*
   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)*
   Informational

4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 140.02.002(b)(3)*
   Informational

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

0 20 40

SCALE = 1" = 20'

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

Copley Land Surveying
3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643
john@copleylandsurveying.com

OWNERS/DEVELOPER
RODNEY LAYMAN
517 S. RUSK STREET,
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 Samuel Blagg Survey, Abstract No. 56, and being all of a 60 x 160 feet tract of land conveyed to Conner Lee Layman by deed of record in Document No. 2020-29001, Real Public Records, Grayson County, being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 60' x 160' Tract, the southwest corner of a 0.225 acre tract of land conveyed to Sonya Reeves by deed of record in Volume 3288, Page 824, Official Public Records, Grayson County, Texas and the east line of Rusk Street;*

Thence ***North 74°01'22" East****, along the north line of said 60' x 160' Tract and the south line of said 0.225 acre tract, passing a wood post maintaining the southeast corner of said 0.225 acre tract, and the southwest corner of a 74' x 401' acre tract conveyed to John S Robarts by deed of record in Volume 1451, Page 454, Deed Records, Grayson County, Texas, at a distance of 132.06 feet, continuing along the south line of said 74' x 401' Tract for a total distance of* ***160.00 feet*** *to a 1/2" square rod found for maintaining the northeast corner of said 60' x 160' Tract, and the northwest corner of a 0.386 acre tract conveyed to Jean M. Marrable by deed of record in Volume 2839, Page 474 of said Official Public Records;*

Thence ***South 14°28'47" East****, along the east line of said 60' x 160' Tract and the west line of said 0.386 acre tract, a distance of* ***60.02 feet*** *to a 1/2" pipe found maintaining the southeast corner of said 60' x 160' Tract and the northeast corner of a 10' x 160' Tract conveyed to G.V. Knox and Belva Knox by deed of record in Volume 469, Page 111, of said Deed Records;*

Thence ***South 74°01'22" West****, along the south line of said 60' x 160' Tract and the north line of said 10' x 160' Tract, a distance of* ***159.43 feet*** *to a 1/2" pipe found maintaining the southwest corner of said 60' x 160' Tract, the northwest corner of said 10' x 160' Tract and in the east line of said Rusk Street;*

Thence ***North 15°01'27" West****, along the east line of said Rusk Street, and the west line of said 60' x 160' Tract, a distance of* ***60.01 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.220 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, RODNEY LAYMAN, 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 Layman 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 Shermsin 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 Layman 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: _____
RODNEY LAYMAN

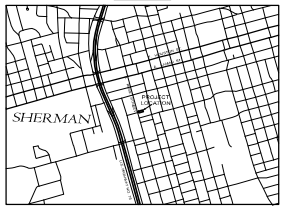
~ GENERAL NOTES ~

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 plat is to plat a 0.220 acre tract.

Plat Summary, Lot 1: 0.213 Acres, Residential

Vicinity Map



Owner's Certificate of Dedication

That RODNEY LAYMAN, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Final Plat of LAYMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.220 acres situated in and being a portion of the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. RODNEY LAYMAN 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).

_____
RODNEY LAYMAN

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 RODNEY LAYMAN 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 of
Layman Addition
an addition to the City of Sherman

9/19/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4400 DORSET DRIVE (Project No. 24-005023)**

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

Final Plat of Sherman Technology Center Addition Lots 1 & 2, Block A

Background:

The property is located at 4400 Dorset Drive at the intersection of Howe Drive and Dorset Drive. The owner would like to plat the property into 2 lots for commercial development.

The following has been approved for this location:

- 10/17/2023 - Public Hearing and Variance under Section 2.3.5(a) to allow parking within the 50' front setback in lieu of the required area to be used for lawns, landscaping and green areas.
- 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
- 7/19/2024 - Preliminary Plat of Sherman Technology Center Addition, Lots 1 & 2, Block A (Conditionally Approved)
- 9/18/2024 - Site Plan for HPI Sherman.

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. Preliminary Plat Conditionally Approved Letter

4. Cover Letter
5. Final Plat

dlagrone H:\PLANNING\Public Notification KT.aprx

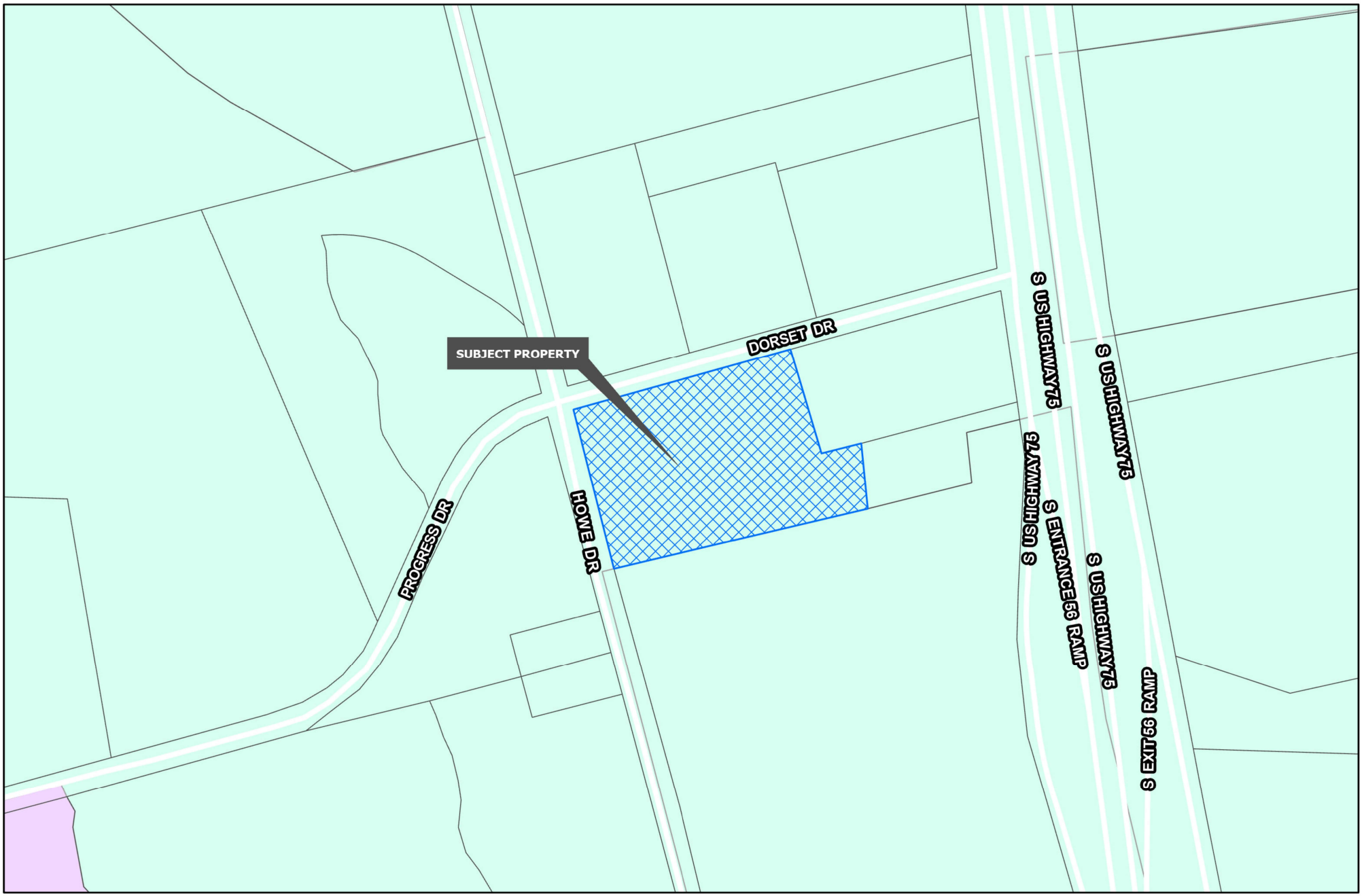
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4400 BLK DORSET DR

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4400 BLK DORSET DR

N
W E
S

Date: 9/23/2022 3:10 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2712-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 11, 2024

Sherman Economic Development
Corporation
307 W. Washington Street, Ste. 102
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Technology Center 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. Revise all areas referring to Dorsett Drive and replace with Dorset Drive to match dedication document. *Vol. 932, Pg. 453 DRGCT*
2. Correct all spelling errors in metes and bounds legal description. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
3. Remove Certificate of Compliance signature block from Final Plat. *Code of Ordinances Chapter 10.02.003(f)(5)*
4. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Dorset Drive. *Code of Ordinances Chapter 10.03.007(a)*
5. Dedicate a 24' Mutual Access Easement down western boundary of proposed Lot 2 to access proposed Lot 1. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a)*
6. Remove 24' Access/Firelane/Utility Easement from Final Plat.
7. Final Plat to have all signature blocks in compliance with Ordinance No. 6729. *Code of Ordinances Chapter 10.02.003(f)(5)*
8. Water main along southern side of Dorset Drive is not potable. Lot 2 to be served by water main on northern side of Dorset Drive. *Code of Ordinances Chapter 10.03.005*
9. Detention Pond Easement to be shown as Private Detention Pond Easement. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*

10. Privately owned and maintained detention in accordance with City criteria is required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. 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*
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*
12. 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)*
13. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning

13. Dorset must be shown properly for 9-1-1 addressing
14. Minimum lot area is 5 acres in the Blalock Industrial Park PD (Planned Development) District. *(Sec. 2.3.2)*
    a. Lot 1 does not adhere to the minimum lot area and must be approved by the Board of Adjustment by means of a Variance. *(Sec.14.06.006)*
        i. Variance must be presented at the same Planning and Zoning meeting as the Final Plat.

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

RE: Copy of Preliminary Plat comments- Persys Site- Dorset & Howe- Sherman TX

1 message

Brett Underwood <brett@underwoodsurveying.com> Tue, Aug 20, 2024 at 4:53 PM
To: "stevehelmberger@verizon.net" <stevehelmberger@verizon.net>, Stephanie Brister <sbrister@bristerdesign.com>, Chip Piazza <chip@piazza-construction.com>

Steve, amber sent an email after this SRL was sent.

From: Doan, Amber <amberd@cityofsherman.com>

Sent: Wednesday, July 24, 2024 2:02 PM

To: Brett Underwood <brett@underwoodsurveying.com>

Cc: Brittany Head <Brittany@underwoodsurveying.com>; Sharp, Kent <kents@sedco.org>; Ashton Bellows <ashtonb@sedco.org>; Doan, Amber <amberd@cityofsherman.com>

Subject: RE: Sherman Technology Center Addition (2712-A)

Brett,

Please remove the 15' Water Easement from Lot 1 on the plat. There will be no need for public infrastructure to be extended into the lots as both lots have access to connect their private service lines to.

Also,

Please remove the 24' Mutual Access Easement along the lot line adjoining Lots 1 & 2 (SRL Requirement #5). After further discussion with Wayne, this is not necessary for the property use.

All other items on the SRL that can be addressed by a surveyor have been addressed. The next step would be to submit civil plans.

Regards,

Brett Underwood

From: stevehelmberger@verizon.net <stevehelmberger@verizon.net>
Sent: Tuesday, August 20, 2024 4:48 PM
To: Brett Underwood <brett@underwoodsurveying.com>; 'Stephanie Brister' <sbrister@bristerdesign.com>; 'Chip Piazza' <chip@piazza-construction.com>
Subject: RE: Copy of Preliminary Plat comments- Persys Site- Dorset & Howe- Sherman TX

Brett:

Look at comment No.5

I don’t see this 24’ access easement on plat.

Steve

From: Brett Underwood <brett@underwoodsurveying.com>
Sent: Tuesday, August 20, 2024 2:31 PM
To: 'Stephanie Brister' <sbrister@bristerdesign.com>; Chip Piazza <chip@piazza-construction.com>; stevehelmberger@verizon.net
Subject: RE: Copy of Preliminary Plat comments- Persys Site- Dorset & Howe- Sherman TX

Stephanie, please see the attached Staff review letter.

Regards,

Brett Underwood

From: Stephanie Brister <sbrister@bristerdesign.com>
Sent: Tuesday, August 20, 2024 1:12 PM
To: Brett Underwood <brett@underwoodsurveying.com>; Chip Piazza <chip@piazza-construction.com>; stevehelmberger@verizon.net
Subject: Copy of Preliminary Plat comments- Persys Site- Dorset & Howe- Sherman TX

Good afternoon Brett,

May I request a copy of the Preliminary Plat Review Comments from City of Sherman for the Dorset/ Howe property- Sherman Technology Addition, Lot 1 & 2? I know you've addressed in the final plat, but we are required to submit a copy with future submittals.

I want to ensure the design team and Owner have a copy for their records, AND Steve, our Civil Engineer, is aware of these comments, prior to the submittal of Civil Dwgs to Engineering Dept., which will be followed by the Final Plat submittal per City Development process.

Thank you,

UNDERWOOD
DRAFTING & SURVEYING, INC.

September 24, 2024

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

Re: Sherman Technology Center Addition

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Sherman Technology Center Addition Lots 1 & 2, Block A for Sherman Economic Development Corporation.

This plat follows the Preliminary Plat which was approved on July 24th, 2024.

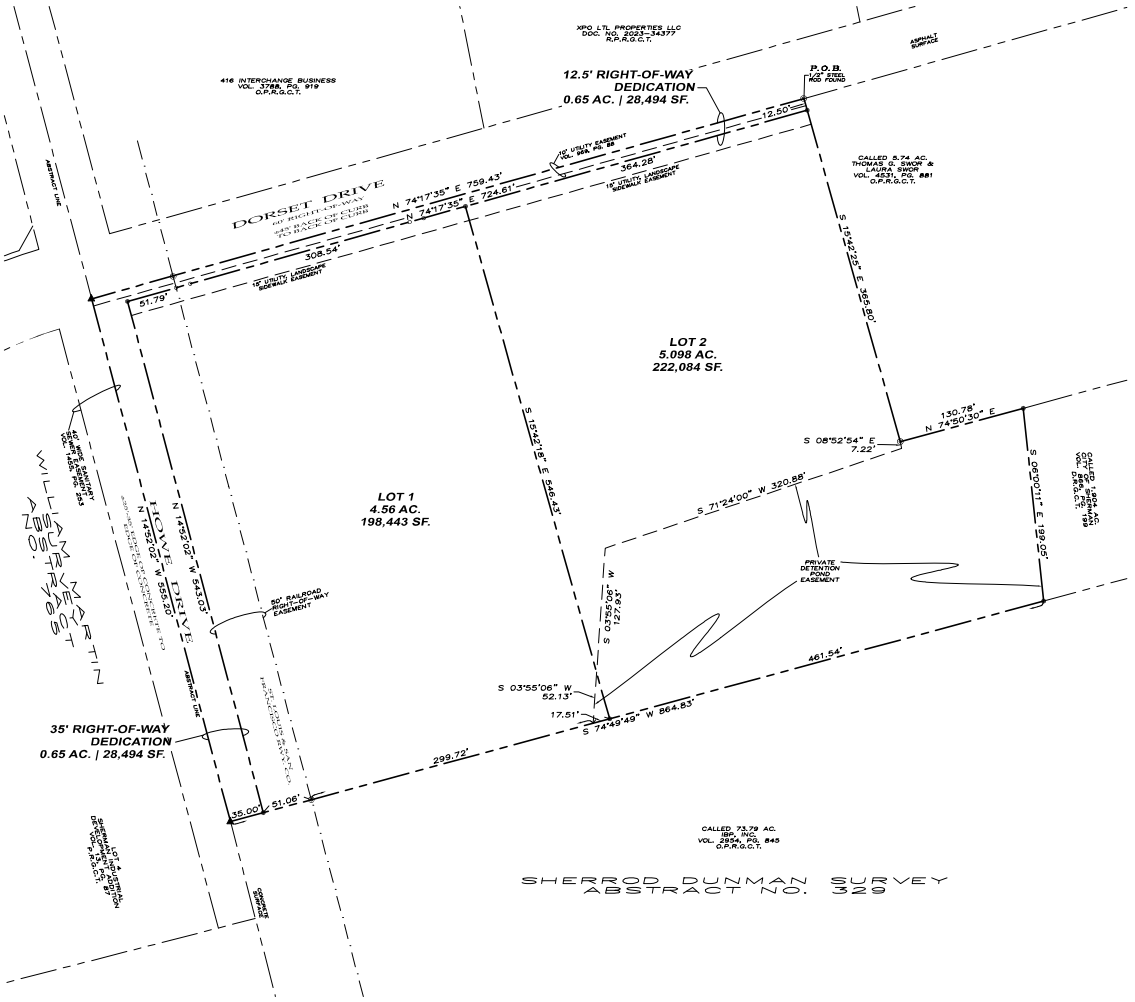
The City has provided comments for this plat via email on July 11th 2024, and those comments have been addressed as follows:
1. Revise all areas referring to Dorsett Drive and replace with Dorset Drive to match dedication document. Vol. 932, Pg. 453 DRGCT REVISED
2. Correct all spelling errors in metes and bounds legal description. REVISED
3. Remove Certificate of Compliance signature block from Final Plat. REVISED
4. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Dorset Drive. REVISED
5. Dedicate a 24' Mutual Access Easement down western boundary of proposed Lot 2 to access proposed Lot 1. EMAIL SENT LATER STATING THIS DID NOT NEED TO BE SHOWN
6. Remove 24' Access/Firelane/Utility Easement from Final Plat. REVISED
7. Final Plat to have all signature blocks in compliance with Ordinance No. 6729. REVISED
8. Water main along southern side of Dorset Drive is not potable. Lot 2 to be served by water main on northern side of Dorset Drive.
9. Detention Pond Easement to be shown as Private Detention Pond Easement. REVISED
10. Privately owned and maintained detention in accordance with City criteria is required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. REVISED
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.
12. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission.
13. Preliminary Plats are valid for a period of 24 months.
Thank you for your consideration of this final plat.

Respectfully,

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

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

JOB NO. 24060646
DFT: BH



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 Dorset Drive;

Thence with the east line of said 10.330 acre tract the following 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 06°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 Dorset 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.

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 as shown; the use, by the public, of mutual access and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
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: _____

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.

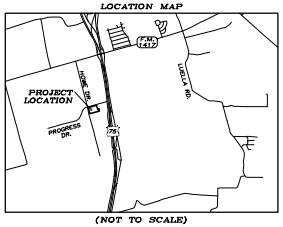
_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

~ 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 liable 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 submittal of a 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. 48181C0405G, effective date September 1, 2022.
12. There are no protected trees on site.
13. Detention Pond area will be maintained by the ownership of Lots 1 and 2

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

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

LOCATION MAP


(NOT TO SCALE)

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

FINAL 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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 516 BLOCK EAST PACIFIC STREET (Project No. 24-005035)**

The request of Allen and Sarah Sheehan (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 516 Block East Pacific Street, consisting of 0.172 acres being a part of the J.B. McAnair Survey, Abstract No. 763 being a Replat of a part of Lots 1, 2, 3, 4, 5 and 6, Block 9, G.W. Bonds Supplement No. 2 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Sheehan Addition

Background:

The property is located in the 516 Block East Pacific Street between East Brockett Street and West Mulberry Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 5/21/2024 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-5 (Single Family Residential) District.

Origination:

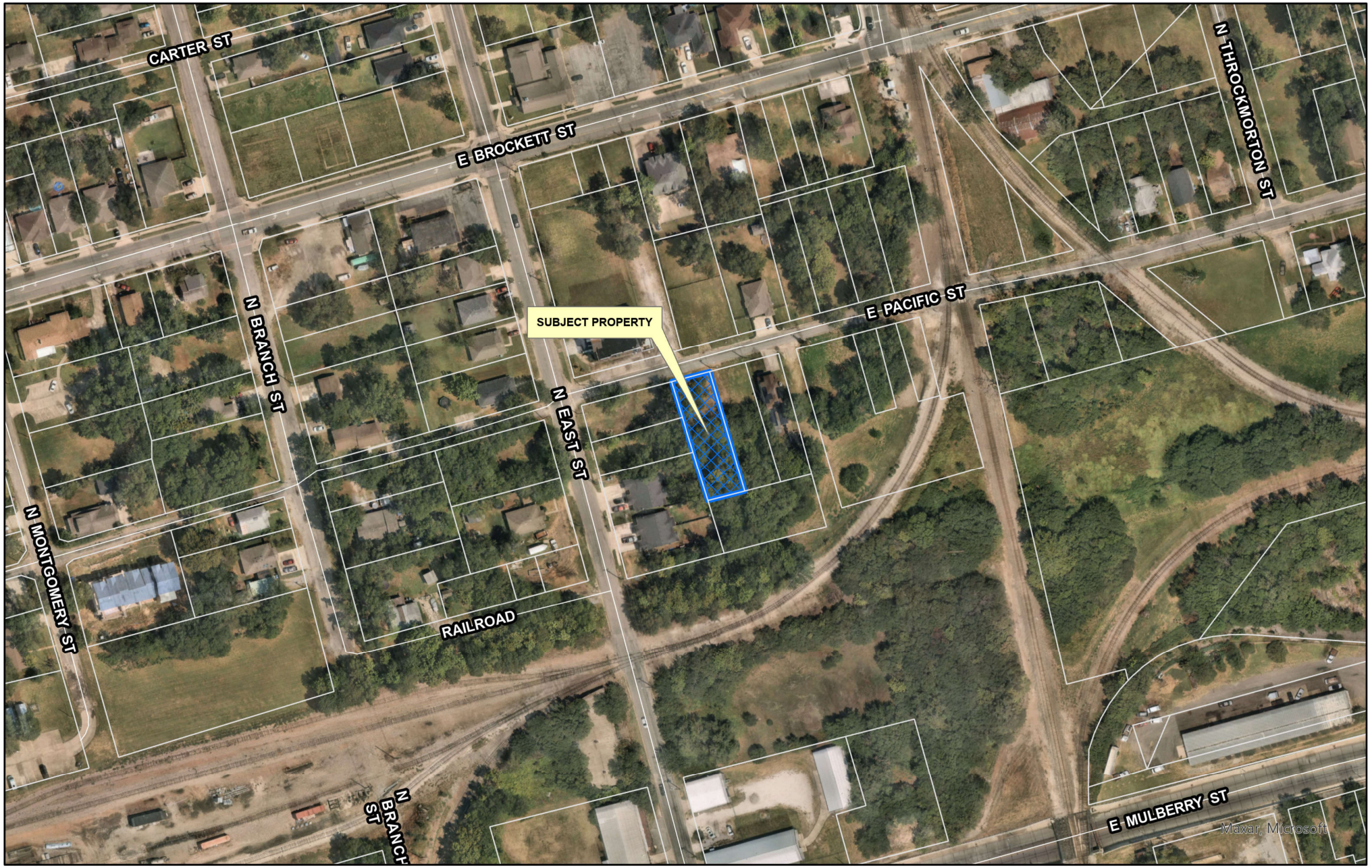
Allen and Sarah Sheehan (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

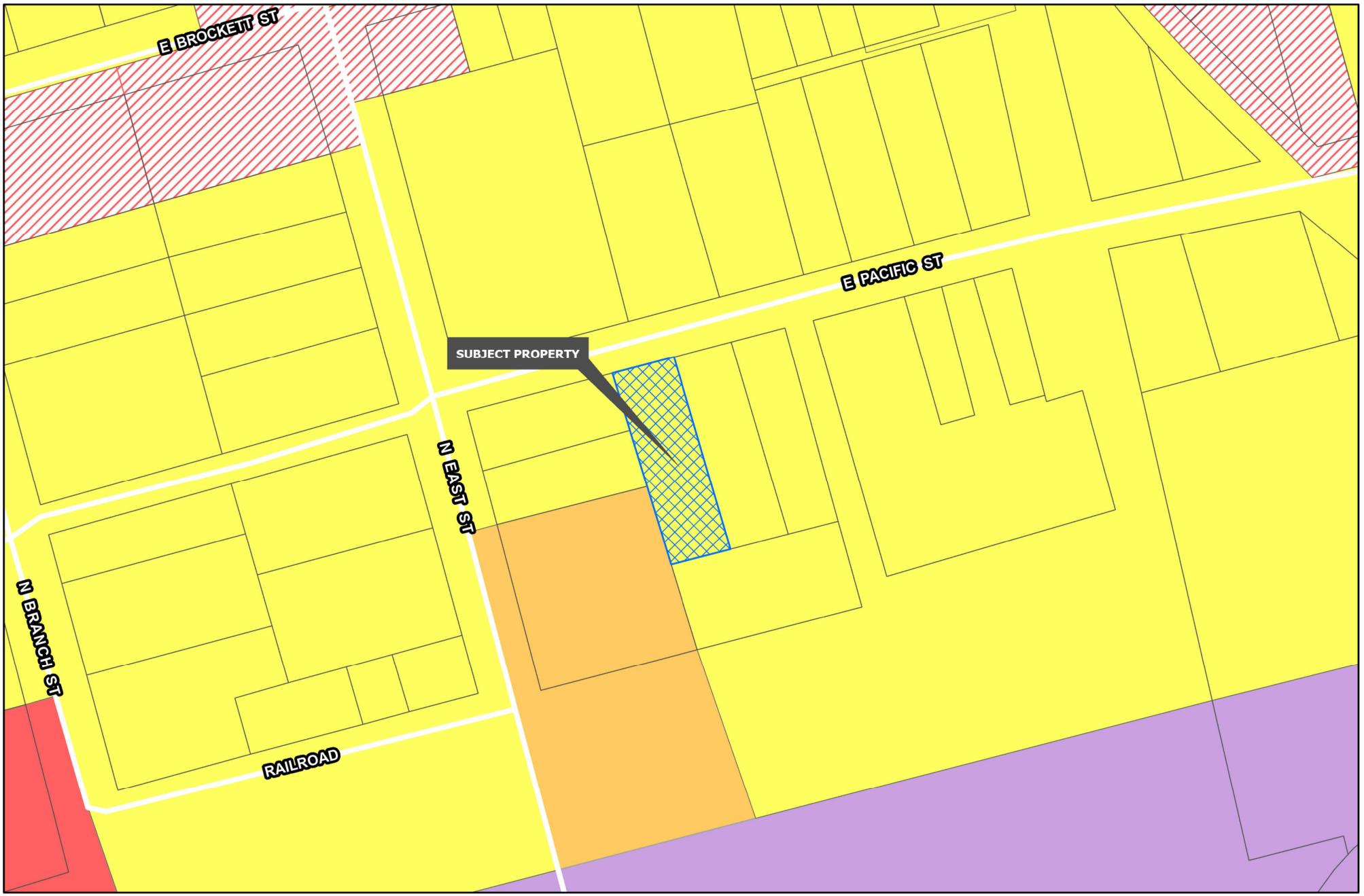
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
516 BLK E PACIFIC ST

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
516 BLK E PACIFIC ST

N
W E
S

Date: 9/23/2021 3:10 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2774-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 12, 2024

Charity N. Morgan
410 Cherry Park Drive
Sherman, TX 75090-6709

Copley Land Surveying
Attn: John C. Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Sheehan 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. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
2. Dedicate a 10' Right of Way Dedication along Pacific Street in regard to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
3. Dedicate a 10' Utility Easement along Pacific Street. *Code of Ordinances Chapter 10.03.007(a)*
4. 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)*
5. 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

Copley Land Surveying

September 18, 2024

Charity N. Morgan
410 Cherry Park Drive
Sherman, TX 75090-6709

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated October 9, 2023 for the Preliminary Plat of Sheehan Addition, Job#24070302

To Whom it May Concern:

1. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinaces Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
   Revised as shown

2. Dedicate a 10’ Right of Way Dedication along Pacific Street in regard to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
   Revised as shown

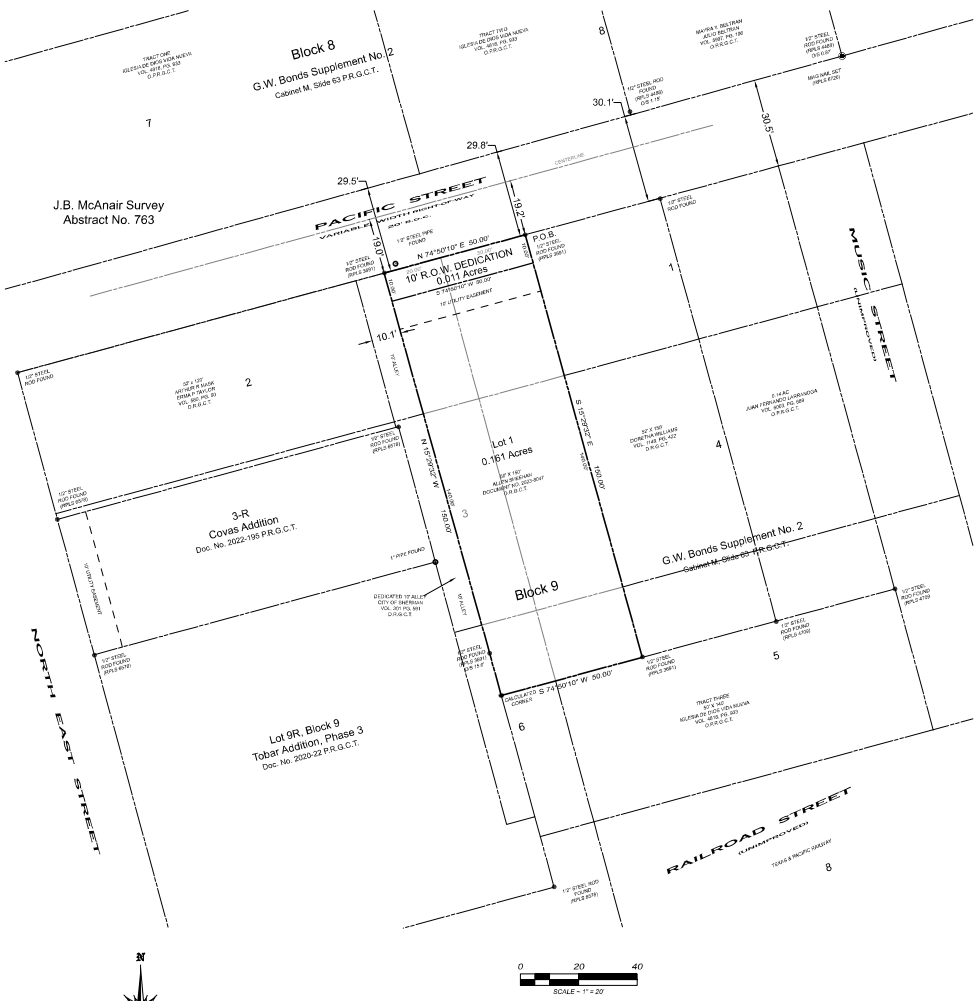
3. Dedicate a 10’ Utility Easement along Pacific Street. Code of Ordinance Chapter 10.03.007(a)
   Revised as shown

4. 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)*
   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

CLS Job# 24070302



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

Copley Land Surveying
3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643, 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 J.B. McAnair Survey, Abstract No. 763, and being a part of Lots 1, 2, 3, 4, 5, and 6, Block 9, G.W. Bonds Supplement No. 2, Cabinet M, Slide 63, Plat Records, Grayson County, Texas and being the same 50' x 150' tract of land conveyed to Allen Sheehan by deed of record in Document No. 2023-80447, Official Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 3691, maintaining the northeast corner of said 50' x 150' tract, the northwest corner of a 52' x 150' tract of land conveyed to Doretha Williams by deed of record in Volume 1148, Page 422, Deed Records, Grayson County, Texas, in the north line of said Lot 1, Block 9, G.W. Bonds Supplement No. 2 and in the south line of Pacific Street;*

Thence ***South 15°29'32" East****, along the east line of said 50' x 150' tract, and the west line of said 52' x 150' tract, a distance of* ***150.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 3691 maintaining the southeast corner of said 50' x 150' tract, the southwest corner 52' x 150' tract and in the north line of a 50' x 140' Tract Three of lands conveyed to Iglesia De Dios Vida Nueva by deed of record in Volume 4818, Page 933, Official Public Records, Grayson County, Texas;*

Thence ***South 74°50'10" West****, along the south line of said 50' x 150' tract, and the north line of said 50' x 140' Tract Three, a distance of* ***50.00 feet*** *to a point being the southwest corner of a 50' x 150' tract, the northwest corner of a 50' x 140' Tract Three and in the east line of a Dedicated 10' alley conveyed to the City of Sherman, Texas, by deed of record in Volume 301, Page 591 of said Deed Records;*

Thence ***North 15°29'32" West****, along the west line of said 50' x 150' tract, and the east line of said 10' alley, a distance of* ***150.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 3691 maintaining the northwest corner of said 50' x 150' tract, the northeast corner of said 10' alley, in the north line of Lot 2, Block 9, G.W. Bonds Supplement No. 2 and in the south line of said Pacific Street;*

Thence ***North 74°50'10" East****, along the north line of said Block 9, and the south line of said Pacific Street, a distance of* ***50.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.172 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.

