AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Wednesday, January 22, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. CALL TO ORDER

2. APPROVE MINUTES OF THE REGULAR DECEMBER 17, 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 AND 9)

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. * 600 BLOCK PROGRESS DRIVE (PROJECT NO. 24-006345)

The request of Sherman Economic Development Corporation (Owner), Chris Lawrence (Prospective Buyer) and BGE, Inc. (Surveyor) concerning the property located in the 600 Block Progress Drive, consisting of 63.626 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District), as follows:

Planning and Zoning Commission

Site Plan for Molinos USA Lawrence Equipment.

7. * 3400 BLOCK WEST HOUSTON STREET (PROJECT NO. 24-006465)

The request of Woodland Cottages Sherman, LP (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-15 (Multi Family Residential) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Woodland Cottages Lot 1, Block A

8. * 969 BENNETT ROAD (PROJECT NO. 24-006474)

The request of Tammie Williams (Owner) and Underwood Drafting & Surveying (Surveyor) for the property at 969 Bennett Road consisting of 12.00 acres in the Henderson Gist Survey, Abstract No. 453 and located in our ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission
Final Plat of Williams Family Estates

9. *** 3500 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 24-006518)**

The request of Sherman Housing Authority Public Facility Group, Heritage Ranch Land Holdings, LTD. and SHA Heritage Ranch, LLC (Owners), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 3500 Block North FM 1417 (Heritage Parkway) consisting of 16.74 acres being a part of Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission
Final Plat of Heritage Ranch MF-1

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

TABLED FROM DECEMBER 17, 2024

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

TABLED FROM DECEMBER 17, 2024

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/F.M. 1417 Overlay District, as follows:

Board of Adjustment
Public Hearing and Variance under Section 2.3.5(b) to allow a 2' side setback and 6' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park.

12. **3311 GALLAGHER DRIVE AND 3514 TEXOMA PARKWAY (PROJECT NO. 24-005843)**

The request of Shujahat Bashir, Sherman Projects, LLC, Bonham Two Hundred, LLC and Tony Dudley (Owners), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive and 3514 Texoma Parkway, consisting of 17.6285 acres being in the Hillard Jennings Survey, Abstract No. 639 and Lots 7 and 8, Block One, of Redick Addition, as follows:

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

13. **719-725 EAST TAYLOR STREET AND 2000-2030 NORTH LOY LAKE ROAD (PROJECT NO. 24-006122)**

The request of Altona, Inc (Owner), Barkat Ali (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road being a Replat of Lots A, A-2 and C of Taylor Plaza and Lot 1 of the Altona's Replat of Lot B, Taylor Plaza, as follows:

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

14. **4800 TEXOMA PARKWAY, SUITE B401B (PROJECT NO. 24-006129)**

The request of Scott Cresswell (Owner), Kerry Smith (Representative) and Old Republic (Surveyor) for the property located at 4800 Texoma Parkway, Suite B401B, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Secondhand store or rummage shop in a C-2 (General Commercial) District.

15. 2617 AND 2701 SOUTH FIRST STREET (PROJECT NO. 24-006338)

The request of Jason Lewis (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2617 and 2701 South First Street, consisting of 1.569 acres being a part of Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 1.7' rear setback in lieu of the required 5' for the 375 sq. foot existing metal accessory building on proposed Lot 3.
B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

16. 1311 AND 1313 EAST CHERRY STREET (PROJECT NO. 24-006339)

The request of Bruce and Karen Simpson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1311 and 1313 East Cherry Street, consisting of 0.322 acres being a Replat of Block 2, part of Lot 1 East Side Addition being in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 5.1' side setback in lieu of the required 6' for the existing main structure.
B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 5' for an existing accessory structure.

17. 1120 SOUTH FIRST STREET (PROJECT NO. 24-006342)

The request of Number One Rwm, LTD (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1120 South First Street, consisting of 0.402 acres being a part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 20.4' front setback in lieu of the required 25' for the metal enclosure.
B. 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.
C. Public Hearing and Variance under Section 14.04.004(c)(2) to allow an 8' tall solid fence in lieu of the allowed 4' tall decorative fence with openings not less than 50 percent in the front yard.

18. 100-1200 BLOCKS WEST SHEPHERD ROAD (PROJECT NO. 24-006362)

The request of Sparks Shepherd Ventures, LLC (Owner), Hillwood Enterprises (Applicant) and Spiars Engineering & Surveying (Surveyor) concerning the property located in the 100-1200 Blocks West Shepherd Road, consisting of 525.135 acres being in the M. Hunt Survey, Abstract 603, the F. McNeely Survey, Abstract No. 826 and the B. Lindsey Survey, Abstract No. 733 and currently in the Blalock Industrial Park Planned Development, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6400 to Amend Certain Planned Development District Development Standards and Exhibits.

19. 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 24-006363)

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 288.34 acres being in the Sherrod Dunmore Survey, Abstract 329, as follows:
Planning and Zoning Commission
Public Hearing and Amendment of Ordinance No. 6410 to Amend Certain Planned Development District Development Standards and Exhibits.

20. 500 BLOCK EAST LAMAR STREET (PROJECT NO. 24-006364)

The request of JE Holdings, LLC (Owner), Kent Hughlett (Representative) and Underwood Drafting & Surveying (Surveyor) for the property located in the 500 Block East Lamar Street, consisting of 0.674 acres being part of Lots 1, 3, 5 and 7, Block 26 of the Original Town Plat, as follows:
Planning and Zoning Commission
Public Hearing, Zone Change and Site Plan from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

21. 4600 BLOCK NORTH TRAVIS STREET (PROJECT NO. 24-006366)

The request of Rafeeq Ali Darediya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4600 Block North Travis Street, consisting of 11.067 acres in the John Jennings Survey, Abstract No. 647, 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. 200-600 BLOCK LUELLA ROAD (PROJECT NO. 24-006372)

The request of Steven Benson (Owner), Numeriano Quemado (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:
Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 9’ column height in lieu of the allowed 8’.
B. Public Hearing and Variance under Section 14.02.006 to allow a 6.58’ sign structure height in lieu of the allowed 6’.

Close Public Hearing

23. 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 January 16, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 16th day of January 2025
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: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
APPROVE MINUTES OF THE REGULAR DECEMBER 17, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
APPROVE MINUTES OF THE REGULAR DECEMBER 17, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Origination:
Development Services

Staff Recommendation:
Staff recommends that the Planning and Zoning Commission approve the minutes.

Attachments:
1. 2024-12-17 Action Minutes

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, December 17, 2024, at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: https://www.ci.sherman.tx.us/701/Agendas-and-Minutes

1. **CALL TO ORDER**
   Bookmarked at 00:05:19
   Chairman Mahone called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR NOVEMBER 19, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:06:25
   The Planning and Zoning Commission reviewed the minutes of the November 19, 2024, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 00:06:53

4. **CITIZEN COMMENTS**
   Bookmarked at 00:08:01

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.
   Bookmarked at 00:08:52
   Commission Member Blagg recused himself from Item 6.
   Commission Member Manley pulled Item 7 and 10 for discussion.

   Items 6, 7 and 10 were pulled off the Consent Agenda for discussion.

   The Commission reviewed the Consent Agenda. Commission Member Manley moved to approve Items 8, 9, 11, 12 and 13 on the Consent Agenda as presented. Second by Commission Member Sims.

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

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

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
   Bookmarked at 00:10:02

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Final Plat located in the 700 Block North FM 1417 (Heritage Parkway). Second by Commission Member Whitaker.

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

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

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.
Bookmarked at 00:11:59
Planning and Zoning Commission
Motion by Commission Member Sims to approve the Final Plat provided by the applicant during the public hearing located at 533 East Brockett Street. Second by Vice Chairman Downtain.

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

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

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.
Bookmarked at 00:14:19
Planning and Zoning Commission
Motion by Vice Chairman Downtain to table the Final Plat located at 1771 Harrell Road. Second by Commission Member Sims.

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

This item was tabled by the Commission.

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 Road.

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.
Bookmarked at 00:16:09
Planning and Zoning Commission
Motion by Commission Member Sims to untable the Final Plat located at 592 Luella Road. Second by Commission Member Blagg.

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

This item was untabled by the Commission.

Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Final Plat located at 592 Luella Road. Second by Commission Member Manley.

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

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

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.
Bookmarked at 00:22:24
Planning and Zoning Commission
Motion by Commission Member Sims to untable the Site Plan and Specific Use Permit located at 301 West Travis Street. Second by Commission Member Blagg.

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

This item was untabled by the Commission.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located at 301 West Travis Street. Second by Commission Member Whitaker.

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

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

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.

Bookmarked at 00:26:22

Planning and Zoning Commission
Motion by Commission Member Sims to untable the Site Plan and Specific Use Permit located in the 500 Block East Lamberth Road. Second by Commission Member Blagg.

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

This item was untabled by the Commission.

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located in the 500 Block East Lamberth Road. Second by Commission Member Sims.

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

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located in the 500 Block East Lamberth Road. Second by Commission Member Sims.

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

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

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.

Bookmarked at 00:39:20

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located in the 3600 Block Steeple Chase Drive. Second by Vice Chairman Downtain.

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

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 in the 3600 Block Steeple Chase Drive. Second by Vice Chairman Downtain.

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

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

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.
Bookmarked at 00:43:00
Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Zone Change located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway). Second by Vice Chairman Downtain.

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

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

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.
Bookmarked at 00:46:53
Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 3117 Northgate Drive. Second by Commission Member Manley.

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

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

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.
Bookmarked at 00:50:22

Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 2605 Nantucket Drive. Second by Commission Member Manley.

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

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

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.

Bookmarked at 00:52:06

Planning and Zoning Commission
Motion by Commission Member Sims to approve the Zone Change located in the 100 Block North Cleveland Avenue Second by Commission Member Whitaker.

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

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

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.

Bookmarked at 00:53:45

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter and being tied to Sherman Independent School District located at 400 North Sunset Boulevard. Second by Commission Member Sims.

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

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

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 Hotel or motel in a C-1 (Retail Business) District.

Bookmarked at 00:57:31

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change, Site Plan and Specific Use Permit subject to the Staff Review Letter located at 1831 Texoma Parkway. Second by Commission Member Blagg.

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

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

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.

Bookmarked at 01:02:45

Board of Adjustment

Motion by Commission Member Sims to table the Variance located at 3230 Northgate Drive. 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.

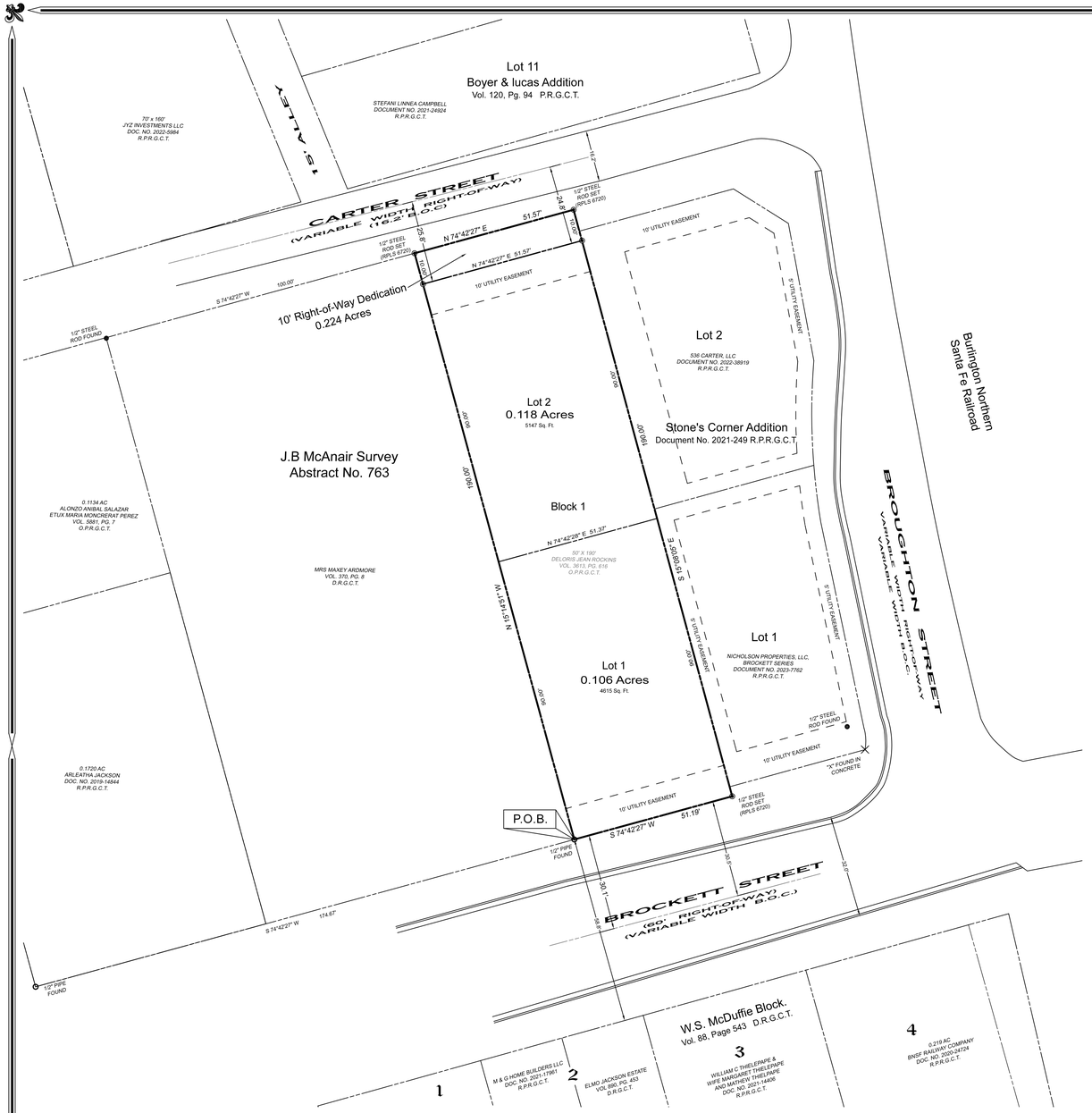
25. **ADJOURNMENT**

Bookmarked at 01:27:25

Chairman Mahone adjourned the meeting at 6:25 p.m.

CHAIRMAN

ACTING SECRETARY





0 20 40

SCALE ~ 1" = 20'

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

~ 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 R5, 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
5904 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.

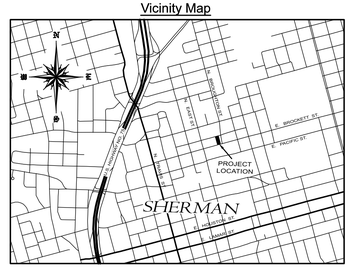
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter 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 for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such 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 easements 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

12/16/2024

Marlow, Lauren

From: Planning
To: Jeff Harkinson
Subject: RE: P&Z-Bd. of Adjustment Hearing on TEKMAK Sherman Hotel SUP & Site Plan

From: Jeff Harkinson
Sent: Monday, December 16, 2024 2:25 PM
To: Planning
Cc: Tom Kirkland
Subject: P&Z-Bd. of Adjustment Hearing on TEKMAK Sherman Hotel SUP & Site Plan

Dear Mr. Rae,

As the principal owner and manager of the approximately 130-acre Sherman Crossroads development, this is to advise you that Sherman Crossroads, Ltd. and Heritage Development Partners, LLC, the two primary owners of Sherman Crossroads, support the application by TEKMAK Sherman Hotel, LP for approval of its site plan and SUP under Section 14.06.009 to allow hotel or motel use in the Blalock Commercial Overlay District and to repeal Ordinance No. 6602, subject to the staff review comments.

We have worked extensively with Mr. Tom Kirkland of TEKMAK and his staff on his Sherman project. We believe the multi-million-dollar Marriott dual-branded hotels he is proposing will bring badly needed, new, quality hotels to Sherman Crossroads and the City of Sherman and will contribute to the overall mix of products and services available within our master-planned commercial development. I have personally toured the identical dual-branded Marriott hotels that TEKMAK developed in Rockwall, TX, and was very impressed with the quality of construction and amenities that were incorporated into their facilities. Within Sherman Crossroads, the only area that permits hotels or motels under our existing deed restrictions is the area north of West Travis Street. We believe the site owned by and being developed by TEKMAK is the perfect location for a hotel or motel since their site it is situated within the heart of the medical district of Sherman Crossroads with mutual benefit to all current and future developments within this area.

Your approval is encouraged.

Sincerely,

HARKINSON INVESTMENT CORPORATION

Jeff Harkinson
President
4560 Beltline Road Suite 400 Addison, TX 75001

KFM
ENGINEERING & DESIGN

December 13, 2024

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

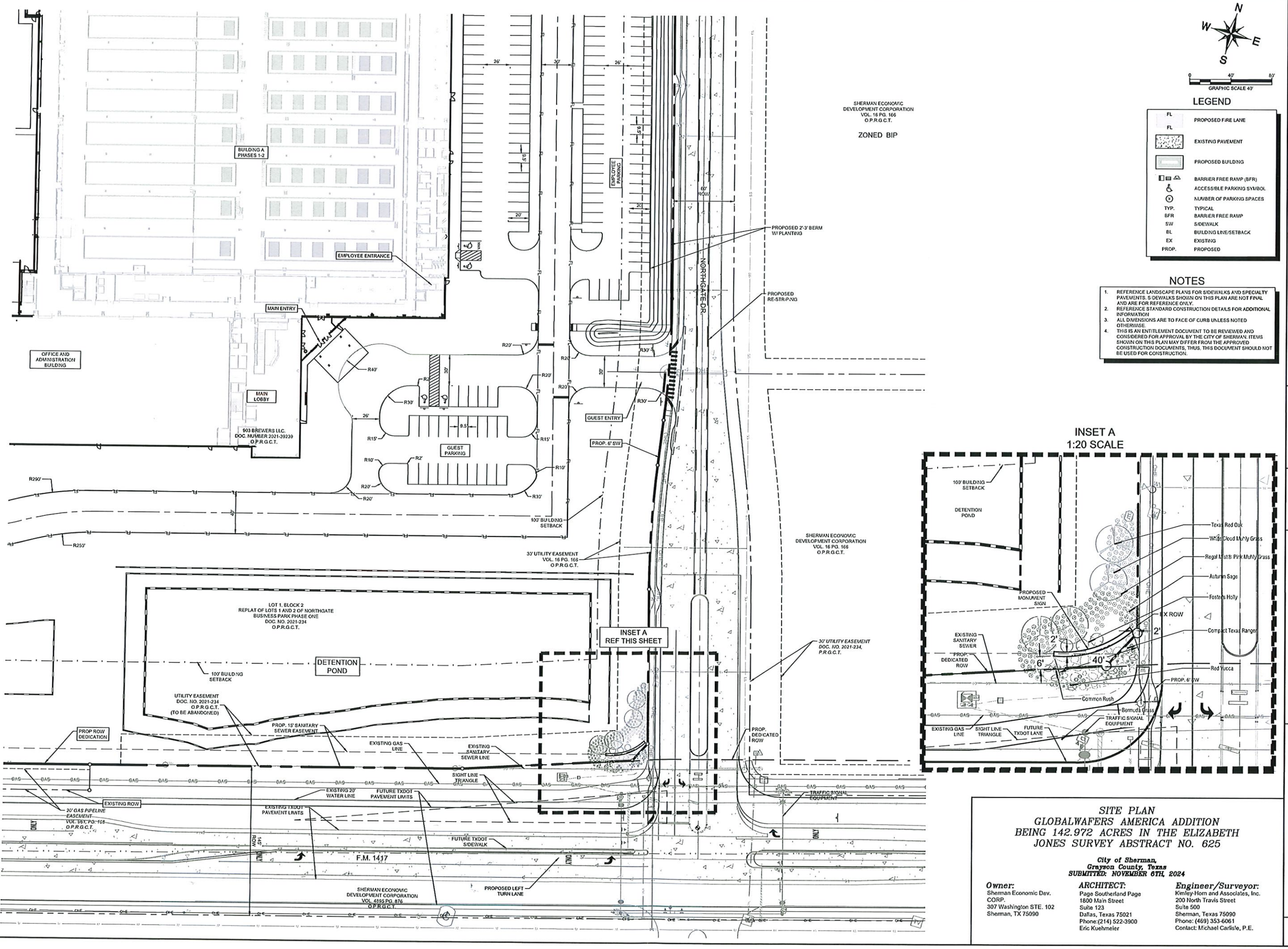
RE: Bel Air Beach Club – Planned Development Submittal: Project Narrative

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 re-zoning of approximately 24 acres of land south of Beach Club Blvd from multi-family to single-family zoning would allow for a more urban feel while still providing amenities to the entire development.

Sincerely,

Kevin Shaw, P.E.
PROJECT ENGINEER
KFM Engineering & Design
TBPE #: F-20821



LEGEND

FL	PROPOSED FIRE LANE
FL	
	EXISTING PAVEMENT
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
X	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.

INSET A
1:20 SCALE

SITE PLAN
GLOBALWAFERS AMERICA ADDITION
BEING 142.972 ACRES IN THE ELIZABETH
JONES SURVEY ABSTRACT NO. 625

City of Sherman,
Grayson County, Texas
SUBMITTED: NOVEMBER 6TH, 2024

Owner:	ARCHITECT:	Engineer/Surveyor:
Sherman Economic Dev. CORP. 307 Washington STE. 102 Sherman, TX 75090	Page Southerland Page 1800 Main Street Suite 123 Dallas, Texas 75021 Phone:(214) 522-3900 Eric Kuehmeler	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

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL J. CARLISLE
P.E. No. 132972 Date 12.10.2024

KHA PROJECT
064046018

DATE	DECEMBER 2024
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	SEH
CHECKED BY	JCR

GLOBALWAFERS
AMERICA ADDITION
Sherman ECONOMIC DEVELOPMENT CORPORATION
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.

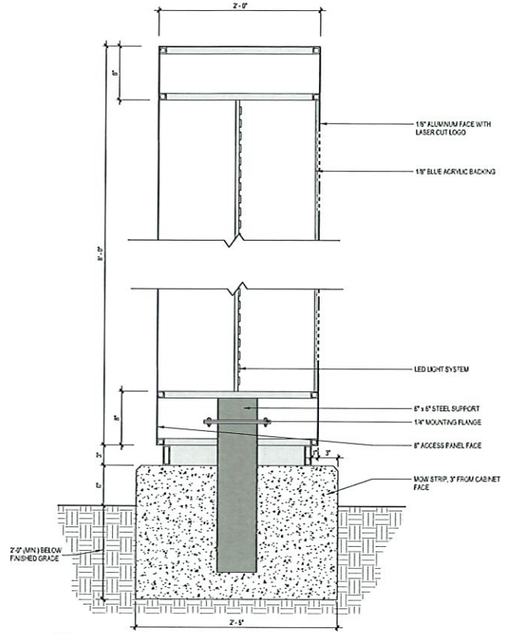
Sherman Loop 2 - FP020770, (Nad2039(0)) (US ES516) , Land6 (1516, Wed) 6/7 ...
10/29/24 1:43 PM
LAST SAVED BY:
KIMLEY-HORN AND ASSOCIATES
DWG PATH:
DWG NAME:
SITE PLAN - GSA VARIANCE.DWG , [1]



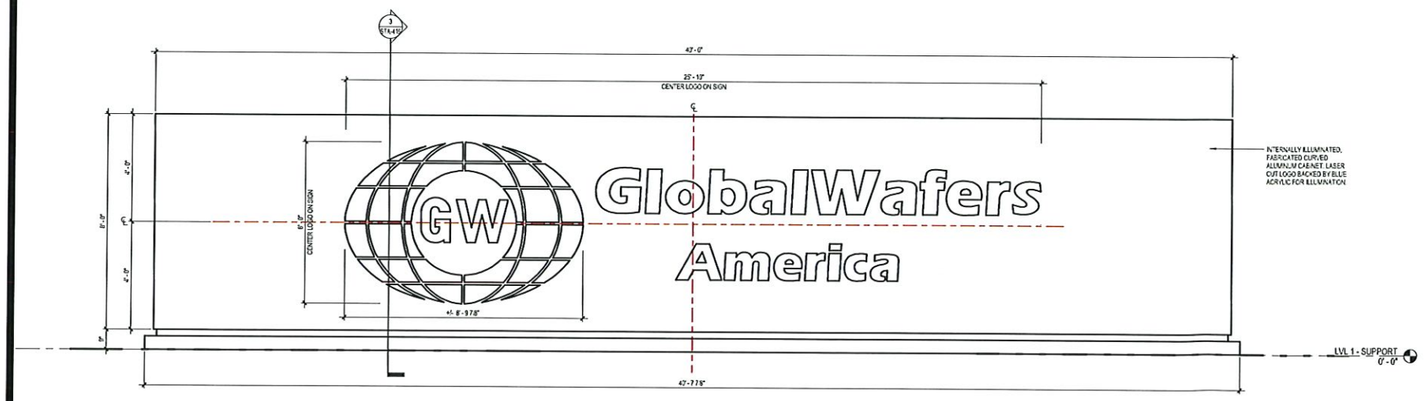
5 MONUMENTAL SIGN
NOT TO SCALE



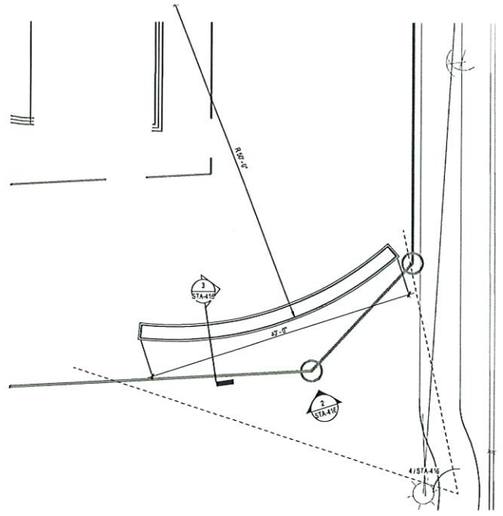
4 MONUMENTAL SIGN - 3D VIEW
NOT TO SCALE



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"

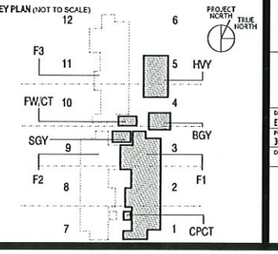
SITE PLAN GENERAL NOTES

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/A101	MATCH LINE / SHEET REFERENCE
A5	KEYED NOTE / KEYED NOTES ONLY APPLY TO THIS SHEET
A5 / A-201	EXTERIOR ELEVATION TAG
	FIRELANE / FUTURE FIRELANE
	PROPERTY BOUNDARY / FUTURE SITE WORK / UTILITY EASEMENT / EASEMENT LINE / SETBACK

KEY PLAN (NOT TO SCALE)



Page/
Page Southerland Page, Inc.
1500 Main Street Suite 123
Dallas, TX 75201
pagetrhk.com
TEL 214 522 3500
FAX 214 522 4383
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
FAGE
1500 MAIN STREET, STE 123
DALLAS, TX 75201
214-522-3500

BULK GAS YARD
LINDE
1555 SAWDUST ROAD #550
THE WOODLANDS, TEXAS 77380
281-293-3500

CIVIL ENGINEERING
LANDSCAPE ARCHITECT
KIMLEY-HORN
250 E. DAVIS STREET, STE 109
MCKINEY, TX 75069
469-301-2550

HIGH VOLTAGE
PWI ENGINEERING, LLC
200 COBB PKWY N, STE 428
MARIETTA, GA 30062
800-424-7463

LOW VOLTAGE
PRIME CONTROLS
1725 LEXFRONTE DRIVE
LEWISVILLE, TEXAS 75057
972-221-4543

MECHANICAL
DYNAMIC SYSTEMS, INC.
2583 LOMA VISTA LANE
DALLAS, TX 75220
214-351-7520

MECHANICAL
ENVATEN
4375 DIPLOMACY ROAD
FORT WORTH, TEXAS 76155
833-396-2836

SECURITY/ DATA/ TELECOM
IES COMMUNICATIONS, LLC
2501 SOUTH FAIR LANE
TEMPE, AZ 85282
480-373-6700

STRUCTURAL - MANUF.
WALTER P. MOORE
500 N. AKARD STREET, STE 2300
DALLAS, TX 75201
214-740-6250

PROCESS-CHEMEXHAUST
INTEGRATED ENGINEERING SERVICES
70 SARATOGA AVENUE, STE 200
SANTA CLARA, CA 95051-7301
408-261-3500

PROCESS-IWW
EVOQUA WATER TECHNOLOGIES
2125 112TH AVENUE
HOLLAND, MI 49424
616-772-9011

PROCESS-CUB/DCA PLANTS
TONOUSTRIES
13833 DIPLOMAT DRIVE
DALLAS, TX 75234-6343
972-888-9500

PROCESS-DI WATER
GUTOR
1700 ALMA, STE 550
PLANO, TX 75075
469-368-0383

PROCESS-WASTE/HIGH P.
FARNSWORTH GROUP
5613 DTC PKWY, STE 1100
GREENWOOD VILLAGE, CO 80111
303-850-5838

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
332015	GWA-BLDG-A-P1
ORIGINAL ISSUE	DATE
	02 OCT 2024

STA-416
SHEET NUMBER

FILE PATH: Autodesk Docs://GlobalWafers America/ST-PAGE-A-R22.rvt
USER NAME:
DATE STAMP: 12/16/2024 11:10:59 AM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By:

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

Background:

Origination:

Staff Recommendation:

Attachments:
None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 600 BLOCK PROGRESS DRIVE (Project No. 24-006345)**

The request of Sherman Economic Development Corporation (Owner), Chris Lawrence (Prospective Buyer) and BGE, Inc. (Surveyor) concerning the property located in the 600 Block Progress Drive, consisting of 63.626 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District), as follows:

Planning and Zoning Commission

Site Plan for Molinos USA Lawrence Equipment.

Background:

The property is located in the 600 Block Progress Drive between Interurban Parkway and Howe Drive. The owner is requesting Site Plan approval of Molinos USA Lawrence Equipment.

The following has been approved for this location:

- 12/11/2024 - Preliminary Plat of Molinos USA Addition
- 2/21/2023 -Preliminary Plat of Molinos USA Addition.
- 2/21/2023 - Site Plan of Molinos USA Addition

Origination:

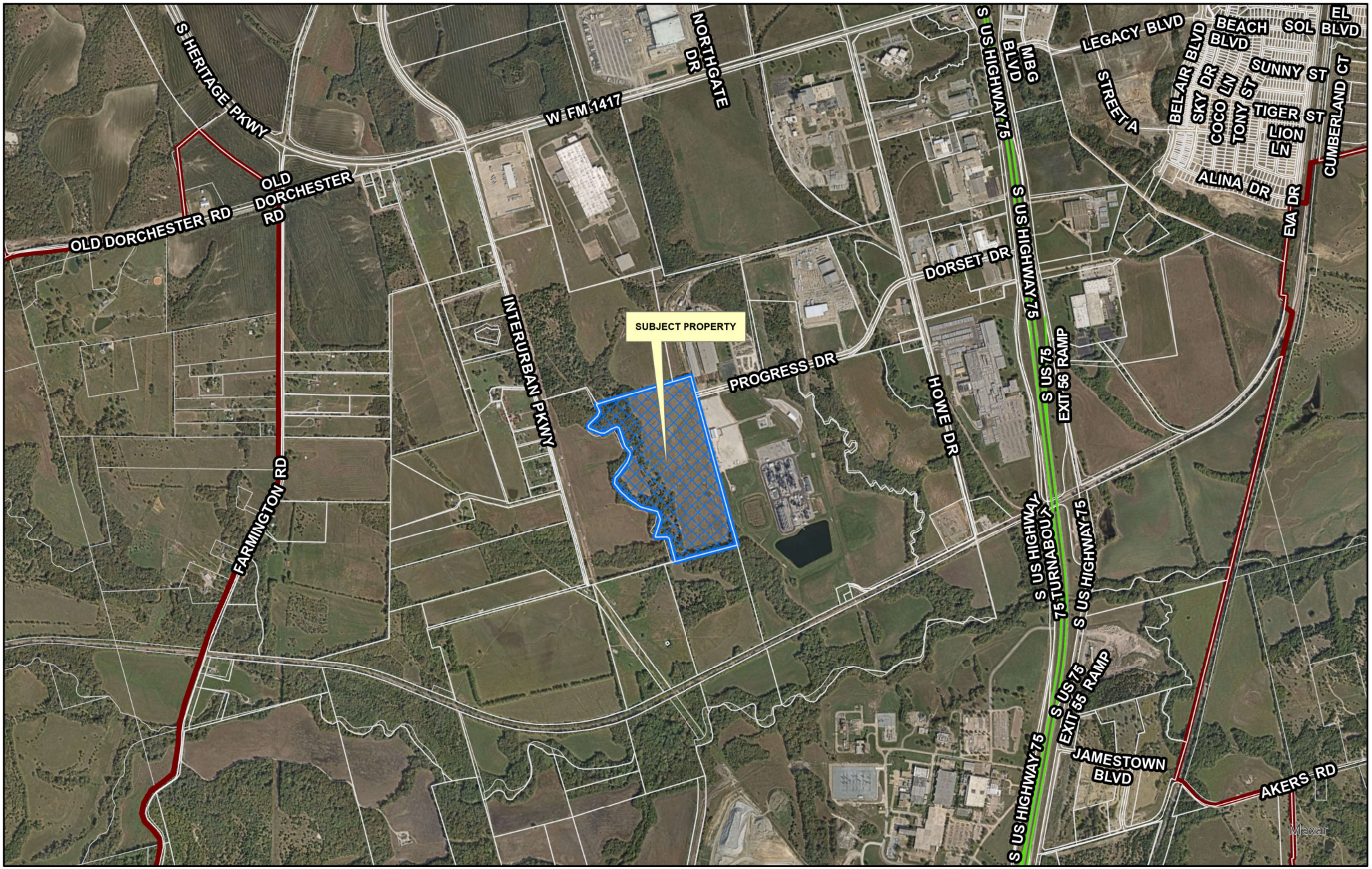
Sherman Economic Development Corporation (Owner), Chris Lawrence (Prospective Buyer) and BGE, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this site plan.

Attachments:

1. Location Map
2. Zoning Map
3. Comment Response Letter
4. Site Plan - Overall
5. Site Plan - Lot
6. Elevations
7. Landscape Plan
8. Preliminary Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

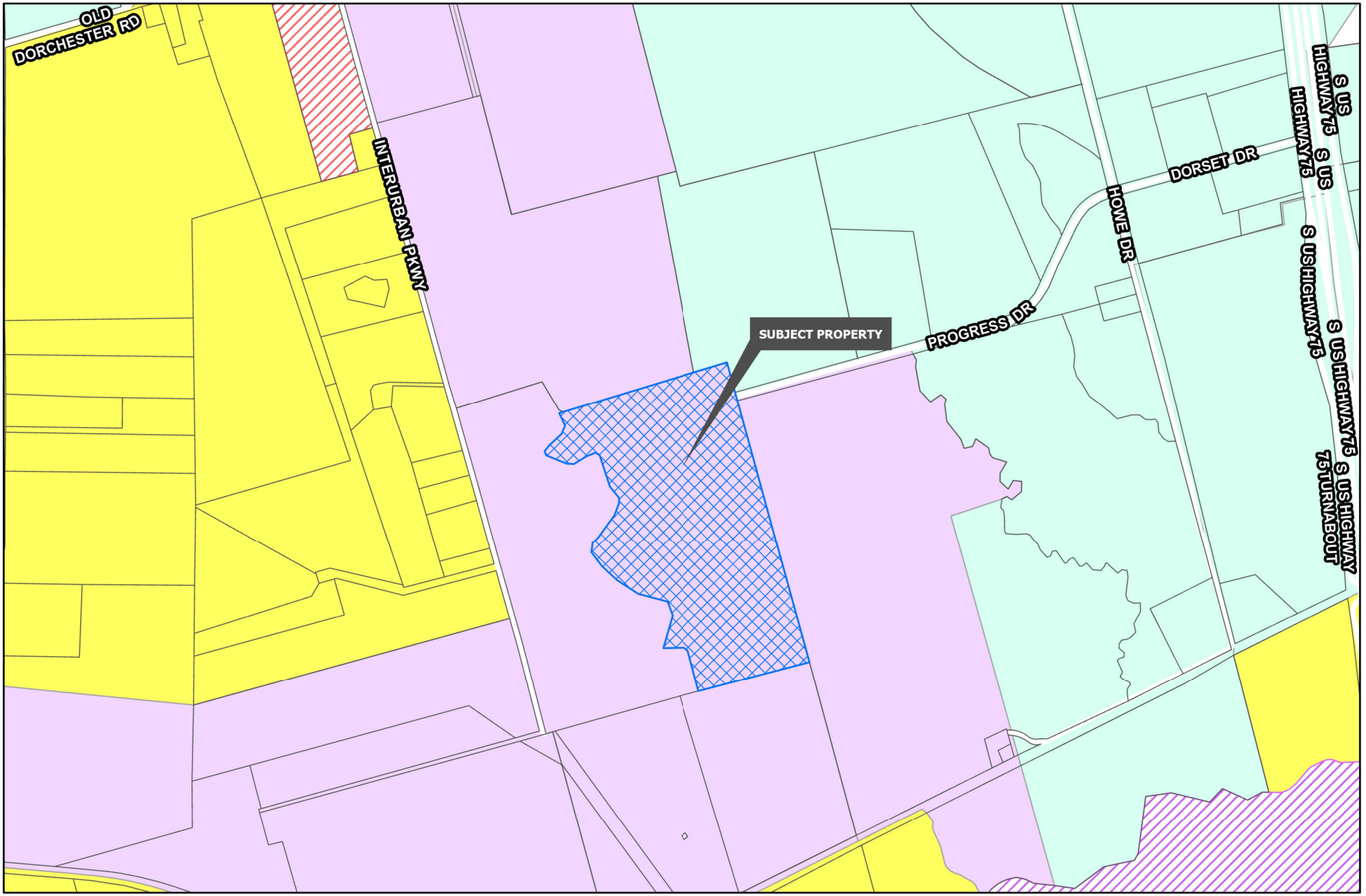
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
600 BLK PROGRESS DR

N
W E
S

Date: 12/18/2024 5:18 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
600 BLK PROGRESS DR

N
W E
S

Date: 12/18/2024 5:18 PM

January 8, 2025

Kerri Turner
Development Services Planning Technician
City of Sherman
Development Services Department
317 South Travis St.
Sherman, TX 75090

RE: Molinos Site Plan Comment Response:
600 BLOCK PROGRESS DRIVE (Project No. 24-006345)

Zoning

Site Plan

1. Remove FUTURE PARKING from the Site Plan Response: Future parking removed from plan.

Landscape Plan

2. Remove the future parking from the landscape plan Response: Future parking removed.
    a. Site Plan and Landscape Plan must be consistent. Response: Noted.
    b. If future parking is going to be kept and shown on the site plan and landscape plan, it must adhere to the landscape ordinance. *(Sec. 14.04.006)* Response: Future Parking removed.
3. Landscape plan must adhere to current landscaping ordinance 14.04.006
    a. Remove the "MIN 40% OF REQUIRED LANDSCAPE MUST BE LOCATED IN PARKING ISLANDS" Response: Note removed.
        i. This references the previous landscaping ordinance.
    b. Current Non-residential tree and landscaping requirements can be found at https://ecode360.com/45705849 Response: Noted.
4. A minimum of one (1) shade tree shall be planted in all required landscape islands. In order to maximize shade and aesthetics for people and vehicles, landscaped islands shall be located at the end of every parking row and throughout the interior of the parking lot so that a landscaped island is provided for every twelve (12) parking stalls in a row. *(Sec. 14.04.006(d)(2)(A))*
    a. This should not affect your landscaping, but the parking on the west side, in front of the building needs to be adjusted so that there are not more than 12 spaces in a row without a landscape island.
    (You can just move one space on the same side of the entrance that the handicapped spaces are located) Response: Parking updated

5. To protect the root health of trees located within landscape islands, all landscaped areas shall be protected with a two (2) foot wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces. This area may include mulch, crushed granite, river rock, or similar material. *(Sec. 14.04.006(d)(2)(D))* Response: Noted.

a. Your landscaping is already showing the DECOMPOSED GRANITE next to the parking spaces that are adjacent to the islands on the west side of the property, just notate that it is 2' wide. Response: Note updated to reflect required 2' width.
b. Add the 2' non-vegetative buffer to smaller parking areas that are on the north and the south of the property. Response: Buffer added.
    i. The 2' buffer does not need to be in front of the parking spaces, just on the sides where people will be stepping out. (How you have it shown for the parking on the west is perfect.) Response: Noted.
c. The "2' non-vegetative buffer" can be notated in the tabulation or where you have notated the DECOMPOSED GRANITE. Response: Note added.

Informational Zoning comments:

6. Fences shall be permitted separately and shall adhere to ordinance 14.04.004 Response: Noted.

Engineering

REQUIRED REVISIONS PER ENGINEERING

1. Legacy Lane to be renamed as there is already a Legacy Drive in the City of Sherman. *Code of Ordinances Chapter 10.03.003(d)(2); Molinos USA Addition Preliminary Plat Conditional Approval Letter dated December 12, 2024* Response: Road renamed to be "Tortilla Way"
2. Remove 15' Water Easement along eastern and adjoining boundaries of proposed Lots 2 and 3, Block A. Water Main shall be extended down public rights of way. Code of Ordinances Chapter 10.03.007(a); *Molinos USA Addition Preliminary Plat Conditional Approval Letter dated December 12, 2024* Response: Water Main extended on south side of Progress Dr.
3. Remove 30' Access & Utility Easement from drawing. Internal access and utilities will be privately owned and maintained. Response: Easement removed from drawings.

ADDITIONAL INFORMATIONAL ENGINEERING COMMENTS

4. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004* Response: Noted.
5. Legacy Lane to be renamed as there is already a Legacy Drive in the City of Sherman. *Code of Ordinances Chapter 10.03.003(d)(2); Molinos USA Addition Preliminary Plat Conditional Approval Letter dated December 12, 2024* Response: Road renamed to be "Tortilla Way"
6. Proposed street names must be approved by the City of Sherman Development Services Department prior to submitting the final plat. Email planning@cityofsherman.com with proposed street name(s). Documentation of approval to be provided with Final Plat submittal. *Code of Ordinances Chapter 10.03.003(d)(2)* Response: Tortilla Way approved by City.
7. Legacy Lane (to-be-renamed) and Progress Drive to be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003* Response: Noted.
8. Remove 15' Water Easement (By This Plat) along the eastern and adjoining boundaries of proposed Lots 2 and 3, Block A *Code of Ordinances Chapter 10.03.007(a); Molinos USA Addition Preliminary Plat Conditional Approval Letter dated December 12, 2024* Response: Easement removed.
9. 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. Response: Flood Study provided.

10. H&H Study to be done to create a Base Flood Elevation for FEMA Flood zone. *Code of Ordinances Chapter 3, Article 3.12* Response: These have been provided as part of Flood Study.
11. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12* Response: Noted.
12. Water main shall be extended down Progress Drive and Legacy Lane (to be renamed) in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005; Molinos USA Addition Preliminary Plat Conditional Approval Letter dated December 12, 2024* Response: Water main extended along Progress Dr.
13. Internal water and wastewater lines will be privately owned and maintained. Response: Noted.
14. 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* Response: Per Flood Study, no detention required.
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9* Response: Civil Engineering Plans to be provided after site plan approval.

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.

7. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)* Response: FH's adjusted meet requirements.
8. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments* Response: Noted
   Building is over 3 stories or 30' in height or 62,000 square feet in gross area.
9. [ ] D105.3 - One or more of the required access routes 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. Response: Fire lane north of building adjusted to be 30' from building.

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.

10. [ ] D103.5 Amended - Electric gates shall be equipped with a Knox key switch that operates with the Authority Having Jurisdiction's Knox key. Emergency opening devices shall be approved by the fire code official. *(Located In City Ordinances Amendments)* Response: Noted
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,

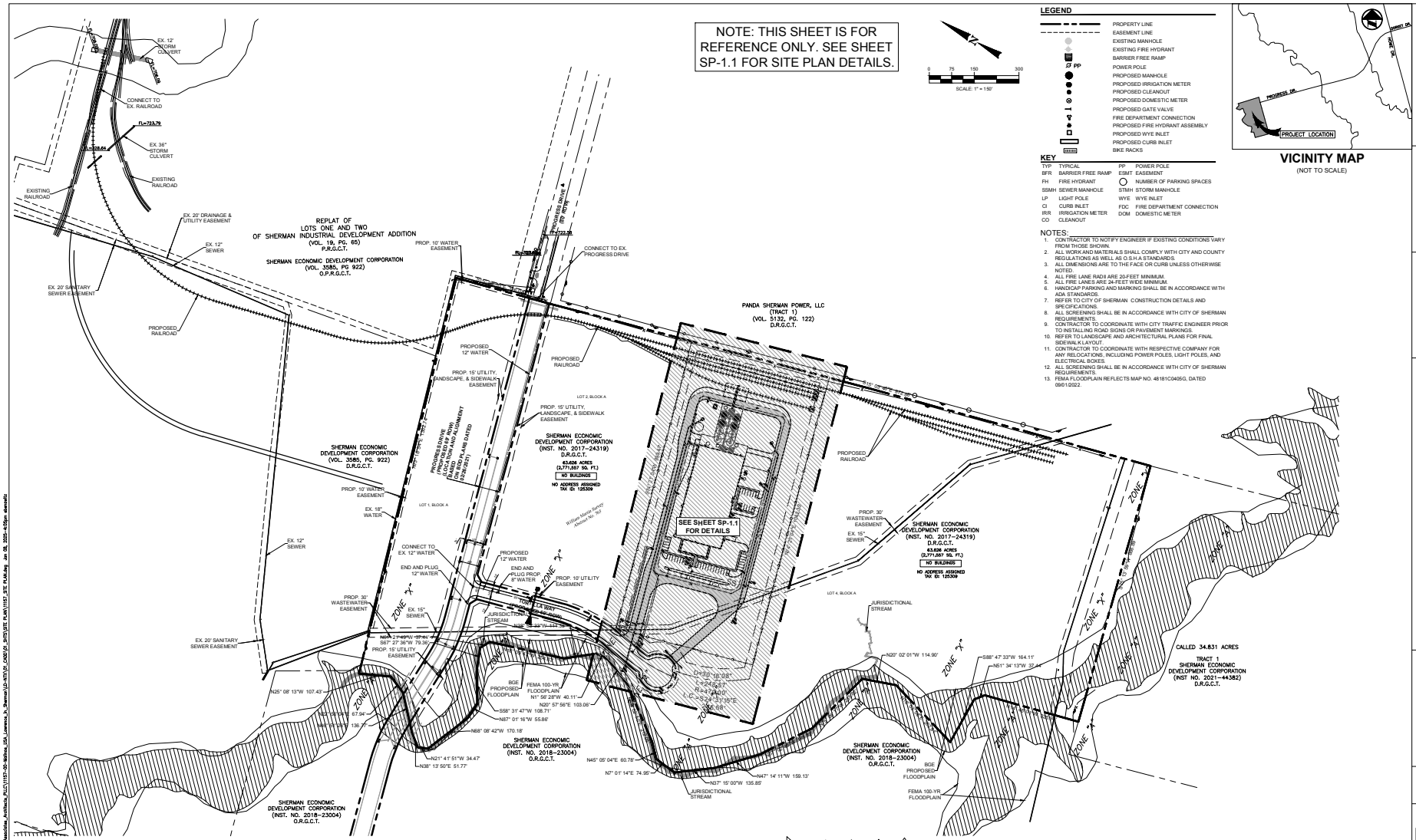
standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*
Response: Noted

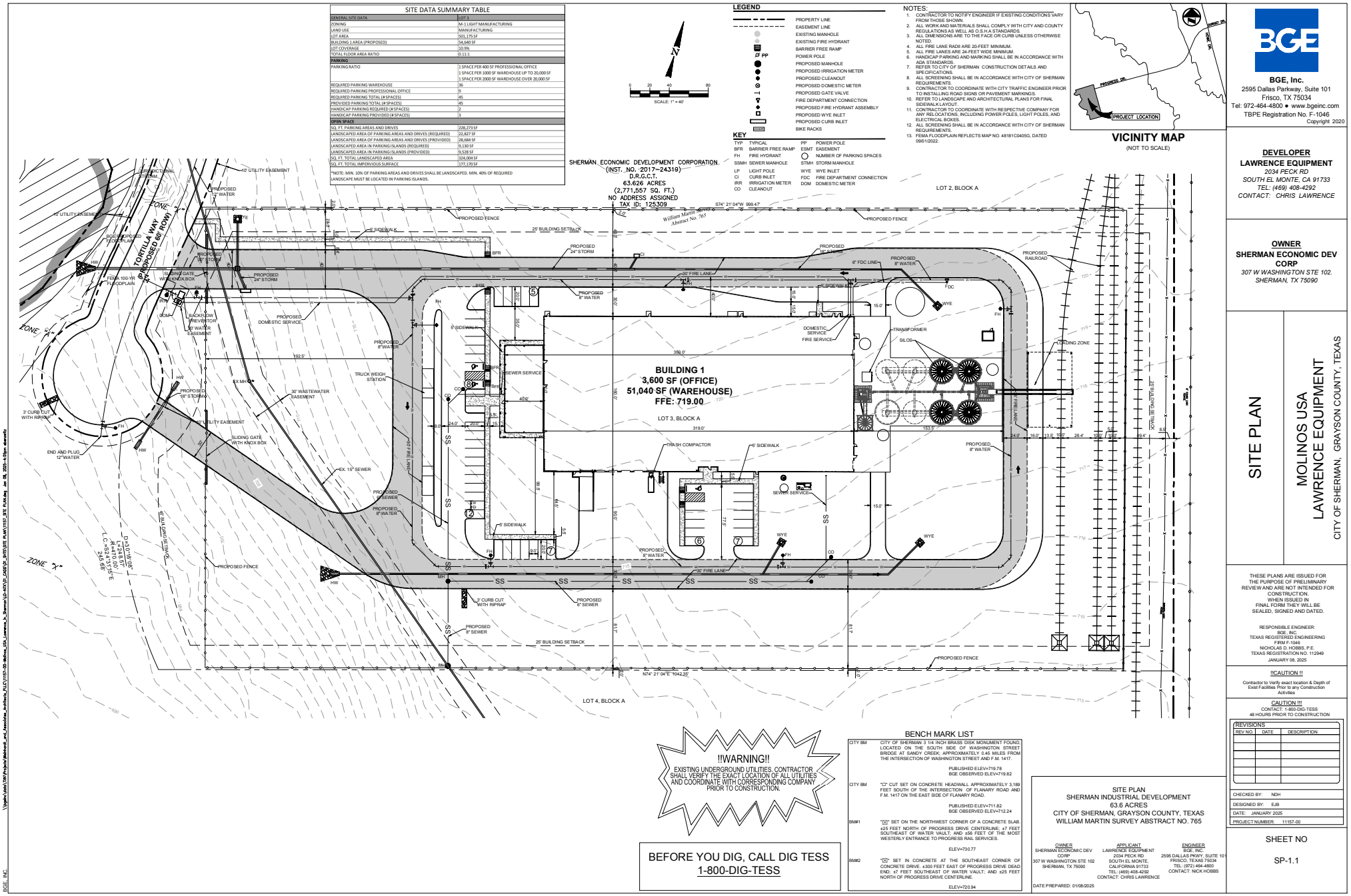
Please feel free to contact me if you have any questions or need any additional information

Sincerely,



Nick Hobbs, PE
Project Manager
469-644-1664
BGE, Inc.


NOTE: THIS SHEET IS FOR REFERENCE ONLY. SEE SHEET SP-1.1 FOR SITE PLAN DETAILS.
SCALE: 1" = 150'
REPLAT OF LOTS ONE AND TWO OF SHERMAN INDUSTRIAL DEVELOPMENT ADDITION (VOL. 19, PG. 65) P.R.G.C.T.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (VOL. 3585, PG 922) O.P.R.G.C.T.
PANDA SHERMAN POWER, LLC (TRACT 1) (VOL. 5132, PG. 122) D.R.G.C.T.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2017-24319) D.R.G.C.T.
63.626 ACRES (2,771,867 SQ. FT.)
NO BUILDINGS
NO ADDRESS ASSIGNED TAX ID: 125309
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2021-44382) D.R.G.C.T.
CALLED 34.631 ACRES
TRACT 1
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2018-23004) O.R.G.C.T.
SEE SHEET SP-1.1 FOR DETAILS
PROPOSED 12" WATER
PROP. 15' UTILITY, LANDSCAPE, & SIDEWALK EASEMENT
PROPOSED RAILROAD
PROP. 10' WATER EASEMENT
EX. 12" SEWER
EX. 18" WATER
PROP. 30' WASTEWATER EASEMENT
EX. 15" SEWER
EX. 20' SANITARY SEWER EASEMENT
EX. 20' DRAINAGE & UTILITY EASEMENT
EXISTING RAILROAD
EX. 12" STORM CULVERT
EX. 36" STORM CULVERT
CONNECT TO EX. RAILROAD
CONNECT TO EX. PROGRESS DRIVE
END AND PLUG 12" WATER
END AND PLUG 8" WATER
PROP. 10' UTILITY EASEMENT
PROP. 15' UTILITY EASEMENT
JURISDICTIONAL STREAM
BGE PROPOSED FLOODPLAIN
FEMA 100-YR FLOODPLAIN
ZONE "X"
ZONE "A"
PROGRESS DRIVE
PROGRESS DRIVE (LOCATION AS PER RECORD PLAT AND ALIGNMENT SHOWN ON BGE PLANS DATED 01/28/2021)
LEGEND
PROPERTY LINE
EASEMENT LINE
EXISTING MANHOLE
EXISTING FIRE HYDRANT
BARRIER FREE RAMP
POWER POLE
PROPOSED MANHOLE
PROPOSED IRRIGATION METER
PROPOSED CLEANOUT
PROPOSED DOMESTIC METER
PROPOSED GATE VALVE
FIRE DEPARTMENT CONNECTION
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED WYE INLET
PROPOSED CURB INLET
BIKE RACKS
KEY
TYP TYPICAL
BFR BARRIER FREE RAMP
FH FIRE HYDRANT
SSMH SEWER MANHOLE
LP LIGHT POLE
CI CURB INLET
IRR IRRIGATION METER
CO CLEANOUT
PP POWER POLE
ESMT EASEMENT
NUMBER OF PARKING SPACES
STMH STORM MANHOLE
WYE WYE INLET
FDC FIRE DEPARTMENT CONNECTION
DOM DOMESTIC METER
NOTES:
1. CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS O.S.H.A STANDARDS.
3. ALL DIMENSIONS ARE TO THE FACE OR CURB UNLESS OTHERWISE NOTED.
4. ALL FIRE LANE RADII ARE 20-FEET MINIMUM.
5. ALL FIRE LANES ARE 24-FEET WIDE MINIMUM.
6. HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
7. REFER TO CITY OF SHERMAN CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
9. CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAVEMENT MARKINGS.
10. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
11. CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
12. ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF SHERMAN REQUIREMENTS.
13. FEMA FLOODPLAIN REFLECTS MAP NO. 48181C0405G, DATED 09/01/2022.
VICINITY MAP
(NOT TO SCALE)
PROJECT LOCATION
!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.
BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS
BENCH MARK LIST
CITY BM CITY OF SHERMAN 3 1/4 INCH BRASS DISK MONUMENT FOUND, LOCATED ON THE SOUTH SIDE OF WASHINGTON STREET BRIDGE AT SANDY CREEK, APPROXIMATELY 0.45 MILES FROM THE INTERSECTION OF WASHINGTON STREET AND F.M. 1417.
PUBLISHED ELEV=719.78
BGE OBSERVED ELEV=719.82
CITY BM "C" CUT SET ON CONCRETE HEADWALL APPROXIMATELY 3,189 FEET SOUTH OF THE INTERSECTION OF FLANARY ROAD AND F.M. 1417 ON THE EAST SIDE OF FLANARY ROAD.
PUBLISHED ELEV=711.82
BGE OBSERVED ELEV=712.24
BM#1 "⊡" SET ON THE NORTHWEST CORNER OF A CONCRETE SLAB, ±25 FEET NORTH OF PROGRESS DRIVE CENTERLINE, ±7 FEET SOUTHEAST OF WATER VAULT; AND ±56 FEET OF THE MOST WESTERLY ENTRANCE TO PROGRESS RAIL SERVICES.
ELEV=730.77
BM#2 "⊡" SET IN CONCRETE AT THE SOUTHEAST CORNER OF CONCRETE DRIVE. ±300 FEET EAST OF PROGRESS DRIVE DEAD END; ±7 FEET SOUTHEAST OF WATER VAULT; AND ±25 FEET NORTH OF PROGRESS DRIVE CENTERLINE.
ELEV=720.94
SITE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765
OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102
SHERMAN, TX 75090
APPLICANT
LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CALIFORNIA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE
ENGINEER
BGE, INC.
2595 DALLAS PKWY, SUITE 101
FRISCO, TEXAS 75034
TEL: (972) 464-4800
CONTACT: NICK HOBBS
DATE PREPARED: 01/08/2025
BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2020
DEVELOPER
LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE
OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090
SITE PLAN
MOLINOS USA
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.
RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949
JANUARY 08, 2025
!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities
CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION
REVISIONS
REV NO. DATE DESCRIPTION
CHECKED BY: NDH
DESIGNED BY: EJB
DATE: JANUARY 2025
PROJECT NUMBER: 11157-00
SHEET NO
SP-1.0


SITE DATA SUMMARY TABLE
GENERAL SITE DATA | LOT 1
ZONING | M-1 LIGHT MANUFACTURING
LAND USE | MANUFACTURING
LOT AREA | 501,175 SF
BUILDING 1 AREA (PROPOSED) | 54,640 SF
LOT COVERAGE | 10.9%
TOTAL FLOOR AREA RATIO | 0.11:1
PARKING
PARKING RATIO | 1 SPACE PER 400 SF PROFESSIONAL OFFICE; 1 SPACE PER 1000 SF WAREHOUSE UP TO 20,000 SF; 1 SPACE PER 2000 SF WAREHOUSE OVER 20,000 SF
REQUIRED PARKING WAREHOUSE | 36
REQUIRED PARKING PROFESSIONAL OFFICE | 9
REQUIRED PARKING TOTAL (# SPACES) | 45
PROVIDED PARKING TOTAL (# SPACES) | 45
HANDICAP PARKING REQUIRED (# SPACES) | 2
HANDICAP PARKING PROVIDED (# SPACES) | 3
OPEN SPACE
SQ. FT. PARKING AREAS AND DRIVES | 228,273 SF
LANDSCAPED AREA OF PARKING AREAS AND DRIVES (REQUIRED) | 22,827 SF
LANDSCAPED AREA OF PARKING AREAS AND DRIVES (PROVIDED) | 28,684 SF
LANDSCAPED AREA IN PARKING ISLANDS (REQUIRED) | 9,130 SF
LANDSCAPED AREA IN PARKING ISLANDS (PROVIDED) | 9,528 SF
SQ. FT. TOTAL LANDSCAPED AREA | 324,004 SF
SQ. FT. TOTAL IMPERVIOUS SURFACE | 177,170 SF
*NOTE: MIN. 10% OF PARKING AREAS AND DRIVES SHALL BE LANDSCAPED. MIN. 40% OF REQUIRED LANDSCAPE MUST BE LOCATED IN PARKING ISLANDS.
SHERMAN ECONOMIC DEVELOPMENT CORPORATION (INST. NO. 2017-24319) D.R.G.C.T. 63.626 ACRES (2,771,557 SQ. FT.) NO ADDRESS ASSIGNED TAX ID: 125309
BUILDING 1
3,600 SF (OFFICE)
51,040 SF (WAREHOUSE)
FFE: 719.00
LOT 2, BLOCK A
LOT 3, BLOCK A
LOT 4, BLOCK A
PROPOSED 60' ROW
TORTILLA WAY
ZONE "A"
ZONE "X"
PROPOSED FENCE
25' BUILDING SETBACK
30' FIRE LANE
5' SIDEWALK
PROPOSED 24" STORM
PROPOSED 8" WATER
PROPOSED 8" SEWER
PROPOSED RAILROAD
6" FDC LINE
FDC
WYE
TRANSFORMER
SILOS
LOADING ZONE
TRUCK WEIGH STATION
TRASH COMPACTOR
SEWER SERVICE
DOMESTIC SERVICE
FIRE SERVICE
SLIDING GATE WITH KNOX BOX
BACKFLOW PREVENTOR
30' WATER EASEMENT
30' WASTEWATER EASEMENT
10' UTILITY EASEMENT
3' CURB CUT WITH RIPRAP
END AND PLUG 12" WATER
EX. 15" SEWER
PROPOSED 12" WATER
PROPOSED 18" STORM
PROPOSED 8" STORM
FEMA 100-YR FLOODPLAIN
BGE PROPOSED EASEMENT
EX MH
PROPOSED MH
PROPOSED INLET
PROPOSED CURB INLET
PROPOSED WYE INLET
PROPOSED CLEANOUT
PROPOSED DOMESTIC METER
PROPOSED GATE VALVE
PROPOSED IRRIGATION METER
PROPOSED FIRE HYDRANT ASSEMBLY
BIKE RACKS
FIRE DEPARTMENT CONNECTION
BARRIER FREE RAMP
POWER POLE
EXISTING MANHOLE
EXISTING FIRE HYDRANT
S74° 21' 04"W 999.47'
N74° 21' 04"E 1042.35'
William Martin Abstract No. 765
LEGEND
PROPERTY LINE
EASEMENT LINE
EXISTING MANHOLE
EXISTING FIRE HYDRANT
BARRIER FREE RAMP
POWER POLE
PROPOSED MANHOLE
PROPOSED IRRIGATION METER
PROPOSED CLEANOUT
PROPOSED DOMESTIC METER
PROPOSED GATE VALVE
FIRE DEPARTMENT CONNECTION
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED WYE INLET
PROPOSED CURB INLET
BIKE RACKS
KEY
TYP TYPICAL
BFR BARRIER FREE RAMP
FH FIRE HYDRANT
SSMH SEWER MANHOLE
LP LIGHT POLE
CI CURB INLET
IRR IRRIGATION METER
CO CLEANOUT
PP POWER POLE
ESMT EASEMENT
NUMBER OF PARKING SPACES
STMH STORM MANHOLE
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SCALE: 1" = 40'
PROJECT LOCATION
PROGRESS DR.
HWY 56
VICINITY MAP
(NOT TO SCALE)
!!WARNING!!
EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.
BEFORE YOU DIG, CALL DIG TESS
1-800-DIG-TESS
BENCH MARK LIST
CITY BM — CITY OF SHERMAN 3 1/4 INCH BRASS DISK MONUMENT FOUND, LOCATED ON THE SOUTH SIDE OF WASHINGTON STREET BRIDGE AT SANDY CREEK; APPROXIMATELY 0.45 MILES FROM THE INTERSECTION OF WASHINGTON STREET AND F.M. 1417.
PUBLISHED ELEV=719.78
BGE OBSERVED ELEV=719.82
CITY BM — "CT" CUT SET ON CONCRETE HEADWALL APPROXIMATELY 3,189 FEET SOUTH OF THE INTERSECTION OF FLANARY ROAD AND F.M. 1417 ON THE EAST SIDE OF FLANARY ROAD.
PUBLISHED ELEV=711.82
BGE OBSERVED ELEV=712.24
BM#1 — "DO" SET ON THE NORTHWEST CORNER OF A CONCRETE SLAB. ±25 FEET NORTH OF PROGRESS DRIVE CENTERLINE; ±7 FEET SOUTHEAST OF WATER VAULT; AND ±56 FEET OF THE MOST WESTERLY ENTRANCE TO PROGRESS RAIL SERVICES.
ELEV=730.77
BM#2 — "DO" SET IN CONCRETE AT THE SOUTHEAST CORNER OF CONCRETE DRIVE. ±300 FEET EAST OF PROGRESS DRIVE DEAD END; ±7 FEET SOUTHEAST OF WATER VAULT; AND ±25 FEET NORTH OF PROGRESS DRIVE CENTERLINE.
ELEV=720.94
SITE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765
OWNER: SHERMAN ECONOMIC DEV CORP, 307 W WASHINGTON STE 102, SHERMAN, TX 75090
APPLICANT: LAWRENCE EQUIPMENT, 2034 PECK RD, SOUTH EL MONTE, CALIFORNIA 91733, TEL: (469) 408-4292, CONTACT: CHRIS LAWRENCE
ENGINEER: BGE, INC., 2595 DALLAS PKWY, SUITE 101, FRISCO, TEXAS 75034, TEL: (972) 464-4800, CONTACT: NICK HOBBS
DATE PREPARED: 01/08/2025
BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
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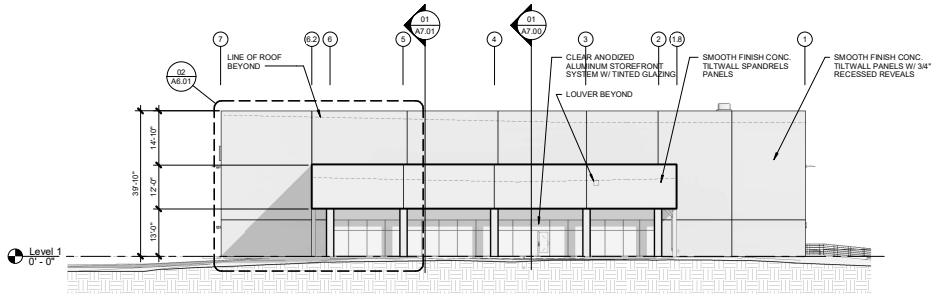
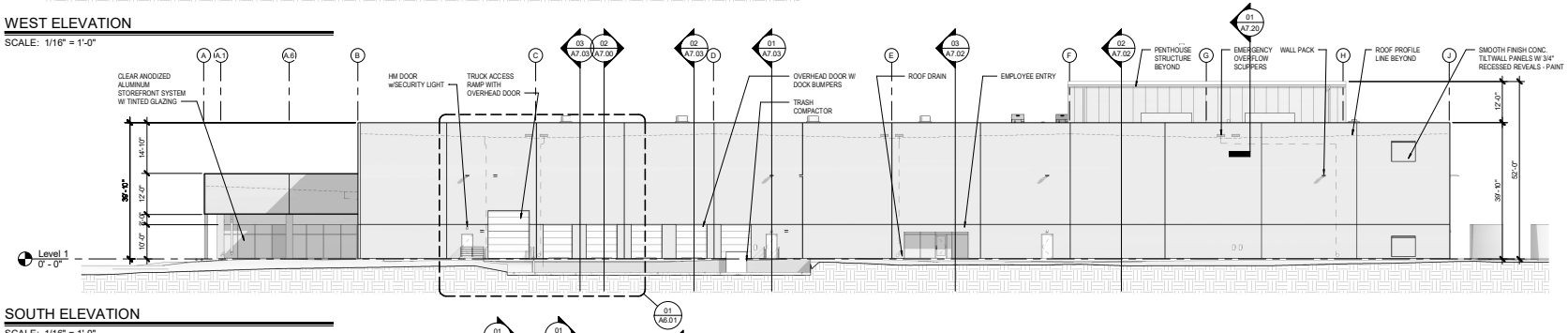
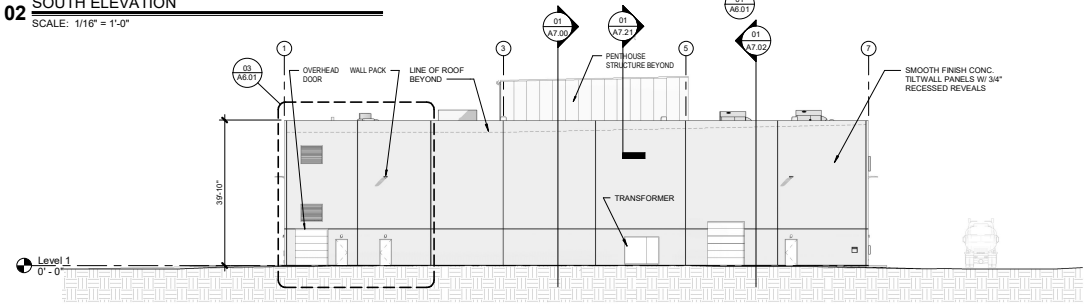
DEVELOPER
LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE
OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090
SITE PLAN
MOLINOS USA
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.
RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
NICHOLAS D. HOBBS, P.E.
TEXAS REGISTRATION NO. 112949
JANUARY 08, 2025
!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities
CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION
REVISIONS
REV NO. | DATE | DESCRIPTION
CHECKED BY: NDH
DESIGNED BY: EJB
DATE: JANUARY 2025
PROJECT NUMBER: 11157-00
SHEET NO
SP-1.1
\\bgefs\data\1WVProjects\Mainland_and_Associates_Architects_PLLC\11157-00-Molinos_USA_Lawrence_Tx_Sherman\Civil-HCV\P_CAD\P_ARTS\SITE PLAN\11157_SITE PLAN.dwg Jan 08, 2025 - 4:59pm ekowitz
BGE, INC.



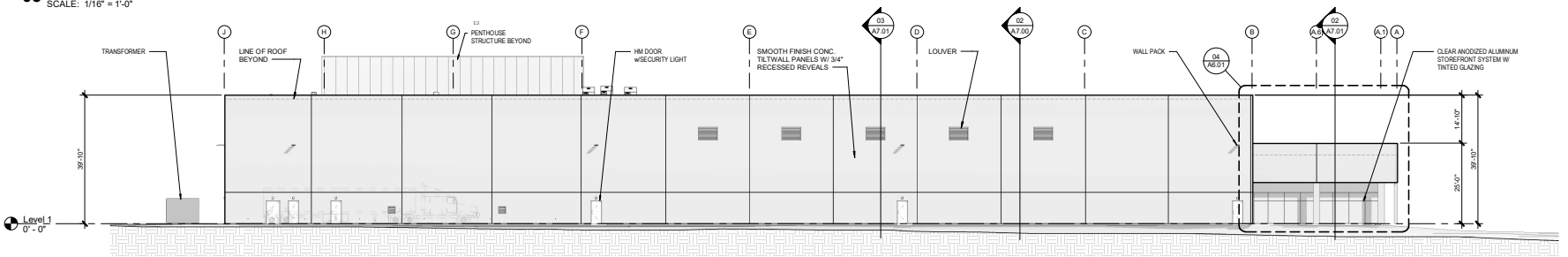
01 WEST ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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

REVISIONS

MOLINOS USA

SHERMAN, TEXAS 75092

PROGRESS DRIVE

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C

REGISTERED ARCHITECT
DAVID MEINHARDT
12101
STATE OF TEXAS

11-12-24

PROJECT NO: 21-268
DATE: 02-22-24
DRAWN BY: Author
CHECKED BY: Checker
SHEET: BUILDING ELEVATIONS

A6.00

11/12/2024 9:50:36 AM J:\Autodesk Docs\21268-MOLINOS, USA\268-MOL INOS, USA_r21.rvt

GENERAL NOTES:

1. CONTRACTOR TO VERIFY SITE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, BOUNDARY INFORMATION, PROPERTY LINES, EASEMENTS, BUILDING LOCATIONS, ROADWAY, CURBS AND GUTTERS, AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE OTHER CONSULTANTS' DRAWINGS, THE CIVIL DRAWINGS, AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S PLANS.
2. ARCHITECTURAL INFORMATION IS FROM PLANS PROVIDED BYCLIENT
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY BGE OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AND CONFIRM WITH LOCAL AUTHORITIES AND THE GENERAL CONTRACTOR THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. EXCAVATE AS NECESSARY TO CONFIRM LOCATION PRIOR TO EXCITATION. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. ANY DAMAGES TO NEW AND EXISTING UTILITIES BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. BGE ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO BGE IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY BGE. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATIONS. NOTIFY BGE OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWINGS.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY BGE ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. BGE SHOULD BE NOTIFIED OF ANY DISCREPANCIES.
10. CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT, AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHALL BE VERIFIED WITH THE OWNER AND/OR BGE PRIOR TO BIDDING.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK. CONTRACTOR IS ALSO RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THIS WORK.
12. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO, EXISTING CONDITIONS OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.
13. CONTRACTOR TO INSURE CONSTRUCTION COMPLIANCE WITH ADA ACT OF 1990, AS AMENDED, THE ADAAG GUIDELINES OF 2004, AS AMENDED, AND ANY LOCAL OR STATE ACCESSIBILITY STANDARDS, AS AMENDED. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
14. CONTRACTOR TO PROVIDE ANY AND ALL NECESSARY EROSION CONTROL MEASURES.
15. ALL CONSTRUCTION WILL CONFORM TO THESE PLANS AND SPECIFICATIONS, AS WELL AS ALL RELEVANT LOCAL CITY STANDARDS AND SPECIFICATIONS.

DEMOLITION NOTES:

1. SITE BASE INFORMATION (BOUNDARIES, UTILITIES, TOPOGRAPHY & STRUCTURES) IS SHOWN AS PROVIDED BY SURVEYOR. CONTRACTOR SHALL VERIFY GRADES, UTILITIES, AND SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. BGE ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES AND SHALL PROTECT ALL EXISTING UTILITIES IN PLACE AND ENSURING THEIR SAFE OPERATION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED BY THEIR WORK AND SHALL REPAIR DAMAGES AT NO COST TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL AREAS TO BE DEMOLISHED AS A PART OF THIS CONTRACT. CLEARLY MARK ALL ITEMS FOR DEMOLITION FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO BEGINNING DEMOLITION WORK. SITE CONDITIONS VARYING FROM THESE PLANS & SPECIFICATIONS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. DURING DEMOLITION THE CONTRACTOR SHALL EXERCISE CAUTION NOT TO DAMAGE THE EXISTING FEATURES THAT ARE TO REMAIN INSIDE AND OUTSIDE OF THE PROJECT CONSTRUCTION AREA. DAMAGE RESULTING FROM CONTRACTOR'S WORK SHALL BE REPAIRED AND RESTORED TO THE COMPLETE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
5. CONTRACTOR SHALL TAKE CARE TO MINIMIZE DISTURBANCE TO EXISTING TREE TRUNKS AND ROOT SYSTEMS. ALL DEMOLITION ADJACENT TO EXISTING TREES SHALL BE COMPLETED USING HAND TOOLS, NO LARGE EQUIPMENT OR ANY EQUIPMENT WITH TRACKS SHALL BE ALLOWED TO WORK UNDER THE DRIP LINE OF ANY EXISTING TREES TO REMAIN. THERE SHALL BE NO STORAGE OF MATERIAL OR PARKING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
6. CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL DESIGNATED TREES, SHRUBS & GROUNDCOVER PRIOR TO THE START OF NEW CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR CAPPING & ABANDONING ALL IRRIGATION LINES IN THE DEMOLITION AREA.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED AND IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL IRRIGATION INSTALLATION SHALL CONFORM TO THE LOCAL CODE REGULATIONS AND TCEQ REQUIREMENTS.
3. LINE LAYOUT IS DIAGRAMMATIC - ADJUST VALVE, HEAD, AND LINE LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE COMPLETE COVERAGE OF ALL PLANTING BEDS AND TURF AREAS.
4. SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH A LANDSCAPE DRIP-LINE SYSTEM UNLESS NOTED OTHERWISE.
5. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO-SPRAY SPRINKLER HEADS, UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL IRRIGATION COMPONENTS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. IRRIGATION CONTRACTOR SHALL PLACE ADJUSTABLE ARC NOZZLES IN PLACE OF FIXED ARC NOZZLE AS NEEDED TO ELIMINATE OVER SPRAY ON TO PAVEMENT.
8. ALL IRRIGATION HEADS SHALL HAVE FACTORY INSTALLED CHECK VALVES.
9. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS OF THE ENTIRE IRRIGATION SYSTEM AFTER INSTALLATION.

MAINTENANCE NOTES:

1. LANDSCAPE CONTRACT SHALL INCLUDE, AS AN ALTERNATE BID, A LANDSCAPE MAINTENANCE AGREEMENT. THE LANDSCAPE MAINTENANCE PERIOD SHALL BEGIN ONCE THE OWNER'S ACCEPTANCE OF IMPROVEMENTS HAS BEEN GIVEN IN WRITING AND SHALL EXTEND FOR A PERIOD OF TWO YEARS, OR AS DIRECTED BY THE OWNER.
2. MAINTENANCE AGREEMENT SHALL GENERALLY CONFORM TO LANDSCAPE MAINTENANCE GUIDELINES PROVIDED BY OWNER AND MODIFIED TO MEET THE BEST MANAGEMENT PRACTICES OF THE LOCAL CLIMATE AND SITE SPECIFIC CONDITIONS.
3. AT A MINIMUM, THE AGREEMENT SHALL INCLUDE ALL LABOR AND MATERIALS TO PERFORM THE PROFESSIONAL MAINTENANCE OF THE SITE'S LANDSCAPE IMPROVEMENTS. THE AGREEMENT SHALL BE WRITTEN TO INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
   A. REGULAR MOWING TO INCLUDE EDGING AT PAVEMENT AND STRING TRIMMING
   B. FERTILIZATION AND WEED MANAGEMENT
   C. INTEGRATED PEST MANAGEMENT
   D. IRRIGATION MAINTENANCE AND REPAIRS
   E. PLANTING BEDS
   F. TREES AND SHRUBS
4. THE PROGRAM FOR THE MAINTENANCE AGREEMENT SHALL BE BASED ON A COMPLETE SOILS ANALYSIS TO ADDRESS SPECIFIC SITE CONDITIONS AND TO ENSURE THE HEALTHY AND VIGOROUS GROWTH OF THE PLANT MATERIALS.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER AND/OR BGE.
2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, THE LANDSCAPE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
3. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 - 2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY BGE PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
6. CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED USING COLORED FLAGS FOR EACH TREE SPECIES FOR REVIEW BY BGE PRIOR TO INSTALLING. BGE RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
7. SHRUB & GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY BGE/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND/OR BED PREPARATION.
8. CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN PLANS AND DETAILS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE BGE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN IN THE DRAWINGS.
11. ALL SHRUB & GROUNDCOVER BEDS SHALL HAVE A MINIMUM THREE (3") INCH LAYER OF HARDWOOD MULCH. CONTRACTOR TO SUPPLY OWNER WITH SAMPLE FOR APPROVAL. CONTRACTOR TO SUPPLY A BID ALTERNATE FOR ROCK MULCH FOR ALL BEDS.
12. ANNUAL BEDS TO RECEIVE MINIMUM TWO (2") INCHES OF HARDWOOD MULCH. CONTRACTOR TO SUPPLY OWNER WITH SAMPLE FOR APPROVAL.
13. REFER TO LOCAL ORDINANCE FOR CLEARANCE REQUIREMENTS FOR TREES OVERHANGING PRIVATE STREETS, WALKS, OR PARKING LOTS, AND FOR PLANTING SEPARATION FROM UNDERGROUND UTILITIES AND PAVING.
14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME SPECIES, VARIETY, AND SIZE IF DAMAGED, DESTROYED, DEAD, OR REMOVED.
15. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
17. FINAL GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
18. TOPSOIL SHALL BE A MINIMUM OF FOUR (4") INCHES IN DEPTH AND SHALL BE FREE FROM ANY STONES, ROOTS, OR OTHER FOREIGN MATERIAL GREATER THAN TWO (2") DIAMETER.
19. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
20. CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF ANY TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC, AND STAND PIPE.
21. CONTRACTOR SHALL PROVIDE SOIL SAMPLES TO THE PROJECT AGRONOMIST. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACK FILL MIX. SUBMIT SOIL ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, ON-GRADE SOILS, AND/OR ON-STRUCTURE SOILS. VERIFYING ON-STRUCTURE FILTER FABRIC/SOIL COMPATIBILITY SHALL BE PART OF THE OVERALL ANALYSIS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
22. CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF BGE AND/OR THE OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. BGE TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
23. ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
24. AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION. REFER TO SPECIFICATIONS FOR SPECIFIC SOIL AMENDMENTS TO BE ADDED OR TILLED INTO SOILS.
25. GENERALLY, ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE INSTALLED TO A DEPTH OF:
   25.1. 4"-6" FOR SOLID TURF AND SEEDED GRASS AREAS
   25.2. 12"-18" FOR GROUNDCOVER AND SHRUB AREAS
   25.3. 24"-36" FOR TREE PIT AREAS
26. CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK AND DEFECTIVE OR DEAD PLANTS. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY. THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR ARE DEEMED TO BE DEFECTIVE.

BGE, INC.
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\\bgeinc\data\TXN\Projects\Meinhardt_and_Associates_Architects_PLLC\11157-00-Molinos_USA_Lawrence_in_Sherman\LP-NTX\03-CAD\03-SHEETS\LP 0.XX LANDSCAPE COVER AND NOTES.dwg Jan 08, 2025-4:02pm mhoward

LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP 307 W WASHIGTON STE 102 SHERMAN, TC 75090	LAWRENCE EQUIPMENT 2034 PECK RD SOUTH EL MONTE, CALIFORNIA 91733 TEL: (469) 408-4292 CONTACT: CHRIS LAWRENCE	BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS

DATE PREPARED: 01/08/2025

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2595 Dallas Parkway, Suite 101
Frisco, TX 75034
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TBPE Registration No. F-1046
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DEVELOPER
LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

GENERAL NOTES

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
MICHAEL L. STOTTLER, PLA, ASLA
TEXAS REGISTRATION NO. 3743
JANUARY 08, 2025

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: MLS
DESIGNED BY: MTH
DATE: 01/08/2025
PROJECT NUMBER: 11157-00

SHEET NO
GENERAL NOTES
LP 0.01

GENERAL LANDSCAPE SPECIFICATIONS:

1. SCOPE OF WORK:

1.1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

1.2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

2. PROTECTION OF EXISTING STRUCTURES

2.1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

3. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE OF TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF TWO HUNDRED DOLLARS ($200) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED AT SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND AT TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

4. MATERIALS:

4.1. SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

- MATERIALS: SAMPLES
- MULCH: ONE (1) CUBIC FOOT
- TOPSOIL: ONE (1) CUBIC YARD
- PLANTS: ONE (1) OF EACH VARIETY

5. PLANT MATERIALS:

5.1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

5.2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

5.3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

6. TOPSOIL:

6.1. ASTM D5268, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.

6.2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

6.3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.

6.4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

6.5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.

6.6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.

6.7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.

6.8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

6.8.A. ORGANIC SOIL AMENDMENTS

6.8.A.A. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.

6.8.A.B. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.

6.8.A.C. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.

6.8.A.D. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.

6.8.A.E. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.

6.8.A.F. WORM CASTINGS: EARTHWORMS.

6.8.B. INORGANIC SOIL AMENDMENTS

6.8.B.A. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.

6.8.B.B. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.

6.8.B.C. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.

6.8.B.D. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.

6.8.B.E. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.

6.8.C. PLANTING SOIL MIX

6.8.C.A. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MIMIC MATERIALS OR APPROVED EQUAL.

6.8.C.B. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. TILL TO DEPTH OF 12" OR AS OTHERWISE NOTED. FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.

6.8.D. SOD/SEED AREA TOPSOIL

6.8.D.A. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 25% (MIN.) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 99% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

7. WATER:

7.1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

8. COMMERCIAL FERTILIZER:

8.1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

8.2. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

8.2.A. SHRUBS AND TREES: MILORGRANITE OR APPROVED EQUAL

8.2.B. ANNUALS AND GROUNDCOVERS: OSMOCOTE / SIERRA BLEND 14-14-14

8.2.C. SOD: 8-8-8 FERTILIZER

8.3. IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

8.4. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

9. DIGGING & HANDLING:

9.1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPLANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

9.2. BALLED AND BURLAP PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAP OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

9.3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

9.4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

9.5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

10. CONTAINER GROWN STOCK:

10.1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

10.2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

10.3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

10.4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

11. COLLECTED STOCK:

11.1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

12. NATIVE STOCK:

12.1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

13. PLANT MATERIALS LIST

13.1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

14. FINE GRADING

14.1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

14.2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

14.3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

15. PLANTING PROCEDURES

15.1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP JOB SITE AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS DURING EXCAVATION WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

15.2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

15.3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.

15.4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

15.5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

15.6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

15.7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS,UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE SUPERVISED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

15.8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15.9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

15.9.A. TWO (2) TABLETS PER 1 GAL. PLANT
15.9.B. THREE (3) TABLETS PER 3 GAL. PLANT
15.9.C. FOUR (4) TABLETS PER 10 GAL. PLANT
15.9.D. TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

15.10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

15.11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

15.12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

15.13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15.14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15.15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT.

15.16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, AN APPROVED CHEMICAL HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

16. LAWN SODDING:

16.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

16.2. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

16.3. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER SQUARE FOOT. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

16.4. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

16.5. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

16.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

16.7. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

17. SEEDING:

17.1. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

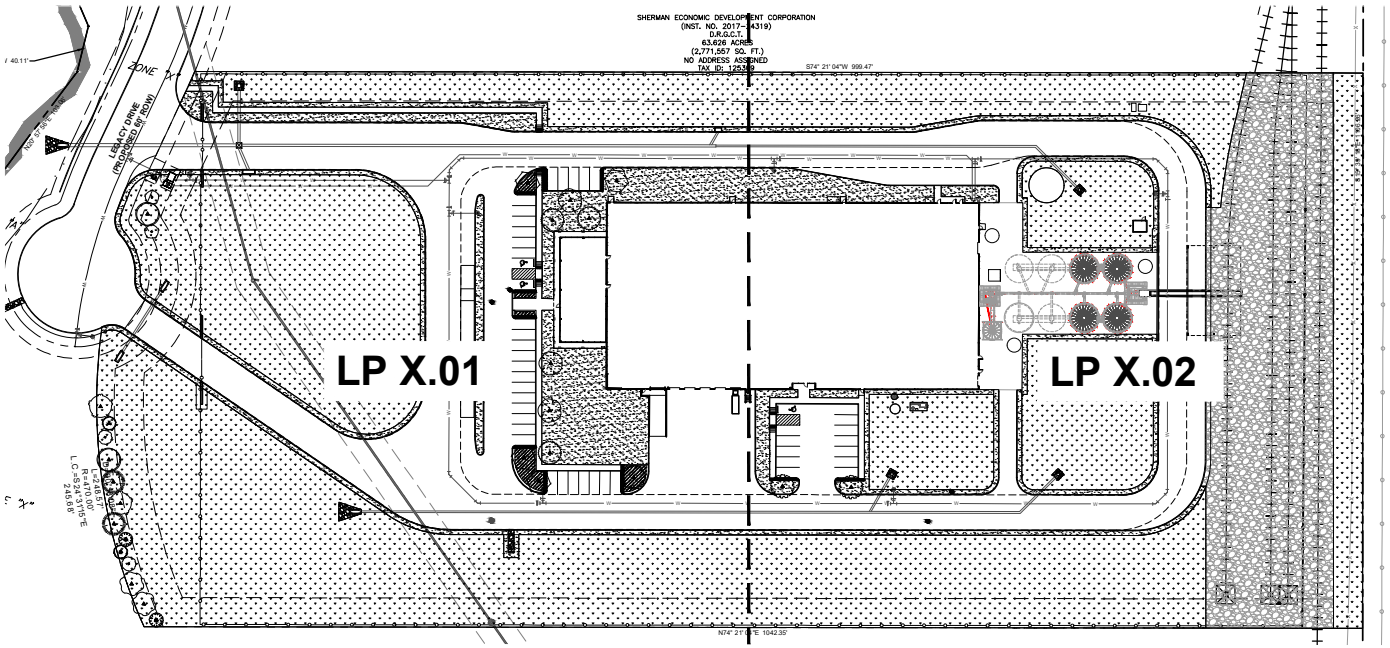
17.2. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.

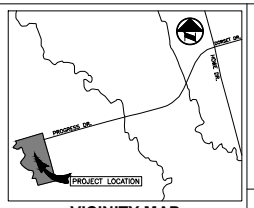
17.3. DO NOT PERFORM SEEDING IN WINDY CONDITIONS

17.4. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

17.5. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSIVE POTENTIAL OF THE AREA.

17.6. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6





VICINITY MAP
(NOT TO SCALE)

SHERMAN LANDSCAPE REQUIREMENTS

	Required	Provided
COMMERCIAL TREE & LANDSCAPING [*EXHIBIT 14A SS 17*]:		
- MIN. 10% OF PARKING AREAS AND DRIVES SHALL BE LANDSCAPED.		
228,273 SF X 10% = 22,827 SF PARKING AREA LANDSCAPE	22,827 SF	28,684 SF
22,827 SF X 40% = 9,130 SF REQUIRED IN ISLANDS	9,130 SF	9,528 SF
- MIN. ONE(1) SHADE TREE SHALL BE PLANTED IN ALL REQUIRED LANDSCAPE ISLANDS		
8 LANDSCAPE ISLANDS PROVIDED	8 TREES	8 TREES
- STREET PERIMETER BUFFER SHALL PROVIDE TWO (2) SHADE AND TWO (2) ORNAMENTAL TREES PER 1,000 SQUARE FEET OF BUFFER AREA.		
6,599 SF / 1,000 SF = 6.599 SHADE TREES	8 TREES	8 TREES
6,599 SF / 1,000 SF = 6.599 ORNAMENTAL TREES	8 TREES	8 TREES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	HT	SPR	REMARKS
CANOPY TREES									
	CI	2	Carya illinoinensis	Pecan	3" cal	B&B	14` ht	6` spr	Full, Straight, Single Trunk
	MG	2	Magnolia grandiflora	Southern Magnolia	3" cal	B&B	14` ht	6` spr	
	QL	3	Quercus laceyi	Lacey Oak	3" cal	B&B	12` ht	4` spr	Full, Straight, Single Trunk
	QM	4	Quercus macrocarpa	Burr Oak	3" cal	B&B	14` ht	6` spr	Full, Straight, Single Leader
	QH	3	Quercus muehlenbergii	Chinkapin Oak	3" cal	B&B	12` ht	5` spr	Full, Straight, Single Trunk
	QS	2	Quercus shumardii	Shumard Red Oak	3" cal	B&B	12` ht	5` spr	Full, Straight, Single Trunk
	UC	3	Ulmus crassifolia	Cedar Elm	3" cal	B&B	14` ht	5` spr	Full, Straight, Single Trunk
	UP	2	Ulmus parvifolia `Allee`	Allee Lacebark Elm	3" cal	B&B	14` ht	6` spr	Full, Straight, Single Trunk
ORNAMENTAL TREES									
	CO	2	Cercis canadensis `Oklahoma`	Oklahoma Redbud	2" cal	B&B	8` ht	4` spr	Full, Single Trunk
	CL	2	Chilopsis linearis	Desert Willow	2" cal	B&B	6` ht	4` spr	Full, Multi-Trunk
	IV	2	Ilex vomitoria	Yaupon Holly	2" cal	B&B	10` ht	4` spr	Full, Multi-Trunk
	ML	2	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia	2" cal	B&B	8` ht	5` spr	Full, Straight, Single Trunk

GROUND COVER									
	LAM	665	Lantana montevidensis	Trailing Lantana	1 gal	CONT	12" ht	12" spr	Full, 1 gallon min., 18" o.c. spacing
SEED									
	SEED	216,140 sf	Bouteloua dactyloides	Common Buffalo Grass	---	---	---	---	Drill seed, Ref. Planting Specs
SOD									
	SOD	105,425 sf	Bouteloua dactyloides	Common Buffalo Grass	---	---	---	---	Solid Sod, tight sand filled joints, 100% weed, disease and pest free
MISCELLANEOUS									
	SE			STEEL EDGING					3/16" x 6" BLACK
	MULCH			SHREDDED HARDWOOD MULCH					MIN. 3" DEPTH, TREES IN SOD TO RECEIVE MIN. 4' DIAM. RING
	DG			DECOMPOSED GRANITE					4" DEPTH, NATURAL COLOR, REF. DETAIL

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE

0 25 50 100
SCALE: 1" = 50'

LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP	LAWRENCE EQUIPMENT	BGE, INC.
307 W WASHIGTON STE 102	2034 PECK RD	2595 DALLAS PKWY, SUITE 101
SHERMAN, TC 75090	SOUTH EL MONTE, CALIFORNIA 91733	FRISCO, TEXAS 75034
	TEL: (469) 408-4292	TEL: (972) 464-4800
	CONTACT: CHRIS LAWRENCE	CONTACT: NICK HOBBS

DATE PREPARED: 01/08/2025

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

OVERALL LANDSCAPE PLAN

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
MICHAEL L. STOTTLER, PLA, ASLA
TEXAS REGISTRATION NO. 3743
JANUARY 08, 2025

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV NO.	DATE	DESCRIPTION

CHECKED BY:	MLS
DESIGNED BY:	MTH
DATE:	01/08/2025
PROJECT NUMBER:	11157-00

SHEET NO
OVERALL LANDSCAPE PLAN
LP 1.00

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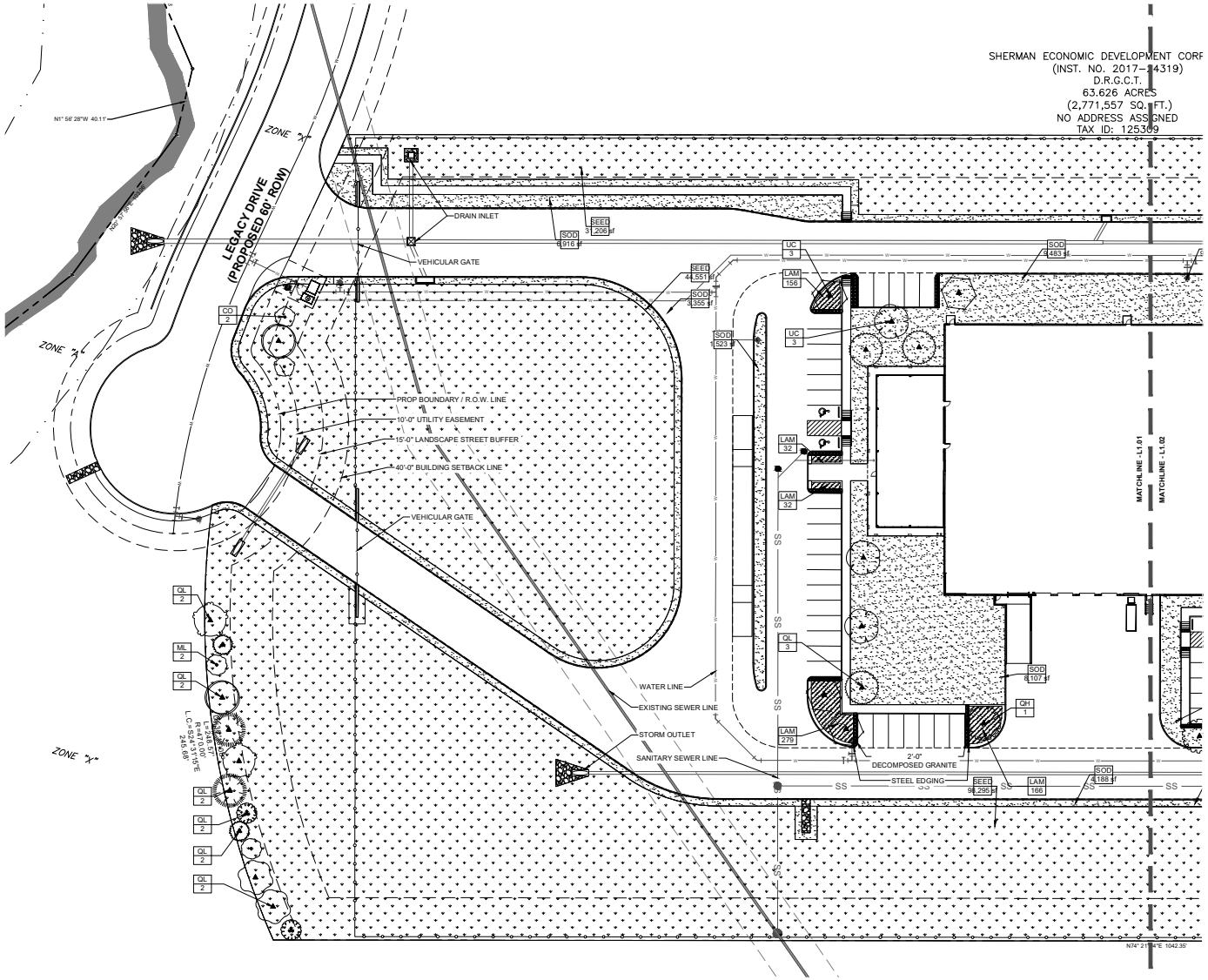

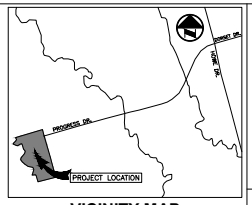

VICINITY MAP
(NOT TO SCALE)

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
CANOPY TREES			
	CI	Carya illinoinensis	Pecan
	MG	Magnolia grandiflora	Southern Magnolia
	QL	Quercus laceyi	Lacey Oak
	QM	Quercus macrocarpa	Burr Oak
	QH	Quercus muehlenbergii	Chinkapin Oak
	QS	Quercus shumardii	Shumard Red Oak
	UC	Ulmus crassifolia	Cedar Elm
	UP	Ulmus parvifolia `Allee`	Allee Lacebark Elm
ORNAMENTAL TREES			
	CO	Cercis canadensis `Oklahoma`	Oklahoma Redbud
	CL	Chilopsis linearis	Desert Willow
	IV	Ilex vomitoria	Yaupon Holly
	ML	Magnolia grandiflora `Little Gem`	Dwarf Southern Magnolia
GROUND COVER			
	LAM	Lantana montevidensis	Trailing Lantana
SEED			
	SEED	Bouteloua dactyloides	Common Buffalo Grass
SOD			
	SOD	Bouteloua dactyloides	Common Buffalo Grass
MISCELLANEOUS			
	SE		STEEL EDGING
	MULCH		SHREDDED HARDWOOD MULCH
	DG		DECOMPOSED GRANITE

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TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

LANDSCAPE PLAN

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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CHECKED BY:	MLS
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DATE:	01/08/2025
PROJECT NUMBER:	11157-00

SHEET NO
LANDSCAPE PLAN
LP 1.01

LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP 307 W WASHIGTON STE 102 SHERMAN, TC 75090	LAWRENCE EQUIPMENT 2034 PECK RD SOUTH EL MONTE, CALIFORNIA 91733 TEL: (469) 408-4292 CONTACT: CHRIS LAWRENCE	BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS

DATE PREPARED: 01/08/2025

SCALE: 1" = 30'

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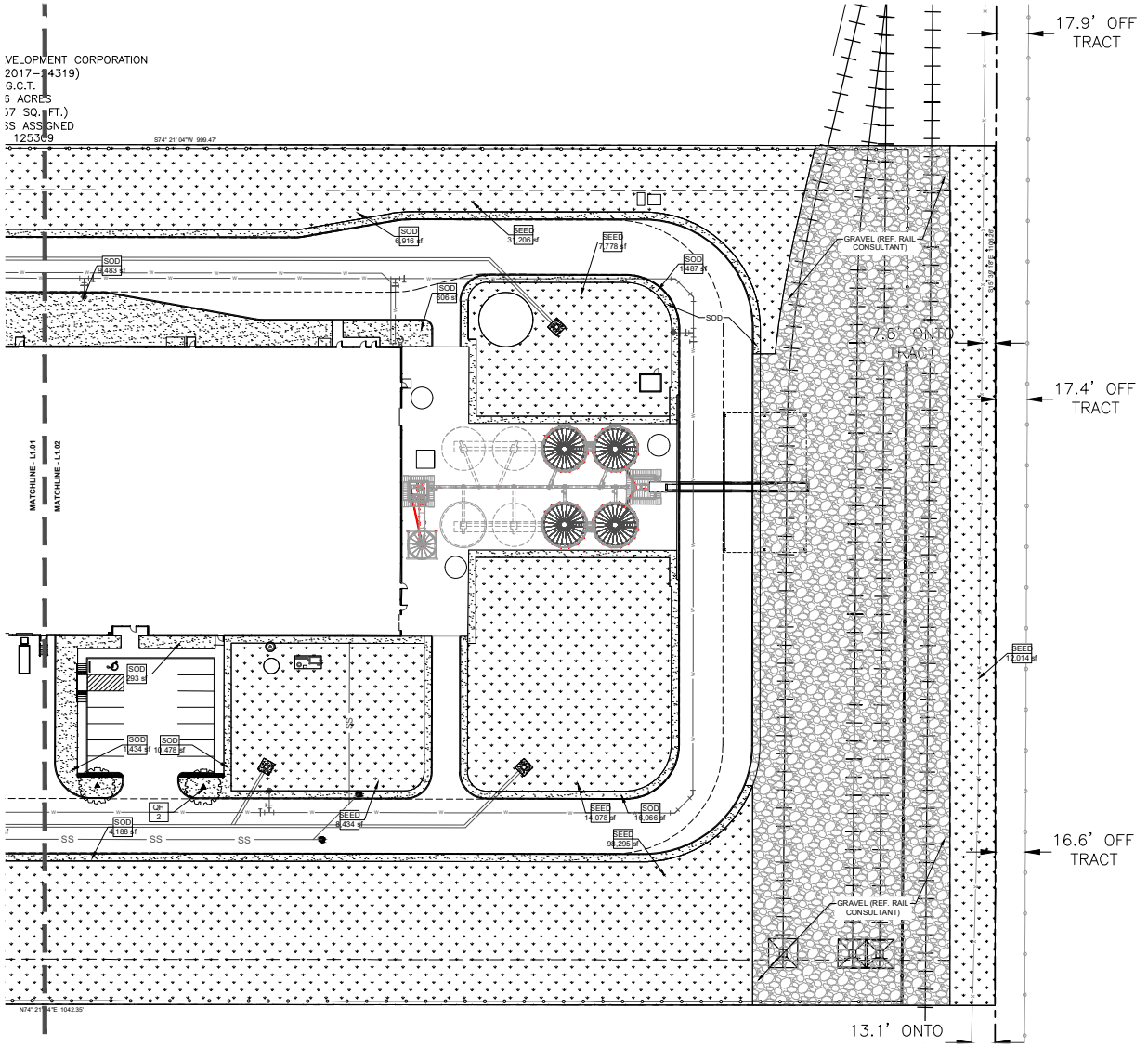
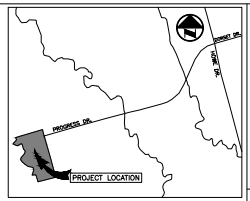


(VOL. 5132, PG. D.R.G.C.T.



