AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 17, 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 NOVEMBER 19, 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 AND 13)

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. 24-005605)

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 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

Final Plat of Meadows Business Park

7. * 533 EAST BROCKETT STREET (PROJECT NO. 24-006027)

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Rockins Addition.

8. * 808 WEST ELLIS STREET (PROJECT NO. 24-006028)

The request of Ruben Rodriguez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 808 West Ellis Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 9, Block 5, Exstein's Maple Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission
Final Plat of R & R Addition.

9. *** 3100 BLOCK TEXOMA PARKWAY (PROJECT NO. 24-006029)**

The request of Sherman NEC Texoma & LP (Owner) and John Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being a part of the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Final Plat of Sherden Mall, Ph. 2.

10. *** 1771 HARRELL ROAD (PROJECT NO. 24-006035)**

The request of Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1771 Harrell Road, consisting of 177.318 acres being in the Charles Lynenburg Survey, Abstract No. 73 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Cedar Creek Ranch.

11. *** 208 NORTH HARRISON AVENUE (PROJECT NO. 24-006039)**

The request of Habitat for Humanity of Grayson County (Owner), Laurie Mealy (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 208 Harrison Avenue, consisting of 0.272 acres being a Replat of Lot 10 and the "called" South One-Half of Lot 9, Block 33 of the Replat of College Park Addition and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Habitat 46 Addition.

12. *** 1312 WEST SHEPHERD DRIVE (PROJECT NO. 24-006047)**

The request of Ryan Stoll (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1312 West Shepherd Drive, consisting of 1.535 acre in the C.S. Dale Survey, Abstract No. 356 and located in the R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of 1312 West Shepherd Addition.

13. *** 5585 SOUTH FANNIN AVENUE (PROJECT NO. 24-006048)**

The request of Justin and Mary Eastwood (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5585 South Fannin Avenue, consisting of 2.94 acres being a Replat of Lot 3, Fannin Road Estates being a part of the John F. Moody Survey, Abstract No. 796 and locating in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of Eastwood on Fannin.

14. **592 LUELLA ROAD (PROJECT NO. 24-005600) TABLED FROM NOVEMBER 19, 2024**

The request of HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 73.391 acres, being a portion of the S. Dunman Survey, Abstract No. 329 and the W. Bailey Survey, Abstract No. 64, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of HMI Sherman No. 1.

15. **301 WEST TRAVIS STREET (PROJECT NO. 24-005349) TABLED FROM NOVEMBER 19, 2024**

The request of TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) concerning the property located at 301 West Travis Street, consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Planned Development District, as follows:
Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

16. **500 BLOCK EAST LAMBERTH ROAD (PROJECT NO. 24-005351) TABLED FROM NOVEMBER 19, 2024**

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) concerning the property located in the 500 Block East Lamberth Road, consisting of 2.233 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 0.57 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

17. **3600 BLOCK STEEPLE CHASE DRIVE (PROJECT NO. 24-005561) WITHDRAWN FROM NOVEMBER 19, 2024**

The request of Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located in the 3600 Block Steeple Chase Drive, consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 0.55 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

18. **300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 24-005821)**

The request of Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410.

19. **3117 NORTHGATE DRIVE (PROJECT NO. 24-005822)**

The request of City of Sherman (Owner) concerning the property located at 3117 Northgate Drive, being a replat of Progress Park One Northgate Drive Phase Four, Block 1, Lot 5, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 5' front setback in lieu of the required 25' for a monument sign in the Blalock Industrial Park.

20. **2605 NANTUCKET DRIVE (PROJECT NO. 24-005823)**

The request of Mickey Weiss (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2605 Nantucket Drive, being Lot 6, Block 3, Canyon Creek Addition, Section 2-B and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment
Public Hearing and Variance under Section 14.02.016 to allow a 15'.8" rear setback in lieu of the required 20' for a garage addition.

21. 100 BLOCK NORTH CLEVELAND AVENUE (PROJECT NO. 24-005826)

The request of Jinal and Harsiddh Patel (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, being the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition, as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-4 (Single Family Residential) District.

22. 400 NORTH SUNSET BOULEVARD (PROJECT NO. 24-005833)

The request of Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (Surveyor) for the property located at 400 North Sunset Boulevard consisting of 12.131 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

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

23. 1831 TEXOMA PARKWAY (PROJECT NO. 24-005835)

The request of Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District
B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in a C-1 (Retail Business) District.

24. 3230 NORTHGATE DRIVE (PROJECT NO. 24-005840)

The request of Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor) concerning the property located at 3230 Northgate Drive, consisting of 143.038 acres being in the Elizabeth Jones Survey, Abstract 625 and currently in the Blalock Industrial Park Planned Development, as follows:

Board of Adjustment
Public Hearing and Variance under Section 2.3.5(b) to allow a 0.50' side setback in lieu of the required 50' for a monument sign.

Close Public Hearing

25. ADJOURNMENT

Overall Location Map

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 December 12, 2024 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th of December 2024
City of Sherman, Texas



_____

Lauren Marlow,
Development Services Planning Technician

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE REGULAR NOVEMBER 19, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:

Approve the minutes of the regular November 19, 2024 Planning and Zoning Commission and Board of Adjustment meeting.

Origination:

Development Services

Staff Recommendation:

Staff recommends that P&Z approve the minutes.

Attachments:

1. 2024-11-19 - Action Minutes

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, November 19, 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

Members Absent: Commission Member Sims

1. **CALL TO ORDER**
   Bookmarked at 00:02:05
   Chairman Mahone called the meeting to order at 5:00 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR OCTOBER 23, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:03:27
   The Planning and Zoning Commission reviewed the minutes of the October 23, 2024, Regular Meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 00:03:50

4. **CITIZEN COMMENTS**
   Bookmarked at 00:03:57

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10 AND 11)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
   Bookmarked at 00:04:43
   Commission Member Ramirez recused himself from Item 6.
   Commission Member Manley pulled Item 8 for discussion.

   Items 6 and 8 were pulled off the Consent Agenda for discussion.

   The Commission reviewed the Consent Agenda. Commission Member Whitaker moved to approve Items 7, 9, 10 and 11 on the Consent Agenda as presented. Second by Commission Member Manley.

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

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

6. * **2000 BLOCK WEST WASHINGTON STREET (Project No. 24-005337)**
   The request of Mas Development 4 LLC (Owner), David Bond (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 2000 Block West Washington Street, Lot 1 consisting of 1.050 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business District)/F.M. 1417 Overlay District, as follows:
   Planning and Zoning Commission
   Site Plan for W. Washington Medical Addition
   Bookmarked at 00:05:30

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan located in the 2000 Block West Washington Street. Second by Commission Member Whitaker.

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

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

7. * **4200 BLOCK NORTH HIGHWAY 75 (Project No. 24-005353)**
The request of MARA Holdings, LLC, Mehrad Sadeghpour (Owner), David Bond (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres being a part of the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows
Planning and Zoning Commission
Site Plan for Texoma Dental.

8. * **4300 BLOCK BEL AIR BOULEVARD (Project No. 24-005354)**
The request of Terra Perpetua, LLC and Bel-Air Village SFR, LLC (Owner), Studio 13 Design Group, Leonard Reeves (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 4300 Block Bel Air Boulevard being 0.937 acres in the Sharrod Dunman Survey, Abstract No. 329 and currently in the Bel-Air Planned Development, as follows:
Planning and Zoning Commission
Site Plan for Bel-Air HOA Amenity Lot.
Bookmarked at 00:06:01
Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan located in the 4300 Block Bel Air Boulevard. Second by Commission Member Blagg.

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

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

9. * **2920 BLOCK FALLON DRIVE (Project No. 24-005589)**
The request of Fallon Drive, LLC (Owner), Robert Lee (Representative) and Baird, Hampton & Brown (Surveyor) concerning the property located in the 2920 Block Fallon Drive, consisting of 4.889 acres being a Replat of a portion of Lot 5, Block 1, Midway Industrial Park Addition and all of Lot 1, Block 1, C&M Addition in the James B. Shannon Survey, Abstract No. 1085 and currently zoned M-1 (Light Manufacturing) District, as follows:
Planning and Zoning Commission
Final Plat of Houk Midway Industrial Addition

10. * **5000 BLOCK HOWE DRIVE (Project No. 24-005604)**
The request of Sherman Economic Development Corporation (Owner), Rob Myers (Representative) and Dunaway Associates (Surveyor) for the property in the 5000 Block Howe Drive, consisting of 6.309 acres, being in the William Martin Survey, Abstract No. 765 and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:
Planning and Zoning Commission
Final Plat for Oncor Howe Substation Lot 1, Block 1

11. * **3400 BLOCK CANYON CREEK DRIVE (Project No. 24-005614)**
The request of V Prop, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400 Block Canyon Creek Drive, consisting of 14.227 acres, being in the James H. Vaden Survey, Abstract No. 1288 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of West Canyon Creek Section IV

12. **592 LUELLA ROAD (Project No. 24-005600)**
The request of HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 73.391 acres, being a portion of

the S. Dunman Survey, Abstract No. 329 and the W. Bailey Survey, Abstract No. 64, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of HMI Sherman No. 1

Bookmarked at 00:15:17

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Final Plat located at 592 Luella Road. Second by Commission Member Whitaker.

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

This item was tabled by the Commission.

13. **2640 BLOCK NORTH TRAVIS STREET (Project No. 24-004713)**

TABLED FROM OCTOBER 23, 2024

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 4 of Replat of Lot 2R 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.

Bookmarked at 00:16:58

Planning and Zoning Commission

Motion by Commission Member Blagg to untable the Site Plan and Zone Change located at 2907 West Travis Street. Second by Vice Chairman Downtain.

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

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Zone Change located at 2640 Block North Travis Street. Second by Commission Member Whitaker.

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

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

14. **1024 SOUTH FIRST STREET (Project No. 24-004736)**

TABLED FROM OCTOBER 23, 2024

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.

Bookmarked at 00:23:50

Board of Adjustment
Motion by Commission Member Manley to untable the Variances located at 1024 South First Street. Second by Commission Member Blagg.

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

This item was untabled by the Commission.

Board of Adjustment
Motion by Vice Chairman Downtain to approve Items A and B located at 1024 South First Street. Second by Commission Member Blagg.

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

Board of Adjustment
Motion by Commission Member Blagg to approve Items D and E located at 1024 South First Street. Second by Commission Member Whitaker.

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

Board of Adjustment
Motion by Commission Member Manley to deny Item C located at 1024 South First Street.

Motion fails for a lack of a second.

Board of Adjustment
Motion by Vice Chairman Downtain to approve Item C with a side setback of 16.6' located at 1024 South First Street. Second by Commission Member Whitaker.

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

Commission Member Ramirez recused himself from the item.

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

15. **2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE (Project No. 24-005333)**

The request of Grow Sherman Realty, LLC (Owner), Nilesh Golakia (Representative) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 2105 Texoma Parkway and 2030 Texoma Drive, consisting of 8.441 acres being in the Smith McGlothin Survey, Abstract No. 808 and the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

A. Public Hearing Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.
B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District.

Bookmarked at 00:34:23

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve Items A and B subject to the Staff Review Letter located at 2105 Texoma Parkway and 2030 Texoma Drive. Second by Commission Member Manley.

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

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

16. **4312 AND 4316 TEXOMA PARKWAY (Project No. 24-005334)**

The request of 4312 Texoma Parkway, LP (Owner), Roderick Tatchio (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4312 and 4316 Texoma Parkway, consisting of 12.125 acres being a part of the W.S. Patterson Survey, Abstract No. 969 and being all of Lots 1R and 2R in the Replat of Sidney Heights Additions and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, as follows:

Planning and Zoning Commission

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 and repeal Ordinance No. 6535.

Bookmarked at 00:38:21

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located at 4312 and 4316 Texoma Parkway. Second by Commission Member Blagg.

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

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

17. **2000 BLOCK SOUTH FIRST STREET (Project No. 24-005347)**

The request of Bhudutravel LLC (Owner), Amit K Saha (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 2000 Block South First Street, consisting of 3.500 acres being part of the George Pilat Survey, Abstract No. 963 and the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a R-TH (Townhome Residential) District.

Bookmarked at 00:40:11

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located in the 2000 Block South First Street. Second by Commission Member Manley.

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

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

301 WEST TRAVIS STREET (Project No. 24-005349)

AN EMAIL WAS RECEIVED BY KELLEN ROBERTSON FRIDAY NOVEMBER 15, 2024 AT 3:38 P.M. REQUESTING TO TABLE THIS ITEM.

The request of TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) concerning the property located at 301 West Travis Street, consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

Bookmarked at 00:45:27

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Site Plan and Specific Use Permit located at 301 West Travis Street. Second by Commission Member Manley.

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

This item was tabled by the Commission.

19. **4000 BLOCK WEST HOUSTON STREET (Project No. 24-005350)**

The request of Redeem Equities, LLC (Owner) and Copley Land Surveying (Representative/Surveyor) concerning the property located in the 4000 Block West Houston Street, consisting of 5.755 acres being part of the W.M. Thompson Survey, Abstract No. 1210 and being a part of the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to C-2 (General Commercial) District.

Bookmarked at 00:45:54

Planning and Zoning Commission

Motion by Vice Chairman Downtain to deny the Zone Change located in the 4000 Block West Houston Street. Second by Commission Member Blagg.

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

This item was denied by the Commission.

20. **500 BLOCK EAST LAMBERTH ROAD (Project No. 24-005351)**

AN EMAIL WAS RECEIVED BY STEVE MEIER FRIDAY NOVEMBER 8, 2024 AT 11:31 A.M. REQUESTING TO TABLE THIS ITEM.

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) concerning the property located in the 500 Block East Lamberth Road, consisting of 6.985 acres being in the J.B. McAnair Survey, Abstract No. 763 as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

Bookmarked at 00:51:44

Planning and Zoning Commission

Motion by Commission Member Manley to table the Site Plan and Specific Use Permit located in the 500 Block East Lamberth Road. Second by Vice Chairman Downtain.

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

This item was tabled by the Commission.

21. **3100 BLOCK TEXOMA PARKWAY (Project No. 24-005358)**

The request of Sherman NEC Texoma & 82, LP (Owner), BACA Architecture (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being in the Reuben Hendrix Survey, Abstract No. 504, 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.

Bookmarked at 00:52:07

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit located in the 3100 Block Texoma Parkway. Second by Commission Member Whitaker.

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

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

22. **1909 TEXOMA PARKWAY (Project No. 24-005525)**

The request of GDMR Enterprises Joint Venture (Owner) and Dean Gilbert, Jr. (Representative) concerning the property located at 1909 Texoma Parkway, consisting of 5.693 acres being part of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Bookmarked at 00:57:49

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1909 Texoma Parkway. Second by Commission Member Manley.

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

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

23. **3600 BLOCK STEEPLE CHASE DRIVE (Project No. 24-005561) WITHDRAWN**

The request of Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located in the 3600 Block Steeple Chase Drive, consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

Bookmarked at 00:59:55

This item was withdrawn.

24. **ADJOURNMENT**

Bookmarked at 01:00:27

Chairman Mahone adjourned the meeting at 5:58 p.m.

CHAIRMAN

ACTING SECRETARY

SHERMAN EXECUTIVE OFFICE PROJECT

PROPERTY ADDRESS:

Mclain Addition -
Lot 2R- Lot- 4 , 0.782 Acres

ZONING CHANGE SUBMITTAL

ISSUE DATE: SEPTEMBER 11th, 2024

SITE:



VICINITY MAP



INDEX OF DRAWINGS:

G0-00	COVER SHEET
1 OF 1	CIVIL SITE PLAN
1 OF 1	LANDSCAPE PLAN
A1-01	ARCHITECTURE FLOOR PLAN
A3-01	SOUTH AND EAST ELEVATIONS
A3-02	NORTH AND WEST ELEVATIONS

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 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:

REGISTERED ARCHITECT
GHADIRI AFSHARI MIRAK
16618
STATE OF TEXAS
09/11/2024

ISSUES AND REVISIONS

SHEET TITLE	COVER SHEET
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	G0-00

CIVIL ENGINEER :

JDJR

JDJR ENGINEERS &
CONSULTANTS Inc
2500 TEXAS DRIVE, SUITE 100,
IRVING, TEXAS, 76062
Phone: 972-252-5357

ARCHITECT :

Architecture
Planning
Design Inc.

ARRIS DESIGN- BUILD Inc
Ghader A Mirak, Architect, NCARB,
LEED AP(bd+c)
PHONE: (469) 682-5630
Email: gmirak@sbcglobal.net

OWNER :

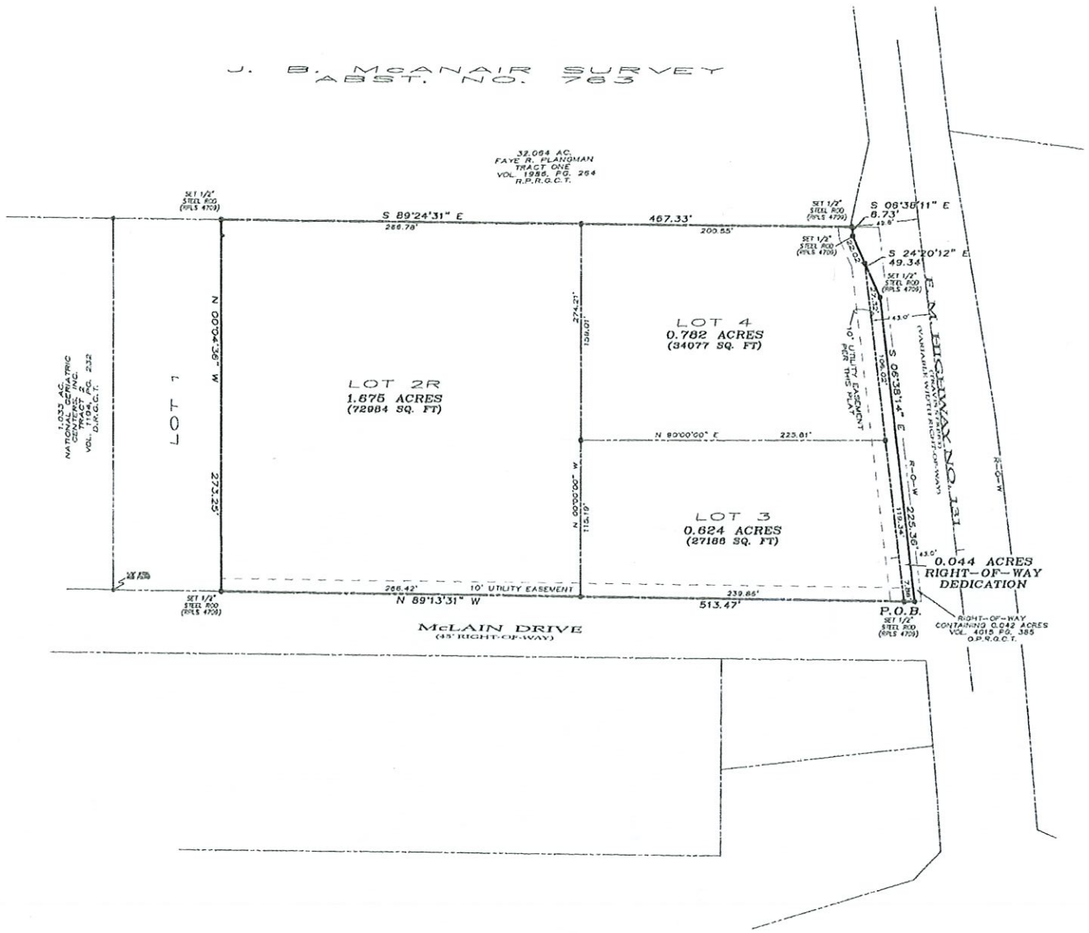
Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

PROJECT :

SHERMAN
EXECUTIVE OFFICE
BUILDING PROJECT

Sub-Division Info.:
Mclain Addition - Lot 2R-
Lot- 4 , 0.782 Acres
Property ID: 407641

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 08°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 3.126 acres (136158 square feet) of land.

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.

08/19/2020
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709
Date

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Building line, floor of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creek or drainage channels traversing along or across the addition will be left open except as approved by the City Engineer. The individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. 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 9/29/2010.

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: 9/30/22

KIMBERLY POORT
Notary ID #13551923
My Commission Expires
September 23, 2022

ACCEPTANCE

Approved this 17th day of October, 2017, by the City Planning Commission to the City of Sherman, Texas.

Chairman
Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas
08/19/2020
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 16th 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

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.
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9-21-17

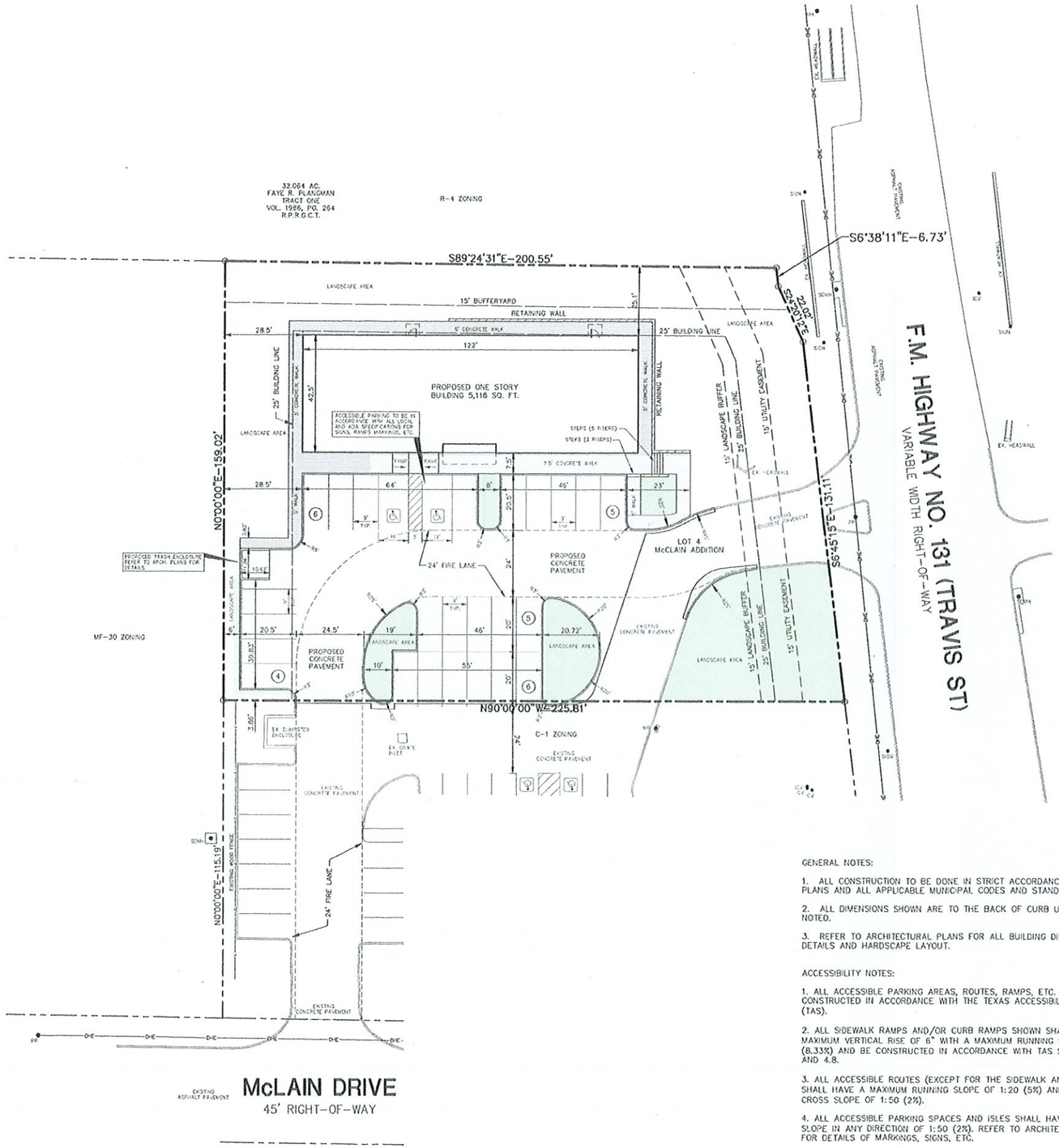
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OWNERS/DEVELOPER
JKL PARTNERS, LLC
1710 W. LAMBERTH
SHERMAN, TEXAS 75092

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





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.

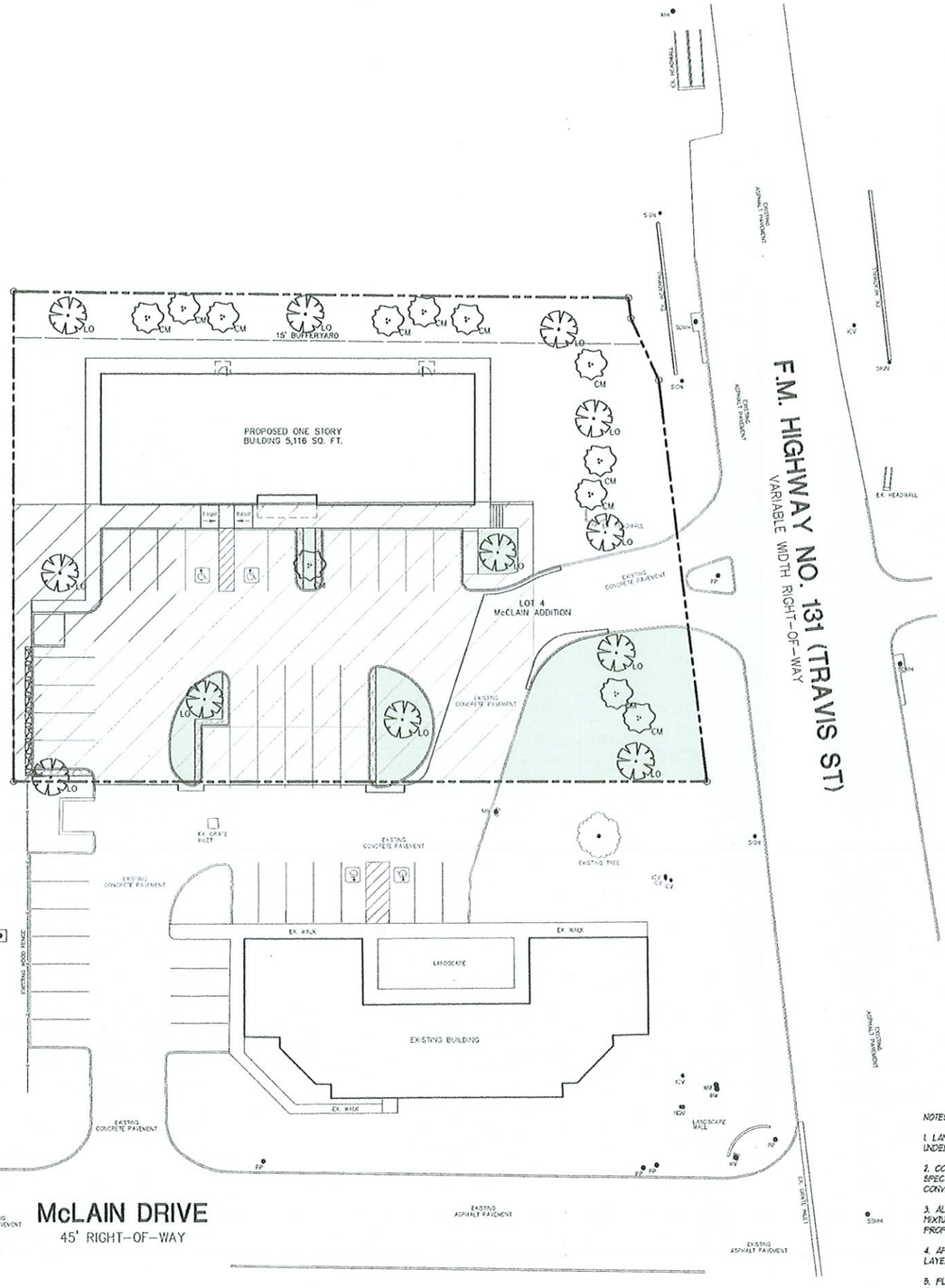
REVISIONS:	
10-8-24	CITY COMMENTS

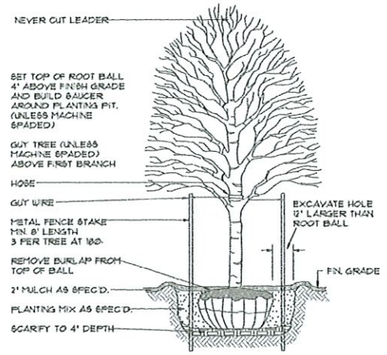
SHEET TITLE:
SITE PLAN
PROPOSED OFFICE BUILDING
LOT 4
McLAIN ADDITION
2620 N. TRAVIS STREET
SHERMAN, TEXAS

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-6868

DATE: 9-10-24	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	1 OF 1

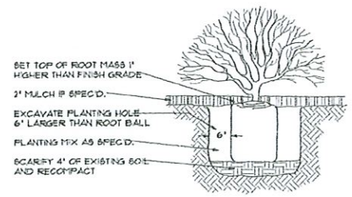
JDJR FILE NO. 1351-1-24





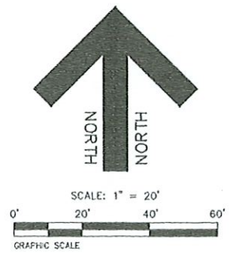
TREE PLANTING DETAIL

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 S.F.	–	–	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 3" (MIN) LAYER OF SHREDDED CYPRESS MULCH.

5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% 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

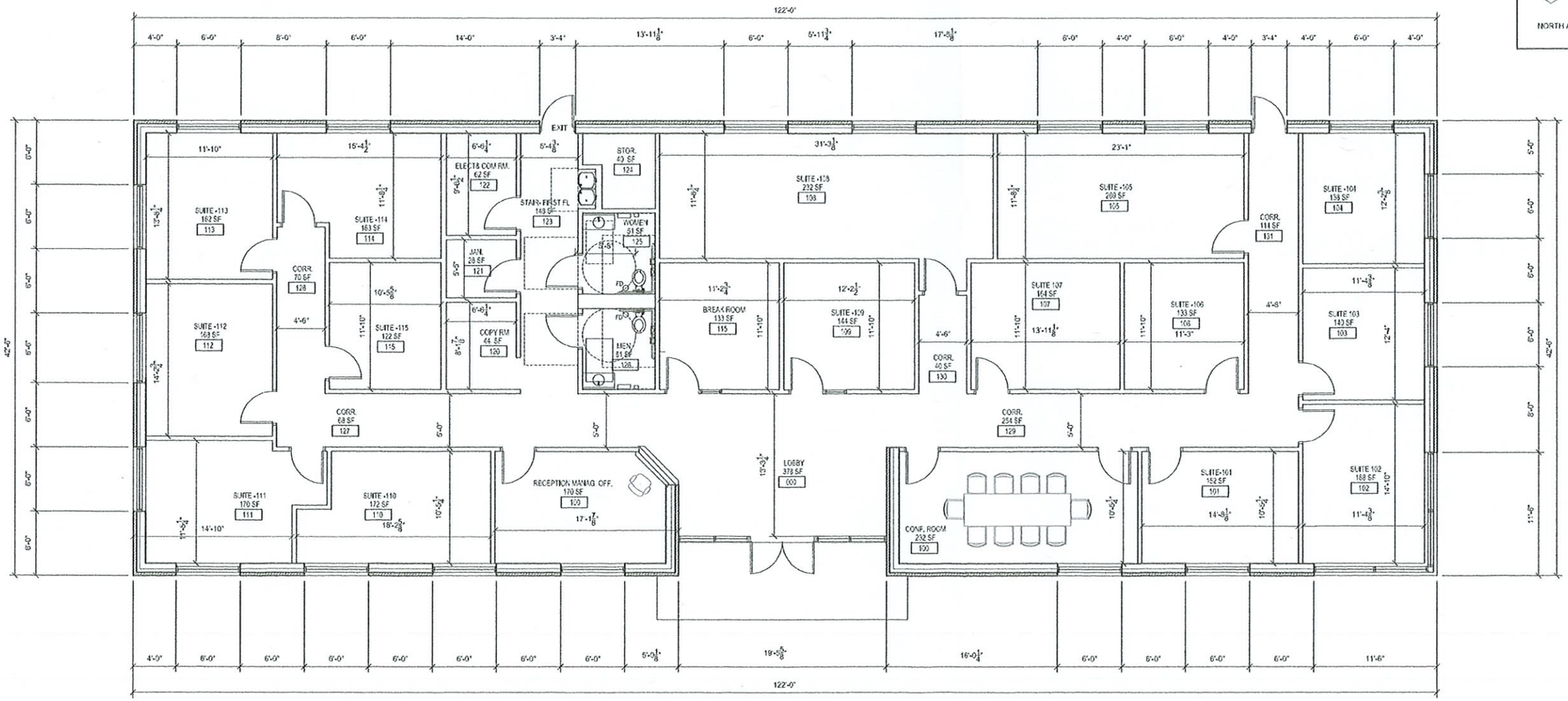
JDJR
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T.B.P.E. REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2600 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-5958

DATE: 9-10-24	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	L1 OF 1

JDJR FILE NO. 1351-1-24

REFERENCE SYMBOLS

- PARTITION WALL TYPE
- 13'-0" — DIMENSIONS
- COLUMN CENTERLINE
- RM. NAME / RM.NO. — ROOM NAME/NUMBER
- X/AX — X/AX — ENLARGED DETAIL DTL. X/SHEET AX
- NUM / SHT — DETAIL REFERENCE
- WORK POINT
- W.P.#1 — MATCH LINE
- X'-X" — BUILDING ELEVATIONS
- TOP OF
- FLOOR LINE ELEV REF EL.=100'-0"
- C — WALL TYPE
- A — WINDOW TYPE
- NORTH ARROW



01 PROPOSED FLOOR PLAN

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

NORTH

0' 8' 16' 24'

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 Navaio 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:

REGISTERED ARCHITECT — GHULAM AFSHAN MIRAK — 16618 — STATE OF TEXAS
09/11/2024

ISSUES AND REVISIONS

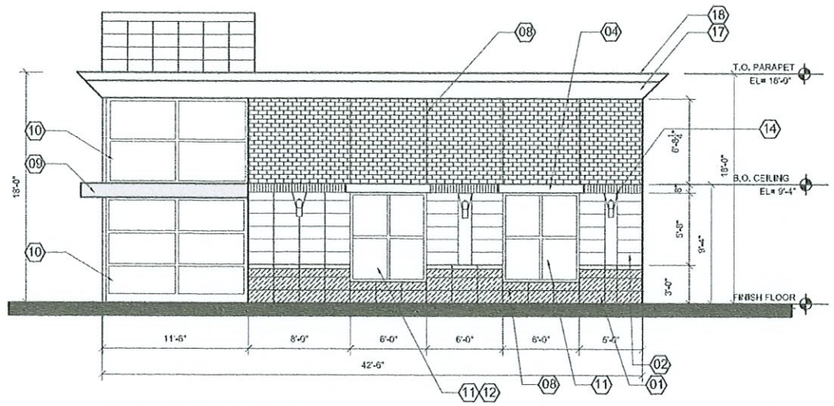
SHEET TITLE	PRELIMINARY SITE PLAN
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	A1.01

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%

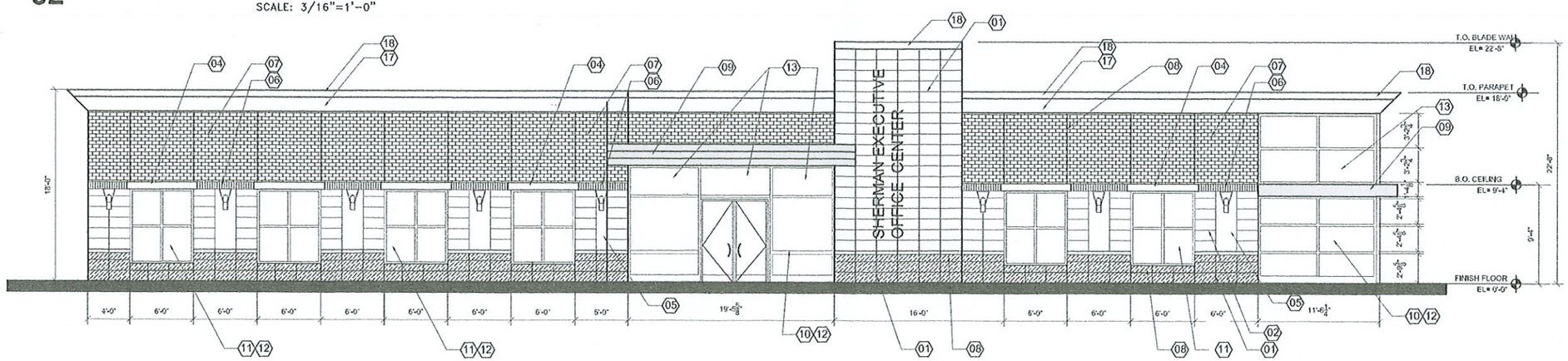
EAST ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	269
BRICK MASONRY (PRIMARY)	218.7
CSMU MASONRY (PRIMARY)	184.7
EIFS CROWN (SECONDARY)	89
CAST STONE (ACCENT)	9
OTHER MATERIAL (MTL DOOR)	0
TOTAL	770.4
PRIMARY MATERIAL %	87.2%
SECONDARY MATERIAL %	11.6%
ACCENT MATERIAL %	1.2%
OTHER MATERIAL % (MTL DOOR)	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"
0' 8' 16' 24'

ARCHITECT :
ADB Inc.
Architecture
Planning
Design
ARRIS DESIGN- BUILD Inc
Phone: (469) 682-5630
gmirak.architect@gmail.com
5103 Navajo Drive, Frisco, TX 75034
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PROJECT :
SHERMAN EXECUTIVE OFFICE BUILDING PROJECT

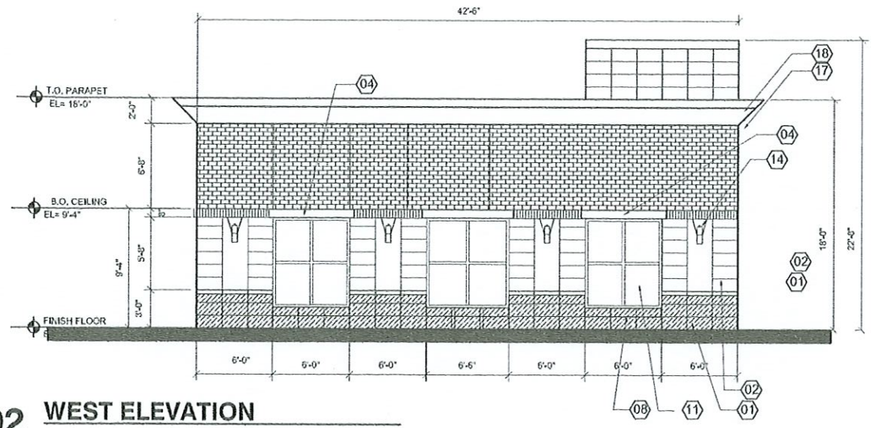
OWNER :
Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

PROPERTY :
Sub-Division Info.:
Mclain Addition - Lot 2R-
Lot- 4 , 0.782 Acres
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SEAL & SIGNATURE:
REGISTERED ARCHITECT GHADIR AFSHARI MIRAK 16618 STATE OF TEXAS
09/11/2024

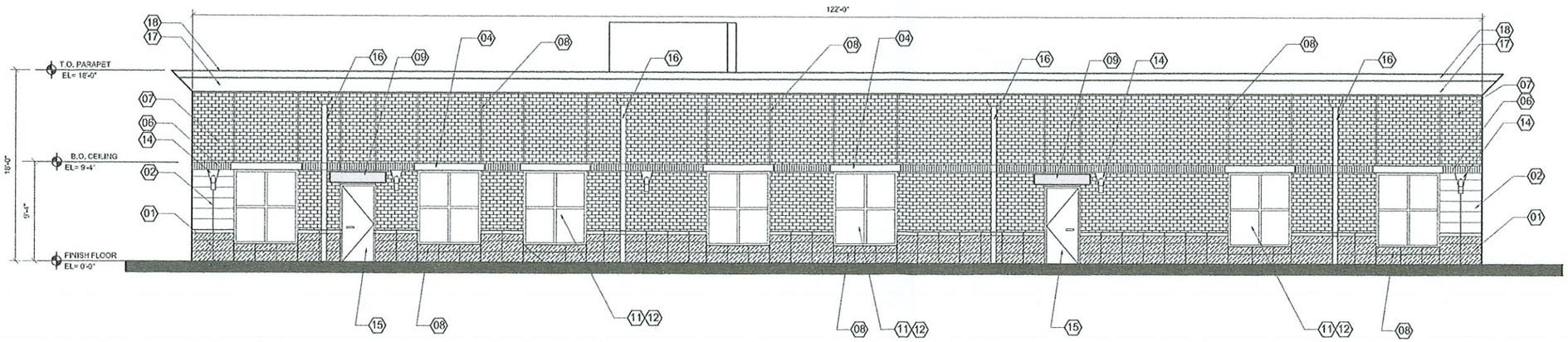
ISSUES AND REVISIONS

SHEET TITLE	ELEVATIONS
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	A3.01



02 **WEST ELEVATION**

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



01 **NORTH ELEVATION**

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

NORTH

0' 8' 16' 24'

GRAPHIC SCALE

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

FACADE MATERIAL TABULATIONS

NORTH ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	294
CSMU- MASONRY (PRIMARY)	334.7
BRICK (PRIMARY)	1,225
EIFS CROWN (SECONDARY)	247.3
CAST STONE (ACCENT)	32
METAL CANOPY (ACCENT)	10.6
OTHER MATERIAL (METAL DOOR)	42
TOTAL	2,185
PRIMARY MATERIAL %	84.8%
SECONDARY MATERIAL %	11.3%
ACCENT MATERIAL %	2.0%
OTHER MATERIAL % (EXTERIOR DOOR)	1.9%

FACADE MATERIAL TABULATIONS

WEST ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	126
CSMU- MASONRY (PRIMARY)	241
BRICK (PRIMARY)	299
EIFS CROWN (SECONDARY)	89
METAL CANOPY (ACCENT)	0
CAST STONE (ACCENT)	14
TOTAL	769
PRIMARY MATERIAL %	86.61 %
SECONDARY MATERIAL %	11.57 %
ACCENT MATERIAL %	1.82 %

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

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ARCHITECT :

ADB Inc.
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Design

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Phone: (469) 682-5630
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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 GHARIBA AFSHARI MIRAK 16618 STATE OF TEXAS

09/11/2024

ISSUES AND REVISIONS

SHEET TITLE	BUILDING ELEVATIONS
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	A3.02

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 5.

Meeting Date: 12/17/2024

Prepared By:

Approved By:

Requested Action/Proposed Use:
CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12 AND 13)

Background:

Origination:

Staff Recommendation:

Attachments:
None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

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. 24-005605)**

The request of Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 700 Block North FM 1417 (Heritage Parkway), consisting of 2.993 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

Final Plat of Meadows Business Park

Background:

The property is located in the 700 Block North FM 1417 (Heritage Parkway) at the intersection of North FM 1417 (Heritage Parkway) and Denson Drive. The owner would like to plat the property into 2 lots for commercial development.

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
- 10/23/2024 - Site Plan for Meadows Business Park

Origination:

Wyldewood Homes, LLC (Owner), Bryan Blagg (Representative) and Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z remove this item from consent for discussion.

Attachments:

1. Location Map
2. Zoning Map
3. Comment Response Letter
4. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

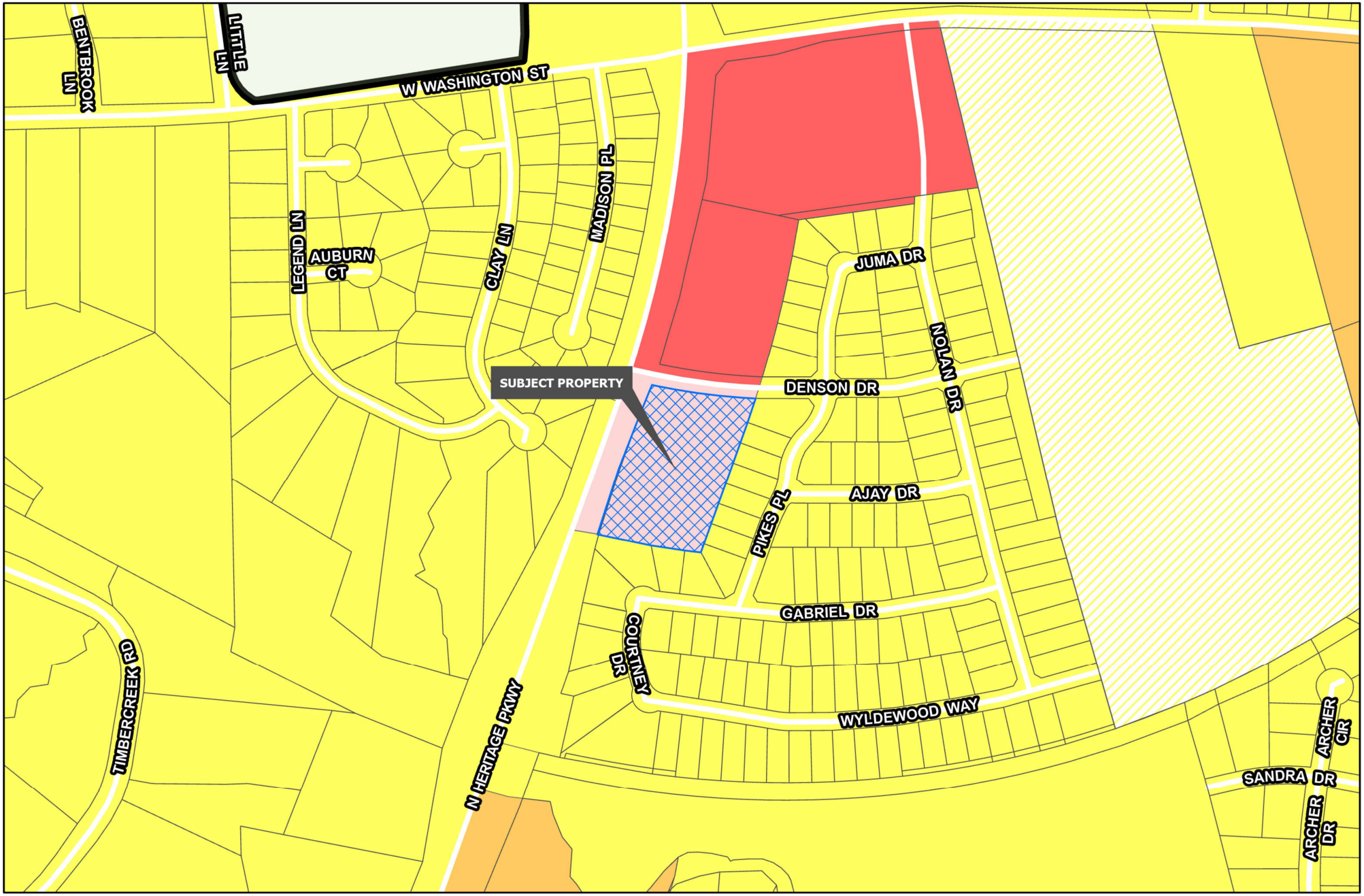
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
700 BLK N 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: 9/22/2023 8:10:41 AM

June 12, 2024

City of Sherman
220 W. Mulberry
Sherman, TX 75091

Re: Meadows Business Park Preliminary Plat Review Comments

Dear Development Services:

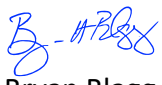
We are submitting our Final Plat for Meadows Business Park. This is a response letter for the Staff Review Letter dated September 11, 2023

The comment from the city's letter is in black and my response is in red.

1. Dedicate a 25'x25' Right of Way corner clip on Northeast corner of proposaed Lot 1. Acknowledged and Completed
2. Modify Utility Easement on Northeast corner of proposed Lot 1 to parallel new right of way created by corner clip. Acknowledged and Completed
3. Dedicate a 15' Utility, landscape, & Sidewalk Easement along FM1417. Acknowledged and Completed
4. 15' Utility Easement along eastern property lines to be changed to 15' Wastewater Easement. Acknowledged and Completed
5. Ownership block to be shown on Final Plat. Acknowledged and Completed
6. Privately owned and maintained detention in accordance with City criteria may be required… We amended the Washington Meadows Plat to include a 20' Utility Easement / Drainage Easement to convey water directly to Flood Way.
7. Water may need to be extended off of Denson Drive. This will be accommodated with Civil Design
8. Wastewater main must be extended in accordance with City criteria to serve proposed Lot 2. This will be accommodated with Civil Design

9. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Acknowledged and agreed
10. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Acknowledged and Completed

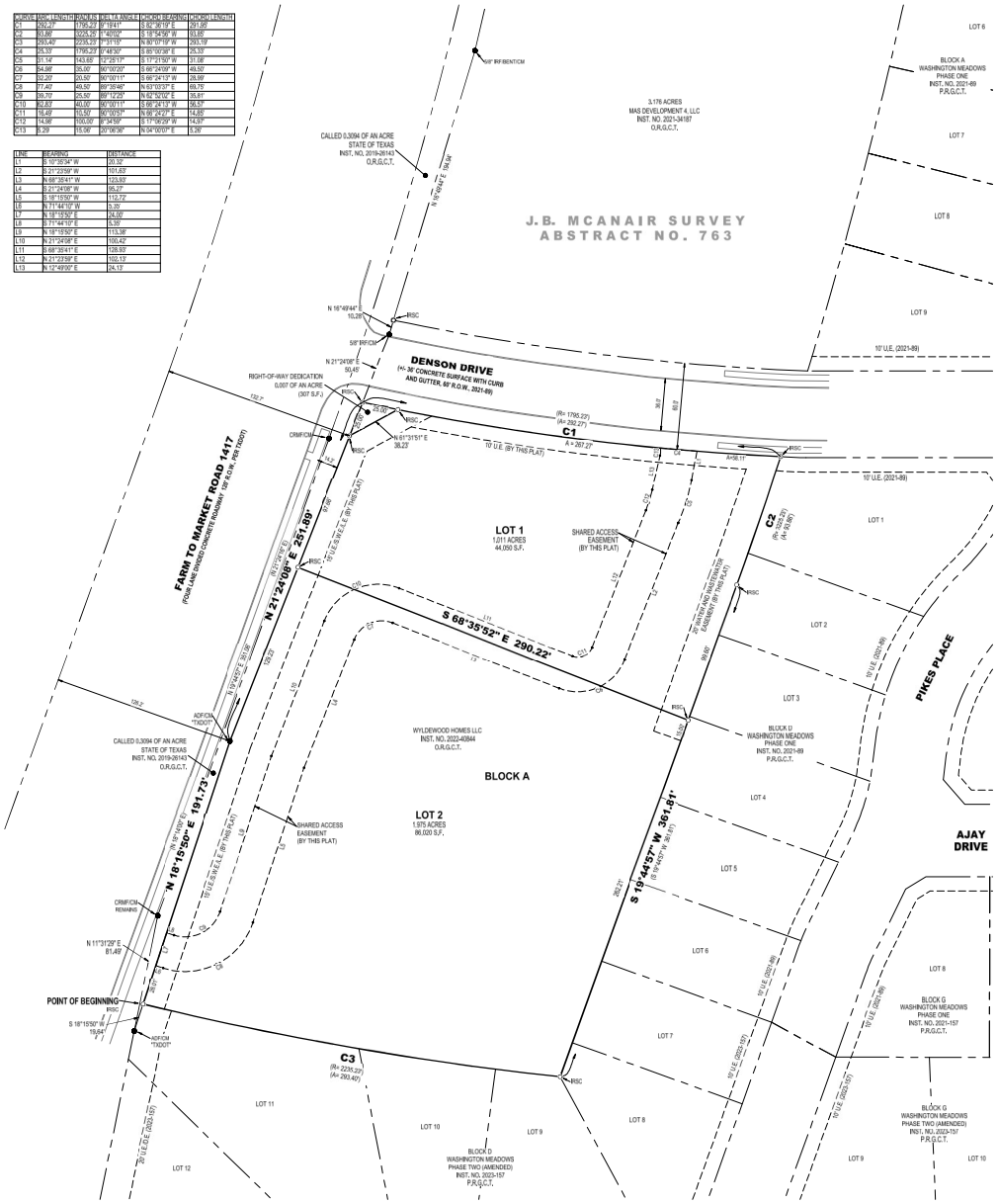
Sincerely,

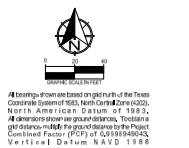


Bryan Blagg
General Manager
Wyldewood Homes

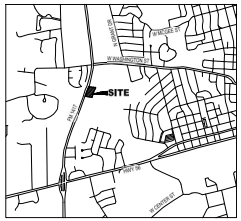
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1795.23'	292.27'	S 82°36'19" E	291.95'
C2	93.86'	3225.25'	S 18°54'56" W	93.85'
C3	2935.40'	2235.23'	N 83°31'15" W	2183.19'
C4	25.33'	1795.23'	S 85°00'38" E	25.33'
C5	31.14'	143.65'	S 2°29'17"	31.08'
C6	34.99'	35.00'	S 60°24'09" W	49.50'
C7	35.00'	20.00'	S 66°24'13" W	28.99'
C8	77.40'	49.50'	S 69°03'37" E	69.75'
C9	28.70'	25.50'	S 62°32'02" E	27.21'
C10	42.83'	40.00'	S 66°24'13" W	40.57'
C11	16.49'	10.50'	N 66°24'27" E	14.85'
C12	14.98'	100.00'	S 17°06'29" W	14.97'
C13	9.29'	15.06'	N 54°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 0.9998490453. Vertical Datum NAVD 1988



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 19.64 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°47'02", 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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 533 EAST BROCKETT STREET (Project No. 24-006027)**

The request of Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 533 East Brockett Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Rockins Addition.

Background:

The property is located at 533 East Brockett Street between North East Street and North Broughton Street. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 12/08/2023 - Preliminary Plat of Rockins Addition (Conditionally Approved)
- 2/20/2024 - Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

Origination:

Deloris Rockins (Owner), Luveter Peters (Representative) and Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z remove this item from consent and recommend tabling the request to adjust non-conforming items.

- Lot 2 does not meet the minimum depth requirement of the R-4 Zoning District.

Attachments:

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



Date: 10/30/2024 3:43 PM

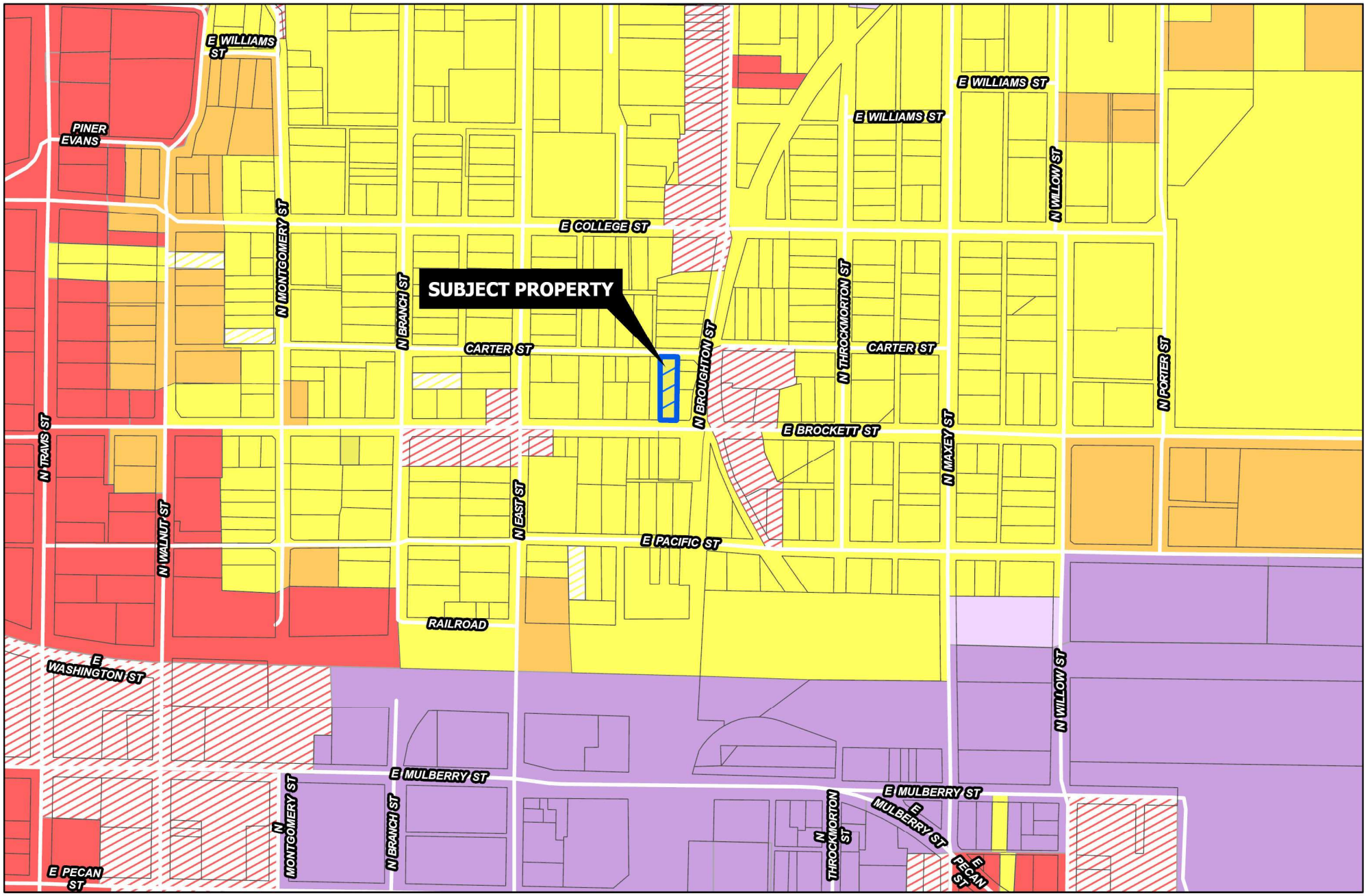
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

533 E Brockett

NORTH



Date: 10/30/2024 3:43 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

600 E Taylor
159827

NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 29, 2023

Deloris Jean Rockins
510 N. Montgomery St.
Sherman, TX 75090

Copley Land Surveying
5904 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Rockins 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. Lot 1 and Lot 2, Block 1, Rockins Addition do not meet the minimum Lot area, Width or Depth requirements of the R-6 (Single-Family Residential) District. *(14.02.006(1))*
2. Remove 10' Utility Easement from lot line between Lots 1 & 2. Only 10' Utility Easements along Carter Street and Brockett Street are required. *Code of Ordinances Chapter 10.03.003(d)(1)*
3. Dedicate a 10' Right of Way Dedication along Carter Street. *Code of Ordinances Chapter 10.03.003(b)(K)*
4. Verify width of Right of Way for Brockett Street by utilizing found monuments on south side of Brockett Street. *Code of Ordinances Chapter 10.02.003(b)(9)*
5. Right of Way on Brockett Street may be required to provide proper right of way. Coordinate with Engineering Department. *Code of Ordinances Chapter 10.03.003(b)(K)*
6. Improvements to Carter Street to create a minimum of 24' asphalt or concrete road is required. *Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)*
7. Add zip code to Owner's block on plat.
8. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
9. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
10. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

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

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7208 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

November 6, 2024

Deloris Jean Rockins
510 N. Montgomery St
Duncanville, TX 75137

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated November 29, 2023 for the Preliminary Plat of Rockins Addition, Job#23090432P

To Whom it May Concern:

1. Lot 1 and Lot 2, Block 1 Rockins Addition do not meet the minimum Lot Area, Width or Depth requirements of the R-6 (Single-Family Residential) District. *(14.02.006(1))*
   Property has been rezoned to R-5

2. Remove 10' Utility Easement from lot line between Lots 1 & 2. Only 10" Utility Easements along Carter Street and Brockett Street are required. *Code of Ordinances Chapter 10.03.003 (d)(1)*
   Updated easements as shown

3. Dedicate a 10' Right of Way Dedication along Carter Street. Code of Ordinances Chapter 10.03.003(b)(K)
   10' Right of Way has been dedicated

4. Verify width of Right of Way for Brockett Street by utilizing found monuments on south side of Brockett Street. Code of Ordinances Chapter 10.02.003(b)(9)
   Verified however points are located out of the view port

5. Right of Way on Brockett Street may be required to provide proper right of way. Coordinate with Engineering Department. Code of Ordinance Chapter 10.03.003(b)(K)
   Centerline of street falls at 30'+ from subject property as shown

6. Improvements to Carter Street to create a minimum of 24' asphalt or concrete road is required. Code of Ordinances Chapter 10, Exhibit A, Secs. 12(B)(k)(1); 12(B)(k)(5); 13(A)(1)
   N/A not for Surveyor

7. Add zip code to Owner's block on plat
   Zip code added to Owner's block

8. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
   Corrected as requested

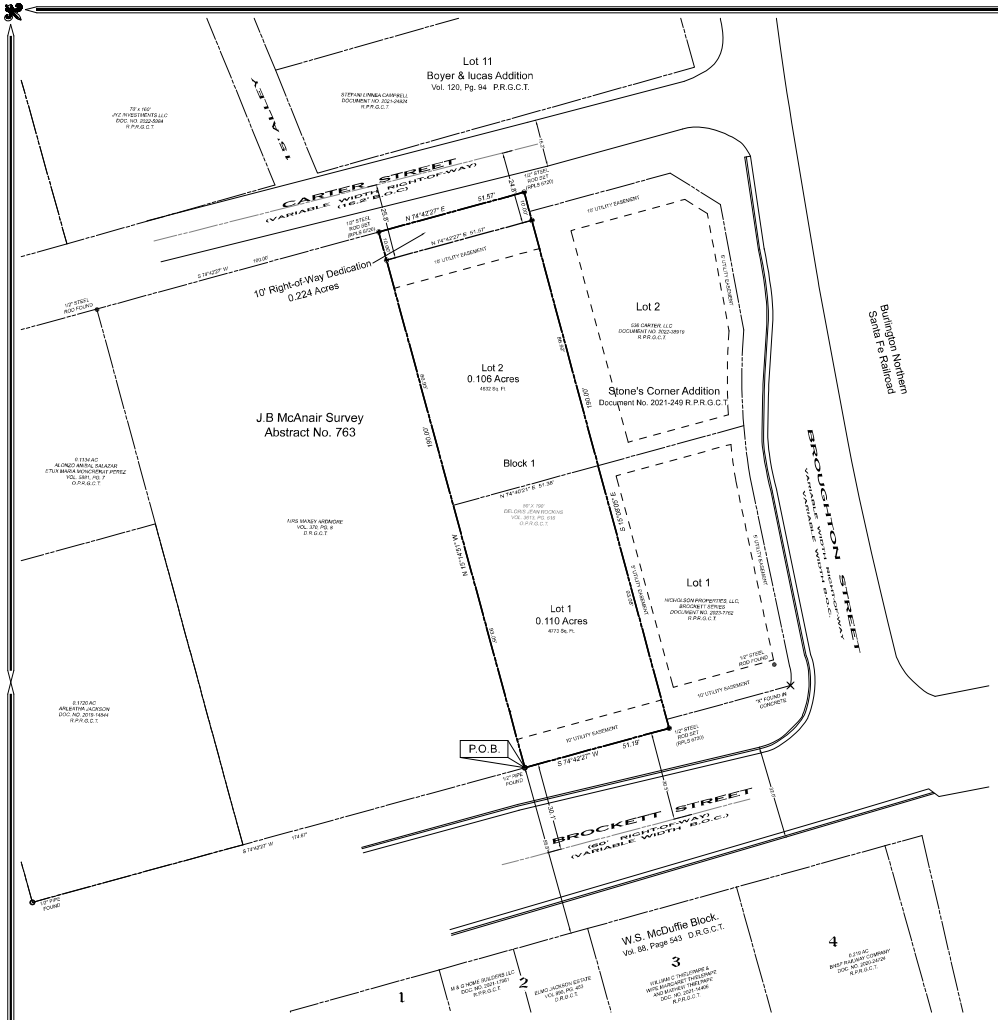
9. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*

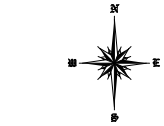
Signature Blocks updated as per new ordinance.

10. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(e)(5)*
INFORMATION

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

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)

0 20 40
SCALE ~ 1" = 20'

~ 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. Property is zoned RS, by ordinance No. 6704

12. 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 is to Plat this 0.224 acre tract.

Plat Summary: Lot 1: 0.110 Acres, Residential
Lot 2: 0.106 Acres, Residential

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

OWNERS/DEVELOPER
DELORIS JEAN ROCKINS
510 N. MONTGOMERY
SHERMAN, TEXAS 75090

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 Sherman, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being the same 50' x 190' tract of land conveyed to Deloris Jean Rockins by deed of record in Volume 3613, Page 616, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" pipe found maintaining the southwest corner of said Rockins tract, the southeast corner of a tract of land conveyed to Mrs. Maxey Ardmore by deed of record in Volume 370, Page 8, Deed Records, Grayson County, Texas, and in the north line of Brockett Street, from which a 1/2" pipe found bears South 74°42'27" West a distance of 174.67 feet;*

Thence ***North 15°14'51" West****, along the west line of said Rockins tract and the east line of said Ardmore tract, a distance of* ***190.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Rockins tract, the northeast corner of said Ardmore tract, and in the south line of Carter Street, from which a 1/2" steel rod found bears South 74°42'27" West a distance of 100.00 feet;*

Thence ***North 74°42'27" East****, along the north line of said Rockins tract and the south line of said Carter Street, a distance of* ***51.57 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said Rockins Tract;*

Thence ***South 15°08'05" East****, along the east line of said Rockins tract and the west lines of Lot 1 and Lot 2, Stone's Corner Addition, an addition to the City of Sherman, Texas as shown by the plat of record in Document Number 2021-249, Plat Records, Grayson County, Texas, a distance of* ***190.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the southeast corner of said Rockins tract, in the north right of way line of said E. Brockett Street;*

Thence ***South 74°42'27" West****, along the south line of said Rockins tract, a distance of* ***51.19 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.224 of an acre*** *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, DELORIS JEAN ROCKINS, 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 Rockins Addition , an addition to the City of Sherman, Grayson County, Texas.

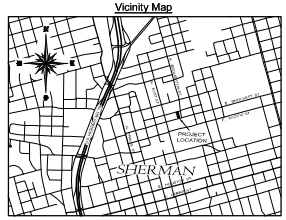
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter 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 Rockins 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: _____
DELORIS JEAN ROCKINS

Vicinity Map



Owner's Certificate of Dedication

That DELORIS JEAN ROCKINS, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the ROCKINS ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.224 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 casements shown on this plat. DELORIS JEAN ROCKINS 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).

_____
DELORIS JEAN ROCKINS

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 DELORIS JEAN ROCKINS 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
Rockins Addition
an addition to the City of Sherman Grayson County, Texas

11/6/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 808 WEST ELLIS STREET (Project No. 24-006028)**

The request of Ruben Rodriguez (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 808 West Ellis Street, consisting of 0.224 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being Lot 9, Block 5, Exstein's Maple Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of R & R Addition.

Background:

The property is located at 808 West Ellis Street between North Ricketts Street and North Woods Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 10/18/2024 - Preliminary Plat of R & R Addition (Conditionally Approved)

Origination:

Ruben Rodriguez (Owner) and 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



Date: 10/30/2024 3:43 PM

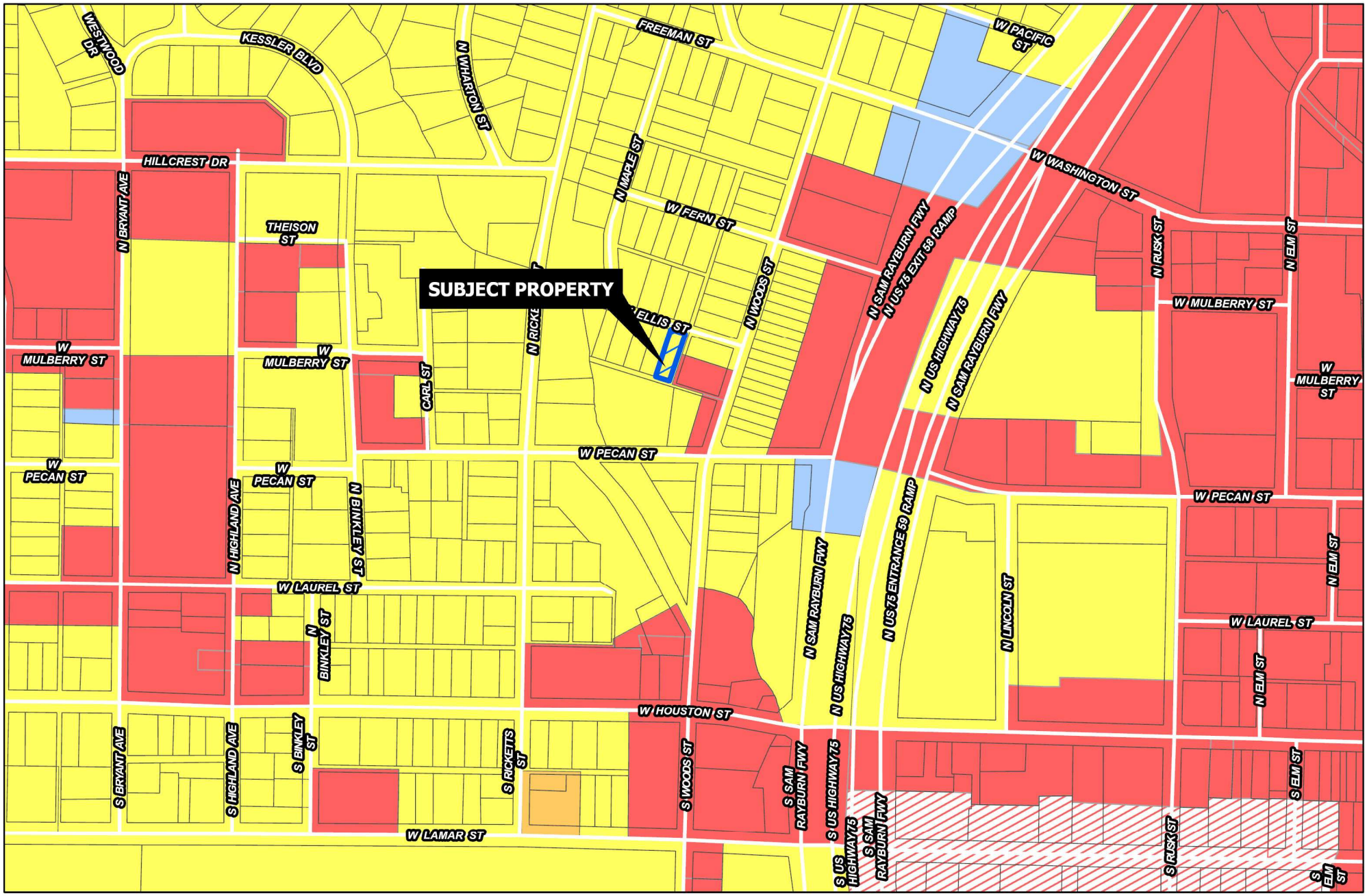
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

808 W Ellis

NORTH



Date: 10/30/2024 3:43 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

808 W Ellis
162086

NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2777-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

October 15, 2024

Ruben Rodriguez Rodriguez
Araceli Resendiz
420 W. Staples St.
Sherman, TX 75090

Copley Land Surveying
5904 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of R&R 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. Remove direction (West) from Ellis Street on drawing and in metes and bounds description. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
2. Revise General Note Purpose to read "The purpose of this Replat is to combine 1 Lot with an adjacent alley abandoned by Ordinance No. 6757."
3. Subject property does not have direct access to a public wastewater main. New services will require the extension of the public wastewater main to subject property. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
4. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
5. 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)*
6. 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

October 24, 2024

Ruben Rodriguez Rodriguez
Araceli Resendiz
420 W. Staples St.
Sherman, TX 75090

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated October 15, 2024 for the Preliminary Plat of R&R Addition, Job#24020079P

To Whom it May Concern:

1. Remove direction (West) from Ellis Street on drawing and in metes and bounds description. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*

Revised as shown

2. Revise General Note Purpose to read "The purpose of this Replat is to combine 1 Lot with an adjacent alley abandoned by Ordinance No. 6757."

Revised

3. Subject property does not have direct access to a public wastewater main. New services will require the extension of the public wastewater main to subject property. *Code of Ordinances Chapter 13, Sec.13.07.282; Chapter 10.03.005*

N/A Not addressed by surveyor

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

INFORMATION

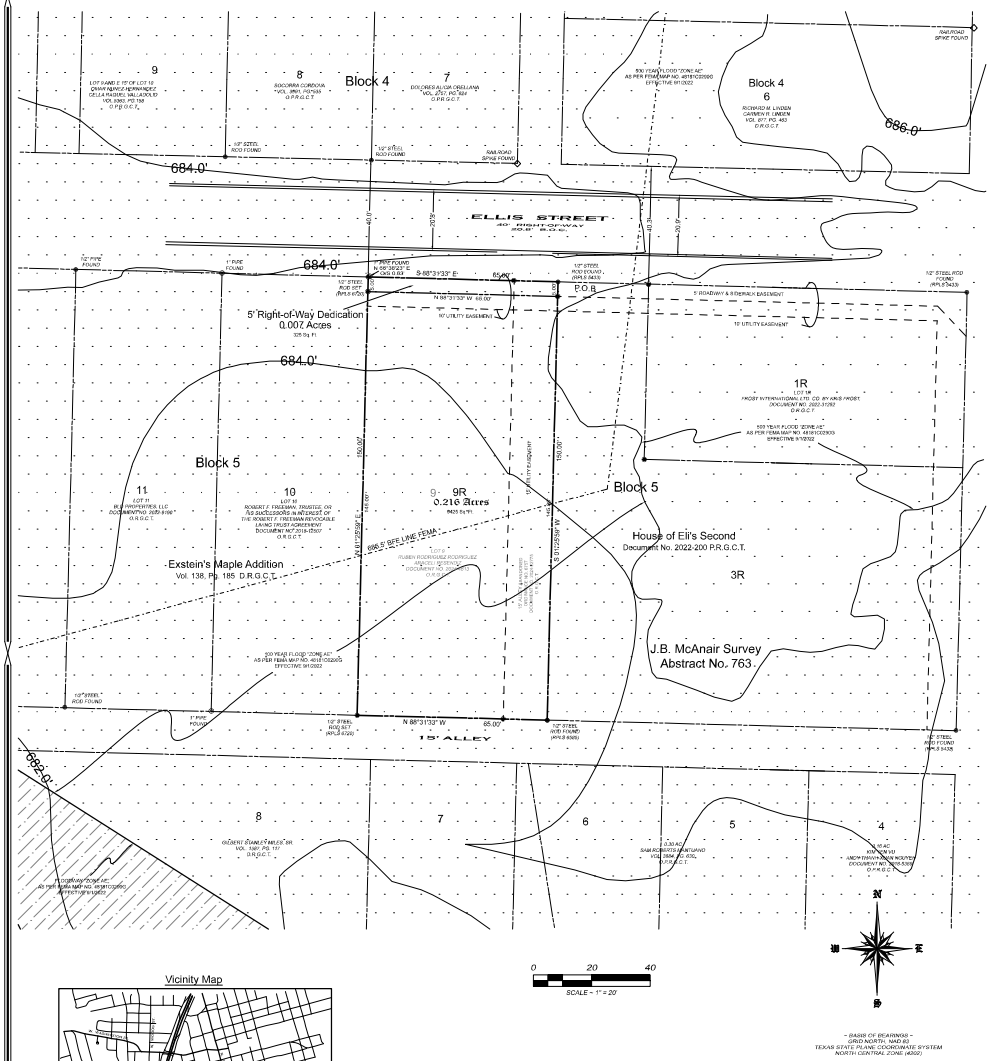
5. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*

INFORMATION

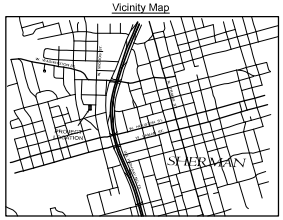
6. Preliminary Plats are valid for a period of 24 months. *Code a/Ordinances Chapter 10.02.002(b)(3)*

INFORMATION

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



Vicinity Map



Copley Land Surveying
3904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0043, OK 580-980-0181
john@copleylandsurveying.com

OWNERS/DEVELOPER
RUBEN RODRIGUEZ RODRIGUEZ
ARACELI RESENDIZ
420 W. STAPLES ST.
SHERMAN, TEXAS 75090

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 Lot 9, Block 5, Exstein's Maple Addition, an Addition to the City of Sherman, Texas, as shown by plat of record in Volume 138, Page 185, Deed Records, Grayson County, Texas and being the 15' alley abandoned by Ordinance No. 6757 recorded in Document No. 2024-22775, Official Records, Grayson County, Texas and lying east of said Lot 9, Block 5 and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 5433 maintaining the northwest corner Lot 3R, Block 5, House of Eli's Second, an addition to the City of Sherman, Texas as shown by plat of record in Document Number 2022-200, Plat Records, Grayson County, Texas, and the intersection of the east line of said 15' alley and the south line of Ellis Street;*

Thence ***South 01°25'59" West****, along the east line of said 15' alley and west line of said Lot 3R, a distance of* ***150.00 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6585 maintaining the southwest corner of said Lot 3R and the intersection of the east line of said 15' alley, and the north line of the East to West 15' alley of said Block 5;*

Thence ***North 88°31'33" West****, passing a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the southeast corner of said Lot 9, Block 5, Exstein's Maple Addition, and the intersection of the west line of said 15' alley and the north line of said East to West 15' alley of said Block 5, at a distance of 15.00 feet, continuing along the south line of said Lot 9, Block 5, Exstein's Maple Addition for a total distance of* ***65.00 feet****, to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 9 and the southeast corner of Lot 10, Block 5, Exstein's Maple Addition;*

Thence ***North 01°25'59" East****, along the west line of said Lot 9, and the east line of said Lot 10, Block 5, Exstein's Maple Addition, a distance of* ***150.00 feet*** *to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Lot 9, the northeast corner of said Lot 10, Block 5, Exstein's Maple Addition, and the south line of said Ellis Street, a 1/2" pipe found bears North 66°38'23" East, a distance 0.63 feet;*

Thence ***South 88°31'33" East****, along the north line of said Block 5, and the south line of said Ellis Street, a distance of* ***65.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.224 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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, RUBEN RODRIGUEZ RODRIGUEZ AND ARACELI RESENDIZ, 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 R & R 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 futures 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 R & R 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:_____
RUBEN RODRIGUEZ RODRIGUEZ

By:_____
ARACELI RESENDIZ

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
    (i) The right of the City to change the size of any facilities installed, maintained, or operated within the area;
    (ii) The right of the City to relocate any facilities within the area; and
    (iii) The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:
The purpose of this Replat is to combine 1 Lot with an adjacent alley abandoned by Ordinance No. 6757.

Plat Summary, Lot 9R: 0.216 Acres, Residential

Owner's Certificate of Dedication

That RUBEN RODRIGUEZ RODRIGUEZ and ARACELI RESENDIZ, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the R&R ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.224 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. RUBEN RODRIGUEZ RODRIGUEZ and ARACELI RESENDIZ 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 OUR hands at _____, _____County, Texas, this ____ day of _____(year).

RUBEN RODRIGUEZ RODRIGUEZ

ARACELI RESENDIZ

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 RUBEN RODRIGUEZ RODRIGUEZ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the 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 ARACELI RESENDIZ 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*

R & R Addition

an addition to
the City of Sherman
Grayson County, Texas
Being a Replat of Lot 9, Block 5
Exstein's Maple Addition

10/24/2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3100 BLOCK TEXOMA PARKWAY (Project No. 24-006029)**

The request of Sherman NEC Texoma & LP (Owner) and John Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being a part of the Reuben Hendrix Survey, Abstract No. 504 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Sherden Mall, Ph. 2.

Background:

The property is located in the 3100 Block Texoma Parkway near the intersection of Texoma Parkway and East Highway 82. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 10/18/2024 - Preliminary Plat of Texoma Pkwy & Hwy 82 Land (Conditionally Approved)
- 11/19/2024 - 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.

Origination:

Sherman NEC Texoma & LP (Owner) and John 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



Date: 10/30/2024 3:43 PM

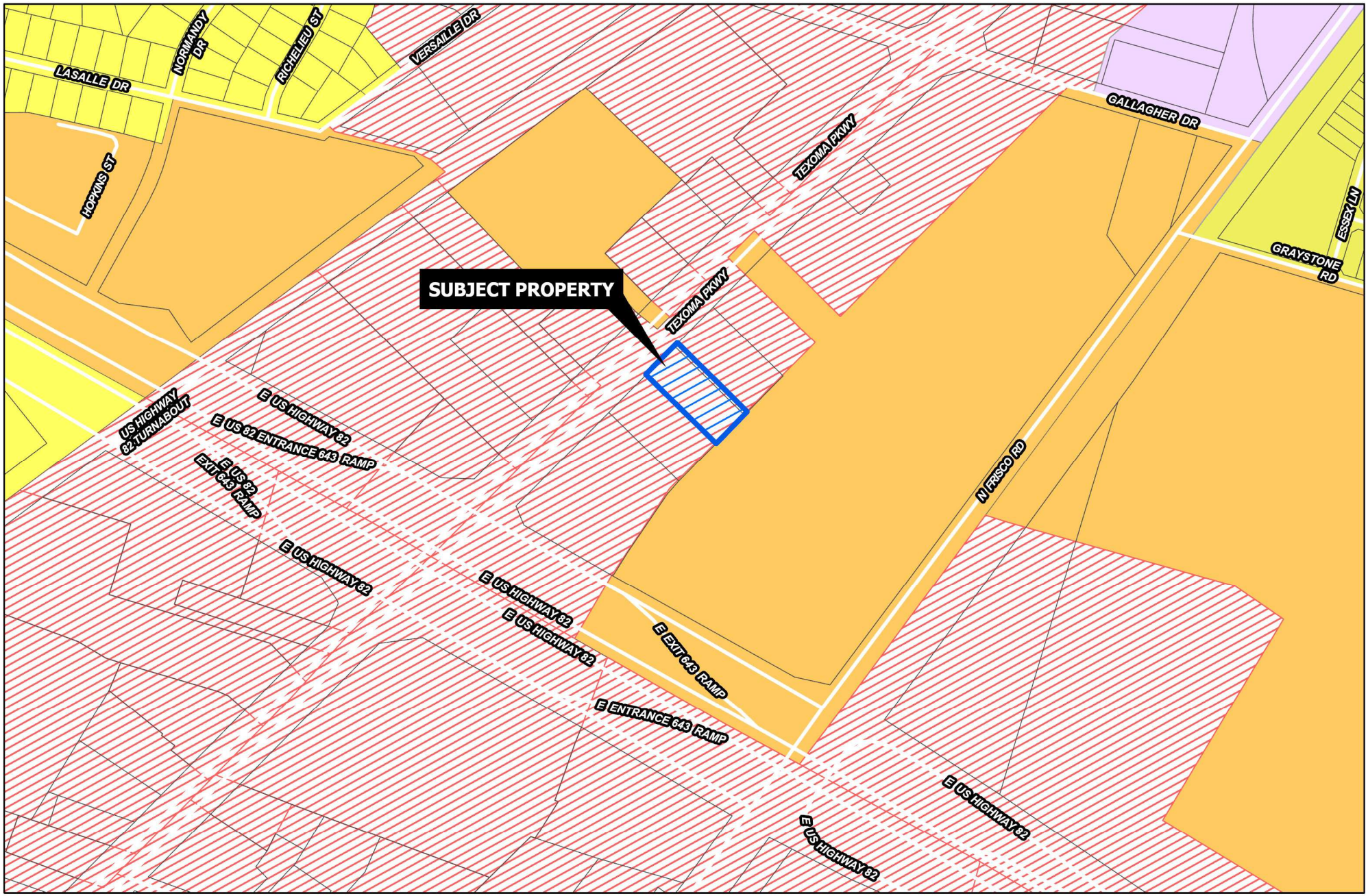
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

3100 Blk Texoma Parkway

NORTH



Date: 10/30/2024 3:43 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

3100 Blk Texoma Parkway

NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2782-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

October 15, 2024

Sherman NEC Texoma & LP
7500 San Jacinto
Plano, TX 75024

Copley Land Surveying
5904 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Sherden Mall, Ph. 2 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 24' Mutual Access Easement across proposed Lot to access adjacent Lots. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a)*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway. Easements shall not overlap existing easements. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
3. Subject property to be labeled as Lot 1, Block A. *Code of Ordinances Chapter 10.02.002(e)(3)*
4. Remove Avigation Release from plat. *Code of Ordinances Chapter 10.02.002(e)(21);10.02.003(f)(21)*
5. Abandonment of 20' Water Main Easement as established in Vol. 1147, Pg. 341, DRGCT to be approved by City Council with instrument information of abandonment shown in General Notes of plat. Coordinate with Engineering Department for abandonment requirements by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10.03.007(c); Engineering Design Standards Manual 1.10(E)*
6. 20' Water Easement on Lot 3, Block A of Club Carwash Sherman has been abandoned by Ordinance No. 6703 in Instrument No. 2024-5958, Real Property Records, Grayson County. Remove easement from Lot 3, Block A of Club Carwash Sherman property on drawing. *Code of Ordinances Chapter 10.02.002(e)(11)*

7. 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*
8. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
9. 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)*
10. 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

October 30, 2024

Sherman NEC Texoma & LP
7500 San Jacinto
Plano, TX 75024

City of Sherman

Re: This Cover letter is to address the Staff Review Letter dated October 15, 2024 for the Preliminary Plat of Sherden Mall, Ph. 2, Job#24090409

To Whom it May Concern:

1. *Dedicate a 24' Mutual Access Easement across proposed Lot to access adjacent Lots. Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a)*

Dedicated as shown

2. *Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway. Easements shall not overlap existing easements. Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*

Dedicated as shown, However, it overlaps existing easements per design plans

3. *Subject property to be labeled as Lot 1, Block A. Code of Ordinances Chapter 10.02.002(e)(3)*

Revised as shown

4. *Remove Avigation Release from plat. Code of Ordinances Chapter 10.02.002(e)(21); 10.02.003(f)(21)*

Removed

5. *Abandonment of 20' Water Main Easement as established in Vol. 1147, Pg. 341, DRGCT to be approved by City Council with instrument information of abandonment shown in General Notes of plat. Coordinate with Engineering Department for abandonment requirements by emailing engineering@cityofsherman.com. Code of Ordinances Chapter 10.03.007(c); Engineering Design Standards Manual 1.10(E)*

Abandoned per this plat,

6. *20' Water Easement on Lot 3, Block A of Club Carwash Sherman has been abandoned by Ordinance No. 6703 in Instrument No. 2024-5958, Real Property Records, Grayson County. Remove easement from Lot 3, Block A of Club Carwash Sherman property on drawing. Code of Ordinances Chapter 10.02.002(e)(11)*

Removed

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

7. *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*

N/A Not Addressed by Surveyor

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

Informational

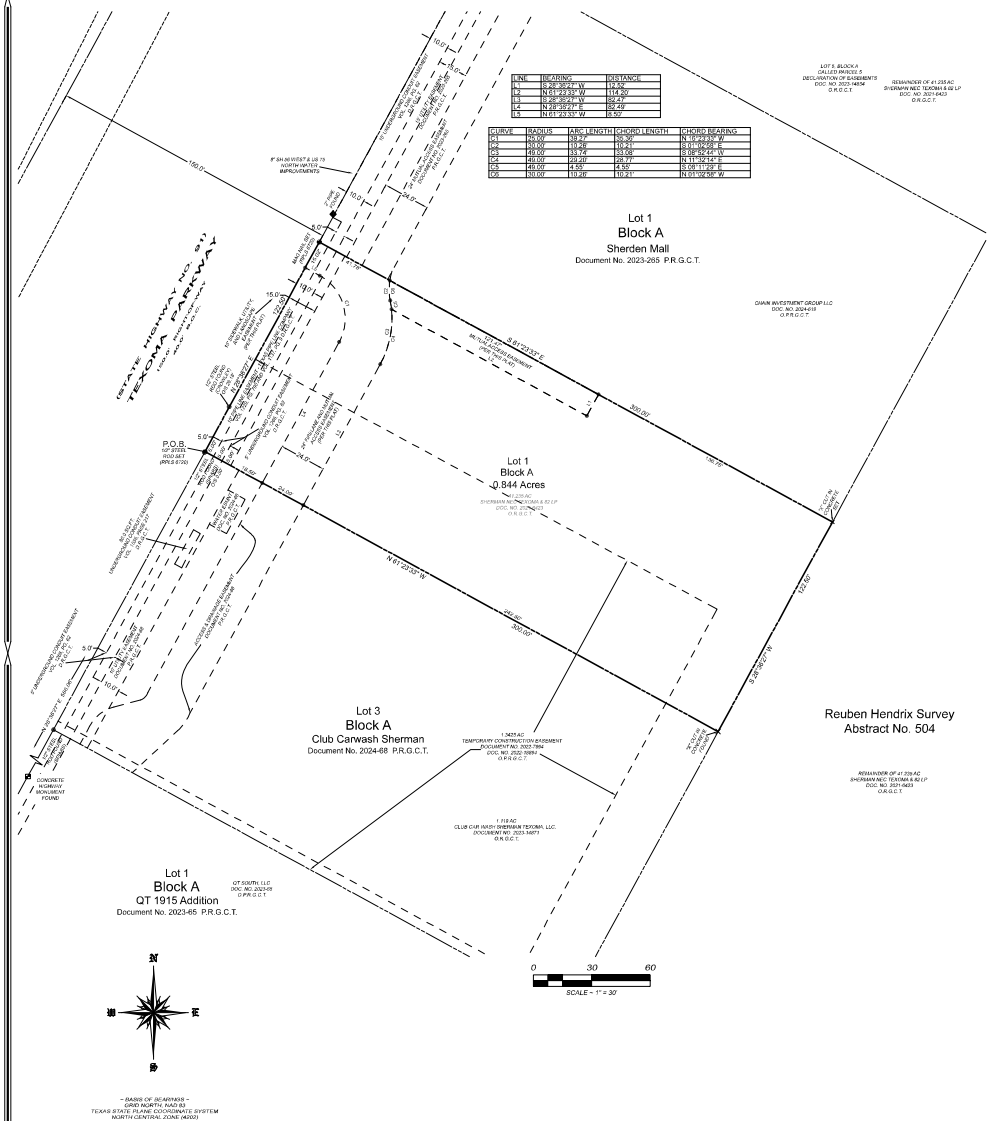
9. *All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Code of Ordinances Chapter 10.02.003(a)(2)*

Informational

10. *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



LINE	BEARING	DISTANCE
L1	S 28°36'27" W	12.50'
L2	N 61°23'33" W	114.50'
L3	S 28°36'27" W	82.49'
L4	N 28°36'27" E	82.49'
L5	N 61°23'33" W	8.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	53.00'	58.42'	55.50'	N 15°48'39" W
C2	20.00'	10.28'	10.21'	S 88°53'56" E
C3	49.00'	53.74'	51.08'	S 88°52'47" W
C4	49.00'	29.20'	28.77'	N 11°32'14" E
C5	49.00'	4.55'	4.55'	S 05°11'29" E
C6	30.00'	10.28'	10.21'	N 01°02'58" W

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the Reuben Hendrix Survey, Abstract No. 504, and being a part of the 41.235 acre tract of land conveyed to Sherman NEC Texoma & LP by deed of record in Document No. 2021-6423, Official Records, Grayson County, Texas, and 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 Lot 3, Block A, Club Carwash Sherman, an addition to the City of Sherman, Texas, as shown by plat of record in Document No. 2024-68, of said Plat Records, in the west line of said 41.235 acre tract and in the southeast right-of-way line of Texoma Parkway (State Highway No. 91), a point from which a concrete highway monument found at the intersection of the southeast right-of-way line of said Texoma Parkway (State Highway No. 91), and the north right-of-way line of U.S. Highway No. 82, bears South 28°36'27" West, a distance of 566.06 feet, and from which a 1/2" steel rod found with a cap marked SPIARS bears South 28°36'27" West, a distance of 0.50 feet;*

Thence ***North 28°36'27" East****, along the southeast right-of-way line of said Texoma Parkway and the west line of said 41.235 acre tract, passing a 1/2" steel rod found with a cap marked Crowley, at a distance of 26.18 feet, continuing for a total distance of* ***122.50 feet*** *to a mag nail set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of Lot 1, Block A, Sherden Mall, an addition to the City of Sherman, Texas as shown by plat of record in Document No. 2023-265, of said Plat Records and the northwest corner of the herein described tract;*

Thence ***South 61°23'33" East****, along the south line of said Lot 1, Block A, Sherden Mall, a distance of* ***300.00 feet*** *to a "x" cut set in concrete for the southeast corner of said Lot 1, Block A, Sherden Mall and the northeast corner of the herein described tract;*

Thence ***South 28°36'27" West****, over and across said 41.235 acre tract, a distance of* ***122.50 feet*** *to an "x" cut in concrete found maintaining the northeast corner of said Lot 3, Block A, Club Carwash Sherman;*

Thence ***North 61°23'33" West****, along the north line of said Lot 3, Block A, Club Carwash Sherman, a distance of* ***300.00 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.844 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.

Final Plat

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

Date

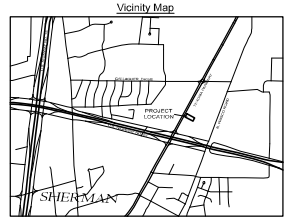
~ GENERAL NOTES ~

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.
12. 20' Water Main Easement as established in Vol. 1147, Pg. 341, DRGCT abandoned per Ordinance No. 6749, Instrument No. 2024-33485, R.P.R.G.C.T.

Purpose:
The purpose is to officially plat this 0.884 acres of land into 1 Lot.

Plat Summary: Lot 1, Block A: 0.884 Acres, Property is currently zoned C-2 .

Vicinity Map



Owner's Certificate of Dedication

That SHERMAN NEC TEXOMA & LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the SHERDEN MALL PH. 2, an addition to the City of Sherman, Grayson County, Texas, Being 0.844 acres situated in and being a portion of the Reuben Hendrix Survey, Abstract No. 504, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. SHERMAN NEC TEXOMA & LP 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).

MEMBER OF SHERMAN NEC TEXOMA & LP

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 _____ MEMBER OF SHERMAN NEC TEXOMA & LP 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*

SHERDEN MALL
Ph. 2
an addition to the City of Sherman Grayson County, Texas

12/5/2024

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

OWNERS/DEVELOPER
SHERMAN NEC TEXOMA & LP
7500 SAN JACINTO,
PLANO, TEXAS 75024

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. 10.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1771 HARRELL ROAD (Project No. 24-006035)**

The request of Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1771 Harrell Road, consisting of 177.318 acres being in the Charles Lynenburg Survey, Abstract No. 73 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Cedar Creek Ranch.

Background:

The property is located at 1771 Harrell Road between Schneider Road and FM 902. The owner would like to plat the property into 120 lots for residential development.

The following has been approved for this location:

- 08/16/2022 - Preliminary Plat of Cedar Creek Ranch.

Origination:

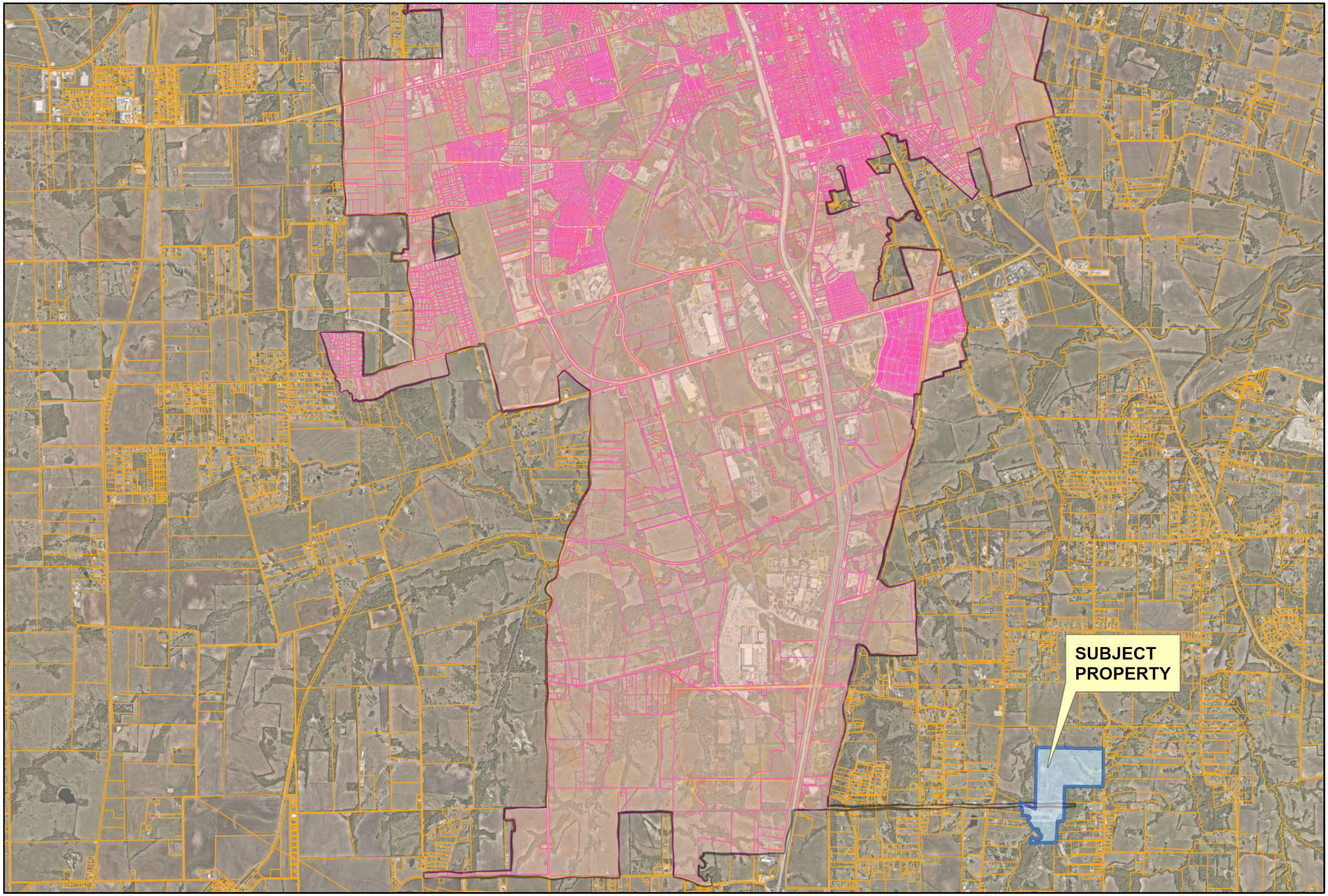
Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z remove this item from consent for discussion. The proposed cul-de-sacs do not meet the minimum city requirements for public streets.

Attachments:

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



Date: 12/10/2024 2:05 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1771 Harrell Rd

NORTH

Cover Letter

Cedar Creek Ranch – Final Plat Application

November 20th, 2024

Attn: City of Sherman Development Service

220 W. Mulberry

P.O. Box 1106

Sherman, Texas 75090

Phone: 903-892-7229

Email: Planning@CityofSherman.com

To Whom It May Concern,

On behalf of Lackland Grayson County Development, LLC, we would like to submit the final plat application package for Cedar Creek Ranch development.

All staff review comments from the Preliminary Plat phase have been addressed and attached below.

The submittal package includes the following items:

- Cover Letter
- Application Form
- Application Checklist
- Current Deed
- Digital Copy of the Final Plat

Application fee has been made on 10/24/2024

Respectfully,

Gunner Chi, P.E.

Senior Project Manager

TNP

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

August 8, 2022

Attn: Tim Fleet
Lackland Grayson County
Development, LLC
3045 Lackland Rd.
Fort Worth, TX 76116

Attn: Gunner Chi, P.E.
Teague Nall and Perkins, Inc.
5237 N. Riverside Dr., Ste. 100
Fort Worth, TX 76137

Dear Applicants,

The request for approval of the Preliminary Plat of Cedar Creek Ranch has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, August 16, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
2. Final Plat layout shall meet City standard. Coordinate with Engineering Department for example of required plat layout. *Code of Ordinances Chapter 10.05, Section 6*
3. The width of the right-of-way and pavement for proposed streets shall be shown on the plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. The width of the right-of-way and pavement for Harrell Road shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Right of Way Dedication will be required along Harrell Road in regards to Grayson County/City of Sherman Thoroughfare Plan. Coordinate with City Engineering Department for amount of required ROW Dedication. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Proposed cul-de-sacs and knuckles do not meet City standard. Final Plat to reflect City standard dimensions. *Code of Ordinances Chapter 3.02.002(c)(37)*
7. Proposed Variable Width Drainage Easement to be graphically shown with exact dimensions on plat.
8. Proposed Variable Width Drainage Easement to be incorporated into surrounding properties and shown on the plat as being privately owned and maintained either by the private property owner or HOA.
9. X Lots to be shown as privately owned and maintained by HOA on plat.

10. Dedicate a 15'x15' Right of Way corner clip on all corner of street intersecting lots. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
11. Dedicate a 10' Utility Easement along street frontage. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
12. Modify 10' Utility Easement on street intersecting corner lots to parallel new right of way created by corner clip.
13. Show point of beginning on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
14. Graphically show points of inflection on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
15. Ensure all calls and distances can be clearly read on drawing. Halo if necessary. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
16. Remove Building Line from plat.
17. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
18. Check with United States Postal Service (972-393-6326) for establishing the method or mode of mail delivery, the type of mailbox and location of the mailbox for each street delivery address. Centralized delivery is the preferred method of mail delivery.

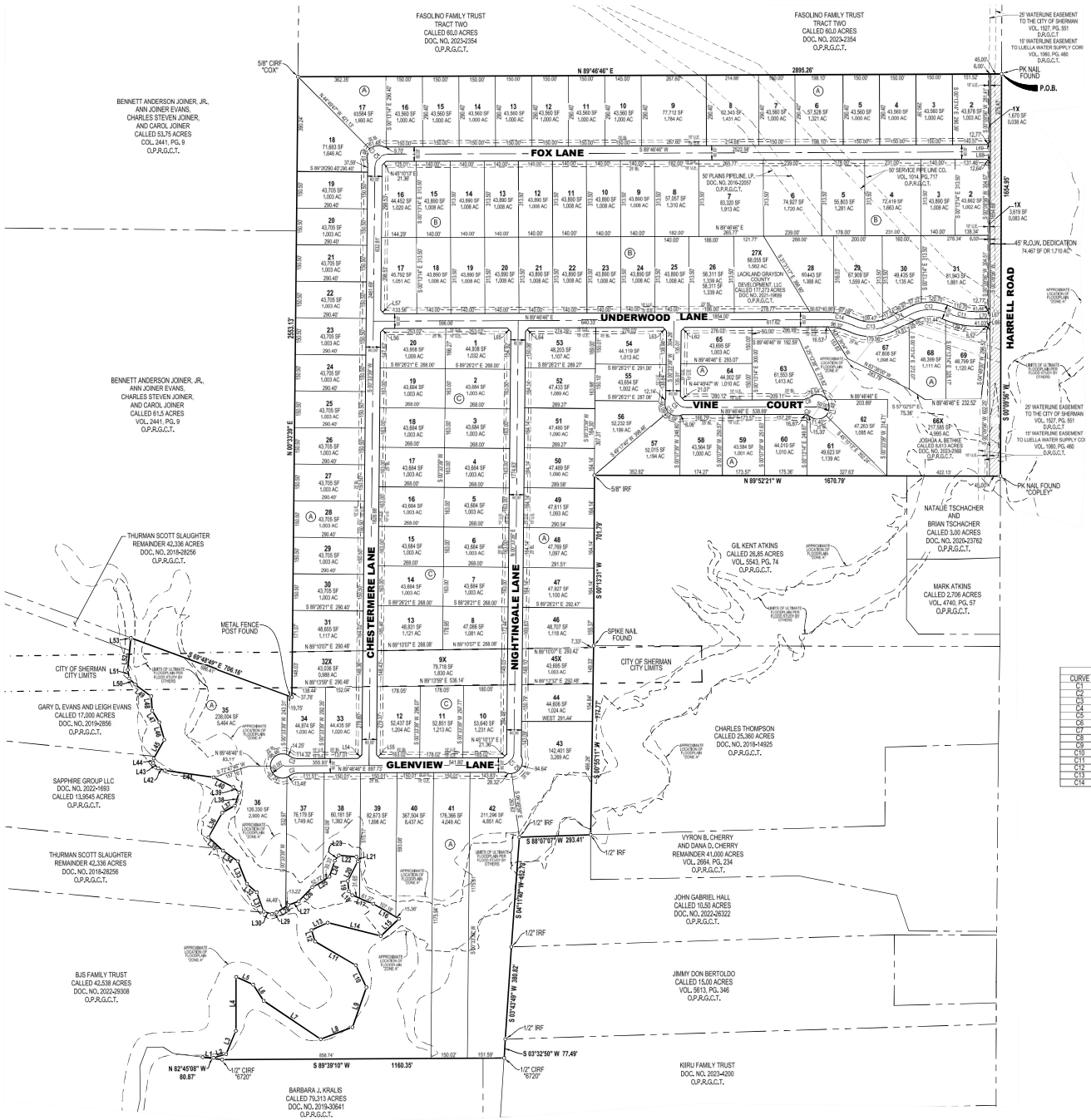
It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Christopher G. Armstrong, P.E., CFM
Assistant City Engineer

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°45'18" E	44.40'
L2	N 74°05'53" E	54.46'
L3	N 22°41'04" E	104.11'
L4	N 00°12'41" E	221.90'
L5	S 65°33'30" E	77.29'
L6	S 33°00'50" E	79.30'
L7	S 56°36'52" E	263.02'
L8	N 69°20'33" E	139.21'
L9	N 19°19'55" E	174.05'
L10	N 25°31'12" W	100.70'
L11	N 59°47'52" W	194.65'
L12	N 17°08'25" W	48.77'
L13	N 65°21'00" E	73.11'
L14	S 76°00'49" E	225.39'
L15	N 46°35'09" E	102.83'
L16	N 59°46'20" W	122.54'
L17	N 67°34'57" W	92.92'
L18	N 41°51'14" W	21.87'
L19	N 05°17'24" W	42.35'
L20	N 28°44'59" E	90.53'
L21	N 16°56'24" W	19.54'
L22	N 85°18'41" W	72.70'
L23	S 36°26'00" W	27.34'
L24	S 18°32'41" W	69.28'
L25	S 58°32'37" W	83.05'
L26	S 43°37'32" W	80.81'
L27	S 70°09'05" W	44.87'
L28	S 58°28'39" W	57.71'
L29	S 71°17'57" W	19.90'
L30	N 74°25'35" W	34.75'
L31	N 19°59'36" W	84.90'
L32	N 49°02'11" W	53.45'
L33	N 21°49'51" W	99.98'
L34	N 54°44'17" W	75.46'
L35	N 47°25'49" W	80.79'
L36	N 29°16'11" E	116.09'
L37	N 60°11'40" E	60.15'
L38	N 18°14'18" E	56.10'
L39	N 47°16'27" W	33.31'
L40	N 63°41'35" W	89.87'
L41	N 81°53'32" W	202.70'
L42	N 72°30'52" W	29.28'
L43	N 42°37'22" W	30.06'
L44	N 07°07'30" E	18.25'
L45	N 29°24'18" E	88.42'
L46	N 15°56'04" W	74.33'
L47	N 31°31'43" W	56.52'
L48	N 03°38'54" W	59.25'
L49	N 53°42'57" W	81.56'
L50	N 44°06'42" W	35.22'
L51	N 10°06'41" W	35.60'
L52	N 05°31'22" E	127.34'
L53	N 00°05'18" E	4.97'
L54	N 45°10'13" E	21.36'
L55	N 44°49'47" W	21.07'
L56	N 45°10'13" E	21.36'
L57	S 44°49'47" E	21.07'
L62	N 45°10'13" E	21.36'
L63	S 44°49'47" E	21.07'
L64	N 45°10'13" E	21.36'
L65	S 44°49'47" E	21.07'
L66	S 45°01'38" E	21.14'
L67	S 44°58'21" W	21.28'
L68	N 45°13'14" W	21.07'
L69	S 44°58'19" W	21.28'
L70	N 89°46'46" E	56.24'
L71	N 63°32'30" E	99.97'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°13'07"	85.64'	N 45°10'13" E	77.25'
C2	50.00'	36°52'12"	32.18'	S 71°20'40" W	31.62'
C3	50.00'	36°52'12"	32.18'	S 71°14'19" W	31.62'
C4	25.00'	89°13'07"	85.64'	N 45°10'13" E	77.25'
C5	55.00'	90°46'53"	87.14'	N 44°49'47" W	78.31'
C6	50.00'	140°54'09"	122.96'	N 45°10'13" E	94.24'
C7	50.00'	140°54'09"	122.96'	N 45°10'13" E	94.24'
C8	50.00'	36°52'12"	32.18'	N 71°20'40" E	31.62'
C9	50.00'	36°52'12"	32.18'	N 71°47'08" W	31.62'
C10	50.00'	142°27'55"	124.32'	N 44°49'47" W	94.68'
C11	300.00'	23°29'27"	123.00'	S 78°28'30" E	122.14'
C12	175.00'	49°43'49"	151.89'	S 88°24'22" W	147.17'
C13	175.00'	50°11'10"	153.28'	N 88°38'05" E	148.43'
C14	300.00'	23°56'53"	125.39'	N 78°14'47" W	124.48'

LEGEND
IRF-IRON ROD FOUND
CIRF-CAPPED IRON ROD
VOL.-VOLUME
PG.-PAGE
DOC.-DOCUMENT
NO.-NUMBER
BL-BUILDING LINE
D.E.-DRAINAGE EASEMENT
U.E.-UTILITY EASEMENT
SF-SQUARE FEET
AC-ACRES
O.P.R.G.C.T.-OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011/EPOCH 2010)) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00012701.