Plat Submittal

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

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, ALLEN SHEEHAN, 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 Sheehan 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 Sheehan 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: _____
ALLEN SHEEHAN

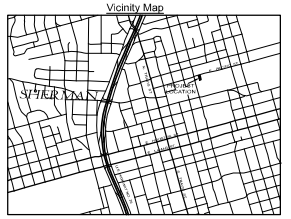
~ GENERAL NOTES ~

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 tract being a part of 6 different Lots in 1 Lot.

Plat Summary, Lot 1R: 0.161 Acres, Residential

Vicinity Map



Owner's Certificate of Dedication

That ALLEN SHEEHAN, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the SHEEHAN ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.172 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. ALLEN SHEEHAN 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).

ALLEN SHEEHAN

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 ALLEN SHEEHAN 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
Sheehan Addition
an addition to the City of Sherman Grayson County, Texas
Being a Replat of a part of Lots 1, 2, 3, 4, 5 & 6, Block 9 G.W. Bond's Second Addition

9/25/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 15.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 418, 432 AND 450 ROBERTS RUN (Project No. 24-005024)**

The request of Janet McCroskey (Owner), Rhonda Hindsley (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 418, 432 and 450 Roberts Run, consisting of 0.588 acres being a part of the J.M. Thomas Survey, Abstract No. 1234 being a Replat of Lots 28, 29 and 30, Block 1, Preston Club The Classics – Phase Three and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of McCroskey Estate

Background:

The property is located at 418, 432 and 450 Roberts Run between Highway 289 and Preston Club Drive. The owner would like to plat the property into 1 lot for residential development.

432 Roberts Run:

- 5/22/2018 – Variance to allow a 25’ front setback in lieu of the platted 30’, 19‘ rear setback in lieu of the required 25’ and 7.5’ side setback in lieu of the required 15’ in an R-A (Single Family Agricultural) District.

Origination:

Janet McCroskey (Owner)
Rhonda Hindsley (Representative)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat

dlagrone H:\PLANNING\Public Notification KT.aprx

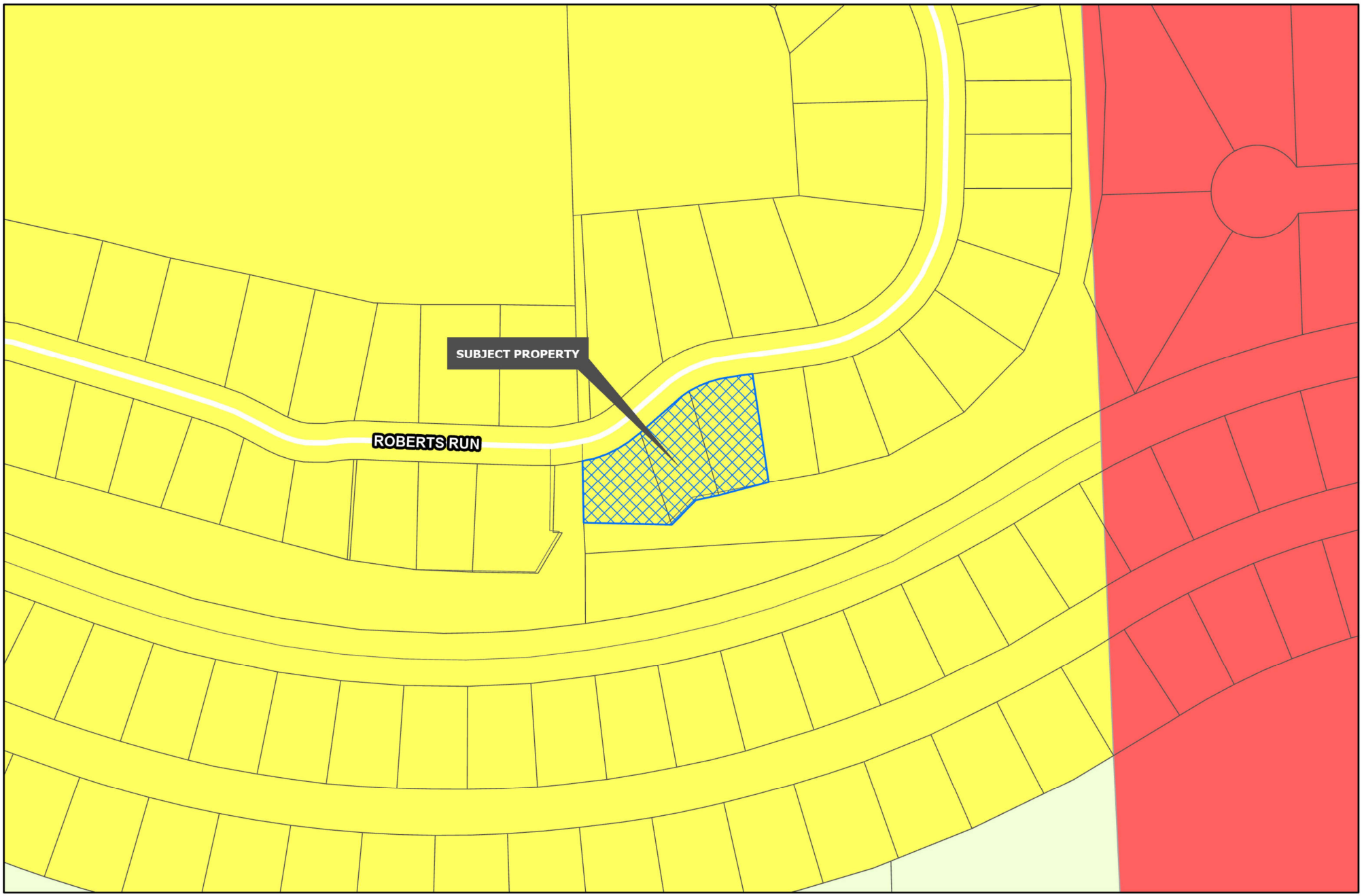
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
418, 432, & 450 ROBERTS RUN

N
W E
S

Date: 9/23/2024 8:10 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
418, 432, & 450 ROBERTS RUN

N
W E
S

Date: 9/23/2024 8:15:41 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2775-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 12, 2024

Janet A. McCroskey
P.O. Box 2407
Sherman, TX 75091-2407

Copley Land Surveying
Attn: John C. Copley
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of McCroskey Estate 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 Department Comments:

1. Graphically show existing 25' Utility Easement on drawing. *Code of Ordinances Chapter 10.02.002(e)(14); 10.02.003(f)(13); Vol. 19, Pg. 46, PRGCT*
2. Existing structure encroaches into 15' Utility Easement. Encroachment Agreement approved by City Council required prior to submittal of Final Plat. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
3. Preliminary Plat shows Wastewater/Sanitary Sewer main to be in rear of property and directly available to subject property. General Note #2 shall be removed from plat.
4. 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)*
5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Planning Department Comments:

1. Minimum rear setback in an R-6 (Single-Family Residential) District is 20'
   a. Rear setback of the existing structure is 13.7'.
      i. A Variance will be required to allow a 13.7' rear setback in lieu of the required 20' in an R-6 (Single-Family Residential) District.
2. Encroachment agreement will need to go to Council and be approved before plat can move forward.

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

September 18, 2024

Janet A. McCroskey
P.O. Box 2407
Sherman, TX 75091-2407

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated September 12, 2024 for the Preliminary Plat of McCroskey Estate, Job#24070304

To Whom it May Concern:

1. Graphically show existing 25" Utility Easement on drawing. *Code of Ordinances Chapter 10.02.002(e)(14); 10.02.003(f)(13); Vol 19, Pg. 46, PRGCT*
   Revised as Shown

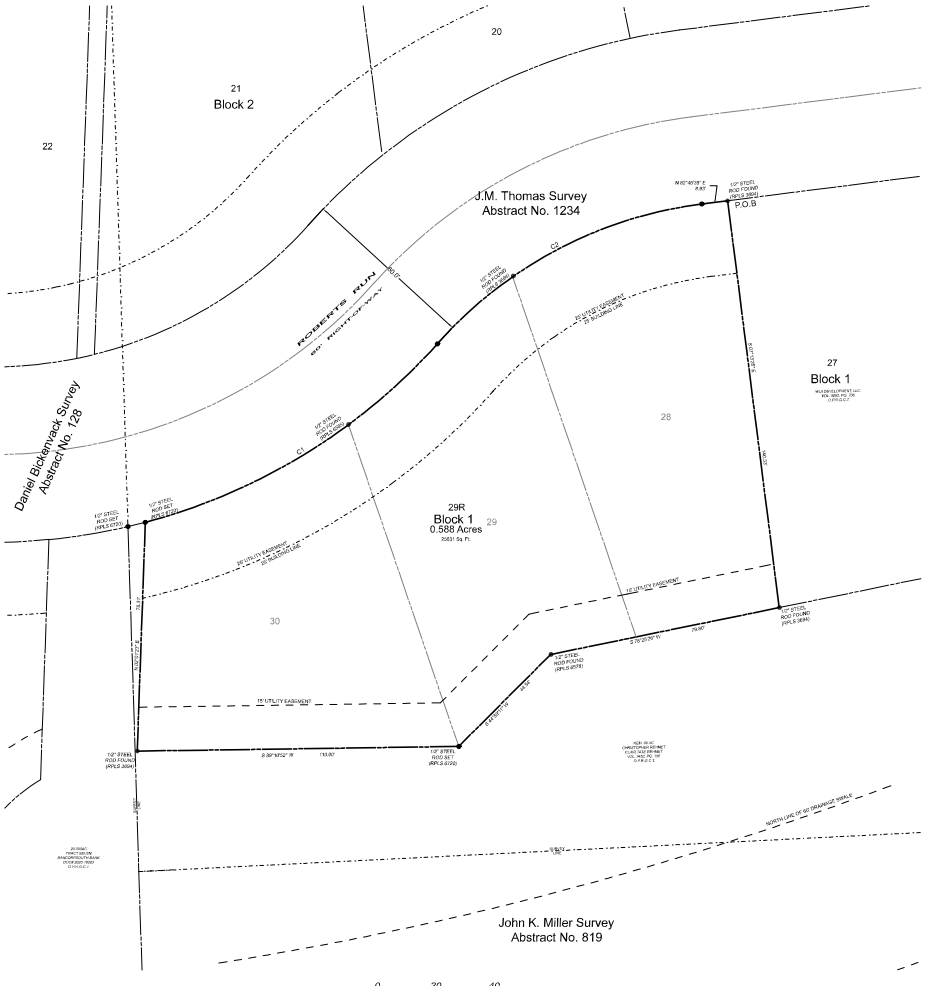
2. Existing structure encroaches into 15' Utility Easement. Encroaching Agreement Approved by City Council required prior to submittal of Final Plat. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
   N/A for Surveyor

3. Preliminary Plat shows Wastewater/Sanitary Sewer main to be in rear of property directly available to subject property. General Note #2 shall be removed from plat.
   Revised as shown

4. 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)*
   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)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	205.00'	118.76'	117.11'	N 58°34'40" E
C2	145.00'	104.59'	102.33'	N 62°06'48" E

Copley Land Surveying
3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

OWNER/DEVELOPER
JANET A. MCCROSKEY
P.O. BOX 2407
SHERMAN, TX 75091-2407

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

Legal Description

Situated *in the County of Grayson, State of Texas being a part of the J.M. Thomas Survey, Abstract No. 1234, and being all of Lots 28, 29 and 30, Block 1, Preston Club The Classics – Phase Three, an addition to the County of Grayson, Texas as shown by plat of record in Volume 19, Page 48, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 3694 maintaining the northeast corner of Lot 28, the northwest corner of Lot 27 of said Block 1 and in the south line of Roberts Run;*

Thence ***South 07°13'25" East****, along the east line of said Lot 28 and the west line of said Lot 27, a distance of* ***140.33 feet*** *to a 1/2" steel rod found with a cap marked RPLS 3694 maintaining the southeast corner of said Lot 28, the southwest corner of said Lot 27;*

Thence along the south line of Preston Club the Classics – Phase Three, the following calls and distances:
South 78°25'26" West*, along the south line of Lot 28, a distance of* ***79.80 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578;*
South 44°59'11" West*, a distance of* ***44.54 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;*
South 89°10'52" West*, a distance of* ***110.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 3694 maintaining the southwest corner of said Lot 30, Block 1;*

Thence ***North 02°01'23" East,*** *along the west line of said Lot 30, a distance of* ***78.31 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the northwest corner of Lot 30 and in the south line of said Roberts Run;*

Thence along the south line of Roberts Run and the north line of said Lots 28, 29 & 30, Block 1, the following calls and distances:
With *a curve to the left having a radius of* ***205.00 feet*** *(chord bears North 58°34'40" East, a distance of 117.11 feet) an arc length of* ***118.76 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;*
With *a reverse curve to the right having a radius of* ***145.00 feet*** *(chord bears North 62°06'48" East, a distance of 102.33 feet) an arc length of* ***104.59 feet*** *to 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;*
North 82°46'35" East*, a distance of* ***8.93 feet*** *to the Point-of-Beginning and containing* ***0.588 acres*** *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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

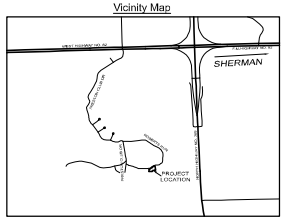
~ GENERAL NOTES ~

1. Water Supply to be provided by City of Sherman.
2. Electrical service is provided by Grayson-Collin Electric Cooperative.
3. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
4. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
5. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
6. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
1. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
2. Bearings are based on the City of Sherman Control Monument Network.
3. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
4. 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 constructions 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 3 Lots.

Plat Summary, Lot 29R: 0.588 Acres, Residential

Vicinity Map



Owners Certificate & Dedication

That Janet A. McCroskey, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the McCroskey Estate, an addition to the City of Sherman, Grayson County, Texas, Being 0.588 acres situated in and being a portion of the J.M. Thomas Survey, Abstract No. 1234, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. JANET A. MCCROSKEY 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 2024.

JANET A. MCCROSKEY

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 Janet A. McCroskey, known to me to be the persons whose names are 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

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

Chairman

Secretary

Final Plat

McCroskey Estate

(an addition to the City of Sherman, Texas)
being a replat of Lots 28, 29, & 30, Block 1, Preston Club The Classics-Phase Three to Grayson County, Texas

9/30/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 16.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3311 GALLAGHER DRIVE (Project No. 24-004729)

The request of Shujahat Bashir, Sherman Projects, LLC and Bonham Two Hundred, LLC (Owner), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive, consisting of 15.225 acres being in the Hillard Jennings Survey, Abstract No. 639, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-2 (General Commercial) District to a PD (Planned Development) District with a base zoning of MF-30 (Multi Family Residential) District.

Background:

The property is located at 3311 Gallagher Drive near the corner of Luther Knox Road and Gallagher Drive. The owner is requesting a Zone Change from a C-2 (General Commercial) District to a PD (Planned Development) District with a base zoning of MF-30 (Multi Family Residential) District. The proposed development includes 387 multifamily units.

Origination:

Shujahat Bashir, Sherman Projects, LLC and Bonham Two Hundred, LLC (Owner)
Robert Manaois, P.E. (Representative)
Barraza Consulting Group (Surveyor)

Staff Recommendation:

Staff does not have any objection to this zone change request. Staff recommends that as it is a Planned Development, that the site plan, landscape plan and building elevations are tied to the application. Staff also recommends that a condition of the approval is that Luther Knox be widened to 4 lanes.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Purpose and Intent Letter
7. Comment Response Letter
8. Site Plan
9. Landscape Plan
10. Elevations
11. Opposition Email - Wyrick

12. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

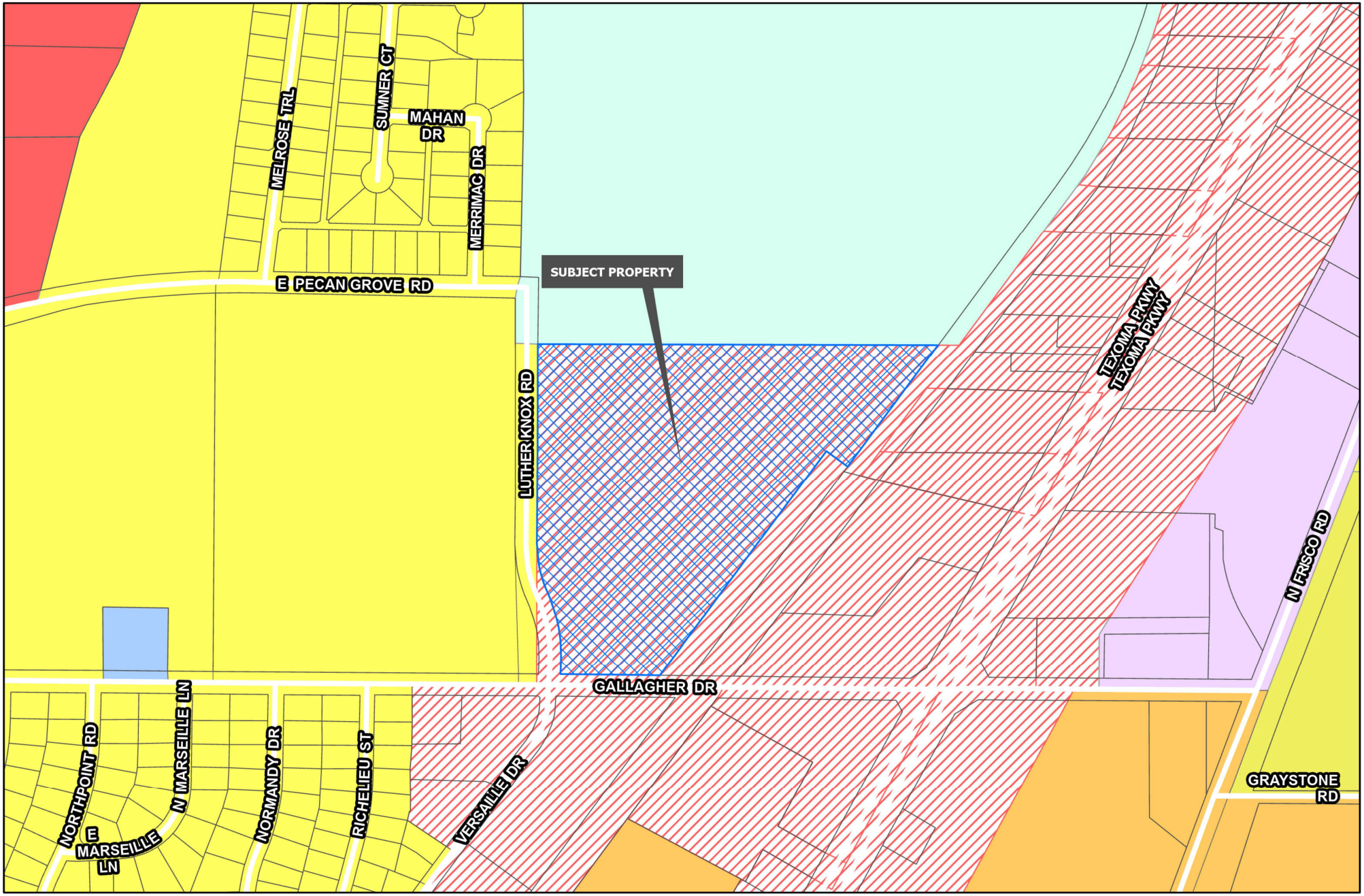
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3311 GALLAGHER DR

N
W E
S

Date: 10/2/2024 1:23 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

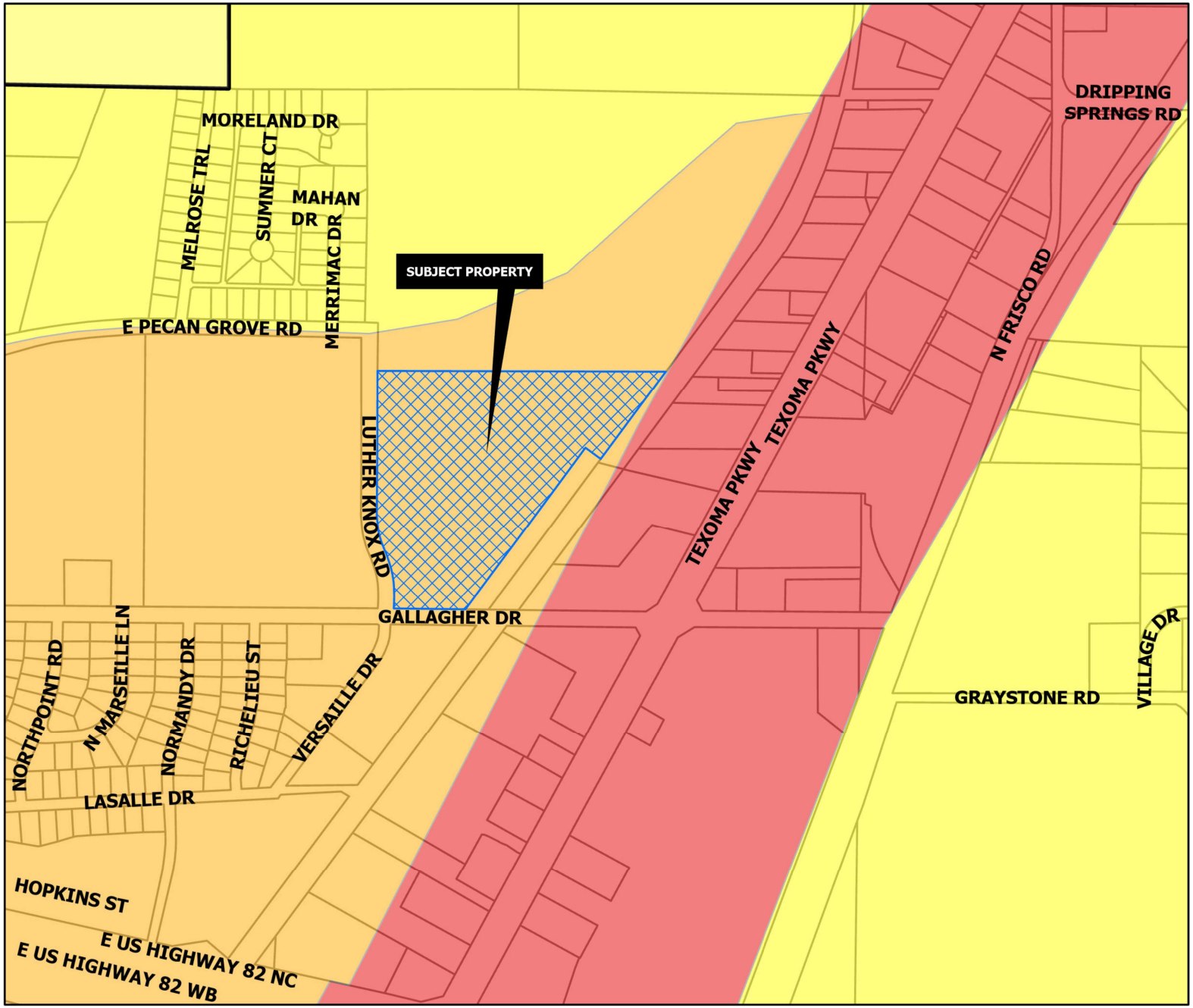
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3311 GALLAGHER DR

N
W E
S

Date: 10/3/2024 4:47 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3311 GALLAGHER DR

N
W E
S

Date: 10/3/2024 1:47 PM

Sherman
CLASSIC TOWN, BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-004729
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
10/9/24
2:59 pm

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-004729
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
10/9/24
3:14 pm

LEGAL DESCRIPTION

BEING that certain tract of land situated in the Hillard Jennings Survey, Abstract Number 639, City of Sherman, Grayson County, Texas and being all of that tract of land described in deed to Sherman Projects LLC, recorded in Instrument Number 2022-17365 and all of that tract of land described in deed to Bonham Two Hundred LLC recorded in Instrument Number 2024-4184, both of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described as follows:

BEGINNING at an "X" cut found at the southwest corner of said Sherman Projects, LLC tract, being the east right-of-way line of Versailles Drive, a variable width right-of-way, described in Deeds to the City Of Sherman, Texas, recorded in Volume 2478, Page 200, and Volume 2478, Page 206, of the Deed Records of Grayson County, Texas (D.R.G.C.T.), and also being on the north right-of-way line of Gallagher Drive, a 60-foot right-of-way, recorded in Volume 1410, Page 640, O.R.G.C.T.;

THENCE North 00°25'32" East, departing the north right-of-way line of said Gallagher Drive, and with the west line of said Sherman Projects, LLC tract, and the east right-of-way line of said Versailles Drive, a distance of 60.01 feet to an iron rod with cap stamped "RPLS 5833" found at the beginning of a tangent curve to the left;

THENCE with said tangent curve to the left through a central angle of 25°25'53", having a radius of 458.50 feet, whose long chord bears North 12°15'42" West for a distance of 201.84 feet and has an arc length of 203.51 feet to an iron rod with cap stamped "RPLS 5833" found at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right through a central angle of 25°25'17", having a radius of 405.00 feet, whose long chord bears North 12°11'44" West for a distance of 178.22 feet and has an arc length of 179.69 feet to a iron rod with cap stamped "RPLS 5833" found on the west line of said Sherman Projects, LLC tract, and the east right-of-way line of said Versailles Drive;

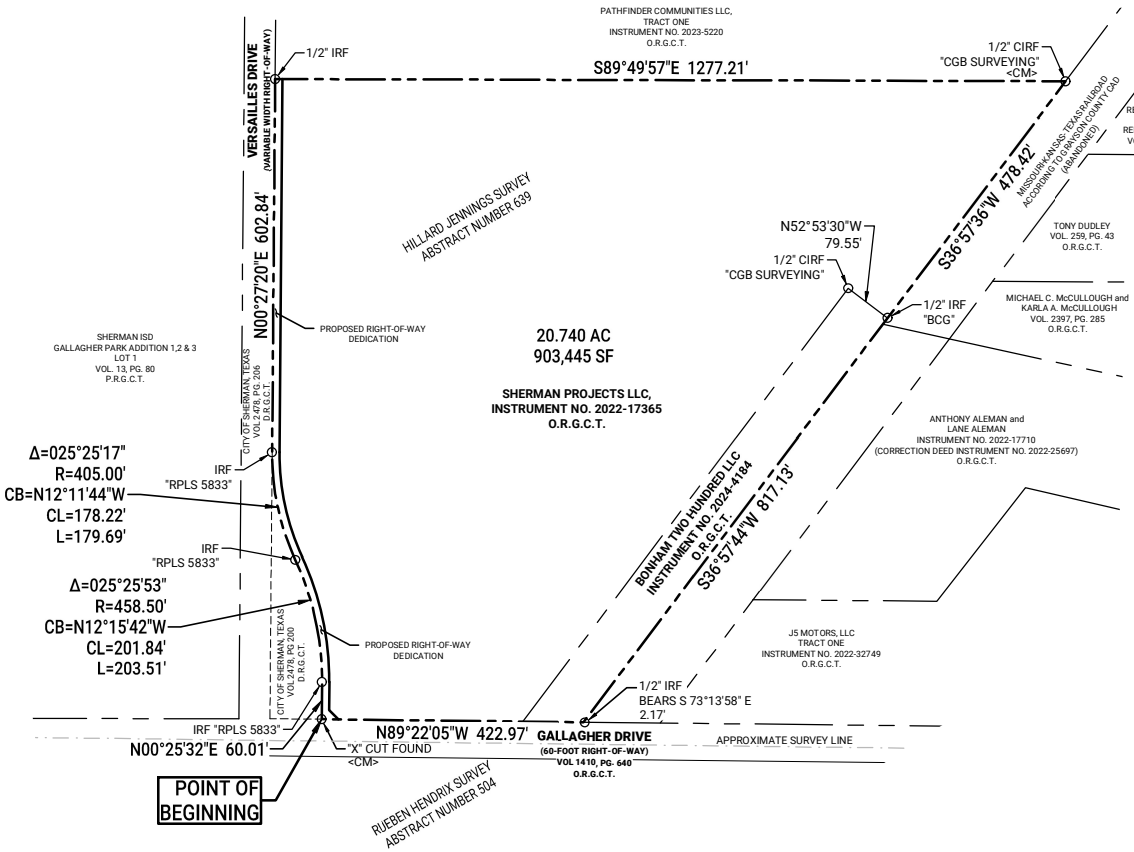
THENCE North 00°27'20" East, continuing with the west line of said Sherman Projects, LLC tract, and the east right-of-way line of said Versailles Drive, a distance of 602.84 feet to a 1/2-inch iron rod found at the northwest corner of said Sherman Projects, LLC tract, and the southwest corner of that certain tract of land described as Tract One, In deed to Pathfinder Communities, LLC, recorded in Instrument Number 2023-5220, O.R.G.C.T.;

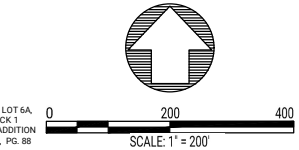
THENCE South 89°49'57" East, with the north line of said Sherman Projects, LLC tract, and the south line of said Tract One, a distance of 1,277.21 feet to a 1/2-inch iron rod with cap stamped "CGB Surveying" found at the northeast corner of said Sherman Projects, LLC tract, being the southeast corner of said Tract One, and being on the west right-of-way line of the Missouri-Kansas-Texas Railroad (abandoned);

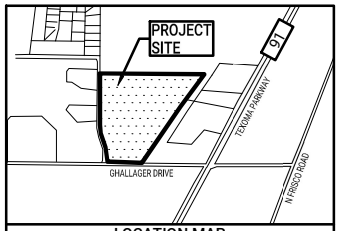
THENCE South 36°57'36" West, with the east line of said Sherman Projects, LLC tract, and the west right-of-way line of said Missouri-Kansas-Texas railroad, a distance of 478.42 feet to a 1/2-inch iron rod with cap stamped "BCG" found at the northeast corner of said Bonham Two Hundred, LLC tract;

THENCE South 36°57'44" West, with the east line of said Bonham Two Hundred, LLC tract, and passing the southwest corner of said Missouri-Kansas-Texas railroad, and the northwest corner of that certain tract of land described as Tract One, in deed to J5 Motors, LLC, recorded in Instrument Number 2022-32749, O.R.G.C.T., a distance of 817.13 feet to a 1/2-inch iron rod found at the southeast corner of said Bonham Two Hundred, LLC tract, being the southwest corner of said Tract One, and being on the north right-of-way line of said Gallagher Drive;

THENCE North 89°22'05" West, with the south lines of said Bonham Two Hundred, LLC tract and Sherman Projects, LLC tract, and the north right-of-way line of said Gallagher Drive, a distance of 422.97 feet to the **POINT OF BEGINNING** and containing 20.740 acres of land, or 903,445 square feet, more or less.