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	MULCH		SHREDDED HARDWOOD MULCH
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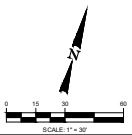

LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP 307 W WASHINGTON STE 102 SHERMAN, TC 75090	LAWRENCE EQUIPMENT 2034 PECK RD SOUTH EL MONTE, CALIFORNIA 91733 TEL: (469) 408-4292 CONTACT: CHRIS LAWRENCE	BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS

DATE PREPARED: 01/08/2025

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TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

LANDSCAPE PLAN

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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JANUARY 08, 2025

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REVISIONS		
REV NO.	DATE	DESCRIPTION

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DESIGNED BY:	MTH
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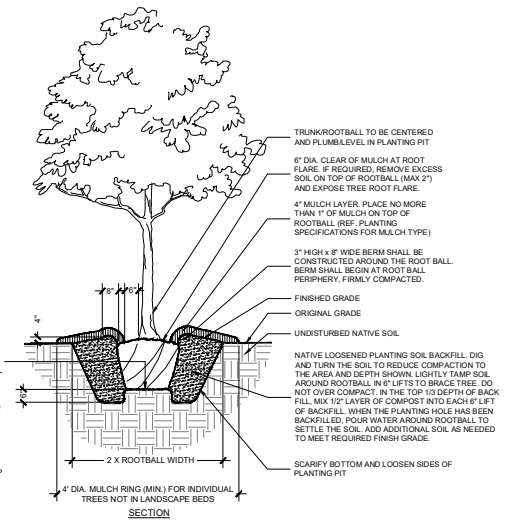
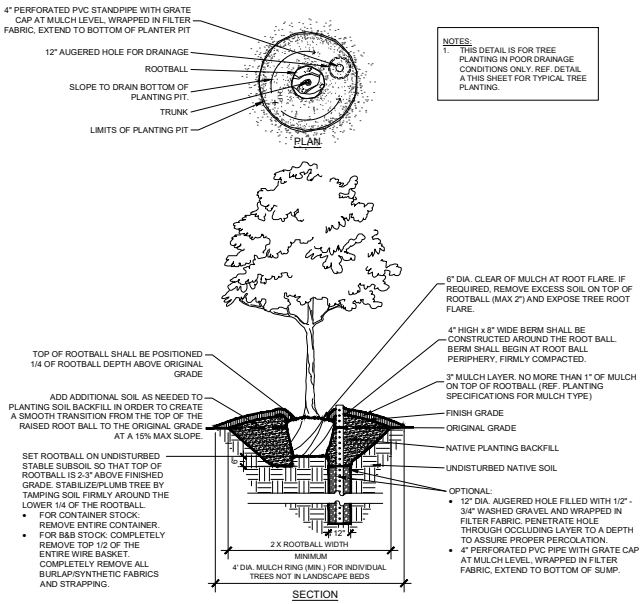


01 TYPICAL TREE PLANTING

P-MO-63

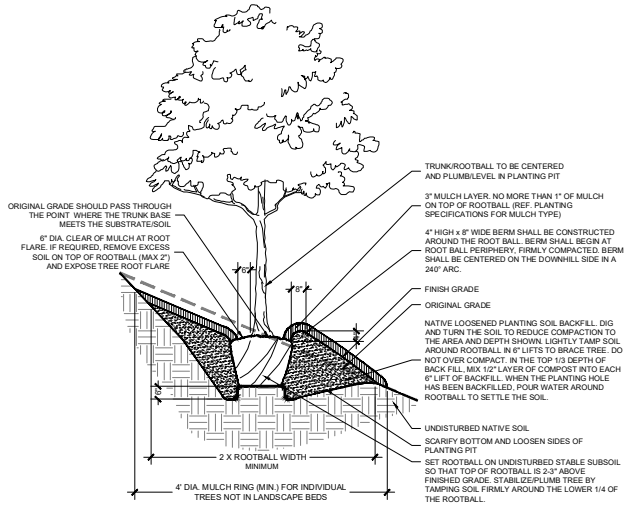
1/2"=1'-0"



03 TREE PLANTING (POOR DRAINAGE CONDITION)

P-MO-66

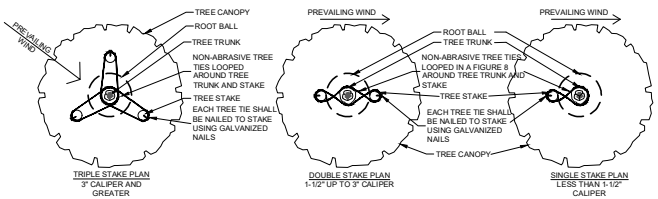
1/2"=1'-0"

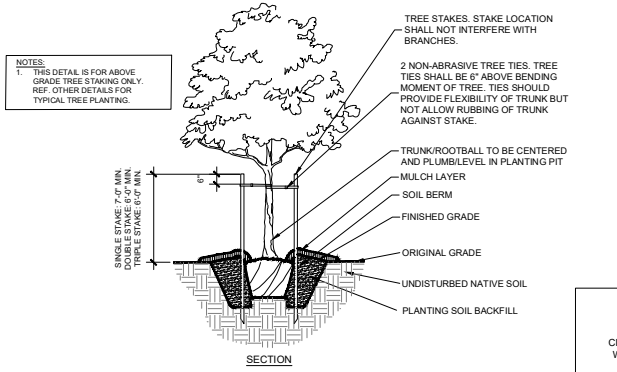


02 TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)

P-MO-64

1/2"=1'-0"





04 TYPICAL TREE STAKING

P-MO-65

1/2"=1'-0"

LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP	LAWRENCE EQUIPMENT	BGE, INC.
307 W WASHIGTON STE 102	2034 PECK RD	2595 DALLAS PKWY, SUITE 101
SHERMAN, TC 75090	SOUTH EL MONTE, CALIFORNIA 91733	FRISCO, TEXAS 75034
	TEL: (469) 408-4292	TEL: (972) 464-4800
	CONTACT: CHRIS LAWRENCE	CONTACT: NICK HOBBS

DATE PREPARED: 01/08/2025

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Frisco, TX 75034
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LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

LANDSCAPE DETAILS

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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TEXAS REGISTERED ENGINEERING FIRM F-1046
MICHAEL L. STOTTLER, PLA, ASLA
TEXAS REGISTRATION NO. 3743
JANUARY 08, 2025

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REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: MLS
DESIGNED BY: MTH
DATE: 01/08/2025
PROJECT NUMBER: 11157-00

SHEET NO
LANDSCAPE DETAILS
LP 3.00

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BGE, INC.
C:\Users\MTH\Desktop\11157-00 Molinos_Lawrence_Equipment\Drawings\LP-MOLINOS-CAD\03-SHEETS\LP 3.00 LANDSCAPE DETAILS.dwg, Jan 08, 2025 - 4:53pm, mtaylor

1. REMOVE SUCKER SHOOTS AT BASE OF TREE.

2. MAKE CLEAN CUTS ON OLD STUDS IF PRESENT.

3. REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.

4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES APPROX. SAME AREA.

5. SHAPE TREE BY REMOVING INJURED AND MISSHAPED BRANCHES.

6. REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.

7. DO NOT REMOVE LEADER.

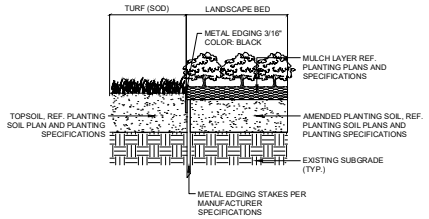
NOTE: DASHED LINES INDICATE BRANCHES TO BE REMOVED. - NO MORE THAN 20 PERCENT OF LIMBS, FOLIAGE, ETC., TO BE REMOVED, UNLESS NOTED OTHERWISE



01 SHADE TREE PRUNING

P-MO-68

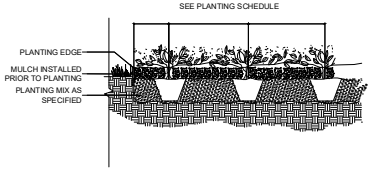
1"=1'-0"



04 STEEL EDGING

P-MO-19

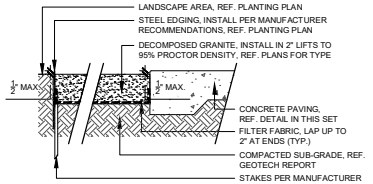
1"=1'-0"



02 GROUNDCOVER PLANTING

P-MO-70

1"=1'-0"



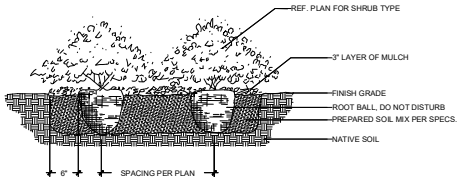
NOTES:
1. SEE PLAN FOR LOCATION.
2. ALL AGGREGATES TO BE FREE OF FOREIGN MATERIALS.
3. COLOR TO BE APPROVED BY OWNER. CONTRACTOR TO SUBMIT (2) 1 GAL. SAMPLES FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
4. SLOPE NOT TO EXCEED 5% LONGITUDINAL AND 2% CROSS-SLOPE.
5. PLACE AND COMPACT IN 2" DEPTH LIFTS TO 95% PROCTOR DENSITY.
6. NOMINAL MAXIMUM SIZE OF AGGREGATE:

SIEVE	METRIC	%PASSING
⅜"	9.5MM	95-100
#4	4.5MM	87-100
#8	2.36MM	73-93
#30	600UM	34-54
#50	300UM	20-40
#200	75UM	MIN. 11-23

05 DECOMPOSED GRANITE

P-MO-16

1 1/2"=1'-0"



03 SHRUB PLANTING

P-MO-69

1"=1'-0"

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 BGE, INC. SHALL BE WITHOUT LIABILITY TO BGE, INC.

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BGE, INC.

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2024

DEVELOPER
LAWRENCE EQUIPMENT
2034 PECK RD
SOUTH EL MONTE, CA 91733
TEL: (469) 408-4292
CONTACT: CHRIS LAWRENCE

OWNER
SHERMAN ECONOMIC DEV CORP
307 W WASHINGTON STE 102.
SHERMAN, TX 75090

LANDSCAPE DETAILS

MOLINOS
LAWRENCE EQUIPMENT
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
MICHAEL L. STOTTLER, PLA, ASLA
TEXAS REGISTRATION NO. 3743
JANUARY 08, 2025

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY:	MLS
DESIGNED BY:	MTH
DATE:	01/08/2025
PROJECT NUMBER:	11157-00

SHEET NO

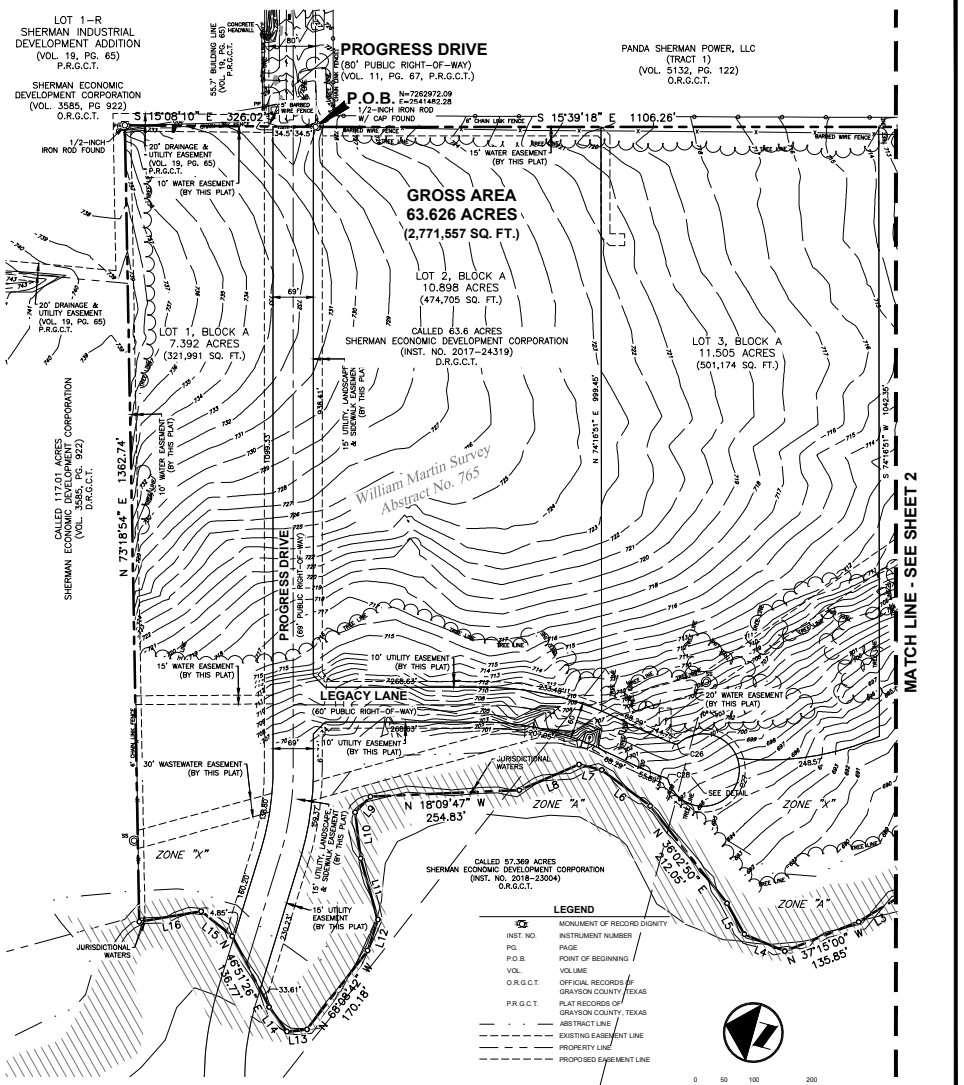
LANDSCAPE DETAILS

LP 3.01

LANDSCAPE PLAN
SHERMAN INDUSTRIAL DEVELOPMENT
63.6 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
WILLIAM MARTIN SURVEY ABSTRACT NO. 765

OWNER	APPLICANT	ENGINEER
SHERMAN ECONOMIC DEV CORP 307 W WASHIGTON STE 102 SHERMAN, TC 75090	LAWRENCE EQUIPMENT 2034 PECK RD SOUTH EL MONTE, CALIFORNIA 91733 TEL: (469) 408-4292 CONTACT: CHRIS LAWRENCE	BGE, INC. 2595 DALLAS PKWY, SUITE 101 FRISCO, TEXAS 75034 TEL: (972) 464-4800 CONTACT: NICK HOBBS

DATE PREPARED: 01/08/2025



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

PRELIMINARY PLAT

MOLINOS USA ADDITION

BEING 63.626 ACRES SITUATED IN THE
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
NOVEMBER 2024
SHEET 1 OF 3

OWNER

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W Washington, Suite 102
Sherman, TX 75090

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2024

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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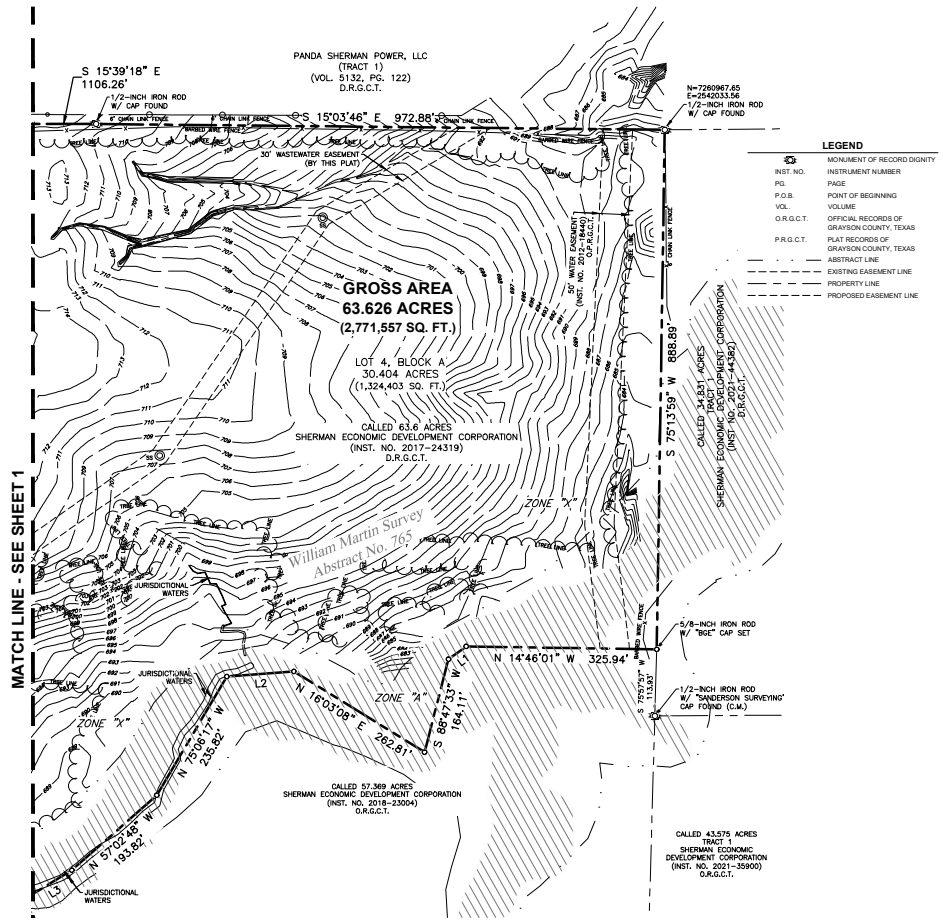

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0405G with Map Revised September 1, 2022.

   Zone X - Areas determined to be outside 500-year floodplain

   Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
4. Water supply to be provided by the City of Sherman.
5. Sewer service to be provided by the City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery Company, LLC.
7. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. 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.
11. The owners and builders must comply with all local, state and federal regulations regarding developments of this type.
12. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

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

PRELIMINARY PLAT

MOLINOS USA ADDITION

BEING 63.626 ACRES SITUATED IN THE
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
NOVEMBER 2024
SHEET 2 OF 3

OWNER

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W Washington, Suite 102
Sherman, TX 75090

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2024

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, Sherman Economic Development Corporation is the owner of a 63.626-acre (2,771,557-square-foot) tract of land situated in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas; said tract being all of that called 63.6-acre tract of land described in General Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2017-24319 of the Official Records of Grayson County, Texas; said 63.626-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod with cap found at the southwest terminus of Progress Drive (a 80-foot public right-of-way according to the plat recorded in Volume 11, Page 67 of the Plat Records of Grayson County, Texas); said point being in the northeast line of said 63.6-acre Sherman Economic Development Corporation and the northwest corner of that certain tract of land described in Special Warranty Deed to Panda Sherman Power, LLC recorded in Volume 5132, Page 122 of said Official Records;

THENCE, South 15 degrees 39 minutes 18 seconds East, with the said northeast line of 63.6-acre Sherman Economic Development Corporation tract and the southwest line of said Panda Sherman Power tract, a distance of 1,106.26 feet to a 1/2-inch iron rod with cap found for an angle point;

THENCE, South 15 degrees 03 minutes 46 seconds East, continuing with the said northeast line of 63.6-acre Sherman Economic Development Corporation tract and the said southwest line of Panda Sherman Power tract, a distance of 972.88 feet to a 1/2-inch iron rod with cap found for corner; said point being the southeast corner of said 63.6-acre Sherman Economic Development Corporation tract and the northeast corner of that called 34.831-acre tract of land described as Tract 1 in Special Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2021-44382 of said Official Records;

THENCE, South 75 degrees 13 minutes 59 seconds West, departing the said southwest line of Panda Sherman Power tract and with the southeast line of said 63.6-acre Sherman Economic Development Corporation tract and the northwest line of said 34.831-acre Sherman Economic Development Corporation tract, a distance of 888.89 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southwest corner of said 63.6-acre Sherman Economic Development Corporation tract, and angle point in the said northwest line of 34.831-acre Sherman Economic Development Corporation tract and the southeast corner of that called 57.369-acre tract of land described in Special Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2018-23004 of said Official Records; from said point a 1/2-inch iron rod with "SANDERSON SURVEYING" cap found bears South 75 degrees 58 minutes West, a distance of 112.9 feet for the northwest corner of said 34.831-acre Sherman Economic Development Corporation tract and the northeast corner of that called 43.575-acre tract of land described as Tract 1 in Special Warranty Deed to Sherman Economic Development Corporation recorded in Instrument No. 2021-35900 of said Official Records;

THENCE, North 14 degrees 46 minutes 01 seconds West, departing the said northwest line of 34.831-acre Sherman Economic Development Corporation tract and with the southwest line of said 63.6-acre Sherman Economic Development Corporation tract and the northeast line of said 57.369-acre Sherman Economic Development Corporation tract, a distance of 325.94 feet to a point for corner in the approximate centerline of a creek;

THENCE, continuing with the said southwest line of 63.6-acre Sherman Economic Development Corporation tract, the said northeast line of 57.369-acre Sherman Economic Development Corporation tract, and the said approximate centerline of a creek, the following twenty-five (25) calls:

North 51 degrees 34 minutes 13 seconds West, a distance of 37.44 feet to a point for corner;

South 88 degrees 47 minutes 33 seconds West, a distance of 164.11 feet to a point for corner;

North 16 degrees 03 minutes 08 seconds East, a distance of 262.81 feet to a point for corner;

North 20 degrees 02 minutes 01 seconds West, a distance of 114.90 feet to a point for corner;

North 75 degrees 06 minutes 17 seconds West, a distance of 235.82 feet to a point for corner;

North 57 degrees 02 minutes 48 seconds West, a distance of 193.82 feet to a point for corner;

North 47 degrees 14 minutes 11 seconds West, a distance of 159.13 feet to a point for corner;

North 37 degrees 15 minutes 00 seconds West, a distance of 135.85 feet to a point for corner;

North 07 degrees 01 minutes 14 seconds East, a distance of 74.95 feet to a point for corner;

North 45 degrees 05 minutes 04 seconds East, a distance of 60.78 feet to a point for corner;

North 36 degrees 02 minutes 50 seconds East, a distance of 212.05 feet to a point for corner;

North 20 degrees 57 minutes 56 seconds East, a distance of 103.06 feet to a point for corner;

North 01 degrees 56 minutes 28 seconds West, a distance of 40.11 feet to a point for corner;

North 38 degrees 53 minutes 33 seconds West, a distance of 111.38 feet to a point for corner;

North 18 degrees 09 minutes 47 seconds West, a distance of 254.83 feet to a point for corner;

North 61 degrees 21 minutes 49 seconds West, a distance of 37.44 feet to a point for corner;

South 67 degrees 27 minutes 36 seconds West, a distance of 79.36 feet to a point for corner;

South 58 degrees 31 minutes 47 seconds West, a distance of 108.71 feet to a point for corner;

North 87 degrees 01 minutes 16 seconds West, a distance of 55.86 feet to a point for corner;

North 68 degrees 08 minutes 42 seconds West, a distance of 170.18 feet to a point for corner;

North 21 degrees 41 minutes 51 seconds West, a distance of 34.47 feet to a point for corner;

North 38 degrees 13 minutes 50 seconds East, a distance of 51.77 feet to a point for corner;

North 46 degrees 51 minutes 26 seconds East, a distance of 136.77 feet to a point for corner;

North 22 degrees 56 minutes 04 seconds East, a distance of 67.94 feet to a point for corner;

North 25 degrees 08 minutes 13 seconds West, a distance of 107.43 feet to a point for corner; said point being the northwest corner of said 63.6-acre Sherman Economic Development Corporation tract;

THENCE, North 73 degrees 18 minutes 54 seconds East, departing said creek and with the northwest line of said 63.6-acre Sherman Economic Development Corporation tract and the southeast line of that called 117.01-acre tract of land described in Special Warranty Deed to Sherman Economic Development Corporation recorded in Volume 3585, Page 922 of said Official Records, a distance of 1,362.74 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of said 63.6-acre Sherman Economic Development Corporation tract and an interior ell corner of Lot 1-R, Sherman Industrial Development Addition, an addition to the City of Sherman according to the plat recorded in Volume 19, Page 65 of the Plat Records of Grayson County, Texas;

THENCE, South 15 degrees 08 minutes 10 seconds East, with the said northeast line of 63.6-acre Sherman Economic Development Corporation tract and a southwest line of said Lot 1-R, a distance of 326.02 feet to the POINT OF BEGINNING and containing 63.626 acres or 2,771,557 square feet of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, MOLINOS USA ADDITION, 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 dedicated 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 by the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness, my hand this the ____ day of __________________, 2024.

____
Clerk, City of Sherman, Texas

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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, Sherman Economic Development Corporation, do hereby adopt this plat designating the hereinabove property as MOLINOS USA 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 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 this the ____ day of __________________, 2024.

By: Sherman Economic Development Corporation

____
Name:
Title:

STATE OF TEXAS §
COUNTY OF _________ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 considerations therein expressed.

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

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregory Park Peace, 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.

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.

____
Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 considerations therein expressed.

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

____
Notary Public in and for the State of Texas

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 51°34'13" W	37.44'
L2	N 20°02'01" W	114.90'
L3	N 47°14'11" W	159.13'
L4	N 07°01'14" E	74.95'
L5	N 45°05'04" E	60.78'
L6	N 20°57'56" E	103.06'
L7	N 01°56'28" W	40.11'
L8	N 38°53'33" W	111.38'
L9	N 61°21'49" W	37.44'
L10	S 67°27'36" W	79.36'
L11	S 58°31'47" W	108.71'
L12	N 87°01'16" W	55.86'
L13	N 21°41'51" W	34.47'
L14	N 38°13'50" E	51.77'
L15	N 22°56'04" E	67.94'
L16	N 25°08'13" W	107.43'
L20	N 74°16'51" E	28.54'
L21	S 84°44'45" E	9.92'
L22	N 74°16'51" E	113.18'
L23	S 74°16'51" W	94.42'
L24	N 84°44'45" W	9.92'
L25	S 74°16'51" W	67.13'
L26	S 83°03'55" E	6.37'
L27	N 74°16'51" E	43.94'
L28	S 15°43'09" E	20.00'
L29	S 74°16'51" W	47.94'
L30	N 83°03'55" W	10.27'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C7	62°10'49"	30.00'	S 74°37'45" E	30.98'	32.56'
C8	20°58'25"	84.00'	N 84°46'03" E	30.58'	30.75'
C9	20°58'25"	36.00'	N 84°46'03" E	13.10'	13.18'
C10	52°19'50"	30.00'	N 48°06'56" E	26.46'	27.40'
C11	52°19'49"	60.00'	N 48°06'56" E	52.92'	54.80'
C12	90°00'00"	60.00'	S 60°43'10" E	84.85'	94.25'
C13	90°00'00"	60.00'	S 29°16'51" W	84.85'	94.25'
C14	90°00'00"	60.00'	N 60°43'09" W	84.85'	94.25'
C15	90°00'00"	30.00'	N 60°43'09" W	42.43'	47.12'
C16	20°58'25"	60.00'	S 84°46'03" W	21.84'	21.96'
C17	20°58'25"	60.00'	S 84°46'03" W	21.84'	21.96'
C18	13°53'57"	30.00'	S 67°19'52" W	7.26'	7.28'
C19	90°00'00"	30.00'	S 60°43'10" E	42.43'	47.12'
C20	90°00'00"	30.00'	S 29°16'51" W	42.43'	47.12'
C21	90°00'00"	30.00'	N 60°43'09" W	42.43'	47.12'
C22	90°00'00"	30.00'	N 29°16'50" E	42.43'	47.12'

PRELIMINARY PLAT

MOLINOS USA ADDITION

BEING 63.626 ACRES SITUATED IN THE
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
NOVEMBER 2024
SHEET 3 OF 3

OWNER

SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W Washington, Suite 102
Sherman, TX 75090

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3400 BLOCK WEST HOUSTON STREET (Project No. 24-006465)**

The request of Woodland Cottages Sherman, LP (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor) concerning the property located in the 3400 Block West Houston Street, consisting of 13.982 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-15 (Multi Family Residential) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Woodland Cottages Lot 1, Block A

Background:

The property is located in the 3400 Block West Houston Street at the corner of West Houston Street and South FM 1417 (Heritage Parkway). The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 5/17/2024 - Preliminary Plat of Woodland Cottages Lot 1, Block A (Conditionally Approved)
- 4/16/2024 - A. Public Hearing and Zone Change from a C-2 (General Commercial) District to an MF-15 (Multi Family Residential) District.
- 4/16/2024 - B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Dwelling, single-family for rent (build-to-rent) in a MF-15 (Multi Family Residential) District. (subject to the Applicant preparing and obtaining approval by the City's Director of Development Services of a deed restriction limiting use of the property for age restricted residential, meaning 55 years old and older, and the building height of no more than one-story with said deed restriction being imposed on property prior to issuance of any building permits on the property.

Origination:

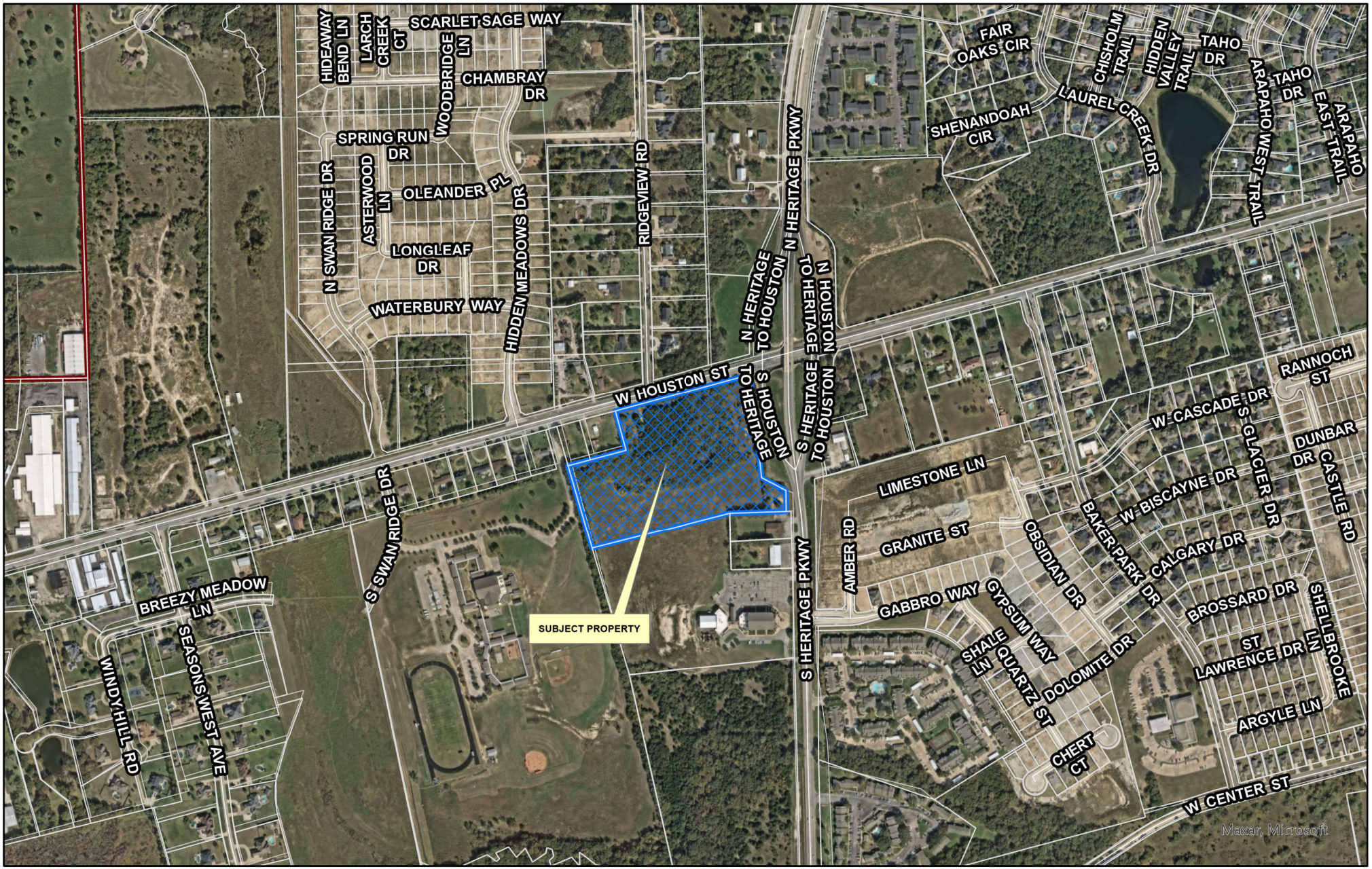
Woodland Cottages Sherman, LP (Owner), Shay Geach, P.E. (Representative) and Kimley Horn (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this final plat.

Attachments:

1. Location Map
2. Zoning Map
3. Conditional Approval Letter
4. Final Plat



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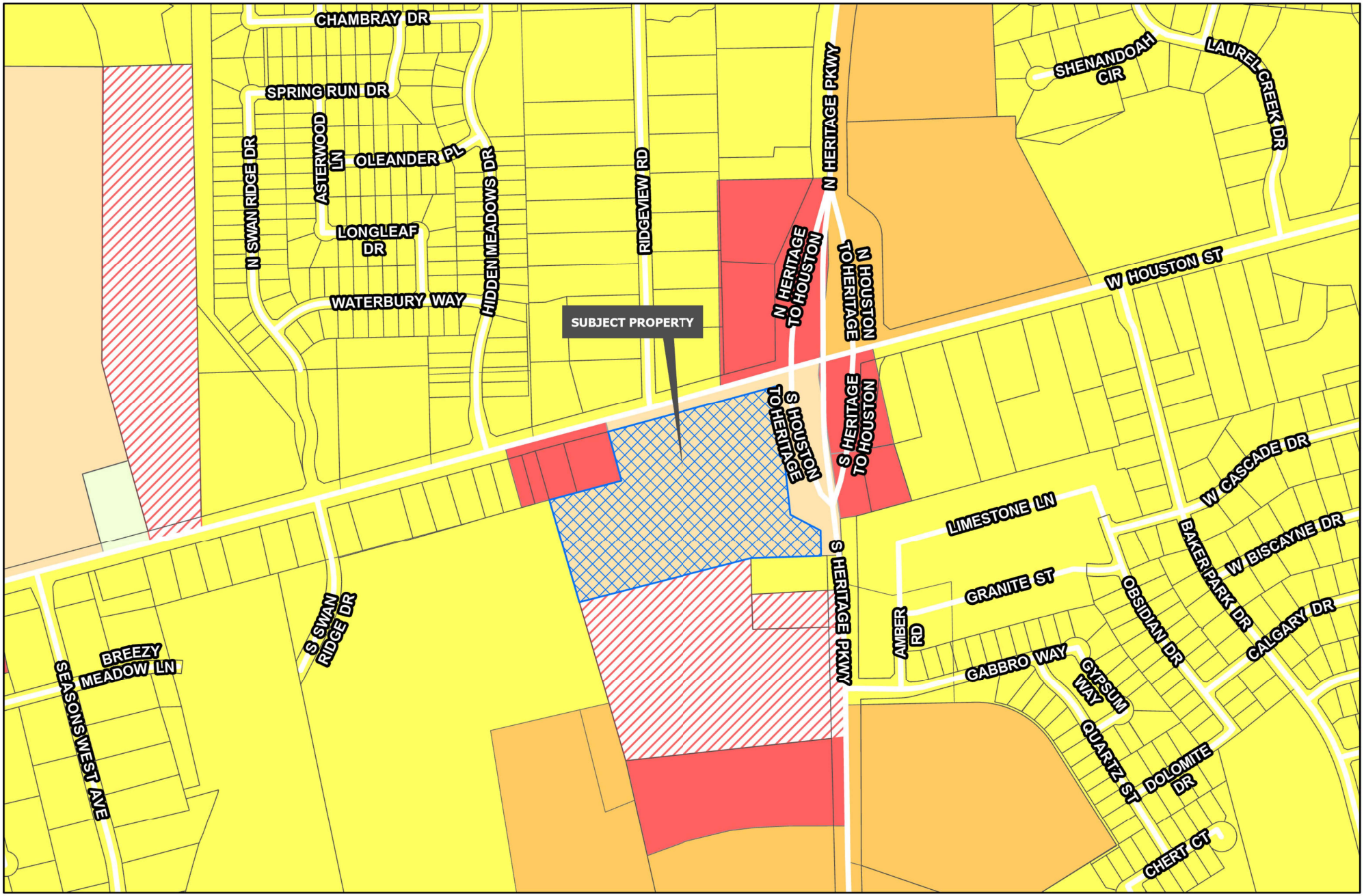
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400 BLK W HOUSTON ST

N
W E
S

Date: 12/18/2024 5:18 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
3400 BLK W HOUSTON ST

N
W E
S

Date: 12/18/2024 5:18 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2751-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 13, 2024

Harvest Time Assembly of God
Church of Sherman
222 S. Heritage Parkway
Sherman, TX 75092

Kimley-Horn and Associates, Inc.
Attn: Shay Geach, PE
2600 N. Central Expwy., Ste. 400
Richardson, TX 75080

Dear Applicants,

The request for approval of the Preliminary Plat of Woodland Cottages 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 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. Provide Additional Right-of-Way dedication along State Highway 56 for dedicated right turn lane. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for required dedication. *Code of Ordinances Chapter 10.03.003(b)(K)*
2. Provided Right-of-Way dedication along FM 1417 does not meet TxDOT's acquisition requirements. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for required TxDOT dedication. *Code of Ordinances Chapter 10.03.003(b)(K)*
3. Dedicate a Right of Way corner clip on Northeast corner of proposed Lot 1, Block A. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for required TxDOT dedication. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
4. Dedicate a 15' Utility, Landscape, & Sidewalk Easement in lieu of the provided 15' Utility & Sidewalk Easement along Houston Street (SH 56). *Code of Ordinances Chapter 10.03.003(d)(2)*
5. Dedicate a 15' Utility, Landscape, & Sidewalk Easement in lieu of the provided 15' Utility & Sidewalk Easement along FM 1417. *Code of Ordinances Chapter 10.03.003(d)(2)*
6. 15' Drainage Easement is required to be separated from the 15' Utility, Landscape, and Sidewalk Easement along FM 1417. *Code of Ordinances Chapter 10.03.003(d)(2)*
7. Show all Drainage Easements on subject property as Private Drainage Easements. *Code of Ordinances Chapter 10.03.003(d)(1)*
8. Remove direction (West) from W. Houston Street on drawing and in metes and bounds description. *Code of Ordinances Chapter 10.02.003(b)(4)(I); 10.02.005(b)(4)(I)*

9. Remove building setback lines from Final Plat. *Code of Ordinances, Chapter 10, Sec. 10.02.003*
10. Drawing and metes and bounds description on Final Plat shall accurately show the Right-of-Way dedication. *Code of Ordinances Chapter 10.02.003(b)(4)(I); 10.02.005(b)(4)(I)*

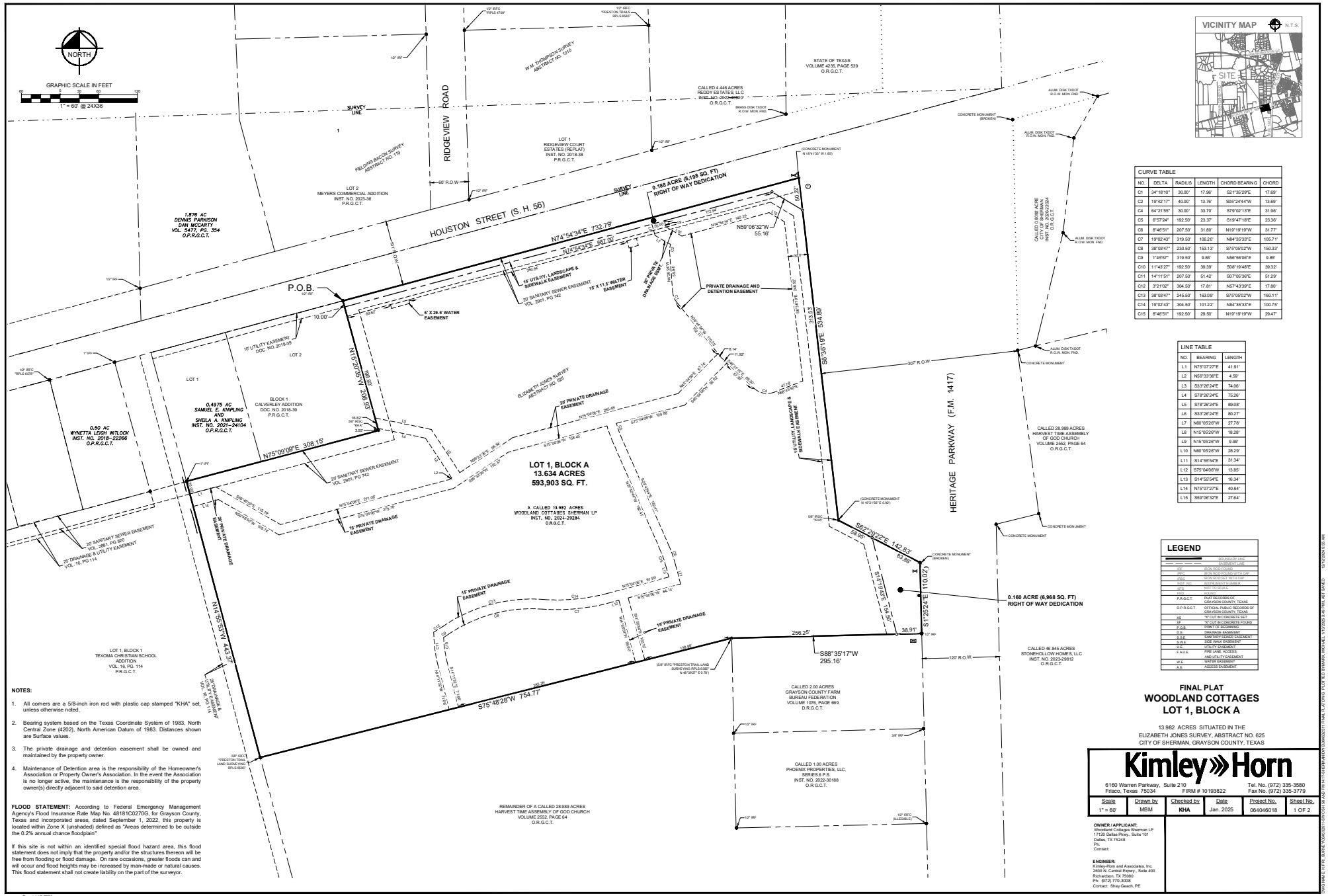
11. Ridgeview Road is spelled incorrectly. Correct appropriately. *Code of Ordinances Chapter 10.02.002(b)(5)*
12. Signature blocks do not meet current Ordinance. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
13. Add General note to Final Plat stating the following: "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." *Code of Ordinances, Chapter 10.02.003(b)(7)*
14. 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)*
15. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. *Code of Ordinances Chapter 10.02.003(2)*
16. 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)*
17. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
18. 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 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



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.
3. The private drainage and detention easement shall be owned and maintained by the property owner.
4. 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.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0270G, 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.

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FINAL PLAT
WOODLAND COTTAGES
LOT 1, BLOCK A

13.982 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
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	Jan. 2025	064046018	1 OF 2

OWNER / APPLICANT:
Woodland Cottages Sherman LP
17120 Dallas Pkwy, Suite 101
Dallas, TX 75248
Ph:
Contact:

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 N. Central Expwy., Suite 400
Richardson, TX 75080
Ph: (972) 770-3008
Contact: Shay Gesch, PE

DAN DANIEL.KYER, SURVEYING.SHERMAN.GRAYSON.TEXAS.DWG, 1/3/2025 8:38:08 AM, DAN.KYER, P:\SURVEYING\SHERMAN\GRAYSON\TEXAS\064046018\SURVEY\FINAL PLAT.DWG, FOOTED ESTIMATE, ARCH FULL 1.5 (X2).CTB, 1/3/2025 8:38:08 AM, DAN.KYER

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS WOODLAND COTTAGES SHERMAN LP, is the sole owner of tract of land situated in the Elizabeth Jones Survey, Abstract Number 625, Grayson County, Texas and being all of a called 13.982-acre tract of land described in the deed to Woodland Cottages Sherman LP, recorded in Instrument No. 2024-29284, Official Public Records of Grayson County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said 13.982-acre tract, the northeast corner of Block 1, Lot 2 of Calverley Addition, an addition to the City of Sherman, Texas in the plat thereof recorded in Document Number 2018-39, Plat Records of Grayson County, Texas same being in the southerly right-of-way of Houston Street (also known as State Highway 56) (a 100-foot right-of-way);

THENCE North 74°54'34" East, with the common line of said 13.982-acre tract and said Houston Street, a distance of 732.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said 28.989-acre tract, and at the intersection of the southerly right-of-way of said West Houston Street and the westerly right-of-way of Heritage Parkway (also known as Farm to Market 1417) (a variable width right-of-way); from which a concrete monument bears North 18°41'33" West, a distance of 1.60 feet;

THENCE with the westerly right-of-way line of said Heritage Parkway common with the easterly line of said 13.982-acre tract the following courses and distances:

South 06°36'19" East, a distance of 534.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set, from which a concrete monument bears North 16°21'56" East, a distance of 0.92 feet;

South 62°29'22" East, a distance of 142.83 feet to a concrete monument found (broken) for corner;

South 01°25'24" East, a distance of 110.02 feet to a 1/2" iron rod found for the easterly corner of said 28.989-acre tract same being the northeast corner of a called 2.00-acre tract described in the deed to Grayson County Farm Bureau Federation, recorded in Volume 1076, Page 669, Deed Records of Grayson County, Texas; from which a concrete monument found for the southeast corner of said 28.989-acre tract bears South 01°25'25" East, a distance of 790.04 feet;

THENCE South 88°35'17" West, departing said common line, with the southerly line of said 13.982-acre tract and the north line of said 2.00-acre tract, a distance of 295.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said 2.00-acre tract, from which a 5/8" iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" found bears North 48°39'27" East, a distance of 0.78 feet;

THENCE South 75°48'28" West, with the southerly line of said 13.982-acre tract, a distance of 754.77 feet to a 5/8" iron rod with plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" found for the southwest corner of said 13.982-acre tract same being on the east line of Block 1, Lot 1, of Texoma Christian School Addition, an addition to the City of Sherman, Texas in the plat thereof recorded in Volume 16, Page 114, Plat Records of Grayson County, Texas; from which a 1/2" iron rod found for the southwest corner of said 28.989-acre tract bears South 14°55'40" East, a distance of 719.85 feet;

THENCE North 14°55'53" West, with the common line of said 13.982-acre tract and said Lot 1, Block 1 (Texoma Christian School Addition), a distance of 443.37 feet to a 1" iron pipe found for the west corner of said 28.989-acre tract and the southwest corner of Block 1, Lot 1 of aforementioned Calverley Addition;

THENCE North 75°09'09" East, with the south line of Block 1, Lot 1 and Lot 2 of said Calverley Addition, a distance of 308.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of said Lot 2;

THENCE North 15°20'35" West, with the east line of said Lot 2, a distance of 208.93 feet to the **POINT OF BEGINNING** and containing a computed area of 609,089 square feet or 13.982 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WOODLAND COTTAGES SHERMAN LP, acting herein by and through their duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **WOODLAND COTTAGES, LOT 1, BLOCK A**, an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

WOODLAND COTTAGES SHERMAN LP, 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 _____, 202__.

BY: WOODLAND COTTAGES SHERMAN LP, a Delaware limited partnership

By: WC Sherman GP, LLC, a Texas limited liability company,
its General Partner

By: _____
Edmund H. Garahan, Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Edmund H. Garahan, 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 _____, 202__.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren 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

Approved this _____ day of _____, 20___, by the City Planning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

FINAL PLAT
WOODLAND COTTAGES
LOT 1, BLOCK A

13.982 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	MBM	KHA	Jan. 2025	064046018	2 OF 2

OWNER / APPLICANT:
Woodland Cottages Sherman LP
17120 Dallas Pkwy., Suite 101
Dallas, TX 75248
Ph:
Contact:

ENGINEER:
Kimley-Horn and Associates, Inc.
2600 N. Central Expwy., Suite 400
Richardson, TX 75080
Ph: (972) 770-3008
Contact: Shay Gwach, PE

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DWG NAME: K:\FRI_SURVEY\064046018\SURVEY\DWG\064046018 FINAL PLAT.DWG PLOTTED BY:MARK.MICHAEL 1/13/2025 4:08 PM LAST SAVED BY:MARK.MICHAEL 1/13/2025 3:55 PM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 969 BENNETT ROAD (Project No. 24-006474)**

The request of Tammie Williams (Owner) and Underwood Drafting & Surveying (Surveyor) for the property at 969 Bennett Road consisting of 12.00 acres in the Henderson Gist Survey, Abstract No. 453 and located in our ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Williams Family Estates

Background:

The property is located at 969 Bennett Road near the intersection of Bennett Road and Schneider Road. The owner would like to plat the property into 3 lots for residential development.

The following has been approved for this location:

- 12/11/2024 - Preliminary Plat of Williams Family Estates (Conditionally Approved)

Origination:

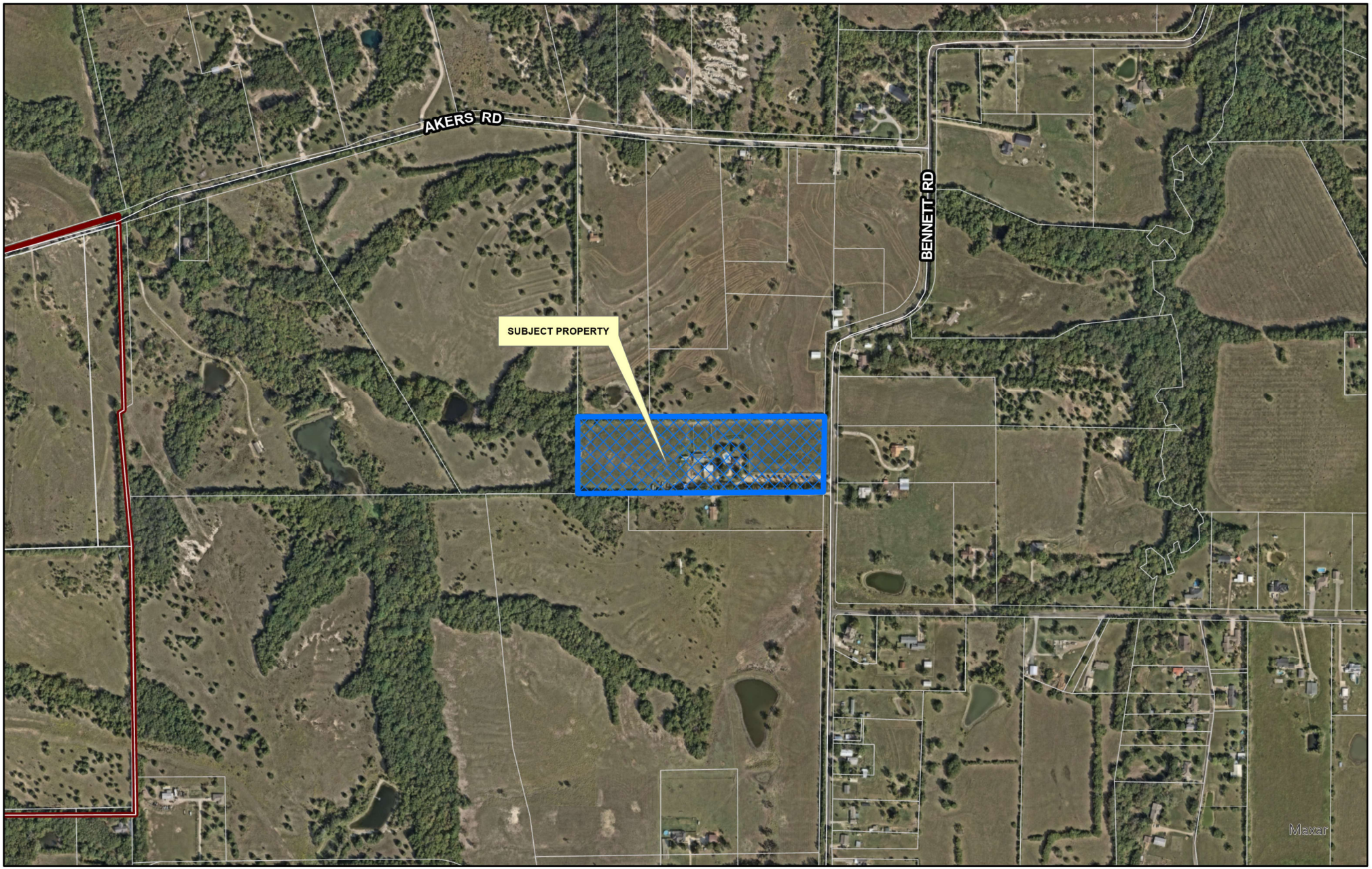
Tammie Williams (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat.

Attachments:

1. Location Map
2. Conditional Approval Letter
3. Cover Letter
4. Final Plat
5. Tree Survey



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
969 BENNETT RD

N
W E
S

Date: 12/18/2024 5:18 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2795-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

December 12, 2024

Tammie L. Williams
969 Bennett Road
Howe, TX 75459

Underwood Drafting and Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Williams Family Estates 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. Final Plat shall meet all current City of Sherman and Grayson County standards. *Code of Ordinances Chapter 10 and Chapter 14; Grayson County Subdivision Regulations 3.4.8*
2. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
3. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,

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

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

UNDERWOOD
DRAFTING & SURVEYING, INC.

December 19, 2024

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

Re: Williams Family Estates

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Williams Family Estates for Tammie L. Williams.

The City has provided comments for this plat via email on *date*, and those comments have been addressed as follows:

1. Final Plat shall meet all current City of Sherman and Grayson County standards. Noted
2. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. Noted
3. Preliminary Plats are valid for a period of 24 months. Noted

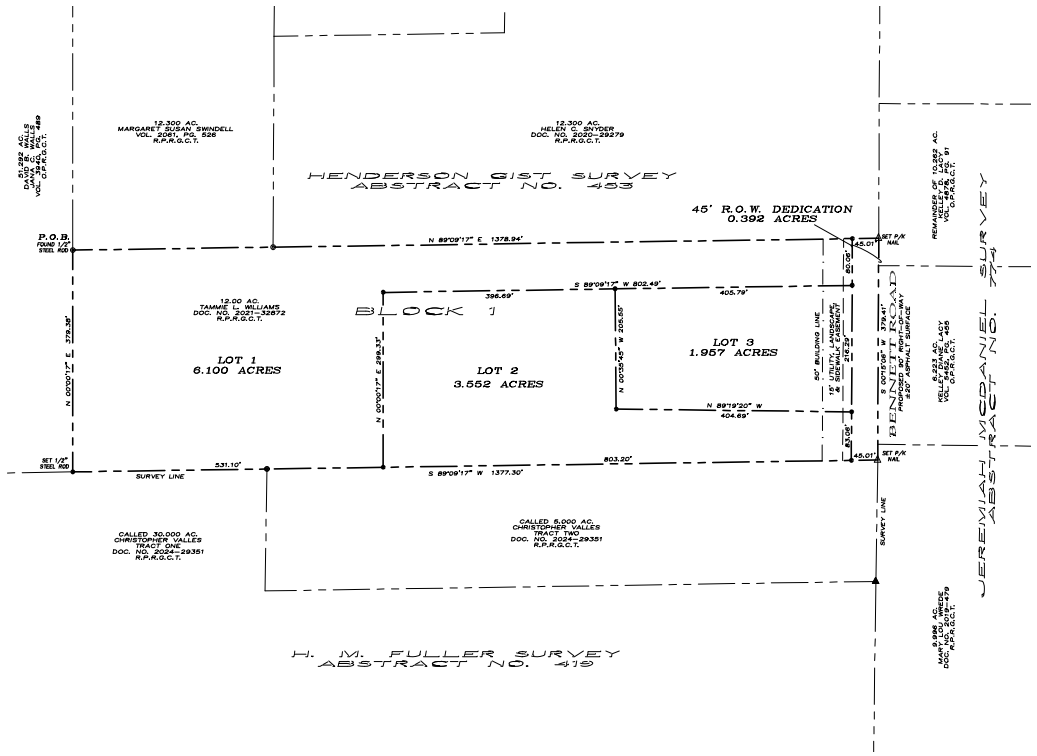
Thank you for your consideration of this final plat.

Respectfully,



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

JOB NO. 24101137
FW: LR – DFT: EB



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Henderson Gist Survey, Abstract No. 453 and being all of that 12.00 acre tract of land conveyed to Tammie L. Williams as recorded in Document Number 2021-32872, Real Property Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said 12.00 acre tract, common to the southwest corner of that 12.300 acre tract of land conveyed to Margaret Susan Swindell as recorded in Volume 2061, Page 526, said Real Property Records;

Thence North 89°09'17" East, with the northerly line of said 12.00 acre tract, and with the southerly line of said Swindell Tract, and with the southerly line of that 12.300 acre tract of land conveyed to Helen C. Snyder as recorded in Document Number 2020-29279, said Real Property Records, passing an route at a distance of 342.83 feet to a 1/2" steel rod found for the southeast corner of said Swindell Tract, common to the southwest corner of said Snyder Tract, and continuing on said course a total distance of 1378.94 feet to a P/K nail set for the northeast corner of said 12.00 acre tract, common to the southeast corner of said Snyder Tract, said point also being in the center of Bennett Road;

Thence South 00°15'08" West, with the easterly line of said 12.00 acre tract, and with the center of said Bennett Road, a distance of 379.41 feet to a P/K nail set for the southeast corner of said 12.00 acre tract, common to the northeast corner of that 5.000 acre tract of land described as Tract Two conveyed to Christopher Valles as recorded in Document No. 2024-29351, said Real Property Records, said point also being in the center of said Bennett Road;

Thence South 89°09'17" West, with the southerly line of said 12.00 acre tract, and with the northerly line of said 5.000 acre tract, and with a northerly line of that 30.000 acre tract of land described as Tract One in said deed to Christopher Valles, passing an route at a distance of 1045.06 feet to a 1/2" steel rod found for the northwest corner of said 5.000 acre tract, and continuing on said course a total distance of 1377.30 feet to a 1/2" steel rod set for the southwest corner of said 12.00 acre tract, common to the southeast corner of that 51.292 acre tract of land conveyed to David B. Walls and Jana C. Walls as recorded in Volume 3940, Page 489, said Official Public Records;

Thence North 00°00'17" East, with the westerly line of said 12.00 acre tract, and with the easterly line of said 51.292 acre tract, a distance of 379.38 feet to the Point of Beginning and containing 12.00 acres of land, more or less.

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 TAMMIE L. WILLIAMS, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as WILLIAMS FAMILY ESTATES, an addition to the City of Sherman, Grayson County, Texas. Being 12.00 acres situated in and being a portion of the HENDERSON GIST Survey, Abstract No. 453, 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.

TAMMIE L. WILLIAMS

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

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

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

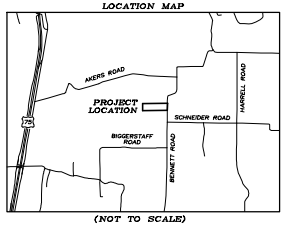
ACCEPTANCE

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

Chairman

Secretary

LOCATION MAP



(NOT TO SCALE)

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
△	P/K NAIL SET
	BOUNDARY LINE
	PROPERTY LINE

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

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the LUELLA SUD.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by GCEC / ONCOR.
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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0425F, effective date September 9, 2010.
12. Land User: Residential
13. Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control erosion.
14. Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
15. There will be no lot sales until the Final plat has been approved by Grayson County and filed in Grayson County Plat Records.

OWNERS/DEVELOPER
TAMMIE L. WILLIAMS
969 BENNETT ROAD
HOWE, TX 75459

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

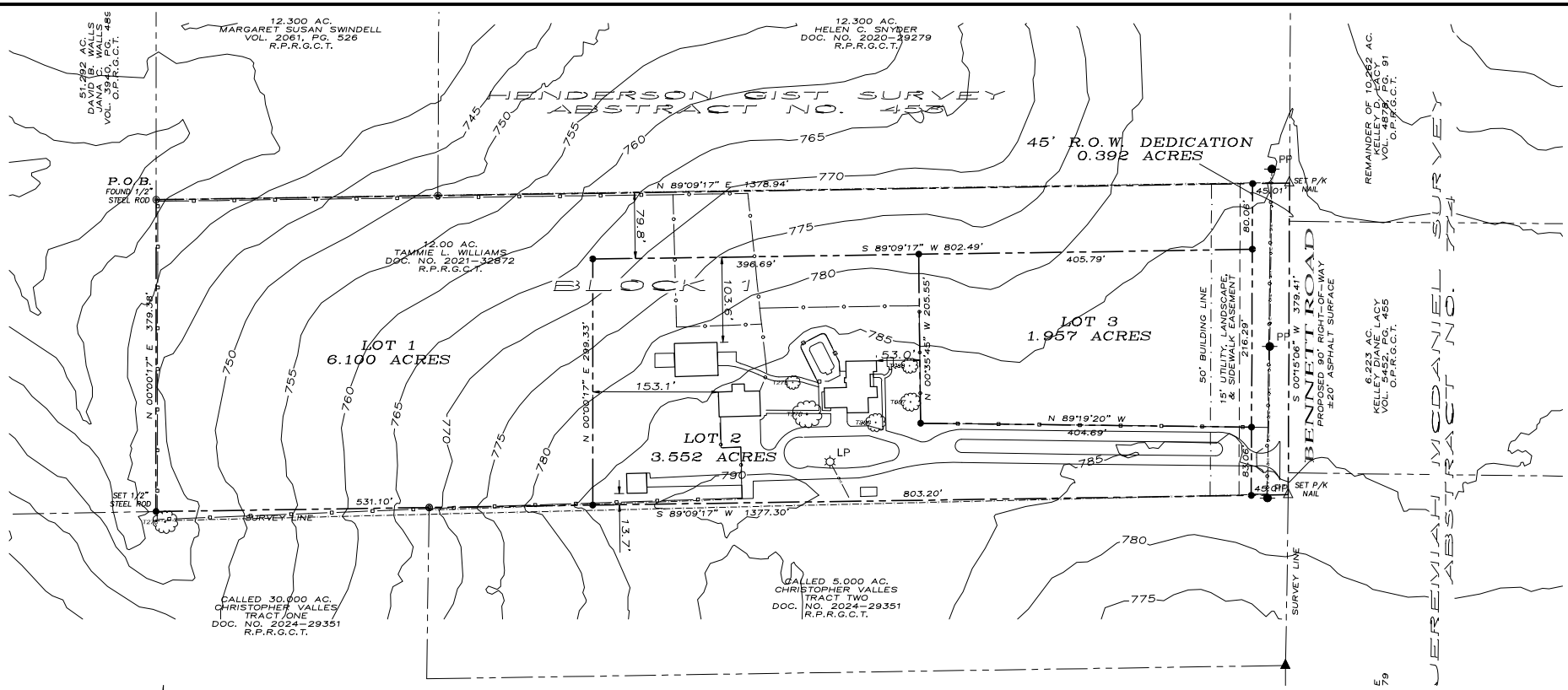
FINAL PLAT
WILLIAMS FAMILY ESTATES

Creating Lots 1-3, Block 1
Being a part of the HENDERSON GIST Survey, Abstract Number 453.
Being in the City of Sherman ETJ,
Grayson County, Texas. Containing
12.00 acres of land

12-19-2024

SHEET 1 OF 1

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





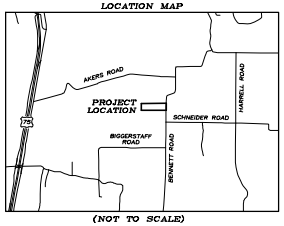
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LOCATION MAP



(NOT TO SCALE)

TAG #	TRUNK DIA	TYPE
T276	30"	PECAN
T275	18"	OAK
T276	36"	OAK
T986	24"	OAK
T987	24"	OAK
T988	20"	OAK

TREE SURVEY

WILLIAMS FAMILY ESTATES

Creating Lots 1-3, Block 1
Being a part of the HENDERSON GIST Survey, Abstract Number 453. Being in the City of Sherman ETJ, Grayson County, Texas. Containing 12.00 acres of land

11-22-2024

OWNERS/DEVELOPER
TAMMIE L. WILLIAMS
969 BENNETT ROAD
HOWE, TX 75459

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3500 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-006518)**

The request of Sherman Housing Authority Public Facility Group, Heritage Ranch Land Holdings, LTD. and SHA Heritage Ranch, LLC (Owners), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property located in the 3500 Block North FM 1417 (Heritage Parkway) consisting of 16.74 acres being a part of Uriah Burns Survey, Abstract No. 121 and currently located in the Heritage Ranch PD (Planned Development)/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Heritage Ranch MF-1

Background:

The property is located in the 3500 Block North FM 1417 (Heritage Parkway) near the intersection of West Highway 82 and North FM 1417 (Heritage Parkway). The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 8/20/2024 - A. Public Hearing and Heritage Ranch PD (Planned Development) District text amendment to include Dwelling, Multi-Family in the Permitted Uses – Commercial and the Permitted Uses – Entertainment.
- 8/20/2024 - B. Tract 1, consisting of 14.650 acres in the Uriah Burns Survey, Abstract 121 - Site Plan of Heritage Ranch Multi-Family Phase 1.
- 8/16/2024 - Preliminary Plat of Heritage Ranch MF-1 (Conditionally Approved)

Origination:

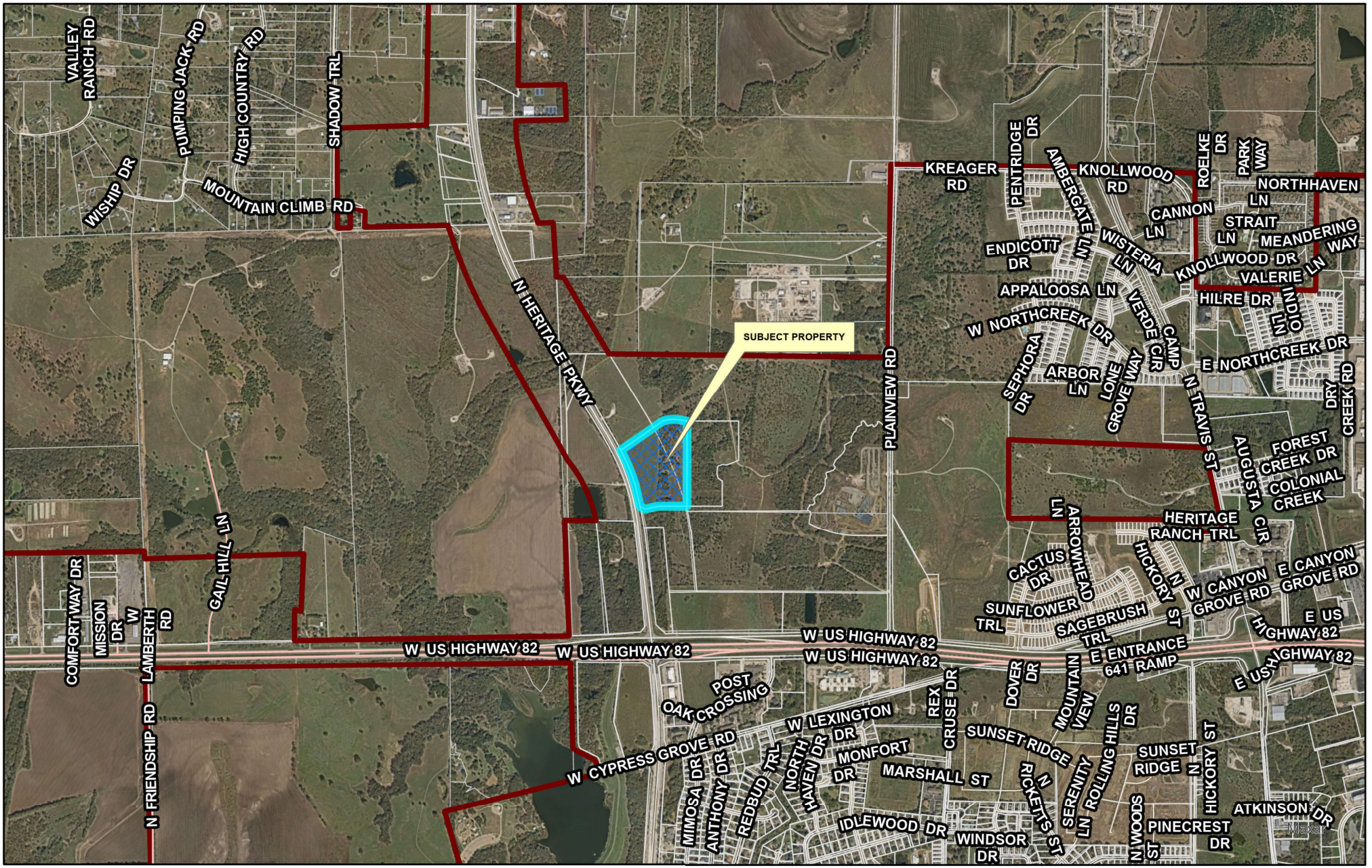
Sherman Housing Authority Public Facility Group, Heritage Ranch Land Holdings, LTD. and SHA Heritage Ranch, LLC (Owners), Shay Geach, P.E. (Representative) and Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat.

Attachments:

1. Location Map
2. Zoning Map
3. Conditional Approval Letter
4. Final Plat



dlagrone H:\PLANNING\Public Notification KT.aprx

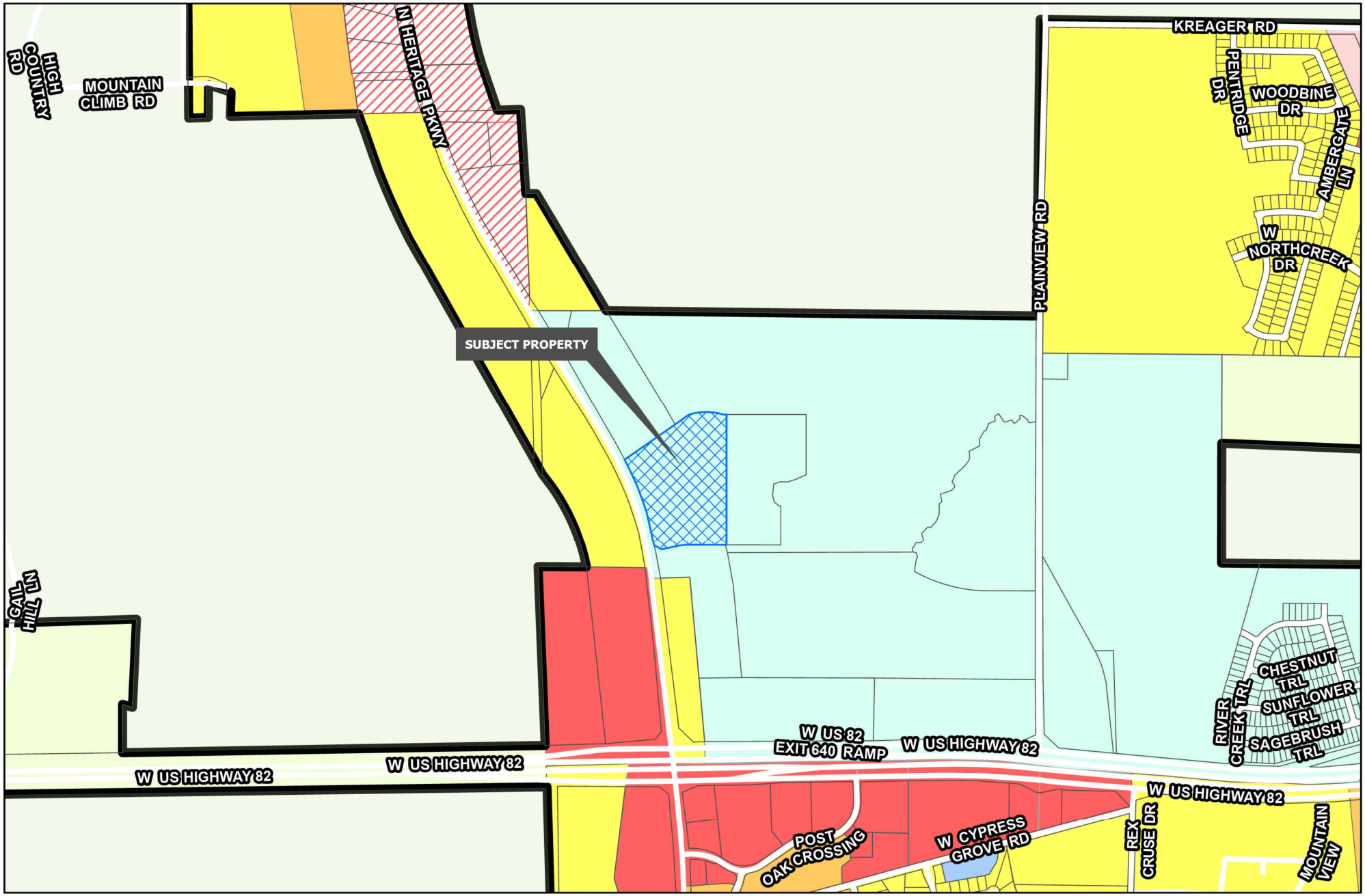
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3500 BLK N FM 1417
(HERITAGE PKWY)

N
W E
S

Date: 1/15/2025 8:25 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
3500 BLK N FM 1417
(HERITAGE PKWY)

N
W E
S

Date: 1/15/2025 8:25 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2508-A/04

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

August 13, 2024

SHA Heritage Ranch, LLC
P.O. Box 670
Sherman, TX 75091

Heritage Ranch Land Holdings, Ltd.
P.O. Box 670
Sherman, TX 75091

Kimley-Horn
Attn: Michaelann Durden, PE
2600 N. Central Expressway
Suite 400
Richardson, TX 75080

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Heritage Ranch MF-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:

Engineering

1. Point of Beginning in metes and bounds description does not match drawing. Correct appropriate and ensure all metes and bounds match drawing before submitting Final Plat. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
2. Change 15' Utility Easement along FM 1417 to 15' Utility, Landscape, & Sidewalk Easement. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
3. Jason Way ROW on plat conflicts with site plan. Correct appropriately.
4. Corner clip on Northwest corner of Heritage Ranch Trail and Jason Way do not match Corner Clip Dedication on Preliminary Plat.
5. Jason Way ROW to be dedicated by separate instrument with instrument information shown on final plat. *Code of Ordinances Chapter 10.03.007(a)*

6. 15' Corner Clips to be dedicated by plat. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
7. Modify Utility Easements on Northwest and Southwest corners of proposed Lot 1, Block A to parallel new right of way created by corner clips. *Code of Ordinances 10.03.007(a)*
8. Dedicate Gas Pipeline Easement over existing Gas line that runs diagonally along the eastern portion of subject property. Coordinate with Gas Company for required width of easement or provide Engineering Department with documentation of filed abandonment or relocation of said gas line and easement. *Code of Ordinances, Chapter 14, Section 14.04.002(b)(6)*
9. Remove building setback lines from Final Plat. *Code of Ordinances, Chapter 10, Sec. 10.02.003*
10. Water main shall be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
11. Wastewater main shall be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
12. 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*
13. 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*
14. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. *Code of Ordinances Chapter 10.02.003(a)(4)*
15. City of Sherman Engineering Department shall be provided with a copy of the Certificate of Filing for Property Owner's Association prior to submittal of final plat. *Code of Ordinances 10.02.008*
16. 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)*
17. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
18. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

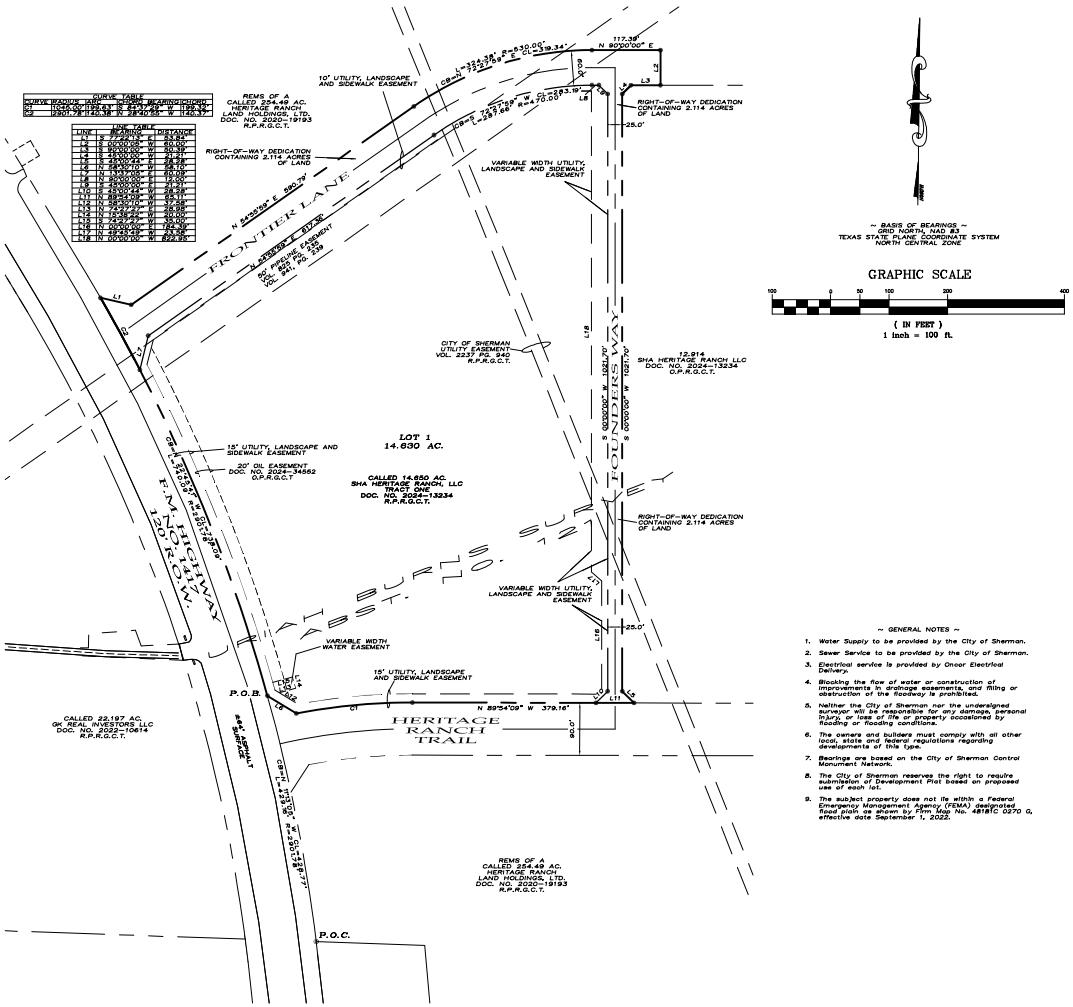
If additional information or clarification is needed, do not hesitate to email engineering@cityofsherman.com prior to the meeting.

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

JOB NO. 24070724
DFT: BH/BAU



~ 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. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, loss of life or property occasioned by flooding or flooding conditions.
6. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
7. Bearings are based on the City of Sherman Control Monument Network.
8. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
9. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0270 G, effective date September 1, 2022.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Uriah Burns Survey, Abstract No. 121, and being part of a called 254.489 acres of land described in the deed to Heritage Ranch Land Holdings, LTD, recorded in Document No. 2020-19193, Real Property Records, Grayson County, Texas, all of a called 14.650 acre tract of land described as Tract One in the deed to SHA Heritage Ranch, LLC, and part of a 12.914 acre tract of land described as Tract Two in the deed to SHA Heritage Ranch LLC, recorded in Document No. 2024-13234, said Real Property Records, and being described by metes and bounds as follows:

Commencing at a Found ½" Steel Rod at the Northwest Corner of a 4.95 acre tract of Land Conveyed to Heritage Ranch Land Holdings LTD, Recorded in Document Number 2024-13421 being in the East Right-of-Way of F.M. Highway 1417, with a non-tangent curve to the left having a radius of 2901.78 feet, (chord bears North 11°13'05" West, a distance of 428.77 feet) an arc length of 429.16 feet a set ½" steel rod being the True Point-of-Beginning;

Thence with a compound curve to the left having a radius of 2901.78 feet, (chord bears North 22°45'41" West, a distance of 738.09 feet) an arc length of 740.09 feet to a set ½" steel rod;

Thence over and across said 254.489 acre tract of land the following calls and distances:
South 77°22'13" East a distance of 53.84 feet to a set ½" steel rod;
North 54°55'59" East a distance of 590.79 feet to a set ½" steel rod;
Thence with a tangent curve to the right having a radius of 530.00 feet, (chord bears North 72°27'39" East, a distance of 319.34 feet) an arc length of 324.38 feet to a set ½" steel rod;
Thence North 90°00'00" East a distance of 117.39 feet to a set ½" steel rod;
Thence South 00°00'05" West a distance of 60.00 feet to a set ½" steel rod in the North line of said 12.914 acre tract of land;
Thence South 90°00'00" West a distance of 50.39 feet to a set ½" steel rod;

Thence over and across said 12.914 acre tract of land the following calls and distances:
South 45°00'00" West a distance of 21.21 feet to a set ½" steel rod;
South 00°00'00" West a distance of 1021.70 feet to a set ½" steel rod;
South 45°00'44" East a distance of 28.43 feet to a set ½" steel rod in the south line of said 12.914 acre tract of land;

Thence North 89°54'09" West passing the Southwest corner of said 12.914 acre tract of land and going a total a distance of 379.16 feet to a set ½" steel rod being on the south property line of said 14.650 acre tract of land;
Thence with a tangent curve to the left having a radius of 1045.00 feet, (chord bears South 84°37'29" West, a distance of 199.32 feet) an arc length of 199.63 feet to a set ½" steel rod

Thence North 58°30'10" West a distance of 58.10 feet to the Point of Beginning and containing 16.74 acres of land

OWNER'S CERTIFICATE OF DEDICATION

THAT HERITAGE RANCH LAND HOLDINGS, LTD., SHERMAN HOUSING AUTHORITY PUBLIC FACILITY CORP., and SHA HERITAGE RANCH LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as HERITAGE RANCH MF-1, an addition to the City of Sherman, Grayson County, Texas. Being 16.74 acres situated in and being a portion of the URIAH BURNS Survey, Abstract No. 121, 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 _____, 2025.

_____
RYAN JOHNSON
HERITAGE RANCH LANDS HOLDINGS, LTD.
SHA HERITAGE RANCH, LLC

_____
SEAN VANDERVEER
Sherman Housing Authority Public Facility Corp.

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, RYAN JOHNSON 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_____, 2025.

_____
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, SEAN VANDERVEER 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_____, 2025.

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ _____
City Engineer Date

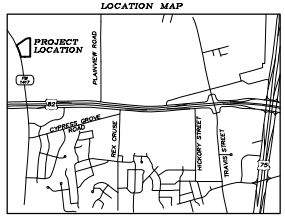
City of Sherman
Attest:

_____
City Clerk

LEGEND

P.O.B.	POINT OF BEGINNING
⊕	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
R.P.R.G.C.T.	REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LOCATION MAP



OWNERS/DEVELOPER
SHA HERITAGE RANCH, LLC
P.O. BOX 670
SHERMAN, TX 75091-0670

OWNERS/DEVELOPER
HERITAGE RANCH
LAND HOLDINGS, LTD.
P.O. BOX 670
SHERMAN, TX 75091-0670

ENGINEER
KIMLEY-HORN
2600 N. CENTRAL
EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: MICHAELANN DURDEN, P.E.

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

FINAL PLAT
HERITAGE RANCH MF-1

Being a part of the
Uriah Burns Survey,
Abstract Number 121.
Being in the City of Sherman,
Grayson County, Texas.
Containing 16.74 acres of land

12-19-2024

SHEET 1 OF 1

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

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)

TABLED FROM DECEMBER 17, 2024

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 113 lots for residential development.

The following has been approved for this location:

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

Origination:

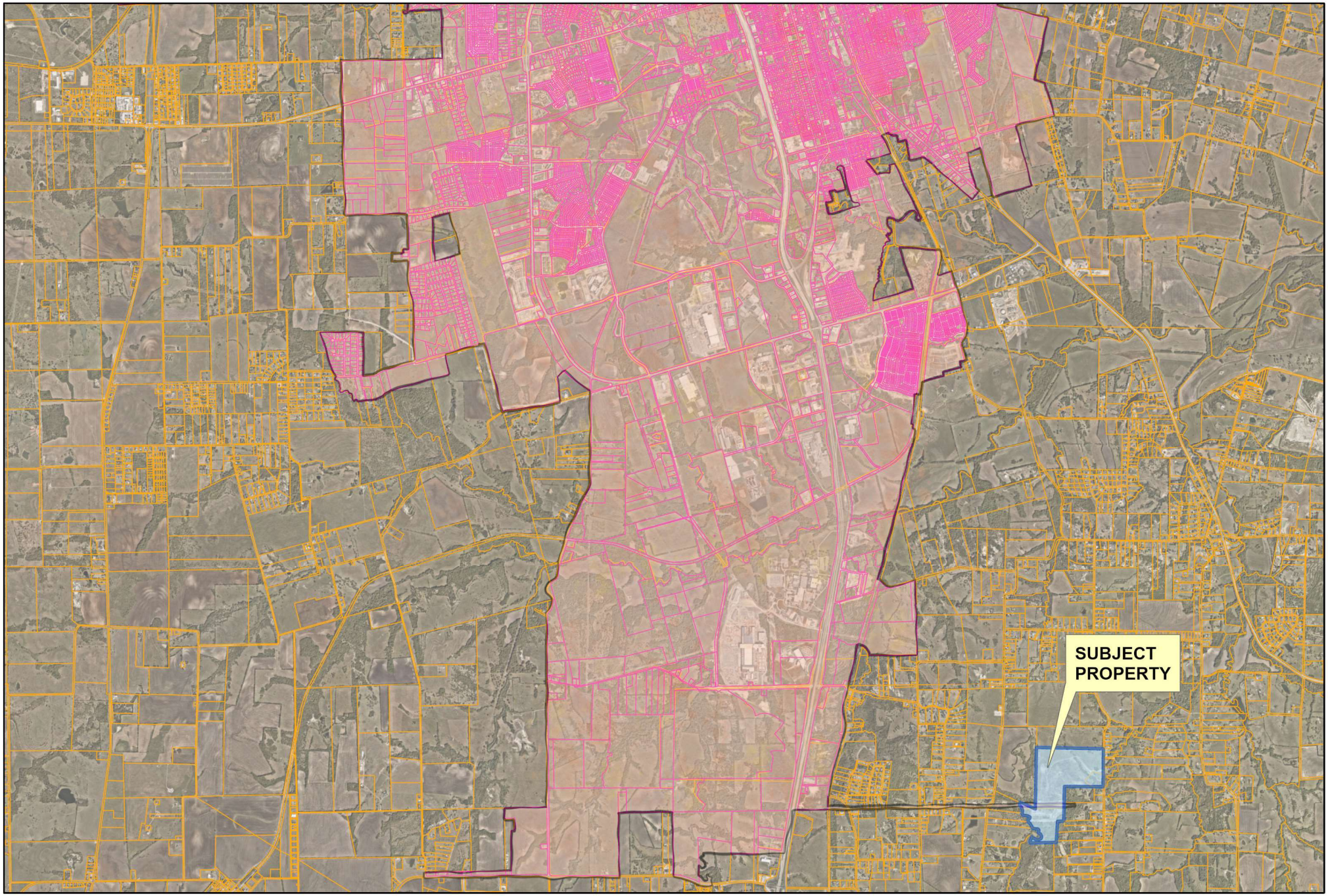
Lackland Grayson County Development, LLC (Owner) and Teague Nall & Perkins, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat.