2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48181C0435F DATED SEPTEMBER 26, 2010 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. ALL RESIDENTIAL LOTS WILL BE LOCATED IN GRAYSON COUNTY, TEXAS.

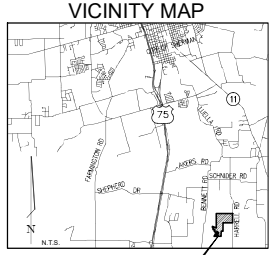
7. WATER IS PROVIDED BY LUELLA SUD.

8. SANITARY SEWER IS PROVIDED BY ONSITE SEPTIC SYSTEMS.

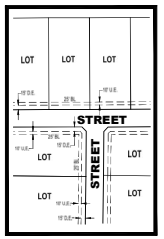
9. ALL "X" LOTS ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

100 50 0 200
SCALE IN FEET
1" = 200'

VICINITY MAP



PROJECT LOCATION



TYPICAL LOT LAYOUT
SCALE 1"=100'

FINAL PLAT
CEDAR CREEK RANCH
113 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
7,723,990 SQUARE FEET
OR 177,318 ACRES

SITUATED IN THE
CHARLES LYNENBURG SURVEY, ABSTRACT NO. 73
GRAYSON COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC AS RECORDED IN DOC. NO. 2021-19689 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS AND ALL OF A TRACT OF LAND DESCRIBED BY DEED TO JOSHUA A. BETHKE AS RECORDED IN DOC. NO. 2023-2568 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

OWNER
LACKLAND GRAYSON COUNTY
DEVELOPMENT, LLC
3045 LACKLAND ROAD
FORT WORTH, TX 76116
CONTACT: TIM FLEET

PROJECT INFORMATION
Project No.: LCK 22063
Date: December 9, 2024
Drawn By: WS
Scale: 1"=200'

SHEET 1 of 2

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYON §

WHEREAS LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC is the owner of tract of land situated in the Charles Lynenburg Survey, Abstract No. 73, Grayson County, Texas and being all of a called 177.273 acre tract of land described by deed to Lackland Grayson County Development, LLC as recorded in Document Number 2021-19689 of the Official Public Records of Grayson County, Texas, and all of a called 8.613 acre tract of land described by deed to Joshua A. Bethke as recorded in Document Number 2023-2568 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows;

BEGINNING at a PK nail found in Harrell Road for the northeast corner of said Lackland tract;

THENCE South 00 degrees 09 minutes 56 seconds West along said Harrell Road and the east line of said Lackland tract, a distance of 1654.95 feet to mag nail stamped "RPLS 6720" found in said Harrell Road for a southeast corner of said Lackland tract, same being the southeast corner of said 8.613 acre tract;

THENCE along the southerly line of said Lackland tract the following courses and distances;

North 89 degrees 52 minutes 21 seconds West departing said Harrell Road and along the north line of a called 3.00 acre tract of land described by deed to Natalie Tschacher and Brian Tschacher as recorded in Document Number 2020-23762 of the Official Public Records of Grayson County, Texas and then along the north line of a called 26.85 acre tract of land described by deed to Gil Kent Atkins as recorded in Volume 5543, Page 74 of the Official Public Records of Grayson County, Texas, a total distance of 1670.79 feet to a 5/8 inch iron rod found for the northwest corner of said 26.85 acre tract;

South 00 degrees 13 minutes 31 seconds West along the west line of said 26.85 acre tract, a distance of 701.79 feet to a spike nail found for the southwest corner of said 26.85 acre tract, same being the northwest corner of a called 25.360 acre tract of land described by deed to Charles Thompson as recorded in Document Number 2018-14925 of the Official Public Records of Grayson County, Texas;

South 00 degrees 55 minutes 11 seconds West along the west line of said 25.360 acre tract, a distance of 777.77 feet to a 1/2 inch iron rod found in the north line of a called 41.000 acre tract of land (Tract 1) described by deed to Vyron B. Cherry and Dana D. Cherry as recorded in Volume 2664 of the Official Public Records of Grayson County, Texas for the southwest corner of said 25.360 acre tract;

South 88 degrees 07 minutes 07 seconds West along the north line of said 41.00 acre tract, a distance of 293.41 feet to a 1/2 inch iron rod found for the northwest corner of said 41.000 acre tract;

THENCE South 04 degrees 11 minutes 40 seconds West along the west line of said 41.000 acre tract, a distance of 452.73 feet to a 1/2 inch iron rod found for the southwest corner of said 41.000 acre tract, same being the northwest corner of a called 15.00 acre tract of land described by deed to Jimmy Don Bertoldo as recorded in Volume 5613, Page 346 of the Official Public Records of Grayson County, Texas;

THENCE South 03 degrees 43 minutes 49 seconds West along the west line of said 15.00 acre tract, a distance of 380.82 feet to a 1/2 inch iron rod found for the southwest corner of said 15.00 acre tract, same being the northwest corner of a called 15.000 acre tract of land described by deed to Bruce E. Maniet and Kathleen Maniet as recorded in Volume 2875, Page 346 of the Official Public Records of Grayson County, Texas;

THENCE South 03 degrees 32 minutes 50 seconds West along the west line of said Maniet tract, a distance of 77.49 feet to a 1/2" iron rod found for the southeast corner of the aforementioned Lackland tract;

THENCE South 89 degrees 39 minutes 10 seconds West departing the west line of said Manier tract and along the north line of a called 79.313 acre tract of land described by deed to Barbara Jean Kralis as recorded in Document Number 2019-30641 of the Official Public Records of Grayson County, Texas, a distance of 1160.35 feet to a 1/2 inch iron rod with cap stamped "RPLS 6720" found for an angle point;

THENCE North 82 degrees 45 minutes 08 seconds West continuing along the north line of said 79.313 acre tract, a distance of 80.87 feet to a point for corner in a creek;

THENCE along the westerly line of said Lackland tract, and generally along said creek, the following courses and distances;

South 86 degrees 45 minutes 16 seconds East departing the north line of said 79.313 acre tract, a distance of 44.40 feet to a point for corner;
North 74 degrees 05 minutes 53 seconds East, a distance of 54.46 feet to a point for corner;
North 22 degrees 41 minutes 04 seconds East, a distance of 104.11 feet to a point for corner;
North 00 degrees 12 minutes 41 seconds East, a distance of 221.90 feet to a point for corner;
South 65 degrees 33 minutes 30 seconds East, a distance of 77.29 feet to a point for corner;
South 33 degrees 00 minutes 50 seconds East, a distance of 79.30 feet to a point for corner;
South 56 degrees 06 minutes 52 seconds East, a distance of 283.02 feet to a point for corner;
North 69 degrees 20 minutes 33 seconds East, a distance of 139.21 feet to a point for corner;
North 19 degrees 19 minutes 55 seconds East, a distance of 174.05 feet to a point for corner;
North 25 degrees 31 minutes 12 seconds West, a distance of 100.70 feet to a point for corner;
North 59 degrees 47 minutes 52 seconds West, a distance of 194.65 feet to a point for corner;
North 17 degrees 08 minutes 25 seconds West, a distance of 48.77 feet to a point for corner;
North 65 degrees 21 minutes 00 seconds East, a distance of 73.11 feet to a point for corner;
South 76 degrees 00 minutes 40 seconds East, a distance of 225.36 feet to a point for corner;
North 46 degrees 35 minutes 03 seconds East, a distance of 102.83 feet to a point for corner;
North 59 degrees 46 minutes 20 seconds West, a distance of 122.54 feet to a point for corner;
North 67 degrees 34 minutes 57 seconds West, a distance of 92.92 feet to a point for corner;
North 41 degrees 51 minutes 14 seconds West, a distance of 21.87 feet to a point for corner;
North 05 degrees 17 minutes 24 seconds West, a distance of 42.35 feet to a point for corner;
North 26 degrees 44 minutes 59 seconds East, a distance of 90.53 feet to a point for corner;
North 16 degrees 56 minutes 24 seconds West, a distance of 19.54 feet to a point for corner;
North 85 degrees 18 minutes 41 seconds West, a distance of 72.70 feet to a point for corner;
South 36 degrees 26 minutes 00 seconds West, a distance of 27.34 feet to a point for corner;
South 18 degrees 32 minutes 41 seconds West, a distance of 69.28 feet to a point for corner;
South 58 degrees 32 minutes 37 seconds West, a distance of 83.05 feet to a point for corner;
South 43 degrees 37 minutes 32 seconds West, a distance of 80.61 feet to a point for corner;
South 70 degrees 09 minutes 05 seconds West, a distance of 44.87 feet to a point for corner;
South 58 degrees 28 minutes 39 seconds West, a distance of 57.71 feet to a point for corner;
South 71 degrees 17 minutes 57 seconds West, a distance of 19.90 feet to a point for corner;
North 74 degrees 25 minutes 35 seconds West, a distance of 34.75 feet to a point for corner;
North 19 degrees 59 minutes 36 seconds West, a distance of 84.90 feet to a point for corner;
North 49 degrees 02 minutes 11 seconds West, a distance of 53.45 feet to a point for corner;
North 21 degrees 49 minutes 51 seconds West, a distance of 99.98 feet to a point for corner;
North 54 degrees 44 minutes 37 seconds West, a distance of 75.48 feet to a point for corner;
North 47 degrees 25 minutes 49 seconds West, a distance of 80.79 feet to a point for corner;
North 29 degrees 16 minutes 11 seconds West, a distance of 116.09 feet to a point for corner;
North 60 degrees 11 minutes 40 seconds East, a distance of 60.15 feet to a point for corner;
North 18 degrees 14 minutes 16 seconds East, a distance of 56.10 feet to a point for corner;
North 47 degrees 16 minutes 27 seconds West, a distance of 33.31 feet to a point for corner;
North 63 degrees 41 minutes 35 seconds West, a distance of 89.87 feet to a point for corner;
North 81 degrees 53 minutes 32 seconds West, a distance of 202.70 feet to a point for corner;
North 72 degrees 30 minutes 52 seconds West, a distance of 29.28 feet to a point for corner;
North 42 degrees 37 minutes 22 seconds West, a distance of 30.06 feet to a point for corner;
North 07 degrees 07 minutes 30 seconds East, a distance of 18.25 feet to a point for corner;
North 29 degrees 24 minutes 18 seconds East, a distance of 88.42 feet to a point for corner;
North 15 degrees 56 minutes 04 seconds West, a distance of 74.33 feet to a point for corner;
North 31 degrees 31 minutes 43 seconds West, a distance of 56.52 feet to a point for corner;
North 03 degrees 38 minutes 54 seconds West, a distance of 59.55 feet to a point for corner;
North 53 degrees 42 minutes 57 seconds West, a distance of 81.56 feet to a point for corner;
North 44 degrees 06 minutes 42 seconds West, a distance of 35.22 feet to a point for corner;
North 10 degrees 06 minutes 41 seconds West, a distance of 35.60 feet to a point for corner;
North 05 degrees 31 minutes 22 seconds East, a distance of 127.34 feet to a point for corner;
North 00 degrees 05 minutes 18 seconds East, a distance of 4.97 feet to a point for corner in the southerly line of called 61.5 acre tract of land described by deed to Bennett Anderson Joiner, Jr., Ann Joiner Evans, Charles Steven Joiner, and Carol
Joiner as recorded in Volume 2441, Page 9 of the Official Public Records of Grayson County, Texas;

South 69 degrees 48 minutes 49 seconds East departing said creek and along the southerly line of said 61.5 acre tract, a distance of 706.16 feet to metal fence corner post found for the southeast corner of said 61.5 acre tract;

North 00 degrees 33 minutes 39 seconds East along the east line of said 61.5 acre tract and then along the east line of a called 53.75 acre tract of land described by deed to Bennett Anderson Joiner, Jr., Ann Joiner Evans, Charles Steven Joiner, and Carol Joiner Doggett as recorded in Volume 2441, Page 9 of the Official Public Records of Grayson County, Texas, a total distance of 2553.13 feet to a 5/8 inch iron rod with cap stamped "RPLS 4577" for the northwest corner of said Lackland tract;

THENCE North 89 degrees 46 minutes 46 seconds East departing east line of said 53.75 acre tract and along the north line of said Lackland tract, a distance of 2895.26 feet to a point for corner:
to the POINT OF BEGINNING containing 7,723,990 square feet, or 177.318 acres of land.

STATE OF TEXAS §
COUNTY OF GRAYSON §

That LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC, acting by and through its duly authorized agent, does hereby certify and adopt this plat designating the herein-described real property as CEDAR CREEK RANCH, an addition to the City of Sherman, Grayson County, Texas, Being 177.318 acres situated in and being a portion of the Charles Lynenburg Survey, Abstract No. 73, City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat. [Owner name] 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 _____, 2024.

LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC

By:_____

STATE OF TEXAS §
COUNTY OF GRAYSON §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

Commission Expires: _____

SURVEYOR'S CERTIFICATE

That I, Brian J. Maddox, 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 ordinance of the City of Sherman, Texas.

Signature: 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.

Date:_____

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Brian J. Maddox, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

_____
Notary Public in and for the State of Texas

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

_____ Chairman

_____ Secretary

FINAL PLAT
CEDAR CREEK RANCH
113 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS
7,723,990 SQUARE FEET
OR 177.318 ACRES

SITUATED IN THE
CHARLES LYNENBURG SURVEY, ABSTRACT NO. 73
GRAYSON COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC AS RECORDED IN DOC. NO. 2021-19689 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS AND ALL OF A TRACT OF LAND DESCRIBED BY DEED TO JOSHUA A. BETHKE AS RECORDED IN DOC. NO. 2023-2568 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

OWNER
LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC
3045 LACKLAND ROAD
FORT WORTH, TX 76116
CONTACT: TIM FLEET

PROJECT INFORMATION
Project No.: LCK 22063
Date: December 9, 2024
Drawn By: WS
Scale: 1"=200'
SHEET 2 of 2

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 208 NORTH HARRISON AVENUE (Project No. 24-006039)**

The request of Habitat for Humanity of Grayson County (Owner), Laurie Mealy (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 208 Harrison Avenue, consisting of 0.272 acres being a Replat of Lot 10 and the "called" South One-Half of Lot 9, Block 33 of the Replat of College Park Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Habitat 46 Addition.

Background:

The property is located at 208 Harrison Avenue between East Pecan Street and East Chaffin Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 11/15/2024 - Preliminary Plat of Habitat 46 Addition (Conditionally Approved)

Origination:

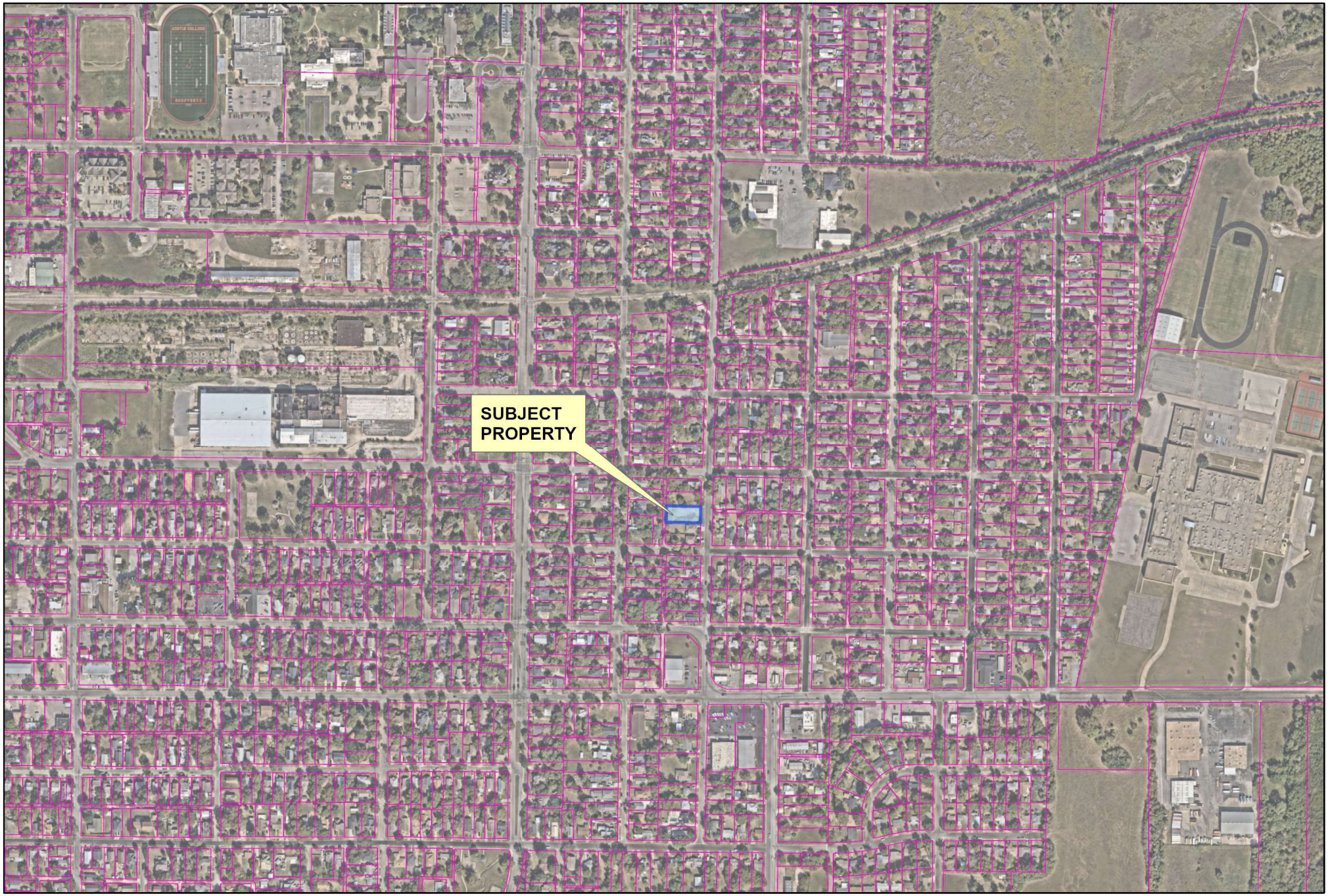
Habitat for Humanity of Grayson County (Owner), Laurie Mealy (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



Date: 12/10/2024 2:05 PM

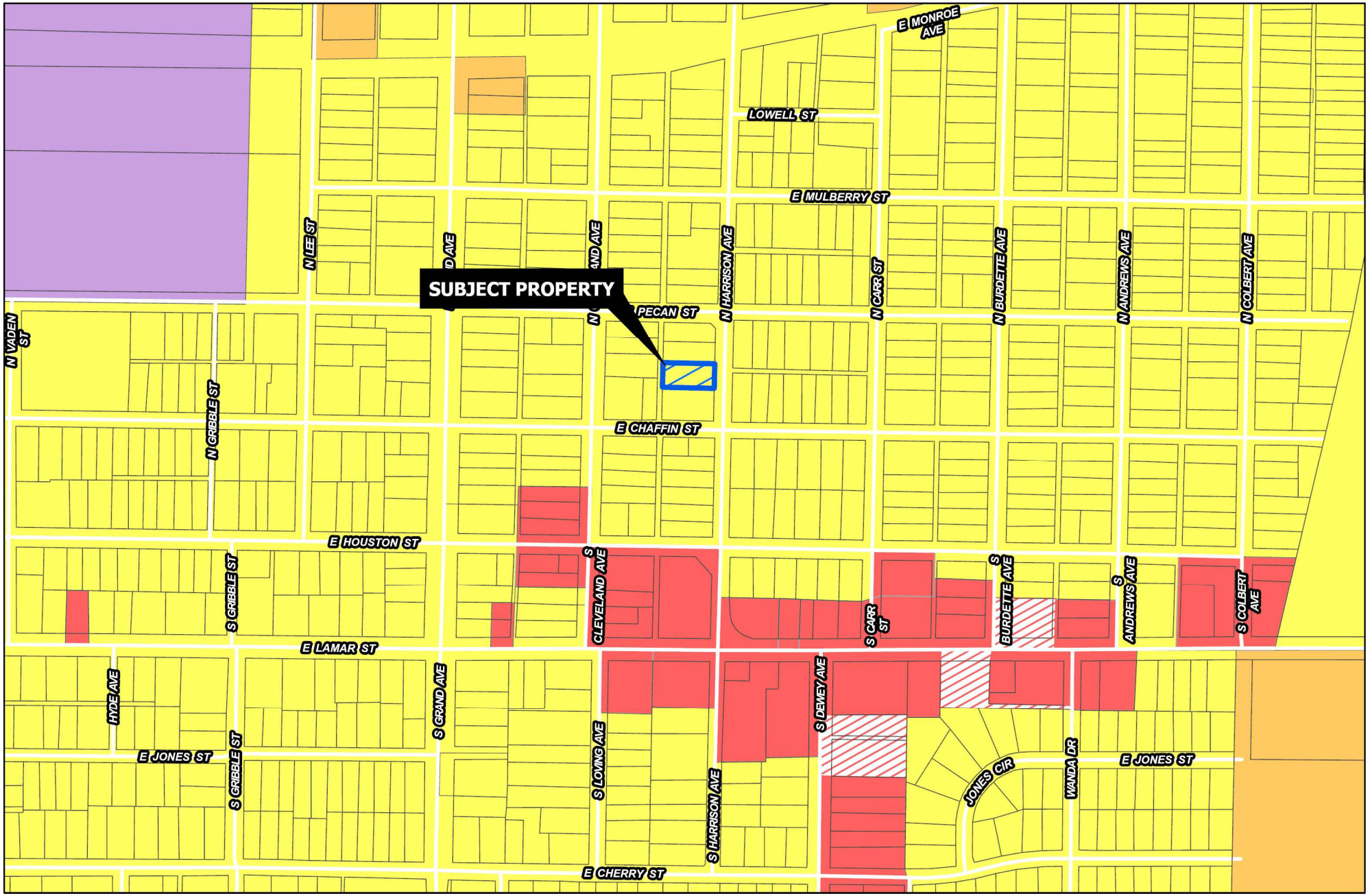
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

208 N Harrison

NORTH



Date: 12/10/2024 2:05 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

208 N Harrison
161167

NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2788-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

November 14, 2024

Habitat for Humanity of Grayson County
P.O. Box 2725
Sherman, TX 75091

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Preliminary Plat of Habitat 46 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 Harrison Avenue. *Code of Ordinances Chapter 10.03.007(a)*
2. Dedicate a 15' Wastewater Easement over existing Wastewater main traversing subject property. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual 6.2*
3. Call along eastern boundary on drawing does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
4. Add Avigation Release to plat. *Code of Ordinances Chapter 10.02.002(e)(21);10.02.003(f)(21)*
5. 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)*
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)*

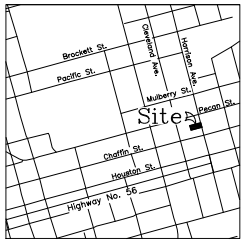
If additional information or clarification is needed, do not hesitate to email engineering@cityofsherman.com prior to the meeting.

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

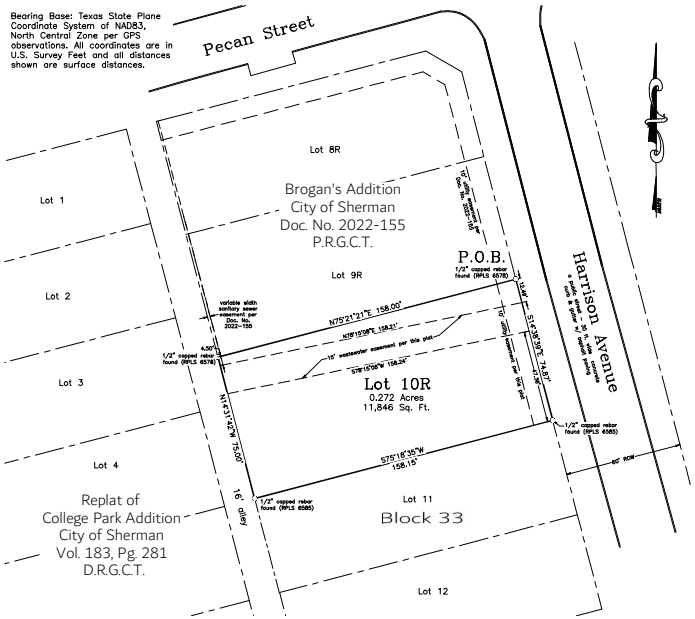
Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Bearing Base: Texas State Plane 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.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the G.B. Pilant Survey, Abstract No. 963 and being all of Lot 10 and the "called" South One-Half of Lot 9, Block 33, of the Replat of College Park Addition to the City of Sherman, Texas, as per plat of record in Volume 183, Page 281, Deed Records, Grayson County, Texas, being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578) in the West line of Harrison Avenue, a public street, at the Southeast corner of Lot 9R of Brogan's Addition to the City of Sherman, as per plat of record in Doc. No. 2022-155, Plat Records, Grayson County, Texas, and being the Northeast corner of the herein described tract;

THENCE South 14 deg. 38 min. 39 sec. East, with the West line of said Harrison Avenue, and the East lines of both said Lots 9 and 10, a distance of 74.87 ft. a 1/2 inch capped rebar found (RPLS 6585) at the Southeast corner of both said Lot 10 and the herein described tract and the Northeast corner of Lot 11, Block 33 of said Replat of College Park;

THENCE South 75 deg. 18 min. 35 sec. West, with the North line of said Lot 11 and the South line of said Lot 10, a distance of 158.15 ft. to a 1/2 inch capped rebar found (RPLS 6585) in the East line of a 16 ft. wide alley, at the Northwest corner of said Lot 11 and being the Southwest corner of both said Lot 10 and the herein described tract;

THENCE North 14 deg. 31 min. 42 sec. West, with the East line of said alley and the West lines of said Lots 10 and 9, a distance of 75.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southwest corner of Lot 9R of said Brogan's Addition and being the Northwest corner of the herein described tract;

THENCE North 75 deg. 21 min. 21 sec. East, with the South line of Lot 9R of said Brogan's Addition, a distance of 158.00 ft. to the PLACE OF BEGINNING and containing 0.272 ACRES of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____

Kate A. Wagner, R. P. L. S. No. 6578 Date:

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

STATE OF TEXAS
COUNTY OF GRAYSON

I, Habitat for Humanity of Grayson County, sole owners of Habitat 46 Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____

Managing Member of Habitat for Humanity of Grayson County

Printed Name: Laurie Mealy, Executive Director

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Habitat for Humanity of Grayson County, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon OWNER and OWNER'S successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

Executed this _____ day of _____, AD, 2024.

_____

Managing Member of Habitat for Humanity of Grayson County

Printed Name: Laurie Mealy, Executive Director

OWNER'S CERTIFICATE OF DEDICATION

That Habitat for Humanity of Grayson County, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Habitat 46 Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.272 acres situated in and being a portion of the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

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

_____

Managing Member of Habitat for Humanity of Grayson County

Printed Name: Laurie Mealy, Executive Director

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

Given under my hand and seal of office this _____ day of _____, 2024.

_____

Notary Public, Grayson County, Texas

CITY ACCEPTANCE

Sherman
CLASSIC TOWN, BRIGHT FUTURE

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

_____ _____

Chairman Secretary

Final Replat
Habitat 46 Addition
Being a Replat of Lot 10 and the "called" South One-Half of Lot 9, Block 33 of the Replat of College Park Addition
to the
City of Sherman
Grayson County, Texas
0.272 Acres
in the
G.B. Pilant Survey
Abstract No. 963

DATE OF PREPARATION: NOVEMBER 18, 2024
JOB NO. CGS40II24

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

Owner:
Habitat for Humanity of
Grayson County
P.O. Box 2725
Sherman, Texas 75091

P:\Land Projects R2\204-N-Harrison-Sherman\Civil 3D\Final Plat.dwg 11/18/2024 9:25 AM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1312 WEST SHEPHERD DRIVE (Project No. 24-006047)**

The request of Ryan Stoll (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 1312 West Shepherd Drive, consisting of 1.535 acre in the C.S. Dale Survey, Abstract No. 356 and located in the R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of 1312 West Shepherd Addition.

Background:

The property is located at 1312 West Shepherd Drive between Farmington Road and South Highway 75. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 11/15/2024 - Preliminary Plat of 1312 West Shepherd Addition (Conditionally Approved)

Origination:

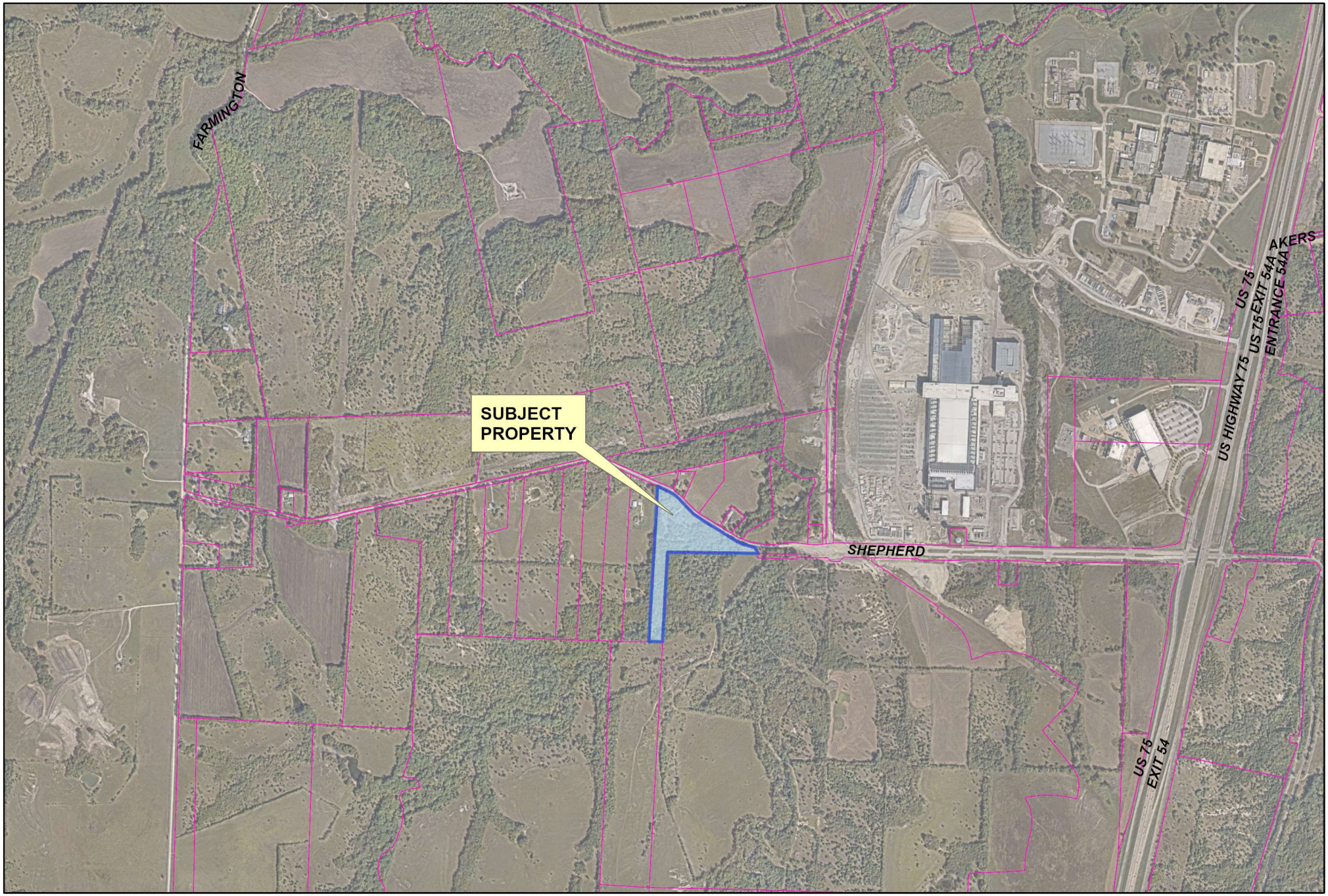
Ryan Stoll (Owner) and Preston Trail Land Surveying (Surveyor)

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



Date: 12/10/2024 2:05 PM

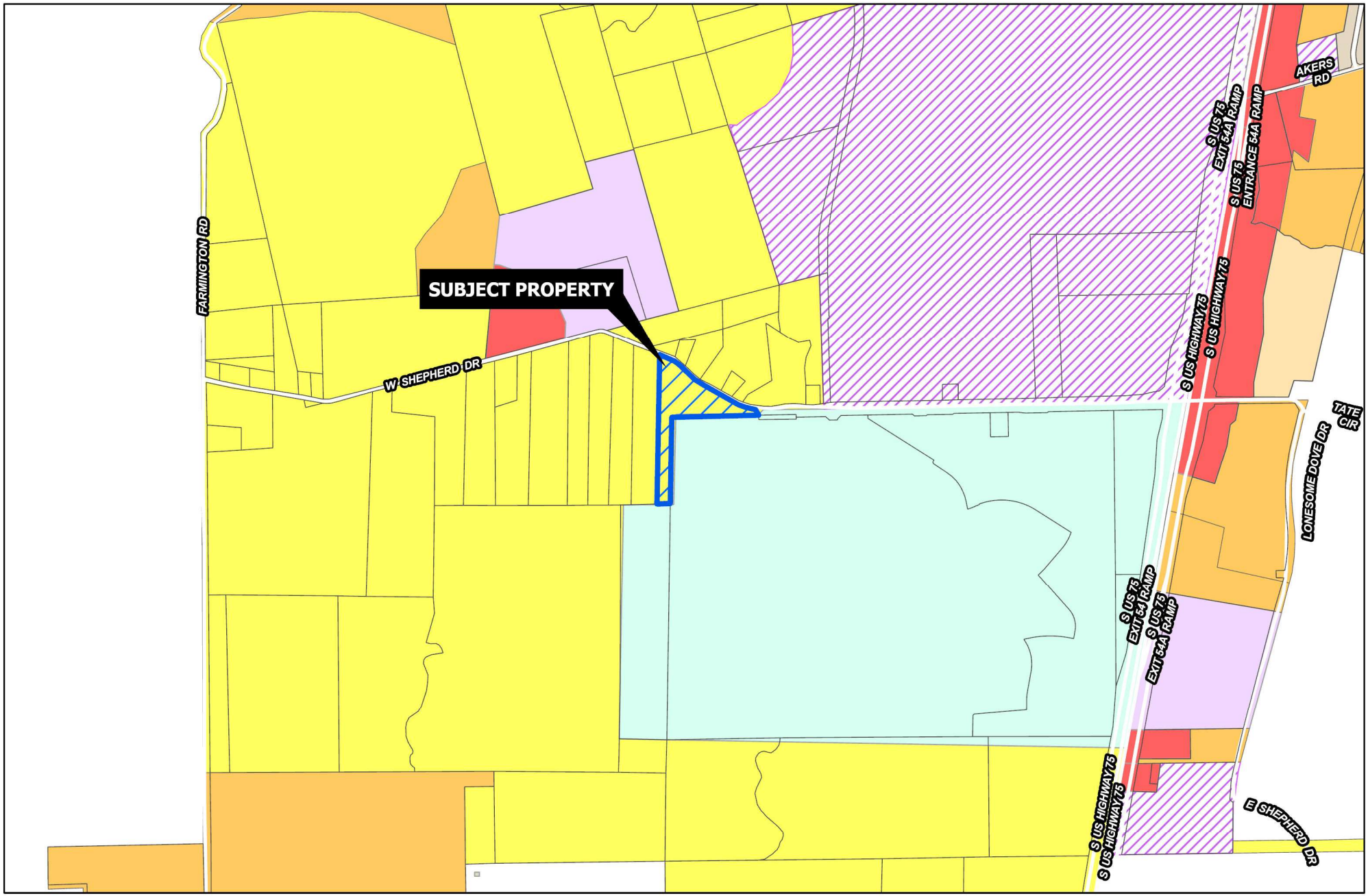
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1312 W Shepherd

NORTH



Date: 12/10/2024 2:05 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

1312 W Shepherd
127637

NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2787-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

November 14, 2024

Ryan Stoll
1312 W. Shepherd Drive
Sherman, TX 75092

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 1312 West Shepherd 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. 15' Utility, Landscape & Sidewalk Easement is not required. Easement may be replaced with 10' Utility Easement. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
2. New drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
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
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

Wednesday, November 20, 2024

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Cover Letter for Final Plat Submittal of 1312 West Shepherd Addition

Preliminary Plat Conditional Approval Letter Items:

1. Revised as requested.

2. Noted.

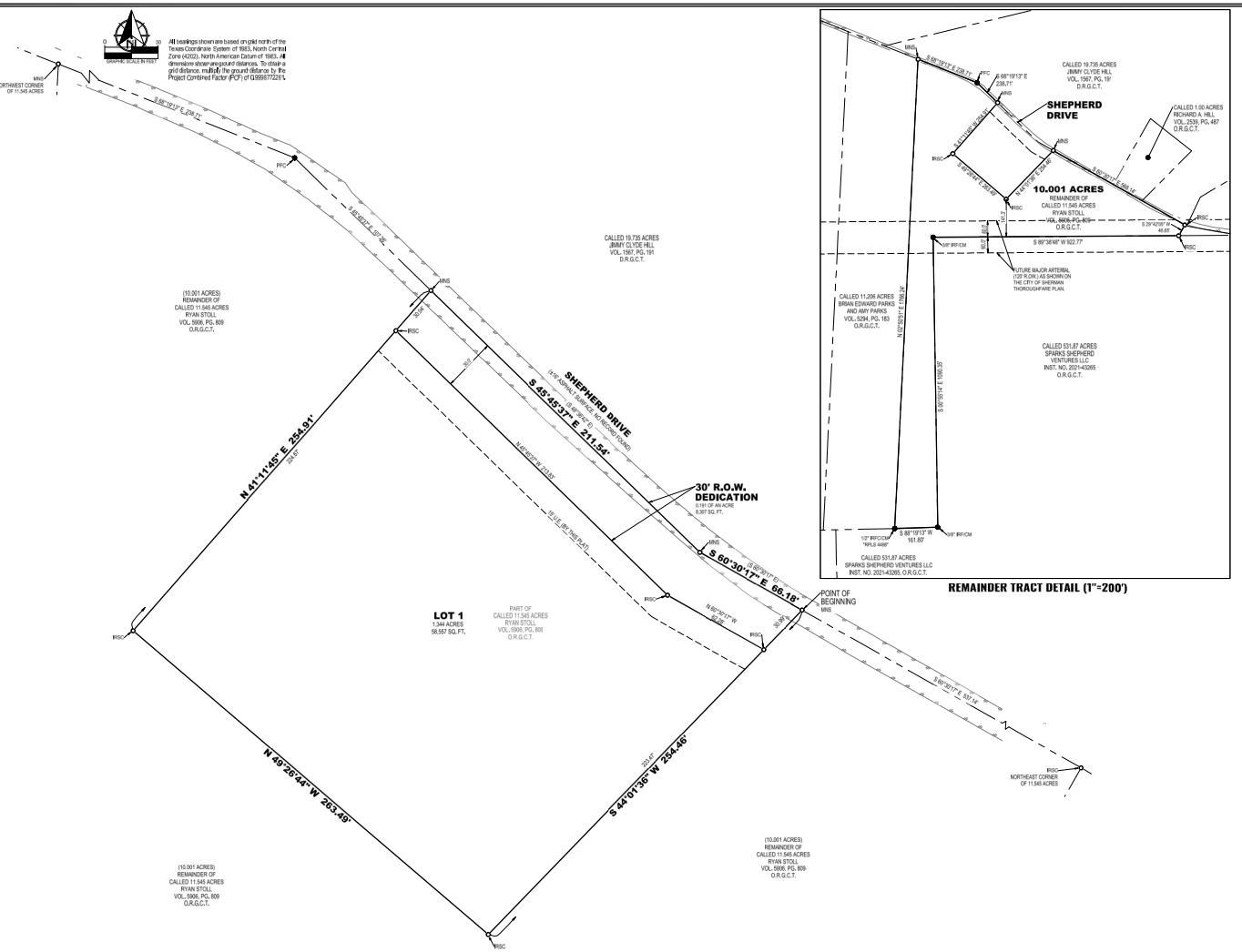
3. Noted.

4. Noted.

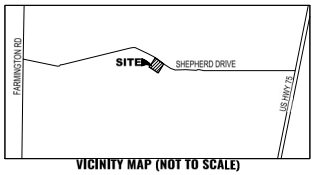
Sincerely,

Chris Noah 11/20/2024

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



C.S. DALE SURVEY
ABSTRACT NO. 356



VICINITY MAP (NOT TO SCALE)

LEGEND

●	FOUND MONUMENT	S.W.E.	SIDEWALK EASEMENT
○	SET MONUMENT	C.O.	CLEAN OUT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	E	ELECTRIC BOX
		E	ELECTRIC METER
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET		UTILITY POWER POLE
		T	TELEPHONE BOX
IRF	IRON ROD FOUND		BURIED TELEPHONE MARKER
IRFC	IRON ROD FOUND W/PLASTIC CAP	W	WATER METER
PFC	POINT FOR CORNER	AC	AC UNIT
CM	CONTROLLING MONUMENT	MB	BRICK MAILBOX
( )	DEED OR PLAT CALL	PE	POOL EQUIPMENT
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
			ADJOINER LINE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		ABSTRACT LINE APPROXIMATE
			EASEMENT
VOL., PG.	VOLUME, PAGE		WIRE FENCE
INST. NO.	INSTRUMENT NO.		ASPHALT
U.E.	UTILITY EASEMENT		OVERHEAD ELECTRIC/UTILITY
L.E.	LANDSCAPE EASEMENT		OVERHEAD ELECTRIC/UTILITY

GENERAL NOTES:

1. The land use is intended for Residential use only.
2. Water Supply to be provided by City of Sherman, (Existing)
3. Sewer Service to be provided by Existing County Approved On-Site Sanitary Sewer Facility.
4. Electrical service is provided by Oncor Electric Delivery. (Existing)

OWNER'S CERTIFICATE

WHEREAS Ryan Stoll is the owner of all of that certain tract or parcel of land situated in the C.S. Dale Survey, Abstract No. 356, City of Sherman, Grayson County, Texas and being part of a called 11.545 acre tract of land described in the deed to Ryan Stoll, recorded in Volume 5906, Page 809, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northeast corner of the herein described tract of land, on the northerly line of said 11.545 acre tract, and on the southerly line of a called 19.735 acre tract of land described in the deed to Jimmy Clyde Hill, recorded in Volume 1567, Page 191, Deed Records, Grayson County, Texas, and in Shepherd Drive (No record found), and from which a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (Hereinafter referred to as Capped Iron Rod) set for the northeast corner of said 11.545 acre tract bears South 60°30'17" East, a distance of 537.14 feet;

THENCE crossing said 11.545 acre tract, the following Three (3) courses:

1. South 44°01'36" West, a distance of 254.46 feet to a Capped Iron Rod set for the southeast corner of the herein described tract of land;
2. North 49°26'44" West, a distance of 263.49 feet to a Capped Iron Rod set for the southwest corner of the herein described tract of land;
3. North 41°11'45" East, a distance of 254.91 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northwest corner of the herein described tract of land, on the northerly line of said 11.545 acre tract, and on the southerly line of aforesaid 19.735 acre tract, and in aforesaid Shepherd Drive;

THENCE South 45°45'37" East, with the northerly line of said 11.545 acre tract, and with the southerly line of said 19.735 acre tract and in said Shepherd Drive, a distance of 211.54 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for corner;

THENCE South 60°30'17" East, continuing with the northerly line of said 11.545 acre tract, and with the southerly line of said 19.735 acre tract and in said Shepherd Drive, a distance of 66.18 feet to the POINT OF BEGINNING and enclosing 1.535 acres (66,865 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **Ryan Stoll**, does hereby adopt this plat designating the hereinbefore described property as **1312 WEST SHEPHERD ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By:_____
Ryan Stoll

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Stoll, 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

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

OWNERS:
Ryan Stoll
1312 West Shepherd Drive
Sherman, TX 75092
Ph: 903-271-6645

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

FINAL PLAT
1312 WEST SHEPHERD ADDITION
1.535 ACRES
C.S. DALE SURVEY, ABSTRACT NO. 356
City of Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-213-0033

TBPELS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=30 Date: 11/19/2024	Project No. 16-0390.3 Sheet No. 1 of 1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5585 SOUTH FANNIN AVENUE (Project No. 24-006048)**

The request of Justin and Mary Eastwood (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 5585 South Fannin Avenue, consisting of 2.94 acres being a Replat of Lot 3, Fannin Road Estates being a part of the John F. Moody Survey, Abstract No. 796 and locating in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Eastwood on Fannin.

Background:

The property is located at 5585 South Fannin Avenue near the corner of Harmony Loop and South Fannin Avenue. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 11/15/2024 - Preliminary Plat of Eastwood on Fannin Road (Conditionally Approved)

Origination:

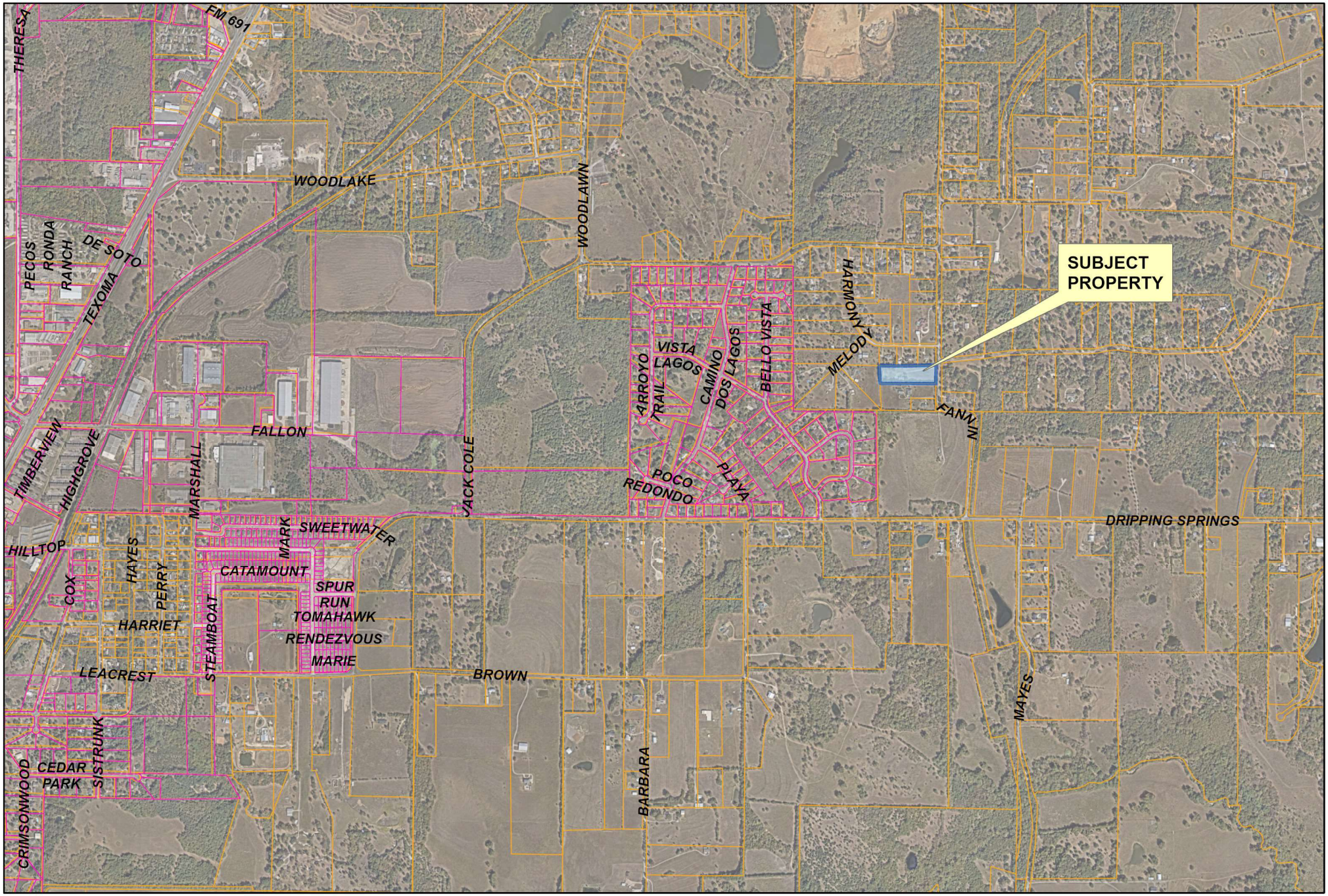
Justin and Mary Eastwood (Owner) and Underwood Drafting & Surveying (Surveyor)

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



Date: 12/10/2024 2:05 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

5585 S Fannin

NORTH

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2792-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

November 14, 2024

Justin Eastwood
Mary A. Eastwood
5585 South Fannin Avenue
Denison, TX 75021

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Eastwood on Fannin Street 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. Indicate Land Use in General Notes Section of plat. *Grayson County Subdivision Regulations 4.4.5*
2. No sale of lots will be permitted until the final plat is approved. *Grayson County Subdivision Regulations 3.6*
3. Subdivision Name shall be renamed to Eastwood on Fannin Street. Addressing Order "E911 Order stating Street and Avenue have the same meaning except Street goes North & South and Avenue goes East & West." *Grayson County Requirement*
4. All references to Fannin Road on plat drawing, in metes and bounds description, and all dedications shall be changed to Fannin Street to reflect Grayson County requirements.
5. Remove Certificate Compliance with City Clerk's signature from final plat.
6. Owner's Certificate of Dedication block shall reference Final Plat title of Eastwood on Fannin Street.
7. 10' Drainage & Utility Easement along proposed lot line separating Proposed Lots 1 & 2 are not necessary. Easement may be removed if desired.
8. 5' Drainage & Utility Easement along eastern plat boundary line is existing per Fannin Road Estates plat. Show Vol. and Page of Plat establishing said easement on final plat.
9. Dedicate a 15' Sidewalk, Landscape, Drainage, & Utility Easement along Fannin Street. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
10. General Notes No. 1 to be revised to reflect Water CCN. This property lies within the Water CCN of Starr Water.

11. Show 50' Building Setback along Fannin Road on Final Plat. *Grayson County Subdivision Regulations 4.4.4*
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)*

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

UNDERWOOD
DRAFTING & SURVEYING, INC.

November 20, 2024

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

Re: Eastwood on Fannin Road (24091006)

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Replat for Eastwood on Fannin Road, for Justin & Mary Eastwood. The City has provided comments for this plat, via email, and those comments have been addressed on the Final Plat as follows:

1. Indicate Land Use in General Notes Section of plat. Added as GL #12.
2. No sale of lots will be permitted until the final plat is approved. Noted.
3. Subdivision Name shall be renamed to Eastwood on Fannin Street. Addressing Order "E911 Order stating Street and Avenue have the same meaning except Street goes N011h & South and Avenue goes East & West." Revised to Eastwood on Fannin, no street name suffix was labeled in the title since it is erroneously addressed as Road, Avenue & Street all up and down the street and the original plat name is Fannin ROAD Estates. Changing it to Street in the title name would cause confusion with title company title searches and future surveyors to label it differently than it has been shown for more than 20 years in several plats along Fannin. It was changed in the depiction of the street.
4. All references to Fannin Road on plat drawing, in metes and bounds description, and all dedications shall be changed to Fannin Street to reflect Grayson County requirements. Changed.
5. Remove Certificate Compliance with City Clerk's signature from final plat. Removed.
6. Owner's Certificate of Dedication block shall reference Final Plat title of Eastwood on Fannin Street. Revised to Eastwood on Fannin, no street name suffix was labeled in the title since it is erroneously addressed as Road, Avenue & Street all up and down the street and the original plat name is Fannin ROAD Estates. Changing it to Street in the title name would cause confusion with title company title searches and future surveyors to label it differently than it has been shown for more than 20 years in several plats along Fannin. It was changed in the depiction of the street.
7. 10' Drainage & Utility Easement along proposed lot line separating Proposed Lots 1 & 2 are not necessary. Easement may be removed if desired. It has been removed.
8. 5' Drainage & Utility Easement along eastern plat boundary line is existing per Fannin Road Estates plat. Show Vol. and Page of Plat establishing said easement on final plat. Notated on plat.
9. Dedicate a 15' Sidewalk, Landscape, Drainage, & Utility Easement along Fannin Street. Done.
10. General Notes No. 1 to be revised to reflect Water CCN. This property lies within the Water CCN of Starr Water. Done
11. Show 50' Building Setback along Fannin Road on Final Plat. Done
12. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. All have been revised.
13. Preliminary Plats are valid for a period of 24 months. Noted.

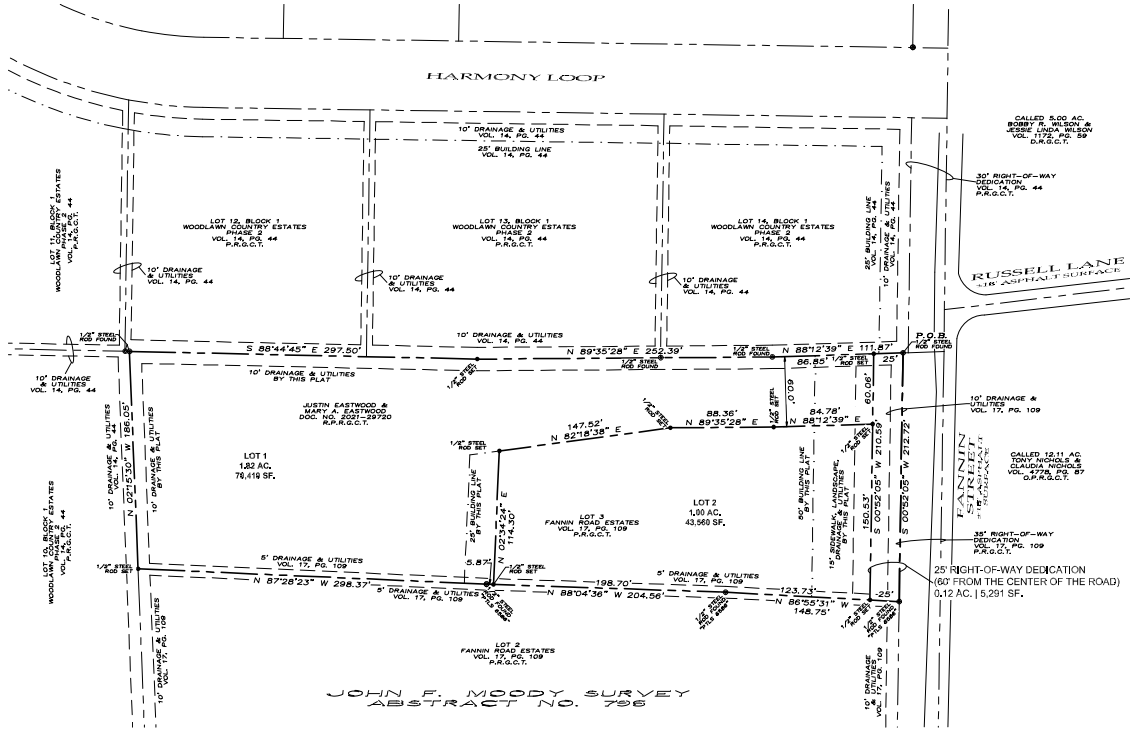
Thank you for your consideration of this final plat.

Respectfully,

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

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

JOB NO. 24091006
FN: HC – DFT: BH



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of John F. Moody Survey, Abstract No. 796, and being all of Lot 3 of Fannin Road Estates, according to the plat thereof recorded in Volume 17, Page 109, Plat Records, Grayson County, Texas, and being the same tract of land described in the deed to Justin Eastwood and Mary A. Eastwood, recorded in Document No. 2021-29720, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said Lot 3, and on a southerly line of Woodlawn Country Estates, Phase 2, according to the plat thereof recorded in Volume 14, Page 44, Plat Records, Grayson County, Texas, and on the westerly right-of-way line of Fannin Street;

Thence South 00°52'05" West, with the easterly line of said Lot 3, and with the westerly right-of-way line of said Fannin Street, a distance of 212.72 feet to a 1/2" steel rod stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" found for the southeast corner of said Lot 3, common to the northeast corner of Lot 2 in aforesaid Fannin Road Estates;

Thence with the southerly line of said Lot 3, and with the northerly line of said Lot 2, along or near a fence, the following 3 courses:

1. North 86°55'31" West, a distance of 148.75 feet to a found 1/2" steel rod stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585";
2. North 88°04'36" West, a distance of 204.56 feet to a found 1/2" steel rod stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585";
3. North 87°28'23" West, a distance of 298.37 feet to a 1/2" steel rod with a plastic cap stamped "RPLS 4709" set for the southwest corner of said Lot 3, common to the northwest corner of said Lot 2, and on an easterly line of aforesaid Fannin Road Estates;

Thence North 02°15'30" West, with the westerly line of said Lot 3, and with an easterly line of said Fannin Road Estates, along or near a fence, a distance of 186.05 feet to a 1/2" steel rod found for the northwest corner of said Lot 3, and at a re-entrant corner of said Fannin Road Estates;

Thence with the northerly line of said Lot 3, and with a southerly line of said Fannin Road Estates, along or near a fence, the following 3 courses:

1. South 88°44'45" East, a distance of 297.50 feet to a ;
2. North 89°35'28" East, a distance of 252.39 feet to a M6;
3. North 88°12'39" East, a distance of 111.87 feet to the Point of Beginning and containing 2.94 acres (128,271 square feet) of land, more or less.

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 Registered Professional Land Surveyor, No. 4709

_____ Date

OWNER'S CERTIFICATE OF DEDICATION

THAT JUSTIN EASTWOOD & MARY A. EASTWOOD, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as EASTWOOD ON FANNIN, an addition to the City of Sherman, Grayson County, Texas. Being 2.94 acres situated in and being a portion of the JOHN F. MOODY Survey, Abstract No. 796, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of Ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____ JUSTIN EASTWOOD

_____ MARY A. EASTWOOD

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, MARY A. EASTWOOD 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: _____

LEGEND

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

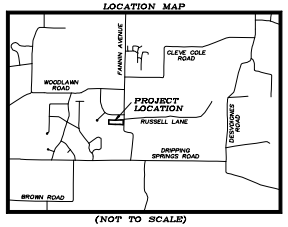
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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

~ GENERAL NOTES ~

1. Water Supply to be provided by STARR Water.
2. Sewer Service to be provided by a private sewer system approved by Grayson County.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other City and State regulations regarding development of this tract.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0285F, effective date September 26, 2010.
12. Land Use: Residential

LOCATION MAP



(NOT TO SCALE)

OWNERS /DEVELOPER
JUSTIN EASTWOOD & MARY A. EASTWOOD
5585 SOUTH FANNIN AVENUE
DENISON, TX 75021

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 1

FINAL PLAT
EASTWOOD ON FANNIN

Replat of Lot 3, Fannin Road Estates
Being a part of the John F. Moody Survey,
Abstract No. 796
Being in the City of Sherman
Grayson County, Texas
Containing 2.94 acres of land

11-20-2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

592 LUELLA ROAD (Project No. 24-005600) **TABLED FROM NOVEMBER 19, 2024**

The request of HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 73.391 acres, being a portion of the S. Dunman Survey, Abstract No. 329 and the W. Bailey Survey, Abstract No. 64, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of HMI Sherman No. 1.

Background:

The property is located at 592 Luella Road at the intersection of Luella Road and Cliff Hestand Road. The owner would like to plat the property into 2 lots for commercial development.

The following has been approved for this location:

- 5/16/2023 - Preliminary Plat of HMI - Sherman No. 1
- 4/19/2024 - Preliminary Plat of HMI Sherman No. 1 (Conditionally Approved)

Origination:

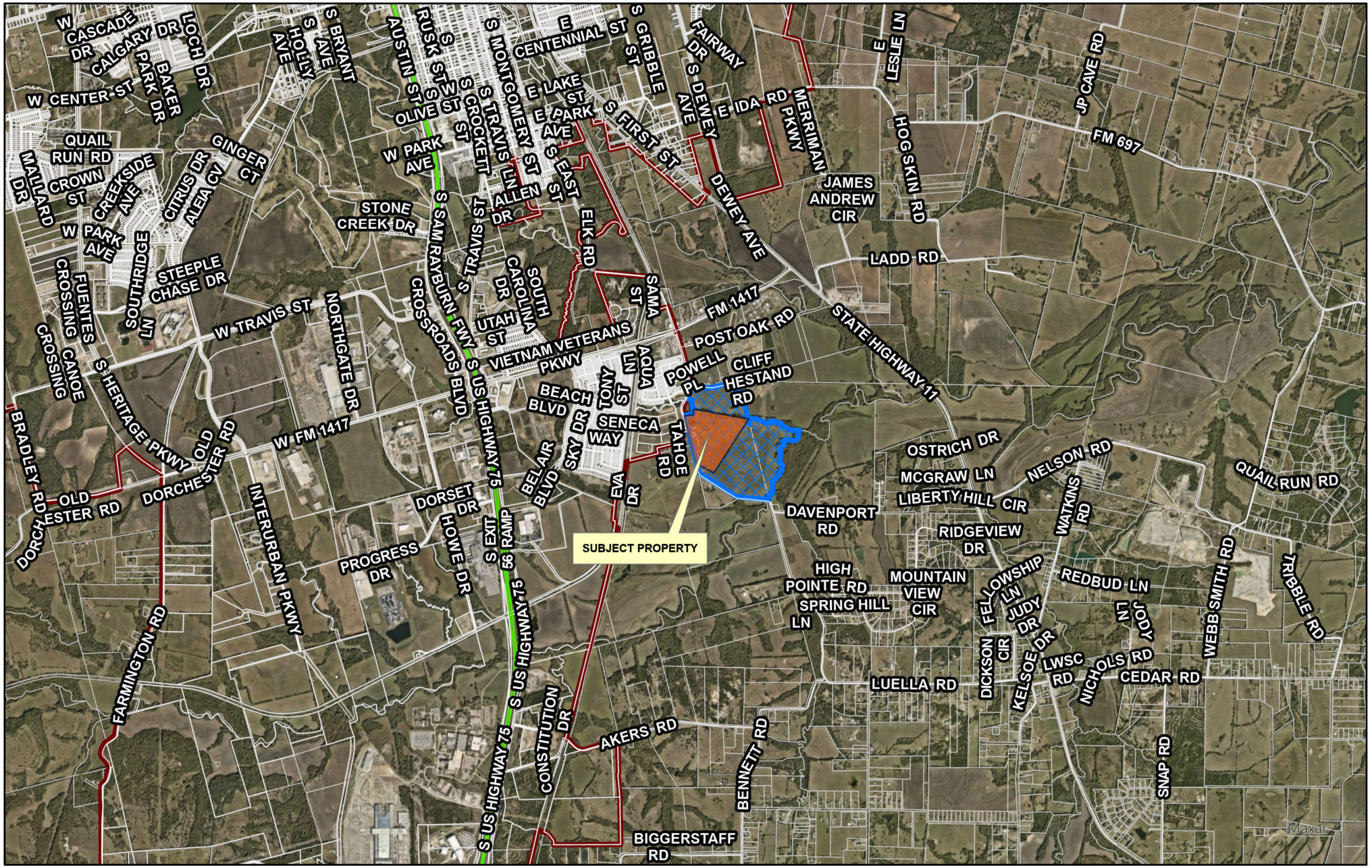
HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Narrative
3. Preliminary Plat Conditionally Approved Letter
4. Cover Letter
5. Final Plat
6. Comment Response Letter
7. Cinderblock Removal



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
592 LUELLA RD

N
W E
S

Date: 11/8/2024 9:20 AM

RONALD E FIX
P O BOX 595
WHITEHOUSE, TEXAS 75791-0595
[redacted]
[redacted]

2024 May 14

Narrative for HMI Sherman 592 Choctaw Creek, Grayson County, Texas

Hakuna Matata Investments LLC, the owner of a called 73.391 acre tract on the north side of Choctaw Creek and east side of Luella Road and in the S. Dunman Survey A-319 Grayson County. This tract of land is in both "Zone A" and "Zone AE" 100 Year (1%) Floodplain of Choctaw Creek as shown in the Effective FIRM 48181C0405G dated September 1, 2022. The Flood Insurance Study (three volumes) Number 48181CV001B (002B and 003B) Version 2.6.4.6 dated September 1, 2022 for Grayson County, Texas and Incorporated Areas is the source of some of this data. There is "No Rise" in the 100 Year Base Flood Elevation (BFE) between the existing land use "Sherman Drawing 1 Rev7.dwg (and *.pdf) and the developed plan shown in Sherman Drawing 2 Rev7.dwg (and *.pdf).

A paper copy of the HEC-2 model for Choctaw Creek was obtained from the FEMA Library. The HEC2 Models were developed in 1978 and 1987. The there was no Detailed HEC-RAS Model available for the "Zone A"

The purpose of this study is to demonstrate that the proposed development of the development without detention ponds will have "No Adverse Impact" on Choctaw Creek. A U.S. Army Corps of Engineers HEC-HMS 4.10 model "Choctaw Existing 2024 04 25.hms" (included in Zip format in the file "Choctaw Existing 2024 04 25.zip." which includes overall drainage basins of 78,070.382 acres in 35 subbasins, 31 routing reaches and 1 connection junctions Subbasin labeled HMI Sherman 592-1 through HMI Sherman 592-4 included the HMI Sherman 592 Development. Routing Reach 13-DS-0 is the section of Choctaw Creek just east of routing reach 13 and receives the storm water flow from Choctaw Branch running north to south through the middle of the HMI Sherman 592 Tract. Routing Reach 12 is directly downstream from Routing Reach 13 and Routing Reach 10 is directly downstream from Routing Reach 12. There is "No Adverse Impact" on Choctaw Creek from this proposed development without detention.

Attached is the HEC-HMS 4.10 model "Choctaw Developed wo Detention 2024 04 25.zip" for the hydrology. This report details the methodology used for the hydrology.

The HEC-RAS model "ChoctawNoDetention.zip" for Choctaw Creek includes both the model for the existing conditions 100 Year (1%) Flood and the Developed without Detention." Plan 1 has the 100 Year (1%) Proposed without Detention Condition and Plan 2 has the 100 Year (1%) Existing Condition.

There are no proposed changes to the regulatory floodplain.

1. Drawings in Folder "Drawings" (All must be in same folder)
    a. "Sherman Drawing 1 Rev 7.dwg"
       Drawing showing the Proposed Development with Minimum Floor Slab Elevations (MFFEs) on lots adjacent to the creeks.
    b. "Sherman Drawing 2 Rev 7.dwg"
       Drawing showing the overall Choctaw Creek.
2. HEC-HMS 4.10 models in Folder "HEC-HMS"
    a. Folder "Existing"
        i. "Choctaw Existing 2024 04 25.zip"
           HEC-HMS model with the existing conditions.
    b. Folder "Proposed wo Detention"
        i. "Choctaw Developed wo Detention 2024 04 25.zip"

HEC-HMS model with the proposed conditions without Detention.

   c. "Choctaw Developed wo Detention HEC_HMS 2024 05 13 Report.pdf"
      Detailed Report showing the details of the parameters for the Choctaw Basin hydrology.
3. "HEC-RAS 6.5 om Folder "HEC-RAS"
   "ChoctawNoDetentionHEC-RAS.zip"
   The HEC-RAS 6.5 hydrology model for Choctaw Creek with:
   Plan 1 – Proposed Development without Detention
   Plan 2 – Existing Conditions

If you have any questions please do not hesitate to let me know.



Ronald E. Fix, C.F.M., P.E., TX #29533, F3835

Attachments:

1. Drawings in Folder "Drawings" (All must be in same folder)
   a. "Sherman Drawing 1 Rev 7.dwg"
   b. "Sherman Drawing 2 Rev 7.dwg"
2. HEC-HMS 4.10 models in Folder "HEC-HMS"
   a. Folder "Existing"
      i. "Choctaw Existing 2024 04 25.zip"
   b. Folder "Proposed wo Detention"
      i. "Choctaw Developed wo Detention 2024 04 25.zip"
   c. "Choctaw Developed wo Detention HEC_HMS 2024 05 13 Report.pdf"
3. "HEC-RAS 6.5 om Folder "HEC-RAS"
   a. "ChoctawNoDetentionHEC-RAS.zip"
4. Choctaw Creek Peak Flows Before and After Development.xlxx (MS Excel file)
5. Sherman Drawing 1 Rev 4.pdf
6. Sherman Drawing 2 Rev 4.pdf

Sherman
CLASSIC TOWN. BROAD HORIZON.

2667-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2024

HMI Sherman 592, LLC
Attn: Justin McWilliams
P.O. Box 822044
North Richland Hills, TX 76182

Walker, Warren, & Jordan
Surveying & Mapping
Attn: B. Blocker
10819 US Hwy. 69 N
Tyler, TX 75706

Dear Applicants,

The request for approval of the Preliminary Plat of HMI Sherman No. 1 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 15' Utility, Landscape, & Sidewalk Easement along Luella Road. *Code of Ordinances Chapter 10.03.003(d)(2)*
2. Metes and bounds shall match drawing. *Code of Ordinances Chapter 10.02.003(b)(4)(I); 10.02.005(b)(4)(I)*
3. All references to FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022. *Code of Ordinances Chapter 3, Article 3.12*
4. Existing structures might encroach into proposed Utility, Landscape, and Sidewalk Easement. Permanent structures will not be permitted to encroach into any easements. Proof of removal of structure or encroachment agreement approved by City Council required prior to submittal of Final Plat. *Code of Ordinances, Chapter 14, Article 14.04*
5. Filed Abandonment Document from Utility Company owning the 15' Utility Easement to be abandoned that runs northwest to southeast across subject property shall be provided to City of Sherman Engineering Department with Civil Plan submittal.
6. Instrument information of 15' Utility Easement, as referenced in this letter's item #5, shall be shown on final plat. *Code of Ordinances 10.02.002(b)(5); 10.02.003(b)(*
7. Remove City Council Certificate of Acceptance from plat. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
8. AE Flood Study will be required prior to submitting final plat. Study must be submitted to Engineering Department for review. Flood fringe per flood study to be graphically shown on plat.

9. H&H Study to be done to create a Base Flood Elevation from FEMA Flood zone. *Code of Ordinances Chapter 3, Article 3.12*
10. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
11. Residential drive approaches will not be permitted off of Minor Thoroughfare roads. Luella Road is a Minor Arterial on the City of Sherman Master Thoroughfare Plan. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; Chapter 3, Division 5, Sec. 3.10.156(b)*
12. Improvement of Luella Road or deposit of escrow funds by developer is required upon development. *Code of Ordinances Chapter 10.03.003(K); 10.03.004(1)(C)*
13. Coordination with Grayson County Fire Marshal regarding proposed structures on Lot 1 is required by Grayson County.
14. Internal road construction plans shall be submitted to Grayson County Development Services for review.
15. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(g)*
16. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*
18. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
19. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*
20. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
21. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans are sufficiently complete. *Code of Ordinances Chapter 10.02.003(2)*
22. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7208 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

LAND SURVEYING

October 23, 2024

The following item have been added to the Final Plat for HMI Sherman No: 1.

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Luella Road. Code of Ordinances Chapter 10.03.003(d)(2)

2. Metes and bounds shall match drawing. Code of Ordinances Chapter 10.02.003(b)(4)(1),10. 02. 005(b)(4)(1)

3. All references to FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022. Code of Ordinances Chapter 3, Article 3.12

4. Existing structures might encroach into proposed Utility, Landscape, and Sidewalk Easement. Permanent structures will not be permitted to encroach into any easements. Proof of removal of structure or encroachment agreement approved by City Council required prior to submittal of Final Plat. Code of Ordinances, Chapter 14, Article 14. 04

5. Remove City Council Certificate of Acceptance from plat. Code of Ordinances Chapter 10. 02.00J(b)(l 3); 10.02. 003(b)(14),· 10.02.00J(b)(l 5)

6. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)

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(3)

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

9. “3.5.23 The name of the water, sewer and electric utility companies providing service to the subdivision will be noted on the plat

10. “3.5.19 Maintenance responsibilities, whether private or by Grayson County, shall be noted on the plat. Streets to be maintained by Grayson county are subject to separate action to accept maintenance by the commissioners court. If the developer desires that the streets remain private or the county refuses to accept maintenance of the streets, a homeowners association shall be formed and provision required under “Private Subdivisions” shall be followed.”

11. “3.9 General Notes, the following shall be included on all plats: General Notes; 1. Blocking the flow of water or construction of improvements in drainage easements, filling or obstruction of the floodway, interfering with a drainage pattern or natural flow of surface water is prohibited. 2. The 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. 3. Grayson county will not be responsible for the maintenance and operation of said drainage ways or the control of erosion. 4. Grayson county will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions. 5. The owner agrees to comply with all state or federal regulations relating to subdivisions of this type. 6. There will be no lot sales until the final plat has been approved by Grayson county and filed in Grayson county play records.”

12. Developer Block added

13. Aviation Release added

14. General Notes added

15.Owner Statement added

16. Flood Plain Note Added

17. Private access Easement dedicated by plat

18. 5’ sanitary sewer easement on both sides of 20ft’ sanitary sewer easement being dedicated by plat

19. Signature Blocks updated

20. Plat in black and white only

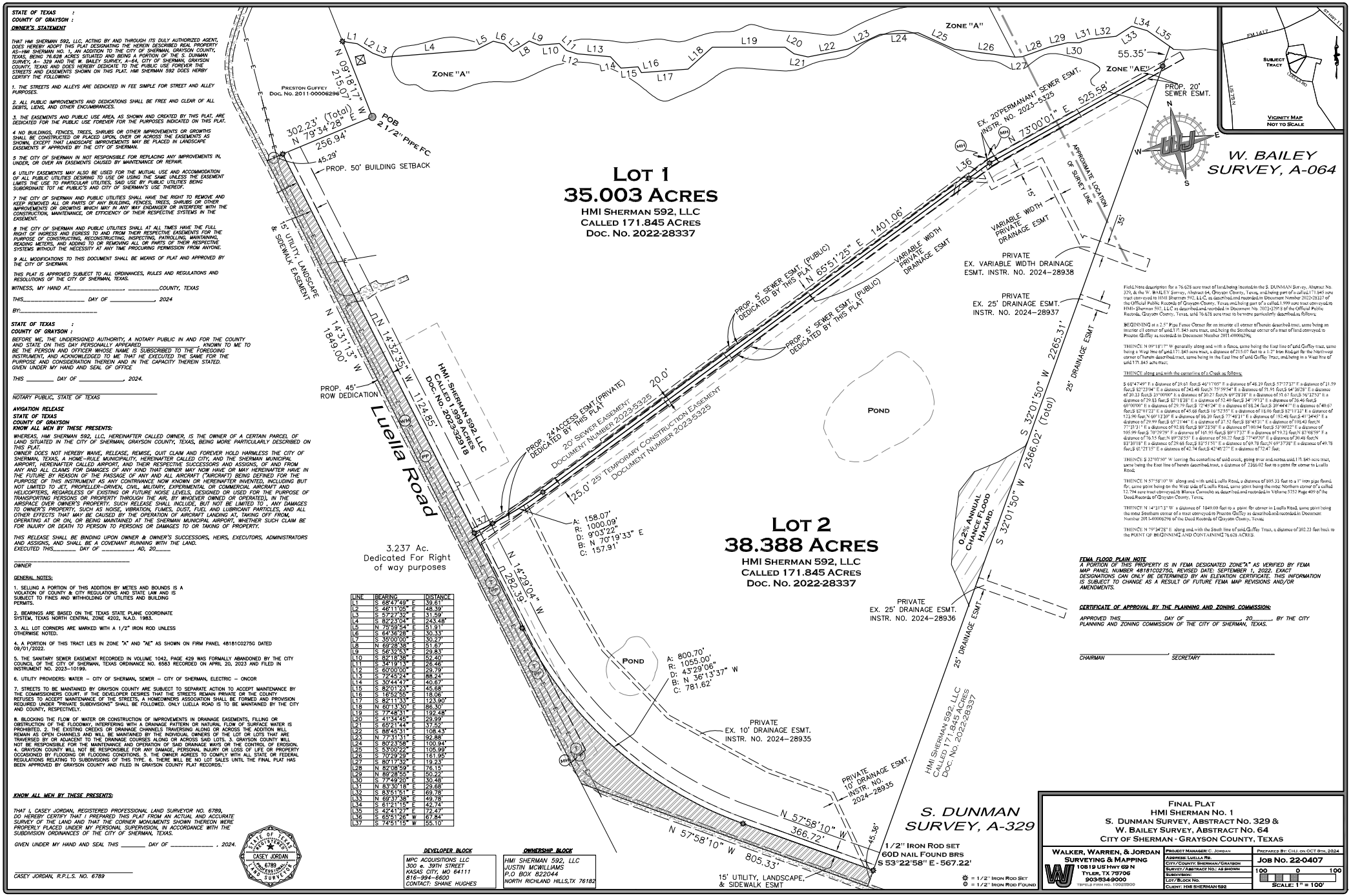
Also included in dropbox files:

- Flood Study
- Oncor Will Serve
- City of Sherman Will Serve
- Gas Company info- no gas will be utilized
- Email from Kellen for Substantial Completion of Civil Public Plans
- Tax Certificates
- Plat Applications
- Final Plat Digital Form (PDF)
- Deeds
- Prelim Plat Conditional Approval Letter
- Cover letter copy

The above information is true and correct to the best of my knowledge.

Casey Jordan
Registered Professional Land Surveyor
State of Texas No. 6789





STATE OF TEXAS :
COUNTY OF GRAYSON :

OWNER'S STATEMENT

THAT HMI SHERMAN 592, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS–HMI SHERMAN NO. 1, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING 76.628 ACRES SITUATED AND BEING A PORTION OF THE S. DUNMAN SURVEY, A– 329 AND THE W. BAILEY SURVEY, A–64, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON THIS PLAT. HMI SHERMAN 592 DOES HEREBY 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 DEBTS, LIENS, AND OTHER ENCUMBRANCES.

3. THE EASEMENTS AND PUBLIC USE AREA, 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 IN NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER AN 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 TOT HE 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 BUILDING, 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 EASEMENT.

8 THE CITY OF SHERMAN AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND 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 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 _____, 2024

BY:_____

STATE OF TEXAS :
COUNTY OF GRAYSON :

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

THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC, STATE OF TEXAS

AVIGATION RELEASE
STATE OF TEXAS :
COUNTY OF GRAYSON
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HMI SHERMAN 592, LLC, HEREINAFTER CALLED OWNER, IS THE OWNER OF A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED ON THIS PLAT.
OWNER DOES NOT HEREBY WAIVE, RELEASE, REMISE, QUIT CLAIM AND FOREVER HOLD HARMLESS THE CITY OF SHERMAN, TEXAS, A HOME–RULE MUNICIPALITY, HEREINAFTER CALLED CITY, AND THE SHERMAN MUNICIPAL AIRPORT, HEREINAFTER CALLED AIRPORT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF AND FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND THAT OWNER MAY NOW HAVE OR MAY HEREINAFTER HAVE IN THE FUTURE BY REASON OF THE PASSAGE OF ANY AND ALL AIRCRAFT ("AIRCRAFT) BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY CONTRIVANCE NOW KNOWN OR HEREINAFTER INVENTED, INCLUDING BUT NOT LIMITED TO JET, PROPELLER–DRIVEN, CIVIL, MILITARY, EXPERIMENTAL OR COMMERCIAL AIRCRAFT AND HELICOPTERS, REGARDLESS OF EXISTING OR FUTURE NOISE LEVELS, DESIGNED OR USED FOR THE PURPOSE OF TRANSPORTING PERSONS OR PROPERTY THROUGH THE AIR, BY WHOEVER OWNED OR OPERATED), IN THE AIRSPACE OVER OWNER'S PROPERTY. SUCH RELEASE SHALL INCLUDE, BUT NOT BE LIMITED TO , ANY DAMAGES TO OWNER'S PROPERTY, SUCH AS NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OPERATING AT OR ON, OR BEING MAINTAINED AT THE SHERMAN MUNICIPAL AIRPORT, WHETHER SUCH CLAIM BE FOR INJURY OR DEATH TO PERSON TO PERSONS OR DAMAGES TO OR TAKING OF PROPERTY.

THIS RELEASE SHALL BE BINDING UPON OWNER & OWNER'S SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND SHALL BE A COVENANT RUNNING WITH THE LAND.
EXECUTED THIS_____ DAY OF _____, AD, 20____

_____
OWNER

GENERAL NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF COUNTY & CITY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

3. ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS TRACT LIES IN ZONE "A" AND "AE" AS SHOWN ON FIRM PANEL 48181C0275G DATED 09/01/2022.

5. THE SANITARY SEWER EASEMENT RECORDED IN VOLUME 1042, PAGE 429 WAS FORMALLY ABANDONED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ORDINANCE NO. 6583 RECORDED ON APRIL 20, 2023 AND FILED IN INSTRUMENT NO. 2023–10199.

6. UTILITY PROVIDERS: WATER – CITY OF SHERMAN, SEWER – CITY OF SHERMAN, ELECTRIC – ONCOR

7. STREETS TO BE MAINTAINED BY GRAYSON COUNTY ARE SUBJECT TO SEPARATE ACTION TO ACCEPT MAINTENANCE BY THE COMMISSIONERS COURT. IF THE DEVELOPER DESIRES THAT THE STREETS REMAIN PRIVATE OR THE COUNTY REFUSES TO ACCEPT MAINTENANCE OF THE STREETS, A HOMEOWNERS ASSOCIATION SHALL BE FORMED AND PROVISION REQUIRED UNDER "PRIVATE SUBDIVISIONS" SHALL BE FOLLOWED. ONLY LUELLA ROAD IS TO BE MAINTAINED BY THE CITY AND COUNTY, RESPECTIVELY.

8. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED. 2. THE 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. 3. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION. 4. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS. 5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE. 6. THERE WILL BE NO LOT SALES UNTIL THE FINAL PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CASEY JORDAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789, 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 ORDINANCES OF THE CITY OF SHERMAN, TEXAS.

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

_____
CASEY JORDAN, R.P.L.S. NO. 6789

STATE OF TEXAS · REGISTERED · CASEY JORDAN · 6789 · LICENSED PROFESSIONAL LAND SURVEYOR

LINE	BEARING	DISTANCE
L1	S 68°47'49" E	39.61'
L2	S 46°11'05" E	48.39'
L3	S 57°27'37" E	31.59'
L4	S 82°23'04" E	243.48'
L5	N 75°59'54" E	51.91'
L6	S 64°36'28" E	30.33'
L7	S 35°00'00" E	30.27'
L8	N 69°28'38" E	51.67'
L9	S 56°32'53" E	29.83'
L10	S 82°18'38" E	52.40'
L11	S 34°19'13" E	26.46'
L12	S 60°00'00" E	29.79'
L13	S 72°45'24" E	88.24'
L14	S 30°44'47" E	40.67'
L15	S 82°01'23" E	45.68'
L16	S 16°52'55" E	18.06'
L17	S 82°11'33" E	123.90'
L18	N 60°13'30" E	86.30'
L19	S 77°48'31" E	192.48'
L20	S 41°34'45" E	29.99'
L21	S 85°21'44" E	37.52'
L22	S 88°45'31" E	108.43'
L23	N 77°31'31" E	92.88'
L24	S 80°23'58" E	100.94'
L25	S 53°00'22" E	105.99'
L26	S 70°29'29" E	161.95'
L27	S 80°17'32" E	19.43'
L28	N 82°08'59" E	76.15'
L29	N 89°28'55" E	50.22'
L30	S 77°49'20" E	30.48'
L31	N 83°30'18" E	29.68'
L32	S 83°51'51" E	69.78'
L33	N 69°37'38" E	49.78'
L34	S 61°21'15" E	42.74'
L35	S 42°41'27" E	72.47'
L36	S 65°51'26" W	67.84'
L37	S 74°51'15" W	55.10'

DEVELOPER BLOCK
MPC ACQUISITIONS LLC
300 e. 39TH STREET
KASAS CITY, MO 64111
816–994–6600
CONTACT: SHANE HUGHES

OWNERSHIP BLOCK
HMI SHERMAN 592, LLC
JUSTIN MCWILLIAMS
P.O BOX 822044
NORTH RICHLAND HILLS,TX 76182

Field Note description for a 76.628 acre tract of land,being located in the S. DUNMAN Survey, Abstract No. 329, & the W. BAILEY Survey, Abstract 64, Grayson County, Texas, and being part of a called 171.845 acre tract conveyed to HMI Sherman 592, LLC, as described,and recorded in Document Number 2022-28337 of the Official Public Records of Grayson County, Texas, and being part of a called 1.999 acre tract conveyed to HMI– Sherman 592, LLC as described,and recorded in Document No. 2023-32916 of the Official Public Records, Grayson County, Texas, said 76.628 acre tract to be more particularly described,as follows:

BEGINNING at a 2.5" Pipe Fence Corner for an interior ell corner of herein described tract, same being an interior ell corner of said 171.845 acre tract, and being the Southeast corner of a tract of land conveyed to Preston Giffey as recorded in Document Number 2011-00006296;

THENCE N 09°18'17" W generally along and with a fence, same being the East line of said Giffey tract, same being a West line of said 171.845 acre tract, a distance of 215.07 feet to a 1/2" Iron Rod set for the Northwest corner of herein described tract, same being in the East line of said Giffey Tract, and being in a West line of said 171.845 acre tract;

THENCE along and with the centerline of a Creek as follows:

S 68°47'49" E a distance of 39.61 feet;S 46°11'05" E a distance of 48.39 feet;S 57°27'37" E a distance of 31.59 feet;S 82°23'04" E a distance of 243.48 feet;N 75°59'54" E a distance of 51.91 feet;S 64°36'28" E a distance of 30.33 feet;S 35°00'00" E a distance of 30.27 feet;N 69°28'38" E a distance of 51.67 feet;S 56°32'53" E a distance of 29.83 feet;S 82°18'38" E a distance of 52.40 feet;S 34°19'13" E a distance of 26.46 feet;S 60°00'00" E a distance of 29.79 feet;S 72°45'24" E a distance of 88.24 feet;S 39°44'47" E a distance of 40.67 feet;S 82°01'23" E a distance of 45.68 feet;S 16°52'55" E a distance of 18.06 feet;S 82°11'33" E a distance of 123.90 feet;N 60°13'30" E a distance of 86.30 feet;S 77°48'31" E a distance of 192.48 feet;N 41°34'45" E a distance of 29.99 feet;S 85°21'44" E a distance of 37.52 feet;S 88°45'31" E a distance of 108.43 feet;N 77°31'31" E a distance of 92.88 feet;S 80°23'58" E a distance of 100.94 feet;S 53°00'22" E a distance of 105.99 feet;S 70°29'29" E a distance of 161.95 feet;S 80°17'32" E a distance of 19.43 feet;N 82°08'59" E a distance of 76.15 feet;N 89°28'55" E a distance of 50.22 feet;S 77°49'20" E a distance of 30.48 feet;N 83°30'18" E a distance of 29.68 feet;N 83°51'51" E a distance of 69.78 feet;N 69°37'38" E a distance of 49.78 feet;S 61°21'15" E a distance of 42.74 feet;S 42°41'27" E a distance of 72.47 feet;

THENCE S 32°01'50" W leaving the centerline of said creek, going over and across said 171.845 acre tract, same being the East line of herein described,tract, a distance of 2366.02 feet to a point for corner in Luella Road;

THENCE N 57°58'10" W along and with said Luella Road, a distance of 805.33 feet to a 1" iron pipe found for, same point being on the West side of Luella Road, same point being the most Northern corner of a called 12.794 acre tract conveyed to Blanca Camacho as described,and recorded in Volume 5752 Page 409 of the Deed Records of Grayson County, Texas;

THENCE N 14°31'13" W a distance of 1849.00 feet to a point for corner in Luella Road, same point being the most Southern corner of a tract conveyed to Preston Giffey as described,and recorded in Document Number 2011-00006296 of the Deed Records of Grayson County, Texas;

THENCE N 79°34'28" E along and with the South line of said Giffey Tract, a distance of 302.23 feet back to the POINT OF BEGINNING AND CONTAINING 76.628 ACRES.

FEMA FLOOD PLAIN NOTE
A PORTION OF THIS PROPERTY IS IN FEMA DESIGNATED ZONE"A" AS VERIFIED BY FEMA MAP PANEL NUMBER 48181C0275G, REVISED DATE: SEPTEMBER 1, 2022. EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

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*

FINAL PLAT
HMI SHERMAN NO. 1
S. DUNMAN SURVEY, ABSTRACT NO. 329 & W. BAILEY SURVEY, ABSTRACT NO. 64
CITY OF SHERMAN - GRAYSON COUNTY, TEXAS

WALKER, WARREN, & JORDAN
SURVEYING & MAPPING
10819 US Hwy 69 N
TYLER, TX 75706
903-934-9000
TBPELS FIRM NO. 10023800

PROJECT MANAGER: C. JORDAN	PREPARED BY: CHJ, on OCT 8TH, 2024
ADDRESS: LUELLA RD.	JOB NO. 22-0407
CITY/ COUNTY: SHERMAN/GRAYSON	
SURVEY / ABSTRACT NO.: AS SHOWN	100 0 100
SUBDIVISION:	
LOT/ BLOCK NO.	SCALE: 1" = 100'
CLIENT: HMI SHERMAN 592	

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Alex Seiler
Subject: RE: HMI Sherman No. 1 Final Plat-Tabled at P&Z

From: Alex Seiler
Sent: Tuesday, December 3, 2024 11:46 AM
To: Planning; Marlow, Lauren; Rae, Rob; Doan, Amber
Cc: John C. Hamilton; P.J. Ventola
Subject: HMI Sherman No. 1 Final Plat-Tabled at P&Z

Good morning All,

I spoke with Rob this morning and haven't had a chance to touch base with Amber since she was out of town until yesterday so sending this email In hopes to get some direction.

As you all know, the Final Plat for our property at 592 Luella Rd got tabled at the P&Z meeting to next meeting Dec 17th due to some outstanding items. Our questions and/or comments are in red below:

1.Failure to show boundary of existing 1% flood zone. General Notes #4 references incorrect FEMA Flood Panel. FEMA Flood Map No. 48181C0275 G, Revised Date: September 1, 2022. Code of Ordinances Chapter 10.02.003(f)(19); Code of Ordinances Chapter 3, Article 3.12
Surveyor is fixing this issue

2.Failure to provide an accurate boundary survey with all requirements being shown. Metes and bounds description shall be for entire boundary of plat, including ROW dedication. Code of Ordinances Chapter 10.02.003(b)(4)(I); 10.02.005(b)(4)(I)
Surveyor is fixing this issue

3.Failure to dedicate Easement over existing Oncor lines traversing subject property. Code of Ordinances Chapter 10.02.002(e)(11)
In the original submittal we included the email from Oncor stating that there is no easement on this line, just prescriptive rights. Oncor stated there would be no need for a new easement on this line because of their plan to relocate along Luella Rd as it is in direct conflict with our development. Amber and Wayne also acknowledged this would suffice in the email PDF In Dropbox under the Oncor folder as well. Please advise what else is needed since this still popped up as an issue on the plat.

4. Failure to have all signature blocks on Final Plat in compliance with Ordinance No. 6729. Code of Ordinances Chapter 10.02.003(f)(5)
Surveyor is fixing this issue

5. Failure to have Encroachment Agreement, approved by City Council for existing structure on property. Failure to provide proof of removal of existing structure in lieu of Encroachment Agreement as indicated in Preliminary Plat Conditional Approval Letter dated April 15, 2024. Code of Ordinances, Chapter 14.
please clarify what structure is in question. I have attached an exhibit marked up to show the cinderblock building/barn I believe is the problem but please advise if there are any additional structures in question. Additionally, what is needed for the proof of removal of the structure? Is this as simple as uploading pictures with the submittal or something different? Please advise.

Additionally, when do the revisions need to be complete and back in the City for the December 17th P and Z Meeting?

Dropbox link to original submittal to find files relating to Oncor items, etc. :
https://www.dropbox.com/scl/fo/i1vo39o96zpf2nii78ubi/AB-jmk9lu5GZSX7ULsUrxZ8?rlkey=io01myihlx455g067z37q6s7i&st=qq3axw9t&dl=0

Thank you for your time and attention to this matter!

Alex Seiler
Development Manager
www.hakunamatatainvestments.com



Marlow, Lauren

From: Planning
To: Alex Seiler
Subject: RE: HMI Sherman No. 1 Final Plat-Tabled at P&Z

Sent: Friday, December 6, 2024 12:24 PM
To: Marlow, Lauren
Cc: Planning; Rae, Rob; Doan, Amber; John C. Hamilton; P.J. Ventola; Chad Dannheim
Subject: Re: HMI Sherman No. 1 Final Plat-Tabled at P&Z

All,

The removal of the cinderblock building was faster than expected. Please find the requested images of this removal. Please let us know if you need anything else for this to suffice for the plat requirements.

Thank you!





HAKUNA MATATA INVESTMENTS

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

301 WEST TRAVIS STREET (Project No. 24-005349) **TABLED FROM NOVEMBER 19, 2024**

The request of TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) concerning the property located at 301 West Travis Street, consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

Background:

The property is located at 301 West Travis Street near the intersection of West Travis Street and Crossroads Boulevard. The owner is requesting a Site Plan and Specific Use Permit to allow a Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

The following has been approved for this location:

- 5/16/2023 - Public Hearing and Zoning Text Amendment to add regulations to allow a hotel use with a Specific Use Permit in the Blalock Commercial Overlay District.
- 5/16/2023 - Preliminary Plat of Crossroads – Springhill Suites, Lots 1 & 2, Block 1
- 5/16/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District
- 8/22/2023 - Final Plat of The Preserve Phase IV

Origination:

TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor)

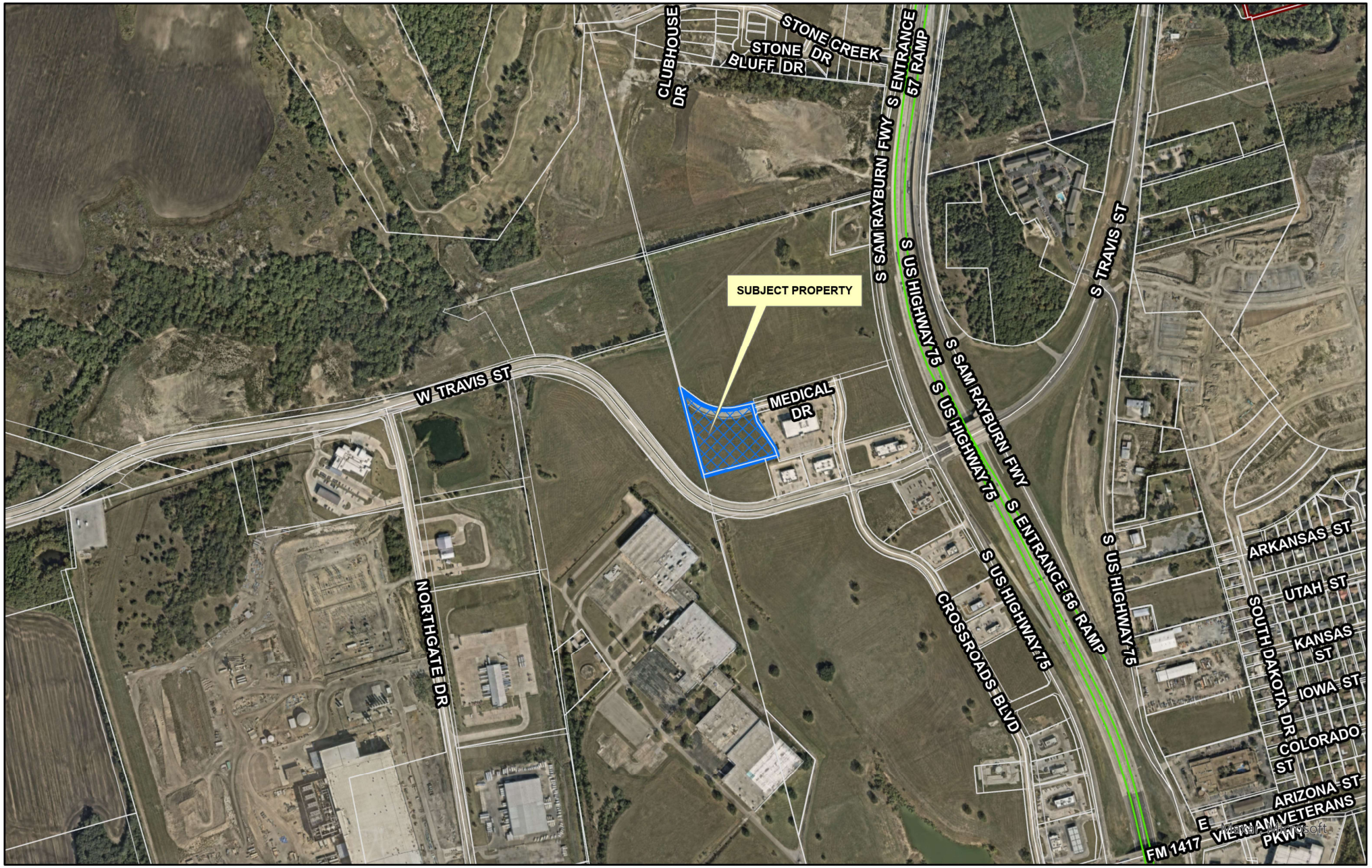
Staff Recommendation:

Staff has no objection to the approval of this Specific Use Permit and Site Plan.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map

4. Property Notification Sign
5. Site Plan
6. Fire Lane Markup
7. Landscape Plan
8. Ordinance No. 6602
9. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

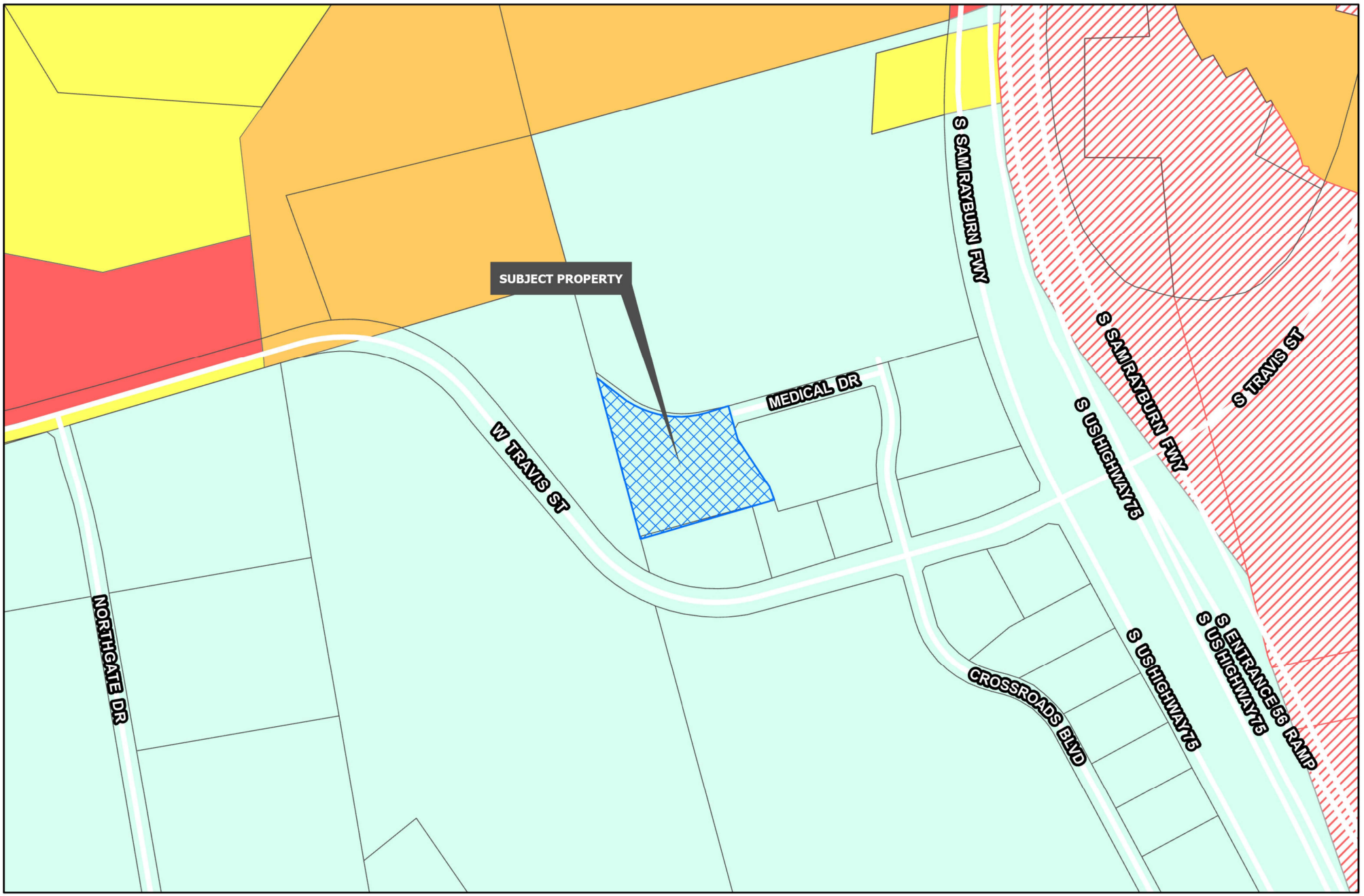
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301 W TRAVIS ST

N
W E
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Date: 11/8/2024 11:24 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

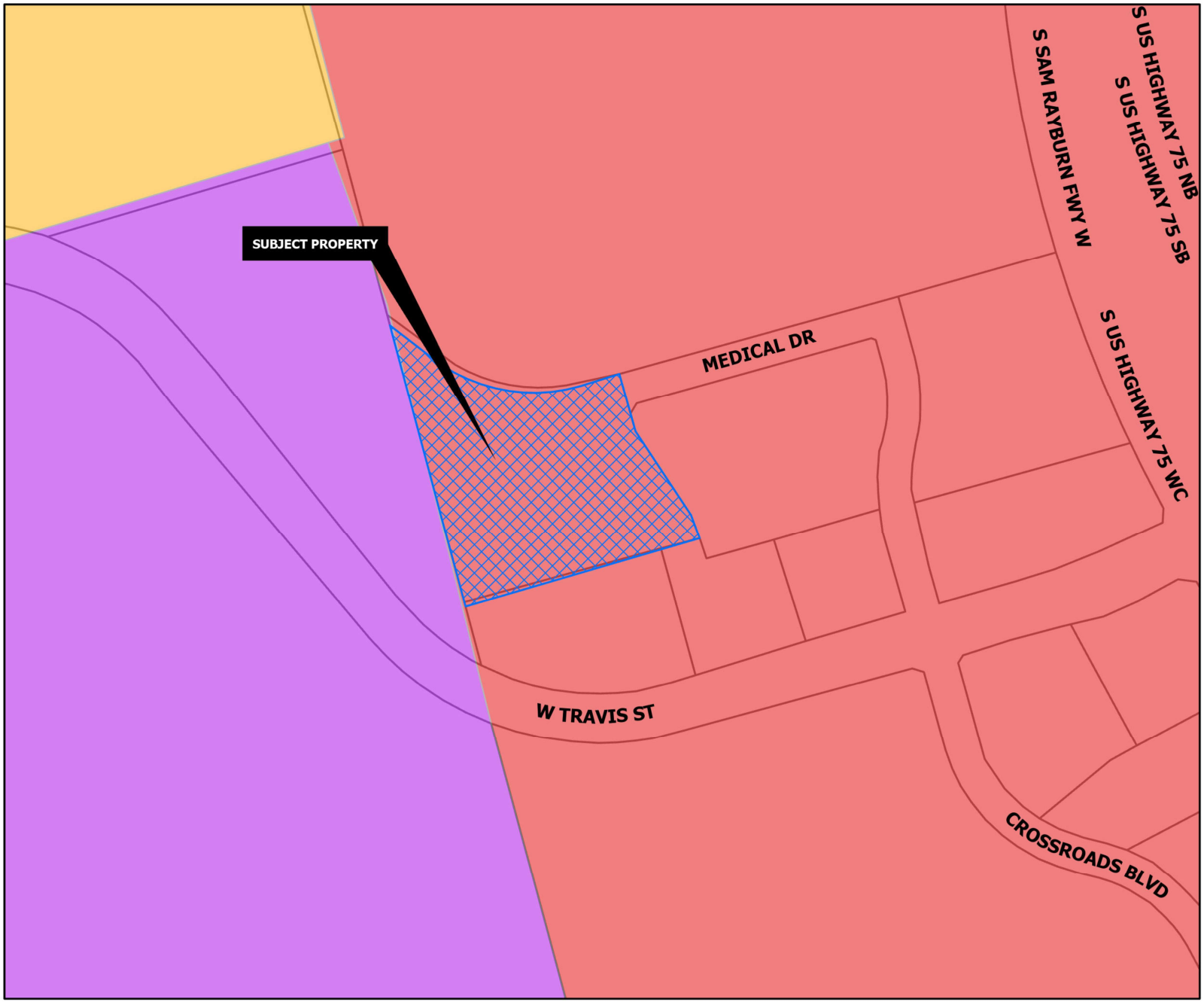
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
301 W TRAVIS ST

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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

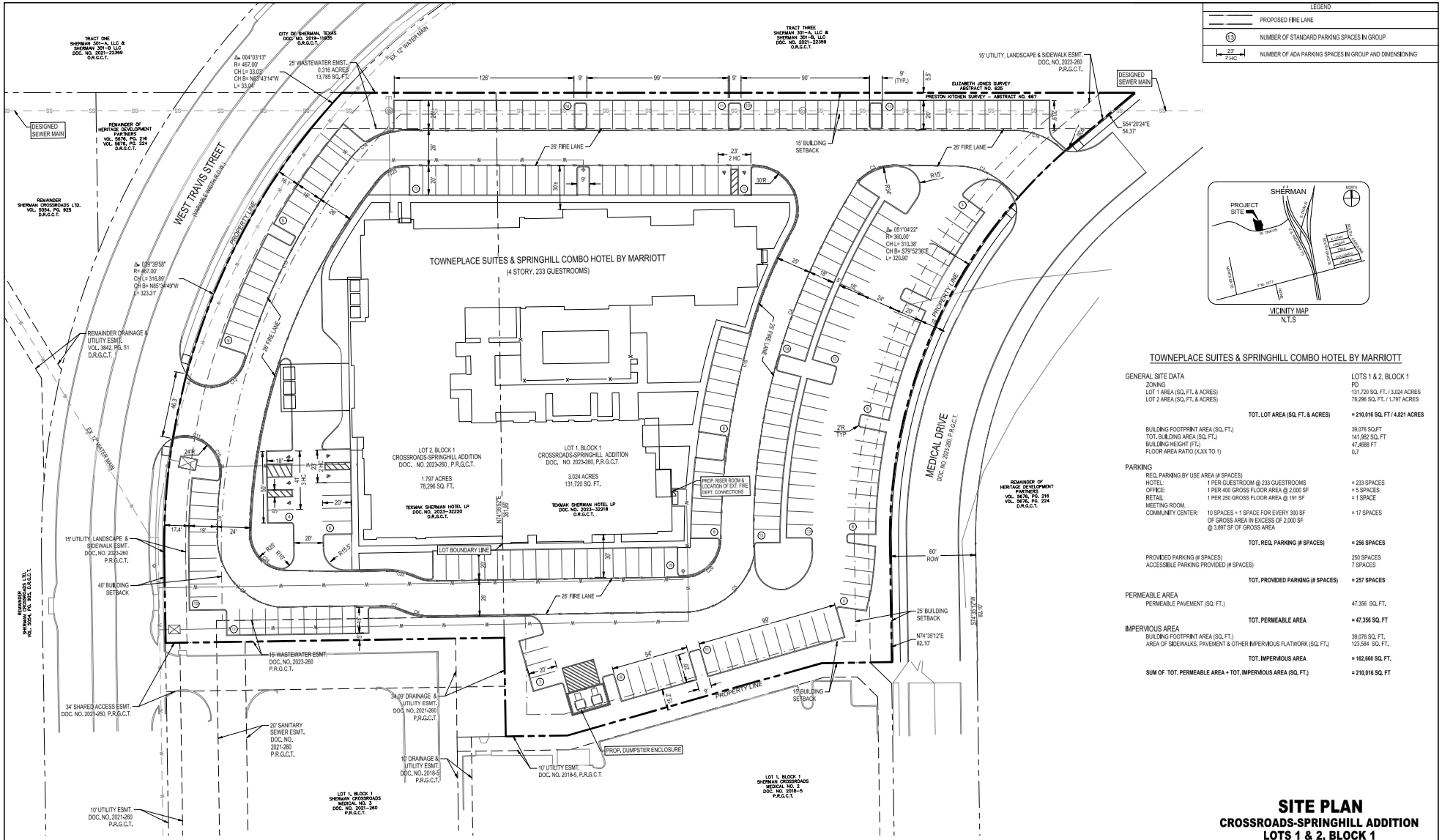
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
301 W TRAVIS ST

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Date: 11/8/2024 11:24:27 AM


MAX
COMING SOON
Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT # 24-005348



TOWNEPLACE SUITES & SPRINGHILL COMBO HOTEL BY MARRIOTT

GENERAL SITE DATA		LOTS 1 & 2, BLOCK 1
ZONING		PD
LOT 1 AREA (SQ. FT. & ACRES)		131,720 SQ. FT. / 3.024 ACRES
LOT 2 AREA (SQ. FT. & ACRES)		78,296 SQ. FT. / 1.797 ACRES
	TOT. LOT AREA (SQ. FT. & ACRES)	**= 210,016 SQ. FT / 4.821 ACRES**
BUILDING FOOTPRINT AREA (SQ., FT.)		39,076 SQ.FT.
TOT. BUILDING AREA (SQ. FT.)		141,982 SQ. FT
BUILDING HEIGHT (FT.)		47,4688 FT
FLOOR AREA RATIO (X,XX TO 1)		0.7
PARKING		
REQ. PARKING BY USE AREA (# SPACES)		
HOTEL:	1 PER GUESTROOM @ 233 GUESTROOMS	= 233 SPACES
OFFICE:	1 PER 400 GROSS FLOOR AREA @ 2,000 SF	= 5 SPACES
RETAIL:	1 PER 250 GROSS FLOOR AREA @ 191 SF	= 1 SPACE
MEETING ROOM, COMMUNITY CENTER:	10 SPACES + 1 SPACE FOR EVERY 300 SF OF GROSS AREA IN EXCESS OF 2,000 SF @ 3,897 SF OF GROSS AREA	= 17 SPACES
	TOT. REQ. PARKING (# SPACES)	**= 256 SPACES**
PROVIDED PARKING (# SPACES)		250 SPACES
ACCESSIBLE PARKING PROVIDED (# SPACES)		7 SPACES
	TOT. PROVIDED PARKING (# SPACES)	**= 257 SPACES**
PERMEABLE AREA		
PERMEABLE PAVEMENT (SQ. FT.)		47,356 SQ. FT.
	TOT. PERMEABLE AREA	**= 47,356 SQ. FT**
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQ. FT.)		39,076 SQ. FT.
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQ. FT.)		123,584 SQ. FT.
	TOT. IMPERVIOUS AREA	**= 162,660 SQ. FT.**
	SUM OF TOT. PERMEABLE AREA + TOT. IMPERVIOUS AREA (SQ. FT.)	**= 210,016 SQ. FT**

FIRE LANE DATA CURVE TABLE :

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	40°10'23"	50.01'	35.06'	N56°19'09"E	34.35'
C3	43°34'47"	34.33'	26.11'	N38°08'40"W	25.49'
C4	33°28'54"	461.40'	269.63'	N88°26'44"W	265.81'
C5	93°00'28"	48.15'	78.16'	N57°27'26"W	69.86'
C6	25°42'29"	51.00'	22.88'	N02°33'36"W	22.69'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	26°29'27"	24.27'	11.22'	N02°33'35"W	11.12'
C8	91°14'25"	45.00'	71.66'	N30°12'03"E	64.32'
C9	6°04'07"	438.50'	46.44'	N78°51'19"E	46.42'
C10	70°23'50"	24.94'	30.64'	N45°58'55"E	28.75'
C11	22°25'23"	28.44'	11.13'	N01°59'26"W	11.06'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C12	115°44'24"	24.35'	49.20'	N38°08'20"W	41.25'
C13	22°39'49"	415.45'	164.33'	N76°32'40"W	163.26'
C14	43°17'01"	53.79'	40.64'	N36°59'10"W	39.68'
C16	47°50'38"	51.00'	42.59'	N09°23'16"E	41.36'
C19	26°43'11"	489.08'	228.08'	S88°40'00"W	226.02'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C20	93°56'24"	25.24'	41.37'	N56°30'09"W	36.89'
C22	25°42'26"	51.00'	22.88'	N02°33'35"W	22.69'
C24	85°28'44"	25.00'	37.30'	N34°15'37"E	33.93'
C25	52°34'50"	25.00'	22.94'	S40°49'42"E	22.15'

SITE PLAN

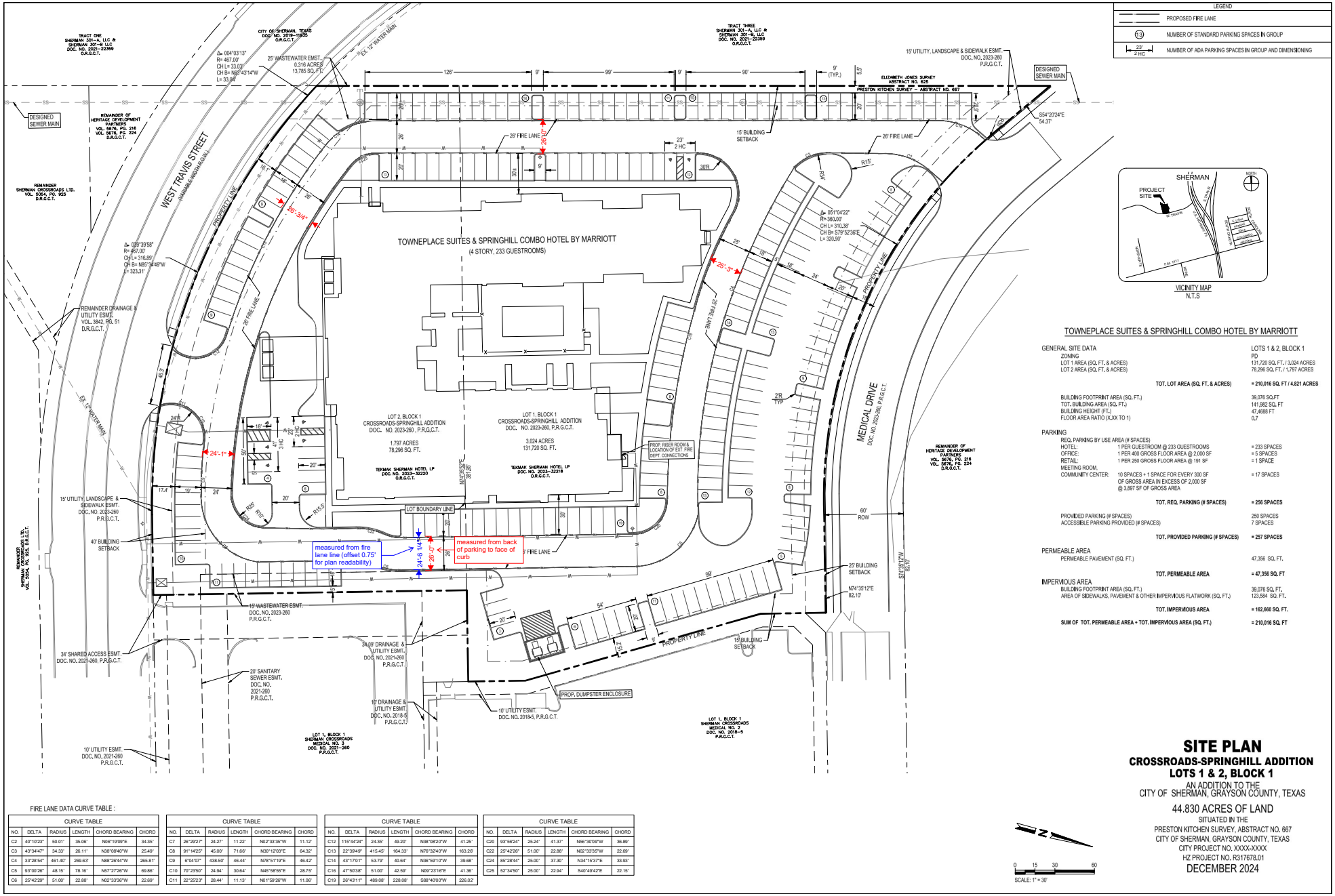
CROSSROADS-SPRINGHILL ADDITION
LOTS 1 & 2, BLOCK 1

AN ADDITION TO THE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

44.830 ACRES OF LAND

SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
CITY PROJECT NO. XXXX-XXXX
HZ PROJECT NO. R317678.01

DECEMBER 2024



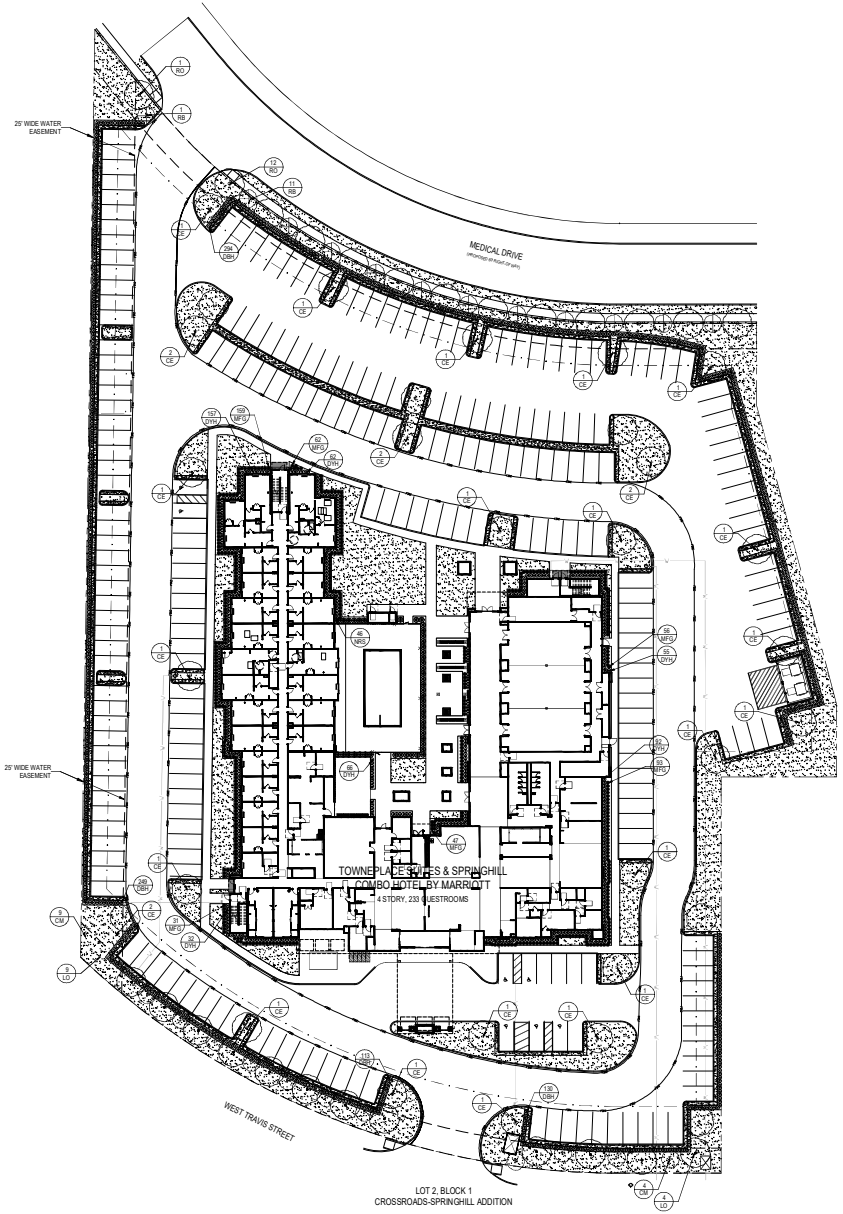
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C25	52°34'50"	25.00'	22.94'	S40°49'42"E	22.15'



LANDSCAPE LEGEND:

- Cedar Elm - 3" Caliper
- Live Oak - 3" Caliper
- Red Oak - 3" Caliper
- Redbud - 2" Caliper
- Crape Myrtle - 2" Caliper
- Nellie R. Stevens Holly - 7 Gallon
- Dwarf Yaupon Holly - 3 Gallon
- Dwarf Burford Holly - 5 Gallon
- Mexican Feather Grass - 3 Gallon
- Bermuda Grass - Solid Sod
- Decomposed Granite

LANDSCAPE TABULATIONS:

LANDSCAPE AREA:
Requirement: Parking lots shall have open landscape areas equal to but not less than ten (10) percent of the parking areas and drives in parking areas. A minimum of one (1) shade tree shall be planted in parking lot islands. A minimum one (1) parking lot island shall be provided per twelve (12) parking spaces. No parking space shall be more than fifty (50) feet from a parking lot tree. A two (2) foot wide non-vegetative strip to be provided on the back of curb for all parking spaces.