LOCATION MAP
(NOT TO SCALE)

LEGEND	
○	MONUMENT FOUND
CIRF	(CAPPED) IRON ROD FOUND, AS NOTED
IRF	IRON ROD FOUND
<CM>	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, Adam T. Johnson, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property and that the plat shown hereon is a substantially true, correct and accurate representation of the property determined by survey. This survey substantially conforms to the current Texas Society of Professional Surveyors Manual of Practice for a Category 1B, Condition II Land Title Survey.

FOR BARRAZA CONSULTING GROUP, LLC

September 11, 2024

09/11/2024

Adam T. Johnson, RPLS No. 6664

STATE OF TEXAS REGISTERED ADAM T. JOHNSON 6664 PROFESSIONAL LAND SURVEYOR

NOTES:

1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.99988001
2. Subject property is located within Zone X, defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and incorporated areas- Map Number 48181C0290G, Effective Date 09/01/2022.

EXHIBIT "A"

20.740 ACRES

SITUATED IN THE
HILLARD JENNINGS SURVEY,
ABSTRACT NO. 639
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
TBPELS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2023-006
DATE September 2024

S:\2023\2023006-00 Sherman 191\SURVEY\Boundary_023-006-BNDY EXHBIT.dwg, 9/11/2024 8:15 AM

SCALE 1"=200'

Purpose and Intent of the Planned Development

The Summit Planned Development District is a multi-family development consisting of approximately 387 Units in six (6) 3-story buildings 15.225 acres. The Property is located north of Gallagher Drive and east of Luther Know Drive. Characteristics of the site include grassy areas, falling topography and adjacency to the abandoned railway that runs the entire length of the eastern boundary.

The primary land use will be multi-family. The use and development regulations set forth in The Summit PD provides for and encourages a mix of building and unit types unique to the development and direct pedestrian access to the future Commercial Development to west as well as direct pedestrian access to the future Katy Trail to the east.

Exhibit A
Legal Description

BEING a tract of land situated in the Hillard Jennings Survey, Abstract Number 639, City of Sherman, Grayson County, Texas and being part of that tract of land described in deed to Sherman Projects LLC, recorded in Instrument Number 2022-17365 and all of that tract of land described in deed to Bonham Two Hundred LLC recorded in Instrument Number 2024-4184, both of the Official Records of Grayson County, Texas (O.R.G.C.T.) and being more particularly described as follows:

COMMENCING at an "X" cut found at the southwest corner of said Sherman Projects, LLC tract, being the east right-of-way line of Versailles Drive, a variable width right-of-way, described in Deeds to the City of Sherman, Texas, recorded in Volume 2478, Page 200, and Volume 2478, Page 206, of the Deed Records of Grayson County, Texas (D.R.G.C.T.), and being on the north right-of-way line of Gallagher Drive, a 60-foot right-of-way, recorded in Volume 1410, Page 640, O.R.G.C.T.

THENCE South 89˚22'05" East, with the north right-of-way line of said Gallagher Drive, and the south line of said Sherman Projects LLC, tracts, a distance of 244.94 feet to the **POINT OF BEGINNING**;

THENCE departing the north right-of-way line of said Gallagher Drive, over and across said Sherman Projects LLC tract, the following courses and distances:

North 00° 29' 34" East, a distance of 140.80 feet;

North 24° 41' 13" West, a distance of 177.11 feet;

North 89° 31' 25" West, a distance of 23.32 feet;

North 00° 19' 02" East, a distance of 651.04 feet;

North 45° 27' 48" East, a distance of 19.53 feet;

North 44° 32' 12" West, a distance of 19.63 feet;

North 00° 19' 02" East for a distance of 55.71 feet to the north line of said Sherman Projects LLC tract, and the south line of that tract of land described as Tract One in deed to Pathfinder Communities LLC, recorded in Instrument Number 2023-5220 O.R.G.C.T.;

THENCE South 89° 49' 57" East, with the north line of said Sherman Projects LLC tract and the south line of said Tract One, a distance of 1,049.01 feet to a 1/2-inch iron rod with cap stamped "CGB Surveying" found at the northeast corner of said Sherman Projects LLC tract, and the southeast corner of said Tract One, and being on the west right-of-way of said Missouri-Kansas-Texas Railroad (abandoned);

THENCE South 36° 57' 36" West, with the east line of said Sherman Projects LLC tract, and the

west right-of-way line of said Missouri-Kansas-Texas Railroad, a distance of 478.42 feet to a 1/2-inch iron rod with cap stamped “BCG” found at the northeast corner of said Bonham Two Hundred LLC tract;

THENCE South 36° 57' 44" West, with the east line of said Bonham Two Hundred LLC tract, passing the southwest corner of said Missouri-Kansas-Texas railroad, and the northwest corner of that certain tract of land described as Tract One in deed to J5 Motors, LLC, recorded in Instrument Number 2022-32749, O.R.G.C.T., a distance of 817.13 feet to the southeast corner of said Bonham Two Hundred LLC tract, and the southwest corner of said Tract One, and being the north right-of-way line of said Gallagher Drive, from which a 1/2-inch iron rod found bears South 73˚13’58” East, 2.17 feet;

THENCE North 89˚22’05” West, with the north right-of-way line of said Gallagher Drive, and the south lines of said Sherman Projects, LLC tract and said Bonham Two Hundred, LLC tract, a distance of 178.03 feet to the **POINT OF BEGINNING** and containing 15.225 acres of land, or 663,218 square feet, more or less.

Exhibit B
Development Standards

The design, development and use of the Property shall comply with the City of Sherman's Zoning Ordinance, the PD Site Plan Exhibit, attached hereto as Exhibit C, the Landscape Plan, attached hereto as Exhibit D, and the following development standards. Subject to the foregoing, the following development standards shall apply to the Property:

1) Land Use:

Use for the site shall be developed and used in accordance with the standards applicable to the MF-30 Multi-Family Residential District within the zoning classification of Sherman's Zoning Ordinance, as it exists or may be amended, except that no land uses other than those listed below shall be allowed or permitted, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may beamended:

- Amenity Center
- Leasing and Administration Center

2) Design Criteria:

Maximum Density	30 units/acre
Site Plan	Shall be in conformance with attached Exhibit C
Minimum Parking Requirements	One Bedroom Units - 1.5 spaces per Unit Two Bedroom Units - 2 spaces per Unit Three Bedroom Units - 2.5 spaces per Unit
Garage Parking	Detached & Covered parking can count toward required parking calculations
Covered Parking & Detached Garages	Not required; optional
Dead-end drive aisles	Shall have a maximum of twenty-four (24) parking spaces
Maximum Units per Building	96 Units
Building Height	Up to 3 Story, 50' Max., Measured from the ground adjacent to the peak of roof
Elevator	Not Required
Minimum Dwelling Size	One Bedroom Units - 650 sf Two Bedroom Units - 850 sf Three Bedroom Units - 1,100 sf

Building Separation	Minimum fifteen (15) feet
Open Space	20% net area - To include landscape buffers and detention areas
Common Area Amenities	Common Area amenities include Clubhouse, pickle ball court, pool, parks
Exterior Design Elements	Exterior to be in compliance with attached Exhibit E
Enhanced Multi-Family Design	Textured driveway entrances, increased tree plantings.

a) Architectural Standards:

1. Building elevations shall comply with Exhibit E.
2. The following materials shall be prohibited in the construction of the Residential structures: Metal Siding, Vinyl Siding and Wood Siding.

b) Open Space Standards:

1. The Property shall be developed and used in accordance with the Landscape Plan set forth in Exhibit D.
2. Open spaces shall be owned and maintained by the proper owner. Sherman will have the right but not the obligation to enter onto the Property and maintain all open space areas.
3. Open space amenities shall include those amenities specified in Exhibit C and Exhibit D.

c) Landscape Standards:

1. Landscaping shall be defined for the purposes of these requirements, as plant material including, but not limited to, grass, ornamental grasses, trees, shrubs, flowers, vines and other ground cover. Materials such as decorative stone, boulders or decomposed granite shall also be included as part of the landscaping definition.

2. Landscaping shall conform to the following:

    1) Landscaping shall be required throughout the development and shall be completed immediately surrounding any building prior to the issuance of a certificate of occupancy. All landscaping shall be completed on the development prior to the issuance of the last certificate of occupancy.
    2) All landscaping should be installed to avoid hazards.
    3) City approval of a Landscape Plan is required at the time of Detailed Site Plan approval.
    4) This document shall apply to all new construction and their respective permitted accessory uses.

3. Landscaping shall be defined for the purposes of these requirements, as plant material including, but not limited to, grass, ornamental grasses, trees, shrubs, flowers, vines and other ground cover. Materials such as decorative stone, boulders or decomposed granite shall also be included as part of the landscaping definition.

    1) Screening of parking lots over twenty-five (25) spaces shall be landscaped.
    2) Landscaping shall consist of a combination of such plant materials as follows: ground cover, ornamental grasses, shrubs, vines, hedges, trees, or other such materials.
    3) Required street trees (1/40 lf of frontage) shall be planted within the streetscape areas adjacent to rights-of-way.
    4) Required street trees may be clustered to facilitate a creative design, for safety reasons or to provide visibility.
    5) Street trees shall be at least three (3) caliper inches in diameter at time of planting.

4. Landscaping may be used as a screening method. If landscaping is used as a screen, the minimum height at installation shall be three (3) feet.

    1) Masonry walls shall be a permitted screening option.
    2) Wood opaque fencing shall be permitted as a screening option.
    3) Decorative Metal opaque fencing shall be permitted as a screening option.
    4) Privacy fences shall consist of wood, ornamental metal with a consistent design and finished in black, or masonry fence materials.
    5) Fence and wall locations and materials will be approved as part of the Detailed Site Plan approval.
    6) Fences and walls consisting of materials or locations not addressed in this section, may be approved as part of the Detailed Site Plan approval.
    7) Site features noted below shall be screened in accordance with the above requirements:

        - Solid Waste Receptacles / Trash Bins.
        - Ground-Mounted Equipment.

    8) No fence, wall or enclosure wall shall exceed a height of eight (8) feet.

3) Phasing:

The site will be constructed in two phases. The first phase will consist of the following:

a) Buildings D, E and F;
b) The Leasing / Administration Center;
c) The Amenity Center;
d) Luther Knox Drive Expansion.

The second phase will consist of Buildings A, B, and C.

Zoning

Site Plan

Site Plan shall adhere to the General Standards of the City's Site Plan Requirements. (Sec. 14.06.004(b))

1. Building setbacks must be identified on the Site Plan
    a. This can be accomplished by adding a building setback line around the property
        i. 25' Front, Rear and Side setbacks will apply *(Sec. 14.02.012(1))* **Revised.**
    b. Remove SS and W references around the property line. **Revised and added language to Developer's Agreement for Impact Fees to based only on Domestic Flows and not to include Fire Flows based on Master Metering.**
2. Parking spaces must be 9'x20' unless overhanging landscaping. *(Sec. 14.04.003(d)(3)(A))*
    a. Site Plan notates that 'ALL PARKING SPACES (WHERE CURB IS PRESENT) ARE 18' X 9'.
        i. Update this to reflect (WHERE CURB AND A 2' WIDE NON-VEGETATIVE PERVIOUS AREA ADJACENT TO THE BACK OF THE CURB ARE PRESENT) **Revised.**

Elevation

3. The height of the buildings must be shown to the peak of the roof and shall not exceed 50'. (*Sec. 14.02.012(4)(D))*
    a. The Site Plan calls out the 50' maximum height but does not clearly state the height of what you are planning to build to the peak of the roof. **Revised on Site Plan and PD.**
    b. Because this is PD (Planned Development) District zoning, the Site Plan, Landscape Plan and Elevations will be tied to this PD (Planned Development) District.
        i. Notate colors and materials on the Elevation **Revised.**

Engineering

Revisions required by Engineering:

4. 20' Easement for existing wastewater main along northern portion of subject property shall be shown on site plan. **Revised.**
5.

Informational Engineering Comments:

6. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
7. 26' F.A.U.E. shall be removed from plat. Internal water and wastewater lines shall be privately owned and maintained. Fire Lanes are not dedicated as easements. **Revised to only show Private Access and Utility Easement.**
8. Verify wastewater capacity for proposed use. Upgrade of wastewater infrastructure by developer may be required. Documentation from City of Sherman or its Authorized Representatives verifying capacity is required with Final Plat submittal. Requests can be emailed to linelocate@cityofsherman.com. *Code of Ordinances 10.03.003(h)(5); 10.03.005*
9. Widening or improvement of Luther Knox Road by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
    a. Internal water and wastewater lines will be privately owned and maintained. **Revised and added language to Developer's Agreement for**

Impact Fees to based only on Domestic Flows and not to include Fire Flows based on Master Metering.

10. 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)*
11. 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*
12. 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*

Fire Services

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

-One turning radius off Luther Knox does meet code, and fire lane on East side of building F states its 26' but when measured by scale it's only 24'.

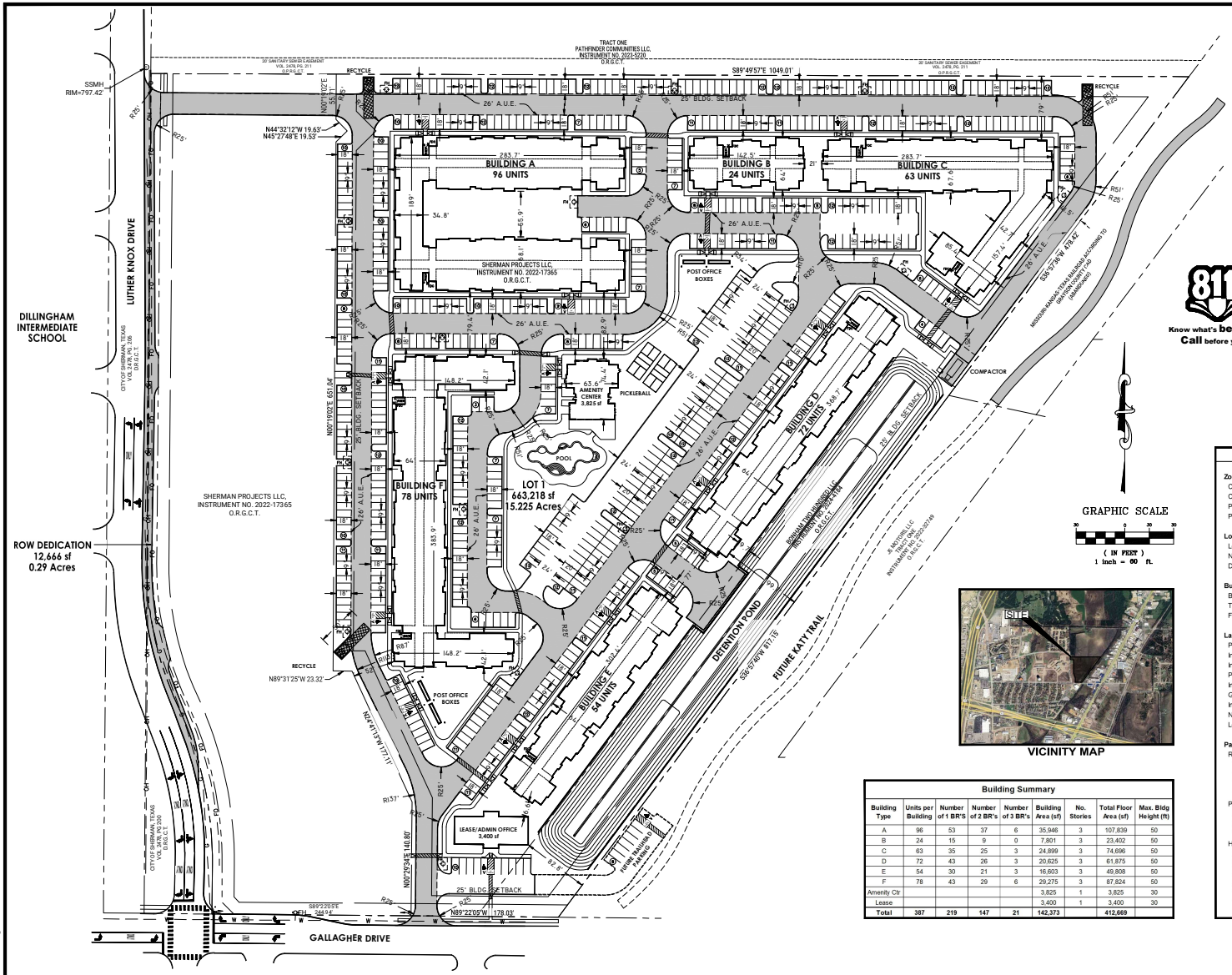
13. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 26 feet or approved by fire code official. (Located In City Ordinances Amendments) **Revised.**

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.

14. [ ] 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)

Solid Waste

15. Enclosure locations and size look good. Please rotate orientation to provide straight in approach drive where possible. **Revised Enclosures where possible to be straight in.**



LEGEND

- 6" CLASS 'C' 3600 psi REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (MEDIUM DUTY/FIRE LANE)
- 5" CLASS 'C' 3600 psi REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (LIGHT DUTY/PARKING)
- 8" CLASS 'C' 3600 psi REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (HEAVY DUTY/DUMPSTER PAD)
- X' SW — 4" CLASS 'A' 3000 psi REINFORCED CONCRETE PAVEMENT WITH SUBGRADE PER GEOTECH (SIDEWALK)
- (#) NUMBER OF PARKING SPACES
- COVERED PARKING STALLS
- TRANSFORMER
- FIRE HYDRANT
- WATER METER
- BACK FLOW DEVICE
- TREE TO REMAIN
- A.U.E. PRIVATE ACCESS & UTILITY EASEMENT
- R RADIUS
- TYP TYPICAL
- EX EXISTING
- BFR BARRIER FREE RAMP
- BL BUILDING LINE
- LS LANDSCAPE BUFFER
- X' SW X' WIDE SIDE WALK
- F-F FACE OF CURB TO FACE OF CURB
- X' C.I. X' CURB INLET
- X G.I. X' GRATE INLET
- X' A.D. X' AREA DRAIN
- FHPM FIRE HYDRANT PAVEMENT MARKER
- FDC FIRE DEPARTMENT CONNECTION
- ESO EMERGENCY SHUT OFF SWITCH

811 Know what's below. Call before you dig.

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

VICINITY MAP

Site Data Summary

Zoning and Use:				
Current Zoning:	C-2			
Current Use:	Vacant			
Proposed Zoning:	PD (Planned Development)			
Proposed Use:	Multifamily Aparments			
Lot Density:				
Lot Area:	663,218	sq. ft.	15.225	Acres
Number of Dwelling Units:	387	Units		
Density (max. 30 DU's/Acre):	1,714	sq. ft.	25.4	DU's/Ac.
Building Summary:				
Building Height (max. 50 feet to peak of roof):	50	foot max.	3	story
Total Floor Area:	412,669	sq. ft.		
Floor Area Ratio (max. 0.8:1):	0.62			
Landscape:				
Parking Lot Area:	265,908	sq. ft.		
Interior Landscaping Required (10%):	26,591	sq. ft.		
Interior Landscaping Provided:	28,359	sq. ft.	11%	
Pervious Area (min. 20%):	213,257	sq. ft.	32.2%	
Impervious Area (max. 80%):	449,961	sq. ft.	67.8%	
Gross Area of Street Yard:	5,225	sq. ft.		
Impervious Area in Street Yard:	974	sq. ft.		
Net Pervious Area in Street Yard (min. 15%):	4,251	sq. ft.	81.4%	
Length of Street Frontage (1 tree / 40 feet):	181	ft.	5	trees
Parking:				
Required Parking:	Units	Required		
Total Number of 1 Bedrooms (1.5 per BR):	219	329	Spaces	
Total Number of 2 Bedrooms (2.0 per BR):	147	294	Spaces	
Total Number of 3 Bedrooms (2.5 per BR):	21	53	Spaces	
Total Number of Spaces Required:	387	676	Spaces	
Provided Parking:		Provided		
Number of Covered Spaces Provided (Private):		0	Spaces	
Number of Surface Spaces Provided (Public):		695	Spaces	
Total Number of Spaces Provided:		695	Spaces	
Handicap Parking:				
Number of Covered Units (1st Floor):		129	Units	
Number of Accessible Units:		7	Units	5%
Handicap Parking Required (1 per Accessible Unit):		7	Spaces	
Handicap Parking Required (1% of Public Parking):		7	Spaces	
Total Handicap Parking Required:		14	Spaces	
Total Handicap Parking Provided:		15	Spaces	

Building Summary

Building Type	Units per Building	Number of 1 BR'S	Number of 2 BR's	Number of 3 BR's	Building Area (sf)	No. Stories	Total Floor Area (sf)	Max. Bldg Height (ft)
A	96	53	37	6	35,946	3	107,839	50
B	24	15	9	0	7,801	3	23,402	50
C	63	35	25	3	24,899	3	74,696	50
D	72	43	26	3	20,625	3	61,875	50
E	54	30	21	3	16,603	3	49,808	50
F	78	43	29	6	29,275	3	87,824	50
Amenity Ctr					3,825	1	3,825	30
Lease					3,400	1	3,400	30
Total	**387**	**219**	**147**	**21**	**142,373**		**412,669**	

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 290 OF 575 MAP NUMBER 48181C0290G, DATED SEPTEMBER 1, 2022, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN ZONE 'X', AREA OF MINIMAL FLOOD HAZARD.

MISCELLANEOUS NOTES:

1. NO PROTECTED TREES EXIST ON THIS SITE.
2. ALL PARKING SPACES ARE 9'x18' WHERE CURB AND A 2' WIDE NON-VEGETATIVE PERVIOUS AREA ADJACENT TO THE BACK OF THE CURB ARE PRESENT.

OWNER / APPLICANT:
Sherman Projects, LLC
6923 Deseo
Irving, Texas 75039
Tel. No. (407) 928-6384
Contact: Shujahat Bashir
shahul.basheer@gmail.com

ENGINEER:
Barraza Consulting Group, LLC
801 E. Campbell Road, Suite 650
Richardson, TX 75081
Ofc (469) 482-1197
Cell (214) 886-1721
Contact: Robert K. Manaois, P.E.
bmanaois@Barraza-group.com
Texas Firm No. F-20683

SURVEYOR:
Barraza Consulting Group, LLC
801 E. Campbell Road, Suite 650
Richardson, TX 75081
Ofc (469) 482-1168
Cell (817) 994-5147
Contact: Adam Johnson, R.P.L.S.
ajohnson@Barraza-group.com
Texas Firm No. 10194538

ARCHITECT:
KnS Architecture Studio
1110 E. Collins Blvd., Suite 122
Richardson, Texas 75081
Tel. No. (214) 909-6212
Contact: Nizar Muammar, AIA
nizar@knsarch.com

LANDSCAPE ARCHITECT:
SMR Landscape Architects, Inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel. No. (214) 871-0083
Contact: Brian D. Adams, RLA
badams@smr-la.com

CITY CASE NO.: 24-004729

THE SUMMIT

15.225 ACRE TRACT
IN THE
H. JENNINGS SURVEY,
ABSTRACT NO. 639
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PREPARED SEPTEMBER 11, 2024

CITY CASE NO.: 24-004729

NO.	DATE	REVISION

STATE OF TEXAS — ROBERT K. MANAOIS — 86508 — LICENSED PROFESSIONAL ENGINEER

PD SITE PLAN

THE SUMMIT
CITY OF SHERMAN, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
PH. 469.482.1197
TBPE Firm Lic. 20683

DATE
SEPTEMBER 11, 2024

DESIGN	CHECKED
RH	RKM

C-1

S:\2023\2023006-003\Sherman 15\CAD\S15_C_BASE - Ph1.dwg

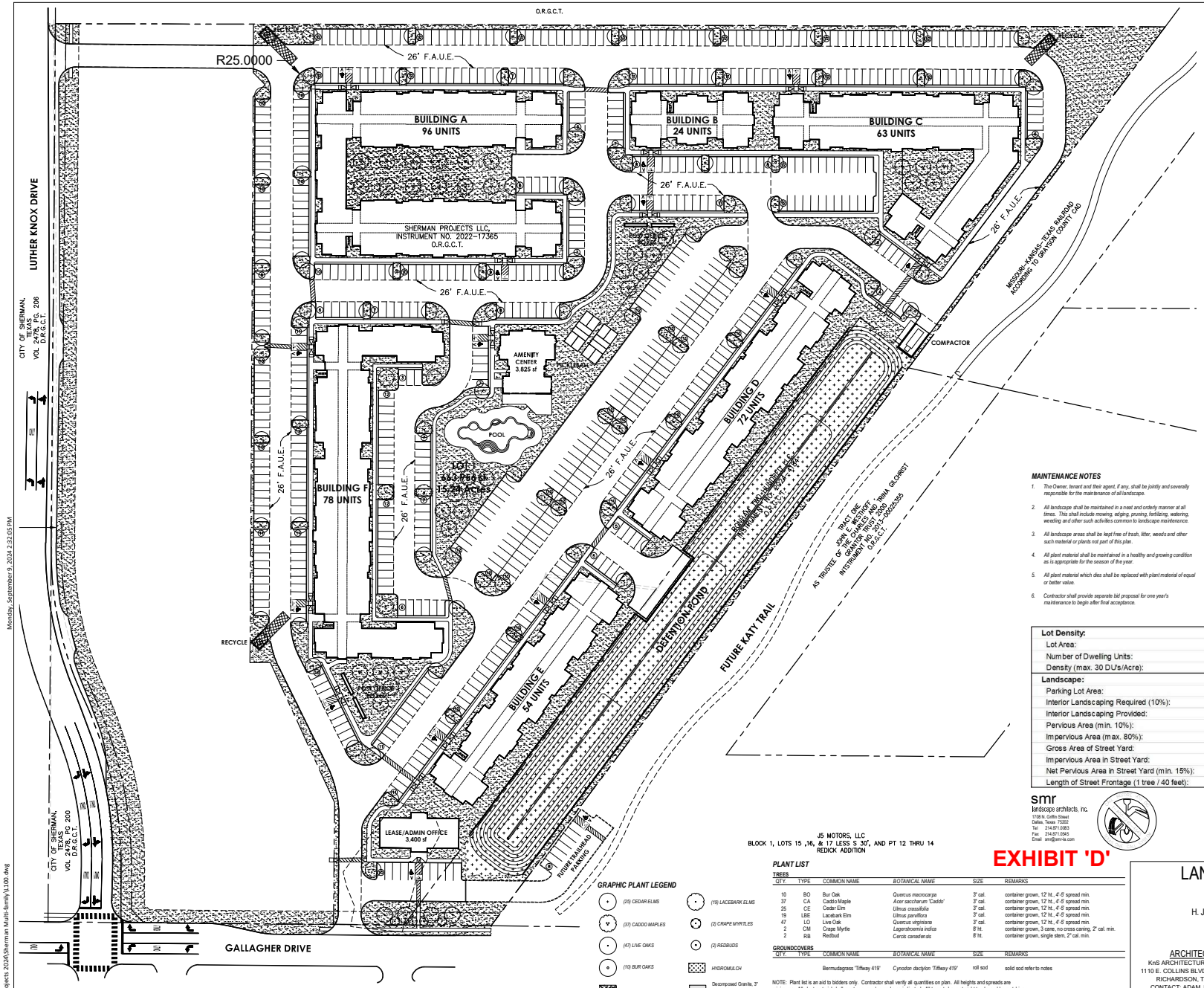


EXHIBIT 'D'

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (265,908 SF of Parking Area, 695 Spaces)
Requirements: 10% of the total parking lot area to be landscaped. (1) Tree per Landscape Island per (12) Parking Stalls In A Row.

Required	Provided
26,591 s.f. (10%)	28,359 s.f. (10.6%)
(58) Landscape Islands	(60) Landscape Islands

STREET PERIMETER BUFFER (2264 SF)
Requirements: Minimum 15 Foot Street Buffer to be Provided at Adjacent Perimeter Right-of-Way. Buffer shall consist of (2) Shade and (2) Ornamental Trees per 1,000 SF of Buffer Area. No More than 25% shall be single species and Shall Be Planted in Natural Context.

Required	Provided
(4) Shade Trees	(4) Shade Trees
(4) Ornamental Trees	(4) Ornamental Trees
25% Species Rule of Thumb	25% Species

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

SOLID SOD NOTES

1. *Fine grade areas to be achieve final contours indicated. Leave areas to receive bed preparation 6" below final desired grade in planting areas and 3" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 3" below final finish grade.*
4. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
5. *All compacted sod shall be ripped and scarified to a minimum depth of 6" prior to fine grading.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (2") two inches of imported topsoil (turf blend) on all areas to receive lawn.*
8. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top-dress joints by hand with topsoil to fill voids.*
9. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
10. *Water sod thoroughly as sod operation progresses.*
11. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
12. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

Lot Density:				
Lot Area:	663,956	sq. ft.	15.24	Acres
Number of Dwelling Units:	387	Units		
Density (max. 30 DU's/Acre):	1,716	sq. ft.	25.4	DU's/Ac.
Landscape:				
Parking Lot Area:	265,908	sq. ft.		
Interior Landscaping Required (10%):	26,591	sq. ft.		
Interior Landscaping Provided:	28,359	sq. ft.	11%	
Pervious Area (min. 10%):	213,257	sq. ft.	32.1%	
Impervious Area (max. 80%):	450,699	sq. ft.	67.9%	
Gross Area of Street Yard:	5,225	sq. ft.		
Impervious Area in Street Yard:	974	sq. ft.		
Net Pervious Area in Street Yard (min. 15%):	4,251	sq. ft.	81.4%	
Length of Street Frontage (1 tree / 40 feet):	181	ft.	5	trees

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0565
Email smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 60'-0"
0 30 60 120

GRAPHIC PLANT LEGEND

(25) CEDAR ELMS
(19) LACEBARK ELMS
(37) CADDO MAPLES
(2) CRAPE MYRTLES
(47) LIVE OAKS
(2) REDBUDS
(10) BUR OAKS
HYDROMULCH
LAWN, BERMUDAGRASS
Decomposed Granite, 3" depth w/ steel edging border & weed barrier fabric

PLANT LIST

TREES

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10	BO	Bur Oak	*Quercus macrocarpa*	3" cal.	container grown, 12' ht., 4'-6' spread min.
37	CA	Caddo Maple	*Acer saccharum 'Caddo'*	3" cal.	container grown, 12' ht., 4'-6' spread min.
25	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	container grown, 12' ht., 4'-6' spread min.
19	LBE	Lacebark Elm	*Ulmus parvifiora*	3" cal.	container grown, 12' ht., 4'-6' spread min.
47	LO	Live Oak	*Quercus virginiana*	3" cal.	container grown, 12' ht., 4'-6' spread min.
2	CM	Crape Myrtle	*Lagerstroemia indica*	8' ht.	container grown, 3 cane, no cross caning, 2" cal. min.
2	RB	Redbud	*Cercis canadensis*	8' ht.	container grown, single stem, 2" cal. min.

GROUNDCOVERS

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Bermudagrass 'Tiffway 419'	*Cynodon dactylon 'Tiffway 419'*	roll sod	solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

EXHIBIT 'D'

LANDSCAPE SITE PLAN

CITY CASE #:XXXXX
15.24 ACRES SITUATED IN THE
H. JENNINGS SURVEY, ABSTRACT NO. 639
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ARCHITECT
KnS ARCHITECTURE STUDIO
1110 E. COLLINS BLVD., SUITE 122
RICHARDSON, TX 75081
CONTACT: ADAM JOHNSON
PHONE: (469) 482 - 1168

OWNER / APPLICANT
SHERMAN PROJECTS, LLC
6923 DESEO
IRVING, TX 75039
CONTACT: SHUJAHAT BASHIR
PHONE: (407) 928 - 6384

REVISION | DATE | NO.