Attachments:

1. Location Map
2. Final Plat



Date: 12/10/2024 2:05 PM

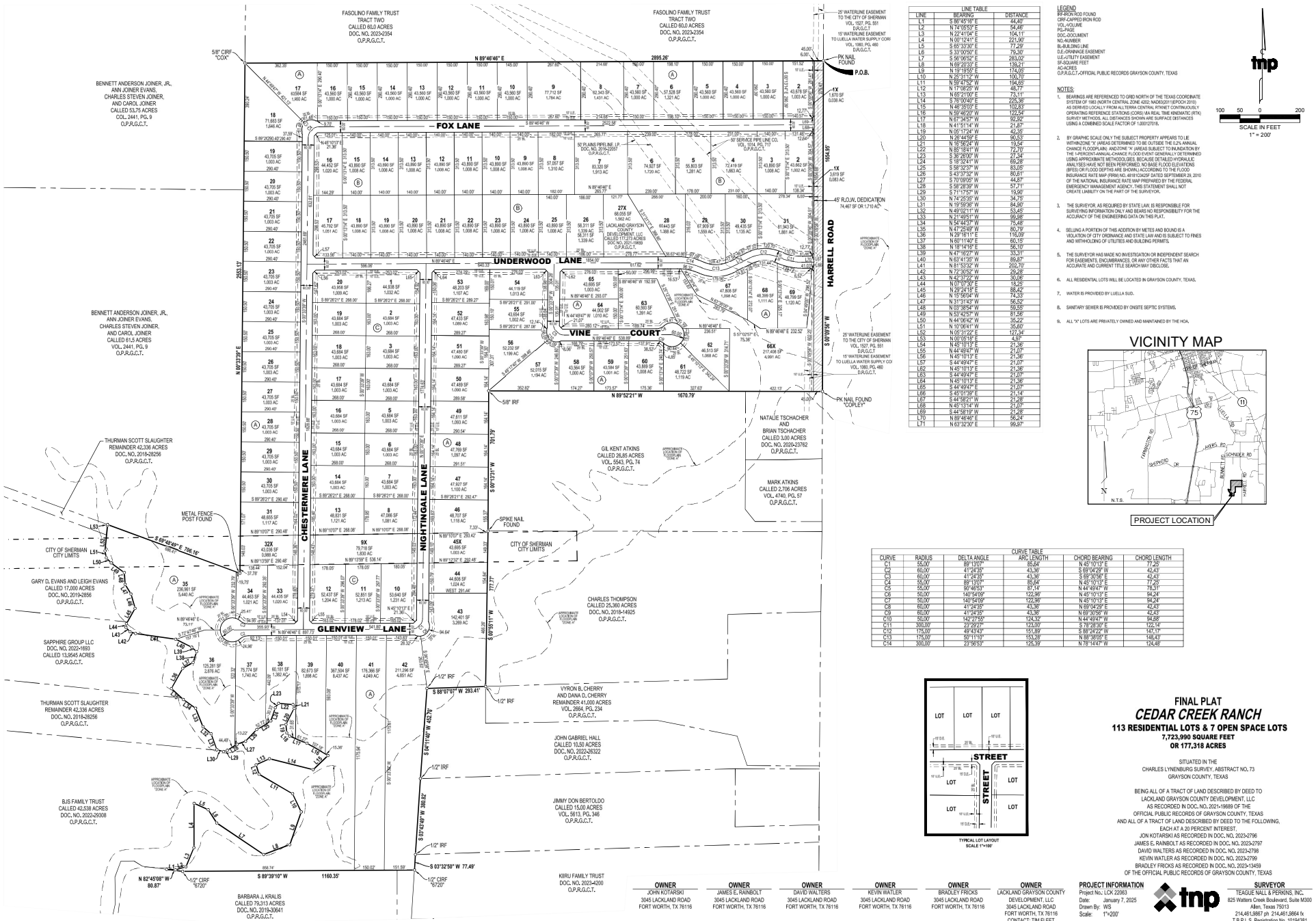
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN

1771 Harrell Rd

NORTH


FOX LANE
UNDERWOOD LANE
VINE COURT
HARRELL ROAD
CHESTERMERE LANE
NIGHTINGALE LANE
GLENVIEW LANE
N 89°46'46" E
2895.26'
P.O.B.
PK NAIL FOUND
1654.95'
S 00°09'56" W
N 89°13'39" E
2653.13'
N 89°52'21" W
1670.79'
FASOLINO FAMILY TRUST
TRACT TWO
CALLED 60.0 ACRES
DOC. NO. 2023-2354
O.P.R.G.C.T.
BENNETT ANDERSON JOINER, JR., ANN JOINER EVANS, CHARLES STEVEN JOINER, AND CAROL JOINER
CALLED 53.75 ACRES
COL. 2441, PG. 9
O.P.R.G.C.T.
BENNETT ANDERSON JOINER, JR., ANN JOINER EVANS, CHARLES STEVEN JOINER, AND CAROL JOINER
CALLED 61.5 ACRES
VOL. 2441, PG. 9
O.P.R.G.C.T.
THURMAN SCOTT SLAUGHTER
REMAINDER 42.336 ACRES
DOC. NO. 2018-28256
O.P.R.G.C.T.
CITY OF SHERMAN CITY LIMITS
GARY D. EVANS AND LEIGH EVANS
CALLED 17.000 ACRES
DOC., NO., 2019-2856
O.P.R.G.C.T.
SAPPHIRE GROUP LLC
DOC. NO. 2022-1693
CALLED 13.9545 ACRES
O.P.R.G.C.T.
THURMAN SCOTT SLAUGHTER
REMAINDER 42.336 ACRES
DOC., NO. 2018-28256
O.P.R.G.C.T.
BJS FAMILY TRUST
CALLED 42.538 ACRES
DOC., NO., 2022-26308
O.P.R.G.C.T.
BARBARA J. KRALIS
CALLED 79.313 ACRES
DOC., NO., 2019-30641
O.P.R.G.C.T.
KIIRU FAMILY TRUST
DOC., NO., 2023-4200
O.P.R.G.C.T.
JOHN GABRIEL HALL
CALLED 10.50 ACRES
DOC. NO. 2022-26322
O.P.R.G.C.T.
JIMMY DON BERTOLDO
CALLED 15.00 ACRES
VOL., 5613, PG. 346
O.P.R.G.C.T.
VYRON B. CHERRY AND DANA D. CHERRY
REMAINDER 41.000 ACRES
VOL., 2664, PG. 234
O.P.R.G.C.T.
CHARLES THOMPSON
CALLED 25.360 ACRES
DOC., NO., 2018-14925
O.P.R.G.C.T.
GIL KENT ATKINS
CALLED 26.85 ACRES
VOL., 5643, PG. 74
O.P.R.G.C.T.
MARK ATKINS
CALLED 2.706 ACRES
VOL., 4740, PG. 57
O.P.R.G.C.T.
NATALIE TSCHACHER AND BRIAN TSCHACHER
CALLED 3.00 ACRES
DOC. NO. 2020-23762
O.P.R.G.C.T.
25' WATERLINE EASEMENT TO THE CITY OF SHERMAN VOL. 1527, PG. 551 D.R.G.C.T.
15' WATERLINE EASEMENT TO LUELLA WATER SUPPLY CORP VOL. 1960, PG. 460 D.R.G.C.T.
50' PLAINS PIPELINE, LP. DOC., NO. 2016-22057 O.P.R.G.C.T.
50' SERVICE PIPE LINE CO., VOL. 1014, PG. 717 O.P.R.G.C.T.
LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC CALLED 177.273 ACRES DOC NO. 2021-19699 O.P.R.G.C.T.
45' R.O.W. DEDICATION 74,467 SF OR 1.710 AC.
25' WATERLINE EASEMENT TO THE CITY OF SHERMAN VOL., 1527, PG. 551 D.R.G.C.T.
15' WATERLINE EASEMENT TO LUELLA WATER SUPPLY CORP VOL., 1960, PG. 460 D.R.G.C.T.
5/8" CIRF "COX"
5/8" IRF
PK NAIL FOUND "COPLEY"
METAL FENCE POST FOUND
SPIKE NAIL FOUND
1/2" IRF
1/2" CIRF "6720"
S 89°46'46" E 706.16'
S 89°39'10" W
1160.35'
S 84°11'40" W 402.57'
S 07°52'49" W 380.82'
S 03°32'50" W 77.49'
S 88°07'07" W 293.41'
N 82°45'08" W
80.87'
S 00°05'11" W
777.77'
N 00°13'31" W
761.79'
N 89°46'46" E 640.38'
N 89°46'46" E 617.82'
N 89°46'46" E 1692.57'
N 89°46'46" E 232.52'
N 89°46'46" E 1692.57'
N 89°46'46" E 293.07'
N 89°46'46" E 1692.57'
N 89°46'46" E 1692.57'
N 89°46'46" E 1692.57

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYON §

WHEREAS LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC, JON KOTARSKI, JAMES E. RAINBOLT, DAVID WALTERS, KEVIN WATLER, and BRADLEY FRICKS are the owners 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, all of a called 8.613 acre tract of land described by deed with 20 percent interest each to Jon Kotarski as recorded in Document Number 2023-2796, James E. Rainbolt as recorded in Document Number 2023-2797, David Walters as recorded in Document Number 2023-2798, Kevin Watler as recorded in Document Number 2023-2799, and Bradley Fricks as recorded in Document Number 2023-13459 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 East, 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.

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Approved this _____ day of _____, 2025 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 THE FOLLOWING,
EACH AT A 20 PERCENT INTEREST,
JON KOTARSKI AS RECORDED IN DOC. NO. 2023-2796
JAMES E. RAINBOLT AS RECORDED IN DOC. NO. 2023-2797
DAVID WALTERS AS RECORDED IN DOC. NO. 2023-2798
KEVIN WATLER AS RECORDED IN DOC. NO. 2023-2799
BRADLEY FRICKS AS RECORDED IN DOC. NO. 2023-13459
OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

OWNER
JOHN KOTARSKI
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
JAMES E. RAINBOLT
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
DAVID WALTERS
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
KEVIN WATLER
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
BRADLEY FRICKS
3045 LACKLAND ROAD
FORT WORTH, TX 76116

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

PROJECT INFORMATION
Project No.: LCK 22063
Date: January 7, 2025
Drawn By: WS
Scale: 1"=200'

SHEET 2 of 3

tnp

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

STATE OF TEXAS §
COUNTY OF GRAYSON §

That LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC, acting by and through its duly authorized agent, Jon Kotarski, James E. Rainbolt, David Walters, Kevin Watler, and Bradley Fricks do 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 _____, 2025.

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

WITNESS my hand at_____, _____County, Texas, this _____ day of _____, 2025.

JON KOTARSKI

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

WITNESS my hand at_____, _____County, Texas, this _____ day of _____, 2025.

JAMES E. RAINBOLT

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

WITNESS my hand at_____, _____County, Texas, this _____ day of _____, 2025.

DAVID WALTERS

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

WITNESS my hand at_____, _____County, Texas, this _____ day of _____, 2025.

KEVIN WATLER

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

WITNESS my hand at_____, _____County, Texas, this _____ day of _____, 2025.

BRADLEY FRICKS

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 _____, 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

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 THE FOLLOWING,
EACH AT A 20 PERCENT INTEREST,
JON KOTARSKI AS RECORDED IN DOC. NO. 2023-2796
JAMES E. RAINBOLT AS RECORDED IN DOC. NO. 2023-2797
DAVID WALTERS AS RECORDED IN DOC. NO. 2023-2798
KEVIN WATLER AS RECORDED IN DOC. NO. 2023-2799
BRADLEY FRICKS AS RECORDED IN DOC. NO. 2023-13459
OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

OWNER
JOHN KOTARSKI
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
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3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
DAVID WALTERS
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FORT WORTH, TX 76116

OWNER
KEVIN WATLER
3045 LACKLAND ROAD
FORT WORTH, TX 76116

OWNER
BRADLEY FRICKS
3045 LACKLAND ROAD
FORT WORTH, TX 76116

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

PROJECT INFORMATION
Project No.: LCK 22063
Date: January 7, 2025
Drawn By: WS
Scale: 1"=200'

SHEET 3 of 3

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: 1/22/2025

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)

TABLED FROM DECEMBER 17, 2024

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/F.M. 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 2.3.5(b) to allow a 2' side setback and 6' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park.

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 2' side setback and 6' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park.

The sign has been shifted approximately 11 feet to the north and 13 feet to the west. Due to the steep grade leading to the pond, a 3' retaining wall is now needed to hold up the sign to street level. A distance of approximately 10' has been left cleared between the retaining wall of the sign to the retaining wall of the pond to allow access to the maintenance ramp. Because of these constraints, this is the furthest the sign is able to shift north-west as requested.

The following has been approved for this location:

3200 Block Northgate Drive:

- 04/18/2023 - Replat for GlobalWafers America, LLC.
- 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.
- 12/13/2022 - Site Plan approval of Globalwafers America Addition

Origination:

Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor)

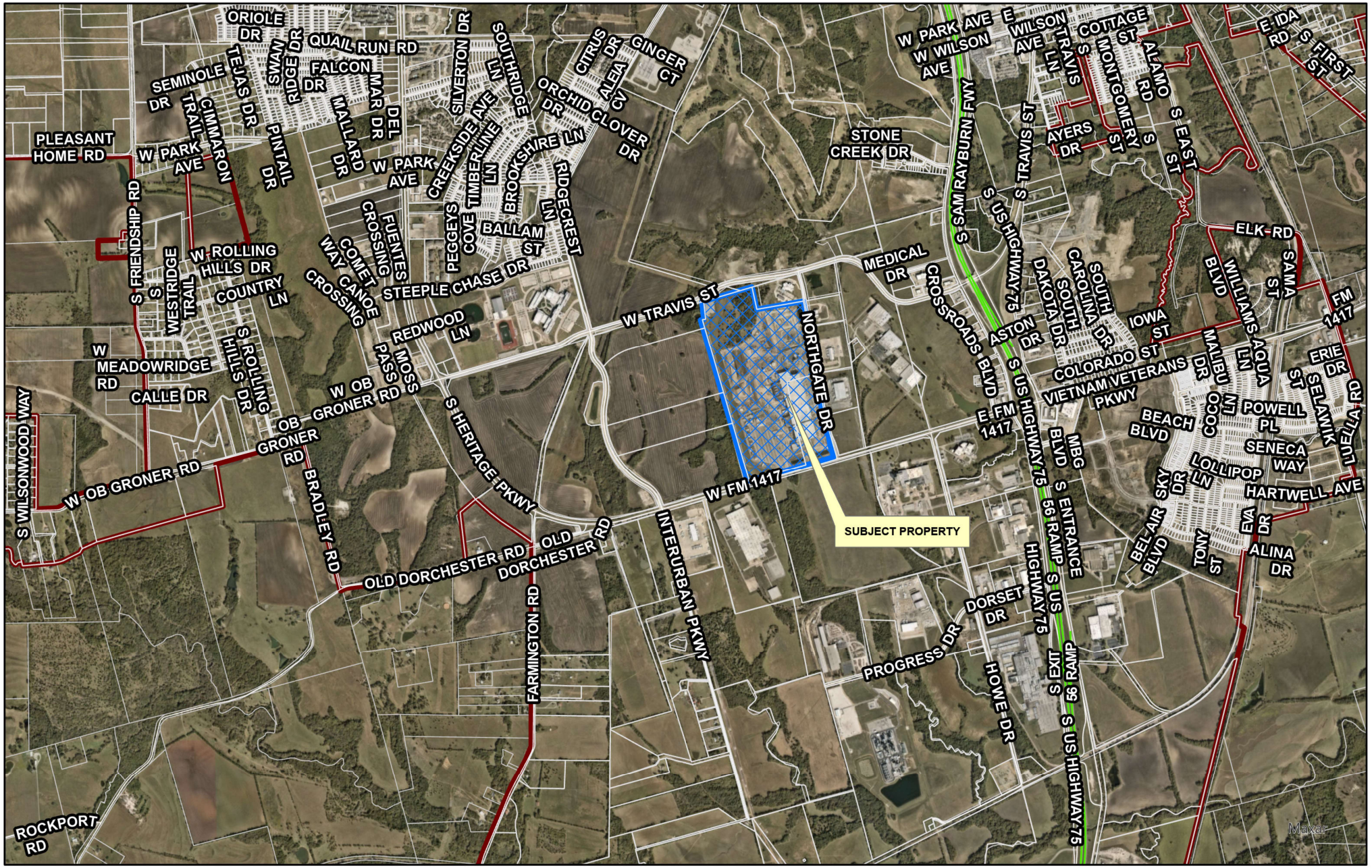
Staff Recommendation:

Staff has no objection to the approval of the Variance. If the Board of Adjustment approves the variance, staff

recommends that the motion be the following: "To allow a 15' side setback and a 17' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park"

Attachments:

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



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3230 NORTHGATE DR

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W E
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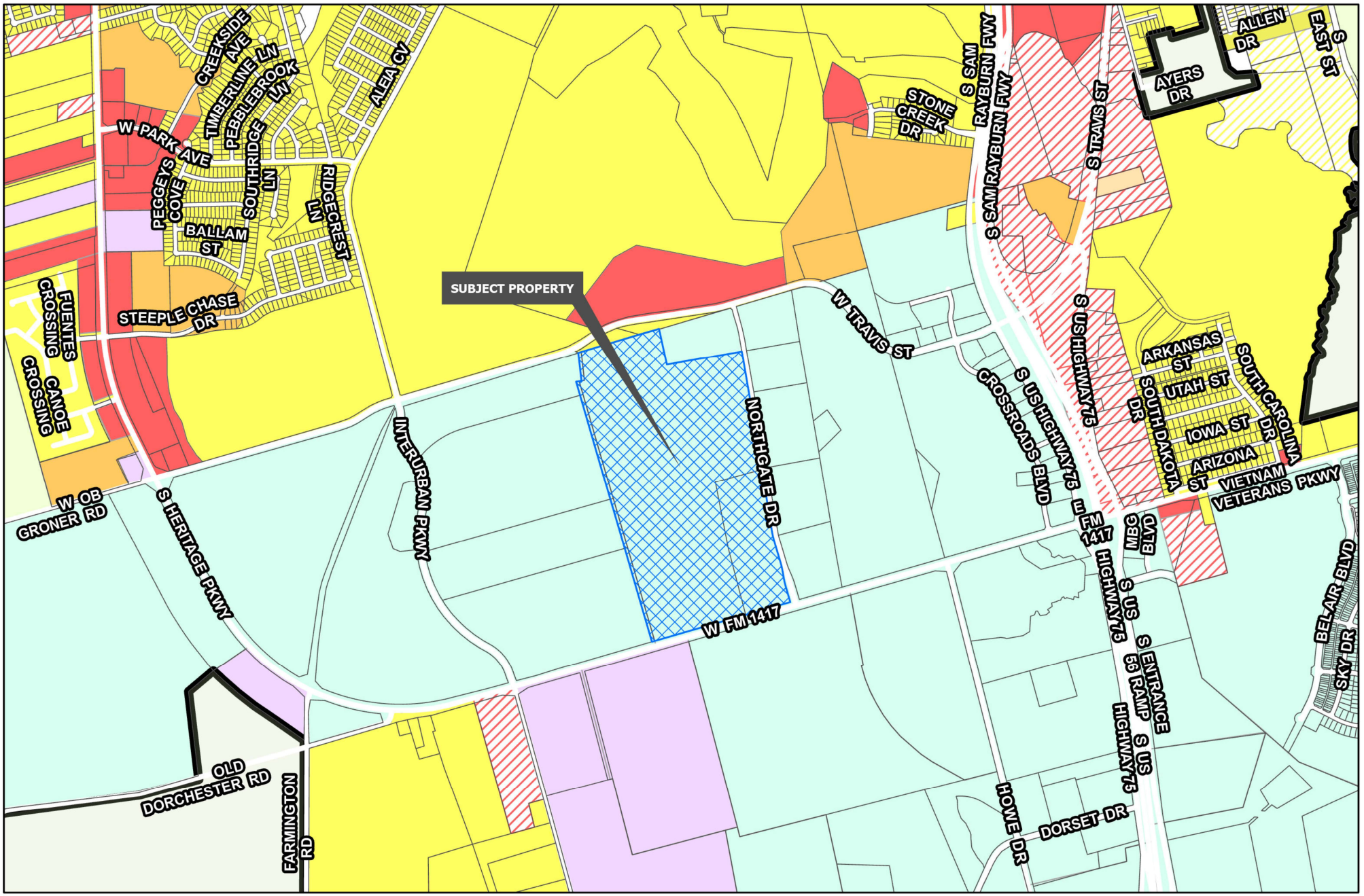
Date: 11/18/2024 4:06 PM



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

N
W E
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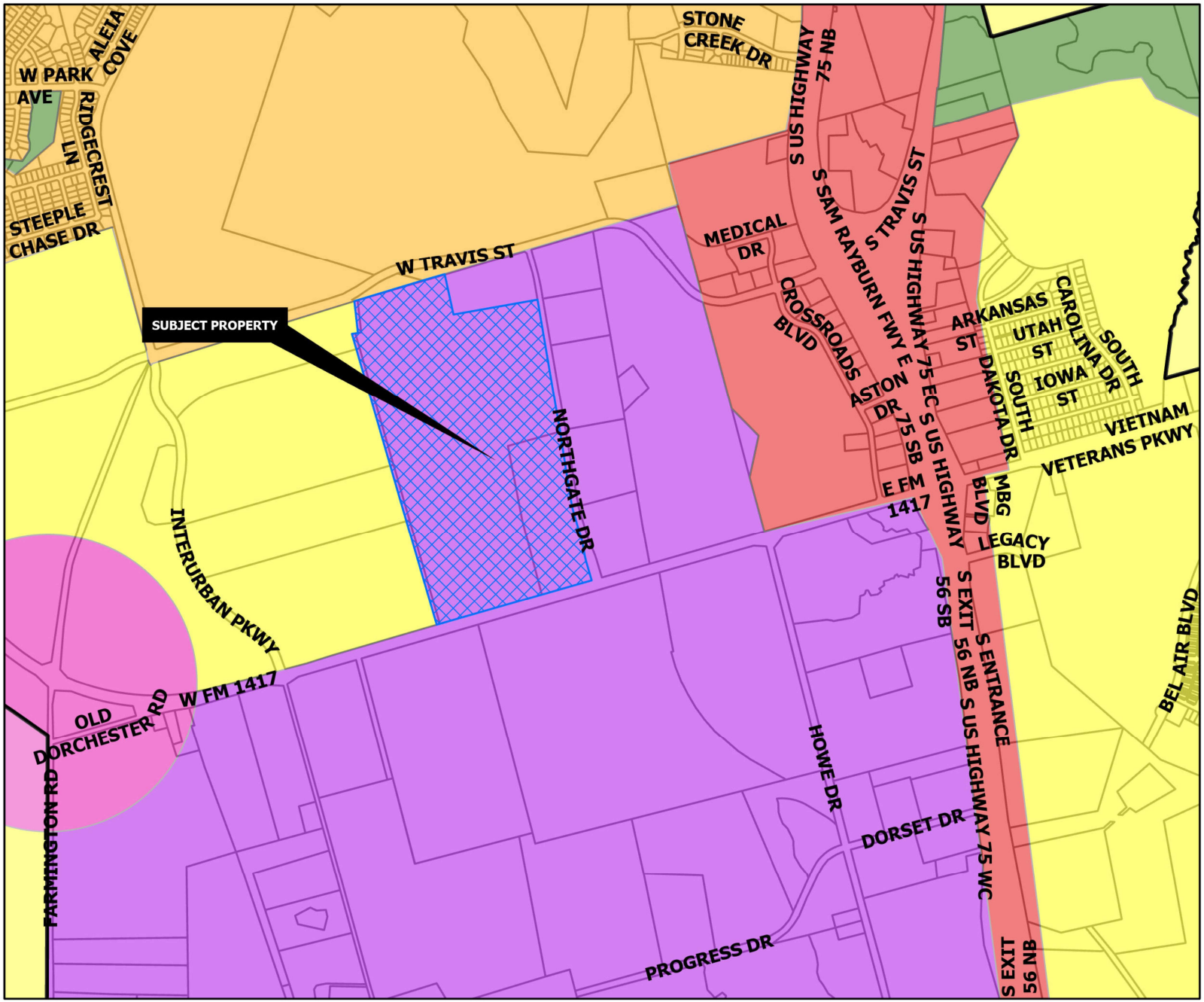
Date: 11/18/2024 4:05 PM



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

N
W E
S

Date: 11/18/2024 4:06 PM

Kimley»Horn

January 8, 2025

RE: ***GLOBALWAFERS AMERICA SIGN VARIANCE***
Response to resubmittal – Dated January 8th, 2025

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.

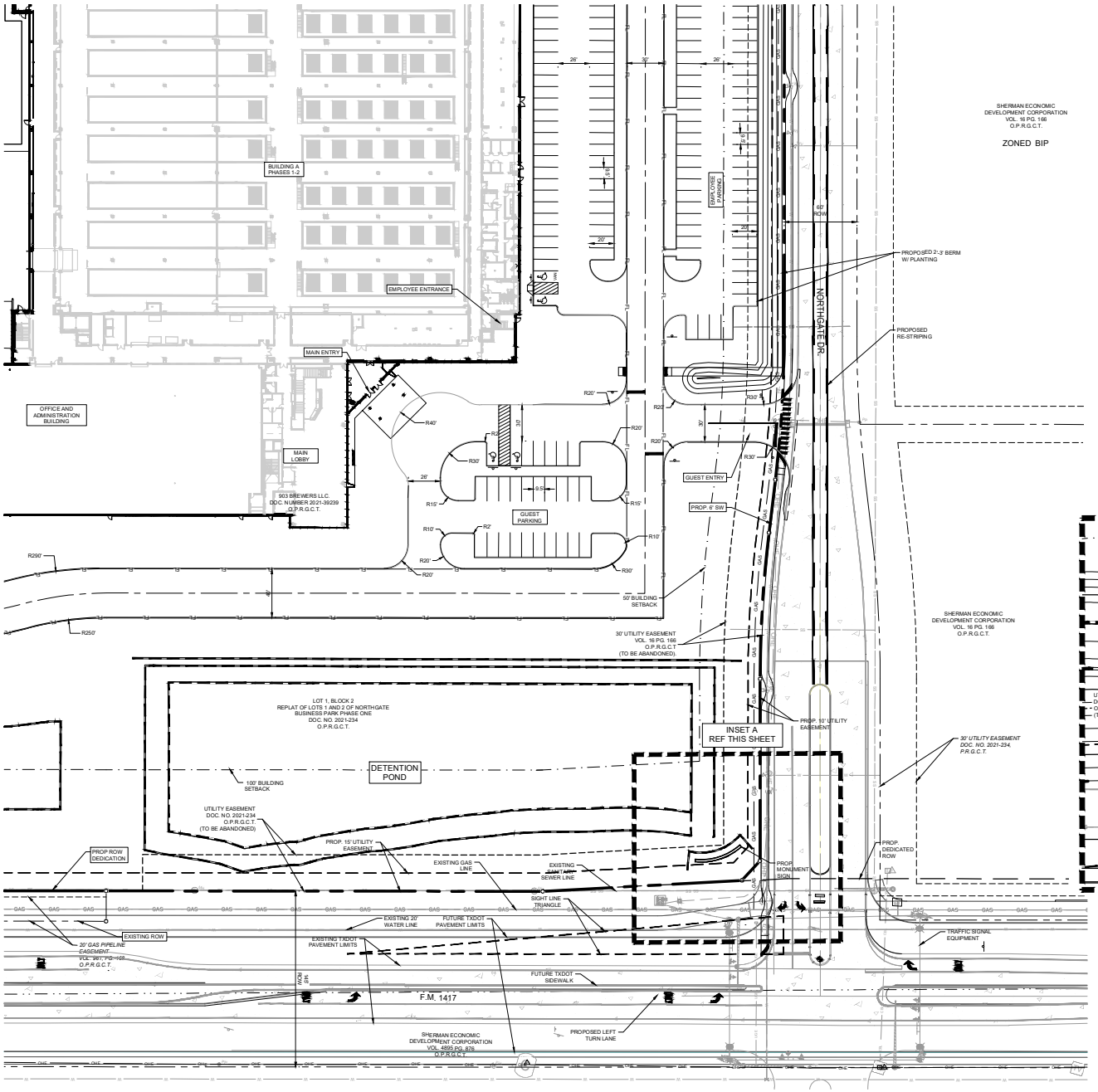
Required revisions per engineering

1. Provide updated site plan to address Board of Adjustment comments no later than 1/8/2024. Planning and Zoning Commission indicated that the sign needs to be moved back further from the property line.
   The sign has been shifted approximately 11 feet to the north and 13 feet to the west. Due to the steep grade leading to the pond as shown in the inset, a +-3' retaining wall is now needed to hold up the sign to street level. A distance of approximately 10' has been left cleared between the retaining wall of the sign to the retaining wall of the pond to allow access to the maintenance ramp labeled in the inset. Because of these constraints, this is the furthest the sign is able to shift north-west as requested.

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



N

W E

S

0 40' 80'

GRAPHIC SCALE 40'

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
SUBMITTED: JANUARY 8TH, 2024

Owner:
Sherman Economic Dev. CORP.
307 Washington STE. 102
Sherman, TX 75090

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. 124572 Date 01/08/2024

KHA PROJECT 064046018
DATE DECEMBER 2024
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY SEH
CHECKED BY JCR

GLOBALWAFERS AMERICA ADDITION
SHERMAN, TEXAS

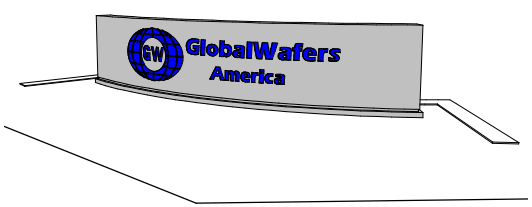
CITY SITE PLAN - SIGNAGE

SHEET NUMBER
SP

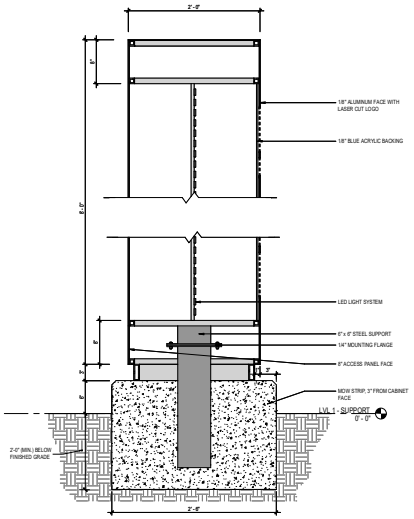
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



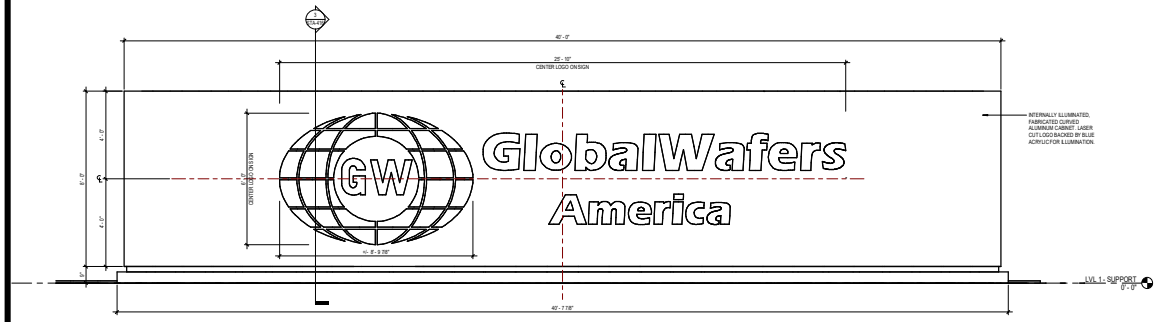
5 **MONUMENTAL SIGN**
NOT TO SCALE



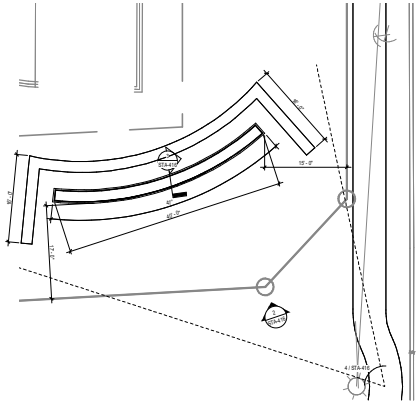
4 **MONUMENTAL SIGN - 3D VIEW**
NOT TO SCALE



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"

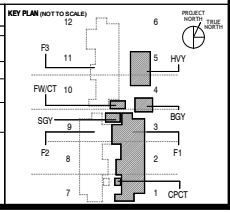
SITE PLAN GENERAL NOTES

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 / AS1.0	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.
1600 Main Street Suite 123
Dallas, TX 75201
pagethink.com

TEL 214 522 3900
FAX 214 522 4300

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Austin / Dallas / Denver / Dubai / Houston / Mexico City / Phoenix /
San Francisco / Washington DC / International Affiliate Offices

ARCHITECTURE
CLEARWOOF ARCHITECTURE
STRUCTURAL - CUBISITE
ELECTRICAL
MECHANICAL
PLUMBING-HVAC
FIRE PROTECTION/FIRE ALARM
PAGE
1600 MAIN STREET, STE 123
DALLAS, TX 75201
214-522-3900

BULK GAS YARD
LINDE
1555 SAWDUST ROAD 4000
THE WOODLANDS, TEXAS 77380
281-203-3000

CIVIL ENGINEERING
LANDSCAPE ARCHITECT
KIMLEY-HORN
260 E. DAVIS STREET, STE 150
MCKINNEY, TX 75069
469-301-2999

HIGH VOLTAGE
PWE ENGINEERING, LLC
230 COBB PKWY N, STE 428
MARIETTA, GA 30062
830-424-7453

LOW VOLTAGE
PRIME CONTROLS
7725 LAKEPOINTE DRIVE
LEWISVILLE, TEXAS 75057
972-221-4946

MECHANICAL
DYNAMIC SYSTEMS, INC
2951 COMMERCE LANE
DALLAS, TX 75220
214-351-7500

MECHANICAL
DYNASEN
4200 TECHNACY ROAD
FORT WORTH, TEXAS 76155
833-396-2836

SECURITY/ DATA/ TELECOM
IES COMMUNICATIONS, LLC.
2500 SOUTH FAIR LANE
TEMPE, AZ 85282
480-379-5280

STRUCTURAL - MANUF.
WALTER P. MOORE
500 N. AKARD STREET, STE 2300
DALLAS, TX 75201
214-740-6200

PROCESS-CHEM/EXHAUST
INTEGRATED ENGINEERING SERVICES
70 SARATOGA AVENUE, STE 230
SANTA CLARA, CA 95051-7301
408-261-3500

PROCESS-WW
EVOQUA WATER TECHNOLOGIES
2138 112TH AVENUE
HOLLAND, MI 49424
616-772-9001

PROCESS-CUB/CDA PLANT
TONDUSTRIES
13850 OPLOMAT DRIVE
DALLAS, TX 75254-6949
972-458-9300

PROCESS-DI WATER
OVIVO
7700 ALBA, STE 560
PLANO, TX 75075
469-358-0363

PROCESS-WASTEWATER
FARNSWORTH GROUP
5613 DTC PKWY, STE 1100
GREENWOOD VILLAGE, CO 80111
303-692-6858

GlobalWafers America

MANUFACTURING BUILDING A

SHERMAN, TEXAS 75092

REVISION HISTORY

DRAFT

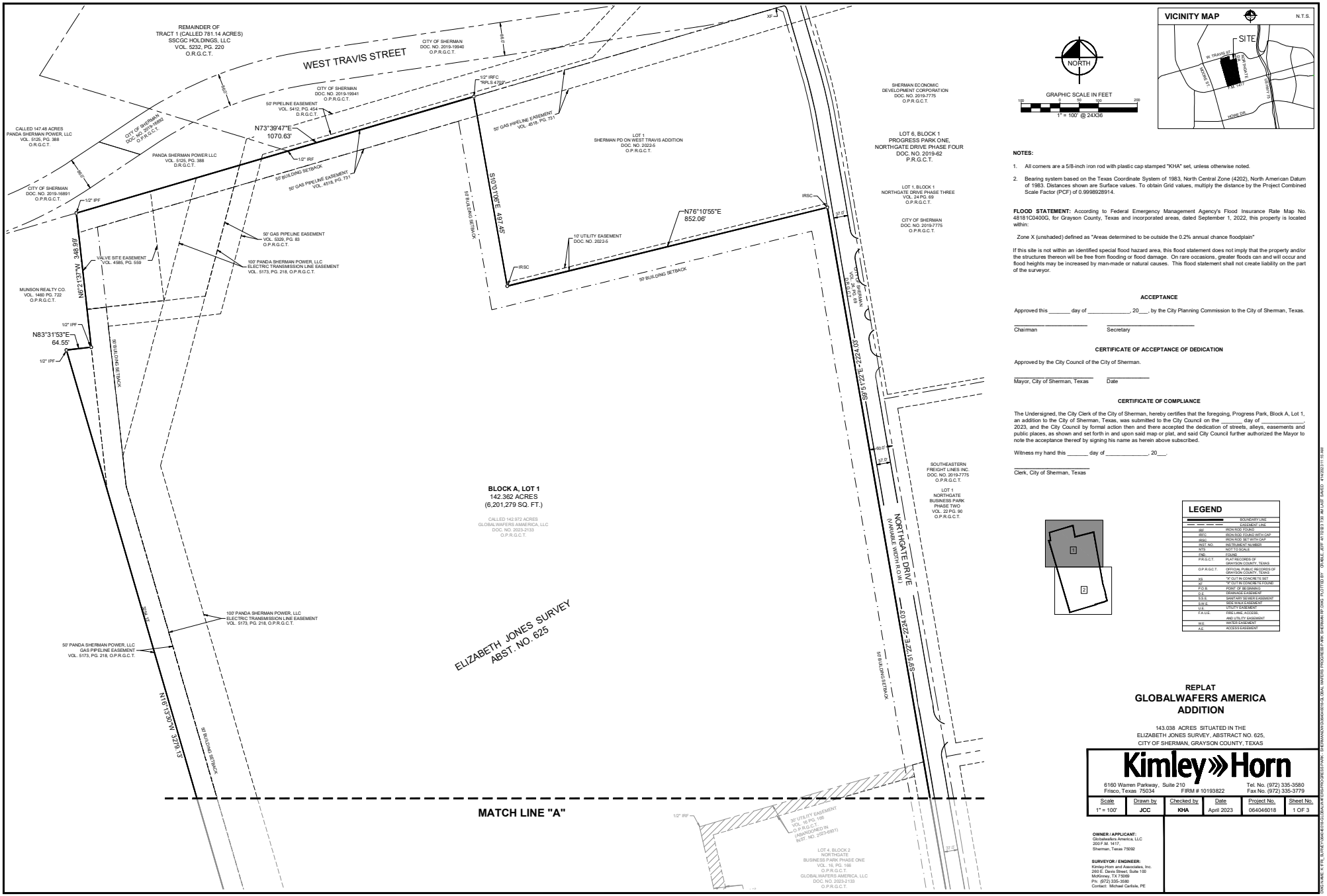
REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		

ENLARGED SITE PLANS - MONUMENTAL SIGN

DRAWN BY	CHECKED BY
EBV	TEAM
PROJECT NUMBER	PROJECT ARCHITECTON
322015	GWA-BLDG-A-P1
ORIGINAL ISSUE	DATE
	02 OCT 2024

STA-416
SHEET NUMBER

PLOT DATE: 1/9/2025 10:46:19 AM
LAST SAVED BY: Autodesk Docs://GlobalWafers America/ST-PAGE-A-R22.rvt



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

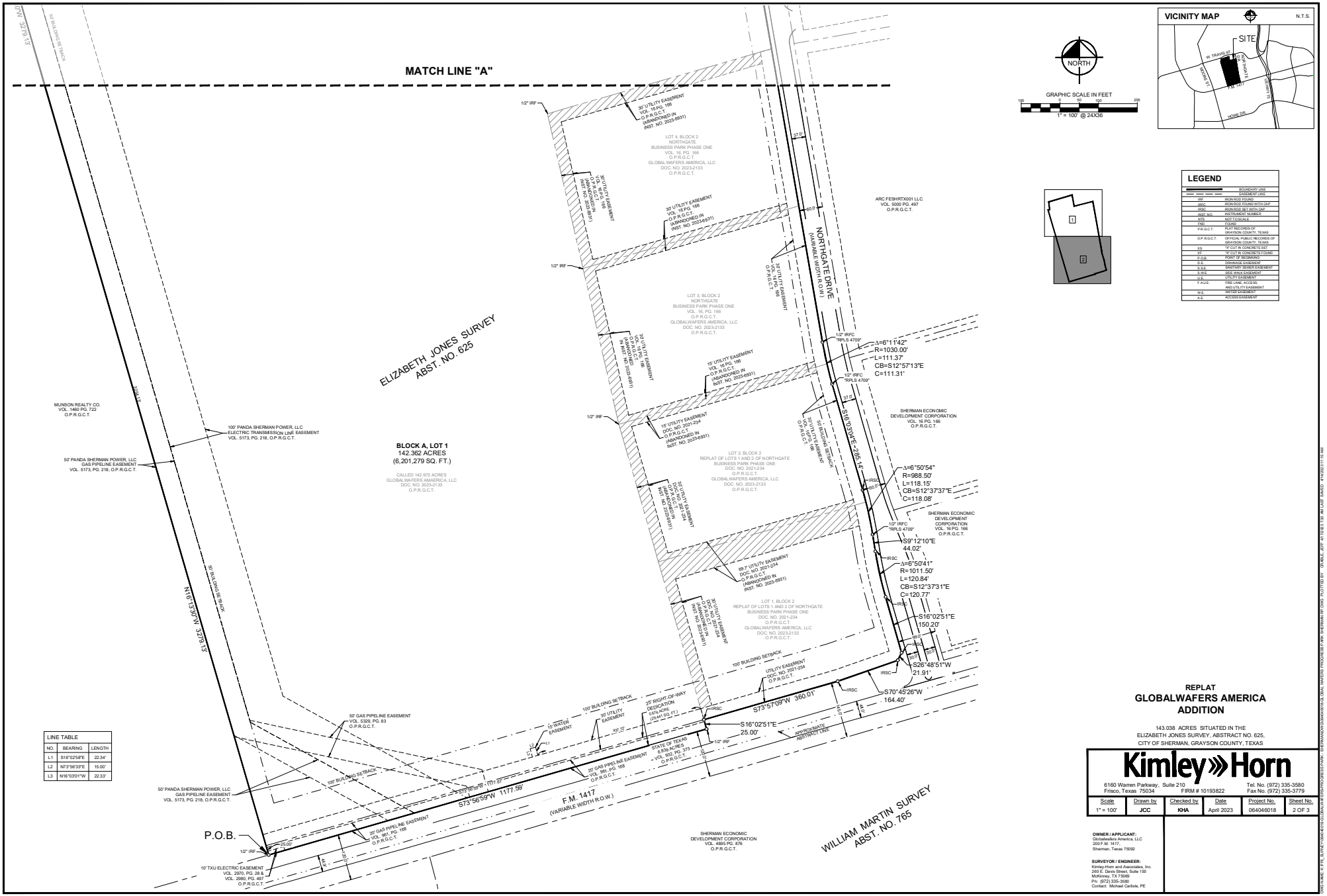
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

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:\FTW_SURVEY\064018\064018-BOUNDARY-REPLAT\064018-PROGRESS PARK - SHERMAN\DWG\SHERMAN_ORIGINAL_VARIOUS PROGRESS PARK - SHERMAN REPLAT.DWG PLOTTED BY: DANIEL JEFF AT 5/16/2023 7:39 AM LAST SAVED BY JEFF AT 5/16/2023 7:15 AM



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	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

DWG NAME: K:\FTW_SURVEY\064018\064018-GLOBALWAFERS\PROCESSED\PLAT\064018-GLOBALWAFERS_PROCESSED PLAT.DWG PLOTTED BY: DANIEL JEFF AT 5/16/2023 7:59 AM LAST SAVED BY: KHOUSH 5/11/2023 11:15 AM

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 ADIITION**, 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\064046018-GLOBAL WAFERS-PROGRESS PARK - SHERMAN\DWG\064046018-GLOBAL WAFERS PROGRESS PARK SHERMAN RP.DWG PLOTTED BY CRABLE, JEFF 4/17/2023 7:30 AM LAST SAVED 4/14/2023 11:15 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
10:10 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 16, 2025

Sent via email

Michael Carlisle, P.E.
200 N. Travis Street, Suite 500
Sherman, TX 75090

Mark England
200 FM 1417 West
Sherman, TX 75090

Dear Applicants,

The request of Public Hearing and Variance under Section 2.3.5(b) to allow a 2' side setback and 6' front setback in lieu of the required 50' for a monument sign in the Blalock Industrial Park located at 3230 Northgate Drive has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, January 22, 2025, 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. 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.
2. 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

3. Proposed monument sign will lie within the existing 30' Utility Easement. Encroachment agreement approved by City Council is required. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
4. Proposed retaining wall will lie within the existing 30' Utility Easement. Encroachment agreement approved by City Council is required. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3311 GALLAGHER DRIVE AND 3514 TEXOMA PARKWAY (Project No. 24-005843)

The request of Shujahat Bashir, Sherman Projects, LLC, Bonham Two Hundred, LLC and Tony Dudley (Owners), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) concerning the property located at 3311 Gallagher Drive and 3514 Texoma Parkway, consisting of 17.6285 acres being in the Hillard Jennings Survey, Abstract No. 639 and Lots 7 and 8, Block One, of Redick Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 3311 Gallagher Drive and 3514 Texoma Parkway near the corner of Luther Knox Road and Gallagher Drive. The owner is requesting a Zone Change from a C-2 (General Commercial) District to a PD (Planned Development) District with a base zoning of MF-30 (Multi Family Residential) District. The proposed development includes 387 multifamily units.

The Planning and Zoning Commission denied this request on October 23, 2024. Since then, the applicants have acquired property fronting Texoma Parkway that adjoins the property included in the previous zoning request. The new plan identifies the main entrance to the proposed multi-family development off of Texoma Parkway with an emergency entrance only on Gallagher Drive.

Origination:

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

Staff Recommendation:

Staff does not have any objection to this zone change request. Staff recommends that as it is a Planned Development, that the site plan, landscape plan and building elevations are tied to the application.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey - combined
6. Site Plan
7. Planned Development - The Summit

8. Elevations
9. Landscape Plan
10. Opposition Email 1 - Wyrick
11. Opposition Email 2 - Smith



dlagrone H:\PLANNING\Public Notification KT.aprx

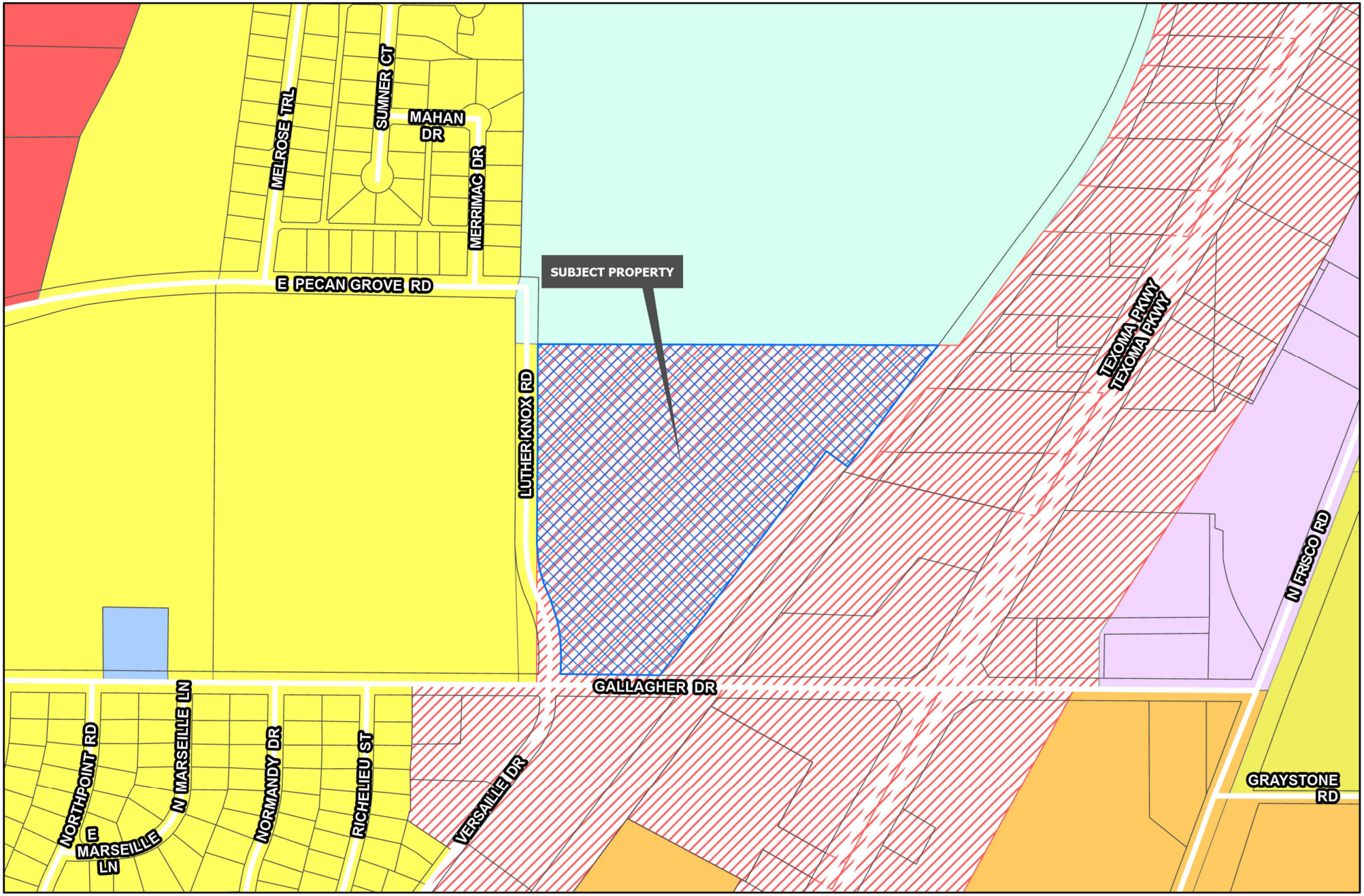
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3311 GALLAGHER DR

N
W E
S

Date: 10/2/2024 1:23 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3311 GALLAGHER DR

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W E
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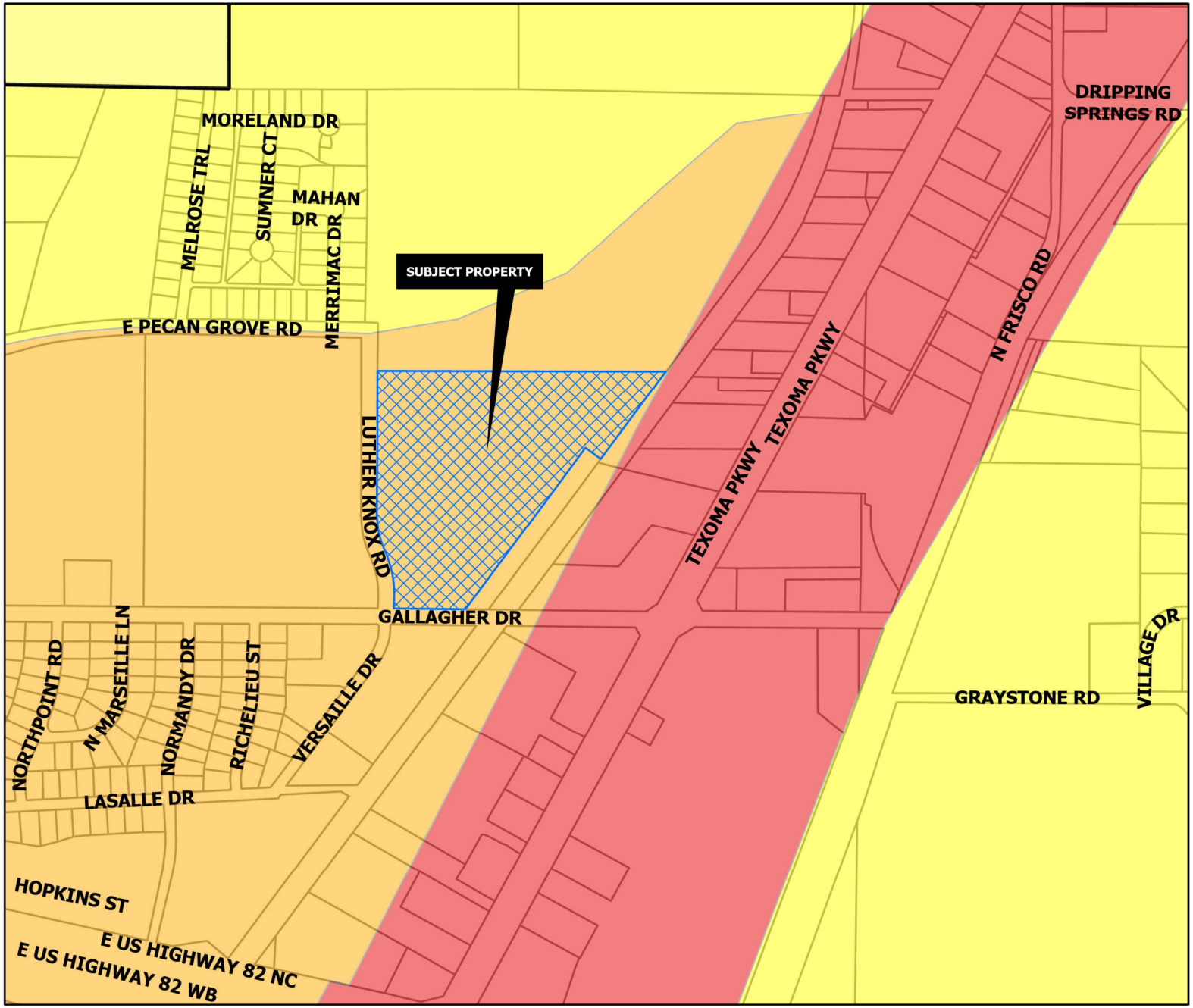
Date: 10/3/2023 1:47 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3311 GALLAGHER DR

N
W E
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Date: 10/2/2024 1:47 PM


3311 Gallagher Dr
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-005843
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229


3311 Gallagher Dr
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-005843
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

LEGAL DESCRIPTION

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

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

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

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

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

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

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

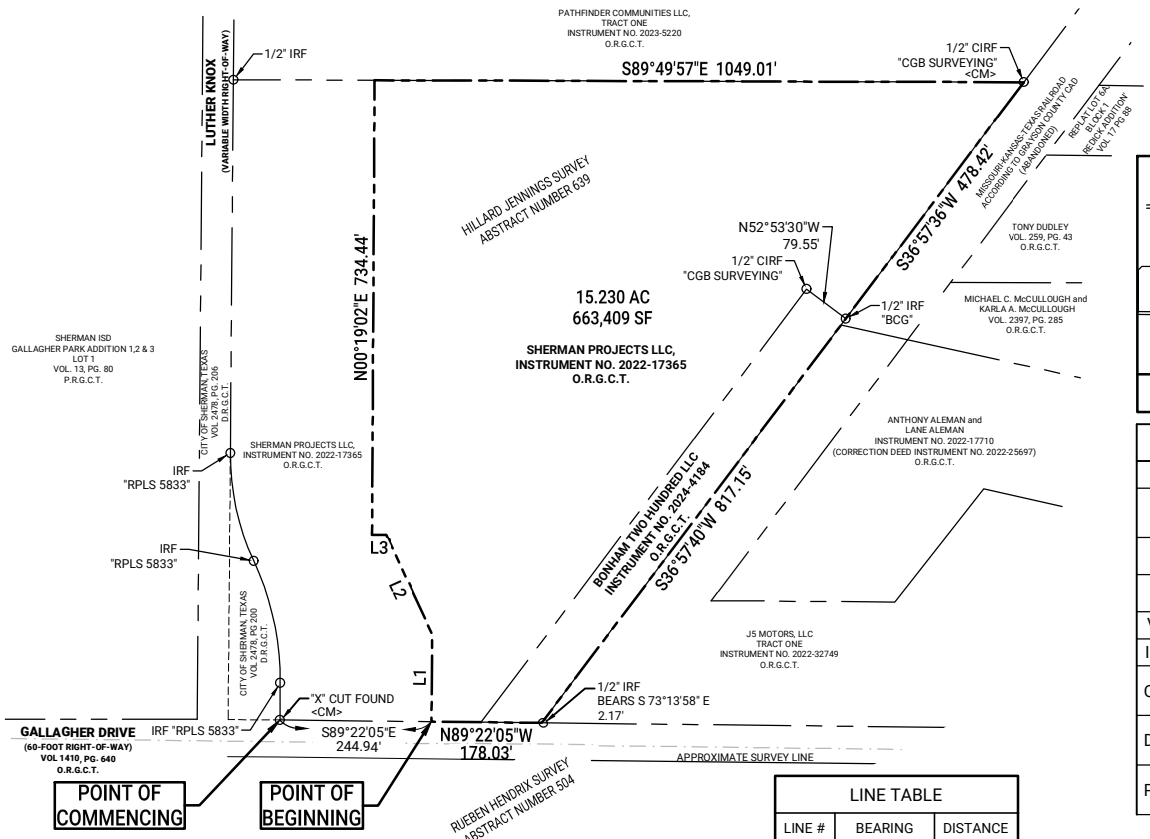
North 00° 19' 02" East, a distance of 734.44 feet;to the north line of said Sherman Projects LLC tract, and the south line of that tract of land described as Tract One in deed to Pathfinder Communities LLC, recorded in Instrument Number 2023-5220 O.R.G.C.T.;

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

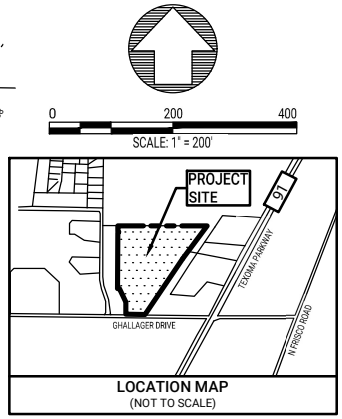
THENCE South 36° 57' 36" West, with the east line of said Sherman Projects LLC tract, and the west right-of-way line of said Missouri-Kansas-Texas Railroad, a distance of 478.42 feet to a 1/2-inch iron rod with cap stamped "BCG" found at the northeast corner of said Bonham Two Hundred LLC tract;

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

THENCE North 89°22'05" West, with the north right-of-way line of said Gallagher Drive, and the south line of said Sherman Projects, LLC tract, a distance of 178.03 feet to the **POINT OF BEGINNING** and containing 15.230 acres of land, or 663,409 square feet, more or less.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°29'34"E	140.80'
L2	N24°41'13"W	177.11'
L3	N89°31'25"W	23.32'



LOCATION MAP
(NOT TO SCALE)

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

SURVEYOR'S CERTIFICATE

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

FOR BARRAZA CONSULTING GROUP, LLC

November 06, 2024

11/06/2024

Adam T. Johnson, RPLS No. 6664

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

NOTES:

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

EXHIBIT "A"

15.230 ACRES

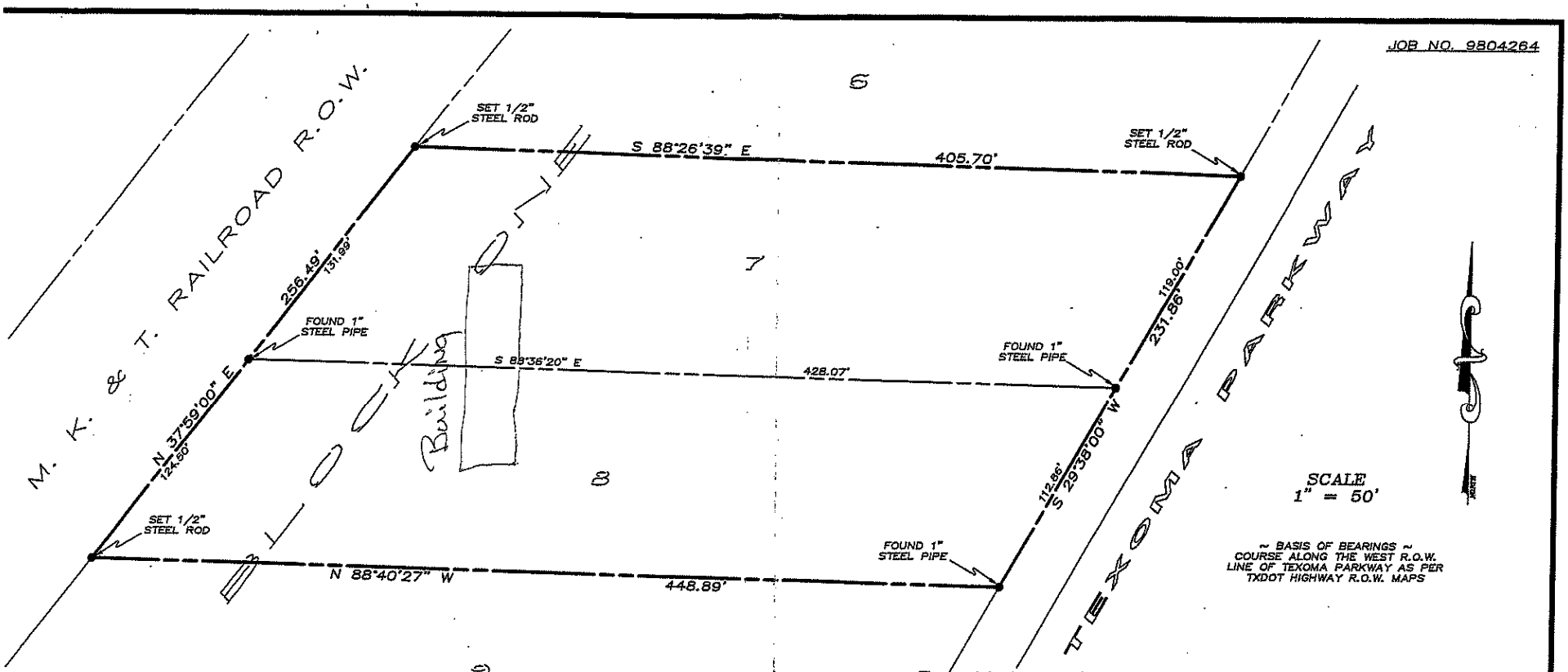
SITUATED IN THE
HILLARD JENNINGS SURVEY,
ABSTRACT NO. 639
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
TBPELS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2023-006
DATE November 6, 2024

SCALE 1"=200'

S:\2023\202.3006-00 Sherman 19\SURVEY\Boundary_023-006-BNDY EXHIBIT LOT 1.dwg, 11/6/2024 11:49 AM

JOB NO. 9804264



SCALE
1" = 50'

~ BASIS OF BEARINGS ~
COURSE ALONG THE WEST R.O.W. LINE OF TEXOMA PARKWAY AS PER TXDOT HIGHWAY R.O.W. MAPS

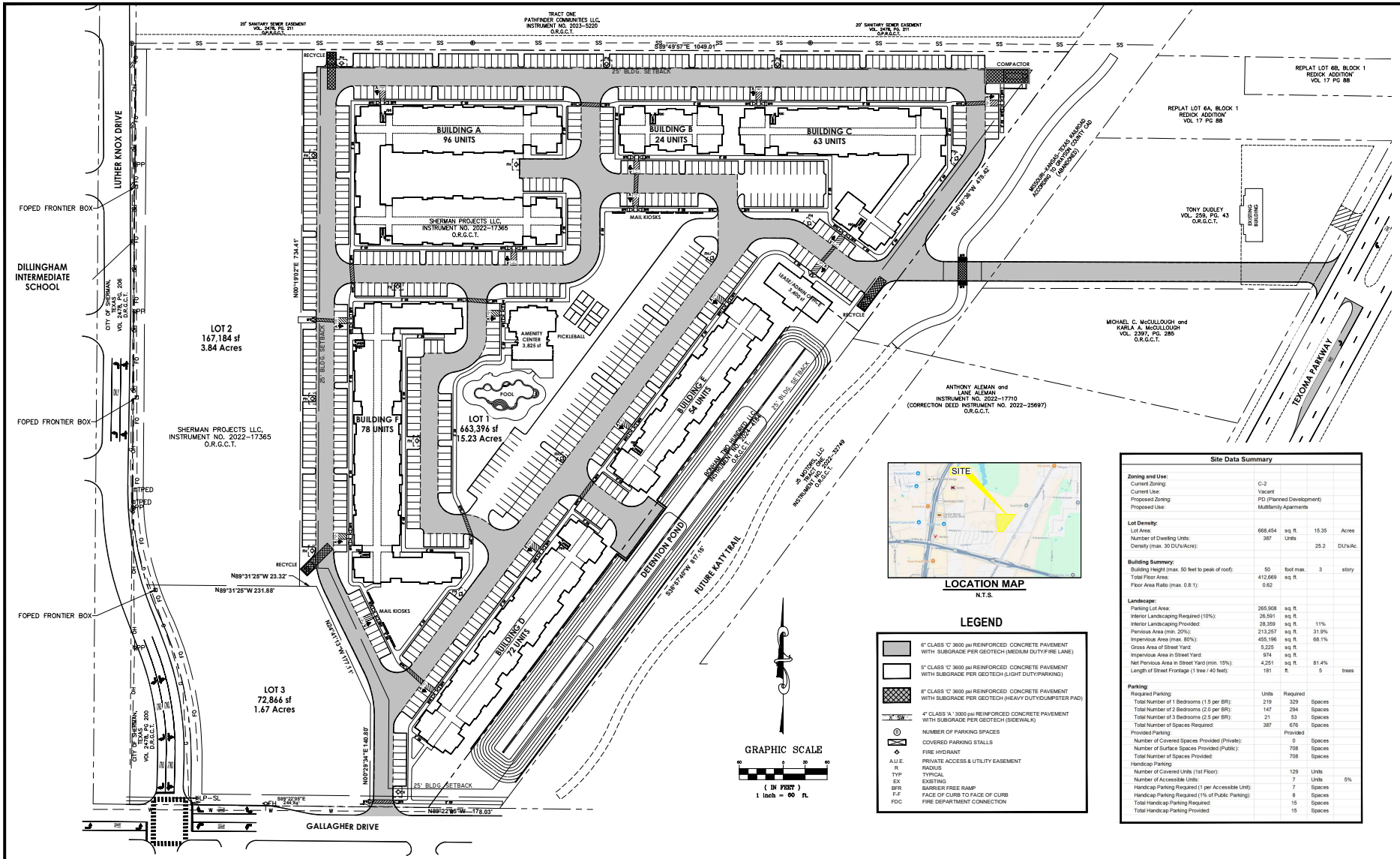
The subject property is not located within an area identified as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 14th day of April, 1998, a survey was made on the ground of the property shown hereon, described as Lots 7 and 8, Block One, of Redick Addition, an addition to the City of Denison, Texas, as shown by plat of record in Volume 405, Page 87, 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

UNDERWOOD
DRAFTING & SURVEYING
118 WEST CHESTNUT STREET DENISON, TEXAS 75020 (903)465-2151



Site Data Summary

Zoning and Use:				
Current Zoning:	C-2			
Current Use:	Vacant			
Proposed Zoning:	PD (Planned Development)			
Proposed Use:	Multifamily Aparments			
Lot Density:				
Lot Area:	668,454	sq. ft.	15.35	Acres
Number of Dwelling Units:	387	Units		
Density (max. 30 DU's/Acre):			25.2	DU's/Ac.
Building Summary:				
Building Height (max. 50 feet to peak of roof):	50	foot max.	3	story
Total Floor Area:	412,669	sq. ft.		
Floor Area Ratio (max. 0.8:1):	0.62			
Landscape:				
Parking Lot Area:	265,908	sq. ft.		
Interior Landscaping Required (10%):	26,591	sq. ft.		
Interior Landscaping Provided:	28,359	sq. ft.	11%	
Pervious Area (min. 20%):	213,257	sq. ft.	31.9%	
Impervious Area (max. 80%):	455,196	sq. ft.	68.1%	
Gross Area of Street Yard:	5,225	sq. ft.		
Impervious Area in Street Yard:	974	sq. ft.		
Net Pervious Area in Street Yard (min. 15%):	4,251	sq. ft.	81.4%	
Length of Street Frontage (1 tree / 40 feet):	181	ft.	5	trees
Parking:				
Required Parking:	Units	Required		
Total Number of 1 Bedrooms (1.5 per BR):	219	329	Spaces	
Total Number of 2 Bedrooms (2.0 per BR):	147	294	Spaces	
Total Number of 3 Bedrooms (2.5 per BR):	21	53	Spaces	
Total Number of Spaces Required:	387	676	Spaces	
Provided Parking:		Provided		
Number of Covered Spaces Provided (Private):		0	Spaces	
Number of Surface Spaces Provided (Public):		708	Spaces	
Total Number of Spaces Provided:		708	Spaces	
Handicap Parking:				
Number of Covered Units (1st Floor):		129	Units	
Number of Accessible Units:		7	Units	5%
Handicap Parking Required (1 per Accessible Unit):		7	Spaces	
Handicap Parking Required (1% of Public Parking):		8	Spaces	
Total Handicap Parking Required:		15	Spaces	
Total Handicap Parking Provided:		15	Spaces	

Building Summary

Building Type	Units per Building	Number of 1 BR's	Number of 2 BR's	Number of 3 BR's	Building Area (sf)	No. Stories	Total Floor Area (sf)	Max. Bldg Height (ft)
A	96	53	37	6	39,946	3	107,839	50
B	24	15	9	0	7,801	3	23,402	50
C	63	36	26	3	24,899	3	74,696	50
D	72	43	26	3	20,635	3	61,875	50
E	54	30	21	3	16,603	3	49,808	50
F	78	43	29	6	29,275	3	87,824	50
Amenity Ctr					3,825	1	3,825	30
Lease					3,400	1	3,400	30
Total	387	219	147	21	147,373		412,669	

FLOOD NOTE:

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

MISCELLANEOUS NOTES:

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

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

ENGINEER:
RKM Engineers
1110 E. Collins Blvd., Suite 122
Richardson, TX 75081
Cell (214) 886-1721
Contact: Robert K. Manaois, P.E.
rmanaois@rkmce.com
Texas Firm No. F-20639

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

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

CITY CASE NO.: 24-005843

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

JANUARY 16, 2025

RKM Engineers
Civil Engineers and Consultants
1110 E. Collins Blvd., Suite 122
Richardson, Texas 75081
phone (214) 886-1721
www.rkmce.com

Copyright © 2025 Firm No. F-20639

Robert K. Manaois 86508 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

THE SUMMIT APARTMENTS - CITY OF SHERMAN, TEXAS - RKM PROJECT NO. 1001-001

THE SUMMIT APARTMENTS
City of Sherman, Texas

PD SITE PLAN

Scale:
Designed by: RKM
Drawn by: RKM
Checked by: RKM
Date: January 16, 2025
Project No. 1001-001

SHEET
C-1
OF 1

F:\RKM ENGINEERS\RKM PROJECTS\1001 BASHIR\1001-001 SHERMAN\1001-001 PD Site Plan.dwg Plotted on: 01/16/2025 - 11:04 am

Purpose and Intent of the Planned Development

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

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

Exhibit A
Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit B
Development Standards

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

1) Land Use:

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

   - Amenity Center
   - Leasing and Administration Center

2) Design Criteria:

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

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

a) Architectural Standards:

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

b) Open Space Standards:

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

c) Landscape Standards:

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

2. Landscaping shall conform to the following:

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

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

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

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

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

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

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

3) Phasing:

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

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

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



5 Materials
1/8" = 1'-0"



4 North Elevation
3/32" = 1'-0"



3 South Elevation
3/32" = 1'-0"



2 East Elevation
3/32" = 1'-0"



1 West Elevation
3/32" = 1'-0"

SCALE: As indicated

CAS

1110 E. Collins Blvd, #122, Richardson, TX 75082

A30-02 - Building F - Elevation

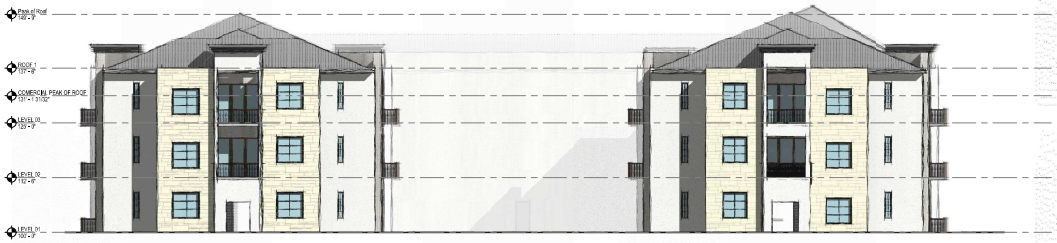
SHERMAN MULTIFAMILY

LOT #36

Checker



4 Building A - South Elevation
3/32" = 1'-0"



3 Building A - East Elevation
3/32" = 1'-0"



2 Building A - North Elevation
3/32" = 1'-0"



1 Building A - West Elevation
3/32" = 1'-0"

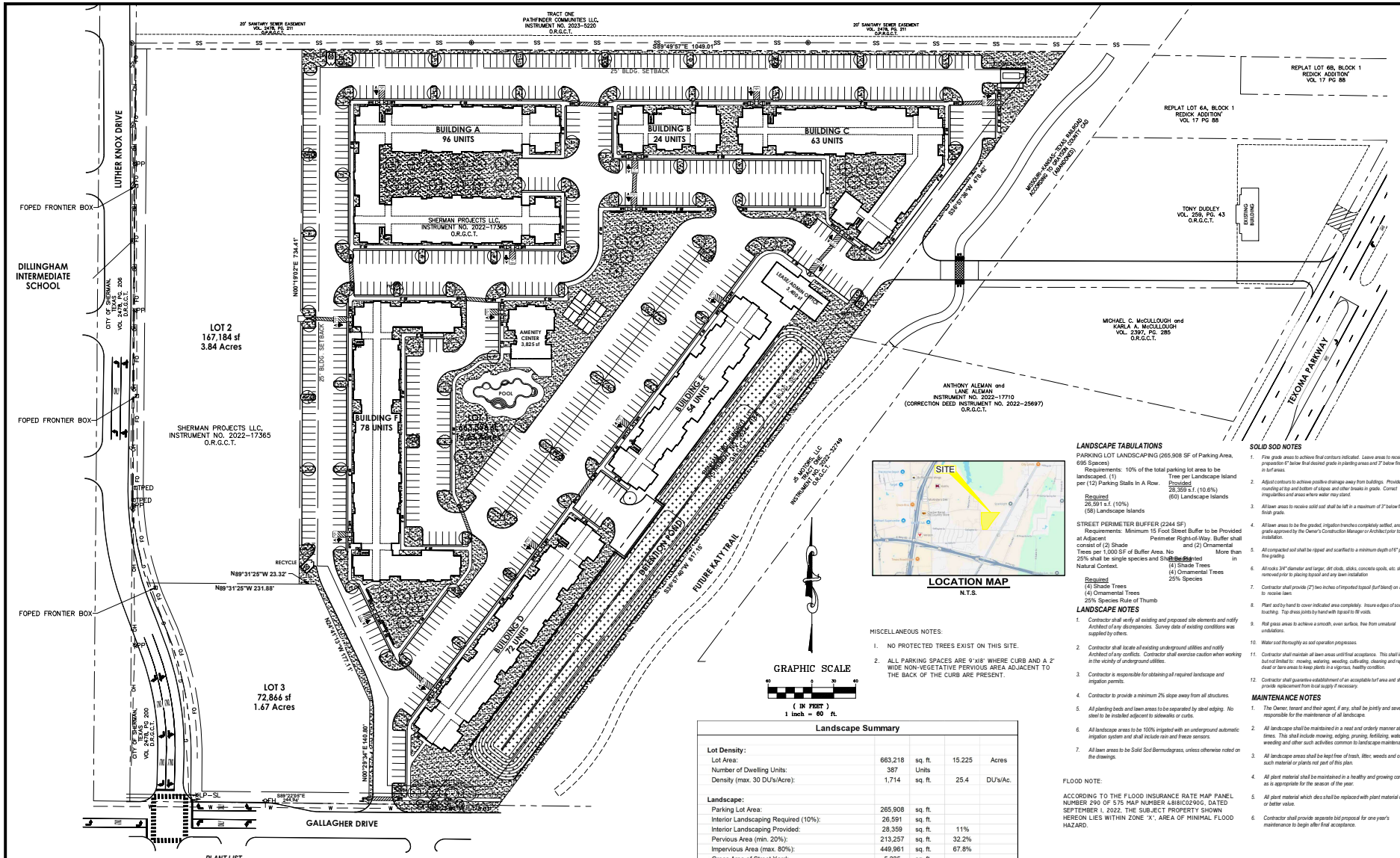
SCALE: 3/32" = 1'-0"

1110 E. Collins Blvd, #122, Richardson, TX 75082

A30-04 - Building A- Elevations

SHERMAN MULTIFAMILY **LOT #36**

Checker



LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (265,908 SF of Parking Area, 695 Spaces)

Requirements: 10% of the total parking lot area to be landscaped. (1) Tree per Landscape Island per (12) Parking Stalls In A Row.

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

STREET PERIMETER BUFFER (2244 SF)

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

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

LANDSCAPE NOTES

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

SOLID SOD NOTES

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

MAINTENANCE NOTES

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

MISCELLANEOUS NOTES:

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

FLOOD NOTE:

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

Landscape Summary

Lot Density:				
Lot Area:	663,218	sq. ft.	15.225	Acres
Number of Dwelling Units:	387	Units		
Density (max. 30 DU's/Acre):	1,714	sq. ft.	25.4	DU's/Ac.
Landscape:				
Parking Lot Area:	265,908	sq. ft.		
Interior Landscaping Required (10%):	26,591	sq. ft.		
Interior Landscaping Provided:	28,359	sq. ft.	11%	
Pervious Area (min. 20%):	213,257	sq. ft.	32.2%	
Impervious Area (max. 80%):	449,961	sq. ft.	67.8%	
Gross Area of Street Yard:	5,225	sq. ft.		
Impervious Area in Street Yard:	974	sq. ft.		
Net Pervious Area in Street Yard (min. 15%):	4,251	sq. ft.	81.4%	
Length of Street Frontage (1 tree / 40 feet):	181	ft.	5	trees

GRAPHIC PLANT LEGEND

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

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
10	BO	Bur Oak	*Quercus macrocarpa*	3" cal.	container grown, 12' ht., 4'-5' spread min.
37	CA	Caddo Maple	*Acer saccharum 'Caddo'*	3" cal.	container grown, 12' ht., 4'-5' spread min.
25	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	container grown, 12' ht., 4'-5' spread min.
19	LBE	Lacebark Elm	*Ulmus parvifolia*	3" cal.	container grown, 12' ht., 4'-5' spread min.
47	LO	Live Oak	*Quercus virginiana*	3" cal.	container grown, 12' ht., 4'-5' spread min.
2	CM	Crape Myrtle	*Lagerstroemia indica*	8' ht.	container grown, 3 cane, no cross caning, 2" cal. min.
2	RB	Redbud	*Cercis canadensis*	8' ht.	container grown, single stem, 2" cal. min.

GROUNDCOVERS

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

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

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

ENGINEER:
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1110 E. Collins Blvd., Suite 122
Richardson, TX 75081
Cell (214) 886-1721
Contact: Robert K. Manaois, P.E.
rmanaois@rkmce.com
Texas Firm No. F-20639

SURVEYOR:
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Ofc (469) 482-1168
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Tel. No. (214) 909-6212
Contact: Nizar Muammar, AIA
nizar@knsarch.com

CITY CASE NO.: 24-005843

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

JANUARY 16, 2025

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Civil Engineers and Consultants
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www.rkmce.com

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STATE OF TEXAS
Robert K. Manaois
86508
LICENSED
PROFESSIONAL ENGINEER

THE SUMMIT APARTMENTS - CITY OF SHERMAN, TEXAS - RKM PROJECT NO. 1001-001

THE SUMMIT APARTMENTS
City of Sherman, Texas

LANDSCAPE PLAN

Scale:
Designed by: RKM
Drawn by: RKM
Checked by: RKM
Date: January 16, 2025
Project No. 1001-001

SHEET
C-1
OF 1

F:\RKM ENGINEERS\RKM PROJECTS\1001 BASHIR\1001-001 SHERMAN\1001-001 LA Plan.dwg Plotted on: 01/16/2025 - 11:03 am

Marlow, Lauren

From: Planning
To: Jean Wyrick
Subject: RE: 3311 Gallagher Dr, Sherman, TX

From: Jean Wyrick
Sent: Tuesday, January 7, 2025 11:41 AM
To: Planning
Subject: 3311 Gallagher Dr, Sherman, TX

I am aware that Shujahat Bashir of Sherman Projects is trying to get the land across from Dillingham School again. There is other land in Sherman and not across from a school. The land behind Grandy's has gone bankrupt and probably available. We live at 1606 Gallagher and have for 46 years. They obviously do not realize how much traffic and speeding occurs on Gallagher and apparently they do not care. I have discussed this speeding problem with Wayne Lee, Engineering and Jason Jeffcoat., Sherman Police Chief. A large speed sign was recently put beside the road and I personally witnessed 49 and 54 MPH. The road has deteriorated and now has several pot holes from all the traffic. More traffic will make the roads worse.

Is there not an ordinance about putting low income apartments with possible sex offenders across from a school? Also, the land is in a flood zone. I feel they are trying to bring down the houses on Gallagher and Pecan Grove by putting low income apartments in a nice residential area.
I will be at this meeting also along with other people who object to having the apartments in that area.
Thank you. Jean A. Wyrick

Marlow, Lauren

From: Planning
To: Pat Smith
Subject: RE: 3311 Gallagher Drive

From: Pat Smith
Sent: Tuesday, January 7, 2025 1:31 PM
To: Planning
Subject: 3311 Gallagher Drive

I am opposed to the changing the zoning of 3311 Gallagher Drive to multi family residential. I live at 3908 Melrose Trail and this change would directly affect our unique neighborhood. There is no other neighborhood that contains 2 elementary schools, a surgery center, 2 assisted living facilities, a nursing home as well as several doctors' offices. The multi family zoning would create congestion and population density that would be unsafe for this area. We already have one large apartment complex in the neighborhood.

Pat Smith

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

719-725 EAST TAYLOR STREET AND 2000-2030 NORTH LOY LAKE ROAD (Project No. 24-006122)

The request of Altona, Inc (Owner), Barkat Ali (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road being a Replat of Lots A, A-2 and C of Taylor Plaza and Lot 1 of the Altona's Replat of Lot B, Taylor Plaza, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road near the corner of East Taylor Street and North Loy Lake Road. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District and C-2 (General Commercial) District to C-2 (General Commercial) District.

Origination:

Altona, Inc (Owner), Barkat Ali (Representative) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this zone change request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey - Combined
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
719-725 E TAYLOR ST
& 2000-2030 N LOY LAKE RD

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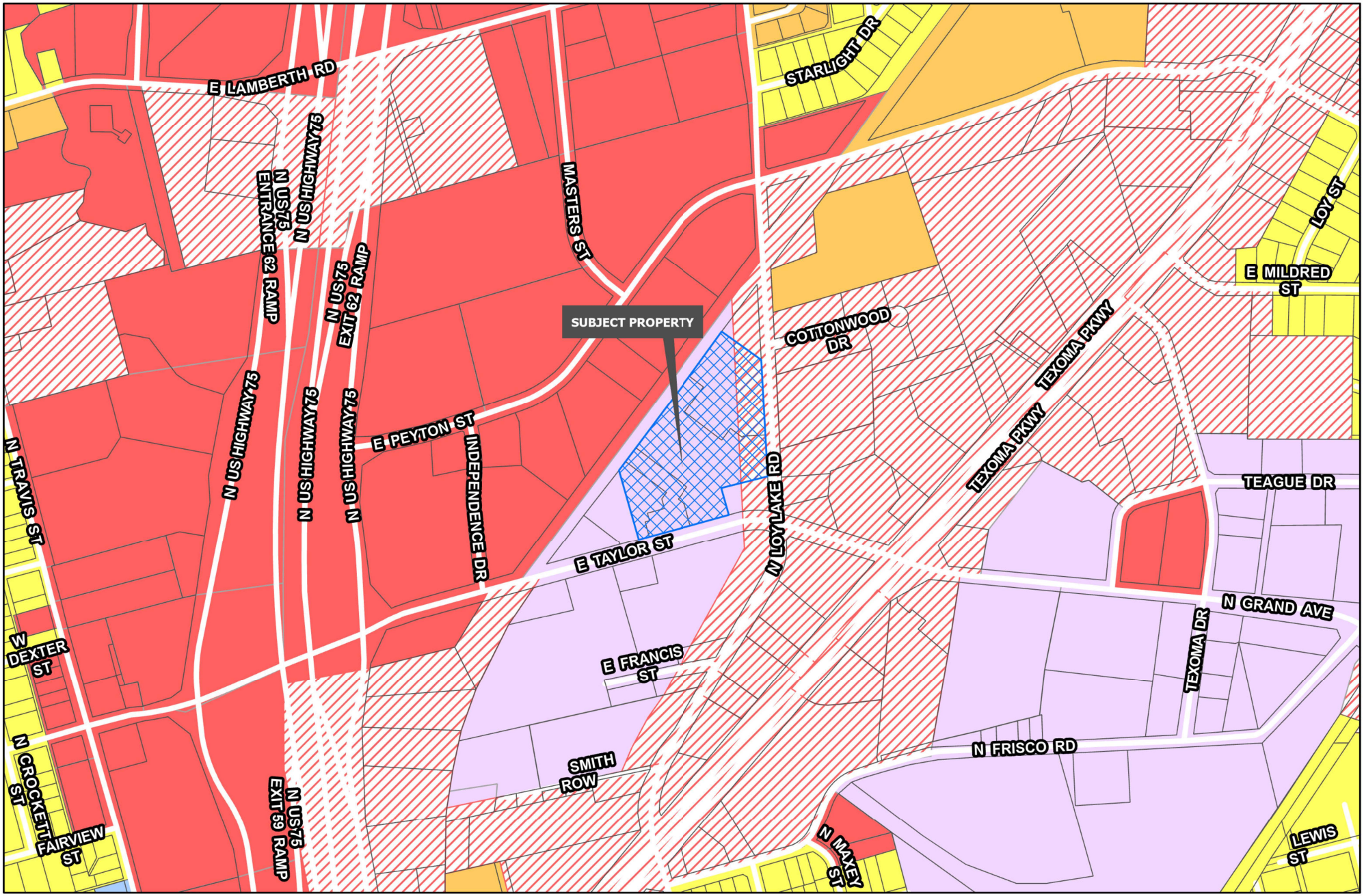
Date: 12/27/2024 3:57 PM



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
719-725 E TAYLOR ST
& 2000-2030 N LOY LAKE RD

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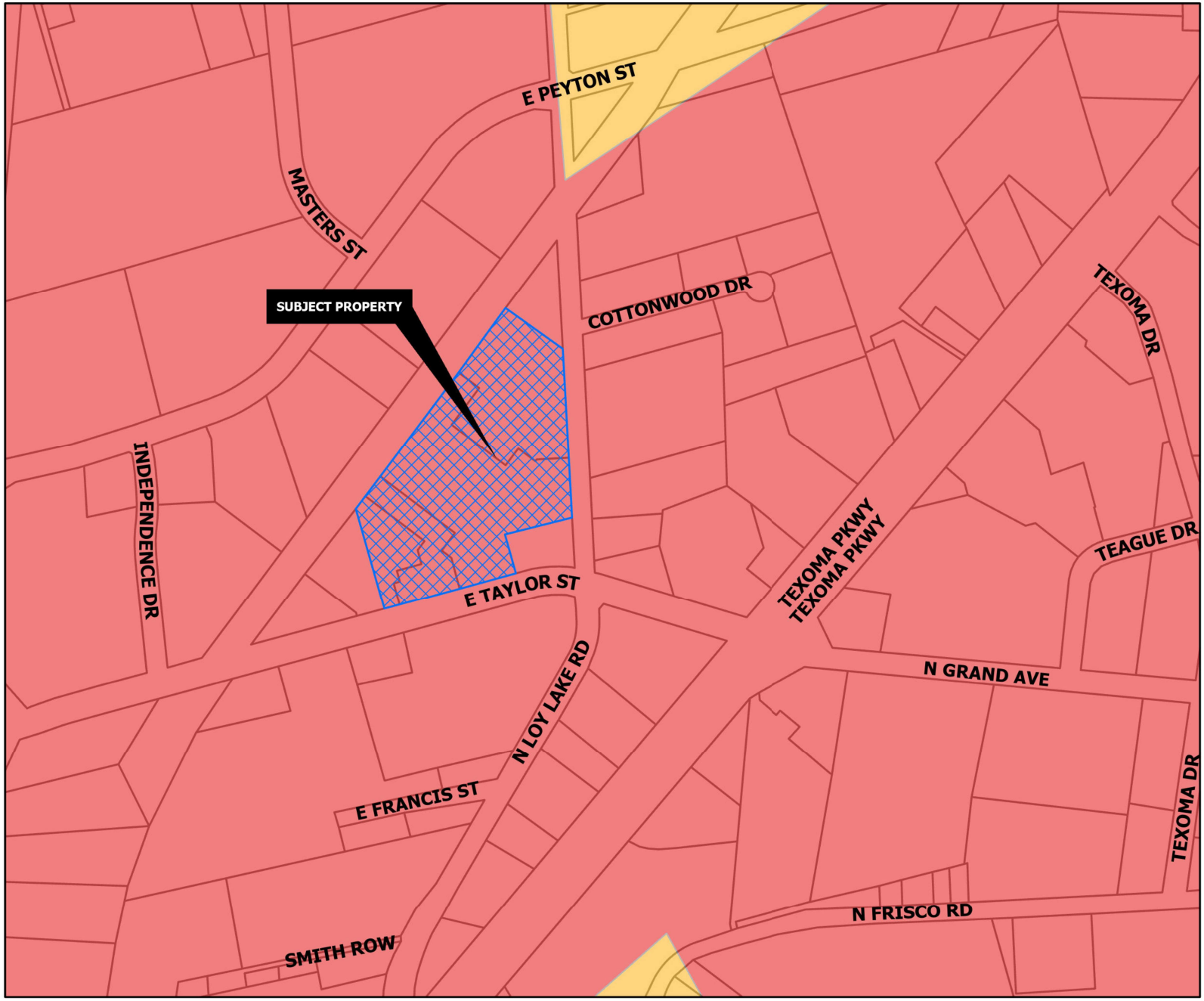

REGIONAL COMMERCIAL

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
719-725 E TAYLOR ST
& 2000-2030 N LOY LAKE RD

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W E
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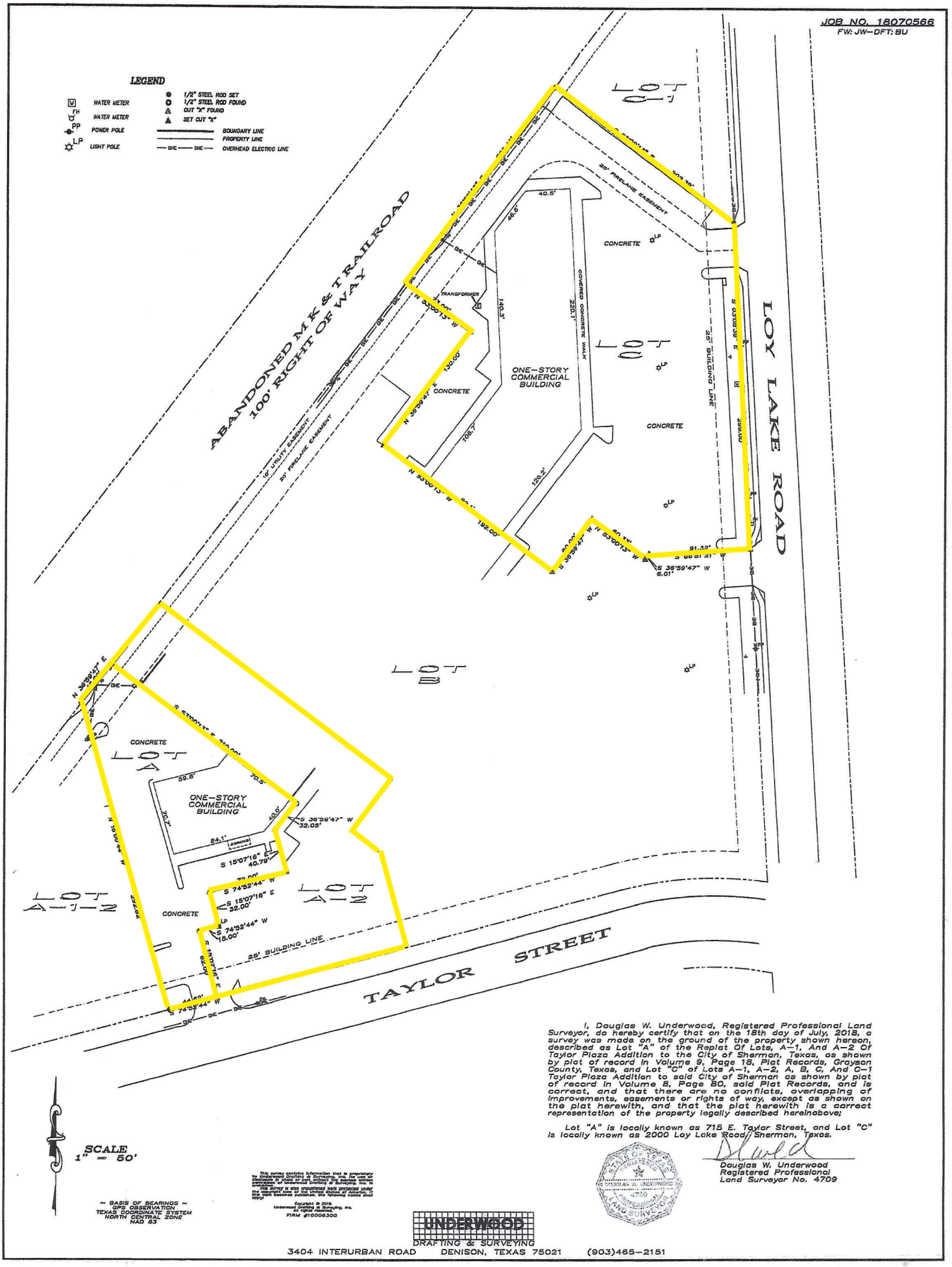
Date: 12/27/2024 3:57 PM


OLLIE'S
'GOOD STUFF CHEAP'
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 24-006122
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



01/08/2025 AT 2:25 P.M.



I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that on the 18th day of July, 2018, a survey was made on the ground of the property shown hereon, described as Lot "A" of the Replat Of Lots, A-1, And A-2 Of Taylor Plaza Addition to the City of Sherman, Texas, as shown by plat of record in Volume 9, Page 18, Plat Records, Grayson County, Texas, and Lot "C" of Lots A-1, A-2, A, B, C, And C-1 Taylor Plaza Addition to said City of Sherman as shown by plat of record in Volume B, Page 80, said Plat Records, and is correct, and that there are no conflicts, overlapping of improvements, easements or rights of way, except as shown on the plat herewith, and that the plat herewith is a correct representation of the property legally described hereinabove;

Lot "A" is locally known as 715 E. Taylor Street, and Lot "C" is locally known as 2000 Loy Lake Road, Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709

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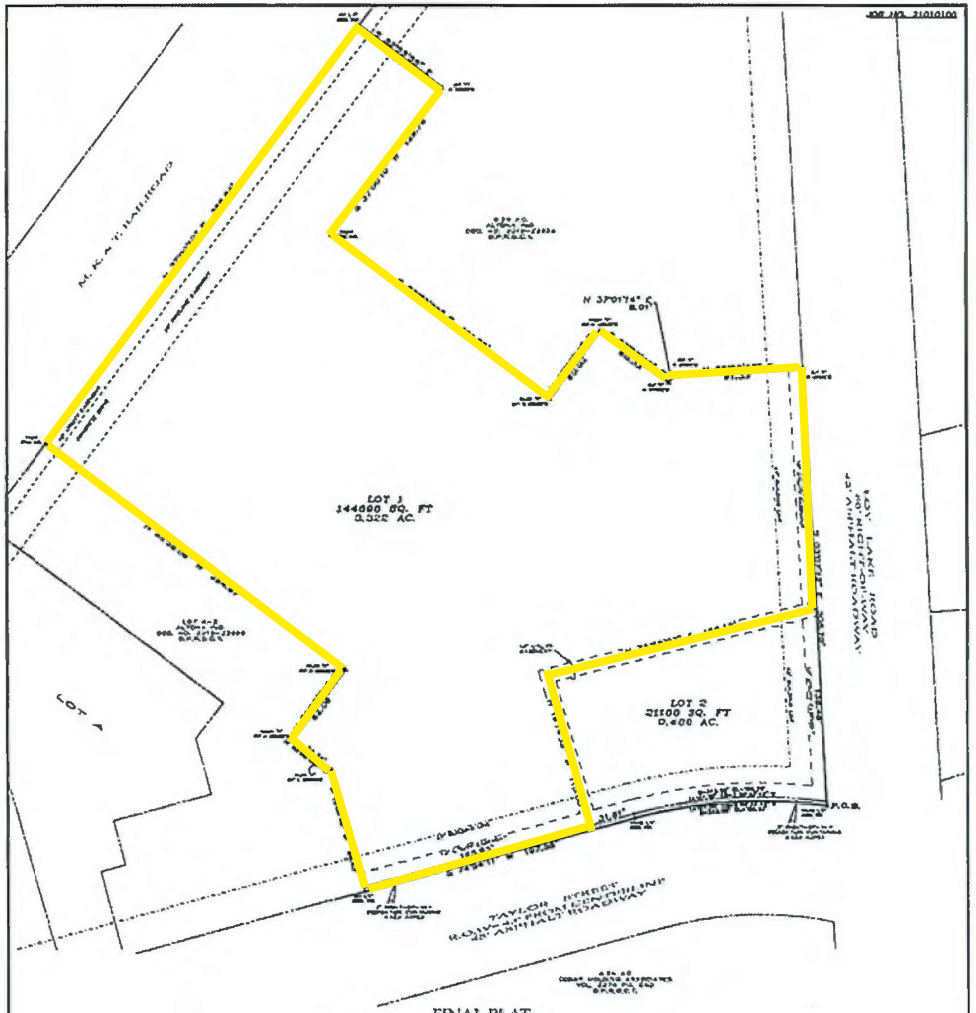
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planet fit
OLLIE'S
SMOKE ON THE WATER
NAIL + DAY SPA

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4800 TEXOMA PARKWAY, SUITE B401B (Project No. 24-006129)

The request of Scott Cresswell (Owner), Kerry Smith (Representative) and Old Republic (Surveyor) for the property located at 4800 Texoma Parkway, Suite B401B, consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Secondhand store or rummage shop in a C-2 (General Commercial) District.

Background:

The property is located at 4800 Texoma Parkway, Suite B401B near the intersection of Fallon Drive and Texoma Parkway. The owner is requesting a Site Plan and Specific Use Permit to allow a Secondhand store or rummage shop.