Total Parking Area - 96,835 S.F.
Total Parking Spaces - 258 Spaces

Required:	Provided:
Landscape Area - 9,684 (10%)	Landscape Area - 13,199 (10%)
Parking Lot Islands with Shade Trees - 22	Parking Lot Islands with Shade Trees - 35
All Parking Spaces within 50' Parking Lot Trees	All Parking Spaces within 50' Parking Lot Trees
Non-Vegetative Strip - 2'	Non-Vegetative Strip - 2'

STREET AREA:
Requirement: A minimum of a fifteen (15) foot street buffer shall be provided along all public right of way. A minimum of two (2) shade tree and two (2) ornamental trees to be provided per one thousand (1,000) square feet of buffer area.

West Travis Street - 5,715 S.F.

Required:	Provided:
15' Street Buffer	15' Street Buffer
(12) Shade Trees (3" cal.)	(12) Shade Trees (3" cal.)
(12) Ornamental Trees (2" cal.)	(12) Ornamental Trees (2" cal.)

Medical Drive - 6,255 S.F.

Required:	Provided:
15' Street Buffer	15' Street Buffer
(13) Shade Trees (3" cal.)	(13) Shade Trees (3" cal.)
(13) Ornamental Trees (2" cal.)	(13) Ornamental Trees (2" cal.)

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.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
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 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *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.*
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 (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" 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 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 365-4448
CHRIS@STUDIOGREENSPOT.COM

12.04.2024

TPS AND SPRINGHILL SUITES
TEKMAK DEVELOPMENT COMPANY
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 10.09.2024
SITE PLAN COMMENTS 12.04.2024

DATE:
12.04.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1

ORDINANCE NO. 6602

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A HOTEL OR MOTEL IN THE BLALOCK INDUSTRIAL PARK PD (PLANNED DEVELOPMENT) DISTRICT/BLALOCK COMMERCIAL OVERLAY DISTRICT, LOCATED IN THE 301 BLOCK WEST TRAVIS STREET, CONSISTING OF 3.024 ACRES, BEING A TRACT OF LAND SITUATED IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, LOT 1, BLOCK 1 OF THE PRELIMINARY PLAT, CROSSROADS SPRINGHILL SUITES, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS (JEFF HARKINSON, OWNER; JIM RILEY, REPRESENTATIVE; AND VOTEX SURVEYING COMPANY, SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

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

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

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

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

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 301 Block West Travis Street, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to a Hotel or motel in the Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property highlighted in green on **Exhibit A – Survey**.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.007)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and 14.03.007)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. The width of the right-of-way for West Travis Street shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
10. Additional Dedication of Right of Way on West Travis Street may be required upon verification of existing ROW. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
11. Dedicate a 10' Utility Easement along Medical Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
12. Dedicate a 15' Utility Easement along West Travis Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
13. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
14. West Travis Street is dedicated as "West Travis Street." Correct references on drawing and in metes and bounds to remove the abbreviation of "West."
15. Remove Fire Lane and Utility Easement from plat.
16. Water Easements by plat to be relocated per civil plan review.

17. 15' Sanitary Sewer Easement to be renamed 15' Wastewater Easement and may require relocation and resizing upon civil review.
18. Internal water and wastewater lines will be privately owned and maintained.

Additional Conditions:

19. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B.**
20. The property shall be developed and used in accordance with the Landscape Plan show in **Exhibit C.**

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

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

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

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

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

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

section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

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

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

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

INTRODUCED on this the 26th day of June 2023.

ADOPTED on this the 26th day of June 2023.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

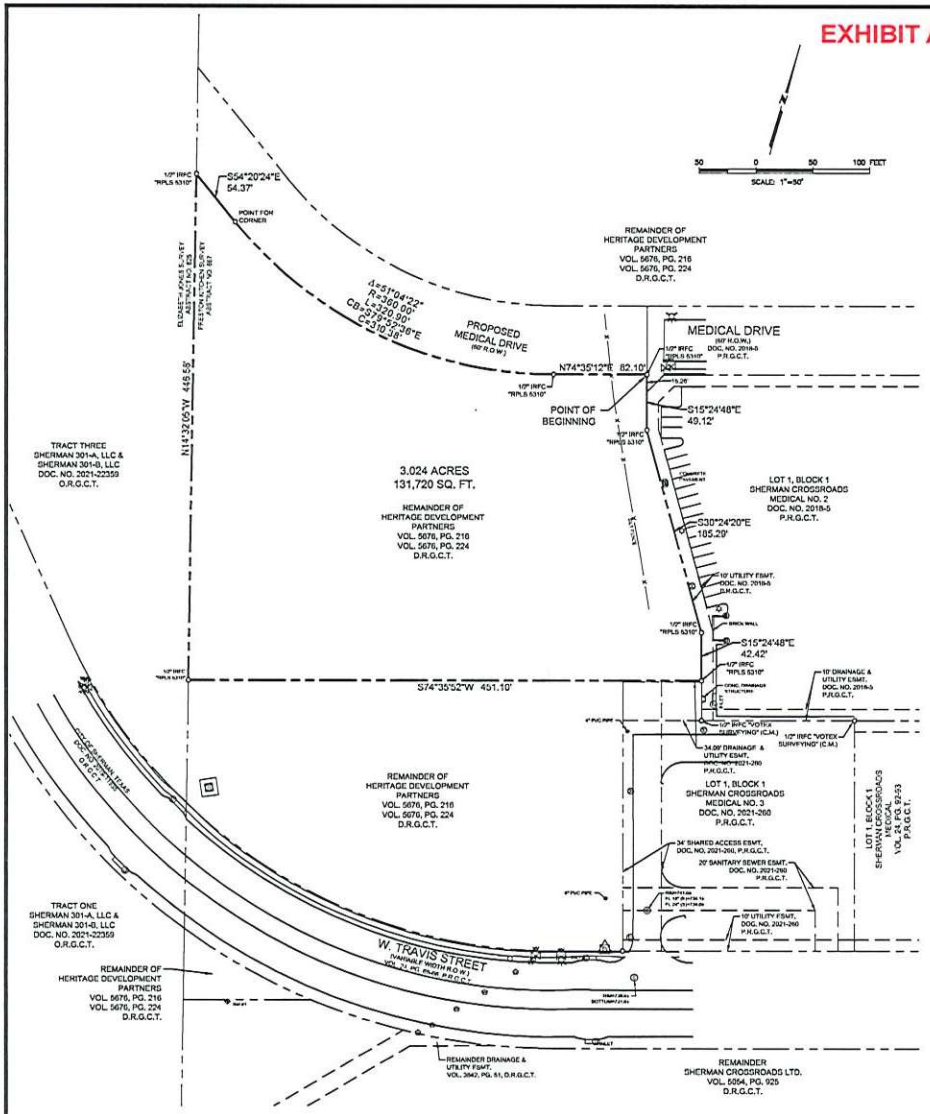
ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A



DESCRIPTION OF PROPERTY SURVEYED
131,720 SQ. FT. / 3.024 ACRES

BEING a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and being a portion of that 44.83 acre tract of land conveyed to Heritage Development Partners, LLC by Special Warranty Deed recorded in Volume 5676, Page 216 and Volume 5676, Page 224 of the Deed Records of Grayson County, Texas, and being more particularly described as follows.

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner in the existing southwest right-of-way line of Medical Drive (a variable width right-of-way);

THENCE S 15°24'48" E, at a distance of 15.26 feet passing the westernmost northwest corner of corner of Lot 1, Block 1, Sherman Crossroads Medical No. 2, an addition to the City of Sherman according to the plat thereof recorded in Document No. 2018-5, Plat Records, Grayson County, Texas and the existing south terminus of said Medical Drive, and continuing for a total distance of 48.87 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

THENCE with the southwest line of said Lot 1, Block 1, Sherman Crossroads Medical No. 2, the following courses and distances:

S 30°24'20" E, a distance of 185.29 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner;

S 15°24'48" E, a distance of 42.42 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS 5310" set for corner;

THENCE S 74°35'52" W, departing said southwest line of said Lot 1, Block 1, Sherman Crossroads Medical No. 2, over and across said Heritage Development Partners tract, a distance of 451.10 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner in the northeast line of a tract of land conveyed as Tract Three to Sherman 301-A, LLC and Sherman 301-B, LLC by deed recorded in Document No. 2021-22359, Official Records, Grayson County, Texas;

THENCE N 14°32'05" W, with said northeast line of Sherman 301-A & Sherman 301-B tract, a distance of 446.58 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found for corner at the proposed southwest corner of Medical Drive;

THENCE with the proposed south line of Medical Drive, the following courses and distances:

S 54°20'24" E, a distance of 54.37 feet to a point for corner at the beginning of a tangent curve to the left;

In a southeasterly direction, with said curve to the left, having a central angle of 51°04'22", a radius of 360.00 feet, a chord that bears S 79°53'36" E, a distance of 310.38 feet and an arc distance of 320.00 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the end of said curve;

N 74°35'15" E, a distance of 82.10 feet to the POINT OF BEGINNING and containing 132,006 square feet or 3.030 acres of land, more or less.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

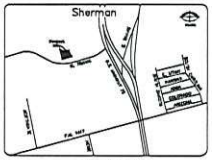
I, CANDY HONE, Registered Professional Land Surveyor, hereby certify that on Febuary 15, 2023, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

This survey complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

EXECUTED this ____ day of PRELIMINARY 2023.

RELEASED 4/17/2023 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Name: Candy Hone
Title: RPLS for Votex Surveying Company
Registered Professional Land Surveyor
Registration No.: Texas 5867
Firm No.: 10013600
Address: 10440 N. Central Expressway, Suite 800, Dallas, Texas 75231
Office No.: (469) 333-8831
Email: candy@votexsurveying.com



LEGEND

	CABLE TV MARKER SIGN
	COMMUNICATIONS BOX
	ELEVATION BENCHMARK
	LIGHT STANDARD
	SIGN
	IRRIGATION VALVE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	TRAFFIC BOLLARD
	FIRE HYDRANT
	WATER MARKER FLAG
	WATER VALVE
C.M.	CONTROLLING MONUMENT
IRFC	IRON ROD WITH CAP FOUND
IRSC	1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS

NOTES:

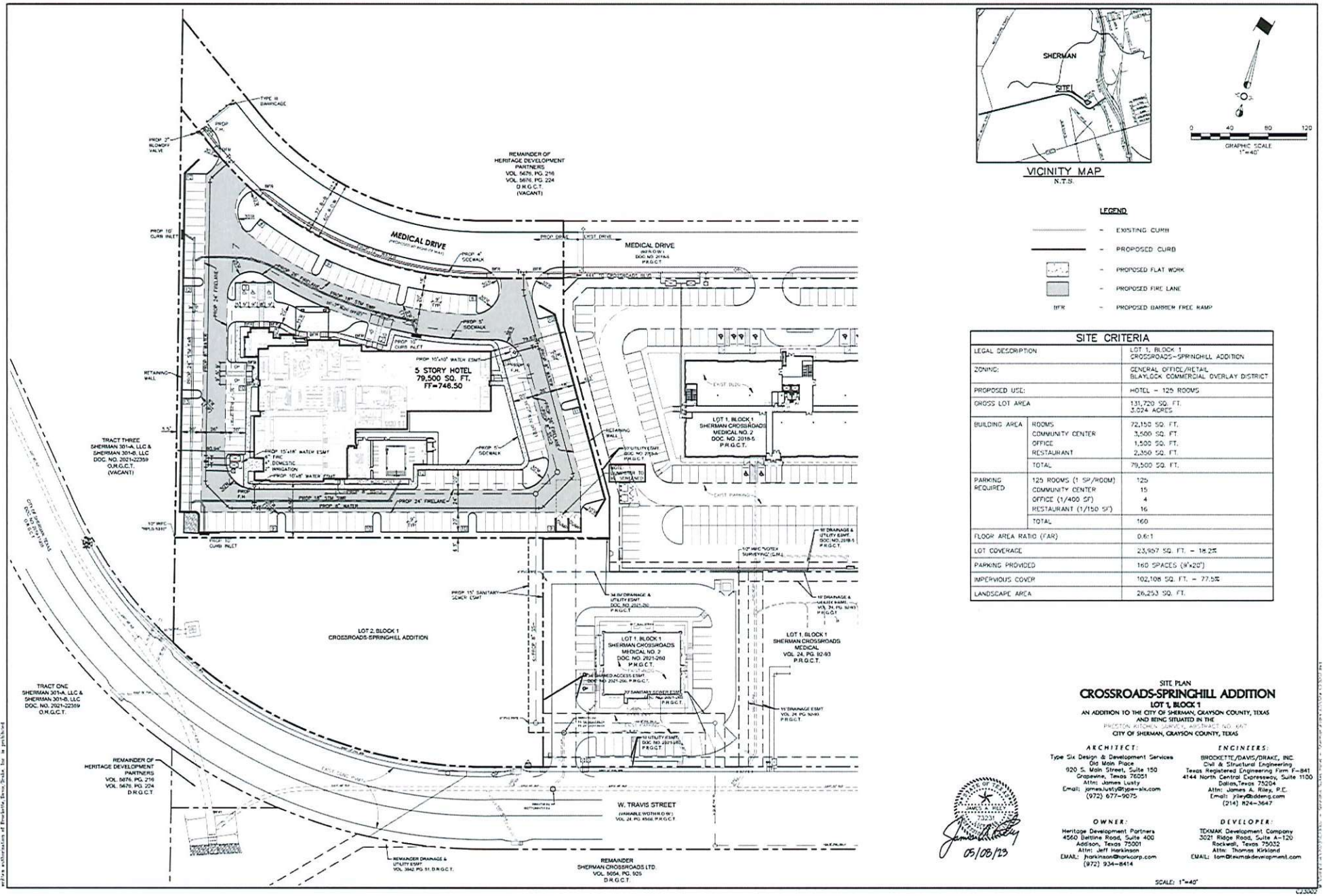
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO 48553C 0405G, REVISED DATE SEPTEMBER 1, 2022. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

3.024 ACRES
LAND TITLE SURVEY
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
SCALE: 1"=50' DATE: FEBRUARY 15, 2023

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2023-005



VICINITY MAP
N.T.S.

0 40 80 120
GRAPHIC SCALE
1"=40'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED FLAT WORK
- PROPOSED FIRE LANE
- BFR PROPOSED BARRIER FREE RAMP

SITE CRITERIA		
LEGAL DESCRIPTION		LOT 1, BLOCK 1 CROSSROADS-SPRINGHILL ADDITION
ZONING:		GENERAL OFFICE/RETAIL BLAYLOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE:		HOTEL - 125 ROOMS
GROSS LOT AREA		131,720 SQ. FT. 3.024 ACRES
BUILDING AREA	ROOMS COMMUNITY CENTER OFFICE RESTAURANT	72,150 SQ. FT. 3,500 SQ. FT. 1,500 SQ. FT. 2,350 SQ. FT.
	TOTAL	79,500 SQ. FT.
PARKING REQUIRED	125 ROOMS (1 SP/ROOM) COMMUNITY CENTER OFFICE (1/400 SF) RESTAURANT (1/150 SF)	125 15 4 16
	TOTAL	160
FLOOR AREA RATIO (FAR)		0.6:1
LOT COVERAGE		23,957 SQ. FT. - 18.2%
PARKING PROVIDED		160 SPACES (9'x20')
IMPERVIOUS COVER		102,108 SQ. FT. - 77.5%
LANDSCAPE AREA		26,253 SQ. FT.

05/08/23

SITE PLAN
CROSSROADS-SPRINGHILL ADDITION
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 647
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ARCHITECT:
Type Six Design & Development Services
Old Main Place
920 S. Main Street, Suite 150
Grapevine, Texas 76051
Attn: James Lusty
Email: jameslusty@type-six.com
(972) 677-9075

ENGINEERS:
BROCKETTE/DAVIS/DRAKE, INC.
Civil & Structural Engineering
Texas Registered Engineering Firm F-841
4144 North Central Expressway, Suite 1100
Dallas, Texas 75204
Attn: James A. Riley, P.E.
Email: jriley@bddeng.com
(214) 824-3647

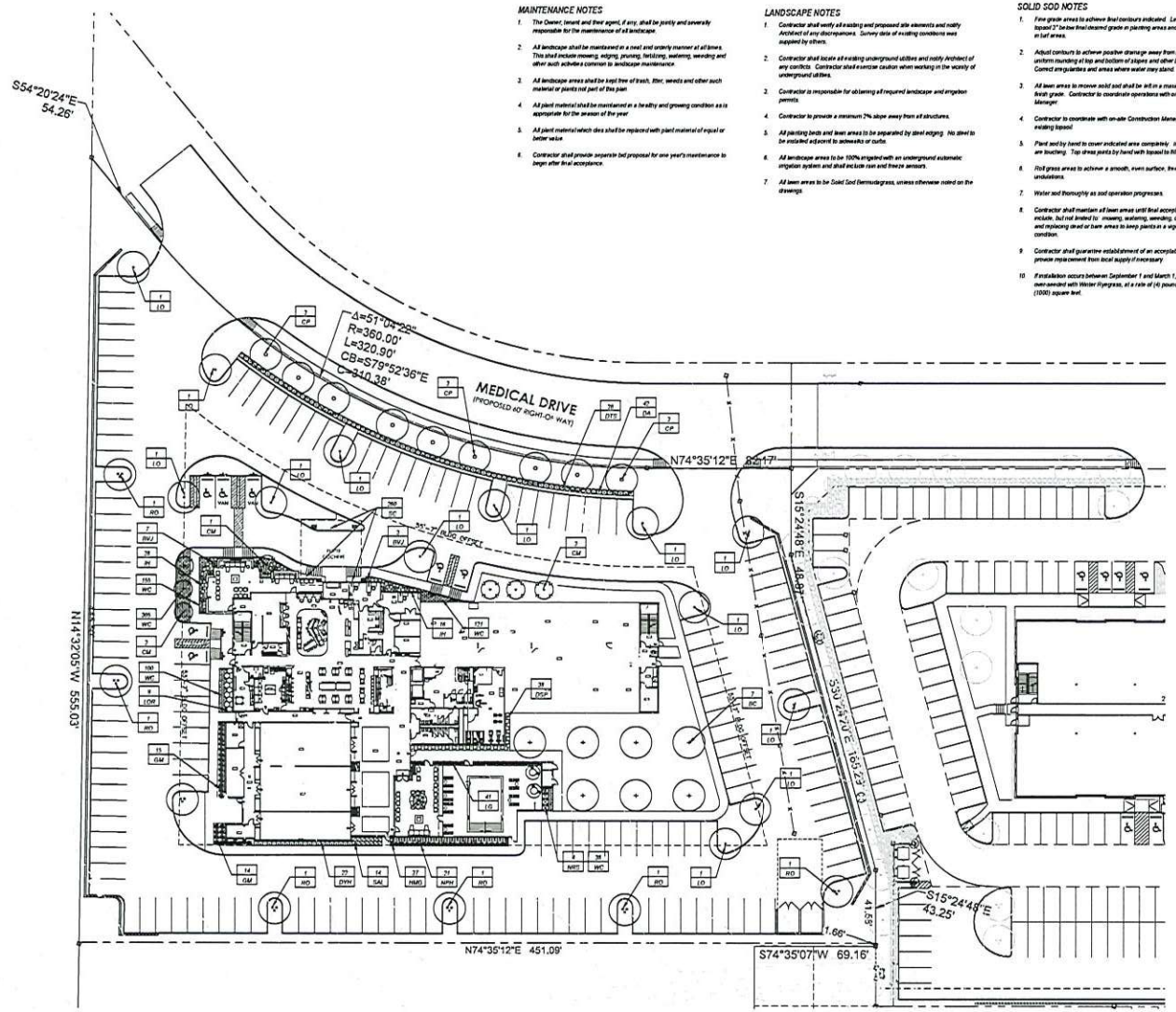
OWNER:
Heritage Development Partners
4560 Belt line Road, Suite 400
Addison, Texas 75001
Attn: Jeff Harkinson
EMAIL: jharkinson@horscorp.com
(972) 934-8414

DEVELOPER:
TEXMAK Development Company
3021 Ridge Road, Suite A-120
Rockwall, Texas 75032
Attn: Thomas Kirkland
EMAIL: tom@texmakdevelopment.com

SCALE: 1"=40'

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of Brockette/Davis/Drake, Inc. It is published
and copyrighted as an unpublished work.

EXHIBIT C



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.

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 achieve final contours indicated. Leave areas to receive topsoil 2" be low final desired grade in planting areas and 1" 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 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. 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.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. 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.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
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 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. 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.
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 (1") one inch of imported topsoil on all areas to receive lawn.

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	BC	Bald Cypress	*Taxodium distichum*	3" cal.	B&B, 12'-14', 4'-5' spread min.
7	CM	Crape Myrtle 'Natchez'	*Lagerstroemia indica 'Natchez'*	8' ht.	B&B, 3-5 cane, no cross caning
9	CP	Chinese Pistache	*Pistachia chinensis*	3" cal.	B&B, 12'-14', 4'-5' spread min.
13	LO	Live Oak	*Quercus virginiana*	3" cal.	B&B, 12'-14', 4'-5' spread min.
6	RO	Red Oak 'Shumard'	*Quercus shumardi*	3" cal.	B&B, 12'-14', 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10	BVJ	Blue Vase Juniper	*Juniperus sp. 'Blue Vase'*	7 gal.	container, full plant, full to base
22	DYH	Dwarf Yaupon Holly	*Ilex vomitoria nana*	3 gal.	container, full plant specimen, 30" o.c.
37	HMG	Dwarf Hamlin Grass	*Pennisetum sp. 'Dwarf Hamlin'*	3 gal.	container, full plant specimen, 30" o.c.
44	IH	Indian Hawthorne 'Clara'	*Raphiolepis indica 'Clara'*	3 gal.	container, full top of container, 20" o.c.
21	NPH	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	3 gal.	container, full plant specimen, 20" o.c.
9	LGR	Lorapetalum 'Rubrum'	*Lorapetalum sp. 'Rubrum'*	3 gal.	container, full plant specimen, 36" o.c.
4	NRS	Nellie R. Stevens Holly	*Ilex sp. 'Nellie R. Stevens'*	15 gal.	container, full to base
26	DTS	Dwf. Texas Sage 'Lynns Dwf.'	*Leucophyllum sp. 'Lynn's Lowery'*	5 gal.	container, full plant specimen, 36" o.c.
42	DA	Dwarf Abelia 'Rose Creek'	*Abelia sp. 'Rose Creek'*	5 gal.	container, full plant specimen, 36" o.c.
29	GM	Gulf Muhly	*Muhlenbergia capillaris*	5 gal.	container, full plant specimen, 36" o.c.
14	SAL	Salvia 'Furman's Red'	*Salvia greggii 'Furman's Red'*	5 gal.	container, full plant specimen, 20" o.c.
47	DA	Dwarf Spirea 'Goldmound'	*Spirea sp. 'Goldmound'*	3 gal.	container, full plant specimen, 20" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
41	LG	Giant Liriope	*Liriope gigantea*	3 gal.	container, full top of container
719	WC	Wintercreeper	*Euonymus fortunei coloratus*	4" pots	container, (3) 12" runners in 12" o.c.
260	SC	Common Bermudagrass Seasonal Color	*Cynodon dactylon*	solid 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.

LAWN, SOLID SOD BERMUDAGRASS

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (MUSEUM 1)

Requirements: 10% of total parking to be landscape
40% of the total required to be sized as islands

Required	Provided
9,591 s.f. (10%)	9,591 s.f. (10.2%)
2,734 s.f. (40%)	4,165 s.f. (51.6%)

smr landscape architects, inc.
1709 N. Garfield Street
Dallas, Texas 75207
Tel 214.871.0900
Fax 214.871.0945
Email: smr@smr-la.com

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0 15 30 60

10.17.2022

SITE PLAN
CROSSROADS–SPRINGHILL ADDITION
LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER	DEVELOPER	ARCHITECT:	ENGINEERS:
Heritage Development Partners 4560 Beltline Road, Suite 400 Addison, Texas 75001 Attn: Jeff Harkinson	TEKMAK Development Company 3021 Ridge Road, Suite A–120 Rockwall, Texas 75032 Attn: Thomas Kirkland	Type Six Design & Development Services Old Main Place 920 S. Main Street, Suite 150 Grapevine, Texas 76051 Attn: James Lusty Email: james.lusty@type–six.com (972) 877–9075	BROCKETTE/DAVIS/DRAKE, INC. Civil & Structural Engineering Texas Registered Engineering Firm F–841 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 Attn: James A. Riley, P.E. Email: jriley@bddeng.com (214) 824–3647

SCALE: 1"=30' APRIL 17, 2023

L.1

C23002

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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 accordance with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Sod preparation and fertilization
3. Mobilization of tourists
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 installing 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, repairing 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 soils, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including cuts on 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, sod mix, fertilizer and mulch are to be utilized as originally specified and unexpected 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 base 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, ratios/materials, 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.

1.9 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 burlap or 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 deterioration 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 normal tops of plants. Plants spread refers to nominal outer width of the plant, not to the outer bud 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 at growth, or at 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. Soils shall be firm, moist, 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 two (12") 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 Cadangrass or Hubgrass 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 minimum of 60% vegetative matter and 20% animal waste. Ingredients should be a mix of manure 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 weeds, soil particles and weeds.

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

F. Organic Fertilizer: Fertilad, 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 "Solate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees

1. Post: Studded T-Post, #1 Ammo 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 ¾ 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 spraying 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 noticeably gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with commonbermuda seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' lather 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. Weed and tree pits shall be no less than two (2') feet, linearly four (04") inches, wider than the lateral dimension of earth ball and be 4"-6" inches deeper than the earth ball dimension. Remove soil from side of holes and loosen well only (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a hole, 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. Irrigation on 1 set: Set the hose with water. If the water never does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC shield pipe over hose planting dished as approved by the Landscape Architect.

I. Backfill only with fill parts consisting soil as specify loam and 1 part bed preparation. When the hole is (6") in depth mark, replace 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 wrung"

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant trees at the way to the trunk of the tree. Leave the tree above the top of the ball one inch with at least two (2") inches of specified mulch

M. All plant beds and trees to be in curved with a maximum setback thickness of two (2") inches over the entire bed or pit.

N. Obstructions underground. 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. If none locations are to be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and 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 work or underground construction and backfill 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 strongest prevailing winds.

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

1. Dead wood in any form and broken limbs to unsound branches shall be removed. General tipping of the branches is not permitted. Do not cut stems or branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material

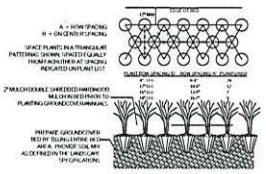
Q. Plant Guying Installation

1. Guying shall be aligned as indicated on plans. Stake out limits of ideal running and obtain Owners approval prior to installation
2. All ideal guying shall be free of kinks and abrupt bends.
3. Top of guying when be 3/4 maximum height above grade
4. Hooks are to be installed on the planting tool side of the mulberry, 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

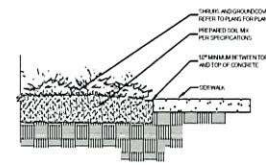
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be arranged 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.

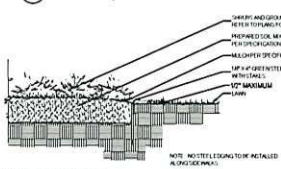
END OF SECTION



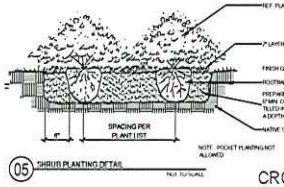
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



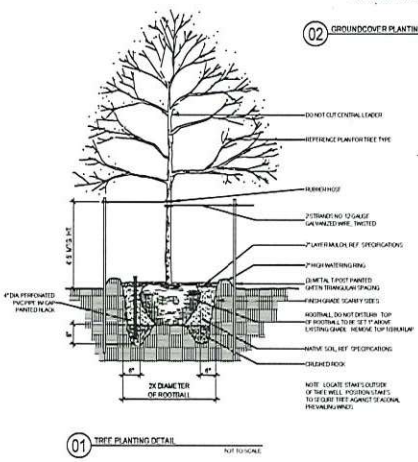
03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE



01 TREE PLANTING DETAIL — NOT TO SCALE

smr
landscape architects, inc.
17304 Preston Road
Dallas, Texas 75252
Tel 214.871.0353
Fax 214.871.0545
Email smr@smr.com

LANDSCAPE DETAILS / SPECIFICATIONS

CROSSROADS–SPRINGHILL ADDITION

LOT 1, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
AND BEING SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER	DEVELOPER	ARCHITECT:	ENGINEERS:
Heritage Development Partners 4560 Beltline Road, Suite 400 Addison, Texas 75001 Attn: Jeff Harkinson	TEKMAK Development Company 3021 Ridge Road, Suite A-120 Rockwall, Texas 75032 Attn: Thomas Kirkland	Type Six Design & Development Services Old Main Place 920 S. Main Street, Suite 150 Grapevine, Texas 76051 Attn: James Lusty Email: James.lusty@type-six.com (972) 877-9075	BROCKETTE/DAVIS/DRAKE, INC. Civil & Structural Engineering Texas Registered Engineering Firm F-841 4144 North Central Expressway, Suite 1100 Dallas, Texas 75204 Attn: James A. Riley, P.E. Email: jriley@bddeng.com (214) 824-3647

SCALE: NONE APRIL 17, 2023

L.2

G23002

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4/27/2023

diagrone H:\PLANNING\Public Notification KT aprx

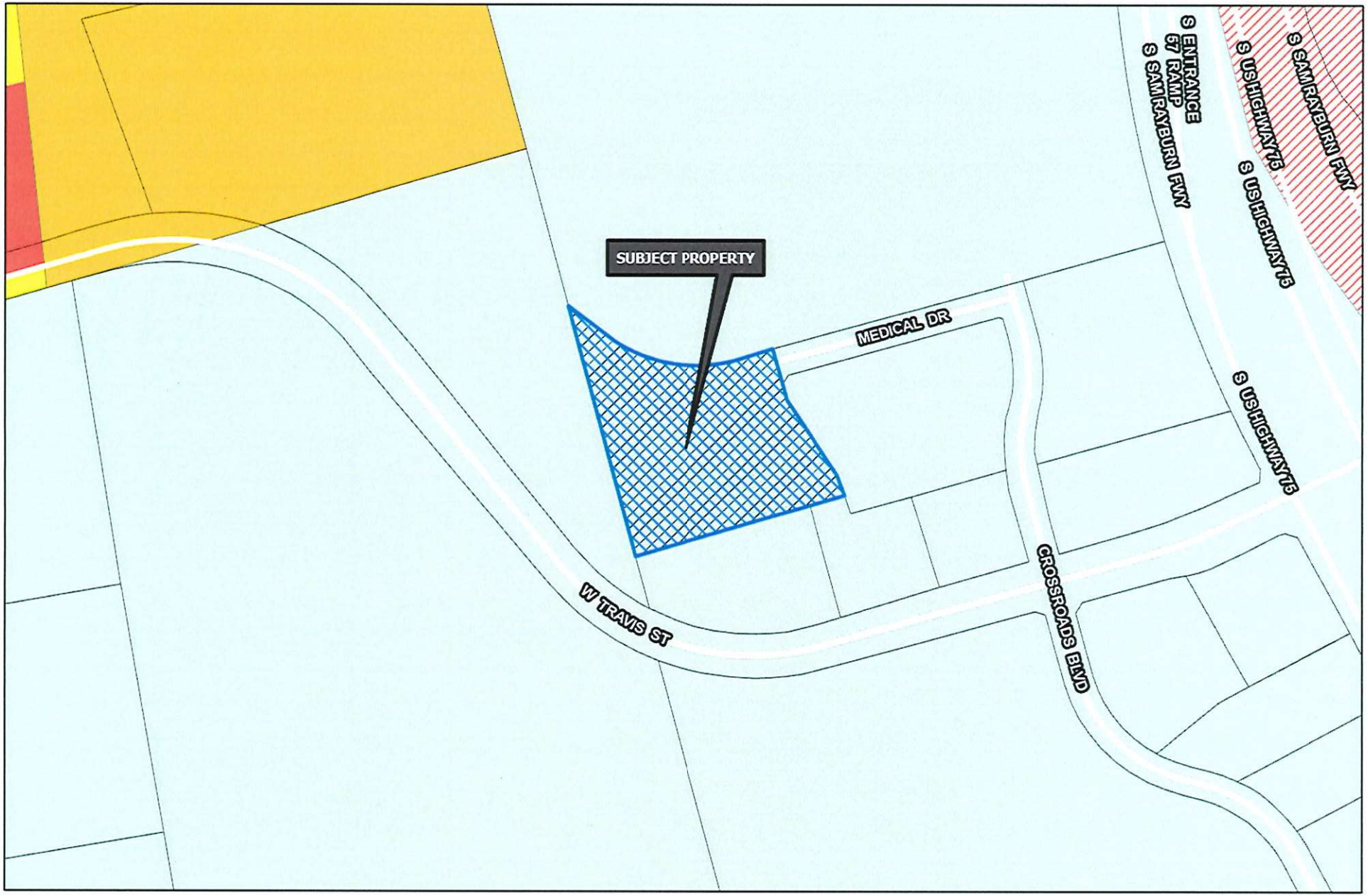
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301 BLK W TRAVIS ST

N
W E
S

Date: 4/27/2023 11:48 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
- Subject Locations
- Road Names All

CITY OF SHERMAN
ZONING MAP
301 BLK W TRAVIS ST

N
W E
S

Date: 5/6/2023 9:50 AM

Marlow, Lauren

From: Planning
To: Planning
Subject: RE: Springhill suite

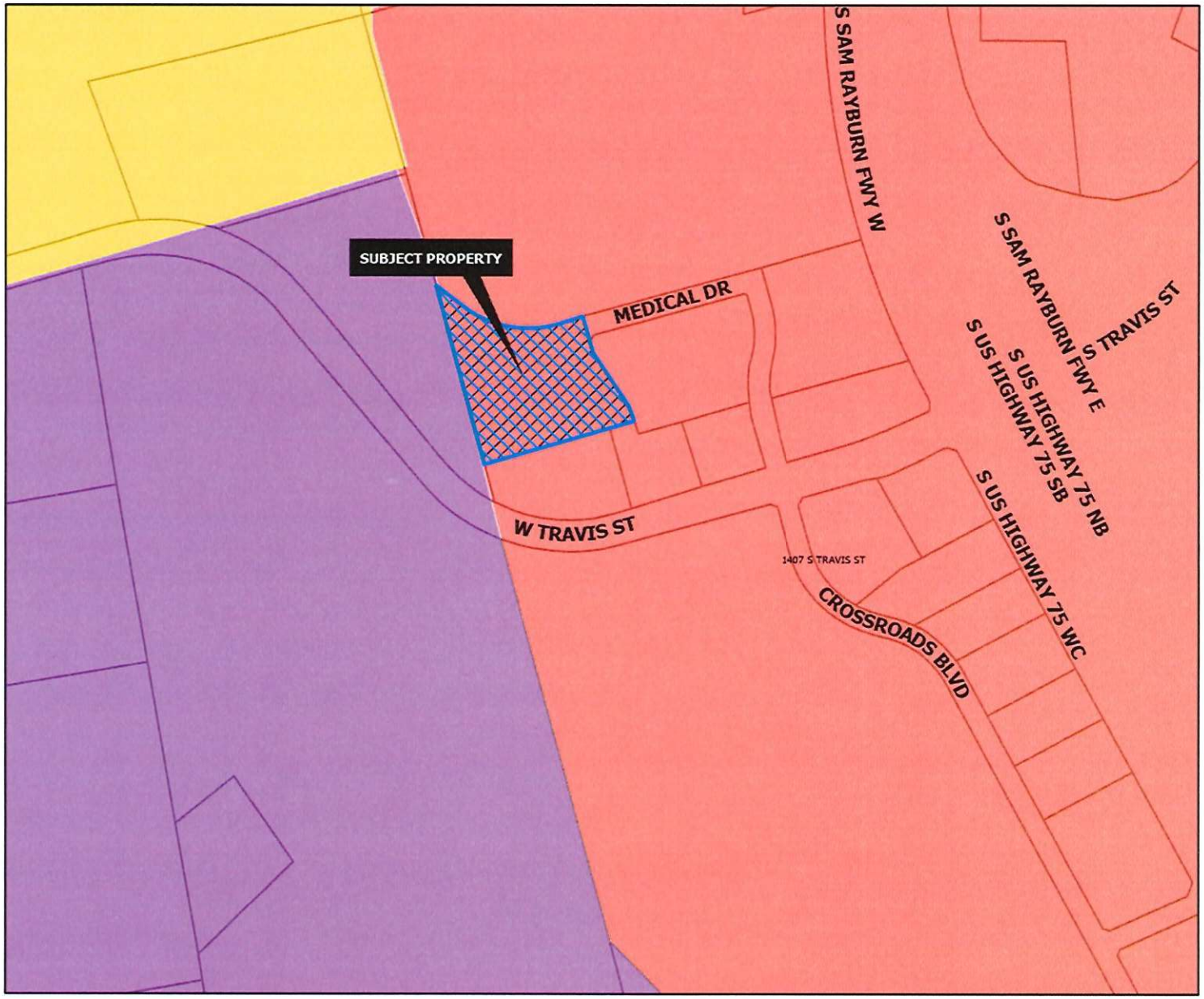
From: Jim Riley
Sent: Monday, May 1, 2023 1:15 PM
To: Turner, Kerri
Subject: Springhill suite

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

Zoning sign installed



Sent from my iPhoneus



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
- Subject Locations

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
301 BLK W TRAVIS ST

Date: 5/6/2023 9:55 AM

April 17, 2023

Mr. Rob Rae
City of Sherman
220 W. Mulberry
Sherman, TX 75090

Re: Project Narrative
SUP – Springhill Suites Hotel
Sherman, Texas
BDD Project No. C23002

Dear Mr. Rae:

Brockette/Davis/Drake, Inc. is submitting the SUP for a hotel on behalf of the developer. The project will consist of the following:

- Blayloc Overlay District
- 5-Story, 80,650-SF Building
- 125 Rooms
- Restaurant, Community Center
- Extension of Medical Drive

A predevelopment meeting was held on March 16, 2023, with city staff. If you have any questions or need additional information, please contact me at (214) 824-3647 or jriley@bddeng.com.

Sincerely,

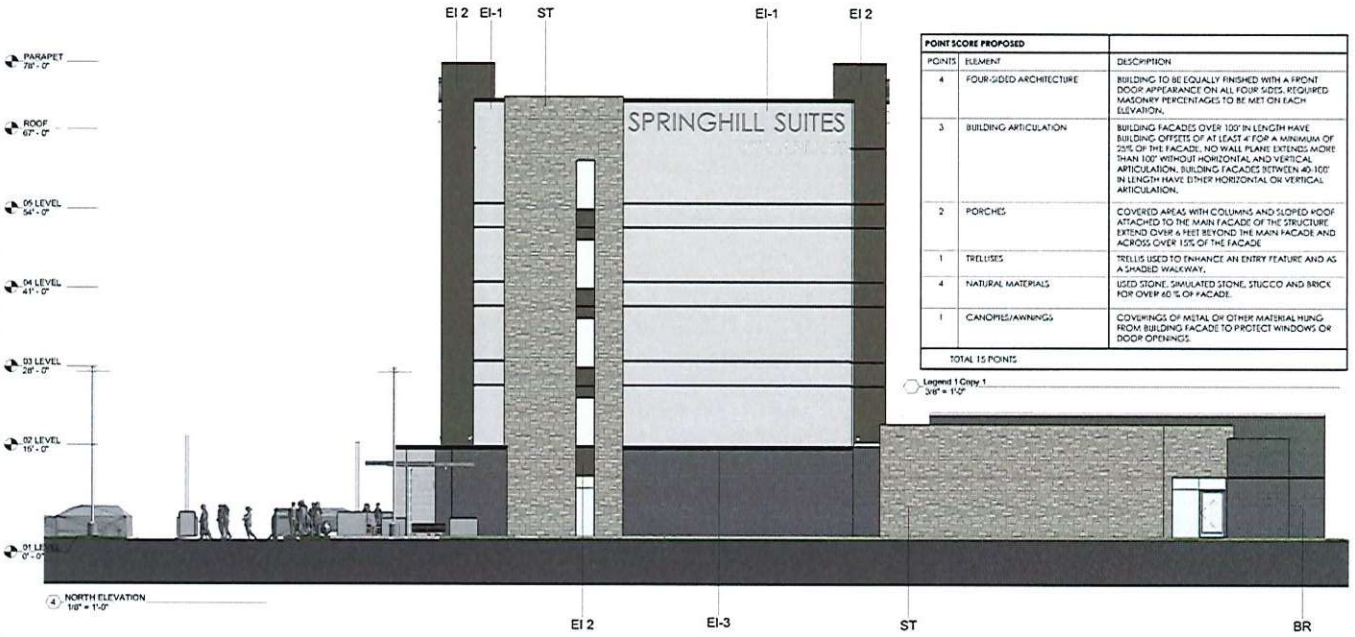
BROCKETTE/DAVIS/DRAKE, INC.
Texas Registered Engineering Firm F-841

James A. Riley, P.E.
Project Manager

JAR/dh



1 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES

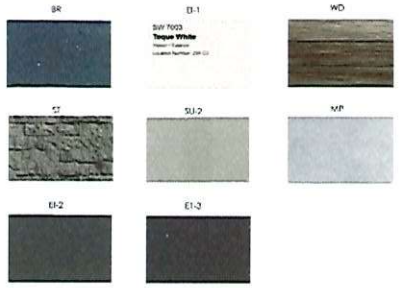
1. CONTRACTOR TO VERIFY IN FIELD ALL DIMENSIONS AND ALL EXISTING CONDITIONS IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO COORDINATE NEW CONSTRUCTION WITH ALL EXISTING CONDITIONS.
3. CONTRACTOR TO COORDINATE EXISTING/ NEW MECH UNITS AT THE WINDOW TYP WHERE APPLICABLE
4. WHERE EXISTING, CONTRACTOR TO COORDINATE AND REPLACE LOUVER AT THE WINDOW, TYP.

POINT SCORE PROPOSED		
POINTS	ELEMENT	DESCRIPTION
4	FOUR-SIDED ARCHITECTURE	BUILDING TO BE EQUALLY FINISHED WITH A FRONT DOOR APPEARANCE ON ALL FOUR SIDES. REQUIRED MASONRY PERCENTAGES TO BE MET ON EACH ELEVATION.
3	BUILDING ARTICULATION	BUILDING FACADES OVER 100' IN LENGTH HAVE BUILDING OFFSETS OF AT LEAST 4' FOR A MINIMUM OF 25% OF THE FACADE. NO WALL PLANE EXTENDS MORE THAN 100' WITHOUT HORIZONTAL AND VERTICAL ARTICULATION. BUILDING FACADES BETWEEN 40-100' IN LENGTH HAVE EITHER HORIZONTAL OR VERTICAL ARTICULATION.
2	PORCHES	COVERED AREAS WITH COLUMNS AND SLOPED ROOF ATTACHED TO THE MAIN FACADE OF THE STRUCTURE EXTEND OVER 6 FEET BEYOND THE MAIN FACADE AND ACROSS OVER 15% OF THE FACADE
1	TRELLISES	TRELLIS USED TO ENHANCE AN ENTRY FEATURE AND AS A SHADED WALKWAY.
4	NATURAL MATERIALS	USED STONE, SIMULATED STONE, STUCCO AND BRICK FOR OVER 60 % OF FACADE.
1	CANOPIES/AWNINGS	COVERINGS OF METAL OR OTHER MATERIAL HUNG FROM BUILDING FACADE TO PROTECT WINDOWS OR DOOR OPENINGS.
	TOTAL 15 POINTS	

Legend 1 Copy 1
3/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND	
BR	COMMON BRICK - BLACKSON KBT MAGNANESE KING VELOUR
EI-1	EIFS - SW 6252 - ICE CUBE
EI-2	EIFS - SW 7069 - IRON ORE
ST	EL DORADO WHITECAP STONE - LEDGE CUT33
WD	WOOD LOOK PANEL - NICHIHA - "VINATAGWOOD - SPRUCE"
MP	NICHIHA METAL PANEL
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM
EI-3	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM

ADDITIONAL NOTES:
- ALL SIGNAGE UNDER SEPARATE PERMIT.
- KING SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT- MORTAR TO BE MATCHED TO GROUT
- CONTRACTOR TO ENSURE NICHIHA PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.



Legend 1
3/8" = 1'-0"

TYPE-SIX
TYPE-SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST. # 361
ARLINGTON, TX 76010

SPRINGHILL SUITES
TEKMAK DEVELOPMENT
SHERMAN, TEXAS

PROJECT # 23005

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
04.12.2023

ISSUED FOR
SUP SUBMITTAL

#	Revision	Date

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A4.00

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION

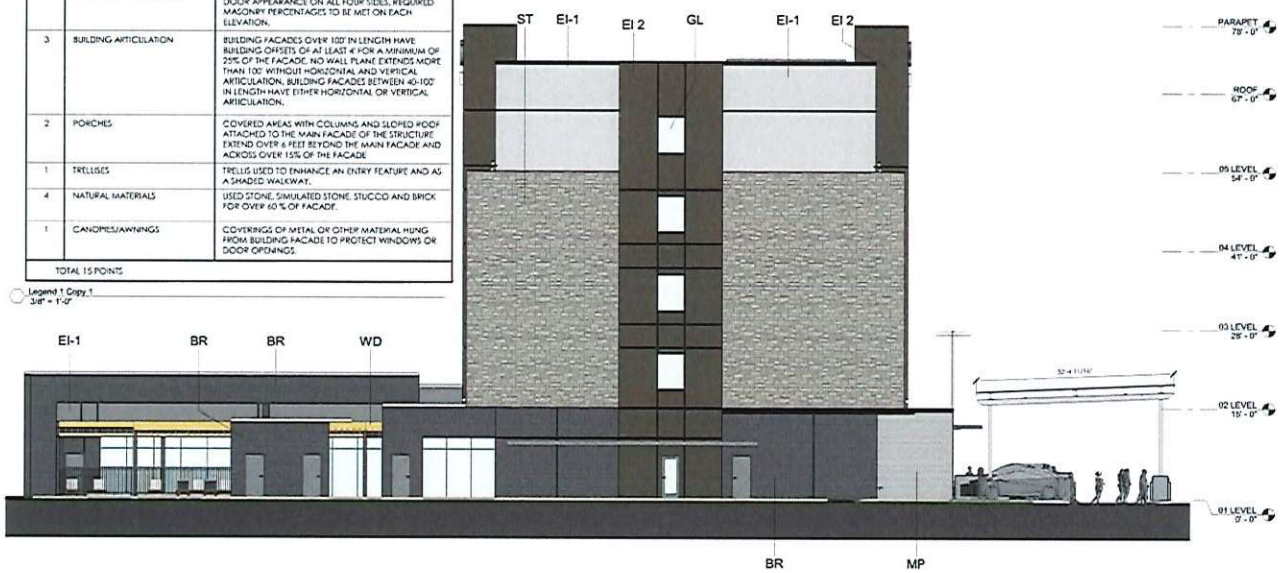
D. HAYES HINKLE - 26007



1 EAST ELEVATION
1/8" = 1'-0"

POINT SCORE PROPOSED		
POINTS	ELEMENT	DESCRIPTION
4	FOUR-SIDED ARCHITECTURE	BUILDING TO BE EQUALLY FINISHED WITH A FRONT DOOR APPEARANCE ON ALL FOUR SIDES. REQUIRED MASONRY PERCENTAGES TO BE MET ON EACH ELEVATION.
3	BUILDING ARTICULATION	BUILDING FACADES OVER 100' IN LENGTH HAVE BUILDING OFFSETS OF AT LEAST 4' FOR A MINIMUM OF 25% OF THE FACADE. NO WALL PLANE EXTENDS MORE THAN 100' WITHOUT HORIZONTAL AND VERTICAL ARTICULATION. BUILDING FACADES BETWEEN 40-100' IN LENGTH HAVE EITHER HORIZONTAL OR VERTICAL ARTICULATION.
2	PORCHES	COVERED AREAS WITH COLUMNS AND SLOPED ROOF ATTACHED TO THE MAIN FACADE OF THE STRUCTURE EXTEND OVER 6 FEET BEYOND THE MAIN FACADE AND ACROSS OVER 15% OF THE FACADE
1	TRELLISES	TRELLIS USED TO ENHANCE AN ENTRY FEATURE AND AS A SHADED WALKWAY.
4	NATURAL MATERIALS	USED STONE, SIMULATED STONE, STUCCO AND BRICK FOR OVER 60 % OF FACADE.
1	CANOPIES/AWNINGS	COVERINGS OF METAL OR OTHER MATERIAL HUNG FROM BUILDING FACADE TO PROTECT WINDOWS OR DOOR OPENINGS.
TOTAL 15 POINTS		

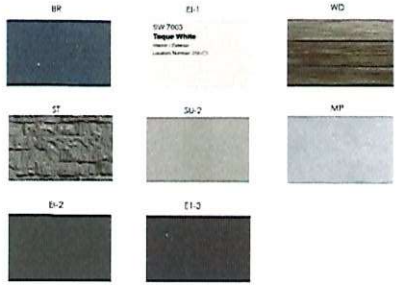
Legend 1 Copy 1
3/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND	
BR	COMMON BRICK - BLACKSON KB1 MAGNANESE KING VELOUR
EI-1	EIFS - SW 6252 - ICE CUBE
EI-2	EIFS - SW 7069 - IRON ORE
ST	EL DORADO WHITECAP STONE - LEDGE CUT33
WD	WOOD LOOK PANEL - NICHIHA - "VINATGEWOOD - SPRUCE"
MP	NICHIHA METAL PANEL
GL	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM
EI-3	EXTERIOR WINDOWS: STOREFRONT WINDOW SYSTEM

ADDITIONAL NOTES:
- ALL SIGNAGE UNDER SEPARATE PERMIT.
- KING SIZE, FACE BRICK, WITH 3/8" CONCAVE GROUT JOINT- MORTAR TO BE MATCHED TO GROUT
- CONTRACTOR TO ENSURE NICHIHA PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.



Legend 1
3/8" = 1'-0"

TYPE-SIX
TYPE-SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST., #130
ARLINGTON, TX 76010

SPRINGHILL SUITES
TEKMAK DEVELOPMENT
SHERMAN, TEXAS

PROJECT # 23005

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
04.12.2023

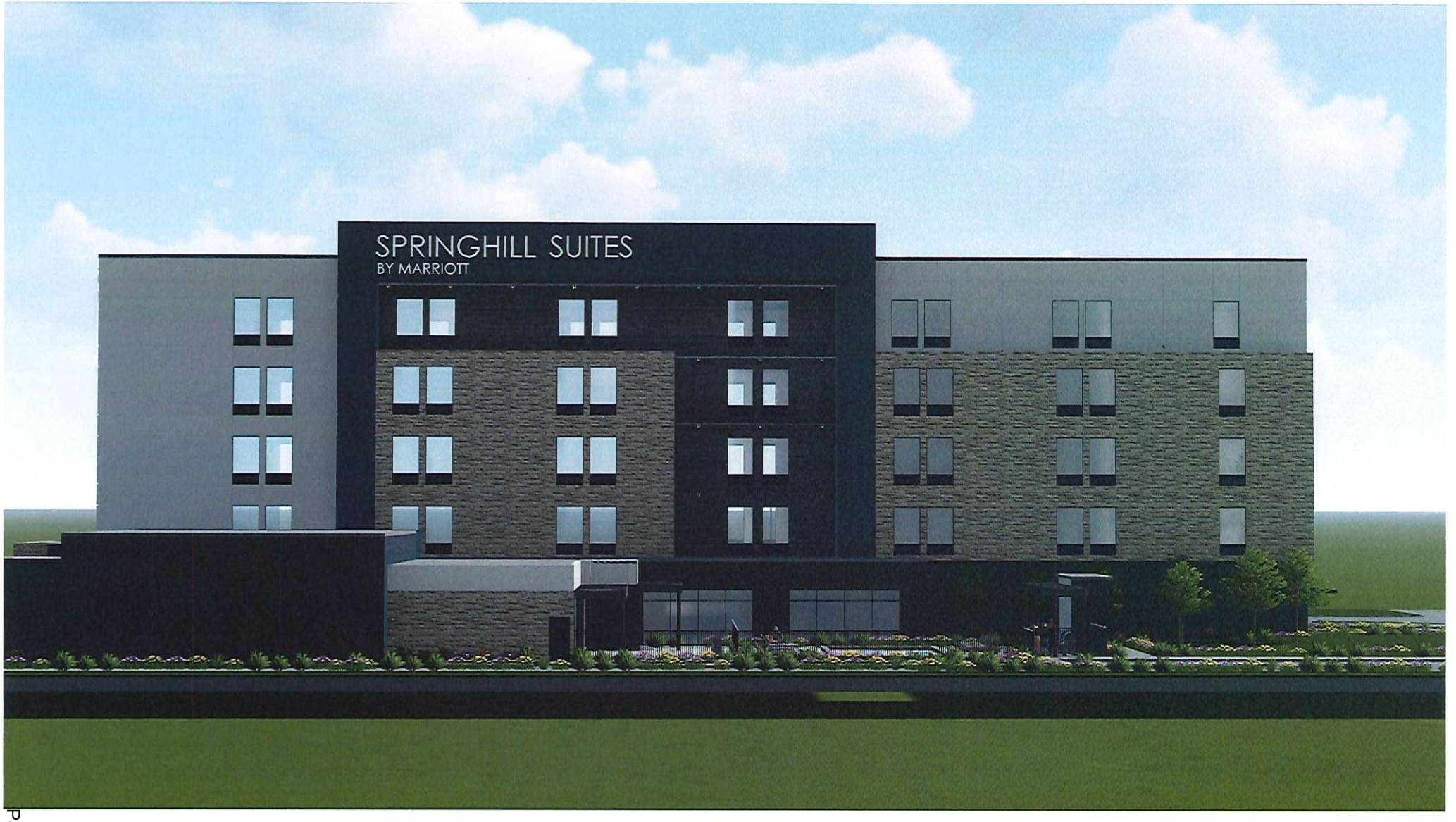
ISSUED FOR
SUP SUBMITTAL

#	Revision	Date

SHEET NAME
BUILDING ELEVATIONS

SHEET NUMBER
A4.01

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
D. HAYES HINKLE - 26007


SPRINGHILL SUITES
BY MARRIOTT


SPRINGHILL SUITES
BY MARRIOTT


SPRINGHILL SUITES
BY MARRIOTT


SPRINGHILL SUITES
BY MARRIOTT


SPRINGHILL SUITES
BY MARRIOTT
SPRINGHILL SUITES
BY MARRIOTT

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Jeff Harkinson
2600 N. US Highway 75
Sherman, TX 75090

TEKMAK Development Co.
3021 Ridge Road, A-120
Rockwall, TX 75032

Type Six Design & Development Services
300 E. Abram St. #150
Arlington, TX 76010

Brockette/Davis/Drake, Inc.
Jim Riley
4144 N. Central Expy, Suite 1100
Dallas, TX 75204

Votex Surveying Company
10440 N. Central Expy, Suite 800
Dallas, TX 75231

SMR Landscape Architects, Inc.
1708 N. Griffin Street
Dallas, TX 75202

Dear Applicants,

The request of a Public Hearing and Zoning Text Amendment to add regulations to allow a hotel use with a Specific Use Permit in the Blalock Commercial Overlay District and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District located in the 301 Block West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 and 14.03.007)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07 and 14.03.007)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
11. Water Easements by plat to be relocated per civil plan review.
12. 15' Sanitary Sewer Easement to be renamed 15' Wastewater Easement and may require relocation and resizing upon civil review.
13. Medical Drive to be extended in accordance with City criteria to serve proposed Lot. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(B)
14. Water main must be extended in accordance with City criteria to serve proposed Lot. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(G)
15. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
16. Internal water and wastewater lines will be privately owned and maintained.
17. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.
18. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
19. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
20. The location of the trash receptors must be approved by the Public Works Department.

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 12, 2024 Sent via Email

TEKMAK Sherman Hotel, LP
3021 Ridge Road A-120
Rockwall, TX 75087

Kellen Robertson
1800 Teague Dr., Suite 100
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602 located at 301 West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 19, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's updated ordinance for the Blalock Commercial Overlay District (g).
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. Permanent residents are not permitted. Any hotel guest shall not stay longer than 30 days.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
9. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

13. Replat required to join Lots 1 & 2. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
14. Parking will not be permitted within 15' Landscape, Sidewalk, & Utility Easements. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
15. Final Acceptance of designed wastewater line on western boundary line to be issued by Engineering Department prior to issuance of Certificate of Occupancy. *Code of Ordinances Chapter 14.06.003*
16. Internal water line shall be private. Public main is not permitted to cross property.
17. 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)*
18. 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.

19. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

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.

20. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or 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. 16.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

500 BLOCK EAST LAMBERTH ROAD (Project No. 24-005351) **TABLED FROM NOVEMBER 19, 2024**

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) concerning the property located in the 500 Block East Lamberth Road, consisting of 2.233 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 0.57 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

Background:

The property is located in the 500 Block East Lamberth Road at the corner of Masters Street and Lamberth Road. The owner is requesting a Variance for the Floor Area Ratio along with a Site Plan and Specific Use Permit to allow a Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

Origination:

Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this Specific Use Permit, Site Plan, and Variance for FAR of 0.57 in lieu of the required 0.50.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Comment Response Letter
7. Site Plan
8. Elevations

9. Landscape Plan
10. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

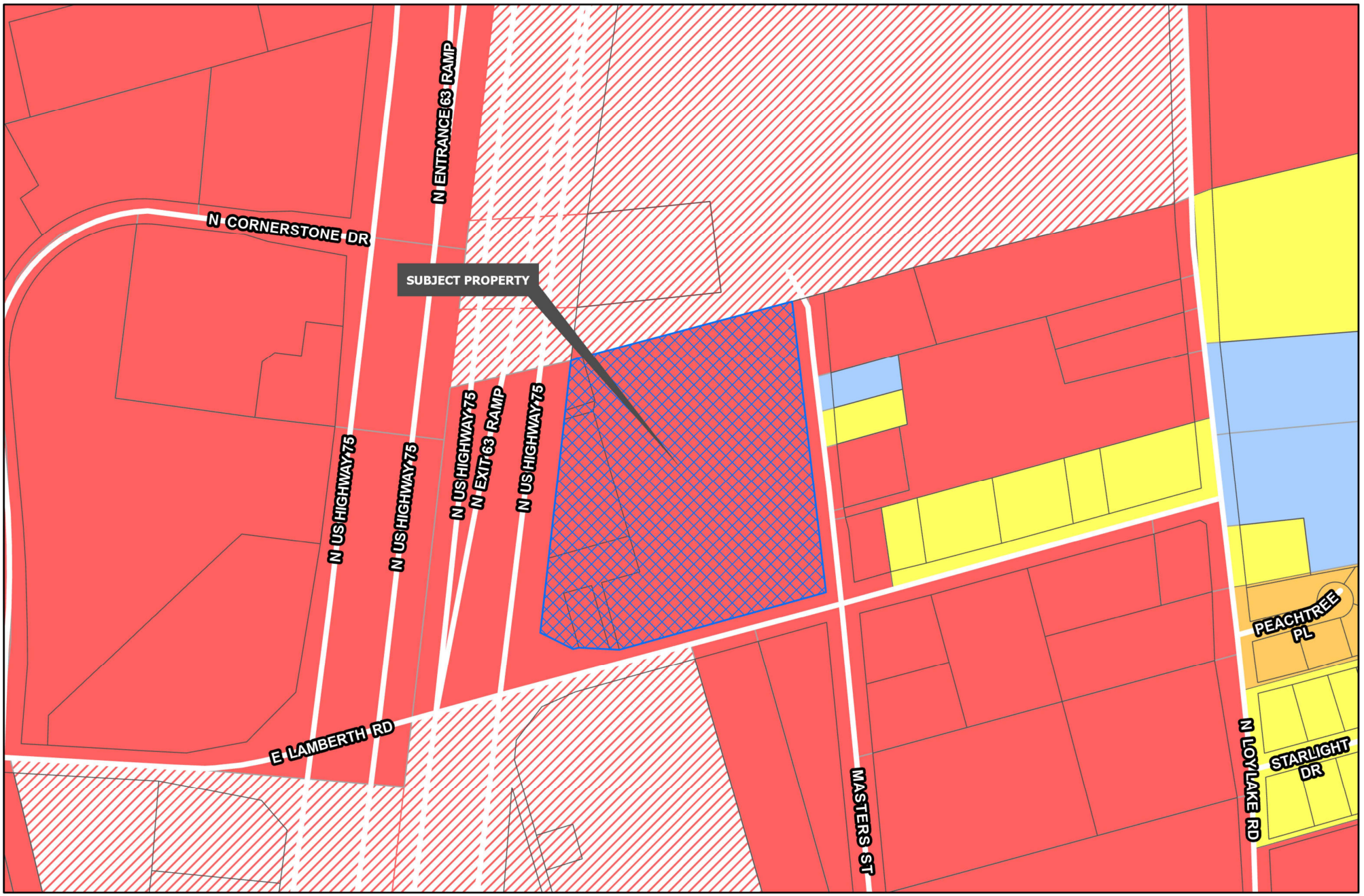
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
500 BLK E LAMBERTH RD

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Date: 11/8/2024 11:24 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

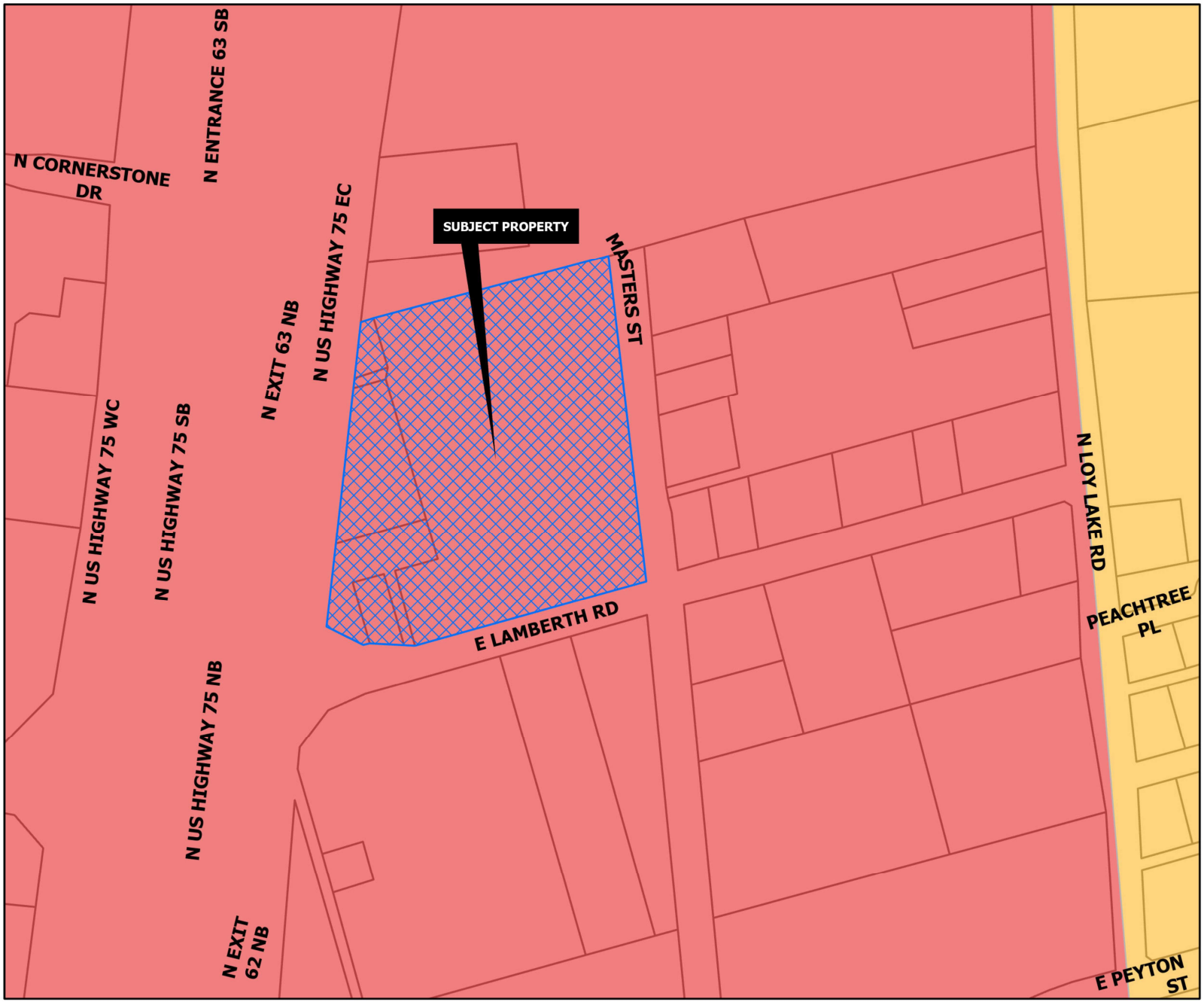
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
500 BLK E LAMBERTH RD

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W E
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Date: 11/8/2021 1:34:04



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
500 BLK E LAMBERTH RD

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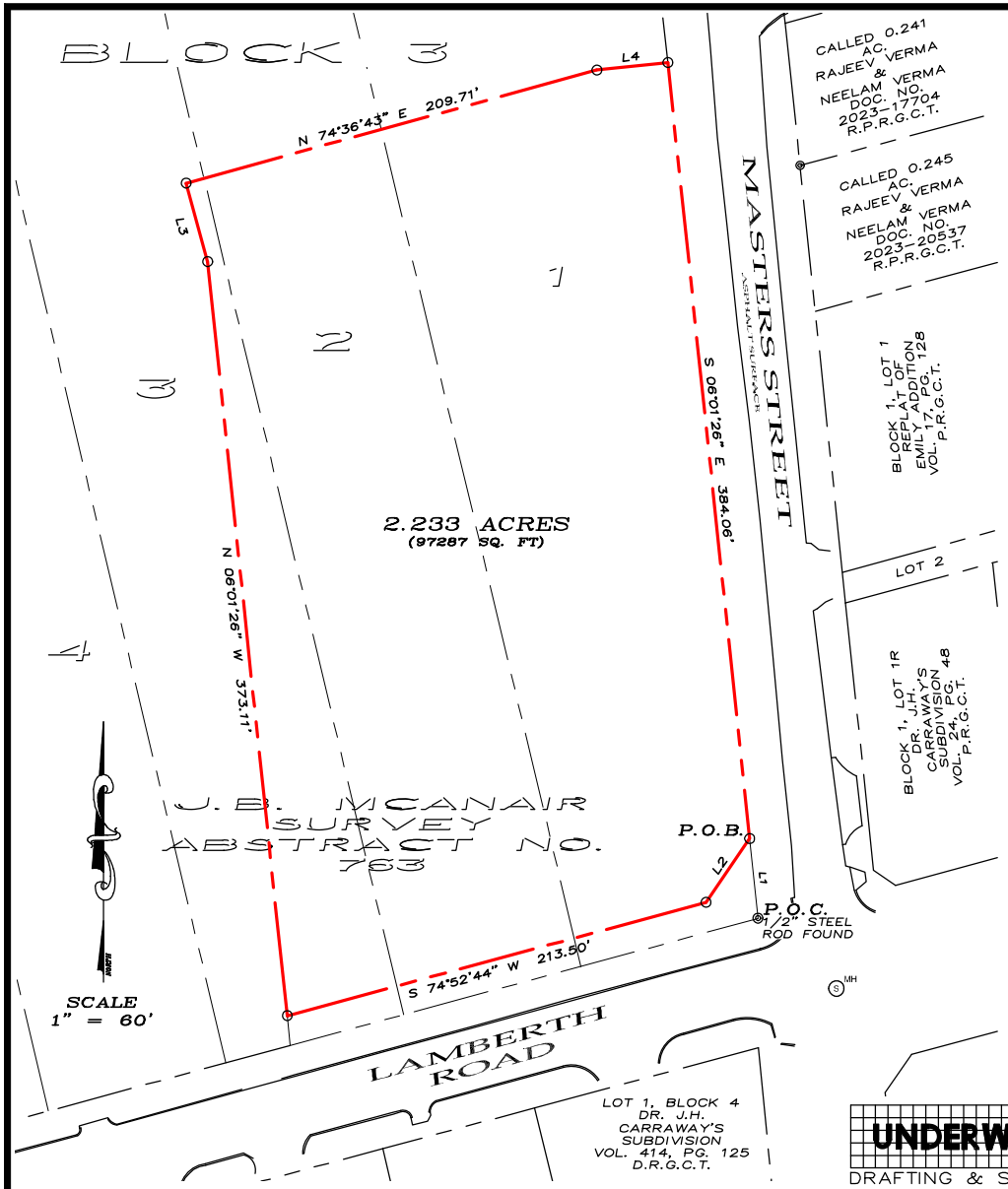
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Sherman
CLASSIC TOWN, BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 24-005351
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229


Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 24-005351
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7225


Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST


Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT # 24-005351
Planning & Zoning Map
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7228



JOB NO. 24111268
DFT: EB

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

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LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
◎	1/2" STEEL ROD FOUND
○	POINT FOR CORNER
Ⓢ MH	SEWER MANHOLE
	BOUNDARY LINE
	PROPERTY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 06°01'26" W	39.44'
L2	S 34°25'39" W	38.05'
L3	N 15°23'17" W	40.07'
L4	N 83°58'34" E	35.10'

LEGAL DESCRIPTION FOR SPECIFIC USE PERMIT

Situated in the 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 and 3, Block 3, of the Dr. J. H. Carraway's Subdivision, an addition to Grayson County, Texas, as shown by plat of record in Volume 414, Page 125, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Commencing at a 1/2" steel rod found for the southeast corner of said Lot 1;
Thence North 06°01'26" West, a distance of 39.44 feet to the True Point of Beginning;

Thence South 34°25'39" West, over and across said Lot 1, a distance of 38.05 feet to a point;

Thence South 74°52'44" West, continuing across said Lot 1, and over and across said Lot 2 and Lot 3, a distance of 213.50 feet to a point;

Thence North 06°01'26" West, continuing across said Lot 3, a distance of 373.11 feet to a point;

Thence North 15°23'17" West, continuing across said Lot 3, a distance of 40.07 feet to a point;

Thence North 74°36'43" East, continuing across said Lot 3, and over and across said Lot 1 and Lot 2, a distance of 209.71 feet to a point;

Thence North 83°58'34" East, continuing across said Lot 1, a distance of 35.10 feet to a point on the easterly line of said Lot 1, said point also being in the westerly Right-of-Way line of Masters Street;

Thence South 06°01'26" East, with the easterly line of said Lot 1, and with the westerly Right-of-Way line of said Masters Street, a distance of 384.06 feet to the Point of Beginning and containing 2.233 acres of land, more or less.

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

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

DATE OF SURVEY: 11/27/24

500 BLK E LAMBERTH

(Applicant responses are in BLUE)

Zoning

Site Plan

1. Setback lines should adhere to the C-1 (Retail Business) District. *(Sec. 14.02.016(1))*
    a. The north property line shall be updated to reflect the 25' rear setback **Addressed**
    b. The east property line shall be updated to reflect the 15' side setback along Masters Street **Addressed**

2. The Floor Area Ratio (FAR) cannot exceed 0.5. *(Sec. 14.02.016(4)(B))*
    a. 0.62 exceeds the allow FAR **We are requesting a Variance for this item.**

3. The maximum allowable building area (the footprint of the building) shall not exceed 50% of the gross area of the lot.
    a. 56,000 exceeds the allowed 50% of the area of the lot. **We are requesting a Variance for this item.**

4. Required parking spaces shall be a minimum of nine (9) feet wide. *(Sec. 14.04.003(3))*
    a. The handicap parking spaces on the east side must be at least 9' wide. *(Sec. 14.04.003(d)(3)* **Addressed**

5. The minimum parking for a hotel is 1 parking space for every unit plus the required parking for retail, office, and other uses as applicable. *(Sec. 14.04.003(e))*
    a. The square feet for all uses, including office area, restaurant, etc. must be identified in the tabulation on the Site Plan. **This hotel does not have a restaurant, kitchen, etc. – only a small lobby and check-in counter. We have provided 1 space per guest room and 11 additional spaces.**
    b. Required landscape islands will affect parking count. **We have added landscape islands.**

6. The dumpster cannot be placed in front of the building. *(Sec. 14.04.004(4))* **We have relocated the Dumpster Enclosure to the northeast end of the lot.**

Landscape Plan *(Sec. 14.04.006)*

7. A landscape island must be provided for every 12 parking stalls. *(Sec. 14.04.006(d)(A))* **Addressed**
8. Trees must be chosen from the approved Tree List. (*Sec 14.04.006(b)(E))*
    a. Texas Ash and Mexican Plum are not on the approved tree list **Addressed**

Engineering

Required Revisions per Engineering Department:

9. East-West portion of Masters to be shown as mutual access easement. Show filing information of said mutual access easement on site plan. **We have decided not to connect the internal drive to the property to the north.**

Informational Engineering Comments:

10. Replatting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004* **Understood. We will submit a Re-plat after approval of the SUP & Variance (FAR).**

11. Wastewater main shall be extended in accordance with City criteria to serve proposed Lot 3 of proposed ESA Sherman Addition. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005* **Understood. Per our conversations with Staff, we plan to extend a sewer main northward up the internal drive from the existing sewer main in Lamberth to serve proposed Lots, 2, 3 and 4.**

12. Mutual Access Easement required to access property off of East-West portion of Masters Street mutual access. Documentation to be provided to City of Sherman as a part of the Preliminary Plat Submittal Package and as a part of the Civil Plans Submittal Package. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)* **We have decided not to connect the internal drive to the property to the north.**

13. Widening or improvement of Masters Street by developer may be required upon development. *Code of Ordinances Chapter 10.03.003+* **Understood.**

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)* **Understood.**

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* **Understood.**

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* **Understood.**

Fire Services

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

Building is equipped throughout with an approved automatic sprinkler system.

17. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. **Understood. Will show new Fire Hydrants on the engineered civil plans to meet the city criteria.**

18. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. (Located In City Ordinances Amendments) **Understood. Will show the FDC on the engineered civil plans to meet the city criteria.**

19. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. (Located In City Ordinances Amendments **Understood.**

Building is over 3 stories or 30' in height or 62,000 square feet in gross area. **We have discussed the site plan with Fire Marshal Stewart and he is OK with the layout of the Fire Lanes. See attached email.**

20. [ ] 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.

21. [ ] 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) **Understood.**

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.

22. [ ] 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) **Understood.**

Solid Waste

23. Dumpster must be built to current enclosure standards as outlined in Ordinance No. 6769. Ordinance Updates | Sherman, TX - Official Website **Understood.**

steve@scm-development.com

From: Stewart, Dillon <DillonS@cityofsherman.com>
Sent: Tuesday, November 12, 2024 1:00 PM
To: jvasquez vasquezengineering.com
Cc: Davis, Steven; steve@scm-development.com
Subject: Re: NEC 75 & Lamberth

Juan,

I have no issues with the plan provided, only comments that still pertain are the prior Hydrant, Riser Room, and FDC comment. Since the West lane is not going to be Fire Lane against the building , please place Required Hydrant, FDC, Exterior Riser Room door and Knox box off fire lane. We accept the one 26' that is within distance and is one entire length of the east side for aerial access.

Dillon Stewart
Fire Marshal
Sherman Fire – Rescue
Fire Marshal Office Extension: 7267
Asst. Fire Marshal Office Extension: 7006
Phone: 903-892-7273
dillons@cityofsherman.com

From: jvasquez vasquezengineering.com <jvasquez@vasquezengineering.com>
Sent: Tuesday, November 12, 2024 12:51:08 PM
To: Stewart, Dillon <DillonS@cityofsherman.com>
Cc: Davis, Steven <stevend@cityofsherman.com>; steve@scm-development.com <steve@scm-development.com>
Subject: NEC 75 & Lamberth

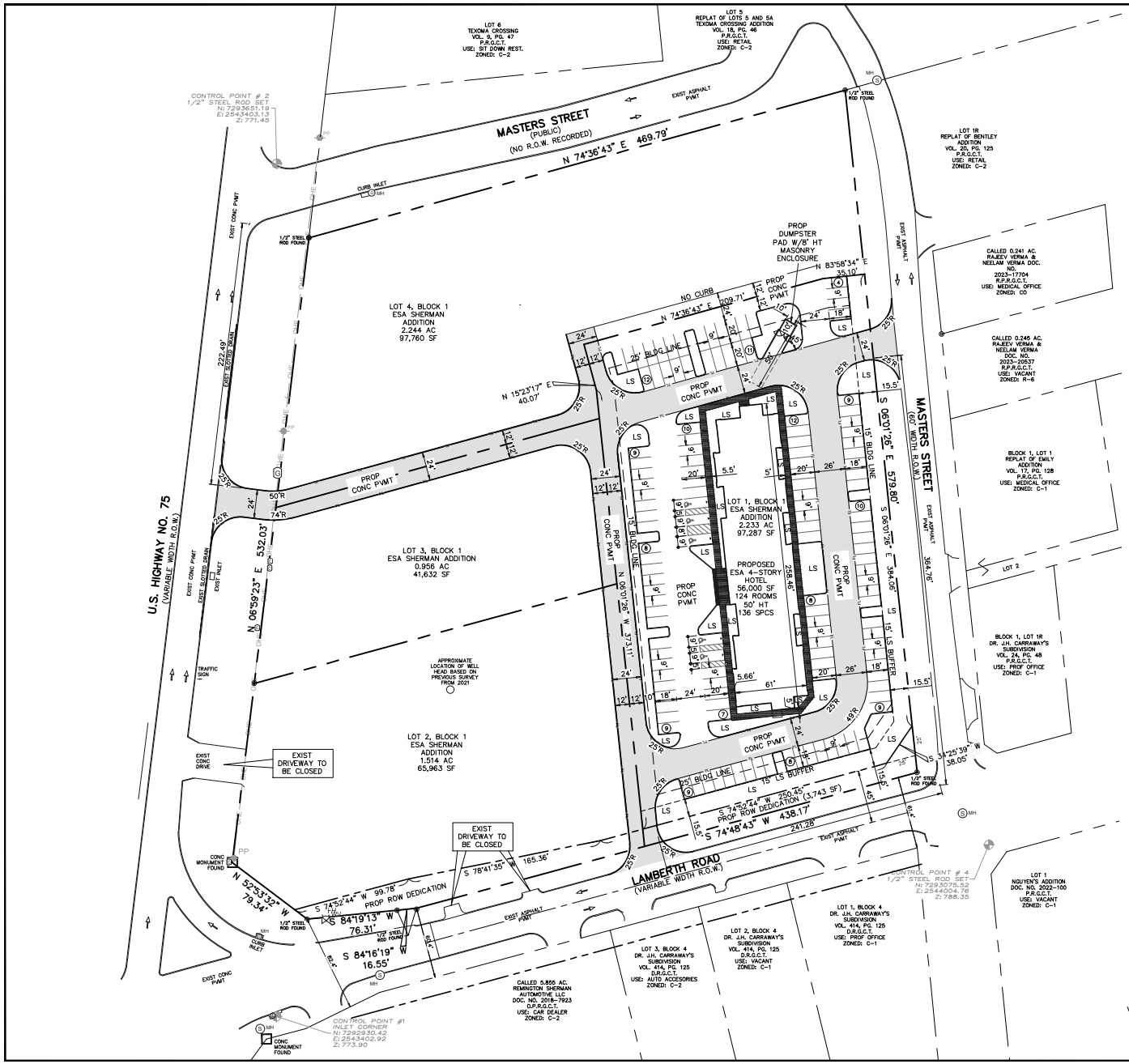
EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Dillon,

See attached concept plan with some redline notes on it. In general, the question is do we need to have 26' wide fire lanes all around the building? Typically, what we had done in other municipalities with these hotel projects is provide one26' wide fire lane along one side of the building. In our case the fire lane adjacent to the building on the east side is 26' wide and within 30' to the building and no closer than 15'. The issue we are going to have with another fire lane on the west side of the building is its proximity to the common access fire lane that serves the rest of the development. There is not enough distance between them to have full a 25' turning radius in order to make a 180 degree turn at each end. If you don't require the full 180-degree turn, then we can make a 24' fire lane work on the west side of the building.

Thanks, Juan

Juan J. Vasquez, P.E.
President
Vasquez Engineering, LLC
1919 S. Shiloh Road, Suite 440



NOTES

1. SURVEY PREPARED BY UNDERWOOD DRAFTING & SURVEYING, DATED 03/01/2024.
2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
4. ALL CURB RADII NOT LISTED IS 2' AT FACE OF CURB.
5. REFERENCE LANDSCAPE PLANS FOR SITE LANDSCAPE DESIGN.

SITE SUMMARY TABLE LOT 1

Site Address	LAMBERTH ROAD	
County	GRAYSON	
Project Name	ESA PREMIER-SHERMAN	
Zoning District	'C-1'	
Proposed use	HOTEL	
Site Area:	2.319 Acres 101,030 S.F.	
Site Area (Net ROW DED):	2.233 Acres 97,287 S.F.	
Building Area	56,000 S.F.	
Building Height:	4 Story - 50'	
Lot Coverage:	14,000 / 97,287 = 14.4%	
Floor Area Ratio:	56,000 S.F. / 97,287 = 1:57.6	
Parking Required Building:	124 ROOMS	
	HOTEL (1 SPC/ROOM)	= 124 SPACES
Total Parking Required:		= 124 SPACES
Parking Provided:	REGULAR	= 130 SPACES
	ACCESSIBLE	= 5 SPACES
	TOTAL	= 135 SPACES
Impervious Area:	68,319 S.F.	
Impervious Area Ratio:	68,319 S.F. / 89,623 = 76.56%	
Pervious Area Ratio:	21,004 S.F. / 89,623 = 23.44%	

DEVELOPER
FOUR RIVERS CAPITAL
JAMES F. MASON, JR.
4514 COLE AVE.
SUITE 1220
DALLAS, TX 75205

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE

SITE PLAN
ESA PREMIER – SHERMAN
LOT 1, BLOCK 1
ESA SHERMAN ADDITION
2.233 ACRES, 97,287 SF
CITY OF SHERMAN, TEXAS
NOVEMBER 25, 2024

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION PERMITTING OR IMPLEMENTATION PURPOSES
JUAN J. VASQUEZ
TEXAS NO. 85353
DATE: 11/25/2024
VASQUEZ ENGINEERING, L.L.C
TX REG # F-12266

DEVELOPER:
FOUR RIVERS CAPITAL
4514 COLE AVE.
SUITE 1220
DALLAS, TX 75205

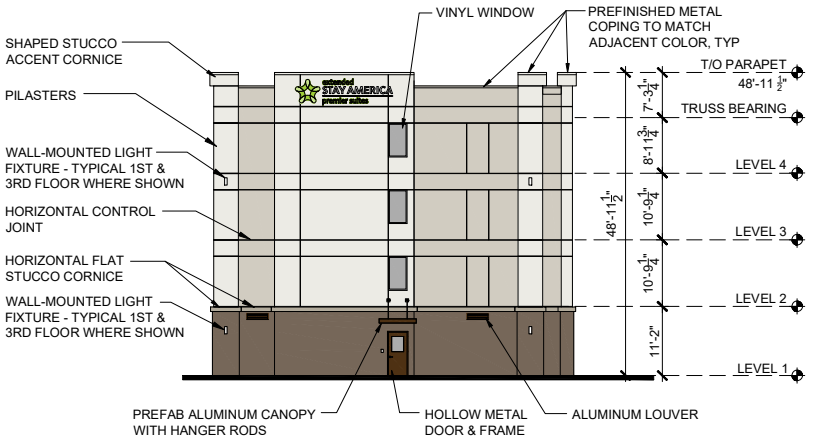
SITE PLAN
ESA PREMIER - SHERMAN
LOT 1, BLOCK 1
ESA SHERMAN ADDITION
CITY OF SHERMAN, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
E12-06 dwg\SITE PLAN.dwg
Date: 11/25/2024

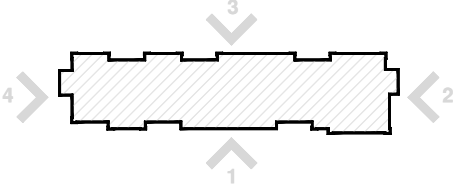
SHEET
SP1

COLOR / MATERIAL LEGEND

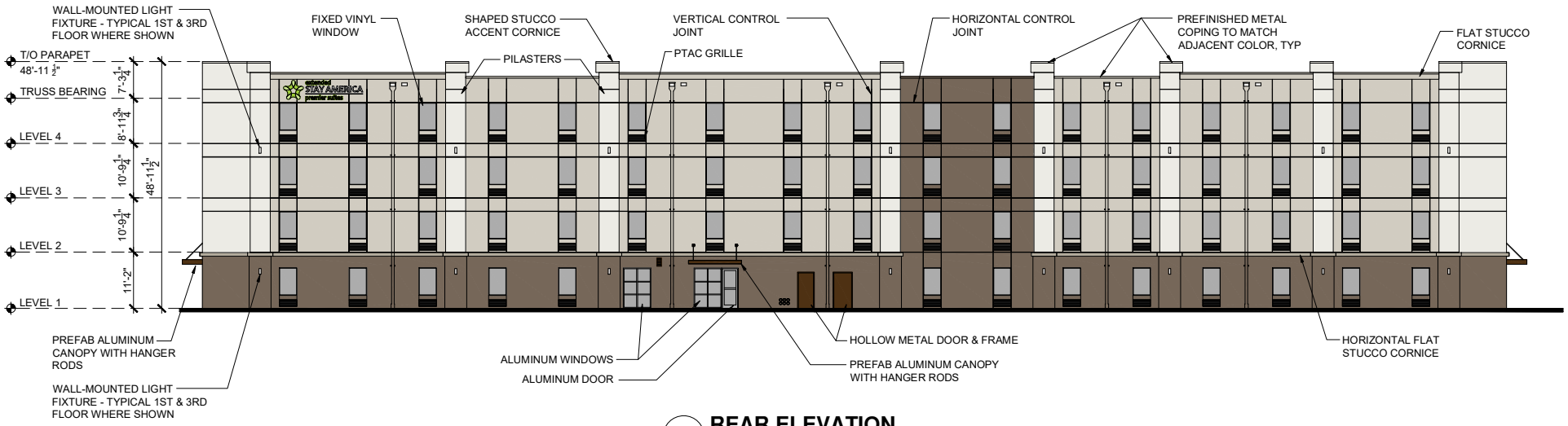
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- STUCCO: PPG 1025-1 "COMMERCIAL WHITE"
- STUCCO: PPG 1025-3 "WHISKERS'
- STUCCO: PPG 1025-4 "SHARKSKIN"
- EXTERIOR TRIM: CP410 "BRONZETONE"
- KINGSIZE DOVE GRAY BRICK BY ACME BRICK



4 SIDE ELEVATION
SCALE: 1" = 20'



KEYPLAN



3 REAR ELEVATION
SCALE: 1" = 20'

SHERMAN TX

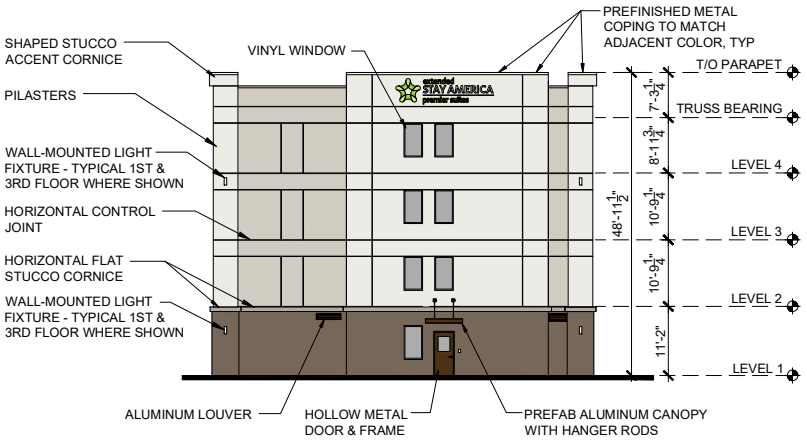
EXTENDED STAY AMERICA

Alameda architecture

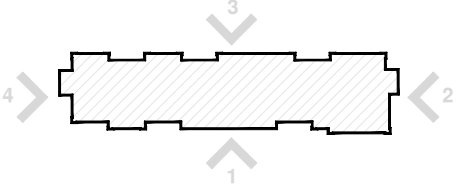
September 27, 2024

COLOR / MATERIAL LEGEND

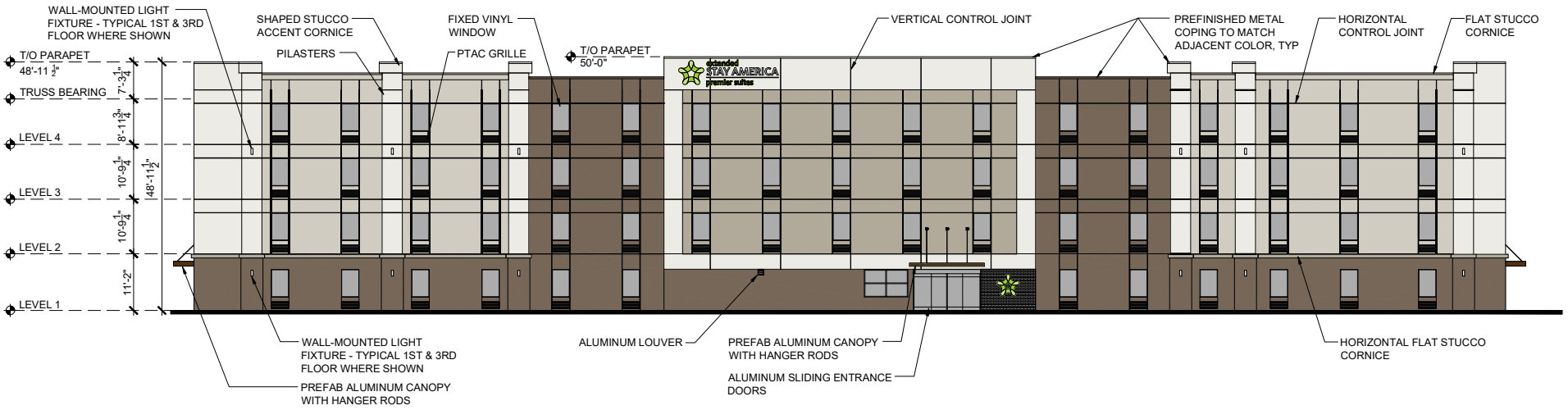
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- STUCCO: PPG 1025-3 "WHISKERS'
- STUCCO: PPG 1025-4 "SHARKSKIN"
- EXTERIOR TRIM: CP410 "BRONZETONE"
- KINGSIZE DOVE GRAY BRICK BY ACME BRICK



2 SIDE ELEVATION
SCALE: 1" = 20'



KEYPLAN



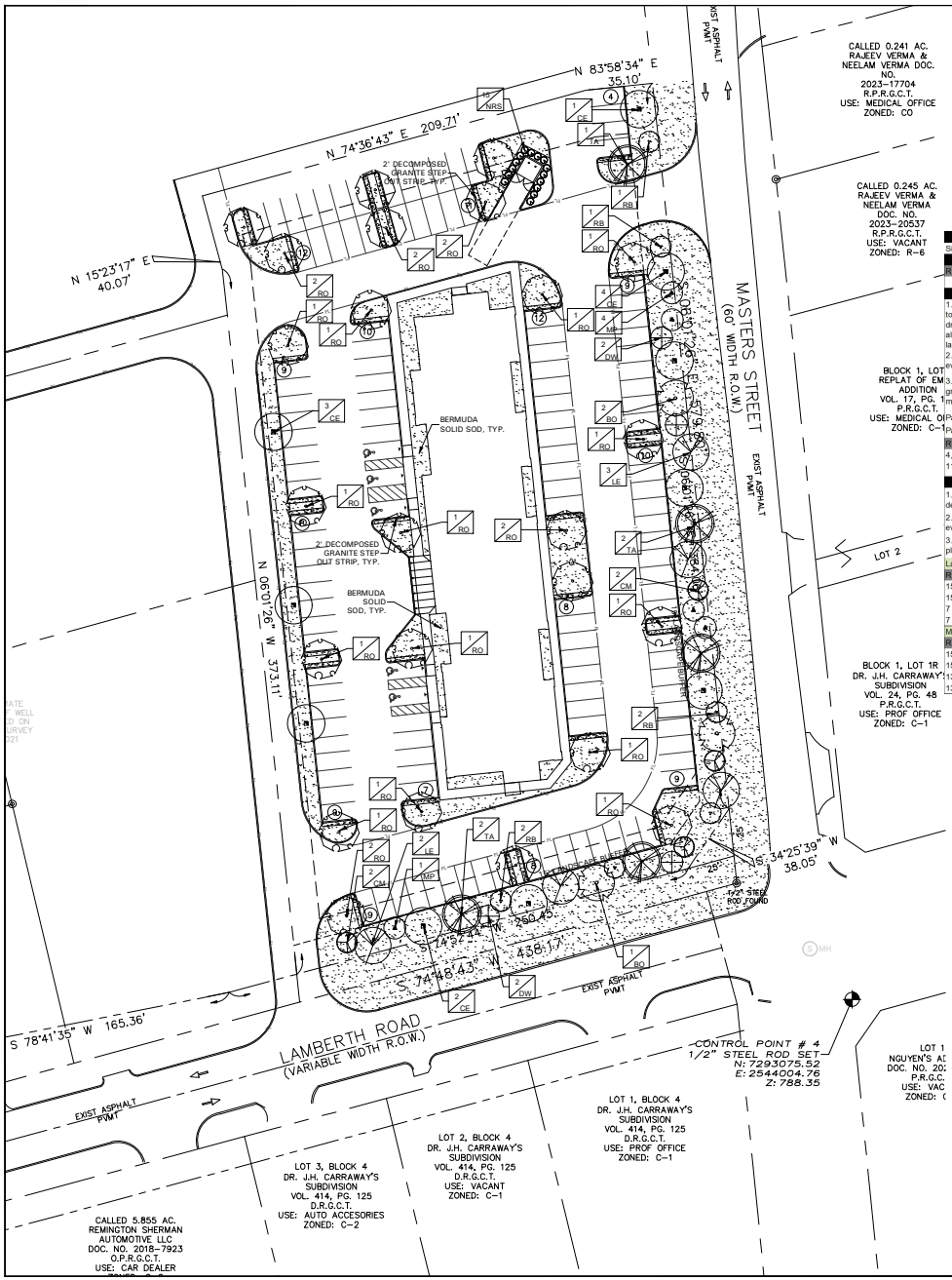
1 FRONT ELEVATION
SCALE: 1" = 20'

SHERMAN TX

EXTENDED STAY AMERICA

Alameda architecture

September 27, 2024



LANDSCAPE TABULATIONS for Sherman, TX

Site - 101,030 s.f.

SITE LANDSCAPE

REQUIRED	PROVIDED
	21,004 s.f. (23.44%)

PARKING LOT LANDSCAPE

1. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be located along the perimeter of a parking lot or interior of the parking lot as landscaped islands.
2. Minimum of 1 shade tree shall be planted in all islands and every 12 stalls. Every parking space shall be within 50' of a tree.
3. Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees, or other such materials. A 2' wide step out strip to be provided for vehicles.

Parking Area = 43884 s.f.
Parking Spaces = 135

REQUIRED	PROVIDED
4,388 s.f. (10%)	4,737 s.f.
11 trees	24 trees

STREET PERIMETER BUFFER

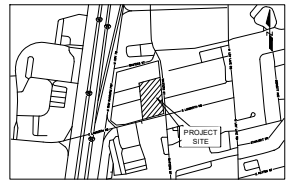
1. A 15' street buffer shall be provided at the perimeters of a development adjacent to a public right-of-way.
2. 2 shade trees and 2 ornamental trees shall be provided for every 1000 s.f. of buffer area.
3. No more than 25% shall be single species and trees shall be planted to look natural.

Lamberth Road - 238 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 238 l.f. = 3570 s.f.	
7 shade trees	7 shade trees
7 ornamental trees	7 ornamental trees

Masters Street - 423 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 423 l.f. = 6345 s.f.	
13 shade trees	13 shade trees
13 ornamental trees	13 ornamental trees



LOCATION MAP
N.T.S

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FINDGRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140N WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3"/6" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
3	BO	Bur Oak	*Quercus macrocarpa*	3" cal.	12' ht., 4' spread, matching
10	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
5	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 5' spread, matching
24	RO	Red Oak	*Quercus rubra*	3" cal.	12' ht., 5' spread
5	TA	Chinquapin Oak	*Quercus muehlenbergii*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
4	CM	Crepe Myrtle 'Dynamite'	*Lagerstroemia indica 'Dynamite'*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
4	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
5	MP	Mexican Plum	*Prunus mexicana*	30 gal.	8' ht., 4' spread min.
6	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
15	NRS	Nellie R Stevens Holly	*Ilex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
		Bermuda Solid Sod	*Cynodon dactylon*		
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

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P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c: 512.517.3589

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LANDSCAPE PLAN
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2.333 ACRES, 97,287 SF
CITY OF SHERMAN, TEXAS
NOVEMBER 04, 2024

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RAYMOND
STATE OF TEXAS
4754

DEVELOPER:
FOUR RIVERS CAPITAL
4514 COLE AVE.
SUITE 1220
DALLAS, TX 75205

LANDSCAPE PLAN
ESA PREMIER - SHERMAN
LOT 1, BLOCK 1
ESA SHERMAN ADDITION
CITY OF SHERMAN, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
I:\2-Drawings\SITE PLAN.dwg
Date: 11/04/2024

SHEET
L1.1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 10, 2024 Sent via Email

Steve Meier
Email: steve@scm-development.com
4514 Cole Avenue, Suite 1220
Dallas, TX 75205

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.016 to allow a 0.57 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.located in the 500 Block East Lamberth Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 17, 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 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City ordinance.
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. Permanent residents are not permitted. Any hotel guest shall not stay longer than 30 days.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
9. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review

letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

13. Replatting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
14. Wastewater main shall be extended in accordance with City criteria to serve proposed Lot 3 of proposed ESA Sherman Addition. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
15. Widening or improvement of Masters Street by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
16. 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)*
17. 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*
18. 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.

*Not provided on site plan

19. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
    *Not provided on site plan
20. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)*
    *Not provided on site plan
21. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments*

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.

22. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*

It is the policy of the Planning and Zoning Commission and Board of Adjustment not to consider a request unless the applicant or 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 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. 17.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3600 BLOCK STEEPLE CHASE DRIVE (Project No. 24-005561) WITHDRAWN FROM NOVEMBER 19, 2024

The request of Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located in the 3600 Block Steeple Chase Drive, consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 0.55 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

Background:

The property is located in the 3600 Block Steeple Chase Drive near the intersection of West FM 1417 (Heritage Parkway) and Steeple Chase Drive. The owner is requesting a Variance for the Floor Area Ratio along with a Specific Use Permit and Site Plan to allow mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

The following has been approved for this location:

- 5/16/2023 - Public Hearing and Variance under Section 14.02.016 to allow a 5’ side yard setback on the West side property line in lieu of the required 15’ side yard setback in a C-1 (Retail Business) District/FM Highway 1417 Overlay District.
- 5/16/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District.

Origination:

Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this Specific Use Permit amendment, Site Plan, and Variance request.

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. Elevations
10. Landscape Plan
11. Ordinance 6605
12. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

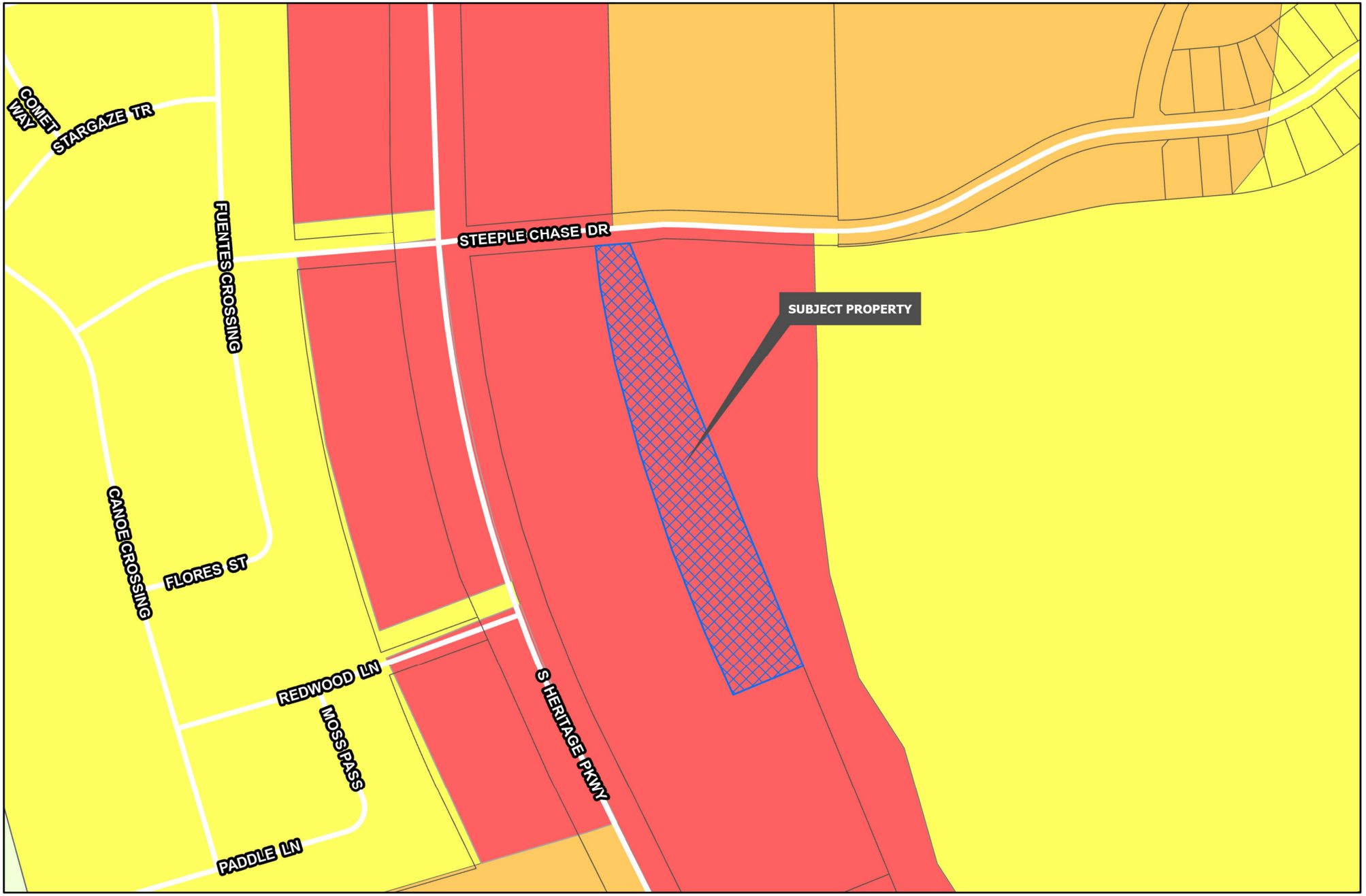
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3600 BLK STEEPLE CHASE DR

N
W E
S

Date: 11/8/2024 11:24 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

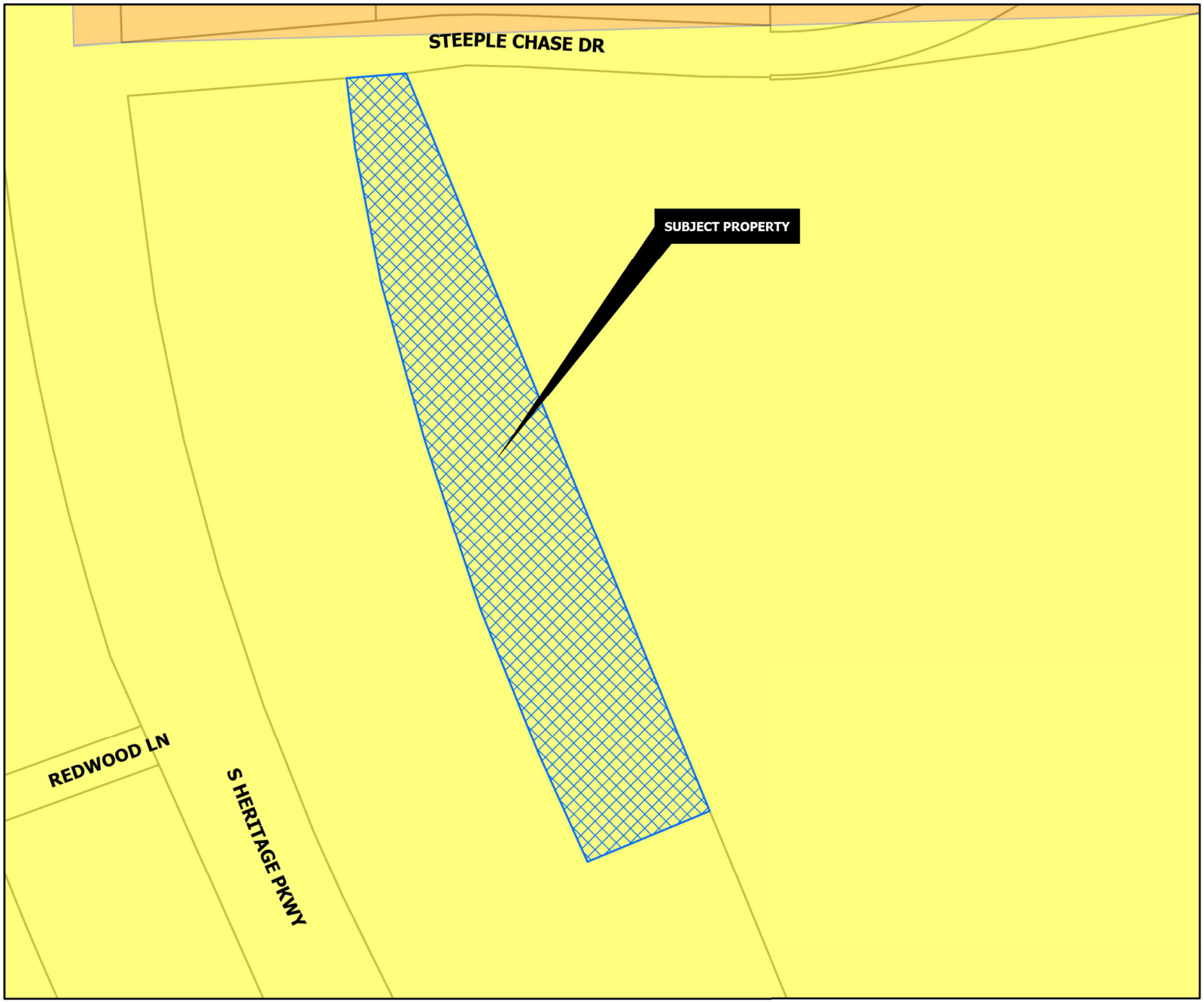
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3600 BLK STEEPLE CHASE DR

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Date: 11/8/2024 11:34:04



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
3600 BLK STEEPLE CHASE DR

N
W E
S

Date: 11/8/2024 11:24:37 AM

Marlow, Lauren

From: Planning
Subject: RE: Zoning and Development Applications

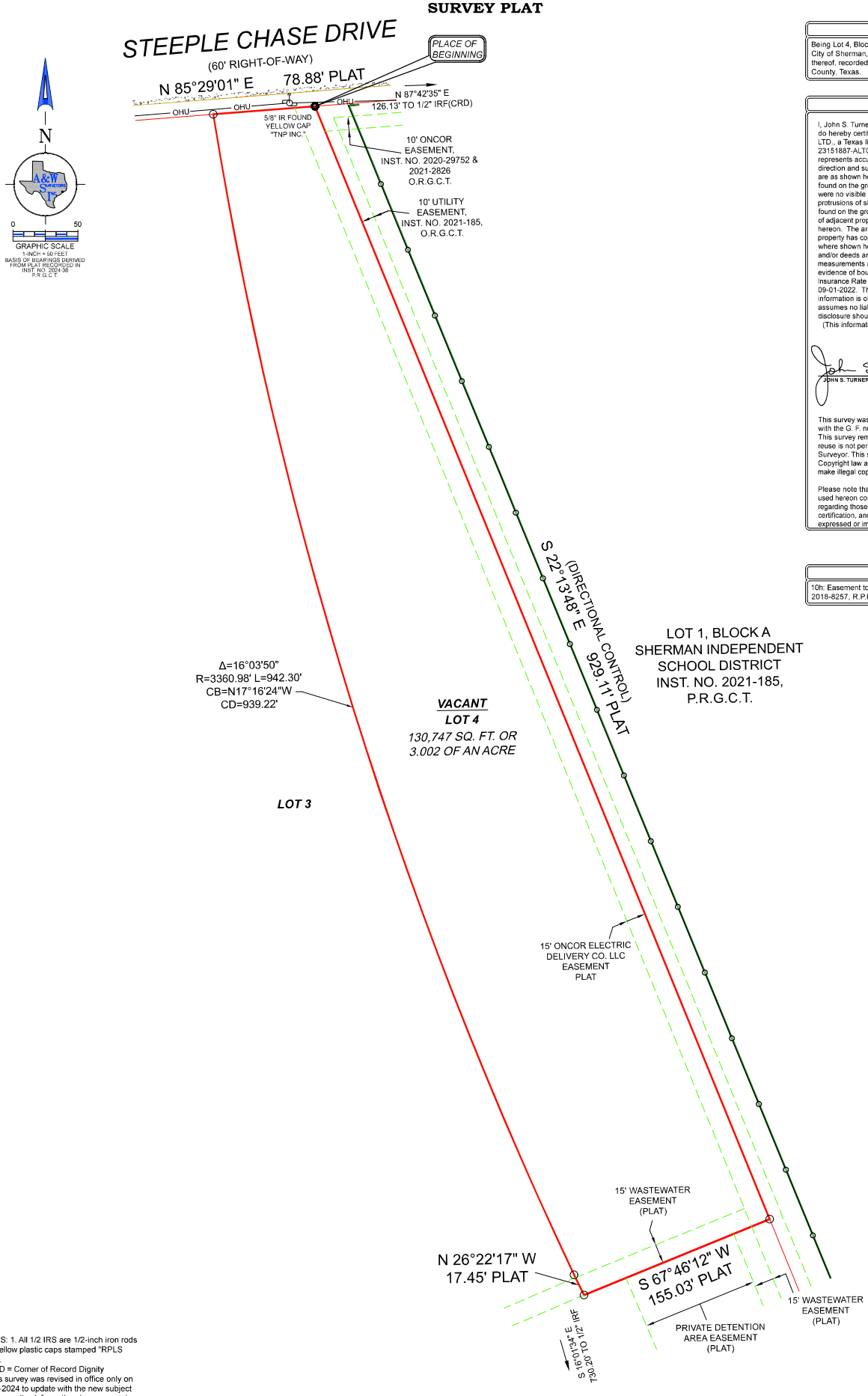
From: Jeremy Gray
Sent: Monday, November 25, 2024 11:06 AM
To: Planning
Cc: Planning; Jim Lee
Subject: Re: Zoning and Development Applications

Attached is the photo of the sign installed on site.



Jeremy A. Gray
Gray & Co. Real Estate
4300 MacArthur Ave. Ste. 175
Dallas, TX 75209

SURVEY PLAT



LEGAL DESCRIPTION

Being Lot 4, Block 1, of Bearcat Crossing Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the Map or Plat thereof, recorded in Instrument No. 2024-38, Plat Records, Grayson County, Texas.

SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to 1900 Cedar Springs, L.P., Bearcat Crossing, LTD., a Texas limited partnership, all in connection with G. F. NO. 23151887-ALTC, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Flood Insurance Rate Map, Community Panel No. 481813c0400G, dated 09-01-2022. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies. (This information is protracted from F.I.R.M.)

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

NOTE

10h: Easement to the City of Sherman, recorded in Clerk's File No. 2018-8257, R.P.R.G.C.T. (Does Not Affect)

NOTES: 1. All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
2. CRD = Corner of Record Dignity
3. This survey was revised in office only on 03-07-2024 to update with the new subject plat's recording information. Improvements were not inspected for this revision.

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	BRICK RET. WALL	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	GUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH.	BOLLARD POST	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAIN-LINK FENCE	ROUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH.		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IP FOUND	LIGHT POLE	SAN. SEW. CO.	P.E. POOL EQUIP.	ASPHALT	COVERED AREA	TILE

STEEPLE CHASE DRIVE

GRAYSON, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 23-3385
DATE 03-27-2023
DRAWN BY: AR

"A professional company dedicated to excellence"

Sherman Specific Use Permit, Site Plan, & Variance

November 4, 2024

RE: Regarding Lot 4 Block 1 of the Bearcat Crossing Addition

1. Request to amend the current Specific Use Permit (Ordinance 6605) by approving the revised preliminary site plan and building elevations. The difference between the revised preliminary site plan and the previously approved preliminary site plan is the revised site plan has additional square footage in Building C as a second floor was added, shown in the updated building elevation drawings.

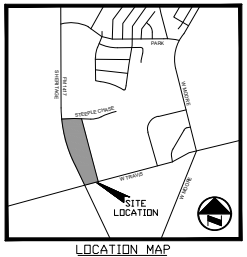
2. Request a variance to the Floor Area Ratio requirement to allow for a Floor Area Ratio higher than .50.

Response to Staff Comments

December 3, 2024

The following changes were made in response to staff comments and shown on the updated drawings:

1. Updated Site Plan showing the minimum required 25’ B.S.L. on the south side of the property.
2. Updated Site Plan showing the 5’ B.S.L variance on the west side of the property approved on 5/16/2023.
3. Updated Landscape Plan identifying the species of trees in the Legend.



LOCATION MAP
NOT TO SCALE

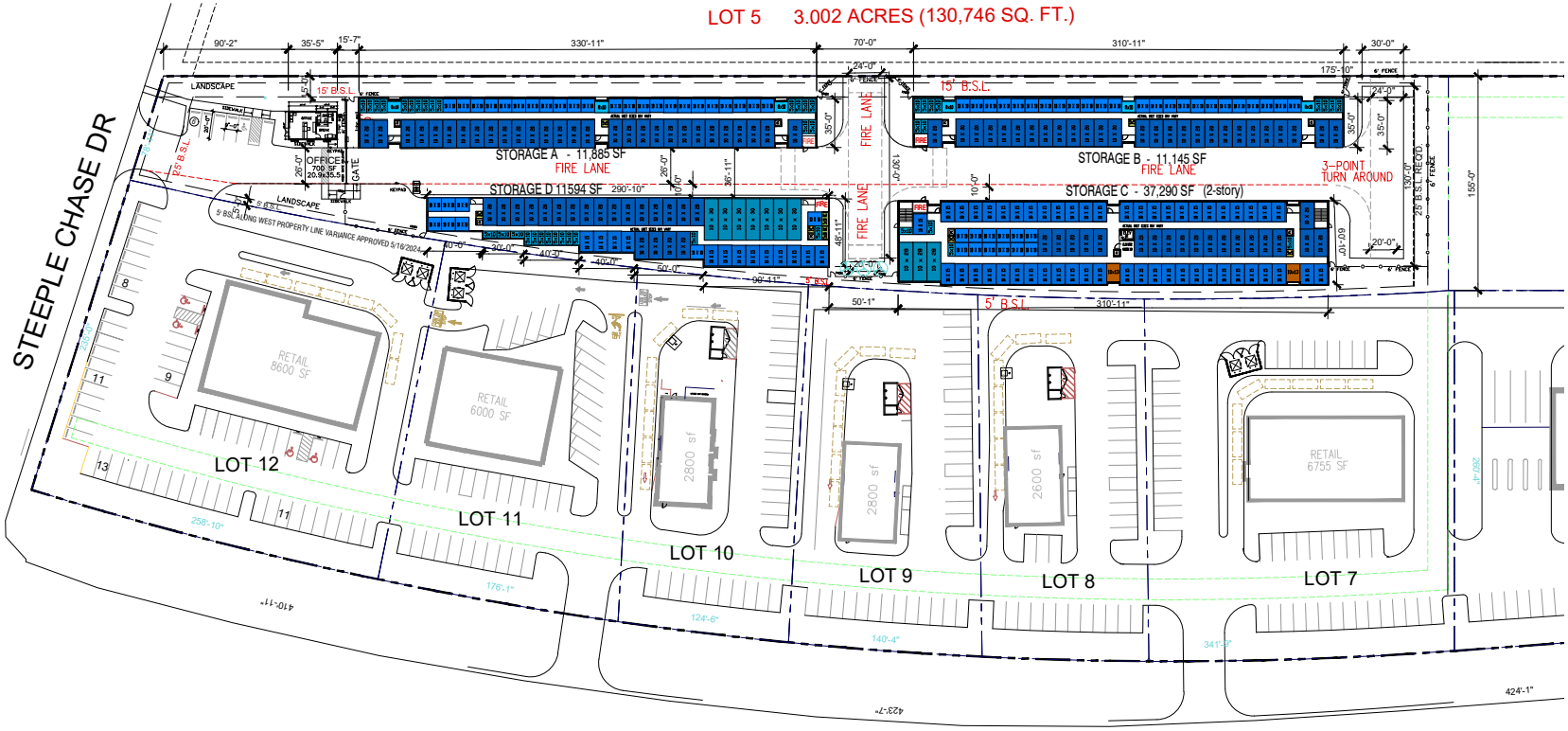
BUILDING DATA:

BUILDING	GROSS AREA	CC %	~NET AREA
BUILDING A:	11,885 S.F.	x 80%	9,508 S.F.
BUILDING B:	11,145 S.F.	x 80%	8,916 S.F.
BUILDING C: 2-story:	37,290 S.F.	x 80%	29,830 S.F.
BUILDING D:	11,594 S.F.	x 80%	10,024 S.F.
TOTAL	71,914 S.F.		~58,278 S.F.
OFFICE:	+/- 700 S.F.		
TOTAL	+/- 72,614 S.F.		

SITE PLAN NOTES:
1. STORMWATER DETENTION WILL BE CONSTRUCTED BY OTHERS ON ADJACENT LOT.
2. FIRE PROTECTION SYSTEM REQUIREMENTS WILL BE DELINEATED ON SITE PLAN/BUILDING PERMIT SET TO MEET 903.3.7 AMENDED, INCLUDING LOCATION OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS WITH 2.5 INCH THREADED FITTING DESIGN KNOX CAPS MAX. 100' TO FIRE HYDRANT, GATE KNOX REQUIREMENTS AND BUILDING KNOX BOXES WITH KEYS.
3. 5' BSL ALONG WEST PROPERTY LINE VARIANCE APPROVED 5/16/2024.

SITE DATA:

LEGAL DESCRIPTION	LOT: 5 BLOCK: 1 BEARCAT CROSSING ADDITION
ZONING	C-1, FM 1417 Overlay
PROPOSED USE	SELF-STORAGE
GROSS LOT AREA	130,746 S.F. / 3.002 AC
GROSS BUILDING FOOTPRINT AREA	53,969 S. F. / 130,746 = S.F. 41.2%
BUILDING AREA TOTAL	72,614 S.F.
F. A. R.	0.5
PARKING REQUIRED	5 AT LEASING OFFICE (1 per 300 sf office)
HANIDCAP PARKING PROVIDED	1
TOTAL PARKING PROVIDED	6 + LOADING AREAS ALONG BLDGS. C & D
IMPERVIOUS COVER TOTAL	96,300 SF
LANDSCAPE AREAS TOTAL	32,121 SF (DOES NOT INCLUDE 15' REAR ESMT AREA OUTSIDE FENCE, 2325 SF)



01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

MAULDIN ARCHITECTS
MAULDIN ARCHITECTS, PLLC
909 NE LOOP 410, Ste. 636
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM

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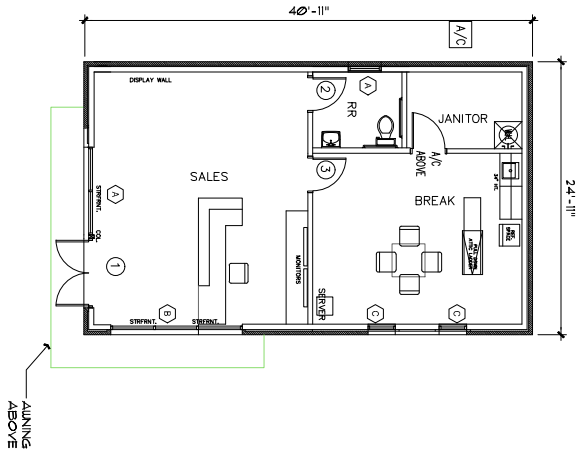
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

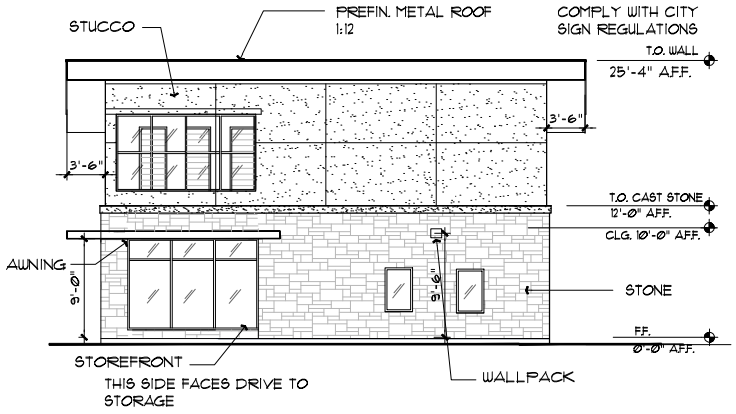
REVISIONS:
NO. DESCRIPTION DATE

DATE: 11/30/2024
PROJ# 23016
SHEET TITLE: SITE PLAN
SHEET NUMBER: PSP1

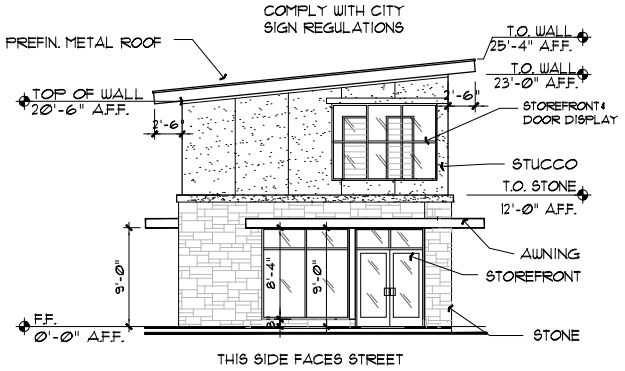


+/-1020 SF FOUNDATION

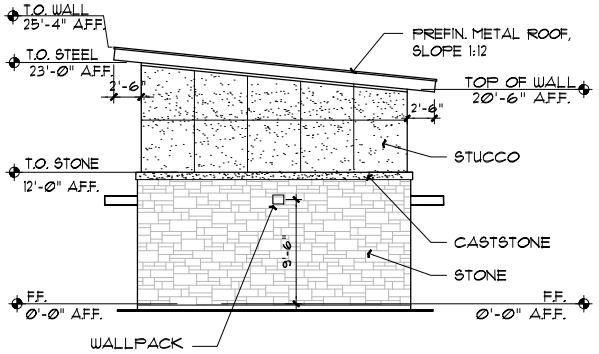
01 FLOOR PLAN
SCALE: 3/16" = 1'-0"



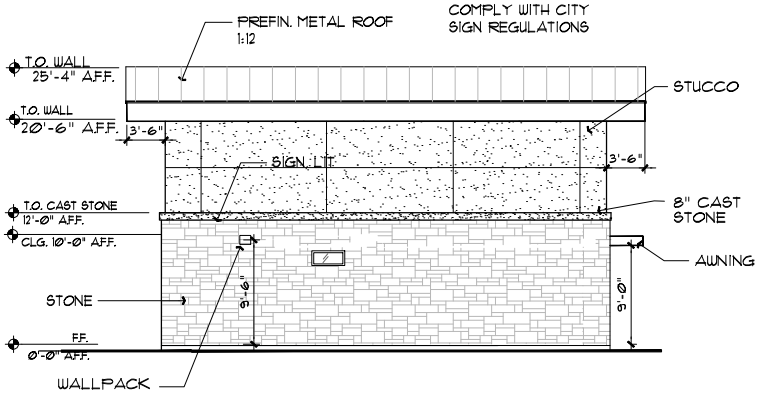
02 SIDE ELEVATION - DRIVE
SCALE: 3/16" = 1'-0"



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



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



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

MAULDIN ARCHITECTS
MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM

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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

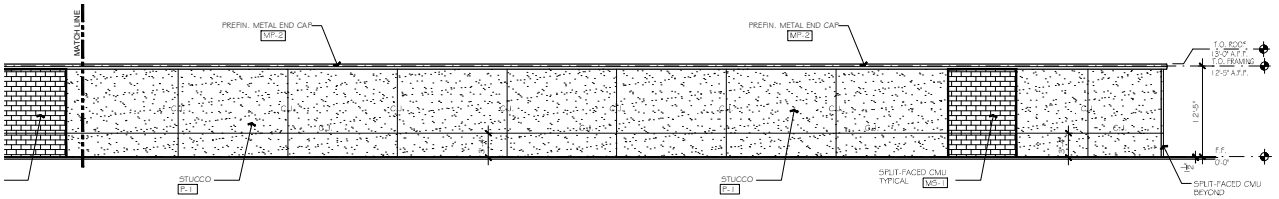
REVISIONS: NO.	DESCRIPTION	DATE

DATE: 05/01/2023
PROJ# 23016
SHEET TITLE: OFFICE PLAN, ELEVATIONS
SHEET NUMBER: A2.0

MATERIAL FINISH SCHEDULE

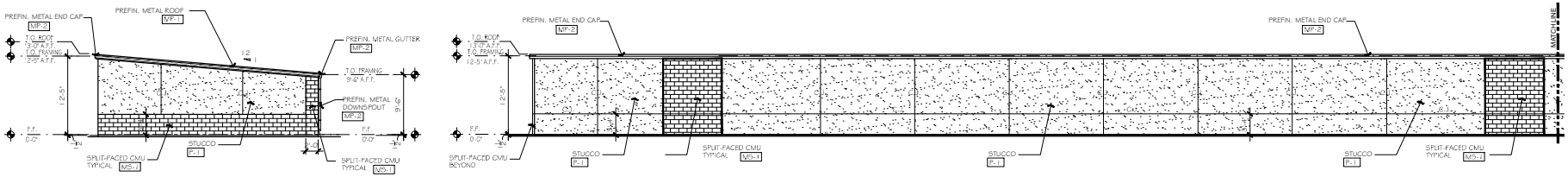
MANUFACTURER OR ARCHITECT APPROVED EQUAL
EXTERIOR COLORS TO MATCH CLIENTS OTHER LOCATION

MARK	DESCRIPTION	MANUFACTURER	COLOR #/ NAME
P-1	STUCCO FIELD COLOR - COLOR TO BE APPROVED BY ARCHITECT/ OWNER	SHERWIN WILLIAMS	LIGHT GRAY
P-2	MAN DOORS AND FRAMES - EXTERIOR COLOR TO BE APPROVED BY ARCHITECT/ OWNER	SHERWIN WILLIAMS	MATCH A-LERT "ASH GREY"
P-3	MAN DOORS AND FRAMES - INSIDE COLOR TO BE APPROVED BY ARCHITECT/ OWNER	SHERWIN WILLIAMS	WHITE
MP-1	PREFINISHED MTL. ROOF AND SOFFIT COLOR TO BE APPROVED BY ARCHITECT/ OWNER	A-LERT	"POLAR WHITE"
MP-2	PREFINISHED MTL. GUTTER, EAVE & DOWNSPOUTS COLOR TO BE APPROVED BY ARCHITECT/ OWNER	A-LERT	"HAWAIIAN BLUE"
MP-3	OVERHEAD DOORS - COLOR TO BE APPROVED BY ARCHITECT/ OWNER	JANUS, DBOI	MATCH A-LERT "HAWAIIAN BLUE"
MP-4	PREFINISHED MTL. SOFFIT PANEL COLOR TO BE APPROVED BY ARCHITECT/ OWNER	A-LERT	"POLAR WHITE"
MP-5	PREFINISHED MTL. WALL PANEL - INTERIOR, DOOR FRAME FLAT HALL WALL PANELS	A-LERT	"ASH GREY"
MS-1	SPLIT-FACED CMU COLOR TO BE APPROVED BY ARCHITECT/ OWNER	---	LIMESTONE COLOR
		---	CLEAR ANODIZED ALUMINUM



04 EAST ELEVATION - BUILDING "A"

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

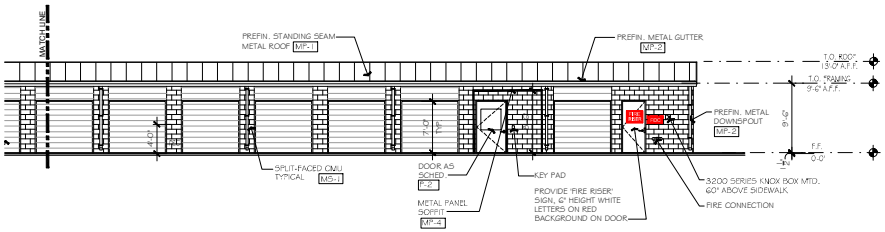


03 NORTH ELEVATION - BUILDING "A" (FACING OFFICE)

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

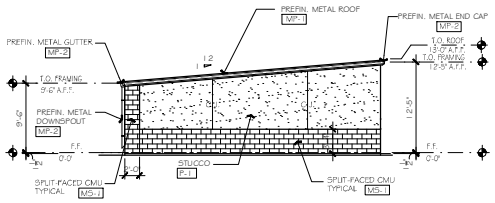
04 EAST ELEVATION - BUILDING "A"

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



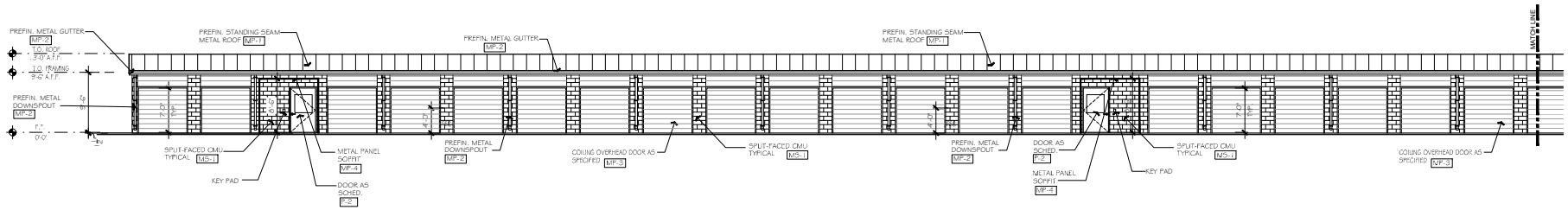
01 WEST ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "D")

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



02 SOUTH ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "B")

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



01 WEST ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "D")

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

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MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

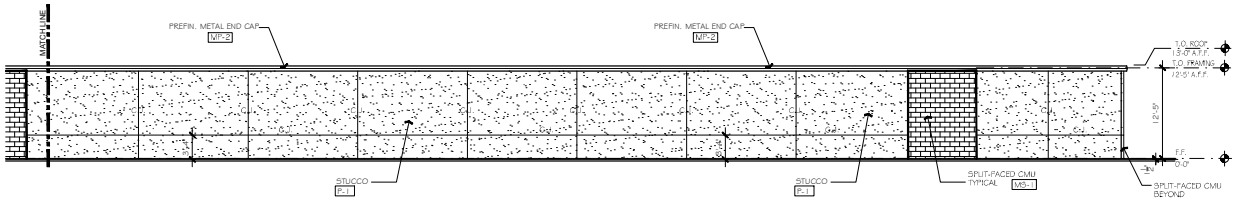
REVISIONS: NO.	DESCRIPTION	DATE

DATE: 05/01/2023

PROJ.# 23016

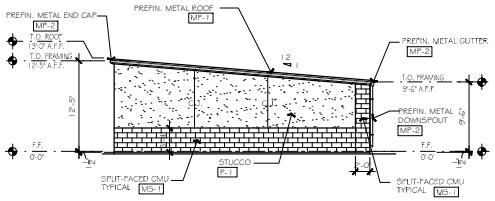
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING "A"

SHEET NUMBER:
A2.1



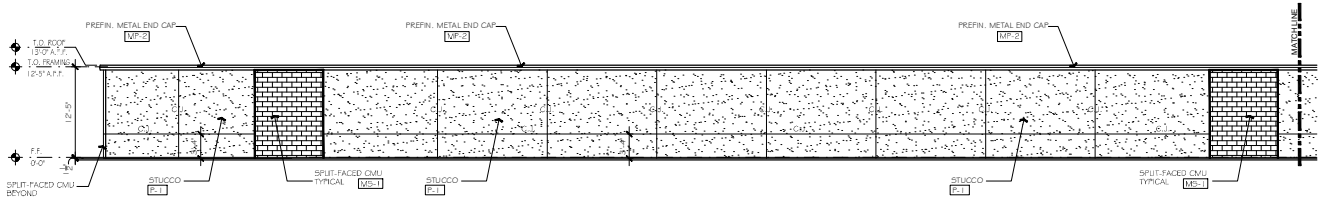
04 EAST ELEVATION - BUILDING "B"

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



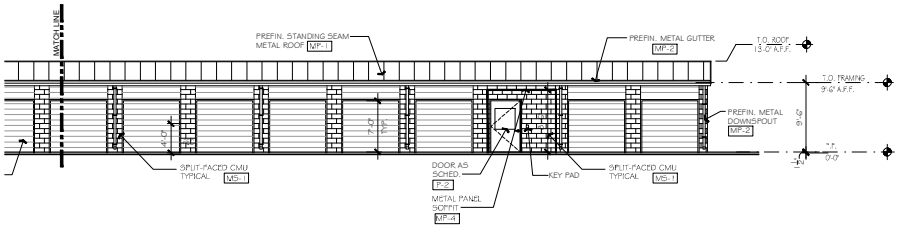
03 NORTH ELEVATION - BUILDING "B" (FACING BLDG. "A")

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



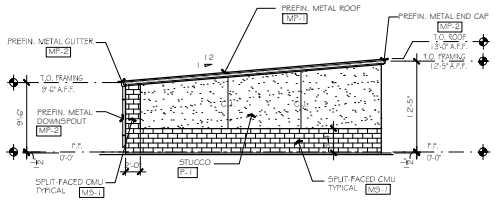
04 EAST ELEVATION - BUILDING "B"

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



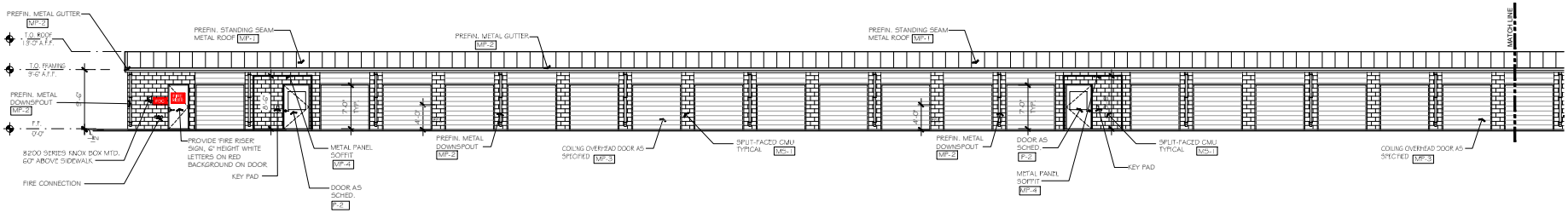
01 WEST ELEVATION - BUILDING "B" (FACING DRIVE & BLDG. "C")

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



02 SOUTH ELEVATION - BUILDING "B"

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



01 WEST ELEVATION - BUILDING "B" (FACING DRIVE & BLDG. "C")

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

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Steeple Chase Drive
Sherman, Texas

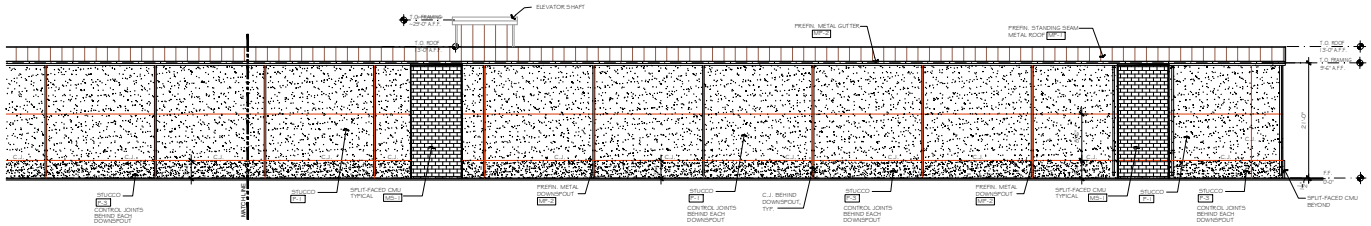
REVISIONS: NO.	DESCRIPTION	DATE

DATE: 05/01/2023

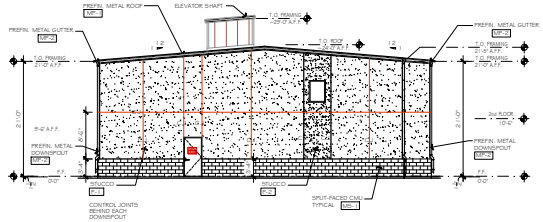
PROJ.# 23016

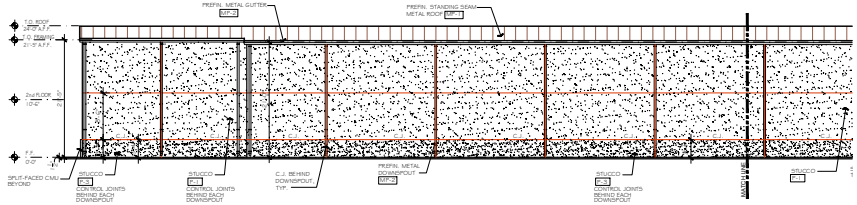
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING "B"

SHEET NUMBER:
A2.2



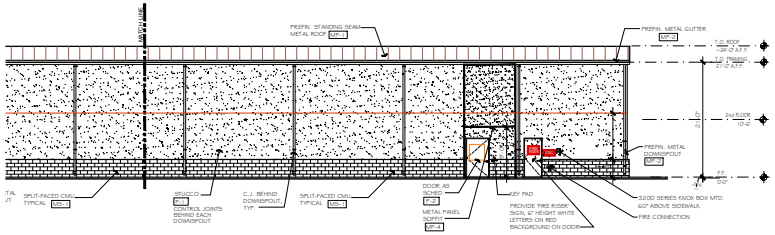
04 WEST ELEVATION - BUILDING "C"
SCALE: 3/32" = 1'-0"

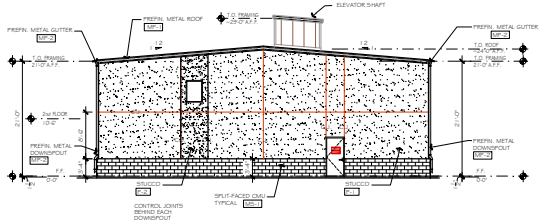




03 NORTH ELEVATION - BUILDING "C" (FACING BLDG. "D")
SCALE: 3/32" = 1'-0"

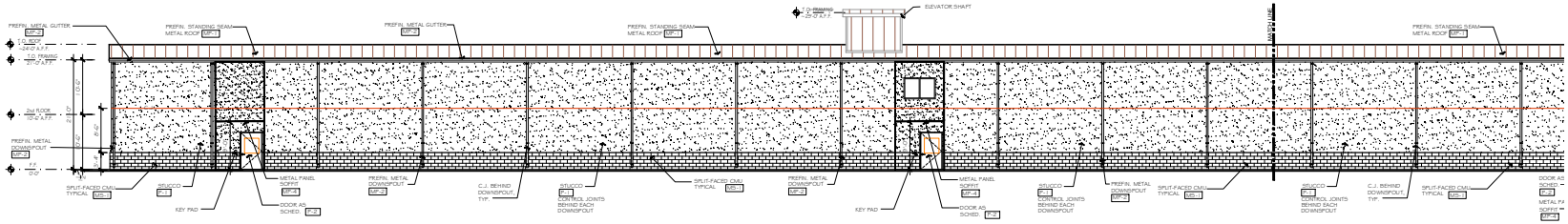
04 WEST ELEVATION - BUILDING "C"
SCALE: 3/32" = 1'-0"





01 EAST ELEVATION - BUILDING "C" (FACING DRIVE & BLDG. "B")
SCALE: 3/32" = 1'-0"

02 SOUTH ELEVATION - BUILDING "C"
SCALE: 3/32" = 1'-0"



01 EAST ELEVATION - BUILDING "C" (FACING DRIVE & BLDG. "B")
SCALE: 3/32" = 1'-0"

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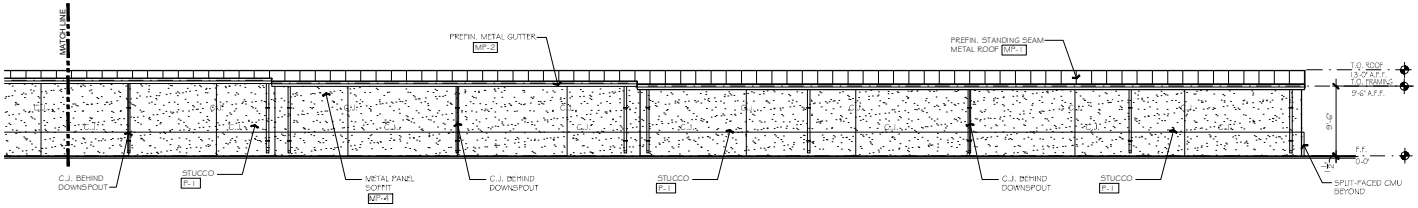
NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:
NO. DESCRIPTION DATE

DATE: 09/28/2024
PROJ# 23016

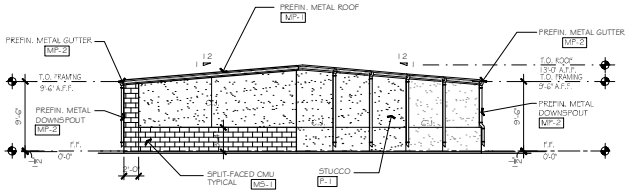
SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING "C"

SHEET NUMBER:
A2.3



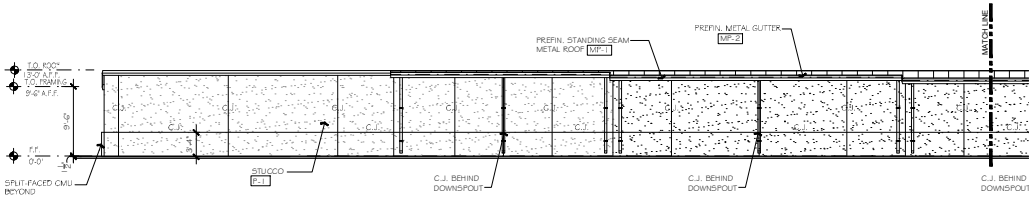
04 WEST ELEVATION - BUILDING "D"

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



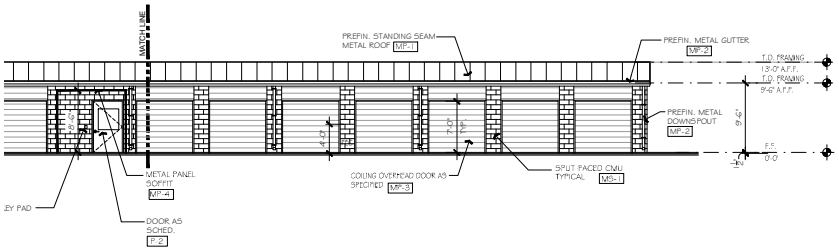
03 NORTH ELEVATION - BUILDING "D"

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



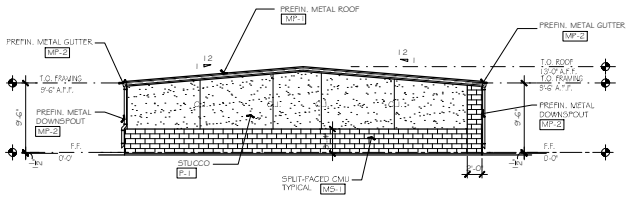
04 WEST ELEVATION - BUILDING "D"

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



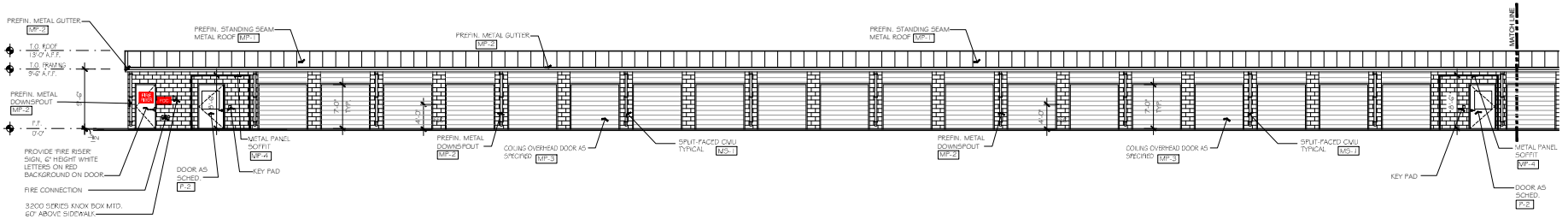
01 EAST ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "A")

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



02 SOUTH ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "C")

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



01 EAST ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "A")

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

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TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS: NO.	DESCRIPTION	DATE

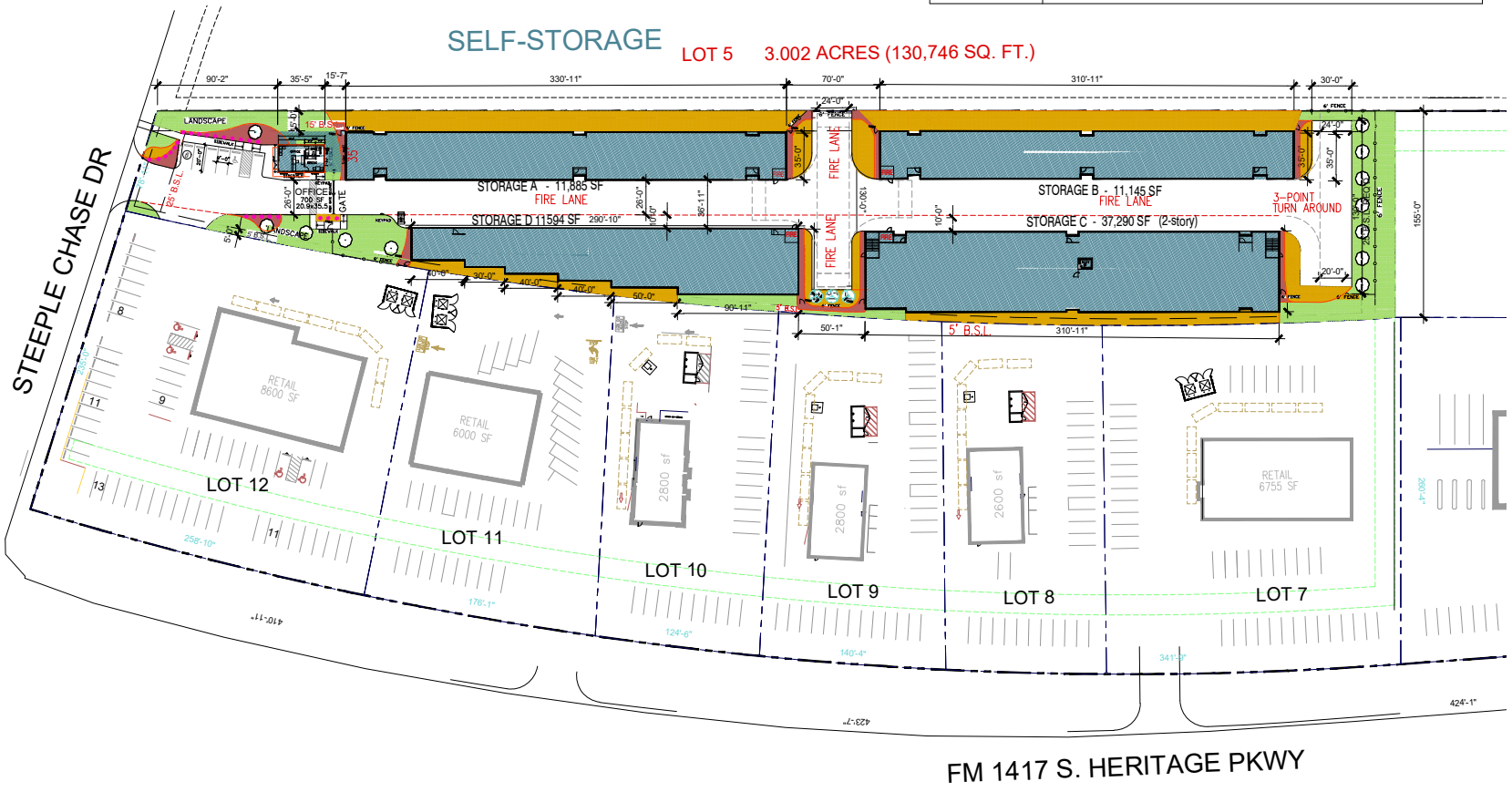
DATE: 05/01/2023

PROJ.# 23016

SHEET TITLE: EXTERIOR ELEVATIONS BUILDING "D"

SHEET NUMBER: A2.4

LANDSCAPE LEGEND:	
GRAPHIC	ITEM
	TREE 1 LIVE OAK
	TREE 2 **LIVE OAK**
* * *	SHRUB 1 - SMALL
	GRASS
	GROUND COVER
	DECOMPOSED GRANITE



01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

NORTH

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NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:
NO. DESCRIPTION DATE

DATE: 12/01/2024
PROJ# 23016
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L1

ORDINANCE NO. 6605

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A MINI-WAREHOUSE IN A C-1 (RETAIL BUSINESS) DISTRICT/FM HIGHWAY 1417 OVERLAY DISTRICT, LOCATED IN THE 3600 BLOCK STEEPLE CHASE DRIVE, CONSISTING OF 3.002 ACRES, IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND BEING LOT 5, BLOCK 1 OF BEARCAT CROSSING ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS (JEFF HARKINSON, BEARCAT CROSSING, LTD., OWNER; JEREMY GRAY, REPRESENTATIVE; AND A&W SURVEYORS, SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

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

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

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

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

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 3600 Block Steeple Chase Drive, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to a Mini-warehouse, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property highlighted in green on **Exhibit A – Survey**.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 & 14.03.002)*
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 & 14.03.002)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Additional Conditions:

9. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B.**
10. The property shall be developed and used in accordance with the Landscape Plan show in **Exhibit C.**

City Council conditions:

11. The exterior perimeter walls shall be masonry with complimentary colors with Sherman High School.

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

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

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to

be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

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

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

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

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

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

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

INTRODUCED on this the 26th day of June 2023.

ADOPTED on this the 26th day of June 2023.

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

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

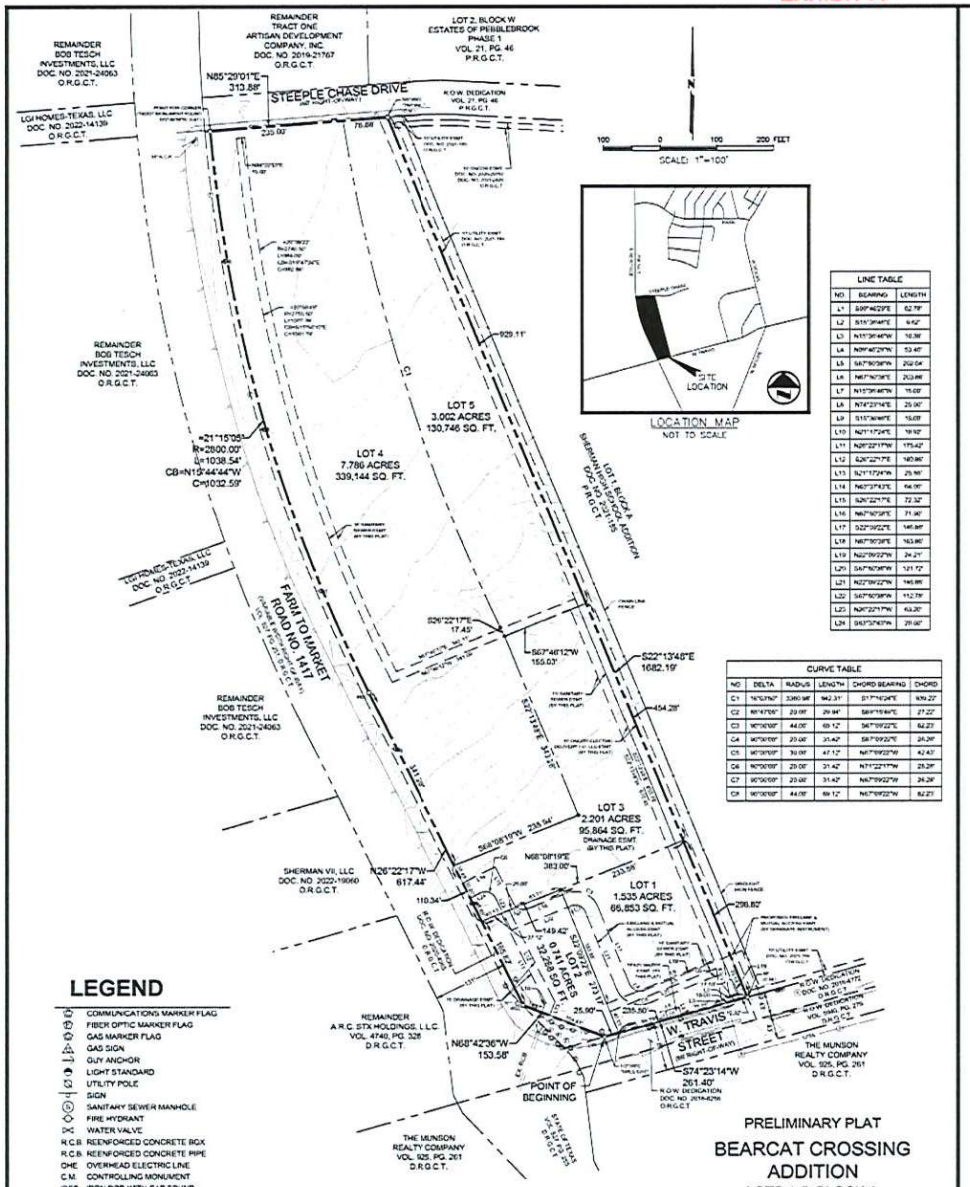
ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°46'23"E	62.78'
L2	S15°39'44"E	9.42'
L3	N15°39'44"W	10.38'
L4	N89°46'23"W	53.46'
L5	S67°56'38"W	202.04'
L6	N67°56'38"E	203.86'
L7	N15°39'44"W	15.00'
L8	N74°23'14"E	25.90'
L9	S15°39'44"E	15.00'
L10	N21°17'24"E	19.92'
L11	N26°22'17"W	175.42'
L12	S26°22'17"E	160.86'
L13	N21°17'24"W	25.90'
L14	N63°37'43"E	64.00'
L15	S26°22'17"E	72.32'
L16	N67°56'38"E	71.90'
L17	S22°09'22"E	146.84'
L18	N67°56'38"E	163.90'
L19	N22°09'22"W	24.21'
L20	S67°56'38"W	121.72'
L21	N22°09'22"W	146.66'
L22	S67°56'38"W	112.79'
L23	N26°22'17"W	63.20'
L24	S63°37'43"W	29.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°57'57"	3360.98'	942.31'	S17°14'24"E	939.23'
C2	89°47'05"	20.00'	29.94'	S89°15'44"E	27.22'
C3	90°00'00"	44.00'	69.12'	S67°09'22"E	62.23'
C4	90°00'00"	20.00'	31.42'	S67°09'22"E	28.28'
C5	90°00'00"	30.00'	47.12'	N67°09'22"W	42.43'
C6	90°00'00"	20.00'	31.42'	N71°22'17"W	28.28'
C7	90°00'00"	20.00'	31.42'	N67°09'22"W	28.28'
C8	90°00'00"	44.00'	69.12'	N67°09'22"W	62.23'

LEGEND

COMM	COMMUNICATIONS MARKER FLAG
FO	FIBER OPTIC MARKER FLAG
GAS	GAS MARKER FLAG
	GAS SIGN
	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	SIGN
S	SANITARY SEWER MANHOLE
	FIRE HYDRANT
WV	WATER VALVE
R.C.B.	REINFORCED CONCRETE BOX
R.C.P.	REINFORCED CONCRETE PIPE
OHE	OVERHEAD ELECTRIC LINE
C.M.	CONTROLLING MONUMENT
IRFC	IRON ROD WITH CAP FOUND
XF	"X" CUT IN CONCRETE FOUND
IRSC	1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" SET
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS

OWNER
BEARCAT CROSSING, LTD.
4560 BELT LINE ROAD SUITE 400
ADDISON, TEXAS 75001

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveymg.com
PROJECT NO. 2023-004

PRELIMINARY PLAT
BEARCAT CROSSING ADDITION
LOTS 1-5, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 15.264 ACRE TRACT SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS Bearcat Crossing, Ltd. are the owners of a tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and being all of that tract of land conveyed to Bearcat Crossing, Ltd. by Special Warranty Deed recorded in Instrument No. 2021-31222 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped RPLS 5310" found at the east corner of a right-of-way corner clip at the intersection of the northwest right-of-way line of West Travis Street (an 80-foot wide right-of-way) and the northeast right-of-way line of Farm to Market Road 1417 (a variable width right-of-way), same being the easternmost southwest corner of said Bearcat Crossing, Ltd. tract;

THENCE N 86°42'36" W, with said right-of-way corner clip, a distance of 153.58 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in said northeast right-of-way line of F.M. 1417;

THENCE with said northeast right-of-way line of F.M. 1417, the following courses and distances,

N 26°22'17" W, a distance of 617.44 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set at the beginning of a tangent curve to the right;

in a northwesterly direction, with said curve to the right, having a central angle of 21°15'05" E, a radius of 2800.00 feet, a chord that bears N 15°44'44" W, a distance of 1032.59 feet and an arc length of 1038.54 feet to a point for corner at the intersection of said northeast right-of-way line with the south right-of-way line of Steeple Chase Drive (a 80-foot wide right-of-way), from which a TXDOT monument found bears S 62°48'36" W, a distance of 0.41 feet;

THENCE N 85°29'01" E, departing said northeast right-of-way line of F.M. 1417 and along said south right-of-way line of Steeple Chase Drive, a distance of 313.88 feet to a 1/2-inch iron rod with yellow plastic cap stamped "TNP INC." found at the northwest corner of Lot 1, Block A, Sherman High School Addition, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Document No. 2021-185, Plat Records, Grayson County, Texas;

THENCE S 22°13'48" E, along the southwest line of said Lot 1, a distance of 1682.19 feet to an "X" cut in concrete found for corner in said northwest right-of-way line of W. Travis Street;

THENCE S 74°23'14" W, along said northwest right-of-way line of W. Travis Street, a distance of 261.40 feet to the **POINT OF BEGINNING** and containing 664,895 square feet or 15.264 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

That BEARCAT CROSSING, LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as BEARCAT CROSSING ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 15.264 acres situated in and being a portion of the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas and does hereby dedicate to the public's use forever, the streets, alleys, parks, right-of-ways, school sites and other public places, easements shown thereon.

WITNESS, my hand at _____ _____ County, Texas, this __ day of _____, 2023.

BEARCAT CROSSING, LTD.

By _____
NAME, TITLE

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 NAME, TITLE, 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 _____, 2023.

_____
Notary Public, State of Texas

_____
My Commission Expires On:

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 4 LOTS FROM AN UNPLATTED TRACT.

3. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN ANY AREA OF THE 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 48085I 0400G, REVISED DATE SEPTEMBER 1, 2022. PROPERTY IS LOCATED IN "ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER
BEARCAT CROSSING, LTD.
4560 BELT LINE ROAD SUITE 400
ADDISON, TEXAS 75001

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, 2023.

PRELIMINARY
RELEASED 2/7/2023 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

_____ _____
Chairman Secretary

Accepted by the City Council of the City of Sherman.

_____
Mayor Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of BEARCAT CROSSING ADDITION the City of Sherman was submitted to the City Council on the ____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the May to not the acceptance thereof by signing his name as hereinabove subscribed.

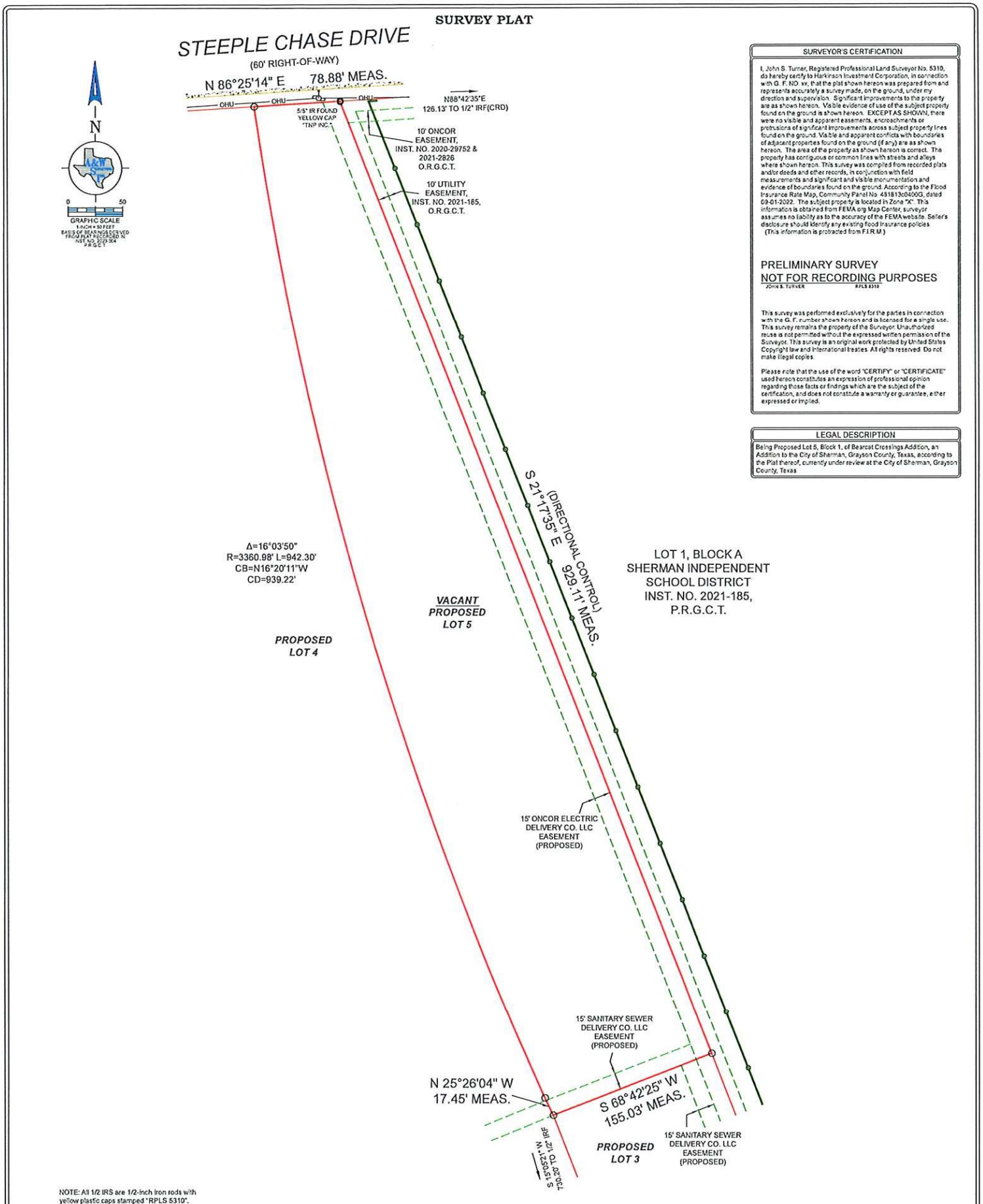
Witness my hand this ___ day of _____, A.D. 2023.

_____
City Clerk, City of Sherman, Texas

PRELIMINARY PLAT
BEARCAT CROSSING ADDITION
LOTS 1-5, BLOCK 1
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
BEING A PORTION OF A 15.264 ACRE TRACT SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveymg.com
PROJECT NO. 2023-004

SURVEY PLAT



SURVEYOR'S CERTIFICATION

I, John S. Turner, Registered Professional Land Surveyor No. 5310, do hereby certify to Harkinson Investment Corporation, in connection with G. F. NO. xx, that the plat shown hereon was prepared from and represents accurately a survey made, on the ground, under my direction and supervision. Significant improvements to the property are as shown hereon. Visible evidence of use of the subject property found on the ground is shown hereon. EXCEPT AS SHOWN, there were no visible and apparent easements, encroachments or protrusions of significant improvements across subject property lines found on the ground. Visible and apparent conflicts with boundaries of adjacent properties found on the ground (if any) are as shown hereon. The area of the property as shown hereon is correct. The property has contiguous or common lines with streets and alleys where shown hereon. This survey was compiled from recorded plats and/or deeds and other records, in conjunction with field measurements and significant and visible monumentation and evidence of boundaries found on the ground. According to the Flood Insurance Rate Map, Community Panel No. 48181c0400G, dated 09-01-2022. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies (This information is protracted from F.I.R.M.)

PRELIMINARY SURVEY
NOT FOR RECORDING PURPOSES

JOHN S. TURNER RPLS 5310

This survey was performed exclusively for the parties in connection with the G. F. number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

LEGAL DESCRIPTION

Being Proposed Lot 5, Block 1, of Bearcat Crossings Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof, currently under review at the City of Sherman, Grayson County, Texas

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310". CRD = Corner of Record Dignity

LEGEND

1/2" IR FOUND	IR FOUND	TELE BOX	UTILITY POLE	OVERHEAD UTILITY LINE	BRICK RET WALL	CONCRETE
1/2" IR SET	IR SET	CABLE BOX	WATER METER	BUY WIRE ANCHOR	STONE RET WALL	GRAVEL
3/8" IR FOUND	SAN. SEW. MH	BOLLARD POST	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
3/8" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS. BOX	CHAIN LINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH		WOOD FENCE	HIGH BANK LINE	BUILDING WALL
5/8" IR FOUND	LIGHT POLE	GAS SERV. ED	POOL EQUIP.	ASPHALT	COVERED AREA	TILE

STEEPLE CHASE DRIVE

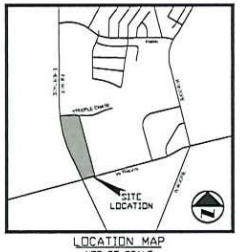
GRAYSON, TEXAS

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 23-0365
DATE 03-27-2023
DRAWN BY JS

"A professional company providing an excellent instrument"

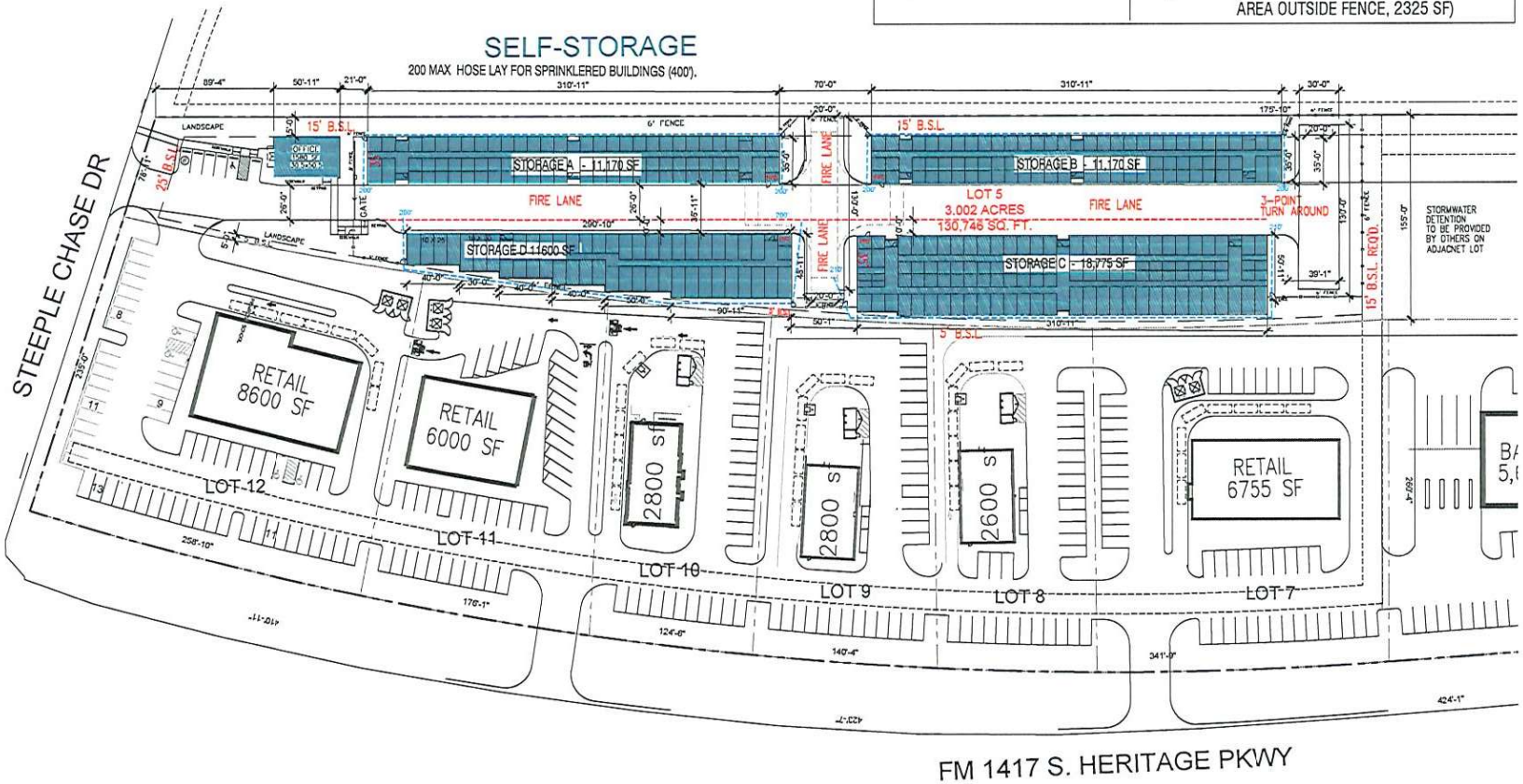
EXHIBIT B



LOCATION MAP
NOT TO SCALE

BUILDING DATA:				
BUILDING	GROSS AREA	CC %	NET AREA	HEIGHT
BUILDING A:	11,170 S.F.	x 78%	8,710 S.F.	13'
BUILDING B:	11,170 S.F.	x 78%	8,710 S.F.	13'
BUILDING C:	18,775 S.F.	x 78%	14,645 S.F.	13'
BUILDING D:	11,600 S.F.	x 78%	9,050 S.F.	13'
TOTAL	52,715 S.F.		41,115 S.F.	
OFFICE:	+/- 1,580 S.F.			25-4"
TOTAL	+/- 54,295 S.F.			

SITE DATA:	
LEGAL DESCRIPTION	LOT: 5 BLOCK: 1 BEARCAT CROSSING ADDITION
ZONING	C-3, FM 1417 Overlay
PROPOSED USE	SELF-STORAGE
GROSS LOT AREA	130,746 S.F. / 3.002 AC
BUILDING AREA TOTAL	54,295 S.F.
F. A. R.	0.4152
PARKING REQUIRED	5 AT LEASING OFFICE (1 per 300 sf office)
HANIDCAP PARKING PROVIDED	1
TOTAL PARKING PROVIDED	6 + LOADING AREAS ALONG BLDGS. C & D
IMPERVIOUS COVER TOTAL	96,300 SF
LANDSCAPE AREAS TOTAL	32,121 SF (DOES NOT INCLUDE 15' REAR ESMT AREA OUTSIDE FENCE, 2325 SF)



01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

NORTH

MAULDIN ARCHITECTS

MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM

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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

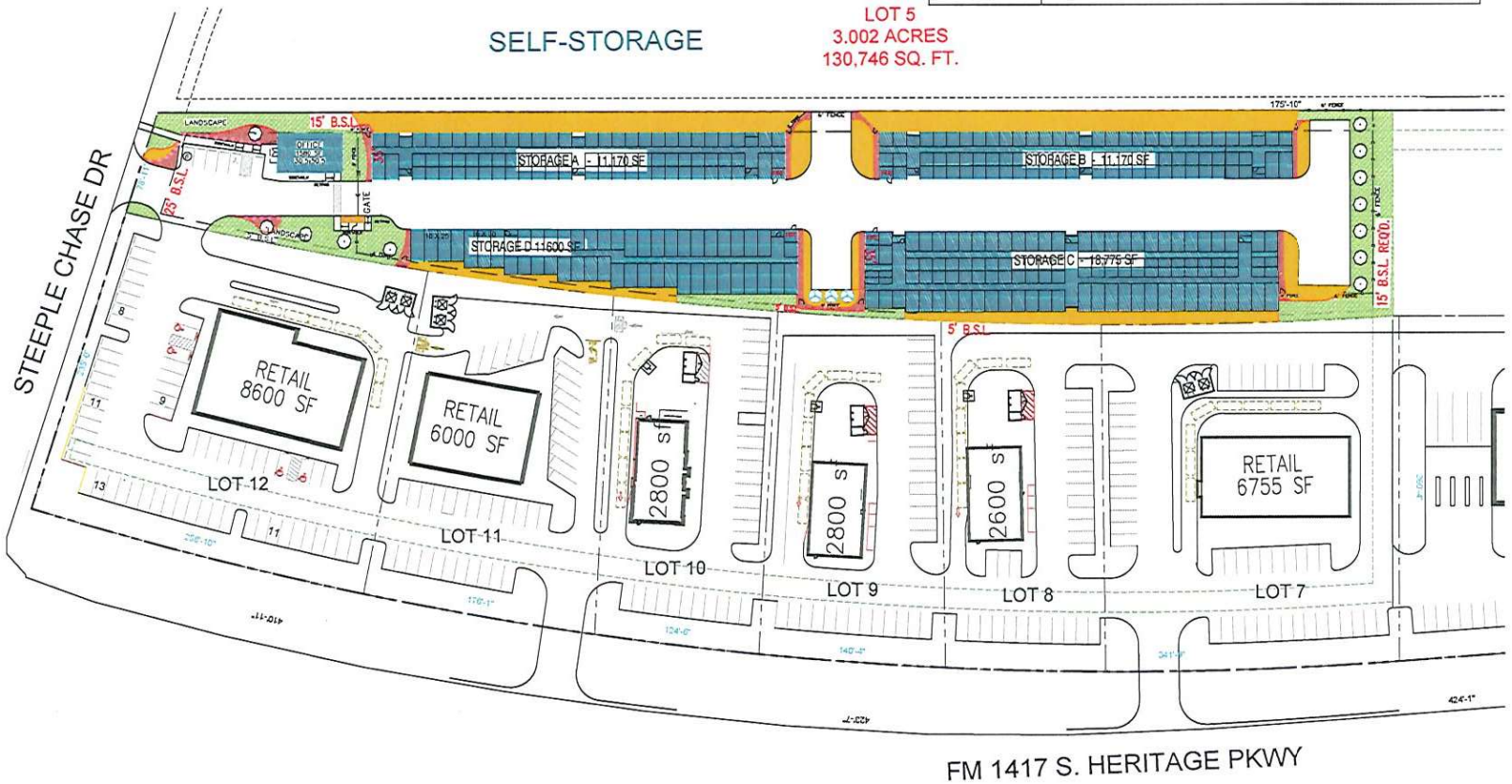
REVISIONS:
NO | DESCRIPTION | DATE

DATE: 05/01/2023
PROJ# 23016

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
PSP1

LANDSCAPE LEGEND:	
GRAPHIC	ITEM
	TREE 1
	TREE 2
	SHRUB 1 - SMALL
	GRASS
	GROUND COVER
	DECOMPOSED GRANITE



01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

NORTH

MAULDIN ARCHITECTS
MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #300
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:		
NO	DESCRIPTION	DATE

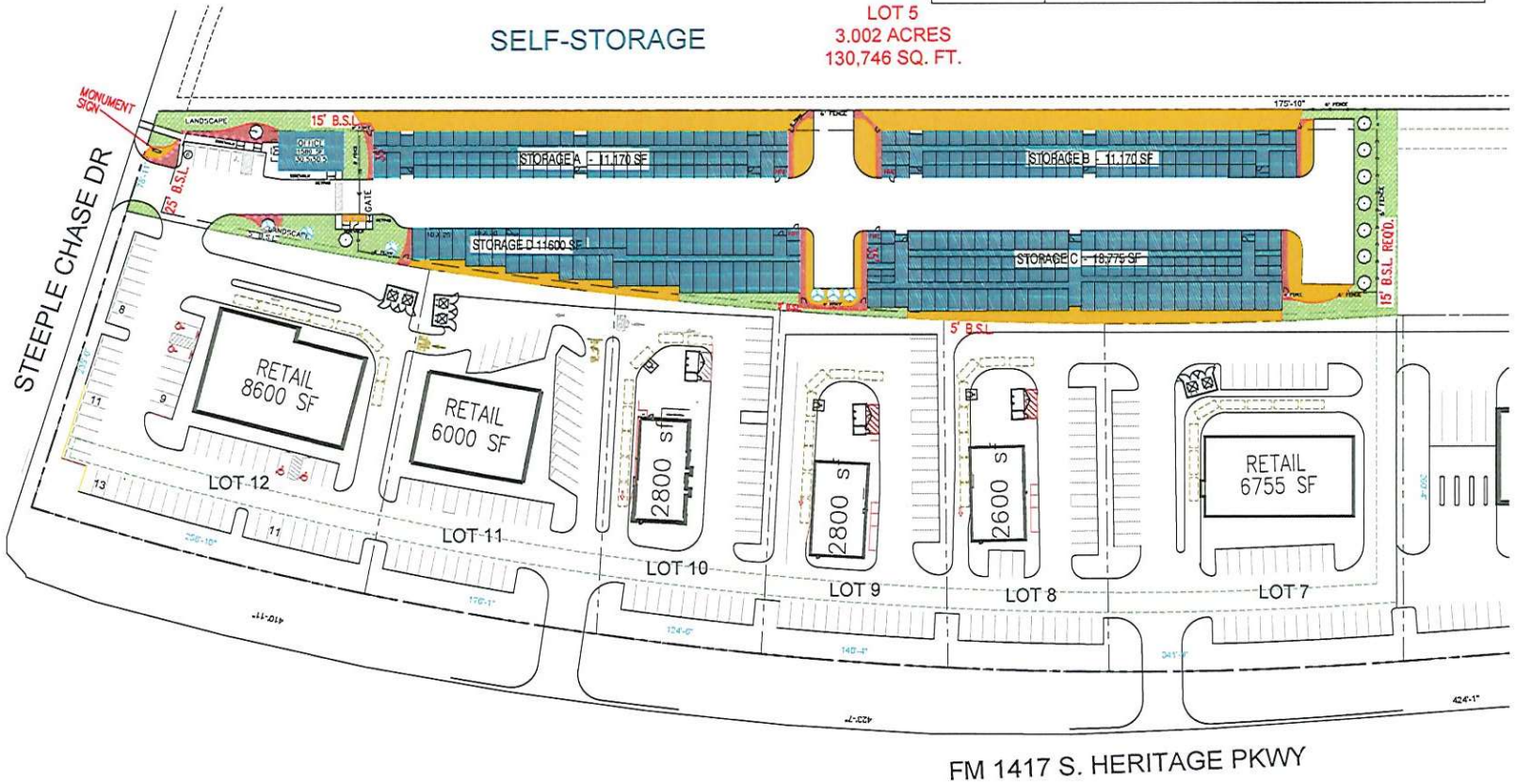
DATE: 05/01/2023
PROJ# 23016
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L1

EXHIBIT C

LANDSCAPE LEGEND:	
GRAPHIC	ITEM
	TREE
	SHRUB 1 - SMALL
	SHRUB 2 - LARGE
	GRASS
	GROUND COVER
	DECOMPOSED GRANITE

SELF-STORAGE

LOT 5
3.002 ACRES
130,746 SQ. FT.



01 PRELIMINARY SITE PLAN
SCALE: 1"=40'-0"

NORTH

MAULDIN ARCHITECTS

MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
INFO@MAULDINARCHITECTS.COM

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PRELIMINARY
DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:		
NO	DESCRIPTION	DATE

DATE: 04/10/2023
PROJ# 23016
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: L1



dlagrone H:\PLANNING\Public Notification KT.aprx

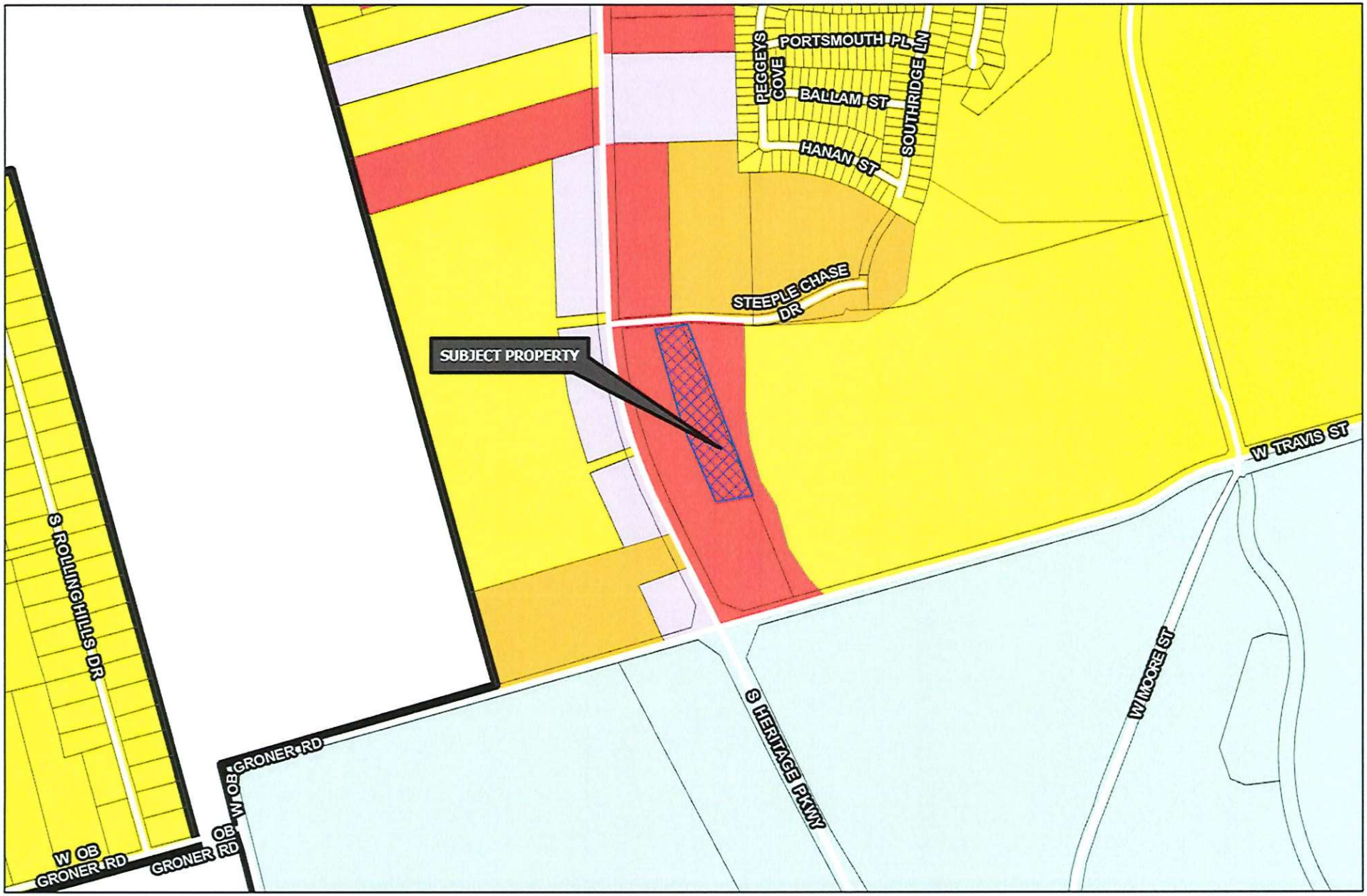
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3601 BLK STEEPLE CHASE DR

N
W E
S

Date: 5/6/2023 11:22 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
- Subject Locations
- Road Names All

CITY OF SHERMAN
ZONING MAP
3601 BLK STEEPLE CHASE DR

N W E S

Date: 5/6/2023 11:29 AM

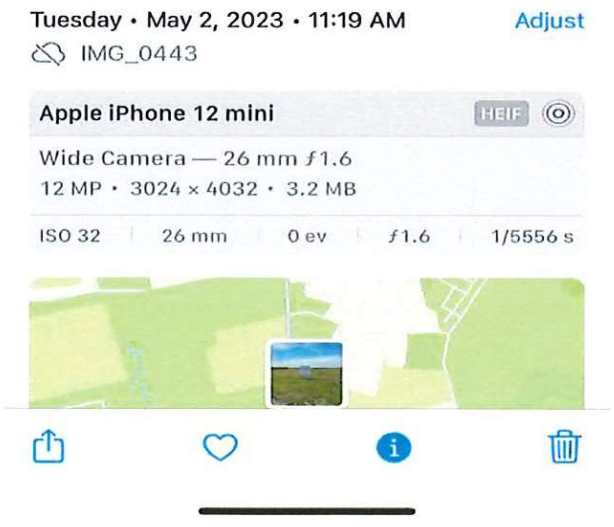
Marlow, Lauren

From: laurenm@cityofsherman.com
To: Jeremy Gray
Subject: RE: Reminder - Signs

From: Jeremy Gray
Sent: Tuesday, May 2, 2023 11:23 AM
To: Marlow, Lauren
Subject: Re: Reminder - Signs

Here is the picture of sign installed





Jeremy A. Gray

Sherman Zoning & Development Applications

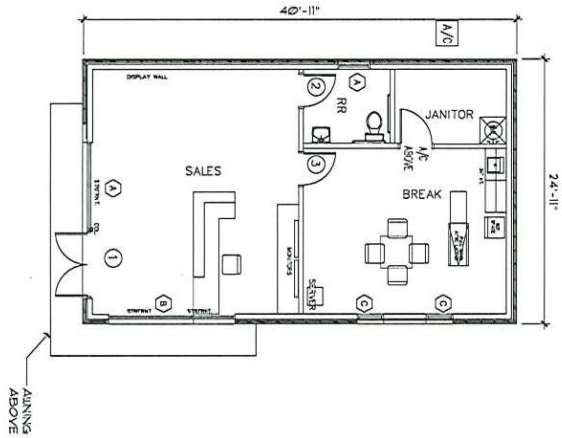
April 19, 2023

RE: Regarding Lot 5 Block 1 of the Bearcat Crossing Addition

1. Request approval of a Specific Use Permit to allow for a Self-Storage development on property located in the C-1 zoning district.

2. Request a variance to the 15' building setback line for side property lines required in C-1 zoning to allow for a 5' building setback line on the west property line of Lot 5 of the Bearcat Crossing Addition.

3. Request approval of the Preliminary Site Plan.

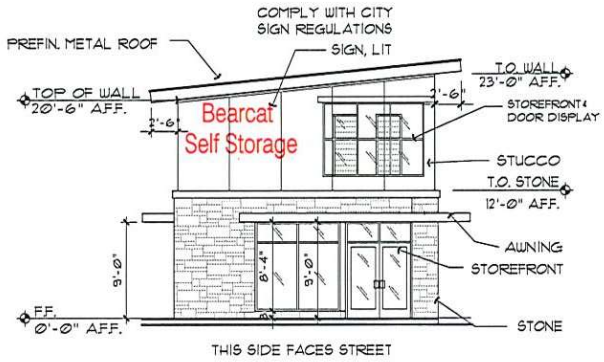


+/-1020 SF FOUNDATION

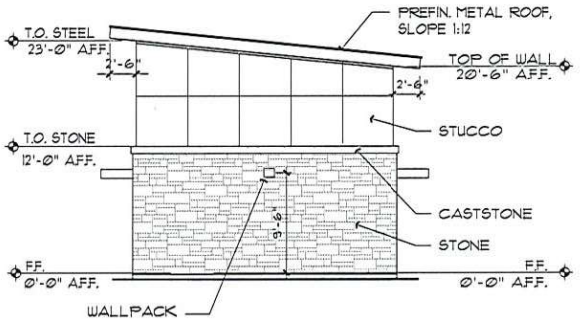
01 FLOOR PLAN
SCALE: 3/16" = 1'-0"



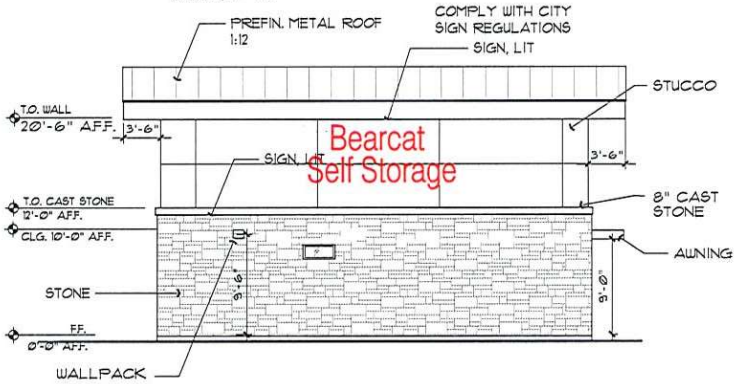
02 SIDE ELEVATION - DRIVE
SCALE: 3/16" = 1'-0"



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



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



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

MAULDIN ARCHITECTS
MAULDIN ARCHITECTS, PLLC
8603 CROWNHILL BLVD., #30
SAN ANTONIO, TEXAS 78209
PHONE: 210-313-3197
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

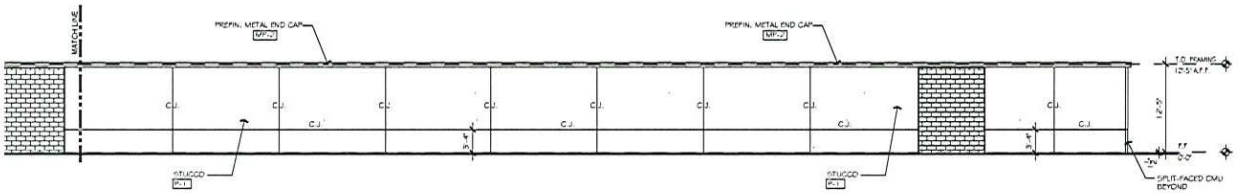
REVISIONS: NO	DESCRIPTION	DATE

DATE: 04/20/2023
PROJ# 23016
SHEET TITLE: OFFICE PLAN, ELEVATIONS
SHEET NUMBER: A2.0

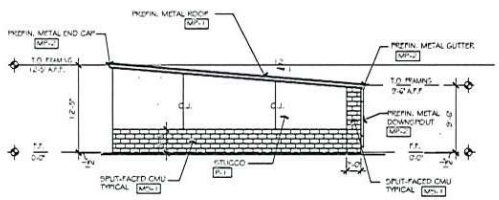
MATERIAL FINISH SCHEDULE

MANUFACTURER OR ARCHITECT APPROVED EQUAL EXTERIOR COLORS TO MATCH CUENTS OTHER LOCATION

MARK	DESCRIPTION	MANUFACTURER	COLOR # / NAME
P-1	STUCCO FIELD COLOR, COLOR TO BE APPROVED BY ARCHITECT OWNER	SHERWIN WILLIAMS	LIGHT GRAY
P-2	MAN DOORS AND FRAMES - EXTERIOR COLOR TO BE APPROVED BY ARCHITECT OWNER	SHERWIN WILLIAMS	MATCH A-LERT "ASH GREY"
P-3	MAN DOORS AND FRAMES - INTERIOR COLOR TO BE APPROVED BY ARCHITECT OWNER	SHERWIN WILLIAMS	WHITE
MP-1	PREFINISHED MTL. ROOF AND FASCIA COLOR TO BE APPROVED BY ARCHITECT OWNER	A-LERT	"POLAR WHITE"
MP-2	PREFINISHED MTL. GUTTER, EAVE & DOWNSPOUTS COLOR TO BE APPROVED BY ARCHITECT OWNER	A-LERT	"HAWAIIAN BLUE"
MP-3	OVERHEAD DOORS - COLOR TO BE APPROVED BY ARCHITECT OWNER	JANUS, DBCI	MATCH A-LERT "HAWAIIAN BLUE"
MP-4	PREFINISHED MTL. SOFFIT PANEL COLOR TO BE APPROVED BY ARCHITECT OWNER	A-LERT	"POLAR WHITE"
MP-5	PREFINISHED MTL. WALL PANEL - INTERIOR DOOR FRAME FLAT MALL WALL PANELS	A-LERT	"ASH GREY"
MP-6	SPLIT-FACED CMU COLOR TO BE APPROVED BY ARCHITECT OWNER	---	LIMESTONE COLOR
		---	CLEAR ANODIZED ALUMINUM

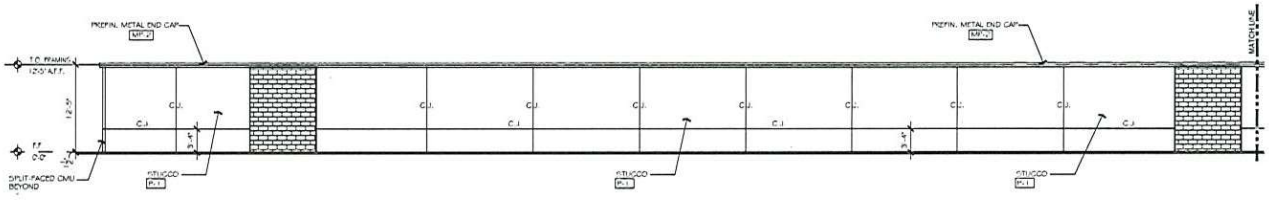


04 EAST ELEVATION - BUILDING "A"
SCALE: 1/8" = 1'-0"

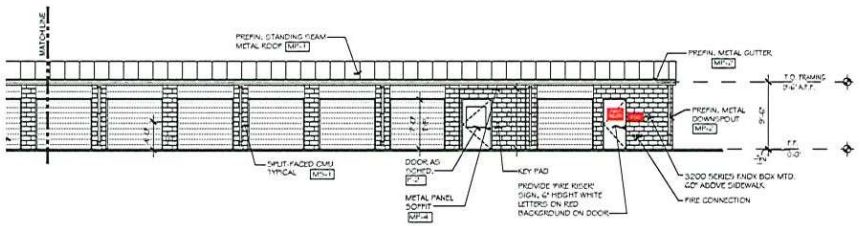


NORTH ELEVATION - BUILDING "A" (FACING OFFICE)

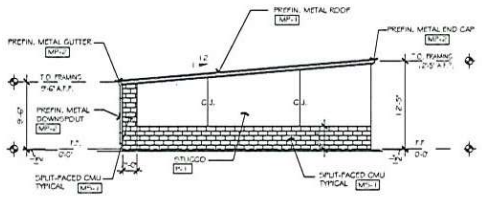
03 SCALE: 1/8" = 1'-0"



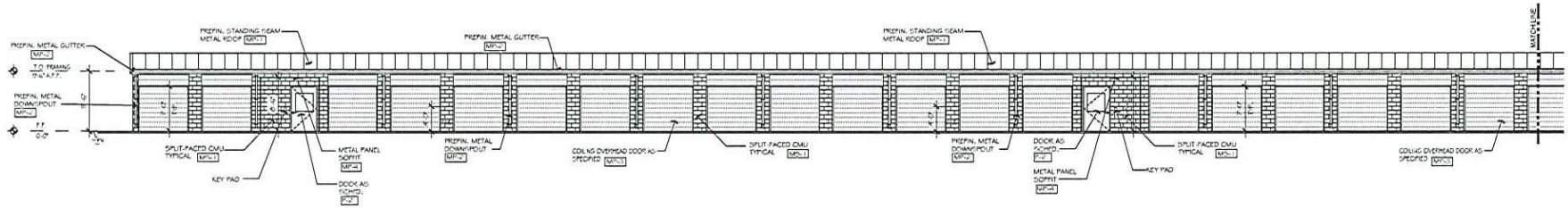
04 EAST ELEVATION - BUILDING "A"
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "D")
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "B")
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - BUILDING "A" (FACING DRIVE & BLDG. "D")
SCALE: 1/8" = 1'-0"

MAULDIN ARCHITECTS

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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

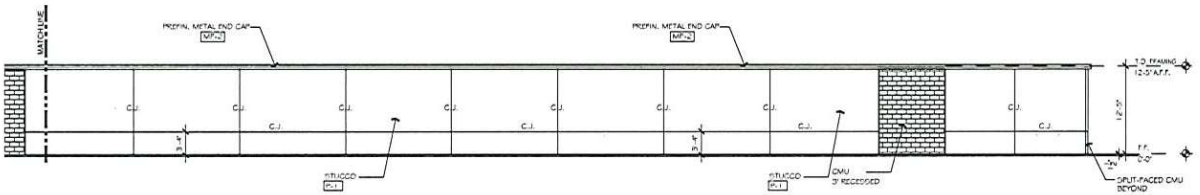
REVISIONS:

NO	DESCRIPTION	DATE

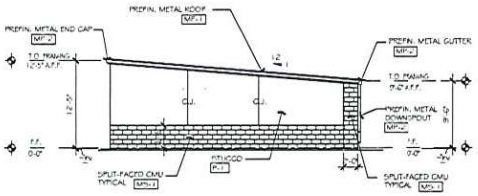
DATE: 04/20/2023
PROJ# 23016

SHEET TITLE:
EXTERIOR ELEVATIONS BUILDING "A"

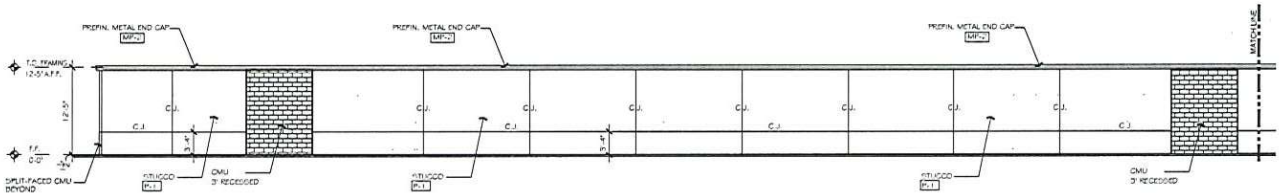
SHEET NUMBER:
A2.1



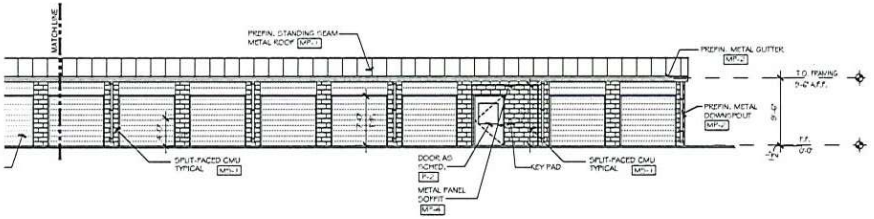
04 EAST ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



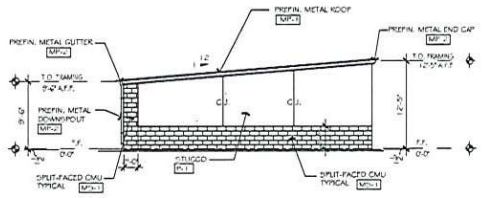
NORTH ELEVATION - BUILDING "B"
(FACING BLDG. "A")
03 SCALE: 1/8" = 1'-0"



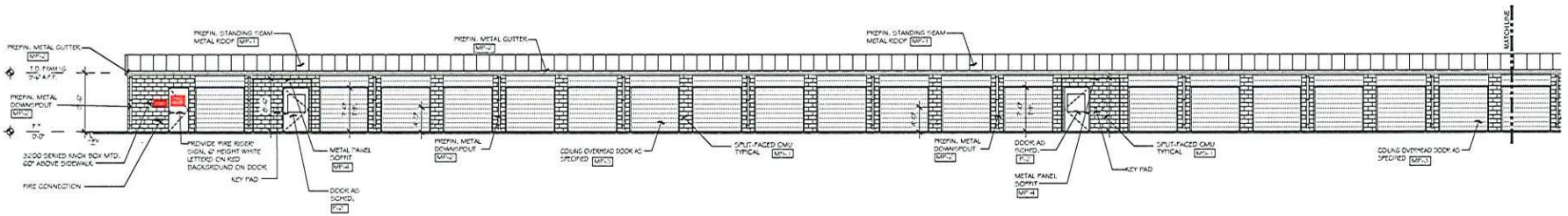
04 EAST ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - BUILDING "B" (FACING DRIVE & BLDG. "C")
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



01 WEST ELEVATION - BUILDING "B" (FACING DRIVE & BLDG. "C")
SCALE: 1/8" = 1'-0"

MAULDIN ARCHITECTS

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MICHAEL D. MAULDIN
TEXAS #16733

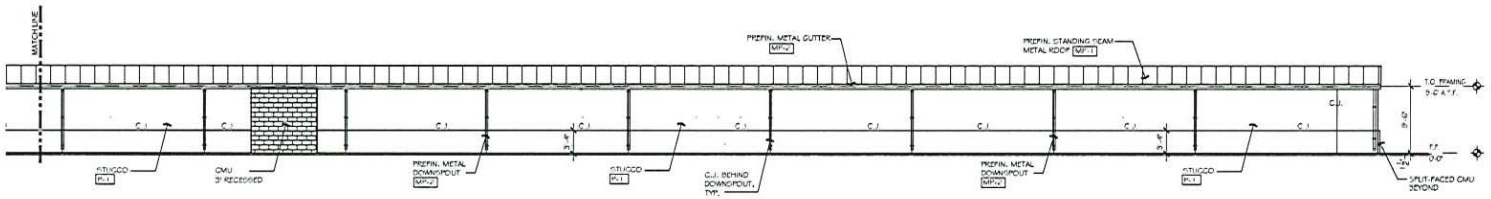
NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS:		
NO	DESCRIPTION	DATE

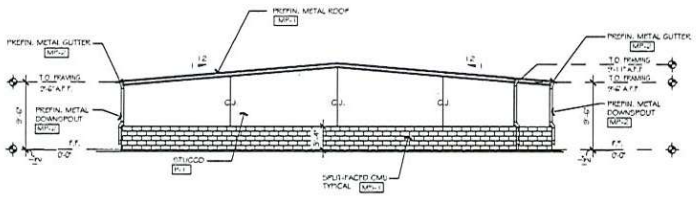
DATE: 04/20/2023
PROJ# 23016

SHEET TITLE:
EXTERIOR
ELEVATIONS
BUILDING "B"

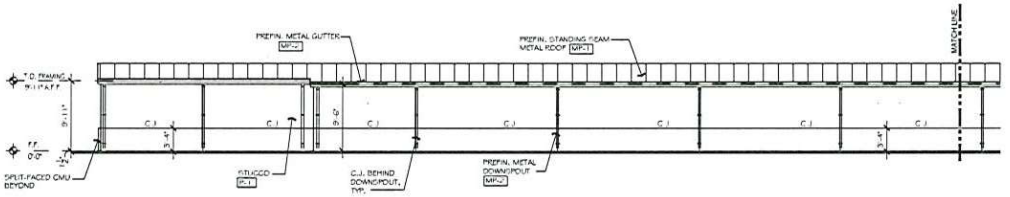
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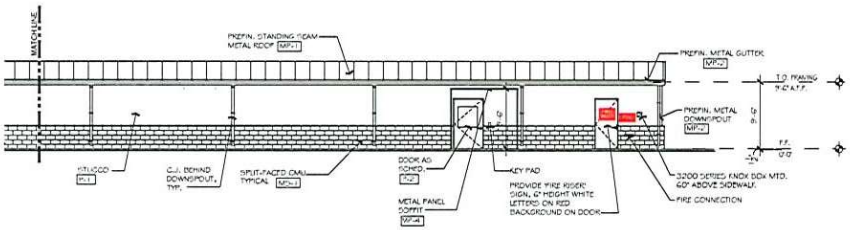
04 EAST ELEVATION - BUILDING "B"
SCALE: 1/8" = 1'-0"



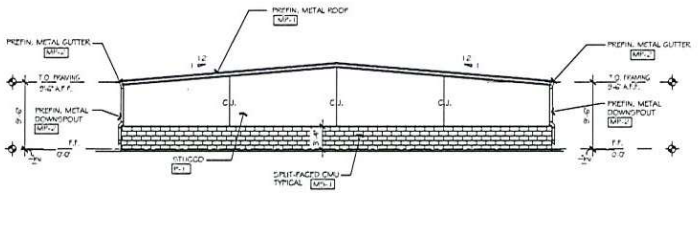
03 NORTH ELEVATION - BUILDING "C" (FACING BLDG. "D")
SCALE: 1/8" = 1'-0"



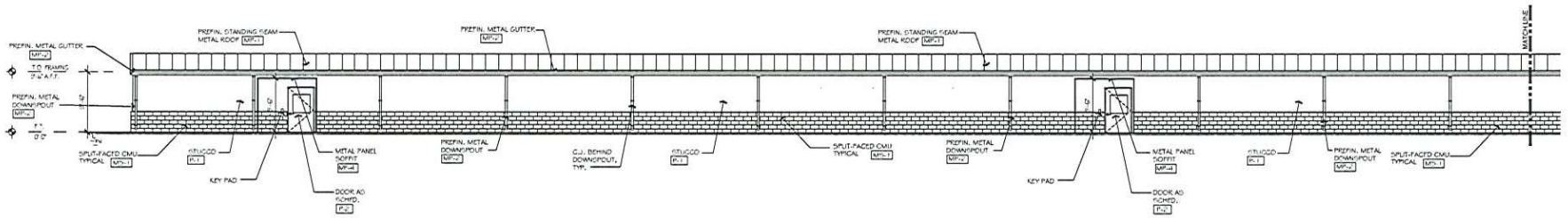
04 WEST ELEVATION - BUILDING "C"
SCALE: 1/8" = 1'-0"



01 EAST ELEVATION - BUILDING "C" (FACING DRIVE & BLDG. "B")
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "C"
SCALE: 1/8" = 1'-0"



01 EAST ELEVATION - BUILDING "C" (FACING DRIVE & BLDG. "B")
SCALE: 1/8" = 1'-0"

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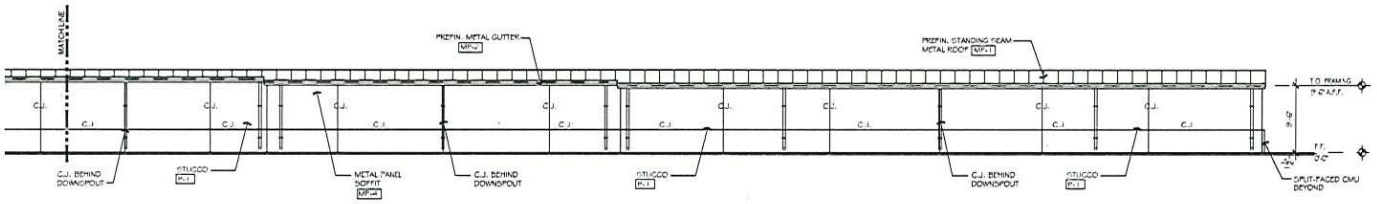
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

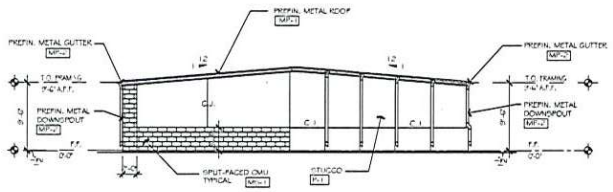
NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS: NO	DESCRIPTION	DATE

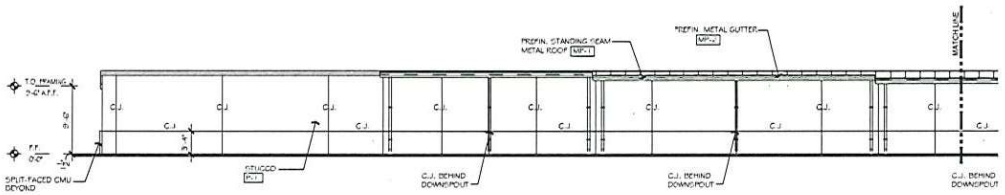
DATE: 04/20/2023
PROJ# 23016
SHEET TITLE: EXTERIOR ELEVATIONS BUILDING "C"
SHEET NUMBER: A2.3



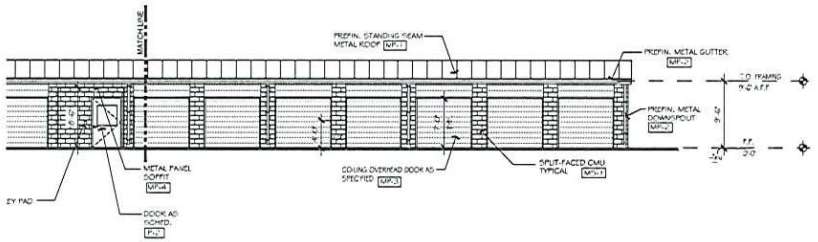
04 WEST ELEVATION - BUILDING "D"
SCALE: 1/8" = 1'-0"



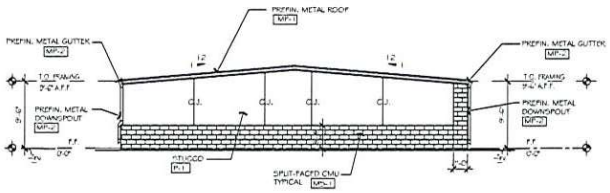
03 NORTH ELEVATION - BUILDING "D"
SCALE: 1/8" = 1'-0"



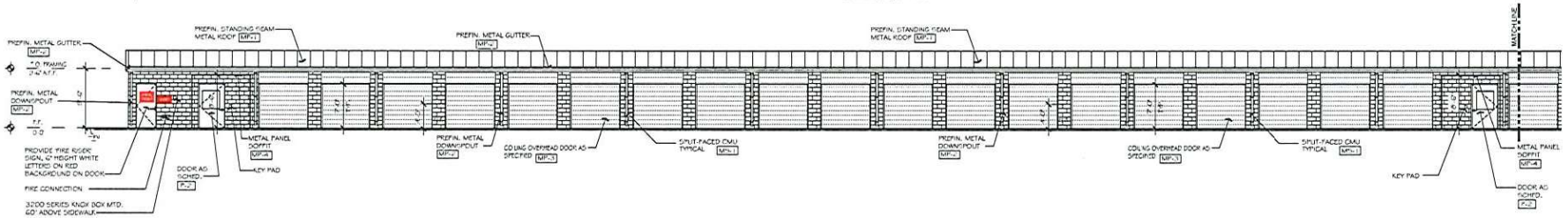
04 WEST ELEVATION - BUILDING "D"
SCALE: 1/8" = 1'-0"



01 EAST ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "A")
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "C")
SCALE: 1/8" = 1'-0"



01 EAST ELEVATION - BUILDING "D" (FACING DRIVE & BLDG. "A")
SCALE: 1/8" = 1'-0"

MAULDIN ARCHITECTS
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

NEW SELF STORAGE
Bearcat Crossing Self Storage
Steeple Chase Drive
Sherman, Texas

REVISIONS: NO	DESCRIPTION	DATE

DATE: 04/20/2023
PROJ# 23016
SHEET TITLE: EXTERIOR ELEVATIONS BUILDING "D"
SHEET NUMBER: A2.4

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 9, 2023

Bearcat Crossing, LTD.
Jeff Harkinson
4560 Belt Line Rd., Suite 400
Addison, TX 75001

Mauldin Architects
8603 CrownHill Blvd., #30
San Antonio, TX 78209

Votex Surveying Company
10440 N. Central Expy, Suite 800
Dallas, TX 75231

Jeremy Gray
4300 MacArthur Ave, Suite 200
Dallas, TX 75209

A&W Surveyors
2220 Gus Thomasson, Bld A, Ste C
Mesquite, TX 75150

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.016 to allow a 5' side yard setback on the West side property line in lieu of the required 15' side yard setback in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District located in the 3600 Block Steeple Chase Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 16, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 & 14.03.002)*
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 & 14.03.002)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Platting of the property is required. Code of Ordinances Chapter 10, Section 10.02.021; Texas Local Government Code Title 1, Sec. 212.004

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
11. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3.02.002(c)
12. Coordinate with Fire Marshal required for second point of ingress/egress. Code of Ordinances Chapter 3.02.002(c)
13. The location of the trash receptors must be approved by the Public Works Department.
14. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.
16. Mutual Access Easement required for cross access between Lots. Code of Ordinances Chapter 10, Exhibit A, Sec. 12
17. Private Detention Pond to be designed and constructed with first phase of development.
18. Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.