REGISTERED LANDSCAPE ARCHITECT
RICHARD A. BARRAZA
STATE OF TEXAS
09.11.2024

LANDSCAPE PLAN
SHERMAN 19 15.24 ACRE TRACT, ABSTRACT NO. 639
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel No. 214-484-7055
TBPE Firm Lic. 20683

DATE: 09/11/2024
DESIGN: BCC | CHECKED: BDA

L.1

P:\Projects 2024\Sherman Multi-family\L100.dwg
Monday, September 9, 2024 2:32:05 PM

EXHIBIT 'D'

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to be moved to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound. If so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Pine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This kind of the organic material

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not use solid steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plants, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertiliaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

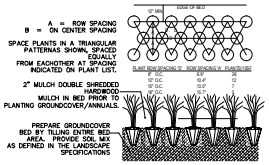
A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

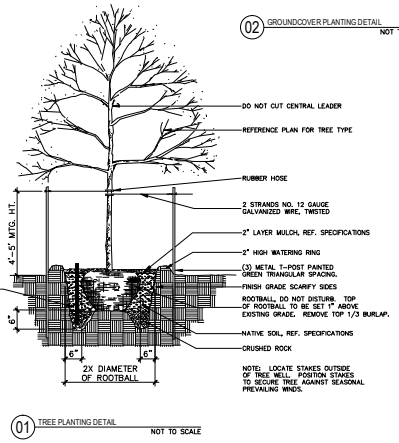
1. Post: Studded T-Post, #1 Arroco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

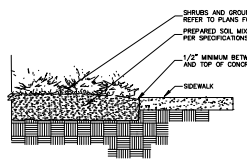
D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



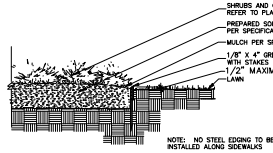
02 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



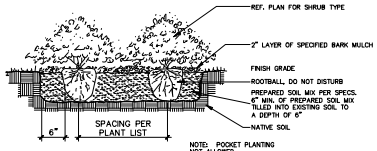
01 TREE PLANTING DETAIL
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



04 STEEL EDGING DETAIL
NOT TO SCALE



05 SHRUB PLANTING DETAIL
NOT TO SCALE

EXHIBIT 'D'

LANDSCAPE SPECIFICATIONS

CITY CASE #:XXXXX
15.24 ACRES SITUATED IN THE
H. JENNINGS SURVEY, ABSTRACT NO. 639
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ARCHITECT
KnS ARCHITECTURE STUDIO
1110 E. COLLINS BLVD., SUITE 122
RICHARDSON, TX 75081
CONTACT: ADAM JOHNSON
PHONE: (469) 482 - 1168

OWNER / APPLICANT
SHERMAN PROJECTS, LLC
6923 DESEO
IRVING, TX 75039
CONTACT: SHUJAHAT BASHIR
PHONE: (407) 928 - 6384

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0083
Fax: 214.871.0545
Email: smr@smr-la.com

NO.	DATE	REVISION

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
09.11.2024

LANDSCAPE SPECIFICATIONS
SHERMAN 19 15.24 ACRE TRACT, ABSTRACT NO. 639
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING
801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-484-7055
TBPE Firm Lic. 20683

DATE
09/11/2024

DESIGN	CHECKED
BCC	BDA

L.2

Monday, September 9, 2024 2:32:46 PM
P:\Projects 2024\Sherman Multi-family\L100.dwg

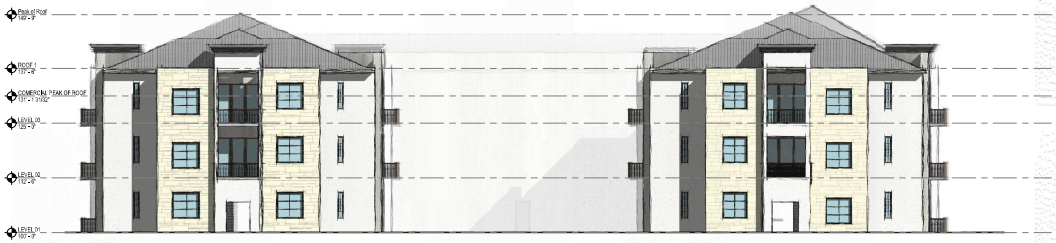
1110 E. Collins Blvd, #122, Richardson, TX 75082

A30-02 - Building F - Elevation

SHERMAN MULTIFAMILY | LOT #36

Checker

4 Building A - South Elevation
3/32" = 1'-0"



3 Building A - East Elevation
3/32" = 1'-0"

2 Building A - North Elevation
3/32" = 1'-0"

1 Building A - West Elevation
3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

1110 E. Collins Blvd, #122, Richardson, TX 75082

A30-04 - Building A- Elevations

SHERMAN MULTIFAMILY **LOT #36**

Checker

Marlow, Lauren

From: Planning
Subject: RE: Re-zoning the land across from the entrance of Dillingham school.

From: Jean Wyrick
Sent: Friday, October 11, 2024 8:00 AM
To: Planning
Subject: Re-zoning the land across from the entrance of Dillingham school.

This is Jean Wyrick @ 1606 Gallagher Dr. I have lived at this address for about 46 years. While walking my dog yesterday, I noticed there was a proposed zoning sign.
I understand it is to be re-zoned for multi-family residences. I could not believe anyone would put that across from a busy school. The traffic is already terrible on Gallagher with all the speeding and with this, it will be really bad especially getting out of my driveway. This is really not a good place to put more people across from a school entrance near a very busy street. If there is a meeting, I would like to be informed so that I can attend. Thank you,

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 15, 2024

Sent via Email

Sherman Projects, LLC
Bonham Two Hundred, LLC
Shujahat Bashir
6923 Deseo
Irving, TX 75039

Robert Manaois
801 E. Campbell Road, Suite 650
Richardson, TX 75081

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-2 (General Commercial) District to a PD (Planned Development) District with a base zoning of MF-30 (Multi Family Residential) District located at 3311 Gallagher Drive has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, October 23, 2024, in the Municipal Ballroom at 405 North Rusk Street.

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.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3)*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. The 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. The Site Plan, Landscape Plan and Elevations are tied to this PD (Planned Development) District request.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
10. 26' F.A.U.E. shall be removed from plat. Internal water and wastewater lines shall be privately owned and maintained. Fire Lanes are not dedicated as easements.

11. Verify wastewater capacity for proposed use. Upgrade of wastewater infrastructure by developer may be required. Documentation from City of Sherman or its Authorized Representatives verifying capacity is required with Final Plat submittal. Requests can be emailed to linelocate@cityofsherman.com. *Code of Ordinances 10.03.003(h)(5); 10.03.005*
12. Widening or improvement of Luther Knox Road by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
13. Internal water and wastewater lines will be privately owned and maintained.
14. 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)*
15. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Fire Services:

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

-Fire lane on East side of building F states its 26' but when measured by scale it's only 24'

17. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

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.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility 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. 17.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2640 BLOCK NORTH TRAVIS STREET (Project No. 24-004713)

The request of Freshpoint OZ Business, LLC (Owner), Ghader Mirak, Arris Design-Build, Inc (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 2640 Block North Travis Street, consisting of 3.126 acres being part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 2 of McLain Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from an MF-30 (Multi Family Residential) District to a C-N (Neighborhood Commercial) District.

Background:

The property is located in the 2640 Block North Travis Street near the corner of North Travis Street and West McLain Drive. The owner is requesting a Zone Change from an MF-30 (Multi Family Residential) District to a C-N (Neighborhood Commercial) District.

Origination:

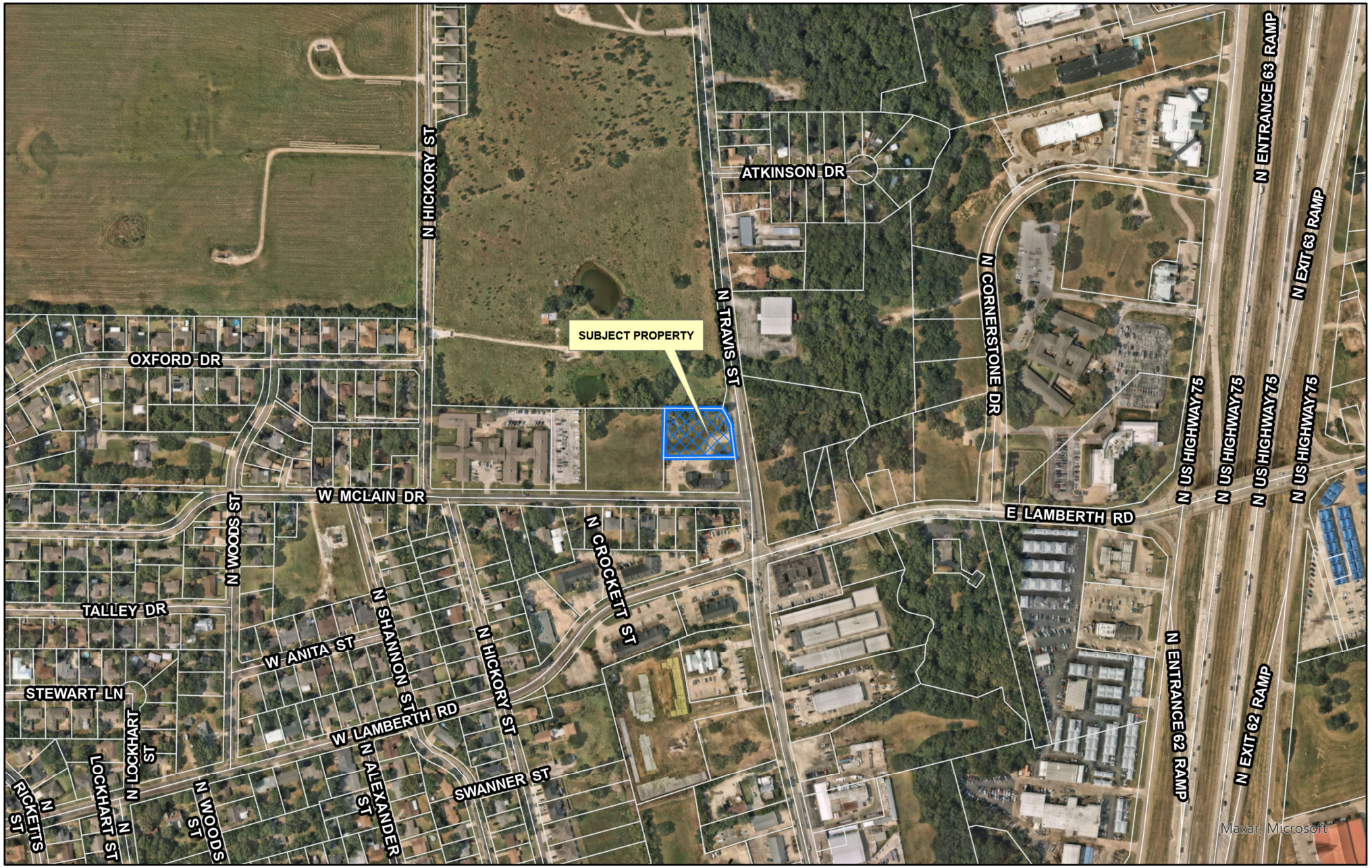
Freshpoint OZ Business, LLC (Owner)
Ghader Mirak, Arris Design-Build, Inc (Representative/Architect)
Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Comment Response Letter
8. Site Plan
9. Floor Plan
10. Elevation
11. Landscape Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

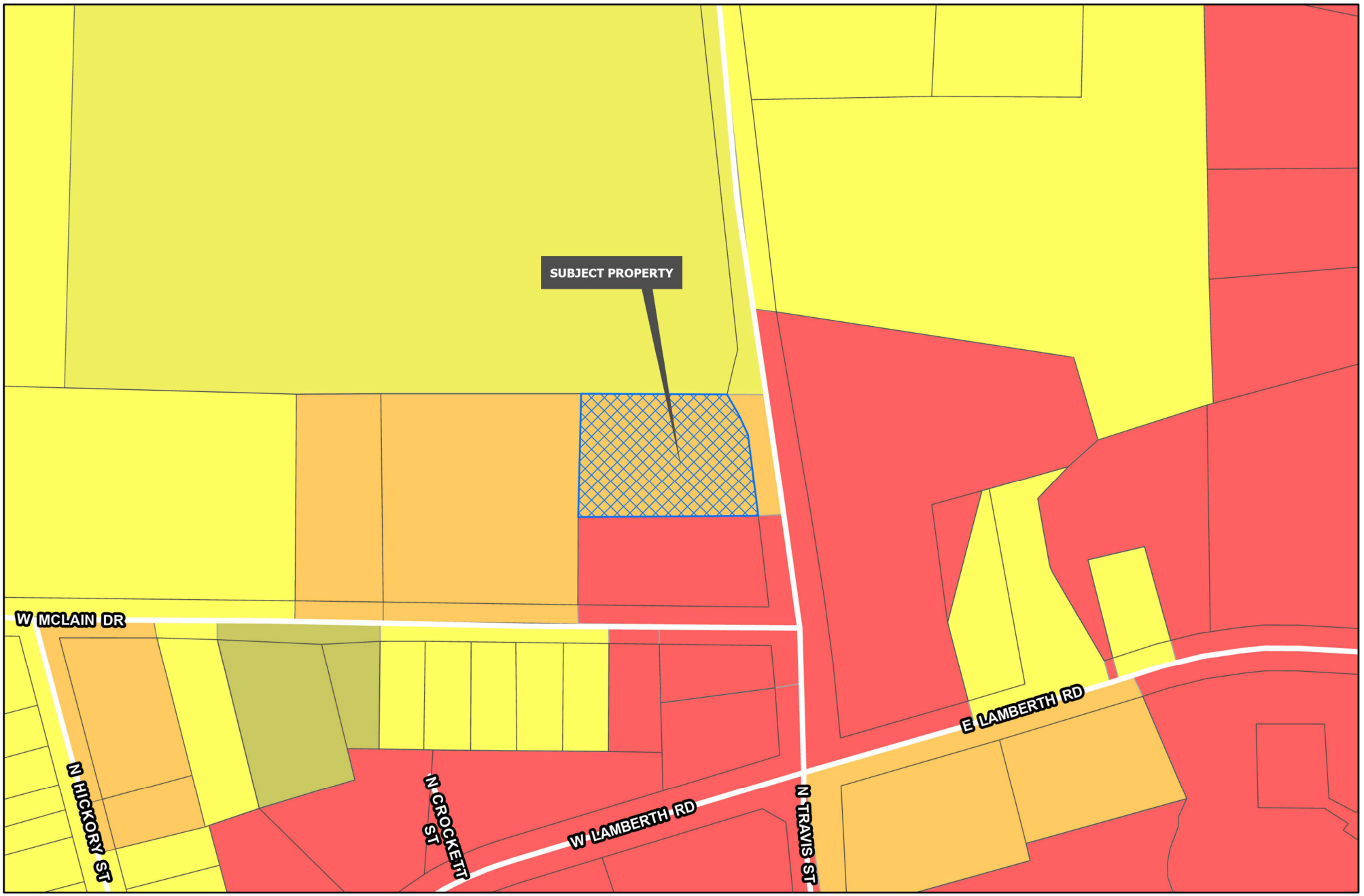
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2640 BLK N TRAVIS ST

N
W E
S

Date: 10/2/2024 1:47 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

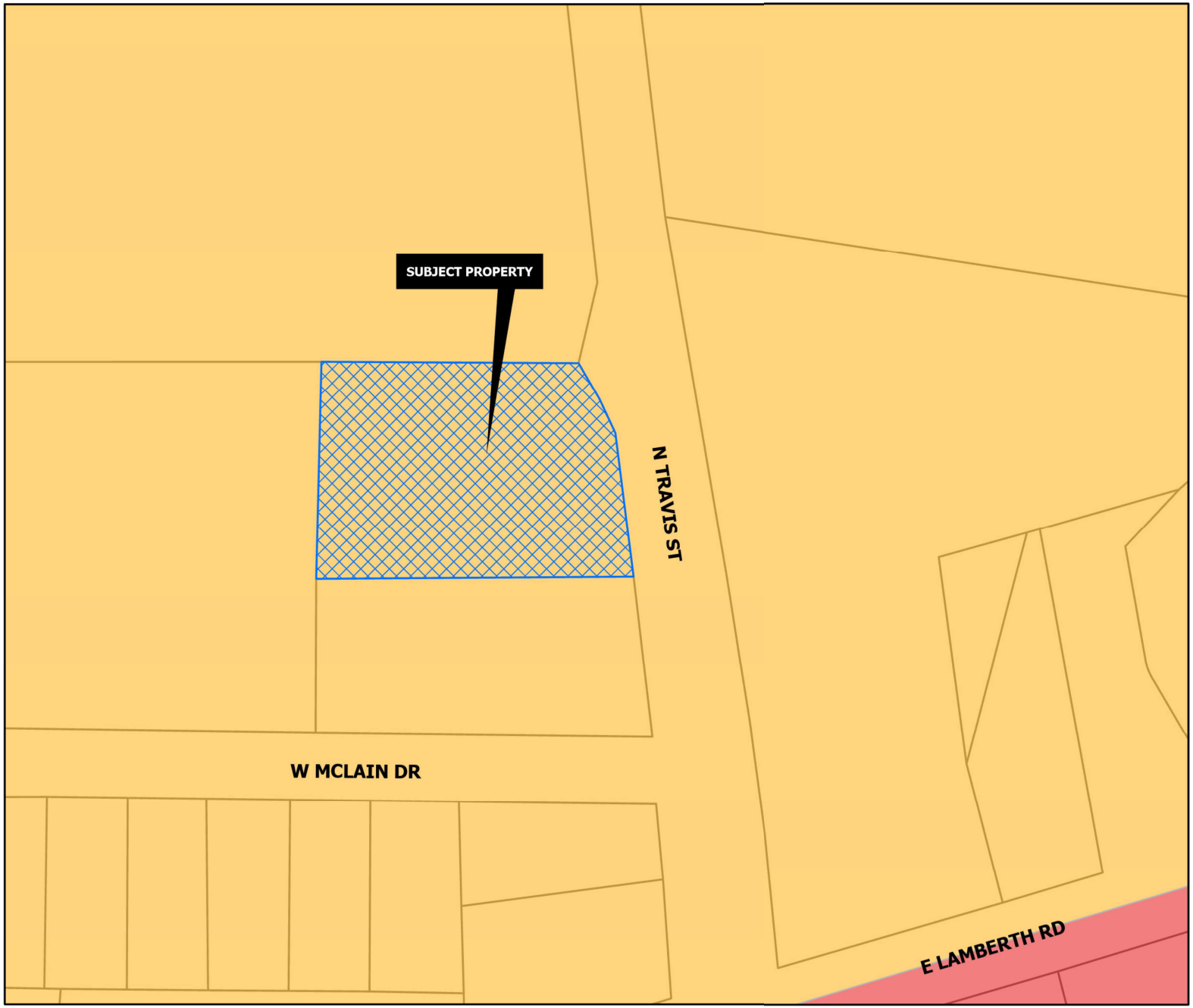
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2640 BLK N TRAVIS ST

N
W E
S

Date: 10/2/2021 4:47 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2640 BLK N TRAVIS ST

N
W E
S

Date: 10/2/2024 1:47 PM

Marlow, Lauren

From: Planning
To: Sampath Sam Manda; Planning
Cc: Jaikumar Sudepally; Ghader Mirak, Architect; santhosh.dasari
Subject: RE: McLain Addition Zoning Change Submittal / Site Plan for Executive Office Project

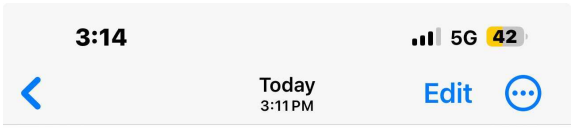
---

From: Sampath Sam Manda
Sent: Wednesday, October 9, 2024 3:19 PM
To: Planning
Cc: Jaikumar Sudepally; Ghader Mirak, Architect; santhosh.dasari
Subject: Re: McLain Addition Zoning Change Submittal / Site Plan for Executive Office Project

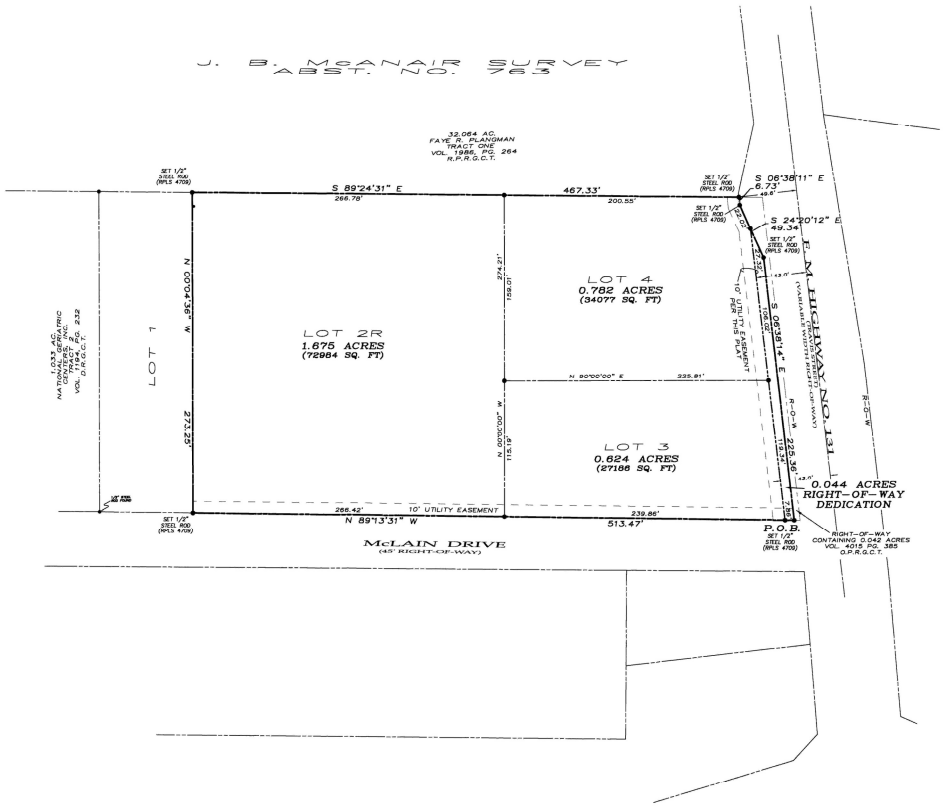
Hi Lauren,

We have installed the Rezoning sign.
Please check 3 attached images below . Let us know if it's fine?

Sampath
408- 823-4134



JOB NO. 17070584



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

REPLAT

LOT 2R
McLAIN ADDITION

BEING A REPLAT OF LOT 2 OF McLAIN ADDITION AN ADDITION TO THE CITY OF SHERMAN AS SHOWNBY PLAT OF RECORD IN VOLUME 16, PAGE 160, P.R.G.C.T.
BEING 3.126 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

9-21-17

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/20/2020 4:13:46 PM
In the PLAT Records
MC CLAIN ADDN
Doc Number: 2020 – 125
Number of Pages: 2
Amount: 75.00
Order#: 20200820000119
By: HA

OWNERS/DEVELOPER
JKL PARTNERS, LLC
1710 W. LAMBERTH
SHERMAN, TEXAS 75092

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

22064

JOB NO. 17070584

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of Lot 2 of McLain Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 16, Page 160, Plat Records, Grayson County, Texas less and except a portion given to TXDOT in Right-of-way for F. M. Highway 131, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set with a cap marked RPLS 4709 at the intersection of the west right-of-way line of F.M. Highway No. 131 (Travis Street), and the north right-of-way line of McLain Drive, said rod maintaining the southeast corner of said Lot 2;

Thence North 89°13'31" West, along the north line of McLain Drive south line of Lot 2, a distance of 514.14 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the southwest corner of said Lot 2;

Thence North 00°04'36" West, along the west line of said Lot 2, a distance of 273.36 feet to a 1/2" steel rod set with a cap marked RPLS 4709 for the northwest corner of said Lot 2;

Thence South 89°24'31" East, along the north line of said Lot 2, a distance of 467.33 feet to a 1/2" steel rod set with a cap marked RPLS 4709 in the west right-of-way line of said highway;

Thence southerly along the west right-of-way line of F.M. Highway No. 131 the following calls and distances:
South 06°38'11" East a distance of 6.73 feet to a 1/2" steel rod set with a cap marked RPLS 4709;
South 24°20'12" East a distance of 49.34 feet to a 1/2" steel rod set with a cap marked RPLS 4709;
South 06°38'14" East a distance of 225.36 feet to the Point-of-Beginning and containing 3.120 acres (136150 square feet) of land.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT WE, JKL PARTNERS, LLC, do hereby adopt this plat designating the hereinabove property as the Replat of LOT 2R, McLAIN ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual 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 19th *day of* Aug *,2020.*

JEFF LIGHTFOOT
JKL PARTNERS, LLC

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 JEFF LIGHTFOOT 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 19th *day of* Aug *, 2020.*

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

KIMBERLY POORT
Notary ID #130594125
My Commission Expires
September 20, 2020

ACCEPTANCE

Approved this 17th *day of* October *, 2017, by the City Planning Commission to the City of Sherman, Texas.*

Chairman *Secretary*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

08/19/2020
Date

STATE OF TEXAS
DOUGLAS W. UNDERWOOD
4709
REGISTERED
LAND SURVEYOR

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas 08/19/2020
Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Replat of LOT 2R, McLAIN ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 17th day of October, 2017, 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 19th *day of* August *, 2017- 2020*

Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

~ 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 of obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will be left open unless approved and all maintenance of such drainage courses along or across said lots is the responsibility of the owner. It will be the owner's responsibility to keep all drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations governing construction on this lot.
9. Benchmark is Bolt set in 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. As shown, a portion of the subject property lies within the limits of an area defined as Zone "AE" determined to be in a flood hazard area, according to the Federal Emergency Management Agency Flood Insurance Rate Map for Grayson County, Texas and Incorporated areas, Map No. 48181C0290 F, revised 9/26/2010.

REPLAT

LOT 2R
McLAIN ADDITION

BEING A REPLAT OF LOT 2 OF McLAIN ADDITION AN ADDITION TO THE CITY OF SHERMAN AS SHOWNBY PLAT OF RECORD IN VOLUME 16, PAGE 160, P.R.G.C.T.
BEING 3.126 ACRES IN THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

9-21-17

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 8/20/2020 4:13:46 PM
In the PLAT Records
MC CLAIN ADDN
Doc Number: 2020 – 125
Number of Pages: 2
Amount: 75.00
Order#: 20200820000119
By: HA

OWNERS/DEVELOPER
JKL PARTNERS, LLC
1710 W. LAMBERTH
SHERMAN, TEXAS 75092

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

E-9-406

Project Narrative for McLain Executive Offices

Ghader Mirak, AIA, NCARB, LEED AP
Arris Design-Build Inc
gmirak.architect@gmail.com
Phone: (469) 682-5630

Date: 9/11/2024

The existing property is a 0.782 Acre called McLain Addition, Lot 2R, Lot4. The Geo ID is S012 2701003. The purpose of this Application is to rezone the property to Commercial Neighborhood (CN). The current zoning of the property is Multi-Family (MF). The proposed project is a one-story 5,116 SF office building. The office will include 20 Executive Office Suites for lease and Owner's use.

The architectural design of the one-story, 5,185 square feet executive office building emphasizes functionality and a modern aesthetic. The exterior features a sleek façade with large windows that allow natural light to flood the interior spaces, creating an inviting atmosphere. The entrance leads into a spacious lobby, designed with contemporary finishes and comfortable seating, which serves as the welcoming point for clients and employees alike. Adjacent to the lobby is the reception area, where a dedicated reception desk is situated to greet visitors. The layout efficiently connects the central corridor to the 15 individual executive suites, each designed with soundproofing and ample space to ensure privacy and productivity.

In addition to the suites, the building includes essential amenities such as restrooms strategically placed for easy access, a well-equipped conference room designed for collaboration and meetings, and a copy room for administrative tasks. The corridors are wide and well-lit, allowing for smooth navigation throughout the building. An electrical room is discreetly located to house all necessary systems without disrupting the aesthetic appeal of the office. Overall, the architectural design focuses on creating a professional environment that fosters collaboration while providing the necessary facilities for a modern executive office setting.

Response to City of Sherman Comments

PROJECT: McLain Addition Zoning Change Submittal / Site Plan for Executive Office Project

DATE: 10/9/2024

Zoning

Site Plan

1. Zoning of adjacent properties must be shown on the Site Plan. *(Sec. 14.06.004(b)(1)(E))*
    a. The property on the west is MF-30 **Label added.**
    b. The property on the south is C-1 Label added
    c. The property on the north side is zoned R-4 (Patio Home Residential) District **Label added**

Where lots in the C-N district are abutting a residential district, the side or rear setback shall not be less than twenty-five (25) feet. *(Sec. (1)(B))*

1. The building is in the required 25' side setback on the north and must be adjusted to adhere to the ordinance. **Plan revised to conform to the required setback**

Landscape Plan

1. A 2' wide non-vegetative pervious area adjacent to the back of the curb adjacent to all parking spaces must be shown on the Landscape Plan. *(Sec.14.04.006(d)(2)(D))*

    Non-vegetative strip added to the parking spaces along the west side.

2. A 15' buffer yard is required between any single-family residential use and non-single family land use and must be shown on the Landscape Plan. (Compatibility Buffer)
    a. The property to the north is zoned R-4 (Patio Home Residential) District and is a single-family land use. **Buffer added to plans**
    b. **Provide number of trees for each buffer a**rea in the tabulation **Buffer trees calculation added to plan**

Street Perimeter Buffer **Street buffer calculations already on plan.**

Compatibility Buffer **Compatibility Buffer trees calculation added to plan**

Engineering

Revisions Required by Engineering:

3. Existing 10’ Utility Easement along Travis Street to be shown on site plan.

   Easement added to plans

Informational Engineering Comments:

4. Provide Filed Mutual Access Easement crossing Lots 3 & 4 to Engineering Department prior to Pre-construction Meeting being scheduled. Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)

   Easement to be provided before construction.

5. Show 15’ Landscape Buffer along Travis Street on civil plans/building plans. Landscape Buffer is to be adjacent to Utility Easement. City of Sherman Ordinance No. 6692, Chapter 14.04.006(e)

   Landscape buffer relocated as requested.

6. Engineering plans for retaining wall exceeding four feet (4’) in total height shall be reviewed by Engineering Department prior to Retaining Wall Permit being issued by Engineering Department. Code of Ordinances Chapter 3.03.002(a)(6)

   Retaining wall plans will be provided at the time of permitting

7. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)

   Plans to be provided at the time of permitting

8. 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

   Plans to be provided at the time of permitting

Fire Services

The following shall be corrected prior to approval of a site plan by the Fire Marshal’s Office.