Origination:

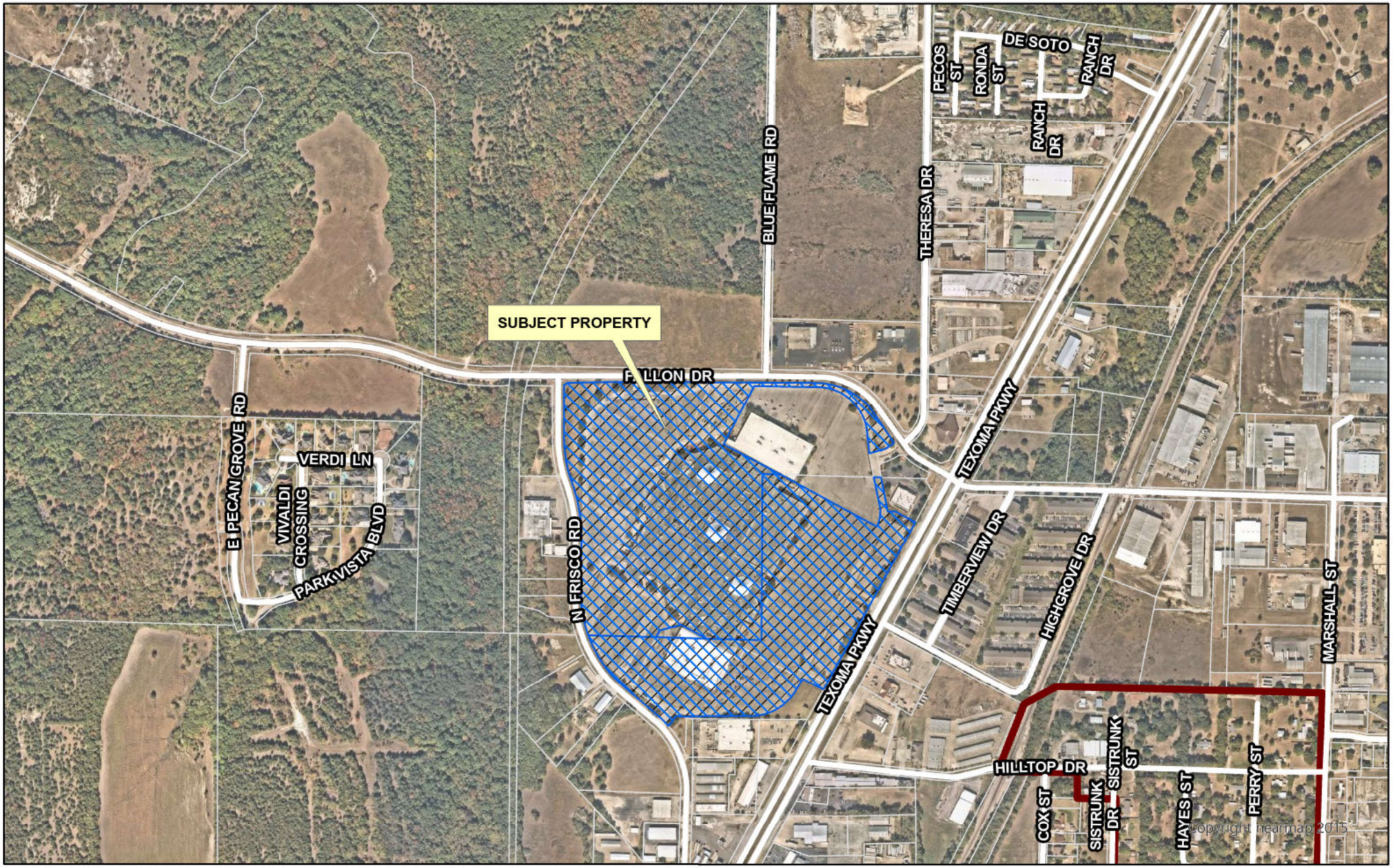
Scott Cresswell (Owner), Kerry Smith (Representative) and Old Republic (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Specific Use Permit.

Attachments:

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



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4800 TEXOMA PKWY

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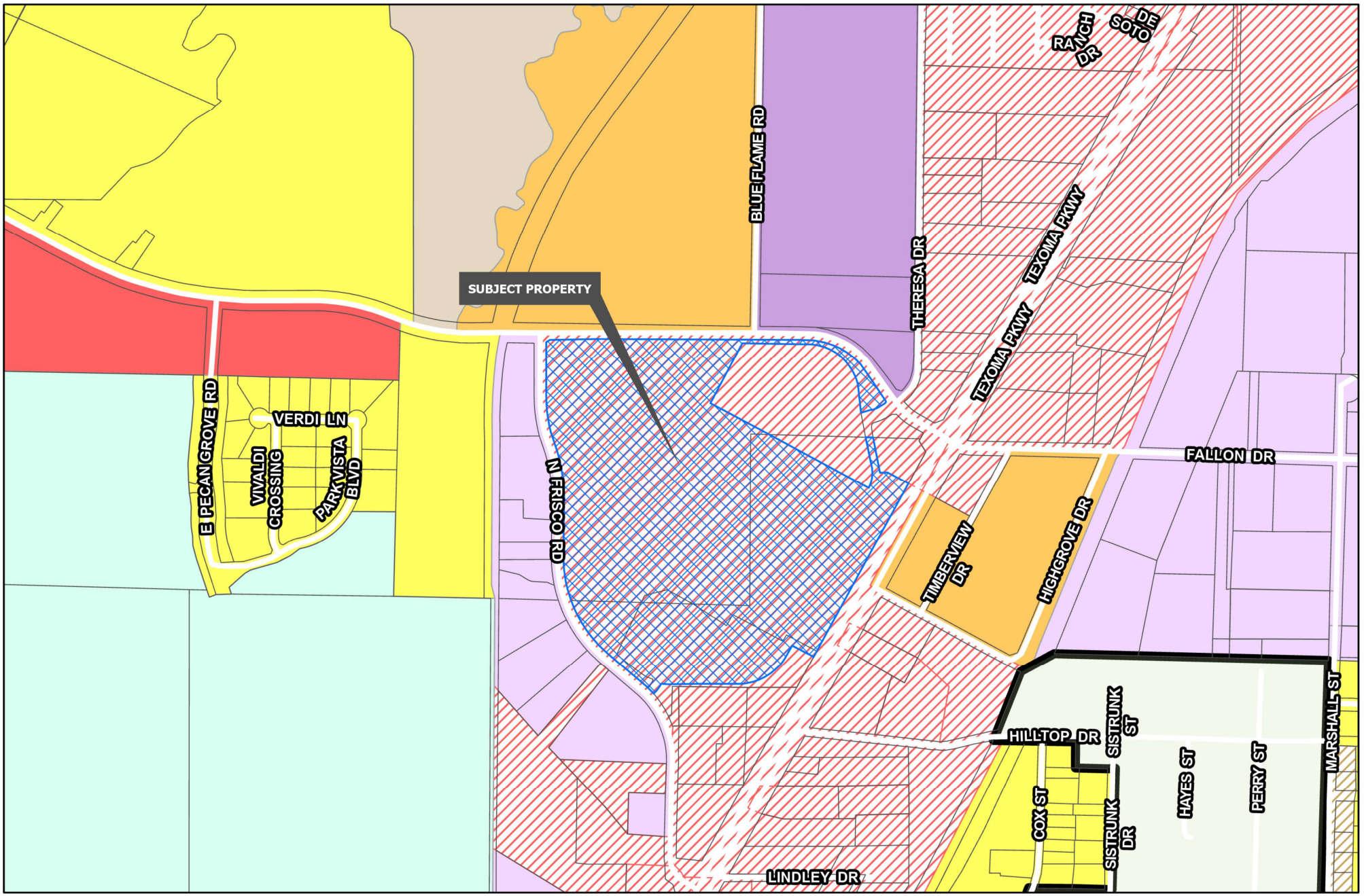
Date: 5/6/2023 9:55 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
4800 TEXOMA PKWY

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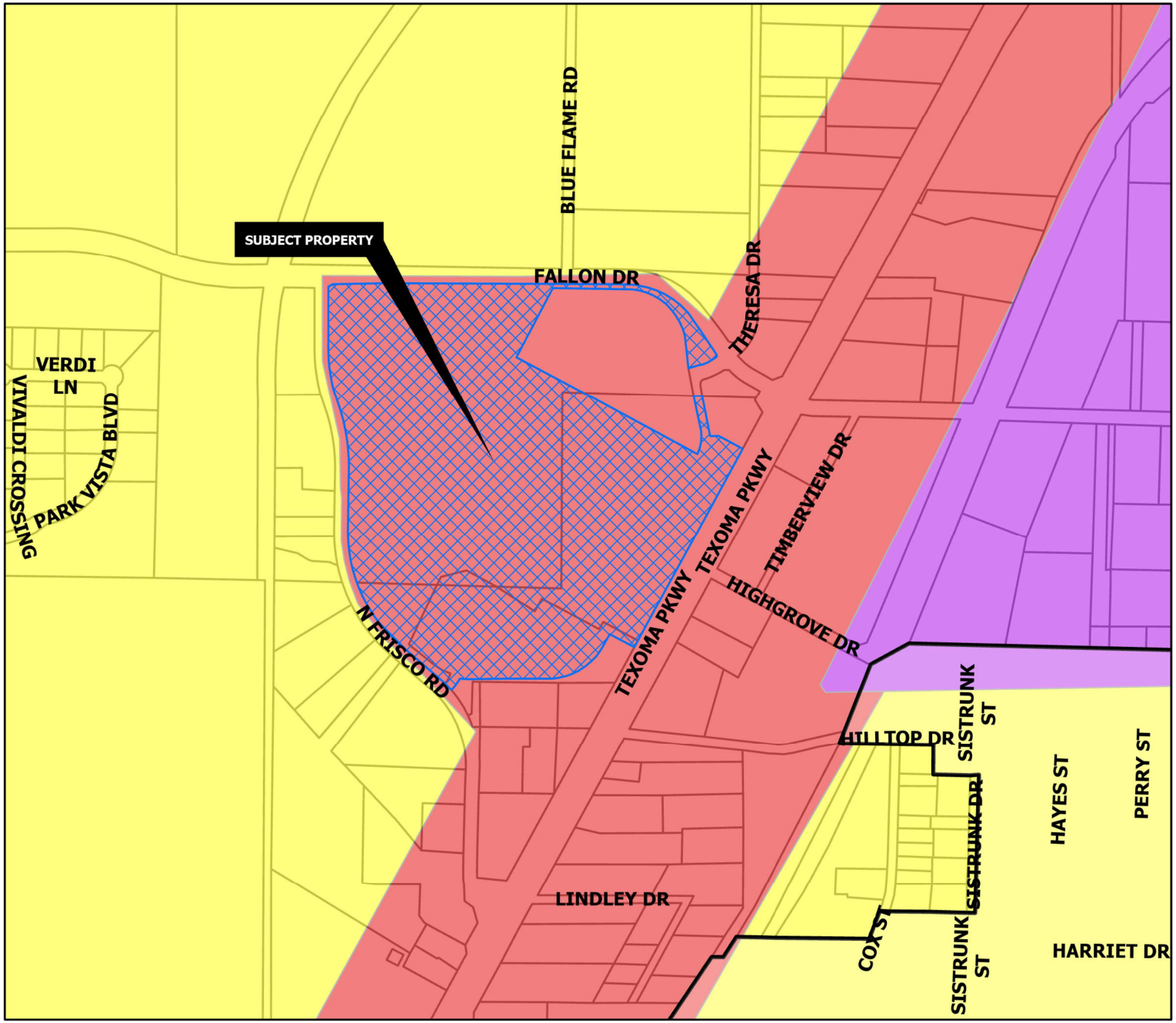

REGIONAL COMMERCIAL

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
4800 TEXOMA PKWY

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Date: 10/2/2024 2:39 PM

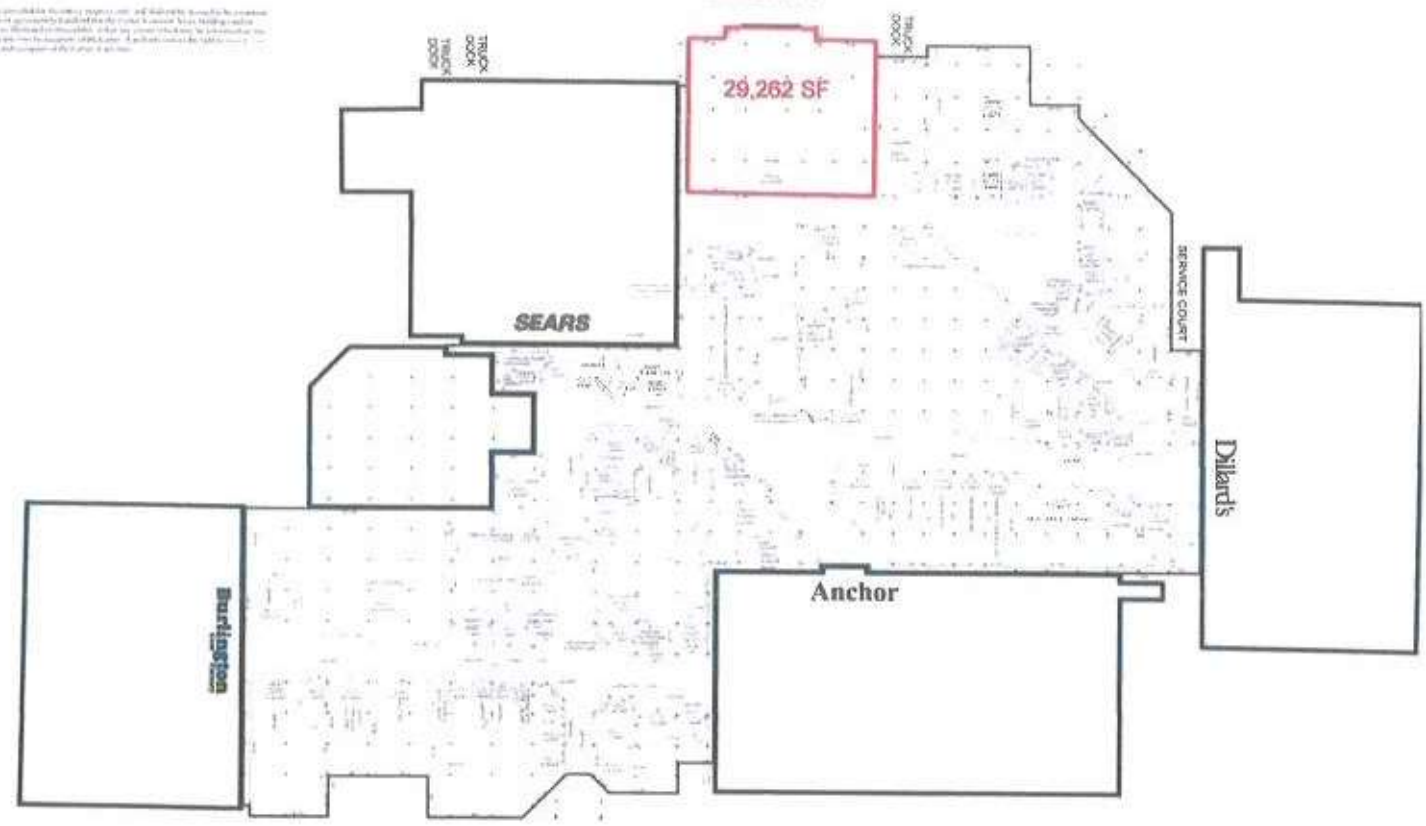

4800 Texoma Parkway, Suite 84018
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 24-006129
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
01/08/2025 AT 11:54 A.M.


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 24-006129
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
01/08/2025 AT 11:54 A.M.

Project Narrative

The planned use for the Expo Hall in Midway Mall is for an antique & collectibles type store / market. It will only be open two days per month. There is a large variety of handmade soaps, candles, crocheted items, antiques, furniture, clocks, collectibles, albums, comics, gaming collectibles, unique handmade items, tables made of tree, 3D printed items, posters, vintage concert tshirts, cowboy boots + hats, vintage signs, toys, glassware, dolls, Christmas decor, cameras, fans, fishing gear, vintage sporting items, Nascar, coins, Steins, etc. If permitted cottage law canned jelly, jam, honey, pickles, salsa, etc. Spices, popcorn (prepackaged), crochet + soup mixes + prepacked candy, chips drinks etc. If allowed a TABC permitted wine vendor.

EXHIBIT A



PROJECT DATA

SEARS	72,978
JUNIOR ANCHOR	35,462
ANCHOR	65,329
DILLARD'S	72,800
BURLINGTON COAT FACTORY	62,250
TOTAL DEPARTMENT STORE GLA	324,719
TOTAL SMALL SHOPS GLA	274,038
TOTAL GLA	598,757

[H NAME]- Under Construction
[H NAME]- NER Unit

Center Plan

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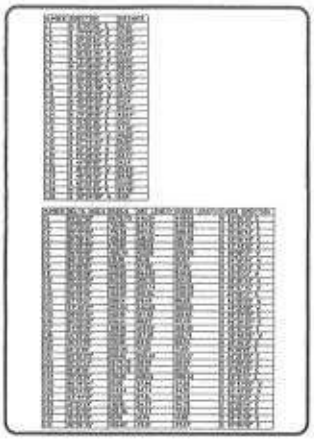
Midway Mall
4800 N. Texoma Parkway
Sherman, TX 75090
CORP # 3954


EXPO HALL



GENERAL NOTES:

(1) FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND NO EVIDENCE OF CEMETERY OR BURIAL PLOTS ON THIS SITE.

(2) NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(3) NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT OR SIDEWALK CONSTRUCTION OR REPAIR.

(4) NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

(5) ALL BUILDINGS TO BE SET BACK A MINIMUM 25' FROM ALL STREET RIGHT OF WAY LINES PER PLAT VOLUME B, PAGE B.

STATEMENT OF ENCROACHMENTS

FROM FIELD INSPECTION MADE ON THE DATE OF THIS SURVEY, THE UNDERSIGNED FOUND ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON SUBJECT PROPERTY AS NOTED ON SURVEY;

(1) CONCRETE PAVEMENT PROTRUSION ALONG SOUTH PROPERTY LINE OF TRACT 5.

(2) BUILDING PROTRUSION ALONG WESTERLY PORTION OF TRACT 1 OVER 25 FOOT UTILITY EASEMENT.

GRAYSON COUNTY TAX PARCELS OWNERSHIP IDENTIFICATION

(1) Sherman Mall Associates- 31.87 acres in Lot 3 and Part of Lots 1 & 2 in Block 1 of Midway Mall Addition; PID# 187415

(2) Sherman Mall Associates- 11.97 acres in Lot 5 and Part of Lots 2 in Block 1 of Midway Mall Addition, PID# 187419

(3) Sherman Mall Associates- 1.46 acres in Block 2 of Midway Mall Addition, PID# 187421

(4) Sherman Mall Associates- 1.78 acres in Block 4 of Midway Mall Addition, PID# 187425

(5) Sherman Mall Associates- 4.45 acres in Block 4 of Midway Mall Addition, PID# 187423

(6) Sherman Mall Associates- 1.05 acres in Block 5 of Midway Mall Addition, PID# 187423

PARKING TABULATION

TRACT 1
NORMAL PARKING = 2439
HANDICAP PARKING = 61
TOTAL PARKING = 2500

TRACT 2
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 3
NORMAL PARKING = 0
HANDICAP PARKING = 0
TOTAL PARKING = 0

TRACT 4
NORMAL PARKING = 44
HANDICAP PARKING = 4
TOTAL PARKING = 48

TRACT 5
NORMAL PARKING = 47
HANDICAP PARKING = 0
TOTAL PARKING = 47

LOT 6
NORMAL PARKING = 299
HANDICAP PARKING = 17
TOTAL PARKING = 316

LOT 7
NORMAL PARKING = 817
HANDICAP PARKING = 12
TOTAL PARKING = 829

COMPOSITE TRACTS
NORMAL PARKING = 3,630
HANDICAP PARKING = 80
TOTAL PARKING = 3,697

BASIS OF BEARINGS PER PLAT OF MIDWAY MALL ADDITION RECORDED IN VOLUME B AT PAGE B OF THE MAP RECORDS OF GRAYSON COUNTY, TEXAS.

LAND AREA

THE PROPERTY DESCRIBED AS TRACTS 1, 2, 3, 4 & 5 HEREON CONTAINS 53.1534 ACRES OR 2,315,382 SQUARE FEET OF LAND, MORE OR LESS.

PROPERTY IS ZONED COMMERCIAL RETAIL AND CENTRAL BUSINESS DISTRICT

CONTACT SCOTT SHADDEN
(DIRECTOR OF DEVELOPMENT SERVICES) PLANNING AND ZONING DEPARTMENT
P.O. BOX 1106
SHERMAN TEXAS 75091
PHONE: 903-892-7253
FAX: 903-892-7274

According to the General Zoning Ordinance Plan and Map provided by the City Of Sherman, Texas, the property known is Zoned for General Commercial Use (C-2 District) and accordingly the following regulations apply to this site:

(1) Floor area. The total floor area of any building or buildings on a lot in the C- 2 District shall not exceed the number of square feet in the lot.

(2) Height regulations. No building shall exceed 35 feet or 2 stories in height

(3) Minimum requirements for lot area, width and setback:
(i) Lot Area = 5,000 SF
(ii) Lot Width = 50'
(iii) Setback Front = 15'
(iv) Setback Rear = 10'
(v) Setback Side = 0'

(4) Where the side yards of lots in the C-2 District are abutting a residential district, the side yard setback shall not be less than 15 feet.

(5) Rear yard. Where the rear yards of lots in the C-2 District are abutting a Residential or C-1 District, the rear yard setback shall not be less than 15 feet.

TITLE NOTES

The property hereon was prepared with the benefit of Commitment for Title Insurance issued by Old Republic National Title Insurance Company, GF No. 32068, effective date of May 4, 2009 and issued date of May 14, 2009, the following matters of record are listed as exceptions to title coverage on outlined on Schedule B thereof:

(a) Easements, roadways, setback lines as revealed by plat recorded in Volume B at Page B of the Plat Records of Grayson County, Texas. (As shown on survey).

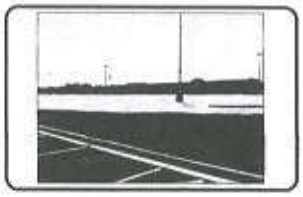
(e) Easement in favor of Texas Power & Light Company, recorded in Volume 599, Page 115 of the Deed Records of Grayson County, Texas, and easement in favor of Texas Power and Light Company and the General Telephone Company of the Southwest, recorded in Volume 1933, Page 288 of the Real Property Records of Grayson County, Texas. (As shown along the North line of Block 2).

(p) Appurtenant easements created by and described in that certain Construction Operation and Reciprocal Easement Agreement by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated January 12, 1995, recorded in Volume 1854, Page 858, Real Property Records of Grayson County, Texas, and First Amendment thereto, by and between Sherman Partnership, a Texas general partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated November 11, 1995, recorded in Volume 1960, Page 167 of the Real Property Records of Grayson County, Texas, Assignment and Assumption of Reciprocal Easement Agreement by Sherman Mall Associates, an Indiana limited partnership, dated August 15, 1996, recorded in Volume 1854, Page 798, Real Property Records of Grayson County, Texas, Second Amendment to Construction, Operation and Reciprocal Easement Agreement by and between Sherman Mall Associates limited partnership, an Indiana limited partnership, Dillard Department Stores, Inc., a Delaware corporation, Construction Developers, Inc., an Arkansas corporation and Mervyn's, a California corporation, dated November 5, 1998, recorded in Volume 2012, Page 680, Real Property Records of Grayson County, Texas, Assignment and Assumption of Operating Agreements by and between Construction Developers, Inc., an Arkansas corporation and Dillard Texas Operating Limited Partnership, a Texas limited partnership, dated February 2, 1998, recorded in Volume 2444, Page 286 and Volume 2444, Page 291, Real Property Records of Grayson County, Texas. (Affects subject property and contains some graphically plottable matters within common area of mall)

(q) Consent to Encroachment and Indemnity granted to the City of Sherman, dated November 2, 1987, recorded in Volume 1845, Page 231 of the Real Property Records of Grayson County, Texas. (As shown on survey along East right of way line of Fitzhugh Road).

(r) Deed of Dedication from Sherman Mall Associates, L.P., an Indiana limited partnership, for public use, dated December 12, 1997, recorded in Volume 2288, Page 19 of the Real Property Records of Grayson County, Texas. (This is dedication adjoining for Fallon Road right of way along the North portion of Block 5 (Tract 5) as shown, and does not affect subject property)





FLOOD NOTATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481610 0135 E WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1995, DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON SAID MAP DATED MAY 30, 2006, TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THAT THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD INSPECTION WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR OBTAIN A VARIANCE FROM THE FEDERAL EMERGENCY AGENCY.

ISSUED BY: ____ DATE: ____
CHECKED BY: ____ DATE: ____

NO.	DATE	REVISIONS
1	1/15/09	ADDED PROPERTY LINE & UPDATED TITLE COMMITMENT & UPDATED TITLE NOTES
2	1/22/09	ADDED CUT & FILL
3	2/4/09	REVISED PER CLIENT COMMENTS
4	3/4/09	REVISED PER CLIENT COMMENTS
5	3/9/09	REVISED PER CLIENT COMMENTS

ALTA/ACSM LAND TITLE SURVEY

SHERMAN MALL ASSOCIATES, L.P.

MIDWAY MALL SITE

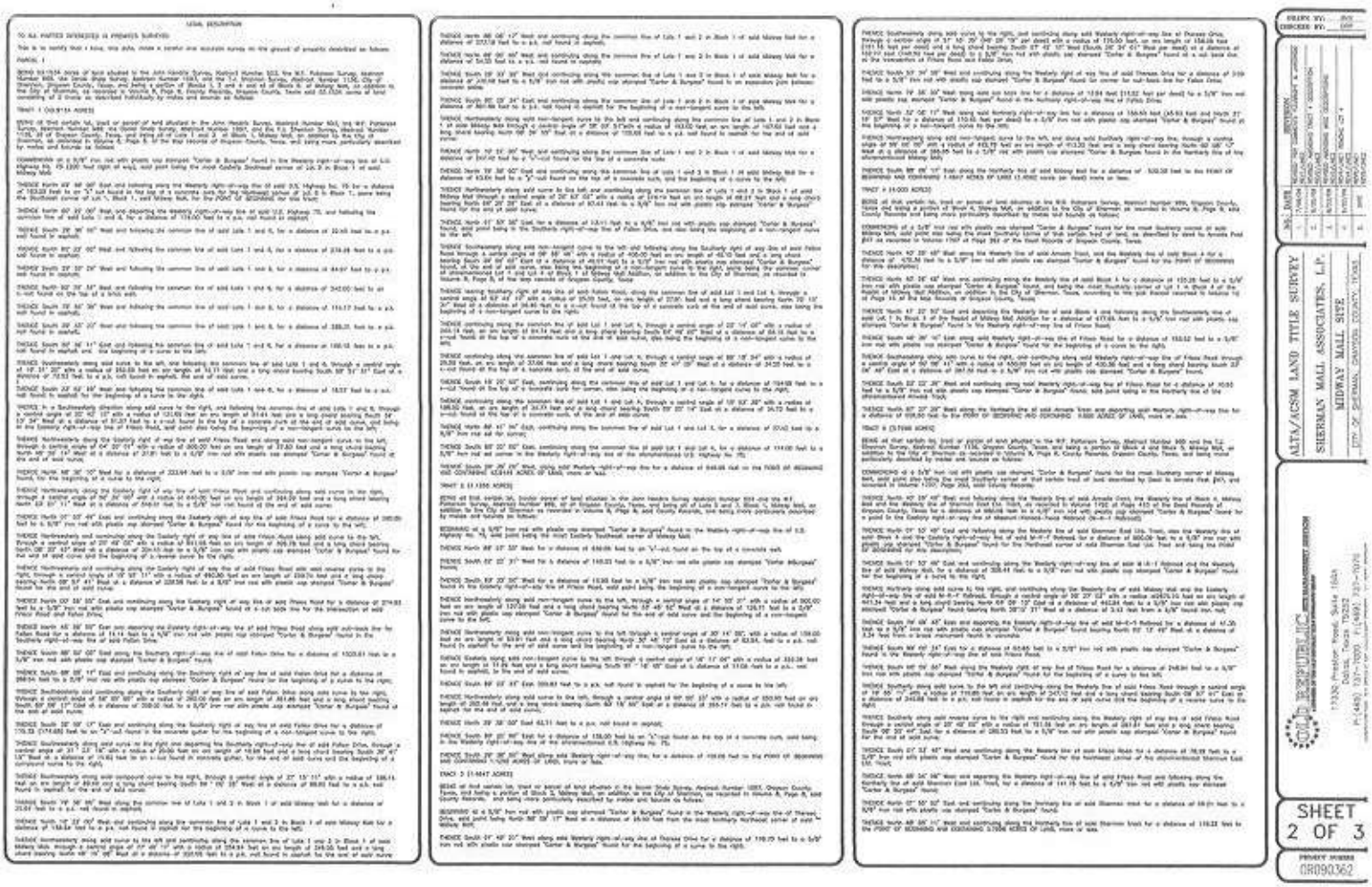
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

CBG SURVEY
CIVIL MANAGEMENT SERVICES
13330 Preston Road, Suite 1506
Dallas, Texas 75252
P: (469) 737-3200 F: (469) 737-3272

THIS DRAWING AND THE DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF CBG SURVEY. ANY REPRODUCTION, CHANGE OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CBG SURVEY IS PROHIBITED.

SHEET 3 OF 3

PROJECT NUMBER 08090362



LEGAL DESCRIPTION

TO ALL PARTIES INTERESTED IN PROPERTY SURVEYED:

This is to certify that I have, this date, made a certain real estate survey on the ground of property described as follows:

PARCEL 1

BEING 311.1534 acres of land situated in the John Hendrix Survey, Abstract Number 503, the W.T. Patterson Survey, Abstract Number 1005, the Denton Shipp Survey, Abstract Number 1061, and the T.J. Shannon Survey, Abstract Number 1130, City of Sherman, Grayson County, Texas, and being a portion of Blocks 1, 2 and 4 and all of Block 6, of Midway Park, an addition to the City of Sherman, as recorded in Volume B, Page B, County Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Westerly right-of-way line of U.S. Highway No. 75 (200' foot right of way), said point being the most Easterly Southeast corner of Lot 2 in Block 1 of said Midway Park;

THENCE North 63° 58' 00" East and following along the Westerly right-of-way line of said U.S. Highway No. 75 for a distance of 183.23 feet to an "X" set found in the top of a concrete curb for the Northeast corner of Lot 1, Block 1, said Midway Park, for the POINT OF BEGINNING for this tract;

THENCE North 63° 58' 00" East, and departing the Westerly right-of-way line of said U.S. Highway 75, and following the common line of said Lots 1 and 6, for a distance of 1154.00 feet to a p.k. nail found in asphalt;

THENCE North 26° 36' 00" West and following the common line of said Lots 1 and 6, for a distance of 30.00 feet to a p.k. nail found in asphalt;

THENCE North 80° 22' 00" West and following the common line of said Lots 1 and 6, for a distance of 274.28 feet to a p.k. nail found in asphalt;

THENCE South 29° 33' 24" West and following the common line of said Lots 1 and 6, for a distance of 44.67 feet to a p.k. nail found in asphalt;

THENCE South 60° 26' 11" East and following the common line of said Lots 1 and 6, for a distance of 1100.12 feet to a p.k. nail found in asphalt and the beginning of a curve to the left;

THENCE Southeasterly along said curve to the left, and following the common line of said Lots 1 and 6, through a central angle of 10° 31' 20" with a radius of 350.00 feet an arc length of 14.11 feet and a long chord bearing South 58° 31' 31" East of a distance of 73.52 feet to a p.k. nail found in asphalt, the end of said curve;

THENCE South 23° 45' 19" West and following the common line of said Lots 1 and 6, for a distance of 18.57 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE in a Southwesterly direction along said curve to the right, and following the common line of said Lots 1 and 6, through a central angle of 20° 40' 12" with a radius of 121.00 feet an arc length of 51.61 feet and a long chord bearing South 34° 13' 24" West at a distance of 51.27 feet to a p.k. nail found in the top of a concrete curb at the end of said curve, said being in the Easterly right-of-way line of Frisco Road, said point also being the beginning of a non-tangent curve to the left;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and along said non-tangent curve to the left, through a central angle of 04° 20' 01" with a radius of 600.00 feet an arc length of 37.83 feet and a long chord bearing North 46° 20' 14" West at a distance of 37.81 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE North 48° 30' 10" West for a distance of 233.94 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found, for the beginning of a curve to the right;

THENCE Northwesterly along the Easterly right of way line of said Frisco Road and continuing along said curve to the right, through a central angle of 04° 20' 01" with a radius of 650.00 feet an arc length of 245.59 feet and a long chord bearing North 46° 20' 11" West at a distance of 244.01 feet to a 5/8" iron rod found at the end of said curve;

THENCE North 01° 10' 49" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 260.00 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the left;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road along said curve to the left, through a central angle of 20° 40' 00" with a radius of 841.66 feet an arc length of 303.78 feet and a long chord bearing North 08° 32' 49" West at a distance of 304.55 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve and the beginning of a reverse curve to the right;

THENCE Northwesterly and continuing along the Easterly right of way line of said Frisco Road and said reverse curve to the right, through a central angle of 19° 51' 11" with a radius of 890.00 feet an arc length of 308.56 feet and a long chord bearing North 08° 57' 41" West at a distance of 307.08 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the end of said curve;

THENCE North 00° 58' 05" East and continuing along the Easterly right of way line of said Frisco Road for a distance of 274.93 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at a cut back line for the intersection of said Frisco Road and Fallon Drive;

THENCE North 45° 58' 05" East and departing the Easterly right-of-way line of said Frisco Road along said cut-back line for Fallon Road for a distance of 14.14 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Southerly right-of-way line of said Fallon Drive;

THENCE South 88° 02' 05" East along the Southerly right-of-way line of said Fallon Drive for a distance of 1503.61 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found;

THENCE South 89° 08' 19" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 288.66 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found for the beginning of a curve to the right;

THENCE Southeasterly and continuing along the Southerly right of way line of said Fallon Drive along said curve to the right, through a central angle of 58° 05' 00" with a radius of 260.00 feet an arc length of 263.60 feet and a long chord bearing South 59° 56' 17" East at a distance of 252.42 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the end of said curve;

THENCE South 30° 59' 17" East and continuing along the Southerly right of way line of said Fallon Drive for a distance of 176.73 (174.68) feet to an "X"-cut found in the concrete gutter for the beginning of a non-tangent curve to the right;

THENCE Southwesterly along said curve to the right and departing the Southerly right-of-way line of said Fallon Drive, through a central angle of 21° 23' 18" with a radius of 20.00 feet an arc length of 10.68 feet and a long chord bearing South 26° 47' 13" West at a distance of 10.62 feet to an "X"-cut found in concrete gutter, for the end of said curve and the beginning of a compound curve to the right;

THENCE Southwesterly along said compound curve to the right, through a central angle of 22° 15' 11" with a radius of 386.11 feet an arc length of 89.90 and a long chord bearing South 56° 10' 35" West at a distance of 89.69 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE South 79° 56' 05" West along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 23.84 feet to a p.k. nail found in asphalt;

THENCE North 10° 03' 55" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 158.54 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park through a central angle of 11° 46' 11" with a radius of 1254.94 feet an arc length of 257.84 feet and a long chord bearing North 16° 16' 09" West at a distance of 257.39 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 22° 09' 14" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 245.00 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE Northwesterly along said curve to the right and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park through a central angle of 11° 46' 11" with a radius of 1254.94 feet an arc length of 257.84 feet and a long chord bearing North 16° 16' 09" West at a distance of 257.39 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 03' 55" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 158.54 feet to a p.k. nail found in asphalt;

THENCE North 79° 56' 05" East and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 23.84 feet to a p.k. nail found in asphalt;

THENCE North 22° 09' 14" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 245.00 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park through a central angle of 11° 46' 11" with a radius of 1254.94 feet an arc length of 257.84 feet and a long chord bearing North 16° 16' 09" West at a distance of 257.39 feet to a p.k. nail found in asphalt for the end of said curve;

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THENCE North 79° 56' 05" East and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 23.84 feet to a p.k. nail found in asphalt;

THENCE North 22° 09' 14" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 245.00 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

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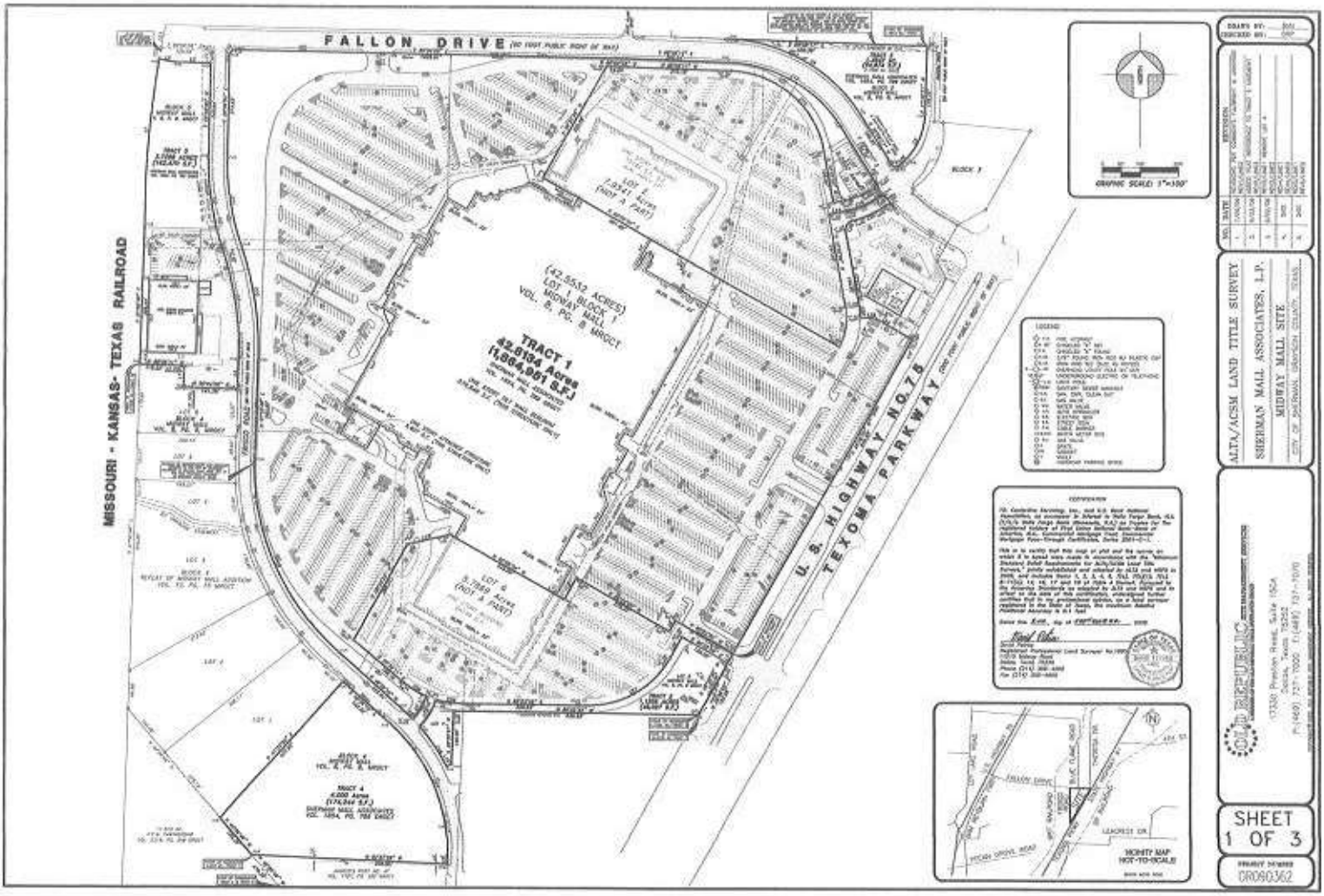
THENCE Northwesterly along said curve to the right and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park through a central angle of 11° 46' 11" with a radius of 1254.94 feet an arc length of 257.84 feet and a long chord bearing North 16° 16' 09" West at a distance of 257.39 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 22° 09' 14" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 245.00 feet to a p.k. nail found in asphalt for the beginning of a curve to the right;

THENCE Northwesterly along said curve to the right and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park through a central angle of 11° 46' 11" with a radius of 1254.94 feet an arc length of 257.84 feet and a long chord bearing North 16° 16' 09" West at a distance of 257.39 feet to a p.k. nail found in asphalt for the end of said curve;

THENCE North 10° 03' 55" West and continuing along the common line of Lots 1 and 3 in Block 1 of said Midway Park for a distance of 158.54 feet to a p.k. nail found in asphalt for the beginning of a curve to the left;

THENCE Northwesterly along said curve to the left


FALLON DRIVE
MISSOURI - KANSAS- TEXAS RAILROAD
U.S. HIGHWAY NO.75
TEXOMA PARKWAY
TRACT 1
42.8132 Acres
(1,864,981 S.F.)
(42.5532 ACRES)
LOT 1, BLOCK 1
MIDWAY MALL
VOL. B, PG. 8 MRDCT
LOT 6
3.7869 ACRES
(NOT A PART)
(7.9341 Ac.
(NOT A PART)
BLOCK 3
GRAPHIC SCALE: 1"=100'
ALTA/ACSM LAND TITLE SURVEY
SHERMAN MALL ASSOCIATES, L.P.
MIDWAY MALL SITE
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
VICINITY MAP
NOT-TO-SCALE
SHEET
1 OF 3
DRD90362

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 14, 2025 Sent via Email

Kerry Smith
1898 Rockport Road
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Secondhand store or rummage shop in a C-2 (General Commercial) District located at 4800 Texoma Parkway, Suite B401B has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, January 22, 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. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The property must be properly maintained in a state of good repair and neat appearance.
5. There shall be no outdoor sales or storage.
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. 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 Kerry Smith is the lessee of the Property.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Dillon Stewart, Fire 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. 15.

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2617 AND 2701 SOUTH FIRST STREET (Project No. 24-006338)

The request of Jason Lewis (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 2617 and 2701 South First Street, consisting of 1.569 acres being a part of Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 1.7' rear setback in lieu of the required 5' for the 375 sq. foot existing metal accessory building on proposed Lot 3.
B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

Background:

The property is located at 2617 and 2701 South First Street between East Ida Road and South First Street. The owner is requesting Variances for the rear setbacks for the 375 sq. foot existing metal accessory building and covered structure being attached to the main building on Lot 3.

The following has been approved for this location:

- 12/11/2024 - Preliminary Plat of The Mansion on First Addition. (Conditionally Approved)

Origination:

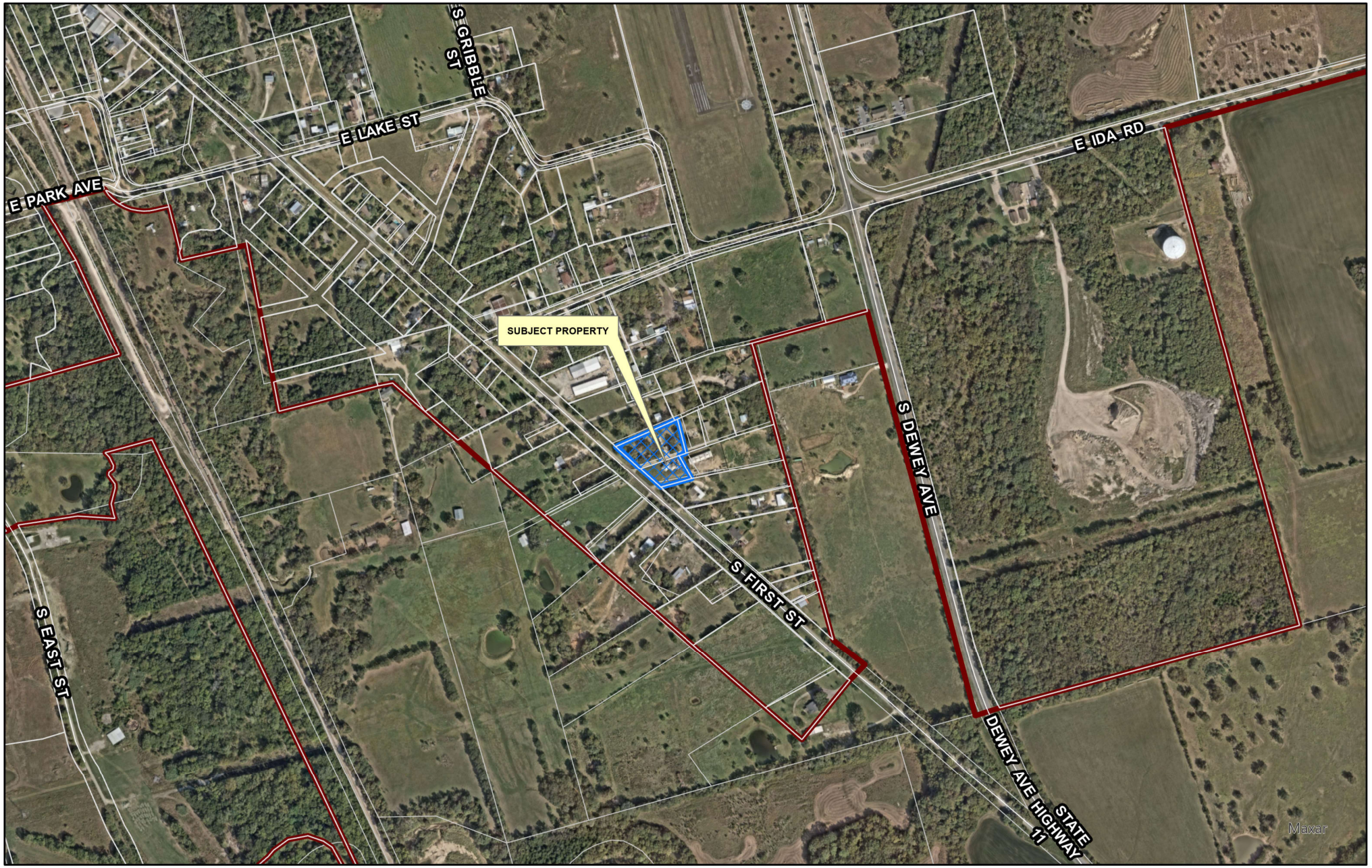
Jason Lewis (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variances.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Preliminary Plat
6. Site Plan
7. Elevations



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2617 & 2701 S FIRST ST

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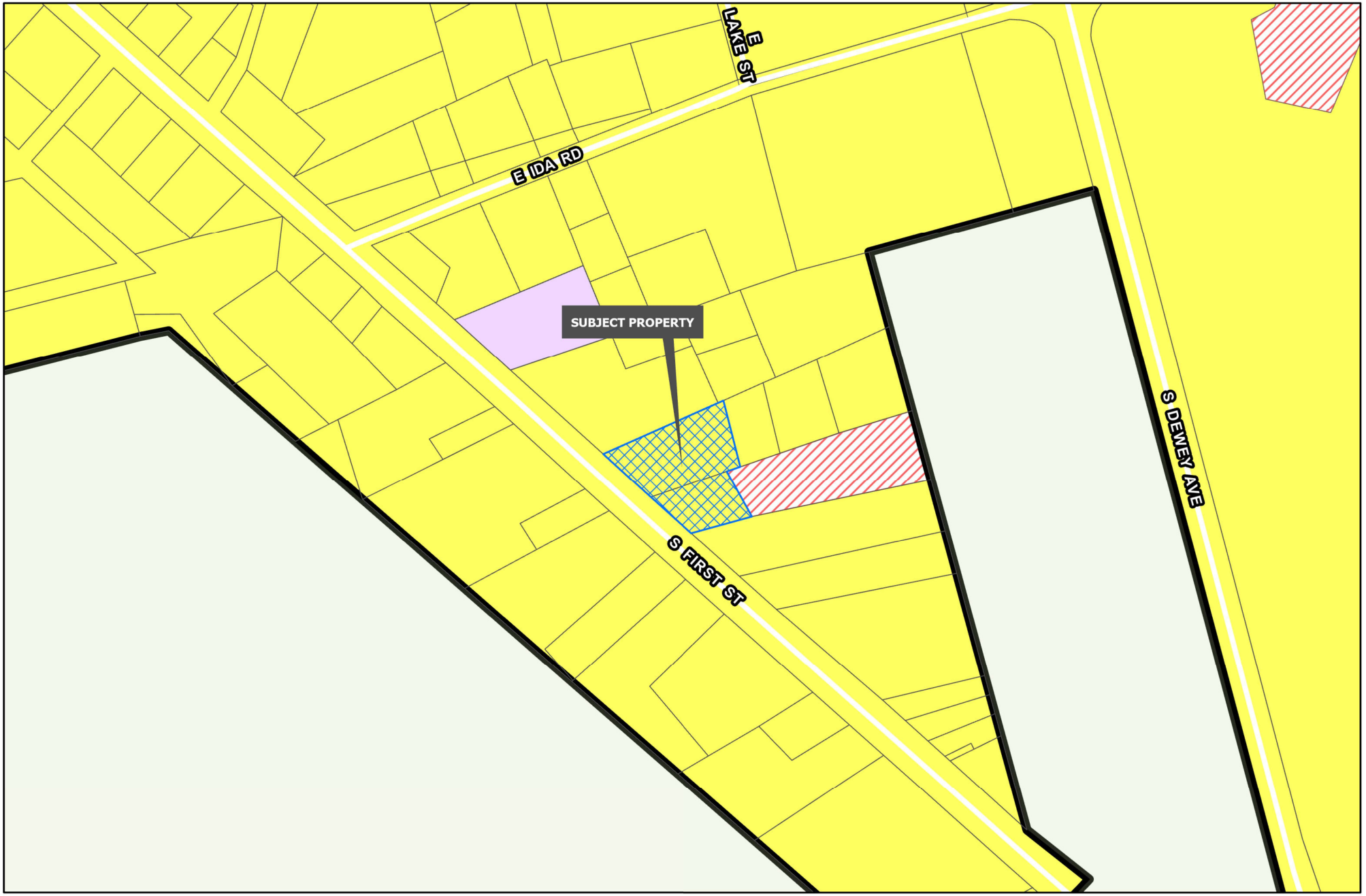

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2617 & 2701 S FIRST ST

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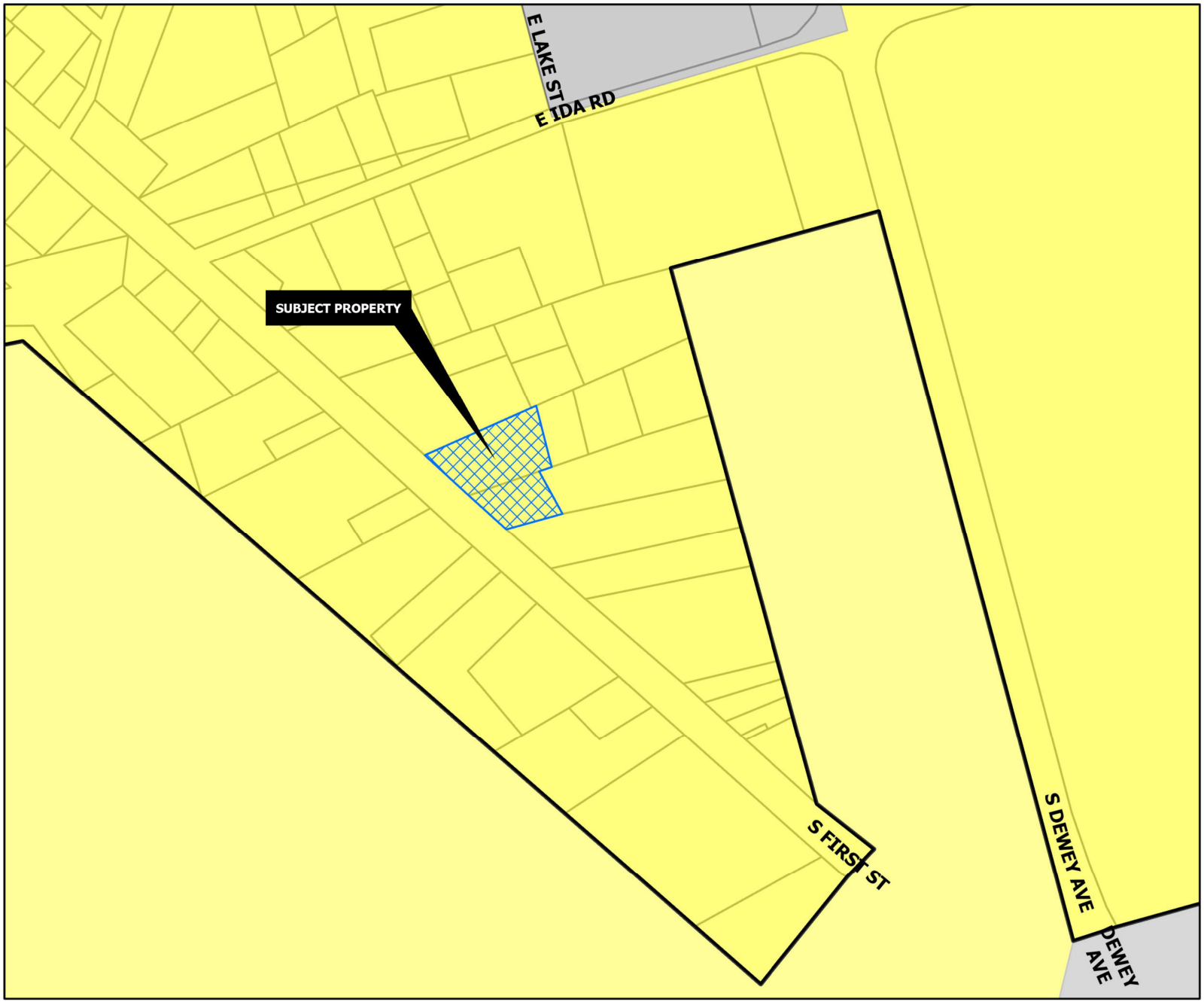

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2617 & 2701 S FIRST ST

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NOTICE OF
REQUESTED
VARIANCE

Vicinity Map
(not to scale)

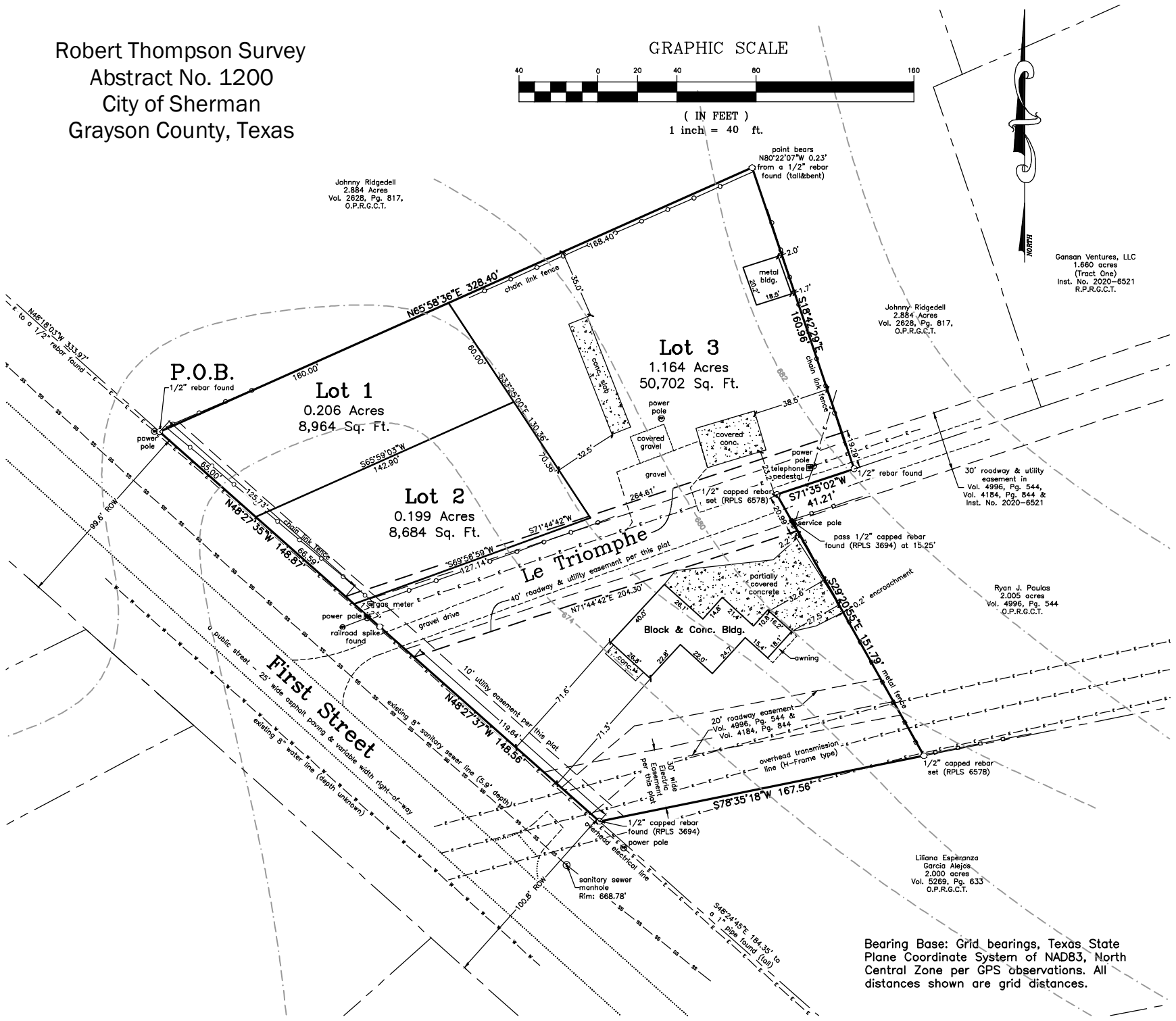


General Notes:

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 Co.
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. 48181C0405 G, Revised Date: September 1, 2022.
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.
10. Subject property was not abstracted at the time of this survey, therefore, only those easements that surveyor has record and/or knowledge of, are shown hereon.

Notice: Preliminary plat, for inspection purposes only. In no way official or approved for record purposes. Contours shown hereon based upon City of Sherman GIS amps. This does not represent a full topographic survey.

Robert Thompson Survey
Abstract No. 1200
City of Sherman
Grayson County, Texas



Bearing Base: Grid bearings, Texas State Plane Coordinate System of NAD83, North Central Zone per GPS observations. All distances shown are grid distances.

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

We, The Jason Lewis Family Trust & Jason W. Lewis, sole owners of The Mansion on First 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.

____
Individually and as Representative for Jason Lewis Family Trust

Printed Name: Jason W. Lewis

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jason Lewis & Jason Lewis Family Trust, hereinafter called OWNERS, are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

OWNERS do 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.

____
Individually and as Representative for Jason Lewis Family Trust

Printed Name: Jason W. Lewis

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

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

____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

Sherman CLASSIC TOWN. BROAD HORIZON.

______________________________ ______________________________
City Engineer Date
City of Sherman

ATTEST:

____
City Clerk

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Robert Thomspon Survey, Abstract No. 1200, being all of the "called" 0.98 acre tract of land conveyed by General Warranty Deed from Donald Lee Milstead to The Jason Lewis Family Trust on March 8, 2019 as recorded in Inst. No. 2019-5040, Real Property Records, Grayson County, Texas and all of the "called" 0.580 acre tract of land conveyed by Warranty Deed from Sherman Title Company, Inc. to Jason W. Lewis on January 25, 2007 and recorded in Volume 4184, Page 844, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the East right-of-way line of First Street, a public street, at the most Westerly Southwest corner of the 2.864 acre tract of land conveyed to Johnny Ridgedell in Volume 2628, Page 817, said Official Public Records and the Northwest corner of both said Jason Lewis Family Trust 0.98 ac. and the herein described tract, FROM which a ½ inch rebar found at the Northwest corner of said Ridgedell 2.864 ac. bears North 48 deg. 18 min. 03 sec. West, 333.97 ft.;

THENCE North 65 deg. 58 min. 36 sec. East, with the Southerly line of said Ridgedell 2.864 ac. and the Northerly line of said Jason Lewis Family Trust 0.98 ac., a distance of 328.40 ft. to a point at an Ell corner of said Ridgedell 2.864 ac., the Northeast corner of both said Jason Lewis Family Trust 0.98 ac. and the herein described tract, SAID point bears North 80 deg. 22 min. 07 sec. West, 0.23 ft. from a ½ inch rebar found (tall & bent);

THENCE South 18 deg. 42 min. 29 sec. East, with the Westerly line of said Ridgedell 2.864 ac. and the Easterly line of said Jason Lewis Family Trust 0.98 ac., a distance of 160.96 ft. to a ½ inch rebar found in a gravel drive and the center of a 30 ft. wide roadway & utility easement per Vol. 4996, Pg. 544, said Official Public Records, Inst. No. 2020-6521, said Real Property Records & said Vol. 4184, Pg. 844, at the most Southerly Southwest corner of said Ridgedell 2.864 ac., the Southeast corner of said Jason Lewis Family Trust 0.98 ac. and the most Easterly Southeast corner of the herein described tract, lying in the North line of the 2.005 acre tract of land conveyed to Ryan J. Poulos in said Vol. 4996, Pg. 544;

THENCE South 71 deg. 35 min. 02 sec. West, with the center of said 30 ft. wide roadway & utility easement, along the South line of said Jason Lewis Family Trust 0.98 ac. and the North line of said Poulos 2.005 ac., a distance of 41.21 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Poulos 2.005 ac., the Northeast corner of said Lewis 0.580 ac. and an Ell corner of the herein described tract;

THENCE South 29 deg. 20 min. 55 sec. East, with the West line of said Poulos 2.005 ac. and the East line of said Lewis 0.580 ac., a distance of 151.79 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" in the North line of the 2.000 acre tract of land conveyed to Liliana Esperanza Garcia Alejos in Volume 5269, Page 633, said Official Public Records, at the Southwest corner of said Poulos 2.005 ac. and the Southeast corner of said Lewis 0.580 ac., at the most Southerly Southeast corner of the herein described tract;

THENCE South 78 deg. 35 min. 18 sec. West, with the North line of said Alejos 2.000 ac. and the South line of said Lewis 0.580 ac., a distance of 167.56 ft. to a ½ inch capped rebar found (RPLS 3694) at the Northwest corner of said Alejos 2.000 ac. and the Southwest corner of both said Lewis 0.580 ac. and the herein described tract, lying in the East right-of-way line of said First Street, FROM which a 1 inch pipe found (tall) at the Southwest corner of said Alejos 2.000 ac. bears South 48 deg. 24 min. 45 sec. East, 184.35 ft.;

THENCE North 48 deg. 27 min. 37 sec. West, with the East right-of-way line of said First Street and the Westerly line of said Lewis 0.580 ac., a distance of 148.56 ft. to a railroad spike found in the center of said 30 ft. wide roadway & utility easement, at the Northwest corner of said Lewis 0.580 ac. and the Southwest corner of said Jason Lewis Family Trust 0.98 ac.;

THENCE North 48 deg. 27 min. 35 sec. West, continuing with the East right-of-way line of said First Street and the West line of said Jason Lewis Family Trust 0.98 ac., a distance of 148.87 ft. to the **PLACE OF BEGINNING** and containing **1.569 ACRES** of land.

Owner:
The Jason Lewis Family Trust &
Jason W. Lewis
2701 S. First Street
Sherman, Texas 75090

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

Preliminary Plat
Lots 1, 2 & 3
The Mansion on First Addition
to the
City of Sherman
Grayson County, Texas
1.569 Acres
in the
Robert Thompson Survey
Abstract No. 1200
Date of Preparation: November 26, 2024
Job No. CGS301124

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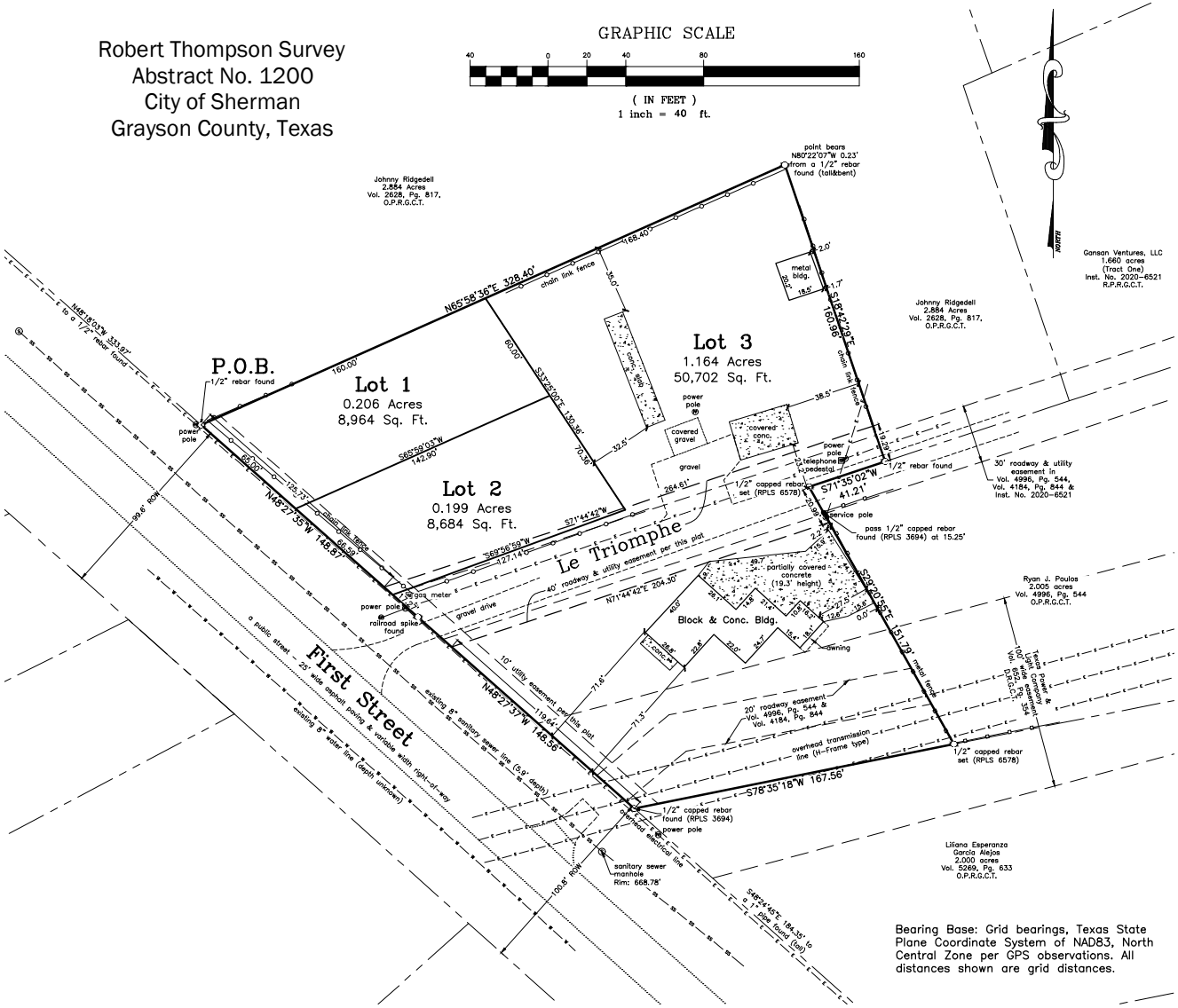
Robert Thompson Survey
Abstract No. 1200
City of Sherman
Grayson County, Texas



Bearing Base: Grid bearings, Texas State Plane Coordinate System of NAD83, North Central Zone per GPS observations. All distances shown are grid distances.

Owner:
The Jason Lewis Family Trust &
Jason W. Lewis
2701 S. First Street
Sherman, Texas 75090

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

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Site Plan
Lots 1, 2 & 3
The Mansion on First Addition
to the
City of Sherman
Grayson County, Texas
1.569 Acres
in the
Robert Thompson Survey
Abstract No. 1200

DATE OF PREPARATION: JANUARY 6, 2024
JOB NO. CGSII0125

PROPERTY ADDRESS: 2716 & 2701 S. FIRST STREET,
SHERMAN, TEXAS




MOUNTAIN AIRE









SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1311 AND 1313 EAST CHERRY STREET (Project No. 24-006339)

The request of Bruce and Karen Simpson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1311 and 1313 East Cherry Street, consisting of 0.322 acres being a Replat of Block 2, part of Lot 1 East Side Addition being in the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 5.1' side setback in lieu of the required 6' for the existing main structure.
B. Public Hearing and Variance under Section 14.02.006 to allow a 0' rear setback in lieu of the required 5' for an existing accessory structure.

Background:

The property is located at 1311 and 1313 East Cherry Street between South Gribble Street and South Grand Avenue. The owner is requesting Variances for the side setback for the existing main structure and rear setback for the existing accessory structure.

The following has been approved for this location:

- 11/15/2024 - Preliminary Plat of B&K Simpson Addition (Conditionally Approved)

Origination:

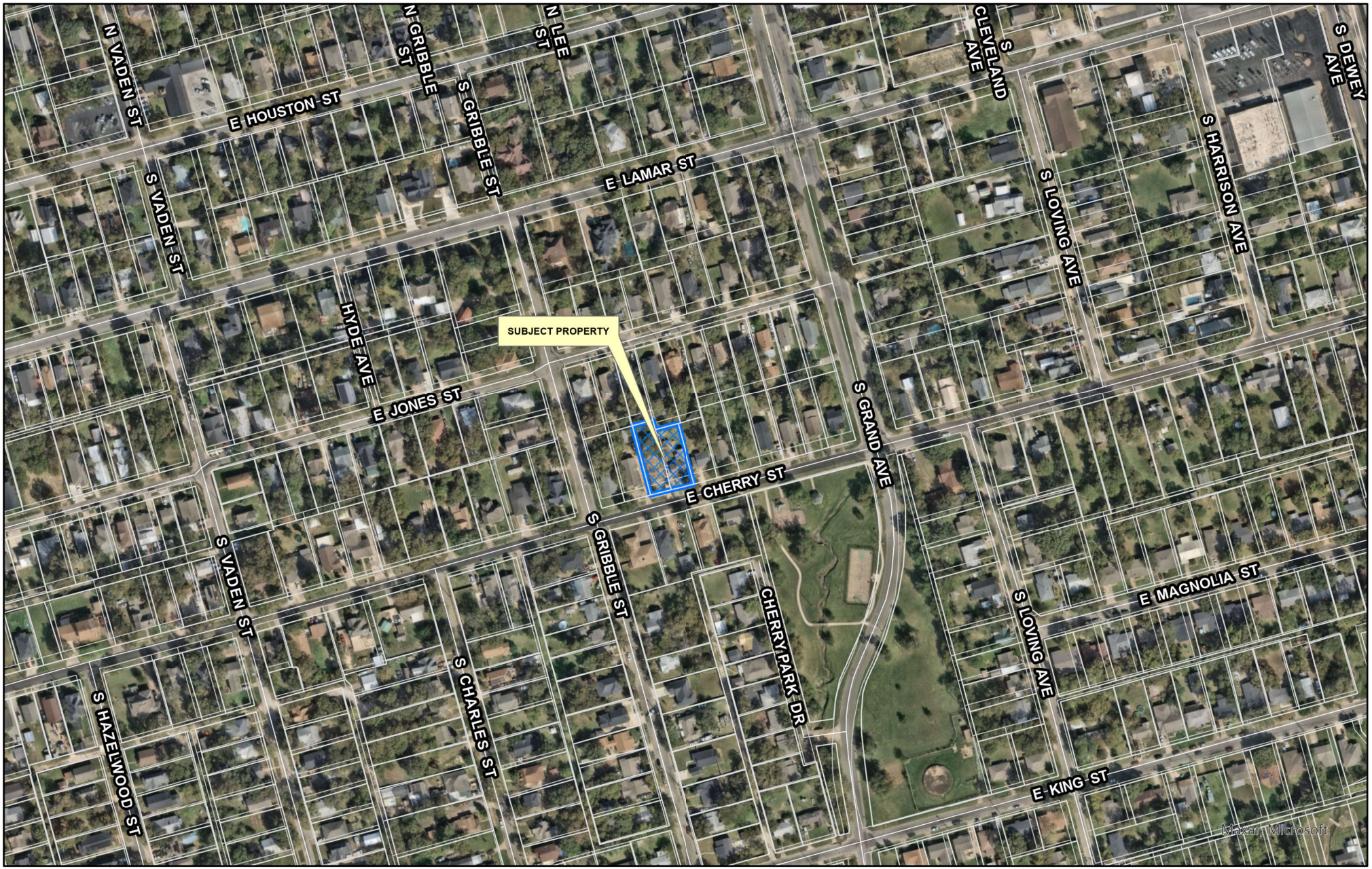
Bruce and Karen Simpson (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment approve the requested variances for the existing structures.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Variance Exhibit
7. Preliminary Plat



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1311 & 1313 E CHERRY ST

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Date: 12/27/2024 4:47 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1311 & 1313 E CHERRY ST

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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
1311 & 1313 E CHERRY ST

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Date: 12/27/2024 4:47 PM

Marlow, Lauren

From: Planning
To: Bruce Slider
Subject: RE: Photo

From: Bruce Slider
Sent: Monday, January 6, 2025 2:18 PM
To: Planning
Subject: Photo

Submitting photo as requested for 1311 and 1313 E. Cherry St.



January 06, 2025
2:16 pm

Sent from my iPhone
Bruce R. Simpson

PROJECT NARRATIVE

I own the property at 1313 E. Cherry Street, Sherman, TX. I have two tax accounts that are both part of Lot 1, Block 2 of East Side Addition, Sherman, TX. I have submitted a preliminary plat to combine both "lots" into one contiguous lot. In the process of the Preliminary Plat the city required that I apply for a variance for the following two reasons:

1. Existing house encroaches into the side setbacks for R-6. Proof of removal of structure or variance approved by Board of Adjustments required prior to submittal of Final Plat.

Code of Ordinances, Chapter 14, Section 14. 02. 006

Note: Side setbacks for R-6 are 6'. SE corner of House sits at 5.1' from property line. Variance approval requested.

2. Accessory building encroaches into the rear setback for accessory buildings. Proof of removal of structure or variance approved by Board of Adjustments required prior to submittal of Final Plat.

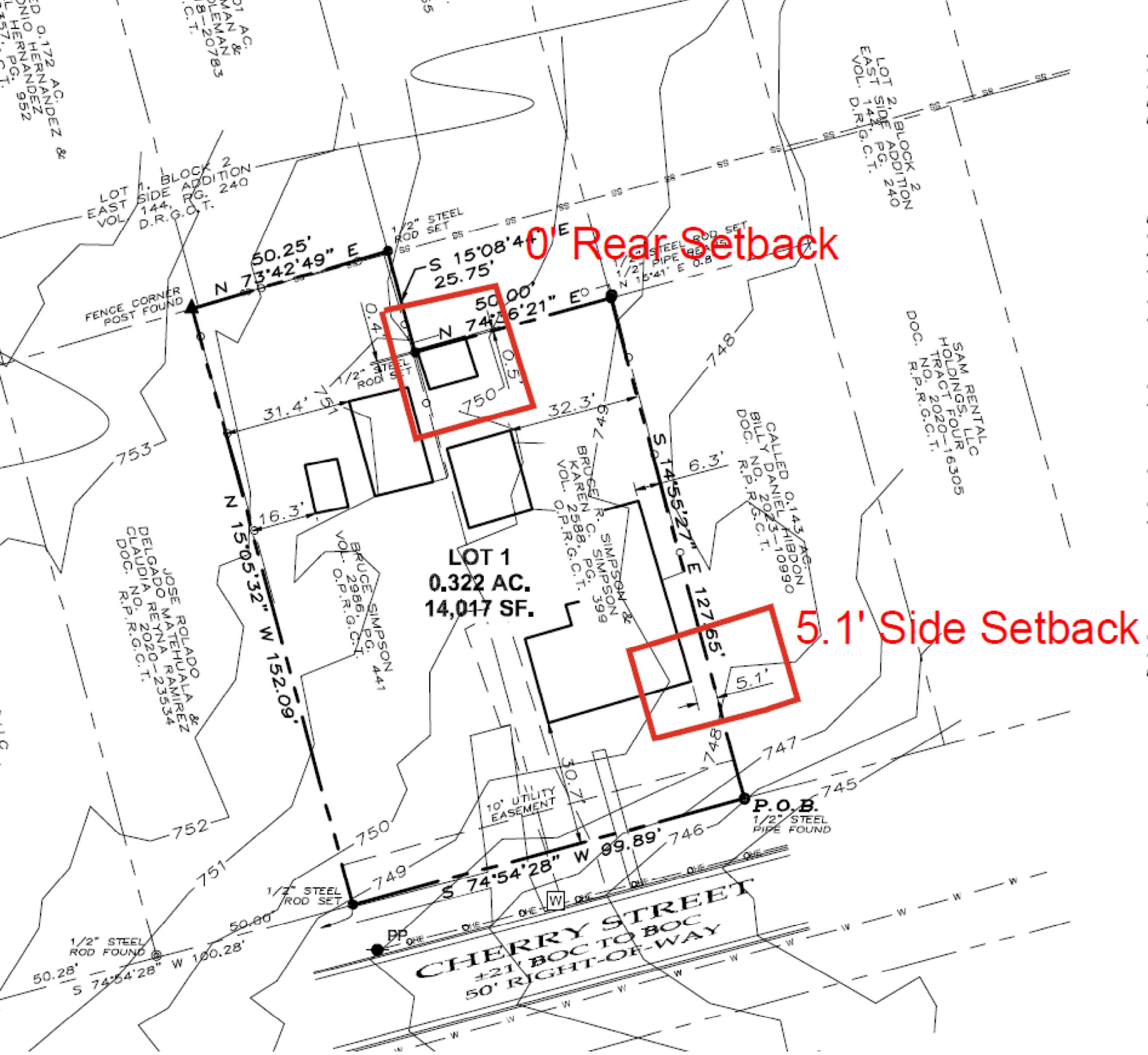
Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)

Note: Rear setbacks for R-6 are 20'. The accessory building is on the property line. Variance approval requested.

I hereby request for a grant of variance for the above two structures on my property.

Thank you for your time.

Bruce Simpson, Landowner


0' Rear Setback
5.1' Side Setback
LOT 1
0.322 AC.
14,017 SF.
N 73°42'49" E 50.25'
S 15°08'44" E 25.75'
N 74°36'21" E 50.00'
S 14°55'27" E 127.65'
N 15°05'32" W 152.09'
S 74°54'28" W 99.89'
S 74°54'28" W 100.28'
50.80'
50.28'
31.4'
16.3'
32.3'
6.3'
5.1'
0.5'
0.4'
30.7'
10' UTILITY EASEMENT
P.O.B.
1/2" STEEL PIPE FOUND
1/2" STEEL ROD SET
1/2" STEEL ROD FOUND
FENCE CORNER POST FOUND
CHERRY STREET
±21' BOC TO BOC
50' RIGHT-OF-WAY
LOT 1, BLOCK 2 EAST SIDE ADDITION VOL. 144, PG. D.R.G.C.T.
LOT 2, BLOCK 2 SIDE ADDITION VOL. 144, PG. D.R.G.C.T.
SAM RENTAL HOLDINGS, LLC TRACT FOUR NO. 2020-16305 R.P.R.G.C.T.
CALLED 0.143 AC. BILLY DANIEL HIBDON DOC. NO. 2023-10990 R.P.R.G.C.T.
BRUCE R. SIMPSON & KAREN C. SIMPSON VOL. 2588, PG. 399 O.P.R.G.C.T.
BRUCE SIMPSON VOL. 2986, PG. 441 O.P.R.G.C.T.
JOSE ROLADO DELGADO & CLAUDIA REYNA MATEHUALA RAMIREZ DOC. NO. 2020-23534 R.P.R.G.C.T.
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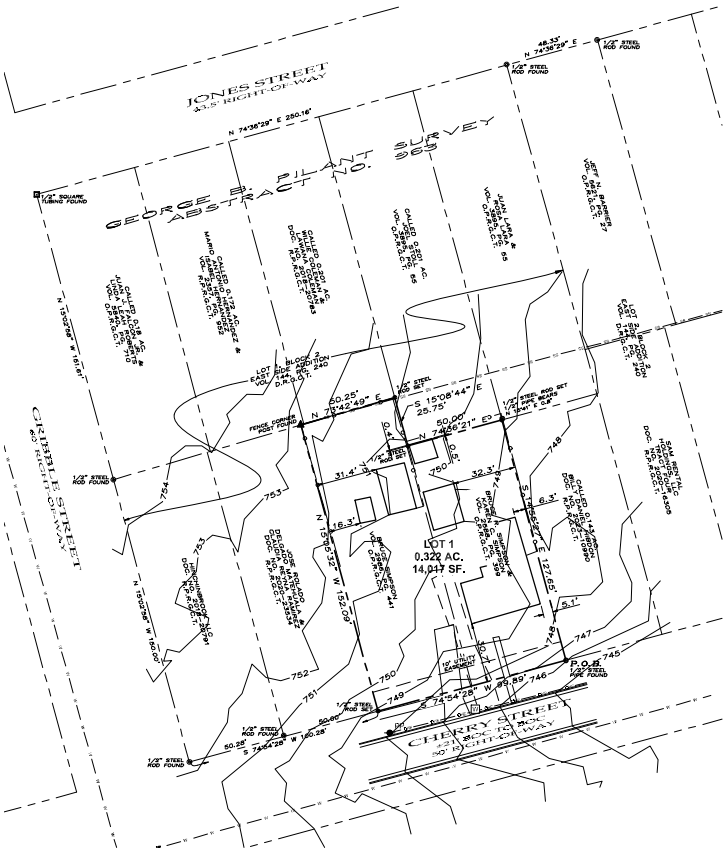
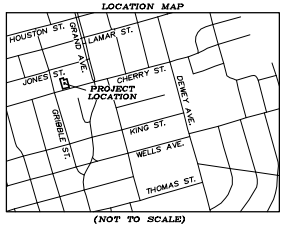
FW: LR – DFT: BH





LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of George B. Pilant Survey, Abstract No. 963, and being part of Lot 1, Block 2 of East Side Addition, according to the plat thereof recorded in Volume 144, Page 240, Plat Records, Grayson County, Texas, and being all of a tract of land described in the deed to Bruce R. Simpson and Karen C. Simpson, recorded in Volume 2588, Page 399, Official Public Records, Grayson County, Texas, and all of a tract of land described in the deed to Bruce Simpson, recorded in Volume 2986, Page 441, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" pipe found for the southeast corner of said Simpson Tracts, common to the southwest corner of a called 0.143 acre tract of land described in the deed to Billy Daniel Hibdon, recorded in Document No. 2023-10990, Real Property Records, Grayson County, Texas, and on the northerly right-of-way line of Cherry Street;

Thence South 74°54'28" West, with the southerly line of Simpson Tract, and with the southerly line of said Lot 1, and with the northerly right-of-way line of said Cherry Street, a distance of 99.89 feet to a 1/2" steel rod set for the southwest corner of said Simpson Tract, common to the southeast corner of a tract of land described in the deed to Jose Rolado Delgado Matehuala and Claudia Reyna Ramirez, recorded in Document No. 2020-23534, said Real Property Records, and from which a 1/2" steel rod found for the southwest corner of Block 2 bears South 74°54'28" West, a distance of 100.28 feet;

Thence North 15°05'32" West, with the westerly line of said Simpson Tract, and with the easterly line of said Ramirez Tract, and crossing said Lot 1, a distance of 152.09 feet to fence corner post found, and on the southerly line of a called 0.172 acre tract of land described in the deed to Mario Antonio Hernandez and Isabel Hernandez, recorded in Volume 2357, Page 952, said Real Property Records;

Thence North 73°42'49" East, with the northerly line of said Simpson Tract, and with the southerly line of said 0.172 acre tract, and with the southerly line of a called 0.201 acre tract of land described in the deed to Willie Coleman and LaWana Coleman, recorded in Document No. 2018-20783, said Real Property Records, and continuing across said Lot 1, a distance of 50.25 feet to a 1/2" steel rod set for the northern-most northeast corner of said Simpson Tract, common to the southeast corner of said 0.201 acre tract, and on the westerly line of a called 0.201 acre tract of land described in the deed to Joel Stoll, recorded in Volume 3895, Page 55, said Official Public Records;

Thence South 15°08'44" East, with the easterly line of said Simpson Tract, and with the westerly line of said Stoll Tract, and continuing across said Lot 1, a distance of 25.75 feet to a 1/2" steel rod set for the southwest corner of said Stoll Tract;

Thence North 74°36'21" East, with the northerly line of said Simpson Tract, and with the southerly line of said Stoll Tract, and continuing across said Lot 1, a distance of 50.00 feet to a 1/2" steel rod set for the eastern-most northeast corner of said Simpson Tract, common to the southeast corner of said Stoll Tract, common to the southwest corner of a called Juan Lara and Rosa Lara, recorded in Volume 3895, Page 55, said Official Public Records, and common to the northwest corner of aforesaid 0.143 acre tract, and from which a 1/2" pipe bears North 15°41' East, a distance of 0.8 feet;

Thence South 14°55'27" East, with the easterly line of said Simpson Tract, and with the westerly line of said 0.143 acre tract, and continuing across said Lot 1, a distance of 127.55 feet to the Point of Beginning and containing 0.322 acres (4,023 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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, BRUCE R. SIMPSON & KAREN C. SIMPSON, 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 B&K SIMPSON 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 remises and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of 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 B&K SIMPSON 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.

_____
BRUCE R. SIMPSON

_____
KAREN C. SIMPSON

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

OWNER'S CERTIFICATE OF DEDICATION

THAT BRUCE R. SIMPSON & KAREN C. SIMPSON, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as B&K SIMPSON ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.322 acres situated in and being a portion of the GEORGE 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 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.

_____
BRUCE R. SIMPSON

_____
KAREN C. SIMPSON

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, BRUCE R. SIMPSON 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, BRUCE R. SIMPSON 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, KAREN C. SIMPSON 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.C.	POINT OF COMMENCEMENT
●	1/2" STEEL ROD SET
⊕	1/2" STEEL ROD FOUND
○	1/2" PIPE FOUND
▲	FENCE CORNER POST FOUND
R.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
R.R.G.C.T.	DEED 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
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in 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 engineer shall be held liable for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require additional 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. 48181C0230G, effective date September 1, 2022.

OWNERS/DEVELOPER
BRUCE R. SIMPSON &
KAREN C. SIMPSON
1313 EAST CHERRY STREET
SHERMAN, TX 75090

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

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

PRELIMINARY PLAT
B&K SIMPSON ADDITION
CREATING 1 LOT
Replat of Block 2, part of Lot 1
East Side Addition
Being a part of the George B. Pilant
Survey, Abstract Number 963
Being in the City of Sherman
Grayson County, Texas
Containing 0.322 acres of land

10-28-2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 17.

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1120 SOUTH FIRST STREET (Project No. 24-006342)

The request of Number One Rwm, LTD (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1120 South First Street, consisting of 0.402 acres being a part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 20.4’ front setback in lieu of the required 25’ for the metal enclosure.
B. 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.
C. Public Hearing and Variance under Section 14.04.004(c)(2) to allow an 8’ tall solid fence in lieu of the allowed 4’ tall decorative fence with openings not less than 50 percent in the front yard.

Background:

The property is located at 1120 South First Street near the intersection of Kentucky Street and South First Street. The owner is requesting Variances for the front setback for the metal enclosure, a metal fence and an 8' tall solid fence.

The following has been approved for this location:

- 11/15/2024 - Preliminary Plat of South First Street Home Addition. (Conditionally Approved)

Origination:

Number One Rwm, LTD (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment deny the variance requests.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Improvement Survey
6. Narrative

7. 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
1120 S FIRST ST

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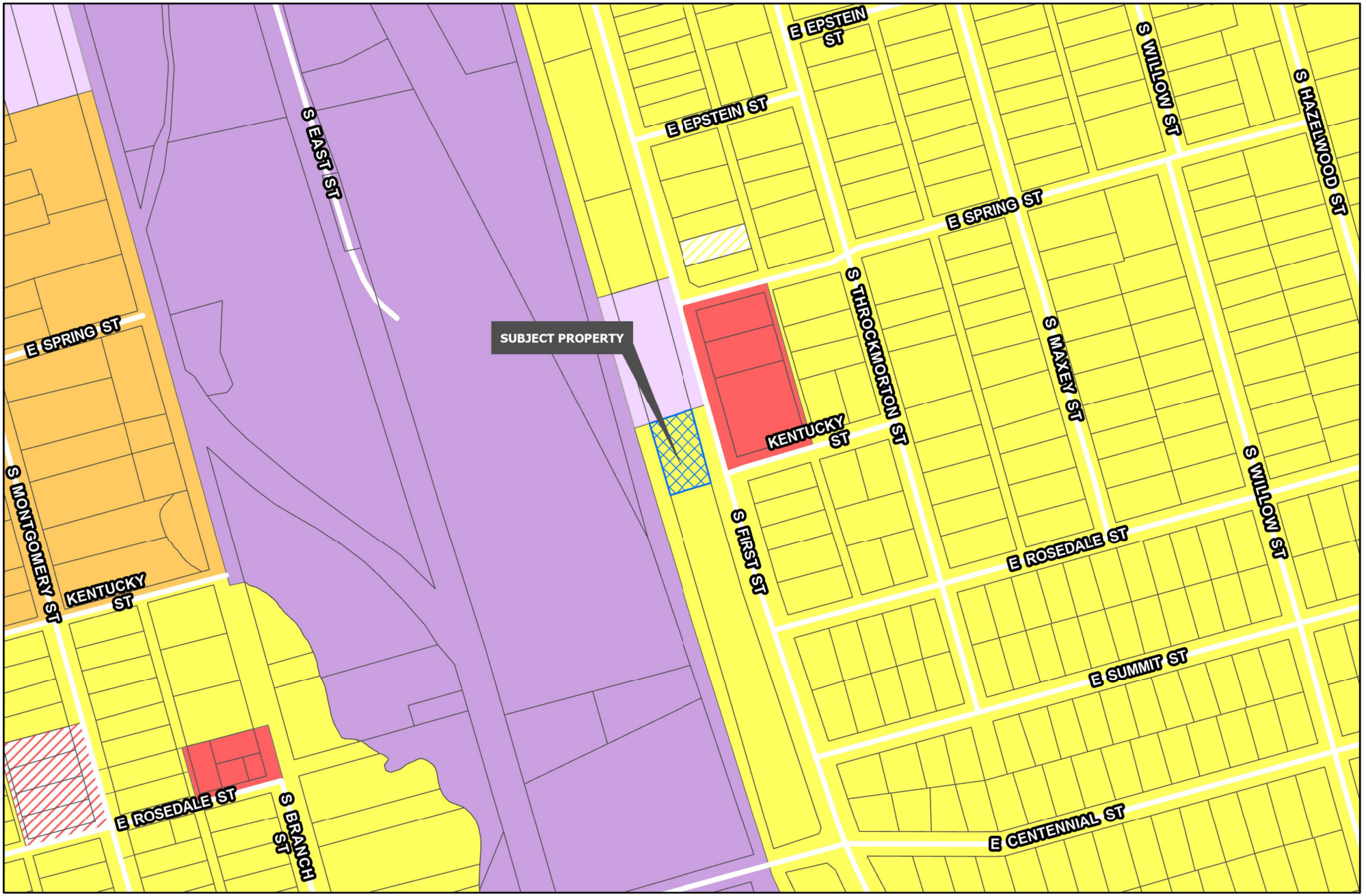
Date: 12/27/2024 4:47 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1120 S FIRST ST

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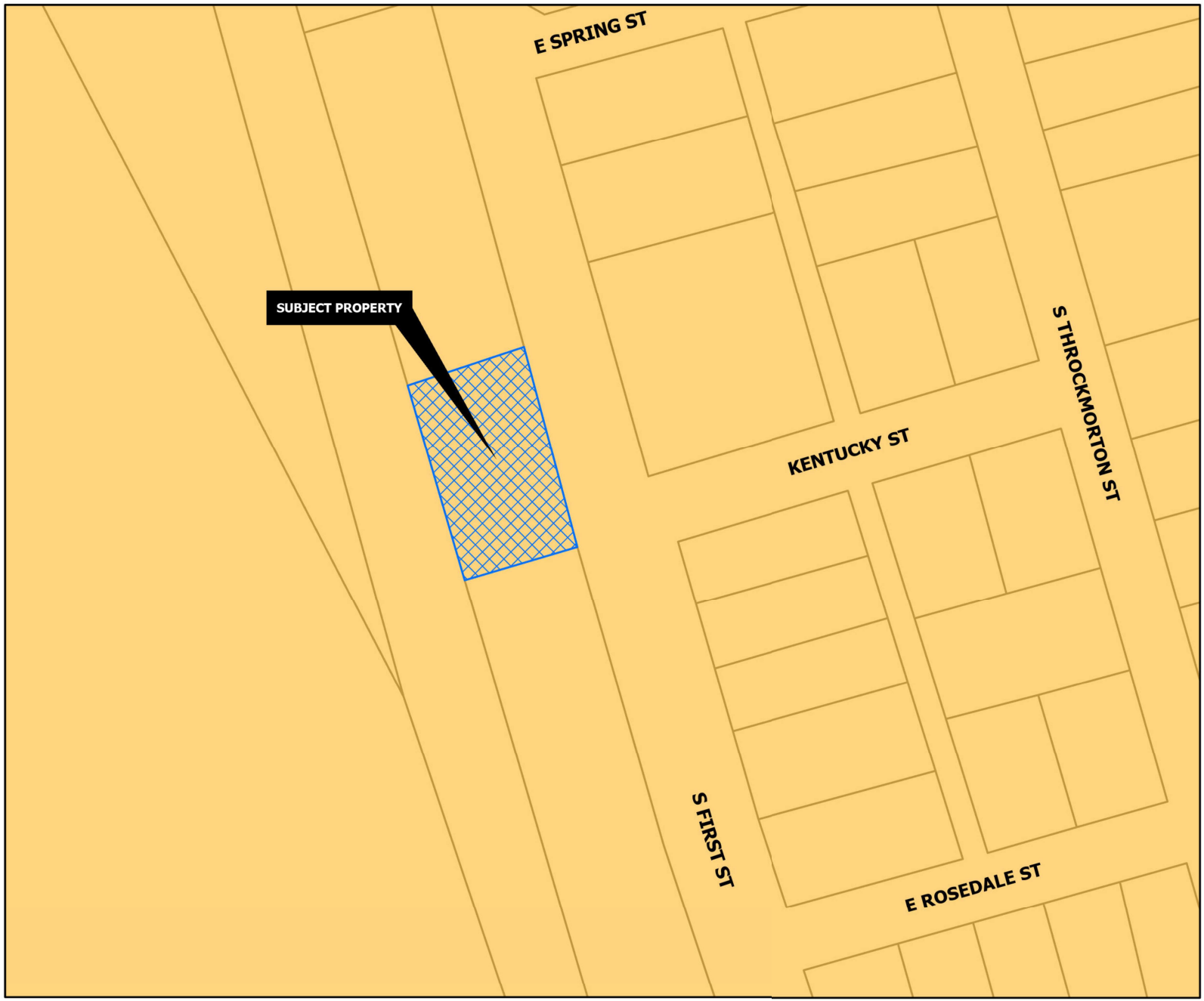

CORE NEIGHBORHOOD

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
1120 S FIRST ST

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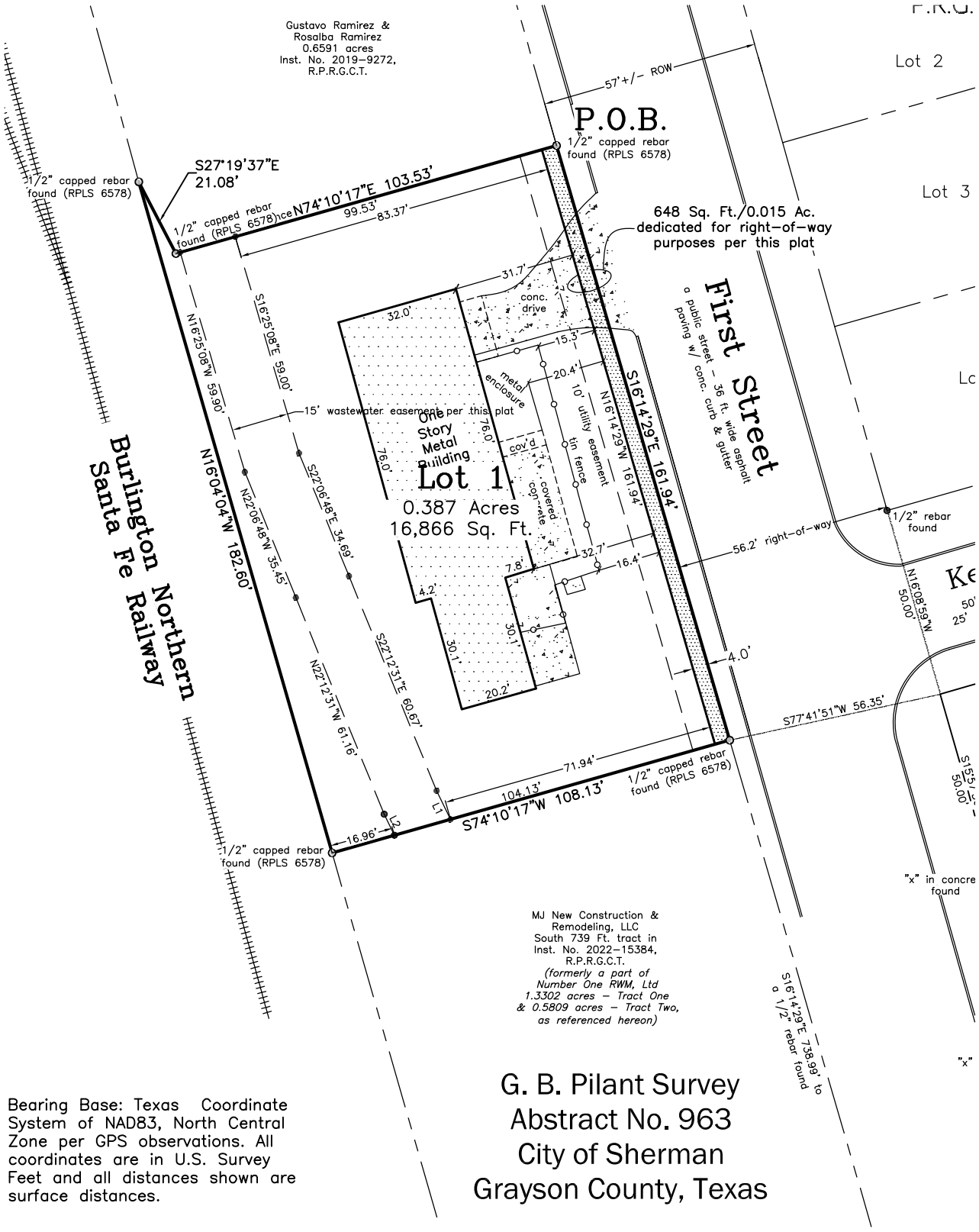
Date: 12/27/2024 4:47 PM


01/07/2025 AT 8:19 A.M.