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

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

Respectfully,

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

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

STAFF REVIEW LETTER

December 10, 2024

Jeremy Gray
Email: jgray@grayandcorealtors.com
4300 MacArthur Ave., Ste 200
Dallas, TX 75209

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.016 to allow a 0.55 Floor Area Ratio in lieu of the allowed 0.50 for the Floor Area Ratio and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605 located in the 3600 Block Steeple Chase Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 17, 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 (903.892.7267). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004 & 14.03.002)*
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 & 14.03.002)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009 (a)(1)(C))*
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

9. Mutual Access Easement required for cross access between subject property and proposed Lot 12 to the South. Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)
10. Private Detention Pond to be designed and constructed with first phase of Bearcat Crossing.

11. 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)
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 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.

13. [ ] 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)

*There is no FDC or Hydrants marked on the site plan. However, it states this in the notes on site plan.

14. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. (Located In City Ordinances Amendments)

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
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. 18.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 24-005821)

The request of Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410.

Background:

The property is located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway) between South Highway 75 and Luella Road. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410. An additional 10 acres has been purchased that the developer would like to include in the Bel Air Village PD.

The following has been approved for this location:

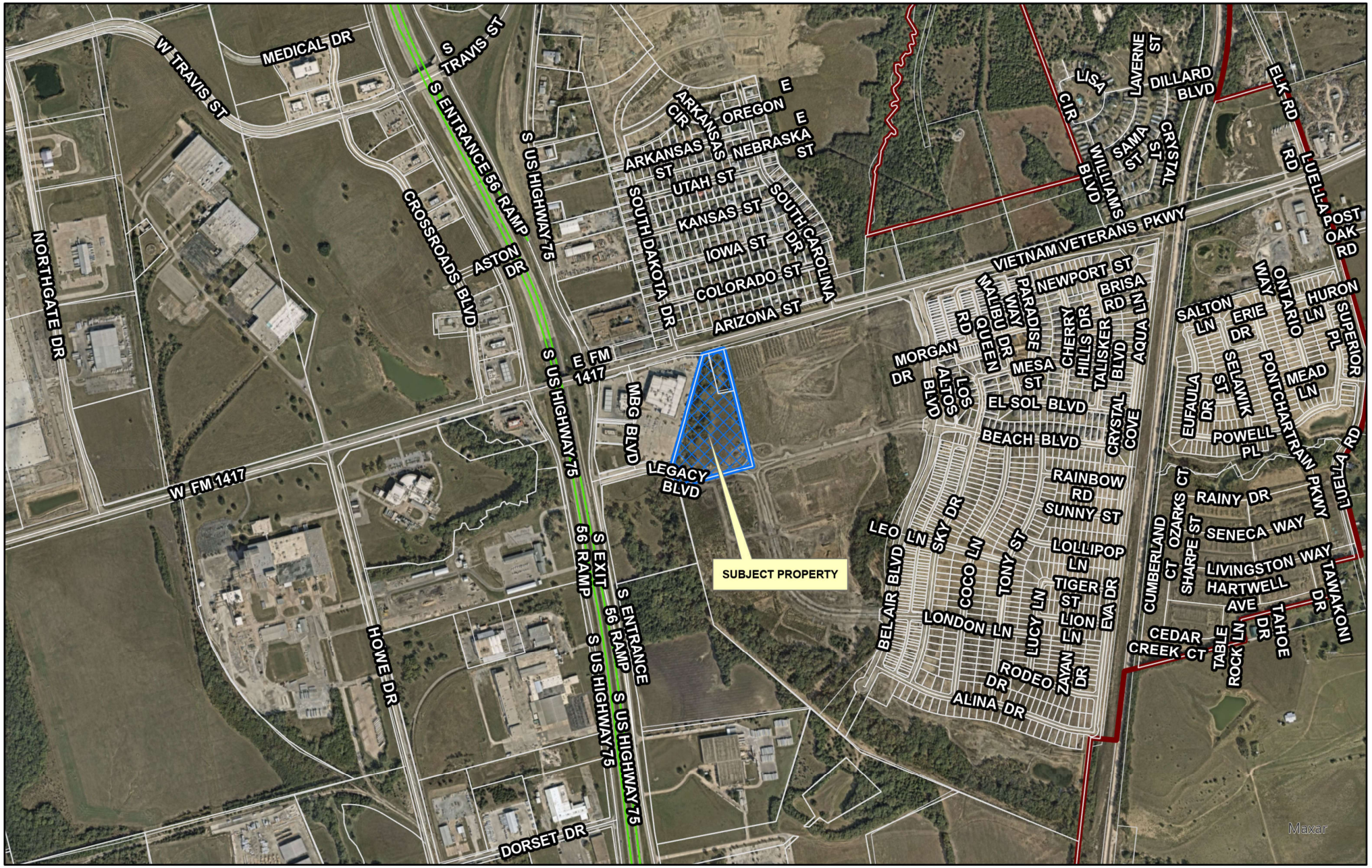
- 7/16/2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1)
- 8/18/2020 - Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232).
- 8/17/2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319).
- 4/19/2022 - Final Plat approval for Bel Air Village Multifamily Phase 1.
- 3/22/2022 - Preliminary Plat approval for Bel Air Village Multifamily Phase 1.
- 3/22/2022 - Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.
- 6/21/2022 - Preliminary Plat of Bel-Air Village Phase 2 (Single Family).
- 8/16/2022 - Final Plat of Bel-Air Village Phase 2 (Single Family).
- 10/18/2022 - Preliminary Plat approval of Bel-Air Village West Infrastructure.
- 12/13/2022 - Final plat approval of Bel-Air Village West
- 11/14/2023 - Site Plan for Bel Air Beach Club (Subject to the Staff Review Letter)

Origination:

Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor)

Staff Recommendation:
Staff has no objection to the approval of the Zone Change and Planned Development Amendment.

Attachments:
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Boundary Survey
6. Surveys - Combined
7. Narrative
8. Bel Air Village Planned Development
9. Ordinance 6410



dlagrone H:\PLANNING\Public Notification KT.aprx

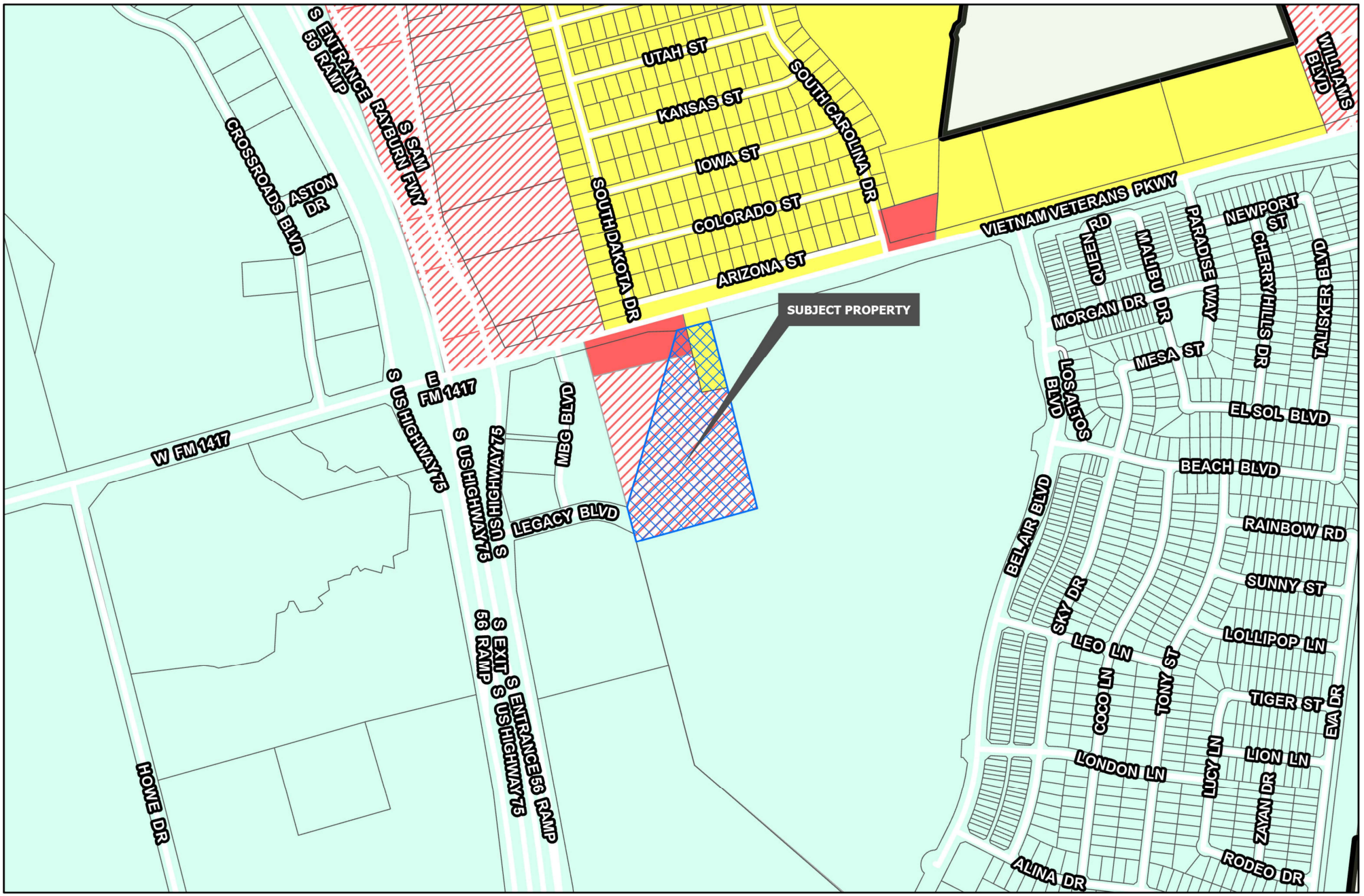
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
220 & 224 E FM 1417
(VIETNAM VETERANS PKWY)

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Sherman
CLASSIC TOWN. BROAD HORIZON.

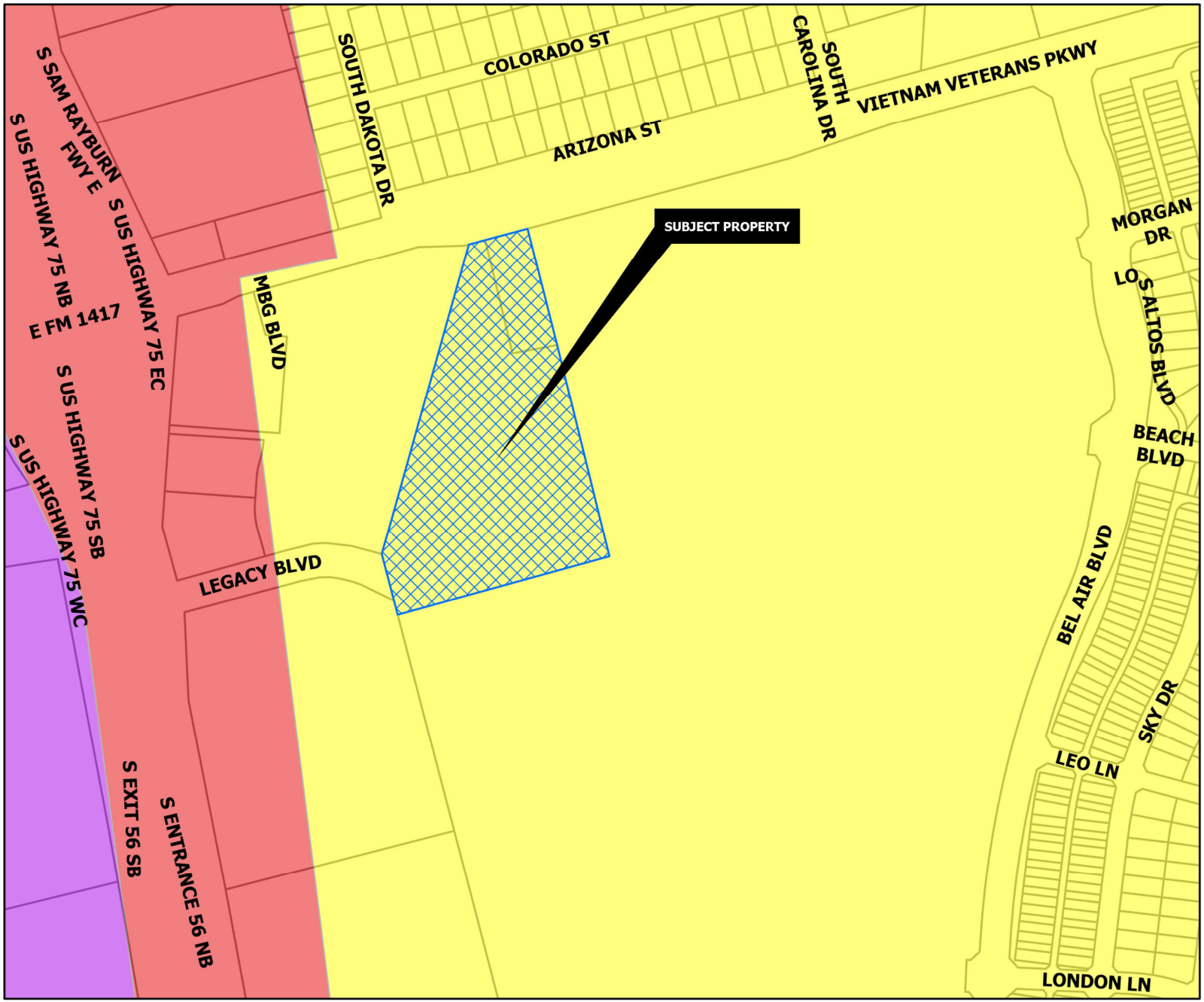
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
220 & 224 E FM 1417
(VIETNAM VETERANS PKWY)

N
W E
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SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
220 & 224 E FM 1417
(VIETNAM VETERANS PKWY)

N
W E
S

Date: 11/18/2024 2:18 PM

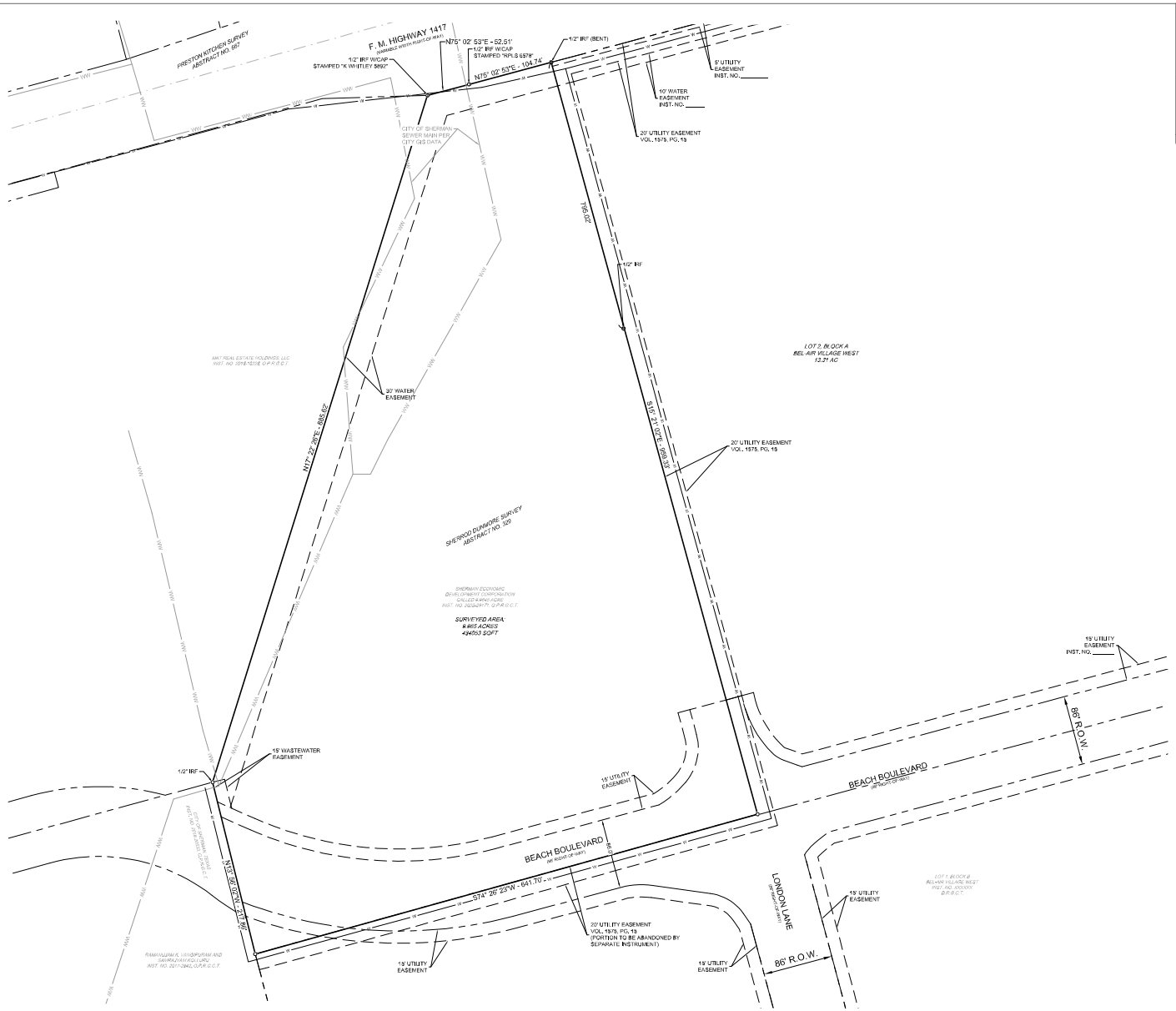
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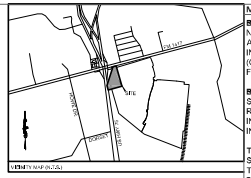
5G+

Today

9:19 AM







LEGEND

- W — UNDERGROUND WATER MAIN
- WW — UNDERGROUND WASTEWATER MAIN
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE

0' 30' 60' 120'
SCALE 1" = 60'

METES AND BOUNDS DESCRIPTION

BEING 9.965 ACRES OF LAND SITUATED IN THE SHERROD DUNMORE SURVEY, ABSTRACT NUMBER 329, GRAYSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CALLED 9.9645 ACRES IN DEED TO SHERMAN ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN INSTRUMENT NUMBER 2023-28171, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED 'RPLS 6578' IN THE SOUTHEAST RIGHT-OF-WAY OF FARM TO MARKET ROAD 1417 (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHWEST CORNER OF A 0.84 ACRE TRACT OF LAND DESCRIBED IN DEED TO SHERMAN ECONOMIC DEVELOPMENT CORPORATION, RECORDED IN INSTRUMENT NUMBER 2018-6095, O.P.R.G.C.T.;

THENCE NORTH 75 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG THE COMMON LINE OF SAID 9.9645 ACRE TRACT, A DISTANCE OF 104.74 FEET TO A FOUND 1/2-INCH IRON ROD AT THE NORTH CORNER OF SAID 9.9645 ACRE TRACT AND A TRACT OF LAND DESCRIBED AS BEL AIR VILLAGE WEST, NO RECORD DOCUMENT FOUND;

THENCE SOUTH 15 DEGREES 21 MINUTES 02 SECONDS EAST, ALONG THE COMMON LINE OF SAID 9.9645 ACRE TRACT AND SAID BEL AIR WEST VILLAGE, PASING AT A DISTANCE OF 795.02 FEET A FOUND 1/2-INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID 0.84 ACRE TRACT, AND CONTINUING A TOTAL DISTANCE OF 959.33 FEET TO A POINT FOR CORNER IN SAID COMMON LINE OF 9.9645 ACRE TRACT AND SAID BEL AIR WEST VILLAGE;

THENCE SOUTH 74 DEGREES 26 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE OF 9.9645 ACRE TRACT AND SAID BEL AIR WEST TRACT, A DISTANCE OF 641.70 FEET TO A POINT FOR CORNER IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO RAMANUJAM K. VANGIPURAM AND SAMRAJYAM KOLLURU, RECORDED IN INSTRUMENT NUMBER 2017-2942, O.P.R.G.C.T.;

THENCE NORTH 13 DEGREES 56 MINUTES 02 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID 9.9645 ACRE TRACT, A DISTANCE OF 217.86 FEET TO A FOUND 1/2-INCH IRON ROD AT THE COMMON CORNER OF SAID 9.9645 ACRE TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF SHERMAN, TEXAS, RECORDED IN INSTRUMENT NUMBER 2018-20633, O.P.R.G.C.T. AND A TRACT OF LAND DESCRIBED IN DEED TO MKT REAL ESTATE HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2018-10228, O.P.R.G.C.T.;

THENCE NORTH 17 DEGREES 22 MINUTES 26 SECONDS EAST, ALONG THE COMMON LINE OF SAID 9.9645 ACRE TRACT AND SAID MKT REAL ESTATE HOLDINGS, LLC TRACT, A DISTANCE OF 886.62 FEET TO A FOUND 1/2-INCH IRON ROD WIH CAP IN SAID SOUTHEAST RIGHT-OF-WAY OF FARM TO MARKET ROAD 1417;

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SURVEYOR'S CERTIFICATE

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS · TREVOR JOSHUA CHERAMIE · 6560 · REGISTERED PROFESSIONAL LAND SURVEYOR

TREVOR JOSHUA CHERAMIE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6560
trevor@onealsurveying.com

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DEVELOPMENT SUPPORT SERVICES
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(903) 708-2891
www.onealsurveying.com Info@onealsurveying.com
TBPLS FIRM # 10194132

REVISIONS: 2024/11/04-EASEMENTS ALONG ADJOINER TRACT

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED 10/30/2024
2. SURVEY COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE POLICY.
3. EASEMENT RESEARCH LIMITED TO ONLY THOSE EASEMENTS PROVIDED TO SURVEYOR. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN

BEARING BASIS

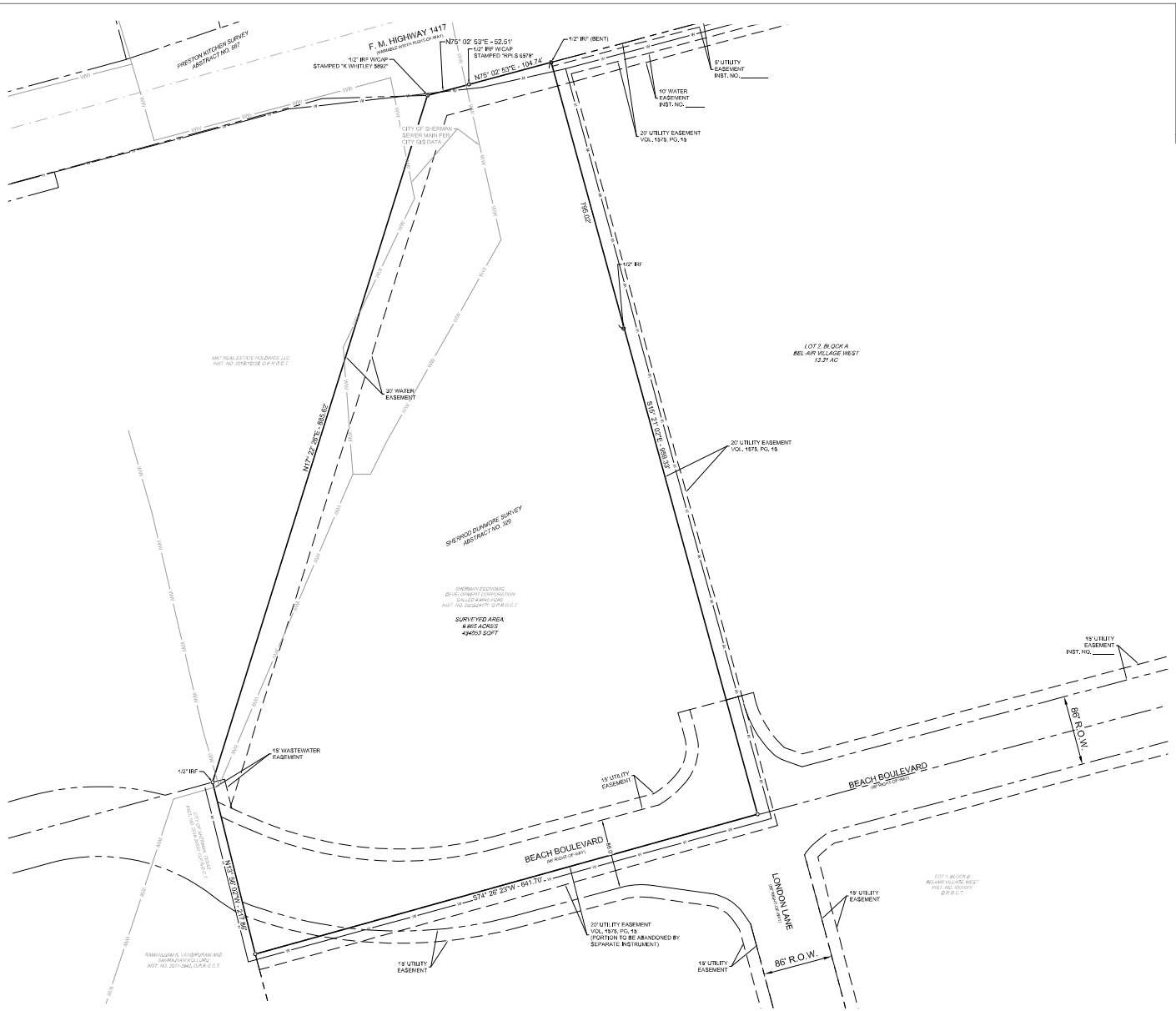
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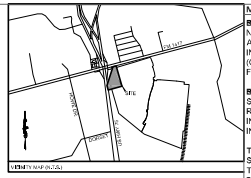
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KFM ENGINEERING & DESIGN
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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

POLITICAL BOUNDARY SURVEY
9.965 ACRES OUT OF THE
SHERROD DUNMORE SURVEY
ABSTRACT NUMBER 329
GRAYSON COUNTY, TEXAS

PROJECT: 24068.00	DATE:	SHEET NO.
DRAWN BY: TJC	November 4, 2024	01 OF 01
CHECKED BY: DCO		
SCALE: 1" = 60'		





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ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF **1983(2011), NORTH CENTRAL ZONE(4202)**

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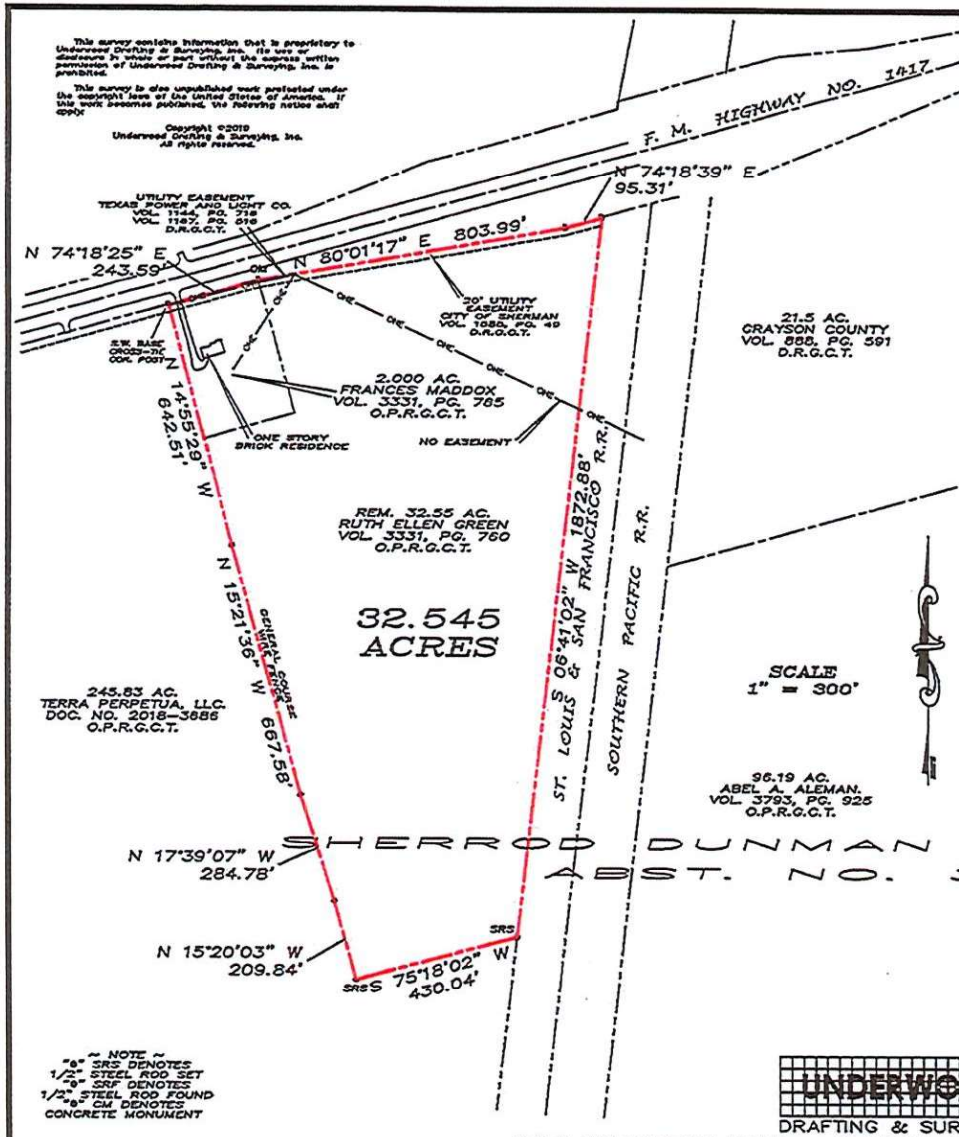
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JOB NO. 19090683
FW: JW — DFT: DWU

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



~ NOTE ~
"●" SRS DENOTES 1/2" STEEL ROD SET
"○" SRF DENOTES 1/2" STEEL ROD FOUND
"⊕" CM DENOTES CONCRETE MONUMENT

Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract no. 329, and being a part of the land conveyed by M. L. Maddox to C. T. Maddox and J. W. Maddox, by deed dated April 26th, 1965, recorded in Volume 1029, Page 551, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a cross-tie corner post at the intersection of the South right-of-way line of F. M. Highway No. 1417 and the West line of the said Maddox tract, said post being common to the Northeast corner of a 251.1845 acre tract of land conveyed by Edward C. Greene, Trustee, to Rolling Meadows Associates, by deed recorded in Volume 1716, Page 384, said Deed Records;

THENCE in an easterly direction with said right-of-way the following calls and distances:

North 74°18'25" East a distance of 243.59 feet to a concrete right-of-way marker;

North 80°01'17" East a distance of 803.99 feet to a 1/2" steel rod set at an angle point in said right-of-way;

North 74°18'39" East a distance of 95.31 feet to a 1/2" steel rod set at the intersection of the said right-of-way with the West right-of-way line of the Frisco Railroad;

THENCE South 06°41'02" West with said railroad right-of-way a distance of 1872.88 feet to a 1/2" steel rod set, said rod maintaining the Southeast corner of the said Maddox tract of land;

THENCE South 75°18'02" West with the South line of the said Maddox tract a distance of 430.04 feet to a 1/2" steel rod set at the Southwest corner of the said Maddox tract;

THENCE in a Northerly direction with an old fence maintaining the West line of the said Maddox tract the following calls and distances:

North 15°20'03" West a distance of 209.84 feet to a point;

North 17°39'07" West a distance of 284.78 feet to a point;

North 15°21'36" West a distance of 667.58 feet to a point;

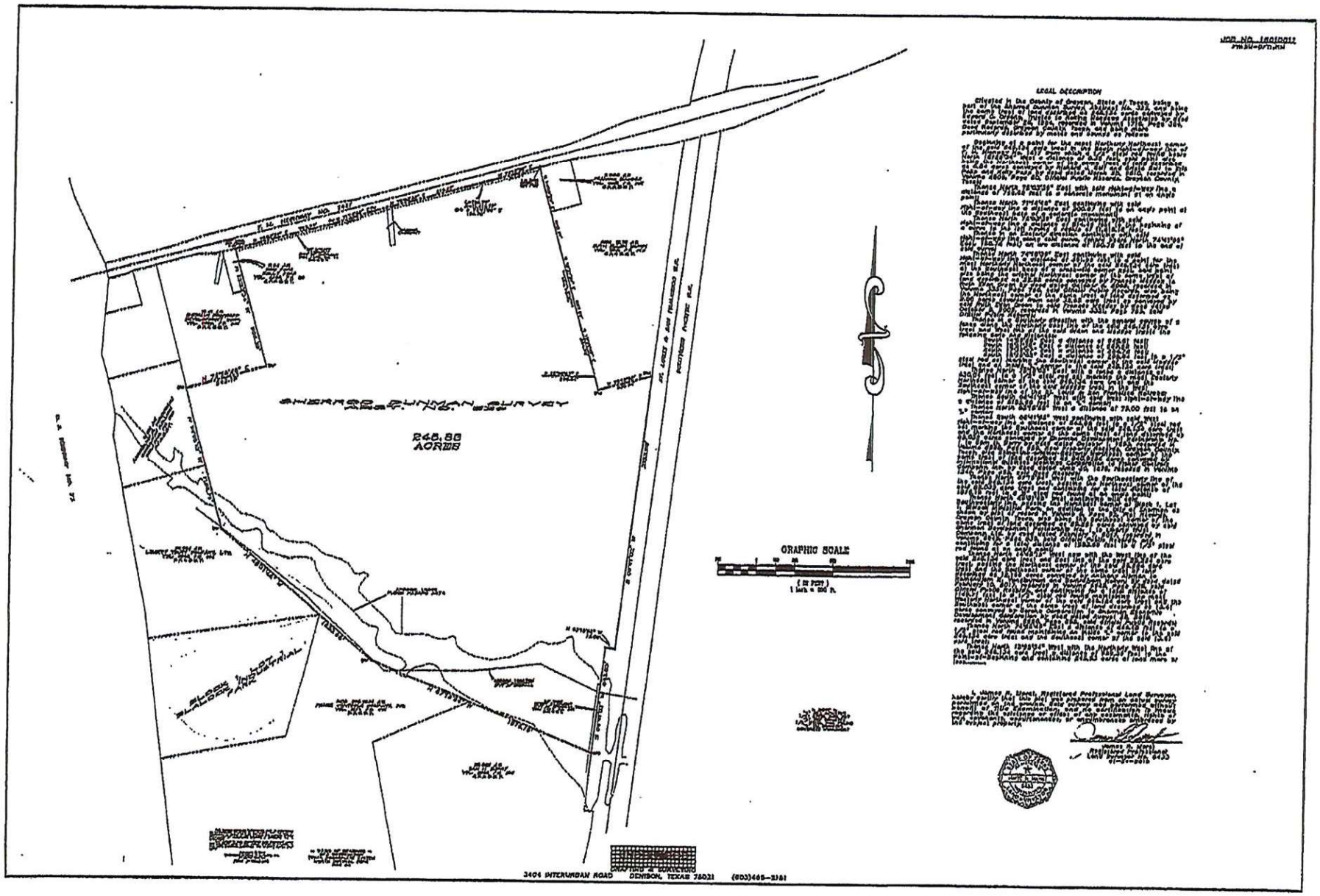
North 14°55'29" West a distance of 642.51 feet to the Place-of-Beginning and containing 32.545 acres of land more or less...

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 09/17/19

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


JOB NO. 180108012
LEGAL DESCRIPTION
SHERROD-DUNMAN SURVEY
248.88
ACRES
GRAPHIC SCALE
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2181

November 25, 2024

City of Sherman
Rob Rae
220 W Mulberry
Sherman, TX 75090

RE: Bel Air Beach Club – Planned Development Submittal: Project Narrative

Mr. Rae,

Bel Air Village is a mixed-use community encompassing approximately 288.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities. The development will also include land set aside for parks, open space, trails, buffers, or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of residential and village urban center uses in proximity to one another. The addition of approximately 10 acres of land adjacent to the development to the west will allow for additional commercial and mixed-use development adjacent to the spring.

Sincerely,

Kevin Shaw, P.E.
PROJECT ENGINEER
KFM Engineering & Design
TBPE #: F-20821

BEL AIR VILLAGE

PLANNED DEVELOPMENT

CITY OF SHERMAN, TEXAS

DESIGN TEAM

ION DESIGN GROUP, LLC

7075 Twin Hills Avenue, Suite 350, Dallas, TX 75231

GFF ARCHITECTS

808 Fairmount St SUITE 300, Dallas, TX 75201

REVISED SEPTEMBER 7, 2021

ADMINISTRATIVE AMENDMENTS APPROVED NOVEMBER 30, 2021

REVISED NOVEMBER 5, 2024

BEL AIR VILLAGE PLANNED DEVELOPMENT

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I. Components of Bel Air Village Planned Development

A. Introduction

Bel Air Village is a mixed-use community encompassing approximately 288.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities complemented by almost 14 percent of the land area set aside as parks, open space, trails, buffers, or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of RESIDENTIAL and VILLAGE URBAN CENTER uses in proximity to one another.

Note: Words shown in all CAPITAL LETTERS are defined in VI. Definitions.

B. Village Development Objectives

The Bel Air Village addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs;
- Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural FAÇADE elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Key Village Elements

The following enumerates the key elements of the Bel Air Planned Development:

I. Components

A summary of key components covered in the Planned Development, acreages, and overall objectives.

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities.

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs the VILLAGE URBAN CENTER and VILLAGE RESIDENTIAL DISTRICTS architectural elements and FAÇADE materials, windows, roofs, service areas and other standards.

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

VI. Definitions

The DEFINITIONS section defines terms used within the Bel Air Village Planned Development.

VII. Appendices

The Appendices contain: Appendix A – CONCEPTUAL PLAN MAP; Appendix B – DEVELOPMENT DISTRICT MAP; and Appendix C – STREET CROSS SECTIONS.

D. Conceptual Plan and Development Districts Maps

The Bel Air Village Planned Development includes the CONCEPTUAL PLAN MAP depicting the respective land uses and the DEVELOPMENT DISTRICTS MAP identifying the two regulating districts.

1. Conceptual Plan Map

a. The CONCEPTUAL PLAN MAP is a depiction of large land use categories that include residential, commercial, open space and major rights-of-way to be developed within the Bel Air Village Planned Development. (See Appendix A – CONCEPTUAL PLAN MAP)

b. The allocation of land uses and proposed road network may be modified as specific development plans come forward at DETAILED SITE PLAN.

c. The table below summarizes generalized land use acreages depicted on the CONCEPTUAL PLAN MAP:

Summary Table of Bel Air Village Acreages and Uses

	Acres	%	Units
RESIDENTIAL			
Single-Family Detached & Attached Residential	167.3	58.0	1,900
Mid-Rise Residential & Lagoon Area	51.2	17.8	3,000
COMMERCIAL			
Village Center	14.5	5.0	N/A
OPEN SPACE			
Parks, Open Space, Buffers & Flood Plain Areas	38.6	13.4	N/A
MAJOR RIGHTS-OF-WAY			
Collector Streets (does not include local residential streets)	16.7	5.8	N/A
Total Acres	**288.3**	**100.0%**	
Note: Above acreages, units count and percentages are approximate and will be finalized at Site Plan Approval			

2. Development Districts Map

The DEVELOPMENT DISTRICTS MAP consists of two districts, the VILLAGE URBAN CENTER DISTRICT and the VILLAGE RESIDENTIAL DISTRICT. (See Appendix B – DEVELOPMENT DISTRICTS MAP).

a. VILLAGE URBAN CENTER DISTRICT – land designated for development of COMMERCIAL and MID-RISE RESIDENTIAL uses.

b. VILLAGE RESIDENTIAL DISTRICT – land designated for development of a mix of DETACHED and ATTACHED SINGLE-FAMILY RESIDENTIAL uses.

II. Use and Building Envelope Standards

A. Village Urban Center District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) VILLAGE URBAN CENTER uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the City of Sherman's Zoning Ordinance.

(2) COMMERCIAL INDOOR AMUSEMENT

(3) HOTEL, FULL-SERVICE or LIMITED-SERVICE

(4) MID-RISE RESIDENTIAL

(5) SENIOR/ASSISTED LIVING FACILITY

(6) SCHOOL, PRIMARY OR SECONDARY

(7) SKILLED NURSING HOME FACILITY

(8) RECREATIONAL LAGOON

b. Permitted ACCESSORY USES

(1) AFFILIATED RESIDENTIAL USES

(2) AMENITY CENTER

(3) Home Occupations

(4) PARK/OPEN SPACE

(5) Special events

(6) STRUCTURED PARKING

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site

(2) CIVIC BUILDING

(3) Telephonic, radio, television or microwave, communication antennas and tower

d. Prohibited uses

(1) Check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access businesses as defined by applicable provisions of Texas Finance Code.

(2) Gas wells

(3) Industrial, manufacturing, and warehousing uses

(4) Outside storage, unscreened

(5) Sexually oriented business

(6) Tattoo parlors

(7) Vape businesses

(8) Vehicle-related sales or repair

2. Building Lot Dimensional Standards

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Side Yard Setback (ft)	Maximum Units /Ac.	Max. Stories	Max. Building Height (ft)	Max. Lot Coverage (%)
Village Urban Center	N/A	N/A	0	0	0	85	5	75’	80

b. Additional Dimensional Standards

(1) Permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or DETAILED SITE PLAN.

(2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.

(3) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:

(a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or

(b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building FAÇADE(S).

B. Village Residential District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

b. Permitted ACCESSORY USES

(1) ACCESSORY BUILDING or STRUCTURE

(2) AFFILIATED RESIDENTIAL USES

(3) AMENITY CENTER

(4) Home Occupations

(5) PARK/OPEN SPACE

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) CIVIC BUILDING

(2) SCHOOL, PRIMARY OR SECONDARY

(3) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING

(4) Special events

d. Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection “VILLAGE RESIDENTIAL DISTRICT” or not considered incidental to the primary permitted use.

2. Building Lot Dimensional Standards

a. Dimensional Table

Description	Single-Family Residential Detached	Single-Family Residential Attached
Building Type	Detached	Attached
Minimum Lot Area	4000 square feet	1200 square feet
Maximum Density	12 units per acre	24 units per acre
Minimum Lot Width	40 feet	20 feet
Minimum Lot Depth	90 feet	50 feet
Front Yard Setback (Alley-Loaded)	10 feet	6 feet
Front Yard Setback (Front-Loaded)	10 feet (building); 20 feet (garage door)	N/A
Side Yard Setback		
Interior Lot	5 feet	0 feet (side abutting another unit); 5 feet (side not abutting another unit)
Interior Lot (Zero Lot Line)	1 foot one side, 9 feet other side	N/A
Corner Lot	10 feet	10 feet
Minimum Rear Yard Setback	10 feet	5 feet
Maximum Building Height	2.5 story, 40 feet	3 story, 50 feet

b. Additional Dimensional Standards

(1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the 1-foot side of adjacent lot for maintenance.

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL shall be alley-loaded with overall building length not to exceed two hundred (200) feet and a required building separation of not less than ten (10) feet between buildings.

III. Architectural Standards

A. Architectural Standards – Village Urban Center District

1. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of DETAILED SITE PLAN approval

b. Accent building materials (no greater than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (for trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (for trim elements only)

(3) Metal (for beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (only for piers, foundation walls and chimneys)

(5) EIFS

2. Building AWNINGS and CANOPIES

a. Materials, Illumination and Location

(1) AWNINGS and CANOPIES shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.

(2) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material; provided, however, downward lighting limited to lighting the building FAÇADE, sidewalk areas, and seating areas, is permitted to be installed beneath AWNINGS and CANOPIES.

3. Building Roofs

a. Permitted Roof Materials

(1) Architectural asphalt shingles

(2) Tile, clay or concrete (faux clay)

(3) Slate (equivalent synthetic or better)

(4) Metal (standing seam, equivalent or better)

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL

b. Flat Roofs – roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

a. Mechanical Equipment

(1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical

(2) Roof mounted equipment shall be screened from view from the PUBLIC SPACE where practical.

b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

c. Solid Waste Collection and Disposal

(1) Location of solid waste facilities shall be approved at time of DETAILED SITE PLAN.

(2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material

(3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Architectural Standards – Village Residential District

1. Architectural Diversity

a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by no fewer than two (2) lots for same floor plans and no fewer than three (3) lots for the same front FAÇADE.

b. No combination of the same masonry color, mortar color, and sand color shall be repeated for SINGLE FAMILY DETACHED RESIDENTIAL buildings located on adjacent lots.

c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements and be included in the DETAILED SITE PLAN:

(1) BALCONY (limited to rear balconies directly overlooking PARK/OPEN space)

(2) Front Porch (4:12 or greater roof pitch)

(3) Chimney

(4) Patio courtyard

(5) MASONRY, stone, or cast stone accents

(6) Double entry doors

(7) Covered entry

(8) DORMERS

(9) Cedar shutters

(10) Natural stone (30% front FAÇADE)

(11) 10:12 or greater roof pitch (pitch may be reduced for Front Porch – see above)

(12) Gables with architecture feature

(13) Arch top windows

(14) Circle top windows

(15) Stained wood columns

2. Building FAÇADES

FAÇADE treatments are those portions of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.

a. RESIDENTIAL buildings shall have a finished floor elevation of not less than 0.8 feet above the top of the front curb elevation.

b. Wall openings shall not span vertically more than one story.

3. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of SITE PLAN approval

b. Accent building materials (which may cover no more than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (limited trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (limited to trim elements only)

(3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)

(5) EIFS

c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:

(1) The area occupied by windows and doors (including garage doors); and

(2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

a. Window Materials

(1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the FAÇADE.

(2) Solar screens are permitted only on FAÇADES not visible from the PUBLIC SPACE.

b. Window Configurations

(1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided below in subparagraphs 4. B. (2) and 4. B. (3).

(2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than three (3) inches wide.

(3) An individual window may be wider than it is tall – if not mulled together as described herein subparagraph 4. B. (2) – but shall not exceed five (5) feet in width and four (4) feet in height. No combination of width and height dimensions for an individual window shall result in width exceeding height by more than three (3) feet.

c. Alterations to these standards may be granted as part of a DETAILED SITE PLAN.

5. Building Roofs and PARAPETS

a. Permitted Roof Materials

(1) 30-year dimensional shingles.

(2) Tile, clay or concrete (faux clay).

(3) Slate (equivalent synthetic or better).

(4) Metal on porches and accent roofs.

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL.

(6) Roofing materials shall have a minimum 30-year rated warranty.

b. Authorized Roof Configurations

(1) Pitched Roofs

Hip and gable roofs shall be symmetrically pitched 8:12 or greater – with the exception of front porch roofs, which can be pitched 4:12 or greater.

(2) Flat Roofs

Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

(1) DORMERS shall be finished with permitted primary building materials; chimney chases above the roof structure shall be finished with MASONRY/STONE only.

(2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior.

Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is permissible, only if (i) finished to be complimentary of the building's exterior, (ii) vented through the roof structure (not a wall), (iii) designed, built, and located according to applicable construction codes, (iv) designed, built, and located to the rear of the building with limited visible appearance from the front of the building. Should said requirements not be satisfied in full, exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is prohibited.

6. Underground Utilities

a. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

IV. Lighting, Parking and Signage Standards

A. Lighting

1. STREET Lights

a. STREET LIGHTS shall be install in accordance with the following:

(1) MAJOR STREETS – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.

(2) MINOR STREETS – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.

(3) LOCAL STREETS – lighting shall be at each intersection.

b. STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

2. VILLAGE URBAN CENTER Lighting

a. An exterior Lighting Plan shall be approved as part of the DETAILED SITE PLAN for the VILLAGE URBAN CENTER.

b. Lighting Standards

(1) Site lighting shall be of a design, height, and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved DETAILED SITE PLAN.

(2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.

(3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

B. Parking

1. Parking Standards

a. SINGLE-FAMILY RESIDENTIAL

(1) SINGLE-FAMILY RESIDENTIAL DETACHED and ATTACHED shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.

(2) Additional visitor parking (on or off street) shall be provided for SINGLE-FAMILY RESIDENTIAL uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any SINGLE-FAMILY RESIDENTIAL lot providing parking for less than four (4) vehicles.

b. MID-RISE RESIDENTIAL

(1) A minimum of 1.5 parking spaces shall be provided for each MID-RISE RESIDENTIAL unit.

(2) Additional onsite visitor parking shall be provided for MID-RISE RESIDENTIAL at a rate of one (1) space per six (6) units.

c. VILLAGE URBAN CENTER

(1) For uses other than MID-RISE RESIDENTIAL, a Parking Plan prepared by a Texas professional engineer shall be submitted to the CITY that sets forth how the uses in the VILLAGE URBAN CENTER will accommodate parking demand. The Parking Plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established as part of the approved DETAILED SITE PLAN.

(2) Required parking ratios for VILLAGE URBAN CENTER uses shall be:

(a) Office – 1 space per 300 square foot

(b) Retail – 1 space per 250 square foot

(c) Restaurant – 1 space per 150 square foot

2. On-Street Parking

a. On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.

b. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.

C. Signage

1. Signage Plan

a. A Comprehensive Sign Plan shall be submitted to the CITY as part of the DETAILED SITE PLAN.

b. Only individual lettering on a VILLAGE URBAN CENTER signage may be internally lit.

c. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside.

2. Prohibited or Limited Signs

a. Billboards, off-premises, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs are prohibited.

b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

V. Landscaping and Park/Open Space Standards

A. Landscaping

1. Landscaping – Trees

a. STREET TREES

(1) MAJOR STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(2) MINOR and LOCAL STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.

(4) STREET TREES shall be at least three (3) caliper inches in diameter measured twelve (12) inches above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

b. VILLAGE URBAN CENTER TREES

(1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE URBAN CENTER use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.

(2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:

(a) One tree at least three (3) caliper inches in diameter measured twelve (12) inches above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.

(b) Trees may be planted in groups with appropriate spacing for species.

(c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

c. SINGLE-FAMILY RESIDENTIAL TREES

(1) General

(a) Required FRONT YARD TREES shall be in addition to the required STREET TREES

(b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured twelve (12) inches above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

(2) Required FRONT YARD TREES

(a) Lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.

(b) Lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

2. Landscaping – Yards

a. VILLAGE URBAN CENTER Yards

(1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.

b. SINGLE-FAMILY RESIDENTIAL LOTS Yards

(1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

(2) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.

(3) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.

(4) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.

(5) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

3. Landscaping – Parking Lots

a. Five (5) linear feet of landscaped evergreen screening and/or masonry wall at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.

b. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:

(1) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area.

(2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN

(3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured twelve (12) inches above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.

(4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.

(5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no CITY-approved root barrier has been installed.

4. Landscaping – Fences/Walls

a. Fences/Walls – General

(1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.

(2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.

(3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.

(4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of VILLAGE URBAN CENTER.

(5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.

b. Fencing/Walls – MAJOR STREETS

(1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.

(2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.

c. Fences/Walls – RESIDENTIAL

(1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).

(2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.

(3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

5. Landscaping – Irrigation

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

6. Landscaping – Completion

a. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.

b. Due to on-going drought conditions, the CITY may authorize delaying planting of new landscape materials, in which case, a certificate of occupancy may be issued.

c. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

B. Park/Open Space

1. PARK/OPEN SPACE

a. VILLAGE URBAN CENTER

(1) VILLAGE URBAN CENTER uses, other than MID-RISE RESIDENTIAL, shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE.

(2) MID-RISE RESIDENTIAL shall allocate not less than ten percent (10%) of the lot area to PARK/OPEN SPACE.

(a) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.

(b) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.

b. VILLAGE RESIDENTIAL

(1) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.

(2) PARK/OPEN SPACE shall be maintained by either a property or homeowners association or by the CITY if designated public PARK/OPEN SPACE.

2. PEDESTRIAN PATHWAYS

c. PEDESTRIAN PATHWAYS shall be a minimum of six (6) feet in width on MAJOR and MINOR STREETS and five (5) feet on LOCAL STREETS.

d. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

VI. Definitions

A. Purpose

The words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman's Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

B. Terms Defined

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE URBAN CENTER uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

BUILDING OFFICIAL – The official appointed to enforce the ZONING ORDINANCE.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCIAL purposes.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL USE (see USE).

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

> **VILLAGE URBAN CENTER** – Land designated on the DEVELOPMENT DISTRICT MAP as VILLAGE URBAN CENTER intended for more flexible development standards allowing for VILLAGE URBAN CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-

RISE RESIDENTIAL uses.

VILLAGE RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EXTERIOR INSULATION AND FINISH SYSTEM or "EIFS" - a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to or behind.

FRONT YARD TREE (see TREE, FRONT YARD).

HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities, and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk, and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY'S BUILDING OFFICIAL.

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE URBAN CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, PARKWAYS, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS.

RETAIL (see USE).

RESIDENTIAL (see USE)

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREET TREE (see TREE, STREET).

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability, and fire resistive specifications.

TREE, STREET – A tree planted in the PARKWAY.

TREE, FRONT YARD – A tree planted in a front yard area.

USES

> **ACCESSORY USE** – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CIVIC USE – Community uses including the following: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

COMMERCIAL USE – Includes BUSINESS SERVICES, OFFICES, PERSONAL SERVICES, RETAIL SERVICES, RETAIL SPECIALTY USES, RETAIL TRADE USES, STUDIO USES, and RECREATIONAL LAGOON.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

RECREATIONAL LAGOON – A large, artificially-created recreational water body for swimming and other water-related activities (can be a COMMERCIAL or CIVIC use).

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

> **RESIDENTIAL, SINGLE-FAMILY ATTACHED** – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.
>
> **RESIDENTIAL, SINGLE-FAMILY DETACHED** – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.
>
> **RESIDENTIAL, MID-RISE** – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as "apartments;" this definition does not include a HOTEL or any short-term stay facility (stays of less than six months) but may include ground-floor commercial.
>
> **RESIDENTIAL, SINGLE-FAMILY** – A residential dwelling occupied by persons living as a single household unit; this definition includes DETACHED and ATTACHED residential uses but does not include MID-RISE RESIDENTIAL.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, LIMITED and FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Sherman Resolution No. 77-028 are specifically excluded.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

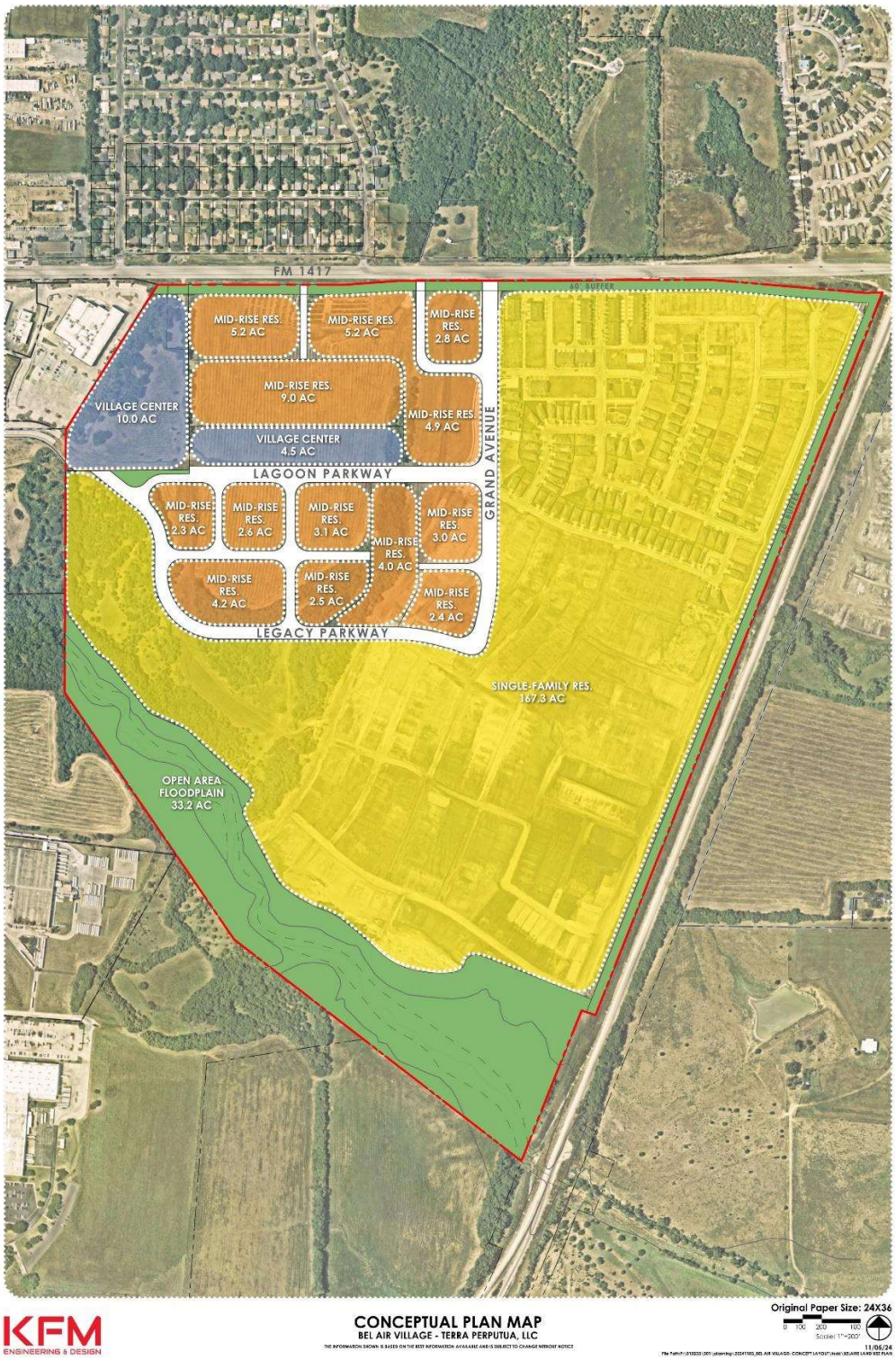
VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

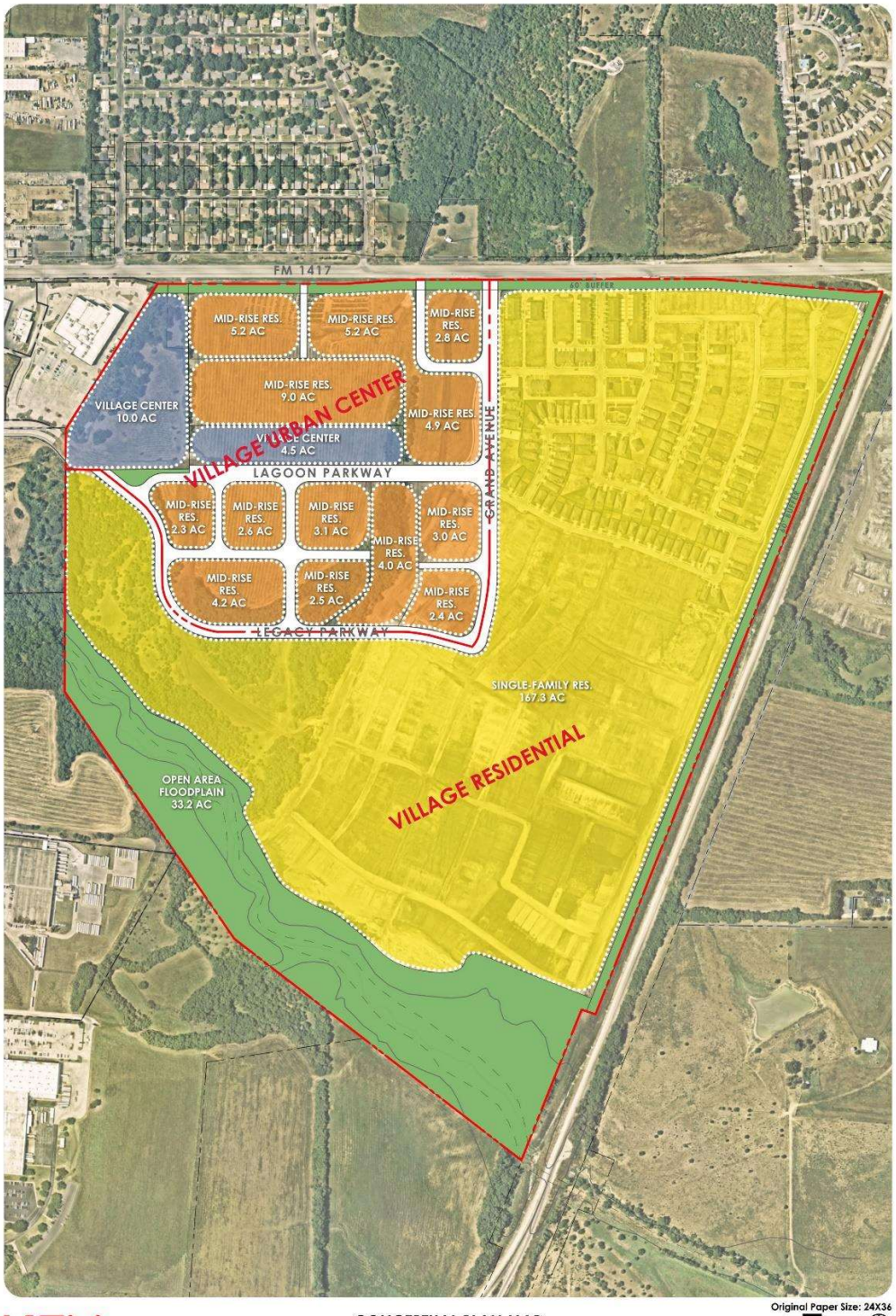
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

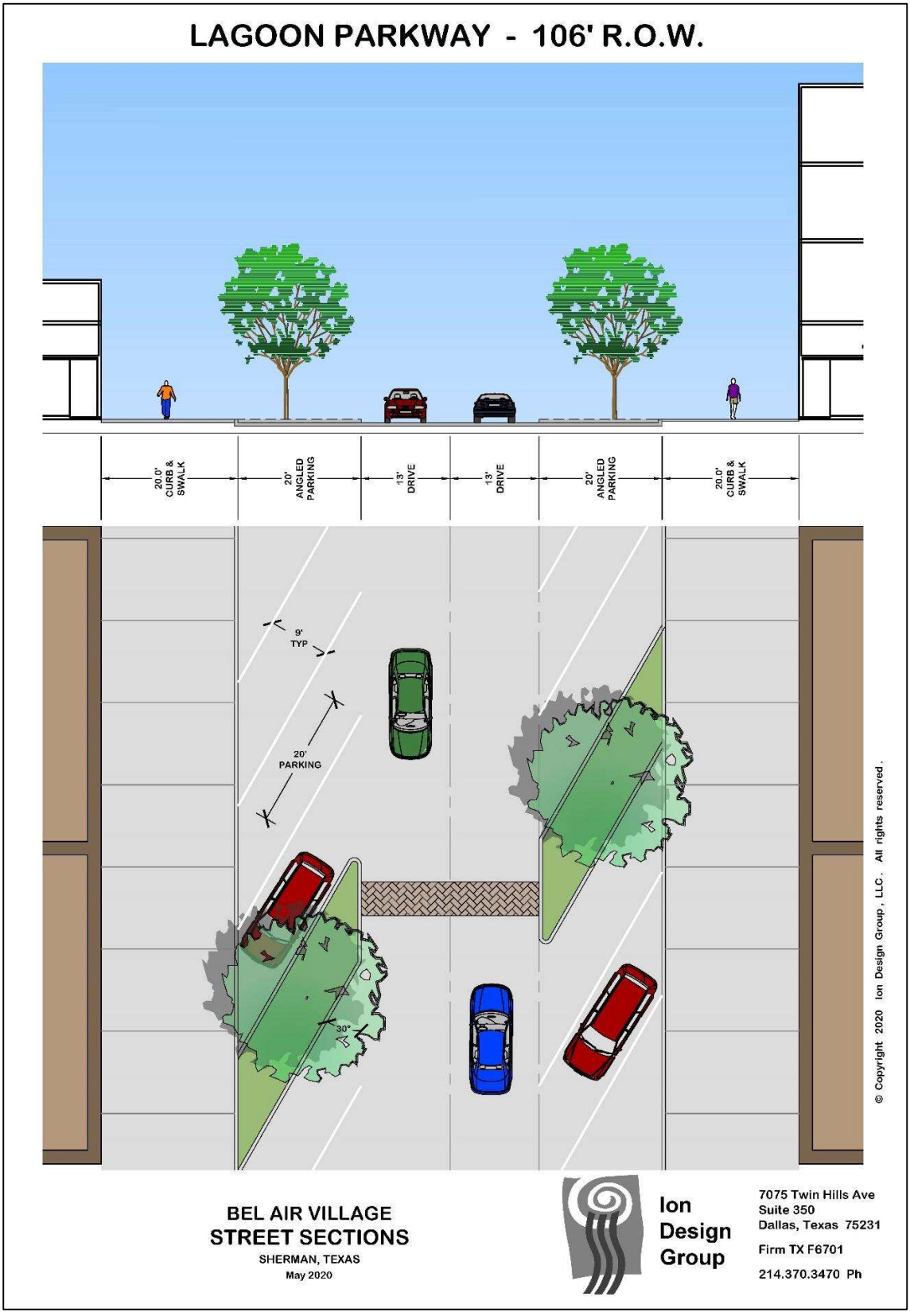
A. Appendix – Conceptual Plan Map

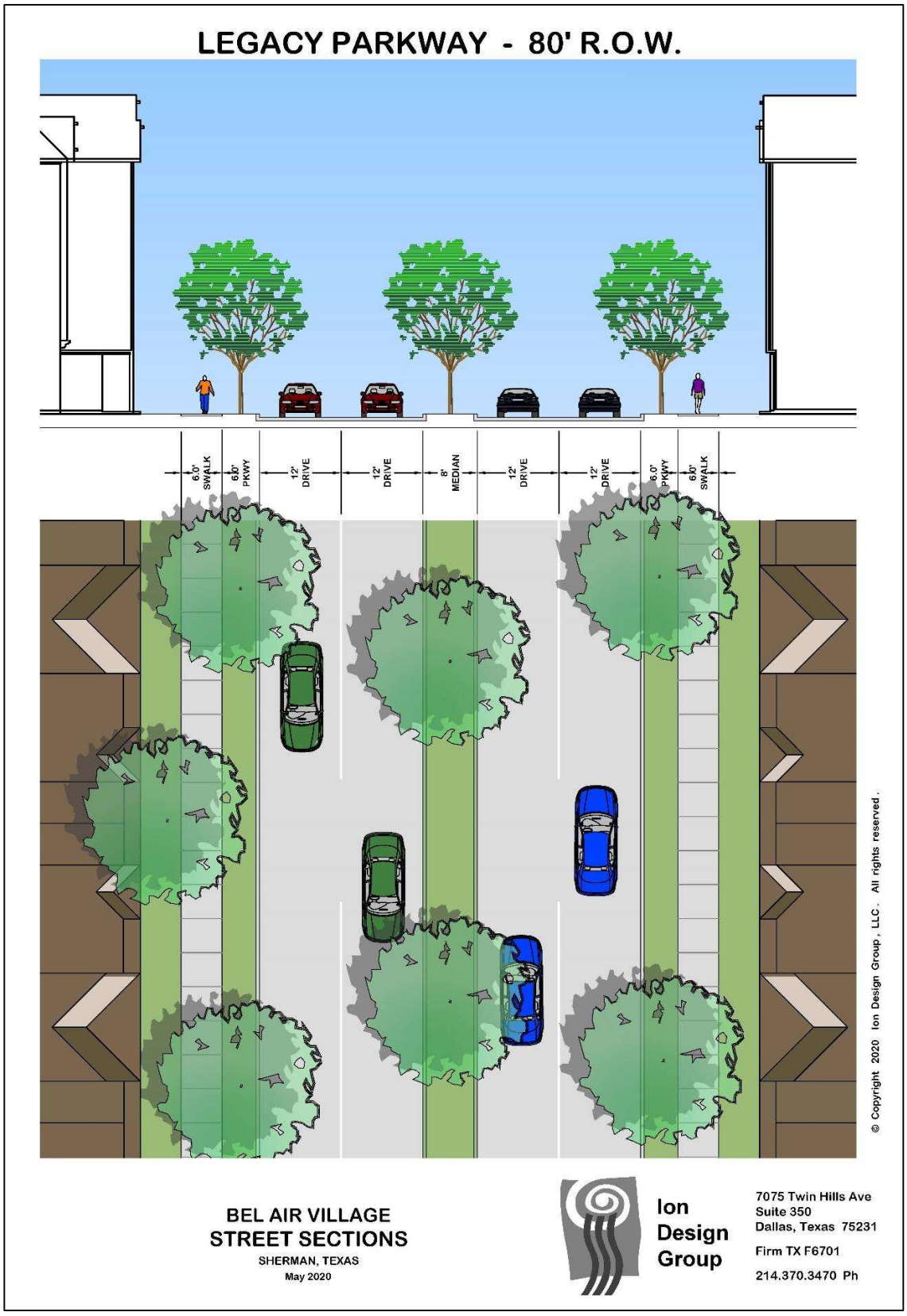


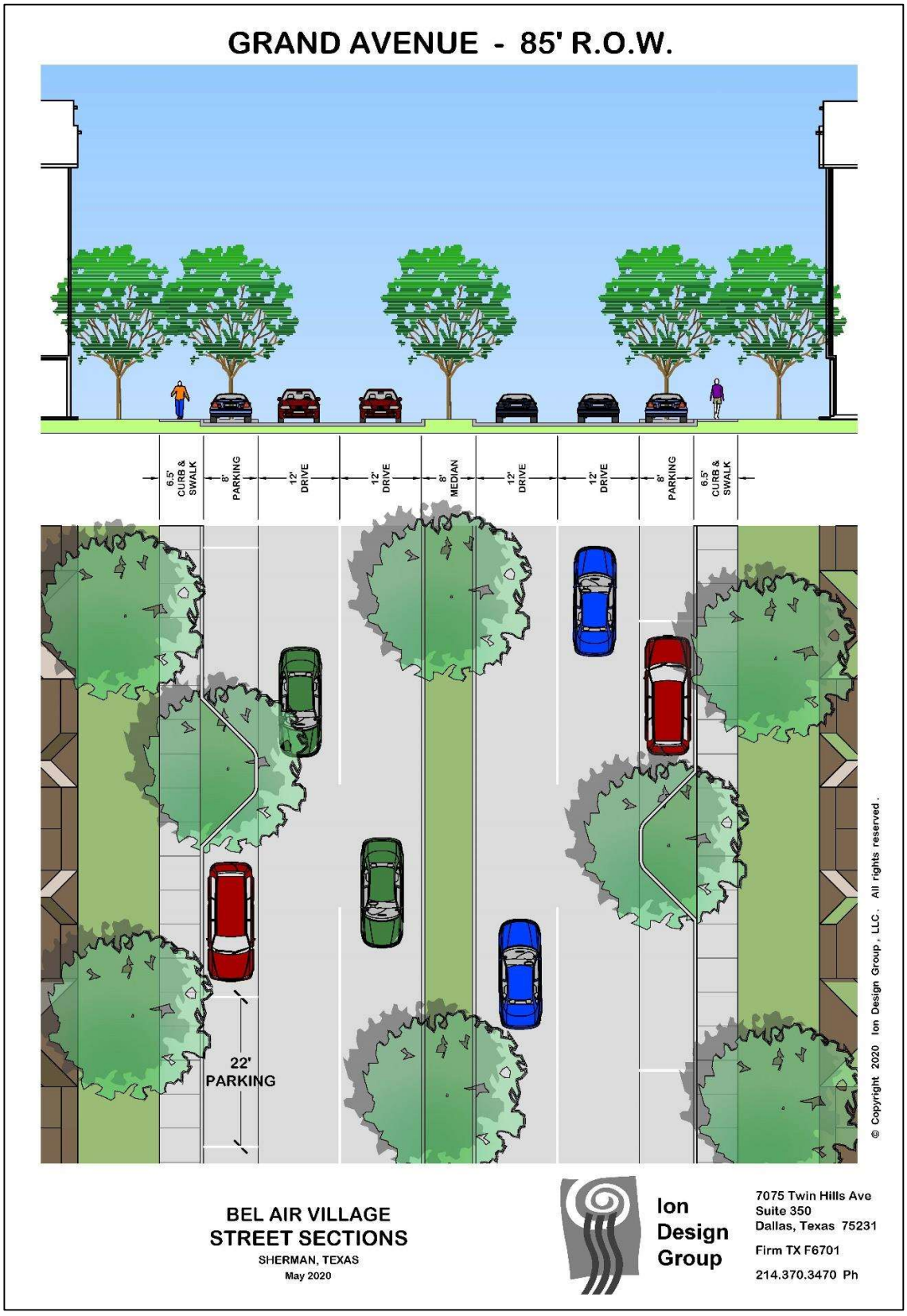
B. Appendix – Development Districts Map

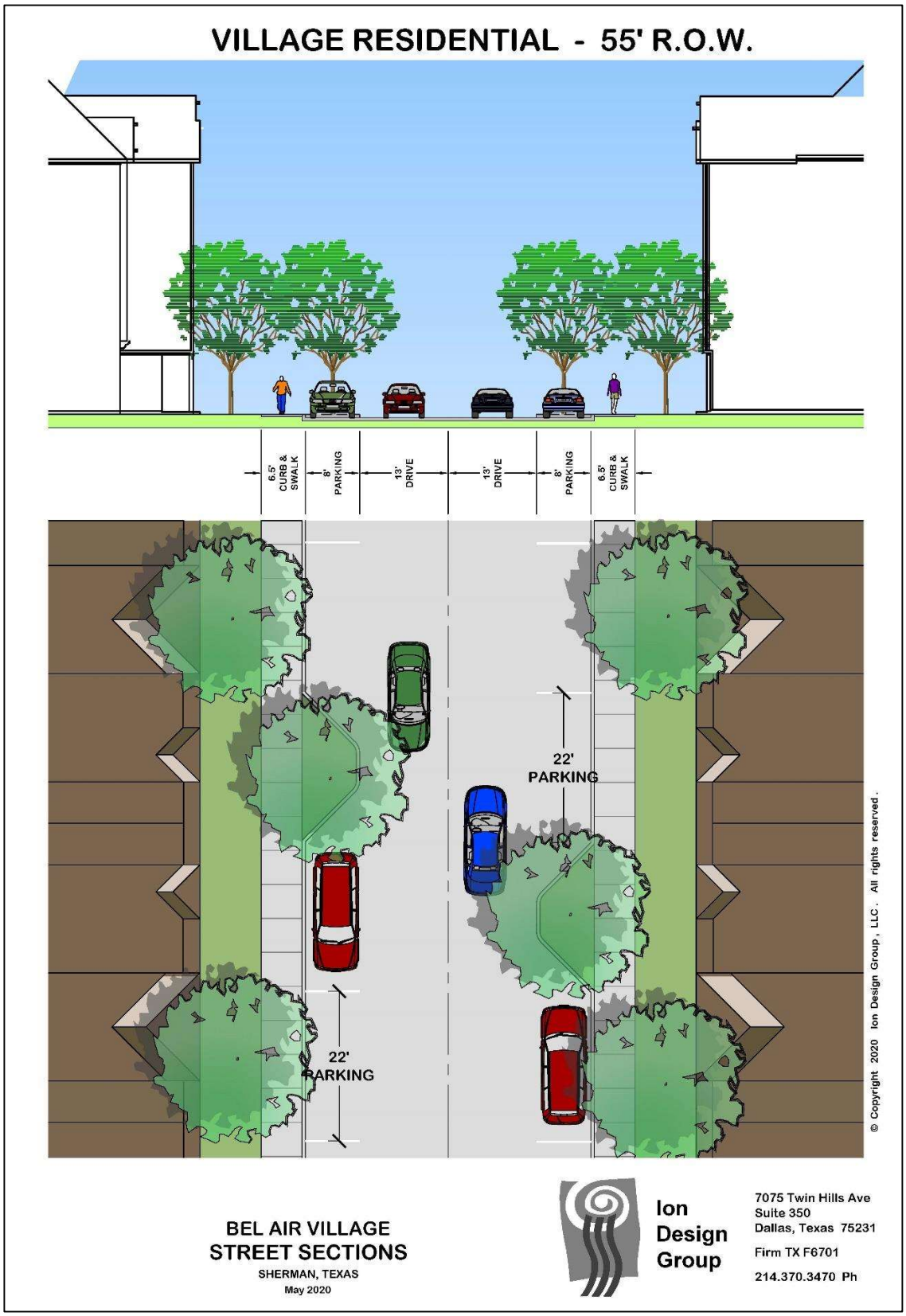


C. Appendix – Street Cross Sections




LEGACY PARKWAY - 80' R.O.W.
6.0' SWALK
6.0' PKWY
12' DRIVE
12' DRIVE
8' MEDIAN
12' DRIVE
12' DRIVE
6.0' PKWY
6.0' SWALK
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph
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GRAND AVENUE - 85' R.O.W.
6.5' CURB & SWALK
8' PARKING
12' DRIVE
12' DRIVE
8' MEDIAN
12' DRIVE
12' DRIVE
8' PARKING
6.5' CURB & SWALK
22' PARKING
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph
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VILLAGE RESIDENTIAL - 55' R.O.W.
6.5' CURB & SWALK
8' PARKING
13' DRIVE
13' DRIVE
8' PARKING
6.5' CURB & SWALK
22' PARKING
22' PARKING
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BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
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ORDINANCE NO. 6410

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING ORDINANCE NOS. 6232 AND 6319, AND AMENDING SECTION 6.12, ORDINANCE NO. 2280, SO AS TO AMEND A PLANNED DEVELOPMENT FOR BEL AIR VILLAGE (ORD. NO. 6319) FORMERLY KNOWN AS TERRA PERPETUA VILLAGE (ORD. NO. 6232) IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), BEING 278.313 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; AND KIMLEY-HORN & ASSOCIATES, SURVEYOR/CIVIL ENGINEER); PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

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

SECTION 1. Ordinance Nos. 6232 and 6319 are hereby repealed in their entirety and replaced by this Ordinance. The effective date of the repeal discussed in this Section shall not occur until the effective date of this Ordinance, at which time Ordinance Nos. 6232 and 6319 shall be repealed. Such repeal shall not abate any pending prosecution or lawsuit or prevent any prosecution or lawsuit from being commenced for any violation of Ordinance Nos. 6232 or 6319 occurring before the effective date of this Ordinance.

SECTION 2. Section 6.12 of Ordinance No. 2280 is hereby amended as follows: The zoning designation of the Property described in Exhibit A, attached hereto, and all streets, roads and alleyways contiguous and/or adjacent thereto is hereby rezoned as Planned Development. The

development plans, standards and uses for the Property shall conform to and comply with the standards, rules and regulations for development and use of land within the Planned Development zoning classification, the additional conditions as set forth and/or depicted in Exhibit B – Development Standards, which is attached hereto and incorporated herein by reference for all purposes.

The Property shall be developed in compliance with the standards set forth herein, in Exhibit B, and all other ordinances, rules and regulations of Sherman, as they currently exist, may be amended or in the future arising. To the extent that any of the exhibits attached hereto are in conflict with the provisions of this Ordinance or one another, the provisions of this Ordinance, then the provisions of Exhibit B shall prevail in that order.

SECTION 3. That this rezoning is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed. *(Chapter 14, Exhibit A, Section 6.2)*
2. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

SECTION 4. That this Ordinance shall be entered upon the official zoning map as provided in Section 2, Ordinance No. 2280.

SECTION 5. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 6. That the General Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 7. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 8. That it is hereby officially found and determined that the meeting at which this ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 9. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

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

INTRODUCED on this the 7th day of September, 2021.

ADOPTED on this the 7th day of September, 2021.

EFFECTIVE DATE on this the 7th day of September, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A
FIELD NOTES

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and a tract of land conveyed to C. T. Maddox and J. W. Maddox, by deed dated April 26th, 1965, recorded in Volume 1029, Page 551 Deed Records Grayson County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a ½" steel rod found bears North 15° 22' 34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75° 03' 39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71° 14' 48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75° 03' 39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74° 41' 09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74° 18' 39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE North 74° 18' 25" East a distance of 243.59 feet to a concrete right-of-way marker; Thence North 80° 01' 17" East a distance of 803.99 feet to a ½" steel rod set at an angle point in said right-of-way;

THENCE North 74° 18' 39" East a distance of 95.31 feet to a ½" steel rod set at the intersection of the said right-of-way with the West right-of-way line of the Frisco Railroad;

THENCE South 06° 41' 02" West with said West right-of-way line a distance of 4,025.86 feet to an "L" corner;

THENCE North 83° 18' 58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06° 41' 02" West continuing with said West right-of-way line a distance of 843.85 feet to a ½" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October l, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67° 19' 54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49° 31' 48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a ½" steel rod found at an angle point;

THENCE North 14° 46' 12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a ½" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74° 28' 45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15° 22' 34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING AND CONTAINING 278.313 ACRES OF LAND MORE OR LESS**.....

EXHIBIT B

BEL AIR VILLAGE

PLANNED DEVELOPMENT

CITY OF SHERMAN, TEXAS

DESIGN TEAM

ION DESIGN GROUP, LLC

7075 Twin Hills Avenue, Suite 350, Dallas, TX 75231

GFF ARCHITECTS

808 Fairmount St SUITE 300, Dallas, TX 75201

REVISED SEPTEMBER 7, 2021

BEL AIR VILLAGE PLANNED DEVELOPMENT

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I. Components of Bel Air Village Planned Development

A. Introduction

Bel Air Village is a mixed-use community encompassing approximately 278.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities complemented by almost 14 percent of the land area set aside as parks, open space, trails, buffers, or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of RESIDENTIAL and VILLAGE URBAN CENTER uses in proximity to one another.

Note: Words shown in all CAPITAL LETTERS are defined in VI. Definitions.

B. Village Development Objectives

The Bel Air Village addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs;
- Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural FAÇADE elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Key Village Elements

The following enumerates the key elements of the Bel Air Planned Development:

I. Components

A summary of key components covered in the Planned Development, acreages, and overall objectives.

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities.

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs the VILLAGE URBAN CENTER and VILLAGE RESIDENTIAL DISTRICTS architectural elements and FAÇADE materials, windows, roofs, service areas and other standards.

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

VI. Definitions

The DEFINITIONS section defines terms used within the Bel Air Village Planned Development.

VII. Appendices

The Appendices contain: Appendix A – CONCEPTUAL PLAN MAP; Appendix B – DEVELOPMENT DISTRICT MAP; and Appendix C – STREET CROSS SECTIONS.

D. Conceptual Plan and Development Districts Maps

The Bel Air Village Planned Development includes the CONCEPTUAL PLAN MAP depicting the respective land uses and the DEVELOPMENT DISTRICTS MAP identifying the two regulating districts.

1. Conceptual Plan Map

a. The CONCEPTUAL PLAN MAP is a depiction of large land use categories that include residential, commercial, open space and major rights-of-way to be developed within the Bel Air Village Planned Development. (See Appendix A – CONCEPTUAL PLAN MAP)

b. The allocation of land uses and proposed road network may be modified as specific development plans come forward at DETAILED SITE PLAN.

c. The table below summarizes generalized land use acreages depicted on the CONCEPTUAL PLAN MAP:

Summary Table of Bel Air Village Acreages and Uses

	Acres	%	Units
RESIDENTIAL			
Single-Family Detached & Attached Residential	167.3	60.1	1,900
Mid-Rise Residential & Lagoon Area	51.2	18.4	3,000
COMMERCIAL			
Village Center	4.5	1.6	N/A
OPEN SPACE			
Parks, Open Space, Buffers & Flood Plain Areas	38.6	13.9	N/A
MAJOR RIGHTS-OF-WAY			
Collector Streets (does not include local residential streets)	16.7	6.0	N/A
Total Acres	**278.3**	**100.0%**	
Note: Above acreages, units count and percentages are approximate and will be finalized at Site Plan Approval			

2. Development Districts Map

The DEVELOPMENT DISTRICTS MAP consists of two districts, the VILLAGE URBAN CENTER DISTRICT and the VILLAGE RESIDENTIAL DISTRICT. (See Appendix B – DEVELOPMENT DISTRICTS MAP).

a. VILLAGE URBAN CENTER DISTRICT – land designated for development of COMMERCIAL and MID-RISE RESIDENTIAL uses.

b. VILLAGE RESIDENTIAL DISTRICT – land designated for development of a mix of DETACHED and ATTACHED SINGLE-FAMILY RESIDENTIAL uses.

II. Use and Building Envelope Standards

A. Village Urban Center District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) VILLAGE URBAN CENTER uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the City of Sherman's Zoning Ordinance.

(2) COMMERCIAL INDOOR AMUSEMENT

(3) HOTEL, FULL-SERVICE or LIMITED-SERVICE

(4) MID-RISE RESIDENTIAL

(5) SENIOR/ASSISTED LIVING FACILITY

(6) SCHOOL, PRIMARY OR SECONDARY

(7) SKILLED NURSING HOME FACILITY

(8) RECREATIONAL LAGOON

b. Permitted ACCESSORY USES

(1) AFFILIATED RESIDENTIAL USES

(2) AMENITY CENTER

(3) Home Occupations

(4) PARK/OPEN SPACE

(5) Special events

(6) STRUCTURED PARKING

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site

(2) CIVIC BUILDING

(3) Telephonic, radio, television or microwave, communication antennas and tower

d. Prohibited uses

(1) Check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access businesses as defined by applicable provisions of Texas Finance Code.

(2) Gas wells

(3) Industrial, manufacturing, and warehousing uses

(4) Outside storage, unscreened

(5) Sexually oriented business

(6) Tattoo parlors

(7) Vape businesses

(8) Vehicle-related sales or repair

2. Building Lot Dimensional Standards

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Side Yard Setback (ft)	Maximum Units /Ac.	Max. Stories	Max. Building Height (ft)	Max. Lot Coverage (%)
Village Urban Center	N/A	N/A	0	0	0	85	5	75'	80

b. Additional Dimensional Standards

(1) Permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or DETAILED SITE PLAN.

(2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.

(3) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:

(a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or

(b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building FAÇADE(S).

B. Village Residential District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

b. Permitted ACCESSORY USES

(1) ACCESSORY BUILDING or STRUCTURE

(2) AFFILIATED RESIDENTIAL USES

(3) AMENITY CENTER

(4) Home Occupations

(5) PARK/OPEN SPACE

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) CIVIC BUILDING

(2) SCHOOL, PRIMARY OR SECONDARY

(3) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING

(4) Special events

d. Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection "VILLAGE RESIDENTIAL DISTRICT" or not considered incidental to the primary permitted use.

2. Building Lot Dimensional Standards

a. Dimensional Table

Description	Single-Family Residential Detached	Single-Family Residential Attached
Building Type	Detached	Attached
Minimum Lot Area	4000 square feet	1200 square feet
Maximum Density	12 units per acre	24 units per acre
Minimum Lot Width	40 feet	20 feet
Minimum Lot Depth	90 feet	50 feet
Front Yard Setback (Alley-Loaded)	10 feet	6 feet
Front Yard Setback (Front-Loaded)	10 feet (building); 20 feet (garage door)	N/A
Side Yard Setback		
Interior Lot	5 feet	0 feet (side abutting another unit); 5 feet (side not abutting another unit)
Interior Lot (Zero Lot Line)	1 foot one side, 9 feet other side	N/A
Corner Lot	10 feet	10 feet
Minimum Rear Yard Setback	10 feet	5 feet
Maximum Building Height	2.5 story, 40 feet	3 story, 50 feet

b. Additional Dimensional Standards

(1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the 1-foot side of adjacent lot for maintenance.

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL shall be alley-loaded with overall building length not to exceed two hundred (200) feet and a required building separation of not less than ten (10) feet between buildings.

III. Architectural Standards

A. Architectural Standards – Village Urban Center District

1. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of the area of the FAÇADE) shall be:
   (1) MASONRY/STONE
   (2) STUCCO/PLASTER
   (3) Hardie-Plank™ equivalent or better siding
   (4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of DETAILED SITE PLAN approval

b. Accent building materials (no greater than 15% of the area of the FAÇADE) may be:
   (1) Pre-cast masonry (for trim and cornice elements only)
   (2) Gypsum reinforced fiber concrete (for trim elements only)
   (3) Metal (for beams, lintels, trim elements and ornamentation only)
   (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
   (5) EIFS

2. Building AWNINGS and CANOPIES

a. Materials, Illumination and Location
   (1) AWNINGS and CANOPIES shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.
   (2) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material; provided, however, downward lighting limited to lighting the building FAÇADE, sidewalk areas, and seating areas, is permitted to be installed beneath AWNINGS and CANOPIES.

3. Building Roofs

a. Permitted Roof Materials
   (1) Architectural asphalt shingles
   (2) Tile, clay or concrete (faux clay)
   (3) Slate (equivalent synthetic or better)
   (4) Metal (standing seam, equivalent or better)
   (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL

b. Flat Roofs – roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

a. Mechanical Equipment
   (1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical
   (2) Roof mounted equipment shall be screened from view from the PUBLIC SPACE where practical.

b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

c. Solid Waste Collection and Disposal

(1) Location of solid waste facilities shall be approved at time of DETAILED SITE PLAN.

(2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material

(3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Architectural Standards – Village Residential District

1. Architectural Diversity

a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front FAÇADE.

b. No combination of the same masonry color, mortar color, and sand color shall be repeated for SINGLE FAMILY DETACHED RESIDENTIAL buildings located on adjacent lots.

c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4^{th}) lot and be included in the DETAILED SITE PLAN:

(1) BALCONY

(2) Front Porch (may occur more often than every 4^{th} lot)

(3) Chimney

(4) Patio courtyard

(5) MASONRY, stone, or cast stone accents

(6) Double entry doors

(7) Covered entry

(8) DORMERS

(9) Cedar shutters

(10) Natural stone (30% front FAÇADE)

(11) 10:12 or great roof pitch (may occur more often than every 4^{th} lot)

(12) Gables with architecture feature

(13) Arch top windows

(14) Circle top windows

(15) Stained wood columns

2. Building FAÇADES

FAÇADE treatments are those portions of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.

a. RESIDENTIAL buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.

b. Wall openings shall not span vertically more than one story.

3. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of SITE PLAN approval

b. Accent building materials (which may cover no more than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (limited trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (limited to trim elements only)

(3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)

(5) EIFS

c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:

(1) The area occupied by windows and doors (including garage doors); and

(2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

a. Window Materials

(1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the FAÇADE.

(2) Solar screens are permitted only on FAÇADES not visible from the PUBLIC SPACE.

b. Window Configurations

(1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.

(2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than seven (7) inches wide.

c. Alterations to these standards may be granted as part of a DETAILED SITE PLAN.

5. Building Roofs and PARAPETS

a. Permitted Roof Materials

(1) 30-year dimensional shingles.

(2) Tile, clay or concrete (faux clay).

(3) Slate (equivalent synthetic or better).

(4) Metal on porches and accent roofs.

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL.

(6) Roofing materials shall have a minimum 30-year rated warranty.

b. Authorized Roof Configurations

(1) Pitched Roofs

Hip and gable roofs shall be symmetrically pitched 8:12 or greater.

(2) Flat Roofs

Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

(1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL

(2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is prohibited

6. Underground Utilities

a. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

IV. Lighting, Parking and Signage Standards

A. Lighting

1. STREET Lights

a. STREET LIGHTS shall be install in accordance with the following:

(1) MAJOR STREETS – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.

(2) MINOR STREETS – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.

(3) LOCAL STREETS – lighting shall be at each intersection.

b. STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

2. VILLAGE URBAN CENTER Lighting

a. An exterior Lighting Plan shall be approved as part of the DETAILED SITE PLAN for the VILLAGE URBAN CENTER.

b. Lighting Standards

(1) Site lighting shall be of a design, height, and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved DETAILED SITE PLAN.

(2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.

(3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

B. Parking

1. Parking Standards

a. SINGLE-FAMILY RESIDENTIAL

(1) SINGLE-FAMILY RESIDENTIAL DETACHED and ATTACHED shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.

(2) Additional visitor parking (on or off street) shall be provided for SINGLE-FAMILY RESIDENTIAL uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any SINGLE-FAMILY RESIDENTIAL lot providing parking for less than four (4) vehicles.

b. MID-RISE RESIDENTIAL

(1) A minimum of 1.5 parking spaces shall be provided for each MID-RISE RESIDENTIAL unit.

(2) Additional onsite visitor parking shall be provided for MID-RISE RESIDENTIAL at a rate of one (1) space per six (6) units.

c. VILLAGE URBAN CENTER

(1) For uses other than MID-RISE RESIDENTIAL, a Parking Plan prepared by a Texas professional engineer shall be submitted to the CITY that sets forth how the uses in the VILLAGE URBAN CENTER will accommodate parking demand. The Parking Plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established as part of the approved DETAILED SITE PLAN.

(2) Required parking ratios for VILLAGE URBAN CENTER uses shall be:

(a) Office – 1 space per 300 square foot

(b) Retail – 1 space per 250 square foot

(c) Restaurant – 1 space per 150 square foot

2. On-Street Parking

a. On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.

b. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.

C. Signage

1. Signage Plan

a. A Comprehensive Sign Plan shall be submitted to the CITY as part of the DETAILED SITE PLAN.

b. Only individual lettering on a VILLAGE URBAN CENTER signage may be internally lit.

c. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside.

2. Prohibited or Limited Signs

a. Billboards, off-premises, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs are prohibited.

b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

V. Landscaping and Park/Open Space Standards

A. Landscaping

1. Landscaping – Trees

a. STREET TREES

(1) MAJOR STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(2) MINOR and LOCAL STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.

(4) STREET TREES shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

b. VILLAGE URBAN CENTER TREES

(1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE URBAN CENTER use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.

(2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:

(a) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.

(b) Trees may be planted in groups with appropriate spacing for species.

(c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

c. SINGLE-FAMILY RESIDENTIAL TREES

(1) General

(a) Required FRONT YARD TREES shall be in addition to the required STREET TREES

(b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

(2) Required FRONT YARD TREES

(a) Lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.

(b) Lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

2. Landscaping – Yards

a. VILLAGE URBAN CENTER Yards

(1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.

b. SINGLE-FAMILY RESIDENTIAL LOTS Yards

(1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

(2) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.

(3) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.

(4) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.

(5) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

3. Landscaping – Parking Lots

a. Five (5) linear feet of landscaped evergreen screening and/or masonry wall at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.

b. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:

(1) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area.

(2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN

(3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.

(4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.

(5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no CITY-approved root barrier has been installed.

4. Landscaping – Fences/Walls

a. Fences/Walls – General

(1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.

(2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.

(3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.

(4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of VILLAGE URBAN CENTER.

(5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.

b. Fencing/Walls – MAJOR STREETS

(1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.

(2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.

c. Fences/Walls – RESIDENTIAL

(1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).

(2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.

(3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

5. Landscaping – Irrigation

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

6. Landscaping – Completion

a. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.

b. Due to on-going drought conditions, the CITY may authorize delaying planting of new landscape materials, in which case, a certificate of occupancy may be issued.

c. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

B. Park/Open Space

1. PARK/OPEN SPACE

a. VILLAGE URBAN CENTER

(1) VILLAGE URBAN CENTER uses, other than MID-RISE RESIDENTIAL, shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE.

(2) MID-RISE RESIDENTIAL shall allocate not less than ten percent (10%) of the lot area to PARK/OPEN SPACE.

(a) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.

(b) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.

b. VILLAGE RESIDENTIAL

(1) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.

(2) PARK/OPEN SPACE shall be maintained by either a property or homeowners association or by the CITY if designated public PARK/OPEN SPACE.

2. PEDESTRIAN PATHWAYS

c. PEDESTRIAN PATHWAYS shall be a minimum of six (6) feet in width on MAJOR and MINOR STREETS and five (5) feet on LOCAL STREETS.

d. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

VI. Definitions

A. Purpose

The words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman's Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

B. Terms Defined

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE URBAN CENTER uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

BUILDING OFFICIAL – The official appointed to enforce the ZONING ORDINANCE.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCIAL purposes.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL USE (see USE).

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

VILLAGE URBAN CENTER – Land designated on the DEVELOPMENT DISTRICT MAP as VILLAGE URBAN CENTER intended for more flexible development standards allowing for VILLAGE URBAN CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-

RISE RESIDENTIAL uses.

VILLAGE RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EXTERIOR INSULATION AND FINISH SYSTEM or "EIFS" - a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to or behind.

FRONT YARD TREE (see TREE, FRONT YARD).

HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities, and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk, and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY'S BUILDING OFFICIAL.

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE URBAN CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, PARKWAYS, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS.

RETAIL (see USE).

RESIDENTIAL (see USE)

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREET TREE (see TREE, STREET).

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability, and fire resistive specifications.

TREE, STREET – A tree planted in the PARKWAY.

TREE, FRONT YARD – A tree planted in a front yard area.

USES

> **ACCESSORY USE** – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CIVIC USE – Community uses including the following: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

COMMERCIAL USE – Includes BUSINESS SERVICES, OFFICES, PERSONAL SERVICES, RETAIL SERVICES, RETAIL SPECIALTY USES, RETAIL TRADE USES, STUDIO USES, and RECREATIONAL LAGOON.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

RECREATIONAL LAGOON – A large, artificially-created recreational water body for swimming and other water-related activities (can be a COMMERCIAL or CIVIC use).