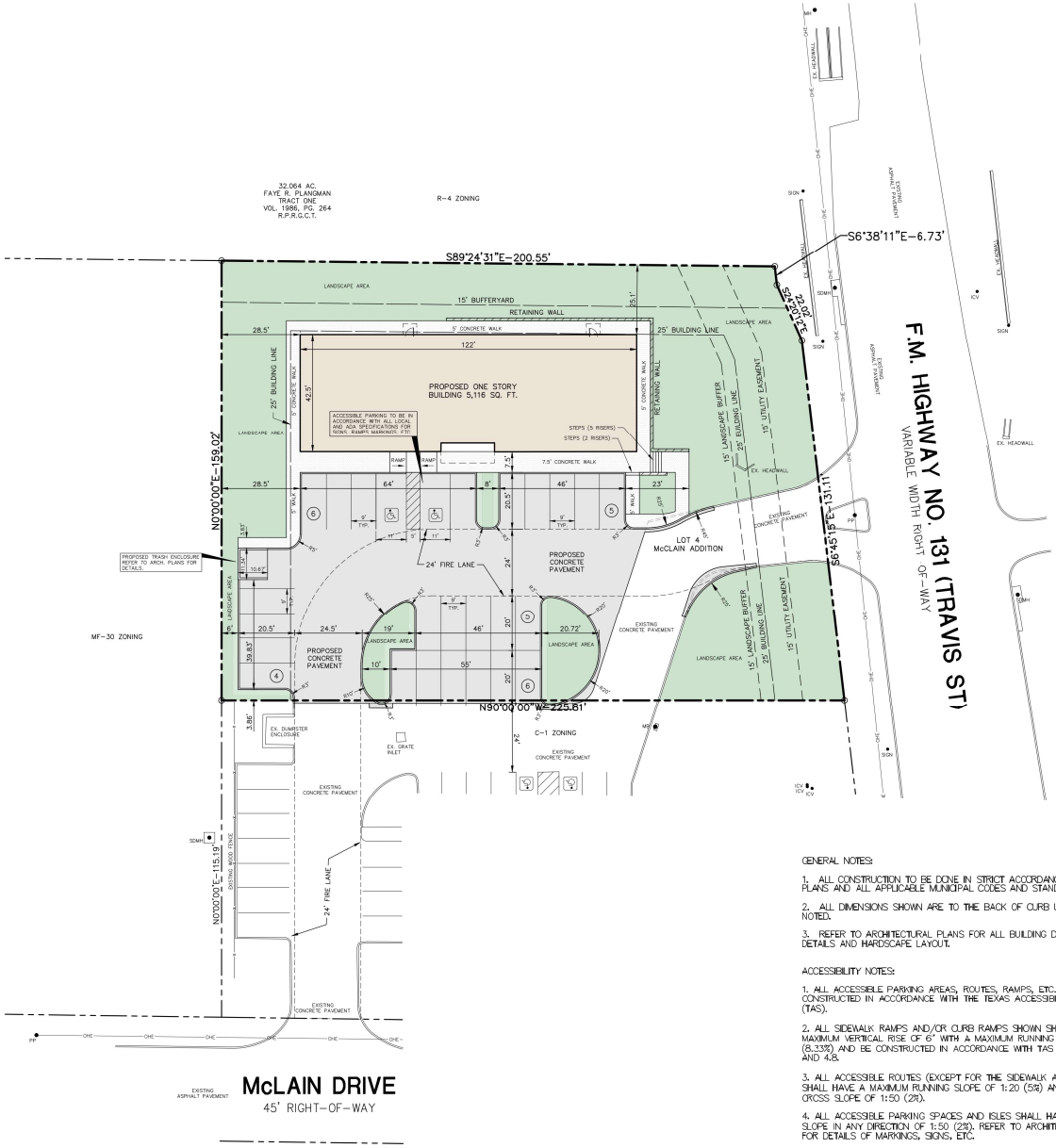
9. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. (Located In City Ordinances Amendments)

   Fire lane revised to have 25’ radii.

Solid Waste

No comment - Enclosure location, size, and orientation look good.

Please let me know if you have any questions.



NORTH

SCALE: 1" = 20'

0' 20' 40' 60'

GRAPHIC SCALE

ZONING INFORMATION	
CURRENT ZONING :	MULTI-FAMILY
PROPOSED ZONING:	CN (COMMERCIAL NEIGHBORHOOD)

LOT AREA REQUIREMENTS	
MIN. LOT AREA :	10,000 SF
MIN LOT WIDTH :	50'
FRONT SETBACK:	25'
REAR SETBACK:	25'
SIDE SETBACKS:	0'
THOROUGHFARE STREET SETBACK:	25'
C-N DISTRICT ABUTTING RESIDENTIAL:	25'

FLOOR AREA RATIO (FAR)	
REQUIRED FLOOR AREA RATIO : (FAR)	MIN 2/5 (0.4) OF LOT AREA LOT AREA = 36,418 SF PROPOSED FLOOR AREA = 10,370 SF 10,370: 36,418= 0.28 < 0.4

PARKING TABULATION

USE TYPE	FLOOR AREA	FORMULA	REQ. PARKING	PROVIDED PARKING
MEDICAL OFFICE	2,600 SF	1 PER 200 SF MEDICAL OFFICE	2,600÷200=13	13 SP.
REGULAR OFFICE	2,516 SF	1 PER 400 SF REGULAR OFFICE	2,516÷400= 7	14 SP.
TOTAL BLDG GROSS AREA	5,116 SF			
TOTAL PARKING			20 SPACES	27 SP.

SITE DATA

LOT AREA _____ 34,078 SQ. FT.
BUILDING AREA _____ 5,116 SQ. FT.
LOT COVERAGE _____ 5,185/34,078 = 0.150 OR 15.0%
LANDSCAPE AREA ___ 15,647 SQ. FT. OR 45.9%
IMPERVIOUS AREA ___ 18,431 SQ. FT. OR 54.1%

LEGEND

PROPOSED 6" CONCRETE PAVEMENT, (4,000 PSI ON 8" COMPACTED SUB-GRADE)

PROPOSED CONCRETE WALK

PROPOSED LANDSCAPE AREAS

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

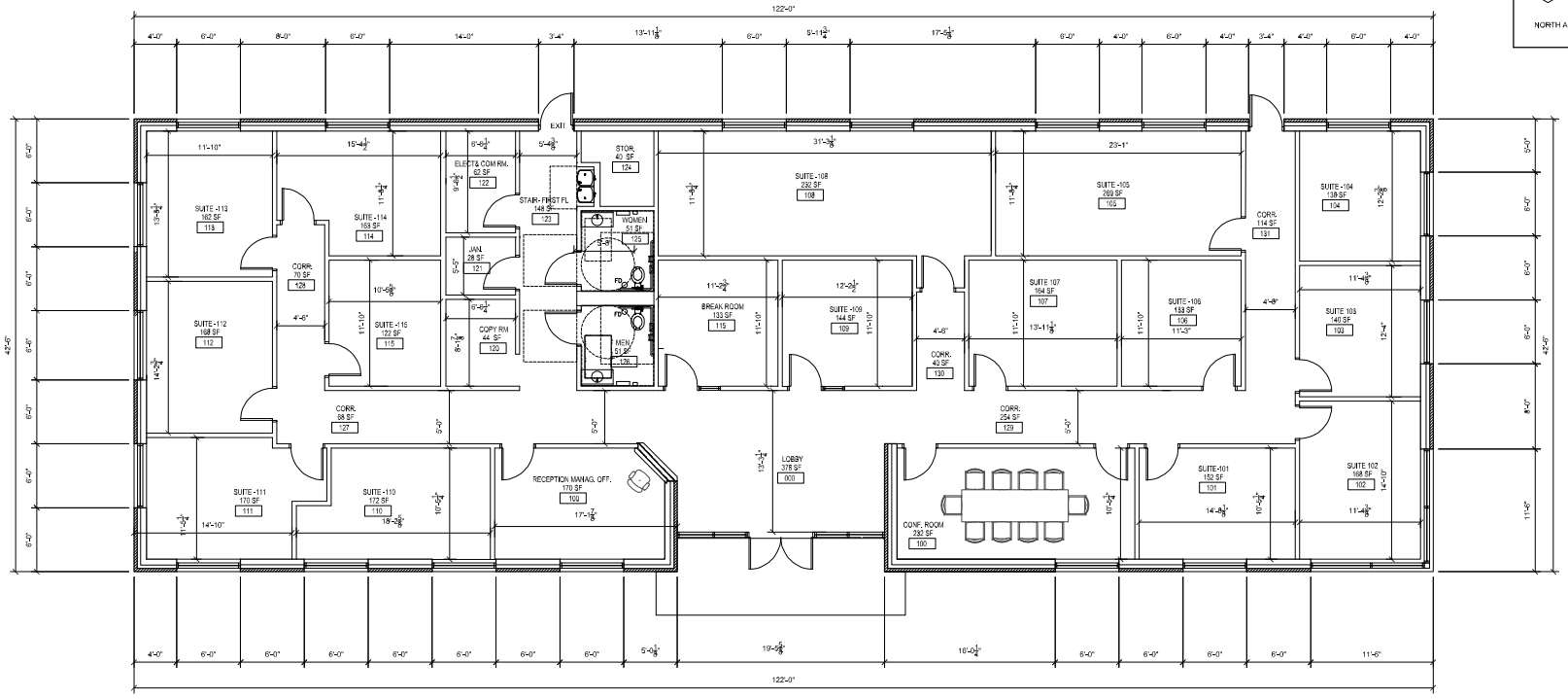
REVISIONS:	
10-8-24	CITY COMMENTS

SHEET TITLE:
SITE PLAN
PROPOSED OFFICE BUILDING
LOT 4
McLAIN ADDITION
2620 N. TRAVIS STREET
SHERMAN, TEXAS

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-4627
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 9-10-24	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 1

JDJR FILE NO. 1351-1-24



01 PROPOSED FLOOR PLAN

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

NORTH

0' 8' 16' 24'

GRAPHIC SCALE

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

REFERENCE SYMBOLS

- PARTITION WALL TYPE
- DIMENSIONS
- COLUMN CENTERLINE
- ROOM NAME/NUMBER
- ENLARGED DETAIL DTL. X/SHEET AX
- DETAIL REFERENCE
- WORK POINT
- MATCH LINE
- BUILDING ELEVATIONS
- FLOOR LINE ELEV REF EL.=100'-0"
- WALL TYPE
- WINDOW TYPE
- NORTH ARROW

ARCHITECT :

ADB Inc.
Architecture
Planning
Design

ARRIS DESIGN- BUILD Inc
Phone: (469) 682-5630
gmirak.architect@gmail.com
5103 Navaho Drive, Frisco, TX 75034

Copyright © of ADB Inc (2024)

PROJECT :

SHERMAN EXECUTIVE OFFICE BUILDING PROJECT

OWNER :

Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

PROPERTY :

Sub-Division Info.:
Mclain Addition - Lot 2R-Lot- 4 , 0.782 Acres
Property ID: 407641

SEAL & SIGNATURE:

REGISTERED ARCHITECT — 16618 — STATE OF TEXAS
09/11/2024

ISSUES AND REVISIONS

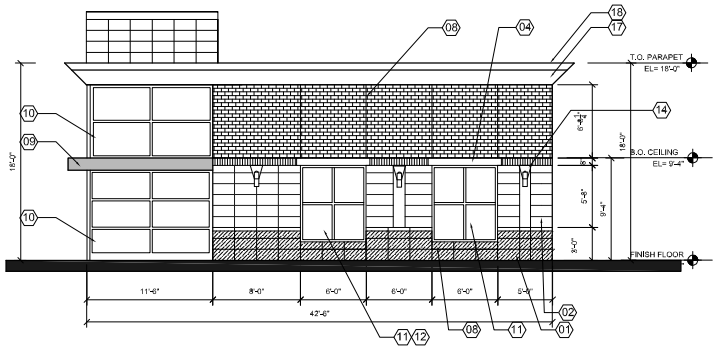
SHEET TITLE	PRELIMINARY SITE PLAN
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	A1.01

FACADE MATERIAL TABULATIONS	
SOUTH ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	657
BRICK (PRIMARY)	606.5
CSMU (PRIMARY)	691
EIFS CROWN (SECONDARY)	222
METAL CANOPY (ACCENT)	50.2
CAST STONE (ACCENT)	27
TOTAL	2,253.7
PRIMARY MATERIAL %	86.7 %
SECONDARY MATERIAL %	9.9%
ACCENT MATERIAL %	3.4%

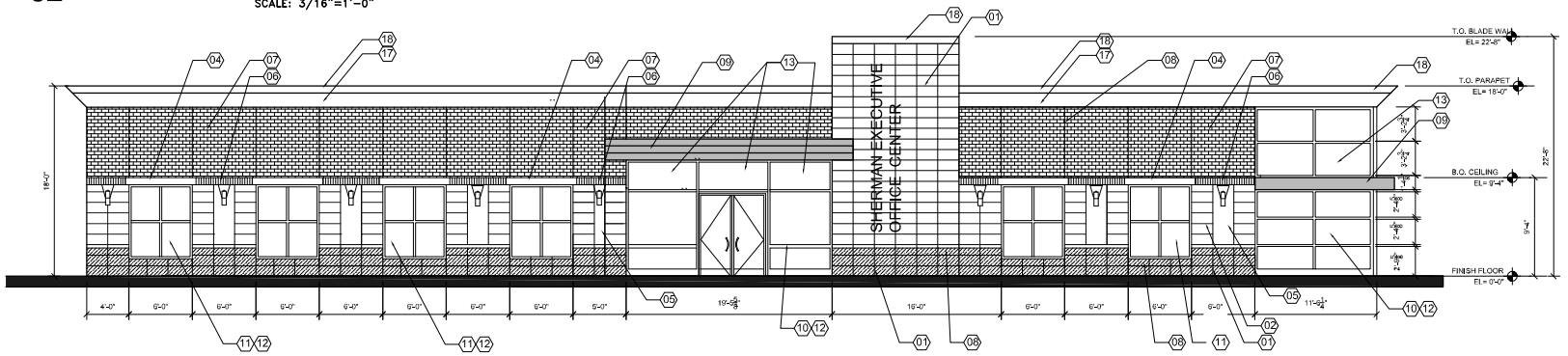
EAST ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	269
BRICK MASONRY (PRIMARY)	218.7
CSMU MASONRY (PRIMARY)	184.7
EIFS CROWN (SECONDARY)	89
CAST STONE (ACCENT)	9
OTHER MATERIAL (MTL DOOR)	0
TOTAL	770.4
PRIMARY MATERIAL %	87.2%
SECONDARY MATERIAL %	11.6%
ACCENT MATERIAL %	1.2%
OTHER MATERIAL % (MTL DOOR)	0%

ELEVATION MATERIAL KEYNOTES

01 12" X24"X3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): ROUGH FACE- BEIGE COLOR
02 12"x24"x 3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): SMOOTH FACING- BEIGE COLOR
03 8"x24"X3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): SMOOTH FACING
04 CAST STONE WINDOW HEAD AND SEAL
05 CAST STONE MEDALLION
06 2-3/8"x3-5/8"x7-5/8" BRICK SOLDER COURSING, TYPE SW, COLOR: RED
07 2-3/8"x3-5/8"x7-5/8" BRICK COURSING, BOND BEAM, TYPE SW, COLOR: YELLOW
08 3/8" BRICK VERTICAL CONTROL JOINTS
09 PREFINISHED METAL CANOPY SYSTEM- COLOR: DARK GRAY
10 CLEAR ANODIZED PRE-FINISHED ALUMINUM STOREFRONT AND DOOR SYSTEM
11 CLEAR ANODIZED ALUM WINDOW
12 DOUBLE LAYER INSULATED LOW-E GLASS- CLEAR
13 DOUBLE LAYER INSULATED LOW-E GLASS- COLOR: GREEN
14 DECORATIVE EXTERIOR LIGHT FIXTURE (DOWNWARD LIGHTING ONLY)
15 3'x7' H.M. DOOR EXIT DOOR
16 GUTTERS AND DOWNSPOUTS
17 EIFS FINISH DECORATIVE CROWN- COLOR: LIGHT GRAY
18 PARAPET METAL COPING - COLOR: DARK GRAY

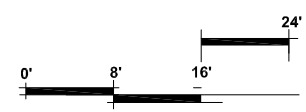


02 EAST ELEVATION
SCALE: 3/16"=1'-0"



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

NORTH



GRAPHIC SCALE
SCALE: 3/16" = 1'-0"

ARCHITECT :
ADB Inc.
Architecture
Planning
Design
ARRIS DESIGN- BUILD Inc
Phone: (469) 682-5630
gmirak.architect@gmail.com
5103 Navajo Drive, Frisco, TX 75034

Copyright C of ADB Inc (2024)

PROJECT :
SHERMAN EXECUTIVE OFFICE BUILDING PROJECT

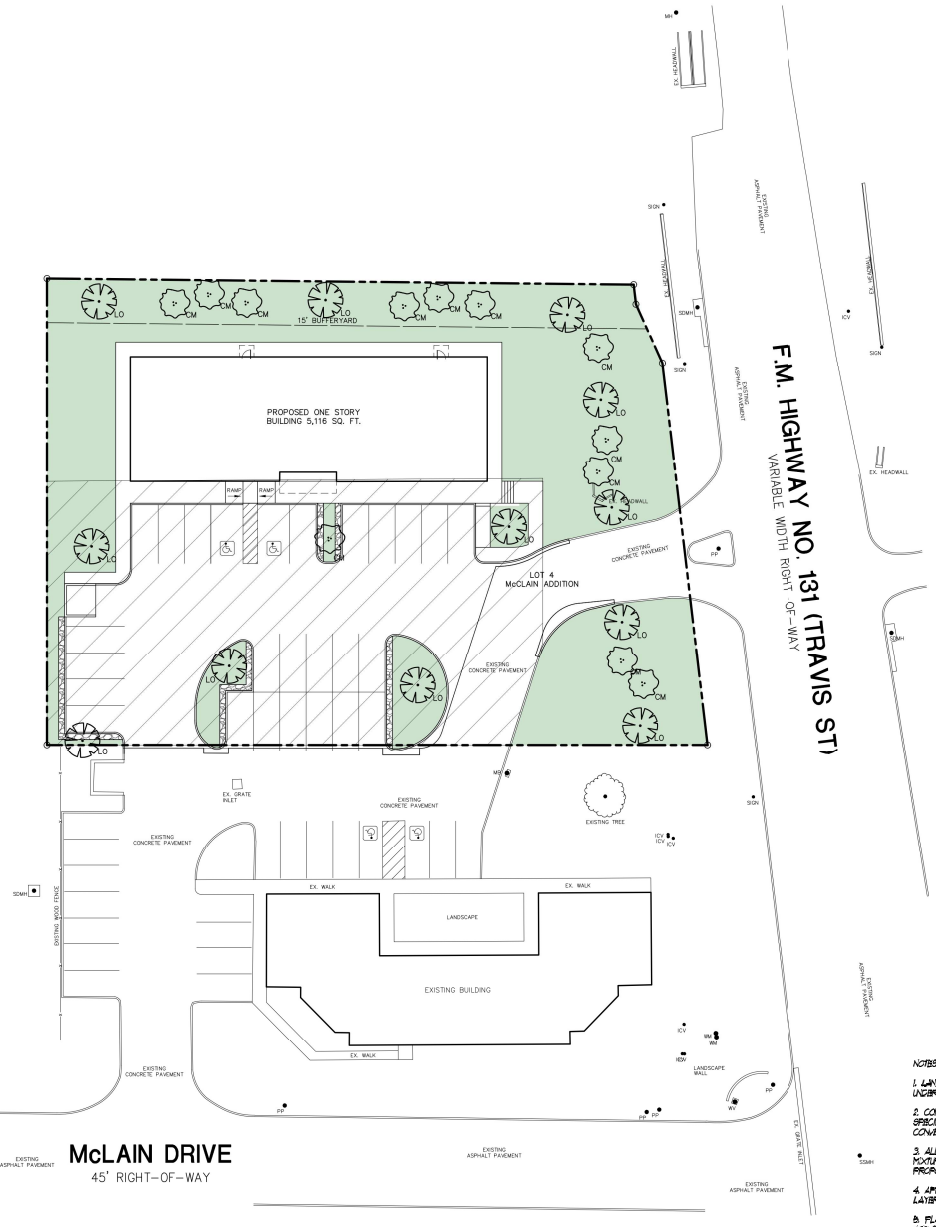
OWNER :
Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

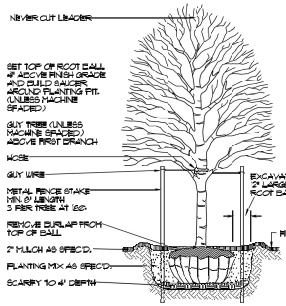
PROPERTY :
Sub-Division Info.:
Mclain Addition - Lot 2R-Lot- 4 , 0.782 Acres
Property ID: 407641

SEAL & SIGNATURE:

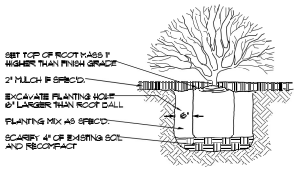
ISSUES AND REVISIONS

SHEET TITLE	ELEVATIONS
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	A3.01

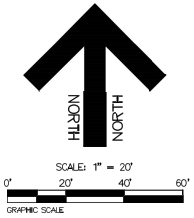




TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA 'HIGH RISE'	12	3" CAL.	AS SHOWN	BALLED/BURLAP
CREPE MYRTLE	LAGERSTROEMIA INDICA	12	6' MIN HGT.	AS SHOWN	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	13,498 SF.	–	–	HYDROMULCH OR SOLID SOD
MULCH		364 S.F.	–	–	MIN. 3" THICK

LANDSCAPE TABULATIONS

PARKING AREA = 15,117 SF
PARKING LOT LANDSCAPING REQUIRED = 10% = 1,512 SF
PARKING LOT LANDSCAPING PROVIDED = 2,641 SF = 17.15%

STREET BUFFER REQUIRED = 15' MIN. OR 2,419 SQ. FT.
STREET BUFFER PROVIDED > 15'
STREET TREES REQUIRED 2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SF = 2419\1000 = 5 SHADE TREES AND 5 ORNAMENTAL TREES
STREET TREES PROVIDED = 5 SHADE TREES AND 5 ORNAMENTAL TREES

RESIDENTIAL BUFFER REQUIRED = 15' ALONG NORTH PROPERTY LINE
RESIDENTIAL BUFFER PROVIDED = 15' OR 3,032 SQ. FT.
RESIDENTIAL BUFFER TREES REQUIRED = 1 SHADE TREE AND 2 ORNAMENATAL TREEES PER 1,000 SF 3 SHADE TREES AND 6 ORNAMENTAL TREES
RESIDENATIAL BUFFER TREE PROVIDED = 3 SHADE TREES AND 6 ORNAMENTAL TREES

LANDSCAPE LEGEND

- PROPOSED LIVE OAK TREE HIGH RISE LIVE OAK
- PROPOSED CREPE MYRTLE TREE
- BERMUDA TURF
- NON-VEGETATIVE PERVIOUS SURFACE (MULCH) – 2' WIDE
- PARKING AREA

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 80% EXISTING SOIL, 10% SHARP SAND 10% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

REVISIONS:	
10-8-24	CITY COMMENTS

SHEET TITLE:
LANDSCAPE PLAN
PROPOSED OFFICE BUILDING
LOT 4
McLAIN ADDITION
2620 N. TRAVIS STREET
SHERMAN, TEXAS

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-4627
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: 9-10-24	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	L1 OF 1

JDJR FILE NO. 1351-1-24

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

5629 TEXOMA PARKWAY (Project No. 24-004717) WITHDRAWN

AN EMAIL WAS RECEIVED BY GREG JOSEPH FRIDAY OCTOBER 11, 2024 AT 9:51 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Bemisal Enterprises, LLC (Owner), Greg Joseph (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5629 Texoma Parkway, being a part of the D.C. Shelp Survey, Abstract No. 1097, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Background:

The property is located at 1915 and 1921 West Houston Street between Woodlake Road and Fallon Drive. The owner is requesting a Specific Use Permit to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Origination:

Bemisal Enterprises, LLC (Owner)
Greg Joseph (Representative)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z take no action on this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Narrative
6. Site Plan
7. Floor Plan
8. Elevations
9. Withdraw Request

dlagrone H:\PLANNING\Public Notification KT.aprx

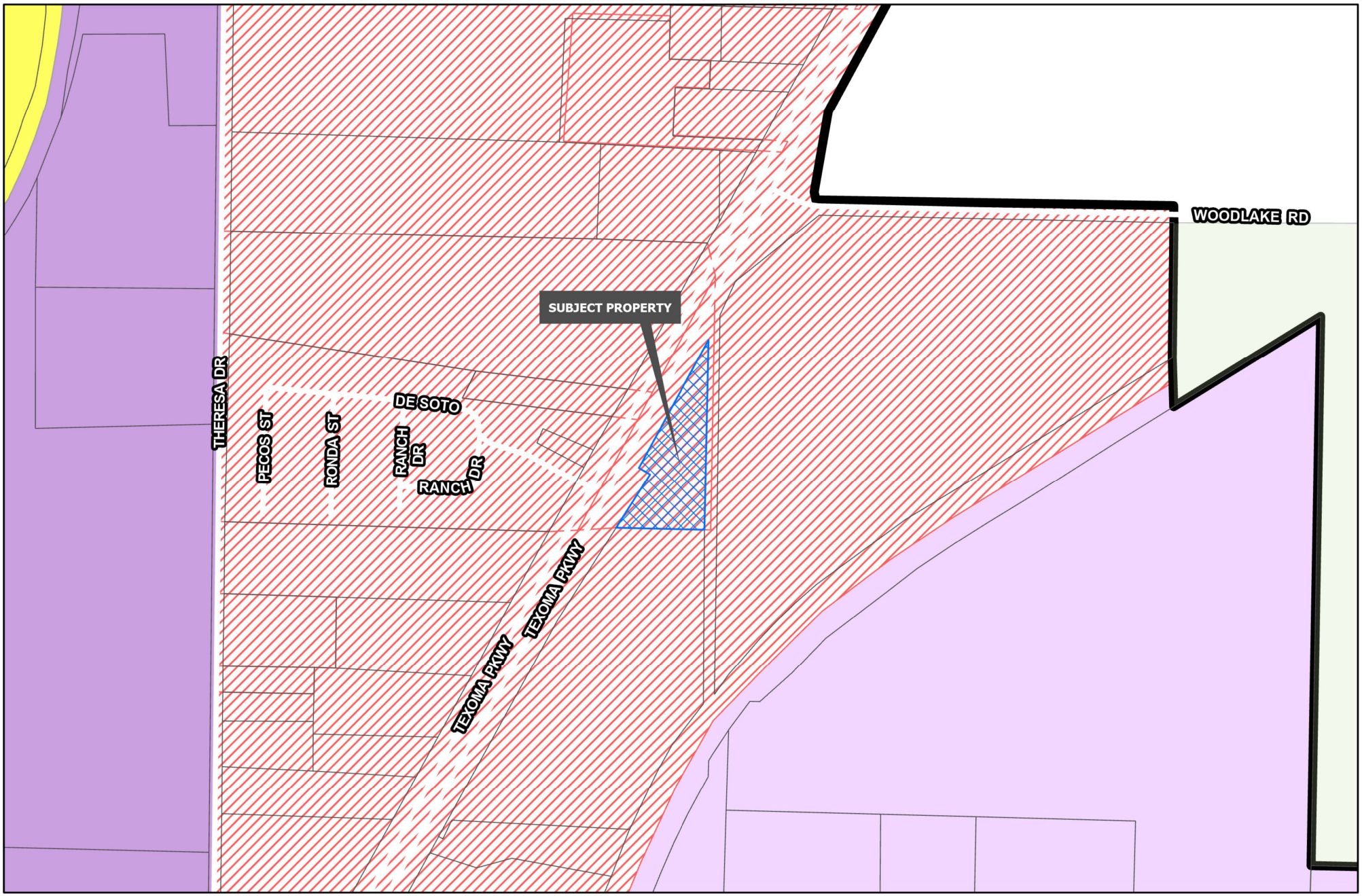
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5629 TEXOMA PKWY

N
W E
S

Date: 10/2/2024 1:47 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

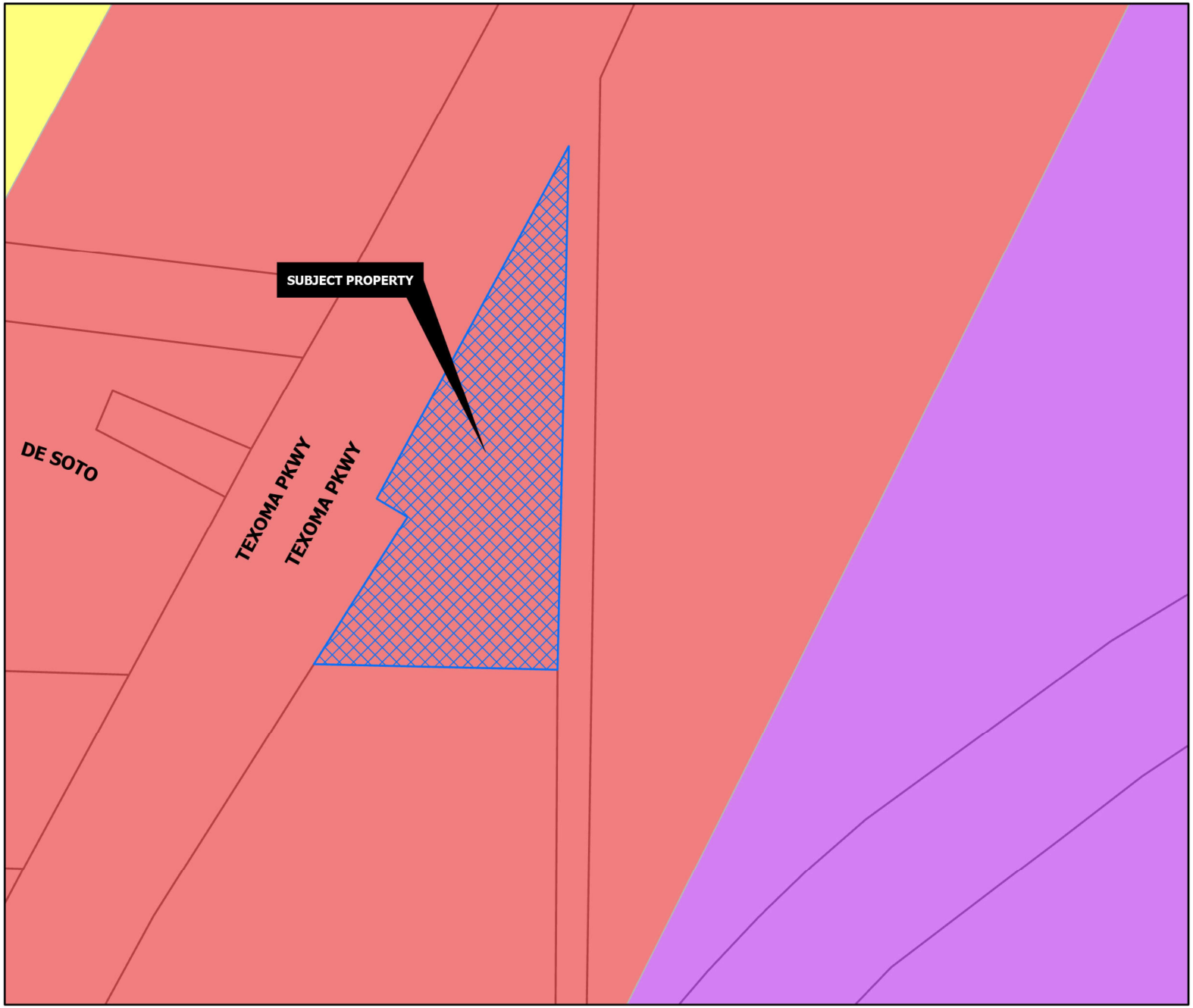
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
5629 TEXOMA PKWY

N
W E
S

Date: 9/2/2021 4:47 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
5629 TEXOMA PKWY

N
W E
S

Date: 10/2/2024 2:39 PM

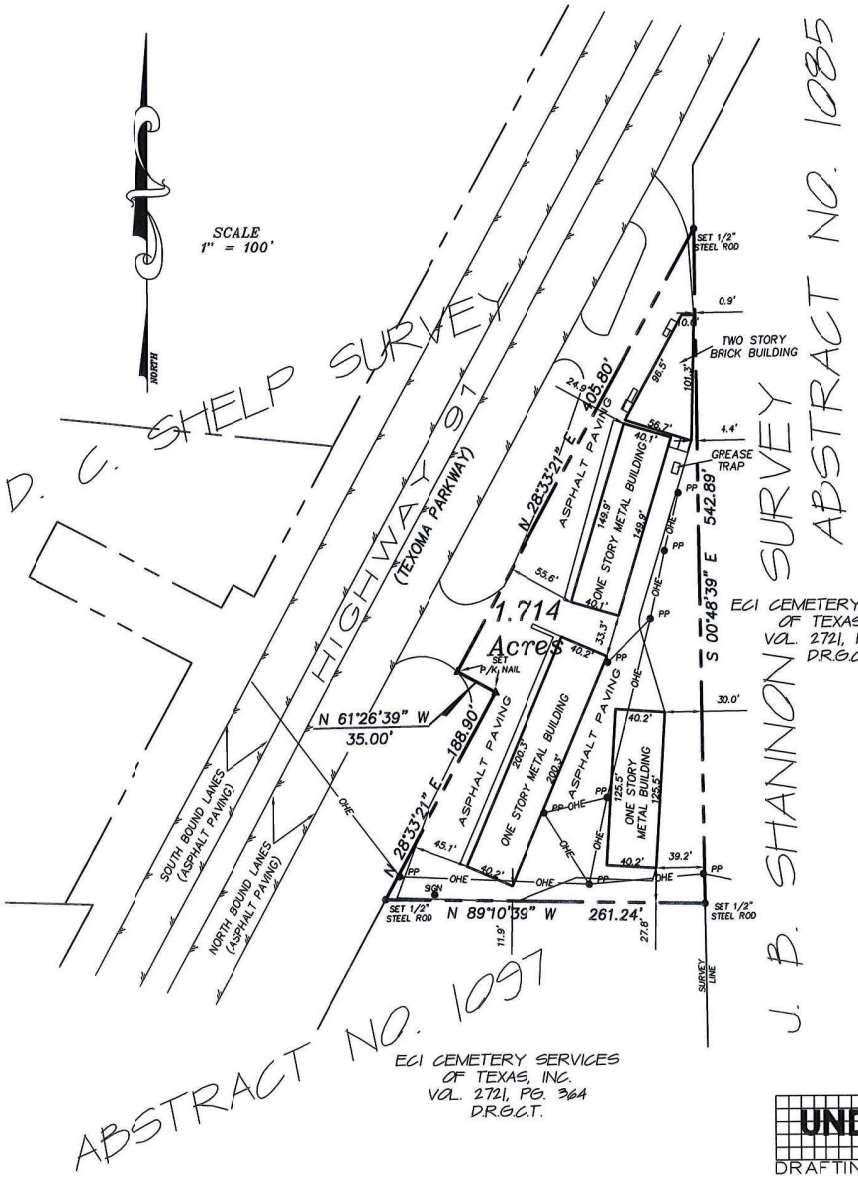
Job No. 16030181

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

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

Copyright ©2016
Underwood Drafting & Surveying, Inc.
All rights reserved.