Gustavo Ramirez &
Rosalba Ramirez
0.6591 acres
Inst. No. 2019–9272,
R.P.R.G.C.T.
P.O.B.
1/2" capped rebar
found (RPLS 6578)
S27°19'37"E
21.08'
1/2" capped rebar
found (RPLS 6578)
N74°10'17"E 103.53'
99.53'
83.37'
1/2" capped rebar
found (RPLS 6578)
57'+/- ROW
Lot 2
Lot 3
648 Sq. Ft./0.015 Ac.
dedicated for right–of–way
purposes per this plat
First Street
a public street – 36 ft. wide asphalt
paving w/ conc. curb & gutter
31.7'
conc.
drive
32.0'
15.3'
20.4'
metal
enclosure
10' utility easement
N16°14'29"W 161.94'
S16°14'29"E 161.94'
N16°25'08"W 59.90'
S16°25'08"E 59.00'
15' wastewater easement per this plat
One
Story
Metal
Building
Lot 1
0.387 Acres
16,866 Sq. Ft.
76.0'
76.0'
covered
con't
tin fence
32.7'
16.4'
56.2' right–of–way
1/2" rebar
found
7.8'
4.2'
30.1'
30.1'
20.2'
4.0'
N16°04'04"W 182.60'
S22°06'48"E 34.69'
N22°06'48"W 35.45'
S22°12'31"E 60.67'
N22°12'31"W 61.16'
S77°41'51"W 56.35'
71.94'
104.13'
S74°10'17"W 108.13'
1/2" capped rebar
found (RPLS 6578)
L1
L2
16.96'
1/2" capped rebar
found (RPLS 6578)
Burlington Northern
Santa Fe Railway
MJ New Construction &
Remodeling, LLC
South 739 Ft. tract in
Inst. No. 2022–15384,
R.P.R.G.C.T.
(formerly a part of
Number One RWM, Ltd
1.3302 acres – Tract One
& 0.5809 acres – Tract Two,
as referenced hereon)
S16°14'29"E 738.99' to
a 1/2" rebar found
"x" in concre
found
"x"
Bearing Base: Texas Coordinate
System of NAD83, North Central
Zone per GPS observations. All
coordinates are in U.S. Survey
Feet and all distances shown are
surface distances.
G. B. Pilant Survey
Abstract No. 963
City of Sherman
Grayson County, Texas

Project Narrative

Variance Request

Project: South First Street Home Addition

Address: 1120 S. First Street, Sherman, Texas

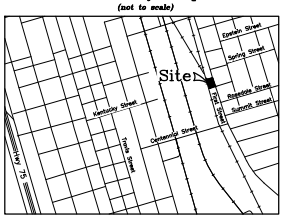
The owner is seeking a variance for the following:

1. To allow 8 ft. metal panels to expand the existing building to create a privacy enclosure or courtyard as per zoning ordinance 14.04.004.b.5

2. To allow metal panels creating privacy enclosure to have a current setback of 15.3' in lieu of required 25 ft. from new right-of-way line.

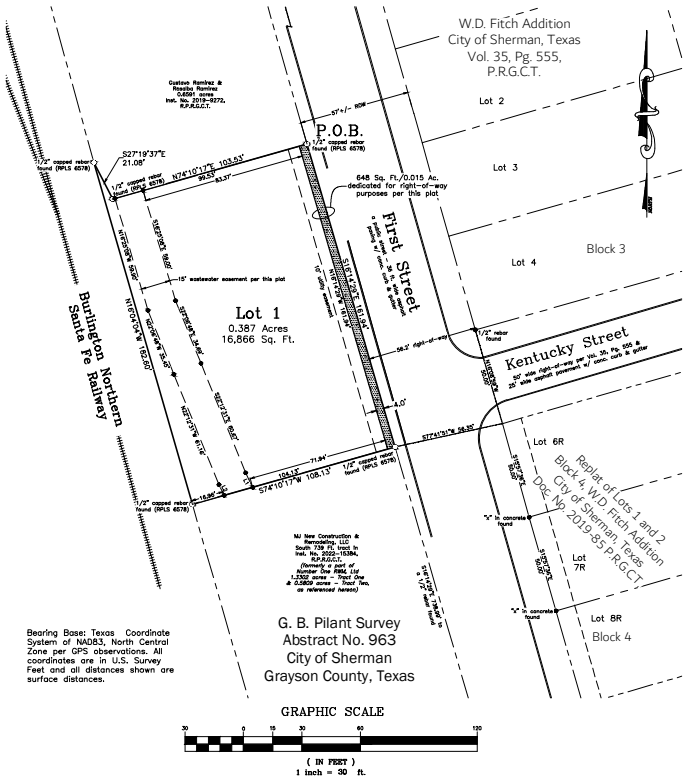
Vicinity Map

(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
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. Grayson County 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 G, Revised Date: September 1, 2022.
8. Neither Grayson County 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 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 = 50 ft.

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963, being a part of the 1.3302 acres – Tract One and 0.5809 acres – Tract Two both being conveyed by Warranty Deed from Kennedy & Minshew, Professional Corporation to Number One RMW, Ltd on February 15, 2013, as recorded in Volume 5271, Page 40, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578) lying in the West right–of–way line of First Street, a public street, being the Southeast corner of the 0.6591 acres conveyed to Gustavo Ramirez and Rosalba Ramirez, as recorded in Inst. No. 2019–9272, Real Property Records, Grayson County, Texas, and being the Northeast corner of both said Number One RMW, LTD 0.5809 acres and the herein described tract;

THENCE South 16 deg. 14 min. 29 sec. East, with the West line of said First Street and the East line of said Number One RMW, LTD 0.5809 ac., a distance of 161.94 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Northeast corner of the South 739 ft. tract conveyed to MJ New Construction and Remodeling, LLC as recorded in Inst. No. 2022–15384, said Real Property Records (conveyed out of said Number One RMW, LTD 0.5809 ac.), and being the Southeast corner of the herein described tract;

THENCE South 74 deg. 10 min. 17 sec. West, with the North line of said MJ New Construction and Remodeling, LLC tract of land, a distance of 108.13 ft. to a 1/2 inch capped rebar found (RPLS 6578) lying in the East line of Burlington Northern Santa Fe Railway, being the Northwest corner of said MJ New Construction and Remodeling, LLC tract and being the Southwest corner of the herein described tract;

THENCE North 16 deg. 04 min. 04 sec. West, with the East line of said Burlington Northern Santa Fe Railway and the West line of said Number One RMW, LTD 1.3302 ac., a distance of 182.60 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point of said Ramirez 0.6591 ac. and being the Northwest corner of both said Number One RMW, LTD 1.3302 ac. and the herein described tract;

THENCE South 27 deg. 19 min. 37 sec. East, with a Westerly line of said Ramirez 0.6591 ac. and the Easterly line of said Number One RMW, LTD 1.3302 ac., a distance of 21.08 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southwest corner of said Ramirez 0.6591 ac. and being an angle point of the herein described tract;

THENCE North 74 deg. 10 min. 17 sec. East, with the South line of said Ramirez 0.6591 ac. and the North line of said Number One RMW, LTD 0.5809 ac., a distance of 103.53 ft. to the **PLACE OF BEGINNING** and containing **0.402 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
KATE A. WAGNER
6578
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Owner:
Number One RMW, LTD
P.O. Box 758
Sherman, Texas 75091

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

STATE OF TEXAS
COUNTY OF GRAYSON

I, Number One RMW, LTD, sole owners of South First Street Home 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 Number One RMW, LTD

Printed Name: Robert Minshew

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Number One RMW, LTD, 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 Number One RMW, LTD

Printed Name: Robert Minshew

OWNER'S CERTIFICATE OF DEDICATION

That Number One RMW, LTD, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as South First Street Home Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.402 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 Number One RMW, LTD

Printed Name: Robert Minshew

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

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

_____ _____
Chairman Secretary

Final Plat
South First Street Home Addition
to the
City of Sherman
Grayson County, Texas
0.402 Acres
in the
G.B. Pilant Survey
Abstract No. 963

DATE OF PREPARATION: NOVEMBER 18, 2024
JOB NO. CGS411124

P:\Land Projects R2\1120-S-First-Street\Civil3D\Final Plat.dwg 11/18/2024 10:00 AM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

100-1200 BLOCKS WEST SHEPHERD ROAD (Project No. 24-006362)

The request of Sparks Shepherd Ventures, LLC (Owner), Hillwood Enterprises (Applicant) and Spiars Engineering & Surveying (Surveyor) concerning the property located in the 100-1200 Blocks West Shepherd Road, consisting of 525.135 acres being in the M. Hunt Survey, Abstract 603, the F. McNeely Survey, Abstract No. 826 and the B. Lindsey Survey, Abstract No. 733 and currently in the Blalock Industrial Park Planned Development, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6400 to Amend Certain Planned Development District Development Standards and Exhibits.

Background:

The property is located in the 100-1200 Blocks West Shepherd Road near the corner of West Shepherd Road and South Highway 75. The owner is requesting an Amendment of Ordinance No. 6400 to Amend Certain Planned Development District Development Standards and Exhibits.

The following has been approved for this location:

- 6/22/2021 - Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Shepherd Place Planned Development

Origination:

Sparks Shepherd Ventures, LLC (Owner), Hillwood Enterprises (Applicant) and Spiars Engineering & Surveying (Surveyor)

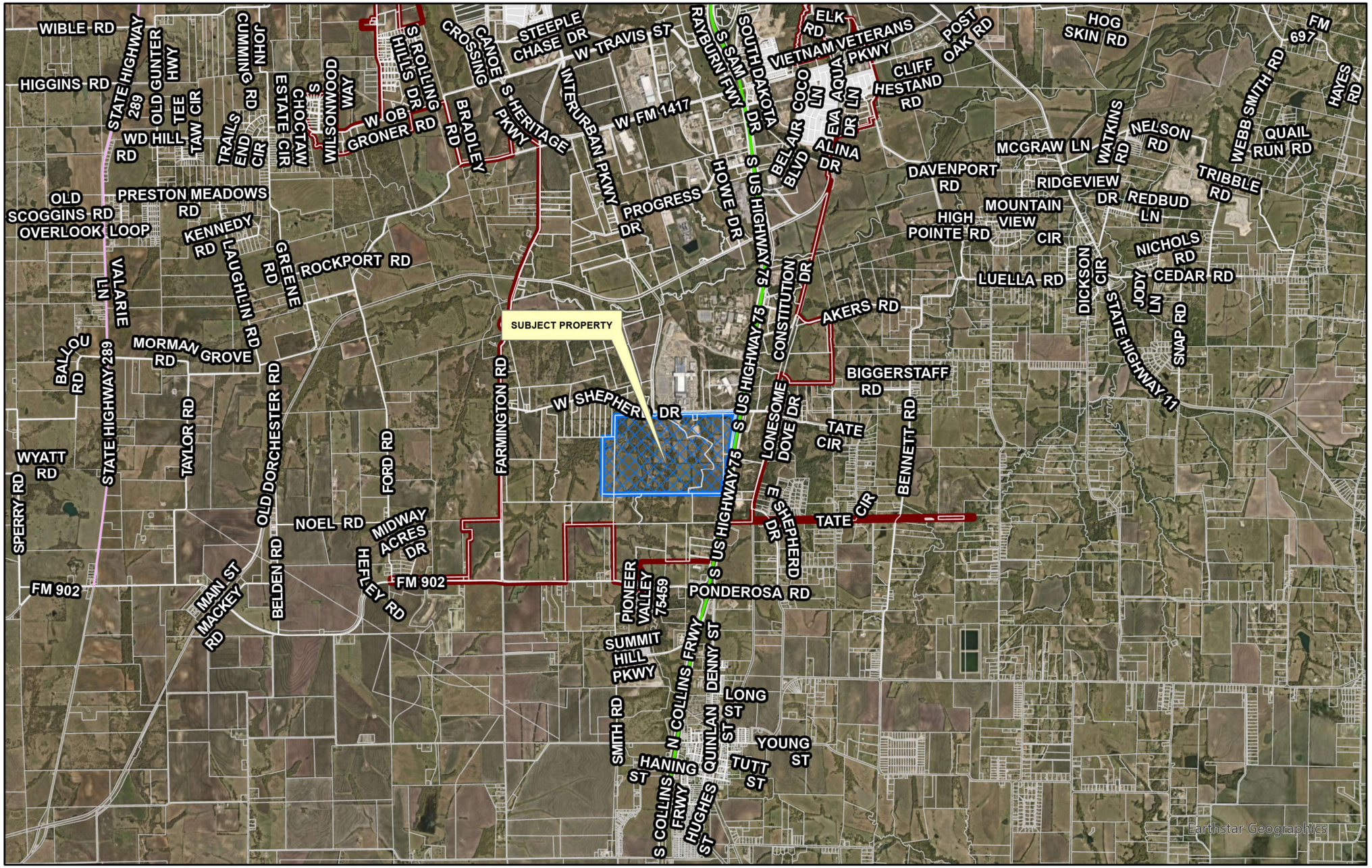
Staff Recommendation:

Staff does not have any objection to this Amendment request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Narrative
6. Survey
7. PD Amendment - Hillwood Response
8. Hillwood - Shepherd's Place Planned Development Zoning Amendment

9. Hillwood and Shepherd's Place Presentation
10. Halff Concurrence Letter
11. Ordinance No. 6400



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
100-1200 BLKS W SHEPHERD RD

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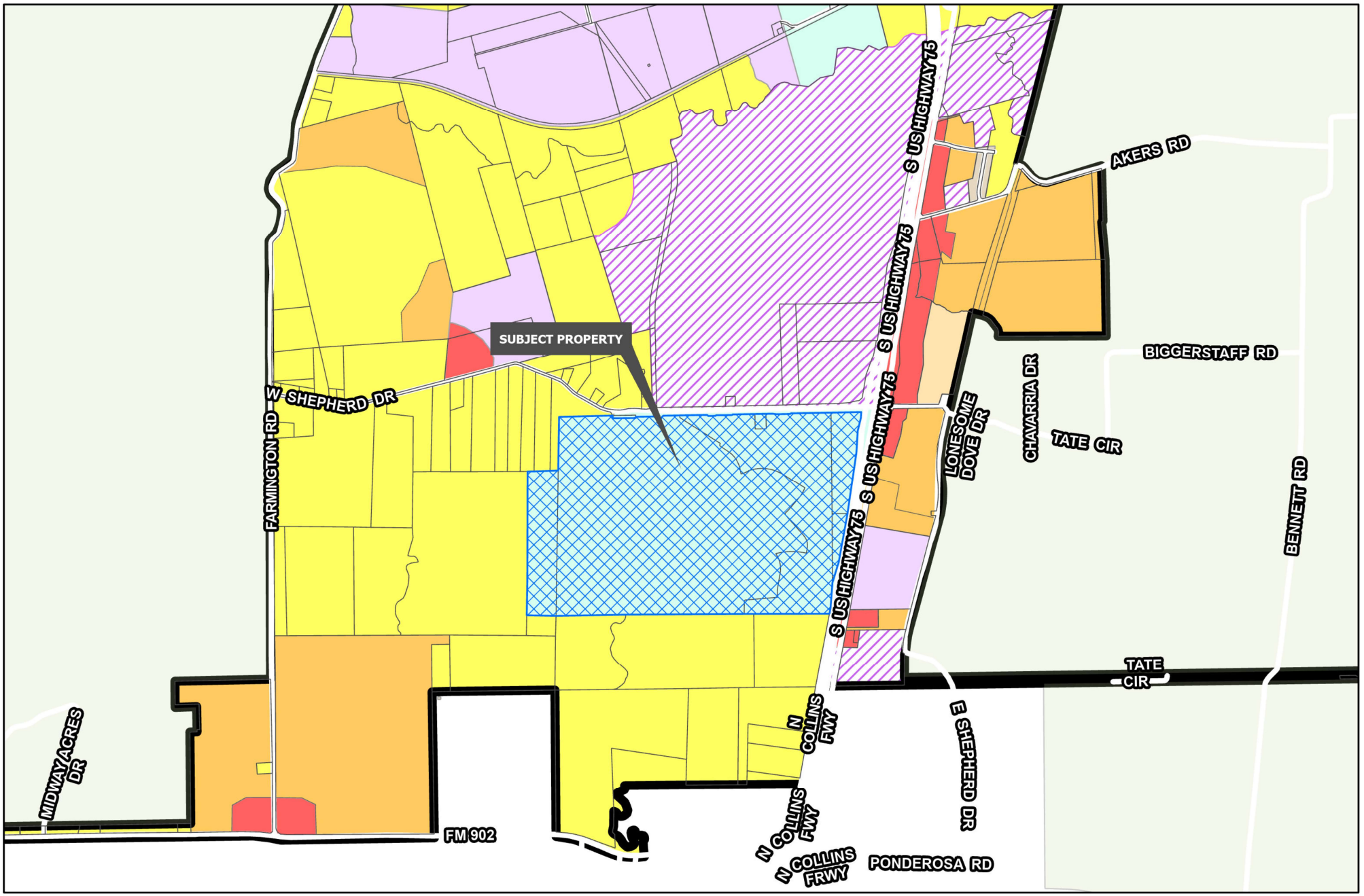
Date: 12/27/2024 5:40 PM



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
100-1200 BLKS W SHEPHERD RD

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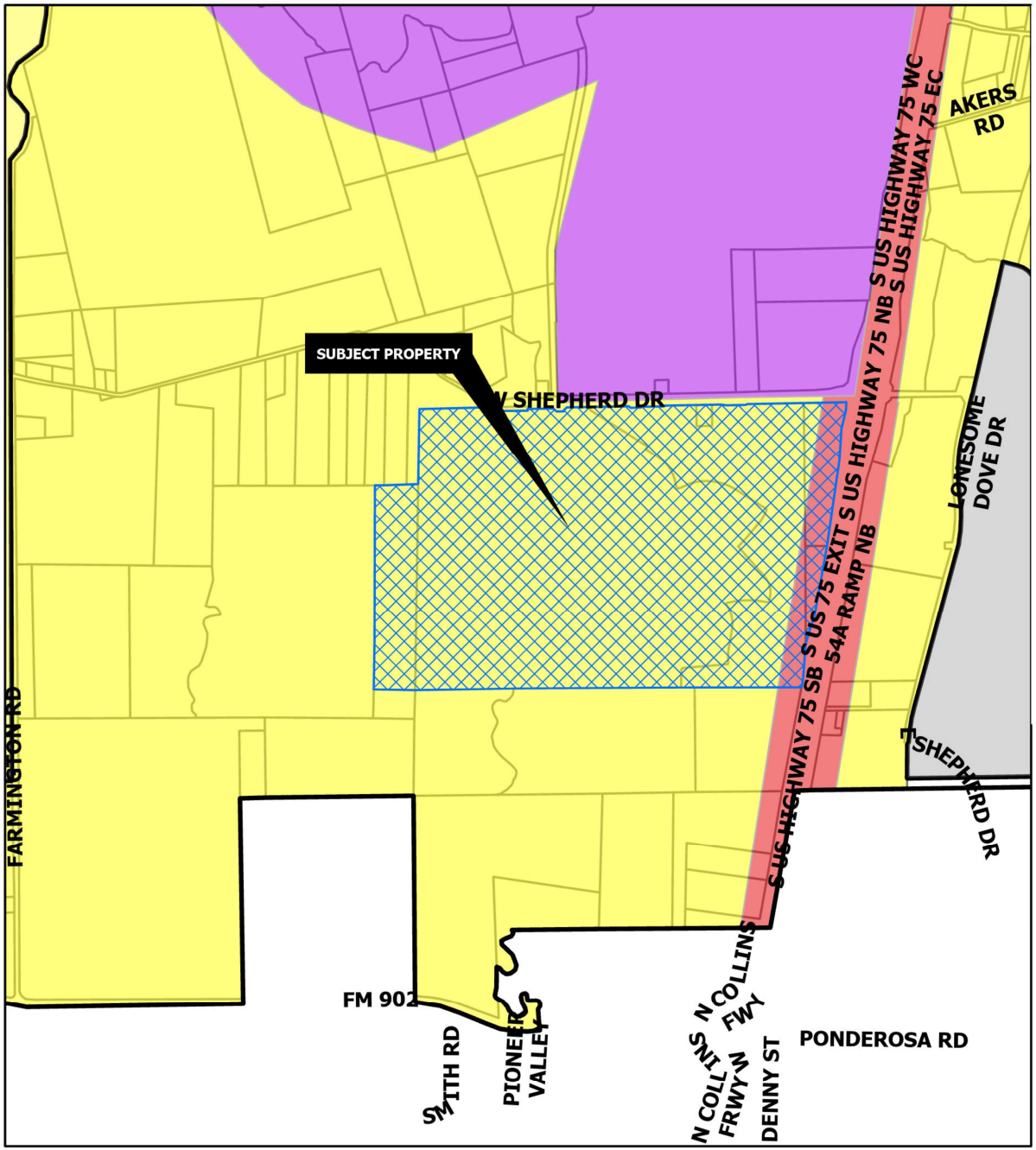
Date: 12/27/2021 5:40 PM



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.

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

N W E S

CITY OF SHERMAN
FUTURE LAND USE MAP
100-1200 BLKS W SHEPHERD RD

Date: 12/27/2024 5:40 PM


Jan 8, 2025 at 12:10:23 PM
2018–2098 S US Highway 75
Sherman TX 75459
United States
Sherman
NOTICE OF
PLANNED DEVELOPMENT
AMENDMENT
PROJECT #: 24-006362
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229


Jan 8, 2025 at 11:48:47 AM
1970–2004 S US Highway 75
Sherman TX 75459
United States
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
PLANNED DEVELOPMENT
AMENDMENT
PROJECT #: 24-006362
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

HILLWOOD
A PEROT COMPANY

Project Narrative
Shepherds Place – PD Amendment

Shepherd's Place

Hillwood Communities is requesting an amendment to the current PD zoning of the property known as Shepherd's Place located in the Southern City Limits of the City of Sherman in order to facilitate a high quality and diverse large-scale residential and mixed-use development. As the applicant and prospective buyer, Hillwood currently has the residential portion of the property under contract and anticipates purchasing the residential property once the entitlement modifications are approved by the City. The current PD zoning does not provide the necessary flexibility to effectively develop the property. By amending, Hillwood aims to set the guidelines that allow us to create a first-class community that offers quality housing across a broad range of price points, meeting the needs of Sherman's growing and diverse population. This development will not only address the critical housing demand but also enhance the local economy and City infrastructure, contributing to the overall vitality of Sherman.

Hillwood Background

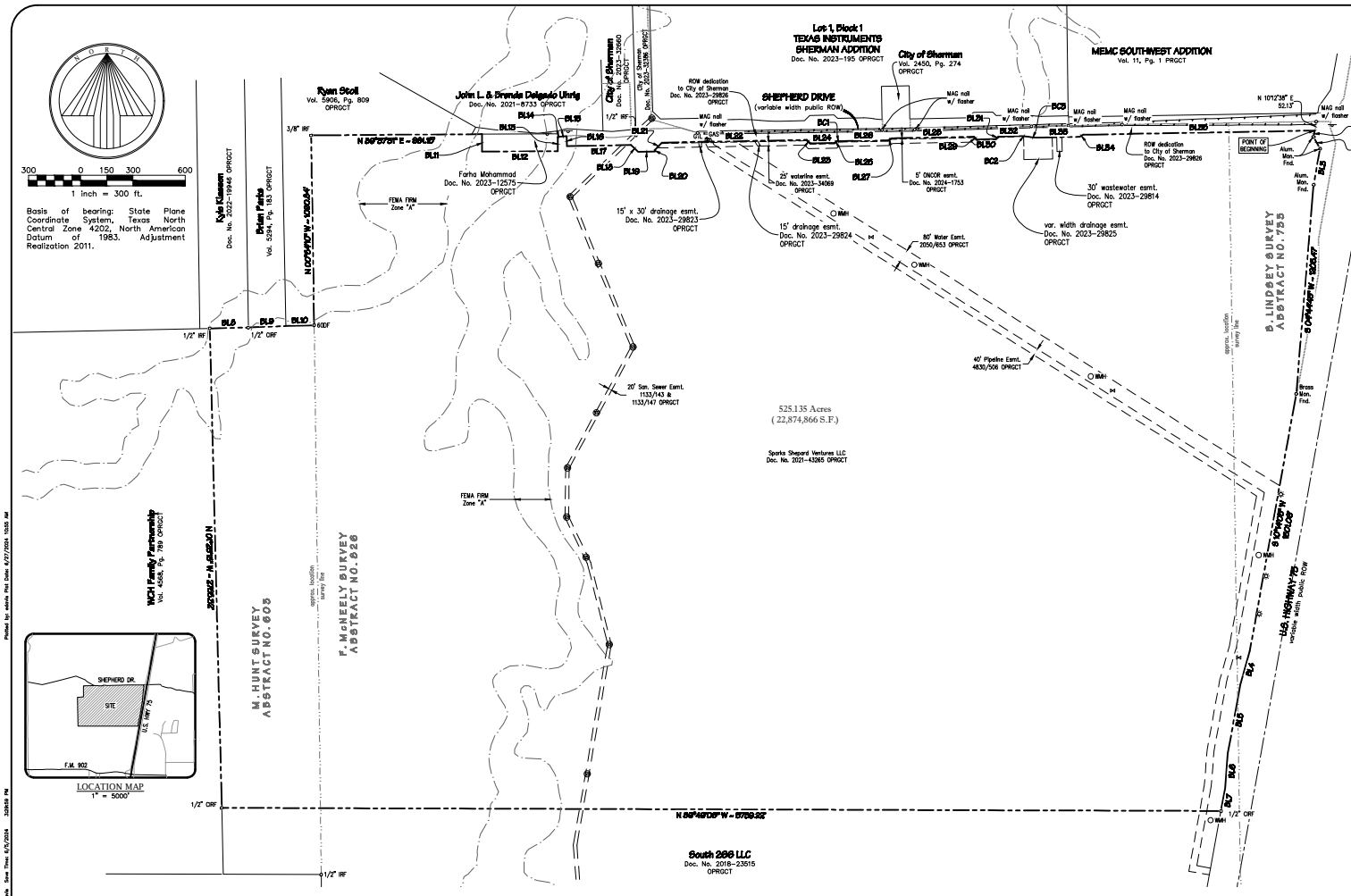
Hillwood, a Perot company, is a premier commercial and residential real estate developer, investor and advisor of properties throughout North America and Europe. With a diverse portfolio of properties and home to many of the world's leading companies, Hillwood is committed to bringing long-term value to our customers, partners and the communities we serve.

Through its Communities division, Hillwood has delivered 50,000 single-family lots in master-planned communities across 13 states and Costa Rica. These communities continue to raise the bar in terms of quality, innovation, and the unmistakable sense of community that sets each property apart. Before laying the physical groundwork for any new residential development, Hillwood Communities takes the time to focus on the ideals that draw people together and the everyday interactions that strengthen those bonds. By purposefully designing trails, gathering spaces, and structural amenities to spark spontaneous encounters and foster shared interests, Hillwood Communities believes in the power of community. For more information, please visit www.hillwoodcommunities.com.

We look forward to discussing this amendment with City Staff and Council. Hillwood is excited to bring a high quality MPC to the growing City of Sherman and foresee a great partnership with the City of Sherman.

Sincerely,

HILLWOOD ENTERPRISES, L.P.
By: _____
Brian Carlock
Senior Vice President
Date: 12/10/24



LOCATION MAP
1" = 5000'

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M. Hunt Survey, Abstract No. 603, the F. McNeely Survey, Abstract No. 826, and the B. Lindsey Survey, Abstract No. 733, City of Sherman, Grayson County, Texas, being all of a tract conveyed to Sparks Shepard Ventures LLC, by deed recorded in Document No. 2021-43265 of the Official Public Records, Grayson County, Texas (OPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at the intersection of Shepherd Drive, a public right-of-way, with the west line of U.S. Highway 75, a variable width public right-of-way, being the southeast corner of a right-of-way dedication to the City of Sherman, recorded in Document No. 2023-29826 OPRGCT, and from which a MAG nail with flasher found for the northeast corner thereof bears N 10°12'38" E, 52.13 feet;

THENCE along the west line of said highway, the following:

S 10°12'38" W, 36.88 feet to a TxDOT aluminum monument found;

S 29°44'21" E, 78.17 feet to a TxDOT aluminum monument found;

S 10°16'39" W, 210.63 feet;

S 04°44'45" W, 1205.47 feet to a TxDOT brass monument found;

S 01°14'03" W, 1501.06 feet;

S 15°45'04" W, 200.70 feet;

S 10°19'26" W, 400.24 feet;

S 04°30'58" W, 201.00 feet;

And S 10°13'32" W, 133.90 feet to a 1/2" iron rod with plastic cap found for the northeast corner of a tract conveyed to South 266 LLC, recorded in Document No. 2018-23515 OPRGCT;

THENCE N 89°49'08" W, 5739.22 feet along the north line of said South 266 tract to a 1/2" iron rod with plastic cap found for the northwest corner thereof, being on the east line of a tract conveyed to WCH Family Partnership, recorded in Volume 4568, Page 789 OPRGCT;

THENCE N 01°25'13" W, 2755.32 feet along the east line thereof to a 1/2" iron rod found on the south line of a tract conveyed to Kyle Klassen, recorded in Document No. 2022-19946 OPRGCT;

THENCE N 88°48'00" E, 221.40 feet along the south line thereof to a 1/2" iron rod with plastic cap found for the southwest corner of a tract conveyed to Brian Parks, recorded in Volume 5294, Page 183 OPRGCT;

THENCE N 87°40'02" E, 216.09 feet along the south line thereof to a point for the southwest corner of a tract conveyed to Ryan Stoll, recorded in Volume 5906, Page 810 OPRGCT;

THENCE N 88°19'14" E, 161.80 feet along the lower south line thereof to a 60d nail found;

THENCE N 00°54'10" W, 1090.84 feet along the lower east line thereof to a 3/8" iron rod found;

THENCE N 89°37'31" E, along the upper south line of said Stoll tract, passing the upper southeast corner thereof, passing into and through Shepherd Drive, a total distance of 981.15 feet to the northwest corner of a tract conveyed to Farha Mohammad, recorded in Document No. 2023-12575 OPRGCT;

THENCE S 00°22'29" E, 100.00 feet along the west line thereof;

THENCE N 89°37'31" E, 435.70 feet along the south line thereof;

THENCE N 00°22'29" W, 81.30 feet along the east line thereof, to a point in Shepherd Drive;

THENCE N 78°12'41" E, 10.91 feet along said road;

THENCE N 85°50'44" E, 39.87 feet continuing along said road to the northwest corner of said right-of-way dedication;

THENCE along said dedication, the following:

S 01°03'14" E, 58.17 feet;

N 88°56'46" E, 369.24 feet;

S 46°03'14" E, 56.57 feet;

N 88°56'46" E, 97.00 feet;

N 01°03'14" W, 11.00 feet;

N 43°56'47" E, 56.57 feet;

N 88°56'46" E, 832.35 feet;

S 46°03'14" E, 28.28 feet;

N 88°56'46" E, 140.00 feet;

N 47°20'53" E, 15.49 feet;

A non-tangent curve to the left having a central angle of 03°54'19", a radius of 291.98 feet, a chord of S 87°21'08" E – 19.90 feet, an arc length of 19.90 feet;

N 88°56'46" E, 274.74 feet;

N 58°56'46" E, 22.00 feet;

N 88°56'46" E, 475.94 feet;

S 46°03'14" E, 21.21 feet;

N 88°56'46" E, 110.00 feet;

N 43°56'46" E, 21.21 feet;

N 88°56'46" E, 119.73 feet;

A non-tangent curve to the right having a central angle of 10°43'23", a radius of 271.17 feet, a chord of S 85°03'28" E – 50.68 feet, an arc length of 50.75 feet;

A non-tangent curve to the left having a central angle of 11°22'30", a radius of 290.50 feet, a chord of S 85°21'59" E – 57.58 feet, an arc length of 57.67 feet;

N 88°56'46" E, 239.55 feet;

N 58°56'46" E, 22.00 feet;

And N 88°56'46" E, 1329.94 feet to the POINT OF BEGINNING with the subject tract containing 22,874,866 square feet or 525.135 acres of land.

LEGEND

○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
☎	POWER POLE
Ⓢ	SAN. SEWER MANHOLE
‹	GUY WIRE ANCHOR
⊸	SIGNPOST
▼	GAS MARKER
GTL	GAS TEST LEAD
GAS	GAS LINE MARKER
⋈	WATER VALVE
■	WATER METER
——x——x——	BARBED WIRE FENCE
——OHE——	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

Old Republic National Title Insurance Company, G.F. No. TX24-00344DM, Effective 5/8/2024

10(i)	Choctaw Watershed Control District, recorded in Vol. 890, Pg. 115; Vol. 2063, Pg. 703; Vol. 2075, Pg. 661 DRGCT AFFECTS
10(k)	Easement to North Texas Municipal Water District, recorded in Vol. 2050, Pg. 653 DRGCT AFFECTS AS SHOWN
10(l)	Easement to City of Sherman, recorded in Vol. 1133, Pg. 147 DRGCT AFFECTS AS SHOWN
10(m)	Easement to City of Sherman, recorded in Vol. 1133, Pg. 143 DRGCT AFFECTS AS SHOWN
10(n)	Easement to Grayson Pipeline L.L.C., recorded in Vol. 4830, Pg. 506 DRGCT AFFECTS AS SHOWN
10(q)	Easement to Oncor Electric Delivery Company LLC, recorded in Document No. 20240001753 OPRGCT AFFECTS AS SHOWN
10(r)	Easement to City of Sherman, recorded in Document No. 2023000029823 OPRGCT AFFECTS AS SHOWN
10(s)	Easement to City of Sherman, recorded in Document No. 2023000029824 OPRGCT AFFECTS AS SHOWN
10(t)	Easement to City of Sherman, recorded in Document No. 2023000029825 OPRGCT AFFECTS AS SHOWN
10(u)	Easement to City of Sherman, recorded in Document No. 2023000029826 OPRGCT AFFECTS AS SHOWN
10(v)	Easement to Oncor Electric Delivery Company LLC, recorded in Document No. 2023000032858 and refiled in Doc. No. 20240001753 OPRGCT SAME AS ITEM 10(q) ABOVE
10(w)	Easement to City of Sherman, recorded in Document No. 2023000034069 OPRGCT AFFECTS AS SHOWN

Line Table		
Line #	Bearing	Distance
BL1	S 10°12'38" W	36.87'
BL2	S 29°44'21" E	78.17'
BL3	S 10°16'39" W	210.63'
BL4	S 15°45'04" W	200.70'
BL5	S 10°19'26" W	400.24'
BL6	S 04°30'58" W	201.00'
BL7	S 10°13'32" W	133.90'
BL8	N 88°48'00" E	221.40'
BL9	N 87°40'02" E	216.09'

Line Table		
Line #	Bearing	Distance
BL10	N 88°19'14" E	161.80'
BL11	S 00°22'29" E	100.00'
BL12	N 89°37'31" E	435.70'
BL13	N 00°22'29" W	81.30'
BL14	N 78°12'41" E	10.91'
BL15	N 85°50'44" E	39.87'
BL16	S 01°03'14" E	58.17'
BL17	N 88°56'46" E	369.24'
BL18	S 46°03'14" E	56.57'

Line Table		
Line #	Bearing	Distance
BL19	N 88°56'46" E	97.00'
BL20	N 01°03'14" W	11.00'
BL21	N 43°56'47" E	56.57'
BL22	N 88°56'46" E	832.35'
BL23	S 46°03'14" E	28.28'
BL24	N 88°56'46" E	140.00'
BL25	N 47°20'53" E	15.49'
BL26	N 88°56'46" E	274.74'
BL27	N 58°56'46" E	22.00'

Line Table		
Line #	Bearing	Distance
BL28	N 88°56'46" E	475.94'
BL29	S 46°03'14" E	21.21'
BL30	N 88°56'46" E	110.00'
BL31	N 43°56'46" E	21.21'
BL32	N 88°56'46" E	119.73'
BL33	N 88°56'46" E	239.55'
BL34	N 58°56'46" E	22.00'
BL35	N 88°56'46" E	1329.94'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	19.90'	291.98'	3°54'19"	S 87°21'08" E	19.90'
BC2	50.75'	271.17'	10°43'23"	S 85°03'28" E	50.68'
BC3	57.67'	290.50'	11°22'30"	S 85°21'59" E	57.58'

SURVEYOR'S CERTIFICATE

To: KB HOME Lone Star Inc., Sparks Shepard Ventures LLC, Old Republic National Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 6/4/24.

Date of Plat or Map: 6/27/24

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

Darren K. Brown, RPLS 5252

darren.brown@spiarsengineering.com

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48181C0400F & 48181C0425F, effective on 09/29/2010. The property is located in Zone "A" (No base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING & SURVEYING

ALTA/NSPS LAND TITLE SURVEY

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Shepherd's Place

Issue Dates:
6/27/24

Date

Revisions

Scale: 1" = 300'
Drawn By: ED
Checked By: DKB
Sheet 1 of 1
JOB # 22-064

HILLWOOD
COMMUNITIES
A PEROT COMPANY®

January 10, 2025

Attn: Rob Rae, AICP
Director of Development Services
City of Sherman, Texas

RE: Shepherd's Place PD Amendment –Engineering Comments and Cluster Homes Addition

The following is a response to the two comments Hillwood received on January 2, 2025 from the Sherman engineering department for the proposed Shepherd's Place PD amendment.

1. **Updated Transportation Master Plan shall reflect current Right of Way requirements of 90' ROW for a Minor Thoroughfare and 60-70' ROW for a Commercial Collector as referenced in Exhibit "C."**

   Right-of-Way dimensions for Exhibits E3 (Commercial Collector) & F1 (Minor Arterial) were consistent with the current PD and Hillwood intended to keep them. However, Hillwood is willing to accept these changes and will circulate the updated Right-of-Way dimensions for Exhibits E3 (Commercial Collector) & F1 (Minor Arterial) for the amended PD .

2. **Remove Updated Street Section for Local Streets in Exhibit "D" unless satisfactory justification can be provided to Engineering Department for review and approval.**

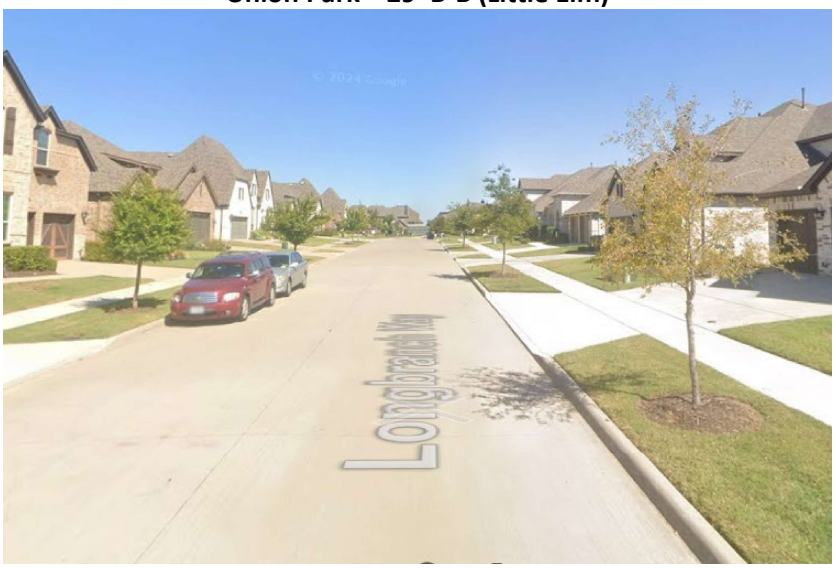
   Hillwood is requesting to amend the Local Streets section to maintain the same Right-of-Way at 50-feet but utilize a smaller pavement section at 29-feet back to back. Hillwood has effectively used this pavement cross section in several of our DFW area communities (Pecan Square, Union Park, Lilyana & Bluewood) consistent with standards in many North Texas cities. We feel that the smaller pavement section allows for the following benefits:
   - Less City maintenance
   - Reduced travel speed of vehicles
   - Less pavement for children to cross at intersections, and
   - Allows for wider parkways (i.e. street trees and a more open feel for pedestrians)

   Street views of the 29-feet back to back pavement cross section within existing Hillwood projects, and other North Texas cities, have been included below for your review and consideration of this request.

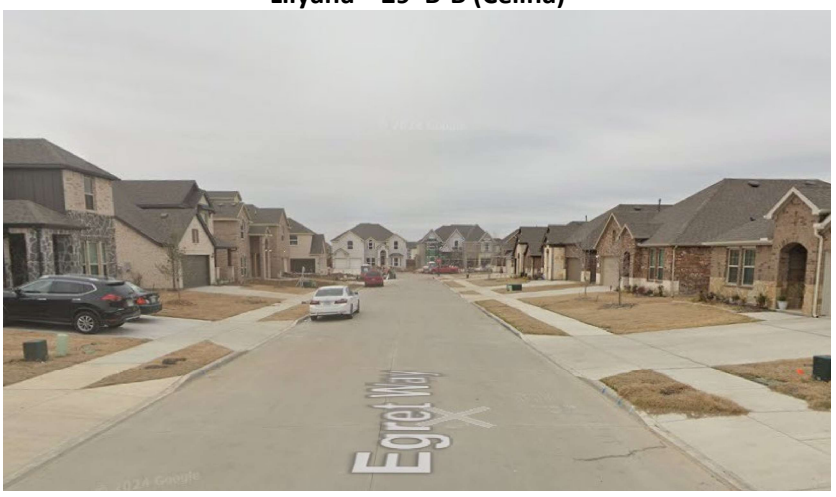
Pecan Square—29’ B-B (Northlake)



Union Park—29’ B-B (Little Elm)



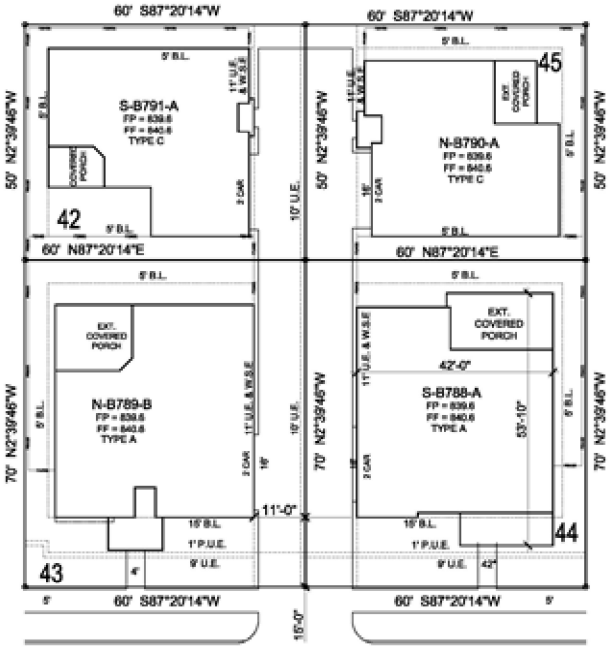
Lilyana—29’ B-B (Celina)



As an addition to the PD amendment, Hillwood is requesting to add Cluster Homes as an allowed use within the Single-Family and Flex areas of the Shepherd's Place Development. Below is a quick summary of Cluster Homes and examples of Cluster Homes product:

Cluster Home Summary

- Cluster Homes are built utilizing a shared driveway with up to 4 single-family units
- Cluster Homes shall be 2 floors with occupied attic space/dormer or basement
- Maximum lot coverage: 80% total, including main and accessory buildings.
- Minimum lot width requirement: 30 feet.
- Minimum setback requirements: 5 feet front, side, and rear. Side yard may slide as long as total side is 10 feet between two adjacent detached single family residences.
- Lot Layout Example:



HEDGEBROOK PLACE

Example of Cluster home on following pages:

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Cluster Home Product Examples





HILLWOOD
COMMUNITIES
A PEROT COMPANY®



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6400 TO AMEND CERTAIN PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS AND EXHIBITS APPLICABLE TO PROPERTY GENERALLY LOCATED IN THE 100-200 BLOCKS OF WEST SHEPHERD DRIVE, BEING APPROXIMATELY 531.87 ACRES IN THE FRIAR MCNEELY SURVEY, ABSTRACT NO. 826, THE BENJAMIN LINDSAY SURVEY, ABSTRACT NO. 733 AND THE M. HUNT SURVEY, ABSTRACT NO. 603; DESCRIBING THE PROPERTY TO BE REZONED; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE; INCLUDING FINDINGS 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 Ordinance; and

WHEREAS, the City Council finds that amending the planned development district development standards and exhibits established by Ordinance No. 6400 as described in this Ordinance is in accordance with the Comprehensive Plan and will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of required 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 amend the planned development district development standards and exhibits established by Ordinance No. 6400 as described in this Ordinance.

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, Ordinance No. 6400 is hereby amended as follows with respect to the approximately 531.87-acre tract of land described on **Exhibit 1** of this Ordinance (the "Property):

A. The following provisions from the body of Ordinance No. 6400 (Development Standards) are modified as follows:

    a. Section 2, Zoning Comment 3 has been fulfilled as of the preliminary plat submittal for the Property on November 16, 2021.

~~b.~~ Section 2, Engineering Comment 8 as follows is deleted in its entirety, and the City will extend sewer facilities to the subject property as agreed to in a development agreement amendment between the property owner and the City: ~~City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. Sewer capacity shall be verified for proposed use. Chapter 13. Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).~~

B. The provisions on Exhibit 2 of Ordinance No. 6400 (Development Standards) are modified as follows:

a. There are no minimum or maximum square footage size requirements for a cottage style home.

b. Density is defined as follows: DENSITY shall mean the number of units or the building area compared to the gross acres of a land use area described on the attached **Exhibit E** and shown on the attached **Exhibit A**. For example, density for the single family residential area shown on **Exhibit A** will be based off of the number of units compared to the gross acreage of the 289-acre singe family residential land use area.

c. Section D(3) of the Development Plan (Open Space Guideline Plan – Exhibit B) is deleted in its entirety.

d. Section E(2) of the Development Plan (Permitted Uses in the Residential Area) is amended in its entirety to read as follows:

Residential Area.

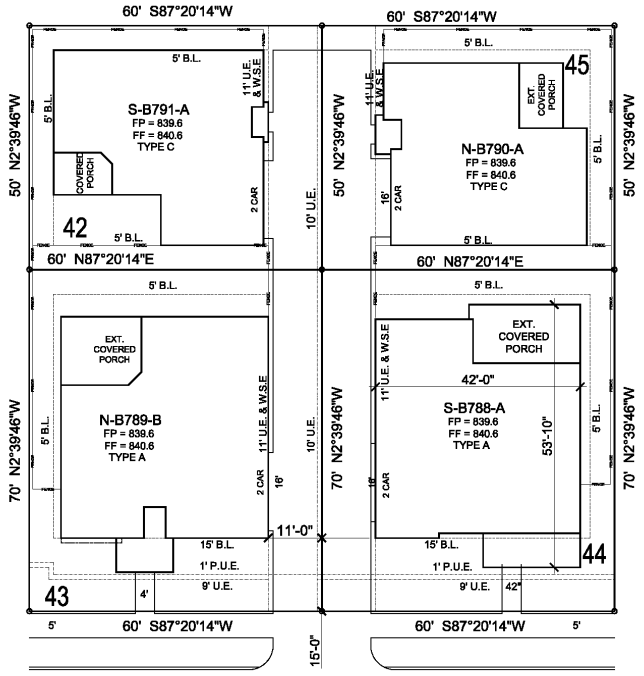
- Accessory Dwelling
- Accessory Structures and Garages
- Amenity Center
- Assisted Living Facility / Memory Care
- Childcare Facility (limited to one facility on a maximum of five acres)
- Church/Place of Worship
- Community Service
- Dwelling, Cluster Home
- Dwelling, Cottage Home
- Dwelling, Garden Style Home
- Dwelling, Single Family
- Dwelling, Townhouses
- Dwelling, Two, Three or Four Family (Duplex, Triplex, or Fourplex)
- Educational Facility
- Outdoor Recreation
- Park/Playground
- Post Office
- School (K through 12)
- Temporary Construction Trailers

- Temporary HUD-certified Manufactured Homes Permitted by this Ordinance in Connection with the Municipal Utility District
- Water Wells for Non-Potable Usage

e. Section E(3) of the Development Plan (Permitted Uses in the Flex Residential Area) is amended in its entirety to read as follows:

Flex Residential Area.
- Accessory Dwelling
- Accessory Structures and Garages
- Amenity Center
- Assisted Living Facility / Memory Care
- Childcare Facility
- Church/Place of Worship
- Community Service
- Continuing Care Retirement Community
- Convalescent and Nursing Home
- Dwelling, Cluster Home
- Dwelling, Cottage Home
- Dwelling, Garden Style Home
- Dwelling, Multifamily
- Dwelling, Single Family
- Dwelling, Townhouses
- Dwelling, Two, Three or Four Family (Duplex, Triplex, or Fourplex)
- Educational Facility
- Family Home (Big House)
- Hotel/Motel
- Independent Senior Living Facility
- Medical Office/Services/Surgery Center
- Outdoor Recreation
- Park/Playground
- Post Office
- School (K through 12)
- Storage
- Temporary Construction Trailers
- Temporary HUD-certified Manufactured Homes Permitted by this Ordinance in Connection with the Municipal Utility District
- Utilities
- Water Wells for Non-Potable Usage

f. A definition of Cluster Home is added as follows: Cluster Home means a type of single family residential housing in which four detached homes share a single drive or auto court, similar to the layout pictured below:



HEDGEBROOK PLACE

g. Section H of the Development Plan is amended to add a new subsection (e) under Residential Standards for Cluster Home that reads as follows:

1. Cluster Homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities
2. Cluster Homes may be served by auto courts or a single driveway accessed from an alley or a residential street. Up to four single-family units (attached or detached) may share a single driveway access to a public street using an auto court arrangement and the platting for Cluster Homes may include lots that are not directly fronting public streets if they include a connecting shared access easement. No minimum building separation shall be required.
3. Cluster Homes shall be a maximum of 2 floors with occupied attic space/dormer or basement allowed.
4. Cluster Homes can be "for sale" product.
5. Maximum lot coverage: 80% total, including main and accessory buildings.
6. Minimum lot width requirement: 30 feet.
7. Minimum setback requirements: 5 feet front, side, and rear. Side yard may slide as long as total side is 10 feet between two adjacent detached single family residences.
8. Maximum Density: 12 units/acre.
9. Recreational vehicles or motor homes may not be used for on-site dwelling purposes.

10. Cluster Homes are not required to be directly accessed from the street and the sidewalk, and building entrances are not required to be oriented toward or perpendicular to a street or private drive.

h. The minimum parking requirement for a Cluster Home shall be 1.5 spaces per unit on a paved driveway, concrete, or similar paved surface such as turf pavers, brick pavers, or asphalt. Space in an enclosed garage shall count as provided parking.

i. Section H(2)(a) of the Development Plan related to Minor Modifications is amended to allow a Minor Modification that changes the circulation shown on the Transportation Plan as long as the intent of the Transportation Plan is not materially changed. The other requirements for Minor Modifications in Section H(2)(a) shall remain unchanged.

j. Section H(3)(b) of the Development Plan (Area Standards for Townhomes) is amended to reduce the minimum lot width for townhomes to 22 feet, allow each unit to have access from a public street or alley, a mews, or an attached green space, and to reduce the building separation to ten feet.

k. Section H(3)(c) of the Development Plan (Area Standards for Patio Homes) is amended to increase the maximum lot coverage to 75% (including main and accessory buildings), and to allow the minimum side yard to be a combined total of ten feet (i.e., no minimum side yard setback on either side as long as the combination of the actual side yard setbacks equals at least ten feet).

l. Section H(3)(d) of the Development Plan (Area Standards for Single Family Detached Homes) is amended to increase the maximum lot coverage to 65% (including main and accessory buildings).

m. Section I(4)(c) of the Development Plan (Site Elements/Lighting Performance Requirements) is amended to add the following sentence: Lighting is not required on a trail system.

n. Section I(4)(h) of the Development Plan (Site Elements/Lighting Performance Requirements) is amended to delete the requirement for a 3' concrete base on parking lot lighting poles.

o. Section I(5)(c)(8)(b) of the Development Plan (Site Elements/Minimum Parking Requirements/On-Street Parking) is amended as follows: On-street parking within 250 feet of a parcel shall be counted toward the total required parking for that parcel.

p. Amendments to the Attachments to the Development Plan:

- No building is required to be designed in the Ranching Heritage Architectural Style.

- Attachment A (Commercial/Office/Medical Architectural Standards), Section B(4) (Building Design and Materials) shall be deleted in its entirety.

- The list of acceptable building materials on Attachment A (Architectural Standards for Commercial/Office/Medical, Section B(5c) shall be deleted.

- Attachment B (Retail/Entertainment/Restaurant), Section B(3) (Building Design and Materials) shall be deleted in its entirety.

- Wrought iron style metal picket fencing is allowed provided it is interrupted with masonry columns or walls (to match the building) such that no run of metal picket fencing exceeds 100 feet.

- Concrete walls (precast, cast-in-place, and tilt up) are permitted as a fencing material.

- The Director of Development Services may grant exceptions to minimum and maximum trail widths to preserve existing trees.

- Attachment D (Single Family Residential Architectural Standards) is amended as follows:

    1. The building elevation repetition requirement in Section (A)(1) is deleted the replaced with the following: For Single Family Detached construction other than Cluster Homes, no two front building elevations shall be repeated within three lots of each other on the same side of the street (i.e., there shall be at least three intervening lots between lots on the same side of the street with the same front building elevations). Building elevations may be repeated without restriction for Cluster Homes and Townhomes.

    2. Section (A)(4) and Section (A)(4)(a) are deleted, which relate to building access from the street and sidewalk and garage doors occupying no more than 50% of the total building facade.

    3. Section (B)(3)(f) is amended to state that general color palette shall be of earth tones, gray tones, white, variations or white, or other neutral colors with other accent colors permitted up to a maximum of 10% of each facade.

    4. Section (D)(1) related to landscaping for detached single family is deleted and replaced with the following: Front yard trees shall be provided along all public and private streets consistent with the requirements in the Sherman Development Code excepting to replace with: One tree per lot, which may be planted in the parkway or on the lot.

5. Section G (Fencing) is amended to add enhanced wood as a permitted fencing material along the perimeter of a development site in a single family zoned, as illustrated on **Exhibit B** ("Enhanced Horizontal Community Fencing"), and to provide that perimeter fencing is not required to be constructed with level wall/fence tops.

6. Street trees are permitted in all residential parkway areas. Street trees planted within the parkway shall be species that are not intended to negatively impact public infrastructure long term.

C. MUD Director Lots. The conveyance, from time to time, by metes and bounds or otherwise of any portion of the Property to any person for the purpose of qualifying such person to be a member of the board of directors of the Municipal Utility District shall not be considered a subdivision of land requiring a plat or otherwise requiring the approval of the City; provided, however, no building, other than manufactured housing authorized by this Ordinance, shall be constructed on any property conveyed for such purpose unless and until a plat of such portion has been approved by the City.

D. Temporary Manufactured Homes for the MUD. A maximum of three temporary HUD-certified manufactured homes may be located within the single family residential and flex residential areas of the Property at any given time for any purpose necessary for the creation or administration of the Municipal Utility District (including, but not limited to, providing qualified voters within the District or qualifying persons to serve on the Board of Directors of the District). The owner of the affected property shall notify the City of the location of, make and model of, HUD number for, and 911 address of each home within 30 days after the home is occupied. Manufactured homes permitted by this Ordinance: (a) are not required to be located on a platted lot; (b) do not require a building permit; (c) do not require a certificate of occupancy; (d) do not otherwise have to comply with zoning or other development regulations; (e) do not require any permit or other approval by the City; and (f) will be promptly removed when no longer needed for the creation or administration of the District.

E. Notwithstanding anything to the contrary in Ordinance No. 6400 or any other City regulation: (a) Ordinance No. 6400 and this Ordinance are ordinances that are subject to and governed by Chapter 245, Texas Local Government Code, and a person may acquire vested interests in these ordinances in accordance with Chapter 245; and (b) the Property shall be developed in compliance with this Ordinance and the City's applicable regulations in effect on July 19, 2021 (the effective date of Ordinance No. 6400), and all provisions in Ordinance No. 6400 in conflict with this paragraph shall be of no effect.

F. The following exhibits are attached hereto and incorporated herein for all purposes:

a. **Exhibit 1** – Description of the Property

b. **Exhibit A** – Updated Concept Plan

The Concept Plan establishes the initial plan for general zoning guidelines in the DP by illustrating in graphic form both internal and external streets, thoroughfares, other means of access, and uses.

Note: The updated Concept Plan on the attached **Exhibit A** replaces both Exhibit A Conceptual Plan and Exhibit 3, Exhibit A Conceptual Plan attached to Ordinance No. 6400.

c. **Exhibit B** – Enhanced Horizontal Community Fencing

Note: Exhibit B to Ordinance No. 6400 (Open Space Guideline Plan), and all references in ordinance No. 6400 to that exhibit, are deleted. References to **Exhibit B** (Enhanced Horizontal Community Fencing) shall relate only to this Ordinance.

d. **Exhibit C** – Updated Transportation Master Plan

Note. Exhibit C to Ordinance No. 6400 is updated with the attached **Exhibit C**.

Development shall generally comply with **Exhibit C**, and strict compliance shall not be required. The City Council finds that **Exhibit C** attached to this Ordinance is consistent with the City's Existing Master Thoroughfare Plan and Comprehensive Plan.

e. **Exhibit D** – Updated Street Sections for Local Streets, Commercial Collectors, and Minor Arterials

Note: The local street section attached to Ordinance No. 6400 as part of Exhibit D is replaced with the local street section attached on **Exhibit D**. The commercial collector street section attached to Ordinance No. 6400 as part of Exhibit E-3 is replaced with the commercial collector street section attached on **Exhibit D**. The minor arterial street section attached to Ordinance No. 6400 as part of Exhibit F-1 is replaced with the minor arterial street section attached on **Exhibit D**.

Street sections for all other street types to remain as shown in Ordinance No. 6400.

f. **Exhibit E** – Updated Site Summary Table

Note: Exhibit G (Site Summary Table) to Ordinance No. 6400 is updated with the attached **Exhibit E**.

SECTION 2. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 3. That it shall be unlawful for any person to make use of the Property is 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 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 4. That the General Zoning Ordinance shall remain in full force and effect, save and except as amended by this ordinance 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 5. 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 6. That is it 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 7. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter and after Hillwood Enterprises, L.P. or its affiliated entity purchases a portion of the property governed by this Ordinance. Hillwood Enterprises, L.P. will provide proof of property ownership no later than September 30, 2025.

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

INTRODUCED on this ___ day of ____, 2025.

ADOPTED on this ___ day of_____, 2025.

EFFECTIVE DATE on this ___ day of _____, 2025.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____

LINDA ASHBY, CITY CLERK

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

BY: _____

NAME: _____
CITY ATTORNEY

EXHIBIT 1
METES AND BOUNDS DESCRIPTION OF THE 531.87-ACRE PROPERTY

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the M. Hunt Survey, Abstract No. 603, the F. McNeely Survey, Abstract No. 826, and the B. Lindsey Survey, Abstract No. 733, City of Sherman, Grayson County, Texas, being all of a tract conveyed to Sparks Shepard Ventures LLC, by deed recorded in Document No. 2021-43265 of the Official Public Records, Grayson County, Texas (OPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at the intersection of Shepherd Drive, a public right-of-way, with the west line of U.S. Highway 75, a variable width public right-of-way, being the southeast corner of a right-of-way dedication to the City of Sherman, recorded in Document No. 2023-29826 OPRGCT, and from which a MAG nail with flasher found for the northeast corner thereof bears N 10°12'38" E, 52.13 feet;

THENCE along the west line of said highway, the following:

S 10°12'38" W, 36.88 feet to a TxDOT aluminum monument found;

S 29°44'21" E, 78.17 feet to a TxDOT aluminum monument found;

S 10°16'39" W, 210.63 feet;

S 04°44'45" W, 1205.47 feet to a TxDOT brass monument found;

S 10°14'03" W, 1501.06 feet;

S 15°45'04" W, 200.70 feet;

S 10°19'26" W, 400.24 feet;

S 04°30'58" W, 201.00 feet;

And S 10°13'32" W, 133.90 feet to a 1/2" iron rod with plastic cap found for the northeast corner of a tract conveyed to South 266 LLC, recorded in Document No. 2018-23515 OPRGCT;

THENCE N 89°49'08" W, 5739.22 feet along the north line of said South 266 tract to a 1/2" iron rod with plastic cap found for the northwest corner thereof, being on the east line of a tract conveyed to WCH Family Partnership, recorded in Volume 4568, Page 789 OPRGCT;

THENCE N 01°25'13" W, 2755.32 feet along the east line thereof to a 1/2" iron rod found on the south line of a tract conveyed to Kyle Klassen, recorded in Document No. 2022-19946 OPRGCT;

THENCE N 88°48'00" E, 221.40 feet along the south line thereof to a 1/2" iron rod with plastic cap found for the southwest corner of a tract conveyed to Brian Parks, recorded in Volume 5294, Page 183 OPRGCT;

THENCE N 87°40'02" E, 216.09 feet along the south line thereof to a point for the southwest corner of a tract conveyed to Ryan Stoll, recorded in Volume 5906, Page 810 OPRGCT;

THENCE N 88°19'14" E, 161.80 feet along the lower south line thereof to a 60d nail found;

THENCE N 00°54'10" W, 1090.84 feet along the lower east line thereof to a 3/8" iron rod found;

THENCE N 89°37'31" E, along the upper south line of said Stoll tract, passing the upper southeast corner thereof, passing into and through Shepherd Drive, a total distance of 981.15 feet to the northwest corner of a tract conveyed to Farha Mohammad, recorded in Document No. 2023-12575 OPRGCT;

THENCE S 00°22'29" E, 100.00 feet along the west line thereof;

THENCE N 89°37'31" E, 435.70 feet along the south line thereof;

THENCE N 00°22'29" W, 81.30 feet along the east line thereof, to a point in Shepherd Drive;

THENCE N 78°12'41" E, 10.91 feet along said road;

THENCE N 85°50'44" E, 39.87 feet continuing along said road to the northwest corner of said right-of-way dedication;

THENCE along said dedication, the following:

S 01°03'14" E, 58.17 feet;

N 88°56'46" E, 369.24 feet;

S 46°03'14" E, 56.57 feet;

N 88°56'46" E, 97.00 feet;

N 01°03'14" W, 11.00 feet;

N 43°56'47" E, 56.57 feet;

N 88°56'46" E, 832.35 feet;

S 46°03'14" E, 28.28 feet;

N 88°56'46" E, 140.00 feet;

N 47°20'53" E, 15.49 feet;

A non-tangent curve to the left having a central angle of 03°54'19", a radius of 291.98 feet, a chord of S 87°21'08" E - 19.90 feet, an arc length of 19.90 feet;

N 88°56'46" E, 274.74 feet;

N 58°56'46" E, 22.00 feet;

N 88°56'46" E, 475.94 feet;

S 46°03'14" E, 21.21 feet;

N 88°56'46" E, 110.00 feet;

N 43°56'46" E, 21.21 feet;

N 88°56'46" E, 119.73 feet;

A non-tangent curve to the right having a central angle of 10°43'23", a radius of 271.17 feet, a chord of S 85°03'28" E - 50.68 feet, an arc length of 50.75 feet;

A non-tangent curve to the left having a central angle of 11°22'30", a radius of 290.50 feet, a chord of S 85°21'59" E - 57.58 feet, an arc length of 57.67 feet;

N 88°56'46" E, 239.55 feet;

N 58°56'46" E, 22.00 feet;

And N 88°56'46" E, 1329.94 feet to the POINT OF BEGINNING with the subject tract containing 22,874,866 square feet or 525.135 acres of land.

EXHIBIT A
UPDATED CONCEPT PLAN

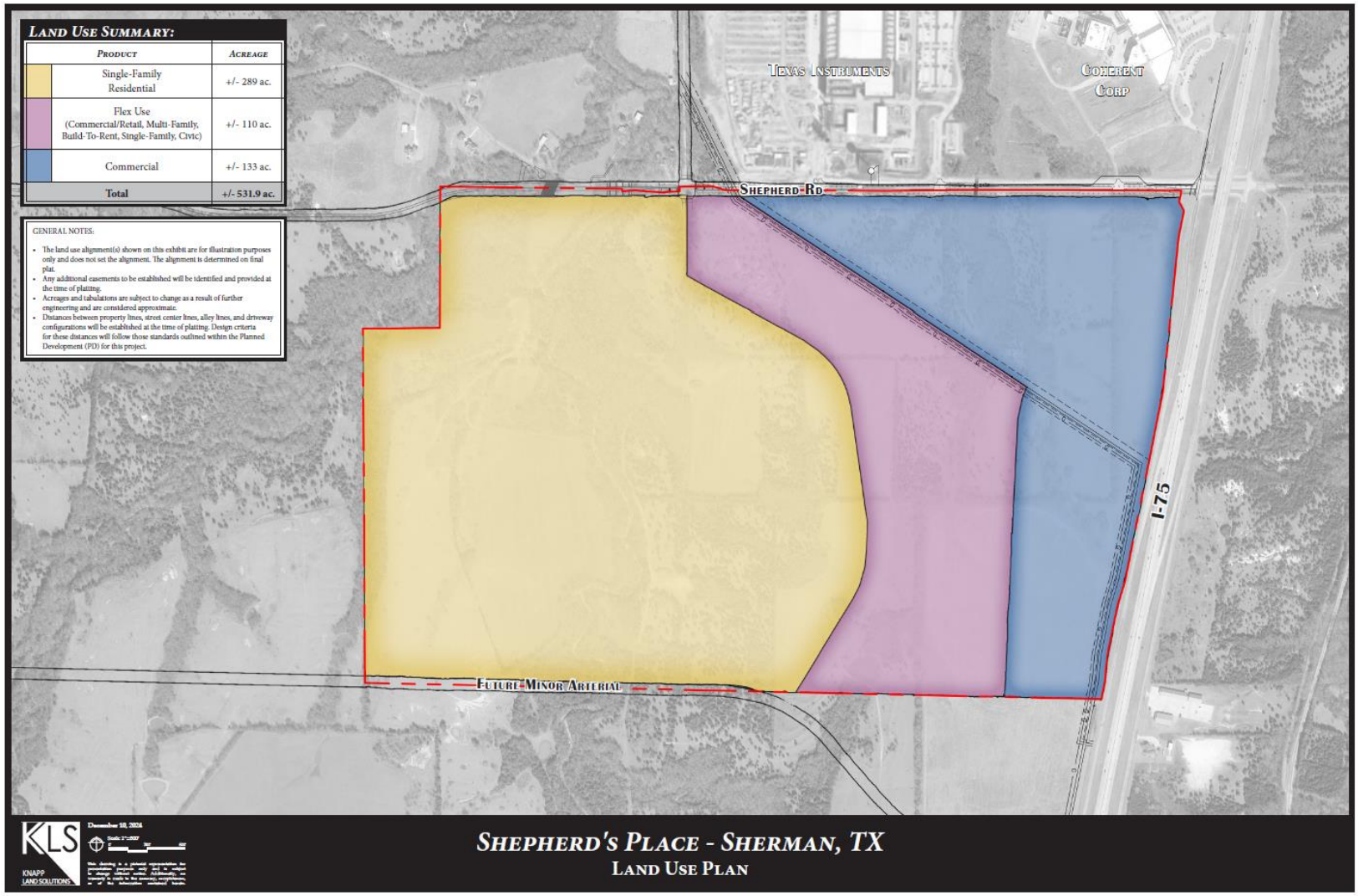
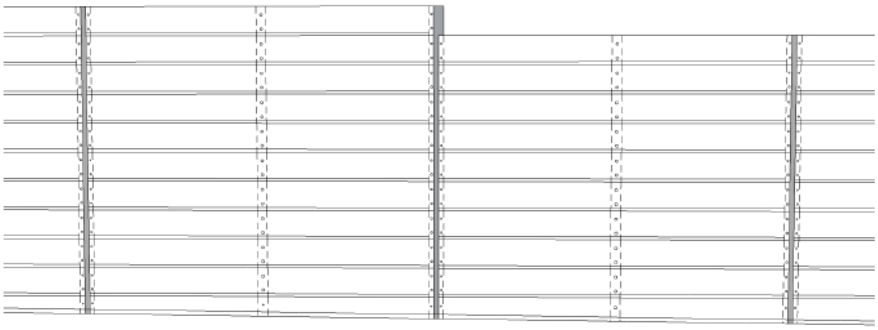


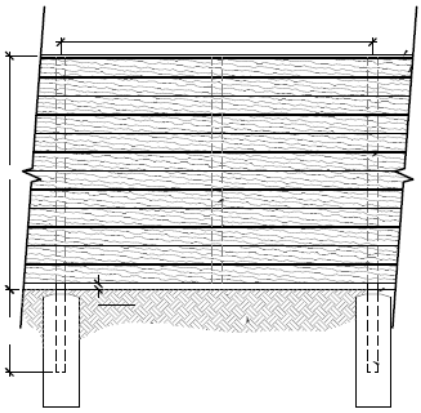
EXHIBIT B
ENHANCED HORIZONTAL COMMUNITY FENCING

FENCE: BOARD TO BOARD

Fences should be compatible with the design, materials, and colors of the principal structure.

All fence to be 6'-0" in height.





EXAMPLE ENHANCED COMMUNITY FENCING

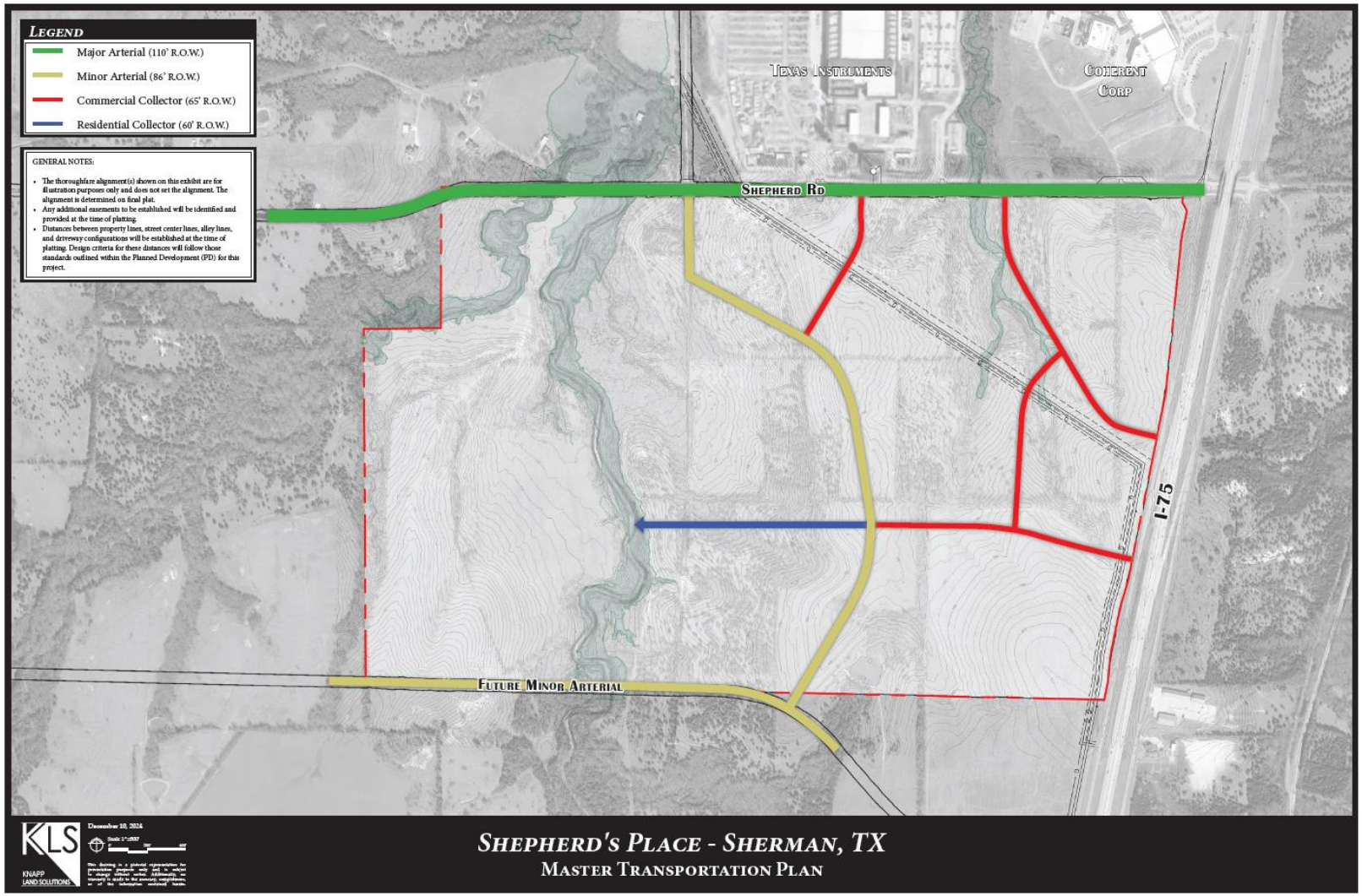






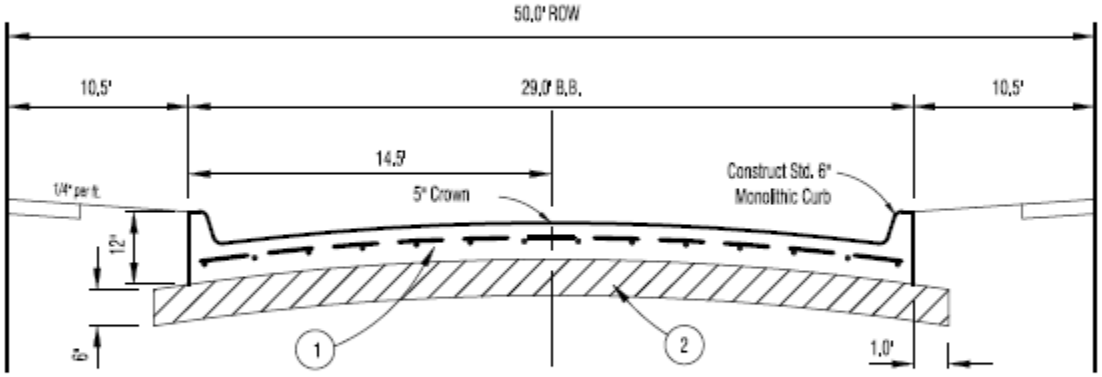


EXHIBIT C
UPDATED TRANSPORTATION MASTER PLAN



EXHIBITI D
UPDATED STREET SECTIONS
(LOCAL STREETS, COMMERCIAL COLLECTORS, MINOR ARTERIALS)

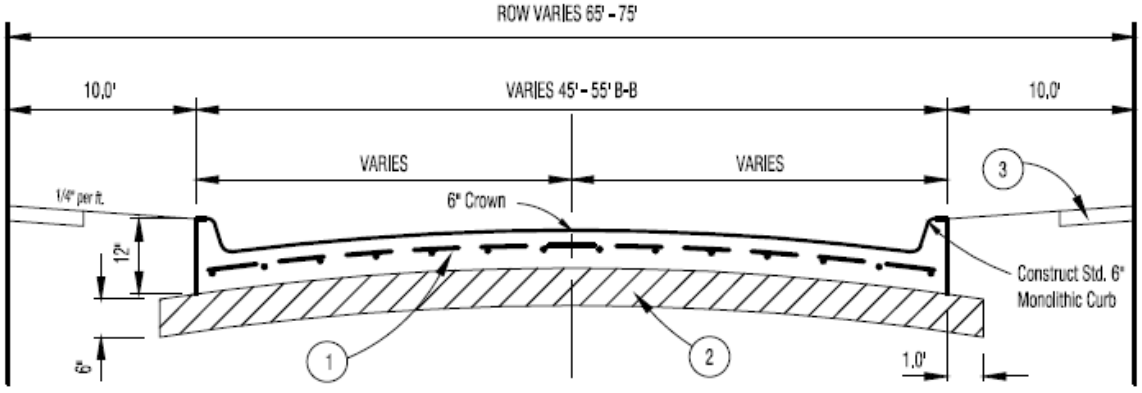
EXHIBIT "D" - LOCAL STREET



29' BB Pavement Section
Not To Scale

1. 6" Thk.–4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade

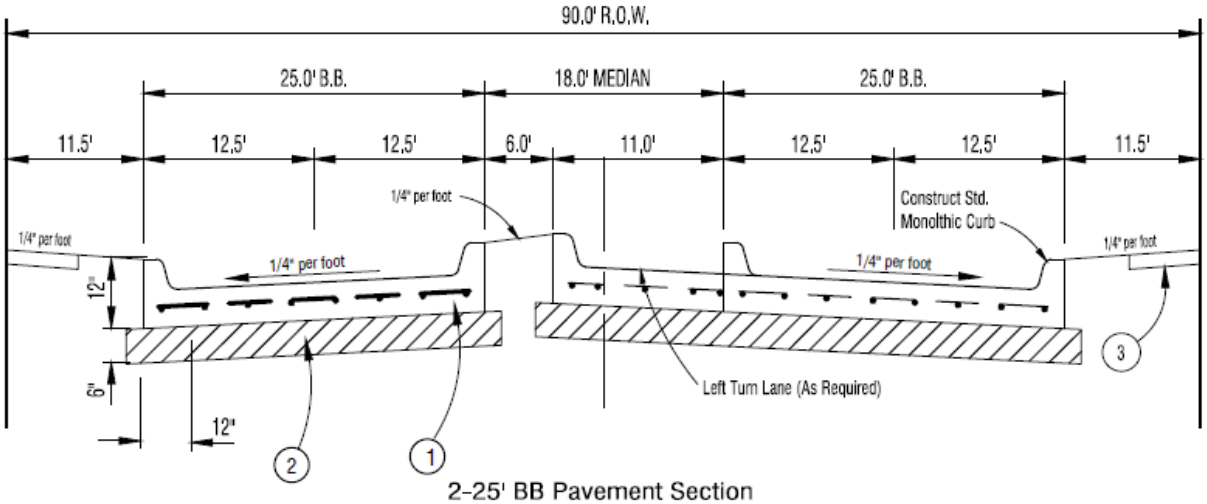
EXHIBIT "E.3" - COMMERCIAL COLLECTOR



45' BB Pavement Section
Not To Scale

1. 7" Thk. –4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

EXHIBIT "F.1" - MINOR ARTERIAL



2-25' BB Pavement Section

Not To Scale

1. 8" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

EXHIBIT G
UPDATED SITE SUMMARY TABLE

Summary Table of Shepherd's Place	
Category	Gross Acres
Residential	289
Residential Flex	110
Commercial	133
Total Acres	531.89

Notes:

(1) Above gross acreages are approximate only and will be adjusted and finalized at Site Plan Approval. They are intended only to set expectations for city services to the project.

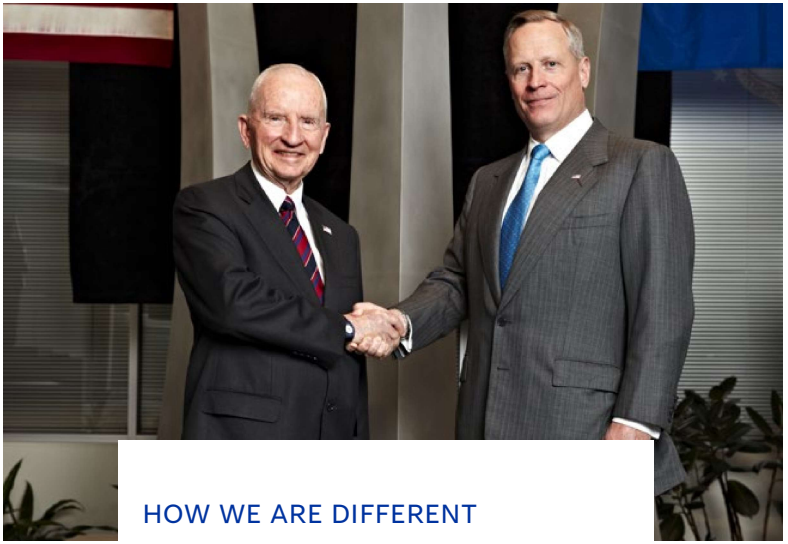
(2) Open Space, which includes parks, open space, buffers and flood plain areas, shall be a minimum of 10% of the total gross acres (53 acres).

HILLWOOD COMMUNITIES
A PEROT COMPANY®

Sherman
CLASSIC TOWN. BROAD HORIZON.

Hillwood Communities & Shepherd's Place PD Amendment

Sherman P&Z - 1/22/25



HOW WE ARE DIFFERENT

The Power of Perot

We develop the places that drive **commerce** and **communities.**

Founded by Ross Perot, Jr. in 1988

One of the country's leading independent real estate development firms

Developed the country's first industrial airport AllianceTexas

Core competencies:

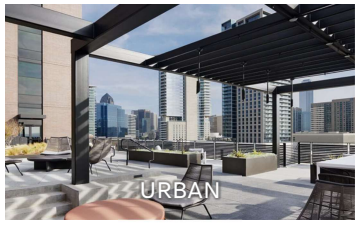
- Industrial logistics
- Single-family residential
- Multifamily residential
- Office and commercial













MASTER-PLANNED DEVELOPER

Hillwood Communities

- Focus on master-planned developments
- 35 years young
- Founded to address housing demand to support job creation in AllianceTexas
- Based in Dallas; offices in Houston & Austin
- Award-winning, amenity rich, and innovative developments
- 50,000 lots developed
- 51 team members
- 55 public and private home builders
- Homes from $300s to $1.5 Million

Texas Footprint

RAMBLE
CELINA, TEXAS

WOLF RANCH℠

PECAN SQUARE℠

TREELINE
GOOD LAND GOOD PEOPLE GOOD PLACE

Union Park℠

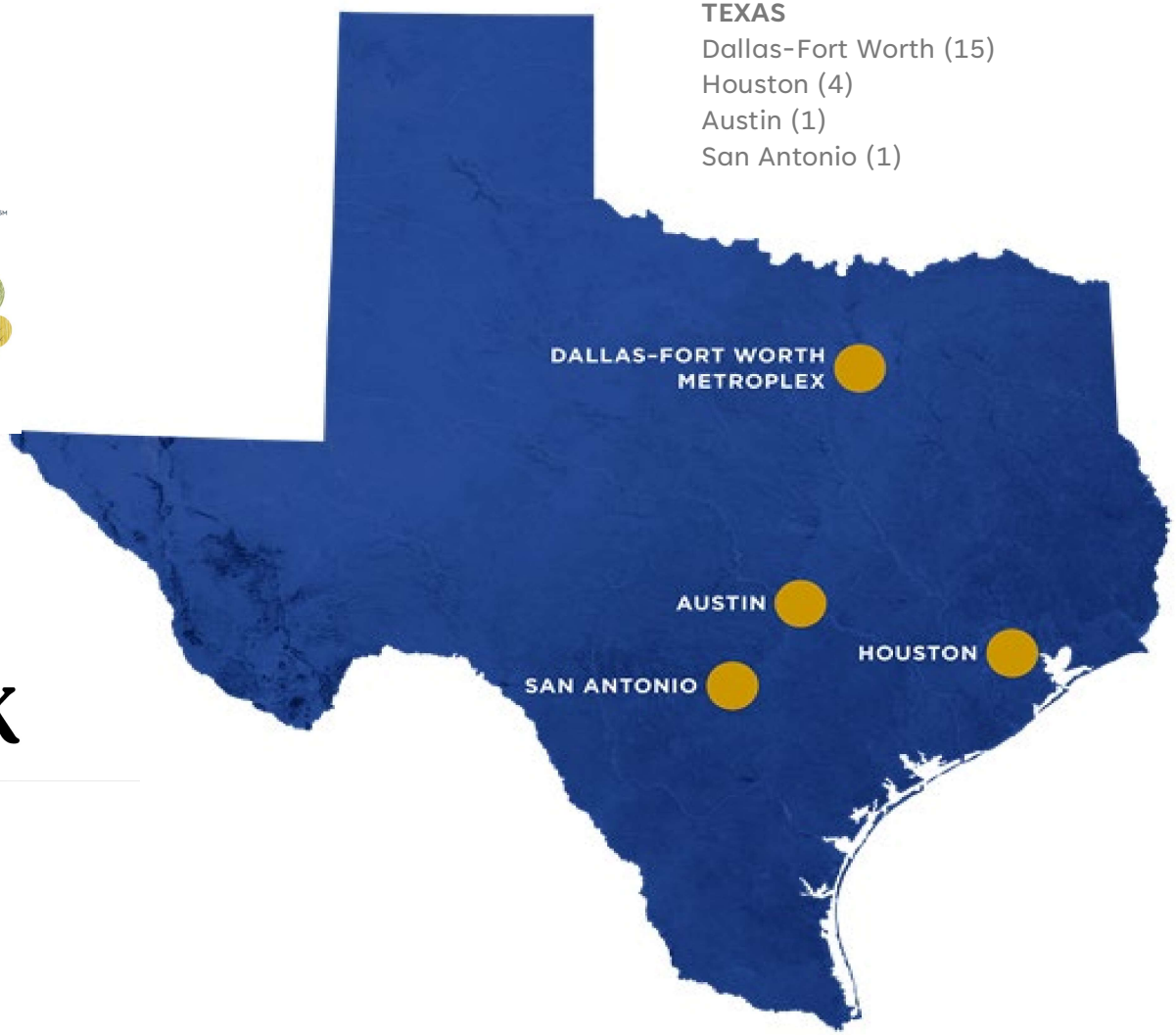
LANDMARK
DENTON ▲ TEXAS

POMONA
CREATED FOR LIVING

harvest

LEGACY

TEXAS
Dallas-Fort Worth (15)
Houston (4)
Austin (1)
San Antonio (1)





We Create Community

- Entitle, plan, and acquire land
- Create utility or financing districts (MUD, TIF, TIRZ, PID)
- Manage, design and construct horizontal infrastructure (water, sewer, roads, amenities, parks)
- Organize community design standards and CC&Rs
- Sell lots to homebuilders
- Market community to Realtors and buyers
- Develop and launch robust on-site lifestyle programs
- Sell or develop retail/commercial sites



WHAT WE DO

We see **placemaking** as a responsive, continuous evolution. Innovation for real-life experiences that are meaningful and ever-better. Every lifestyle community we create is informed by five **guiding principles**. This approach has led to a proven history of delivering long-term results for customers, partners, and investors.

Sense of community. Create a culture belonging.
Well-being. Nurture healthy living.
Enrichment. Empower lifelong learning.
Stewardship. Contribute to a more sustainable society and planet.
Innovation. A spirit of curiosity that advances quality of life.

Our Guiding Principles











Lifestyle

The Power of Community

We create places that bring people together.

Where neighbors become friends.

Friends become family.

And lifelong memories are made.