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

> **RESIDENTIAL, SINGLE-FAMILY ATTACHED** – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.
>
> **RESIDENTIAL, SINGLE-FAMILY DETACHED** – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.
>
> **RESIDENTIAL, MID-RISE** – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as "apartments;" this definition does not include a HOTEL or any short-term stay facility (stays of less than six months) but may include ground-floor commercial.
>
> **RESIDENTIAL, SINGLE-FAMILY** – A residential dwelling occupied by persons living as a single household unit; this definition includes DETACHED and ATTACHED residential uses but does not include MID-RISE RESIDENTIAL.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, LIMITED and FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Sherman Resolution No. 77-028 are specifically excluded.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

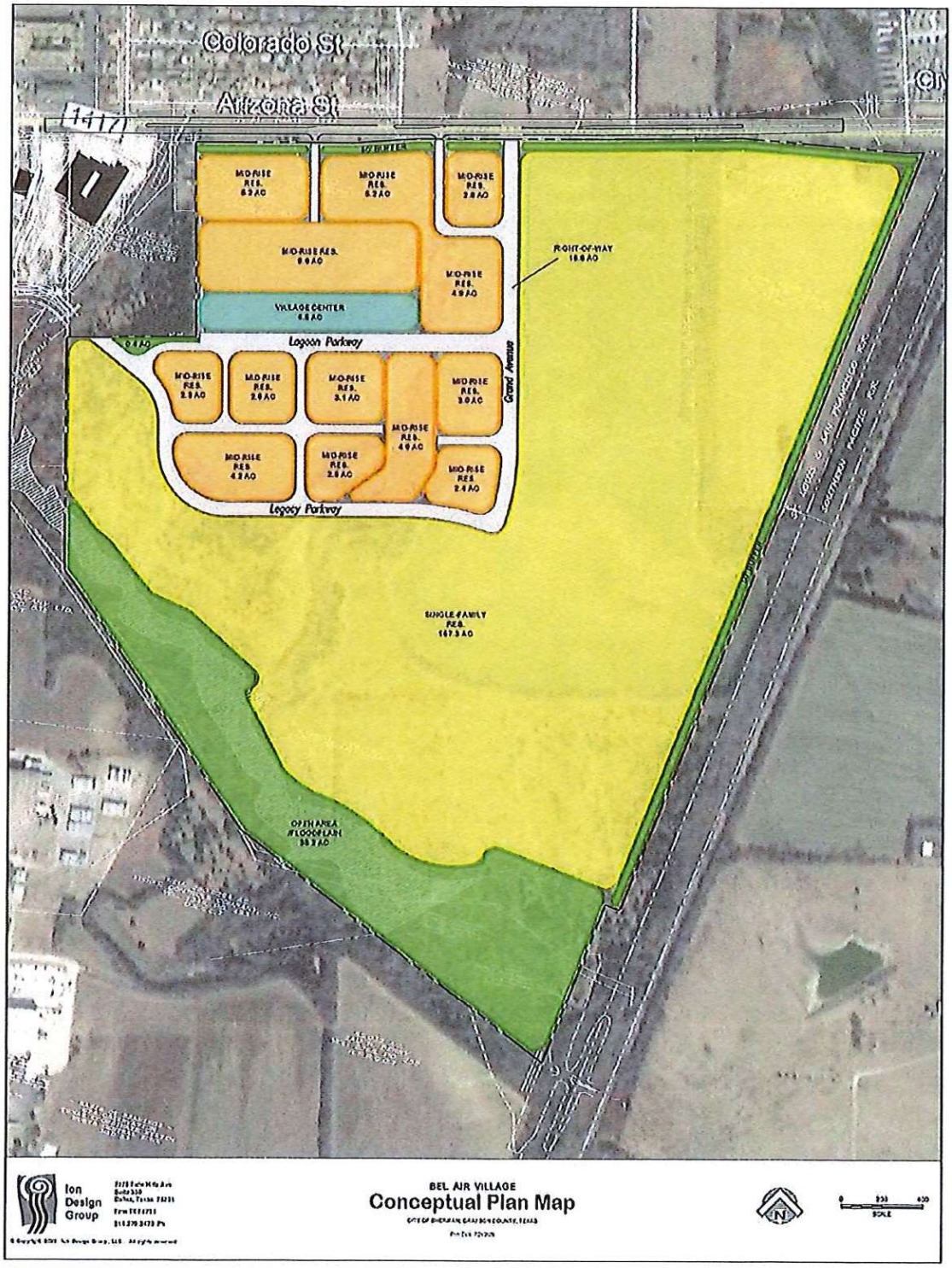
VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

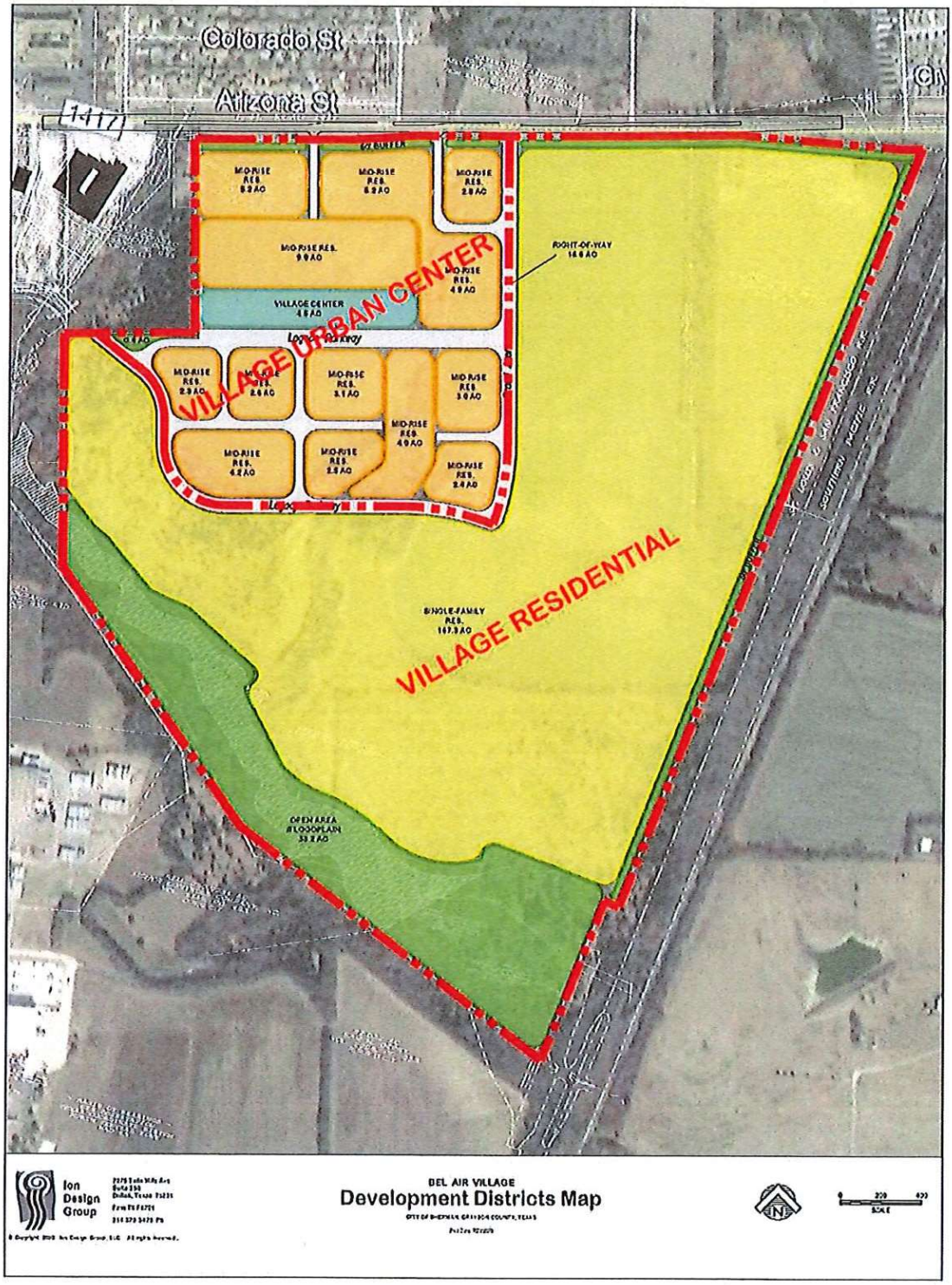
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

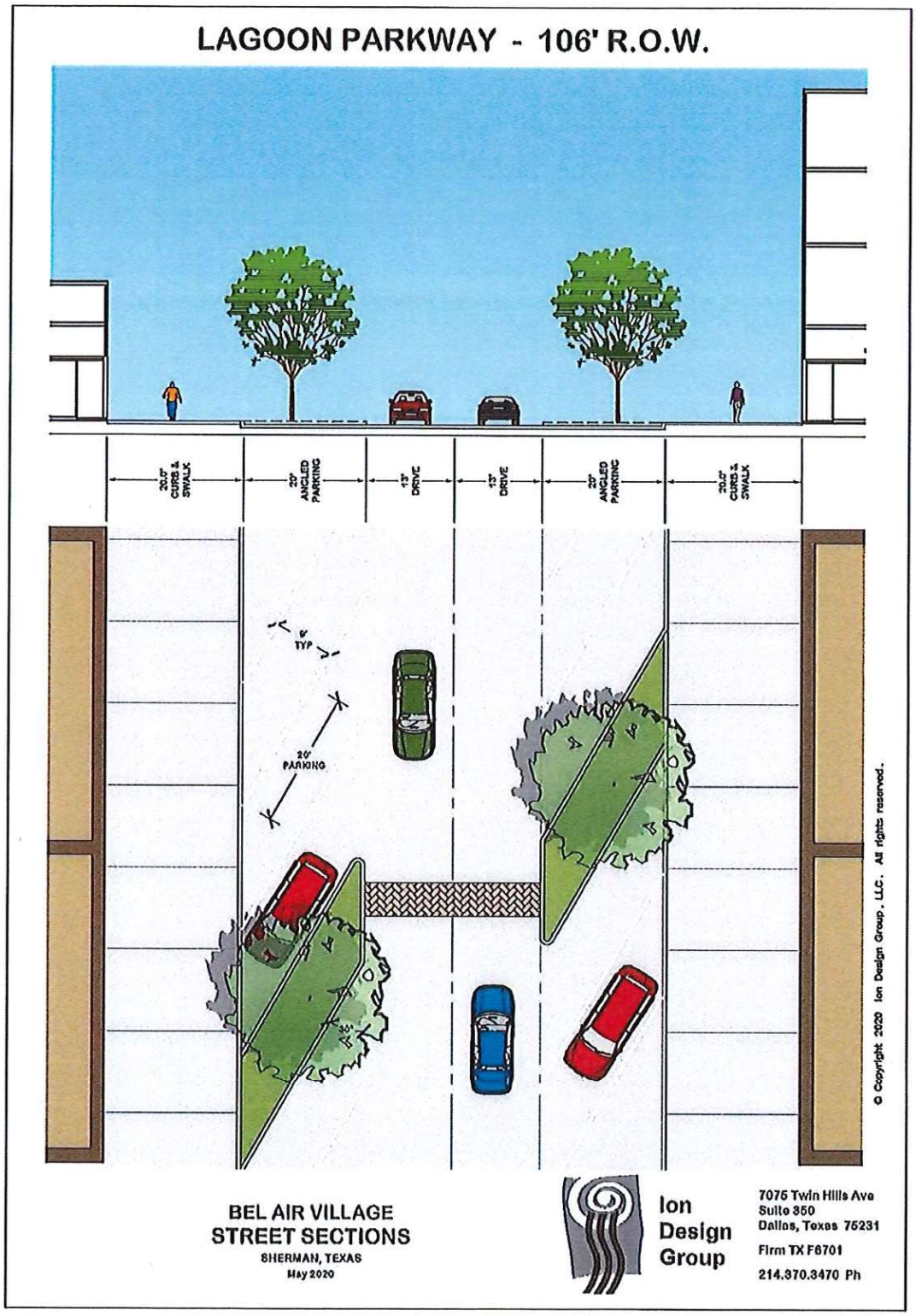
A. Appendix – Conceptual Plan Map

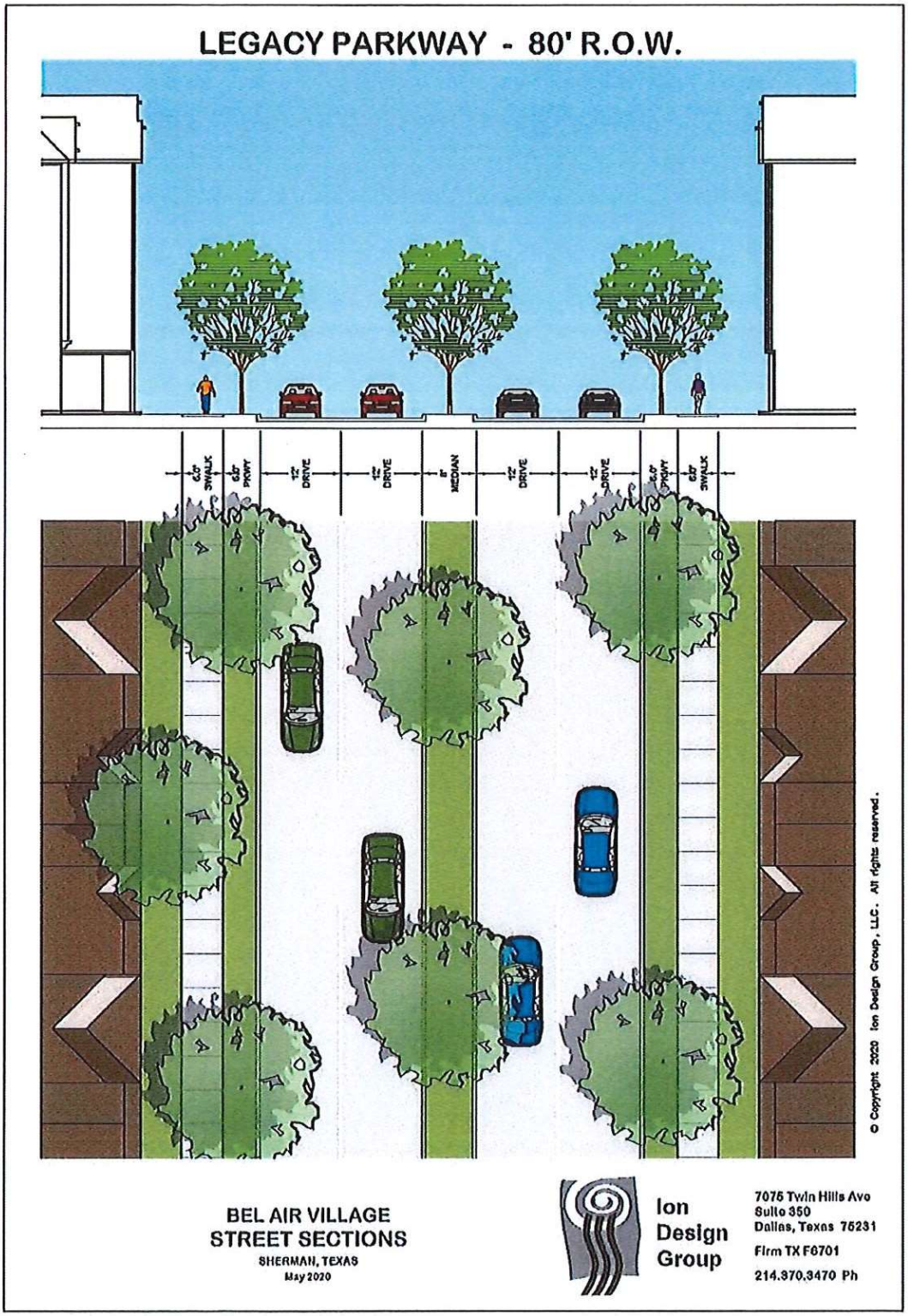


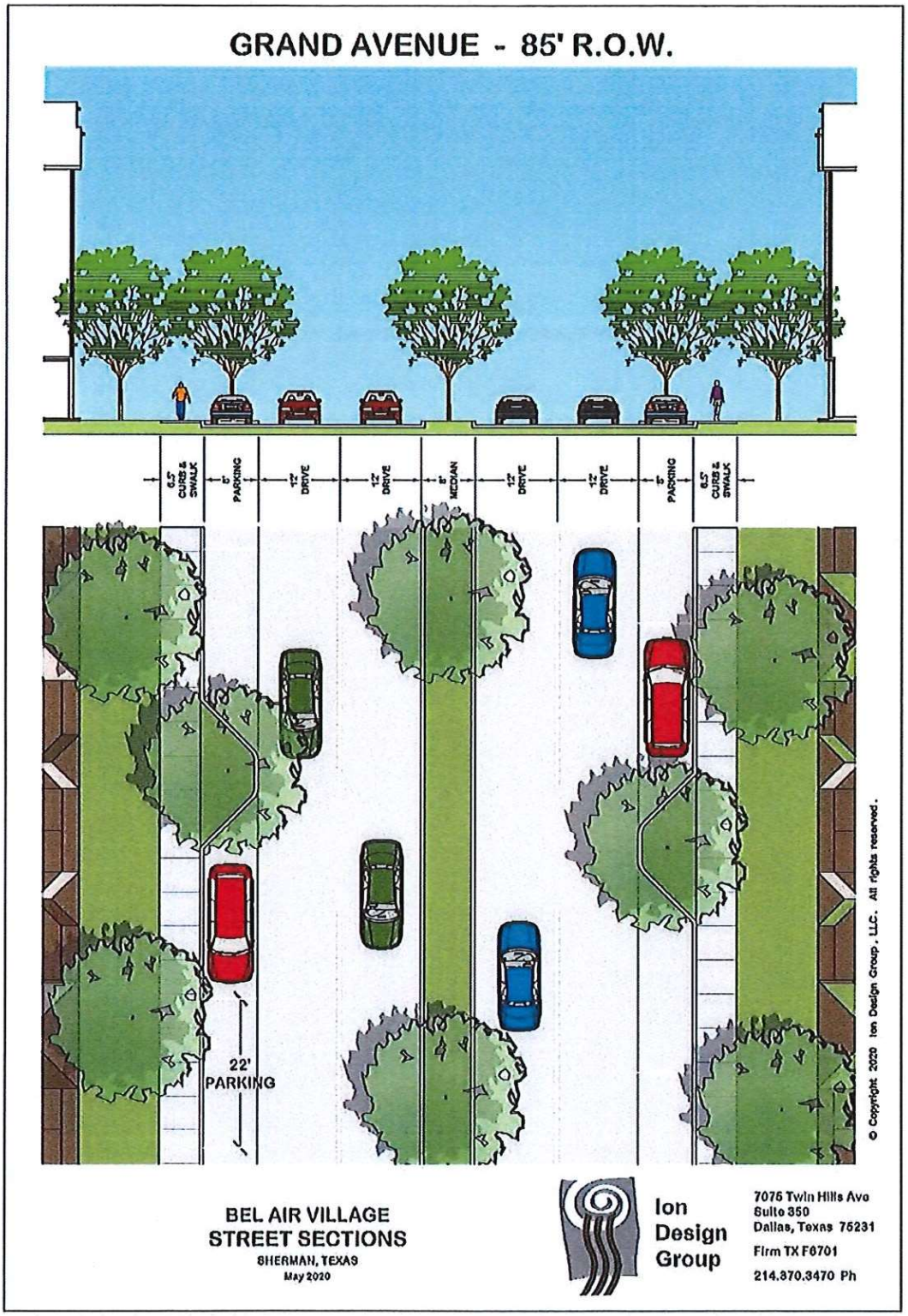
B. Appendix – Development Districts Map

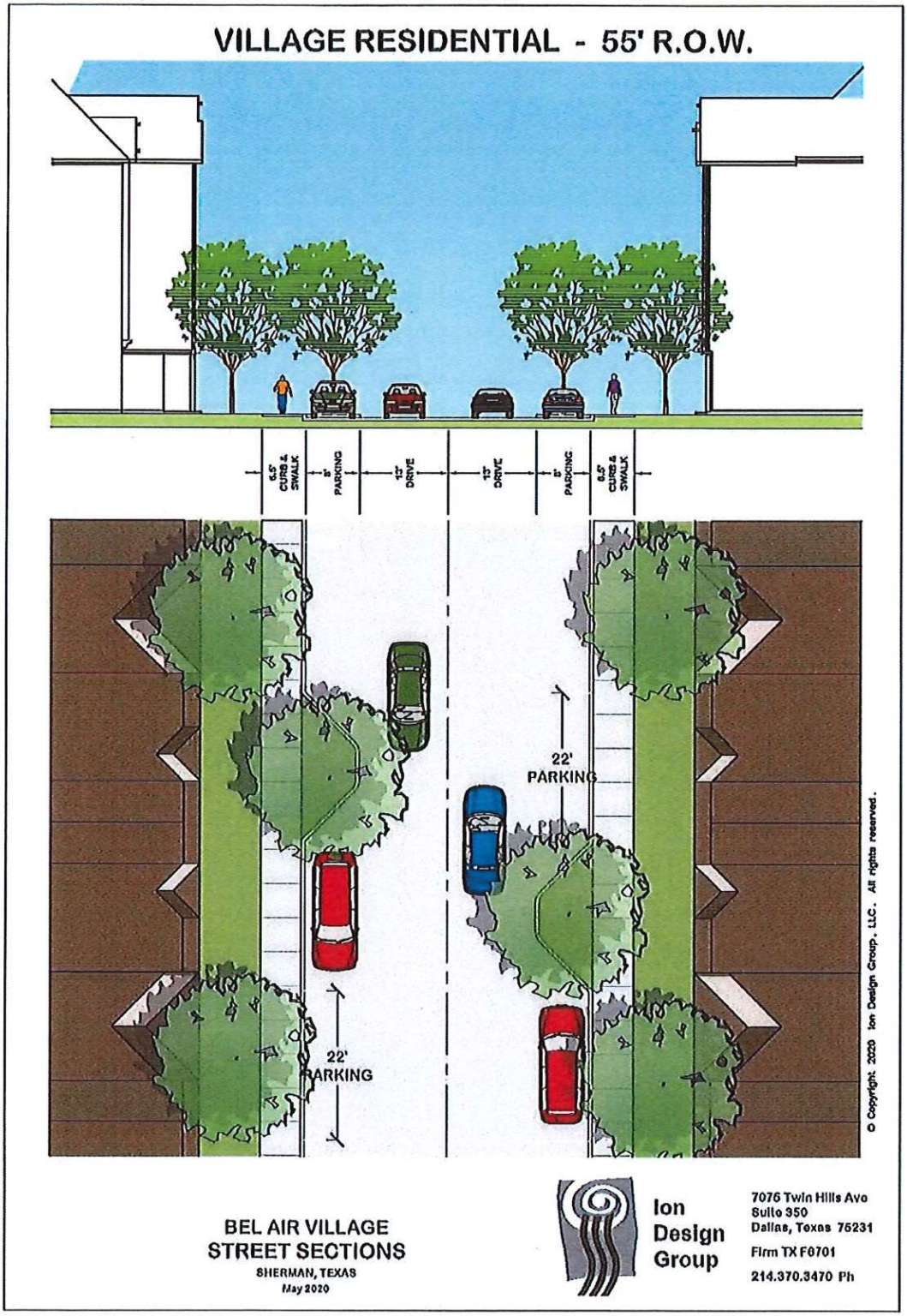


C. Appendix – Street Cross Sections




LEGACY PARKWAY - 80' R.O.W.
6.0' SWALK
6.0' PKWY
12' DRIVE
12' DRIVE
8' MEDIAN
12' DRIVE
12' DRIVE
6.0' PKWY
6.0' SWALK
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BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion
Design
Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph


GRAND AVENUE - 85' R.O.W.
6.5' CURB & SWALK
8' PARKING
12' DRIVE
12' DRIVE
8' MEDIAN
12' DRIVE
12' DRIVE
8' PARKING
6.5' CURB & SWALK
22' PARKING
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph
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VILLAGE RESIDENTIAL - 55' R.O.W.
5.5' CURB & SWALK
8' PARKING
12' DRIVE
12' DRIVE
8' PARKING
5.5' CURB & SWALK
22' PARKING
22' PARKING
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion Design Group
7076 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F0701
214.370.3470 Ph
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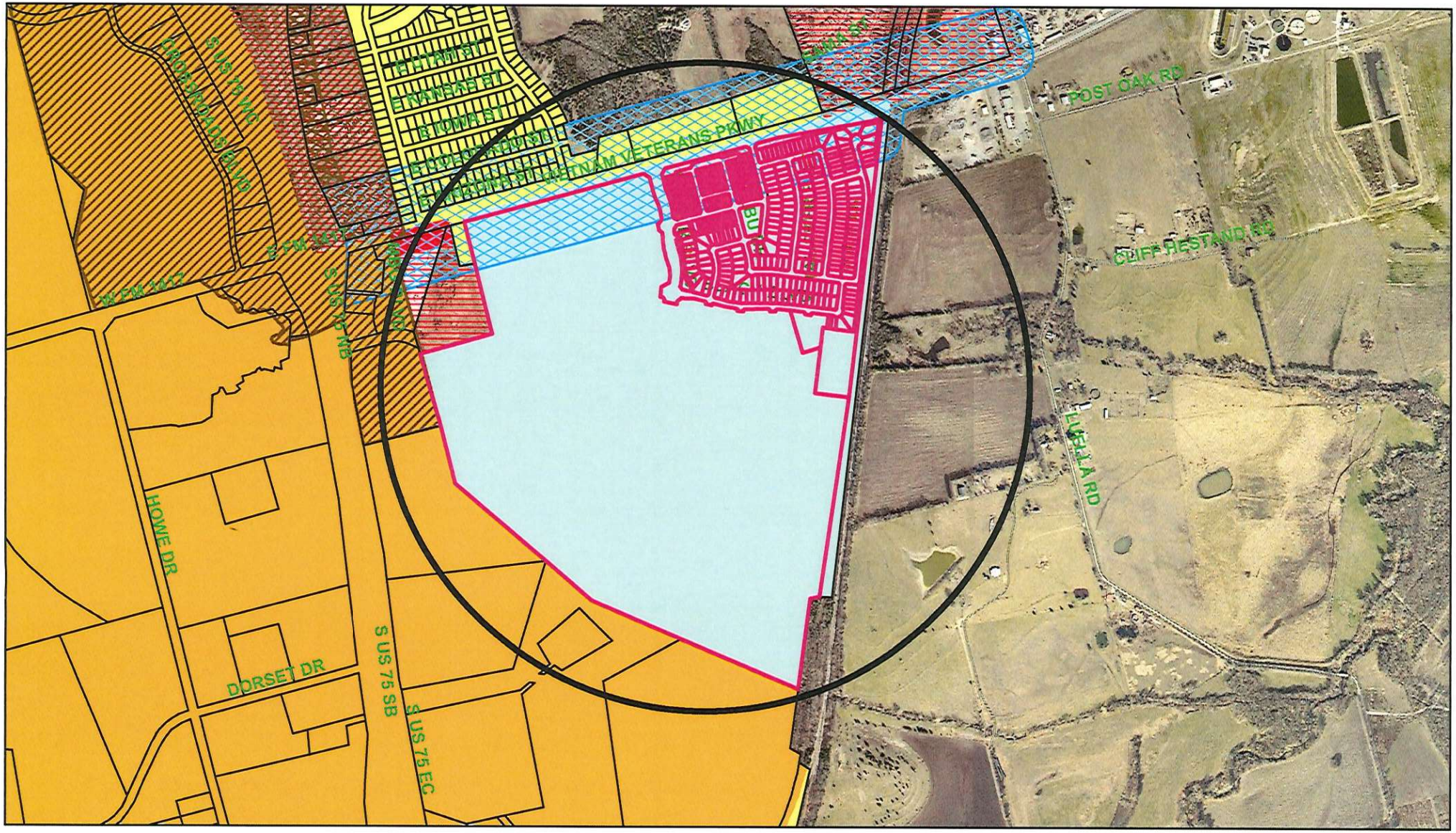
300-1000 Blks. E. FM 1417 (Vietnam Veterans Pkwy)

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,000 ft



Zoning - 300-1000 Bocks East FM 1417 (Vietnam Veterans Parkway)

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
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City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 1,173 ft

300-1000 Blocks East FM 1417 (Heritage Parkway) (Vietnam Veterans Parkway)



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 9, 2021

Terra Perpetua LLC
Ronny Guerrero
2800 N. Dallas Pkwy., Ste. 324
Plano, TX 75093

Kimley-Horn & Associates
Michel Carlisle
260 E. Davis St., Ste. 100
McKinney, TX 75069

Dear Applicants,

The request to Amend a Planned Development under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319) located in the 300-1000 blocks of East FM 1417 (Vietnam Veterans Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 17, 2021 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Planned Development Ordinance must be followed. *(Chapter 14, Exhibit A, Section 6.2)*
2. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

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

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

Respectfully,

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

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 15.

Meeting Date: 08/17/2021

Prepared by: Patsy Reeves, Development Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of Terra Perpetua LLC (Owners) and Kimley-Horn & Associates (Surveyor/Civil Engineer) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway), being 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319).

Background:

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner purchased an additional 32.545 acres east of the development which was zoned an R-1 (One-Family Residential) District. The owner amended the planned development to include that acreage for a total of 278.313 acres and renamed it to Bel Air Village. The Planned Development Ordinance (No. 6186) was approved March 18, 2019.

The developer has requested to amend the Planned Development Ordinance to change the front yard setback (garage door) from 25 feet to 20 feet for Single-Family Residential Detached.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-2 (General Commercial) District
Blalock Industrial Park

Origination:

Terra Perpetua LLC (Owners)
Kimley-Horn & Associates (Surveyor/Civil Engineer)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

25

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ordinance 6232
Ordinance 6319
Amended Planned Development
Staff Review Letter

ORDINANCE NO. 6319

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO AMEND A PLANNED DEVELOPMENT FOR BEL AIR VILLAGE FORMERLY KNOWN AS TERRA PERPETUA VILLAGE (ORDINANCE NO. 6232) IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), TO INCLUDE 32.545 ACRES FOR A TOTAL OF 278.313 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying, Inc. (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and a tract of land conveyed to C. T.

Maddox and J. W. Maddox, by deed dated April 26th, 1965, recorded in Volume 1029, Page 551 Deed Records Grayson County, Texas being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a ½" steel rod found bears North 15° 22' 34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75° 03' 39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71° 14' 48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75° 03' 39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74° 41' 09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74° 18' 39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE North 74° 18' 25" East a distance of 243.59 feet to a concrete right-of-way marker; Thence North 80° 01' 17" East a distance of 803.99 feet to a ½" steel rod set at an angle point in said right-of-way;

THENCE North 74° 18' 39" East a distance of 95.31 feet to a ½" steel rod set at the intersection of the said right-of-way with the West right-of-way line of the Frisco Railroad;

THENCE South 06° 41' 02" West with said West right-of-way line a distance of 4,025.86 feet to an "L" corner;

THENCE North 83° 18' 58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06° 41' 02" West continuing with said West right-of-way line a distance of 843.85 feet to a ½" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October l, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67° 19' 54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49° 31' 48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a ½" steel rod found at an angle point;

THENCE North 14° 46' 12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a ½" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74° 28' 45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15° 22' 34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING AND CONTAINING 278.313 ACRES OF LAND MORE OR LESS.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.
4. Platting of the property is required.
5. Street names will need to be approved by the Building and Zoning Department before the plat is filed at the Grayson County Courthouse.

Engineering:

6. Driveways and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
7. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
8. Platting of the property is required.
9. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
10. Development Agreement required for public infrastructures.
11. Traffic Impact Analysis required.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 8th day of September, 2020.

ADOPTED on this the 8th day of September, 2020.

EFFECTIVE DATE on this the 8th day of September, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY

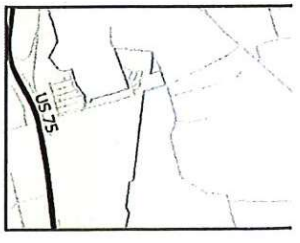


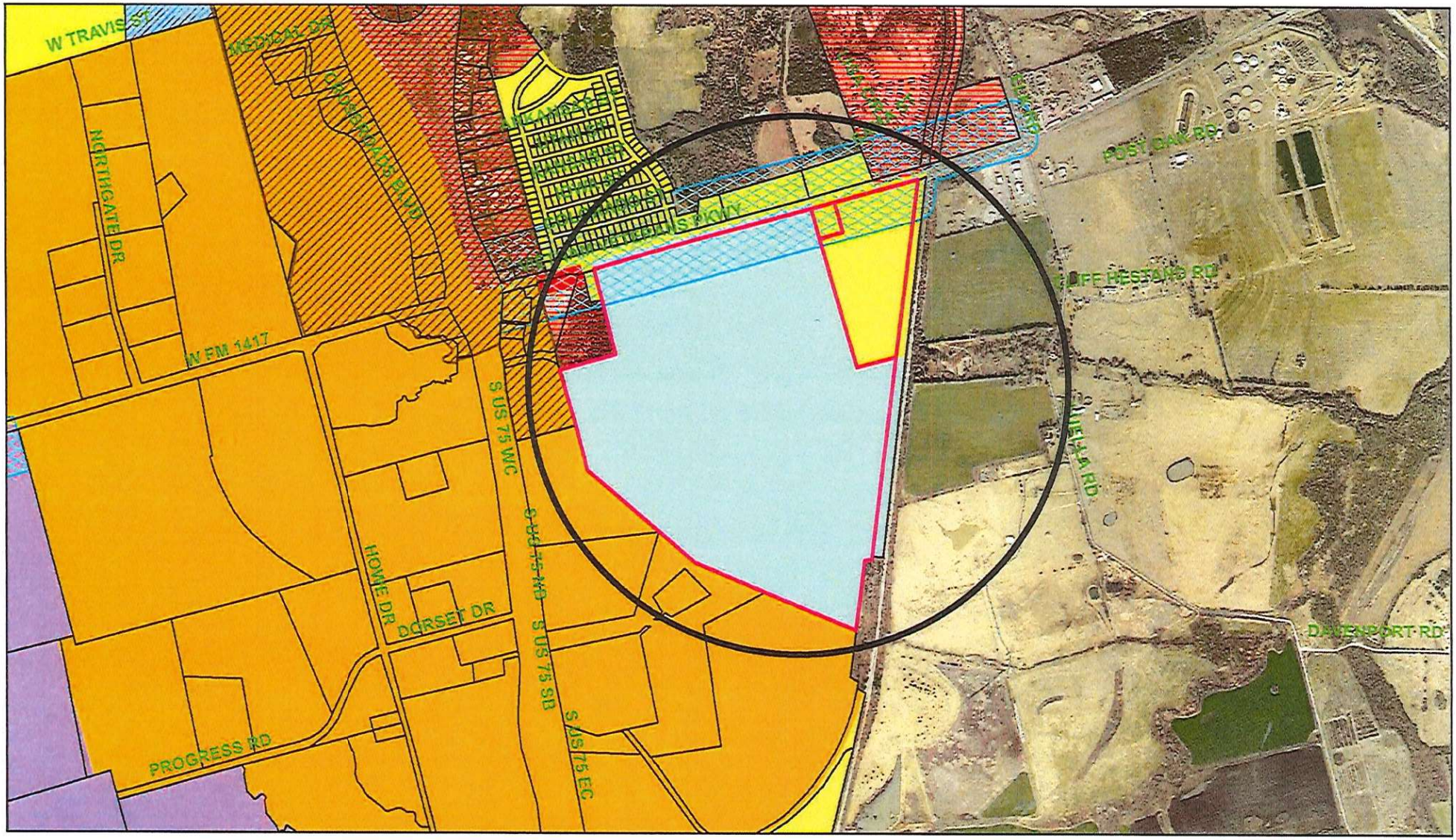
N
W E
S

Bail Air Village Expansion
Bel Air Village

CITY OF SHERMAN

Bel Air Village Expansion





Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

Parcels_Buffer3

Special Districts Overlay

DISTRICT_NAME

- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict_Rep

- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

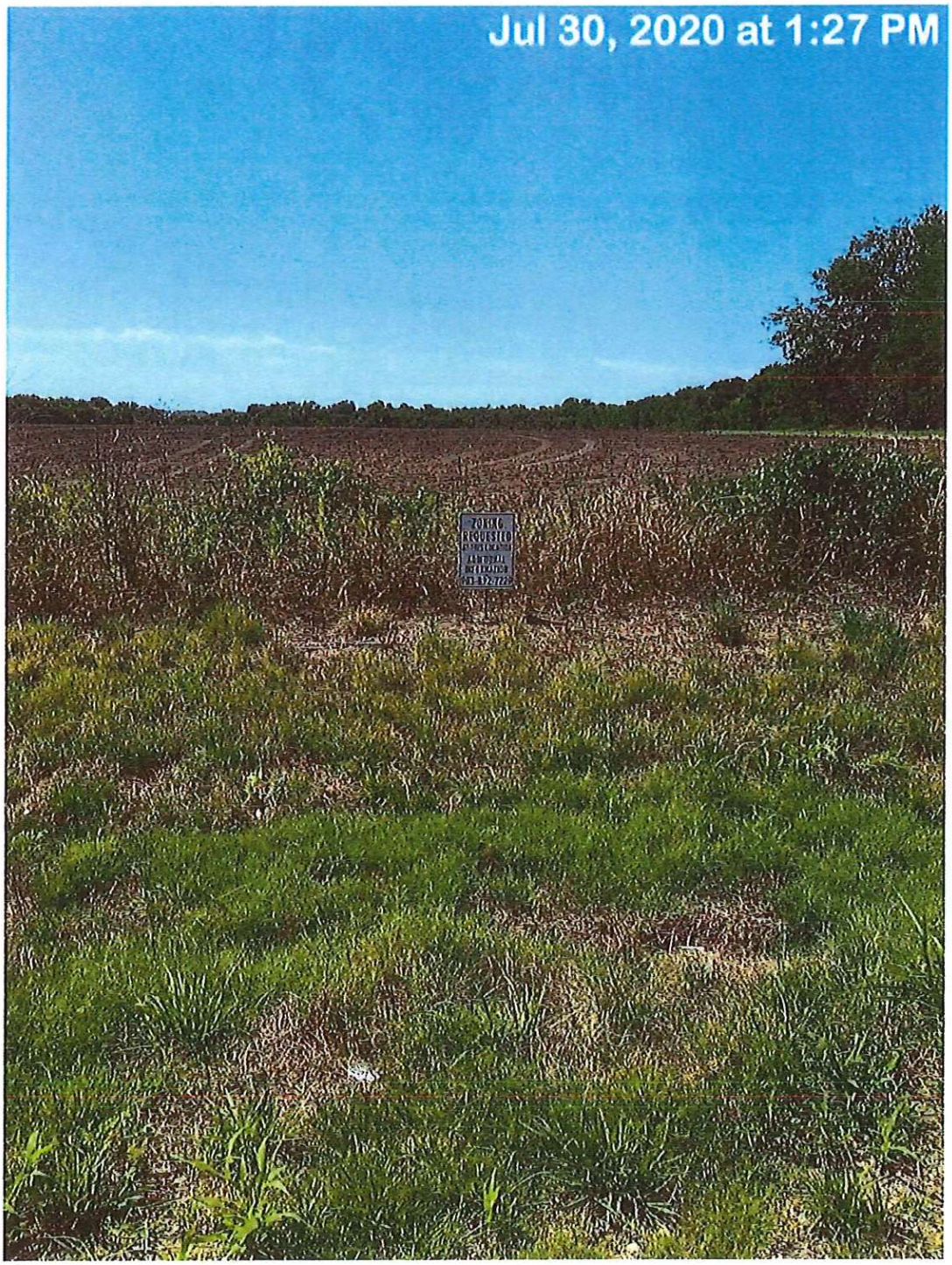
City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

1 in = 1,500 ft

300-1000 Blocks East FM 1417

(Vietnam Veterans Parkway)



ORDINANCE NO. 6232

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO GRANT A PLANNED DEVELOPMENT FOR TERRA PERPETUA VILLAGE IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), BEING 245.83 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 15°22'34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75°03'39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71°14'48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75°03'39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74°41'09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74°18'39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Maddox tracts the following calls and distances:

South 14°55'29" East a distance of 642.51 feet;

South 15°21'36" East a distance of 667.58 feet;

South 17°39'07" East a distance of 284.78 feet;

South 15°20'03" East a distance of 209.84 feet to a 1/2" steel rod set marking the Southwest corner of the said Maddox tract and an inside "L" corner to the said 246.134 acre tract;

THENCE North 75°18'02" East with a fence a distance of 430.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Maddox tract in the West right-of-way line of the St. Louis & San Francisco Railroad;

THENCE South 06°41'02" West with said West right-of-way line a distance of 2152.98 feet to an "L" corner;

THENCE North 83°18'58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06°41'02" West continuing with said West right-of-way line a distance of 843.85 feet to a 1/2" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67°19'54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49°31'48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a 1/2" steel rod found at an angle point;

THENCE North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74°28'45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15°22'34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING and containing 245.83 acres of land more or less**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 5th day of August, 2019.

ADOPTED on this the 5th day of August, 2019

EFFECTIVE DATE on this the 5th day of August, 2019.

CITY OF SHERMAN, TEXAS

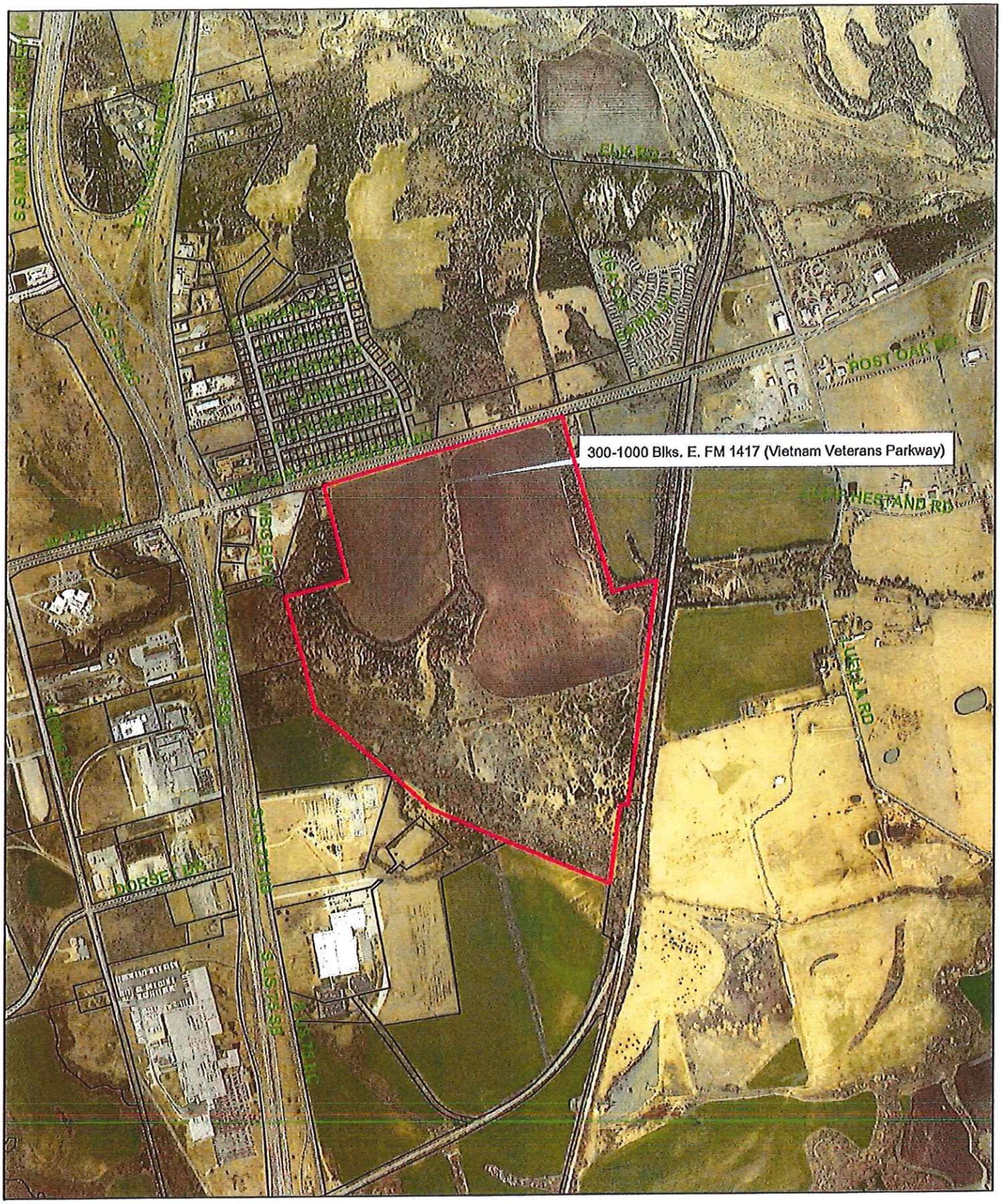
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY



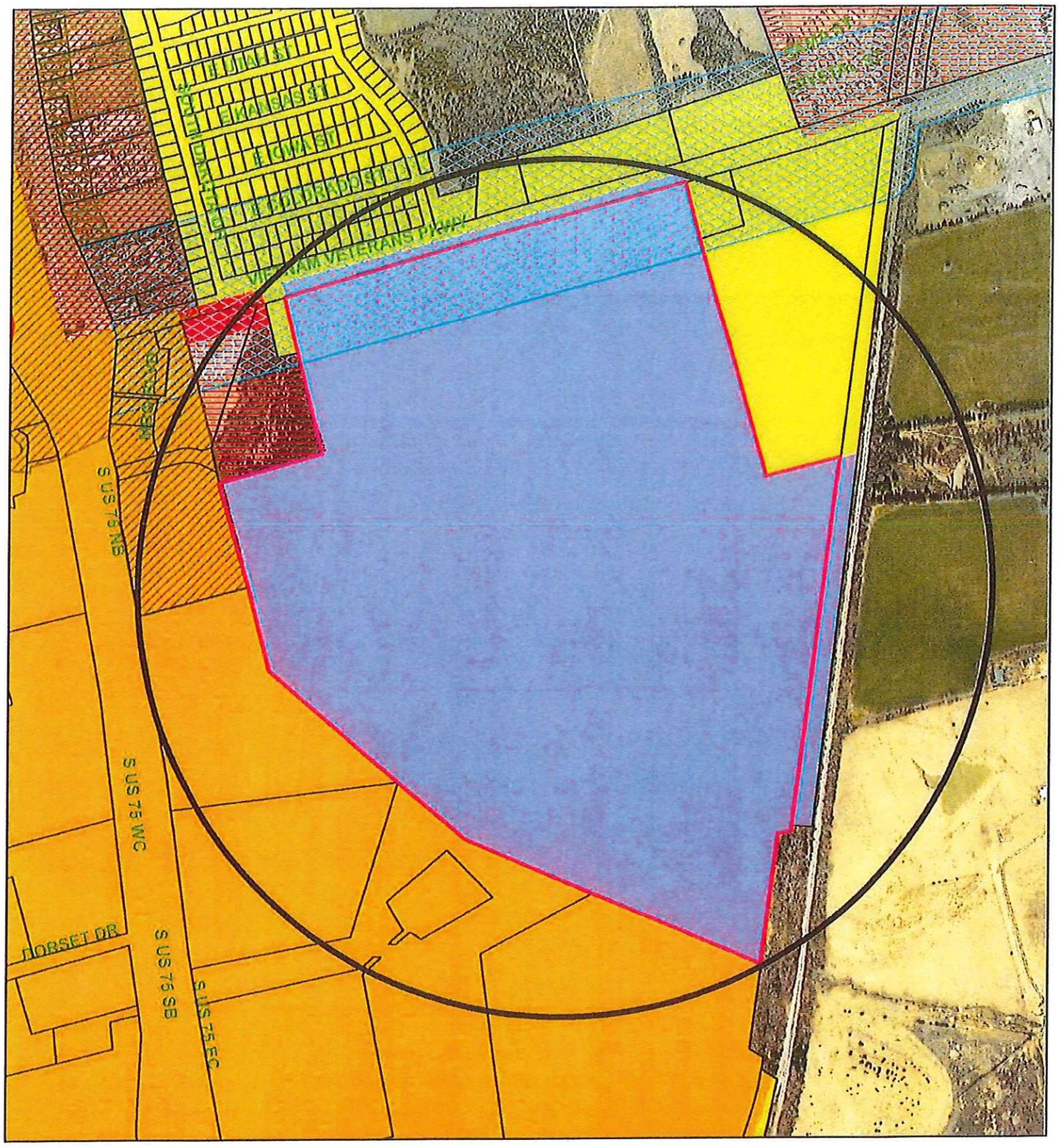
Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blks. East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

1 in = 1,270 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

NOT TO SCALE

1 in = 800 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

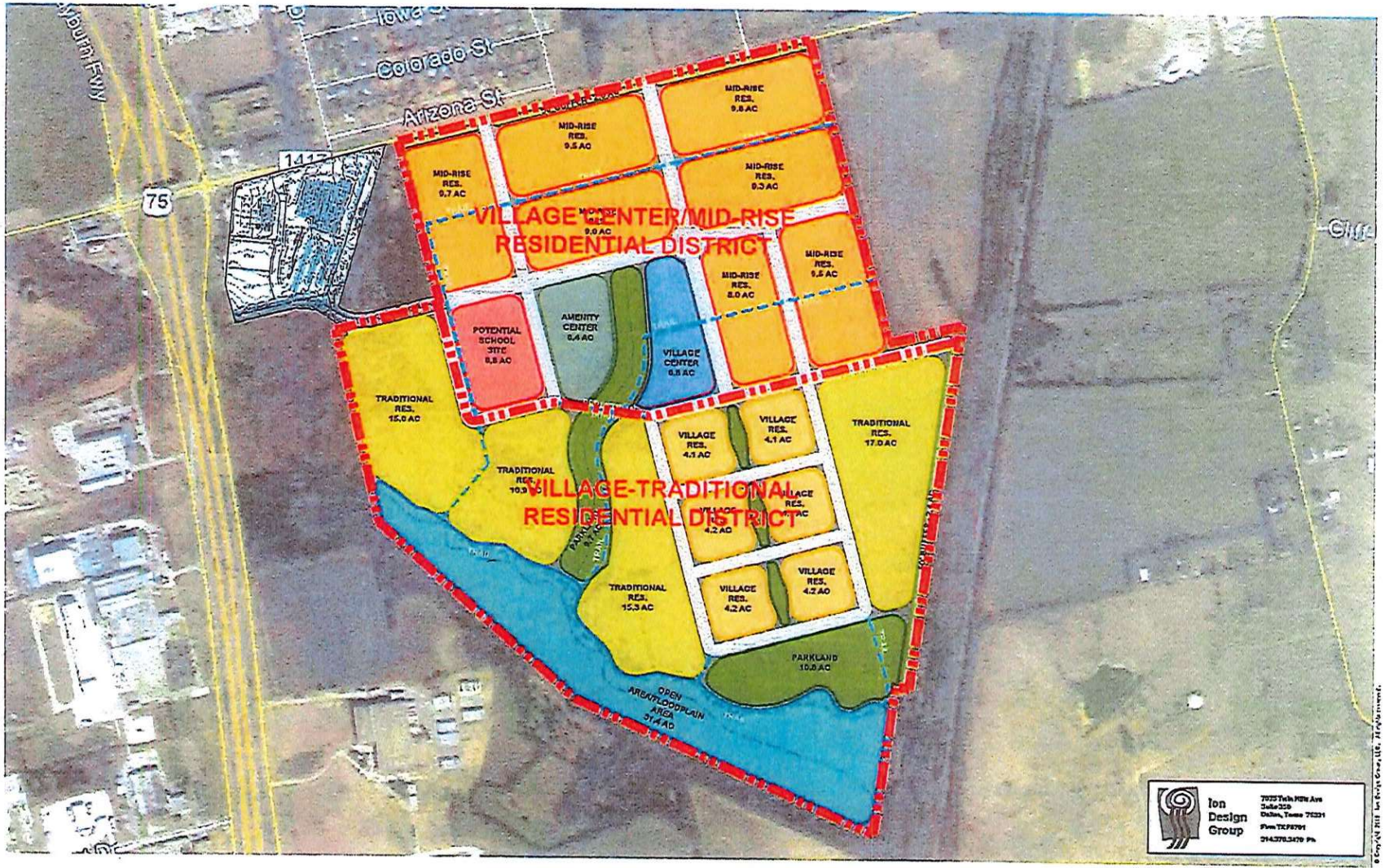
300-1000 East FM 1417

(Vietnam Veterans Parkway)





245.83
ACRES
GRAPHIC SCALE



TERRA PERPETUA DEVELOPMENT
DISTRICT MAP
CITY OF ENCINAL, GRAYSON COUNTY, TEXAS

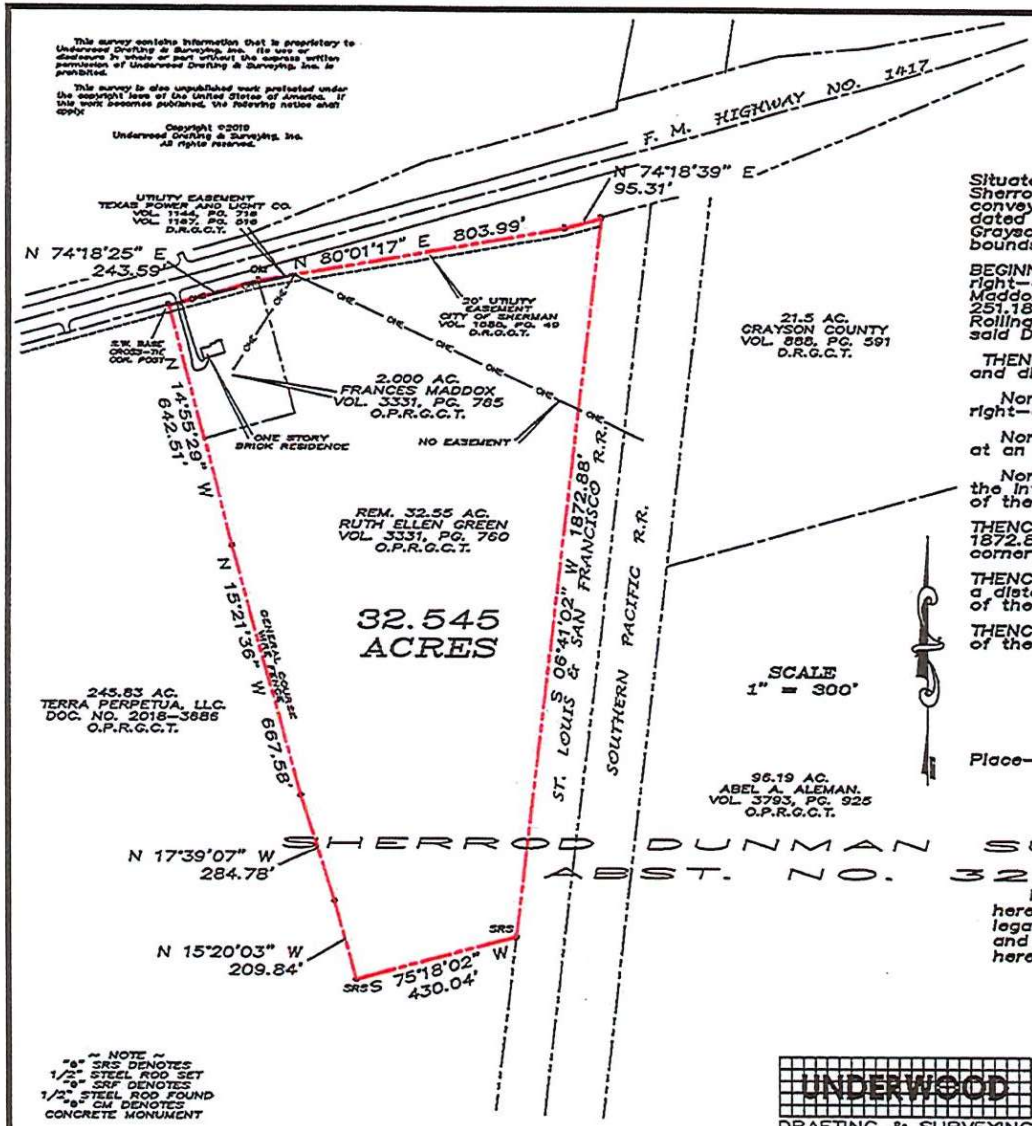
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JOB NO. 19090693
FW: JW — DFT: DWU

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



Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract no. 329, and being a part of the land conveyed by M. L. Maddox to C. T. Maddox and J. W. Maddox, by deed dated April 26th, 1965, recorded in Volume 1029, Page 551, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a cross-tie corner post at the intersection of the South right-of-way line of F. M. Highway No. 1417 and the West line of the said Maddox tract, said post being common to the Northeast corner of a 251.1845 acre tract of land conveyed by Edward C. Greene, Trustee, to Rolling Meadows Associates, by deed recorded in Volume 1716, Page 384, said Deed Records;

THENCE in an easterly direction with said right-of-way the following calls and distances:

North 74°18'25" East a distance of 243.59 feet to a concrete right-of-way marker;

North 80°01'17" East a distance of 803.99 feet to a 1/2" steel rod set at an angle point in said right-of-way;

North 74°18'39" East a distance of 95.31 feet to a 1/2" steel rod set at the intersection of the said right-of-way with the West right-of-way line of the Frisco Railroad;

THENCE South 06°41'02" West with said railroad right-of-way a distance of 1872.88 feet to a 1/2" steel rod set, said rod maintaining the Southeast corner of the said Maddox tract of land;

THENCE South 75°18'02" West with the South line of the said Maddox tract a distance of 430.04 feet to a 1/2" steel rod set at the Southwest corner of the said Maddox tract;

THENCE in a Northerly direction with an old fence maintaining the West line of the said Maddox tract the following calls and distances;

North 15°20'03" West a distance of 209.84 feet to a point;

North 17°39'07" West a distance of 284.78 feet to a point;

North 15°21'36" West a distance of 667.58 feet to a point;

North 14°55'29" West a distance of 642.51 feet to the Place-of-Beginning and containing 32.545 acres of land more or less...

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

D. W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 09/17/19

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

~ NOTE ~
"6" SRS DENOTES 1/2" STEEL ROD SET
"6" SRF DENOTES 1/2" STEEL ROD FOUND
"6" CM DENOTES CONCRETE MONUMENT

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

BEL AIR VILLAGE

PLANNED DEVELOPMENT

CITY OF SHERMAN, TEXAS

DESIGN TEAM

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REVISED JULY 22, 2020

Bel Air Village Planned Development

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I. Components of Bel Air Village Planned Development

A. Introduction

Bel Air Village is a mixed-use community encompassing approximately 278.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities complemented by almost 14 percent of the land area set aside as parks, open space, trails, buffers, or other village amenities. The use and development regulations set forth in the Development Plan provide for and encourage development that contains a compatible mix of RESIDENTIAL and VILLAGE URBAN CENTER uses in proximity to one another.

Note: Words shown in all CAPITAL LETTERS are defined in VI. Definitions.

B. Village Development Objectives

The Bel Air Village addresses the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment through the following set of development objectives:

- Ensuring buildings relate appropriately to surrounding developments and streets to create cohesive visual identity and attractive street scenes;
- Offering a variety of housing types responsive to current and future residents' desire for a mix of product types based on their demographic and income needs;
- Siting land uses, streets, and pedestrian circulation in a cohesive and complementary layout supportive of the mix of uses and oriented towards the pedestrian realm to enhance and activate streetscapes;
- Applying residential and non-residential architectural FAÇADE elements and finishes;
- Ensuring creation of high quality street and sidewalk environments that are supportive of pedestrian mobility and appropriate to roadway context;
- Creating an enhanced pedestrian realm by the inclusion of wide sidewalks, vegetative avenues and a trail system interconnecting the respective development areas of the village; and,
- Preserving the natural resources of the site to the greatest extent practicable recognizing the value of the floodplain and stream channels as amenities to the development.

C. Key Village Elements

The following enumerates the key elements of the Bel Air Planned Development:

I. Components

A summary of key components covered in the Planned Development, acreages, and overall objectives.

II. Use and Building Envelope Standards

The USE and BUILDING ENVELOPE STANDARDS section establishes basic parameters for permitted and prohibited uses, building siting, lot widths, height, stories, and overall densities.

III. Architectural Standards

The ARCHITECTURAL STANDARDS section governs the VILLAGE URBAN CENTER and VILLAGE RESIDENTIAL DISTRICTS architectural elements and FAÇADE materials, windows, roofs, service areas and other standards.

IV. Lighting, Parking and Signage Standards

The LIGHTING, PARKING and SIGNAGE STANDARDS section establishes the standards for public/private space lighting, provision of adequate parking, and compatible signage.

V. Landscaping and Park/Open Space and Other Recreation Standards

The LANDSCAPING and PARK/OPEN SPACE and OTHER RECREATION STANDARDS section addresses required landscaping and other recreation amenities.

VI. Definitions

The DEFINITIONS section defines terms used within the Bel Air Village Planned Development.

VII. Appendices

The Appendices contain: Appendix A – CONCEPTUAL PLAN MAP; Appendix B – DEVELOPMENT DISTRICT MAP; and Appendix C – STREET CROSS SECTIONS.

D. Conceptual Plan and Development Districts Maps

The Bel Air Village Planned Development includes the CONCEPTUAL PLAN MAP depicting the respective land uses and the DEVELOPMENT DISTRICTS MAP identifying the two regulating districts.

1. Conceptual Plan Map

a. The CONCEPTUAL PLAN MAP is a depiction of large land use categories that include residential, commercial, open space and major rights-of-way to be developed within the Bel Air Village Planned Development. (See Appendix A – CONCEPTUAL PLAN MAP)

b. The allocation of land uses and proposed road network may be modified as specific development plans come forward at DETAILED SITE PLAN.

c. The table below summarizes generalized land use acreages depicted on the CONCEPTUAL PLAN MAP:

Summary Table of Bel Air Village Acreages and Uses

	Acres	%	Units
RESIDENTIAL			
Single-Family Detached & Attached Residential	167.3	60.1	1,900
Mid-Rise Residential & Lagoon Area	51.2	18.4	3,000
COMMERCIAL			
Village Center	4.5	1.6	N/A
OPEN SPACE			
Parks, Open Space, Buffers & Flood Plain Areas	38.6	13.9	N/A
MAJOR RIGHTS-OF-WAY			
Collector Streets (does not include local residential streets)	16.7	6.0	N/A
Total Acres	**278.3**	**100.0%**	
Note: Above acreages, units count and percentages are approximate and will be finalized at Site Plan Approval			

2. Development Districts Map

The DEVELOPMENT DISTRICTS MAP consists of two districts, the VILLAGE URBAN CENTER DISTRICT and the VILLAGE RESIDENTIAL DISTRICT. (See Appendix B – DEVELOPMENT DISTRICTS MAP).

a. VILLAGE URBAN CENTER DISTRICT – land designated for development of COMMERCIAL and MID-RISE RESIDENTIAL uses.

b. VILLAGE RESIDENTIAL DISTRICT – land designated for development of a mix of DETACHED and ATTACHED SINGLE-FAMILY RESIDENTIAL uses.

II. Use and Building Envelope Standards

A. Village Urban Center District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) VILLAGE URBAN CENTER uses including BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, STUDIO USES, restaurants, coffee shops, except where requiring a SPECIFIC USE PERMIT or prohibited by this Ordinance or the City of Sherman's Zoning Ordinance.

(2) COMMERCIAL INDOOR AMUSEMENT

(3) HOTEL, FULL-SERVICE or LIMITED-SERVICE

(4) MID-RISE RESIDENTIAL

(5) SENIOR/ASSISTED LIVING FACILITY

(6) SCHOOL, PRIMARY OR SECONDARY

(7) SKILLED NURSING HOME FACILITY

(8) RECREATIONAL LAGOON

b. Permitted ACCESSORY USES

(1) AFFILIATED RESIDENTIAL USES

(2) AMENITY CENTER

(3) Home Occupations

(4) PARK/OPEN SPACE

(5) Special events

(6) STRUCTURED PARKING

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) Alcoholic beverage sales and for any qualified restaurants serving alcoholic beverages on site

(2) CIVIC BUILDING

(3) Telephonic, radio, television or microwave, communication antennas and tower

d. Prohibited uses

(1) Check cashing businesses, payday advance/loan businesses, car or motor vehicle title loan businesses, or credit access businesses as defined by applicable provisions of Texas Finance Code.

(2) Gas wells

(3) Industrial, manufacturing, and warehousing uses

(4) Outside storage, unscreened

(5) Sexually oriented business

(6) Tattoo parlors

(7) Vape businesses

(8) Vehicle-related sales or repair

2. Building Lot Dimensional Standards

a. Dimensional Table

	Min. Lot Width (ft)	Min. Lot Depth (ft)	Min. Front Yard Setback (ft)	Min. Rear Yard Setback (ft)	Min. Side Yard Setback (ft)	Maximum Units /Ac.	Max. Stories	Max. Building Height (ft)	Max. Lot Coverage (%)
Village Urban Center	N/A	N/A	0	0	0	85	5	75'	80

b. Additional Dimensional Standards

(1) Permitted lot coverage for uses not listed in the Dimensional Table shall be determined upon approval of a SPECIFIC USE PERMIT or DETAILED SITE PLAN.

(2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plain view is no greater than twenty-five percent (25%) of the first floor footprint may exceed the height limits by up to twenty (20) feet.

(3) Mechanical equipment, including mechanical/elevator equipment enclosures, ventilation equipment, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twelve (12) feet above the actual building height, provided that:

(a) The equipment is set back from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height; or

(b) The exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building shall be constructed as architecturally integral parts of the building FAÇADE(S).

B. Village Residential District

1. Permitted and Prohibited Uses

a. Permitted uses

(1) SINGLE-FAMILY DETACHED RESIDENTIAL (SFD)

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL (SFA)

b. Permitted ACCESSORY USES

(1) ACCESSORY BUILDING or STRUCTURE

(2) AFFILIATED RESIDENTIAL USES

(3) AMENITY CENTER

(4) Home Occupations

(5) PARK/OPEN SPACE

c. Uses permitted upon review and approval of a SPECIFIC USE PERMIT

(1) CIVIC BUILDING

(2) SCHOOL, PRIMARY OR SECONDARY

(3) SENIOR/ASSISTED LIVING FACILITY and/or SKILLED NURSING HOME FACILITY and any STRUCTURED PARKING

(4) Special events

d. Prohibited uses

Any use that is not expressly set forth as a permitted use in this Subsection "VILLAGE RESIDENTIAL DISTRICT" or not considered incidental to the primary permitted use.

2. Building Lot Dimensional Standards

a. Dimensional Table

Description	Single-Family Residential Detached	Single-Family Residential Attached
Building Type	Detached	Attached
Minimum Lot Area	4000 square feet	1200 square feet
Maximum Density	12 units per acre	24 units per acre
Minimum Lot Width	40 feet	20 feet
Minimum Lot Depth	90 feet	50 feet
Front Yard Setback (Alley-Loaded)	10 feet	6 feet
Front Yard Setback (Front-Loaded)	10 feet (building); 25 feet (garage door)	N/A
Side Yard Setback		
Interior Lot	5 feet	0 feet (side abutting another unit); 5 feet (side not abutting another unit)
Interior Lot (Zero Lot Line)	1 foot one side, 9 feet other side	N/A
Corner Lot	10 feet	10 feet
Minimum Rear Yard Setback	10 feet	5 feet
Maximum Building Height	3 stories, 50 feet	3 stories, 50 feet

b. Additional Dimensional Standards

(1) Zero lot line development shall have a five (5) foot maintenance easement within the lot that abuts the 1-foot side of adjacent lot for maintenance.

(2) SINGLE-FAMILY ATTACHED RESIDENTIAL shall be alley-loaded with overall building length not to exceed two hundred (200) feet and a required building separation of not less than ten (10) feet between buildings.

III. Architectural Standards

A. Architectural Standards – Village Urban Center District

1. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of the area of the FAÇADE) shall be:
   (1) MASONRY/STONE
   (2) STUCCO/PLASTER
   (3) Hardie-Plank™ equivalent or better siding
   (4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of DETAILED SITE PLAN approval

b. Accent building materials (no greater than 15% of the area of the FAÇADE) may be:
   (1) Pre-cast masonry (for trim and cornice elements only)
   (2) Gypsum reinforced fiber concrete (for trim elements only)
   (3) Metal (for beams, lintels, trim elements and ornamentation only)
   (4) Split-faced CMU block (only for piers, foundation walls and chimneys)
   (5) EIFS

2. Building AWNINGS and CANOPIES

a. Materials, Illumination and Location
   (1) AWNINGS and CANOPIES shall be architectural and constructed with fully opaque materials that complement the building to which they are attached; provided, however, no shiny or reflective materials are permitted.
   (2) AWNINGS and CANOPIES shall not be internally illuminated in a manner that illuminates the AWNINGS or CANOPY material; provided, however, downward lighting limited to lighting the building FAÇADE, sidewalk areas, and seating areas, is permitted to be installed beneath AWNINGS and CANOPIES.

3. Building Roofs

a. Permitted Roof Materials
   (1) Architectural asphalt shingles
   (2) Tile, clay or concrete (faux clay)
   (3) Slate (equivalent synthetic or better)
   (4) Metal (standing seam, equivalent or better)
   (5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL

b. Flat Roofs – roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

4. Building Mechanical, Underground Utilities, and Solid Waste Facilities

a. Mechanical Equipment
   (1) Ground level transformers, HVAC equipment, lift stations, utility meters, and other machinery shall be located at the rear of the lot where practical
   (2) Roof mounted equipment shall be screened from view from the PUBLIC SPACE where practical.

b. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

c. Solid Waste Collection and Disposal

(1) Location of solid waste facilities shall be approved at time of DETAILED SITE PLAN.

(2) Solid waste facilities including trash compactors shall be screened by a MASONRY wall of a height that is at least one (1) foot above the height of the solid waste facility or trash compactor. Such screening wall shall be built with the same materials as used for the principal building, or an otherwise CITY approved material

(3) Access to Solid waste facilities shall be provided by a metal gate or door equal in height of the wall and shall remain closed at all times when not being accessed for purpose of disposing solid waste into, or collecting for off-site disposal from, the facility.

B. Architectural Standards – Village Residential District

1. Architectural Diversity

a. Floor plans and front FAÇADES of the same PRIMARY BUILDING MATERIAL color for SINGLE-FAMILY DETACHED RESIDENTIAL shall be separated from one another by no fewer than three (3) lots for same floor plans and no fewer than four (4) lots for the same front FAÇADE.

b. No combination of the same masonry color, mortar color, and sand color shall be repeated for SINGLE FAMILY DETACHED RESIDENTIAL buildings located on adjacent lots.

c. The following list of architectural elements shall be incorporated into FAÇADES of SINGLE-FAMILY DETACHED RESIDENTIAL buildings with a choice of at least two (2) different elements occurring no more often than every fourth (4^{th}) lot and be included in the DETAILED SITE PLAN:

(1) BALCONY

(2) Front Porch (may occur more often than every 4^{th} lot)

(3) Chimney

(4) Patio courtyard

(5) MASONRY, stone, or cast stone accents

(6) Double entry doors

(7) Covered entry

(8) DORMERS

(9) Cedar shutters

(10) Natural stone (30% front FAÇADE)

(11) 10:12 or great roof pitch (may occur more often than every 4^{th} lot)

(12) Gables with architecture feature

(13) Arch top windows

(14) Circle top windows

(15) Stained wood columns

2. Building FAÇADES

FAÇADE treatments are those portions of a building's STREET FRONTAGE FAÇADE elevation extending from the ground to the roof that consists of a single layer or architectural expression.

a. RESIDENTIAL buildings shall have a finished floor elevation of not less than one (1) foot above the top of the front curb elevation.

b. Wall openings shall not span vertically more than one story.

3. Building FAÇADE Materials

a. Permitted primary building materials (which must cover not less than 85% of each area of the area of the FAÇADE) shall be:

(1) MASONRY/STONE

(2) STUCCO/PLASTER

(3) Hardie-Plank™ equivalent or better siding

(4) Other primary building materials shall be required to obtain a SPECIAL EXCEPTION as a part of SITE PLAN approval

b. Accent building materials (which may cover no more than 15% of the area of the FAÇADE) may be:

(1) Pre-cast masonry (limited trim and cornice elements only)

(2) Gypsum reinforced fiber concrete (limited to trim elements only)

(3) Metal (limited to roofing, beams, lintels, trim elements and ornamentation only)

(4) Split-faced CMU block (but used only for piers, foundation walls and chimneys)

(5) EIFS

c. Calculation of the percentage of the area of permitted building materials on a FAÇADE shall not include:

(1) The area occupied by windows and doors (including garage doors); and

(2) Other architectural features above the roofline, or areas not in plane with first-floor wall.

4. Building Windows

Windows shall conform to the following:

a. Window Materials

(1) Specialty windows such as stained, opalescent, or glass block shall be permitted in limited amounts but in no case greater than fifteen (15) percent of the total window area of the FAÇADE.

(2) Solar screens are permitted only on FAÇADES not visible from the PUBLIC SPACE.

b. Window Configurations

(1) The horizontal dimension of the window opening shall not exceed the vertical dimension except as provided in subparagraph b. (2), below.

(2) A maximum of five (5) windows may be mulled horizontally together to form a compound window which may be wider than it is tall if each grouping is separated by a mullion, column, pier or wall section that is not less than seven (7) inches wide.

c. Alterations to these standards may be granted as part of a DETAILED SITE PLAN.

5. Building Roofs and PARAPETS

a. Permitted Roof Materials

(1) 30-year dimensional shingles.

(2) Tile, clay or concrete (faux clay).

(3) Slate (equivalent synthetic or better).

(4) Metal on porches and accent roofs.

(5) Roofing material for flat roofs shall be monolithic Thermoplastic Polydefin (TPO) membrane or equivalent determined by BUILDING OFFICIAL.

(6) Roofing materials shall have a minimum 30-year rated warranty.

b. Authorized Roof Configurations

(1) Pitched Roofs

Hip and gable roofs shall be symmetrically pitched 8:12 or greater.

(2) Flat Roofs

Roof material interior to the PARAPET shall not be visible from any adjacent ground-level areas.

c. Roofs, Dormers and Chimneys

(1) DORMERS and chimney chases above the roof structure shall be finished with a permitted PRIMARY BUILDING MATERIAL

(2) Fireplace flues shall be enclosed and finished to be complimentary of the building's exterior. Finished construction that provides for an exposed pre-fabricated metal flue piping (other than gas appliance vent stacks required by applicable construction codes) is prohibited

6. Underground Utilities

a. All electrical, phone, cable and other similar types of facilities shall be underground except for service boxes which shall be approved at the time of DETAILED SITE PLAN.

IV. Lighting, Parking and Signage Standards

A. Lighting

1. STREET Lights

a. STREET LIGHTS shall be install in accordance with the following:

(1) MAJOR STREETS – spaced a maximum of one hundred and fifty feet (150) feet including one (1) at each intersection.

(2) MINOR STREETS – spaced a maximum of one hundred feet (100) feet including one (1) at each intersection.

(3) LOCAL STREETS – lighting shall be at each intersection.

b. STREET LIGHTS shall not cast a perceptively unnatural spectrum of light (such as low-pressure sodium) or project light skyward (dark sky friendly lighting).

2. VILLAGE URBAN CENTER Lighting

a. An exterior Lighting Plan shall be approved as part of the DETAILED SITE PLAN for the VILLAGE URBAN CENTER.

b. Lighting Standards

(1) Site lighting shall be of a design, height, and location to illuminate only the lot on which the light fixture is located unless illumination across lot lines is by a lighting fixture is authorized by the approved lighting plan included in the approved DETAILED SITE PLAN.

(2) Lighting elements shall not cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium). Lighting elements shall be limited to incandescent, metal halide, or halogen type fixtures.

(3) No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

B. Parking

1. Parking Standards

a. SINGLE-FAMILY RESIDENTIAL

(1) SINGLE-FAMILY RESIDENTIAL DETACHED and ATTACHED shall provide a minimum of two (2) garage parking spaces that shall remain usable for parking of two (2) passenger vehicles.

(2) Additional visitor parking (on or off street) shall be provided for SINGLE-FAMILY RESIDENTIAL uses at a rate of one (1) space per four (4) dwellings located within five hundred (500) feet for any SINGLE-FAMILY RESIDENTIAL lot providing parking for less than four (4) vehicles.

b. MID-RISE RESIDENTIAL

(1) A minimum of 1.5 parking spaces shall be provided for each MID-RISE RESIDENTIAL unit.

(2) Additional onsite visitor parking shall be provided for MID-RISE RESIDENTIAL at a rate of one (1) space per six (6) units.

c. VILLAGE URBAN CENTER

(1) For uses other than MID-RISE RESIDENTIAL, a Parking Plan prepared by a Texas professional engineer shall be submitted to the CITY that sets forth how the uses in the VILLAGE URBAN CENTER will accommodate parking demand. The Parking Plan shall be based on the parking standards set forth herein, or in the absence of a standard for a proposed use, shall be established as part of the approved DETAILED SITE PLAN.

(2) Required parking ratios for VILLAGE URBAN CENTER uses shall be:

(a) Office – 1 space per 300 square foot

(b) Retail – 1 space per 250 square foot

(c) Restaurant – 1 space per 150 square foot

2. On-Street Parking

a. On-street parallel parking shall be eight (8) feet in depth and twenty-two (22) feet length.

b. On-street parking may be counted towards meeting off-street parking requirements if authorized by the approved DETAILED SITE PLAN.

C. Signage

3. Signage Plan

a. A Comprehensive Sign Plan shall be submitted to the CITY as part of the DETAILED SITE PLAN.

b. Only individual lettering on a VILLAGE URBAN CENTER signage may be internally lit.

c. Lettering on AWNINGS and CANOPIES shall be limited to six (6) inches tall located only on vertically hanging fabric at curbside.

4. Prohibited or Limited Signs

a. Billboards, off-premises, pole signs, marquees, animated, flashing or intermittent signs, and roof and painted building FAÇADE signs are prohibited.

b. Portable or wheeled signs and advertising devices located outside any building shall be prohibited.

V. Landscaping and Park/Open Space Standards

A. Landscaping

1. Landscaping – Trees

a. STREET TREES

(1) MAJOR STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than one hundred (100) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(2) MINOR and LOCAL STREETS shall have STREET TREES planted along the PARKWAY with a spacing of no greater than seventy-five (75) feet on center measured per BLOCK face or on a project by project basis, whichever is the smaller lineal dimension.

(3) For on-street parking spaces where bump-outs are utilized for parallel parking, one (1) STREET TREE shall be planted in each bump-out.

(4) STREET TREES shall be at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

b. VILLAGE URBAN CENTER TREES

(1) Where the primary structure is located within twenty (20) feet of the front property line, the VILLAGE URBAN CENTER use shall be only responsible for planting STREET TREES in accordance with standards for STREET TREES on MAJOR STREETS.

(2) Where the primary structure is located greater than twenty (20) feet from the front property line, the following tree planting shall be required:

(a) One tree at least three (3) caliper inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting for each fifty (50) feet of linear STREET FRONTAGE, which trees shall be planted within fifteen (15) feet of the front property line.

(b) Trees may be planted in groups with appropriate spacing for species.

(c) The trees required by this Subparagraph b. shall be in addition to the required STREET TREES.

c. SINGLE-FAMILY RESIDENTIAL TREES

(1) General

(a) Required FRONT YARD TREES shall be in addition to the required STREET TREES

(b) Required FRONT YARD TREES shall be at least three (3) inches in diameter measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting.

(2) Required FRONT YARD TREES

(a) Lots having building setbacks of ten (10) feet or less no FRONT YARD TREES shall be required.

(b) Lots having building setbacks of greater than ten (10) feet one (1) FRONT YARD TREES shall be required.

2. Landscaping – Yards

a. VILLAGE URBAN CENTER Yards

(1) Required Landscaping shall be approved as a part of DETAILED SITE PLAN approval.

b. SINGLE-FAMILY RESIDENTIAL LOTS Yards

(1) For lots widths of forty (40) feet or greater, no fewer than four (4) five (5) gallon shrubs and twelve (12) one (1) gallon shrubs shall be planted.

(2) For lots widths twenty-five (25) feet and less than forty (40) feet, no fewer than three (3) five (5) gallon shrubs and eight (8) one (1) gallon shrubs shall be planted.

(3) For lots widths less than twenty-five (25) feet, no fewer than two (2) five (5) gallon shrubs and six (6) one (1) gallon shrubs shall be planted.

(4) SINGLE-FAMILY RESIDENTIAL lots shall have full sod installed within any portion of the front yard and side yard abutting a STREET not covered by walkways, driveways, trees, shrubbery, ground cover or planting beds, or other approved landscape materials.

(5) Decorative rocks shall be permitted in limited amounts and within areas between structures where plant material is difficult to maintain.

3. Landscaping – Parking Lots

a. Five (5) linear feet of landscaped evergreen screening and/or masonry wall at a height of three (3) feet shall be planted between the STREET right-of-way and the parking area in all parking areas within a parking lot abutting a STREET.

b. The following interior landscaping shall be planted in off-street, surface parking that contains twenty (20) or more parking spaces:

(1) Twenty (20) square feet of landscaping for each parking space shall be installed within the paved boundaries of the parking area.

(2) Landscaped islands shall be located at the ends of all parking rows and one (1) landscaped island for each twenty (20) parking spaces in a parking row shall be located on the interior of each parking row. The location the landscape islands within parking areas shall be approved as part of the DETAILED SITE PLAN

(3) No fewer than one (1) tree, three-inch (3) caliper inch minimum as measured four (4) feet above grade and not less than ten (10) feet in height measured from the base of the main trunk showing at grade at time of planting shall be planted in each parking lot landscaped island.

(4) Landscaped islands shall be not less than six (6) feet wide, not less than ninety percent (90%) of the abutting parking space in length, and planted with approved ground cover.

(5) Landscaped areas shall be protected by a raised six (6) inch concrete curb with pavement placed no closer than three (3) feet from the trunk of a tree if no CITY-approved root barrier has been installed.

4. Landscaping – Fences/Walls

a. Fences/Walls – General

(1) Metal fencing shall be ornamental metal, tubular steel or similar material with a consistent design and finished in black.

(2) MASONRY walls shall be constructed with MASONRY materials compatible with adjacent buildings.

(3) Wood fencing adjacent to STREETS shall be board-on-board with capping, pre-stained cedar, with steel posts.

(4) Fences and walls exceeding eight (8) feet in height are prohibited except to screen service areas of VILLAGE URBAN CENTER.

(5) Fence and wall materials and location shall be approved as part of the DETAILED SITE PLAN.

b. Fencing/Walls – MAJOR STREETS

(1) WOOD fencing along MAJOR and MINOR STREETS is prohibited.

(2) MASONRY walls exceeding two (2) feet in height shall be designed with footings approved by a structural engineer or other appropriately licensed professional.

c. Fences/Walls – RESIDENTIAL

(1) No fence or wall shall be permitted within front yards except on corner lots, wherein approved ornamental metal fences, not exceeding five (5) feet in height, may be installed within the front yard not serving as the main entry point to the dwelling (i.e. the side yard along the STREET).

(2) On RESIDENTIAL lots abutting or facing a PARK/OPEN SPACE, only ornamental metal fencing shall be used on the side of the lot facing the PARK/OPEN SPACE unless another material approved as part of the DETAILED SITE PLAN.

(3) Fences and walls consisting of materials or placed in locations not otherwise authorized by this Subparagraph may be approved as part of the approved DETAILED SITE PLAN.

5. **Landscaping – Irrigation**

Permanent automatic irrigation systems shall be designed, installed, and operated for all required landscaping.

6. **Landscaping – Completion**

a. No certificate of occupancy for any building on any lot may be issued until all required irrigation systems, trees and other plant materials have been installed and/or planted on the lot.

b. Due to on-going drought conditions, the CITY may authorize delay for planting of new landscape materials, in which case, a certificate of occupancy may be issued.

c. In the event of such authorized delay, all landscape materials shall be planted not later than the date provided in the authorization. Failure to install all landscaping by the date set forth in the delay authorization shall be a violation of this Ordinance.

B. Park/Open Space

1. PARK/OPEN SPACE

a. VILLAGE URBAN CENTER

(1) VILLAGE URBAN CENTER uses, other than MID-RISE RESIDENTIAL, shall not be required to set aside a percentage of lot area for PARK/OPEN SPACE.

(2) MID-RISE RESIDENTIAL shall allocate not less than ten percent (10%) of the lot area to PARK/OPEN SPACE.

(a) Landscaped parking areas, walkways, yards and entries shall be considered PARK/OPEN SPACE.

(b) Areas designated as PARK/OPEN SPACE shall be shown on the approved DETAILED SITE PLAN.

b. VILLAGE RESIDENTIAL

(1) Areas designated as PARK/OPEN SPACE shall be shown on all approved DETAILED SITE PLANS.

(2) PARK/OPEN SPACE shall be maintained by either a property or homeowners association or by the CITY if designated public PARK/OPEN SPACE.

2. PEDESTRIAN PATHWAYS

c. PEDESTRIAN PATHWAYS shall be a minimum of six (6) feet in width on MAJOR and MINOR STREETS and five (5) feet on LOCAL STREETS.

d. PEDESTRIAN PATHWAYS shall be installed at all required locations on a lot prior to issuance of a certificate of occupancy of the first building constructed on the lot or, if the issuance of a certificate of occupancy is required, the commencement of the provision of utilities to any building on the lot.

VI. Definitions

A. Purpose

The words and phrases as used in this ORDINANCE shall have the following meanings unless the context of such use clearly indicates otherwise. Words and phrases not defined within the Definitions, but which are defined in the City of Sherman's Zoning Ordinance shall have the meaning provided such words and phrases in the Zoning Ordinance. Wherever a word or phrases is printed in CAPITAL LETTERS, it is being used as defined herein.

B. Terms Defined

ACCESSORY BUILDING OR STRUCTURE (RESIDENTIAL DISTRICT) – A subordinate building or structure, detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lathe or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter or swimming pool, but not involving the conduct of a business.

ACCESSORY USE (see USE).

AFFILIATED RESIDENTIAL USES (see USE).

ALLEY – A public space or drive which affords secondary means of access to abutting property.

AMENITY CENTER – An OPEN SPACE area developed as a recreational center for the use by VILLAGE residents and their guests that may include pools, hot tubs, meeting rooms, workout spaces, bathrooms, playgrounds and similar uses.

AWNING – A cantilevered, projected or suspended cover over the sidewalk portion of the PUBLIC SPACE. This also includes roof-like coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain.

BALCONY – An exterior platform attached to the building FAÇADE extending outward from an interior room located above a GROUND STORY.

BLOCK – An area enclosed by streets and occupied by or intended for buildings; or if said word is used as a term of measurement, it shall mean the full length along the street between the intersection of two streets.

BUILDING HEIGHT – For VILLAGE URBAN CENTER uses, BUILDING HEIGHT is measured in STORIES; for SINGLE-FAMILY RESIDENTIAL uses, BUILDING HEIGHT is measured from the existing grade to the midpoint of a gabled roof line or the top of the PARAPET or mansard roof.

BUILDING OFFICIAL – The official appointed to enforce the ZONING ORDINANCE.

CANOPY – An architectural projection of canvas or similar material that provides weather protection over an area and is supported by the building to which it is attached and at the outer end by not less than two posts.

CITY – City of Sherman, Texas.

CIVIC BUILDING – Publicly- or privately-owned buildings that are open to the public for non-COMMERCIAL purposes.

COMMERCIAL INDOOR AMUSEMENT (see USE).

COMMERCIAL USE (see USE).

CONCEPTUAL PLAN – Proposed land uses as shown on the CONCEPTUAL PLAN.

DETAILED SITE PLAN – A site plan approved by the City of Sherman.

DEVELOPMENT DISTRICTS

VILLAGE URBAN CENTER – Land designated on the DEVELOPMENT DISTRICT MAP as VILLAGE URBAN CENTER intended for more flexible development standards allowing for VILLAGE URBAN CENTER uses ranging from single lot projects such as big-box stores and hotels to larger-scale shopping centers and business centers as well as MID-

RISE RESIDENTIAL uses.

VILLAGE RESIDENTIAL DISTRICT – Land designated on the DEVELOPMENT DISTRICT MAP as RESIDENTIAL intended for a mix of DETACHED and ATTACHED RESIDENTIAL.

DORMER – Small, roofed ancillary structures with windows providing light and air to habitable space within the roof.

EIFS (EXTERIOR INSULATION AND FINISH SYSTEM) – a no-load bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

FAÇADE – Exterior building face.

FENESTRATION – Openings in the building wall allowing light and views between interior and exterior measured as glass area.

FRONT SETBACK LINE – The line at which the building FAÇADE shall be located adjacent to or behind.

FRONT YARD TREE (see TREE, FRONT YARD).

HEIGHT (see BUILDING HEIGHT)

HOTEL, FULL SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays with one or more restaurants and lounges, food and beverage catering, conference meeting rooms, recreational amenities, and STRUCTURED PARKING.

HOTEL, LIMITED SERVICE – An establishment offering temporary lodging facilities consisting of regular rooms or suites suitable for short-term stays that may offer a business center, pool/whirlpool, workout room, a meeting room and a lobby marketplace for snacks and beverages; the establishment may offer restaurant services geared to primarily hotel guests.

LOT, CORNER – A lot that is bounded by intersecting STREETS.

LOT COVERAGE – The percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot or the area determined as the maximum cross-sectional area of the building; eaves, drives, uncovered patios/porches, sidewalk, and similar improvements are excluded from LOT COVERAGE computations.

LOT LINE – The lines bounding a lot.

LOT WIDTH – The width of the lot as measured at the FRONT SETBACK LINE.

MAJOR STREET (see STREET, MAJOR).

MASONRY/STONE – Defined as construction material three (3) inches or thicker composed of natural stone, kiln fired clay brick, decorative concrete block or other masonry material approved by the CITY'S BUILDING OFFICIAL.

MINOR STREET (see STREET, MINOR).

OFFICE BUILDING – A building used to house OFFICE USES.

PARAPET – A low wall projecting from the edge of a platform, terrace, or roof.

PARAPET HEIGHT – Where used to limit building height, PARAPET HEIGHT is the distance measured at the top of the parapet, including any coping.

PARK (see OPEN SPACE).

PARK/OPEN SPACE – Land and water designed for active and/or passive recreational enjoyment, but also including small vegetative spaces, flood plains, AMENITY CENTERS, development entries, PEDESTRIAN PATHWAYS; areas located within a SINGLE-FAMILY RESIDENTIAL LOT or within a public right-of-way shall not be considered PARK/OPEN SPACE.

PARKWAY – An area located immediately between the street curb and sidewalk in which STREET TREES and street lights and other such infrastructure are placed.

PEDESTRIAN PATHWAY – A paved walkway/sidewalk that provides pedestrian access throughout a community to VILLAGE URBAN CENTER and RESIDENTIAL uses; PEDESTRIAN PATHWAYS are not considered appropriate for bicycle use.

PLANNING AND ZONING COMMISSION – The Planning and Zoning Commission of the City of Sherman, Texas.

PUBLIC SPACE – The public domain commonly referred to as the public STREETS, ALLEYS and rights-of-way but can include travel lanes, PARKWAYS, PEDESTRIAN PATHWAY, and PARK/OPEN SPACE.

REAR LOT LINES – Lot lines located at the rear of the property and often abutting ALLEYS.

RETAIL (see USE).

RESIDENTIAL (see USE)

SCHOOL, PRIMARY OR SECONDARY – A school operated by an independent school district, religious entity or private corporation providing a kindergarten, elementary and/or secondary curriculum.

SCHOOL, COLLEGE OR UNIVERSITY – An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

SENIOR/ASSISTED LIVING FACILITY – A residential living facility for older adults that may include independent living arrangements designed exclusively for seniors, generally those 55 years or older, to live independently within an apartment-style facility or freestanding home; it may also include, as an ACCESSORY USE, living facilities that offer a larger range of services for residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

SKILLED NURSING HOME FACILITY – State-licensed long-term care residential living facility offering 24-hour medical care provided by registered nurses, licensed practical nurses and/or certified nurse assistants for residents who are totally dependent on nursing care or short-term rehabilitation between hospital and home.

STORY – That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

STORY, GROUND – The first level of a building at or above grade.

STREET – A public thoroughfare used for vehicular traffic usually within dedicated right-of-way; this definition does not include ALLEYS, CITY fire lanes, driveways, or access aisles or easements.

STREET LIGHT – A luminaire installed on both sides of a STREET within the public right-of-way.

STREET, MAJOR – A STREET having four or more travel lanes with rights-of-way greater than seventy (70) feet.

STREET, MINOR – A STREET having three or less travel lanes with rights-of-way exceeding sixty (60) feet but not exceeding seventy (70) feet.

STREET, LOCAL – A STREET having two travel lanes with rights-of-way sixty (60) feet or less.

STREET FRONTAGE – That portion of the lot or building that is coincident with the FRONT SETBACK LINE.

STREET TREE (see TREE, STREET).

STUCCO/PLASTER – Stucco/Plaster material shall only be considered as meeting the masonry requirement when applied using a 3-step process over diamond metal lath mesh to a 7/8-inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength, durability, and fire resistive specifications.

TREE, STREET – A tree planted in the PARKWAY.

TREE, FRONT YARD – A tree planted in a front yard area.

USES

ACCESSORY USE – A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use; within a RESIDENTIAL DISTRICT this may include a pool, children's play equipment, gazebo, picnic table, etc.

AFFILIATED RESIDENTIAL USE – A use intended for the residents and their guests of a RESIDENTIAL use that includes a leasing office, fitness center, game room, laundry, pool, amenity center and other residential-related services and uses.

BUSINESS SERVICE USE – Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including but not limited to advertising and mailing; building maintenance; employment service; management and consulting services; equipment rental and leasing (does not include outside storage or heavy construction equipment); commercial research; development and testing; photo finishing; and supplies services.

CIVIC USE – Community uses including the following: meeting halls; libraries; schools (kindergarten through college); police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public; and, other similar uses.

COMMERCIAL INDOOR AMUSEMENT USE – Commercial establishments wholly contained within a building that provide amusement, entertainment or games of skill for a fee or admission charge including, but not limited to, billiards, bowling, video or game arcades, movie theaters, and skating rinks.

COMMERCIAL USE – Includes BUSINESS SERVICES, OFFICES, PERSONAL SERVICES, RETAIL SERVICES, RETAIL SPECIALTY USES, RETAIL TRADE USES, STUDIO USES, and RECREATIONAL LAGOON.

PERSONAL SERVICE USE – Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry, cleaning and garment services, garment pressing, coin operated laundries, beauty shops, barber shops, shoe repair, reducing salons and health clubs, clothing rental, doctors, dentists, chiropractors, veterinarians, etc.

OFFICE USE – Includes, but are not limited to lawyers, engineers, architects, landscape architects, accountants, insurance agencies, economic consultants, general business offices, or other similar professions.

RECREATIONAL LAGOON – A large, artificially-created recreational water body for swimming and other water-related activities (can be a COMMERCIAL or CIVIC use).

RESIDENTIAL USE – A range of housing uses that encompass SINGLE-FAMILY and MID-RISE uses, and SENIOR/ASSISTED and/or SKILLED NURSING HOME FACILITIES.

> **RESIDENTIAL, SINGLE-FAMILY ATTACHED** – A SINGLE-FAMILY RESIDENTIAL use constructed in a group of two (2) or more attached units separated by property lines in which each unit extends from foundation to roof.
>
> **RESIDENTIAL, SINGLE-FAMILY DETACHED** – A free-standing, SINGLE-FAMILY RESIDENTIAL use occupying a single lot not sharing any walls in common with adjacent SINGLE-FAMILY RESIDENTIAL use.
>
> **RESIDENTIAL, MID-RISE** – A multi-storied residential building containing multiple separate housing units above one another for residential purposes within one building or complex, commonly referred to as "apartments;" this definition does not include a HOTEL or any short-term stay facility (stays of less than six months) but may include ground-floor commercial.
>
> **RESIDENTIAL, SINGLE-FAMILY** – A residential dwelling occupied by persons living as a single household unit; this definition includes DETACHED and ATTACHED residential uses but does not include MID-RISE RESIDENTIAL.

RETAIL SERVICE USE – Establishments providing services, as opposed to products, to the general public, including restaurants, LIMITED and FULL SERVICE HOTELS, finance, real estate and insurance, travel agencies, health and educational services, and galleries.

RETAIL SPECIALTY USE – Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel or craft shops making articles exclusively for sale at retail on the premises. Establishments selling used goods or merchandise and retail store sales consisting primarily of specialty and novelty items as defined by City of Sherman Resolution No. 77-028 are specifically excluded.

RETAIL TRADE USE – Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Establishments primarily engaged in the selling of used goods or merchandise are specifically excluded.

STUDIO USE – Includes, but is not limited to dance, art, music, photography, radio or television and specifically excluding any type of sexually oriented business.

VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

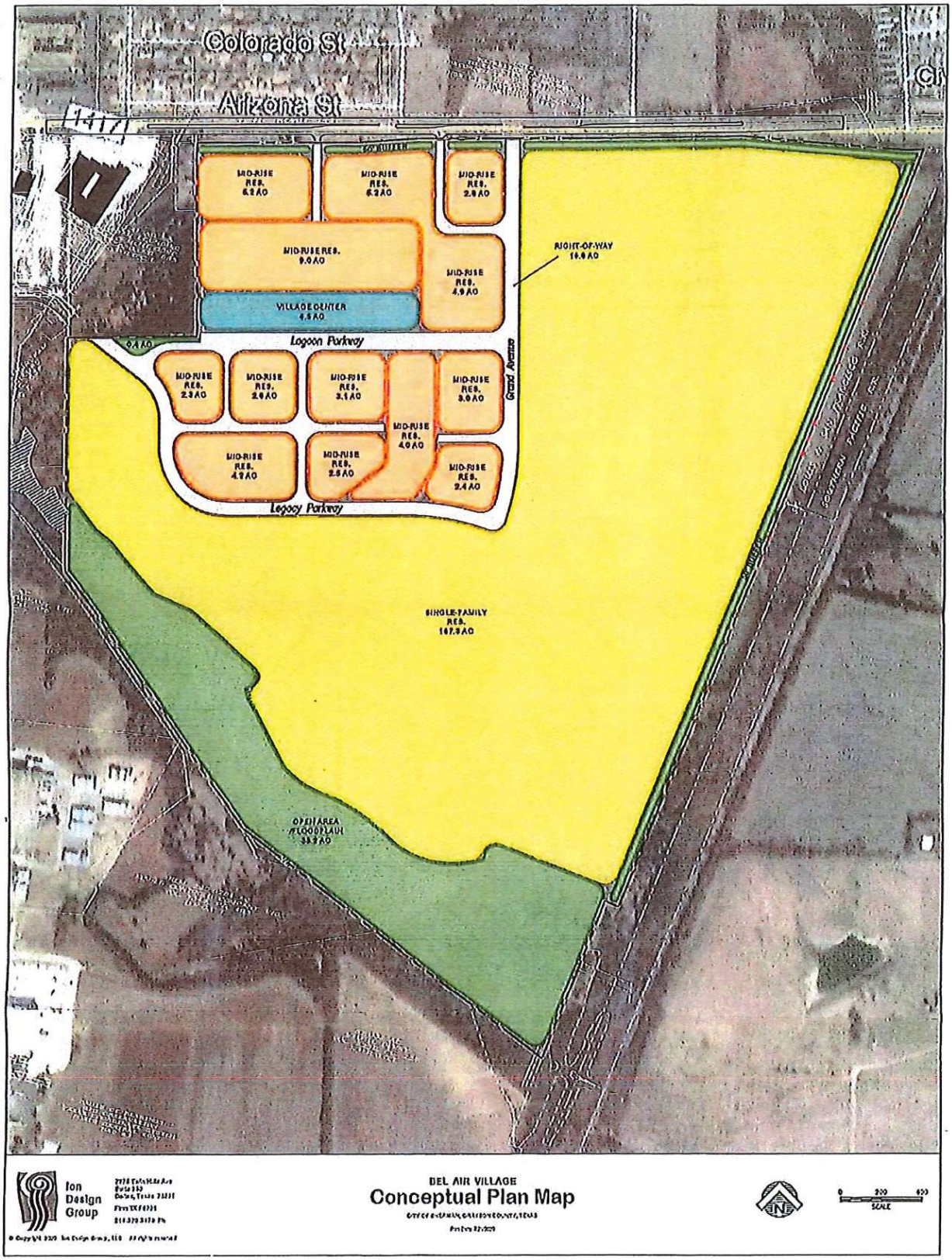
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

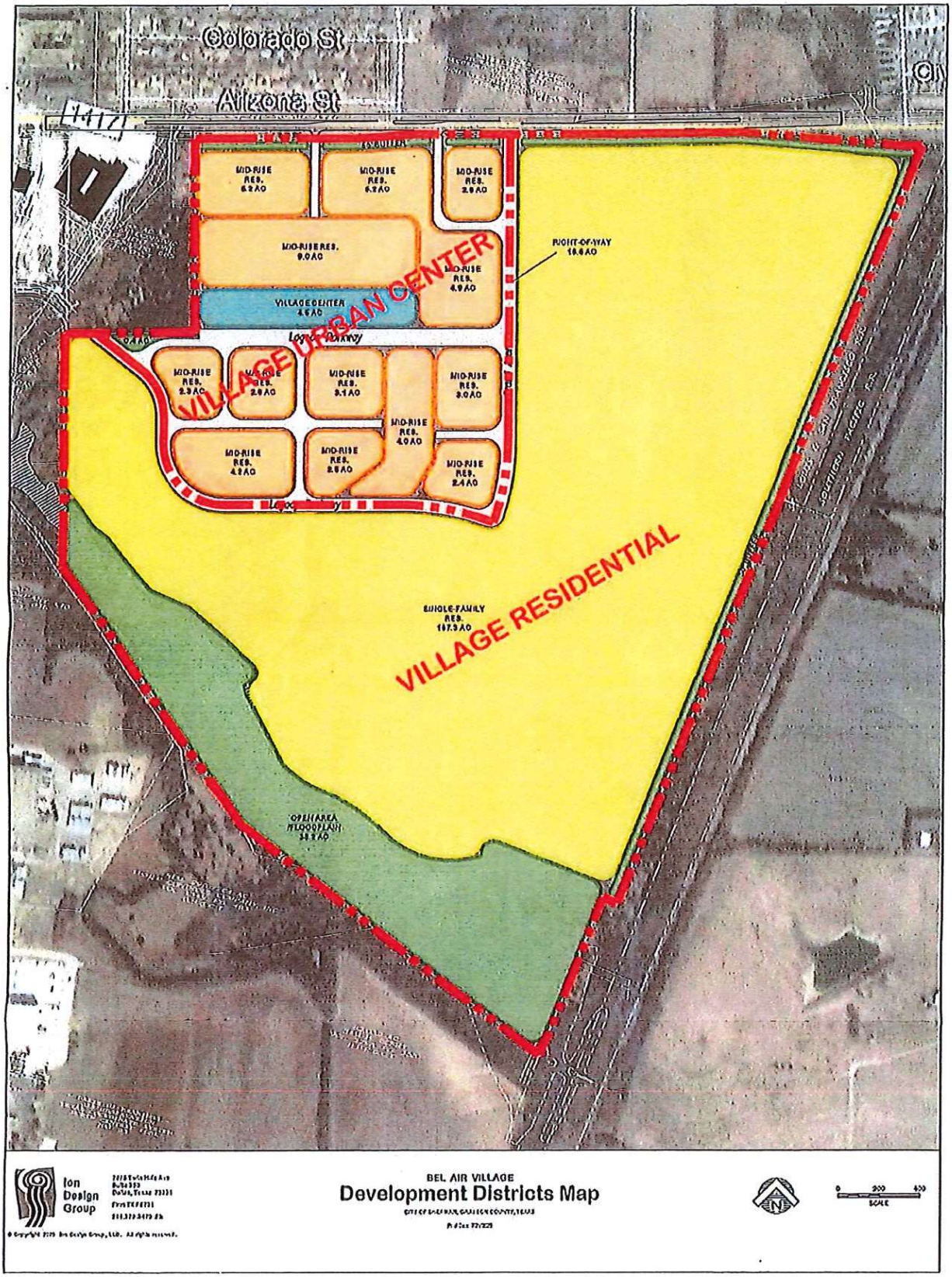
VII. Appendices

A. Appendix – Conceptual Plan Map

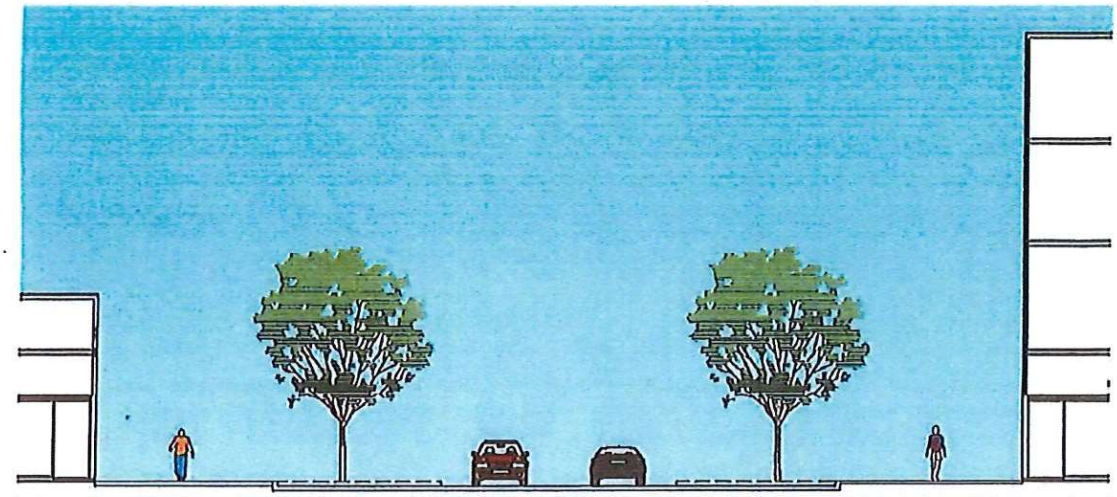
B. Appendix – Development Districts Map

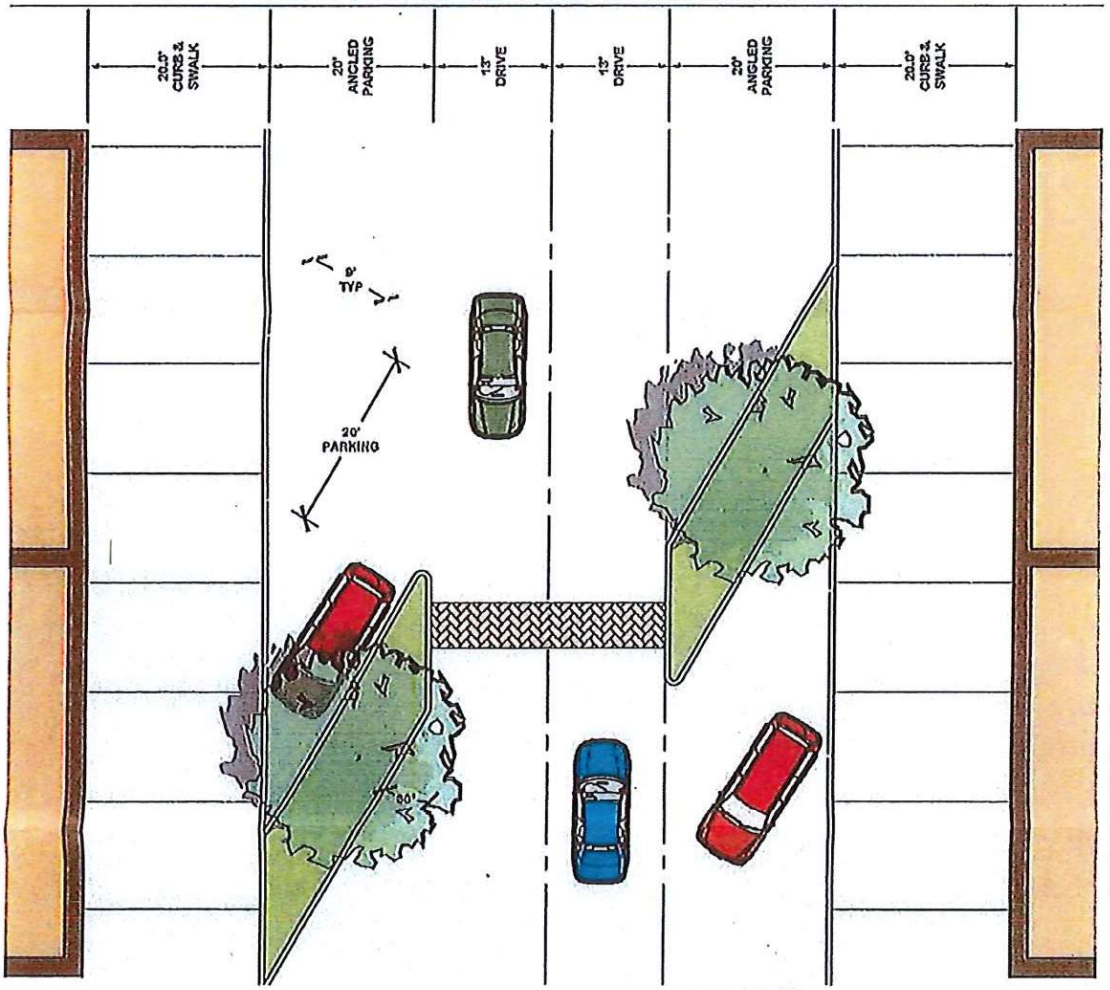
C. Appendix – Street Cross Sections


Colorado St
Arizona St
MID-RISE RES. 6.2 AC
MID-RISE RES. 6.2 AC
MID-RISE RES. 2.8 AC
MID-RISE RES. 9.0 AC
MID-RISE RES. 4.9 AC
RIGHT-OF-WAY 16.6 AC
VILLAGE CENTER 4.5 AC
Lagoon Parkway
Grand Avenue
MID-RISE RES. 2.3 AC
MID-RISE RES. 2.6 AC
MID-RISE RES. 3.1 AC
MID-RISE RES. 3.0 AC
MID-RISE RES. 4.0 AC
MID-RISE RES. 4.2 AC
MID-RISE RES. 2.5 AC
MID-RISE RES. 2.4 AC
Legacy Parkway
SINGLE-FAMILY RES. 107.9 AC
OPEN AREA / FLOODPLAIN 33.9 AC
Ion Design Group
DEL AIR VILLAGE
Conceptual Plan Map
SCALE


Colorado St
Arizona St
MID-RISE RES. 6.2 AC
MID-RISE RES. 6.2 AC
MID-RISE RES. 2.9 AC
MID-RISE RES. 9.0 AC
MID-RISE RES. 4.9 AC
RIGHT-OF-WAY 18.6 AC
VILLAGE CENTER 4.6 AC
VILLAGE URBAN CENTER
MID-RISE RES. 2.3 AC
MID-RISE RES. 2.9 AC
MID-RISE RES. 9.1 AC
MID-RISE RES. 3.0 AC
MID-RISE RES. 4.0 AC
MID-RISE RES. 4.2 AC
MID-RISE RES. 2.9 AC
MID-RISE RES. 2.4 AC
SINGLE-FAMILY RES. 197.3 AC
VILLAGE RESIDENTIAL
OPEN AREA FLOODPLAIN 38.2 AC
Ion Design Group
BEL AIR VILLAGE
Development Districts Map
0 200 400
SCALE

LAGOON PARKWAY - 106' R.O.W.



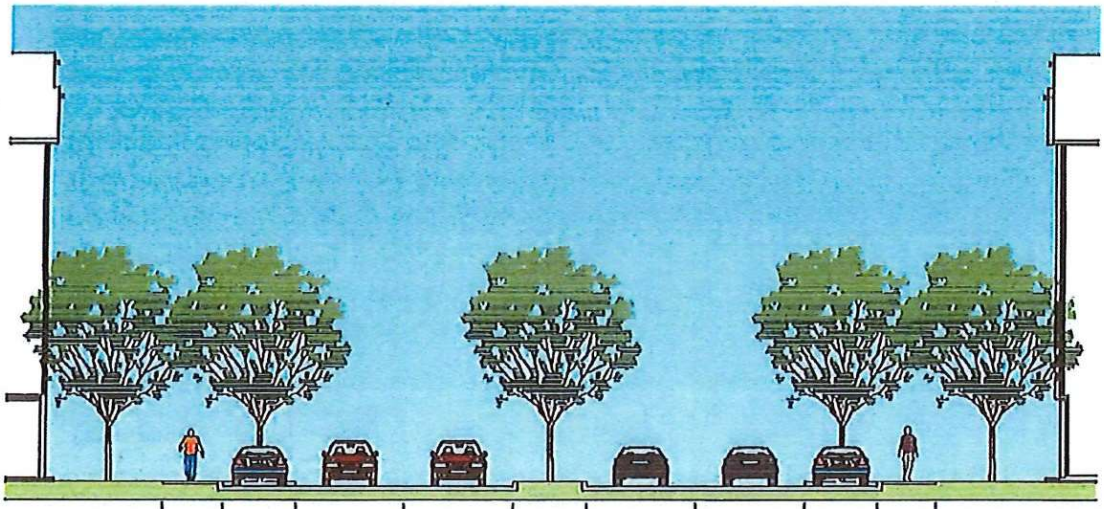


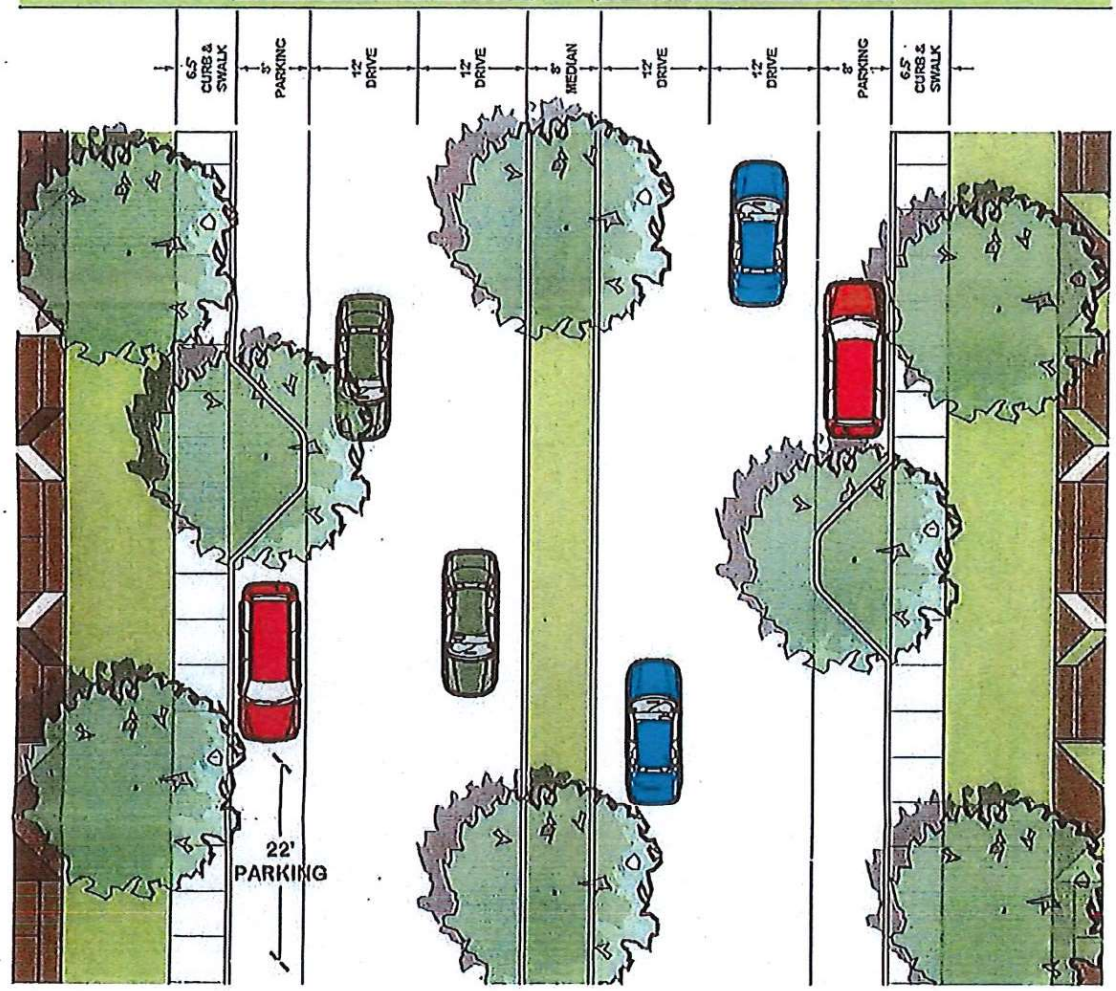
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

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GRAND AVENUE - 85' R.O.W.