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



Field Notes

Situated in the County of Grayson, State of Texas, being a part of the D. C. Shelp Survey, Abstract No. 1097, also being that called 1.724 acre tract of land conveyed to H. Lee Castillo and wife, Linda Castillo by deed recorded in Volume 2132, Page 408, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set at the most northerly corner of said 1.724 acre tract;

Thence South 00°48'39" East with the east line of said 1.724 acre tract, a distance of 542.89 feet to a set 1/2" steel rod at the southeast corner of said 1.724 acre tract;

Thence North 89°10'39" West with the south line of said 1.724 acre tract, a distance of 261.24 feet to a set 1/2" steel rod in the east right-of-way line of Highway 91, the southwest corner of said 1.724 acre tract;

Thence with said east right-of-way line the following calls and distances;

North 28°33'21" East, a distance of 188.90 feet to a set P/K nail;

North 61°26'39" West, a distance of 35.00 feet to a set P/K nail;

North 28°33'21" East, a distance of 405.80 feet to the Point-of-Beginning

and containing 1.714 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.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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

DATE OF SURVEY: 03/21/16

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

ENDURANCE AUTOMOTIVE

Endurance Automotive will be a family-owned full-service auto repair shop in Sherman providing complete auto care for our customers. The retail, office and lobby will be located at 5629 Texoma Pkwy (referred to as the Lobby). The production warehouse (where repairs will happen) will be located directly behind the Lobby in Suite 100 (5000 sq ft facility).

The Lobby is a 3,000 sq ft retail space that will house the waiting area, retail sales and the office/admin portion of the business. Guests are more than welcome to wait on repairs or services in our comfortable waiting area complete with free coffee, snacks, Wifi and television. However, Endurance Automotive will offer complimentary shuttle service to and from the facility for guests that choose to wait in the comfort of their homes.

Suite 100 will consist of 5 bays with 5 roll up doors. 4 of the bays will be 2 post lifts used for full-service automotive repair. Endurance Automotive plans to provide all repair services (up to and including full engine replacements) for all makes and models. The 5th bay will be a 4-post alignment rack with the latest in alignment specifications. Endurance Automotive will comply with all ordinances required for automotive repair.

The Lobby will have a minimum of 10 parking spaces dedicated to the front of the building and Suite 100 will have 5 parking spaces adjacent to the 5,000 sq ft warehouse for a total of 15 parking spaces. All customers will check in their vehicles in the Lobby and Endurance Automotive staff will then handle the flow and distribution of these vehicles to Suite 100. Customers will not be allowed to physically drive their vehicles into Suite 100.

Endurance Automotive will be a new and complete type of automotive repair in the Texoma area. Customer service is of the upmost importance to Endurance and we will serve our customers differently than they have come to expect with automotive repair. You will see a Complete Difference. We look forward to servicing Texoma

Greg Joseph

Endurance Automotive – owner

Mobile 972-658-6535

Email – greg@enduranceautomotive.com

PROPERTY NOTES:

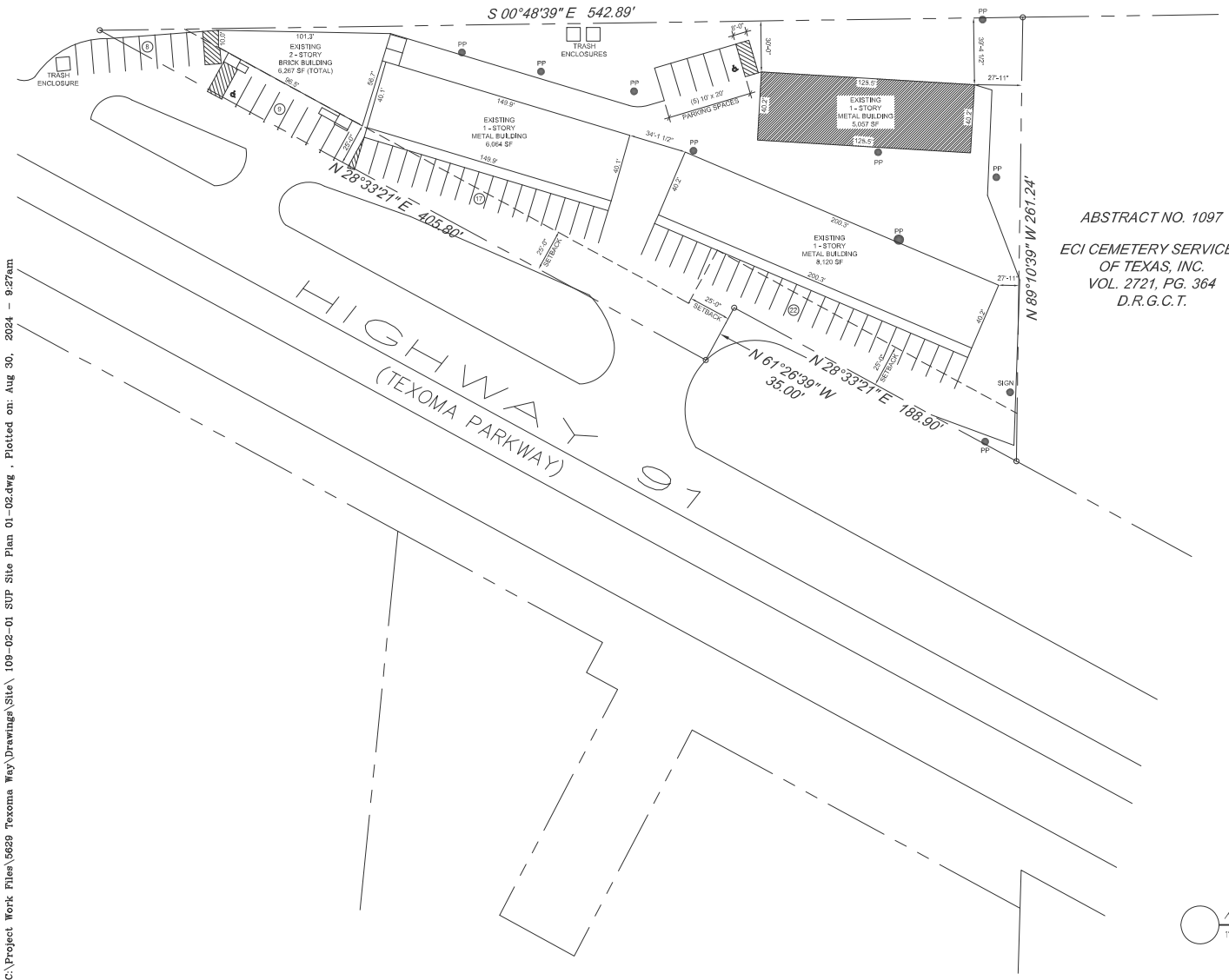
SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING PART OF THE D.C.SHELP SURVEY, ABSTRACT NO. 1097, ALSO BEING THAT CALLED 1.714 ACRE TRACT OF LAND CONVEYED TO H. LEE CASTILLO AND WIFE, LINDA CASTILLO BY DEED RECORDED IN VOLUME 2132, PAGE 408, DEED RECORDS, GRAYSON COUNTY, TEXAS.

PERSPECTIVE TENANT DATA TABLE					
SUITE	TENANT	USE	SUITE SQ. FT.	CURRENT CODE (1 SPACE PER X SF)	REQ'D PARKING (SPACES)
# 5629 -100	Auto Repair	Auto / Vehicle Repair	5,057	2 parking stalls for every service bay + 1 stall per 2 employees during peak shift	5.0

SITE DATA TABLE	
LIMITS OF SITE PLAN	1.714 AC (74,662 SF)
CURRENT ZONING	C-2
PROPOSED ZONING	N/A
MIN LOT REQUIREMENTS	
LOT AREA:	10,000 SF
LOT WIDTH:	50'
FRONT SETBACK:	25'
REAR SETBACK:	25'
SIDE SETBACK:	15'
THROUGHFARE STREET SETBACK:	25'
REQUIRED PARKING (RATIO)	SEE PARKING CALCULATIONS BELOW
PROPOSED PARKING (RATIO)	SEE PARKING CALCULATIONS BELOW
FLOOR AREA RATIO	(25,508 SF) 34%
BUILDING AREA RATIO MAX. ALLOWABLE	
BUILDING HEIGHT:	35'
EXISTING BUILDING HEIGHTS:	14' TO 18'
LANDSCAPE AREA:	13,703 SF
IMPERVIOUS AREA:	60,959 SF
BUILDING AREA (GSF):	
EXISTING BUILDING:	6,267SF
EXISTING BUILDING:	6,064 SF
EXISTING BUILDING:	8,120 SF
EXISTING BUILDING:	5,057 SF
TOTAL:	25,508 GSF
BUILDING'S HIGHEST PEAK: APPROXIMATELY 21'-0" AT REAR BUILDING PARAPET	
PARKING CALCULATIONS	
PER SHERMAN ZONING ORDINANCE 14.04.003,E.1	
ACCESSIBLE PARKING REQUIRED (PER TAS TABLE 208.2): 2	
TOTAL PARKING PROVIDED: 61 ACCESSIBLE PARKING PROVIDED: 2	

J.B. SHANNON SURVEY
ABSTRACT NO. 1085

ECI CEMETERY SERVICES OF TEXAS, INC.
VOL. 2721, PG. 364
D.R.G.C.T.



ABSTRACT NO. 1097

ECI CEMETERY SERVICES OF TEXAS, INC.
VOL. 2721, PG. 364
D.R.G.C.T.

ARCHITECTURAL SITE PLAN
1" = 30'
109-02-01 Architectural Site Plan 01-02

PHONE: 214-507-2486
EMAIL: kssgreek1969@att.net

ISSUED
8-30-24

NOT FOR CONSTRUCTION

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

KONSTANTINOS SOTIROPOULOS
TEXAS REGISTRATION NO. 12570

Retail Center
5625 Texoma Parkway
Sherman, Texas 75090

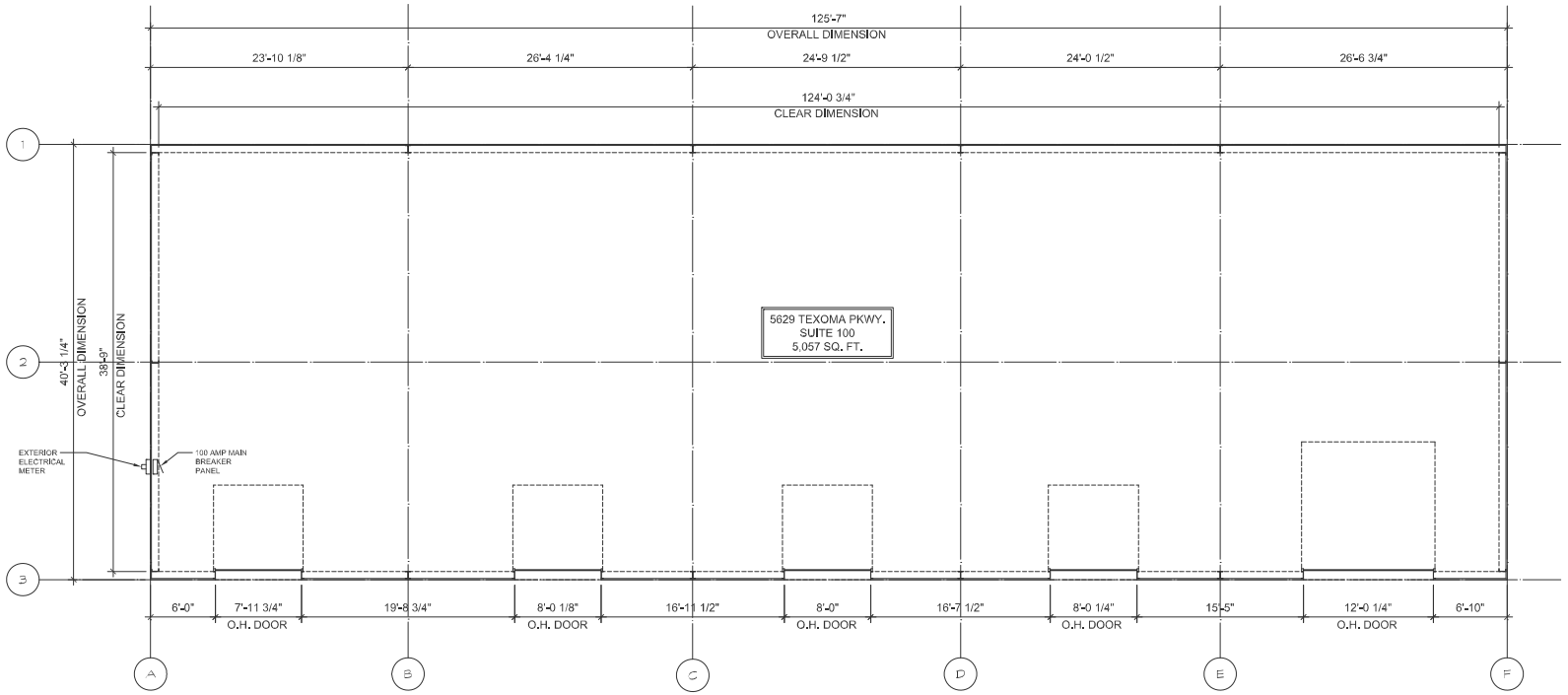
SUP - Architectural Site Plan

Project No. 109.02.01

SHEET
SP
1.1

C:\Project Work Files\5629 Texoma Way\Drawings\Site\ 109-02-01 SUP Site Plan 01-02.dwg , Plotted on: Aug 30, 2024 - 9:27am

C:\Project Work Files\5629 Texoma Way\Drawings\Leasing\Lease Plan\ 109-01-01 Suite 5629 Suite 100 Leasing Plan 01-01.dwg , Plotted on: Aug 30, 2024 - 9:32am



5629 - SUITE 100 FLOOR PLAN

3/16" = 1'-0"

109-01-01 5629 - Suite 100 Floor Plan 01-01

PHONE: 214-507-2486
EMAIL: kssgreek1969@att.net

ISSUED

8-30-24

NOT FOR CONSTRUCTION

THIS DRAWING MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

KONSTANTINOS SOTIROPOULOS
TEXAS REGISTRATION NO. 12570

Metal Building
5629 Texoma Parkway - Suite 100
Sherman, Texas 75090

As-Built Floor Plan

Project No. 109.01.01

SHEET

FP

ENDURANCE AUTOMOTIVE
ENDURANCE AUTOMOTIVE

Marlow, Lauren

From: Planning
To: Greg Joseph
Subject: RE: SUP Submission - Endurance Automotive

From: Greg Joseph
Sent: Friday, October 11, 2024 9:46 AM
To: Marlow, Lauren; Planning; Turner, Kerri
Subject: Re: SUP Submission - Endurance Automotive

Lauren,

After consideration, I would like to withdraw my application for an SUP at 5629 Texoma pkwy and suite 100. Please refund my application fee at your earliest convenience

Greg Joseph

Endurance Automotive – Owner

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

5922 TEXOMA PARKWAY (Project No. 24-004734)

The request of 5922 Texoma Parkway, LLC (Owner), Saeid Taghvaei (Representative) and Barron-Stark Engineers (Surveyor/Engineer) concerning the property located at 5922 Texoma Parkway, consisting of 1.865 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938.

Background:

The property is located at 5922 Texoma Parkway near the intersection of Woodlake Road and Texoma Parkway. The owner is requesting a Site Plan and Specific Use Permit to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938.

The following has been approved for this location:

- 6/22/2021 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Used Automobile Sales in a C-2 (General Commercial) District.

Origination:

5922 Texoma Parkway, LLC (Owner)
Saeid Taghvaei (Representative)
Barron-Stark Engineers (Surveyor/Engineer)

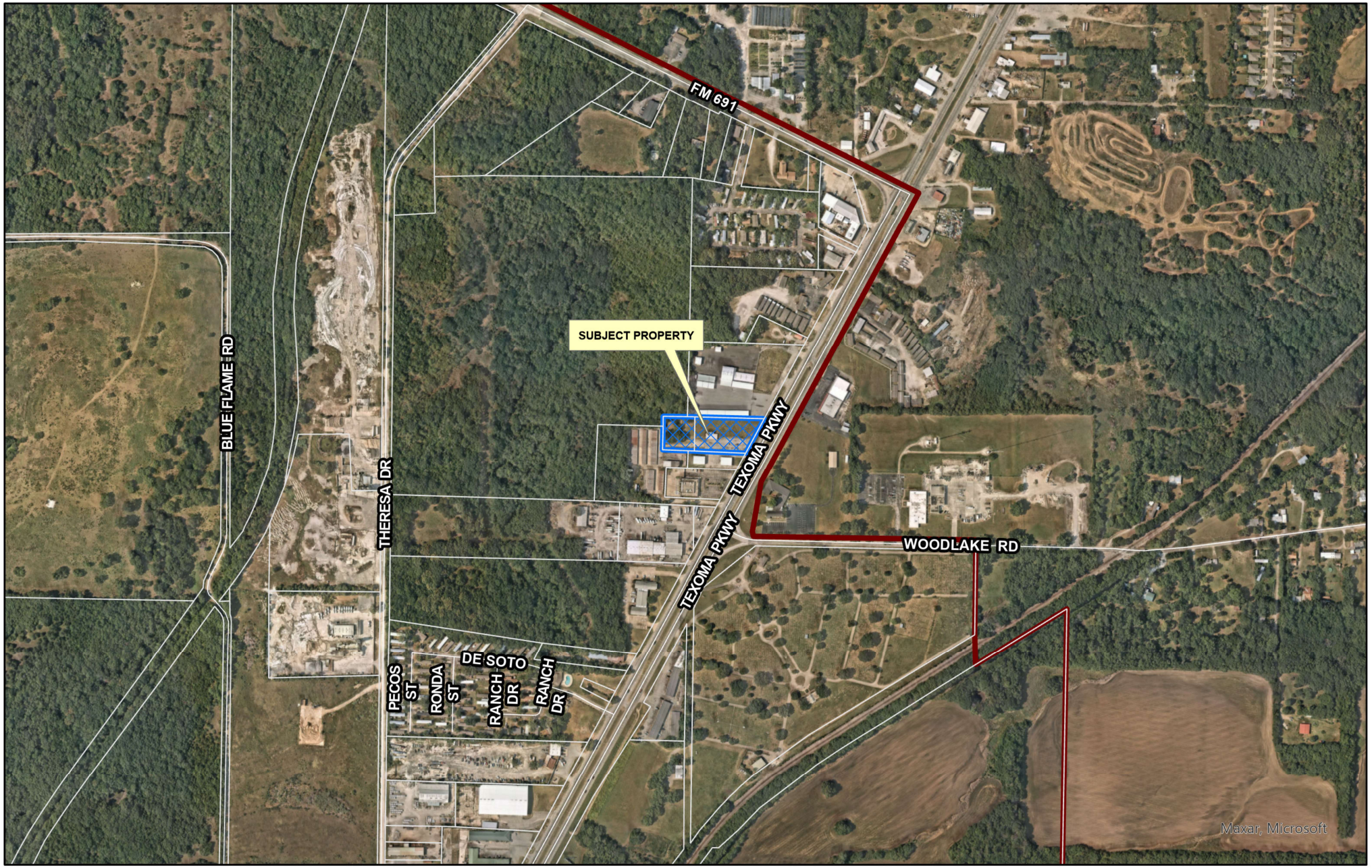
Staff Recommendation:

Staff recommends that P&Z table this item to allow for the applicant to address additional staff comments. Additional staff comments are listed in the Staff Review Letter.

Attachments:

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

7. Site Plan
8. Elevations
9. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

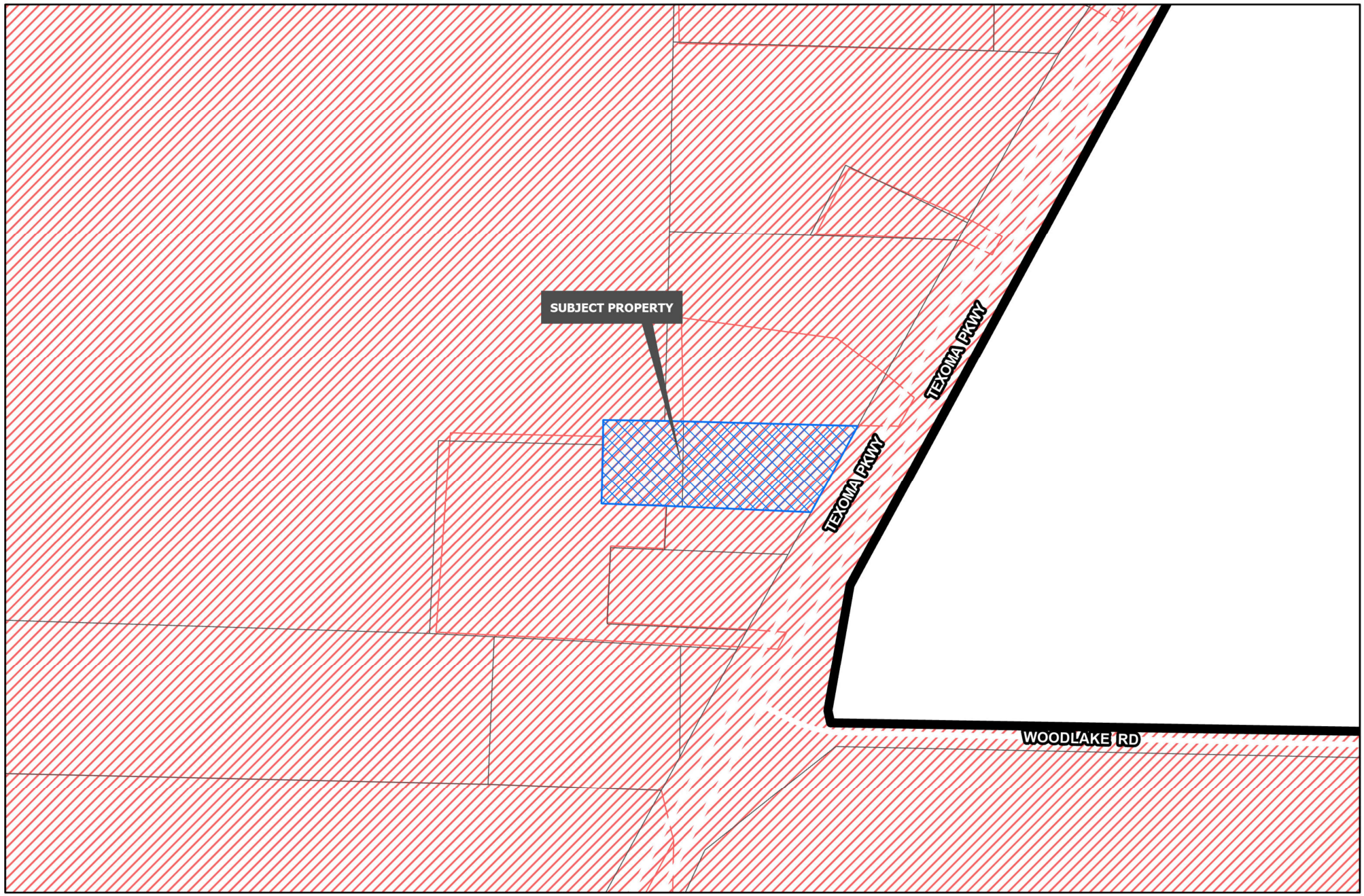
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5922 TEXOMA PKWY

N
W E
S

Date: 10/2/2024 2:39 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

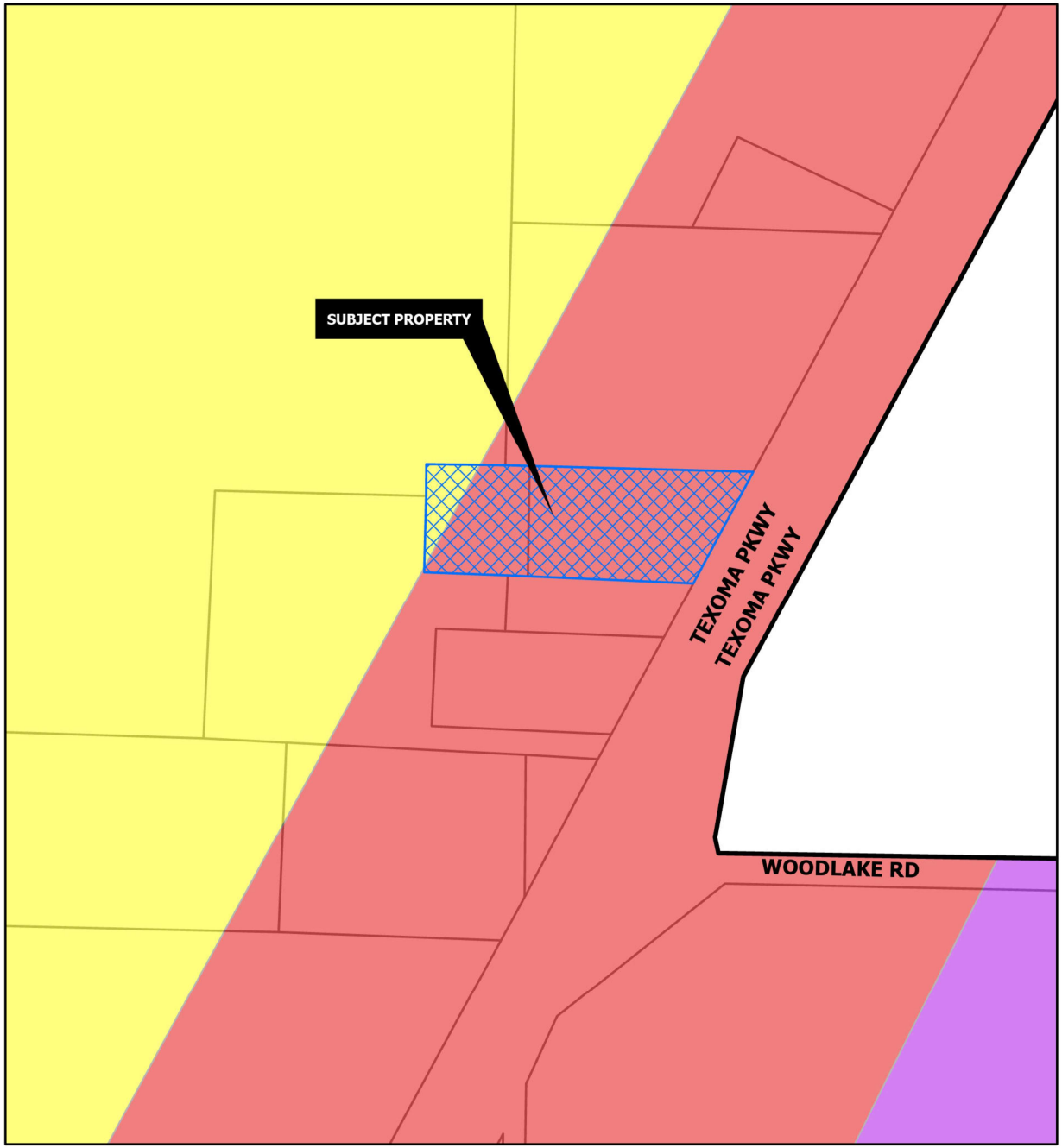
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
5922 TEXOMA PKWY

N
W E
S

Date: 9/3/2024 1:38 PM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

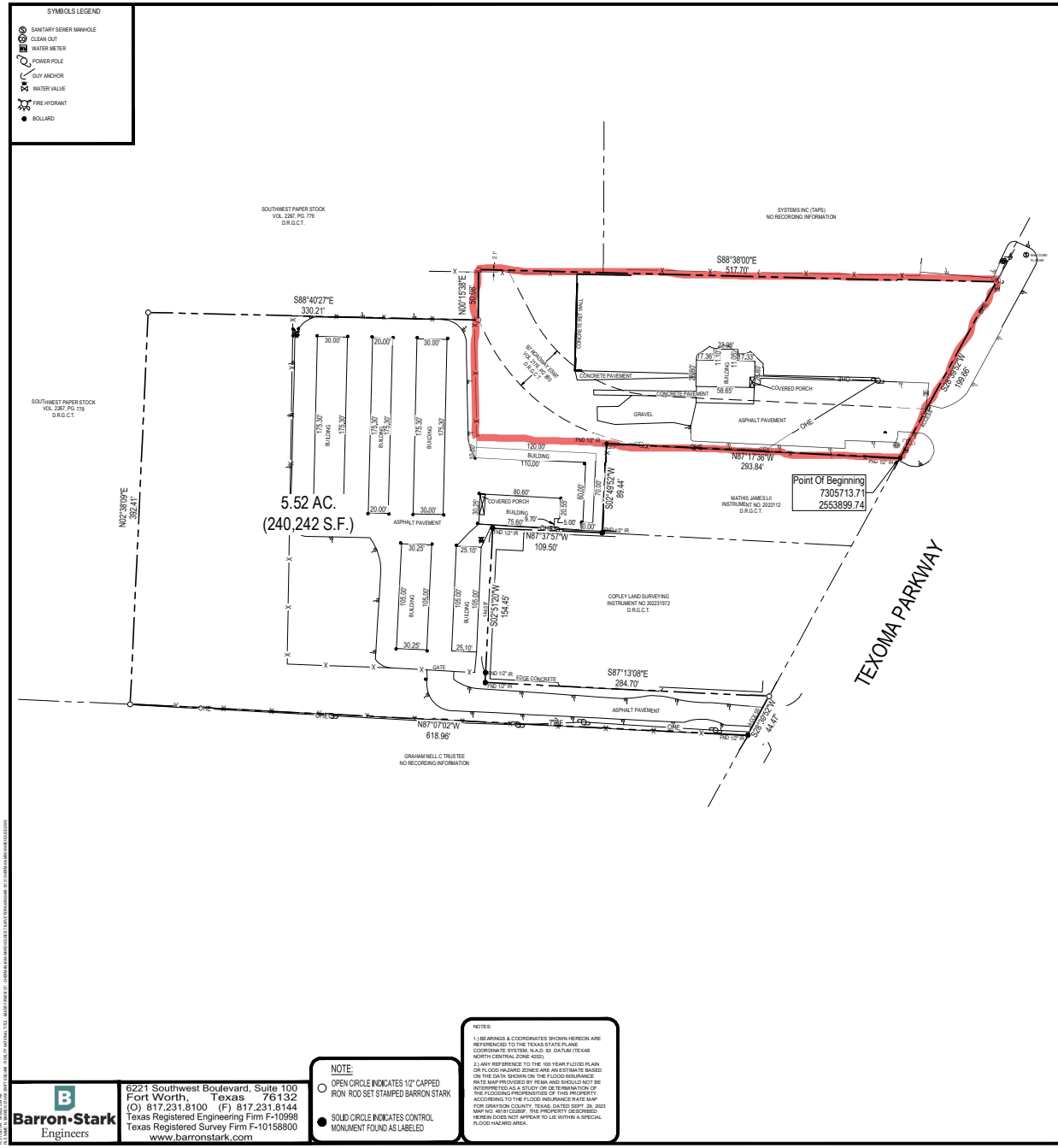
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
5922 TEXOMA PKWY

N
W E
S

Date: 10/2/2024 3:39 PM

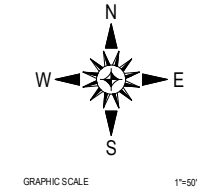
NOTICE OF
SPECIFIC USE
PERMIT REQUEST



This Survey was prepared from a Title Policy Prepared by Fidelity National Title Insurance Company, GF No, FT-44122-300122203330-HU, Effective Date: November 29, 2022 at 8:00 a.m.

(Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Power & Light Company
Purpose:As provided in said document
Recording Date:
Recording No: Volume 571, Page 375; Volume 1030, Page 763; Volume 1120, Page 487 and Volume 1249, Page 643, Deed Records, Grayson County, Texas.
(UNABLE TO DETERMINE IF AFFECTS)
(VOLUME 1249, PAGE 643 DOES NOT AFFECT)

(Easement(s) and rights incidental thereto, as granted in a document:
Granted to:The Atlantic Group
Purpose:As provided in said document
Recording Date:October 17, 1991
Recording No: Volume 2176, Page 890, Real Property Records, Grayson County, Texas.
(AFFECTS, PLOTTED AND SHOWN)



LEGAL DESCRIPTION:

Being a 5.52 acre portion of a tract of land being situated in the Daniel C. Shelp Survey, Abstract 1097, further described in the deed to Patterson Investment Properties, LP, as recorded in Volume 5957, Page 679 Deed Records, Grayson County, Texas (D.R.G.C.T.) and being more particularly described as follows.

BEGINNING at a 1/2 inch iron rod found at the northwest corner of the tract descibed in the deed to Mathis James LII as recorded under Instrument Number 2022112 (D.R.G.C.T.) same being in the west right-of-way line of Texoma Parkway;

THENCE NORTH 87°17'36" WEST, with the north line of the said Mathis James LII tract a distance of 293.84 feet to a 1/2 inch iron rod found at the northeast corner of the Mathis James LII tract;

THENCE SOUTH 02°49'52" WEST, with the east line of the Mathis James LII tract a distance of 89.44 feet to a 1/2 inch iron rod found at the easterly most northeast corner of the tract descibed in the deed to Copley Land Surveying Inc as recorded in Instrument Number 202231972 (D.R.G.C.T.);

THENCE NORTH 87°37'57" WEST, with the north line of the said Copley Land Surveying Inc tract a distance of 109.50 feet to a 1/2 inch iron rod found at the northwest corner of the Copley Land Surveying Inc tract;

THENCE SOUTH 02°51'20" WEST, with the west line of the Copley Land Surveying Inc tract passing a found 1/2 inch iron rod at a distance of 144.59 feet in all a distance 154.45 feet to a 1/2 inch iron rod found at the southwest corner of the Copley Land Surveying Inc tract;

THENCE SOUTH 87°13'08" EAST, with the south line of the Copley Land Surveying Inc tract a distance of 284.70 feet to 1/2 inch capped iron rod inscribed "Barron-Stark" set in the west right-of-way line of Texoma Parkway;

THENCE SOUTH 28°23'52" WEST, with the west right-of-way line of Texoma Parkway a distance of 44.47 feet to a 1/2 inch iron rod found at the northeast corner of the tract described in the deed to Graham Nell C Trustee (No Recording Info);

THENCE NORTH 87°07'02" WEST, a distance of 618.96 feet to a 1/2 inch capped iron rod inscribed "Barron-Stark" set at the southeast corner of the tract described in the deed to Southwest Paper Stock as recorded under Volume 2267, Page 779 (D.R.G.C.T.);

THENCE with the common line of the Southwest Paper Stock tract and the said Patterson Investment Properties, LP tract the following calls:

NORTH 02°38'09" EAST, a distance of 392.41 feet to a set 1/2 inch capped iron rod inscribed "Barron-Stark";

SOUTH 88°40'27" EAST, a distance of 330.21 feet to a set 1/2 inch capped iron rod inscribed "Barron-Stark";

NORTH 00°15'38" EAST, a distance of 50.08 feet to a set 1/2 inch capped iron rod inscribed "Barron-Stark";

THENCE SOUTH 88°27'38" EAST, a distance of 517.70 feet to a set 1/2 inch capped iron rod inscribed "Barron-Stark";

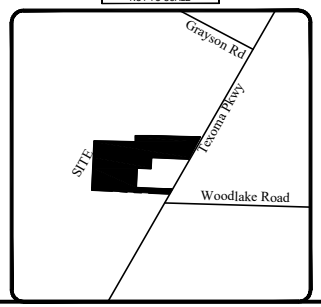
THENCE SOUTH 28°39'52" WEST, a distance of 199.66 feet returning to the POINT OF BEGINNING and enclosing 5.52 acres 240,548 square feet.

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED BARRON STARK
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, DATED SEPT. 26, 2023 MAP NO. 48181C0260F, THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

Barron•Stark Engineers
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Vicinity Map
NOT TO SCALE



To: RH2 Capital LLC & Fidelity National Title Insurance Company

I, Roger W. Hart, hereby certify that this Plat was prepared from an actual, on the ground, survey made under my personal supervision in January, 2023. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, Land Title Survey.

Roger W. Hart
01/06/2023

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY ROGER W. HART, R.P.L.S. TEXAS REGISTRATION NO. 4484

Revised January 6, 2023

Title Survey
5.52 ACRES
in
DANIEL C. SHELP SURVEY, ABSTRACT NO. 1097
Grayson County, Texas

PROJECT NO. 499-10131 SHEET 1 OF 1

NARRATIVE

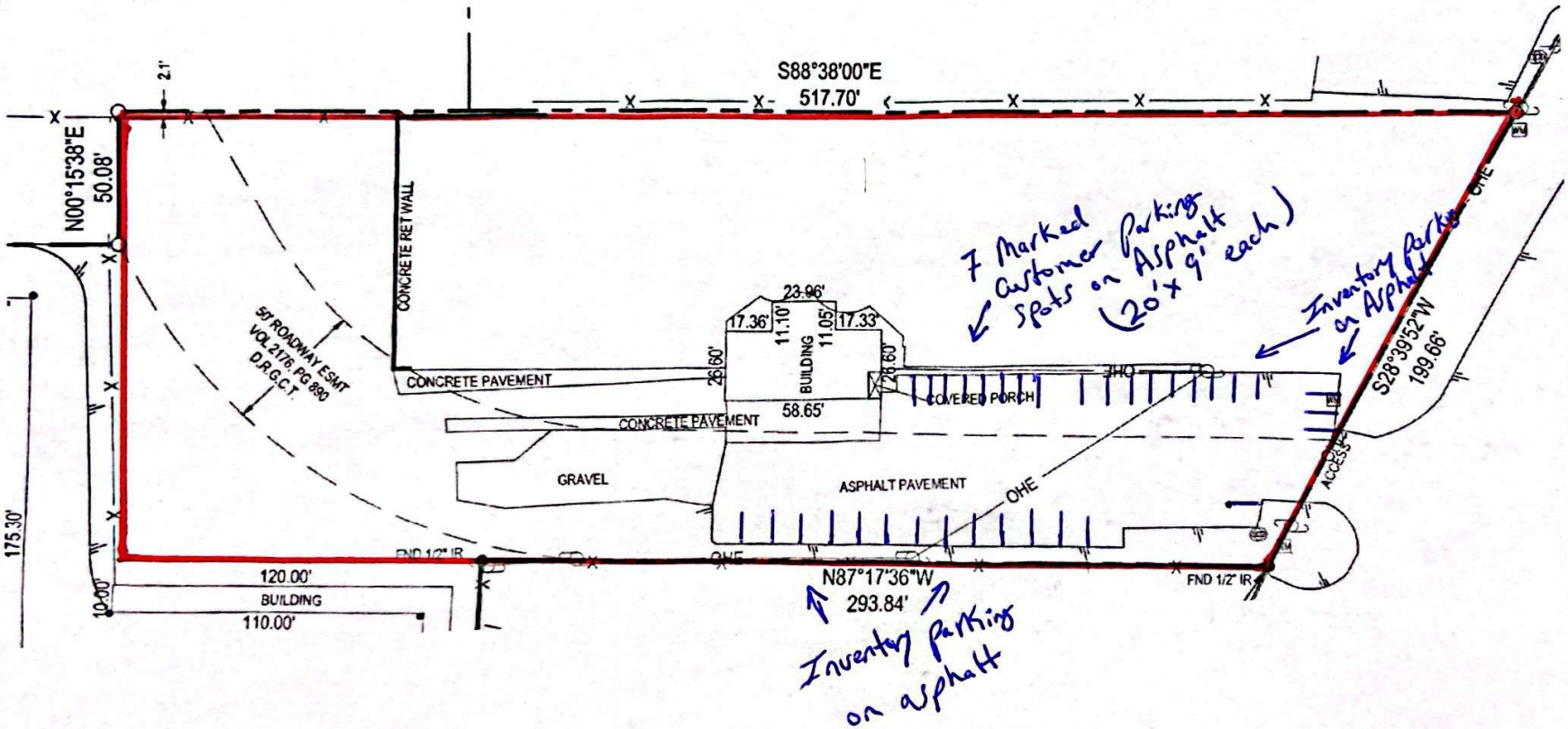
RE: 5922 Texoma Pkwy
Sherman, TX

We would like to open a used car dealership and sell vehicles out of this location.

Regards,

Saeid Taghvaei
ReliaCars LLC

Site Plan



Scanned with CamScanner

ReliaCars
Home of your next Reliable Car

Ready NOW
storage
(903) 868-1966

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 15, 2024 Sent via email

Saeid Taghvaei
1455 W. Farmington Rd
Van Alstyne, TX 75495

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938 located at 5922 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, October 23, 2024, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk Street.

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.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3)*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
5. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The Site Plan must meet the General Standards of the Site Plan requirements. *(Sec. 14.06.004)*
    a. The building setback and yards must be shown on the Site Plan. *(Sec. 14.06.004(b)(1)(B))*
        i. This can be accomplished by providing a setback line around the property
        ii. Minimum setbacks in a C-2 (General Commercial) District are as follows *(Sec. 14.02.017(1))*
            1. 25' front
            2. 25' rear
            3. 15' side
8. The total floor area of any building or buildings on a lot in the C-2 district shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5). *(Sec. 14.02.017(4)(B))*

a. This is calculated by dividing the square feet of the Floor Area (all stories) by the square feet of the lot area.
    i. Floor Area must be notated on the Site Plan.

9. The maximum allowable building area in the C-2 district shall not exceed 50 percent of the gross area of the lot or tract of land. *(Sec. 14.02.017(4)(C)).*
    a. Total square feet of the building area must me notated on the Site Plan.
    b. Total square feet of the lot must be notated on the Site Plan.
10. No building shall exceed 35 feet. *(Sec. 14.02.017(4)(D))*
    a. Height of the structure must be shown to the peak of the roof.
11. Required Parking must be shown on the Site Plan. *(Sec. 14.06.004(b)(1)(H)(iii))*
    a. The square feet for each use must be shown for each use to determine minimum required parking. *(Sec. 14.04.003(e)(1))*
        i. Required parking for Automobiles sales
            1. 1 parking space for every 500 square feet of sales floor area.
12. 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.
13. 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))*
14. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Valvoline Instant Oil Change is the occupant of the Property.
15. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
16. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

17. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)

Fire Services

-Building does not have a fire lane and by code requires one.

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

18. [ ] 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.
19. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. (Located In City Ordinances Amendments)
20. [ ] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (Located In City Ordinances Amendments)

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1024 SOUTH FIRST STREET (Project No. 24-004736)

The request of Gustavo and Rosalba Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.6591 acres being part of the G. B. Pilant Survey, Abstract 963, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.018 to allow a 20’ front setback in lieu of the required 40’ for a covered structure in a M-1 (Light Manufacturing) District.
B. Public Hearing and Variance under Section 14.02.018 to allow a 20.1’ rear setback in lieu of the required 40’ for a covered structure in a M-1 (Light Manufacturing) District.
C. Public Hearing and Variance under Section 14.02.018 to allow a 0’ side setback in lieu of the required 25’ for an enclosed structure in a M-1 (Light Manufacturing) District.
D. Public Hearing and Variance under Section 14.02.018 to allow an 8’ solid metal fence in lieu of the allowed 4’ decorative fence in a front yard.
E. Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.

Background:

The property is located at 1024 South First Street at the intersection of East Spring Street and South First Street. The owner is requesting Variances for the front, rear, side setbacks for the existing structures and a solid metal fence with a height of 8'.

The following has been approved for this location:

- 2/20/2007 – Zone Change from a R-1 (One Family Residential) District to M-1 (Light Manufacturing) District.

Origination:

Gustavo and Rosalba Ramirez (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve items A, B, and C. Staff recommends that the Board of Adjustment deny items D and E.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Survey & Site Plan
7. Elevations
8. Opposition Letter - Nichols

dlagrone H:\PLANNING\Public Notification KT.aprx

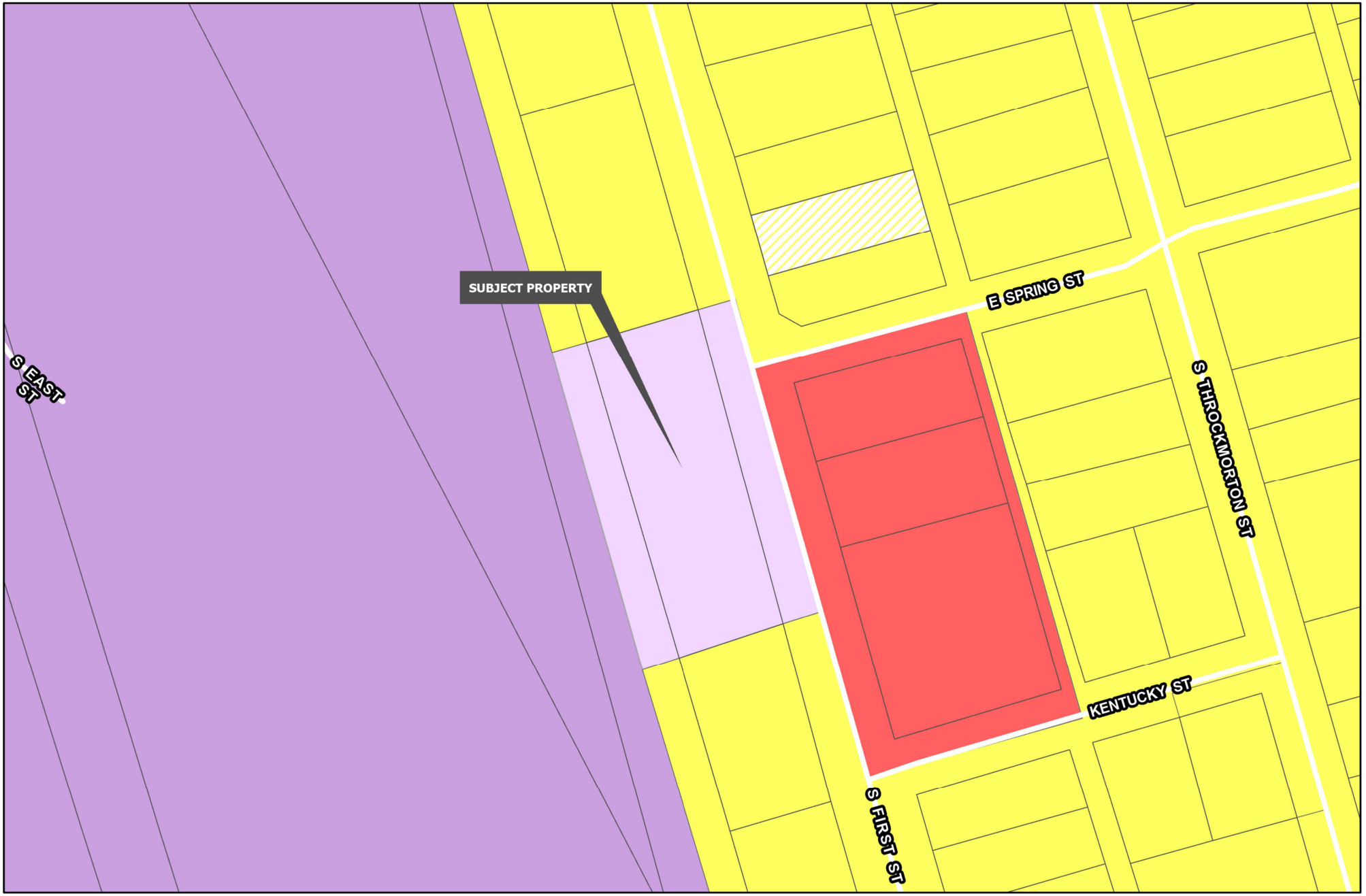
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1024 S FIRST ST

N
W E
S

Date: 10/2/2024 2:39 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

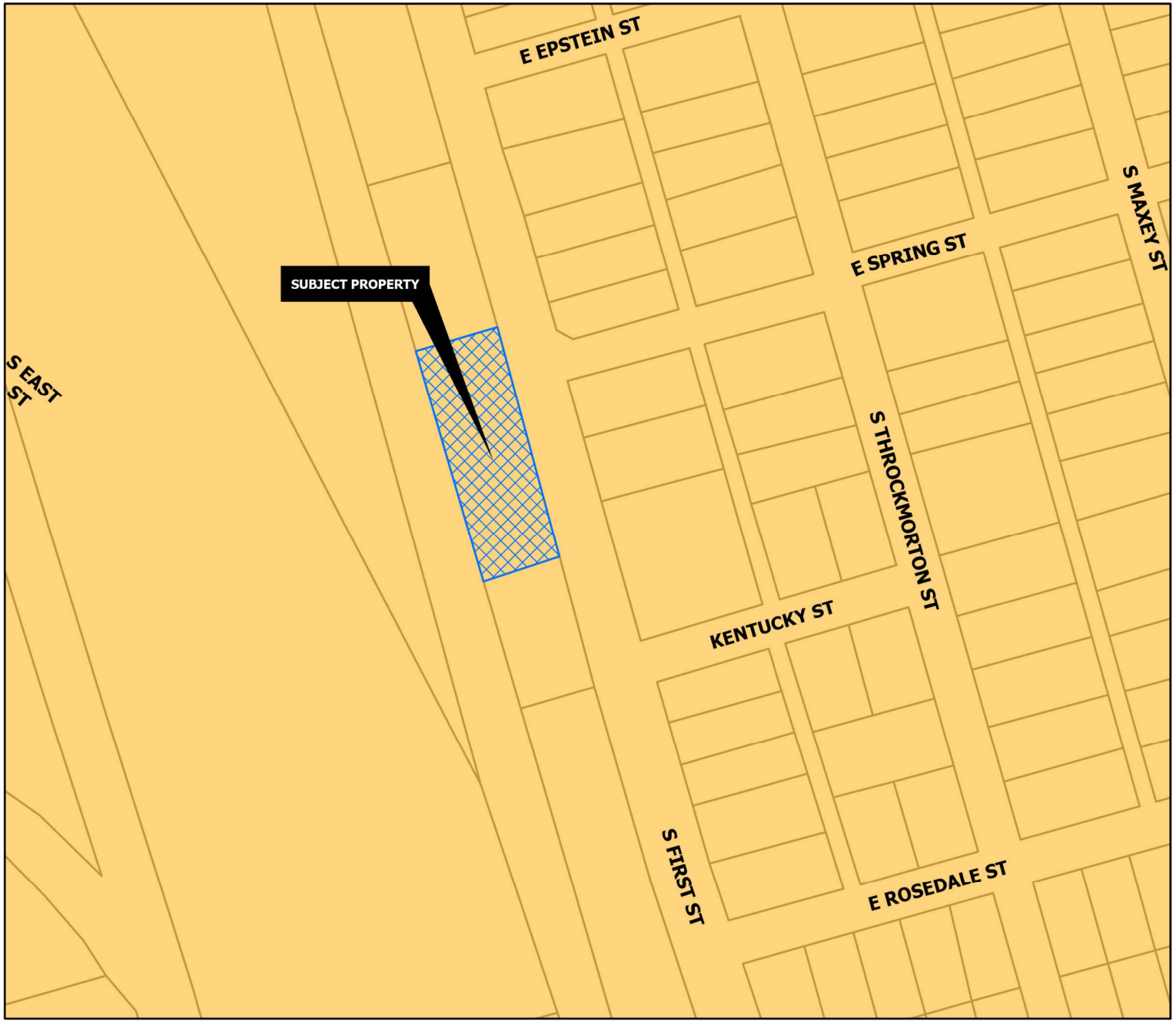
Development Services Department

- 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
1024 S FIRST ST

N
W E
S

Date: 10/2/2023 2:38 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1024 S FIRST ST

N W E S

Date: 10/2/2024 2:39 PM

10/09/2024 at 4:42 p.m.

Gustavo Ramirez
[redacted]

September 11, 2024

To whom it may concern,

We are writing this letter to request your consideration for a variance at 1024 S. First St. Sherman, TX, 75090 regarding an addition to our property and the material of our fence as noted in detail below.

As owners of the property, I, Gustavo Ramirez and my wife, Rosalba, built an additional carport/metal storage room with the erroneous assumption that we did not need a permit for this modification. Our intention was to simply build a storage space on what we saw as extra, unused space on the north side of our property. The addition now sits near our property line, with an empty lot sitting on the other side but as we know now, it ultimately does not meet setbacks. However, we believe that the addition does not alter the essential character of the neighborhood, nor does it negatively impact any existing neighbors.

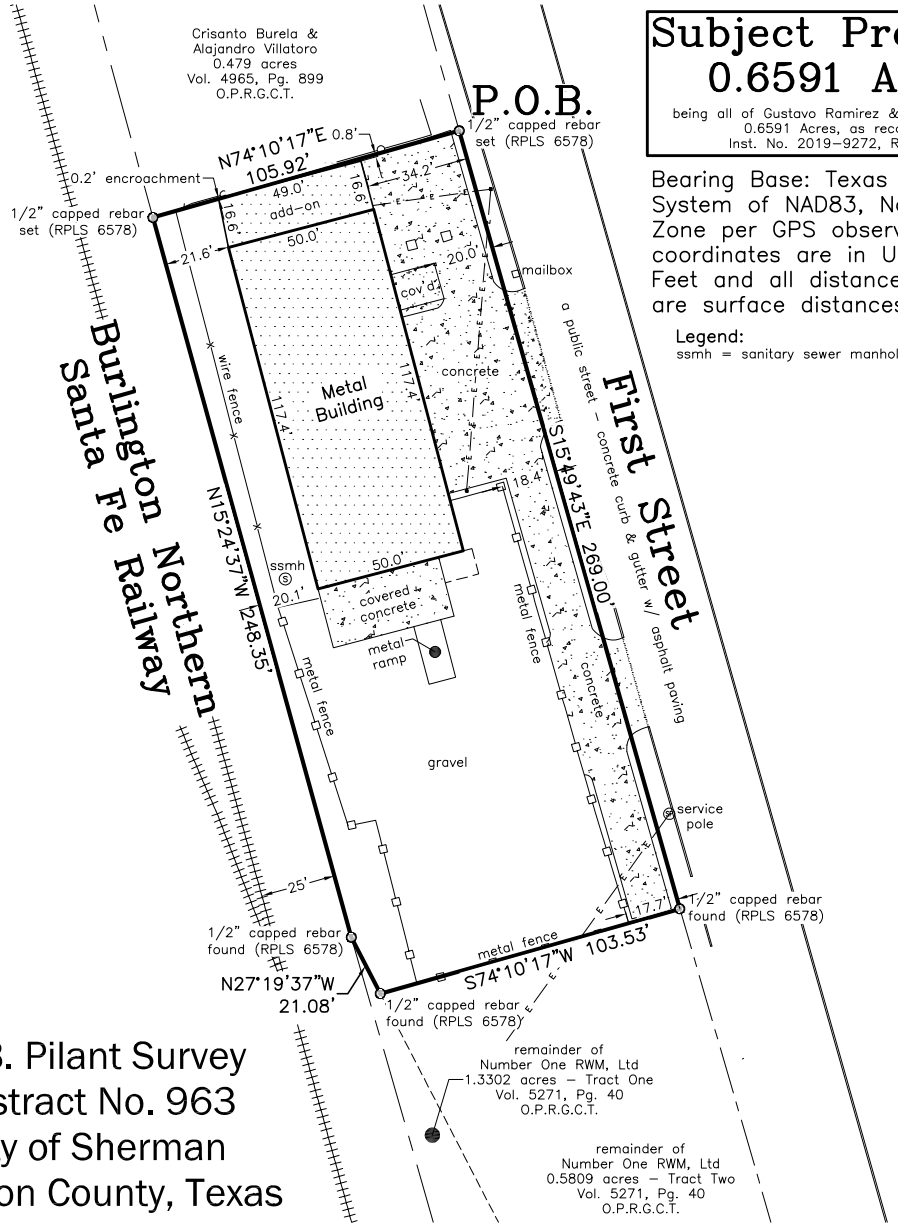
We'd also like to request your consideration to let us keep our 8ft metal fence in its current location. Our property is located next to the railroad on a quiet side of town in the light manufacturing zoning district. When we purchased the property, it had an old rotten wooden fence that we replaced with what we believed to be a more attractive and secure metal fence that was fitting for the area and aesthetically harmonious with the metal construction of the building. We did not move the fence from its original placement (where it has been for years) and only updated it in an effort to help improve the look of the neighborhood and provide better security.

My family and I have lived in Sherman for about 28 years and are loyal residents of the city. We are proud of how far our city has come over the years and our intention is to help add to that progress.

With all of this said, we are requesting that the members of this commision please consider our request for a variance and allow us to keep the addition to the building and the metal fence in its current location. We sincerely believe that our modifications only add to the community in a positive way and that the alteration of them will only set back the attractiveness of the neighborhood.

Thank you for your time and consideration.

Gustavo and Rosalba Ramirez



Subject Property:
0.6591 Acres

being all of Gustavo Ramirez & Rosalba Ramirez
0.6591 Acres, as recorded in
Inst. No. 2019-9272, R.P.R.G.C.T.

Bearing Base: Texas Coordinate System of NAD83, North Central Zone per GPS observations. All coordinates are in U.S. Survey Feet and all distances shown are surface distances.

Legend:
ssmh = sanitary sewer manhole

North

Scale:
1"=50'

G. B. Pilant Survey
Abstract No. 963
City of Sherman
Grayson County, Texas

Owner: Gustavo Ramirez &
Rosalba Ramirez

Address: 1024 S. First Street
Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

Note: This survey was completed without the benefit of a title commitment.

Job No. BGS220824

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 13, 2024

EVERGREEN

TXIX
2251
LD LMT 226100
LT WT 59900
W

W
10

Jackey D. Nichols, Trustee
1013 South First Street
Sherman, Texas 75090

Rob Rae, AICP
Acting Secretary, Planning & Zoning Commission
City of Sherman
317 S. Travis St
Sherman, Texas 75090

October 11, 2024

Mr. Rae,

As the owner of the property located at 1013 South First St, Sherman Texas, I strongly oppose the approval of the variances listed in your letter dated October 3, 2024 (copy attached).

I am the trustee of this property, occupied by my brother Chris Nichols. This property, a newly constructed home was purchased earlier this year, as my brother's primary residence. This area of Sherman, specifically First Street has been revitalized over the past several years with new individual homes and remodeled homes. These improvements have increased the property values of the area, also increasing the property tax revenue for the city of Sherman and Grayson County.

Based on the characteristics of the proposed variances requested. It is obvious the property at 1024 South First Street will not be a private residential home. It appears to be a business of some sorts.

Although near the railroad, the residents of this neighborhood have grown accustomed to infrequent railway noise. A business, of any type, will bring more noise, more traffic and an unsightly appearance to the neighborhood. All of these with serve to reduce the peaceful tranquility of the neighborhood and subsequently reduce the property values of all the homes in the area.

For these reasons, I again strongly oppose the approval of the variances requested.

Additionally the QR Code provided in your letter was inoperative.

Jackey D. Nichols, JD
Trustee/Owner of Property Situated at
1013 South First Street
Sherman, Texas 75090
[redacted]

1 Attachment- Planning & Zoning Commission letter, October 3, 2024

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

October 3, 2024

Re. 1024 South First Street

Dear Interested Property Owner,

The City of Sherman has received an application for a Public Hearing to consider the following:

Gustavo and Rosalba Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.6591 acres being part of the G. B. Pilant Survey, Abstract 963, as follows:

Board of Adjustment

A. *Public Hearing and Variance under Section 14.02.018 to allow a 20' front setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.*
B. *Public Hearing and Variance under Section 14.02.018 to allow a 20.1' rear setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.*
C. *Public Hearing and Variance under Section 14.02.018 to allow a 0' side setback in lieu of the required 25' for an enclosed structure in a M-1 (Light Manufacturing) District.*
D. *Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.*
E. *Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.*

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing for this request on **Wednesday, October 23, 2024 at 5:00 p.m.** in the Municipal Ballroom, located at 405 North Rusk Street.

As an interested property owner, you are invited to make your views known by attending this hearing. If you cannot attend the hearing, it is requested that you express your views by mail, at the address listed below, or by email to planning@cityofsherman.com.