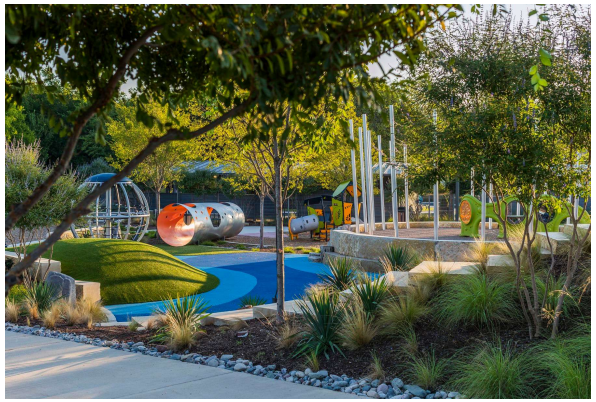


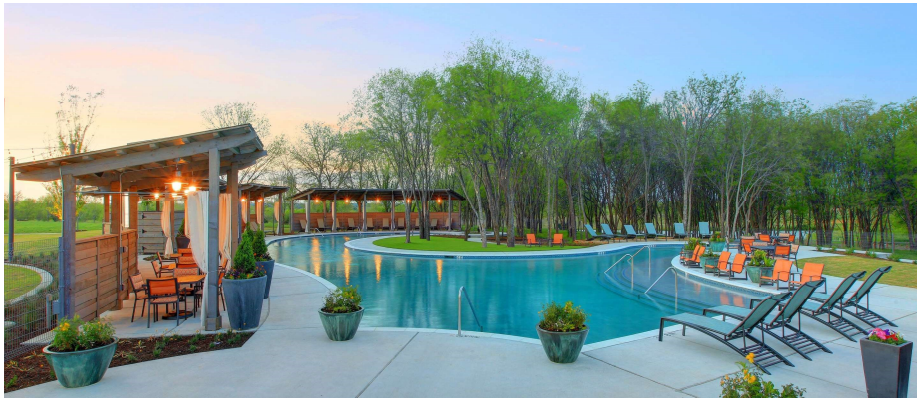


Providing a Stage for life















Outdoor engagement and education

















A Place to call Home













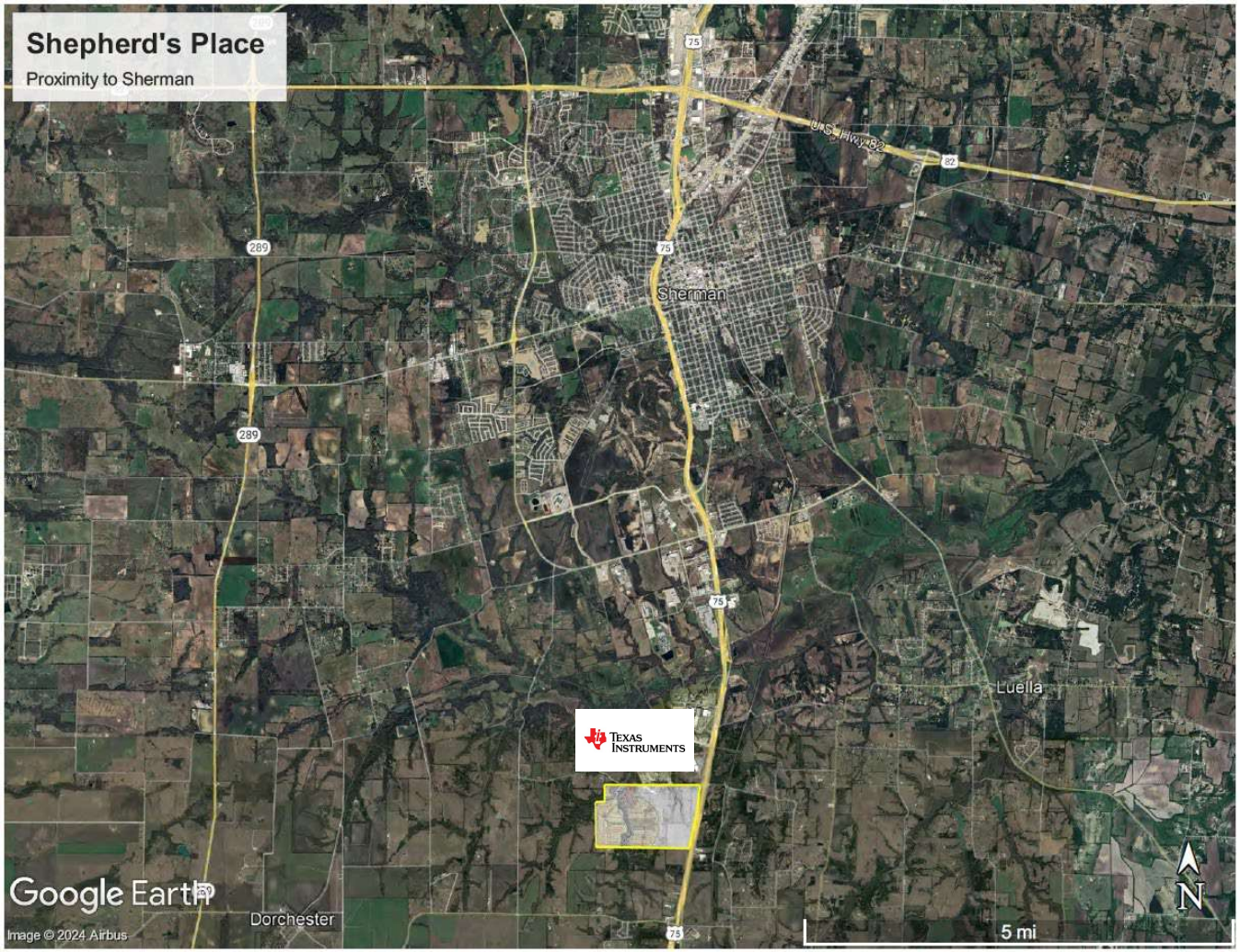




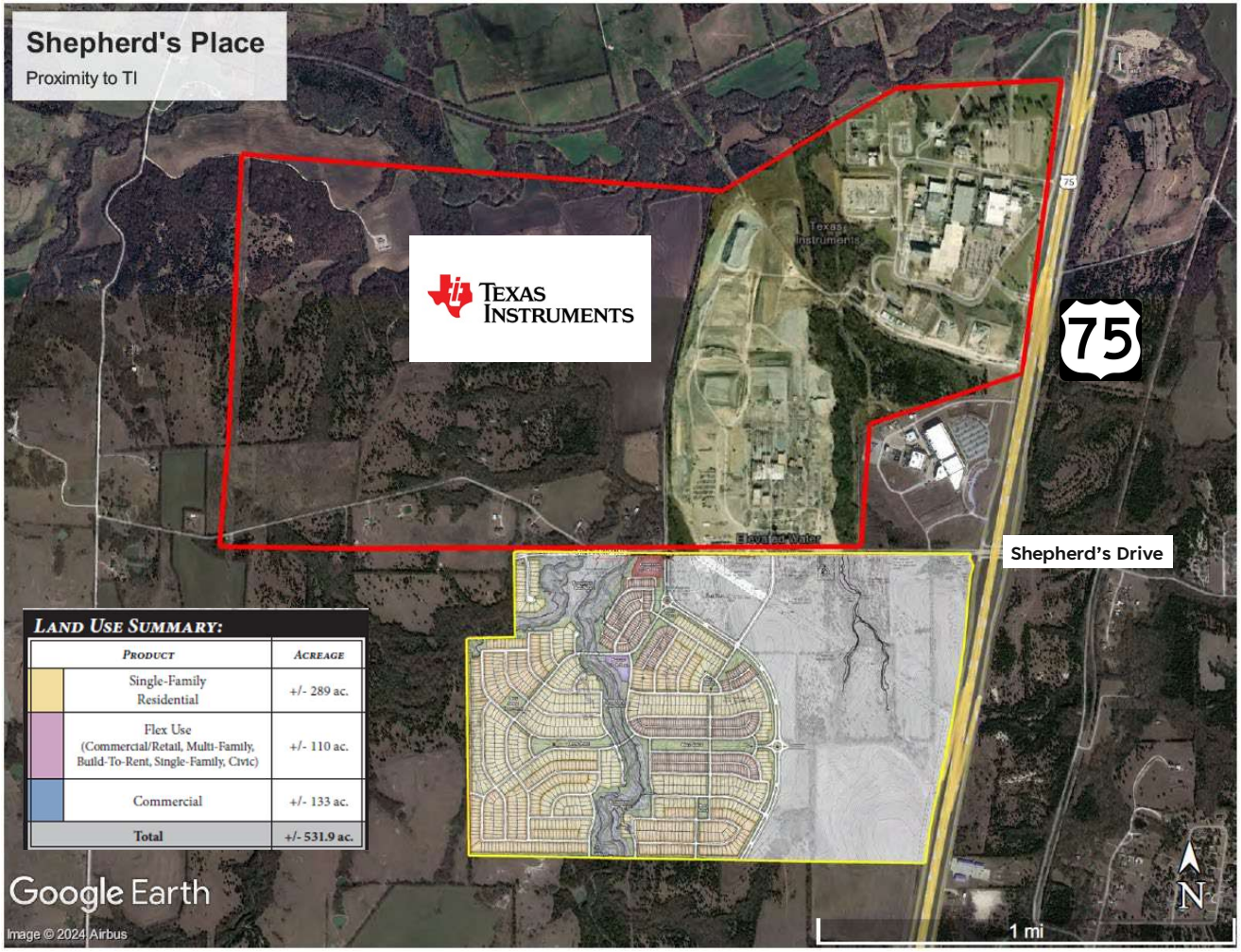
Shepherd's Place Property

BY HILLWOOD COMMUNITIES

Local Map


Shepherd's Place
Proximity to Sherman
U.S. Hwy 82
289
75
Sherman
Texas Instruments
Luella
Dorchester
Google Earth
Image © 2024 Airbus
N
5 mi

75 & Shepherd's Drive



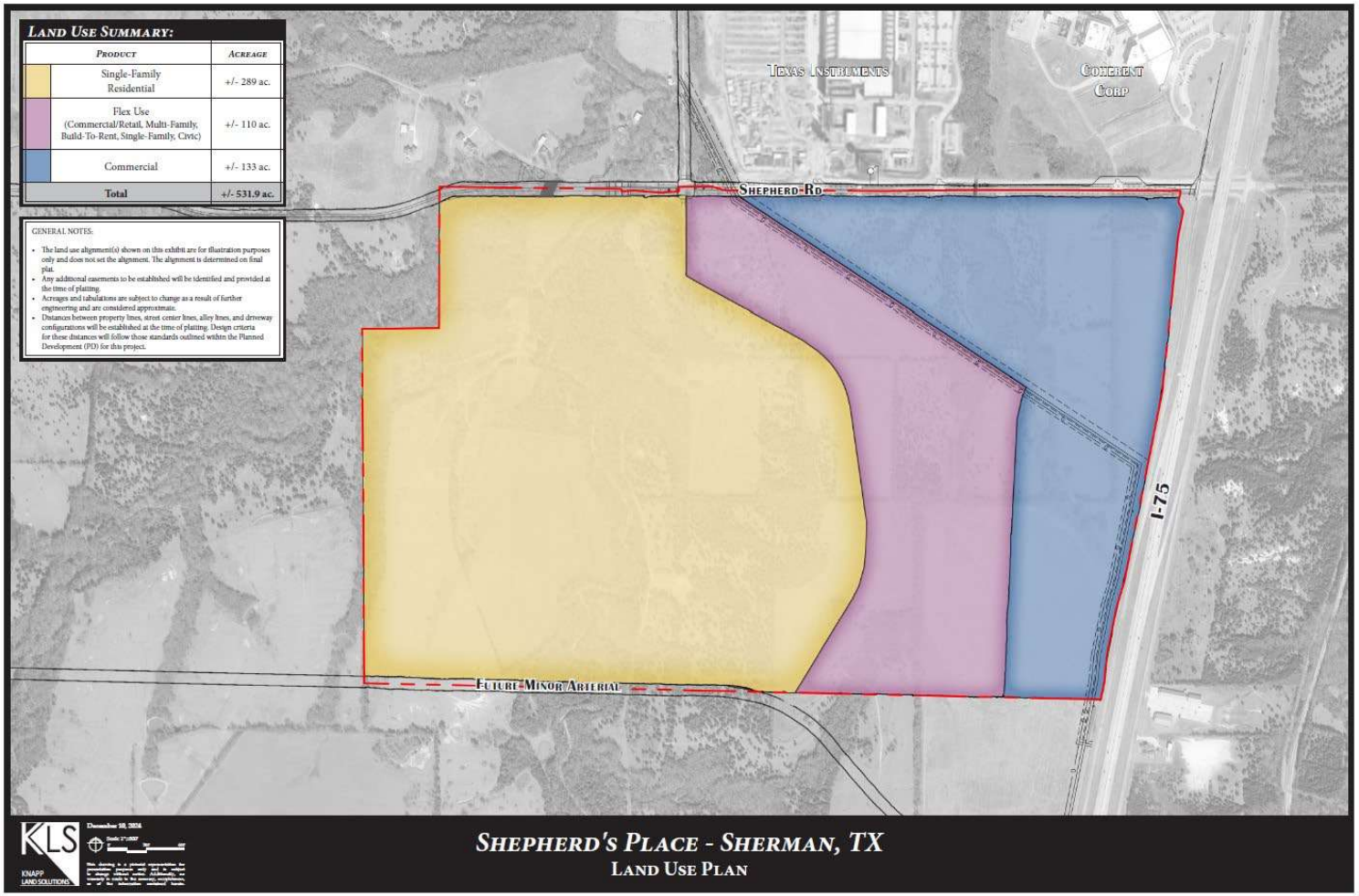
Existing Planned Development History & PD Amendment Highlights

- Existing PD Ordinance
  - City of Sherman Ordinance No. 6400 adopted and Effective as of July 19, 2021
  - Property: 531.87 acres
  - PD Zoning & Development Standards
    - Created Development Standards and Zoning for the Shepherd's Place Property
    - Specifically located master thoroughfare roadways for regional and internal infrastructure which limits development flexibility

- PD Amendment Highlights
  - Zoning:
    - Slightly adjusts the development areas (SF/Flex/CM) to allow for planning flexibility as the property will be developed over time
    - Updates land uses and standards to allow for more diverse product offerings as market demands/needs adjust over time
  - Development Standards:
    - Updates master thoroughfare plan to allow for more sensitive planning of roads and regional infrastructure between the adjusted development areas
    - Allows for a variety of architectural styles

- Amendment would only be effective if Hillwood purchases the property

Concept Plan




HILLWOOD COMMUNITIES
Thank You

Memo to: City of Sherman January 14, 2025

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

Re: Shepherd's Place PD Amendment (2024)

Rob,

Per the requested review of the latest amendment to the Shepherd's Place PD, Halff has completed a review of the proposal and provided a summary of concurrence in this memo with a few comments to consider in the PD document. Halff's review included correspondence with Sherman staff before and after comments were provided.

Halff's task during this process was to review the proposed PD amendment to ensure that the final document is consistent with the City's PD ordinance. Being a relatively minor amendment, Halff finds that the proposed PD is consistent and supportive of the City of Sherman PD ordinance. There are comments provided here for consideration to ensure that the applicant is taking steps to ensure thoughtful alternatives and clarity to certain design assurances of this development.

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



Remaining Comments from Halff 9/7/23:

1) The applicant seeks to delete the requirements that garage doors occupy no more than 50% of the front façade of the home.
   Halff comment: Is there a constraint or challenge to achieve this, or is this an acknowledgment that the design of these home facades will be predominantly garage-forward? Instead of deleting this design consideration, is there an appropriate alternative that could be proposed? Or are there certain pods/areas within the development where the percentage can remain while allowing other areas to modify or eliminate this stipulation.

2) There is a requested amendment to street tree that *"Street trees planted within the parkway shall be species that are not intended to negatively impact public infrastructure long term."*

   Halff comment: This is a very vague statement that will be difficult to ensure compliance and provide uncertainty as to receiving the benefits of street trees. The likelihood of this is that the developer will plant understory trees with shallow root systems, many of which are not optimal to achieving street tree (shade tree) benefits. Trees are essential to neighborhood character, shade, water conservation, and property value retention. The parkway in this PD is intended for these trees. The City of Sherman has an approved tree list that includes trees that are well-suited for street tree environments. This requested amendment should be changed to say that City of Sherman approved street trees shall be the species planted in street parkways for this PD, or proposed species alternatives that can be written into the PD document.

ORDINANCE NO. 6400

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 6.12 SUBSECTION (5)(A), AND SECTION 12, ORDINANCE NO. 2280, SO AS TO REZONE PROPERTY GENERALLY LOCATED IN THE 100-1200 BLOCKS OF WEST SHEPHERD DRIVE, BEING APPROXIMATELY 531.87 ACRES IN THE FRIAR MCNEELY SURVEY, ABSTRACT NO. 826, THE BENJAMIN LINDSAY SURVEY, ABSTRACT NO. 733 AND THE M. HUNT SURVEY, ABSTRACT NO. 603, AS A PLANNED DEVELOPMENT DISTRICT SUBJECT TO THIS ORDINANCE AND ORDINANCE NO. 2280 (YONGSHIK KIM, OWNER; SPIARS ENGINEERING, CIVIL ENGINEER; LAUREN HELMBERGER, REPRESENTATIVE; AND J.E. SMITH, SURVEYOR); PROVIDING THAT THE PROPERTY IS REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT; DESCRIBING THE PROPERTY TO BE REZONED; 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 Ordinance; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and 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 rezone the property as described in this Ordinance.

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 described in **Exhibit 1 – Legal Description**, attached hereto (the "Property"), generally located in the 100-1200 Blocks of West Shepherd Drive, and all streets, roads and alleyways contiguous and/or adjacent thereto, is hereby rezoned and placed in the Planned Development District, and that Section 6.12, Subsection (5)(A), and Section 12 of Ordinance No. 2280 is hereby amended so as to hereafter include such property.

The development plans, standards and uses of the Property shall conform to and comply with the standards, rules and regulations for development and use of land within the Planned Development District zoning classification. The Property shall be developed in compliance with the additional requirements as set forth and/or depicted herein and in the following exhibits, each of which are attached hereto and incorporated herein by reference for all purposes:

- Exhibit 2 – Development Standards; and
- Exhibit 3 – Zoning Exhibit (Conceptual Plan).

The Property shall be developed in compliance with the standards set forth herein, in Exhibit 2 and Exhibit 3 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 2 and Exhibit 3 shall prevail in that order.

SECTION 2. That this Ordinance hereby mandates the following additional requirements:

Zoning:

1. All aspects of the City's General Zoning Ordinance No. 2280, as amended, including but not limited to regulations applicable to the Planned Development Ordinance must be followed. *(Chapter 14, Exhibit A, Section 6.12)*
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. *(Chapter 14, Exhibit A, Section 6.12, Subsection 10)*

Engineering:

4. Platting of the subject property is required.
5. Dedication in fee simple of right-of-way will along Shepherd Drive will be required to reflect the City's thoroughfare plan upon platting of the subject property. 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. All requirements of the Floodplain Ordinance shall be followed. Code of Ordinances Chapter 3, Article 3.12
7. Water main must be extended in accordance with City criteria to serve subject property. Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).
8. City sewer does not serve subject property. On-site sewage facility or extension of sewer main by developer is required. Sewer capacity shall be verified for proposed use. Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).
9. 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.
10. Proposed street names must be approved by the City of Sherman Development Services Department. Code of Ordinances *Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department

for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(I)*

12. Verify fire requirements and code compliance with Fire Marshal. Code of Ordinances Chapter 3(c)
13. Three Party Agreement required for Public Infrastructures.
14. Entrances/Exits off of Hwy. 75 Service Road will be Right-in, Right-out only.
15. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154
16. Single family residential lots or townhomes shall not have driveway connections to Minor or Major Arterials.
17. Commercial connections shall be limited and lots will be required to have mutual access easements for connectivity to Minor and Major Arterials.
18. If 12' minimum front setback for Single Family is approved, then driveway and garage access must be from a rear alley for any residential classification that has less than a 20' front setback. Otherwise, someone parking in the front driveway will overhang and block the sidewalk for pedestrian mobility.
19. In Non-residential standards, they state the building setbacks will be shown on a recorded plat. Setbacks should be shown on approved site plan in lieu of being shown on plat.
20. Minimum monument sign setback should not be 5' since we usually have AT LEAST a 10' Utility Easements. Sign setback should be minimum 10'.
21. No signage of any type shall encroach into any dedicated public easement.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Section 2, Ordinance No. 2280.

SECTION 4. That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this ordinance may be repealed or amended by the City Council in the manner provided for by law.

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 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 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 19th day of July, 2021.

ADOPTED on this the 19th day of July, 2021.

EFFECTIVE DATE on this the 19th day of July, 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: _____

NAME: Ryan D. Pittman
CITY ATTORNEY

EXHIBIT 1

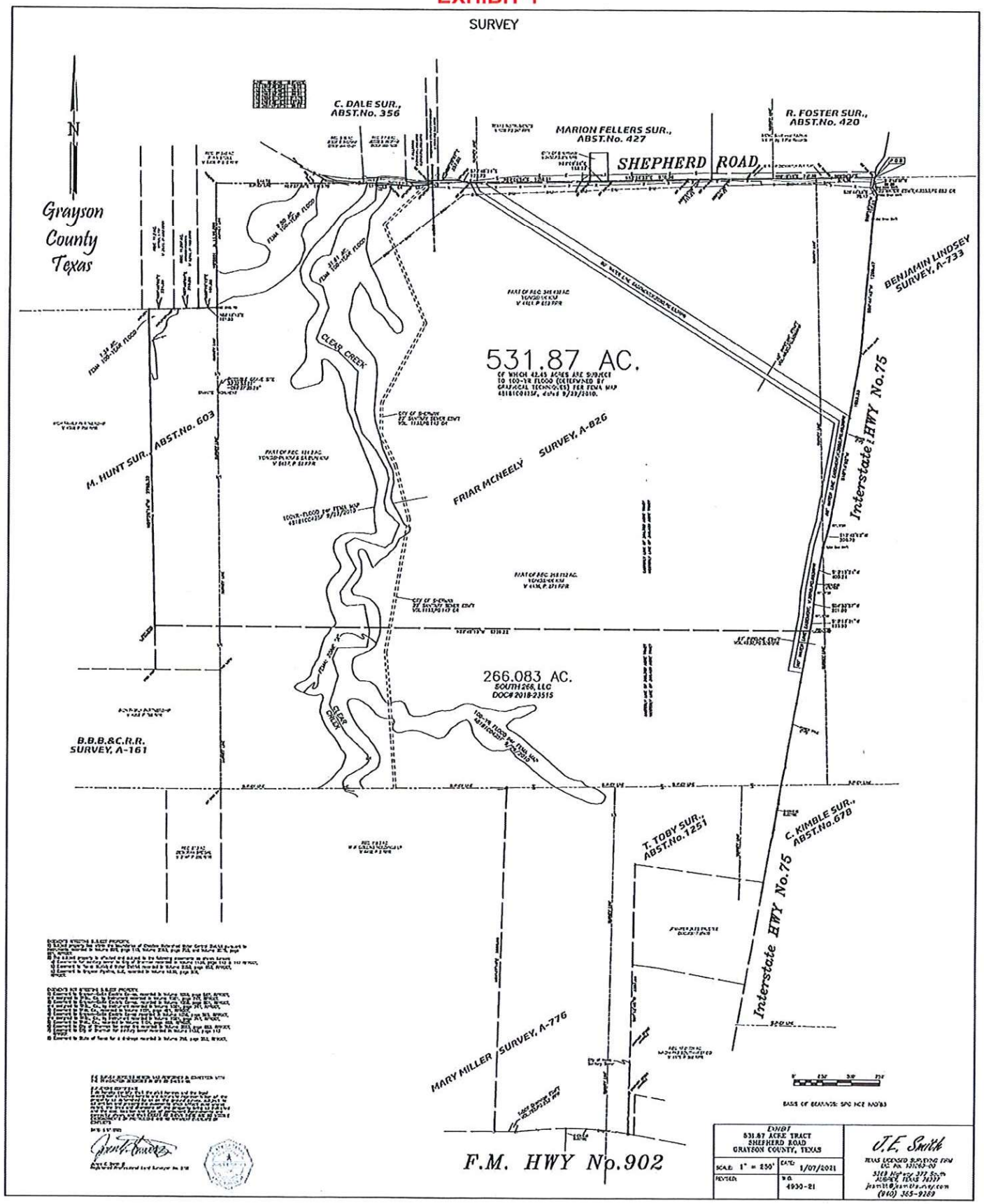

SURVEY
N
Grayson County Texas
C. DALE SUR., ABST.No. 356
MARION FELLERS SUR., ABST.No. 427
R. FOSTER SUR., ABST.No. 420
SHEPHERD ROAD
BENJAMIN LINDSEY SURVEY, A-733
531.87 AC.
CLEAR CREEK
M. HUNT SUR., ABST.No. 603
FRIAR MCNEELY SURVEY, A-826
Interstate HWY No.75
266.083 AC.
SOUTH 266, LLC
DOC# 2018-23515
B.B.B.&C.R.R. SURVEY, A-161
T. TOBY SUR., ABST.No.1251
C. KIMBLE SUR., ABST.No.678
MARY MILLER SURVEY, A-776
F.M. HWY No.902
EXHIBIT
531.87 ACRE TRACT
SHEPHERD ROAD
GRAYSON COUNTY, TEXAS
SCALE 1" = 250'
DATE 1/07/2021
REVISED
W.O. 4930-21
J.E. Smith
TEXAS LICENSED SURVEYING FIRM
(940) 385-9169

EXHIBIT 1

J.E. SMITH
TEXAS LICENSED SURVEY FIRM No. 101060-00
5269 U.S. HWY 377 South, Aubrey, Texas 76227
jesmith@jesmithsurvey.com
(940) 365-9289

531.87 ACRE TRACT **W.O. 4930-21**

All that certain tract or parcel of land lying and being situated in Grayson County, Texas, a part of the FRIAR McNEELY SURVEY, ABSTRACT NO. 826, the M. HUNT SURVEY, ABSTRACT NO. 603. and the BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733, said tract or parcel of land being comprised of the following:

1) **Part of a tract said to contain 184.3 acres as described in a Deed to Yongshik Kim and Sae Un Kim recorded in Volume 5657, page 52 of the Real Property Records of Grayson County,**
2) **Part of a tract said to contain 266.782 acres as described in a Deed to Yongshik Kim recorded in Volume 4436, page 271 of the Real Property Records of Grayson County, and**
3) **Part of a tract said to contain 346.439 acres as described in a Deed to Yongshik Kim recorded in Volume 4461, page 659 of the Real Property Records of Grayson County, Texas,**

Said tract or parcel of land is herein described as follows; to wit:
BEGINNING at a PK Nail set in Shepherd Road on the west right-of-way line of Interstate Highway No. 75 for the northeast corner of said 346.439 acre tract and the northeast corner of the premises herein described;
THENCE with the west right-of-way line of said Interstate Highway No. 75, south 10 degrees 12 minutes 37 seconds west 89.00 feet to a TxDot concrete monument with brass cap,
2) South 29 degrees 44 minutes 23 seconds east 78.17 feet to a TxDot concrete monument with brass cap,
3) South 10 degrees 16 minutes 37 seconds west 210.63 feet to a TxDot concrete monument with brass cap,
4) South 04 degrees 44 minutes 43 seconds west 1205.47 feet to a TxDot concrete monument with brass cap,
5) South 10 degrees 14 minutes 02 seconds west 1502.33 feet to an one-half inch iron rod set with cap marked "J.E. SMITH 3700",
6) South 15 degrees 45 minutes 02 seconds west 200.70 feet to a TxDot Concrete monument with brass cap,

EXHIBIT 1

7) South 10 degrees 19 minutes 24 seconds west 400.24 feet to an one-half inch capped iron rod set,
8) South 04 degrees 30 minutes 57 seconds west 201.00 feet to an one-half inch capped iron rod set, and
9) South 10 degrees 13 minutes 31 seconds west 133.90 feet to an one-half inch capped iron rod found at the northeast corner of a 266.083 acre tract described in a deed to SOUTH 266, LLC, recorded under Clerk's File No. 2018-23515, said corner being the southeast corner hereof;
THENCE leaving the west right-of-way line of Interstate Highway No. 75, north 89 degrees 49 minutes 10 seconds west 5739.22 feet to an one-half inch capped iron rod found at the northwest corner of said 266.086 acre tract for the southwest corner hereof, said corner being on the west line of said 184.3 acre tract;
THENCE along the west line of said 184.3 acre tract, north 01 degree 25 minutes 14 seconds west 2755.32 feet to an one-half inch iron rod found for the most westerly northwest corner of said 184.3 acre tract and the most westerly northwest corner hereof, said corner being on the south line of a tract said to contain 11.2 acres as described in a deed to VPKK, LTD, recorded in Volume 2611, page 482 of the Real Property Records of Grayson County;
THENCE north 88 degree 48 minutes 00 seconds east 221.39 feet to an one-half inch iron rod with cap marked "4468" found at the southwest corner of a tract said to contain 11.207 acres as described in a deed to Brian Parks, recorded in Volume 5294, page 183 of the Real Property Records of Grayson County;
THENCE north 87 degrees 40 minutes 01 second east 216.09 feet to the southwest corner of a tract said to contain 11.545 acres as described in a deed to Ryan Stoll recorded in Volume 5906, page 180 of the Real Property Records of Grayson County;
THENCE north 88 degrees 19 minutes 12 seconds east 161.80 feet to a steel pin set on the occupied northeast corner of the HUNT SURVEY for a re-entrant corner of said 184.3 acre tract, said corner being on the occupied west line of the FRIAR McNEELY SURVEY;
THENCE north 00 degrees 54 minutes 11 seconds west 1090.84 feet to a 3/8 inch iron rod found for the northwest corner of the McNEELY SURVEY and the most northerly northwest corner of said 184.3 acre tract, said corner being a re-entrant corner of the Stoll tract;

THENCE north 89 degrees 37 minutes 30 seconds east at 844.76 feet passing a bois d' arc post and in all the total distance of 1415.79 feet to a point in Cedar Creek for the northeast corner of said 184.3 acre tract, said corner being on the west line of a tract said to contain 0.37 acres as described in a deed to the City of Sherman recorded in Volume 2223, page 429 of the Real Property Records of Grayson County;

THENCE with the creek and along the west line of said 346.436 acre tract, south 03 degrees 36 minutes 20 seconds east 18.73 feet to the southwest corner of said 0.37 acre tract for a corner hereof;

THENCE along the south line of said 0.37 acre tract (same being parallel with, southerly of, and 35 ft. normal distance from the paved surface of Shepherd Road), north 78 degrees 12 minutes 40 seconds east 10.91 feet to a point;

THENCE north 85 degrees 50 minutes 42 seconds east 89.81 feet to an one-half inch capped iron rod set;

THENCE south 86 degrees 31 minutes 17 seconds east 11.78 feet to an one-half inch capped iron rod set for corner;

THENCE north 84 degrees 29 minutes 16 seconds east 137.85 feet to an one-half inch capped iron rod set at the southeast corner of said 0.37 acre tract for a re-entrant corner hereof;

THENCE north 01 degree 17 minutes 27 seconds west 35.24 feet to a Mag-Nail set in the paved surface of Shepherd Road for the northeast corner of said 0.37 acre tract;

THENCE north 88 degrees 20 minutes 07 seconds east passing the southwest corner of a 470.340 acre tract described in a deed to Texas Instruments recorded in Volume 1036, page 247 of the Real Property Records of Grayson County and in all a total distance of 257.02 feet to an one-half inch capped iron rod set at an angle point in the south boundary of same;

THENCE continuing with Shepherd Road, and the south line of said 470.340 acre tract, south 73 degrees 48 minutes 24 seconds east 102.70 feet to a Mag-Nail set for corner;

THENCE continuing with said Road, north 89 degrees 04 minutes 54 seconds east 1058.81 feet to a Mag-Nail set at the southwest corner of a 0.922 acre tract conveyed to the City of Sherman by deed recorded in Volume 2450, page 274 of the Real Property Records of Grayson County;

THENCE north 89 degrees 09 minutes 36 seconds east passing the southeast corner of said 0.922 acre tract and in all a total distance 188.22 feet to a Mag-Nail set at an angle corner hereof;
THENCE continuing with said Road and the south line of said 470.340 acre tract, north 88 degrees 26 minutes 22 seconds east 670.36 feet to a Mag-Nail set for corner, and north 88 degrees 51 minutes 08 seconds east 211.23 feet to a Mag-Nail set for the southwest corner of the MEMC SOUTHWEST ADDITION per the plat thereof recorded in Volume 11, page 1 of the Grayson County Plat Records;
THENCE continuing along the south line of said Addition with said Road, north 88 degrees 51 minutes 36 seconds east 308.72 feet to a Mag-Nail set;
THENCE North 89 degrees 10 minutes 19 seconds east 740.88 feet to a Mag-Nal set;
THENCE North 89 degrees 04 minutes 33 seconds east 374.36 feet to the Place of BEGINNING and containing 531.87 acres of land.

Shepherd's Place

Sherman, Texas

Development Plan

Fairview Farm Land Company

Contents

Development Plan
Attachment A .....Architectural Standards – Commercial, Office, Medical
Attachment B .....Architectural Standards – Retail, Entertainment, Restaurant
Attachment C .....Architectural Standards – Flex Residential and Multifamily
Attachment D .....Architectural Standards – Single Family Residential
Attachment E .....Landscape Standards

Exhibit A .....Conceptual Plan
Exhibit B .....Open Space Guidelines Plan
Exhibit C .....Transportation Master Plan
Exhibit D .....Local Street
Exhibit E.1 and E.2.....Residential Collector
Exhibit E.3.....Commercial Collector
Exhibit F.1 and F.2.....Minor Arterial and Major Arterial
Exhibit G .....Site Summary Table

Shepherd's Place
Sherman, Texas

DEVELOPMENT PLAN

Shepherd's Place Development is a master planned commercial and residential development and community of approximately 532 acres located in Sherman, Texas (the "Development"). The Multi-Use Development offers a variety of residential, mixed use, and commercial offerings which are complimented with land areas for parks, waterways, and OPEN SPACE amenities. The Use and Development Standards herein set forth standards which encourage development with a compatible mix of uses along with well designed vehicular and pedestrian access and links, and building layout. Natural site features provide a development canvas for interesting and unique opportunities.

A. DEVELOPMENT OBJECTIVES

1. The objectives establishing the Shepherd's Place Development Plan (DP) are as follows:
   a. Ensure compatibility of new construction with the existing scale and characteristics of surrounding properties.
   b. Protect and enhance specific land features which have characteristics distinct from lands and structures outside this DP.
   c. Provide within Shepherd's Place a combination of land uses arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned mobility system, and other public facilities, such as water and sewer systems, parks, and utilities.

B. REGULATIONS

1. Unless expressly stated or identified within this Ordinance, the regulations, requirements, standards and other provisions of the City of Sherman's Zoning Ordinance, as it exists or may be amended and any successor ordinance thereto (the "Zoning Ordinance"), shall apply to the development and use of the Property. If there is a conflict between the provisions of this Ordinance and those of the Zoning Ordinance, this Ordinance controls.

2. Architectural, Landscape Design, and Development Standards are established to effectuate the purpose of the DP. The City rules and regulations applicable to the development of property in the DP are applicable, except as otherwise provided by this DP and further restricted or excepted herein.

3. The DP may be developed in phases. If the common features and amenities for future phases, including but not limited to roadways, OPEN SPACES, landscaping and/or recreational facilities are not yet constructed; a phasing plan may be considered as a component of the final plat. If provided, a phasing plan shall contain a graphic and narrative document that indicates the sequence of construction, provides a description of the phasing order and includes infrastructure requirements for each phase, as amended from time to time with approval of the DIRECTOR.

C. DEFINITIONS

Words shown throughout this Development Plan (DP) document in all UPPER CASE LETTERS are defined in this Section.

1. **AMENITY CENTER:** A facility used by and for the benefit of the members of an HOA, Common Ownership Entity, or Multifamily complex. AMENITY CENTERS may include indoor and outdoor components and facilities including, but not limited to; pools, gym/fitness center, game rooms, offices, meeting rooms, and lounges.
2. **AGE RESTRICTED MULTI-FAMILY:** Multi-Family development whose residents are restricted to those age 51 and over.
3. **BIG HOUSE:** A type of residential development where 10 or fewer dwelling units are located in a single building which is intended to resemble a single large house. The dwelling units can be vertically or horizontally integrated. Dwelling units developed as a BIG HOUSE use will count towards the total number of multi-family dwelling units and not toward the total number of single-family dwelling units allowed in Shepherd's Place.
4. **CONTINUING CARE RETIREMENT CENTER:** A facility that integrates multiple senior living options into 1 facility which may include skilled nursing, assisted living, dementia care, as well as independent living. This use is not considered a multi-family dwelling unit. (Ordinance No. 2007-110).
5. **CONVENTION CENTER:** A facility used in connection with a convention or meeting center, or similar facility, including auditoriums, exhibition halls, facilities for food preparation and service, parking facilities, administrative offices and ancillary development such as a hotel.
6. **COTTAGE STYLE HOME:** One or two story residential home, with one, two, or three bedrooms in a residence. Buildings are separated by landscaping or a sidewalk. Size from 625 sq. ft. to 1,650 sq. ft. Enclosed homes share landscaping, OPEN SPACE, and parking area.
7. **DENSITY:** Where DENSITY is stated on a units/acre or building area compared to land area, the land area is net of any detention area, flood plain, future R.O.W., or trail system.
8. **DEVELOPMENT AREA:** Areas of the DP generally grouped by type of use, as depicted on Exhibit A – Conceptual Plan.
9. **DIRECTOR:** The DIRECTOR of Development Services for the CITY or his/her designee or the City Manager if such position is vacant, no longer exists, or is terminated by the CITY.
10. **GARDEN-STYLE HOME:** A single-family dwelling on a separate lot with building setbacks only on 3 sides commonly developed in a cluster formation. This development type is also known as Zero lot line homes or Patio Homes.
11. **KIOSK:** A small freestanding enclosure (with or without a solid roof) where goods, food, or services are sold. KIOSK may be up to 600 sq. ft.
12. **MICROBREWERY:** A combination retail, wholesale, and/or manufacturing business that brews and serves beer and/or food.
13. **OPEN SPACE:** OPEN SPACE includes all surface areas of the project that are not covered with enclosed buildings, parking and drive areas. Landscaped areas, Pedestrian plazas, sidewalks (covered or uncovered) pools, trails, and playgrounds count as OPEN SPACE. In addition, areas such as easements or rights-of-way, that may be owned or controlled by a governmental agency, but that are being maintained privately, will count towards the OPEN SPACE and landscape area requirements.
14. **PLAZA OR PUBLIC AREA SPACE:** An area identified on an approved Site Plan which is designated for public or civic use. This area can be part of a private development or included within a park.
15. **PRIVATE CLUB:** An establishment providing social and/or dining facilities which may provide alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the applicable regulations in the Texas Alcoholic Beverage Code, that pertains to the operation of PRIVATE CLUBS.

16. **QUICK VEHICLE SERVICE:** An automobile service center offering oil change, tune up, tires, brakes, and other minor auto services. Body work is not included.
17. **STORMWATER CONTROL AND/OR DETENTION AREAS:** Facilities dedicated to the collection, or transportation of stormwater runoff.
18. **STORM WATER QUALITY AREAS:** Facilities for the collection and treatment of storm water runoff.
19. **SUBZONE**: A contiguous area generally greater than 5% and less than 50% of the DEVELOPMENT AREA, located within a DEVELOPMENT AREA that may include a common building type or theme. The location of a SUBZONE may be indicated on a detailed site plan
20. **TOWNHOUSE:** A dwelling structure not to exceed 3 stories in height, containing a minimum of 3 and maximum of 8 dwelling units within a building, which is constructed in a series or group of attached unit buildings on 1 lot, meeting fire protection requirements.
21. **TRADE DRESS:** Includes tenant identification signage, materials, entry treatments and Architectural features, if it is part of national identity for the Tenant. TRADE DRESS will include the Tenant's logo and identifying colors. These colors do not have to match the Architectural color palette. TRADE DRESS must fit within the approved façade of the building in which the Tenant will operate. TRADE DRESS elements may extend beyond the façade of the building if attached to the façade. Wall signage may be incorporated into the TRADE DRESS and cannot exceed 25% of the total area of the façade. If the building is a corner building, or a freestanding building, then the Tenant is allowed to have TRADE DRESS on all facades visible to customers.

D. COMPONENTS OF THE DEVELOPMENT PLAN

1. Conceptual Plan (Exhibit A)
   a. Development within Shepherd's Place shall conform to the adopted Concept Plan attached to these regulations. The Concept Plan is intended to be used as the first step in the development process. The Concept Plan establishes the initial plan for general zoning guidelines in the DP by illustrating in graphic form both internal and external streets, thoroughfares, other means of access, OPEN SPACES, natural resources, uses, densities and intensities.

2. Site Plan (Future Individual Parcel Submittal)
   a. Site Plans are intended to demonstrate and confirm that each phase of development moving towards construction complies with all of the design requirements of this Ordinance and the applicable portions of the Sherman Code of Ordinances. Site Plans shall conform to the Concept Plan. The following requirements shall apply for non-residential developments (including multifamily):
      1) The DP may be developed in multiple phases. If the DP is developed in phases, a site plan shall be approved for each phase. However, this section does not preclude the approval of an overall Site Plan for the entire DP, or a substantial portion of the DP, at the option of the Property Owner.
      2) Site Plans shall be approved by the Planning and Zoning Commission.
      3) Complete site plans shall confirm the zoning details previously approved in the Concept Plan as well as provide additional design and architectural standard details by illustrating in a graphic form with both site plans and concept building elevations.
      4) The Site Plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements.
      5) The site plan provides for or confirms that there are adequate utilities, drainage and supporting infrastructure or it shall be provided in accordance with the applicable requirements.

3. OPEN SPACE Guideline Plan (Exhibit B)
   a. This Plan depicts the general location of park, OPEN SPACE, and pedestrian and trail amenities. These locations and alignments relate to future roadways and possible divisions of land use types, along with probable utility easements or ROW. These locations will be coordinated with a well-planned pedestrian connection system. The waterways and adjacent space are formed in part due the existing topography and drainage patterns.
   b. The exact location of each OPEN SPACE and trail shall be determined at the time of platting, but shall follow the layout identified in the OPEN SPACE Guideline Plan.

4. Transportation Master Plan (Exhibit C)
   a. This Master Plan defines the general location and type of vehicular transportation routes. These locations relate to future streets and roadways being planned and constructed. These roadways are planned to align with other existing adjacent roads per the current City of Sherman Thoroughfare Plan. The goal of the Shepherd's Place DP is to create a transportation network that allows proper mobility within this site along with connectivity to adjacent transportation networks into Sherman.
   b. The exact locations of the access points into the Development from public thoroughfares and the exact layout and design of internal streets within the Development shall be determined at the time of platting, but shall follow the Transportation Master Plan.

5. Land Use Requirements
   a. This DP is divided into DEVELOPMENT AREAS as identified in the Concept Plan. Each DEVELOPMENT AREA is intended to allow for the development of unique and complimentary uses to the other DEVELOPMENT AREAS. The following uses are the allowable (permitted) uses for each DEVELOPMENT AREA. No other uses shall be permitted.

6. Site Requirements
   a. The Site Development Standards section establishes the standards for public realm improvements, street types, widths, amenities and public spaces.

7. Architectural Requirements
   a. The Architectural Standards section governs the commercial, residential, entertainment and OPEN SPACE for architectural elements and appurtenances related to the facade materials, roofs, service areas and other building standards.

E. PERMITTED USES:
The following uses are allowed as a matter of right.

1. <u>Commercial/Retail/Restaurant/Entertainment Area</u>.
   a. Accessory Structure
   b. Agriculture
   c. Amusement Services
   d. Animal Hospital
   e. Assisted Living Facility / Memory Care
   f. Auditorium
   g. Auto Repair
   h. Auto Service Station / Gas Station / Convenience Store
   i. Bank / Financial
   j. Bed and Breakfast
   k. Car Wash
   l. Childcare Facility
   m. Church/Place of Worship

n. Cinema
o. Civic Center
p. Community Service
q. Dance Studio
r. Drive-thru Facilities
s. Educational Facilities
t. Entertainment - Indoor and Outdoor
u. Exhibition Hall
v. Food Hall
w. Fitness Center
x. Fraternal Organization, Lodge, Civil Club, or Union
y. Garden Center with Plant Materials and Garden Supplies
z. Hospital
aa. Hotel / Motel
bb. Indoor Recreation
cc. KIOSK
dd. Library
ee. Light Industrial Uses listed in M-1 District in Designated Area Only (indicated on Exhibit A)
ff. Manufacturing Business in Designated Area Only (indicated on Exhibit A)
gg. Market (public)
hh. Medical Office / Service / Surgery Center
ii. MICROBREWERY
jj. Office
kk. Open Professional Services and Offices
ll. Outdoor Recreation
mm. Parks/Playgrounds and OPEN SPACE
nn. Pet Sales, Grooming, Boarding
oo. Post Office
pp. PRIVATE CLUB
qq. Professional Services
rr. Public Garage/Parking Structure
ss. QUICK VEHICLE SERVICING
tt. Restaurant (may sell alcohol if licensed)
uu. Restaurant with Drive-Thru (may sell alcohol if licensed)
vv. Retail Construction Materials Sales
ww. Retail Sales and Services
xx. School
yy. Seasonal Uses
zz. Service Business
aaa. Sports Arena – Indoor and Outdoor
bbb. Storage
ccc. Telemarketing
ddd. Temporary Outdoor Display, Sales, Public Performance
eee. Theaters (enclosed and drive-in – film or live performance)
fff. Utilities (public)
ggg. Veterinarian Clinic
hhh. Wholesale Sales

2. Residential Area.
   a. Accessory Dwelling
   b. Accessory Structures and Garages
   c. Assisted Living Facility / Memory Care
   d. Church/Place of Worship

e. Community Service
f. Dwelling, COTTAGE HOME
g. Dwelling, GARDEN STYLE Home
h. Dwelling, Single Family
i. Dwelling, two, three or four family (duplex, triplex, or fourplex)
j. Educational Facility
k. Outdoor Recreation
l. Park/Playground
m. Post Office
n. School (K through 12)

3. Flex Residential Area.
   a. Accessory Dwelling
   b. Accessory Structures
   c. Assisted Living Facility / Memory Care
   d. Childcare Facility
   e. Church/Place of Worship
   f. Community Service
   g. Continuing Care Retirement Community
   h. Convalescent and Nursing Home
   i. Dwelling, COTTAGE HOME
   j. Dwelling, GARDEN STYLE Home
   k. Dwelling, Multifamily
   l. Dwelling, Single Family
   m. Dwelling, TOWNHOUSES
   n. Dwelling, two, three or four family (duplex, triplex, or fourplex)
   o. Educational Facility
   p. Family Home (BIG HOUSE)
   q. Hotel / Motel
   r. Independent Senior Living Facility
   s. Medical Office / Services / Surgery Center
   t. Outdoor Recreation
   u. Park/Playground
   v. Post Office
   w. School (K through 12)
   x. Storage
   y. Utilities

4. Park and OPEN SPACE Area.
   a. Community Garden
   b. Dog Park
   c. Drainage Area
   d. Greenway
   e. OPEN SPACE
   f. Outdoor Performance or Amphitheater
   g. Outdoor Recreation
   h. Pedestrian Trails
   i. Park/Playground
   j. Public Corridor
   k. Public Park, State Park, Municipal Park
   l. Public Plaza
   m. Public Streets
   n. Recreational Water Features, Splash Pads, Pools, Fountains

o. Reservation
p. Schoolyards
q. Water Quality Feature
r. Utilities

5. TV/Radio/Satellite Towers may be located in any DEVELOPMENT AREA other than Single Family Residential.

F. SITE DEVELOPMENT STANDARDS

1. Public Streets
   a. This describes proposed roadway design standards associated for the Shepherd's Place DP with each of the functional classifications as related to the City of Sherman Thoroughfare Plan. Roadway design standards are in the City of Sherman's Subdivision Ordinance and include roadway design criteria and cross section elements for Major Thoroughfares (arterial) and Collector and Local streets. While street classification reflects the functions that roadways serve as part of the street network, roadway design standards are related to traffic volume, design capacity, and level of service.
   b. Single family residential lots shall not have driveway connections to arterial or collector streets.
   c. Commercial lots shall be required to have cross access easements for connectivity to adjacent lots.

G. ACCESS, PARKING, AND CIRCULATION REQUIREMENTS

1. Pedestrian Access.
   a. All developments shall provide pedestrian access by linking to any adjacent sidewalk(s), multi-use path(s) or public transportation stop.

2. Vehicular Circulation
   a. Cross Access: Prior to division of property, circulation and access standards shall be applied and, if necessary, cross easements shall be required so that access to all properties created by the subdivision can be made from shared curb cuts or cross access drives.
   b. Minimum Driveway Spacing and Separation – per City Standards.

H. AREA STANDARDS

1. This section establishes basic requirements for uses, building placement, lot widths, height, stories, and overall densities. Area standards for uses permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the requirements of the Zoning Ordinance.

2. For each standard set identified below, the following building height, building setbacks, building area, lot area and special regulations shall apply, provided that Minor Modifications which do not exceed 10% greater or lessor may be approved by the DIRECTOR. For purposes of this Ordinance, a "Minor Modification" is a change to the Development Plan that is determined to meet the goals and intent as set forth in this Ordinance. A Minor Modification may be approved administratively by the DIRECTOR only if, the Minor Modification:
   a. Does not materially change the circulation shown on the Transportation Plan, or
   b. Does not increase the allowable intensity or density of any land use under this Ordinance, or
   c. Does not increase or decrease the number of stories, more than one story, or
   d. Does not otherwise effectively result in an amendment to this Ordinance to an extent beyond the amendments established by this Ordinance.

3. Building heights will be measured from the ground immediately adjacent to the foundation to the eave line of the building. In the event that a permitted use in any standard set does not have a corresponding height or area regulation specified herein, the height and area regulations for such use shall be those for uses most similar to such permitted use.

Residential Standards

a. Multifamily / Apartments / Condominiums
   1) Height: Up to 7 stories.
   2) Maximum lot coverage: 80% total, including main and accessory buildings.
   3) Minimum requirements for lot area, width, and setback from property lines:

Lot Area	10,000 sq. ft. minimum
Front Yard Setback	10'
Minimum Side Yard	20', 10' from a street right-of-way line for a corner lot.
	Unless adjacent to a single family, duplex, or patio home/COTTAGE HOME use, then side and rear setbacks shall be 25' – except if building is over 40' tall, with 1' additional for every 2' of height over 40', up to 50' maximum setback.
Minimum Rear Yard	10'
If project is a wrap, podium, or similar more urban style development, the setbacks and building separation may be 0' on the "interior" lot lines of the project.	

   4) Building separation: minimum 15'.
   5) Minimum floor area:

Efficiency Unit	450 sq. ft. per unit
One-Bedroom Unit	500 sq. ft. per unit
Two or more bedroom unit	800 sq. ft. per unit

   6) Maximum DENSITY 40 units per acre.
   7) BIG HOUSE will fall within the Multifamily designation, and may be 1 or 2 story.

b. TOWNHOUSES
   1) Each unit features at least 1 point of direct exterior access to the structure.
   2) Each unit is separated from the other dwellings in the structure by fire rated common walls.
   3) No units are vertically above or below another unit within the structure.
   4) Each unit features access to a public street or alley.
   5) Maximum DENSITY: 16 units per acre.
   6) Minimum requirements.

Lot Area	No minimum
Lot Width	Minimum 26'
Front Yard	Front entry garage – minimum 20' Rear entry garage – minimum 10'
Side Yard	0' for any side abutting another unit 5' for any side not abutting another unit
Rear Yard	Front entry garage – minimum 10' Rear entry garage – minimum 20'

   7) Building Separation: 15'

c. PATIO HOMES/COTTAGE STYLE HOMES
   1) Homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
   2) May be served by rear alleys or front-facing garages.
   3) Homes shall be a maximum of 2 floors – with occupied attic space/dormers allowed.
   4) Homes may be a "for sale" or "for rent" product type.
   5) Maximum lot coverage: 65% total, including main and accessory buildings.
   6) Minimum requirements: 30' lot width, 10' front yard, side yard is 0' on one side, and 10' at the other side, unless 5' side yard is provided on both sides.
   7) Maximum density: 12 units/acre.
   8) Recreational vehicles or motor homes may not be used for on-site dwelling purposes.

d. Single Family Detached Homes
   1) Single family homes are encouraged to be in a variety and range of sizes to encourage a diversity of housing opportunities.
   2) Single family homes may be served by rear alleys or front-facing garages.
   3) Single family homes within the Residential Area shall be a maximum of 2 floors – with occupied attic space/dormer or basement allowed.
   4) Single family homes can be a "for sale" or "for rent" product.
   5) Maximum lot coverage: 50% total, including main and accessory buildings.
   6) Minimum requirements for lot width: 40', 50', 60', 70', and 80'.
   7) Minimum setbacks: 12' front (20' at a garage), 10' rear, 5' side.
   8) Maximum density: 4.5 units per acre.
   9) Recreational vehicles or motor homes may not be used for on-site dwelling purposes.

<u>Non-Residential Standards</u>

a. Commercial/Retail/Entertainment/Restaurant
   1) The DEVELOPMENT AREA will consist of various building types – single tenant retail, in-line retail, large box, entertainment, restaurants, commercial, office, medical, and others. Different building uses will have potentially a different building height and design guidelines.
   2) No minimum lot area limitations.
   3) Minimum Building Setbacks.

Front Yard	10' if no parking occurs between the building and R.O.W.
	25' if parking occurs between the building and R.O.W.
Minimum Side Yard	10'
	No minimum side yard is required between internal lots on a development as long as adjacent buildings conform to the City's Building Code.
	Minimum side yard setback adjacent to a single family, duplex, or patio home/COTTAGE HOME use, then side and rear setbacks shall be 25' – except if building is over 40' tall, with 1' additional for every 2' of height over 40', up to 50' maximum setback.
Minimum Rear Yard Setback	10', except adjacent to single family residential, which will be minimum 25'.

   4) Floor to area ratio (F.A.R.): The gross area of all structures, including primary and all accessory structures, shall not exceed an amount four times the area of the lot or tract in which they are located (4:1). Parking garage shall not be counted for the F.A.R. calculation.

Additional Requirements for Specific Uses include:

a. Office
   1) Office use will consist of various campus styles – such as larger corporate office buildings, small multi-tenant office buildings, and flex office buildings intended for sales, assemblage, and manufacturing uses. Different campus styles will have potentially a different building height and design guidelines.
   2) No minimum lot area limitations.
   3) Minimum building setbacks will be established on a recorded plat; provided that if no building setbacks are established on an approved site plan.

Minimum Front Yard	Minimum setback for the main building may vary between 10' and 25'.
Minimum Side Yard	No minimum side yard setback, unless adjacent to a single family, duplex, or patio home/COTTAGE HOME use, then side and rear setbacks shall be 25' – except if building is over 40' tall, with 1' additional for every 2' of height over 40', up to 50' maximum setback.
	No minimum setback is required as long as adjacent buildings conform to the City's Building Code.
Minimum Rear Yard	No minimum rear yard setback, except adjacent to single family residential, which will be minimum 25'.

   4) Floor to area ratio (F.A.R.): The gross area of all structures, including primary and all accessory structures, shall not exceed four times the area of the lot or tract in which they are located (4:1). Parking garage shall not be counted for the F.A.R. calculation.

b. Hotel (Full and Limited Services)
   1) Hotel shall be defined as a building with habitable rooms or suites which are reserved for guests who rent the rooms or suites on a daily basis, and with controlled access to the rooms via a lobby or interior hallway.
   2) Limited service hotel shall furnish customary services such as registration/reception, office, linen, maid service, and furniture maintenance.
   3) Full service hotels may provide:
      - Swimming pool.
      - Other recreational facilities, including but not limited to, exercise rooms equipped with exercise equipment, sports courts, spas, or game areas.
      - Full service restaurant.
      - Meeting or conference facilities.
   4) No minimum lot area limitations.
   5) Minimum building setbacks will be established on a recorded plat; provided that if no building setbacks are established on an approved site plan:

Minimum Front Yard Setback	10'
Minimum Side Yard Setback	10'
No Minimum Rear Yard Setback	10', except adjacent to single family residential, which will be minimum 25'.
Floor to Area Ratio (F.A.R.)	The gross square footage of all structures, including primary and all accessory structures, shall not exceed an amount equal to 4 times the area of the lot or tract in which they are located (4:1).

   6) A porte-cochere or other covered area shall be provided immediately adjacent to the building entrance nearest the registration desk.

4. Height Limit Exceptions
   a. Unless noted in this DP, no specific height limits in the Commercial/Retail/Restaurant/ Entertainment or Multifamily Areas.
   b. For all design categories, architectural embellishments not intended for human occupancy but important to the architectural style of the buildings, including but not limited to spires, towers, cupolas, domes, and roof forms shall not count towards height limitations.
   c. Elevator equipment enclosures, chimneys, fire sprinkler tanks, and other similar constructions may extend above the actual building height, but must be screened from view by a parapet.

I. SITE ELEMENTS

1. Drainage
   a. The drainage improvements shall be designed in accordance with the requirements provided in the Sherman Code of Ordinances and the Drainage Criteria Manual.
   b. Ownership will work with City of Sherman staff to set forth triggering points for phasing of the water and wastewater infrastructure improvements based on analysis, studies or models undertaken to support specific final plat activity.

2. Retaining Walls
   a. All retaining walls are to be built of stone or have a stone fascia and top coping.

3. Water and Wastewater Standards
   a. The City rules and regulations regarding water and wastewater standards shall apply.
   b. Ownership will work with City of Sherman staff to set forth triggering points for phasing of the water and wastewater infrastructure improvements based on analysis, studies or models undertaken to support specific final plat activity.

4. Lighting Performance Requirements
   a. A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths, intersections, and gathering places. All lighting within the DP shall meet the following standards which replace the standards set forth in the Sherman Code of Ordinances.
   b. Areas designated for parking use shall provide a minimum average of 1 foot candle of illumination.
   c. Areas designated for pedestrian use shall provide a minimum average of 0.5 foot candle of illumination.
   d. Light may not measure more than 1/4 foot candle of illumination at property lines where adjacent to residential.
   e. Use of ground mounted or pedestrian level accent lighting is encouraged.
   f. Lights taller than 14' shall be shielded to prevent upward diffusion (full cut off), wall or ground mounted. Up-lighting or sideward diffused lighting to highlight building features is permitted at 2500 lumens or less per fixture on building elevations.
   g. Lighting to be LED, 4000 degree Kelvin for parking and roadway lighting, 3000 degree Kelvin for pedestrian level accent lighting – 14' or lower.
   h. Parking lot lighting shall be 30' poles on 3' concrete base. Pedestrian level accent lighting shall be 10' to 14' tall. Bollards may be 3' to 4' tall. Street lighting shall be 35' tall on 3' concrete base.
   i. All parking lot poles to be white.

5. Drives and Parking – the following standards shall apply.
   a. All drives and parking shall be paved with concrete, concrete pavers, or brick pavers on concrete base. Curbs shall be reinforced concrete.
   b. Surface parking is required by Shepherd's Place DP and City of Sherman for residential, commercial, office, retail and entertainment land uses. Parking lots with 200 spaces or more shall have areas divided by landscaped areas or walkways measuring a minimum of 5' in width or by a building or group of buildings.
      1) Pedestrian walkways shall be linked to building entrances.
      2) Connections shall be made when feasible to any streets adjacent to the property and to any pedestrian facilities that connect to the property unless pedestrian and/or traffic hazards prohibit such connections.
      3) Adjacent nonresidential sites shall provide cross vehicular access between lots.
   c. Minimum Parking Requirements
      1) Residential
         a) The minimum number of car parking spaces shall be provided in accordance with the following ratios:
            - Detached Single-Family dwelling units, except for patio homes, GARDEN STYLE HOMES, and COTTAGE STYLE HOMES: 2 spaces per unit on a paved driveway all concrete or similar paved surface such as turf pavers, brick pavers, or asphalt. Space in enclosed garage shall count as provided parking.
            - Patio, GARDEN STYLE HOMES, and COTTAGE STYLE HOMES: 1.5 spaces per unit.
            - For TOWNHOUSES – parking to be 1 space per 1 bedroom unit, 1.75 spaces per 2 bedroom unit, and 2 spaces per 3 bedroom unit.
            - Two-family dwelling units: 4 spaces per dwelling (2 spaces per unit).
            - Multi-family/apartments (tuck-under and/or tandem parking shall count towards the minimum parking requirements).
              Efficiency units (zero bedrooms): 1 space per unit.
              One-bedroom units: 1.25 spaces per unit.
              Two-bedroom units: 1.75 spaces per unit.
              Three-bedroom units: 2 spaces per unit.
              Four-bedroom units: 3 spaces per unit.
              Age-restricted multifamily: 1 space per unit.
      2) Retail
         a) 1 space per 250 SF of gross floor area.
      3) General Commercial
         a) 1 space per 250 SF of gross floor area.
         b) Office – 1 space per 300 SF or gross floor area.
      4) Restaurant
         a) 1 space per 150 SF of gross floor area. Outdoor patio space shall not count toward floor area unless covered by a solid waterproof covering. If covered, area shall be calculated at .5 of the actual area for purposes of parking calculations.
      5) Cinema/Theater/Performance
         a. 1 space per 3 seats.
      6) Office
         a) 1 space per 333 SF of gross floor area.
      7) Hotel
         a) 1 space per guest room.
         b) Plus 1 space per each 5 restaurant or lounge area seats.
         c) Plus 1 space for each 125 square feet of meeting/conference room area.

8) On-Street Parking
   a) The Shepherd's Place DP will allow on-street parking per Sherman Code of Ordinances on the street types as designed.
   b) On-street parking within 150' of a parcel shall be counted toward the total required parking for that parcel.
9) Carts
   a) Golf carts/motor carts are allowed throughout the DP. Carts may travel on public or private streets, driveways, parking lots, and on the trail system.
   b) Parking for carts may be provided in designated areas within or separate from regular vehicular parking. Parking space size to be 6' wide x 8' long.
10) Upon submittal of an acceptable comprehensive parking plan for a SUBZONE, or for substantial portions of a SUBZONE, the DIRECTOR may recommend alternative parking requirements contained in the submitted plan for adoption and approval provided that such alternatives are consistent with this DP.

J. SIGNAGE

1. Sign Standards
   a. Unless specifically provided for below or addressed in other sections of this DP, the Development shall conform to the Sign Requirements set forth in the City of Sherman Code of Ordinances.
   b. A Unified Sign Plan for site signage will be submitted for each SUBZONE of the Development. The Unified Sign Plan may provide for signage of additional height and/or area related to the Sign Standards or Ordinances.
   c. A wayfinding system providing directional and informational signs for vehicles and pedestrians that are well designed, clear and complimentary in theme shall be allowed on all sides.
   d. Changeable message signs, electronic messaging, and video boards are allowed on pylon, monument, and directional signs, but only on 1 sign for Development SUBZONE.
   e. All signs are allowed to display the names of any Tenants in Shepherd's Place DP.
   f. No signs shall encroach upon any dedicated public easements. All signs must comply with the visibility obstruction requirements at roadway or driveway intersections.
   g. No flashing lighted signs are allowed.
   h. Obelisks, spires, pylons and other landmark elements will be provided throughout the DP. These tall elements will occur at major entrances, intersections, or other points of interest throughout the SUBZONES.
   i. Project Graphics. Scanner murals, art, and other graphic elements with backing frame or support, and not containing a commercial message or part of National TRADE DRESS are allowed on all buildings and no permit is required to install these elements provided that the graphic was included as part of the building permit for the structure to which it is attached. They shall not be counted toward allowed sign area.
   j. Development Identification Element at the main entrances to the DEVELOPMENT AREA or SUBZONE may have signage that is mounted on walls that extend up to 20' tall and have other related features such as planters, trellis elements, water features, etc. to enhance the entrance into the Development. Architectural elements may be up to 40' tall. These signs may also incorporate electronic messaging in accordance with City regulations.

2. Signage for Commercial, Retail, Restaurant, Entertainment
   a. Pylon Signs.
      1) One pylon sign is allowed for each Lot along the road frontage of Hwy. 75 or the arterial or collector roads in the Development.

2) If the lot has more than 300' of frontage, then additional pylon signs may be placed at minimum 300' spacing along the R.O.W. frontage.
3) Along Hwy. 75 – a maximum allowable height of 50' and an allowable sign effective area of 400 sq. ft. per sign side for multi-tenant signs. Single-tenant sign is limited to 175 sq. ft.
4) Along other arterials or collectors – maximum allowable height of 35' and an allowable sign effective area of 300 sq. ft. per side for multi-tenant signs. Single-tenant sign is limited to 125 sq. ft.
5) Along other roadways – 1 pylon sign is allowed with a maximum allowable height of 20', and an allowable sign effective area of 175 sq. ft. per sign side.
6) Minimum setback of 10' from R.O.W. and 25' from side property lines.

b. Monument Signs.
1) One monument sign is allowed for each lot along the road frontage of Hwy. 75 or the arterial or collector roads.
2) Along Hwy. 75 – a maximum allowable height of 12' and an allowable sign effective area of 150 sq. ft. per sign side for multi-tenant signs, and 100 sq. ft. per sign side for single tenant signs.
3) Along other arterials or collectors – the maximum height of 10' and an allowable sign effective area of 125 sq. ft. per sign side for multi-tenant signs, and 80 sq. ft. per sign side for single tenant signs.
4) Minimum setback of 10' from R.O.W. and 20' from side property lines of property outside of Shepherd's Place.

c. Site perimeter sign walls at maximum 8' tall are allowed in lieu of monument sign, and are allowed at a street corner provided visibility obstruction requirements are met. Sign letters or badges may be mounted on the wall or on top of the wall.

d. Attached Wall Signs.
1) Attached signs include wall, canopy and awning signs.
2) One canopy sign is permitted per Tenant for each storefront façade.
3) One fixed awning sign is permitted per awning. Awning signs are not allowed in addition to canopy signs.
4) An attached canopy sign shall not exceed upward to a height greater than the highest part of the roof or any exterior wall on which it is mounted.
5) The total square footage of all attached signs shall not exceed 20% of the entire wall area on which such signs are located on multi-tenant buildings, and 15% of entire wall on single-tenant buildings.
6) A freestanding building is allowed 1 wall sign per Tenant for each public street or circulation drive or parking lot wall frontage. Multiple secondary wall signs are allowed. Wall signs shall not exceed 70% of length of the building side to which it is attached.
7) Wall signs depicting a commercial message on the rear of buildings are not permitted if they are facing residential areas. Wall signs depicting informational or directional messages signs are allowed on the rear of buildings facing residential areas.
8) Illuminated signs must be lighted from a concealed source, except exposed neon or LED signs must be enclosed within a can and have a clear cover of Plexiglas. No exposed lamps, or tubes will be permitted.

e. Note: No tenant may appear on more than 2 total signs (site pylon, monument, or attached wall signs).

f. Wayfinding Signs.
1) Directional wayfinding signs are allowed throughout all SUBZONES. Sign may be as noted below, designed to compliment the buildings on the site.
2) Vehicular Directional – maximum 10' tall, 8' wide, 30 sq. ft.
3) Pedestrian Directional – maximum 8' tall, 4' wide, 25 sq. ft.

g. Sandwich Board Signs or "A" Frame Signs.
   1) Maximum sign height shall be 3'.
   2) Maximum sign width shall be 2' and sign shall not be placed in front of adjoining.
   3) Signs must be properly anchored (temporarily) or weighted against the wind.
   4) Chalkboards or changeable letters may be used for daily changing messages.
   5) Signs shall be designed and constructed so as to promote and not visually obscure the significant architectural features of the Shepherd's Place Development.
   6) Signs must be removed after business hours.
   7) Sidewalks must be at least 10' wide in order to erect or maintain a sandwich board or "A" frame sign.

h. Blade Signs.
   1) One blade sign mounted under a canopy, overhang, or awning, with a maximum area of 10 sq. ft., is permitted per Tenant. Corner Tenants are permitted 2 blade signs (1 on each storefront opening or entry).
   2) Blade signs may be mounted to the wall, awning, canopy, or other building element – typically perpendicular to the façade.
   3) Blade signs must have minimum 8' clearance to walkway surface.

i. Temporary Signs.
   1) The following types of Temporary signs shall be permitted.
   2) Project Announcement Signs. Announcement Signs are allowed not exceeding 100 sq. ft. per maximum effective sign area for the purposes of selling or leasing parcels. All project announcements signs must be at least 200' apart. Project Announcement Signs shall be removed within 30 days after an occupancy permit is issued. All Project Announcement Signs must be constructed with a metal frame and have acrylic or metal panels.
   3) Land Available and Real Estate Signs. Signs offering land available for sale or lease shall be limited to 96 sq. ft. per sale or lease parcel provided that no more than 1 sign be installed for each 300' of frontage. All Land Available and Real Estate Signs must be constructed with a metal frame and have acrylic or metal panels.
   4) Wind Device Signs. On premise, banners, and signs such as pennants, flags, and streamers for special events and grand openings shall be permitted provided they do not exceed 20 sq. ft. in area. There shall be no limit to the number of wind device signs along main circulation routes. Signs may be displayed for a maximum of 30 days 2 times per calendar year.

j. Informational / Incidental Signs. Minor signs such as drive-thru directional signs, gas pricing signs or traffic control signs shall be permitted as allowed under the applicable City codes.

k. Project Banners. Banners are allowed on lighting poles and lampposts. Each pole may have 2 banners.

l. Setbacks. Interior lot lines do not trigger setbacks for sign purposes.

3. Signage for Residential – Multifamily, Flex Residential, Single Family Residential
   a. Each Residential development or SUBZONE of a development shall be allowed one monument sign with a maximum height of 8' and maximum effective area of 60 square feet at each entry into the Development. Related architectural features (such as clock towers, obelisks, etc.) may be taller than 8' provided the signage mounted to such features is at a maximum height of 8'.
   b. Building sites which front other perimeter public streets and have no access to that public street, may install one monument sign with a maximum height of 6' and maximum effective area of 60 square feet.

c. Monument signs are required to be setback a minimum of 10' from any public or private street and 10' from any rear or side property lines.
d. Site perimeter sign walls below 8' tall are allowed in lieu of monument sign, or at street corner. Sign letters or badges may be mounted on the face of the wall, or on the top of the wall.
e. Wayfinding and Directional signage is permitted and shall be limited to an effective sign area of 25 square feet and shall not exceed 5' in height.
f. Flashing or moving character signs may not be installed. Illuminated signs must be rear lighted, gooseneck or similar wall mounted lighting, or lighted from non-apparent light sources. No exposed neon or LED is permitted.
g. Each building elevation shall be allowed one wall sign limited to a maximum effective area no greater than 5% of the wall area to which the sign is attached.
h. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 10 square feet and a 5' projection from the building wall. The bottom of blade mounted signs must be no lower than 8' above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.

K. SCREENING REQUIREMENTS

1. Non-Residential uses must be screened from single family residential by a buffer and screening as noted in Attachment E, A.3.

2. Privacy fences in the Residential DEVELOPMENT AREA may consist of wood, ornamental metal with masonry columns, or masonry fence materials.

3. Where residential uses are incorporated into commercial uses or multi-family areas, screening walls or mechanisms shall not be required.

4. Loading docks, trash containers, storage areas and ground mounted mechanical equipment shall be screened from public streets, internal customer areas (not services areas) and residential uses or zones by evergreen shrubbery, trees, masonry screenwall, or a combination thereof. If screening mechanical equipment, the landscape material must be a minimum of 1' taller than the item they are to screen at time of planting and must comply with the planting standards set forth.

5. Storage areas, trucks based on the premises, trash containers, and maintenance facilities, shall either be housed in closed buildings or otherwise screened from view from public access ways, public areas, and adjacent residential properties. Service, loading, and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1' above all service equipment. Trash and recycling containers shall be screened from public view on three sides with a solid fence or wall to a minimum 1' above container (minimum 7'). Walls to be faced with brick, stone, or burnished CMU. Gates to be constructed of metal frame and metal fascia, color to match the building material.

6. Trash collection and compaction may not occur within 100' of a single-family detached residence.

7. Mechanical equipment – ground mounted – may not be placed at an area or wall that faces single family residential that is located within 60' of a single-family detached residence. Ground-mounted equipment shall not be located between the front building wall and the street.

8. All roof mounted mechanical equipment shall be fully screened from public view on the site or public pedestrian spaces, at a minimum height equal to the height of the roof mounted equipment. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color palette used for the building, and be complimentary to the building architecture.

9. Fences, Walls, and Railings
   a. Residential: No fence, hedge or enclosure wall shall exceed a height of 8'. No fence along an R.O.W. may encroach upon the building setback zone.
   b. Commercial and Manufacturing: Security fences may be erected to a height of 10'.
   c. Railings, handrails, guardrails, separation rails shall be made of metal and be prefinished, galvanized, or coated with a minimum 20 year warranty coating. Rails to be solid, anchored, or embedded into concrete or other supporting material. All railings subject to further review.

L. TOWERS, ANTENNA, FLAGPOLES

1. Antenna or other freestanding tower structures will be allowed in all but single family Residential Area within the DP.

2. Antenna and tower structures to have screening at the base of the structure, minimum 8' high solid masonry wall with minimum 8' tall shrub row.

3. The antenna or tower structures shall have a screening material or fascia over the structure to hide the structure within, and give it the appearance of a solid façade surface.

4. Flag poles displaying the American or Texas flag area allowed throughout the DP. Flags are to be lighted with a directional ground mounted or pole mounted light, or flag is to be displayed during daylight hours only.

M. Accessory buildings may be located to the side or rear of the main building to meet the minimum setback requirements.

N. PARKS, TRAILS, AND OPEN SPACE STANDARDS

1. The OPEN SPACE Guidelines Plan is attached which indicates the general locations and types of OPEN SPACES that shall be provided in the Shepherd's Place DP. The exact location of each OPEN SPACE and trail shall be determined at the time of detailed site plan.

2. Park
   a. Final designs consistent with these typical park concepts shall be provided as final design and engineering are performed for each Detailed Site Plan submittal. Landscaping, hardscape, trellis, and amenities will be identified. Activated gathering spaces with amenities will be integrated into appropriate locations. Many areas will be left passive for free play or observation. Areas designated as public destinations will be provided.

3. Waterways and OPEN SPACE.
   a. Final designs consistent with these waterways and OPEN SPACE typical designs shall be produced as final hydrology, alignment, and engineering are performed for each Detailed Site Plan submittal. City required Storm Water Engineering practices will be incorporated throughout the process.

4. Pedestrian Trails
   a. Pedestrian access shall be provided throughout much of the Development and shall include internal SUBZONE trails constructed in phases with the construction of such SUBZONES that connect to the master trail system identified during the Detailed Site Plan.
   b. Final designs consistent with these typical pedestrian trail concepts shall be provided as final location and engineering are performed for each Detailed Site Plan submittal. Materials for trail construction are permitted to be concrete, pavers, decomposed granite, or other durable and applicable material suitable for trails as approved by the DIRECTOR.
   c. Minimum trail width 6', maximum trail width 12'.

O. ARCHITECTURAL STANDARDS

1. The ARCHITECTURAL STANDARDS section will govern residential and commercial architectural elements and treatments related to the facade materials, roofs, service areas and other elements and standards.

2. The DIRECTOR may approve alternative standards including, but not limited to, exterior building design or materials if it is determined that such materials are equivalent or better than those required, and they are complimentary to the Architectural Design and Standards of the SUBZONES and do not adversely impact surrounding developed properties.

SEE ATTACHMENTS A THRU D FOR ARCHITECTURAL STANDARDS
SEE ATTACHMENT E FOR LANDSCAPE STANDARDS

ATTACHMENT A
Shepherd's Place
Sherman, Texas

Commercial/Office/Medical
Architectural Standards

A. ORIENTATION / SITE DESIGN

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.

2. Parking areas must meet Parking Standards detailed in this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.

3. Pedestrian Connectivity:
   a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
   b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.

4. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. BUILDING DESIGN AND MATERIALS

1. Buildings are to have architectural theming, including common design elements and materials within each development region.

2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.

3. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Windows and/or storefronts should be included in wall planes wherever feasible. The building facades should be broken up and softened when feasible through overhangs and colonnades, trellis, architectural detailing or landscaping.

4. Buildings shall have a design element that emulates at least one of the Shepherd's Place Architectural features which are in the Ranching Heritage Architectural style. The features include the use of at least one of the following:
   a. Native Texas quarried natural stone or limestone.
   b. Sloped metal roofing to match color palate.
   c. Freestanding stone element, such as fireplace, obelisk, or other design feature.
   d. The use of shading elements, such as a canopy, portico, trellis, or awning.

4a. Building walls greater than 100' in length shall have vertical and horizontal façade articulation or other distinctive changes in the building façade, such as material changes, color or textural changes, projections or recesses greater than 16", canopies, porticos, and sunshades at intervals of 100' maximum.

4b. All buildings shall have some portion of parapet level changes or sculptural roof form through sloped roofs, mansards, etc.

5. All sides of buildings visible from the streets, or internal customer parking areas of the site, shall be constructed of masonry, including brick and native stone veneers, decorative block, Architectural finish concrete, stucco (EIFS), or other high quality material customarily used for this building style. Windows, doors and related trim are not included in this requirement.

5a. For all facades that face a public street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone.

5b. For all other facades that do not face a public street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone.

5c. Acceptable materials include:
   a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
   b. Masonry, including burnished and architectural finish face CMU and brick.
   c. Concrete – Architectural finish. Texture coated or textured and colored.
   d. Porcelain Tile.
   e. Glass.
   f. Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color (maximum 20%).
   g. Architectural cementitious panels in a warm, neutral/earthtone or gray tone color and "wood look" panels (maximum 40%).
   h. EIFS or stucco in a warm, neutral/earthtone or gray tone color.
   i. Natural metals such as, but not limited to, zinc and copper.
   j. Natural wood, stained or painted (maximum 15%).
   k. Roofing tile, metal standing seam or batten seam roofing, metal shingles and panels (pre-finished with minimum 20 year warranty), slate, and minimum "40 year dimensional shadow type" composite shingles.
   l. Accent colors should be used in a very limited manner to contrast the more subtle "natural" palette.

6. Glass and Storefronts. Glass may be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane. Glass shall not be mirrored or highly reflective glass.

C. OUTDOOR DISPLAY AND PICK-UP

1. Exterior sidewalk displays and cart storage. Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).

2. Pickup and Delivery. Pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 60' of single-family detached residential property. Loading areas must be located to the side or rear of the building unless the loading area is completely screened from the street by landscaping or walls that are architecturally compatible with the building. Pavement may be located within 100' of residential property.

D. ACCESSORY USE

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

2. Gas canopies shall have full height masonry columns and roof that is sloped or has stepped parapet minimum 16" per step at maximum 50' spacing.

E. DRIVE-THROUGH REQUIREMENTS

1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Quick service restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building Owner or Tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that Owner or Tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.

2. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least 1 of the following architectural features:
   a. Native Texas stone, limestone, or brick on the supporting structure columns or building facade.
   b. A sloped metal roof.

3. The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.

4. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines. A portion of the buffer between sites can be provided on adjacent lots.

F. PARKING STRUCTURES

1. Parking structures, if provided, shall be compatible in material, color, and design to their accompanying principal structures. Height of the parking structure shall not exceed the height of the principle structure.
2. No part of an automobile below the hood line shall be visible within a parking structure from any point on the site, or from adjacent sites and rights-of-way.
3. Parking structures shall contain internal circulation ramps.
4. Use of planters and vegetation for screening and decorative purposes on parking structure façade elevations is required.
5. Parking lot landscape spot islands are not required to be provided within or on the top level of a parking structure.
6. Parking structure lighting must be cut-off type fixtures to direct light downward only. Top level of structure to have pole lighting maximum twenty feet (20') tall.

ATTACHMENT B
Shepherd's Place
Sherman, Texas

Retail/Entertainment/Restaurant
Architectural Standards

A. ORIENTATION / SITE DESIGN

1. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.

2. Parking areas must meet Parking Standards detailed in this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.

3. Pedestrian Connectivity:
   a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
   b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.

4. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. BUILDING DESIGN AND MATERIALS

1. Building frontages greater than 100' in length shall have vertical and horizontal façade articulation and other distinctive changes in the building façade, such as, but not limited to, materials, color or texture, below the sign band.

2. Buildings shall incorporate some combination of arcades, roofs, alcoves, porticoes, canopies or awnings as a design element of the façade.

3. Buildings shall have a design element that emulates at least one of the Shepherd's Place Architectural features which are in the Ranching Heritage Architectural style. The features include the use of at least one of the following:
   a. Native Texas quarried natural stone or limestone.
   b. Sloped metal roofing to match color palate.
   c. Freestanding stone element, such as fireplace, obelisk, or other design feature.
   d. The use of shading elements, such as a canopy, portico, trellis, or awning.

4. On single tenant retail buildings greater than 20,000 sq. ft. (Junior Anchors) with facades that are facing R.O.W., in addition to the requirements set forth above, the building shall also include the following design elements.
   a. Color change, texture change, and material changes within the wall at intervals not to exceed 100'.
   b. At least one change in wall plane not less than 12" in depth and extending a minimum of 10'.

c. At least one variation in the top of wall, a minimum of 2' in height and be a minimum of 2' wide.
d. Overhanging eaves or horizontal elements, sloped roof elements, or cornice expressions or coping detail of a minimum of 12" tall and 6" deep.
e. Each building shall have a clearly defined, visible customer entrance on one side. Stone is required to be used as a portion of the wall material at each customer entrance.

5. All sides of buildings visible from the streets, or internal customer areas of the site, shall be constructed of masonry, natural stone, decorative block, concrete, stucco or other high quality material customarily used for the building style (such as natural metals or EFIS). Gables, windows, doors and related trim are not included in this requirement. Acceptable material and color palette includes:
   a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
   b. Concrete – Architectural finish. Texture coated or textured and colored.
   c. Masonry
   d. Porcelain Tile
   e. Glass
   f. Prefinished architectural metal panels of a gray tone, neutral or earthtone color (maximum 20%).
   g. EIFS or stucco of a warm, neutral/earthtone or gray tone color.
   h. Accent colors of a warm, neutral/earthtone range are encouraged but should be used in a limited manner.
   i. Natural metals such as but not limited to zinc and copper.
   j. Roofing tile, metal standing seam or batton seam roofing, metal shingles and panels (pre-finished with minimum 20 year warranty), or slate in galvanized or natural/earthtone color.
   k. Architectural panels of cement fiber or other permanent material simulating wood or smooth panelized system (maximum 40%).

6. Glass and Storefronts.
   a. Window glass may not be flush with exterior wall treatment, or if flush, shall have a surround of wood or metal frame, or wall trim material.
   b. Use of glass for displays and to allow visual access to interior space is encouraged. Buildings may not incorporate glass for more than 70% of the building skin.

C. DISPLAY, STORAGE, AND PICK-UP

1. Sidewalk display and cart storage. Areas for customer loading or merchandise display and cart storage shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).

2. Permanent outdoor display, sales and storage. Merchandise may be stored or displayed for sale to customers on the front or side of the buildings in accordance with this paragraph.
   a. The total square footage of all permanent outdoor storage, display, and sales areas shall be limited to 10% of the footprint of the building, but in no event shall exceed 20,000 square feet, except for home improvement use, which may not exceed 45,000 square feet of outdoor storage and the 10% footprint restriction does not apply.
   b. Permanent outdoor storage, display and sales shall be contiguous to the building and shall not be permitted within 75' of residential property.

c. The permanent storage, display and sales area shall be enclosed by a minimum 8' wall of columns minimum 2' wide, of like appearance to the building with wrought iron or decorative tubular fencing between, and topped by wrought iron or tubular steel fencing. No merchandise other than trees shall be visible above the wall or fence.
d. Seasonal outdoor display will be allowed. Size will be limited to 11,000 square feet maximum. Dates for outdoor display will be year round. Merchandise may not exceed 10' in height except for trees.

3. Rear Storage. Bulk merchandise may be stored behind the building. The sides and back of the storage area shall be screened with a chain link fence covered with windscreen, except for any side or back that is separated from any residential property by an 8' masonry wall and landscaped buffer yard, in which case additional screening is not required. Windscreen shall be maintained in good repair and free of tears. The rear storage area shall not be accessible to customers. Merchandise shall be stacked no higher than 25' or level with the top of the adjacent sidewall of the building, whichever is lower, and may not be stacked above the height of the chain link fence.

4. Pickup and Delivery. Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 60' of residential property. Loading docks must be located to the side or rear of the building unless the loading area is completely screened from the street, and loading docks shall be located more than 60' from residential property. Pavement may be located within 100' of residential property.

5. Trash Collection and Compaction. Trash collection and compaction may not occur within 100' of a residential property, and shall be screened from public view.

6. Mechanical equipment. No mechanical equipment may be located within 60' of a residential lot. Mechanical equipment shall be screened from public view on site.

D. ACCESSORY USE.

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature. Gas canopies shall have full height masonry columns and roof that is sloped or has stepped parapet minimum 16" per step at maximum 50' spacing.

E. DRIVE-THROUGH REQUIREMENTS.

1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Quick service restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.

2. Drive-through uses must be built as an integral architectural element of the primary structure and use and shall include at least 1 of the Shepherd's Place architectural features defined in the Shepherd's Place Architectural Standards. The materials are to be the same as those used in the

primary structure. Drive-through structures and facilities separate from a primary structure must be architecturally compatible with the primary structure.

3. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required. A portion of the buffer between sites can be provided on adjacent lots.

F. PARKING STRUCTURES

1. Parking structures, if provided, shall be compatible in material, color, and design to their accompanying principal structures. Height of the parking structure shall not exceed the height of the principle structure.
2. No part of an automobile below the hood line shall be visible within a parking structure from any point on the site, or from adjacent sites and rights-of-way.
3. Parking structures shall contain internal circulation ramps.
4. Use of planters and vegetation for screening and decorative purposes on parking structure façade elevations is required.
5. Parking lot landscape spot islands are not required to be provided within or on the top level of a parking structure.
6. Parking structure lighting must be cut-off type fixtures to direct light downward only. Top level of structure to have pole lighting maximum twenty feet (20') tall.

ATTACHMENT C
Shepherd's Place
Sherman, Texas

Flex Residential and Multifamily
Architectural Standards

A. SITE DESIGN & ORIENTATION

1. Buildings shall front on public streets and/or a private street system and may have secondary frontages onto parking lots.

2. Parking is permitted between front facades of buildings and the R.O.W. property line. On street parking is permitted.

3. In developments that are designed to provide a more urban setting (building's setback to be maximum 25' from R.O.W., density at the top 25% of allowed density, and building height minimum 2 stories), on-street parking or parking access directly from the street will be allowed. This parking will be allowed to count as required parking.

4. In developments that are designed to provide a more urban setting, buildings shall be directly accessed from the street and the sidewalk with a minimum of one ground floor pedestrian entrance per building oriented toward the street or sidewalk.

5. Accessory structures such as carports, garages and storage units (but not including leasing offices, club houses or recreation centers) shall not be located along public right-of-way.

6. "Tuck under" or extended garages may occupy no more than 45% of the total building frontage. This measurement does not apply to garages facing an alley, courtyard, or parking field entrance. Any garage may not extend beyond the building front. Garages that are at least 30' behind the building front may exceed the 45% frontage minimum. Garages shall not be located along the portion of the building that fronts the public or private street.

B. ARCHITECTURAL STANDARDS

1. Building frontages greater than 100' in length shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16" may be used to articulate individual units or collections of units.

2. Uninhabitable building features, outdoor patios (covered or uncovered), and architectural building feature elements (fountains, towers, awnings, trellis, outdoor gazebos for multi-family, or similar) may encroach upon the front setback or side setback (by as much as 10').

3. Un-enclosed stairwells shall not be located on the exterior of any buildings. Stoops are permitted for the entrance to ground level units directly accessible from the sidewalk.

4. Use of false door or window openings shall be defined by frames, sills, and lintels.

5. All building façades shall include no less than 3 of the elements listed below. Elements shall occur at intervals of no more than 100' horizontally or 20' vertically. Vertical architectural design features, such as towers, are not required to comply with the 20' vertical requirement.
   a. Color change.

b. Texture change.
c. Material change.
d. Medallions / accent pieces.
e. Decorative light fixtures.

6. Roofs:
   a. If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4" of vertical rise to 12" of horizontal run, and 12" of vertical rise to 12" of horizontal run.
   b. Metal standing seam roofing is allowed.
   c. Asphalt roofing shingles shall be dimensional (shadow line) type and at least a "40 year" shingle.
   d. Clay tile, concrete tile, and slate are permitted materials.
   e. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines should be incorporated into rooflines along building façades greater than 75' in length.
   f. Flat roofs are permitted and must have parapets as required to screen any roof or roof top equipment (equal to height of equipment). Walls adjoining flat roofs must contain a distinctive finish at the top of the wall such as a cornice, banding, large coping, or other architectural termination.
   g. All sloped roofing areas shall include gutters and downspouts except for small roof areas such as, but not limited to, roofs over bay windows, awnings, and canopies.

7. Materials and Colors:
   a. For all facades that face a public or private street, windows and doors shall comprise at least 18% of the wall area. All other facades may be reduced to 10%, or may provide one window or door per sleeping area (as defined by the Building Code), whichever method provides for the greater coverage of windows and doors. Shutters, trims, or false windows, shall not count toward the minimum requirement.
   b. For all facades that face a public or private street, a minimum of 50% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone. The balance of the 50% net exterior wall shall be comprised of at least 2 of the following materials, which shall not be counted toward the minimum masonry requirement.
      1) Stucco.
      2) EIFS. When used, EIFS shall be a minimum of 8' above grade/walkway.
      3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
      4) Cement fiber siding such as Nichiha or Hardie siding. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8'.)
      5) Cast stone.
   c. For all other facades that do not face a public or private street, a minimum of 30% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone. The balance of the 70% net exterior wall shall be comprised of at least 2 of the following materials, which shall not be counted toward the minimum masonry requirement.
      1) Stucco.
      2) EIFS. When used, EIFS shall be a minimum of 8' above grade/walkway.

3) Prefinished metal panels and siding materials with a dimensional shape (depth of approximately 1 inch or greater). All materials must have a factory finish with a 20 year warranty.
4) Cement fiber siding such as Nichiha or Hardie siding. All siding members must be individual boards or panels. (Soffits may utilize sheet materials of approximately 4' x 8').
5) Cast stone.

d. No individual building material, with the exception of clay fired brick or native/natural stone may comprise more than 50% of the net exterior wall area of each building elevation.
e. All buildings within a particular project shall be constructed of building materials from a similar color and material palette. This is not intended to require similar materials with adjacent properties within Shepherd's Place. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.
f. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Storefront glazing systems are also permitted. Window surrounds (trim) are required in all walls other than brick or stone.

8. Public entrances to buildings shall be clearly defined and highly visible including features such as, canopies, porticos, awnings, peaked roof features, towers, or similar architectural forms and details.

C. ACCESSORY STRUCTURES

1. Accessory structures (including parking structures, detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.

2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings but are not subject to the other building design standards. Garage doors shall be metal or metal faced with wood.

D. PARKING STRUCTURES

1. Parking structures, if provided, shall be compatible in material, color, and design to their accompanying principal structures. Height of the parking structure shall not exceed the height of the principle structure.
2. No part of an automobile below the hood line shall be visible within a parking structure from any point on the site, or from adjacent sites and rights-of-way.
3. Parking structures shall contain internal circulation ramps.
4. Use of planters and vegetation for screening and decorative purposes on parking structure façade elevations is required.
5. Parking lot landscape spot islands are not required to be provided within or on the top level of a parking structure.
6. Parking structure lighting must be cut-off type fixtures to direct light downward only. Top level of structure to have pole lighting maximum twenty feet (20') tall.

E. SERVICE & SECURITY AREAS

1. Service areas for common use recreation and activity buildings shall be located at the rear or side yard of the buildings. Such areas must not be visible from public roadways. No service or delivery vehicles may park or load/unload on public roadways, primary entrance drives or in visitor drop-off areas.

2. Service, loading and storage areas shall not encroach on any landscape area.

3. When used, guard houses (manned or unmanned) and entrance gates shall be a minimum of 60' from the property line for stacking area.

4. When used, gate controls, card pads and intercom boxes shall be located in driveway islands adequate distances from the gate to allow "U-turning" without backing onto the public street.

F. PEDESTRIAN CONNECTIVITY:

1. Provide a logical layout for vehicular and pedestrian circulation to help minimize the conflicts between the two. When there are crossings or common path areas, provide well marked or differentiated pathways.

2. Sidewalks shall be provided along all sides of the lot that abut a public right-of-way and where otherwise required to promote pedestrian connectivity within the site and to adjacent properties. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building entry point.

G. FENCING

1. If walls and fencing are used to secure the perimeter of a building site in a multi-family zone, they must be 5' to 6' high and constructed of materials and finishes that match the buildings. "Wrought iron" style metal picket fencing is allowed provided it is interrupted with masonry columns or walls (to match the building) such that no run of metal picket fencing exceeds 40'. Metal picket fencing is to be powder coated or otherwise pre-finished. Field painting is only allowed for touch up when required. Walls/fences located in the front yards or forward of the front building line shall be no more than 40% opaque.

2. Walls and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, or tilt up) regardless of texture, finish and color are not permitted.

4. Fencing shall be setback a minimum of 5' from the sidewalk or 10' from the back of curb along a public or private street, whichever is greater. Additionally, fencing shall comply with the sight visibility triangle requirements in the City's Transportation Criteria Manual.

H. GRADING AND DRAINAGE

1. All grading must be done to alleviate ponding and must be coordinated with the master storm drainage plan and detention facilities. Depressions on paving or the landscape areas which will allow ponding of water are not permitted.

2. Drainage swales must be shallow, gently contoured and sloped to minimize erosion. Concrete rip-rap and trapezoidal concrete channels are not permitted.

ATTACHMENT D
Shepherd's Place
Sherman, Texas

Single Family Residential
Architectural Standards

A. SITE DESIGN & ORIENTATION

1. For Single Family Detached construction, no two building elevations shall be repeated with less than 200' of separation on the same side of the street.

2. In Single Family Attached construction, parking is not permitted between front facades of buildings and R.O.W. property line with public right-of-way greater than 20'. On street parking is permitted in all areas.

3. All portions of buildings within 35' of an existing single-family use or district outside of the Shepherd's Place Development Plan shall be constructed to a maximum height of 40'.

4. Buildings shall be directly accessed from the street and the sidewalk with a minimum of 1 ground floor pedestrian entrance per building oriented toward or perpendicular to a street or private drive.
   a. Garage doors for attached garages may occupy no more than 50% of the total building facade. This measurement does not apply to garages facing an alley or courtyard entrance.

5. For attached Single Family lots with alleys, rear yard setbacks (alley way) shall be 4' if at least 2 parking spaces are provided in a garage. This provision replaces rear yard requirements.

6. End units of attached Single-Family dwelling buildings shall have a minimum side yard setback of 5' at right of way. Setbacks between units of attached Single-Family dwellings shall be zero feet. Front yard setbacks may vary from 0' feet to 5' minimum but no more than 50% of each block of attached Single-Family building shall have a zero foot setback.
   a. Sidewalks within the right-of-way shall be located against the curb.
   b. Distance from edge of street pavement to building front shall be minimum 10'.

B. ARCHITECTURAL STANDARDS

1. For Attached Single Family
   a. Building frontages 100' in length or greater shall have recesses, projections, windows, arcades or other distinctive features to interrupt the length of building façade. Elements including, but not limited to, balconies, setbacks, and recesses or projections greater than 16" may be used to articulate individual units or collections of units.
   b. All building façades shall include no less than two of the elements listed below. Elements shall occur at intervals of not more than 100' horizontally.
      1) Color change
      2) Texture change
      3) Material change
      4) Medallions/accent pieces
      5) Decorative light fixtures

2. For All Single Family
   a. Use of false door or window openings shall be defined by frames, sills, and lintels.

b. Roofs:
   1) If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between 4" of vertical rise to 12" of horizontal run, and 12" of vertical rise to 12" of horizontal run.
   2) Metal standing seam roofing allowed, including porch or awning elements, and in dormers in high sloped roof areas is allowed.
   3) Asphalt roofing shingles shall be dimensional (shadow line) type and at least a "30 year" shingle.
   4) Clay tile, concrete tile, and slate allowed.
   5) Photovoltaic shingles mimicking clay, concrete, or slate are allowed.
   6) Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines shall be incorporated into rooflines along building façades greater than 75' in length.
   7) Flat roofs are permitted and shall have parapets as required to screen any roof top equipment - equal to the height of the units. Parapets shall include an accent feature and shall not be greater than 50' in length without variation in height or accent feature.

c. Materials and Colors:
   1) For all facades that face a public or private street, windows and doors shall comprise at least 15% of the wall area. All other facades may be reduced to 10%, or may provide 1 window or door per sleeping area (as defined by the Building Code). Shutters, trims, or false windows, shall not count toward the minimum requirement.
   2) For all facades that face a public or private street. A minimum of 80% of the total net exterior wall area (total wall area less windows, doors, and related trim area) of each building elevation, excluding gables, shall be clay fired brick, native/natural stone, stucco, or decorative cement fiber siding.
      The balance-up to 20% of the net exterior wall, shall be comprised of at least two of the following materials, which shall not be counted toward the minimum 80% masonry requirement.
      a) Stucco
      b) EIFS – when used, EIFS shall be a minimum 8' above grade/walkway.
      c) Prefinished metal panels and siding materials. Such materials shall be factory prefinished with a minimum 20 year warranty (single family attached only).
      d) Wood or composite wood panels, all siding members must be individual boards (soffits may utilize sheet materials of approximately 4' x 8').
      e) Cast stone.
   3) For all other facades that do not face a public or private street, a minimum of 60% of the total net exterior wall area (total wall area less windows, doors, and related trim area) of each building elevation, excluding gables, shall be clay fired brick, native/natural stone, stucco, or decorative cement fiber siding.
      The balance up to 40% of the net exterior wall shall be comprised of at least two of the following materials, which shall not be counted toward the minimum 60% masonry requirement.
      a) Stucco.
      b) EIFS – when used, EIFS shall be a minimum 8 ' above grade/walkway.
      c) Prefinished metal panels and siding materials. Such materials shall be factory prefinished with a minimum 20 year warranty (single family attached only).
      d) Wood or composite wood panels, all siding members must be individual boards (soffits may utilize sheet materials of approximately 4'x 8').
      e) Cast stone products.

d. No individual building material, with the exception of brick or native/natural stone may comprise more than 50% of the net exterior wall area of each building elevation.
e. Windows may be residential type vinyl, aluminum, fiberglass, or wood with insulated glass. Window surrounds (trim) are required in all walls other than brick or stone. Storefront glazing systems shall be allowed in the AMENITY CENTER or clubhouse.
f. General color palette shall be of earth tones, gray tones, and neutral colors with other accent colors permitted up to a maximum of 10% of each façade.

C. ACCESSORY STRUCTURES

1. Accessory structures (including detached garages, and storage units) shall complement the main building architecture and use the same materials and color palette.

2. Accessory structures visible from a public or private street or a residential use or district are subject to the same masonry and roofing material requirements as the main buildings. Garage doors shall be metal or metal faced with wood.

D. LANDSCAPING FOR DETACHED SINGLE FAMILY

1. Front yard trees shall be provided along all public and private streets consistent with the requirements in the Sherman Development Code excepting to replace with:
   a. One tree per lot, approximately evenly spaced, for developments with lots 60 linear feet or less of street frontage.
   b. Two trees per lot, approximately evenly spaced, for developments with lots greater than 60 linear feet of street frontage.

2. A minimum of 20% tree canopy at maturity is required. Tree canopy within common areas on the development (AMENITY CENTERS, OPEN SPACES, etc.) may be allocated (credited) toward tree canopy on the individual lots. (Area of tree canopy as defined by Arborlogical Society)

E. LANDSCAPING FOR ATTACHED SINGLE FAMILY

1. Street Trees shall be provided along all public and private streets consistent with the requirements in the Sherman Development Code.

2. Buffer requirements set forth in the Sherman Development Code shall only apply to residential districts adjacent to and outside of the Shepherd's Place.

3. Required landscape areas shall be included in common areas.

4. A minimum of 15% tree canopy at maturity is required. Tree canopy within common areas on the development (AMENITY CENTERS, OPEN SPACES, etc.) may be allocated (credited) toward tree canopy on the individual lots.

F. LIGHTING FOR: (A) ATTACHED SINGLE FAMILY AND (B) DETACHED SINGLE FAMILY AT STREETS AND ALLEYS ONLY

1. Lighting shall be provided for vehicular, pedestrian, signage and architectural and site features.

2. Site lighting fixtures used along public and private streets and in parking areas shall be no taller than 25' high and the fixtures shall be of a consistent design within each project. This is not intended to require a consistent design within the whole of Shepherd's Place.

3. Parking areas shall have a minimum average of 0.5 foot candle initial illumination. Maximum illumination at property lines where the adjacent property allows single family or multi-family uses shall not exceed 0.1 foot candles.

4. Light sources shall be LED. Yellow/orange source lights are prohibited from use. In parking or drive areas, lighting must be 4000 Degree Kelvin. Pedestrian level accent lights to be 3000 Degree Kelvin.

5. Parking lot lights shall generally be shielded to prevent upward diffusion (full cut off). Building mounted lighting may shine upward or sideways as long as it is directed at the building accent features or building wall, and not directed outward.

G. FENCING

1. If walls or fencing are used to secure the perimeter of a development site in a single family zone, they must be a minimum of 6' high with a maximum of 8' high, and constructed of stone, brick, or wrought iron style metal picket fence with brick or stone columns. Maximum distance between columns for a metal picket fence shall be 40'. Fence in front yard to be maximum 6' tall and maximum 40% opaque.

2. Walls, fences, and columns must be constructed with appropriate structural footings and foundations to minimize movement and wall failure, and must be constructed with level wall/fence tops.

3. Concrete walls (precast, cast-in-place, tilt wall) regardless of finish, are not allowed.

ATTACHMENT E
Shepherd's Place
Sherman, Texas

Landscape Standards
(for other than all Single Family Residential)

A. GENERAL LANDSCAPE

1. Landscape Plan
   a. Landscaping must be provided in accordance with the Sherman Development Code.

2. OPEN SPACE Requirements.
   a. Shall maintain a minimum average OPEN SPACE of 10% of the overall site. This OPEN SPACE shall include all planted areas (parking lot islands, planted buffer strips), sidewalks within planted areas and paved plaza spaces, pools, fountains, parks, trails, playgrounds, and other areas. It shall not include parking, road, or drive areas, building footprint areas and loading docks.

3. Buffers and Screening
   a. Non-Residential development adjacent to Single Family Residential – Buffer shall consist of a wall at 8' tall, constructed of masonry with a minimum 10' wide landscape area planted with grass and/or groundcover. There shall be 1 ornamental tree every 20' on center or 1 shade tree every 40' on center within the landscape area.

B. STREET LANDSCAPING

1. Landscaping shall consist of a combination of such plant materials as follows: ground cover, shrubs, vines, hedges, trees, or other such materials.
2. Required street trees will be planted within the streetscape areas identified on the typical street sections of this DP. Trees for these street sections may be located outside the Pedestrian Realm and be included in the front yard setback area.
3. Required street trees may be clustered in order to facilitate creative design, visibility, or safety.
4. For the Minor Arterial and Commercial Collector street sections set forth in this DP, street trees will be provided at a minimum of one tree for every 100 linear feet.
5. Tree wells are permitted and may be covered with grates, living plant materials or some permeable non-living material.
6. Street trees to be a minimum 3 caliper inches.
7. All street landscaping will be maintained by the Property Owner or the Owner's Association.