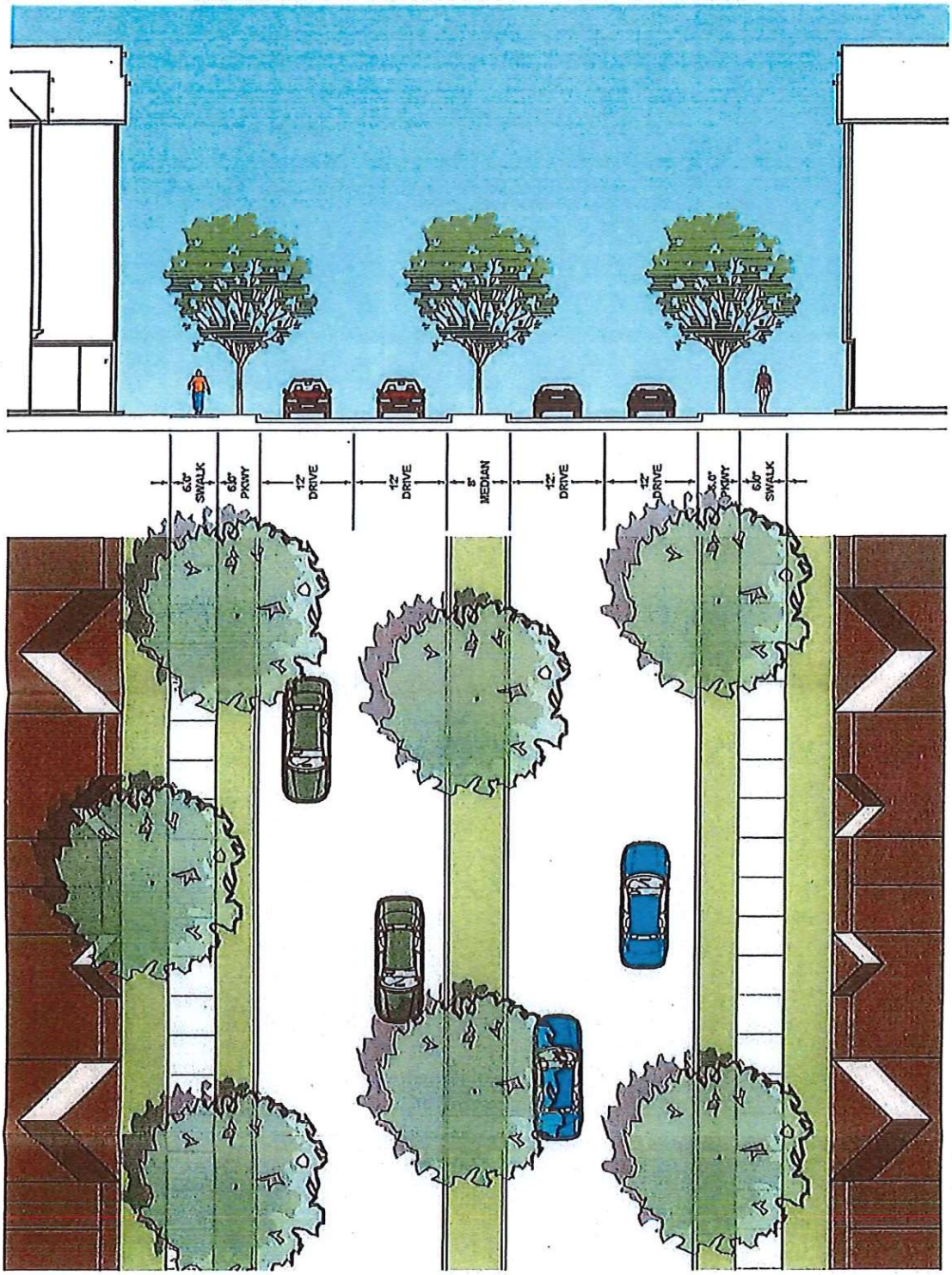


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SHERMAN, TEXAS
May 2020

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LEGACY PARKWAY - 80' R.O.W.

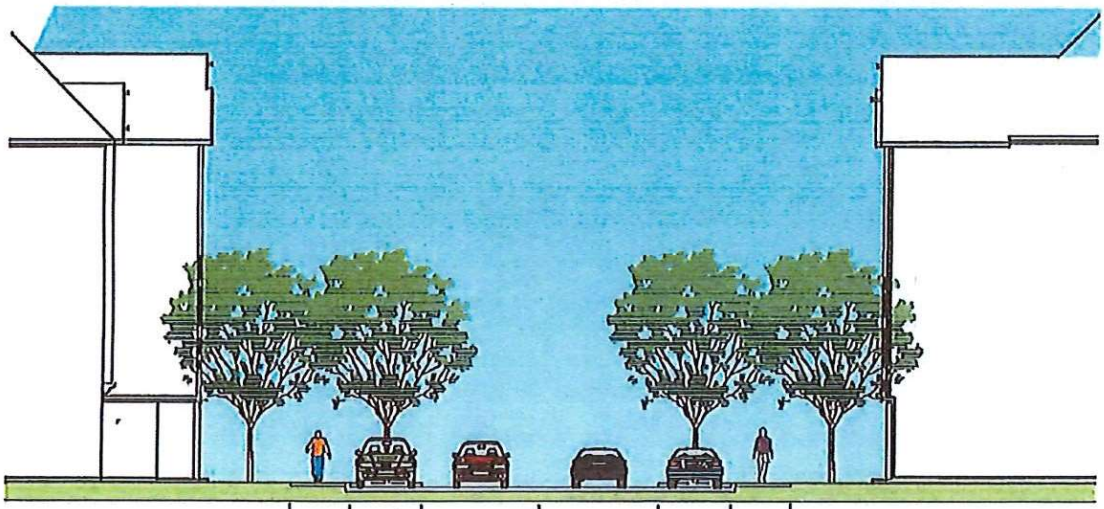


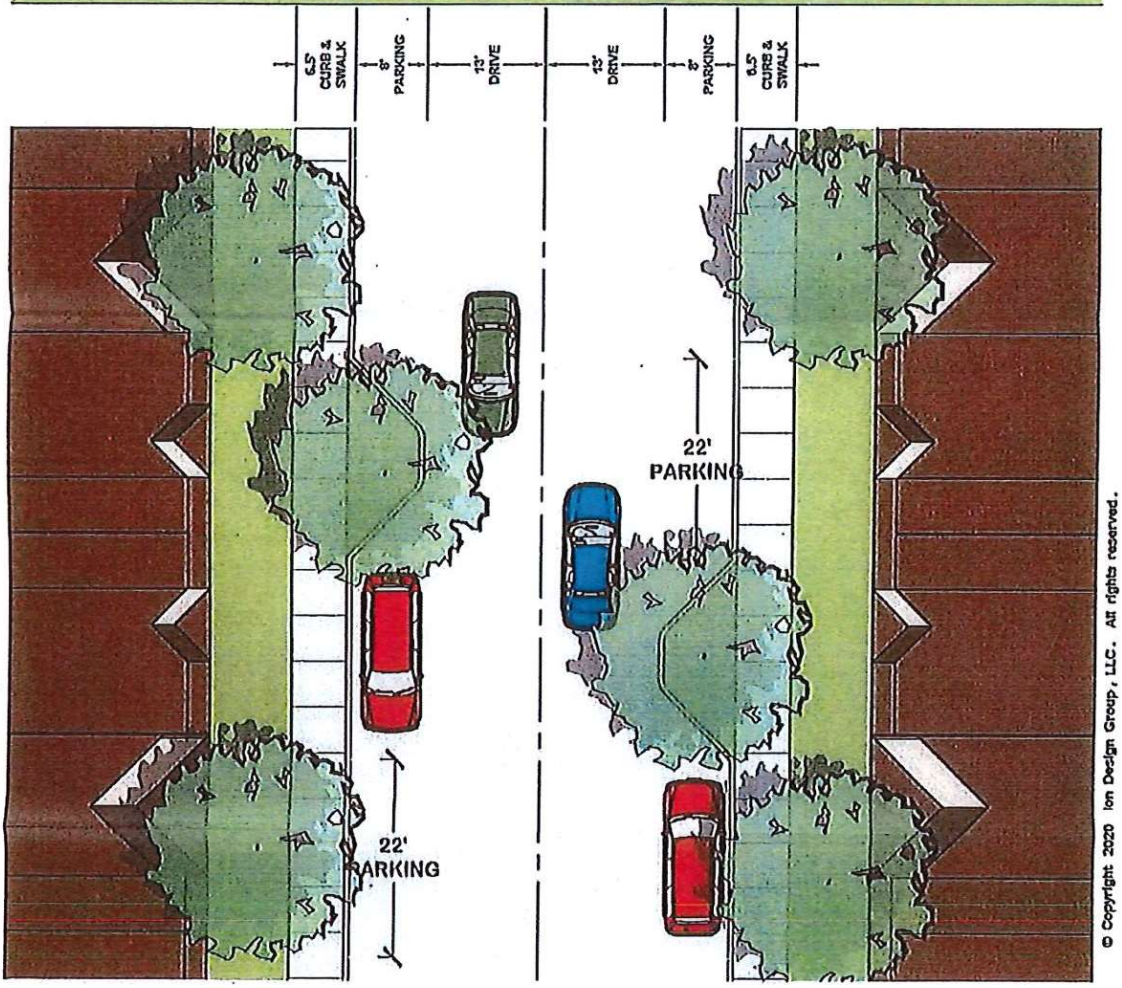
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VILLAGE RESIDENTIAL - 55' R.O.W.





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SHERMAN, TEXAS
May 2020

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HALFF

Memo to: City of Sherman

July 23, 2020

Bel Air PD Review

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

Rob,

Per the requested review of the revised Bel Air PD, Halff has completed a review of the revised language and discussed refinements with the applicants as of July 20, 2020.

To summarize the proposed revisions, the applicant has proposed increasing the property within the PD framework, adjusted the developments district framework and the focus of the project amenities around the recreational lagoon feature. The land uses and anticipated development characteristics have added definition and clarity to frame the expectations for this mixed-use, mixed-density development. Additionally, exhibits have been refined with additional design clarity and the PD has added sections with summary tables that communicate project requirements more clearly and concisely than before.

Halff's task was to review the revisions in the context of the PD ordinance to ensure that the changes were consistent with the approved PD and the City's ordinance. The ordinance intent is clear in its purpose statement - "*A PD district may be used to permit innovative and superior land utilization concepts not permitted by other zoning districts in this ordinance.*" The Bel Air PD revisions set a clear framework for density, a public gathering space in the lagoon feature, and a mix of uses and housing opportunities, much of which could not be achieved under the zoning regulations and, thus, a PD is necessary to facilitate the project.

The minimum ordinance qualifications of multiple housing types, retail/employment, and a public destination are achieved. The components of the PD have been achieved as provided in the Development Plan and Conceptual Plan. The enhancements required in the ordinance, including examples of a cohesive mixed-use setting, variety of housing, pedestrian-friendly streets, architectural certainty, etc. are all presented in a manner that is understandable and supportive of the overarching theme of the project.

The only question that was outstanding after the review and conversation with the project team was the proposed public parkland in the original PD, which is no longer proposed in the revision. The proposal of the recreational lagoon is being presented instead as the public destination component. It should be noted that there is no specific requirement for a park in the PD ordinance. Therefore, there is no inconsistency with the ordinance, just a reviewer's note that the parkland has been replaced with the lagoon concept, which is less detailed at this time because the feature has not been designed or precisely located on the site.

After a thorough review and conversation with the project team, Halff has determined that the proposed revisions to the Bel Air PD are consistent and supportive of the elements of the City of Sherman PD ordinance and recommends approval.

Reviewed by:

Jordan Maddox, AICP

Planning Team Leader, Halff Associates, Inc.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Planning & Zoning Commission and Board of Adjustments **Agenda Item No. 11.**

Meeting Date: 08/18/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services
Rob Rae, Incoming Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Trish Wood, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner

Requested Action/Proposed Use:

300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY)

The request of Terra Perpetua LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway) to include 32.545 acres for a total of 278.313 acres in the Sherrod Dunman Survey Abstract No. 329, as follows:

Planning and Zoning Commission

Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232).

Background:

The property is located in the 300-1000 blocks East FM 1417 (Vietnam Veterans Parkway) between U.S. Highway 75 and State Highway 11 (Dewey Avenue). A portion of the property (245.83 acres) was approved for a Planned Development for Terra Perpetua Village by Ordinance 6232, August 5, 2019. The owner has purchased an additional 32.545 acres east of the development which is currently zoned an R-1 (One Family Residential) District. The owner would like to amend the planned development to include this acreage for a total of 278.313 acres and rename it to Bel Air Village.

The Planned Development Ordinance (No. 6186) was approved March 18, 2019; Halff Associates, Inc., a Professional Engineering Service, was consulted to design the ordinance. The planned development district is intended to facilitate the planning, design, and development of integrated land uses on large tracts of land that cannot be adequately accommodated in other zoning districts. A PD shall further the goals of the comprehensive plan, demonstrate enhanced and contextual design standards, present a well-organized and cohesive land plan, and contain clear and concise development regulations.

Adjacent Zoning:

R-1 (One Family Residential) District
C-2 (General Commercial) District
Blalock Industrial Park

Origination:

Terra Perpetua LLC (Owners)
Bryan Klein, ION Design Group (Representative)
Bush Architects, LLC (Architect)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

25

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Ordinance 6232
Survey - 32 acres
Survey - 245 acres
Bel Air Village Planned Development
Halff & Associates Review
Staff Review Letter

ORDINANCE NO. 6232

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.11, ORDINANCE NO. 2280, SO AS TO GRANT A PLANNED DEVELOPMENT FOR TERRA PERPETUA VILLAGE IN THE 300-1000 BLOCKS OF EAST F.M. 1417 (VIETNAM VETERANS PARKWAY), BEING 245.83 ACRES IN THE SHERROD DUNMAN SURVEY, ABSTRACT NO. 329 (TERRA PERPETUA, LLC, OWNERS; BRYAN KLEIN, ION DESIGN GROUP, REPRESENTATIVE; BUSH ARCHITECTS, LLC, ARCHITECT; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS PLANNED DEVELOPMENT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

WHEREAS, the City Council finds that it is in the public interest to grant this Planned Development, subject to certain conditions;

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

SECTION 1. That, from and after the passage of this ordinance, Terra Perpetua, LLC (Owners), Bryan Klein, ION Design Group (Representative), Bush Architects, LLC (Architect) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 300-1000 blocks of East F.M. 1417 (Vietnam Veterans Parkway) and that Section 6.11, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 329, and being the same tract of land described as 246.134 acres conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 from which a 1/2" steel rod found bears North 15°22'34" West a distance of 0.36 feet, said point also being the Northeast corner of the same tract of land described as 0.84 acres conveyed by Richard J. Self and Brieta Self to Eric Popp and Kelly Popp by deed dated March 20, 2010, recorded in Volume 4809, Page 60, Official Public Records, Grayson County, Texas;

THENCE North 75°03'39" East with said right-of-way line a distance of 799.69 feet to a concrete monument at an angle point;

THENCE North 71°14'48" East continuing with said right-of-way line a distance of 300.67 feet to an angle point at the Southwest base of a concrete monument;

THENCE North 75°03'39" East continuing with said right-of-way line a distance of 814.42 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;

THENCE in an Easterly direction continuing with said right-of-way line along said curve, (chord bears North 74°41'09" East, 150.78 feet) an arc distance of 150.79 feet to the end of said curve;

THENCE North 74°18'39" East continuing with said right-of-way line a distance of 391.99 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a cross-tie corner post, said point also being the original Northwest corner of the same tract of land described as 32.55 acres conveyed by Frances Maddox to Ruth Ellen Green by deed dated October 8, 2002, recorded in Volume 3331, Page 760, said Official Public Records, also being the Northwest corner of the same tract of land described as 2.00 acres severed from said 32.55 acre tract as conveyed by said Ruth Ellen Green to said Frances Maddox by deed dated October 8, 2002, recorded in Volume 3331, Page 765, said Official Public Records;

THENCE in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Green and Maddox tracts the following calls and distances:

South 14°55'29" East a distance of 642.51 feet;

South 15°21'36" East a distance of 667.58 feet;

South 17°39'07" East a distance of 284.78 feet;

South 15°20'03" East a distance of 209.84 feet to a 1/2" steel rod set marking the Southwest corner of the said Maddox tract and an inside "L" corner to the said 246.134 acre tract;

THENCE North 75°18'02" East with a fence a distance of 430.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Maddox tract in the West right-of-way line of the St. Louis & San Francisco Railroad;

THENCE South 06°41'02" West with said West right-of-way line a distance of 2152.98 feet to an "L" corner;

THENCE North 83°18'58" West a distance of 75.00 feet to an "L" corner;

THENCE South 06°41'02" West continuing with said West right-of-way line a distance of 843.85 feet to a 1/2" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 82.032 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas, also being the original Easterly Northeast corner of the same tract of land described as 240.9284 acres conveyed by International Business Machines Corporation to Fisher Controls Company, Inc. by deed dated June 30, 1976, recoded in Volume 1349, Page 493, said Deed Records;

THENCE North 67°19'54" West with the Southwesterly line of the said 246.134 acre tract, passing the Northwest corner of the said 82.032 acre tract and continuing for a total distance of 1879.15 feet to a ½" steel rod found at an angle point;

THENCE North 49°31'48" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Blalock Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 92, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 25.264 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2017, recorded in Volume 5948, Page 836, said Official Public Records, and continuing for a total distance of 1553.66 feet to a 1/2" steel rod found at an angle point;

THENCE North 14°46'12" West now with the West line of the said 246.134 acre tract and East line of the said 25.264 acre tract, passing the Northeast corner of the said 25.264 acre tract and the Southeast corner of the same tract of land described as 12.166 acres conveyed by Anthony Aleman to Ramanujam K. Vangipuram and Samrajyam Kolluru by deed dated February 10, 2017, recorded in Volume 5948, Page 638, said Official Public Records, and continuing for a total distance of 1146.71 feet to a 1/2" steel rod found maintaining the most Westerly Northwest corner of the said 246.134 acre tract and the Southwest corner of the same tract of land described as 13.41 acres conveyed by Garcha Corporation to Sherman Economic Development Corporation by deed dated August 25, 2015, recorded in Volume 5680, Page 685, said official Public Records;

THENCE North 74°28'45" East a distance of 642.18 feet to a 1/2" steel rod found maintaining an inside "L" corner to the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;

THENCE North 15°22'34" West with the Northerly West line of the said 246.134 acre tract a distance of 959.39 feet to the **POINT-OF-BEGINNING and containing 245.83 acres of land more or less**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the Planned Development Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. A detailed site plan shall be submitted for approval within two (2) years from the approval of the Conceptual Plan for a minimum of 20 percent of the project area. If a Detailed Site Plan is not submitted within two (2) years or no progress toward completion of the project is made in a five-year period, then the previous approval of the Concept Plan and the Development Plan shall expire. Upon expiration, the land within the boundaries of the PD shall automatically revert to the zoning district in place prior to approval of the PD district. The City Council may elect to extend approval periods of a PD with justification as to why the plans should remain in place.

Engineering:

4. Platting of the property is required.
5. Street names must be approved by Building & Zoning Department.
6. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
7. Privately owned and maintained detention in accordance with City criteria will be required upon development.
8. All requirements of the Floodplain Ordinance should be followed.
9. Final site plans, utility, drainage and grading plan shall be provided and approved by the City Engineering Department.
10. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
11. Development Agreement required for all Public Infrastructures.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 5th day of August, 2019.

ADOPTED on this the 5th day of August, 2019

EFFECTIVE DATE on this the 5th day of August, 2019.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY



Sherman
CLASSIC TOWN. BROAD HORIZON.

300-1000 Blks. East FM 1417 (Vietnam Veterans Parkway)

NOT TO SCALE

1 in = 1,270 ft

City of Sherman, Texas
Developmental Services Department



Zoning - 300-1000 Blocks East FM 1417 (Vietnam Veterans Parkway)

Legend

Special Districts Overlay
DISTRICT_NAME
- Arts and Cultural District
- Bialock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

Transportation Corridor
Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
- Unknown
- BIP Bialock Industrial Park
- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Disigrict
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

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NOT TO SCALE

1 in = 800 ft

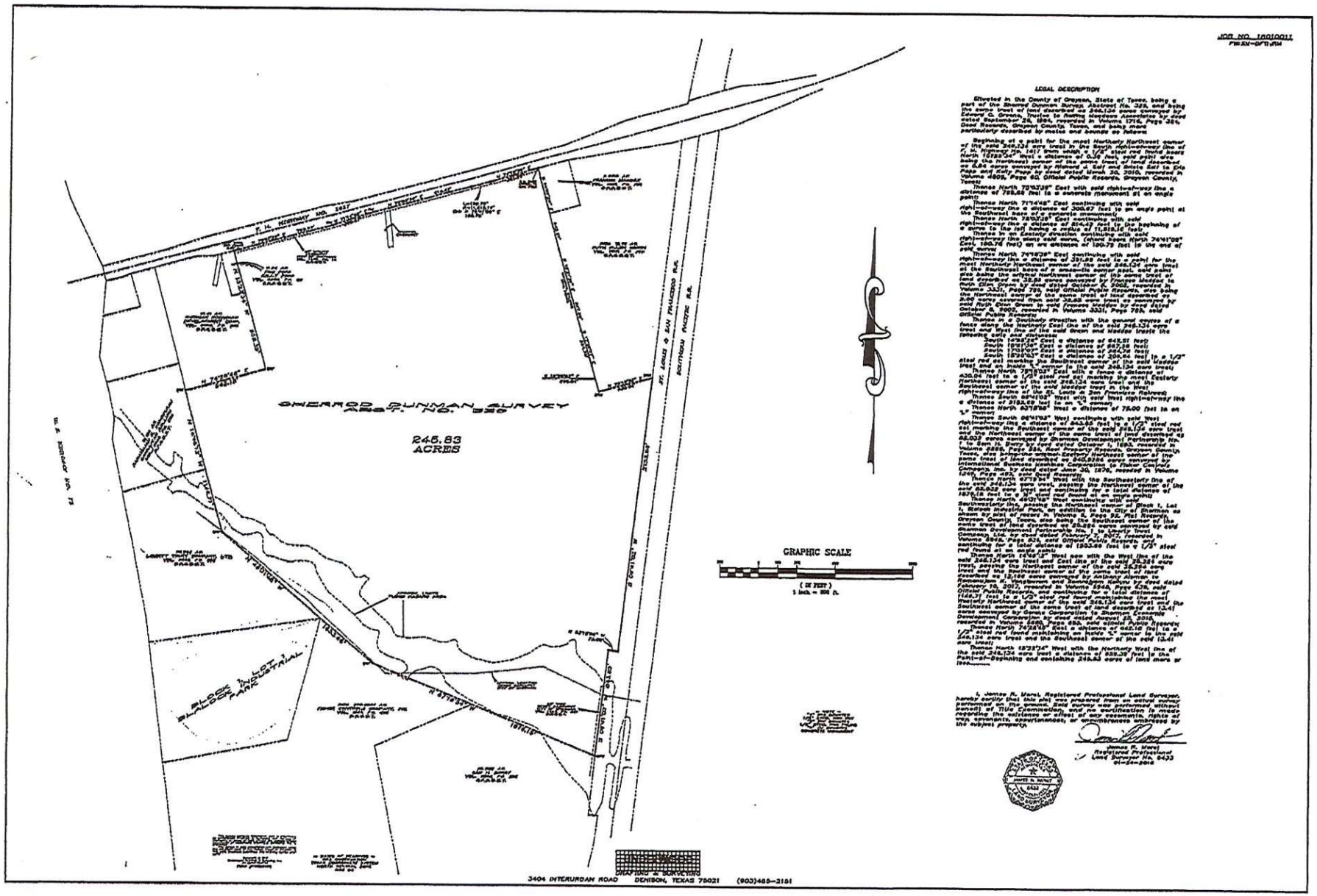
City of Sherman, Texas
Developmental Services Department

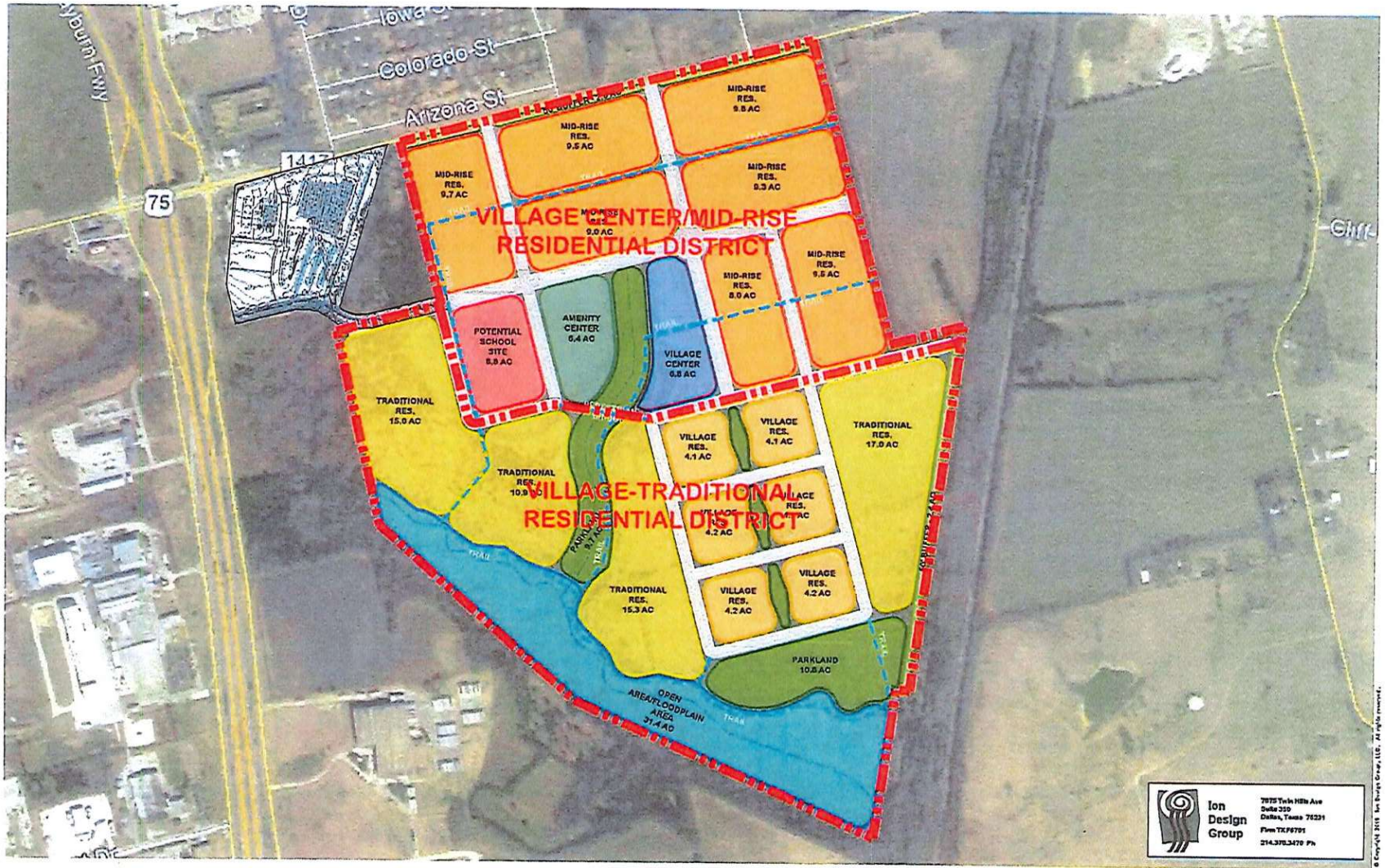
300-1000 East FM 1417

(Vietnam Veterans Parkway)






JOB NO. 16010011
GHERROD DUNMAN SURVEY
ABST. NO. 320
245.83
ACRES
BLOCK 1, LOT 1
BLOCK INDUSTRIAL
ST. LOUIS & SAN FRANCISCO R.R.
SOUTHERN PACIFIC R.R.
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
LEGAL DESCRIPTION
Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 320, and being the same tract of land as the 246.134 acres conveyed by Edward G. Greene, Trustee to Nothing Ventures Associates IV, dated September 28, 1984, recorded in Volume 1716, Page 364, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:
Beginning at a point for the most Northerly Northwest corner of the said 246.134 acre tract in the South right-of-way line of F. M. Highway No. 1417 (variable width), said point being North 15°50'47" West, a distance of 0.49 feet from a 1/2" steel rod found being the Northeast corner of a 0.997 acre tract described as Exhibit "A" in deed conveyed by Edward J. Sell and Bonita Sell to Gio Pepe and Kelly Pepe by deed dated August 30, 2010, recorded in Volume 4805, Page 60, Official Public Records, Grayson County, Texas;
Thence North 70°53'39" East with said right-of-way line a distance of 785.88 feet to a concrete monument at an angle point;
Thence North 71°14'48" East continuing with said right-of-way line a distance of 1004.27 feet to an angle point at the Southeast corner of a concrete monument;
Thence North 74°07'39" East with said right-of-way line a distance of 814.47 feet to the beginning of a curve to the left having a radius of 11,519.16 feet;
Thence in a Easterly direction continuing with said right-of-way line and along said curve through a 0°41'08" Central Angle, 138.74 feet) an arc distance of 138.73 feet to the end of said curve;
Thence North 74°16'29" East continuing with said right-of-way line a distance of 351.92 feet to a point for the most Northerly Northeast corner of the said 246.134 acre tract at the Southwest base of a concrete monument found at the Southeast base of a concrete monument found at the Southeast corner of an 18.88 acre parcel of land described in Deed from Ruth Ellen Brown to said Texoma Quality Meats, Inc. in Volume 3331, Page 705, said Official Public Records, and being the Northeast corner of the same tract of land containing 246.134 acres, from said 18.88 acre tract of land as described by said Ruth Ellen Brown to said Texoma Quality Meats, Inc. dated October 8, 2002, recorded in Volume 3331, Page 705, said Official Public Records;
Thence in a Southerly direction with the general course of a fence along the Northerly East line of the said 246.134 acre tract and West line of the said Brown and Meadows tracts the following calls and distances:
South 14°05'24" East a distance of 648.91 feet;
South 15°21'56" East a distance of 847.16 feet;
South 14°51'50" East a distance of 744.79 feet;
South 18°49'43" East a distance of 308.46 feet to a 1/2" steel rod set marking the Southeast corner of the said Meadows tract, and an inside "L" corner in the said 246.134 acre tract;
Thence North 70°10'07" East with a fence a distance of 438.04 feet to a 1/2" steel rod set marking the most Easterly Northeast corner of the said 246.134 acre tract and the Southeast corner of the said Meadow tract in the West right-of-way line of the St. Louis & San Francisco Railroad;
Thence South 06°41'08" West with said West right-of-way line a distance of 3183.69 feet to an "X" cut in concrete;
Thence North 83°18'52" West a distance of 78.00 feet to an "X" cut in concrete;
Thence South 06°41'08" West continue with said West right-of-way line a distance of 643.80 feet to a 1/2" steel rod set marking the Southeast corner of the said 246.134 acre tract and the Northeast corner of the same tract of land described as 68.022 acres conveyed by Sherman Development Partnership No. 1 to Sam H. Berry, Jr. by deed dated October 1, 1985, recorded in Volume 2859, Page 244, Real Property Records, Grayson County, Texas, also being the most Easterly Southeast corner of the same tract of land described as 246.0828 acres conveyed by International Business Machines Corporation to Tharon Company, Corporation by deed dated June 30, 1976, recorded in Volume 1249, Page 409, said Deed Records;
Thence North 83°19'08" West with the Southerly line of the said 246.134 acre tract, passing the Northeast corner of the said 68.022 acre tract and continuing for a total distance of 1826.18 feet to a 1/2" steel rod found at an angle point;
Thence North 46°01'56" West continuing with said Southwesterly line, passing the Northeast corner of Block 1, Lot 1, Warren Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 2, Page 82, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 20.281 acres conveyed by said Sherman Development Partnership No. 1 to Liberty Trust Company, Ltd. by deed dated February 7, 2007, recorded in Volume 4948, Page 824, said Official Public Records, and continuing for a total distance of 1993.60 feet to a 1/2" steel rod found at an angle point;
Thence North 14°48'18" West even with the West line of the said 246.134 acre tract and East line of the said 20.281 acre tract, passing the Northeast corner of the said 20.281 acre tract and the Southeast corner of the same tract of land described as 13.186 acres conveyed by Anthony Alonzo to Rosemary M. Theberman and Bennigan Hodges by deed dated February 10, 2012, recorded in Volume 5548, Page 426, said Official Public Records, and continuing for a total distance of 1163.71 feet to a 1/2" steel rod found marking the most Westerly Northeast corner of the said 246.134 acre tract and the Southeast corner of the same tract of land described as 13.41 acres conveyed by Corsicana Economic Development Corporation by deed dated August 23, 2010, recorded in Volume 4680, Page 696, said Official Public Records;
Thence North 74°58'45" East a distance of 662.10 feet to a 1/2" steel rod found marking an inside "L" corner in the said 246.134 acre tract and the Southeast corner of the said 13.41 acre tract;
Thence North 15°27'14" West with the Northerly West line of the said 246.134 acre tract a distance of 830.36 feet to the Point-of-Beginning and containing 245.83 acres of land more or less.
I, James R. Ward, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground. Said survey was performed, without benefit of Title Examination, and no certification is made concerning the existence or effect of any easements, rights of way, covenants, appurtenances, or encumbrances encumbered by the subject property.
James R. Ward
Registered Professional
Land Surveyor No. 6433
01-Jan-2016
STATE OF TEXAS
JAMES R. WARD
6433
REGISTERED
LAND SURVEYOR
SHAPING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2181


Colorado St
Arizona St
75
MID-RISE RES. 9.8 AC
MID-RISE RES. 9.5 AC
MID-RISE RES. 9.7 AC
MID-RISE RES. 9.3 AC
MID-RISE RES. 9.0 AC
MID-RISE RES. 8.0 AC
MID-RISE RES. 9.5 AC
VILLAGE CENTER/MID-RISE RESIDENTIAL DISTRICT
POTENTIAL SCHOOL SITE 8.8 AC
AMENITY CENTER 6.4 AC
VILLAGE CENTER 6.8 AC
TRADITIONAL RES. 15.0 AC
TRADITIONAL RES. 10.9 AC
VILLAGE RES. 4.1 AC
VILLAGE RES. 4.1 AC
TRADITIONAL RES. 17.0 AC
VILLAGE RES. 4.2 AC
VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT
TRADITIONAL RES. 15.3 AC
VILLAGE RES. 4.2 AC
VILLAGE RES. 4.2 AC
PARKLAND 10.5 AC
OPEN AREA/FLOODPLAIN AREA 31.4 AC
TRAIL
Ion Design Group
7575 Twin Hills Ave
Suite 350
Dallas, Texas 76231
Firm TX F6791
214.370.3470 Ph
TERRA PERPETUA DEVELOPMENT
DISTRICT MAP
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
0 250 500
SCALE

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3117 NORTHGATE DRIVE (Project No. 24-005822)

The request of City of Sherman (Owner) concerning the property located at 3117 Northgate Drive, being a replat of Progress Park One Northgate Drive Phase Four, Block 1, Lot 5, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 5' front setback in lieu of the required 25' for a monument sign in the Blalock Industrial Park.

Background:

The property is located at 3117 Northgate Drive between West Travis Street and West FM 1417 (Heritage Parkway). The owner is requesting Variances to allow a 5' front setback in lieu of the required 25' for a monument sign in the Blalock Industrial Park. In 2018, when this fire station was constructed, the sign was installed per the approved site plan but no sign permits were requested for the installation of this sign. This request is seeking to bring the sign into compliance through the variance request.

The following has been approved for this location:

- 02/20/2018 - Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a Fire Station (Fire Station #4) in the Blalock Industrial Park.

Origination:

City of Sherman (Owner)

Staff Recommendation:

Staff has no objection to the approval of the Variance.

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

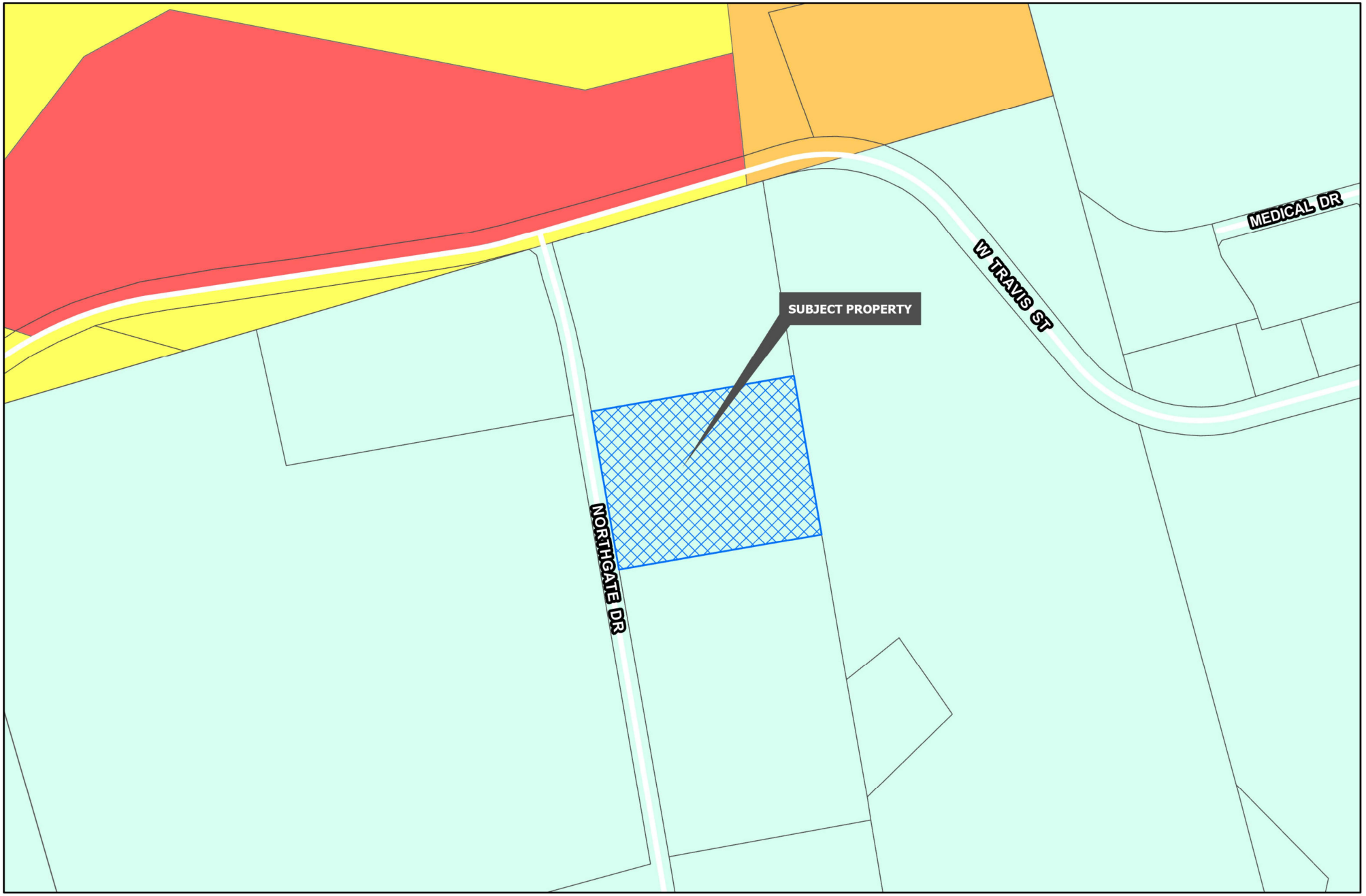
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3117 NORTHGATE DR

N
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Date: 11/18/2024 2:11 PM



Sherman
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Development Services Department

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

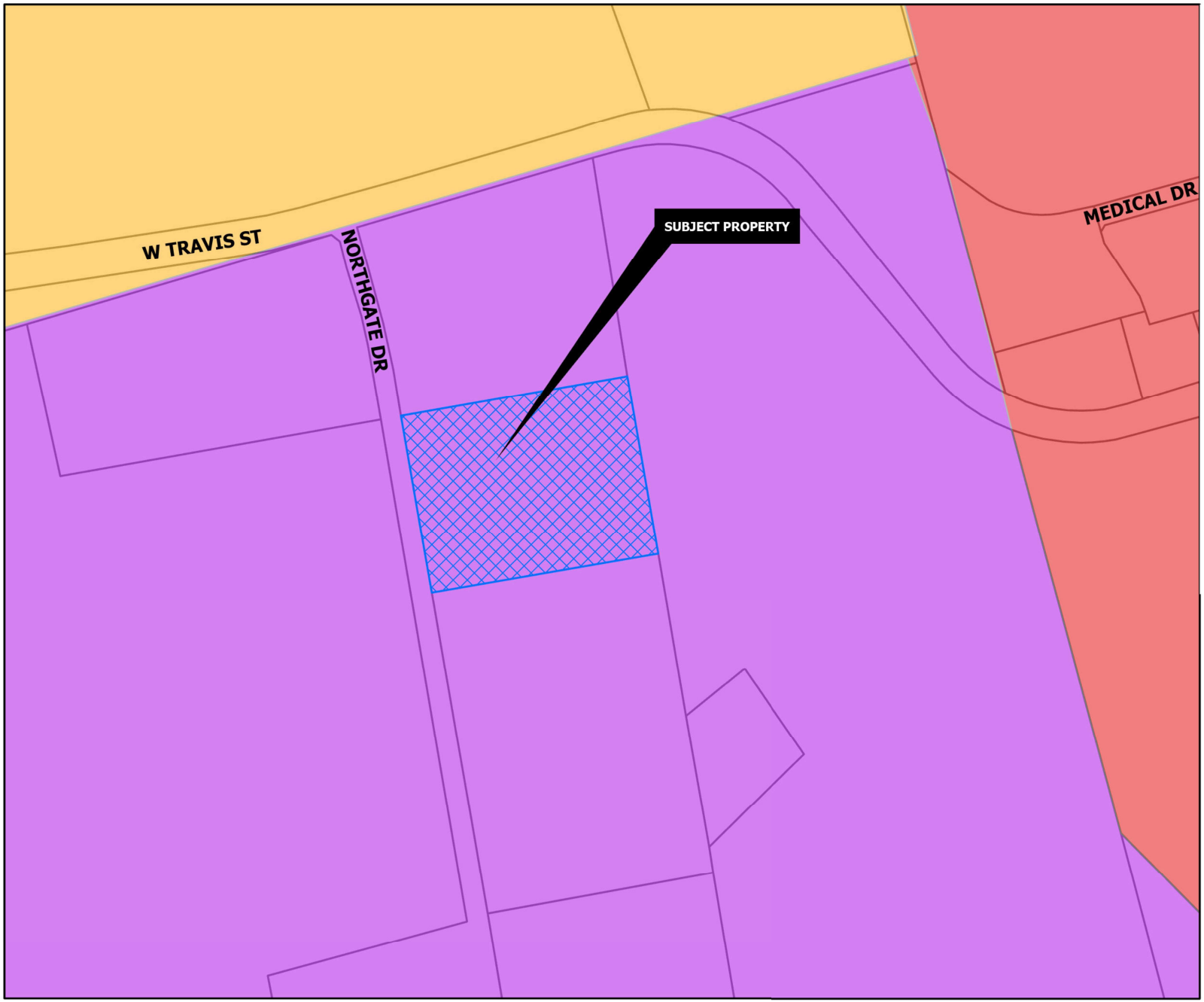
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3117 NORTHGATE DR

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TECHNOLOGY HUB

Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Appropriate Land Use Types

- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

- Light Manufacturing
- Heavy Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

Considerations

- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.

Sherman
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Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3117 NORTHGATE DR

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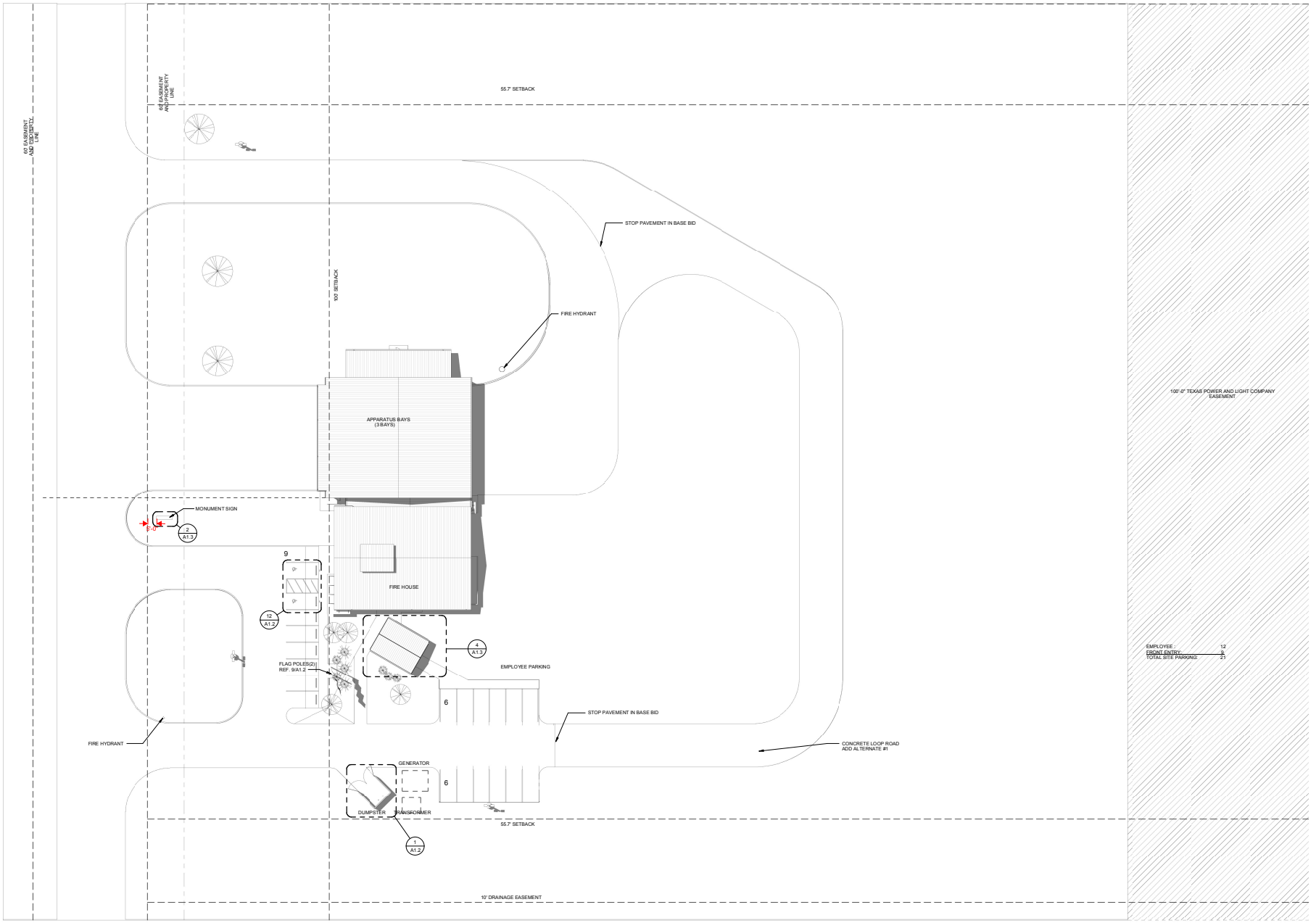
Date: 11/18/2024 2:13 PM

Marlow, Lauren

From: laurenm@cityofsherman.com
Subject: RE: Station 4 Sign

From: Lauren Marlow
Sent: Friday, December 6, 2024 12:45 PM
To: Marlow, Lauren
Subject: Station 4 Sign





1 SITE PLAN
SCALE: 1" = 20'-0"

EIKON
Texas Branch #12759
Texas Registered Firm #F-2626
1401 W. Chapman Dr.
Sanger, Texas 76266
Phone (940) 458-7420
Fax (940) 458-7417
Suite 150
Plano, Texas 75026
Phone (972) 473-8999
www.eikonegr.com

NEW FACILITY FOR
CITY OF SHERMAN FIRE STATION 4
3117 NORTHGATE DRIVE
SHERMAN, TEXAS

Date	JANUARY 5, 2018
Project No:	17089
Revision:	
Drawn By:	KMM
Checked By:	DSB
Designed by:	JYW

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ARCHITECTURAL SITE PLAN

A1.1

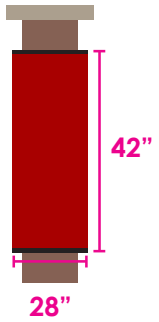
PLEASE REVIEW ALL ELEMENTS.
NORTHSTAR/FLEX FLEET WILL NOT BE RESPONSIBLE FOR ANY MISTAKES ONCE THIS PROOF IS SIGNED AND SUBMITTED.

PERMIT PROOF

☐ PROOF APPROVED ☐ CHANGES REQUESTED (please contact your representative w/changes) CLIENT SIGNATURE: _____



End View

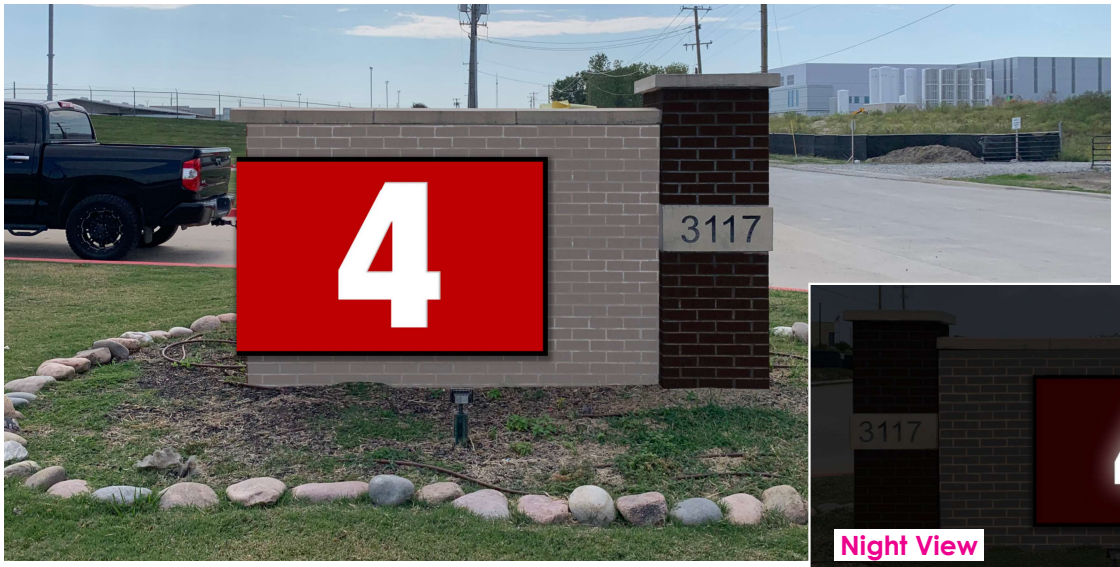


Sherman Fire Rescue Station 4 Sign Reface

Address:
3708 Frisco Road
Sherman, TX 75090

U-Shaped Wrap Around Cabinet Sign with LED Lit Push Through Number 4, with brick stained gray and black.

Cabinet Face:
67" x 42" - 20.24 sq. ft.
Useable Brick Area:
95.75" x 62" - 41.23 sq. ft.



The side of the lightbox frame is welded with aluminum plate and painted black, with a front return. The front is lined with aluminum plate painted red, and the numbers protrude in white. Acrylic number emits white. The back of the lightbox is sealed with aluminum plate, which is detachable and installed with expansion bolts.

REPRODUCTION OF ANY GRAPHICS WITHIN THIS PROOF IS UNLAWFUL AND STRICTLY PROHIBITED.

NORTHSTAR signs & graphics
info@northstarsignsandgraphics.com

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A Division of NorthStar
info@flexfleetgraphics.com

316 W Lamar St.
Sherman, Texas 75090
903-771-0720

Date: 10/24/2024
Client: Sherman Fire Rescue
Number: 6346
Job Title: Station 4 Sign Reface
Salesperson: WH | **Designer:** AJ

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2605 NANTUCKET DRIVE (Project No. 24-005823)

The request of Mickey Weiss (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2605 Nantucket Drive, being Lot 6, Block 3, Canyon Creek Addition, Section 2-B and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 15'.8" rear setback in lieu of the required 20' for a garage addition.

Background:

The property is located at 2605 Nantucket Drive near the intersection of Vancouver Place and Nantucket Drive. The owner is requesting Variances for a 15'.8" rear setback in lieu of the required 20' for a garage addition.

Origination:

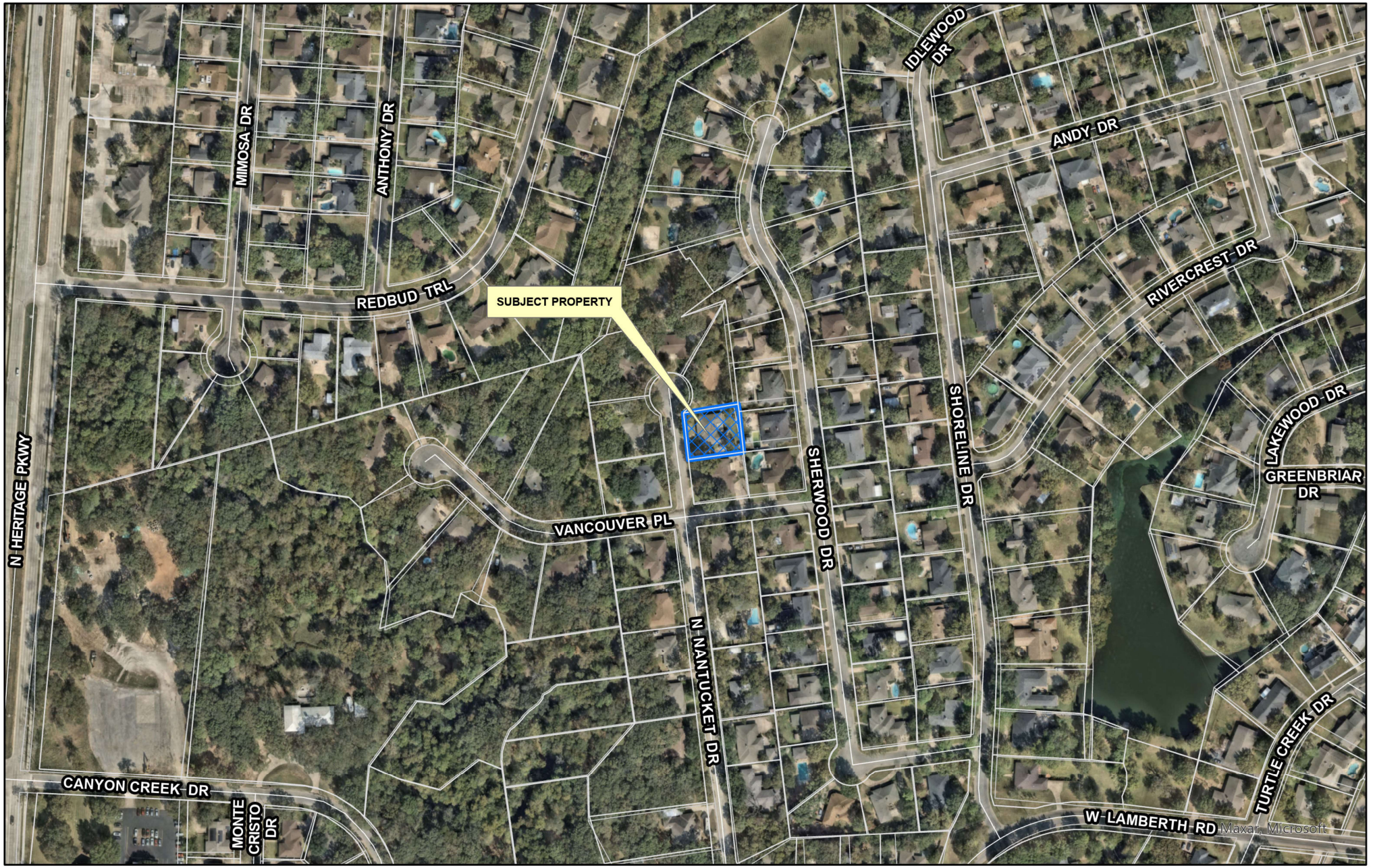
Mickey Weiss (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variance request.

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

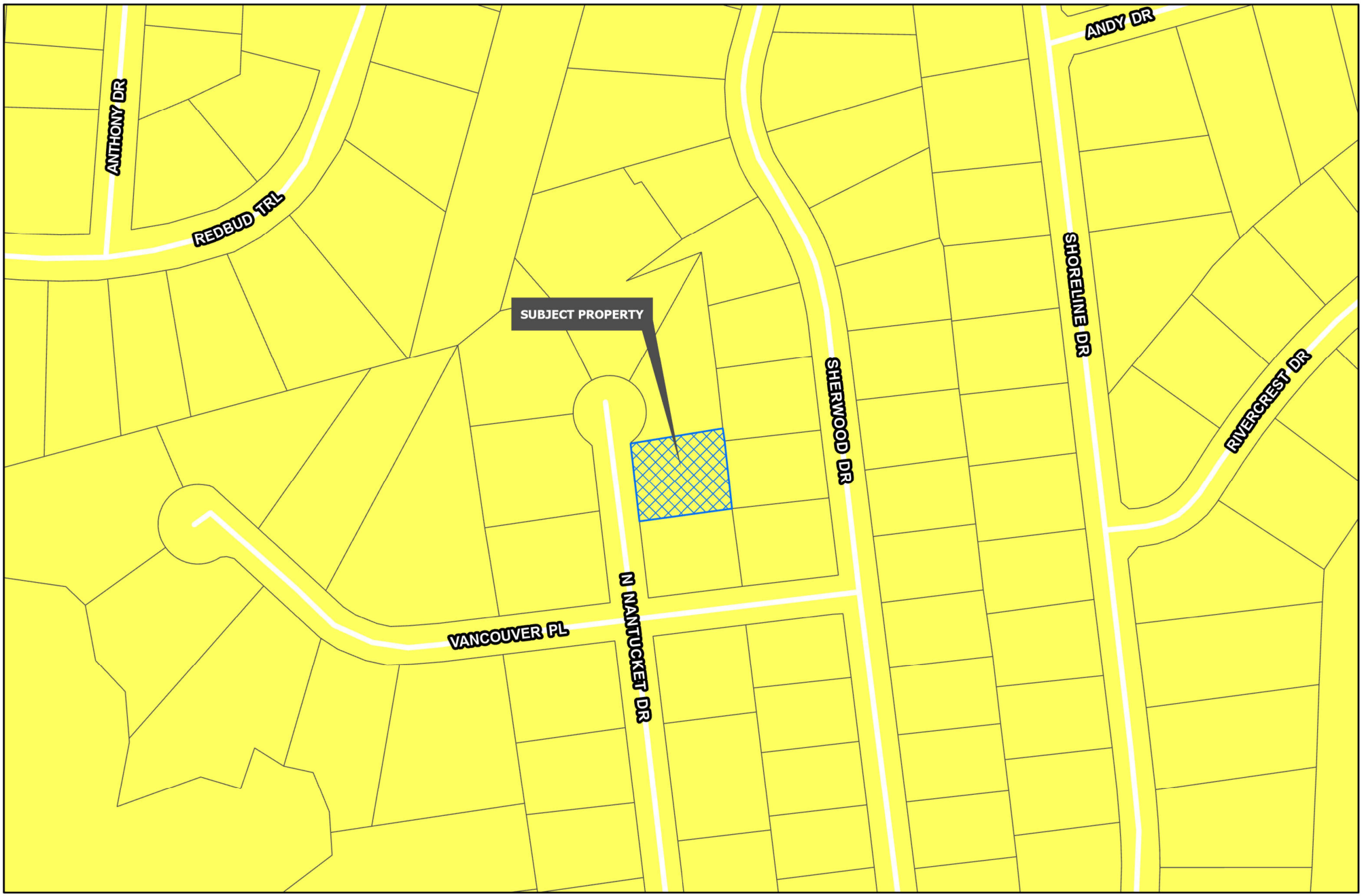
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2605 NANTUCKET DR

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2605 NANTUCKET DR

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CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

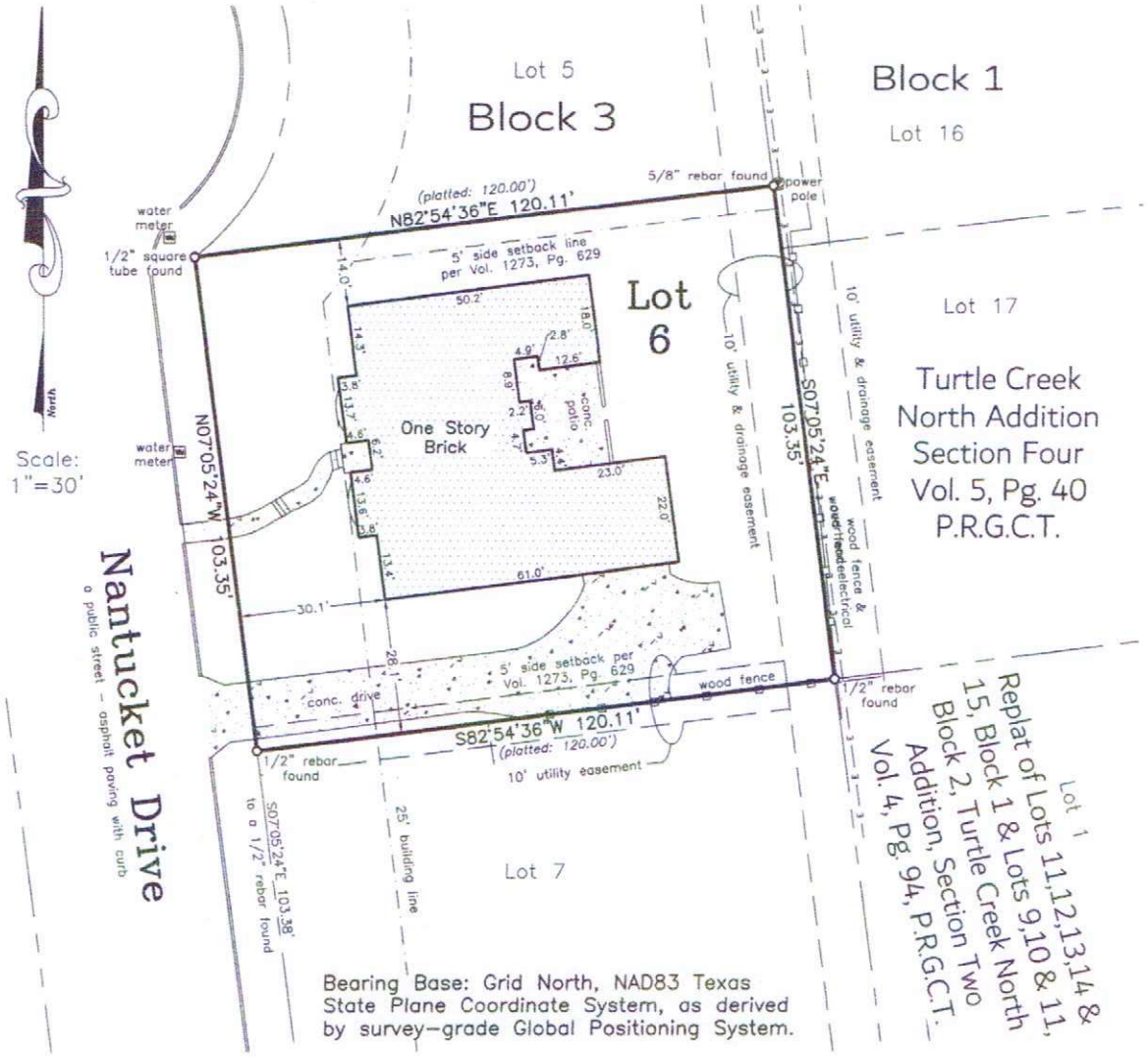
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
2605 NANTUCKET DR

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MERRY
CHRISTMA
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Sherman
CLASSIC TOWN, MODERN HORIZON
NOTICE OF REQUESTED VARIANCE
PROJECT #: 24-005823
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
2605
12/04/2024 AT 4:29 P.M.



Owner: Thomas W. Howell, and Thelus Howell, Trustees of The Howell Family Revocable Trust Agreement

Buyer: Karen Weiss and Mickey Wayne Weiss

Address: 2605 Nantucket Drive Sherman, Texas

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

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 6, Block 3, Canyon Creek Addition, Section 2-B, City of Sherman, Texas, as per plat of record in Volume 4, Page 95, Plat Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0270 G, Revised Date: September 1, 2022.

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

Job No. AGS360224

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: February 16, 2024

P:\Land Projects R2\Lot-6-Blk-3-Canyon Creek-Sec 2-B\Civil 3D\2605 Nantucket.dwg Layout: Legal-Portrait Plot Date Feb 16 24 Time: 9:13 AM

11/6/2024

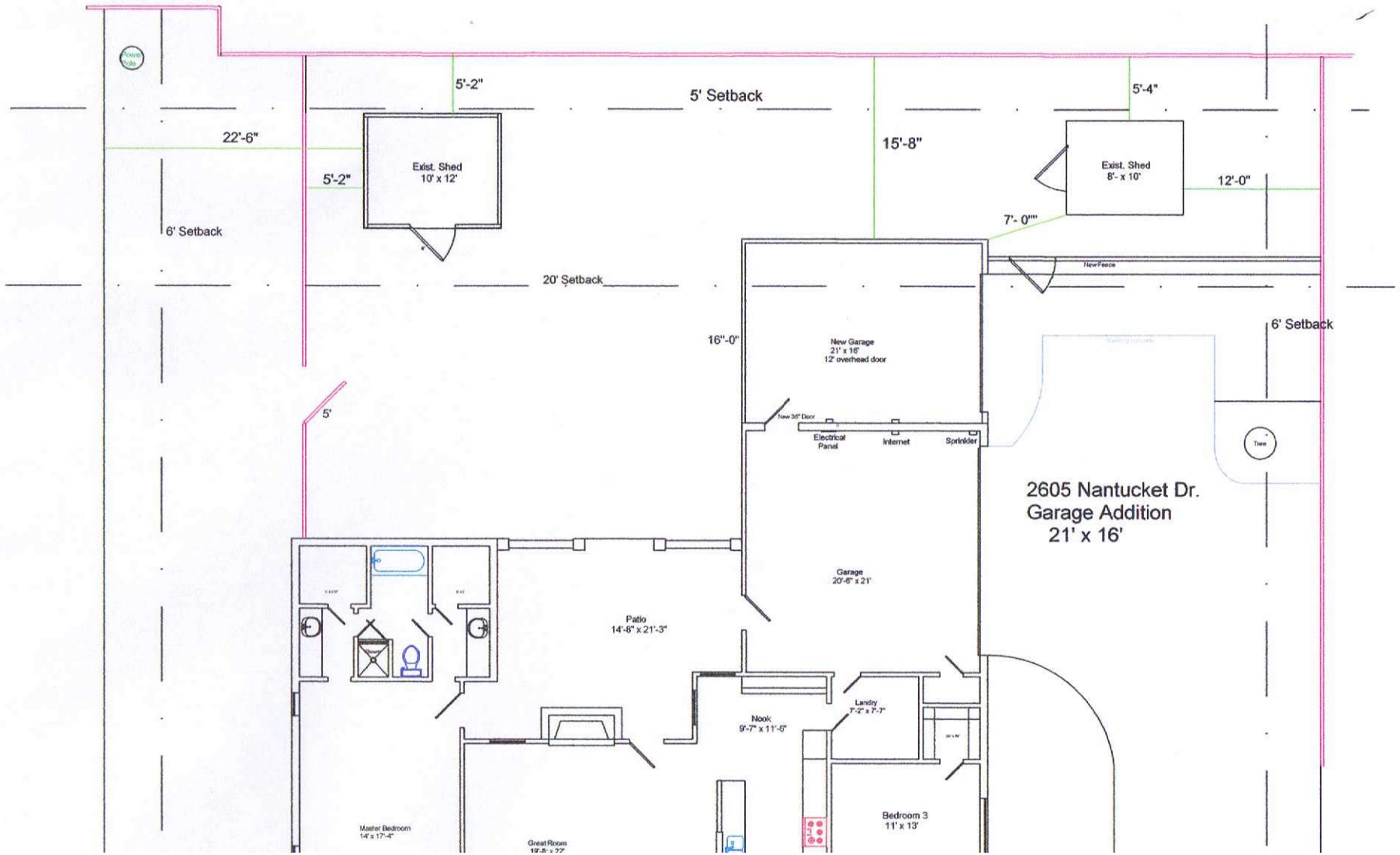
Project: 2605 Nantucket Garage Addition
Project #24-005297

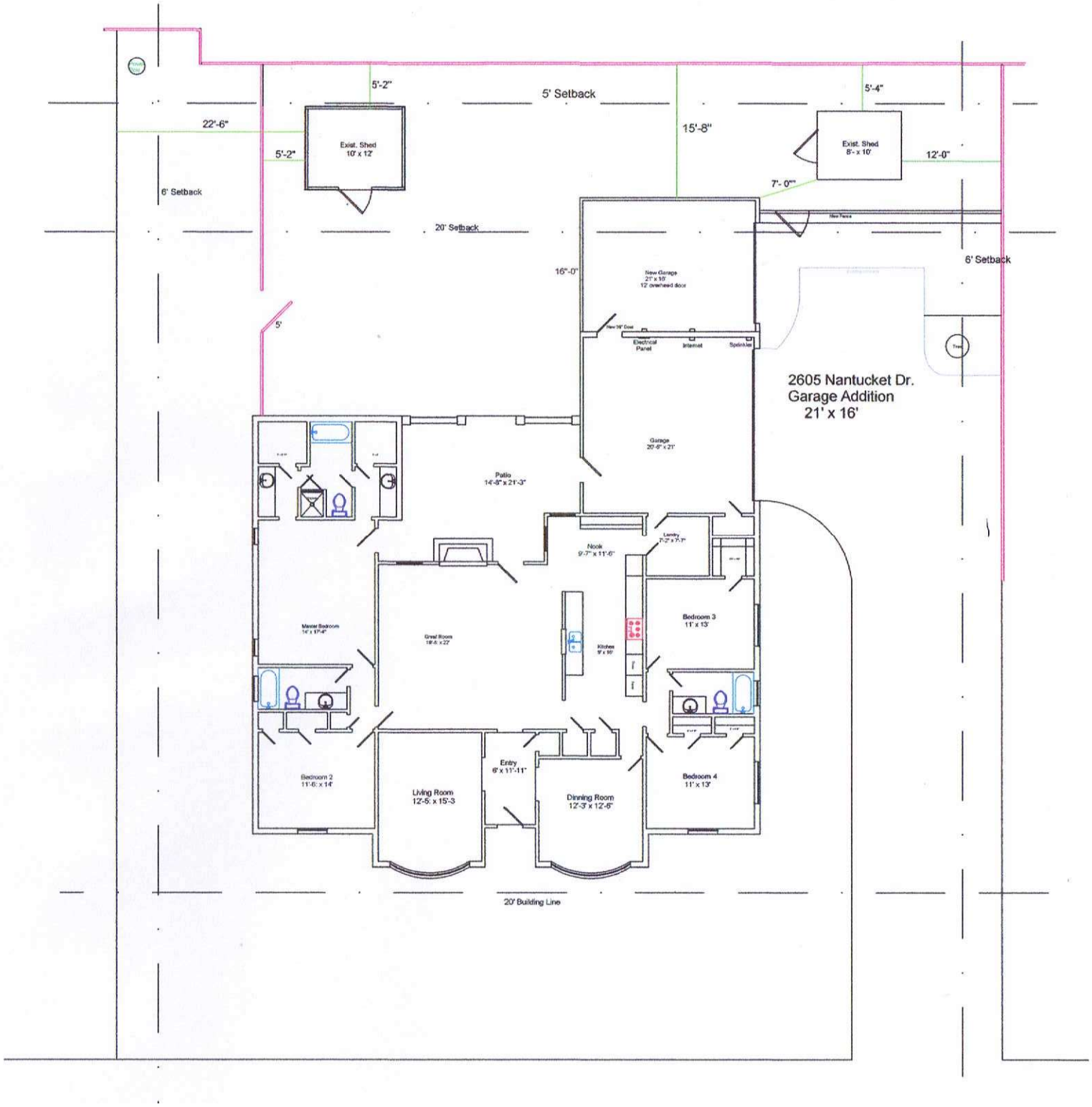
Location: 2605 Nantucket Dr.
Sherman, TX 75093

Project Narrative: Construct a 21’ 6” x 16’ single car garage connected to the existing house. The new garage will match the architectural features of the existing structure.

Variance / Exception: The proposed garage location is 15’ 8” from the rear property line. I am requesting a variance of the requirement of 20 Ft to the property line, a 4’ 4” change.

Mickey Weiss


5'-2"
5' Setback
5'-4"
22'-6"
15'-8"
Exist. Shed
10' x 12'
Exist. Shed
8'- x 10'
12'-0"
5'-2"
7'- 0""
6' Setback
20' Setback
New Fence
6' Setback
16'-0"
New Garage
21' x 16'
12' overhead door
5'
New 36" Door
Electrical Panel
Internet
Sprinkler
Tree
2605 Nantucket Dr.
Garage Addition
21' x 16'
Garage
20'-6" x 21'
Patio
14'-8" x 21'-3"
Nook
9'-7" x 11'-6"
Landry
7'-2" x 7'-7"
Bedroom 3
11' x 13'
Master Bedroom
14' x 17'-4"
Great Room


5'-2"
5' Setback
5'-4"
22'-6"
15'-8"
Exist. Shed
10' x 12'
Exist. Shed
8'- x 10'
5'-2"
12'-0"
6' Setback
7'- 0""
20' Setback
6' Setback
16'-0"
New Garage
21' x 16'
12' overhead door
5'
Electrical Panel
Internet
Sprinkler
2605 Nantucket Dr.
Garage Addition
21' x 16'
Garage
20'-6" x 21'
Patio
14'-8" x 21'-3"
Nook
9'-7" x 11'-6"
Laundry
7'-2" x 7'-7"
Master Bedroom
14' x 17'-4"
Great Room
18'-6 x 22'
Kitchen
9' x 16'
Bedroom 3
11' x 13'
Bedroom 2
11'-6: x 14'
Living Room
12'-5: x 15'-3
Entry
6' x 11'-11"
Dinning Room
12'-3" x 12'-6"
Bedroom 4
11' x 13'
20' Building Line

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

100 BLOCK NORTH CLEVELAND AVENUE (Project No. 24-005826)

The request of Jinal and Harsiddh Patel (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, being the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 100 Block North Cleveland Avenue at the corner of East Houston Street and North Cleveland Avenue. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to an R-4 (Single Family Residential) District.

Origination:

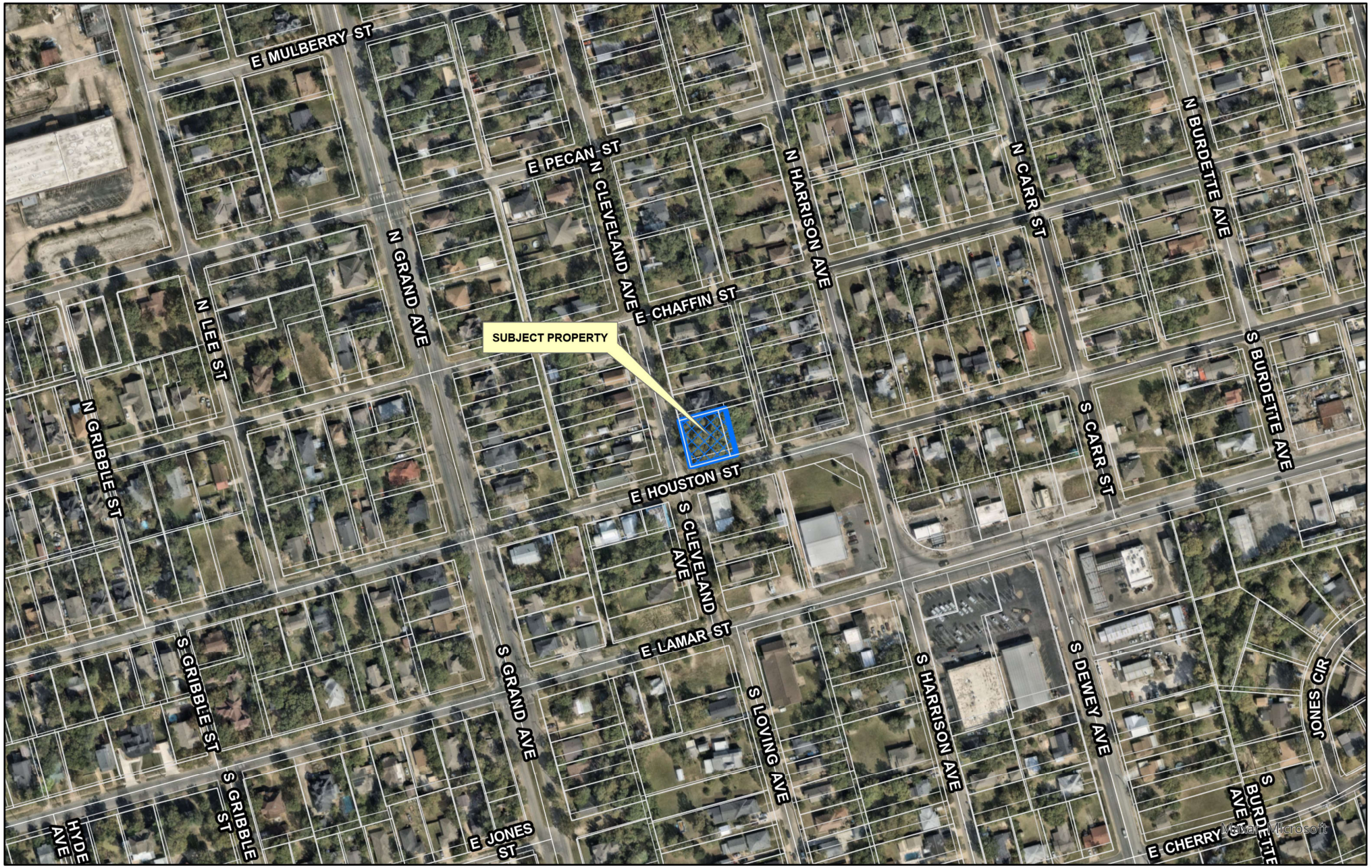
Jinal and Harsiddh Patel (Owner) and Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this Zone Change request.

Attachments:

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



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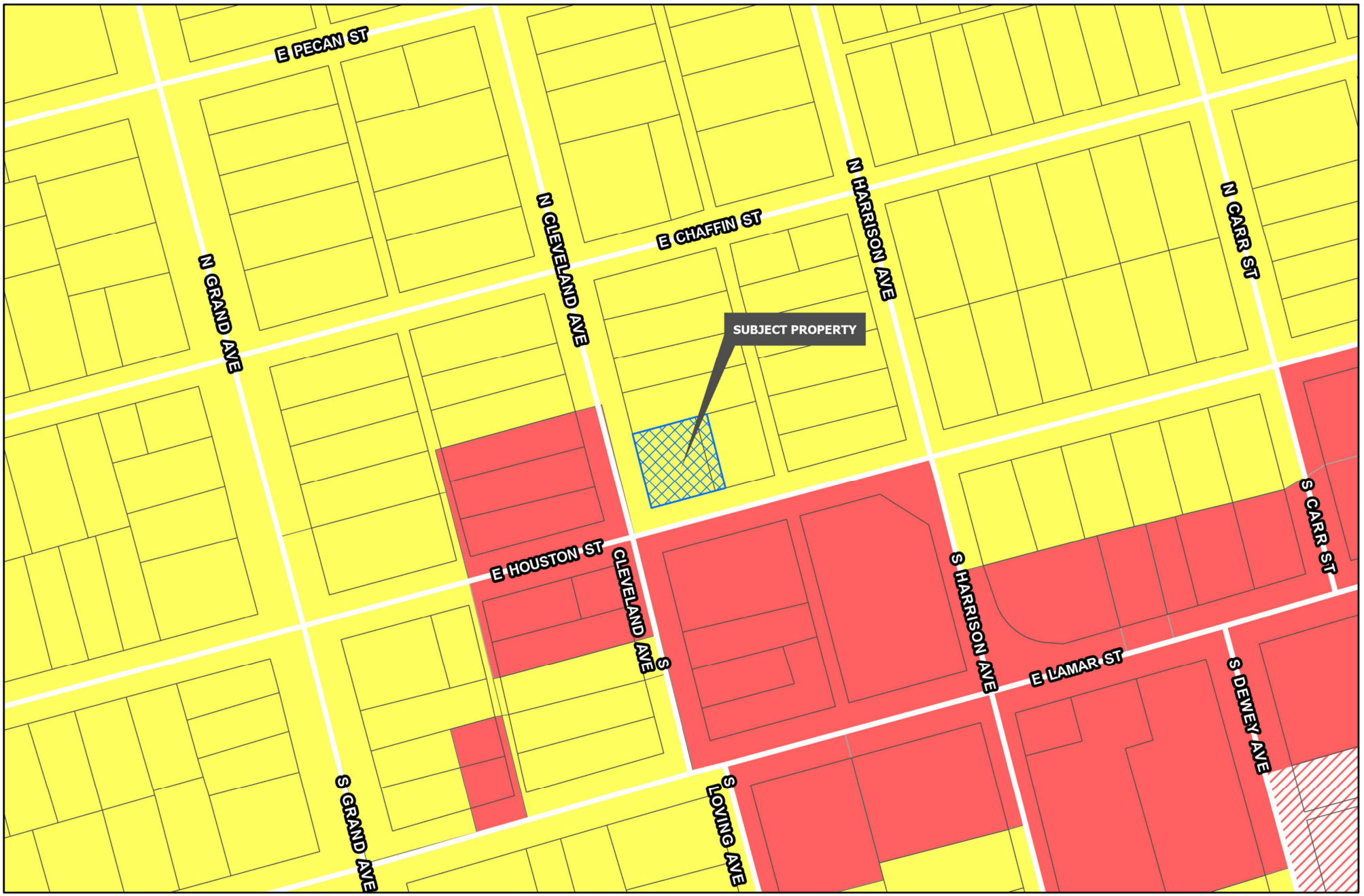
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
100 BLK N CLEVELAND AVE

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
100 BLK N CLEVELAND AVE

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CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
100 BLK N CLEVELAND AVE

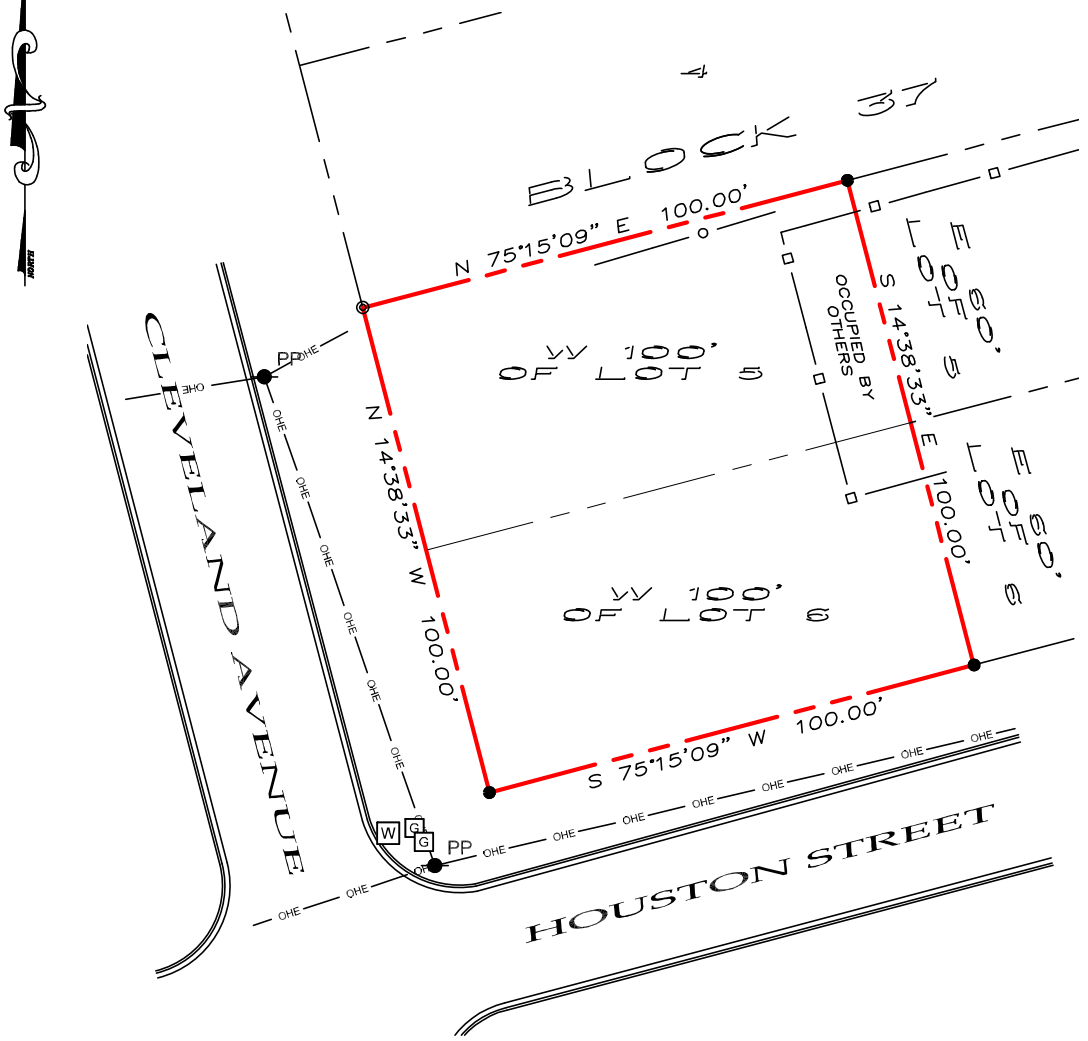
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Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-005826
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
SIDEWALK CLOSED

SCALE
1" = 30'

JOB NO. 24101036
FW: RR – DFT: EB



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

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
PP	POWER POLE
W	WATER METER
G	GAS VALVE
	BOUNDARY LINE
	PROPERTY LINE
	CHAINLINK FENCE
	STOCKADE FENCE
OHE	OVERHEAD ELEC.

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

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

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

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 4th day of September 2024, a survey was made on the ground of the property shown hereon, described as the West 100 feet of Lot 5 and Lot 6, Block 37, of the College Park Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 81, Page 438, of the Deed Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right–of–way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 10/04/24

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

Patel Brothers Sherman construction project at N Cleveland and W Houston Sherman project

Legal address:	COLLEGE PARK ADDN, BLOCK 37, LOT W 100' 5 & 6, ACRES .2296
Deed Number:	2023-19447
Current Zoning Class:	R-6
Proposed Zoning Class	R-4
Lot Acre	0.2296
Current lots	Lot 5 and Lot 6 with equal in size 50’ x 100’

Summary: We currently own a lot at the above property where we would like to build 2 residential homes as attached in the concept plan.

Due to current zoning class R-6 and Lot-6 being a corner lot with thoroughfare requirement, our house plan cannot be built as the lot construction area becomes smaller for the corner lot.

We want to replat these lots so the new lot sizes will be as below:

Lot-5 - 40' x 100'
Lot-6 - 60' x 100'

With extra 10’ allocated to Lot-6 we would be able to build our floor plans in both lots.

However, this raises another issue with Lot-5 as it will no longer meet the R-6 zone requirements and will need to be re-zoned to R-4.

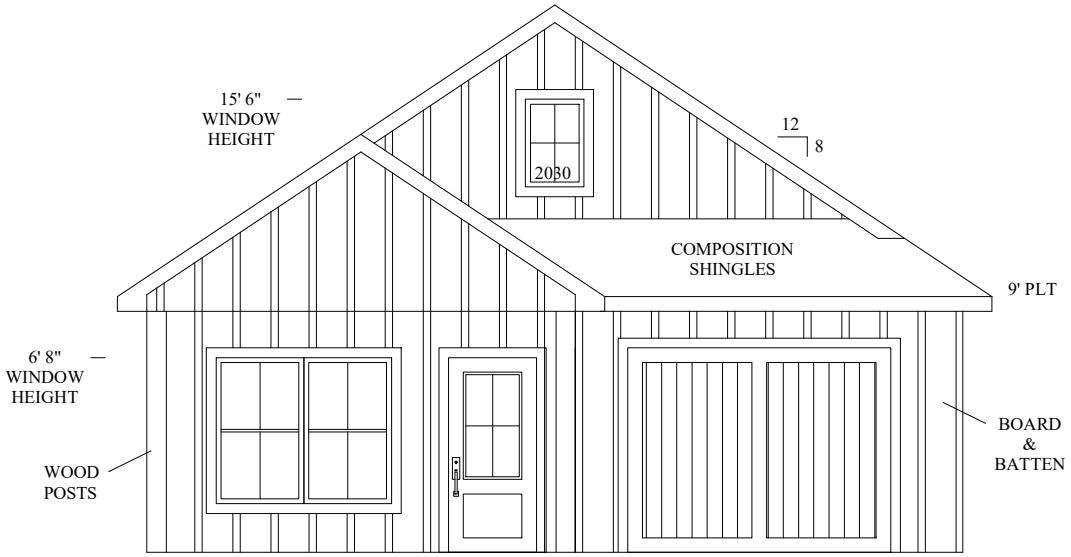
In summary, we want to re-plat these lots as mentioned above but before re-platting they need to be re-zoned so both the lots are converted to R-4 zone and we can utilize the same floor plan in both locations.

Once re-zoning process is completed, we will start the re-platting process unless you can combine both processes in one to save time on our part which will be greatly appreciated.

I have attached the required documents for zone change request. Please review them and let me know if I need to submit any additional documents.

Feel free to reach out to me if you have any questions or concerns.

Thanks,
Reliance Homes LLC (Harsiddh and Jinal Patel)



FRONT ELEVATION

CONCEPT FRONT ELEVATION PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

PATEL CONCEPT PLAN

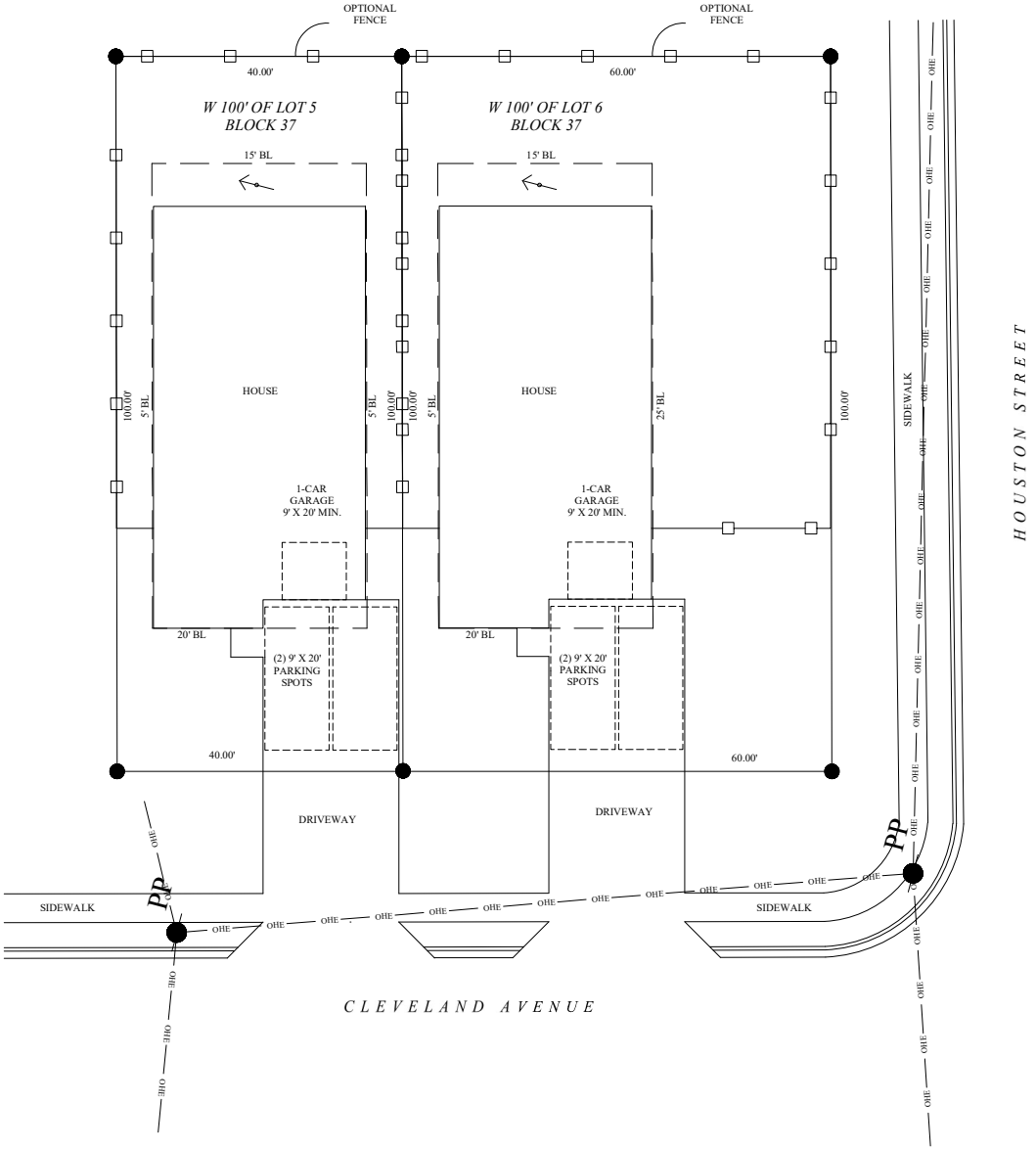
TBD N. CLEVELAND AVENUE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
10/22/24

SHEET
CONCEPT
ELEVATION

SCALE
1/2" = 1'



CONCEPT SITE PLAN

D2L DESIGNS, LLC
903.267.1284
HOUSE PLANS

PATEL CONCEPT PLAN

TBD N. CLEVELAND AVENUE
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
10/22/24

SHEET
CONCEPT SITE

SCALE
1/8" = 1'

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

400 NORTH SUNSET BOULEVARD (Project No. 24-005833)

The request of Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (Surveyor) for the property located at 400 North Sunset Boulevard consisting of 12.131 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 400 North Sunset Boulevard between Robin Drive and West Pecan Street. The owner is requesting a Specific Use Permit to allow an early childhood center and elementary school.

Origination:

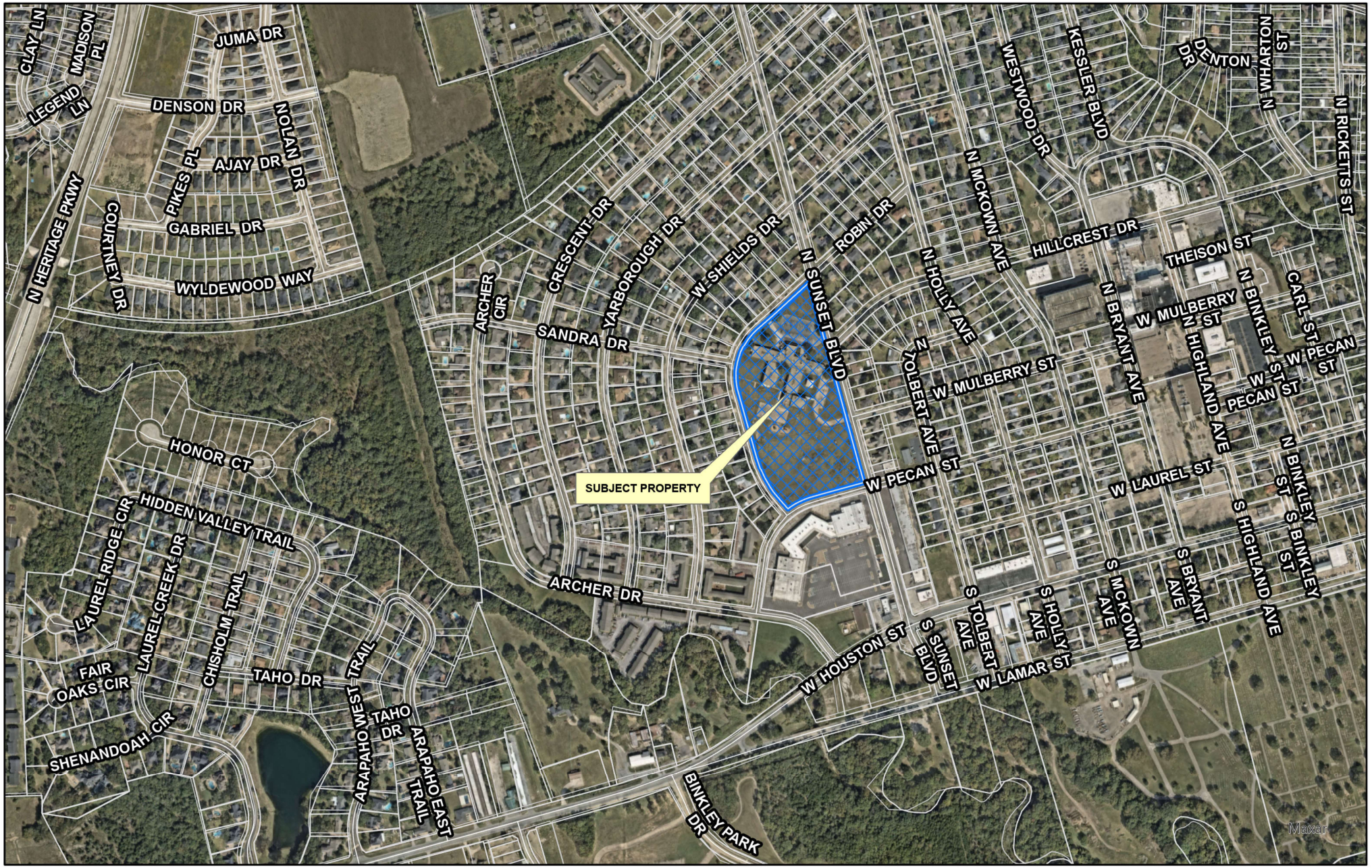
Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (Surveyor)

Staff Recommendation:

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

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Narrative
6. Preliminary Plat
7. Comment Response Letter
8. Site Plan
9. Landscape Plan
10. Tree Preservation Plan
11. Elevations
12. Staff Review Letter



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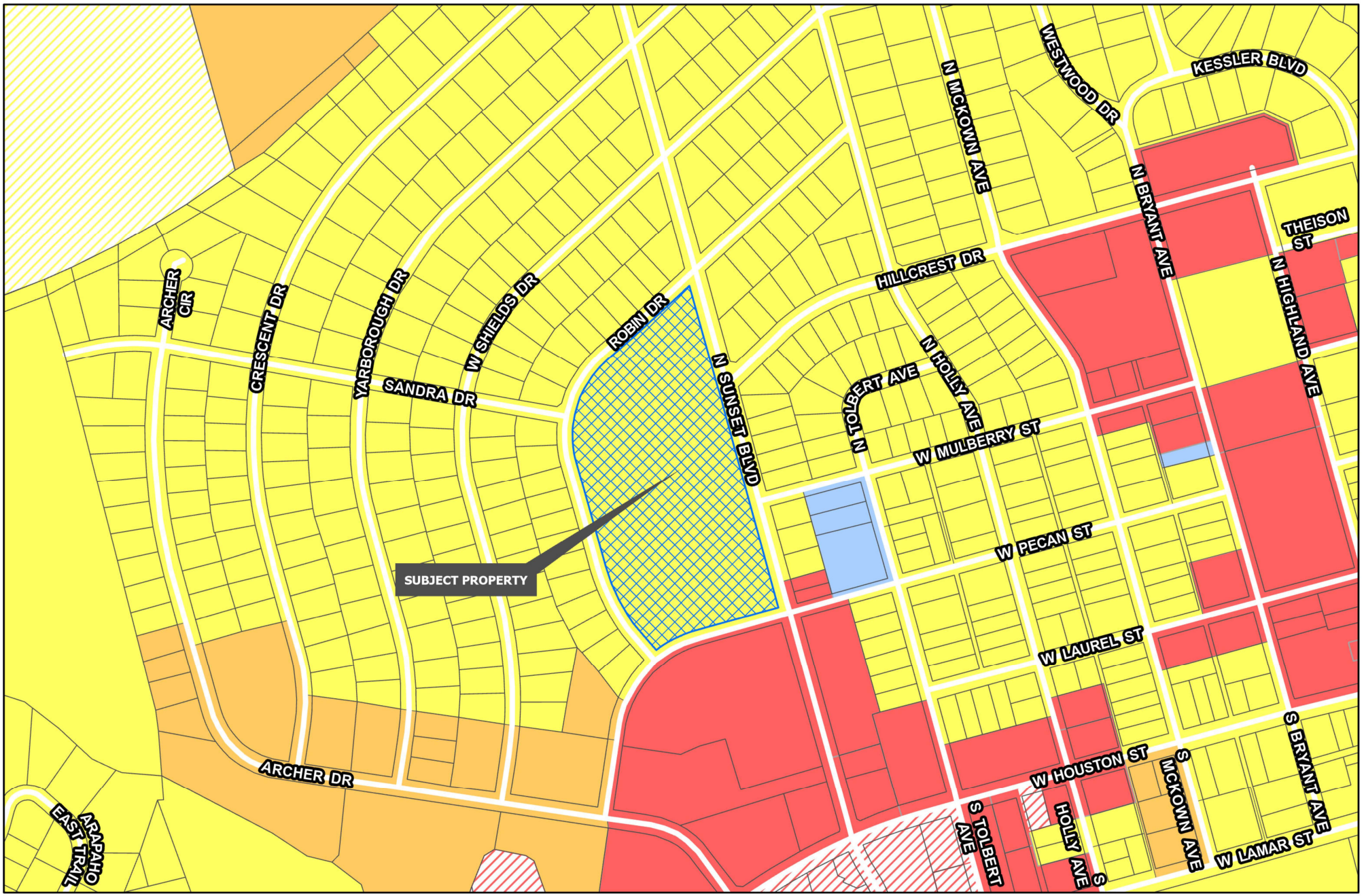
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
400 N SUNSET BLVD

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Sherman
CLASSIC TOWN. BROAD HORIZON.

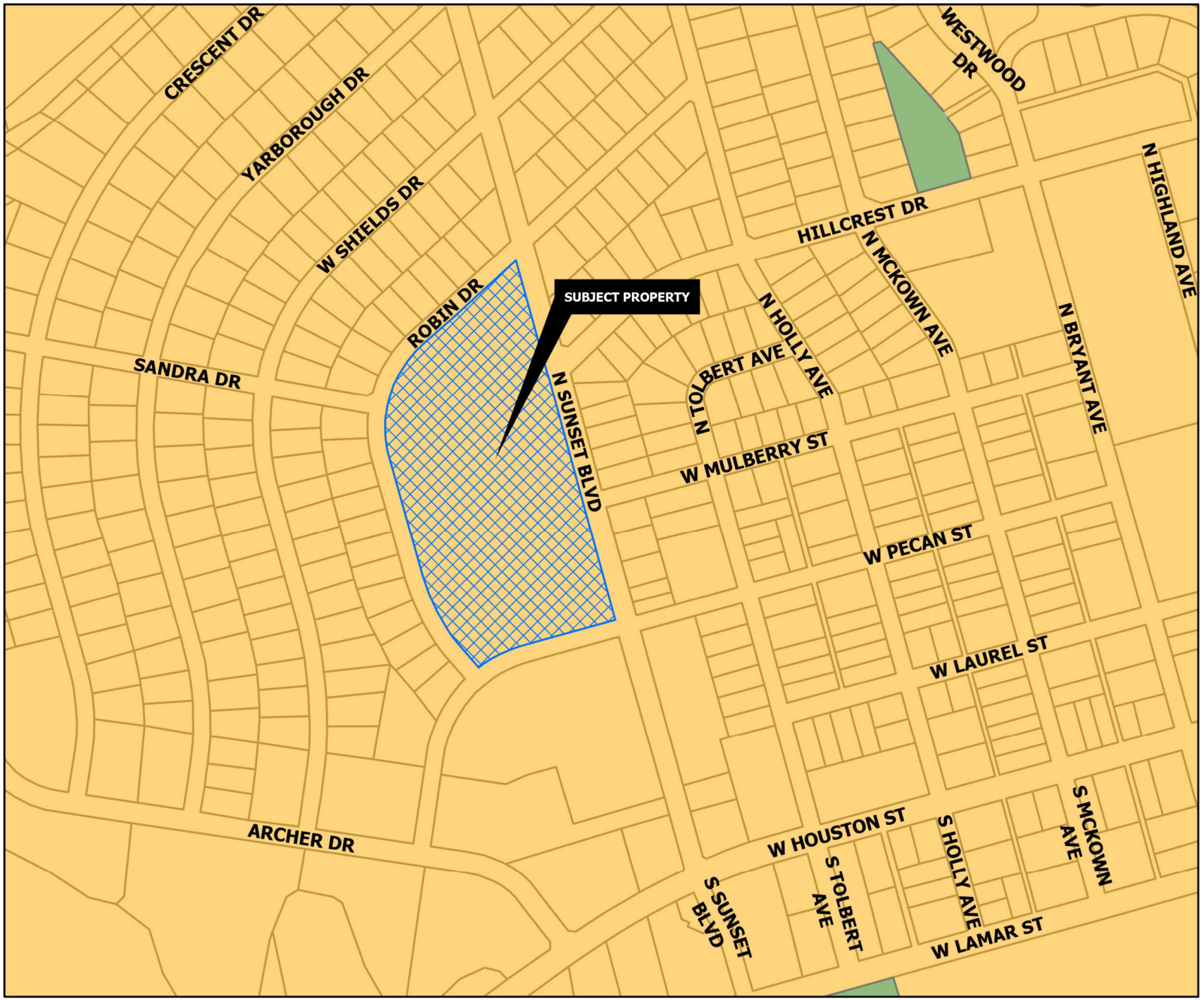
Development Services Department

- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
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- 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
400 N SUNSET BLVD

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Date: 11/18/2024 9:59:07



CORE NEIGHBORHOOD

Intent & Character

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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

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- 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
400 N SUNSET BLVD

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Date: 11/18/2024 4:38 PM


Pecan St
Galaxy S23 Ultra
December 05, 2024 9:59 AM


Galaxy S23 Ultra
December 05, 2024 10:26 AM

SHERMAN ISD – NEW EARLY CHILDHOOD CENTER

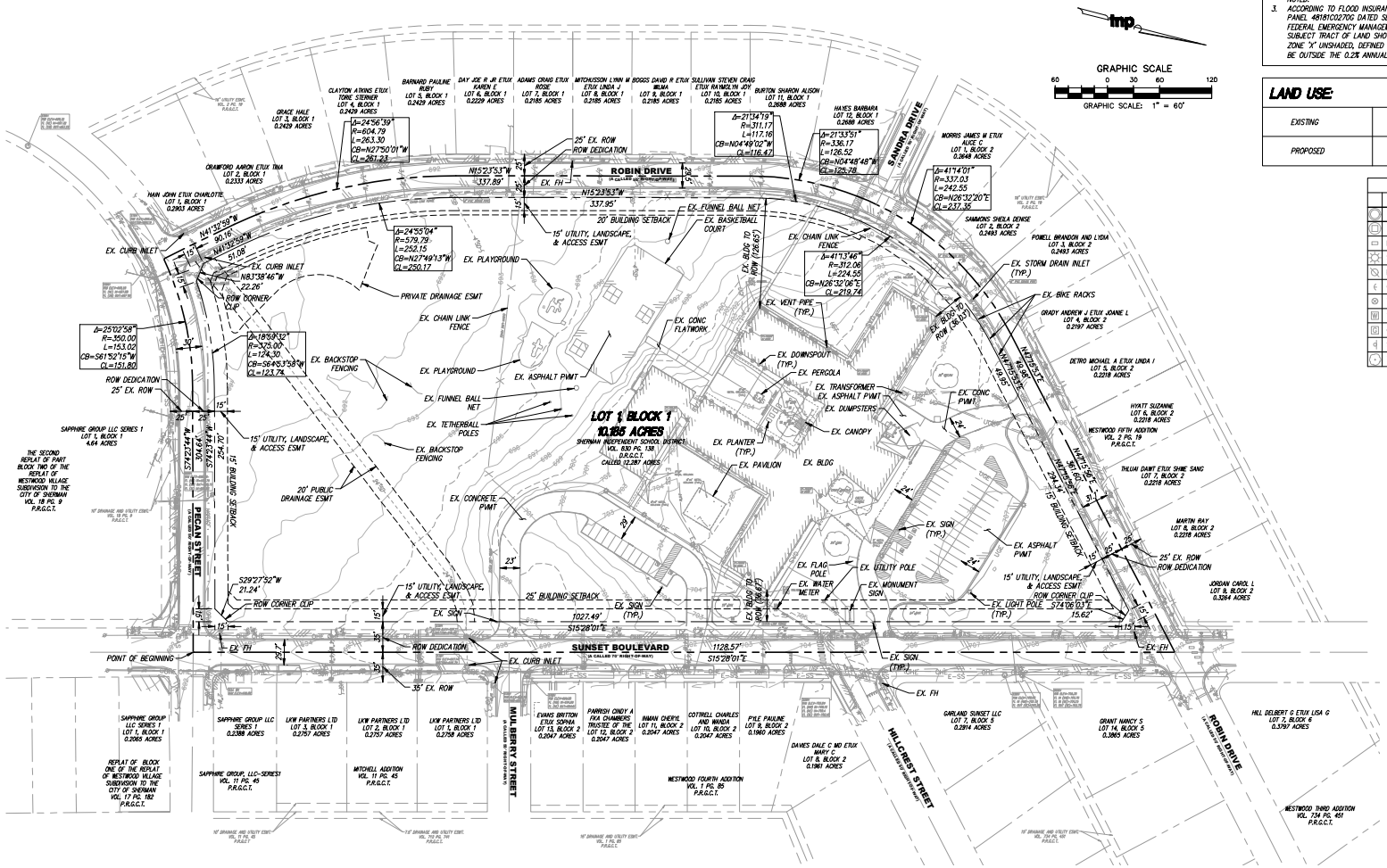
SUP/SITE PLAN NARRATIVE
November 6, 2024
VLK Project Number 24-043.00
TNP Project Number VLK24387

Sherman ISD will be building a new early childhood center at the current location of the Wakefield Elementary School (400 Sunset Boulevard, Sherman TX 75092). The current elementary school has approximately 400 students, and the new early childhood center will have approximately 660 students and 100 staff members. Sherman ISD plans to open the new early childhood center in Fall 2026. The property is not currently platted, and the property will be platted as a part of this project. Right-of-way dedication for adjacent roadways will be included on the plat.