If you have questions or comments, please feel free to contact Development Services located at 317 South Travis Street, Sherman, TX 75090.

If you are receiving this letter as the HOA contact for the subdivision, please ensure this information is made available to the neighborhood as a whole.

The published Agenda will be available to view or download the Thursday before the meeting on the City of Sherman's website at https://www.ci.sherman.tx.us/701/Agendas-and-Minutes.

Rob Rae, AICP
Acting Secretary, Planning & Zoning Commission
City of Sherman
317 S. Travis St.
Sherman, TX 75090

Planning and Zoning Map:

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4800 TEXOMA PARKWAY, SUITE 300 (Project No. 24-004737)

The request of Scott Cresswell (Owner), Stephanie Brister, BDG (Representative) and Old Republic (Surveyor) concerning the property located at 4800 Texoma Parkway, Suite 300, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District.

Background:

The property is located at 4800 Texoma Parkway between Fallon Drive and North Frisco Road. The owner is requesting a Specific Use Permit to allow a Church or other place of worship in a C-2 (General Commercial) District.

The following has been approved for this location:
4800 Texoma Pkwy:

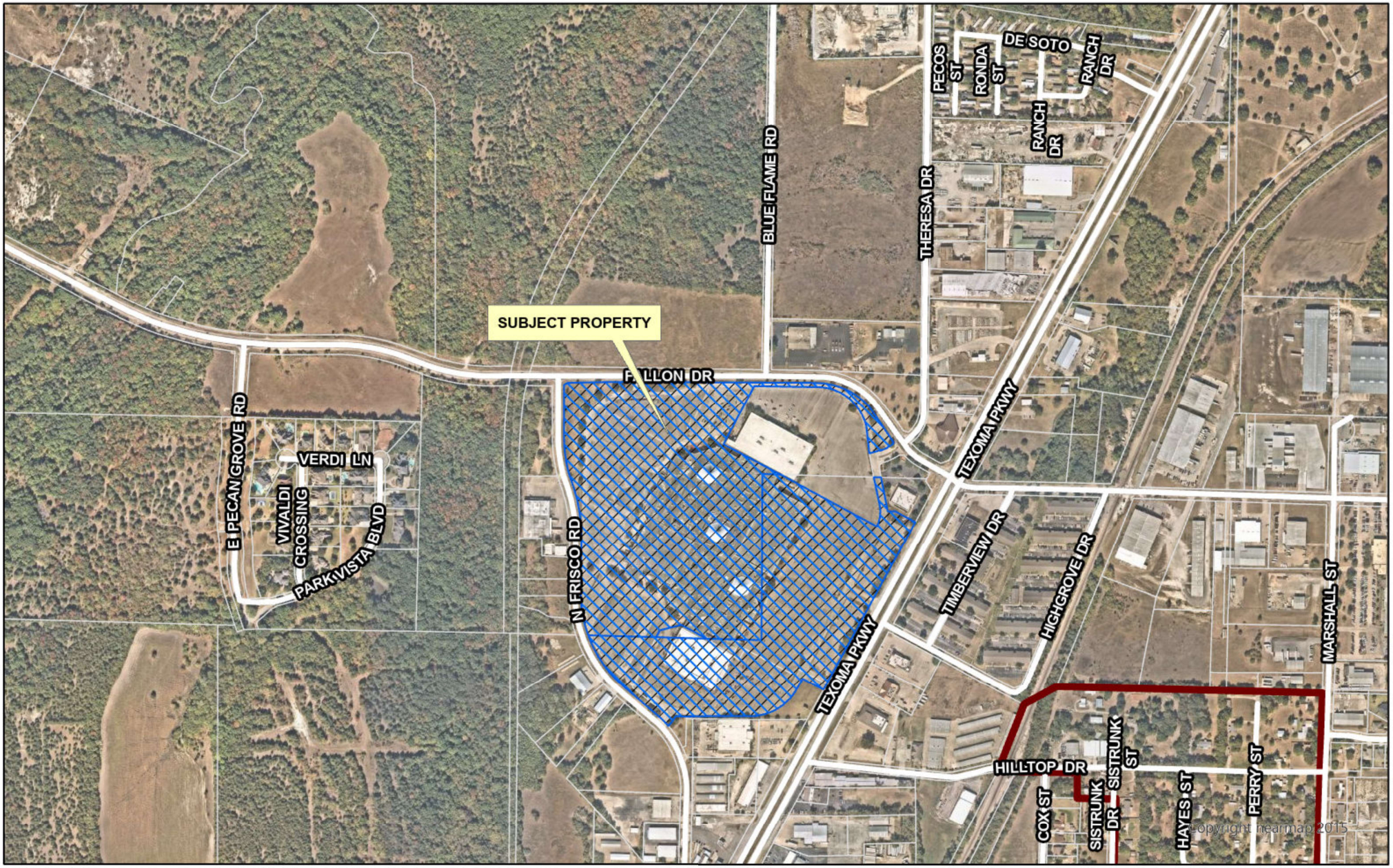
- September 9, 1986 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- September 8, 1987 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- February 13, 1969 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District in Lease Space B-7-4
- February 22, 2022 - Temporary Use Permit to allow a Mobile COVID Testing Site in a C-2 (General Commercial) District/M-1 (Light Manufacturing) District
- March 21, 2023 - Public Hearing and Specific Use Permit under Section 14.06.009 to allow a School, commercial or trade in a M-1 (Light Manufacturing) District.
- April 18, 2023 - Public Hearing and Temporary Use Permit under Section 14.06.008 to allow Tents, seasonal retail (temporary) in a C-2 (General Commercial) District
- May 16, 2023 - Public Hearing and Zone Change, Tract One, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall; Tract Two, consisting of 1.1255 acres in the John Hendrix Survey, Abstract No. 503 and the W.F. Patterson Survey, Abstract No. 969, Lots 5 and 7, Block 1, Midway Mall; Tract Four, consisting of 4.000 acres in the W.R. Patterson Survey, Abstract No. 969, Block 4, Midway Mall from a M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District.
- May 16, 2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-warehouse in a C-2 (General Commercial) District.
- May 16, 2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to

- allow Warehousing in a C-2 (General Commercial) District
- 06/20/2023 - Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and C-2 (General Commercial) District to a C-2 (General Commercial) District.

Origination:
Scott Cresswell (Owner)
Stephanie Brister, BDG (Representative)
Old Republic (Surveyor)

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

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



diagrone H:\PLANNING\Public Notification KT.aprx

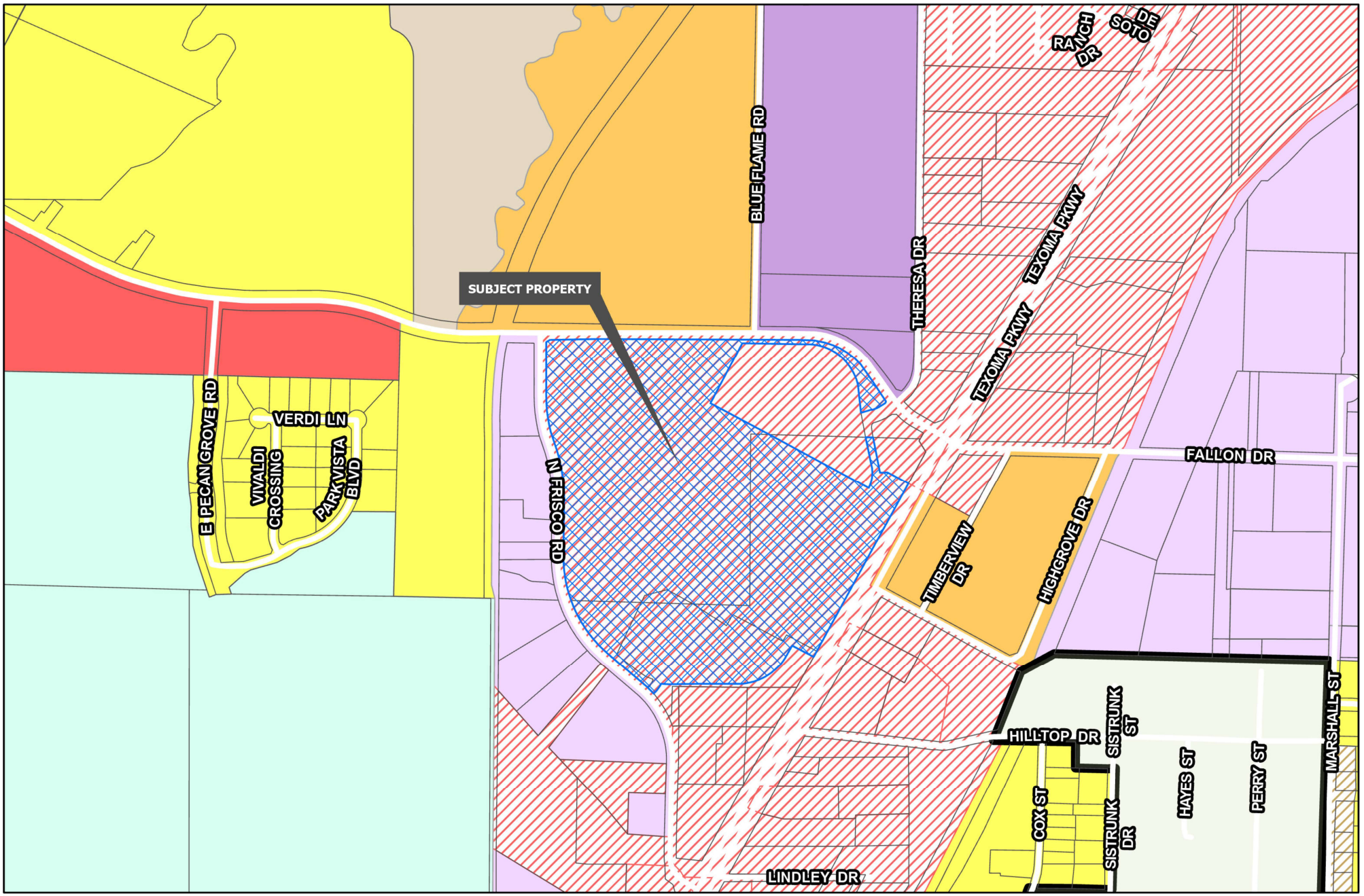
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4800 TEXOMA PKWY

N
W E
S

Date: 5/6/2023 9:55 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

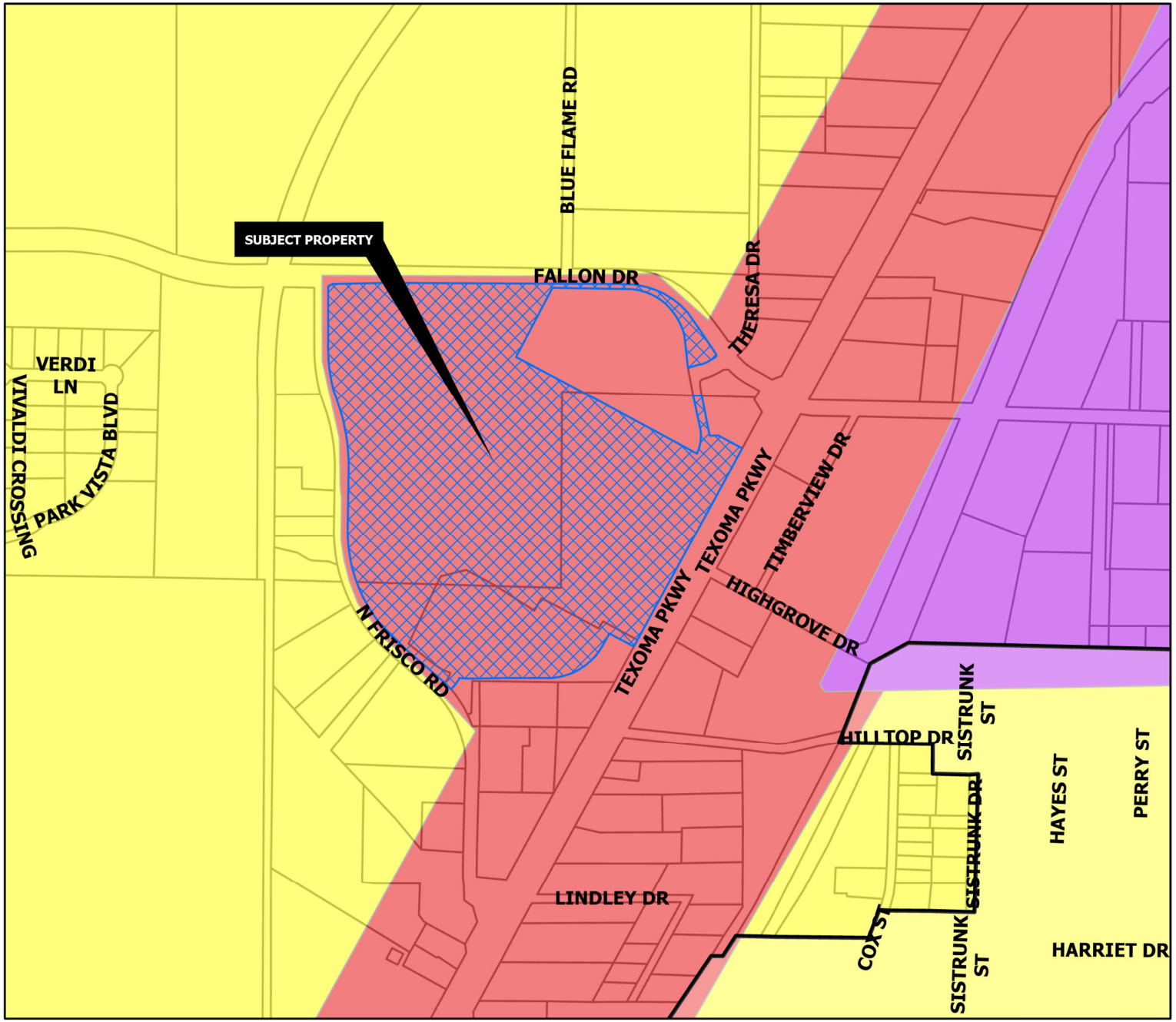
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
4800 TEXOMA PKWY

N
W E
S

Date: 10/3/2024 3:38 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
4800 TEXOMA PKWY

N
W E
S

Date: 10/2/2024 2:39 PM

Marlow, Lauren

From: Planning
To: john@jmcre.biz
Subject: RE: Specific Use Permit Application Submission- "The Well Church- Texoma"- 4800 Texoma Parkway, Sherman, TX

From: john
Sent: Thursday, October 10, 2024 3:44 PM
To: Planning; 'Stephanie Brister'
Cc: tammys'Ronald Seal'; 'James Moore'; 'Amy Moore'; ryan; 'Scott Cresswell'
Subject: RE: Specific Use Permit Application Submission- "The Well Church- Texoma"- 4800 Texoma Parkway, Sherman, TX

Please see attached pictures of signage posted with date stamps. Please let me know if anything else is needed.

John Munson

Brister Design Group- BDG
TBAE Firm# BR2361

City of Sherman- PLANNING DEPT
Attn: Development Services
EMAILED TO: [redacted]
Sherman, TX 75090
[redacted]

Project Name: THE WELL TEXOMA CHURCH
Request: SPECIFIC USE PERMIT FOR CHURCH USE
Project Address:
4800 TEXOMA PARKWAY
Sherman, TX 75090

September 11, 2024

Dear City of Sherman Planning Dept,

Our Client, The Well Texoma Church, is seeking to Occupy a Tenant Suite at the Existing "Midway Mall" former JC Penney Facility, and is submitting for a Specific Use Permit for this location. The Landlord/ Building Owner has demised a 20,000 SF Tenant space for the Church to Lease.The Client, The Well Texoma Church, will be finishing out 11,000 SF only of the demised 20,000 SF suite.

Based on the Occupancy Type of "assembly" and Function of "worship/ Church" a "Specific Use Permit" is required by Zoning Ordinance, and being submitted by the client, "The Well Texoma" Church in order to receive approval for their use of the existing C-2 Zoned Commercial Facility (Midway mall- JC Penney building area)

Details regarding the Existing Building and Scope of work for the Tenant Finish-out;

- Existing C-2 Zoned – Commercial Facility (Former JC Penney's Building at Midway Mall)
- Located at 4800 Texoma Parkway, Sherman, TX 75090 (Suite # to be obtained and approved by Fire Marshal prior to Building Permit)
- Existing Building is Fire Sprinklered, and has Existing Fire Alarm
- Existing Structure is Concrete and Steel, Type II-B per Existing Structural As-builts

The Tenant, The Well Texoma Church, will be occupying the new suite, and submitting their Finish-out for Building Permit once Specific Use Permit is reviewed and accepted. The Tenant will have a new exterior entry, and shall update access according to building code requirements and accessibility TAS requirements.

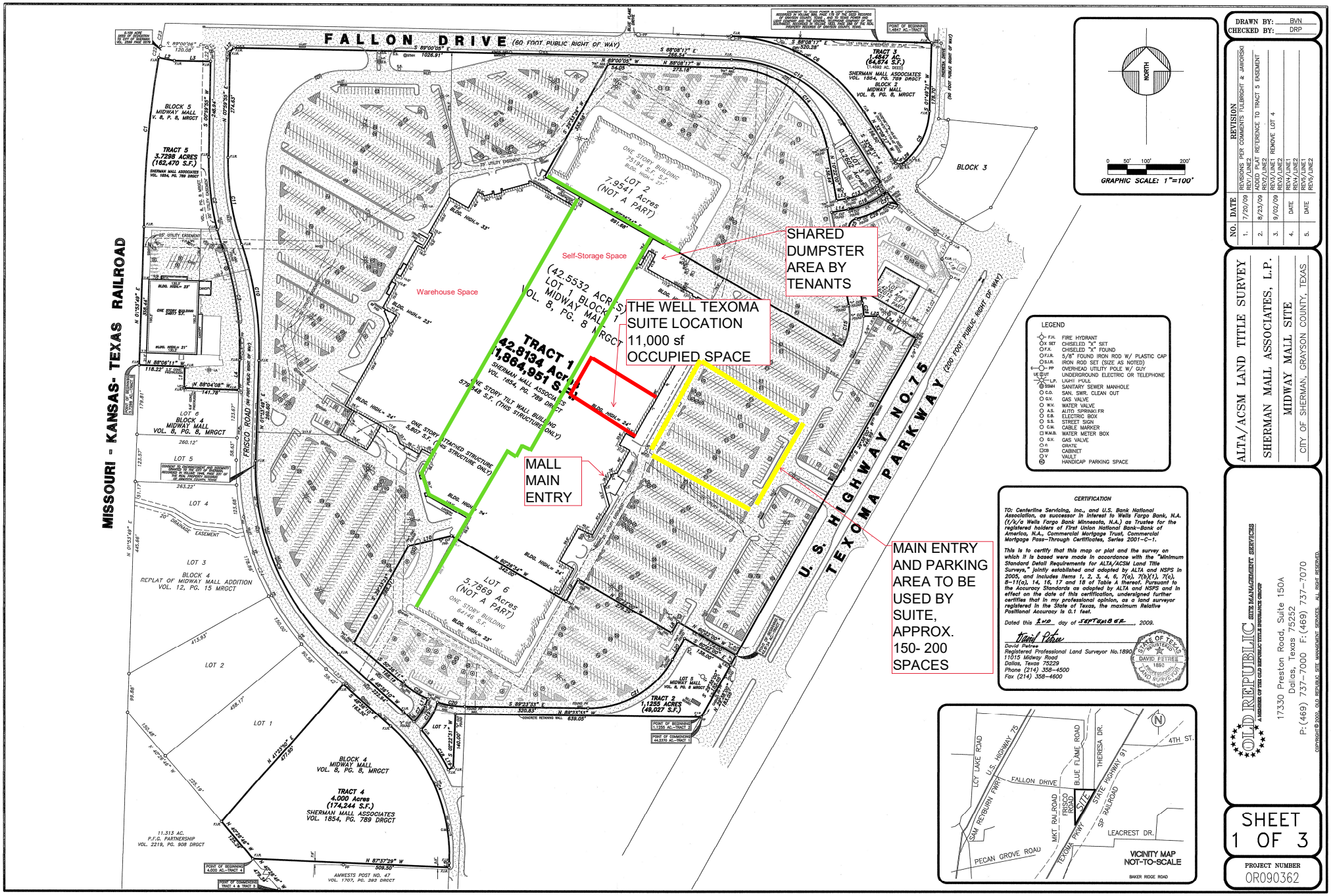
We appreciate your consideration for the Owner's request to obtain a "specific use permit" to operate as a Church at this Existing Building Location.
Please let us know any additional submittals or information that may be required, regarding this request.

Regards,

_____
Stephanie Brister Warren, Principal/ Owner BDG
BDG- ARCH Firm of Record TBAE #BR2361
[redacted]

The Well Texoma Contact: Ronald Seal- [redacted]
Rep/ Real Est. Agent: John Munson- [redacted] or [redacted]
JOHN MUNSON REAL ESTATE
2402 W Morton St Suite 110, Denison, TX 75020
[redacted]

EXHIBIT B



DRAWN BY: BVN
CHECKED BY: DRP

NO.	DATE	REVISION
1.	7/20/09	REVISIONS PER COMMENTS FULBRIGHT & JANWORSKI
2.	8/23/09	ADDED PLAT REFERENCE TO TRACT 5 EASEMENT
3.	9/02/09	REV3/LINE1 REMOVE LOT 4 REV4/LINE2
4.	DATE	REV4/LINE1 REV5/LINE2
5.	DATE	REV5/LINE1 REV6/LINE2

ALTA/ACSM LAND TITLE SURVEY
SHERMAN MALL ASSOCIATES, L.P.
MIDWAY MALL SITE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OLD REPUBLIC
OLD REPUBLIC SETTLEMENT SERVICES
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070

COPYRIGHT © 2009 OLD REPUBLIC SITE MANAGEMENT SERVICES. ALL RIGHT RESERVED.

SHEET 1 OF 3

PROJECT NUMBER
OR090362

BDG
Brister Design Group
252 E EVERGREEN ST
SHERMAN, TX 75090
Tel: (210) 274-0009
TBAE #BR2361
www.bristerdesign.com

STAMP:

Preliminary
Not for regulatory approval, permitting, or Construction.
BDG
TBAE Firm #BR2361

The Well Texoma
Interior Remodel
MIDWAY MALL
4800 TEXOMA PARKWAY
Sherman, TX

ISSUE: **Preliminary Review, Not for Construction**

THIS DRAWING AND THE IDEAS, CONCEPTS AND DESIGNS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF BRISTER DESIGN GROUP, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BRISTER DESIGN GROUP
COPYRIGHT 2024 BRISTER DESIGN GROUP

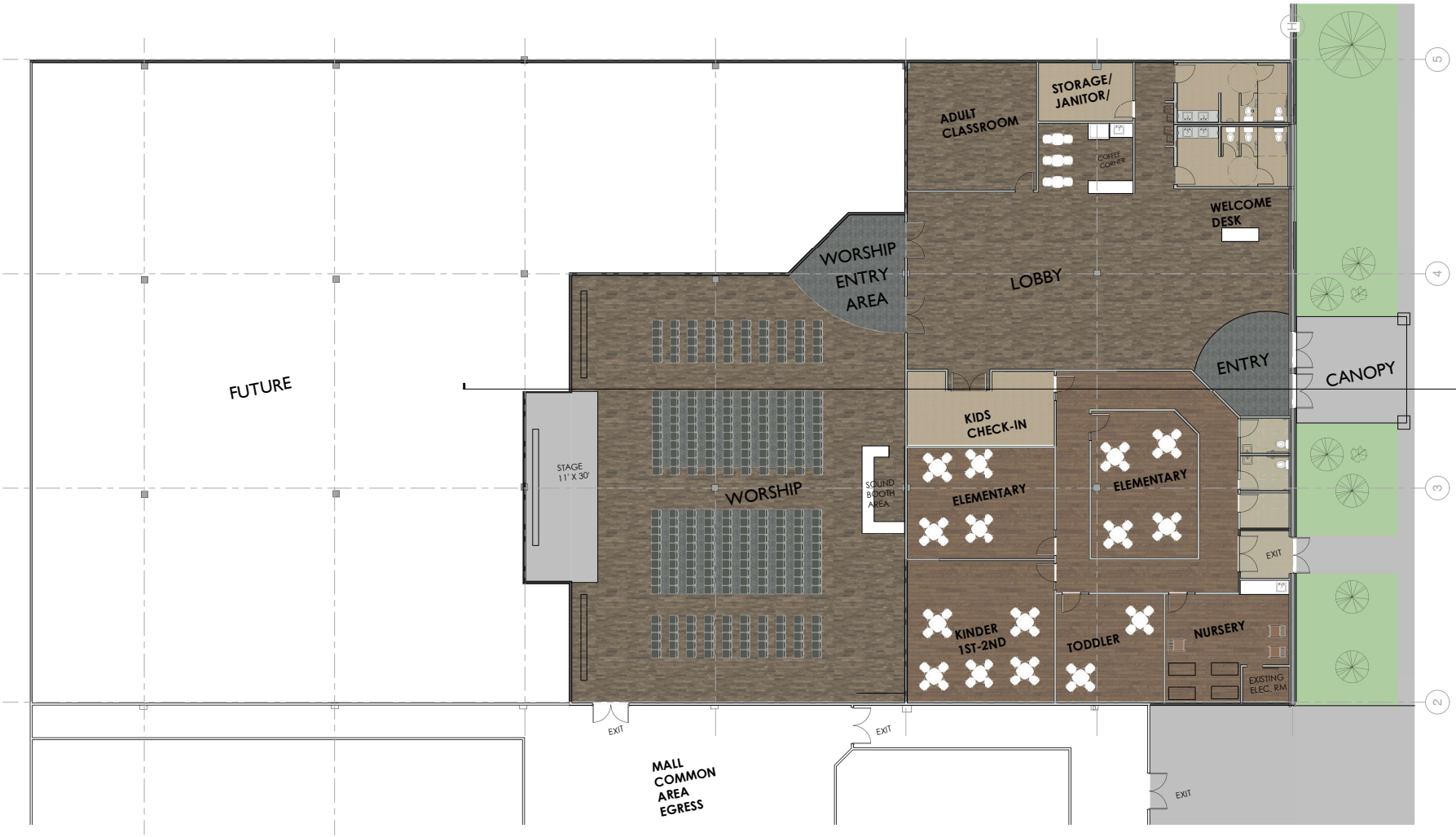
DRAWING TITLE:

Exterior Elevations

Project No. BDG2024000008
DATE: 08-09-2024

SHEET NUMBER
A202

THE WELL TEXOMA
11,000 SF / 20,000 SF lease space
FLOOR PLAN



BDG
Brister Design Group
252 E EVERGREEN ST
SHERMAN, TX 75090
Tel: (210) 274-0009
TBAE #BR2361
www.bristerdesign.com

STAMP:

Preliminary
Not for regulatory approval, permitting, or Construction.
BDG
TBAE Firm #BR2361

The Well Texoma
Interior Remodel
MIDWAY MALL
4800 TEXOMA PARKWAY
Sherman, TX

ISSUE: **Preliminary Review, Not for Construction**

THIS DRAWING AND THE IDEAS, CONCEPTS AND DESIGNS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF BRISTER DESIGN GROUP, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF BRISTER DESIGN GROUP
COPYRIGHT 2024 BRISTER DESIGN GROUP

DRAWING TITLE:

EXHIBIT-
FLOOR PLAN

Project No. BDG2024000008
DATE: 09-09-2024

SHEET NUMBER
A005

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 23, 2024

Sent via Email

Stephanie Brister
252 E. Evergreen 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 Church or other place of worship in a C-2 (General Commercial) District located at 4800 Texoma Parkway, Suite 300 has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, October 23, 2024, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3)*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 10/23/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

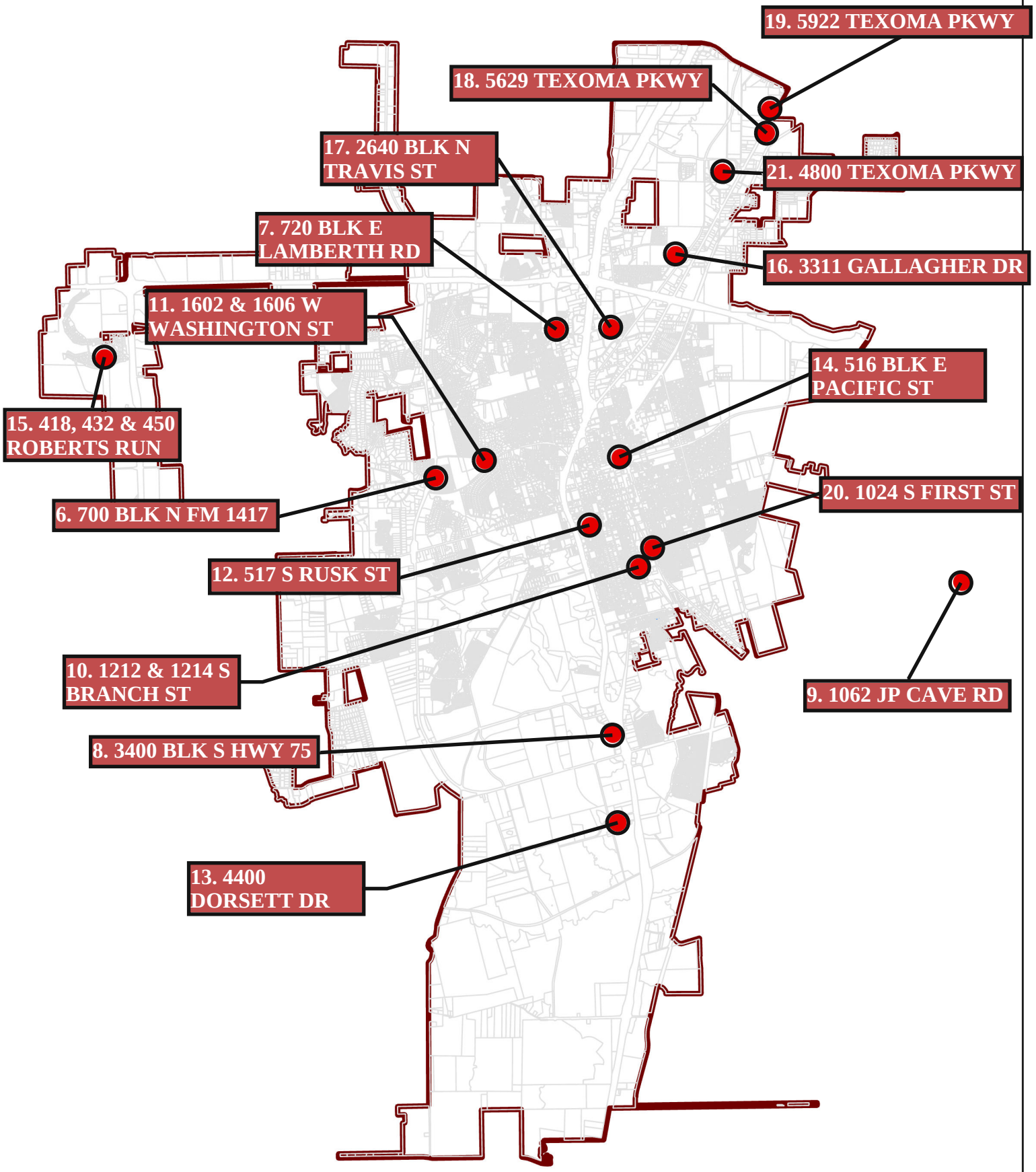
Requested Action/Proposed Use:
Overall Location Map

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

Origination:
Development Services

Staff Recommendation:
No action is required.

Attachments:
1. Overall Map



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
10/23/2024

N
W E
S

Date: 10/9/2024 10:33 AM