C. PARKING LOT LANDSCAPING AND SCREENING

1. All parking lots, which for purposes of this Section, include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows.

2. Landscape Standards
   a. A minimum of 7% of the total site area shall be landscaped.
   b. A minimum of 15% of the required parking shall be covered by tree canopy calculated at maturity.
   c. The tree species shall be an appropriate shade tree or ornamental/accent tree and shall be selected from the Approved Plant List.

3. All parking lots (other than areas for vehicle maneuvering or loading) adjacent to public and private streets to have a minimum 10' landscape screening buffer unless the parking is on-street parking accessed directly from the street. The buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
   a. One large tree for every 40' or 2 small ornamental/accent trees for every 40'.
   b. Landscape plantings containing at least one of the following:
      1) A minimum 3' high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
      2) A minimum 3' high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to screen the parking lot.
      3) A grass or landscaped berm, 3' high above the parking pavement surface.
   c. Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of three years for landscaping to be established. After three years, no irrigation is required.

4. Islands in Parking Areas.
   a. Landscape Islands
      1) Generally, there will be 1 planted island within 60' of each parking space. This planting island shall occupy approximately the size of 1 standard parking space. Each island shall contain 1 shade tree (2" min. cal.) from the City Tree List. Alternatively, there will be 1 planted island for approximately every 20 linear parking spaces. This planting island shall be the approximate size of 2 standard parking spaces. Each island shall contain 2 shade trees (2" min. cal.) from the City Tree List. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof. Note: A maximum of 25% of the required islands may be 5'x5' diamond within the parking row, but not at end islands.
   b. End Islands.
      1) There shall also be an end island for every parking row. This end island shall occupy 1 standard parking space. Each island shall contain 1 shade tree (2" min. cal.) from the City Tree List. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof.

5. Spacing from Public Utilities.
   a. Water and Wastewater Lines – No trees shall be planted closer than 5' from any public underground water or wastewater utility main unless acceptable to utility provider or applicable staff approves a specific circumstance. The location of the water or wastewater utility line shall be considered, for distance purposes, to be the surface of the ground above the line.
   b. Fire Hydrants – No trees shall be planted closer than 10' from any fire hydrant.

D. PUBLIC SPACES

1. A minimum of 4,000 sq. ft. of PLAZA OR PUBLIC SPACE shall be required for each DEVELOPMENT AREA within Shepherd's Place. PLAZA OR PUBLIC SPACE may be located anywhere within each DEVELOPMENT AREA of Shepherd's Place.

2. Public access dedication is required to provide access to the PUBLIC SPACE. This will be shown on the final plat.

3. PLAZAS OR PUBLIC SPACES shall incorporate at least 3 of the 5 following elements, which may be located anywhere within Shepherd's Place DEVELOPMENT AREA.
   a. Sitting space – at least one sitting space for each 250 square feet shall be included in the Plaza. Seating space shall be a minimum of 16" in height and 18" in width. Ledge benches shall have a minimum depth of 30".
   b. A mixture of areas that provide shade.
   c. Trees in proportion to the space at a minimum of 1 tree per 800 square feet.
   d. Water features.
   e. Public art.
   f. Outdoor eating areas or food vendors.
   g. Planting areas in the sidewalk. Pots or above grade planters are allowed, minimum of 15 gallons.
   h. Bike Racks.

4. Developments involving a gross floor area in excess of 40,000 square feet of a single user shall have a minimum of 100 sq. ft. seating area including permanent benches along the front sidewalk area. A minimum of one bike rack shall also be included along the storefront. Bench and bike rack should be of an architecturally consistent design.

E. LANDSCAPE MAINTENANCE AND TREE MITIGATION

1. All landscaping and trees shall be maintained in healthy condition. If plant materials die, they shall be replaced in a timely manner, consistent with their growing season.

2. No tree replacement or mitigation is required.

F. CALCULATIONS

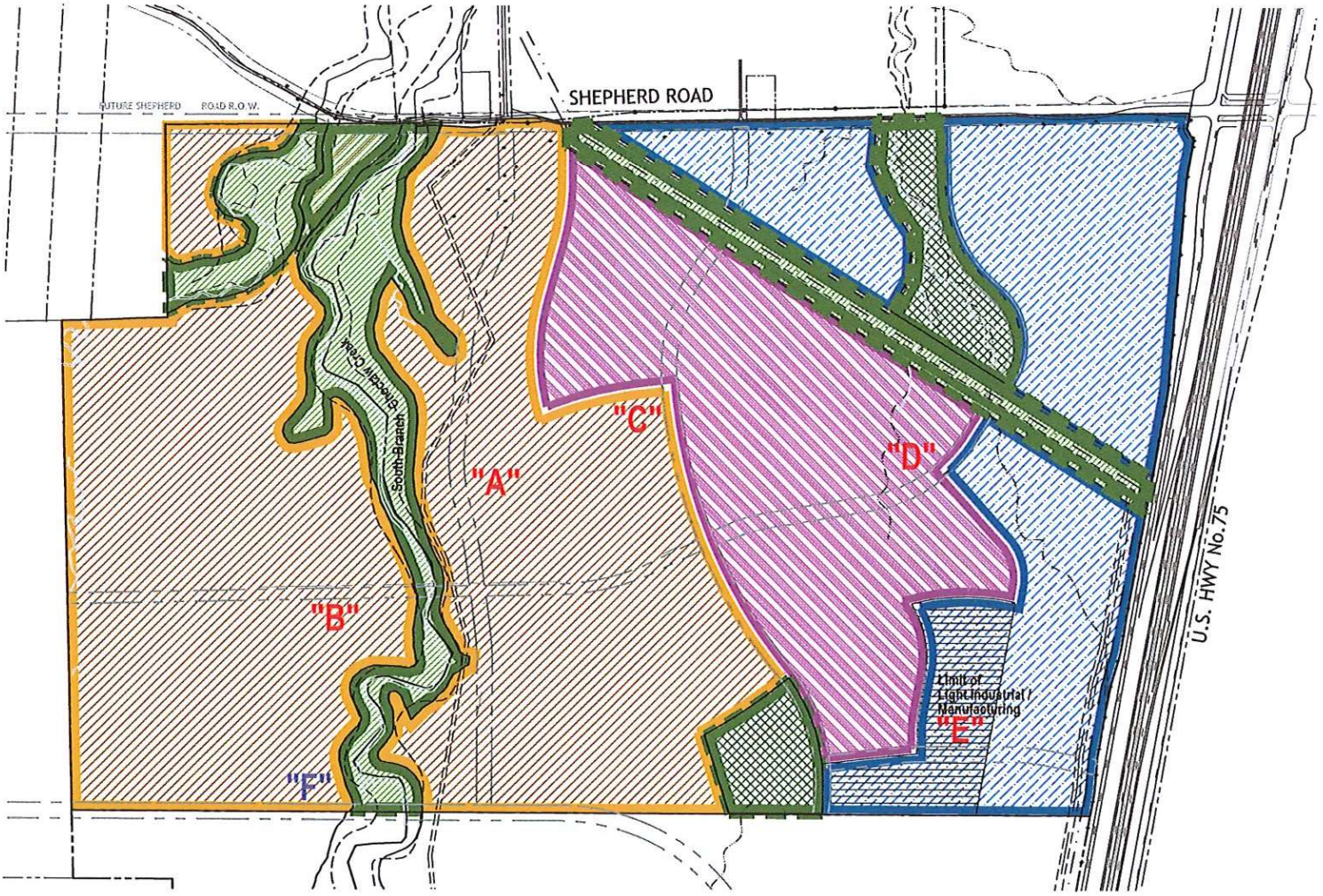
1. OPEN SPACE, tree canopy, and minimum landscape shall be calculated as part of the entirety of Shepherd's Place rather than on a site-by-site basis. Any OPEN SPACE, tree canopy, landscape area, and tree mitigation credits established may be applied throughout the entirety of Shepherd's Place.

2. A submittal will be made to the City upon permit application showing the calculation of OPEN SPACE, tree canopy, and landscaping indicating the amount of common area OSTCL is being credited toward the requirement for each permit.

G. AMENDMENTS TO THE LANDSCAPE PLAN

1. The DIRECTOR may authorize minor changes in the Landscape Plan that otherwise comply, and do not:
   a. Reduce the perimeter landscape buffer strip required;
   b. Detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or screening or buffering function.

EXHIBIT "A" - CONCEPTUAL PLAN



Development Areas

- Residential ±247 ac
- Flex Residential /Multi-Family ±110 ac
- Commercial / Retail / Restaurant / Entertainment ±95 ac
- Open space / Park ±52 ac
- Potential Open space / Developable Area ±28 ac

(Maximum of 50% to be developed, pending final determination of engineering aspects of the area)

TOTAL LAND AREA
531.87 Ac

GENERAL NOTES:

- 1. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes only and does not set the alignment. The alignment is determined on final plat.
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- 3. Any easements to be established will be identified and provided at time of platting.
- 4. Acreages, lot counts, and tabulations are subject to change as a result of further engineering and are considered approximate.
- 5. Graphic illustrations in the open spaces are not intended to communicate, show, or represent actual program elements, layout, or detailed landscape design.
- 6. Distances between property lines, street lines, alley lines; and driveway configurations will be established at time of platting. Design criteria for these distances will follow those standards outlined within the Planned Development (PD) for this project.

north

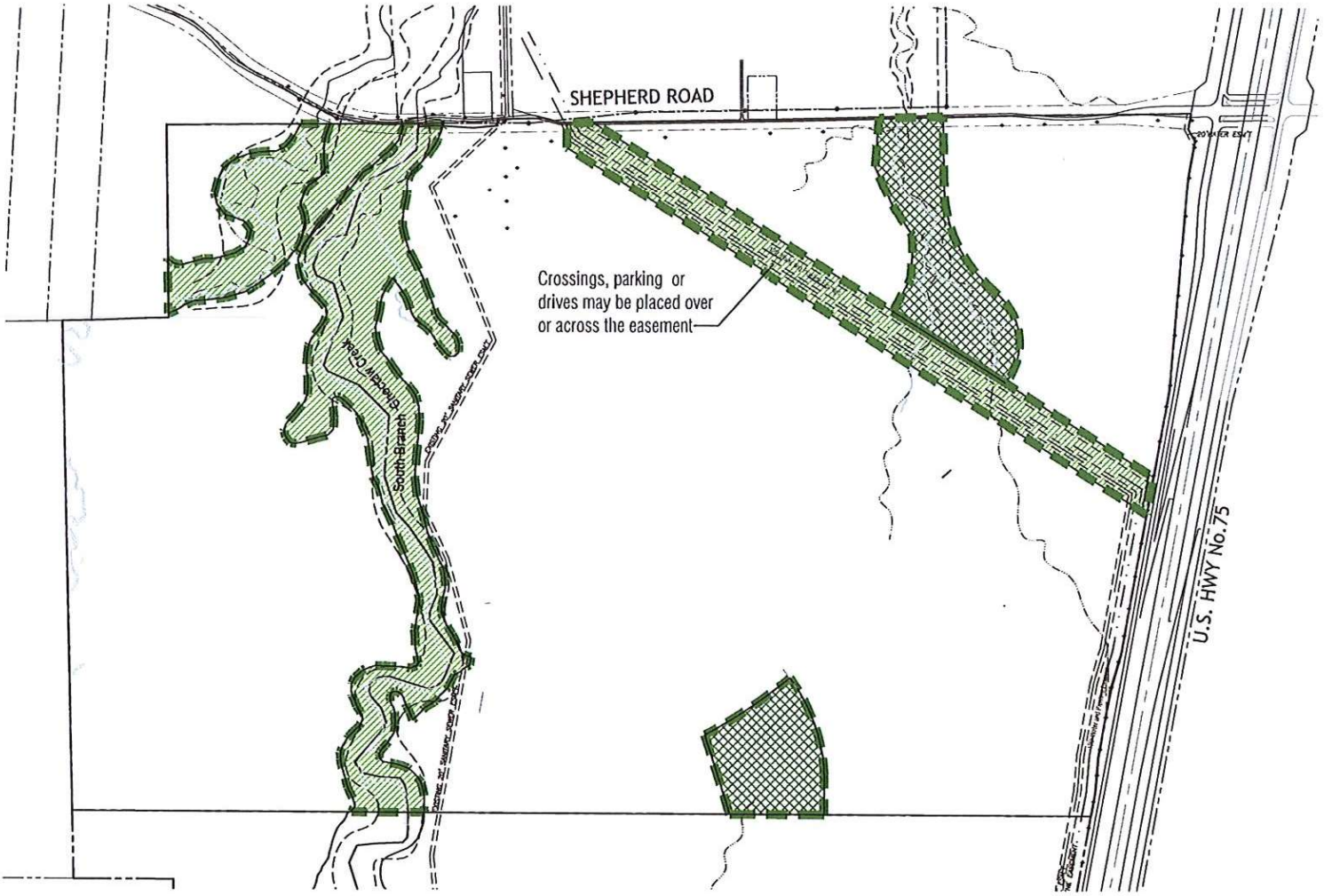
Shepherd's Place SHERMAN, TEXAS

HODGES Architecture architecture planning
13612 Omega Dallas, Texas 75244-4314
phone 972 387-1000 fax 972 960-1129
www.hodgesusa.com

project no.	drawn	date
20102	KO	6-21-21

SCHEME

EXHIBIT "B" - OPEN SPACE GUIDELINE PLAN



Open space / Park
±52 ac

Potential Open space / Developable Area
±28 ac

(Maximum of 50% to be developed, pending final determination of engineering aspects of the area)

north

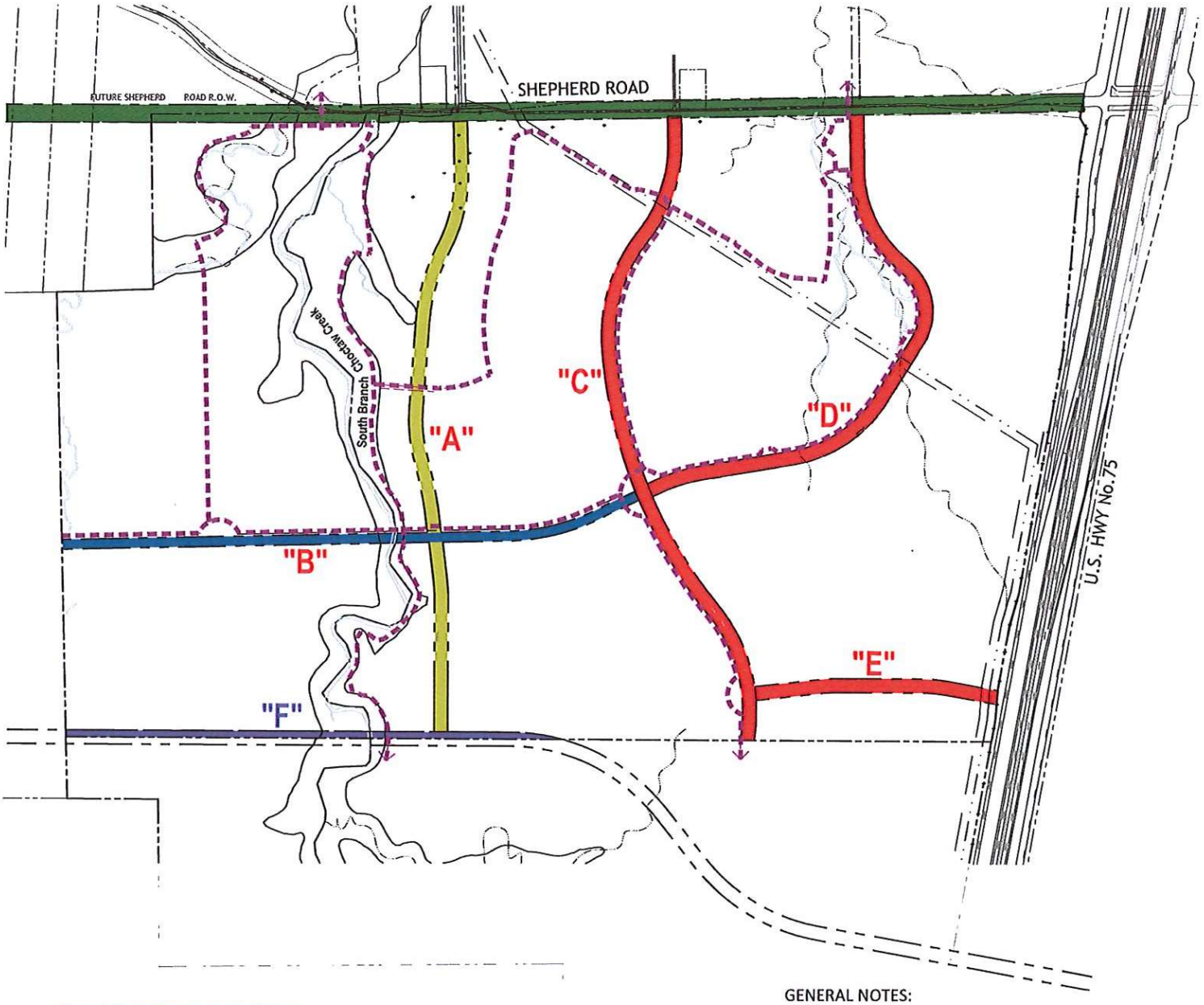
Shepherd's Place SHERMAN, TEXAS

HODGES Architecture architecture planning
13747 Omega Dallas, Texas 75244-4514
phone: 972 387-1050 fax: 972 503-1129
www.hodgesusa.com

Project No. 20102 | Drawn KO | Date 6-21-21

SCHEME

EXHIBIT "C" - TRANSPORTATION MASTER PLAN



RESIDENTIAL COLLECTOR	60' R.O.W	per Exhibit E.2
COMMERCIAL COLLECTOR	65' R.O.W	per Exhibit E.3
MINOR ARTERIAL	86' R.O.W	per Exhibit F.1
MAJOR ARTERIAL	110' R.O.W	per Exhibit F.2
MINOR ARTERIAL (50% of 86' ROW Dedication Only)	86' R.O.W	

Proposed Trail System

GENERAL NOTES:

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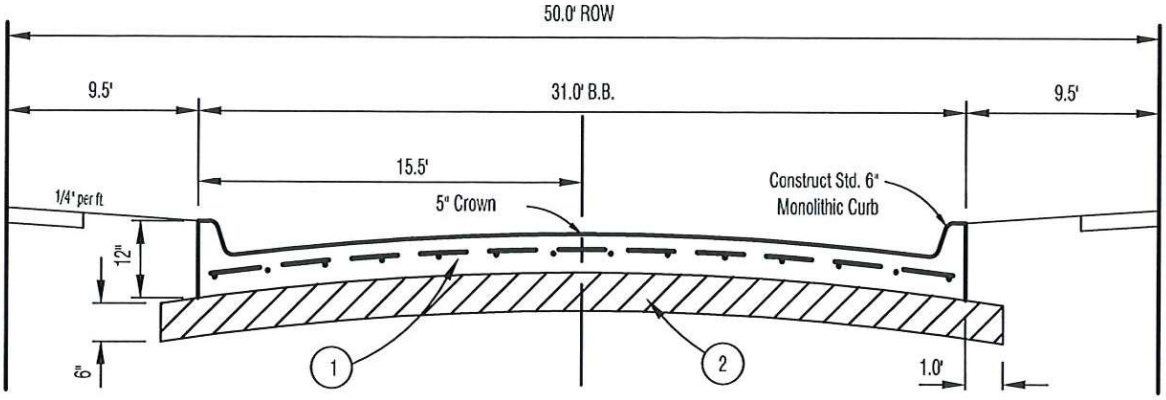
north

Shepherd's Place SHERMAN, TEXAS

HODGES Architecture architecture planning 13042 Omega Dallas, Texas 75244-4516 phone: 972 387-1600 fax: 972 503-1125 www.hodgesusa.com

Project No. 20102 | Drawn KO | Date 6-21-21 | SCHEME

EXHIBIT "D" - LOCAL STREET



31' BB Pavement Section
Not To Scale

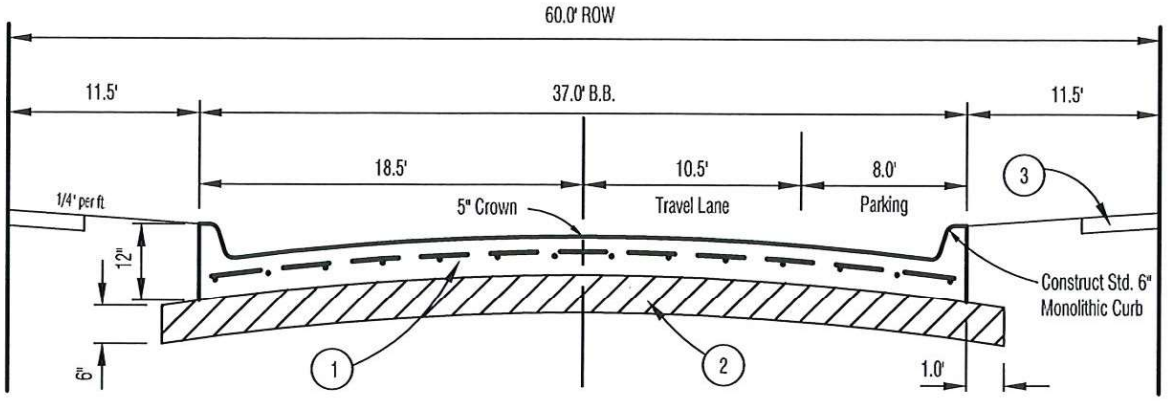
1. 6" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade

Shepherd's Place SHERMAN, TEXAS

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawing: G:\2020 JOBS\20-213 Haggard – Sherman 800\CAD\Roadway Section Exhibits.dwg Saved By: lholz18 Save Time: 4/6/2021 1:53:38 PM
Plotted by: lholz18 Plot Date: 5/26/2021 1:22 PM

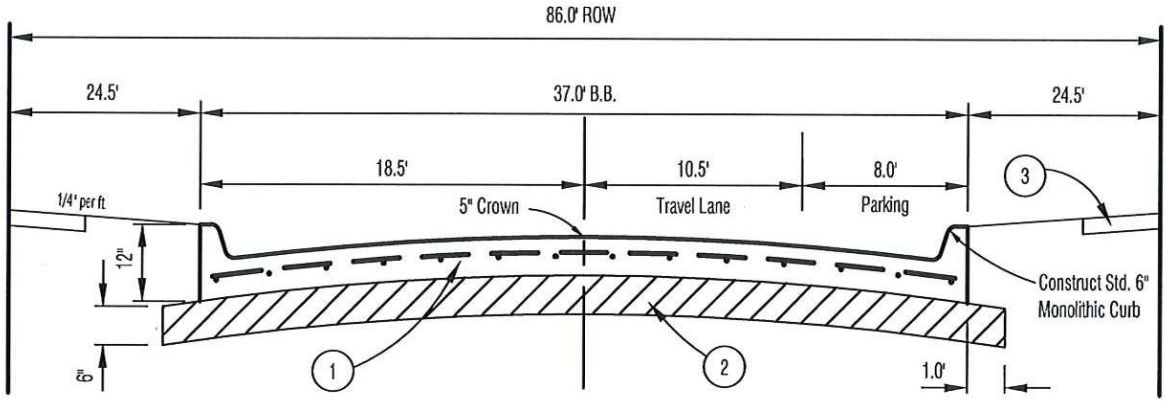
EXHIBIT "E.1" - RESIDENTIAL COLLECTOR



37' BB Pavement Section
Not To Scale

1. 7" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

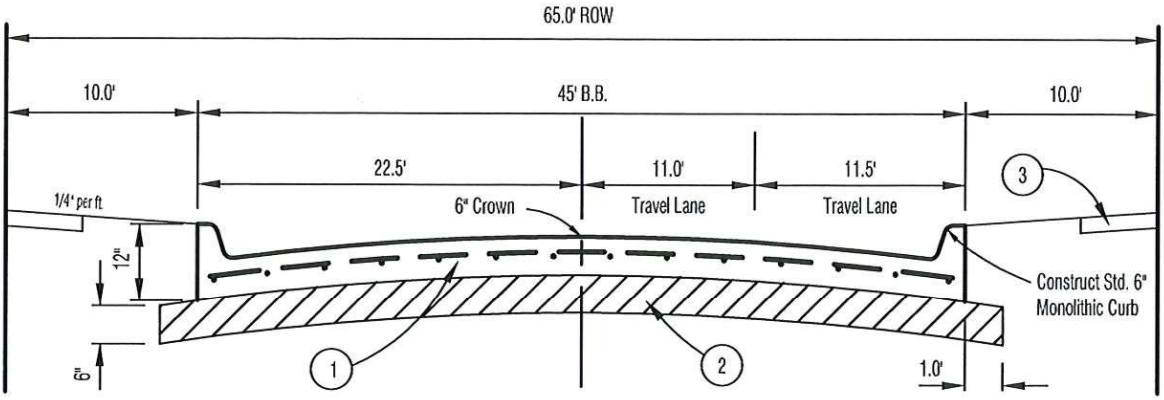
EXHIBIT "E.2" - RESIDENTIAL COLLECTOR



37' BB Pavement Section
Not To Scale

1. 7" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

EXHIBIT "E.3" - COMMERCIAL COLLECTOR



45' BB Pavement Section
Not To Scale

1. 7" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

Shepherd's Place SHERMAN, TEXAS

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TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

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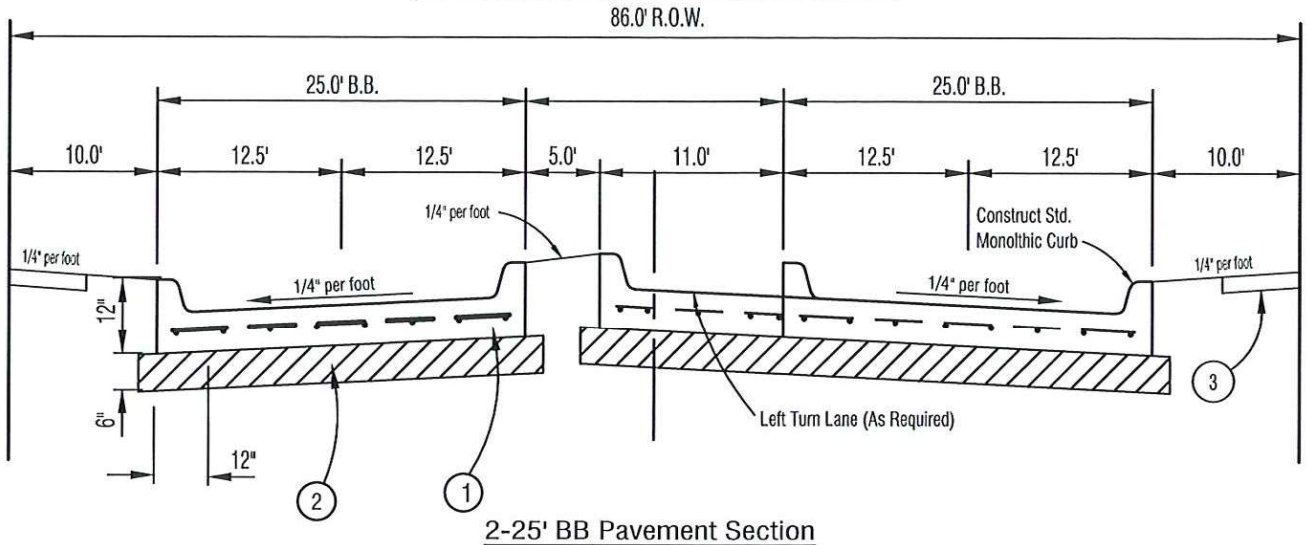
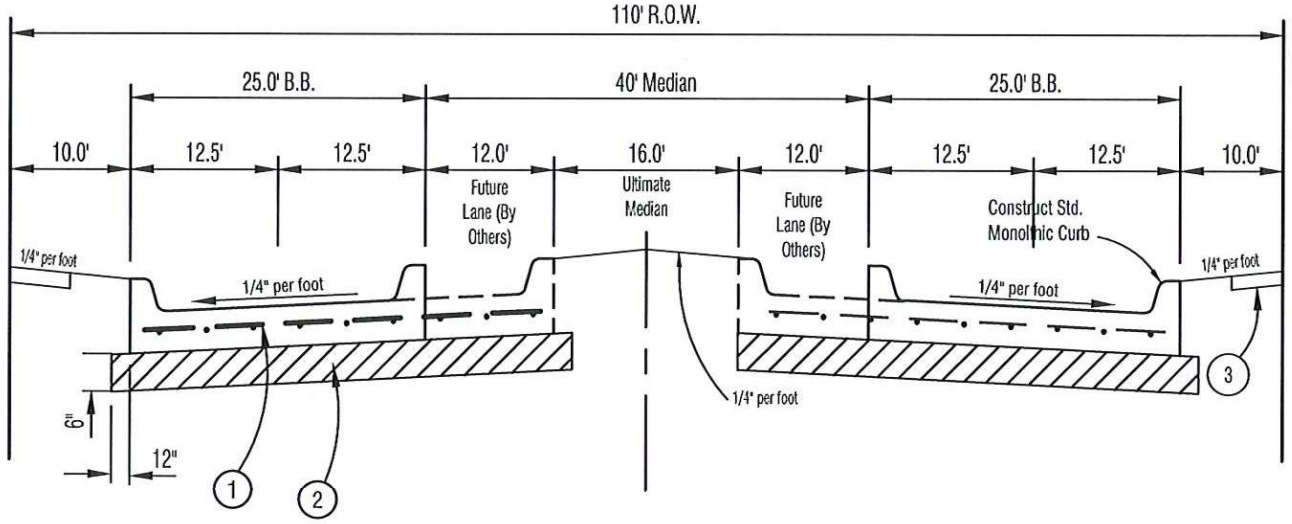
EXHIBIT "F.1" - MINOR ARTERIAL



2-25' BB Pavement Section
Not To Scale

1. 8" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

EXHIBIT "F.2" - MAJOR ARTERIAL



2-25' BB Pavement Section
Not To Scale

1. 8" Thk.~4000 P.S.I. Concrete Reinforced w/ No.3 Bars On 18" Centers Both Ways.
2. 6" Lime Stabilized Subgrade
3. 5' Sidewalk (Unless Otherwise Specified on Trail Plan, Exhibit_)

Shepherd's Place SHERMAN, TEXAS

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Plotted by: lholz18 Plot Date: 5/26/2021 1:26 PM

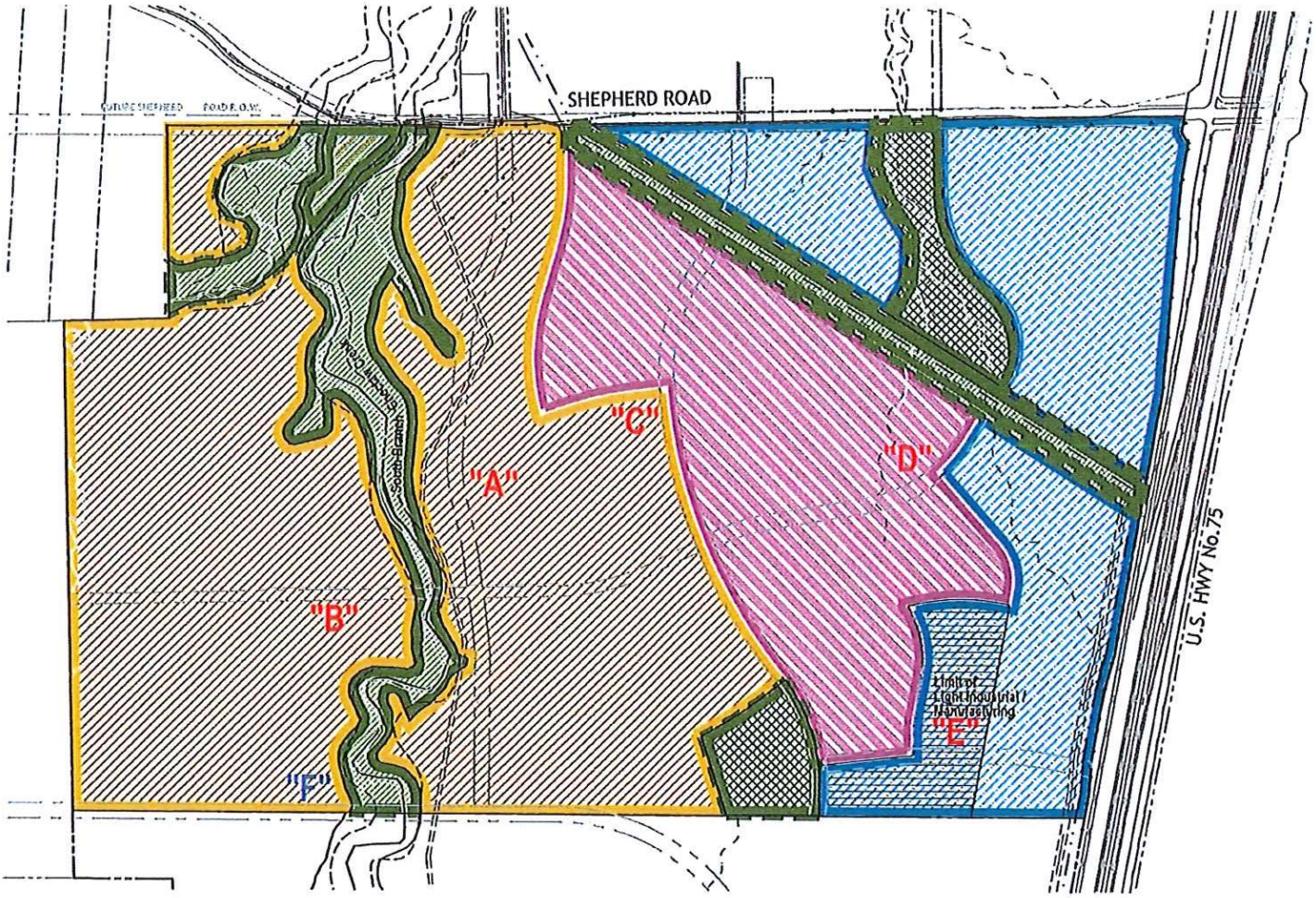
EXHIBIT "G" - Site Summary Table

Summary Table of Shepherd's Place			
	Acres	%	Units
Residential			
SF Residential	234.00 ac	44.1 %	(4.5/ac) 1053
Residential Flex	25.40 ac	4.7 %	(26/ac) 660
Multi-Family	29.00 ac	5.4 %	(40/ac) 1160
Residential Lease	25.50 ac	4.7 %	(12/ac) 306
Commercial			
Retail / Entertainment & other similar uses allowed by zoning ordinance	113.0 ac	21.4 %	n/a
Open Space			
Parks, Open Space, Buffers, and FP areas	(Up to) 80.00 ac	15.0 %	n/a
Major Rights-of-Way			
Collector and Arterial Streets (excluding residential streets)	25.00 ac	4.7 %	n/a
Total Acres	531.87 ac	100 %	3179

Note: Above acreages, unit counts, and percentages are approximate only and will be adjusted and finalized at Site Plan Approval. They are intended only to set expectations for city services to the project.

EXHIBIT 3

EXHIBIT "A" - CONCEPTUAL PLAN



Development Areas

- Residential ±247 ac
- Flex Residential /Multi-Family ±110 ac
- Commercial / Retail / Restaurant / Entertainment ±95 ac
- Open space / Park ±62 ac
- Potential Open space / Developable Area ±28 ac

(Maximum of 50% to be developed, pending final determination of engineering aspects of the area)

TOTAL LAND AREA
531.87 Ac

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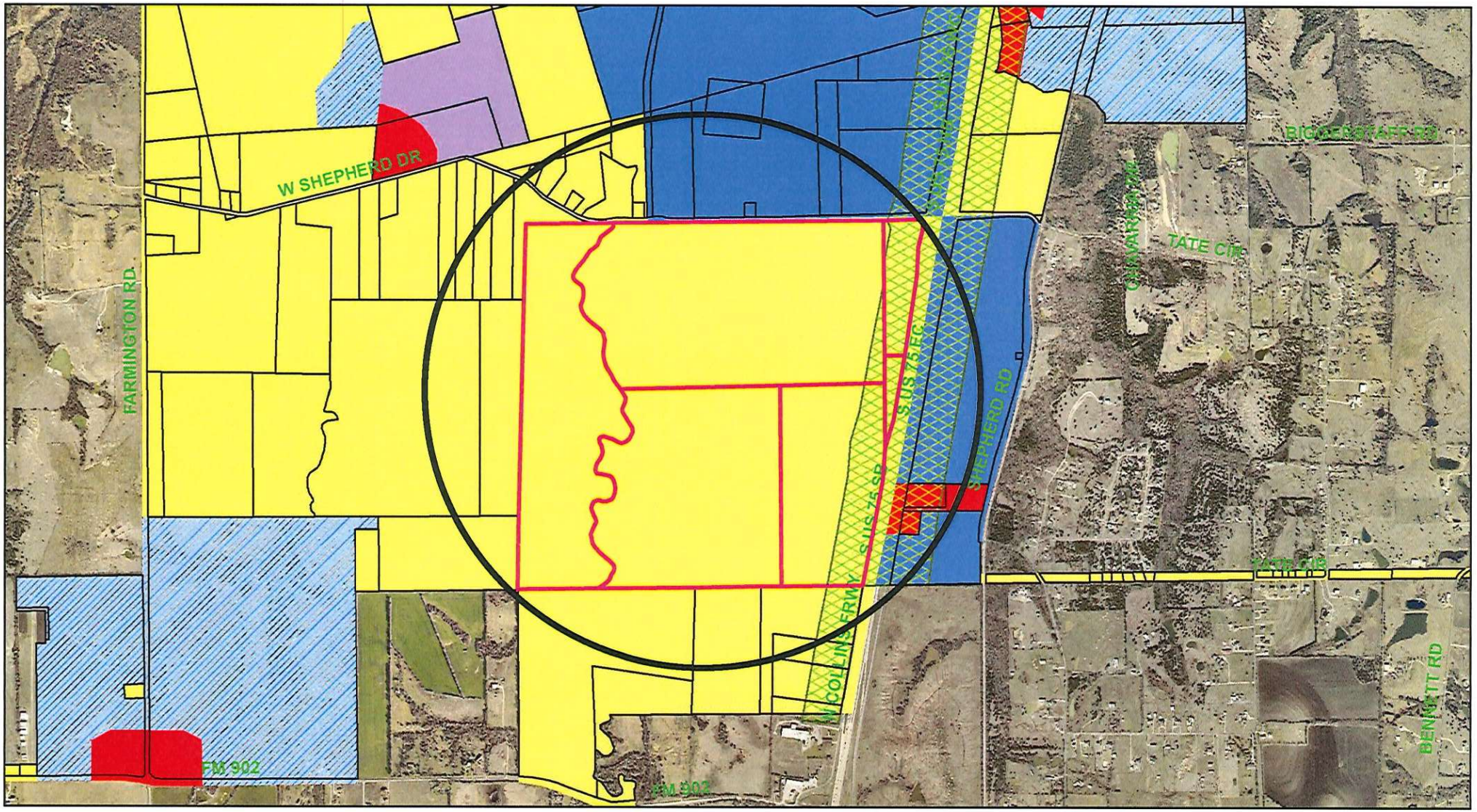
north

Shepherd's Place SHERMAN, TEXAS

HODGES architecture planning

SCHEME



Zoning - 100-1200 Blocks West Shepherd Drive

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
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Developmental Services Department

NOT TO SCALE

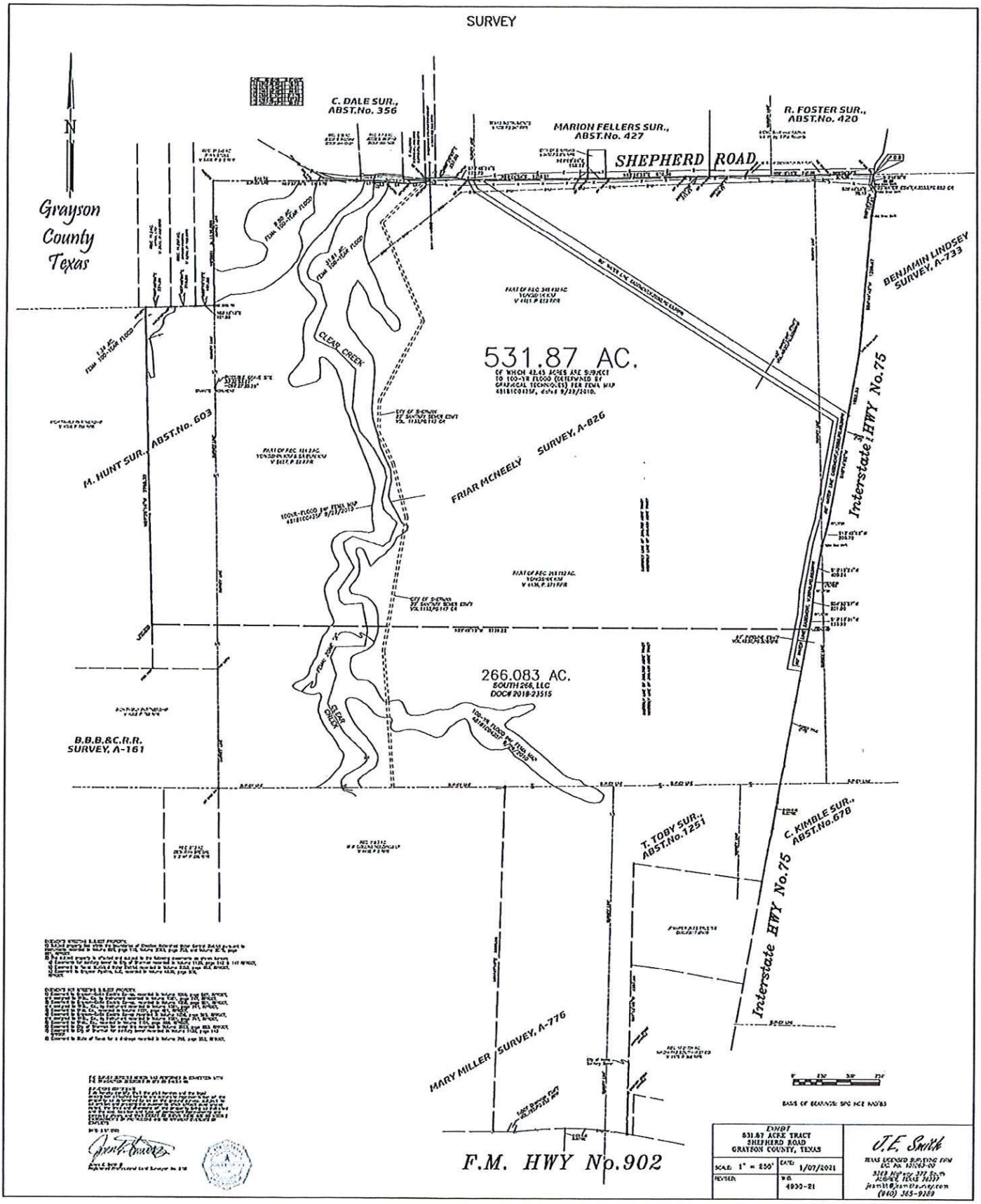
1 in = 2,000 ft

100-1200 Blocks West Shepherd Drive








SURVEY
N
Grayson County Texas
C. DALE SUR., ABST.No. 356
MARION FELLERS SUR., ABST.No. 427
R. FOSTER SUR., ABST.No. 420
SHEPHERD ROAD
BENJAMIN LINDSEY SURVEY, A-733
531.87 AC.
CLEAR CREEK
M. HUNT SUR., ABST.No. 603
FRIAR MCNEELY SURVEY, A-826
Interstate HWY No.75
266.083 AC.
SOUTH 268, LLC
DOC# 2018-23515
B.B.B.&C.R.R. SURVEY, A-161
T. TOBY SUR., ABST.No.1251
C. KIMBLE SUR., ABST.No.670
MARY MILLER SURVEY, A-776
F.M. HWY No.902
EXHIBIT
531.87 ACRE TRACT
SHEPHERD ROAD
GRAYSON COUNTY, TEXAS
SCALE 1" = 250'
DATE 1/07/2021
REVISED
W.O. 4930-21
J.E. Smith

J.E. SMITH
TEXAS LICENSED SURVEY FIRM No. 101060-00
5269 U.S. HWY 377 South, Aubrey, Texas 76227
jesmith@jesmithsurvey.com
(940) 365-9289

531.87 ACRE TRACT **W.O. 4930-21**

All that certain tract or parcel of land lying and being situated in Grayson County, Texas, a part of the FRIAR McNEELY SURVEY, ABSTRACT NO. 826, the M. HUNT SURVEY, ABSTRACT NO. 603. and the BENJAMIN LINDSEY SURVEY, ABSTRACT NO. 733, said tract or parcel of land being comprised of the following:

1) **Part of a tract said to contain 184.3 acres as described in a Deed to Yongshik Kim and Sae Un Kim recorded in Volume 5657, page 52 of the Real Property Records of Grayson County,**
2) **Part of a tract said to contain 266.782 acres as described in a Deed to Yongshik Kim recorded in Volume 4436, page 271 of the Real Property Records of Grayson County, and**
3) **Part of a tract said to contain 346.439 acres as described in a Deed to Yongshik Kim recorded in Volume 4461, page 659 of the Real Property Records of Grayson County, Texas,**

Said tract or parcel of land is herein described as follows; to wit:
BEGINNING at a PK Nail set in Shepherd Road on the west right-of-way line of Interstate Highway No. 75 for the northeast corner of said 346.439 acre tract and the northeast corner of the premises herein described;
THENCE with the west right-of-way line of said Interstate Highway No. 75, south 10 degrees 12 minutes 37 seconds west 89.00 feet to a TxDot concrete monument with brass cap,
2) South 29 degrees 44 minutes 23 seconds east 78.17 feet to a TxDot concrete monument with brass cap,
3) South 10 degrees 16 minutes 37 seconds west 210.63 feet to a TxDot concrete monument with brass cap,
4) South 04 degrees 44 minutes 43 seconds west 1205.47 feet to a TxDot concrete monument with brass cap,
5) South 10 degrees 14 minutes 02 seconds west 1502.33 feet to an one-half inch iron rod set with cap marked "J.E. SMITH 3700",
6) South 15 degrees 45 minutes 02 seconds west 200.70 feet to a TxDot Concrete monument with brass cap,

7) South 10 degrees 19 minutes 24 seconds west 400.24 feet to an one-half inch capped iron rod set,
8) South 04 degrees 30 minutes 57 seconds west 201.00 feet to an one-half inch capped iron rod set, and
9) South 10 degrees 13 minutes 31 seconds west 133.90 feet to an one-half inch capped iron rod found at the northeast corner of a 266.083 acre tract described in a deed to SOUTH 266, LLC, recorded under Clerk's File No. 2018-23515, said corner being the southeast corner hereof;
THENCE leaving the west right-of-way line of Interstate Highway No. 75, north 89 degrees 49 minutes 10 seconds west 5739.22 feet to an one-half inch capped iron rod found at the northwest corner of said 266.086 acre tract for the southwest corner hereof, said corner being on the west line of said 184.3 acre tract;
THENCE along the west line of said 184.3 acre tract, north 01 degree 25 minutes 14 seconds west 2755.32 feet to an one-half inch iron rod found for the most westerly northwest corner of said 184.3 acre tract and the most westerly northwest corner hereof, said corner being on the south line of a tract said to contain 11.2 acres as described in a deed to VPKK, LTD, recorded in Volume 2611, page 482 of the Real Property Records of Grayson County;
THENCE north 88 degree 48 minutes 00 seconds east 221.39 feet to an one-half inch iron rod with cap marked "4468" found at the southwest corner of a tract said to contain 11.207 acres as described in a deed to Brian Parks, recorded in Volume 5294, page 183 of the Real Property Records of Grayson County;
THENCE north 87 degrees 40 minutes 01 second east 216.09 feet to the southwest corner of a tract said to contain 11.545 acres as described in a deed to Ryan Stoll recorded in Volume 5906, page 180 of the Real Property Records of Grayson County;
THENCE north 88 degrees 19 minutes 12 seconds east 161.80 feet to a steel pin set on the occupied northeast corner of the HUNT SURVEY for a re-entrant corner of said 184.3 acre tract, said corner being on the occupied west line of the FRIAR McNEELY SURVEY;
THENCE north 00 degrees 54 minutes 11 seconds west 1090.84 feet to a 3/8 inch iron rod found for the northwest corner of the McNEELY SURVEY and the most northerly northwest corner of said 184.3 acre tract, said corner being a re-entrant corner of the Stoll tract;

THENCE north 89 degrees 37 minutes 30 seconds east at 844.76 feet passing a bois d' arc post and in all the total distance of 1415.79 feet to a point in Cedar Creek for the northeast corner of said 184.3 acre tract, said corner being on the west line of a tract said to contain 0.37 acres as described in a deed to the City of Sherman recorded in Volume 2223, page 429 of the Real Property Records of Grayson County;
THENCE with the creek and along the west line of said 346.436 acre tract, south 03 degrees 36 minutes 20 seconds east 18.73 feet to the southwest corner of said 0.37 acre tract for a corner hereof;
THENCE along the south line of said 0.37 acre tract (same being parallel with, southerly of, and 35 ft. normal distance from the paved surface of Shepherd Road), north 78 degrees 12 minutes 40 seconds east 10.91 feet to a point;
THENCE north 85 degrees 50 minutes 42 seconds east 89.81 feet to an one-half inch capped iron rod set;
THENCE south 86 degrees 31 minutes 17 seconds east 11.78 feet to an one-half inch capped iron rod set for corner;
THENCE north 84 degrees 29 minutes 16 seconds east 137.85 feet to an one-half inch capped iron rod set at the southeast corner of said 0.37 acre tract for a re-entrant corner hereof;
THENCE north 01 degree 17 minutes 27 seconds west 35.24 feet to a Mag-Nail set in the paved surface of Shepherd Road for the northeast corner of said 0.37 acre tract;
THENCE north 88 degrees 20 minutes 07 seconds east passing the southwest corner of a 470.340 acre tract described in a deed to Texas Instruments recorded in Volume 1036, page 247 of the Real Property Records of Grayson County and in all a total distance of 257.02 feet to an one-half inch capped iron rod set at an angle point in the south boundary of same;
THENCE continuing with Shepherd Road, and the south line of said 470.340 acre tract, south 73 degrees 48 minutes 24 seconds east 102.70 feet to a Mag-Nail set for corner;
THENCE continuing with said Road, north 89 degrees 04 minutes 54 seconds east 1058.81 feet to a Mag-Nail set at the southwest corner of a 0.922 acre tract conveyed to the City of Sherman by deed recorded in Volume 2450, page 274 of the Real Property Records of Grayson County;

THENCE north 89 degrees 09 minutes 36 seconds east passing the southeast corner of said 0.922 acre tract and in all a total distance 188.22 feet to a Mag-Nail set at an angle corner hereof;
THENCE continuing with said Road and the south line of said 470.340 acre tract, north 88 degrees 26 minutes 22 seconds east 670.36 feet to a Mag-Nail set for corner, and north 88 degrees 51 minutes 08 seconds east 211.23 feet to a Mag-Nail set for the southwest corner of the MEMC SOUTHWEST ADDITION per the plat thereof recorded in Volume 11, page 1 of the Grayson County Plat Records;
THENCE continuing along the south line of said Addition with said Road, north 88 degrees 51 minutes 36 seconds east 308.72 feet to a Mag-Nail set;
THENCE North 89 degrees 10 minutes 19 seconds east 740.88 feet to a Mag-Nal set;
THENCE North 89 degrees 04 minutes 33 seconds east 374.36 feet to the Place of BEGINNING and containing 531.87 acres of land.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 1/22/2025

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. 24-006363)

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 288.34 acres being in the Sherrod Dunmore Survey, Abstract 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6410 to Amend Certain Planned Development District Development Standards and Exhibits.

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 an Amendment of Ordinance No. 6410 to Amend Certain Planned Development District Development Standards and Exhibits.

The primary change to the Planned Development Regulations is to allow a Townhome - Detached building type in the Village Residential District.

The following has been approved for this location:

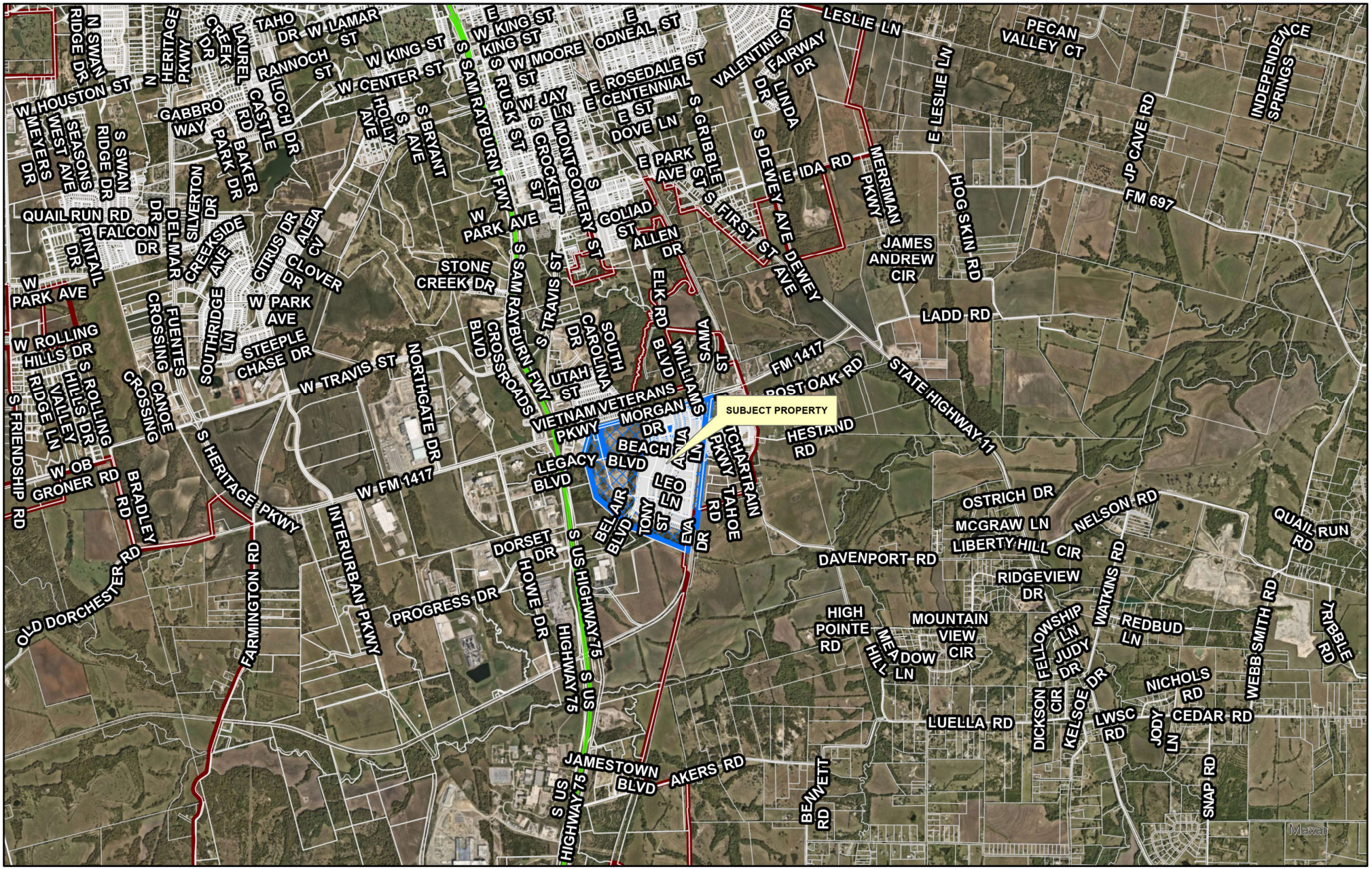
- 11/14/2023 - Site Plan for Bel Air Beach Club (Subject to the Staff Review Letter)
- 12/13/2022 - Final plat approval of Bel-Air Village West
- 10/18/2022 - Preliminary Plat approval of Bel-Air Village West Infrastructure.
- 8/16/2022 - Final Plat of Bel-Air Village Phase 2 (Single Family).
- 6/21/2022 - Preliminary Plat of Bel-Air Village Phase 2 (Single Family).
- 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.
- 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).
- 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).
- 7/16/2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1)

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 does not have any objection to this Amendment request.

Attachments:
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey - Combined
6. Narrative
7. Final Plat
8. Bel Air Planned Development Amendment
9. Concept Plan
10. Ordinance No. 6410



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
300-1000 BLK E FM 1417
(VIETNAM VETERANS PKWY)

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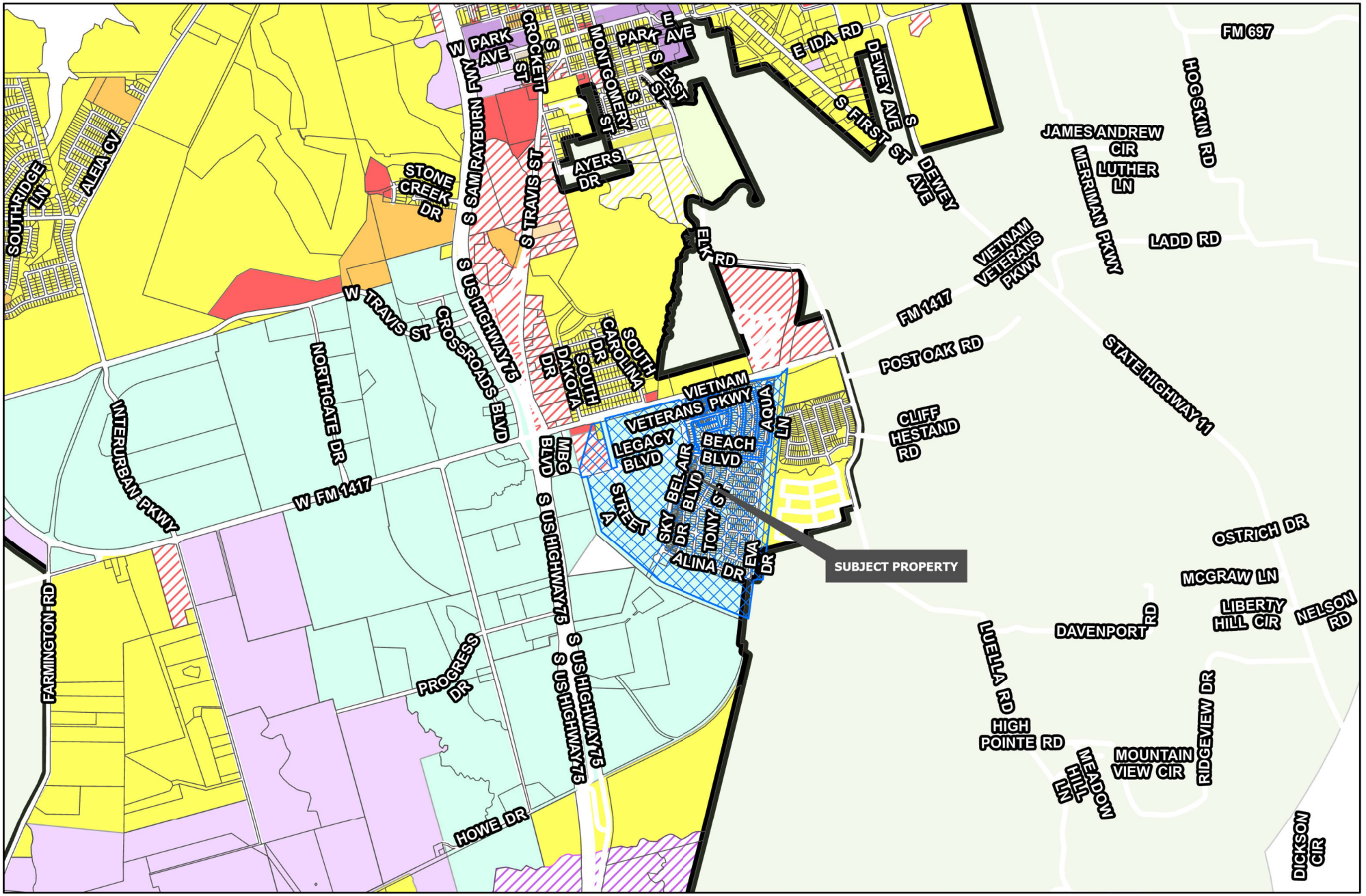

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
300-1000 BLK E FM 1417
(VIETNAM VETERANS PKWY)

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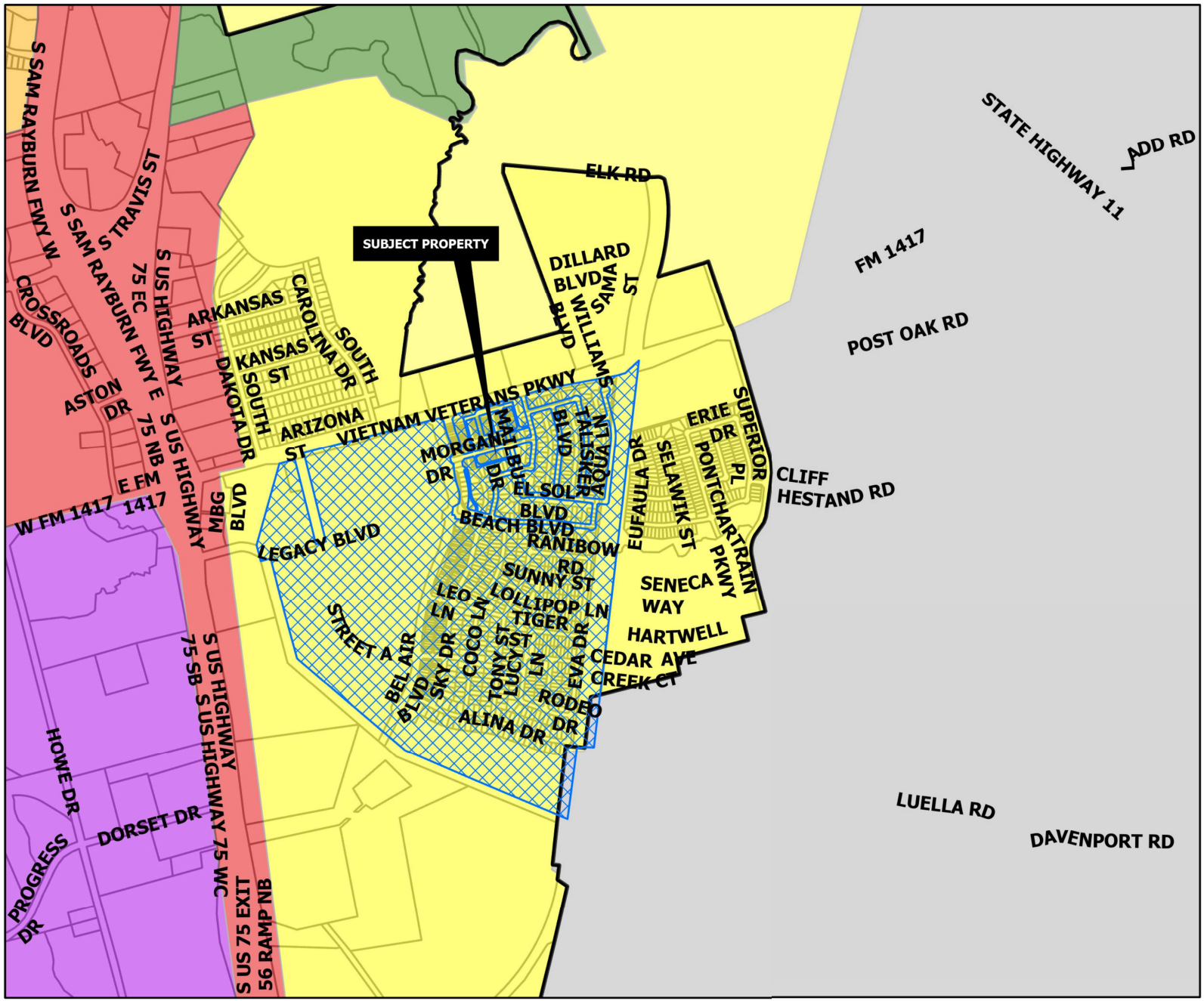

SUBURBAN NEIGHBORHOOD

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
300-1000 BLK E FM 1417
(VIETNAM VETERANS PKWY)

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All Photos ··· ×





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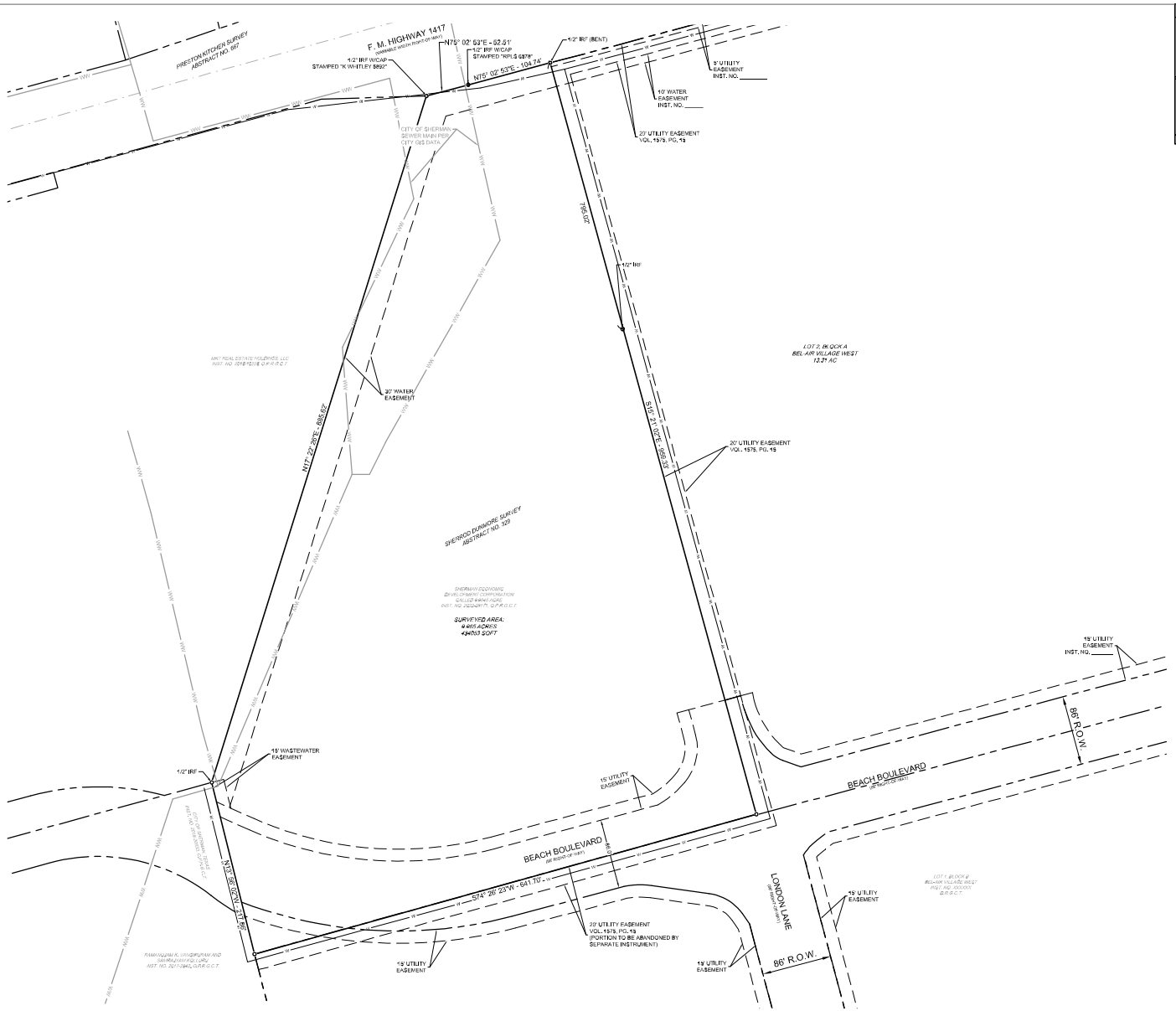

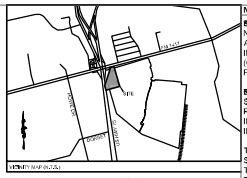

LEGEND

- 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, PASSING 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 895.62 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP IN SAID SOUTHEAST RIGHT-OF-WAY OF FARM TO MARKET ROAD 1417;

THENCE NORTH 75 DEGREES 02 MINUTES 53 SECONDS EAST, ALONG SAID COMMON LINE OF 9.9645 ACRE TRACT AND FARM TO MARKET ROAD 1417, A DISTANCE OF 92.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.965 ACRES OR 434053 SQUARE FEET OF LAND, MORE OR LESS.

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

O'NEAL SURVEYING COMPANY, LLC
DEVELOPMENT SUPPORT SERVICES
205 WINDCO, STE. 100 WYLIE, TX 75098
(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

ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF **1983(2011), NORTH CENTRAL ZONE(4202)**

BEFORE YOU DIG Texas811.com

KFM ENGINEERING & DESIGN
8501 OLYMPUS BLVD. SUITE 100
DALLAS, TEXAS 75018
PHONE: (469) 899 0636
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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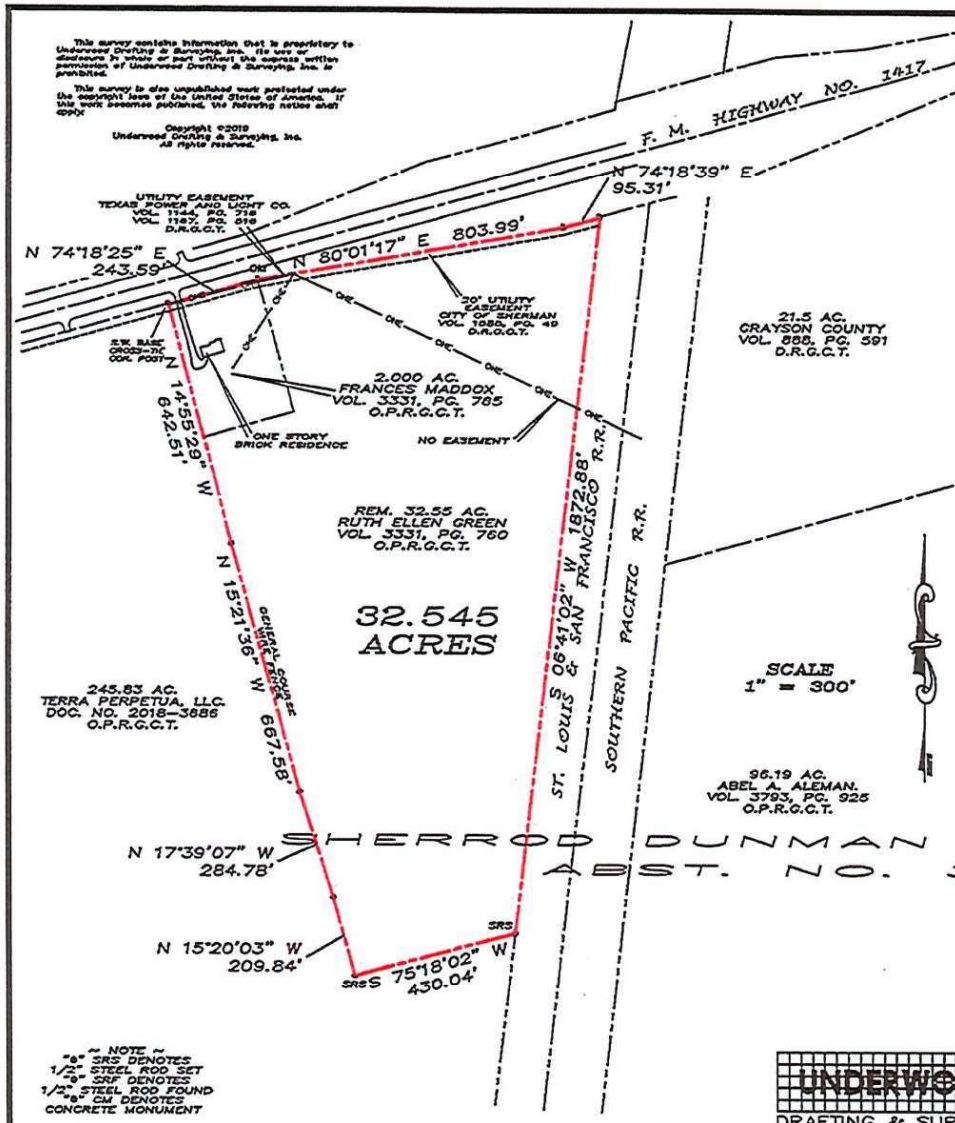
JOB NO. 19090693
FW: JW — DFT: DWU

~ 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.

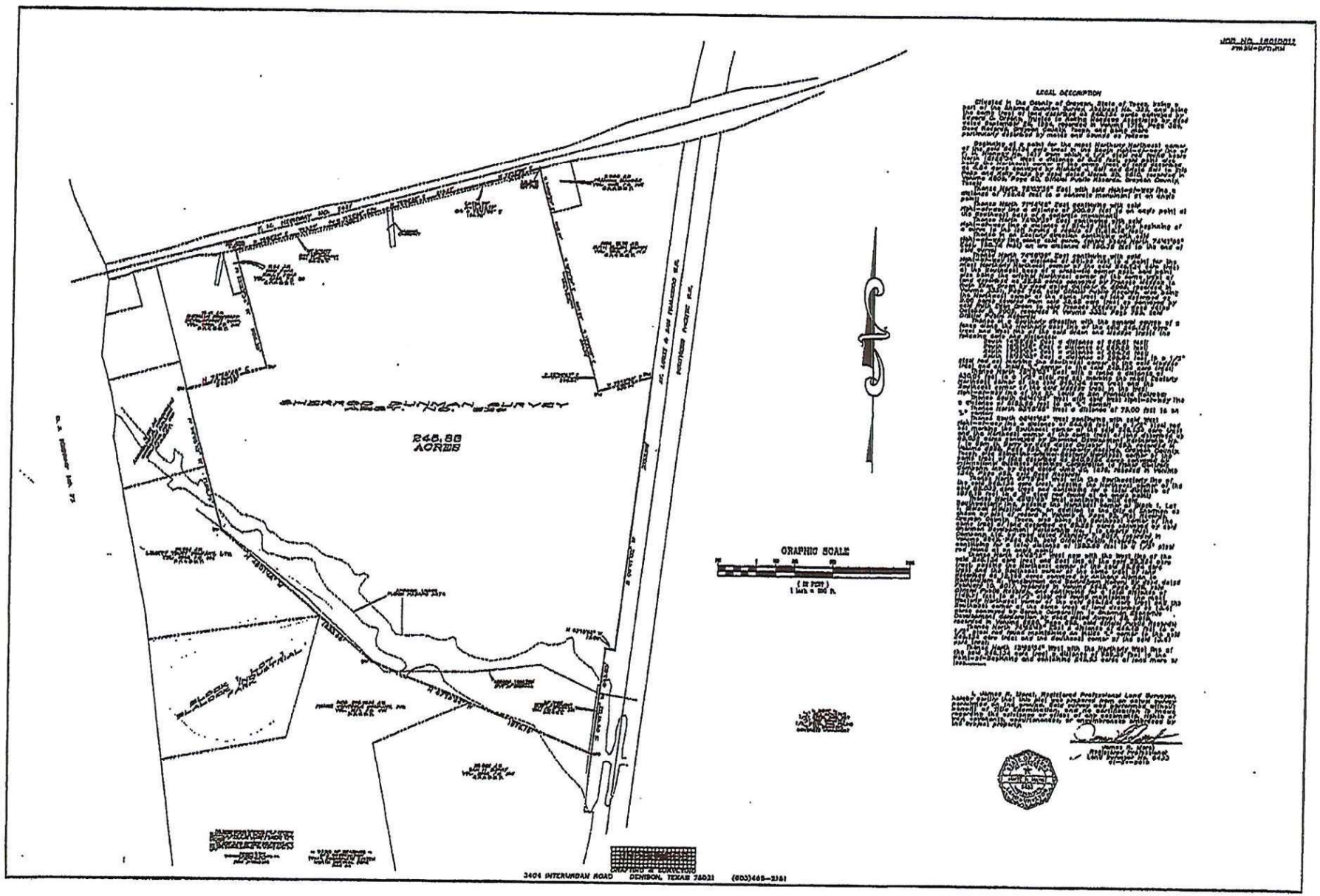
D. W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 09/17/19

~ NOTE ~
"o" SRS DENOTES 1/2" STEEL ROD SET
"o" SRF DENOTES 1/2" STEEL ROD FOUND
"o" CM DENOTES CONCRETE MONUMENT

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

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


LEGAL DESCRIPTION
SHERROD RUNYAN SURVEY
248.88
ACRES
GRAPHIC SCALE
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2181

December 10, 2024

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

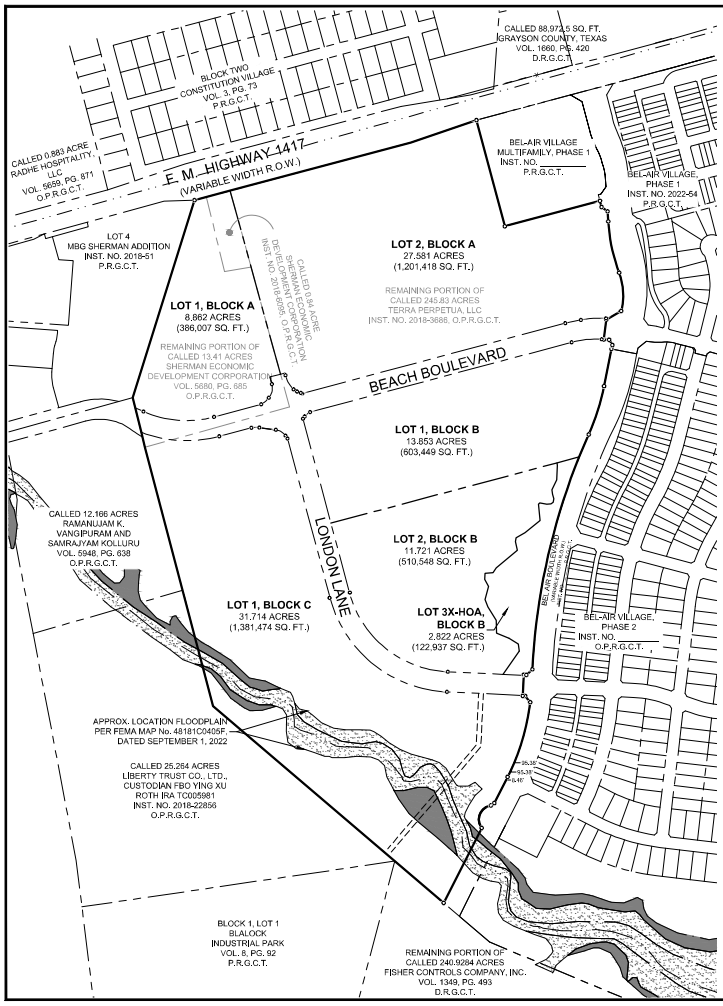
RE: Bel Air Beach Club – Planned Development Submittal: Project Narrative

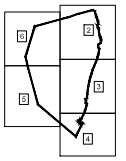
Mr. Rae,

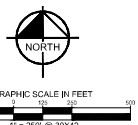
Bel Air Village is a mixed-use community encompassing approximately 288.3 acres east of Highway 75 and immediately south of FM 1417. The Village offers a mix of commercial, residential, and recreational opportunities. The development will also include land set aside for parks, open space, trails, buffers, 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







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 0.999887212.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

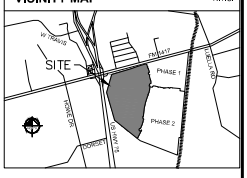
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)"

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.

VICINITY MAP N.T.S.



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, Bel-Air Village West, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____ 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____ 20___.

Clerk, City of Sherman, Texas

FINAL PLAT
BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2, BLOCK B, LOTS 1, 2 & 3X-HOA, BLOCK C, LOT 1

104.373 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 250'	JCC	KHA	Feb. 2024	064462003	1 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Sherman Economic
Development Corporation
307 W. Washington, Suite 102
Sherman, Texas 75090
Contact : Kent Shalp

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
285 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 332-3180
Contact: Michail Carlisle, PE

OWNER / APPLICANT:
Bel Air Village SFR, LLC
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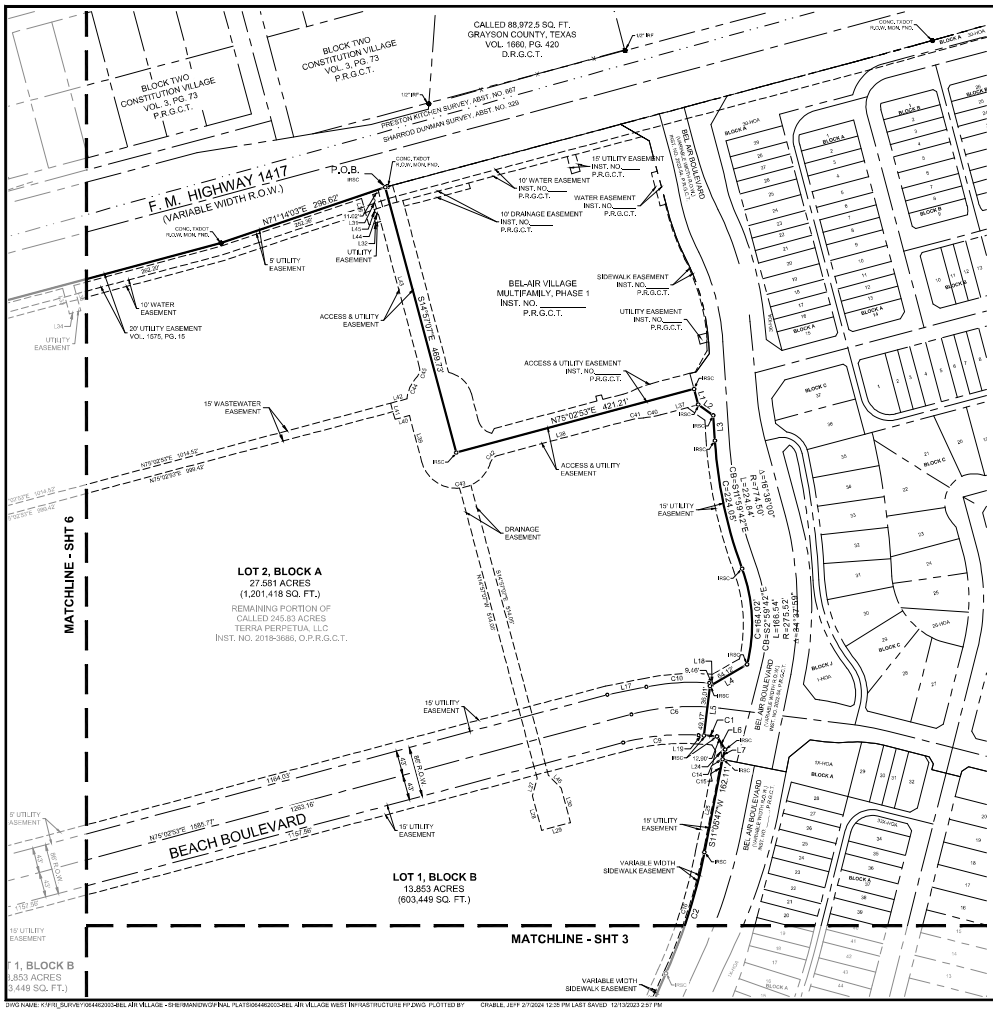



SEE SHEET No. 7 FOR LINE & CURVE TABLES



LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRSC	IRON ROD CONE W/ CAP
IRS	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
R.O.W.	RIGHT OF WAY/ROAD
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
B.L.	BUFFER EASEMENT
A.E.	ACCESS EASEMENT
	TO BE ABANDONED

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1" = 100'	JCC	KHA	Feb. 2024	064462003	2 OF 8

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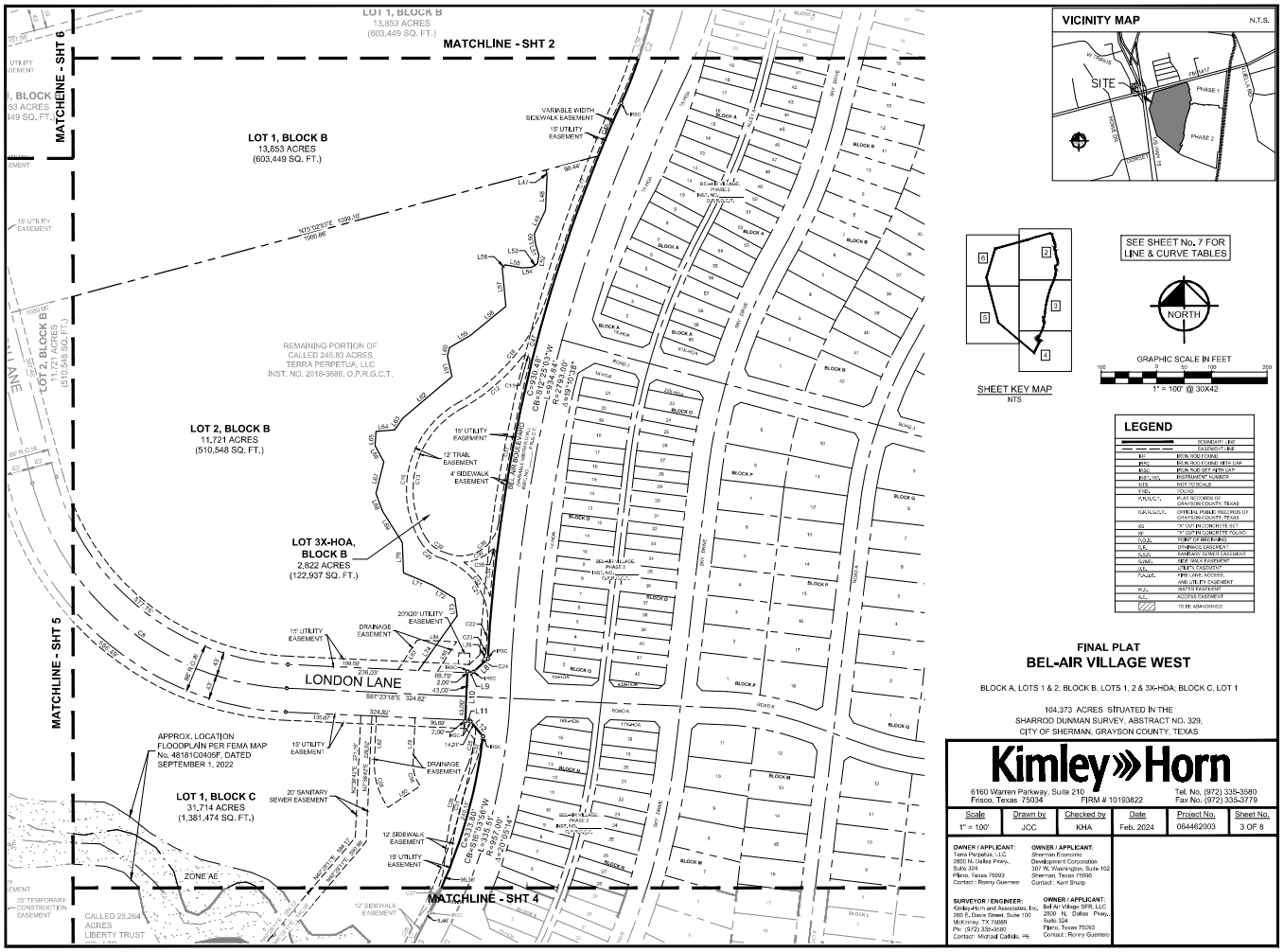

SEE SHEET No. 7 FOR LINE & CURVE TABLES

NORTH

GRAPHIC SCALE IN FEET
1" = 100' @ 30X42

LEGEND

	SUBDIVISION 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.C.E.	FIRE LANE ACCESS AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
	TO BE ABANDONED

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1" = 100'	JCC	KHA	Feb. 2024	064462003	3 OF 8

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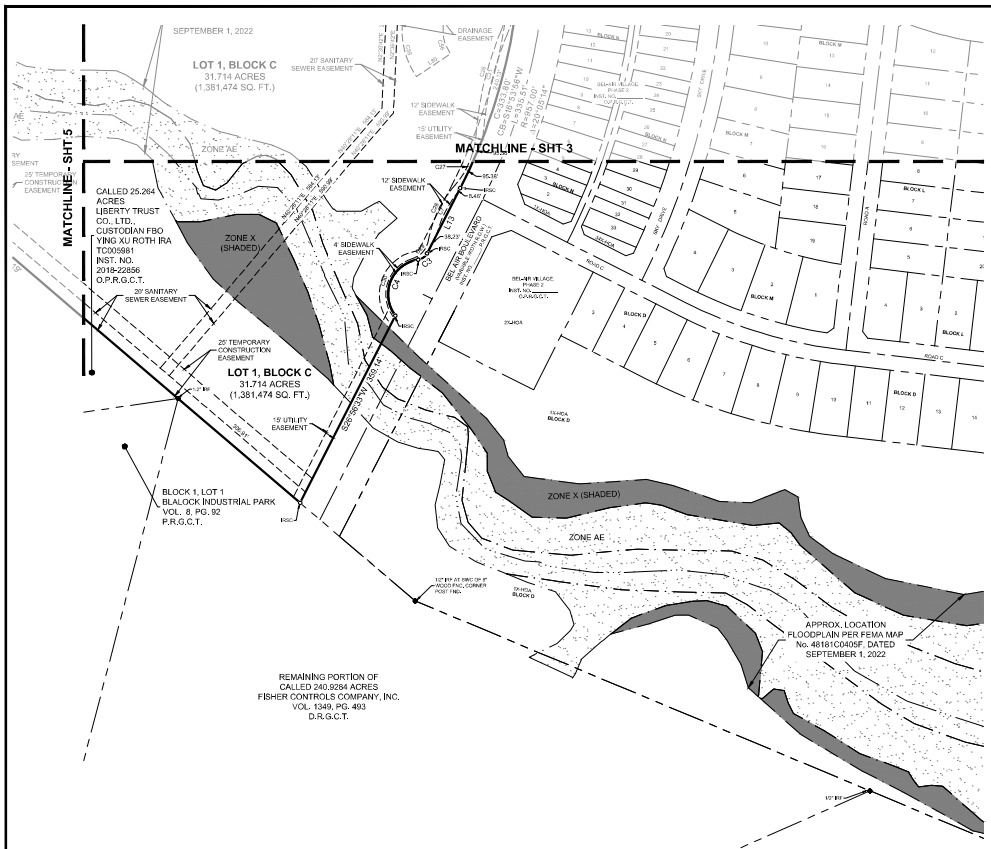

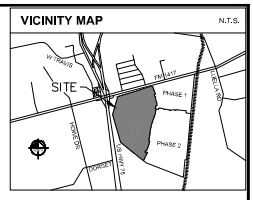

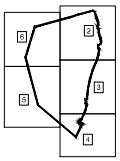

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NORTH

GRAPHIC SCALE IN FEET
1" = 100' @ 30X42

LEGEND

	SUBDIVISION 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
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O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
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BLOCK A, LOTS 1 & 2; BLOCK B, LOTS 1, 2 & 3X-HOA; BLOCK C, LOT 1

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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JCC	KHA	Feb. 2024	064462003	4 OF 8

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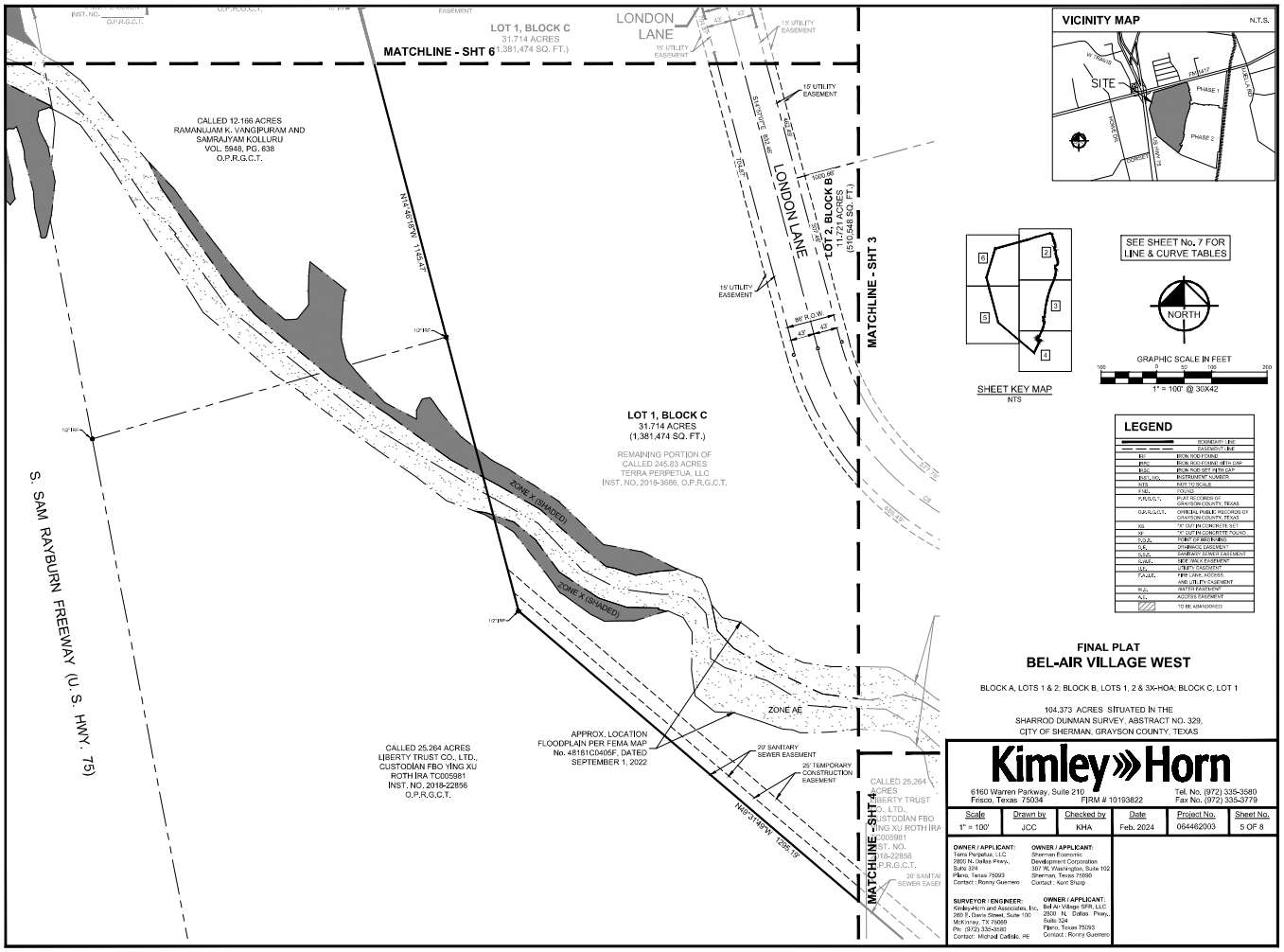
DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHER\MANDW\FINAL PLATS\064462003-BEL AIR VILLAGE WEST INFRASTRUCTURE FP.DWG PLOTTED BY: CRABLE, JEFF 2/7/2024 12:35 PM LAST SAVED: 12/13/2023 2:57 PM