The existing school building will be removed along with associated concrete paving for drives, parking lots, and flatwork. All site features associated with the current school such as signs, light poles, landscaping, playgrounds, and fencing will be removed. The new building will be built as shown on the site plan with two drive loops for parent pick-up/drop off, and one dedicated bus loop for the anticipated 4-5 buses. There is an additional drive on the west side of the property for kitchen deliveries, dumpster access, and a few parking spaces for kitchen staff. The new building includes an open courtyard in the center for protected playtime.

Per City request, new 8' wide sidewalk will be provided along Sunset Blvd and 5' wide sidewalk adjacent to the other surrounding streets. Detention will be provided at the south side of the property to ensure that proposed stormwater flow off of the property does not increase from existing conditions. New taps will be made for both water and sewer services.

A copy of the meeting notes from the Pre-Development Meeting with the City has been included in this submittal for reference purposes. Please reach out if any additional information on the project is needed.



NOTES:
1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
2. ALL ONSITE UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
3. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48181C0270G DATED SEPTEMBER 1, 2022 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

LAND USE:

EXISTING	PUBLIC SCHOOL
PROPOSED	PUBLIC SCHOOL

LEGEND
TNP CONTROL
SANITARY SEWER M.H.
STORM DRAIN M.H.
MAILBOX
STREET LIGHT
POWER POLE
GUY WIRE
WATER VALVE
WATER METER
GAS METER
SIGN
TREE

LOT 1, BLOCK 1

Being a tract of land situated in the J. B. McAnair Survey, Abstract Number 763, Grayson County, Texas, and being that tract of land conveyed to Sherman Independent School District according to deed recorded in Volume 830, Page 138, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the center line of Sunset Boulevard with the center line of Pecan Street, same being the southeast corner of the herein described tract of land;

THENCE South 74° 23' 44" West, along said Pecan Street, a distance of 304.64 feet to the beginning of a curve to the left;

THENCE with said curve to the left along Pecan Street having a radius of 350.00 feet, a central angle of 25° 02' 58", an arc length of 153.02 feet, a chord bearing of South 61° 52' 15" West, a distance of 151.80 feet to the intersection of the center line of Pecan Street with the center line of Robin Drive;

THENCE North 41° 32' 59" West, along said Robin Drive, a distance of 90.16 feet to the beginning of a curve to the right;

THENCE with said curve to the right along Robin Drive having a radius of 604.79 feet, a central angle of 24° 56' 39", an arc length of 263.30 feet, a chord bearing of North 27° 50' 01" West, a distance of 261.23 feet;

THENCE North 15° 23' 53" West, along Robin Drive, a distance of 337.89 feet to the beginning of a curve to the right;

THENCE with said curve to the right along Robin Drive having a radius of 336.17 feet, a central angle of 21° 33' 51", an arc length of 126.52 feet, a chord bearing of North 04° 48' 48" West, a distance of 125.78 feet;

THENCE with said compound curve continuing to the right along Robin Drive having a radius of 337.03 feet, a central angle of 41° 14' 01", an arc length of 242.55 feet, a chord bearing of North 26° 32' 20" East, a distance of 237.35 feet;

THENCE North 47° 15' 53" East, along Robin Drive, a distance of 49.98 feet to a point for corner;

THENCE North 47° 15' 56" East, along Robin Drive, a distance of 361.60 feet to the intersection of the center line of Robin Drive with the center line of Sunset Boulevard;

THENCE South 15° 28' 01" East, along said Sunset Boulevard, a distance of 1128.57 feet to the POINT OF BEGINNING containing 528438 square feet, or 12.131 acres of land.

AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF GRAYSON
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, _____, hereafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This Release shall be binding upon OWNER and OWNER'S successors, heirs, executors, administrators and assigns, and shall be a covenant running with the land.

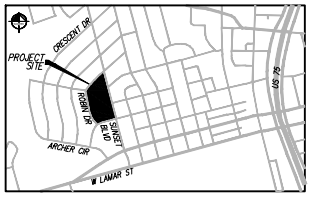
Executed this _____ day of _____, AD, 20 _____.

_____
(Owner)

_____ _____
City Engineer Date
City of Sherman

Attest:

_____
City Clerk



VICINITY MAP
NOT TO SCALE

teague nall & perkins
825 Watters Creek Boulevard., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

OWNER/APPLICANT:
SHERMAN I.S.D.
2701 N LOY LAKE RD,
SHERMAN, TEXAS 75090
PHONE: 903.891.6400
CONTACT: DR. THOMAS O'NEIL

ARCHITECT:
VLK ARCHITECTS
1320 HEMPHILL ST, SUITE 400
FORT WORTH, TX 76104
817.635.1217
CONTACT: JULIE DUNGEY

ENGINEER:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.988.9965
CONTACT: TAYLOR BOSWELL, P.E.

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.988.9971
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

PRELIMINARY PLAT
FOR
SHERMAN EARLY CHILDHOOD CENTER
LOT 1, BLOCK 1
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
DECEMBER 4, 2024

www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
KATY

December 2, 2024

Ms. Kerri Turner
City of Sherman
Development Services Department
220 W Mulberry St
Sherman, TX 75090

RE: Sherman ECC SUP/Site Plan Submittal

Ms. Turner,

We received comments for the above referenced project. Please see below responses to the comments provided:

Zoning:

Site Plan

1) The minimum side setback in R-6 (Single-Family Residential) District is 15' for corner lots. (Sec. 14.02.006(1))
   a) The setback in the north is notated as 20' and should be updated to 15'.
   TNP Response: Addressed, north setback updated to be a 15' setback.

Landscape Plan

2) Provide a legend identifying required shade trees and required ornamental trees from the approved tree list. (Sec. 14.04.006(b)(1)(E))
   TNP Response: Addressed, legend has been included on landscape plan.

Engineering:

REQUIRED REVISIONS PER ENGINEERING

No revisions required by Engineering

ADDITIONAL INFORMATIONAL ENGINEERING COMMENTS

3) Platting of the property is required. Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004
   TNP Response: Noted. Preliminary Plat has been submitted, and Final Plat will be submitted upon Preliminary Plat Approval.
4) Traffic Impact Analysis with queuing study required to be submitted to Engineering Department for review and approval prior to Civil Engineering submittals per Pre-Development Meeting on October 10, 2024. Coordinate with Development Department for approved Traffic Consultant.
   TNP Response: Noted. Traffic Impact Analysis with queuing study will be submitted to the engineering department for review and approval prior to Civil Engineering submittals.
5) 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)
   TNP Response: Noted. Retaining wall engineering plans (when exceeding 4' in total height) will be submitted for review by Engineering Department.
6) 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); Engineering Design Standards Manual 2.5
   TNP Response: Noted. Drive approaches and sidewalks will be compliant with City of Sherman Standards.

7) 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
TNP Response: Noted. Private detention engineering documentation will be provided to the City of Sherman Engineering Department for review and approval. Private detention ownership and maintenance information will be shown on final plat.

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
TNP Response: Noted. Civil Engineering plans will be submitted to City of Sherman Engineering Department for review and approval.

Fire Services:

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

***The below code could not be verified. However, assumption was made that the WYE looking symbol inside the West looped fire lane was the FDC. It was just not labeled.**

9) [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)*
TNP Response: Addressed. The FDC was labeled on the site plan, and is located within 100 ft of the nearest fire hydrant.

***The below code could not be verified.**

10) [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments*
TNP Response: Addressed. Sprinkler Control Room (Fire Riser Room) has been labeled on the site plan, which has exterior door access directly into it.

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.

***The portion of the building exteriors that are enclosed by a fence need to have a walkthrough gate that can be locked for safety but has a key in the Knox Box.**

11) [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*
TNP Response: Addressed. Gates have been added to areas that are enclosed by a fence.

Solid Waste:

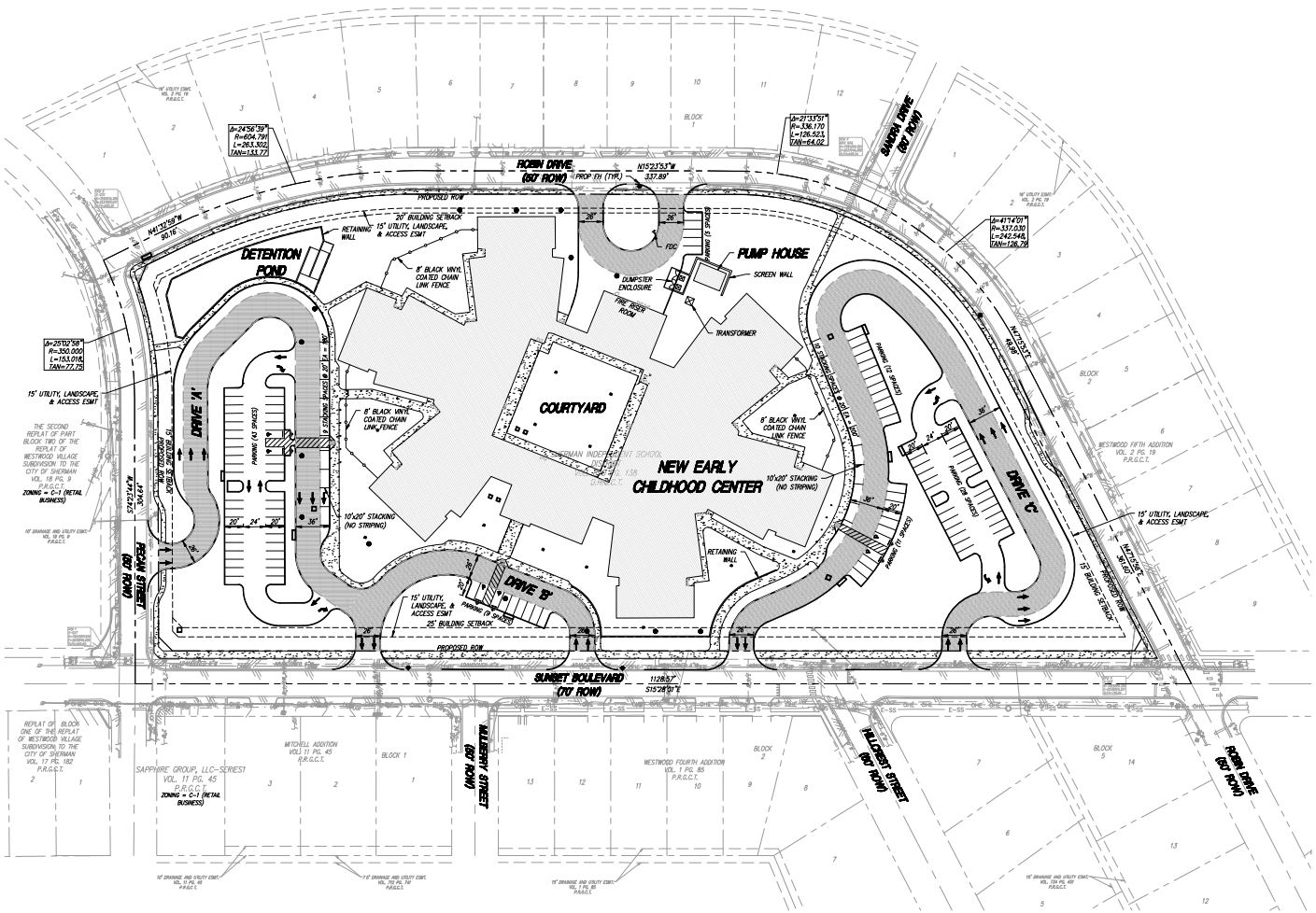
12) The dumpster enclosure must meet ordinance requirements.
10' deep x 20' side with 10' clearance between gates.
TNP Response: Addressed. Dumpster enclosure dimensions and clearance meet ordinance requirements.

If you require any additional information or if you have any questions, please feel free to contact me at 214.988.9965 or tboswell@tnpinc.com

Sincerely,

Taylor Boswell

tnp
teague nall & perkins



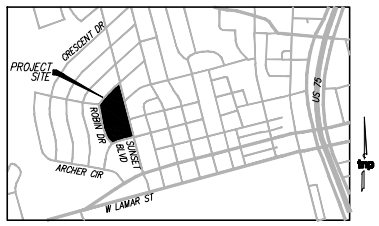
GRAPHIC SCALE
50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

SITE DATA SUMMARY	
EXISTING ZONING:	R-6
PROPOSED ZONING:	R-6
GROSS LOT AREA:	443,987 SF (10.193 AC)
GROSS BUILDING AREA:	96,729 SF
TOTAL IMPERVIOUS AREA:	269,498 SF (6.187 AC)
LANDSCAPED AREA:	174,489 SF (4.006 AC)
FLOOR AREA RATIO:	0.218
REQUIRED PARKING:	
NURSERY/KINDERGARTEN /DAYCARE: 1 PARKING SPACE FOR EVERY 8 PUPILS (660 STUDENT CAPACITY / 8 = 82.5 SPACES)	83 SPACES
ELEMENTARY SCHOOL: 2.5 PARKING SPACES FOR EVERY CLASSROOM AND A MINIMUM OF 10 STACKING SPACES IN 1 PICK-UP/DROP-OFF LANE (36 CLASSROOMS X 2.5 = 90 SPACES)	90 SPACES
TOTAL PROVIDED PARKING:	127 SPACES
STANDARD SPACES (9'x20'):	102 SPACES
PARALLEL STACKING (10'x20'):	19 SPACES
HANDICAP SPACES:	6 SPACES

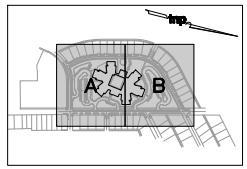
NOTES:
1. ADJACENT PROPERTIES ZONED R-6 UNLESS SPECIFIED OTHERWISE.
2. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48181C0270G DATED SEPTEMBER 1, 2022 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.

SITE PLAN
FOR
SHERMAN EARLY CHILDHOOD CENTER

BEING 10.193 ACRES OF LAND
SITUATED IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
PREPARED: DECEMBER 2024



LOCATION MAP
NOT TO SCALE



KEYPLAN
SCALE 1"=500'

tnp Project VLK24387

VLK ARCHITECTS

ARCHITECT
VLK Architects
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.833.1900
www.vlkarchitects.com

CIVIL ENGINEER
Teague, Nall, & Perkins, Inc.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Main Phone: 214.461.0867
www.tnpinc.com

LANDSCAPE / IRRIGATION
Teague, Nall, & Perkins, Inc.
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
Main Phone: 817.336.5773
www.tnpinc.com

SHERMAN ISD
SHERMAN, TEXAS

New Early Childhood Center

50% Construction Documents

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

ISSUED: DECEMBER 4, 2024

REVISIONS
Revision No.

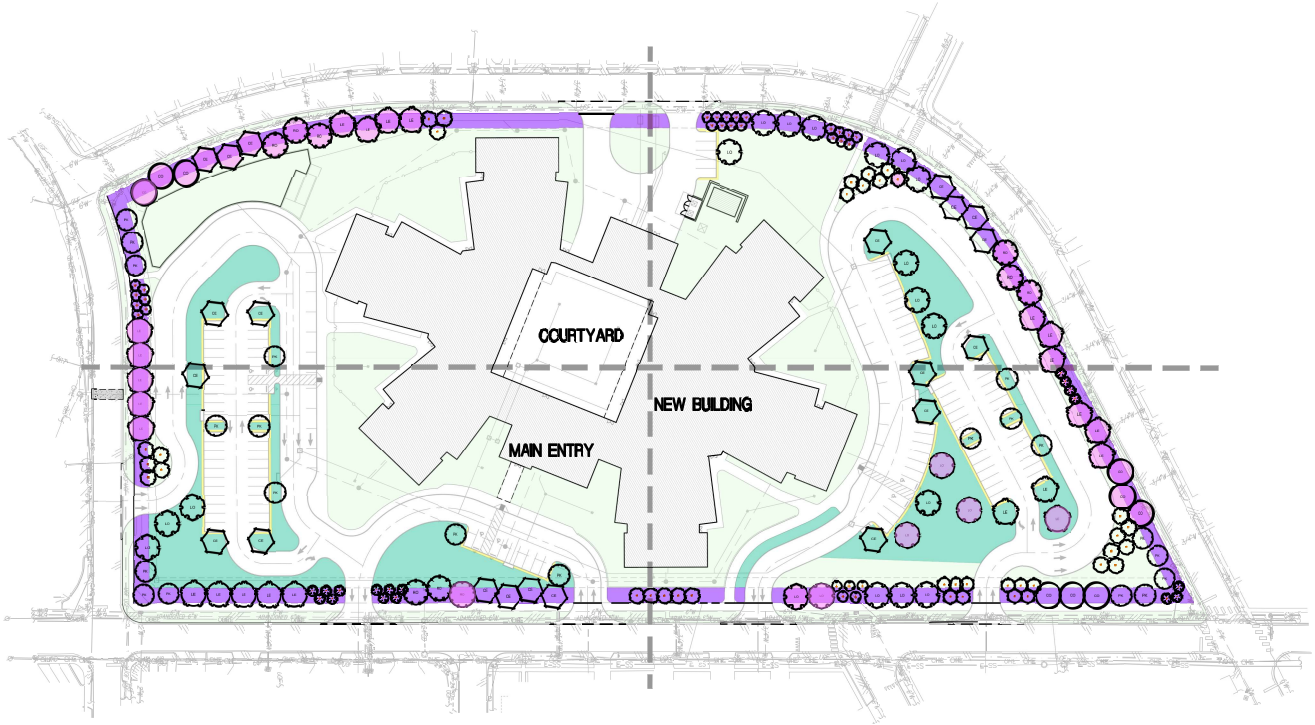
Director	Drawn By
WMA	TNP
Designer	Quality Control
TRB	TNP
Proj. Arch.	
VLK	

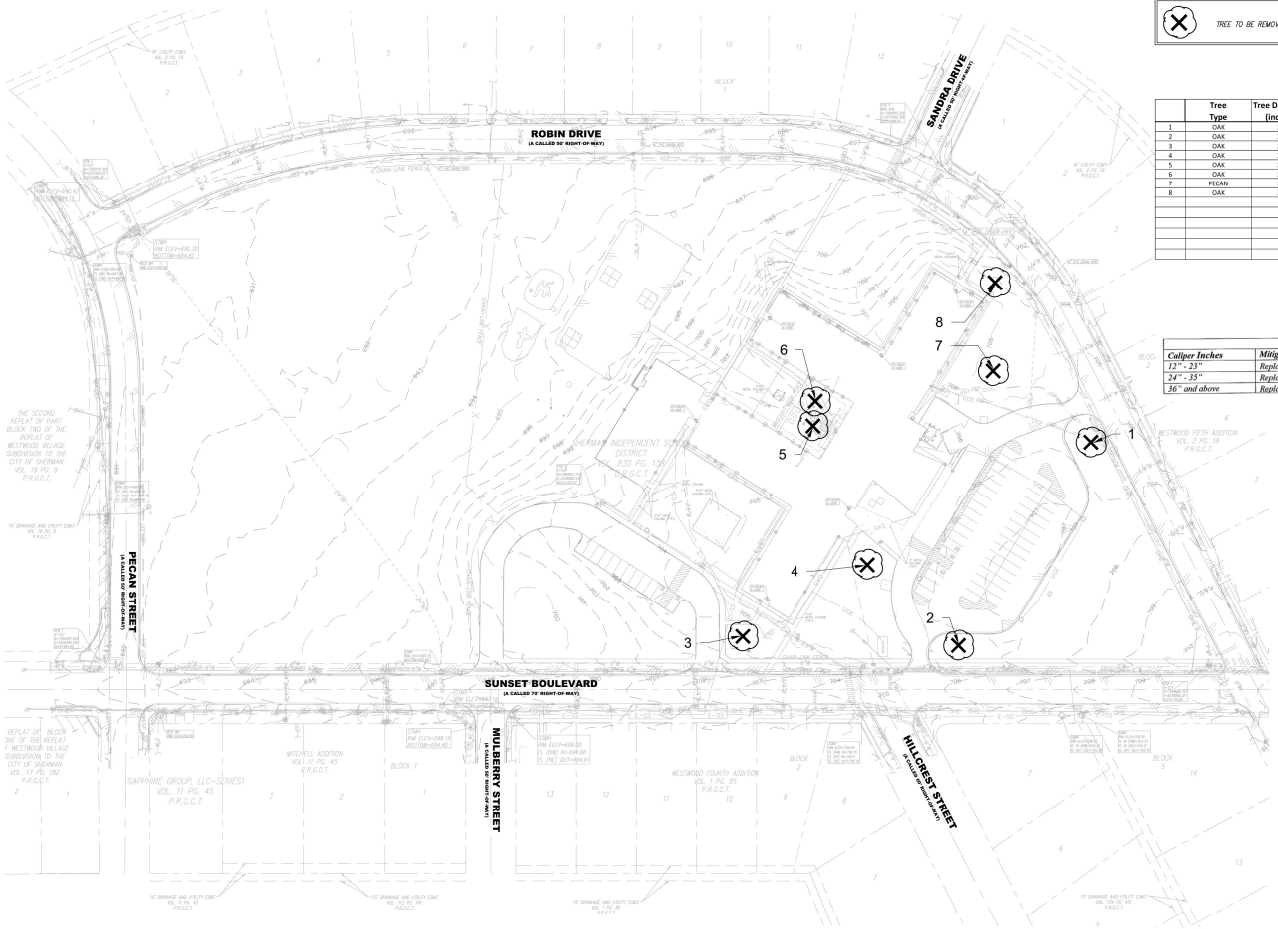
PROJECT NO.
24-043.00

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
C1.03

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COURTYARD
NEW BUILDING
MAIN ENTRY



TREE SURVEY LEGEND

TREE TO BE REMOVED

tnp

GRAPHIC SCALE

50 0 25 50 100

GRAPHIC SCALE: 1" = 50'

	Tree Type	Tree Diameter (inches)	Replacement Percentage	Status	Tree Classification	Mitigation Inches	Positive Credits
1	OAK	20	50%	Remove	Protected	10	
2	OAK	24	100%	Remove	Protected	24	
3	OAK	20	50%	Remove	Protected	10	
4	OAK	24	100%	Remove	Protected	24	
5	OAK	20	50%	Remove	Protected	10	
6	OAK	22	50%	Remove	Protected	11	
7	PECAN	36	300%	Remove	Protected	314	
8	OAK	26	100%	Remove	Protected	13	
					Total Inches to be Removed	**216**	
					Total Credits		**0**
					Total Inches to be Mitigated	**216**	
					Total Inches to be Provided	**315**	
					Number of Inches Remaining	**0**	
					Fee-In-Lieu ($50/Caliper Inch)	**$0**	

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

Table 10.2	
Caliper Inches	*Mitigation ratio*
12" - 23"	*Replace 1 caliper inch for every 2 caliper inches removed*
24" - 35"	*Replace 1 caliper inch for every 1 caliper inch removed*
36" and above	*Replace 3 caliper inches for every 1 caliper inch removed*

tnp Project VLK24387

VLK|ARCHITECTS

VLK Architects
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

Teague, Nall, & Perkins, Inc.
825 Watters Creek Boulevard,
Suite M300
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Teague, Nall, & Perkins, Inc.
5237 N. Riverside Drive,
Suite 100
Fort Worth, Texas 76137
Main Phone: 817.336.5773
www.tnpinc.com

50% Construction Documents

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

ISSUED: DECEMBER 4, 2024

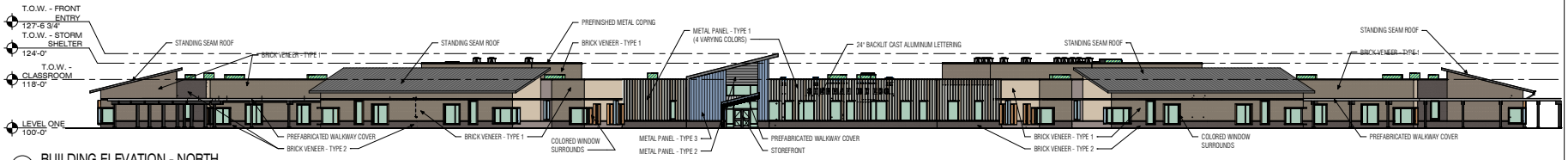
Revision No.

Director WMA
Designer TRB
Proj. Arch. VLK
Drawn By TNP
Quality Control TNP

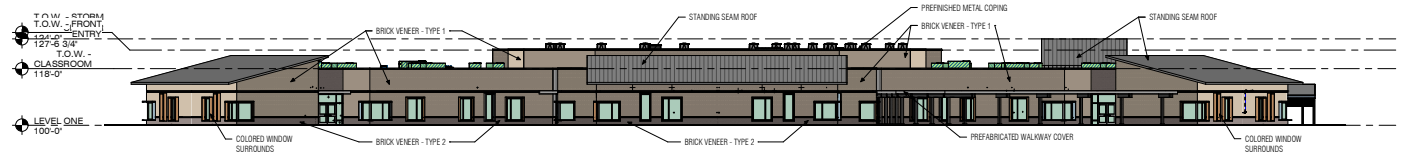
24-043.00

TREE PRESERVATION PLAN

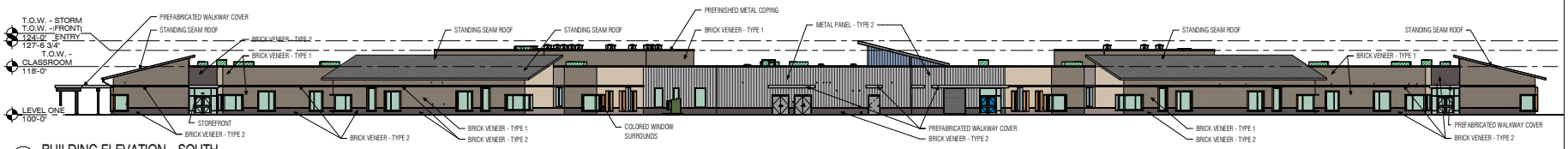
TR1.01



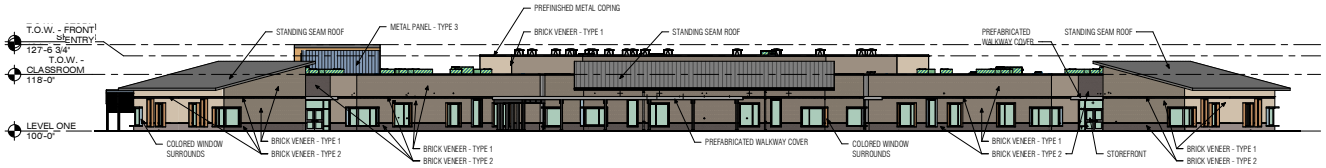
1 BUILDING ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



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



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



4 BUILDING ELEVATION - WEST
SCALE: 1/16" = 1'-0"

VLK|ARCHITECTS

ARCHITECT
VLK Architects
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: NOVEMBER 6, 2024

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CWS	VLK
Designer	Quality Control
WR	VLK
Proj. Arch.	
JAD	

PROJECT NO.
24-043.00

SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NO.
SUP.1

New Early Childhood Center

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 10, 2024

Taylor Boswell
Email: tboswell@tnpinc.com
825 Watters Creek Blvd, Suite M300
Allen, TX 75013

Dear Applicants,

The request for a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District located at 400 North Sunset Boulevard has been scheduled to be heard by the Planning and Zoning Commission on December 17, 2024, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk, Sherman.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The property must be properly maintained in a state of good repair and neat appearance.
6. 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.
7. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
9. 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.
10. 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

11. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
12. Traffic Impact Analysis with queuing study required to be submitted to Engineering Department for review and approval prior to Civil Engineering submittals per Pre-Development Meeting on October 10, 2024. Coordinate with Development Department for approved Traffic Consultant.
13. 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)*
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); Engineering Design Standards Manual 2.5*
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 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.

***The portion of the building exteriors that are enclosed by a fence need to have a walkthrough gate that can be locked for safety but has a key in the Knox Box.**

17. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1831 TEXOMA PARKWAY (Project No. 24-005835)

The request of Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District
B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in a C-1 (Retail Business) District.

Background:

The property is located at 1831 Texoma Parkway near the corner of North Grand Avenue and Texoma Parkway. The owner is requesting a Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District and a Specific Use Permit to allow a Hotel or motel in a C-1 (Retail Business) District.

The following has been approved for this location:

- 03/10/1970 – Specific Use Permit to allow a billboard sign
- 03/10/1981 – Exception to allow a mobile home on property other than a mobile home park for use as a dwelling and motel manager's office

Origination:

Rash Ventures, LLC (Owner) and Bluestar Surveying, LLC (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. Site Plan

7. Sherman Inn Photos
8. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

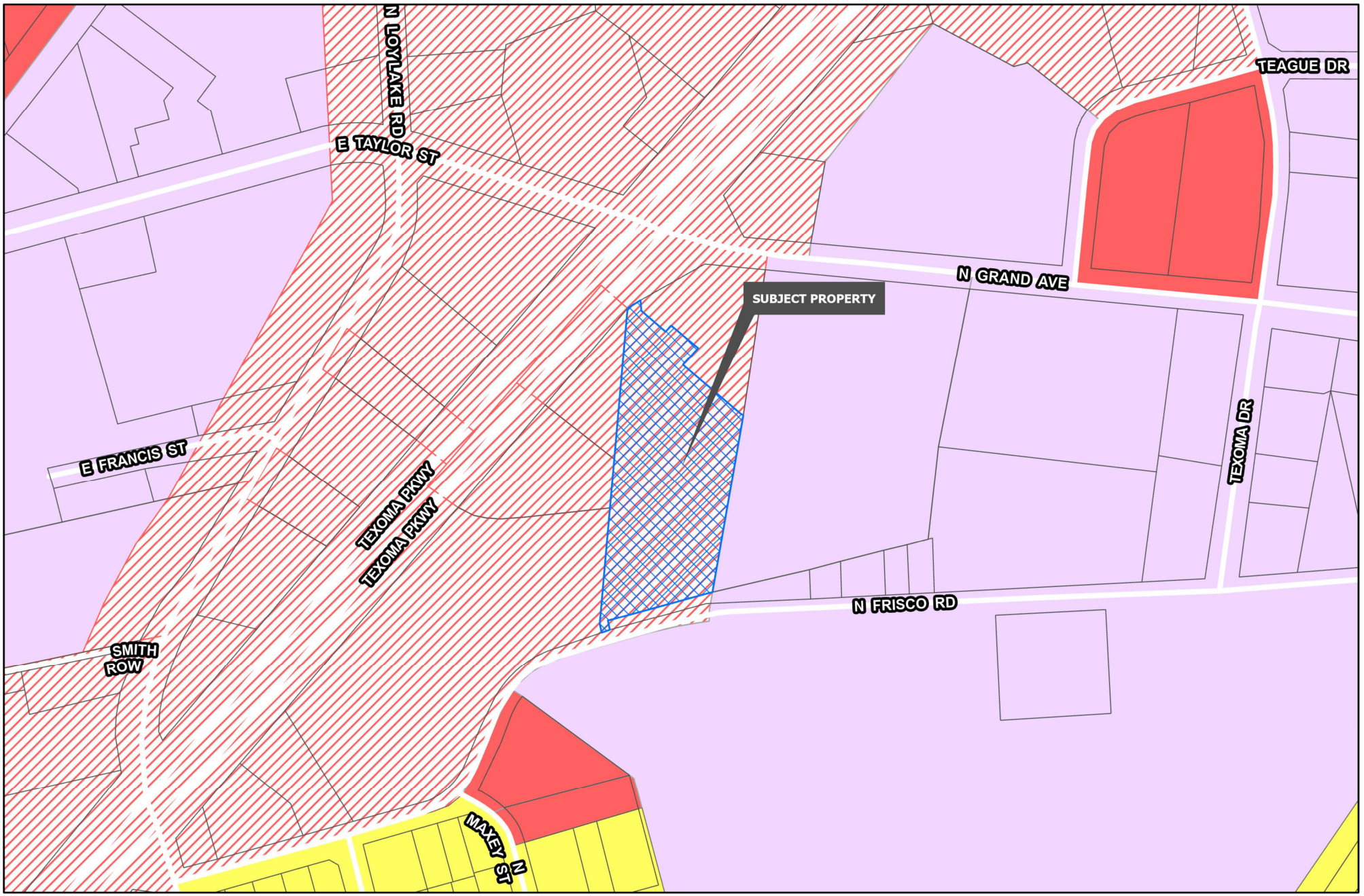
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1831 TEXOMA PKWY

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Date: 11/18/2024 4:06 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

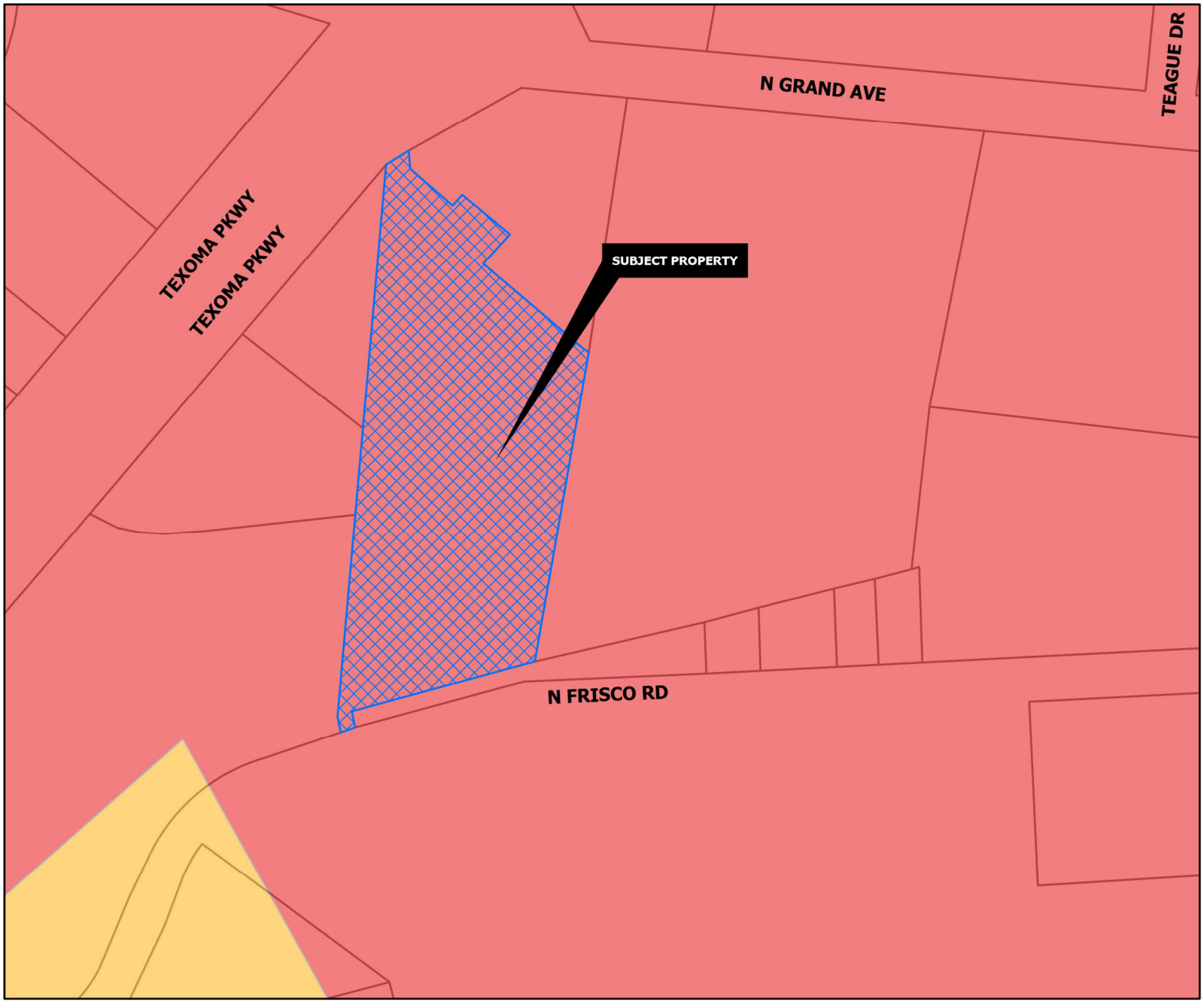
Development Services Department

- 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
1831 TEXOMA PKWY

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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

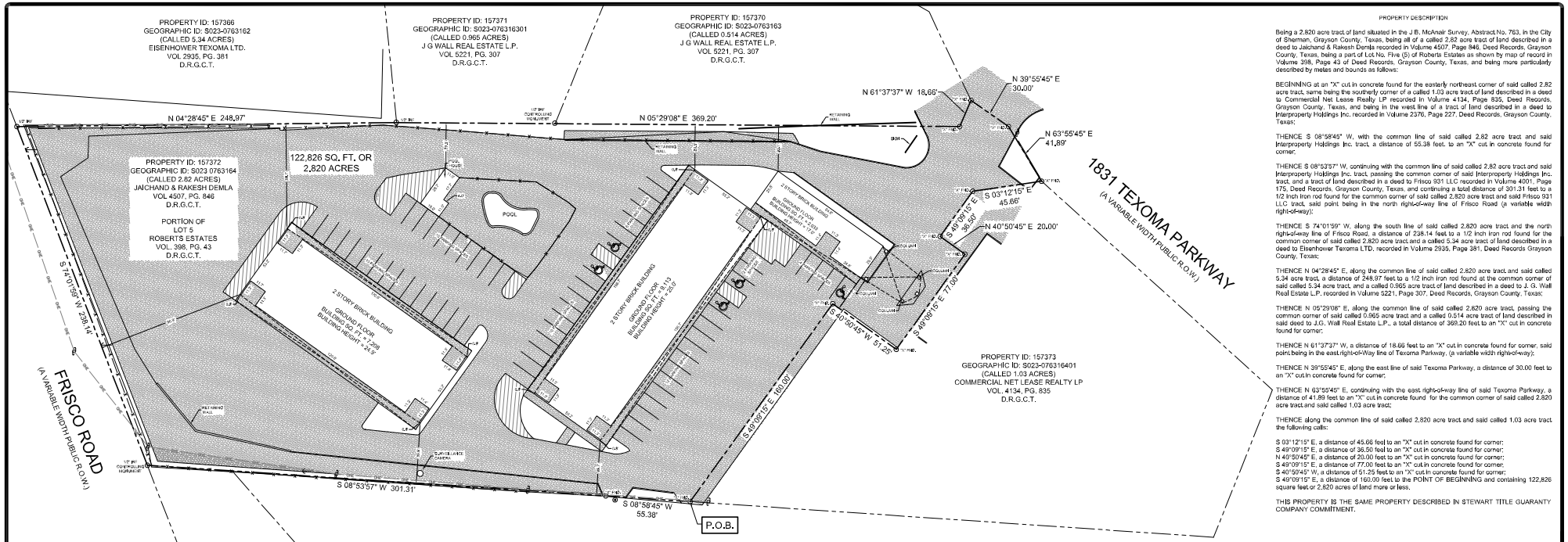
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
1831 TEXOMA PKWY

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Date: 11/18/2024 4:38 PM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST
PROJECT #: 24-005835
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229
12/05/2024 AT 2:44 P.M.



PROPERTY DESCRIPTION

Being a 2.820 acre tract of land situated in the J.B. McAnair Survey, Abstract No. 763, in the City of Sherman, Grayson County, Texas, being all of a called 2.82 acre tract of land described in a deed to Jaichand & Rakesh Demla recorded in Volume 4507, Page 846, Deed Records, Grayson County, Texas, being a part of Lot No. Five (5) of Roberts Estates as shown by map of record in Volume 398, Page 43 of Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the easterly northeast corner of said called 2.82 acre tract, same being the southerly corner of a called 1.03 acre tract of land described in a deed to Commercial Net Lease Realty LP recorded in Volume 4134, Page 835, Deed Records, Grayson County, Texas, and being in the west line of a tract of land described in a deed to Interproperty Holdings Inc. recorded in Volume 2376, Page 227, Deed Records, Grayson County, Texas;

THENCE S 08°58'45" W, with the common line of said called 2.82 acre tract and said Interproperty Holdings Inc. tract, a distance of 55.38 feet, to an "X" cut in concrete found for corner;

THENCE S 08°53'57" W, continuing with the common line of said called 2.82 acre tract and said Interproperty Holdings Inc. tract, passing the common corner of said Interproperty Holdings Inc. tract, and a tract of land described in a deed to Frisco 931 LLC recorded in Volume 4001, Page 175, Deed Records, Grayson County, Texas, and continuing a total distance of 301.31 feet to a 1/2 inch iron rod found for the common corner of said called 2.820 acre tract and said Frisco 931 LLC tract, said point being in the north right-of-way line of Frisco Road (a variable width right-of-way);

THENCE S 74°01'59" W, along the south line of said called 2.820 acre tract and the north right-of-way line of Frisco Road, a distance of 238.14 feet to a 1/2 inch iron rod found for the common corner of said called 2.820 acre tract and a called 5.34 acre tract of land described in a deed to Eisenhower Texoma LTD. recorded in Volume 2935, Page 381, Deed Records Grayson County, Texas;

THENCE N 04°28'45" E, along the common line of said called 2.820 acre tract and said called 5.34 acre tract, a distance of 248.97 feet to a 1/2 inch iron rod found at the common corner of said called 5.34 acre tract, and a called 0.965 acre tract of land described in a deed to J. G. Wall Real Estate L.P. recorded in Volume 5221, Page 307, Deed Records, Grayson County, Texas;

THENCE N 05°29'08" E, along the common line of said called 2.820 acre tract, passing the common corner of said called 0.965 acre tract and a called 0.514 acre tract of land described in said deed to J.G. Wall Real Estate L.P., a total distance of 369.20 feet to an "X" cut in concrete found for corner;

THENCE N 61°37'37" W, a distance of 18.66 feet to an "X" cut in concrete found for corner, said point being in the east right-of-Way line of Texoma Parkway, (a variable width right-of-way);

THENCE N 39°55'45" E, along the east line of said Texoma Parkway, a distance of 30.00 feet to an "X" cut in concrete found for corner;

THENCE N 63°55'45" E, continuing with the east right-of-way line of said Texoma Parkway, a distance of 41.89 feet to an "X" cut in concrete found for the common corner of said called 2.820 acre tract and said called 1.03 acre tract;

THENCE along the common line of said called 2.820 acre tract and said called 1.03 acre tract the following calls:

S 03°12'15" E, a distance of 45.66 feet to an "X" cut in concrete found for corner;
S 49°09'15" E, a distance of 36.50 feet to an "X" cut in concrete found for corner;
N 40°50'45" E, a distance of 20.00 feet to an "X" cut in concrete found for corner;
S 49°09'15" E, a distance of 77.00 feet to an "X" cut in concrete found for corner;
S 40°50'45" W, a distance of 51.25 feet to an "X" cut in concrete found for corner;
S 49°09'15" E, a distance of 160.00 feet to the POINT OF BEGINNING and containing 122,826 square feet or 2.820 acres of land more or less.

THIS PROPERTY IS THE SAME PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT.

PER CITY OF SHERMAN TEXAS

THIS SUBJECT PROPERTY IS ZONED: C-2 (GENERAL COMMERCIAL)

PER CITY ZONING:

FRONT BUILDING SETBACK	15'
SIDE SETBACK	NONE
REAR BUILDING SETBACK	10'
BUILDING HEIGHT	35' OR TWO STORIES
PARKING REQUIRED	1 PARKING SPACE PER UNIT
EXISTING PARKING SPACES	59 SPACES 5 HANDICAP SPACES 64 TOTAL

SURVEYOR'S CERTIFICATION

TO: Rash Ventures, LLC
Jaichand Demla and Rakesh Demla
Chapin Title Company
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 20(a) of Table A thereof. The field work was completed on March 24, 2015.

Date of Plat or Map: March 25, 2015.

Roy Rodriguez
Registered Professional Land Surveyor
Registration No.: Texas 5596

STATE OF TEXAS
REGISTERED
Roy Rodriguez
5596
PROFESSIONAL
LAND SURVEYOR

SCHEDULE B TITLE EXCEPTION ITEMS
STEWART TITLE GUARANTY COMPANY
GF # 304091
EFFECTIVE DATE: MARCH 9, 2015
ISSUED DATE: MARCH 13, 2015

10f Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume 398, Page 43, Deed Records, Grayson County, Texas.
(NO EASEMENTS ON PLAT)

10g Passageway easement referenced in deeds of record in Volume 1438, Page 117 and Volume 1589, Page 158, Deed Records, Grayson County, Texas, and subject to the conditions and stipulations contained herein.
(DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

10h Easement and Right of Way from Sherman Square South to Texas Power and Light Company and General Telephone Company recorded in Volume 1142, Page 222, Deed Records, Grayson County, Texas.
(DOES NOT AFFECT).

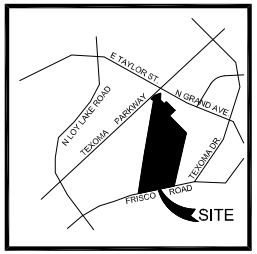
10i Stipulations and conditions as contained in General Warranty Deed dated June 23, 1978, of record in Volume 1438, Page 117, Deed Records, Grayson County, Texas.
(DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

10j Easement from Bowen McClure and Ellen McClure to Texas Power & Light Company, of record in Volume 391, Page 70 of the Deed Records of Grayson County, Texas.
(DOES AFFECT CAN NOT BE PLOTTED).

10k Easement from Bowen McClure to Texas Power & Light Company, of record in Volume 366, Page 670 of the Deed Records of Grayson County, Texas.
(DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The property described hereon (the "**Property**") is the same as the property described in STEWART TITLE GUARANTY COMPANY, Commitment No. 304091 with an effective date of March 09, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
3. All visible utilities serving the Property enter through adjoining public streets and/or easements of record.
4. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map No. 48181C, with a date of identification of September 26, 2010, for Community No. 0290F, in the County of Grayson, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated
5. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as shown hereon.
6. The Property has direct access to Texoma Parkway, a dedicated public street or highway.
7. The total number of striped parking spaces on the Property is 64, including 5 designated handicap spaces, and to the extent possible, are graphically shown hereon.
8. There was no observed evidence of any party walls with adjoining properties.
9. There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
10. There was no observed evidence of any delineated wetland areas on the Property.
11. There are no off-site easements benefitting the property
12. There is no evidence of current earth moving work, building construction or building additions at the Property.



VICINITY MAP
N.T.S.

0' 10' 20' 30' 60'
SCALE: 1" = 30'

1831 TEXOMA PARKWAY
SHERMAN INN
2.820 ACRES
ALTA / ACSM LAND TITLE SURVEY
PORTION OF
LOT FIVE (5)
ROBERTS ESTATES
SITUATED IN THE
B. McANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202). North American Datum 1983 (2011). (2) GPS = Controlling monument. (3) Unless otherwise noted, control property is affected by one or more of title, setback, easements and other matters that are shown on other part of the Notes to the Drawing but not the title commitment this date.

LEGEND

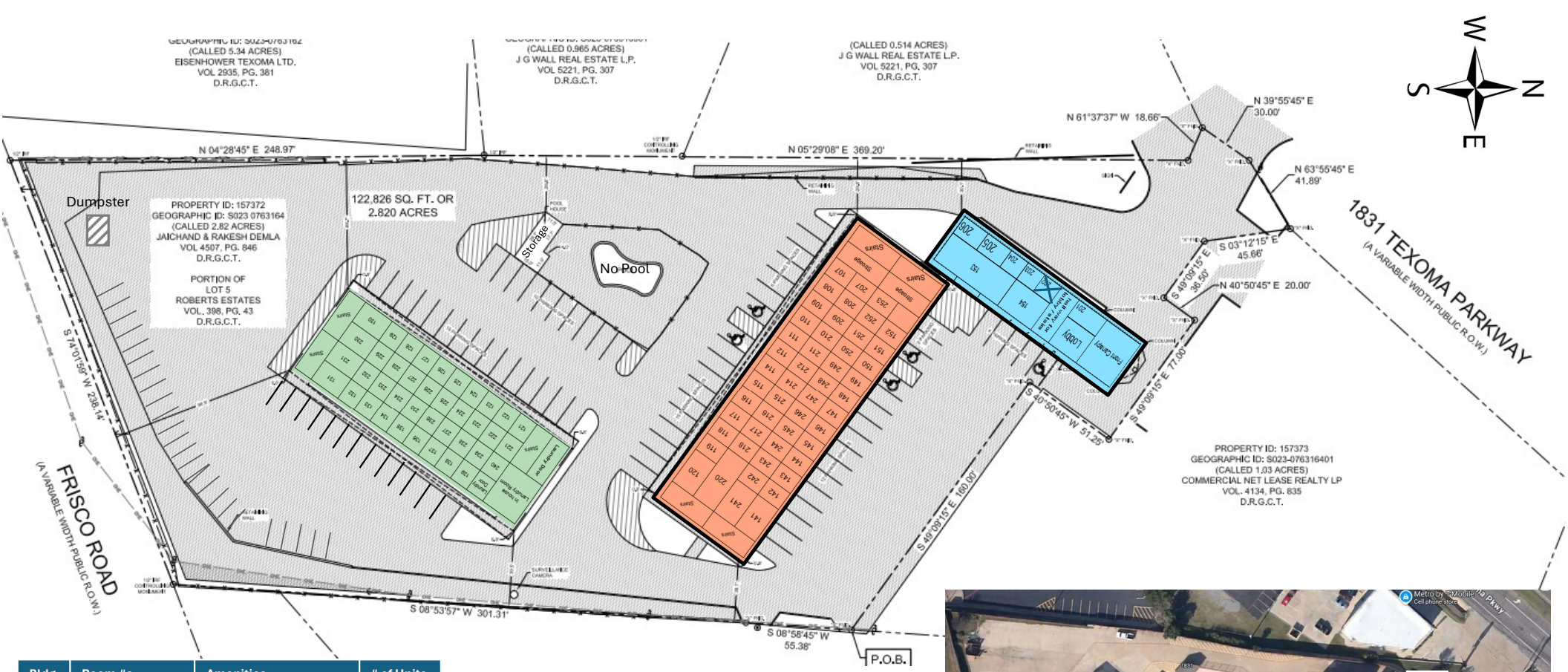
GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITERING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	SWB MAN HOLE	WATER VALVE	FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	OHE OVER HEAD ELECTRIC

1/2" ORS 1/2" SET CAPPED IRON ROD STAMPED 5596

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

BLUESTAR SURVEYING LLC
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9706
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

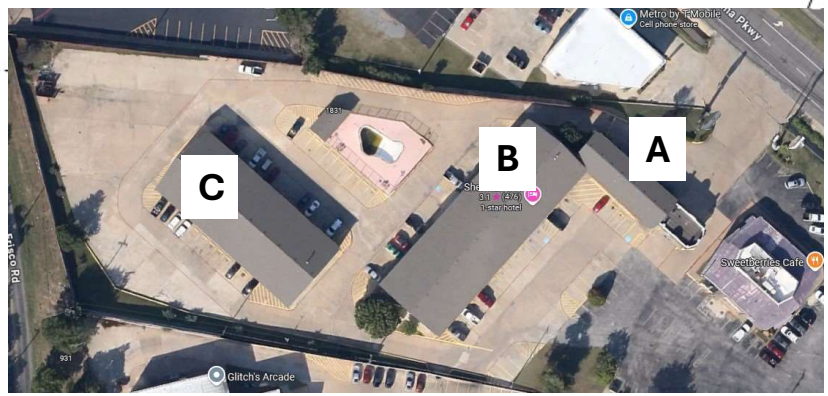
JN 15-037	GF # 304091	DATE: 3/24/15



Bldg	Room #s	Amenities	# of Units
A	153-154; 202-206	Canopy; Lobby; Storage	7
B	107-120; 141-152 207-220; 241-253	Guest Laundry; Storage	50
C	121-139; 221-240	House Laundry	39

Parking Stalls: Existing – 81; additional spots can be striped on the southeast of the property (shown in Red). Existing parking sapce size is 9'x18'. However, new parking will be 9'x20'.

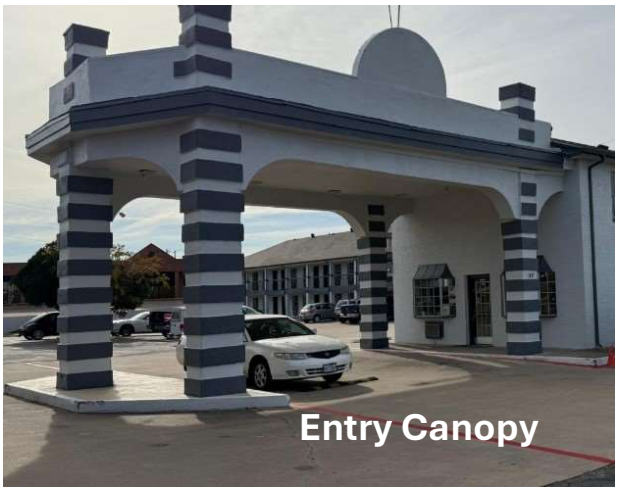
Sherman Inn and Suites
1831 Texoma Parkway
Sherman, TX 75090



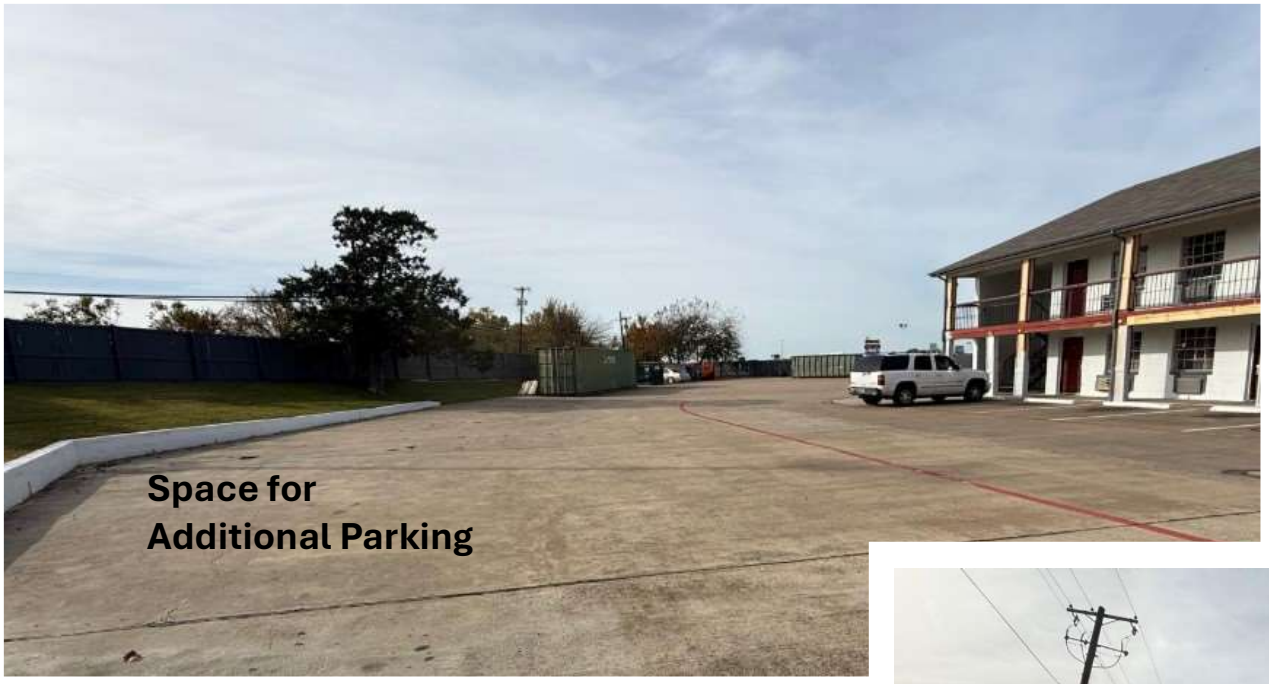

Building - B


Building - C


Building - B


Entry Canopy


Building - A


Space for
Additional Parking


Dumpster with recently
replaced encloser


Recently painted
Firelanes


Building Painting in
Progress (12/02/24)

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 10, 2024 Sent via Email

RASH Sherman, LLC
RASH Ventures, LLC
Email: rashventures1@gmail.com
1831 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District located at 1831 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 17, 2024, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Permanent residents are not permitted. Hotel guests shall not stay longer than 30 days.
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. 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 RASH Sherman, LLC is the owner or lessee of the Property.
8. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*

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

Engineering

12. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
13. 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)*

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 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. 24.

Meeting Date: 12/17/2024

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3230 NORTHGATE DRIVE (Project No. 24-005840)

The request of Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor) concerning the property located at 3230 Northgate Drive, consisting of 143.038 acres being in the Elizabeth Jones Survey, Abstract 625 and currently in the Blalock Industrial Park Planned Development, as follows:

Board of Adjustment

Public Hearing and Variance under Section 2.3.5(b) to allow a 0.50' side setback in lieu of the required 50' for a monument sign.

Background:

The property is located at 3230 Northgate Drive between West Travis Street and West FM 1417 (Heritage Parkway). The owner is requesting Variances for a 0.50' side setback in lieu of the required 50' for a monument sign.

The following has been approved for this location:

3200 Block Northgate Drive:

- 12/13/2022 - Site Plan approval of Globalwafers America Addition
- 1/10/2023 Site Plan for Globalwafers America Addition.
- 1/10/2023 Public Hearing and Variance to the Blalock Industrial Park Planned Development (Section 2.3.5 (a)) to provide enhanced landscaping in lieu of the requirement to have areas between the building lines and the roads right-of-way be used for lawns, open landscaping and green areas.
- 04/18/2023 - Replat for GlobalWafers America, LLC.

Origination:

Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor)

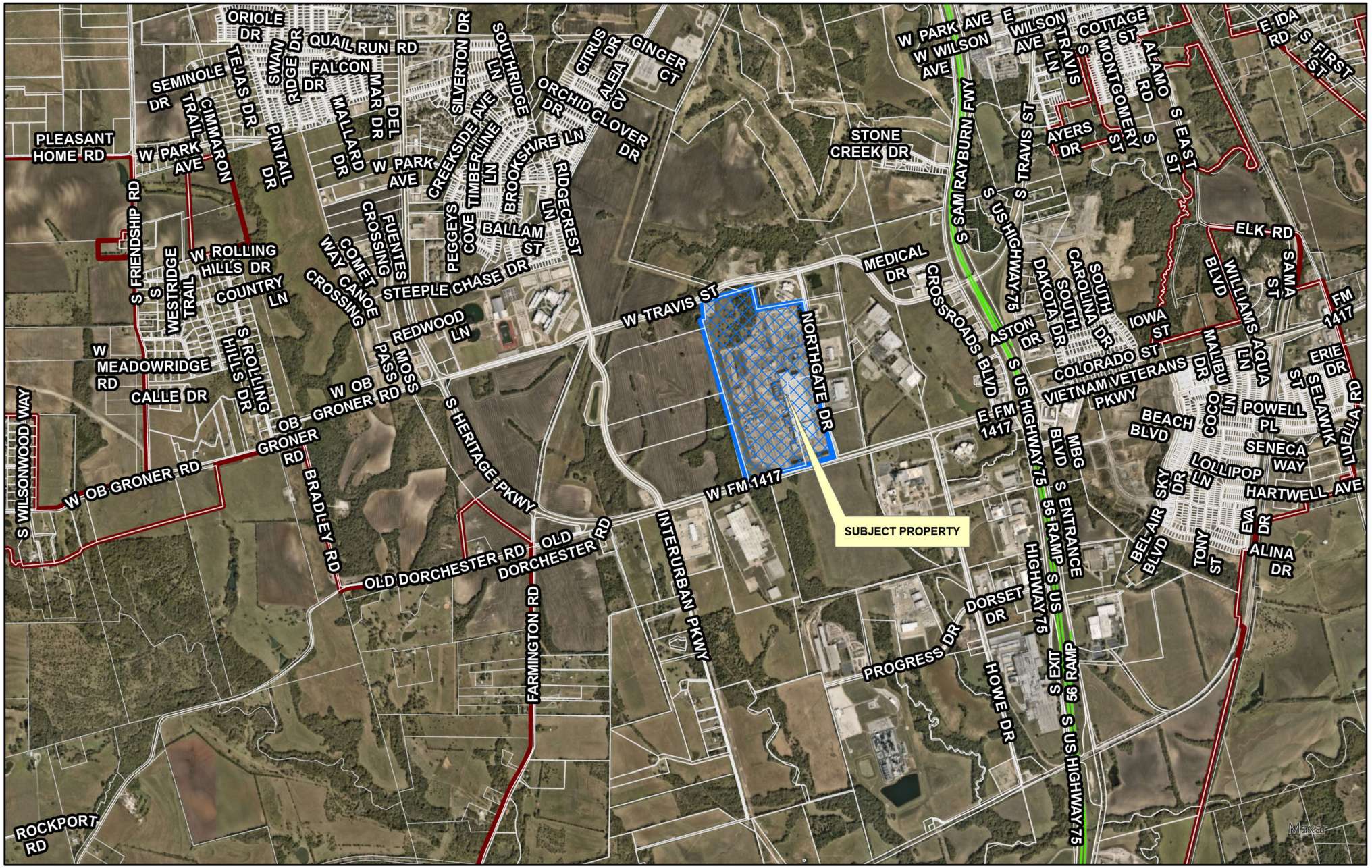
Staff Recommendation:

Staff has no objection to the approval of this variance pending a response to engineering comments regarding identified easements.

Attachments:

1. Location Map
2. Zoning Map

3. Future Landuse Map
4. Property Notification Signs
5. Narrative
6. Replat
7. Comment Response Letter
8. Site Plan
9. Elevations



dlagrone H:\PLANNING\Public Notification KT.aprx

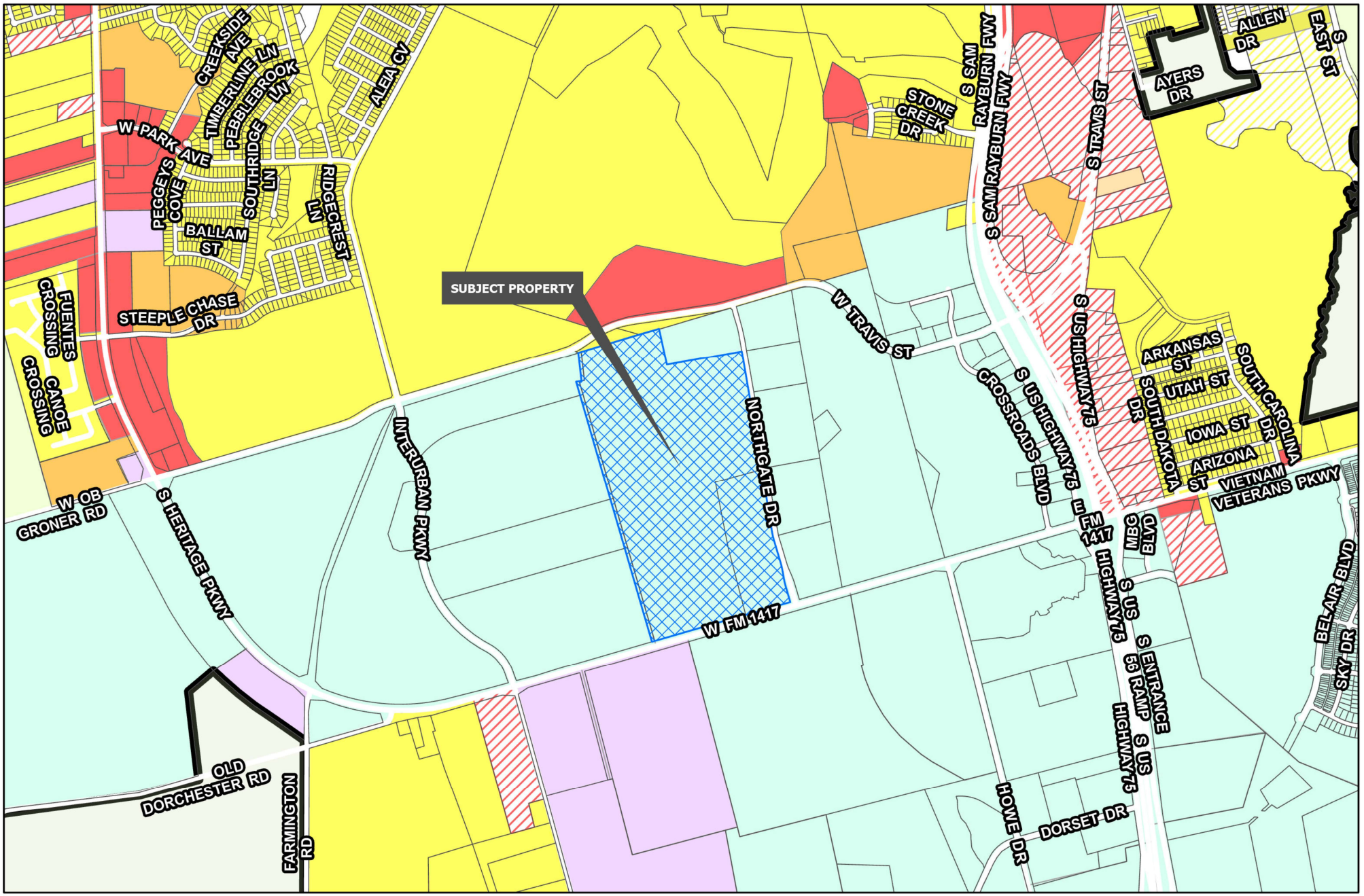
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3230 NORTHGATE DR

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Date: 11/18/2024 4:06 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

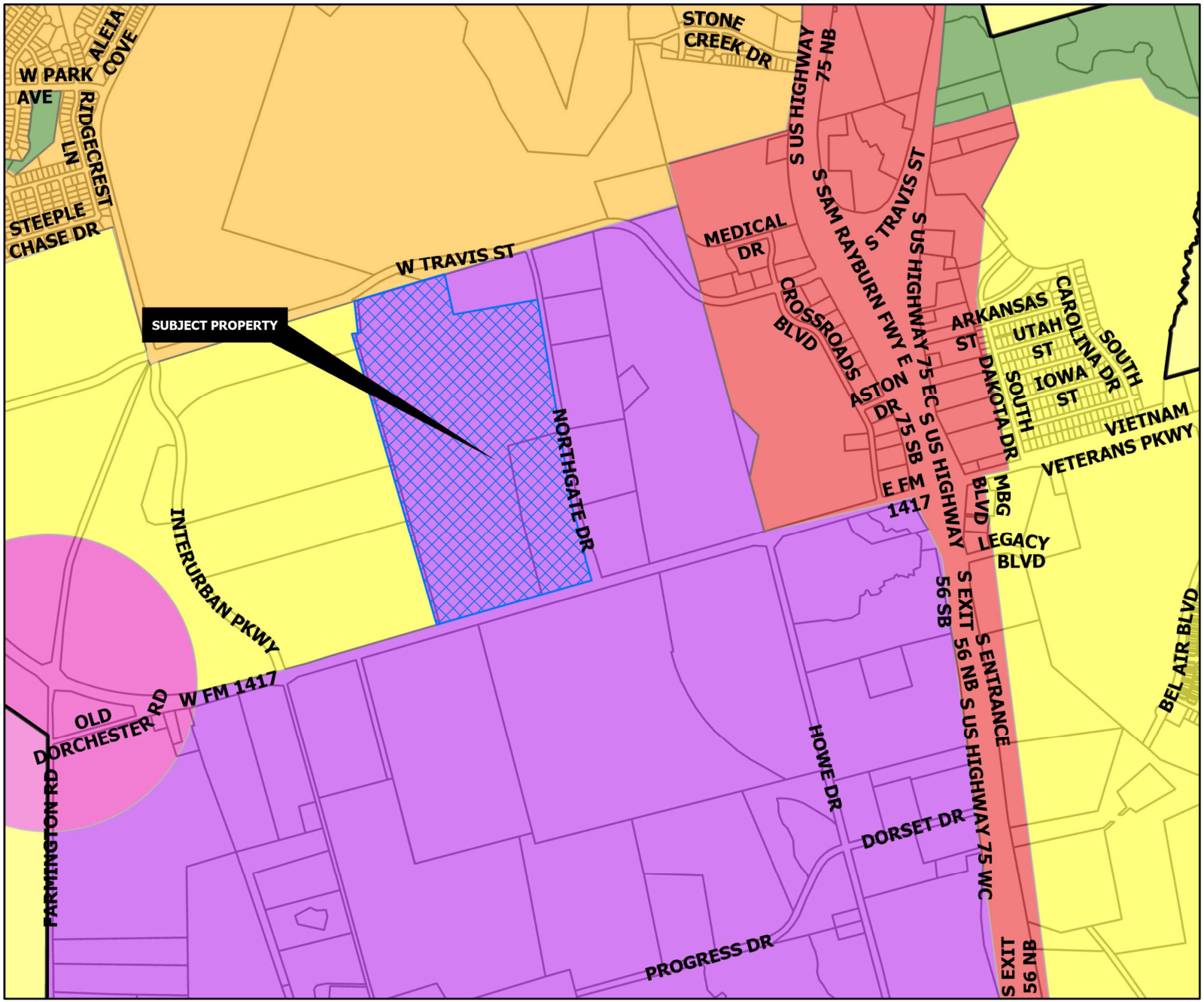
Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3230 NORTHGATE DR

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Date: 11/18/2024 4:56:07



TECHNOLOGY HUB

Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Appropriate Land Use Types

- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

- Light Manufacturing
- Heavy Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

Considerations

- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.

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
3230 NORTHGATE DR

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Date: 11/18/2024 4:08 PM


3230 Northgate Dr
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 24-005840
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
DEC 05, 2024
SHERMAN
10:10 AM


3230 Northgate Dr
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 24-005840
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
DEC 05, 2024
SHERMAN
10:20 AM

GlobalWafers America – Sherman, TX

Monument Sign Project Narrative

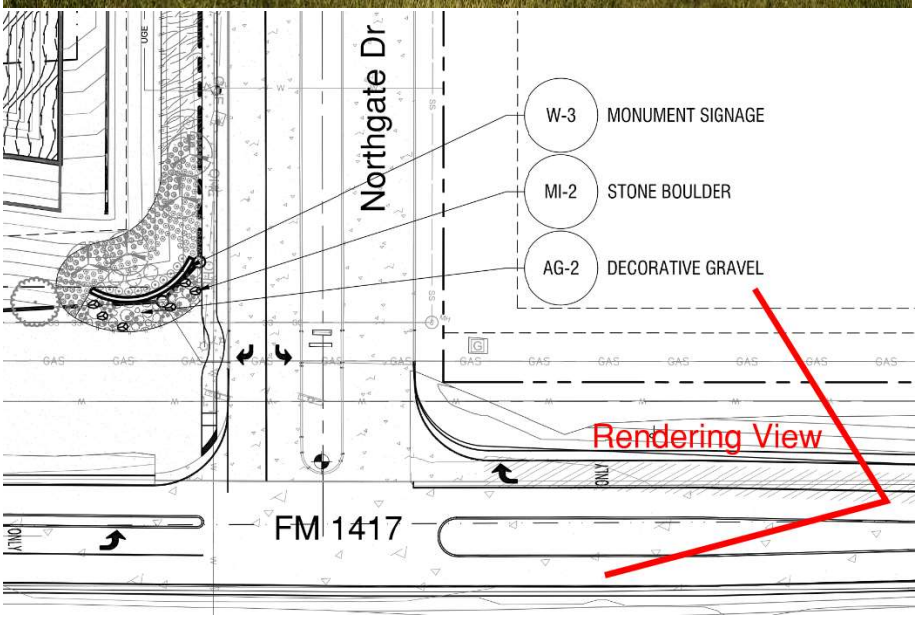
Date: 11/06/2024

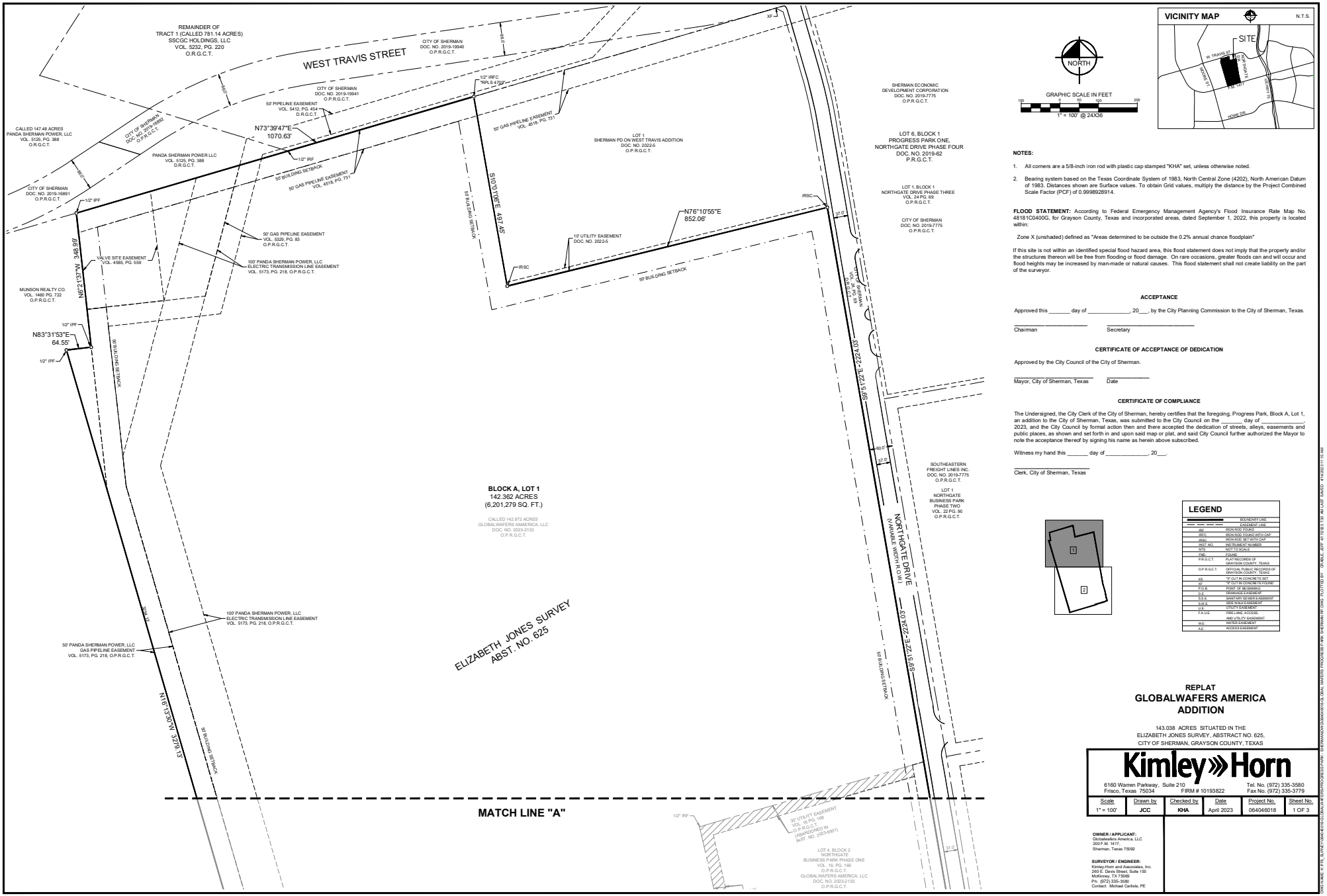
The proposed Monument Sign is complementing the project building exterior with using the same metal panel material, texture and color selection. The company logo is elegantly lacer cut out of the internally illuminated signge elevation presenting the graphics in the same blue color as used at the building facades.

The proposed location falls naturally by the project street intersection and main entry with a landscaped area around it. The 8’x40’ sign is curved to soften it’s presence and blend into the site perimeter. The signage location and size correspond nicely to the project size.

View from FM 1417 looking North-West towards the project site.







NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, multiply the distance by the Project Combined Scale Factor (PCF) of 0.9998828914.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0400G, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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.

ACCEPTANCE

Approved this _____ day of _____, 20___, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Approved by the City Council of the City of Sherman.

_____ _____
Mayor, City of Sherman, Texas Date

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Progress Park, Block A, Lot 1, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 20___.

_____
Clerk, City of Sherman, Texas

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT

REPLAT
GLOBALWAFERS AMERICA ADDITION

143.038 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

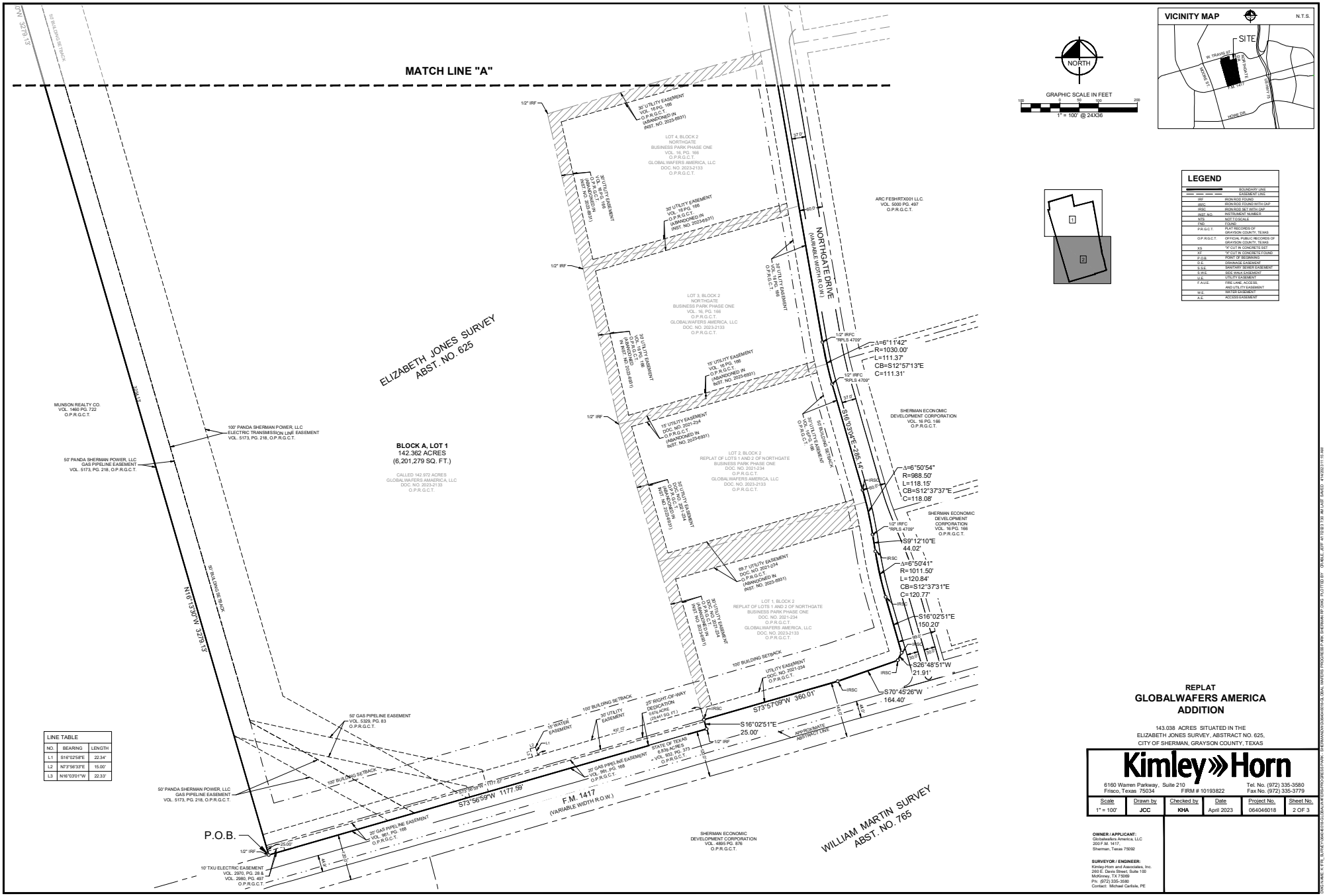
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	April 2023	064046018	1 OF 3

OWNER / APPLICANT:
Globalwafers America, LLC
200 F.M. 1417,
Sherman, Texas 75092

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph. (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\064046018\SURVEY\064046018-REPLAT-PROGRESS PARK, BLK A LOT 1 & NORTHGATE DRIVE PHASE FOUR.DWG LAYOUT: 1 PLOTTED BY: DANIEL JEFF 4/19/2023 7:39 AM LAST SAVED BY: KSOSA 4/19/2023 11:15 AM


MATCH LINE "A"
VICINITY MAP
N.T.S.
SITE
NORTH
GRAPHIC SCALE IN FEET
1" = 100' @ 24X36
LEGEND
BOUNDARY LINE
EASEMENT LINE
IRF IRON ROD FOUND
IRFC IRON ROD FOUND WITH CAP
IRSC IRON ROD SET WITH CAP
INST. NO. INSTRUMENT NUMBER
NTS NOT TO SCALE
FND FOUND
P.R.G.C.T. PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS "X" CUT IN CONCRETE SET
XF "X" CUT IN CONCRETE FOUND
P.O.B. POINT OF BEGINNING
D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
S.W.E. SIDE WALK EASEMENT
U.E. UTILITY EASEMENT
F.A.U.E. FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E. WATER EASEMENT
A.E. ACCESS EASEMENT
BLOCK A, LOT 1
142.362 ACRES
(6,201,279 SQ. FT.)
CALLED 142.972 ACRES
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.
ELIZABETH JONES SURVEY
ABST. NO. 625
WILLIAM MARTIN SURVEY
ABST. NO. 765
MUNSON REALTY CO.
VOL. 1460 PG. 722
O.P.R.G.C.T.
ARC FESHRTX001 LLC.
VOL. 5000 PG. 497
O.P.R.G.C.T.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
VOL. 16 PG. 166
O.P.R.G.C.T.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
VOL. 4895 PG. 876
O.P.R.G.C.T.
NORTHGATE DRIVE
(VARIABLE WIDTH R.O.W.)
F.M. 1417
(VARIABLE WIDTH R.O.W.)
LOT 4, BLOCK 2
NORTHGATE
BUSINESS PARK PHASE ONE
VOL. 16, PG. 166
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.
LOT 3, BLOCK 2
NORTHGATE
BUSINESS PARK PHASE ONE
VOL. 16, PG. 166
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.
LOT 2, BLOCK 2
REPLAT OF LOTS 1 AND 2 OF NORTHGATE
BUSINESS PARK PHASE ONE
DOC. NO. 2021-234
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.
LOT 1, BLOCK 2
REPLAT OF LOTS 1 AND 2 OF NORTHGATE
BUSINESS PARK PHASE ONE
DOC. NO. 2021-234
O.P.R.G.C.T.
GLOBALWAFERS AMERICA, LLC
DOC. NO. 2023-2133
O.P.R.G.C.T.
30' UTILITY EASEMENT VOL. 16 PG. 166 O.P.R.G.C.T. (ABANDONED IN INST. NO. 2023-6931)
15' UTILITY EASEMENT VOL. 16 PG. 166 O.P.R.G.C.T. (ABANDONED IN INST. NO. 2023-6931)
15' UTILITY EASEMENT DOC. NO. 2021-234 O.P.R.G.C.T. (ABANDONED IN INST. NO. 2023-6931)
69.7' UTILITY EASEMENT DOC. NO. 2021-234 O.P.R.G.C.T. (ABANDONED IN INST. NO. 2023-6931)
100' PANDA SHERMAN POWER, LLC ELECTRIC TRANSMISSION LINE EASEMENT VOL. 5173, PG. 218, O.P.R.G.C.T.
50' PANDA SHERMAN POWER, LLC GAS PIPELINE EASEMENT VOL. 5173, PG. 218, O.P.R.G.C.T.
50' GAS PIPELINE EASEMENT VOL. 5329, PG. 83 O.P.R.G.C.T.
10' WATER EASEMENT
30' UTILITY EASEMENT
20' RIGHT-OF-WAY DEDICATION (870 ACRE (37,841 SQ. FT.))
20' GAS PIPELINE EASEMENT VOL. 991, PG. 169 O.P.R.G.C.T.
STATE OF TEXAS 6.89 ACRES VOL. 852, PG. 273 O.P.R.G.C.T.
10' TXU ELECTRIC EASEMENT VOL. 2970, PG. 28 & VOL. 2980, PG. 467 O.P.R.G.C.T.
UTILITY EASEMENT DOC. NO. 2021-234 O.P.R.G.C.T.
100' BUILDING SETBACK
50' BUILDING SETBACK
30' BUILDING SETBACK
APPROXIMATE ABSTRACT LINE
P.O.B.
N16°13'30"W 3279.13'
S73°56'59"W 1177.59'
S73°57'05"W 360.01'
S16°02'51"E 25.00'
S70°45'26"W 164.40'
S26°48'51"W 21.91'
S16°02'51"E 150.20'
S9°12'10"E 44.02'
S16°03'04"E 2265.14'
Δ=6°11'42"
R=1030.00'
L=111.37'
CB=S12°57'13"E
C=111.31'
Δ=6°50'54"
R=988.50'
L=118.15'
CB=S12°37'37"E
C=118.08'
Δ=6°50'41"
R=1011.50'
L=120.84'
CB=S12°37'31"E
C=120.77'
1/2" IRF
1/2" IRFC "RPLS 4709"
IRSC
LINE TABLE
NO. BEARING LENGTH
L1 S16°02'58"E 22.34'
L2 N73°56'33"E 15.00'
L3 N16°03'01"W 22.33'
REPLAT
GLOBALWAFERS AMERICA ADDITION
143.038 ACRES SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale 1" = 100'
Drawn by JCC
Checked by KHA
Date April 2023
Project No. 064046018
Sheet No. 2 OF 3
OWNER / APPLICANT:
Globalwafers America, LLC
200 F.M. 1417,
Sherman, Texas 75092
SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph. (972) 335-3580
Contact: Michael Carlisle, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS GLOBALWAFERS AMERICA, LLC, is the sole owner of a tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being all of a called 142.972 acre tract of land described in a deed to Globalwafers America, LLC, recorded in Document No. 2023-2133 of the Official Public Records of Grayson County, Texas, all of Lots 3 and 4, Block 2 of Northgate Business Park Phase One, an addition to the City of Sherman, Grayson County, Texas, according to the Final Plat thereof recorded in Volume 16, Page 166 of the Official Public Records of Grayson County, Texas, and being all of Lots 1 and 2, Block 2 of the Replat of Lots 1 and 2 of Northgate Business Park Phase One, an Addition to the City of Sherman, Grayson County, Texas, according to the Replat thereof recorded in Document No. 2021-234 of the Official Public Records of Grayson County, Texas, being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 142.972 acre tract, common to the southeast corner of a tract of land described in a deed to Munson Realty Co., recorded in Volume 1460, Page 722 of the Official Public Records of Grayson County, Texas, being in the northerly right-of-way line of F.M. 1417, a variable width right-of-way;

THENCE departing the northerly right-of-way line of said F.M. 1417, along the westerly line of said 142.972 acre tract and along the easterly line of said Munson Realty, LLC tract, the following distances and courses:

North 16°13'30" West, a distance of 3,279.13 feet to a 1/2 inch iron pipe found for corner;

North 83°31'53" East, a distance of 64.55 feet to a 1/2 inch iron pipe found for corner;

North 06°21'37" West, a distance of 348.99 feet to a 1/2 inch iron pipe found for the northwest corner of said 142.972 acre tract, same being the northeast corner of said Munson Realty, LLC tract, same also being on the southerly line of a tract of land described in a deed to Panda Sherman Power, LLC, recorded in Volume 5125, Page 388 of the Deed Records of Grayson County, Texas;

THENCE North 73°39'47" East, along the northerly line of said 142.972 acre tract, the southerly line of said Panda Sherman Power, LLC tract, and the southerly line of a tract of land described in a deed to the City of Sherman, recorded in Document No. 2019-19941 of the Official Public Records of Grayson County, Texas, a distance of 1,070.63 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 4709" found for the northernmost northeast corner of said 142.972 acre tract, same being the northwest corner of Lot 1 of Sherman PD on West Travis Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the final plat thereof recorded in Document No. 2022-5 of the Official Public Records of Grayson County, Texas;

THENCE South 10°01'06" East, departing the southerly line of said City of Sherman tract, continuing along the northerly line of said 142.972 acre tract and along the westerly line of said Lot 1, a distance of 497.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said 142.972 acre tract, same being the southwest corner of said Lot 1;

THENCE North 76°10'55" East, continuing along the northerly line of said 142.972 acre tract and along the southerly line of said Lot 1, a distance of 852.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easternmost northeast corner of said 142.972 acre tract, common to the southeast corner of said Lot 1, same being on the westerly right-of-way line of said Northgate Drive, a variable width right-of-way;

THENCE along the westerly right-of-way line of said Northgate Drive, the easterly line of said 142.972 acre tract, and along the easterly line of said Lot 1-4, Block 2, the following courses and distances:

South 09°51'22" East, a distance of 2,224.03 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4709" found at the beginning of a tangent curve to the left with a radius of 1,030.00 feet, a central angle of 06°11'42", and a chord bearing and distance of South 12°57'13" East, 111.31 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 111.37 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4709" found for corner;

South 16°03'04" East, a distance of 285.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 988.50 feet, a central angle of 06°50'54", and a chord bearing and distance of South 12°37'37" East, 118.08 feet;

In a southeasterly direction, with said tangent curve to the right, an arc distance of 118.15 feet to a 1/2 inch iron rod with plastic cap stamped "RPLS 4709" found for corner;

South 09°12'10" East, a distance of 44.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,011.50 feet, a central angle of 06°50'41", and a chord bearing and distance of South 12°37'31" East, 120.77 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 120.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°02'51" East, a distance of 150.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the north end of a corner clip at the intersection of the westerly right-of-way line of said Northgate Drive with the northerly right-of-way line of said F.M. 1417, same being the easternmost southeast corner of said Lot 1, Block 2;

THENCE South 26°48'51" West, departing the westerly right-of-way line of said Northgate Drive and along said corner clip, a distance of 21.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip, same being the southerly southeast corner of said Lot 1, Block 2;

THENCE along the northerly right-of-way line of said F.M. 1417, the southerly line of said Lot 1, Block 2, and along the southerly line of said 142.972 acre tract, the following courses and distances:

South 70°45'26" West, a distance of 164.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°57'09" West, a distance of 360.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°02'51" East, a distance of 25.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°56'59" West, a distance of 1,177.59 feet to the **POINT OF BEGINNING** and containing 143.038 acres (6,230,720 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, GLOBALWAFERS AMERICA, LLC, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **GLOBALWAFERS AMERICA ADDITION,** an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

GLOBALWAFERS AMERICA, LLC, does herein certify the following:

1. The streets and alleys herein 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/or 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 place 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

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

BY: GLOBALWAFERS AMERICA, LLC, a Delaware limited liability company

By: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, GLOBALWAFERS AMERICA, LLC, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **GLOBALWAFERS AMERICA ADITION**, 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 purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to 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 or damages to or taking 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 the 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 in **GLOBALWAFERS AMERICA 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 _____, AD, 20___.

BY: GLOBALWAFERS AMERICA, LLC, a Delaware limited liability company

By: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

REPLAT
GLOBALWAFERS AMERICA ADDITION

143.038 ACRES SITUATED IN THE
ELIZABETH JONES SURVEY, ABSTRACT NO. 625,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	April 2023	061287023	3 OF 3

OWNER / APPLICANT:
Globalwafers America, LLC
200 F.M. 1417,
Sherman, Texas 75092

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph. (972) 335-3580
Contact: Michael Carlisle, PE

DWG NAME: K:\FRI_SURVEY\061287023\SURVEY\061287023-GLOBALWAFERSADDITION.DWG XREFS PROCESSED PWP, XREFS PROCESSED PWP, FREEMAN DWG PLOTTED BY: DANIEL.JEFF AT 4/13/2023 7:00 AM LAST SAVED BY JEFF.FREEMAN AT 4/13/2023 7:00 AM

Kimley»Horn

December 3, 2024

RE: ***GLOBALWAFERS AMERICA SIGN VARIANCE***
Response to staff comments – Dated December 3rd, 2024

Attached to this response letter is the revised Construction Plans. City comments are listed first followed by the responses in ***black bold italics***. We hope these responses address your review comments.

Required revisions per engineering

1. Accurately show and identify all sizes and type of easements on site plan, as indicated on the filed plat and proposed final plat.
   All easements and recording information are now shown on the site plan.
2. Show depth of ground of sign foundation on site plan. *Code of ordinances 14.07.009(2)*.
   a. Only signs with a slab or approved spread footing foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement. *(sec. 14.07.009(2)(E))*

   The sign elevations sheet has a section detail now showing the depth of the sign foundation (Detail 3: Monumental Sign – Section).

Additional Informational Engineering Comments

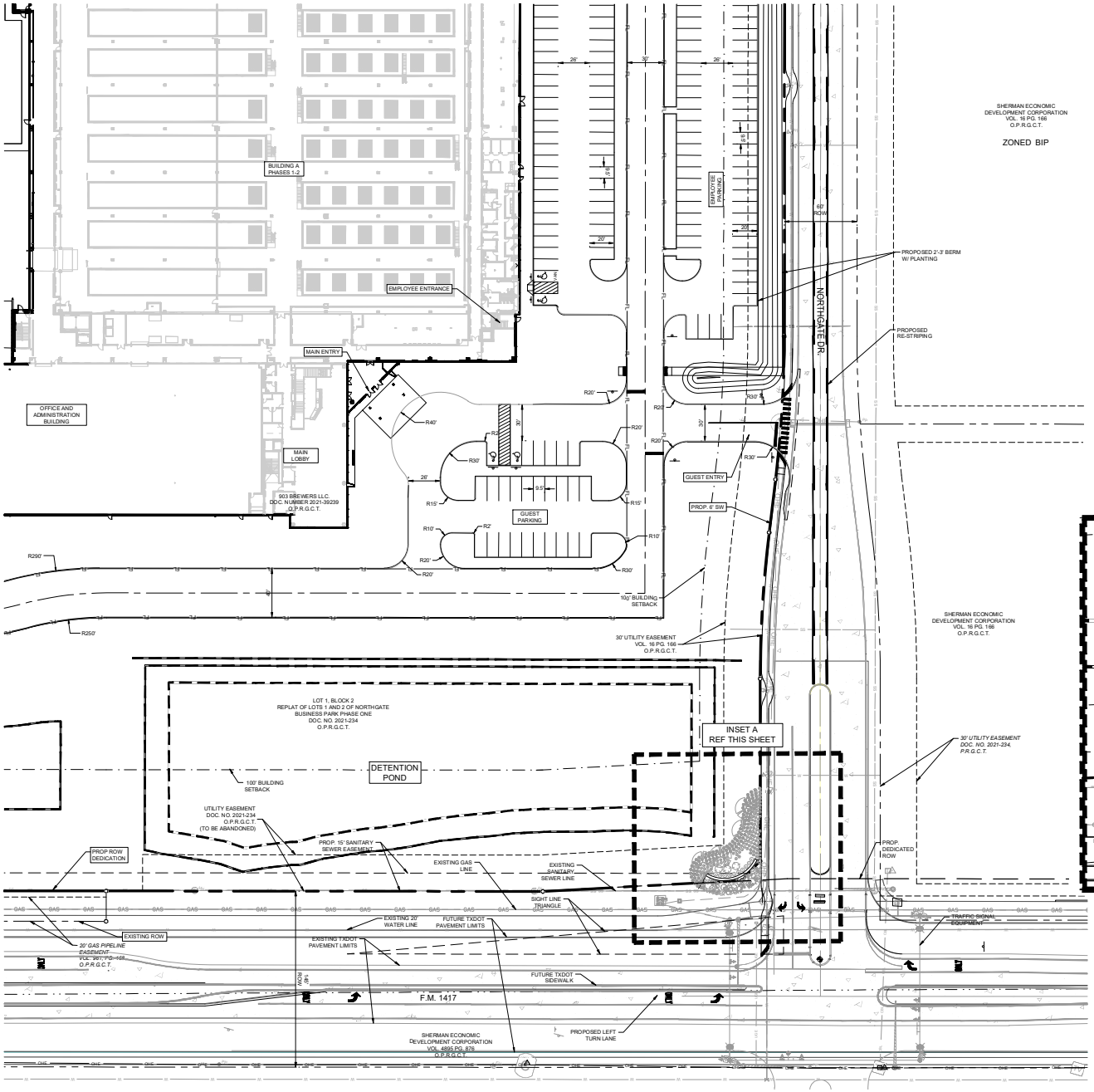
3. Proposed Monument Sign appears to lie within the existing 30' utility easement. Encroachment agreement approved by city council is required
   a. Approval of a sign encroachment agreement is required before a freestanding sign may be constructed within any easements, only signs with a slab or approved spread footing foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement. *(sec. 14.07.009(2)(E))*

   Noted. We are currently prepping the separate submittal for the encroachment agreement.

If you have any questions, or need any additional information, please let me know.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.
Michael Carlisle, P.E.
Associate



LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- TYP. TYPICAL
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- BL BUILDING LINE/SETBACK
- EX EXISTING
- PROP. PROPOSED

NOTES

1. REFERENCE LANDSCAPE PLANS FOR SIDEWALKS AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
2. REFERENCE STANDARD CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. THIS IS AN ENTITLEMENT DOCUMENT TO BE REVIEWED AND CONSIDERED FOR APPROVAL BY THE CITY OF SHERMAN. ITEMS SHOWN ON THIS PLAN MAY DIFFER FROM THE APPROVED CONSTRUCTION DOCUMENTS. THUS, THIS DOCUMENT SHOULD NOT BE USED FOR CONSTRUCTION.

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
RESUBMITTED: DECEMBER 3RD, 2024

Owner:
GlobalWafers America
200 FM 1417 West
Sherman, TX 75092

ARCHITECT:
Page Southerland Page
1800 Main Street
Suite 123
Dallas, Texas 75021
Phone:(214) 522-3900
Eric Kuehmeier

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
200 North Travis Street
Suite 500
Sherman, Texas 75090
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: MICHAEL J. CARLISLE
P.E. No. 132972 Date: 12/3/2024

KHA PROJECT	068406018
DATE	DECEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	SEH
CHECKED BY	JCR

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

CITY SITE PLAN - SIGNAGE

SHEET NUMBER
SP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

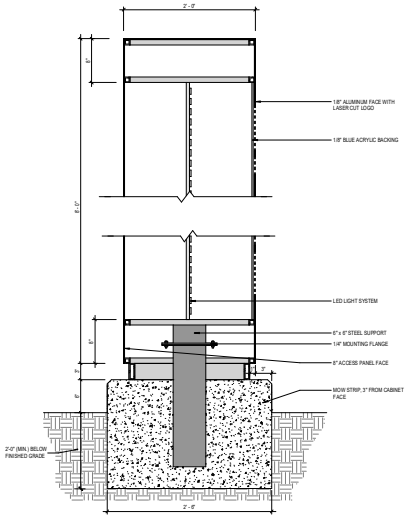
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PLOTTED: 12/3/2024 4:47 PM
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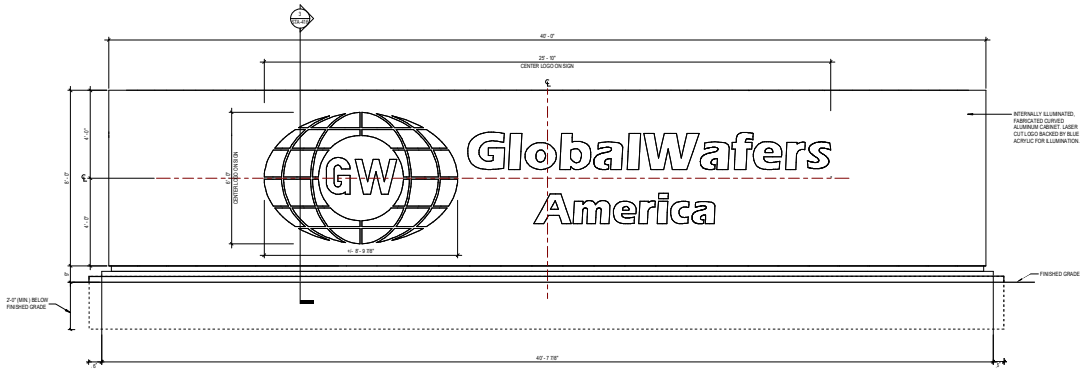
5 MONUMENTAL SIGN
NOT TO SCALE



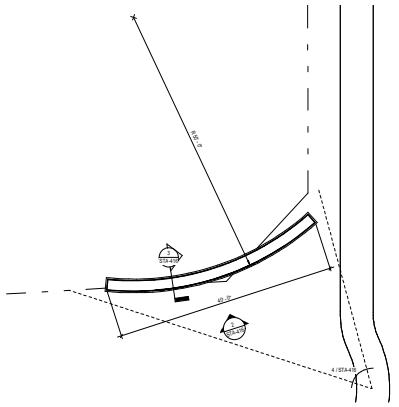
4 MONUMENTAL SIGN - 3D VIEW
NOT TO SCALE



3 MONUMENTAL SIGN - SECTION
SCALE: 1 1/2" = 1'-0"



2 MONUMENTAL SIGN - ELEVATION
SCALE: 1/2" = 1'-0"



1 MONUMENTAL SIGN - PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR PAVING DIMENSIONS, CONTROL JOINTS, UTILITY ROUTING, AND SITE DETAILS.

2. ALL UNPAVED SURFACES SHALL BE FILLED WITH 6" TOP SOIL TO PREVENT WATER PONDING. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO PLACING TOP SOIL.

3. ALL CONCRETE EXTERIOR SURFACES THAT CONTACT THE BUILDING, SHALL SLOPE A MINIMUM OF 1/4" PER FOOT AWAY FROM THE BUILDING.

4. REFER TO CIVIL DRAWINGS FOR TYPICAL SIDEWALK CONSTRUCTION DETAILS. INSTALL SIGNAGE, STRIPING, AND RAMPS AS REQUIRED BY CODE FOR ALL HANDICAP PARKING SPACES.

5. LOCATE ALL MANHOLES, VALVES, AND BOXES IN LANDSCAPING WHERE POSSIBLE. ITEMS LOCATED IN SIDEWALKS TO BE CENTERED.

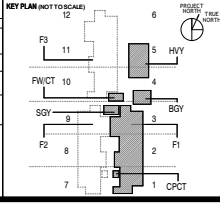
6. REFER TO ELECTRICAL SITE PLAN FOR SITE LIGHTING FIXTURE TYPES.

7. REF CIVIL LANDSCAPE FOR HARDSCAPE

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
MATCHLINE / REF 01 / A104	MATCH LINE
	SHEET REFERENCE
	KEYED NOTE KEYED NOTES ONLY APPLY TO THIS SHEET
	EXTERIOR ELEVATION TAG
	FIRELANE FUTURE FIRELANE
	PROPERTY BOUNDARY FUTURE SITE WORK UTILITY EASEMENT EX SANITARY LINE SETBACK

KEY PLAN (NOT TO SCALE)



Page/
Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com
Ph. 214 522 3900
Fax 214 522 4380
ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin | Dallas | Denver | Dubai | Houston | Mexico City | Phoenix | San Francisco | Washington DC | International Affiliate Offices

ARCHITECTURE
CLEANROOM ARCHITECTURE
STRUCTURAL - CUB/SITE
ELECTRICAL
MECHANICAL
PLUMBING-HVAC
FIRE PROTECTION/FIRE/ALARM
LANDSCAPE
1900 MAIN STREET, STE. 123
DALLAS, TX 75201
214-522-3900

BULK GAS YARD
LINDE
1555 SANDLOT ROAD #300
THE WOODLANDS, TEXAS 77380
281-203-3900

CIVIL ENGINEERING
LANDSCAPE ARCHITECT
KIMLEY-HORN
200 E. DAVIS STREET, STE 100
MCKINNEY, TX 75069
469-301-2580

HIGH VOLTAGE
PIKE ENGINEERING, LLC
300 CORETECH ST, STE 429
MARIETTA, GA 30060
800-424-7453

LOW VOLTAGE
PRIME CONTROLS
1725 LAKEPOINTE DRIVE
LEWISVILLE, TEXAS 75057
972-221-4949

MECHANICAL
DYNAMIC SYSTEMS, INC.
2953 LOMBARDY LANE
DALLAS, TX 75220
214-351-7300

MECHANICAL
DYNATEN
7470 MCCAMEY ROAD
FORT WORTH, TEXAS 76155
833-396-2836

SECURITY/ DATA/ TELECOM
RS COMMUNICATIONS, LLC
3851 SOUTH MAIN LANE
TEMPE, AZ 85282
480-379-6200

STRUCTURAL - MANUF.
WALTER P. MOORE
325 N. ANDO STREET, STE 2300
DALLAS, TX 75201
214-740-6200

PROCESS-CHEM/EXHAUST
INTEGRATED ENGINEERING SERVICES
97 SARATOGA AVENUE,
STE 200
SANTA CLARA, CA 95051-7351
408-251-2500

PROCESS-WW
EVOQUA WATER TECHNOLOGIES
2156 112TH AVENUE
HOLLAND, MI 49424
616-772-9011

PROCESS-CU/SC/DI PLANT)
TDINDUSTRIES
13850 DIPLOMAT DRIVE
DALLAS, TX 75234-6849
972-888-6900

PROCESS-DI WATER
OVIVO
1700 ALMA, STE 180
PLANO, TX 75075
469-998-5980

PROCESS-WASTEH/GH P.
FARNSWORTH GROUP
5613 DTC PKWY, STE 1100
GREENWOOD VILLAGE, CO 80111
303-693-8838

GlobalWafers America

MANUFACTURING BUILDING A
SHERMAN, TEXAS 75092

REVISION HISTORY

DRAFT

REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		

ENLARGED SITE PLANS - MONUMENTAL SIGN

DRAWN BY	CHECKED BY
EBV	TEAM
PROJECT NUMBER	PROJECT ABBREVIATION
322015	GW-A-BLDG-A-P1
ORIGINAL ISSUE	DATE
	02 OCT 2024

STA-416
SHEET NUMBER

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 25.

Meeting Date: 12/17/2024

Prepared By:

Approved By:

Requested Action/Proposed Use:
ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:
None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No.

Meeting Date: 12/17/2024

Prepared By:

Approved By: Rob Rae, Developmental Services Director

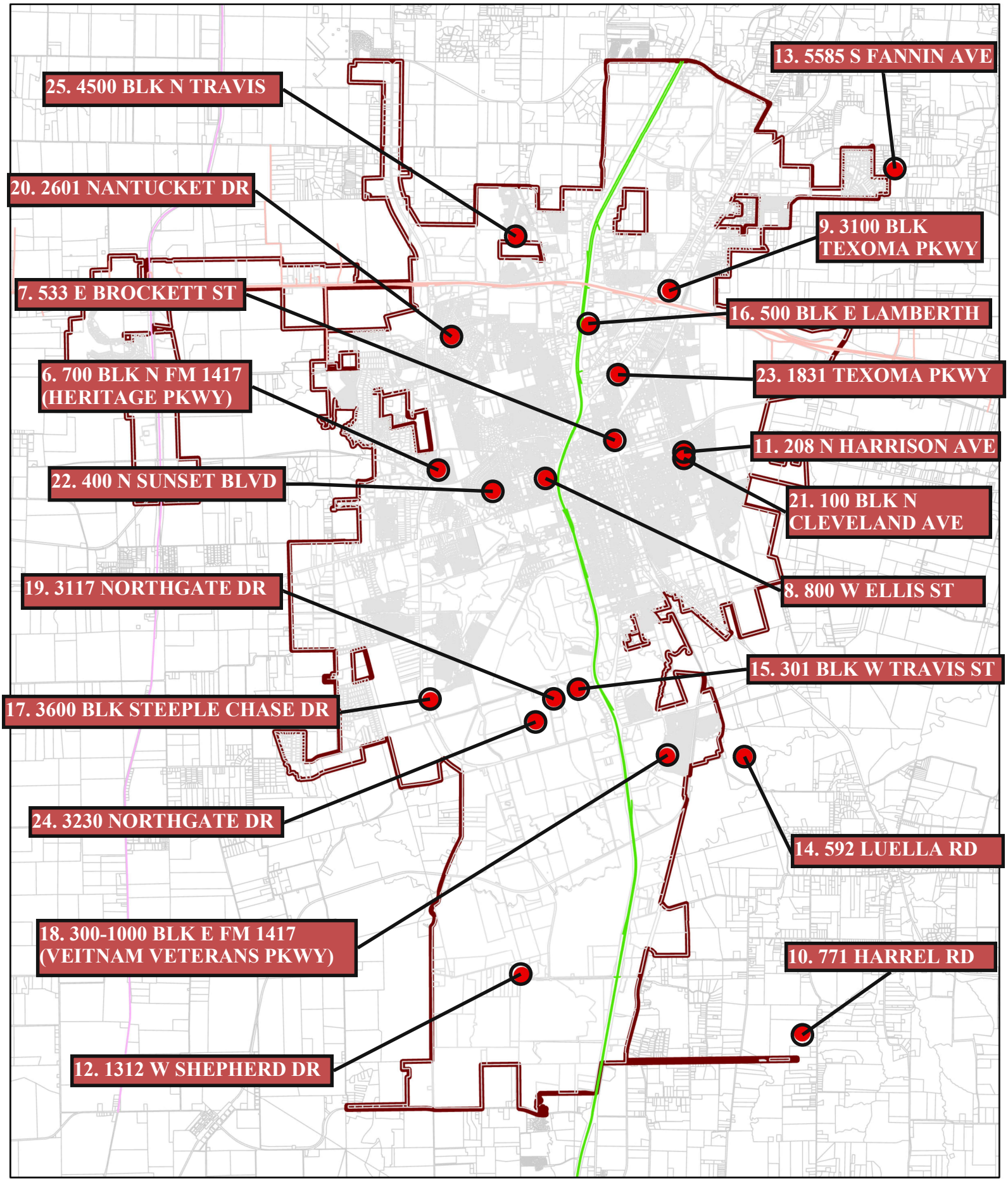
Requested Action/Proposed Use:
Overall Location Map

Background:
Overall Location Map for the December 17th, Planning and Zoning Commission and Board of Adjustment meeting.

Origination:
Development Services

Staff Recommendation:
No action is required.

Attachments:
1. Overall Location Map



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
12/17/2024

N
W E
S

Date: 12/10/2024 12:57 PM