MATCHLINE - SHT 6
LOT 1, BLOCK C
31.714 ACRES
(1,381,474 SQ. FT.)
LONDON LANE
15' UTILITY EASEMENT
CALLED 12.166 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU
VOL. 5948, PG. 638
O.P.R.G.C.T.
N14°46'16"W 1145.47'
LOT 2, BLOCK B
11.7281 ACRES
(510,845 SQ. FT.)
MATCHLINE - SHT 3
LOT 1, BLOCK C
31.714 ACRES
(1,381,474 SQ. FT.)
REMAINING PORTION OF
CALLED 245.83 ACRES
TERRA PERPETUA, LLC
INST. NO. 2018-3686, O.P.R.G.C.T.
ZONE X (SHADED)
ZONE AE
S. SAM RAYBURN FREEWAY (U. S. HWY. 75)
APPROX. LOCATION
FLOODPLAIN PER FEMA MAP
No. 48181C0405F, DATED
SEPTEMBER 1, 2022
CALLED 25.264 ACRES
LIBERTY TRUST CO., LTD.,
CUSTODIAN FBO YING XU
ROTH IRA TC005981
INST. NO. 2018-22856
O.P.R.G.C.T.
20' SANITARY SEWER EASEMENT
25' TEMPORARY CONSTRUCTION EASEMENT
N40°31'40"W 1288.19'
MATCHLINE - SHT 4
VICINITY MAP
N.T.S.
SITE
PHASE 1
PHASE 2
SHEET KEY MAP
NTS
SEE SHEET No. 7 FOR
LINE & CURVE TABLES
NORTH
GRAPHIC SCALE IN FEET
1" = 100' @ 30X42
LEGEND
FINAL PLAT
BEL-AIR VILLAGE WEST
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Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779
Scale 1" = 100'
Drawn by JCC
Checked by KHA
Date Feb. 2024
Project No. 064462003
Sheet No. 5 OF 8
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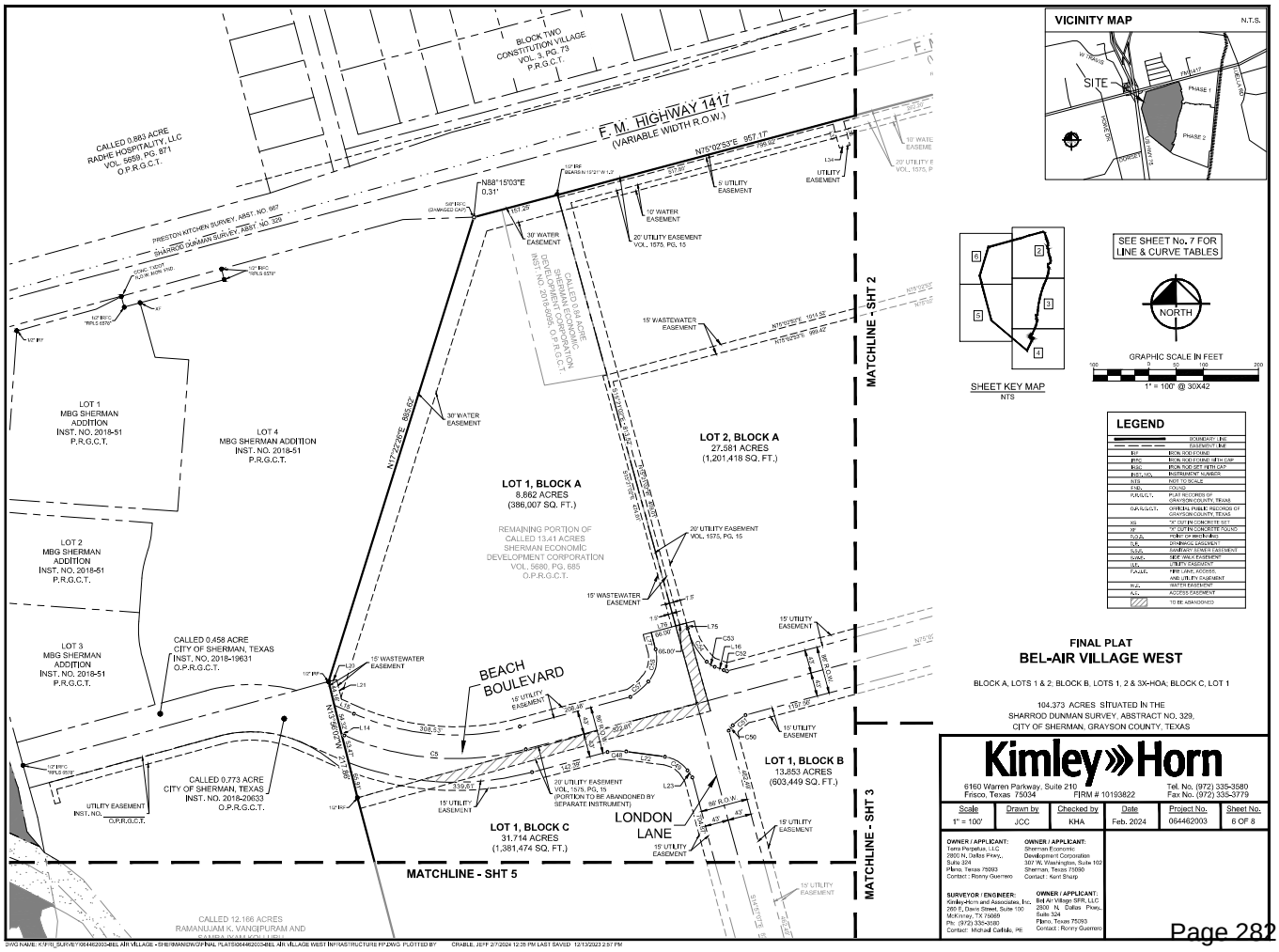
BLOCK TWO
CONSTITUTION VILLAGE
VOL. 3, PG. 73
P.R.G.C.T.
F.M. HIGHWAY 1417
(VARIABLE WIDTH R.O.W.)
CALLED 0.883 ACRE
RADHE HOSPITALITY, LLC
VOL. 5659, PG. 871
O.P.R.G.C.T.
PRESTON KITCHEN SURVEY, ABST. NO. 967
SHARROD DUNMAN SURVEY, ABST. NO. 329
LOT 1
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.
LOT 4
MBG SHERMAN ADDITION
INST. NO. 2018-51
P.R.G.C.T.
LOT 2
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.
LOT 3
MBG SHERMAN
ADDITION
INST. NO. 2018-51
P.R.G.C.T.
CALLED 0.458 ACRE
CITY OF SHERMAN, TEXAS
INST. NO. 2018-19631
O.P.R.G.C.T.
CALLED 0.773 ACRE
CITY OF SHERMAN, TEXAS
INST. NO. 2018-20633
O.P.R.G.C.T.
CALLED 0.60 ACRE
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
INST. NO. 2018-6085, O.P.R.G.C.T.
LOT 1, BLOCK A
8.862 ACRES
(386,007 SQ. FT.)
REMAINING PORTION OF
CALLED 13.41 ACRES
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 5680, PG. 685
O.P.R.G.C.T.
LOT 2, BLOCK A
27.581 ACRES
(1,201,418 SQ. FT.)
BEACH
BOULEVARD
LOT 1, BLOCK B
13.853 ACRES
(603,449 SQ. FT.)
LOT 1, BLOCK C
31.714 ACRES
(1,381,474 SQ. FT.)
LONDON
LANE
MATCHLINE - SHT 5
MATCHLINE - SHT 2
MATCHLINE - SHT 3
CALLED 12.166 ACRES
RAMANUJAM K. VANGIPURAM AND
VICINITY MAP
N.T.S.
SITE
PHASE 1
PHASE 2
SHEET KEY MAP
NTS
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1" = 100' @ 30X42
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Scale 1" = 100'
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Date Feb. 2024
Project No. 064462003
Sheet No. 6 OF 8
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S14°57'07"E	27.50'	L26	N22°21'34"E	7.89'	L51	N18°04'12"W	20.69'	L76	N75°02'53"E	46.34'
L2	S54°18'54"E	31.71'	L27	N15°02'53"E	31.00'	L52	N11°43'40"E	15.75'	L77	N14°57'07"W	31.51'
L3	S03°40'42"E	43.16'	L28	N14°57'07"W	61.00'	L53	N56°23'34"E	11.38'	L78	N02°36'42"E	81.02'
L4	S59°45'38"W	73.58'	L29	S75°02'53"W	51.00'	L54	N85°28'28"E	18.01'	L80	N56°04'19"E	70.00'
L5	S07°02'52"W	85.18'	L30	S14°57'07"E	61.00'	L55	S79°35'15"E	31.23'	L82	S02°36'42"W	81.02'
L6	S31°55'28"E	26.42'	L31	S14°57'07"E	25.06'	L56	N46°24'55"E	7.52'	L83	S32°36'42"W	63.24'
L7	S14°19'18"W	17.11'	L32	S75°02'53"W	20.99'	L57	N05°30'16"W	70.28'	L84	N87°23'18"W	71.45'
L8	S47°38'05"W	35.37'	L33	S14°57'07"E	45.00'	L58	N50°36'05"E	82.67'	L85	N32°36'42"E	63.24'
L9	N87°23'18"W	11.08'	L34	N75°02'53"E	20.00'	L59	N60°00'25"E	43.77'			
L10	S02°36'42"W	90.00'	L35	N14°57'07"W	45.00'	L60	N13°37'06"E	15.71'			
L11	S87°23'18"E	10.00'	L36	N14°57'07"W	46.62'	L61	N12°41'47"W	38.06'			
L12	S39°39'08"E	34.88'	L37	S75°02'53"W	66.59'	L62	N49°46'12"E	117.22'			
L13	S26°56'33"W	125.42'	L38	S75°02'53"W	232.64'	L63	N34°46'55"E	24.91'			
L14	S66°16'11"E	5.69'	L39	N14°57'07"W	82.00'	L64	N84°50'38"E	34.41'			
L15	N66°16'11"W	38.89'	L40	S75°02'53"W	25.50'	L65	N03°30'36"E	25.82'			
L16	S69°57'07"E	17.49'	L41	N14°57'07"W	28.50'	L66	N28°44'18"W	33.67'			
L17	N78°37'28"E	68.23'	L42	N75°02'53"E	29.05'	L67	N14°24'35"E	58.57'			
L18	N85°53'38"W	9.39'	L43	N14°57'07"W	269.38'	L68	N21°11'41"W	34.70'			
L19	S85°53'38"E	9.11'	L44	N59°57'07"W	7.07'	L69	N31°52'27"W	66.67'			
L20	N76°03'58"E	15.00'	L45	N14°57'07"W	4.77'	L70	N02°32'45"W	54.49'			
L21	S13°56'02"E	36.79'	L46	S44°57'07"E	31.00'	L71	N66°45'01"W	57.65'			
L22	S82°11'30"E	71.29'	L47	N07°34'11"W	11.93'	L72	N59°07'30"W	46.02'			
L23	S35°11'00"E	15.48'	L48	N02°21'43"E	60.71'	L73	N07°21'32"W	31.60'			
L24	N02°29'26"W	24.86'	L49	N25°14'29"E	47.66'	L74	N35°15'35"E	121.04'			
L25	N11°05'47"E	129.53'	L50	N06°38'30"W	18.82'	L75	S14°57'07"E	10.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°42'00"	755.50'	22.42'	S85°53'38"E	22.42'
C2	13°02'20"	957.00'	217.78'	S17°36'57"W	217.31'
C3	54°54'01"	20.00'	19.16'	S54°23'34"W	18.44'
C4	119°13'15"	60.00'	124.85'	S22°13'57"W	103.51'
C5	38°40'55"	500.00'	337.56'	S85°36'39"E	331.19'
C6	18°48'10"	400.00'	131.27'	S84°26'59"W	130.68'
C7	25°33'11"	178.00'	79.39'	S26°56'33"W	78.73'
C8	72°26'11"	500.00'	632.13'	S51°10'12"E	590.86'
C9	18°38'10"	400.00'	130.10'	S84°21'41"W	129.53'
C10	15°28'54"	400.00'	108.08'	S86°21'55"W	107.75'
C11	155°59'26"	8.00'	21.78'	N64°00'32"W	15.65'
C12	23°15'02"	356.00'	144.46'	N49°37'16"E	143.48'
C13	91°19'58"	169.00'	269.40'	S15°34'48"W	241.77'
C14	15°37'59"	28.00'	7.64'	N05°19'33"E	7.62'
C15	2°02'45"	538.50'	19.23'	S12°07'10"W	19.23'
C16	13°10'25"	953.00'	219.12'	N17°41'00"E	218.63'
C17	7°34'51"	2797.00'	370.07'	S20°28'46"W	369.80'
C18	44°33'26"	344.00'	267.52'	N38°58'04"E	260.83'
C19	91°19'58"	181.00'	288.52'	S15°34'48"W	258.93'
C20	42°08'17"	72.00'	52.95'	S51°09'20"E	51.77'
C21	76°15'38"	119.00'	158.39'	N34°05'39"W	146.95'
C22	0°51'46"	2797.00'	42.12'	S03°36'17"W	42.12'
C23	19°11'11"	28.00'	9.38'	N12°45'59"E	9.33'
C24	15°39'31"	40.00'	10.93'	S14°31'49"W	10.90'
C25	21°07'39"	190.00'	70.06'	N12°09'17"E	69.67'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C26	18°30'14"	560.00'	180.85'	S13°28'00"W	180.07'
C27	37°04'56"	150.00'	97.08'	N22°45'21"E	95.40'
C28	31°34'30"	190.00'	104.71'	S25°30'34"W	103.39'
C29	63°20'00"	40.00'	44.22'	N41°23'19"E	42.00'
C30	112°08'36"	64.00'	125.27'	S16°59'01"W	106.21'
C31	18°56'20"	548.00'	181.14'	S13°14'57"W	180.32'
C32	17°22'57"	202.00'	61.28'	N14°01'38"E	61.05'
C33	34°22'43"	131.00'	78.60'	N37°19'29"W	77.43'
C34	1°41'20"	2797.00'	82.45'	S05°58'46"W	82.44'
C35	141°15'30"	3.00'	7.40'	N63°48'19"W	5.66'
C36	40°00'31"	81.00'	56.56'	N65°34'11"E	55.42'
C37	6°06'39"	2797.00'	298.32'	S10°55'52"W	298.17'
C38	105°09'33"	69.00'	126.64'	N60°25'17"E	109.60'
C39	44°57'56"	60.00'	47.09'	S52°34'09"E	45.89'
C40	10°42'38"	160.00'	29.91'	N80°24'12"E	29.87'
C41	10°42'38"	127.00'	23.74'	S80°24'12"W	23.71'
C42	57°56'10"	20.00'	20.22'	S46°04'48"W	19.37'
C43	147°56'10"	61.00'	157.50'	S88°55'12"E	117.26'
C44	38°17'56"	61.00'	40.77'	S23°50'06"W	40.02'
C45	57°56'10"	20.00'	20.22'	N14°00'58"E	19.37'
C46	2°07'45"	2793.00'	103.79'	S23°04'14"W	103.79'
C47	19°10'38"	2793.00'	934.84'	S12°25'03"W	930.48'
C48	18°37'16"	105.00'	34.12'	S88°29'52"W	33.97'
C49	47°00'30"	60.00'	49.23'	N58°41'15"W	47.86'
C50	14°03'42"	50.00'	12.27'	S37°36'27"W	12.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C51	12°33'28"	135.00'	29.59'	S50°55'02"W	29.53'
C52	6°02'42"	60.00'	6.33'	S72°58'28"E	6.33'
C53	25°06'12"	40.00'	17.53'	S57°24'01"E	17.39'
C54	29°53'48"	135.00'	70.44'	S29°54'01"E	69.65'
C55	55°14'17"	65.00'	62.67'	N12°40'02"E	60.27'
C56	36°32'23"	65.00'	41.45'	N15°39'29"W	40.75'
C57	18°21'03"	135.00'	43.24'	N49°27'42"E	43.05'
C58	36°32'23"	135.00'	86.09'	S15°39'29"E	84.64'

FINAL PLAT

BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOTS 1, 2 & 3X-HOA; BLOCK C, LOT 1

104.373 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
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	Feb. 2024	064462003	7 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Sherman Economic
Development Corporation
307 W. Washington, Suite 102
Sherman, Texas 75090
Contact : Kent Sharp

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 / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND BEL AIR VILLAGE SFR, LLC.are the sole owners of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas, and being the remaining portion of a called 245.83 acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, as recorded in Instrument No. 2018-3686 of the Official Public Records of Grayson County, Texas, the remaining portion of a called 13.41 acre tract of land described in a Warranty Deed to Sherman Economic Development Corporation, as recorded in Volume 5680, Page 685 of the Official Public Records of Grayson County, Texas, a portion of a called 123.134 acre tract of land described in the General Warranty Deed to Bel Air Village SFR, LLC, recorded in Instrument Number 2021-15093, Official Public Records of Grayson County, Texas and being all of a called 0.84 acre tract of land described in a General Warranty Deed to Sherman Economic Development Corporation as recorded in Instrument No. 2018-6095 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Bel Air-Village Multifamily, Phase 1, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. ________ of the Plat Records of Grayson County, Texas, same being on the southerly right-of-way line of F.M. Highway 1417, a variable width right-of-way, same also being on the northerly line of said 245.83 acre tract;

THENCE South 14°57'07" East, departing the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 245.83 acre tract, and along the westerly line of said Bel-Air Village Multifamily, Phase 1, a distance of 469.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Bel-Air Multifamily, Phase 1;

THENCE North 75°02'53" East, along the southerly line of said Bel-Air Village Multifamily, Phase 1, a distance of 421.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Bel-Air Village Multifamily, Phase 1, same being on the westerly line of Bel-Air Village, Phase 1, an addition to the City of Sherman, Grayson County, Texas, according to the Amending Plat thereof recorded in Instrument No. 2022-54 of the Plat records of Grayson County, Texas, same also being on the westerly right-of-way line of Bel Air Boulevard, a variable width right-of-way, as recorded in Instrument No. 2022-54 of the Plat records of Grayson County, Texas;

THENCE along the westerly right-of-way line of said Bel Air Boulevard and along the westerly line of said of said Bel Air Village, Phase 1, the following courses and distances:

South 14°57'07" East, a distance of 27.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°18'54" East, a distance of 31.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°40'42" East, a distance of 43.16 feet to a 5/8inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 774.50 feet, a central angle of 16°38'00", and a chord bearing and distance of South 11°59'42" East, 224.05 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 224.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 275.52 feet, a central angle of 34°37'59", and a chord bearing and distance of South 02°59'42" East, 164.02 feet;

In a southeasterly direction, with said reverse curve to the right, an arc distance of 166.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°45'38" West, a distance of 73.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 07°02'52" West, a distance of 85.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 755.50 feet, a central angle of 01°42'00", and a chord bearing and distance of South 85°53'38" East, 22.42 feet;

In a southeasterly direction, with said non-tangent curve to the right, an arc distance of 22.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°55'28" East, a distance of 26.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°19'18" West, a distance of 17.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southwest corner of said Bel-Air Village, Phase 1, common to the westernmost northwest corner of Bel-Air Village, Phase 2, an addition to the City of Sherman, Grayson County, Texas, according the plat thereof recorded in Instrument No. _______ of the Plat Records of Grayson County, Texas;

THENCE continuing along the westerly right-of-way line of said Bel Air Boulevard and along the westerly line of said Bel-Air Village, Phase 2, the following courses and distances:

South 11°05'47" West, a distance of 162.11 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 957.00 feet, a central angle of 13°02'20", and a chord bearing and distance of South 17°36'57" West, 217.31 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 217.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 2,793.00 feet, a central angle of 21°18'23", and a chord bearing and distance of South 13°28'55" West, 1,032.65 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 1,038.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°38'05" West, a distance of 35.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°23'18" West, a distance of 11.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°36'42" West, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°23'18" East, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°39'08" East, a distance of 34.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 957.00 feet, a central angle of 20°05'14", and a chord bearing and distance of South 16°53'56" West, 333.80 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 335.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 26°56'33" West, a distance of 125.42 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 20.00 feet, a central angle of 54°54'01", and a chord bearing and distance of South 54°23'34" West, 18.44 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 19.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 60.00 feet, a central angle of 119°13'15", and a chord bearing and distance of South 22°13'57" East, 103.51 feet;

In a southeasterly direction, with said reverse curve to the left, an arc distance of 124.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 26°56'33" West, a distance of 359.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Bel-Air Village, Phase 2, same being on the southerly line of said 245.83 acre tract, same also being on the northerly line of a called 240.9284 acre tract of land described in a deed to Fisher Controls Company, Inc., as recorded in Volume 1349, Page 493 of the Deed Records of Grayson County, Texas;

THENCE North 49°31'49" West, along the southernly line of said 245.83 acre tract and the northerly line of said 240.9284 acre tract, passing en route a 1/2 inch iron rod found for the northeast corner of Block 1, Lot 1 of Blalock Industrial Park, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 8, Page 92 of the Plat Records of Grayson County, Texas, same being the southeast corner of a called 25.264 acre tract of land described in a Special Warranty Deed to Liberty Trust Co., Ltd., Custodian FBO Ying Xu Roth IRA TC005981, as recorded in Instrument No. 2018-22856 of the Official Public Records of Grayson County, Texas, continuing along the same course and along the easterly line of said 25.264-acre tract, for a total distance of 1,383.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 14°46'18" West, along the westerly line of said 245.83 acre tract, the easterly line of said 25.264 acre tract and the easterly line of a called 12.166 acre tract of land described in a Warranty Deed to Ramanujam K. Vangipuram and Samrajyam Kolluru, as recorded in Volume 5948, Page 638 of the Official Public Records Grayson County, Texas, a distance of 1,145.47 feet to a 1/2 inch iron rod found for the westernmost northwest corner of said 245.83 acre tract, common to the southwest corner of aforesaid 13.41 acre tract;

THENCE North 13°56'02" West, continuing along the easterly line of said 12.166 acre tract, along the easterly line of a called 0.773 acre and along the westerly line of said 13.41 acre tract of land described Right-of-Way Dedication Deed to City of Sherman, as recorded in Instrument No. 2018-20633 of the Official Public Records of Grayson County, Texas, a distance of 217.86 feet to a 1/2 iron rod found for the northeast corner of said 0.773 acre tract, common to the southeast corner of Lot 4 of the MBG Sherman Addition, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Instrument No. 2018-51 of the Plat Records of Grayson County, Texas;

THENCE North 17°22'26" East, along the easterly line of said Lot 4, a distance of 885.62 feet to a 5/8 inch iron rod with a damaged plastic cap found for the northeast corner of said Lot 4, same being on the southerly right-of-way line of said F.M. Highway 1417, same also being on the northerly line of said 13.41 acre tract;

THENCE North 88°15'03" East, along the southerly right-of-way line of said F.M. Highway 1417 and along the northerly line of said 13.41 acre tract, a distance of 0.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 75°02'53" East, continuing along the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 13.41 acre tract, and along the northerly line of said 0.84 acre tract, passing en route the northeast corner of said 0.84 acre tract, common to the northernmost northwest corner of said 245.83 acre tract from which a 1/2 inch iron rod found for witness bears North 15°21' West, 0.31 feet, and continuing along the same course and along the northerly line of said 245.83 acre tract, for a total distance of 957.17 feet to a concrete TxDot right-of-way monument found for corner;

THENCE North 71°14'03" East, continuing along the southerly right-of-way line of said F.M. Highway 1417 and the northerly line of said 245.83 acre tract, a distance of 296.62 feet to the **POINT OF BEGINNING** and containing 104.373 acres (4,546,477 square feet) of land, more or less.

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.

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

____
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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND BEL AIR VILLAGE SFR, LLC., acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **BEL-AIR VILLAGE WEST,** an addition to the City of Sherman, and do hereby dedicate to the public use forever, the streets and alleys shown thereon.

TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND BEL AIR VILLAGE SFR, LLC., do 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 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _______ day of ______________________, ________.

BY: TERRA PERPETUA, LLC., a Delaware limited liability company

By: ______________________________
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, 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

WITNESS, my hand, this _______ day of ______________________, ________.

BY: SHERMAN ECONOMIC DEVELOPMENT CORPORATION

By: ______________________________
KENT SHARP, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kent Sharp, 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

WITNESS, my hand, this _______ day of ______________________, ________.

BY: BEL AIR VILLAGE SFR, LLC.

By: ______________________________
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared RONNY GUERRERO, 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, TERRA PERPETUA, LLC. AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION AND BEL AIR VILLAGE SFR, 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 **BEL-AIR VILLAGE WEST**, 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 **BEL-AIR VILLAGE WEST**, 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: TERRA PERPETUA, LLC., a Delaware limited liability company

By: ______________________________
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, 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

Executed this _________ day of ______________, AD, 20___.

BY: SHERMAN ECONOMIC DEVELOPMENT CORPORATION

By: ______________________________
KENT SHARP, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kent Sharp, 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

Executed this _________ day of ______________, AD, 20___.

BY: BEL AIR VILLAGE SFR, LLC.

By: ______________________________
RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared RONNY GUERRERO, 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

FINAL PLAT

BEL-AIR VILLAGE WEST

BLOCK A, LOTS 1 & 2; BLOCK B, LOTS 1, 2 & 3X-HOA; BLOCK C, LOT 1

104.373 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
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	Feb. 2024	064462003	8 OF 8

OWNER / APPLICANT:
Terra Perpetua, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

OWNER / APPLICANT:
Sherman Economic
Development Corporation
307 W. Washington, Suite 102
Sherman, Texas 75090
Contact : Kent Sharp

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 / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy.,
Suite 324
Plano, Texas 75093
Contact : Ronny Guerrero

DWG NAME: K:\FRI_SURVEY\064462003-BEL AIR VILLAGE - SHERMAN\DWG\FINAL PLATS\064462003-BEL AIR VILLAGE WEST INFRASTRUCTURE FP.DWG PLOTTED BY CRABLE, JEFF 2/7/2024 12:35 PM LAST SAVED 12/13/2023 2:57 PM

BEL AIR VILLAGE

PLANNED DEVELOPMENT

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REVISED SEPTEMBER 7, 2021

ADMINISTRATIVE AMENDMENTS APPROVED NOVEMBER 30, 2021

REVISED DECEMBER 5, 2024

REVISED DECEMBER 11, 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 15 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, Single-Family Attached & Beachside Villas	172.9	60.0	1,700
Mid-Rise Residential & Lagoon Area (MF)	35.3	12.2	3,000
COMMERCIAL			
Village Center	22.4	7.8	N/A
OPEN SPACE			
Parks, Open Space, Buffers & Flood Plain Areas	42.3	14.7	N/A
MAJOR RIGHTS-OF-WAY			
Collector Streets (does not include local residential streets)	15.4	5.3	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	Townhome [Zero Lot Line] Detached	Townhome Attached
Building Type	Detached	Detached	Attached
Minimum Lot Area	4,000 square feet	2,100 square feet	1,200 square feet
Maximum Density	12 units per acre	20 units per acre	24 units per acre
Minimum Lot Width (at Front Yard Setback)	40 feet	25 feet	20 feet
Minimum Lot Depth	90 feet	84 feet	50 feet
Minimum Front Yard Setback (Alley-Loaded)	10 feet	N/A	0 feet
Minimum Front Yard Setback (Front-Loaded)	10 feet (Building) 20 feet (Garage Door)	20 feet (Garage Door)	N/A
Minimum Side Yard Setback (Interior)	5 feet	0 feet (side abutting another unit); 3 feet (side not abutting another unit)	0 feet (side abutting another unit); 5 feet (side not abutting another unit)
Minimum Side Yard Setback (Corner Lot)	10 feet	10 feet	10 feet
Minimum Rear Yard Setback	10 feet	5 feet	18 feet (Building) 20 feet (Garage door)
Maximum Building Height	2.5 story, 40 feet	2.5 story, 40 feet	3 story, 50 feet

b. Additional Dimensional Standards

(1) Zero lot line development shall have a three (3) foot maintenance and overhang easement within the lot that abuts the 0-foot side of adjacent lot for maintenance.

(2) TOWNHOME 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.

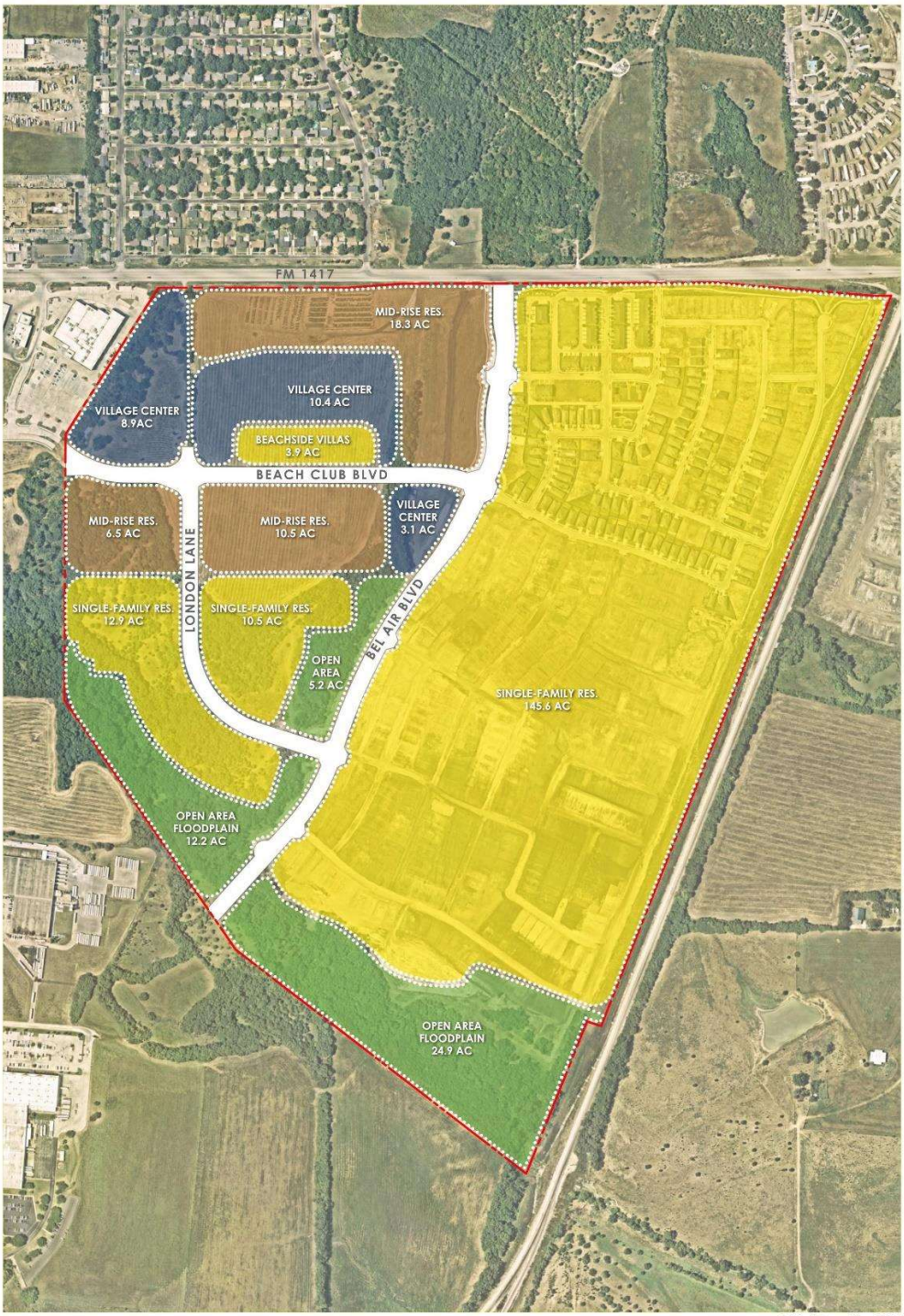
VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

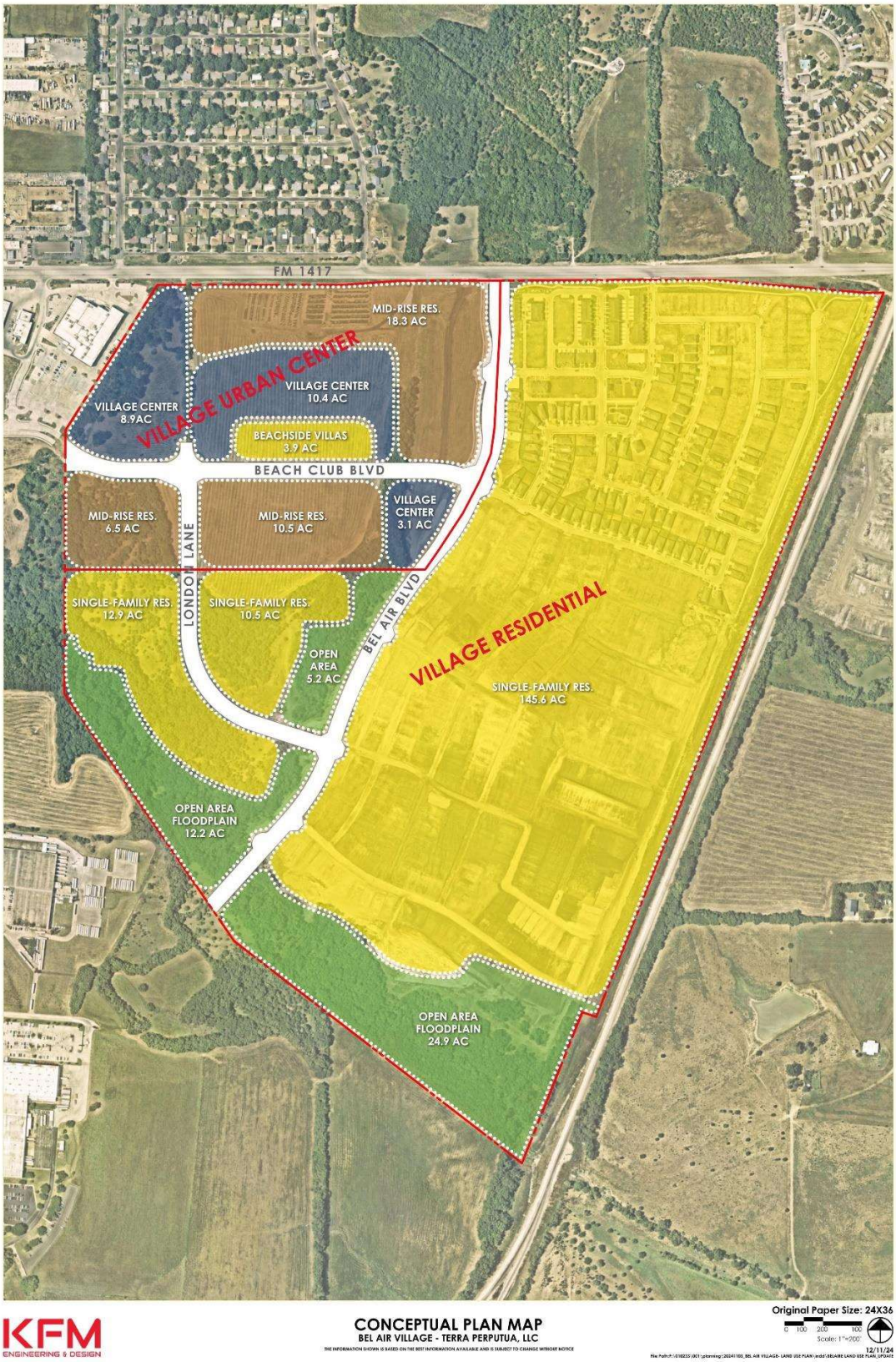
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

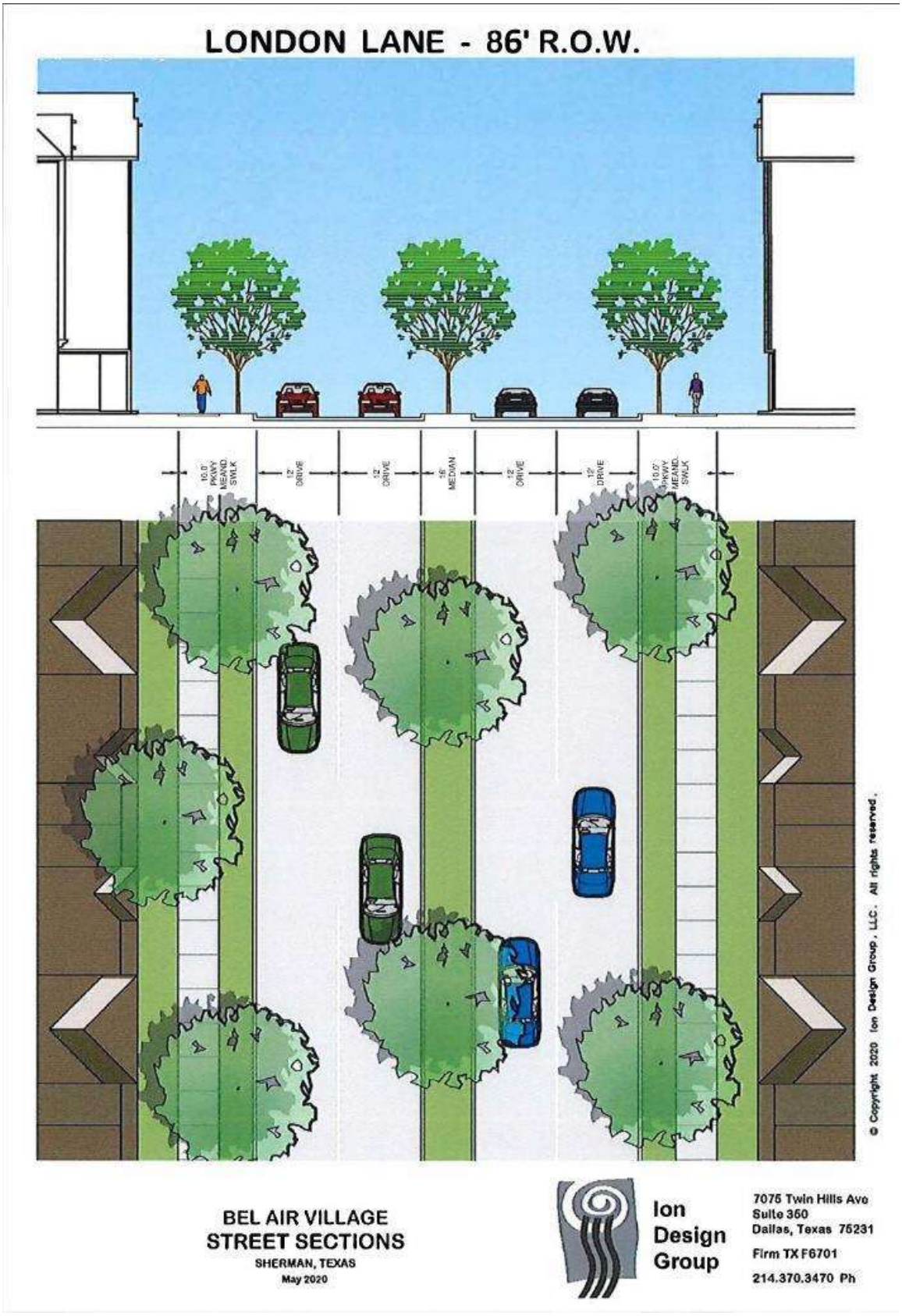
A. Appendix – Conceptual Plan Map



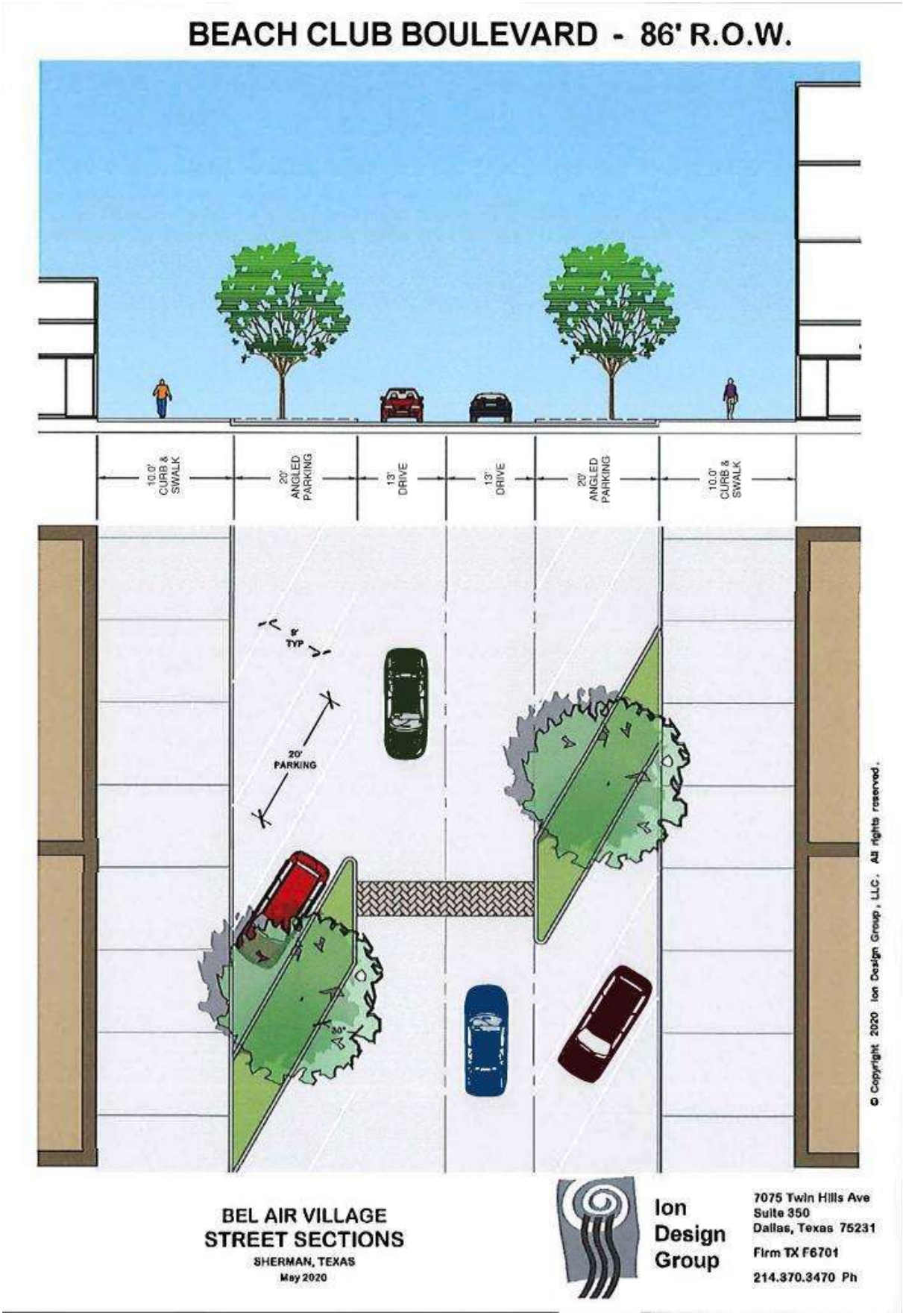
B. Appendix – Development Districts Map



C. Appendix – Street Cross Sections



NOTE: Building setbacks from ROW line vary, see **Building Lot Dimensional Standards Table** for minimum setbacks.



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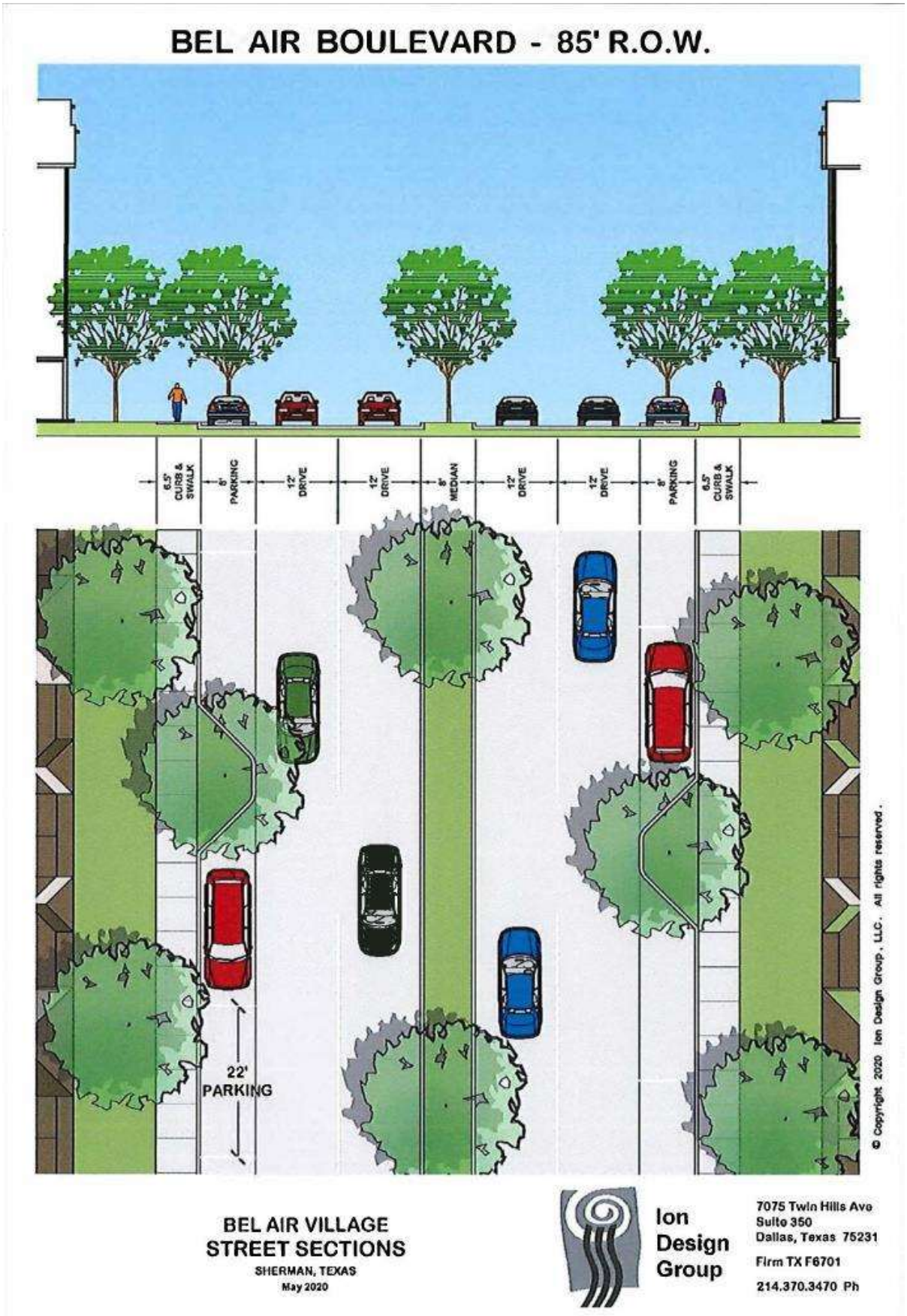

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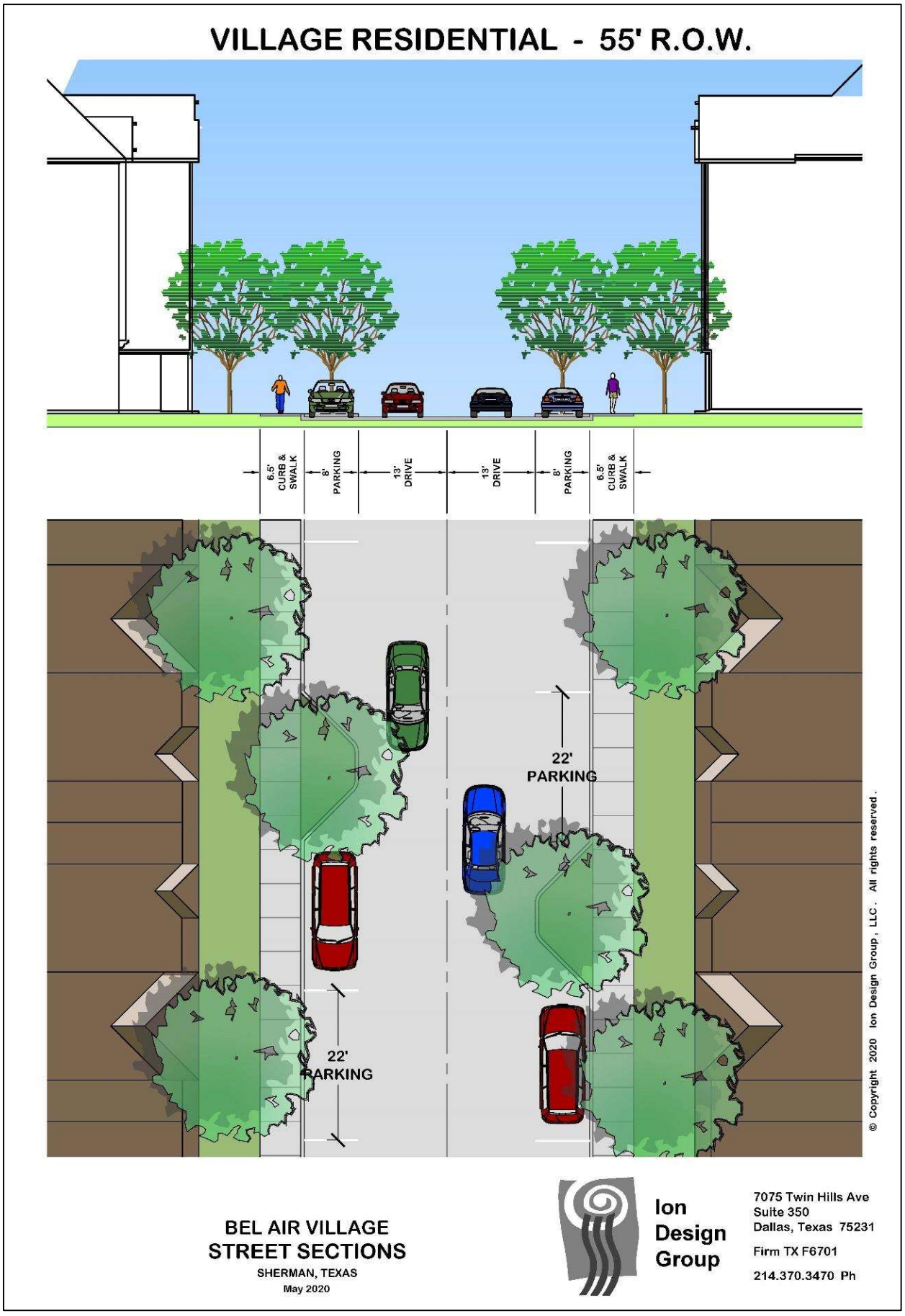

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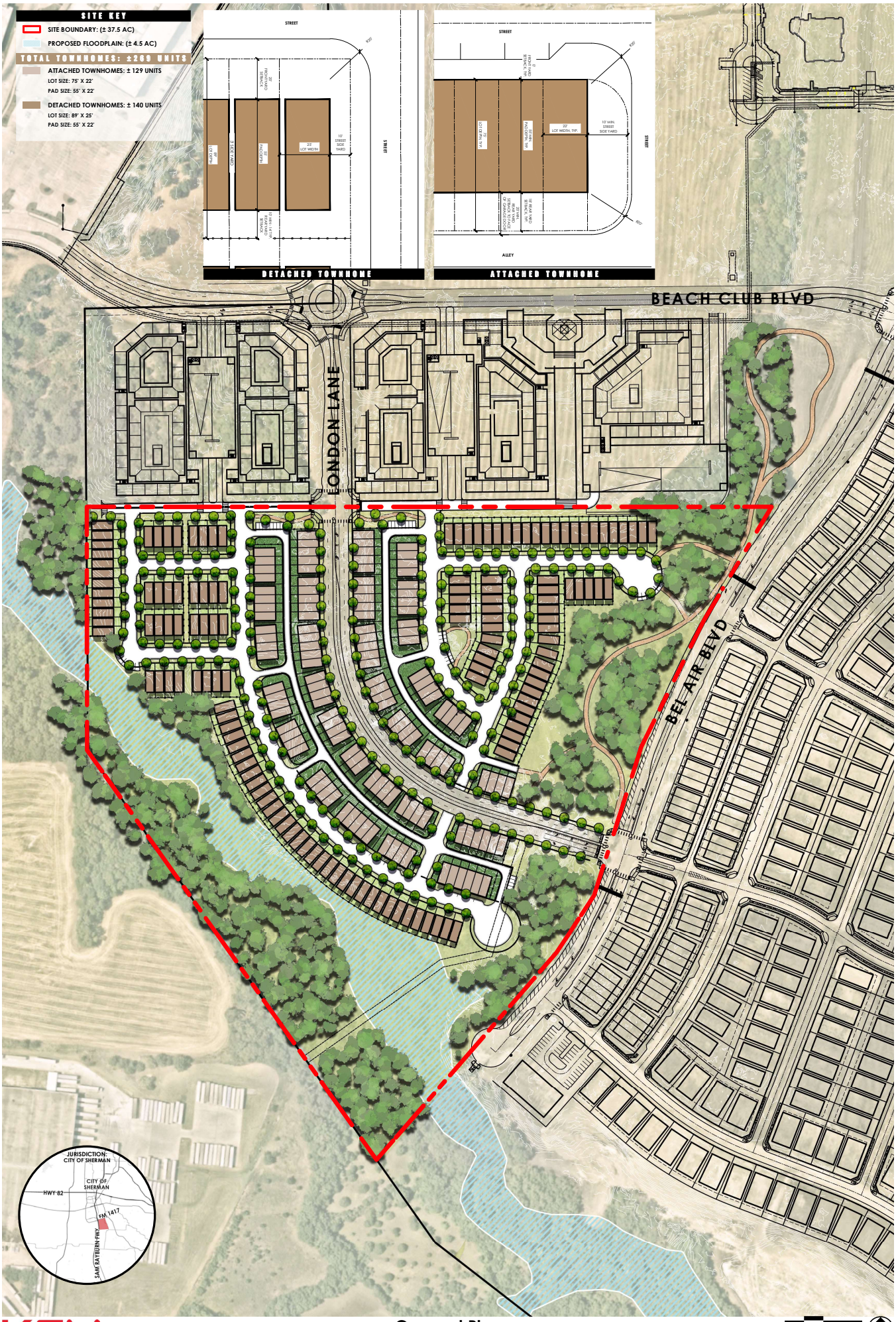

Concept Plan

BELAIRE VILLAGE - TERRA PERPUTUA, LLC

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

KFM ENGINEERING & DESIGN

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Scale: 1"=80'

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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 (4th) lot and be included in the DETAILED SITE PLAN:

(1) BALCONY

(2) Front Porch (may occur more often than every 4th 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 4th 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.

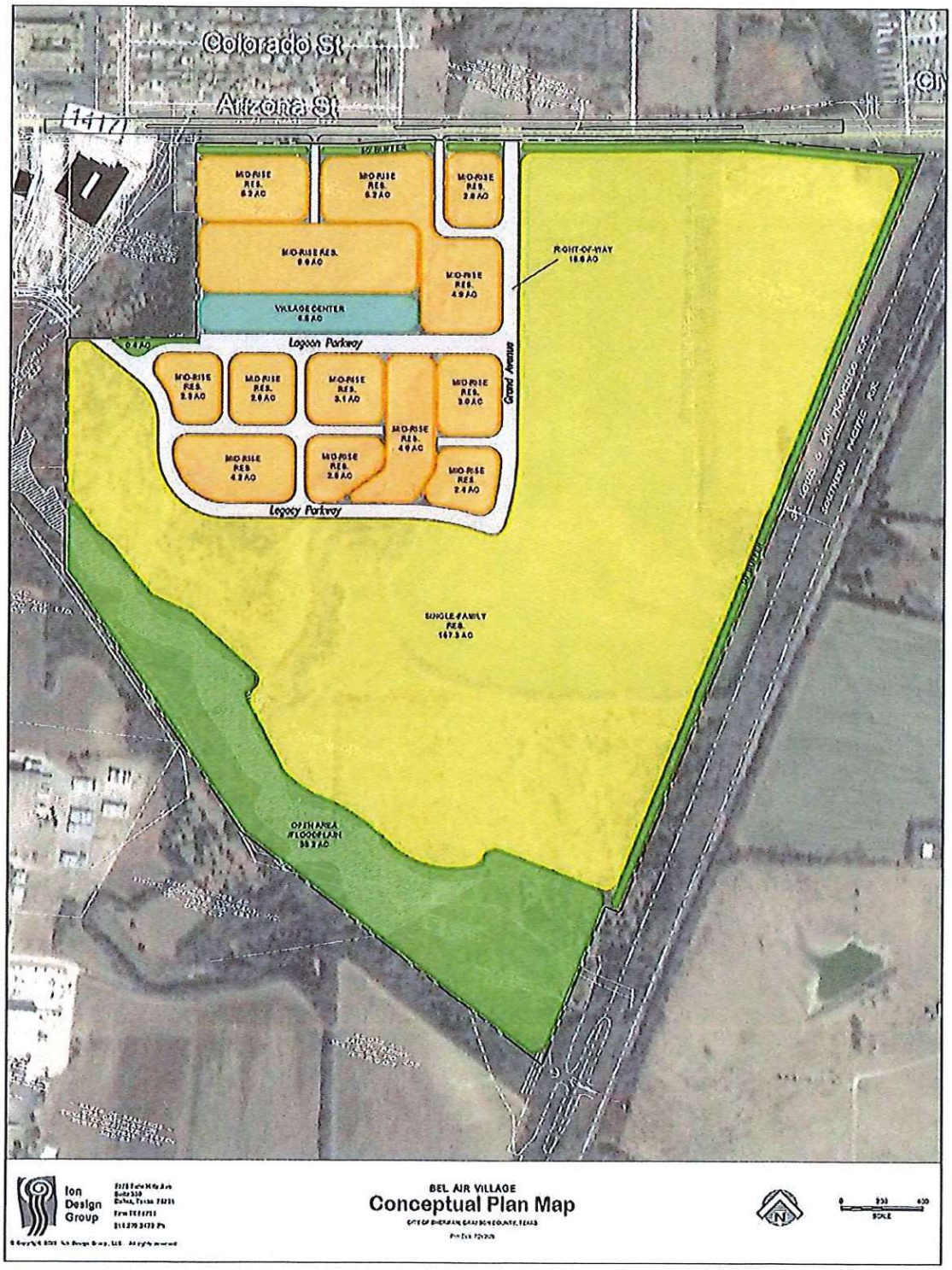
VILLAGE URBAN CENTER USE – Any use that is defined herein as a MID-RISE RESIDENTIAL, BUSINESS SERVICE, OFFICE, PERSONAL SERVICE, RETAIL SERVICE, RETAIL SPECIALTY, RETAIL TRADE, and STUDIO uses but specifically excluding any uses prohibited by this ORDINANCE.

VILLAGE URBAN CENTER USE (see USE).

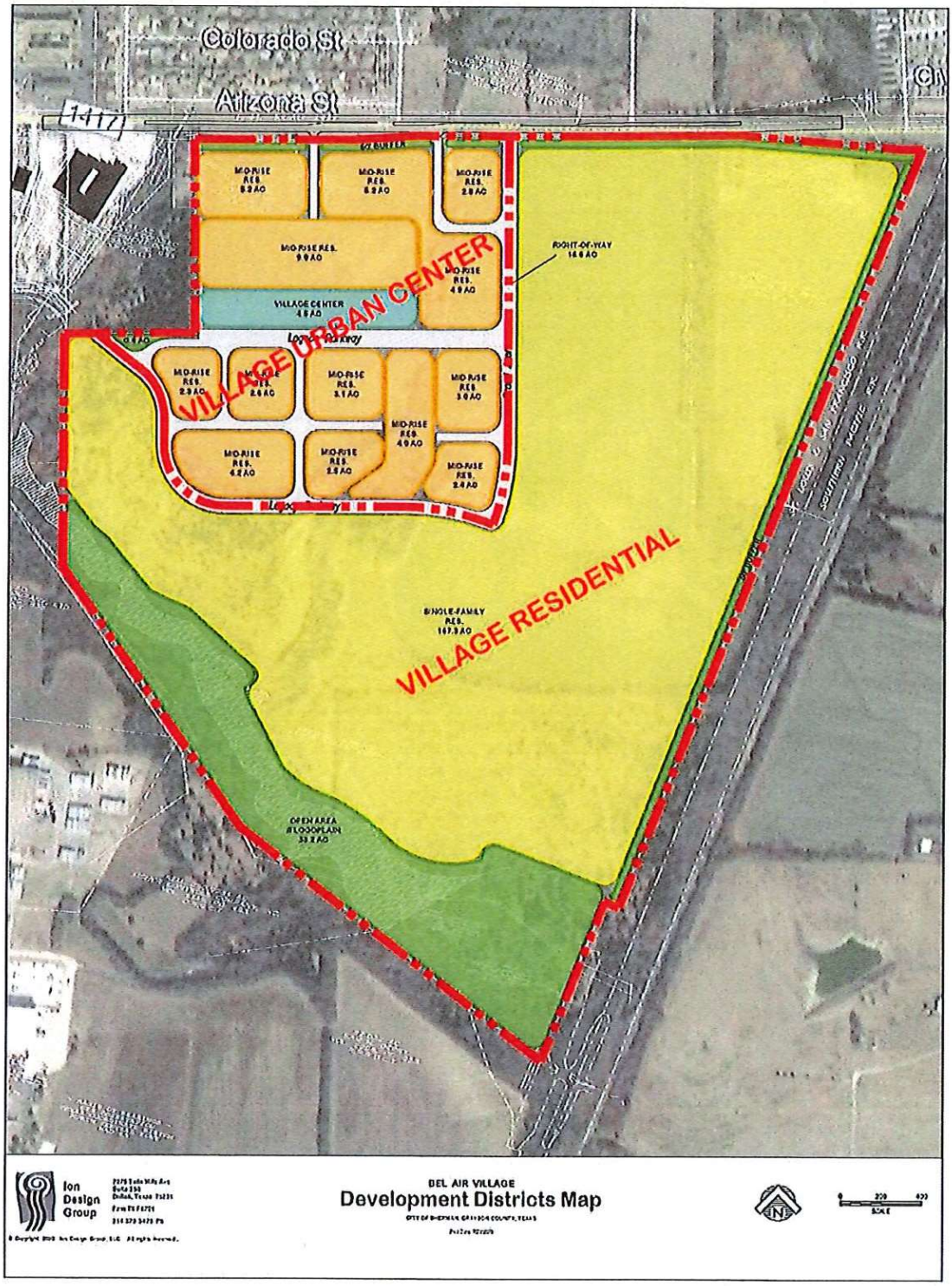
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

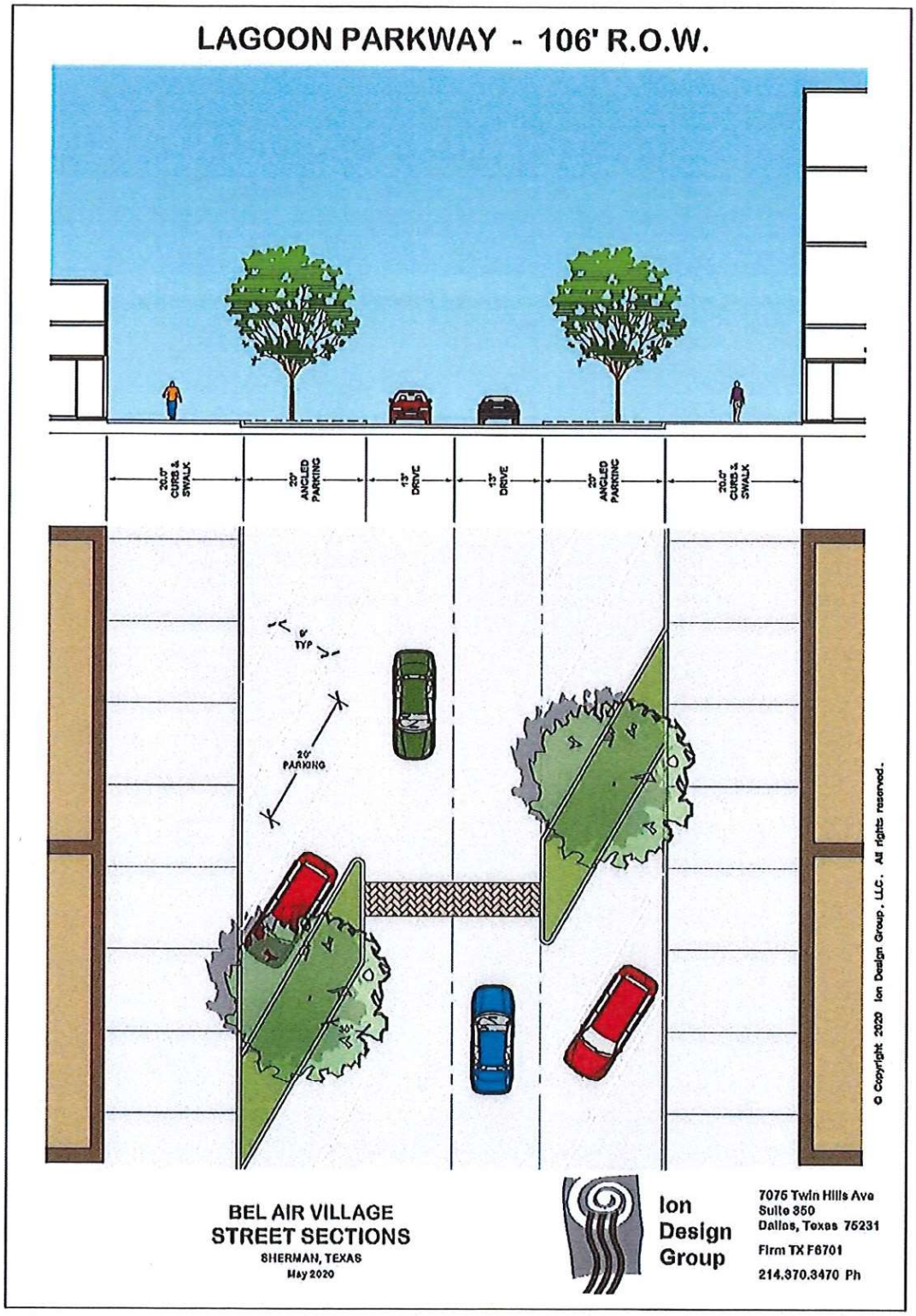
A. Appendix – Conceptual Plan Map

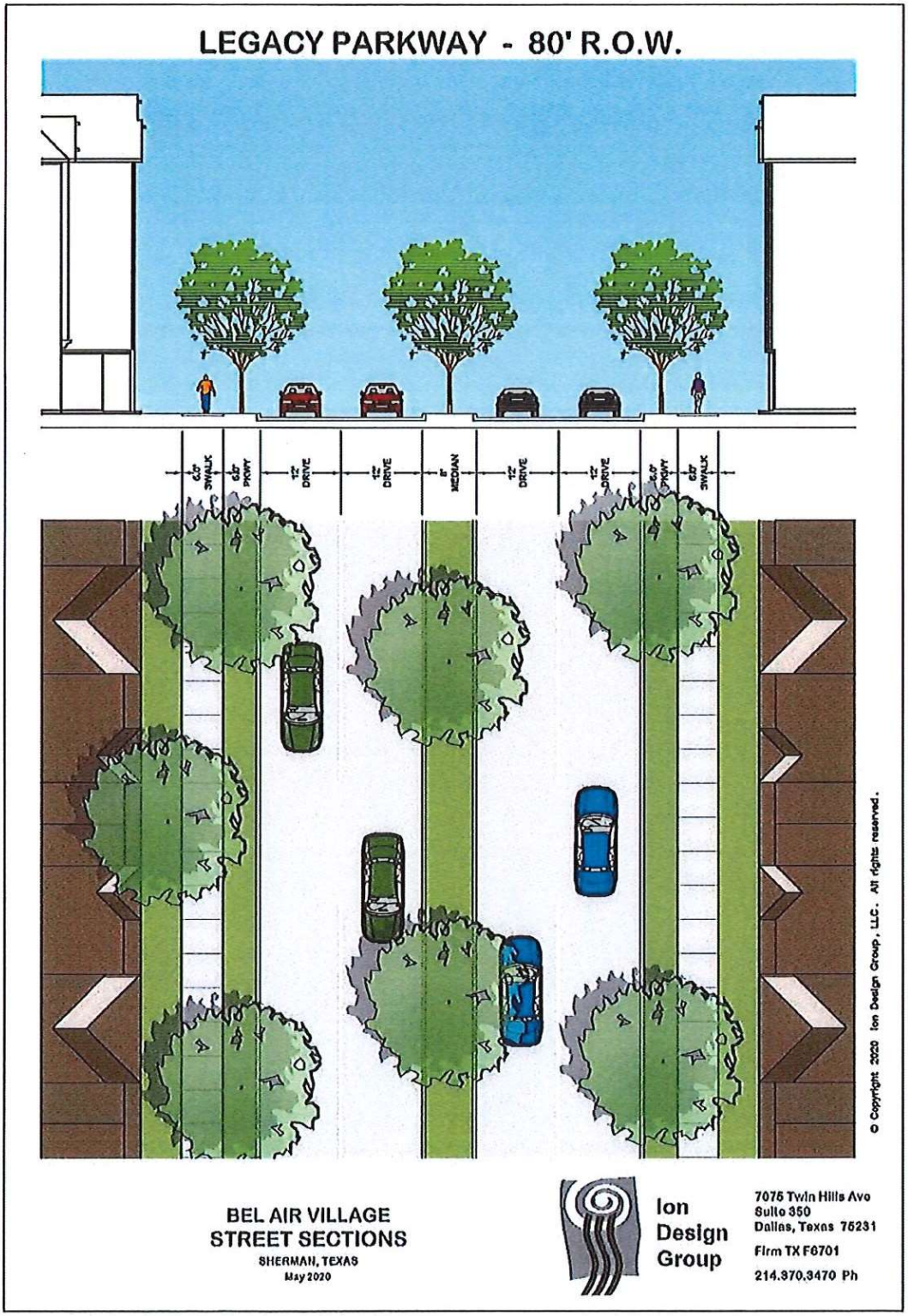


B. Appendix – Development Districts Map



C. Appendix – Street Cross Sections




LEGACY PARKWAY - 80' R.O.W.
6.0' SWALK
6.0' PKWY
12' DRIVE
12' DRIVE
4' MEDIAN
12' DRIVE
12' DRIVE
6.0' PKWY
6.0' SWALK
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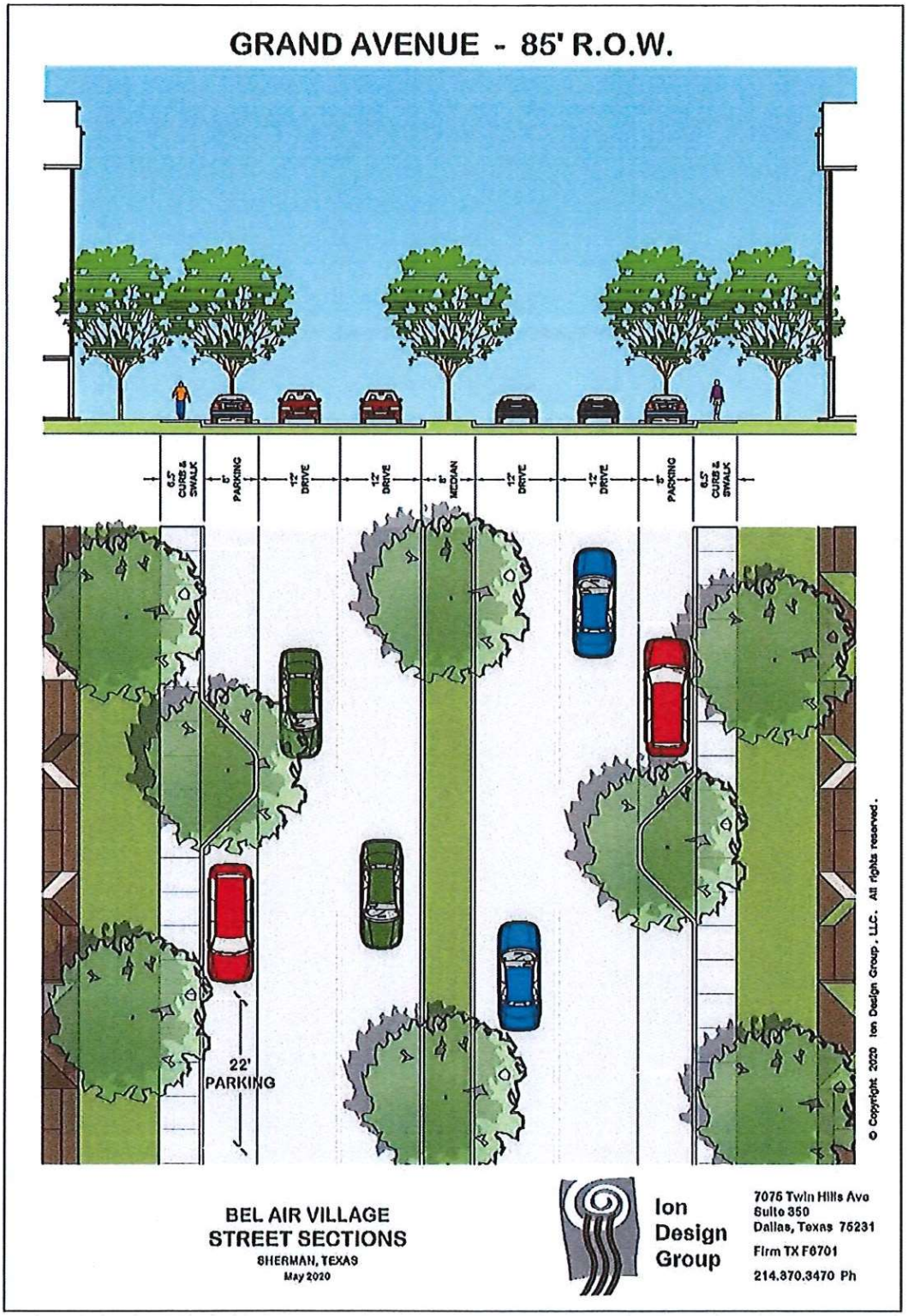
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion
Design
Group
7076 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph


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
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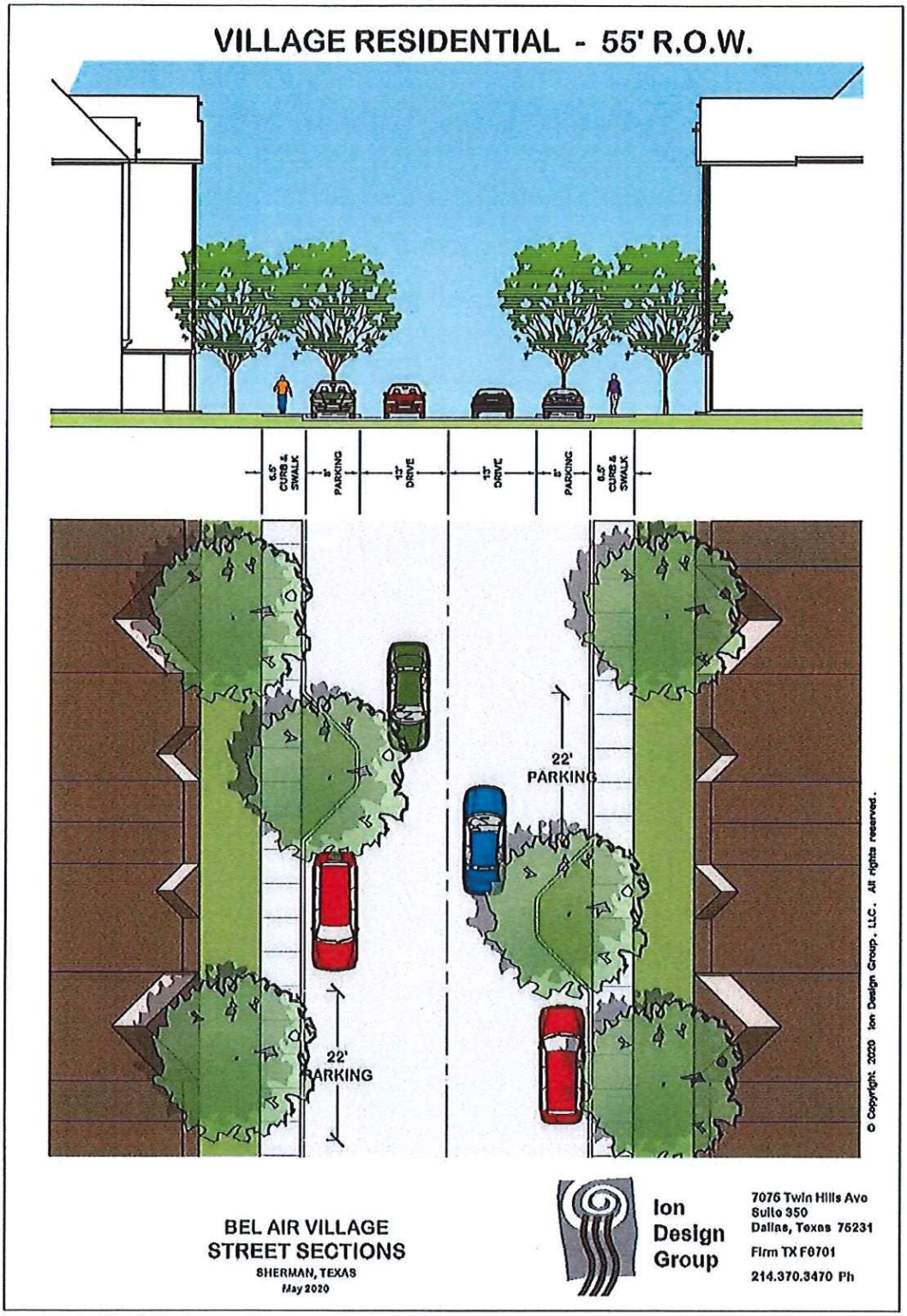
BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020
Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph


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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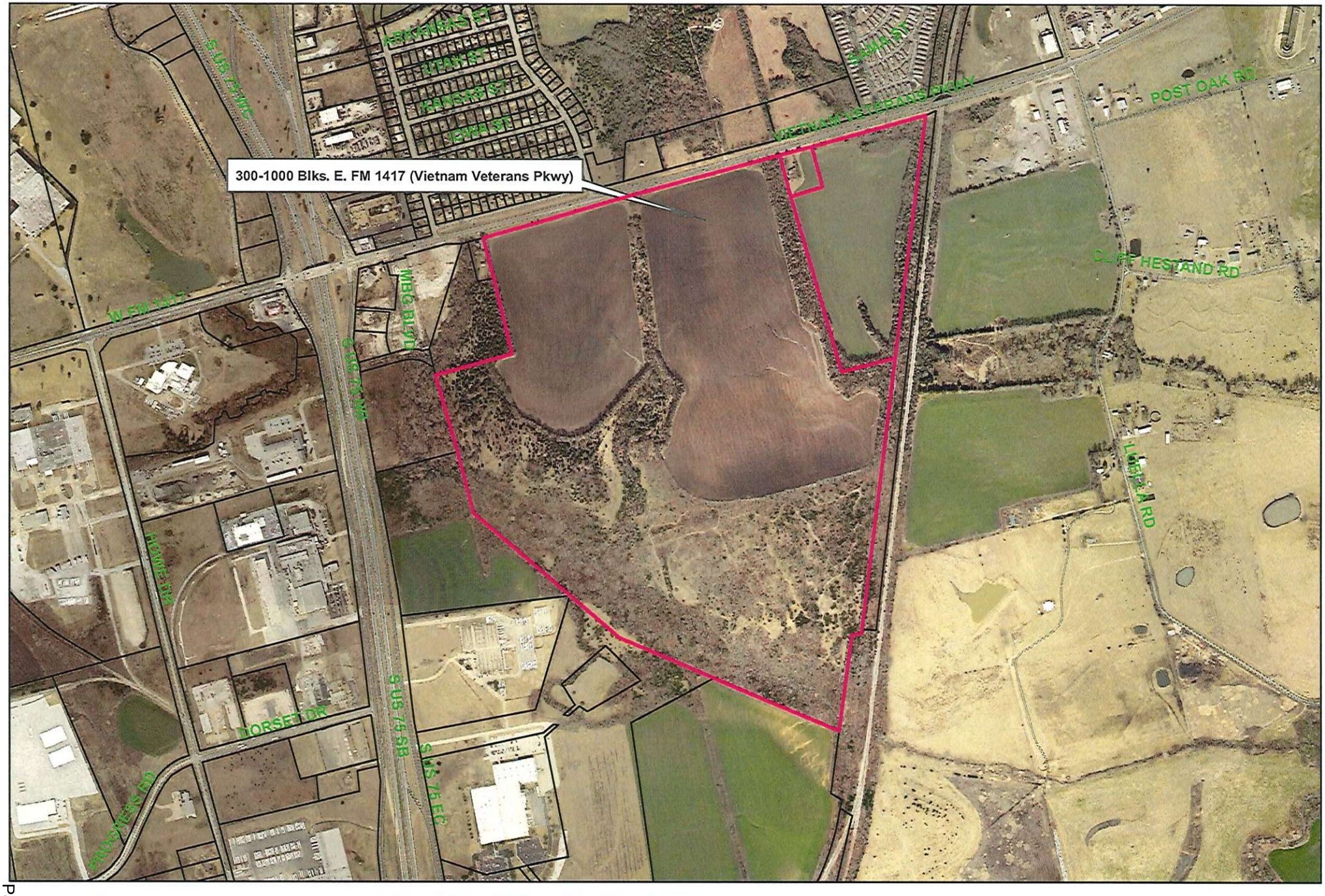


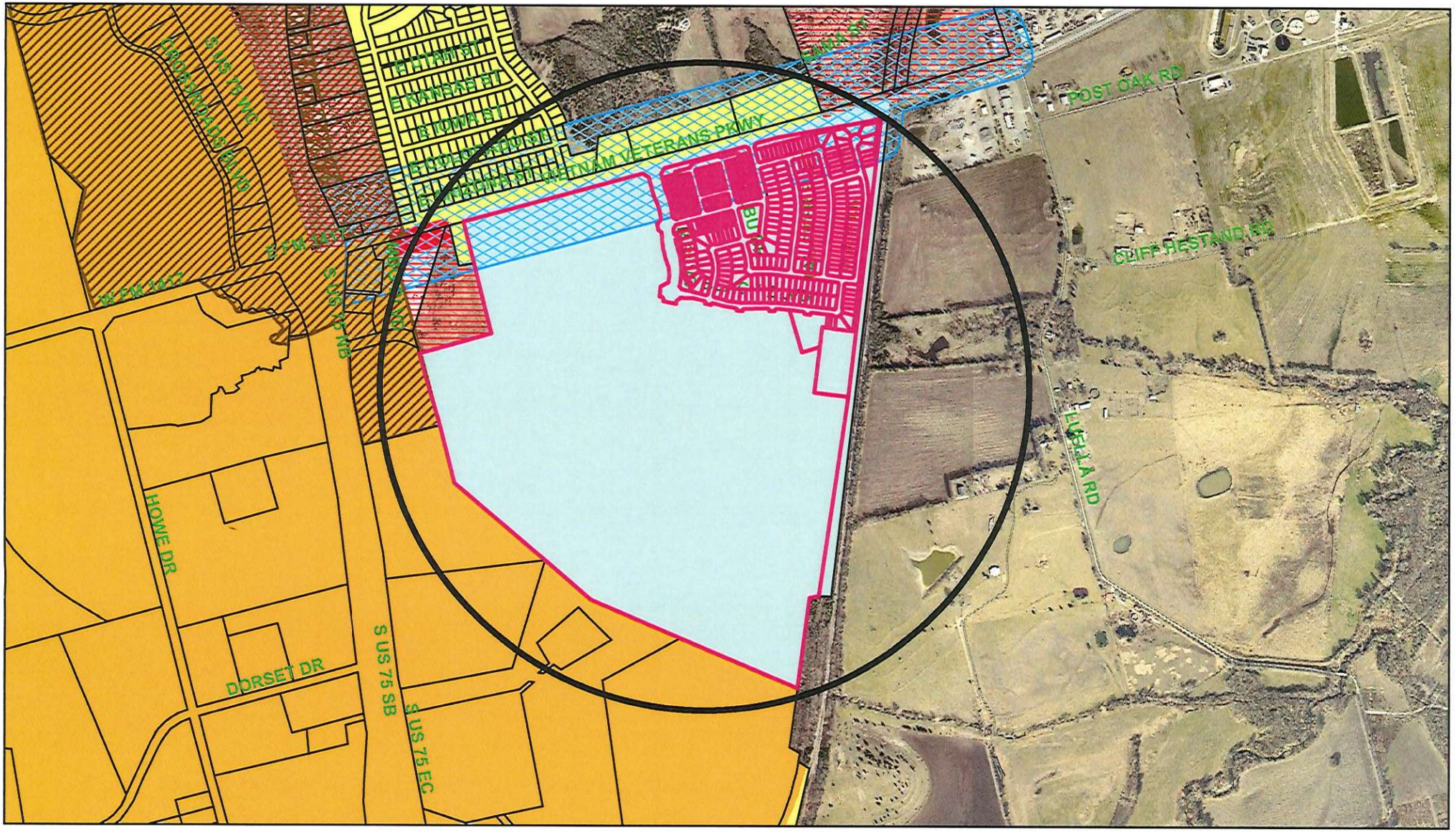
300-1000 Blks. E. FM 1417 (Vietnam Veterans Pkwy)

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
CLASSIC TOWN. BROAD HORIZON.

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

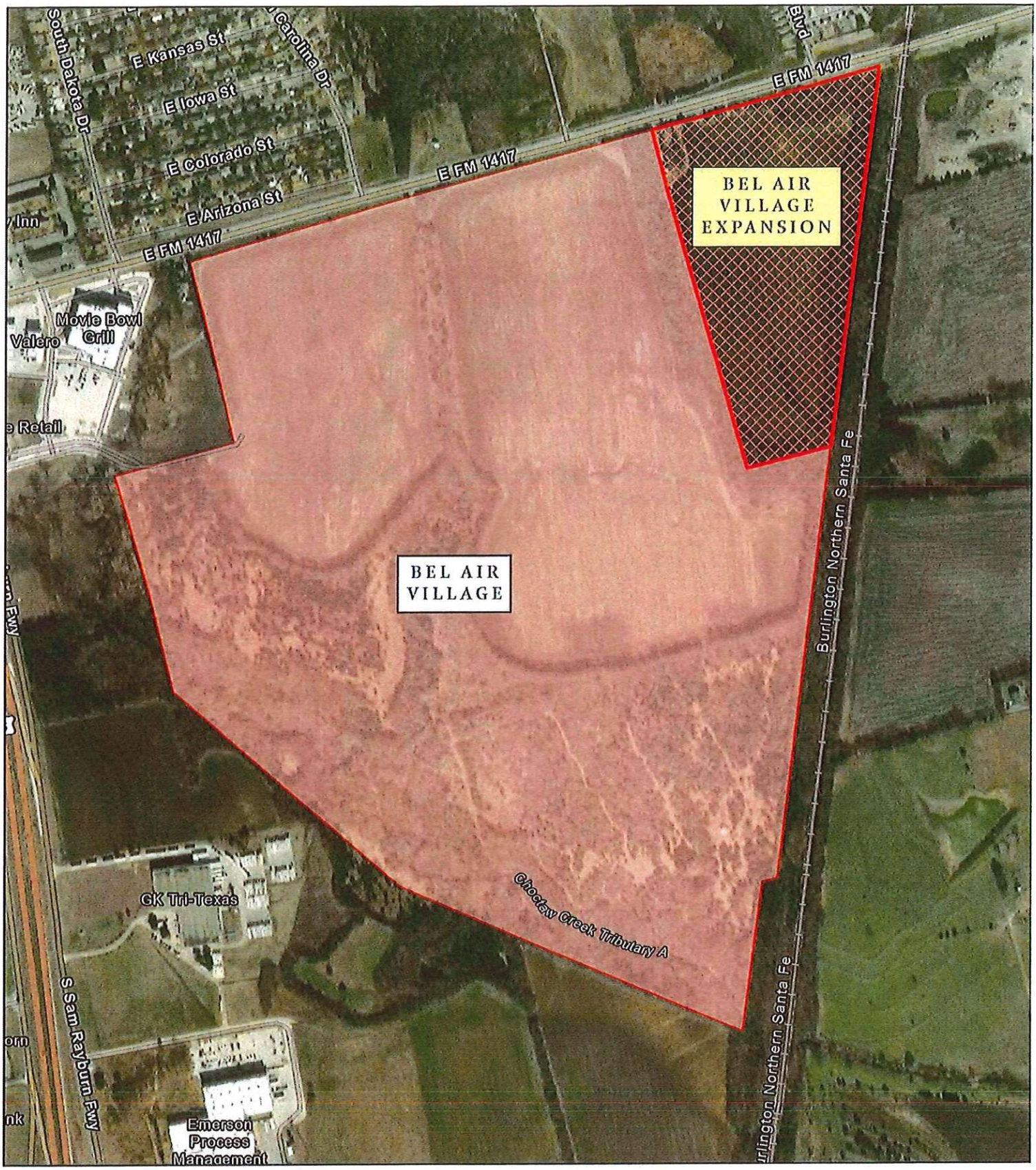
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY


South Dakota Dr
E Kansas St
Caroline Dr
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E FM 1417
E FM 1417
Blvd
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BEL AIR VILLAGE
Movie Bowl Grill
Valero
Retail
Inn
Burlington Northern Santa Fe
Burlington Northern Santa Fe
Choctaw Creek Tributary A
CK Tri-Texas
S Sam Rayburn Fwy
Emerson Process Management
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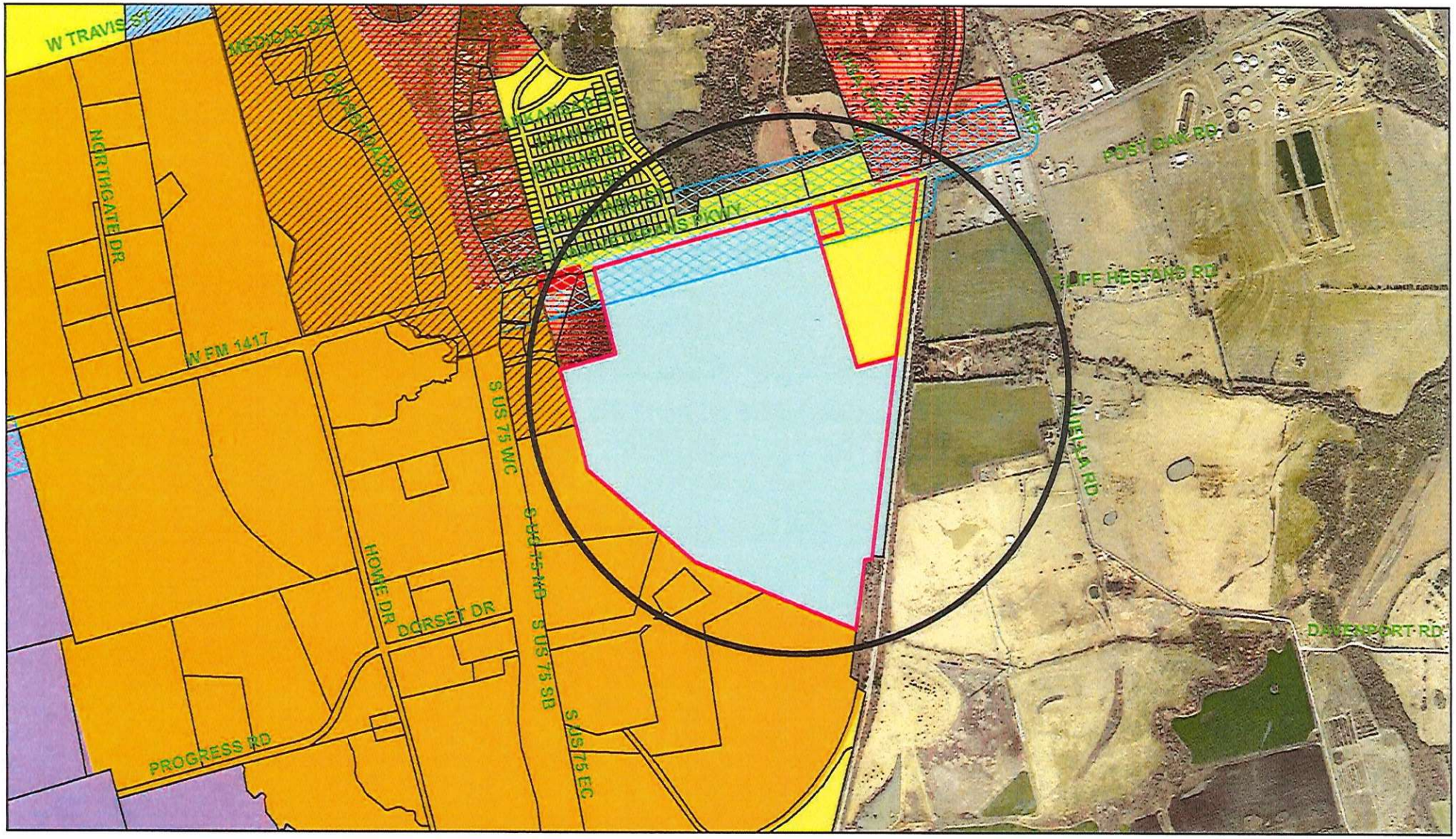
Bail Air Village Expansion
Bel Air Village
CITY OF SHERMAN
Bel Air Village Expansion
US 75



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 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
- PD Planned Development

Sherman
CLASSIC TOWN. BROAD HORIZON.

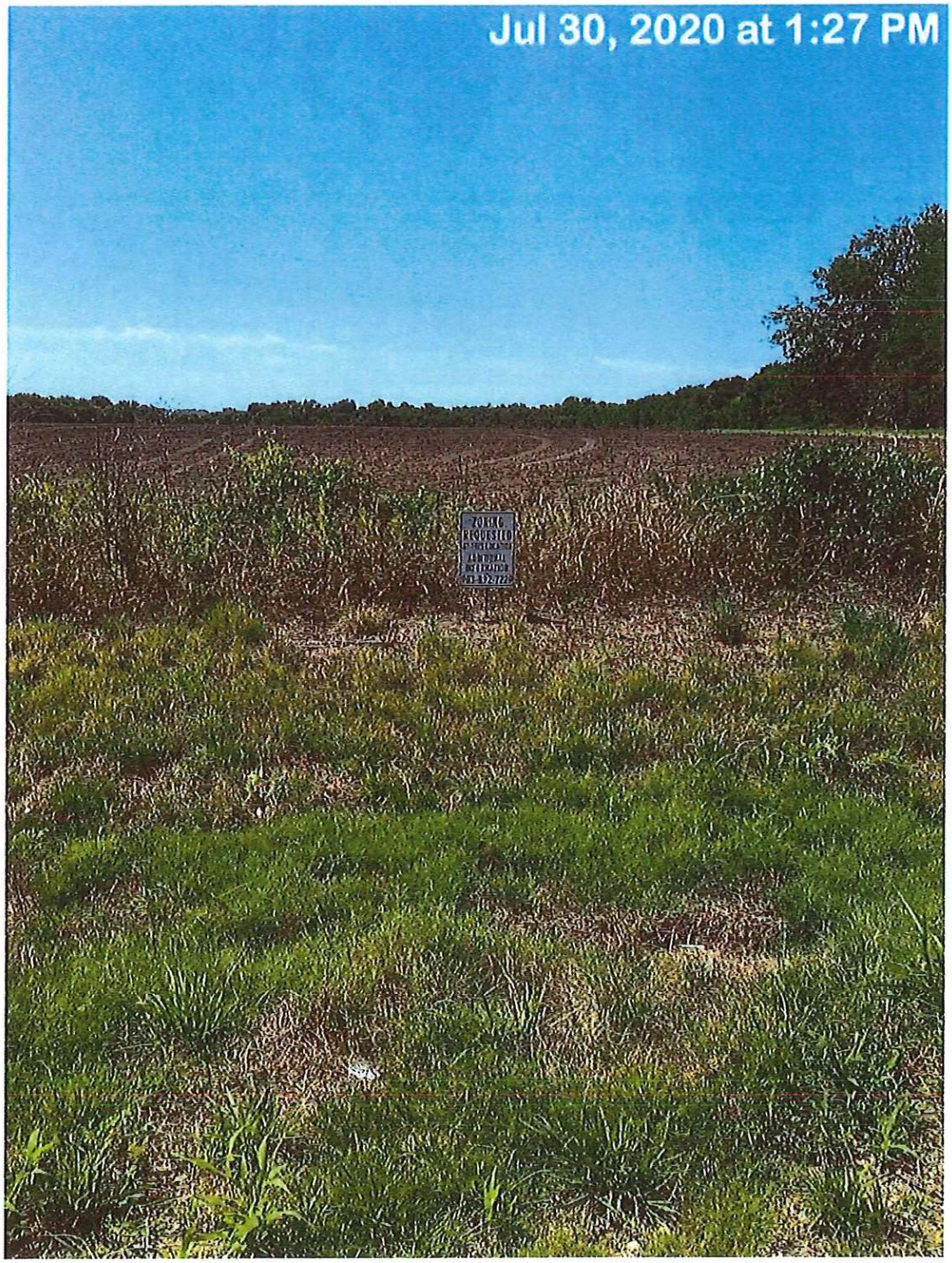
City of Sherman, Texas
Developmental Services Department

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

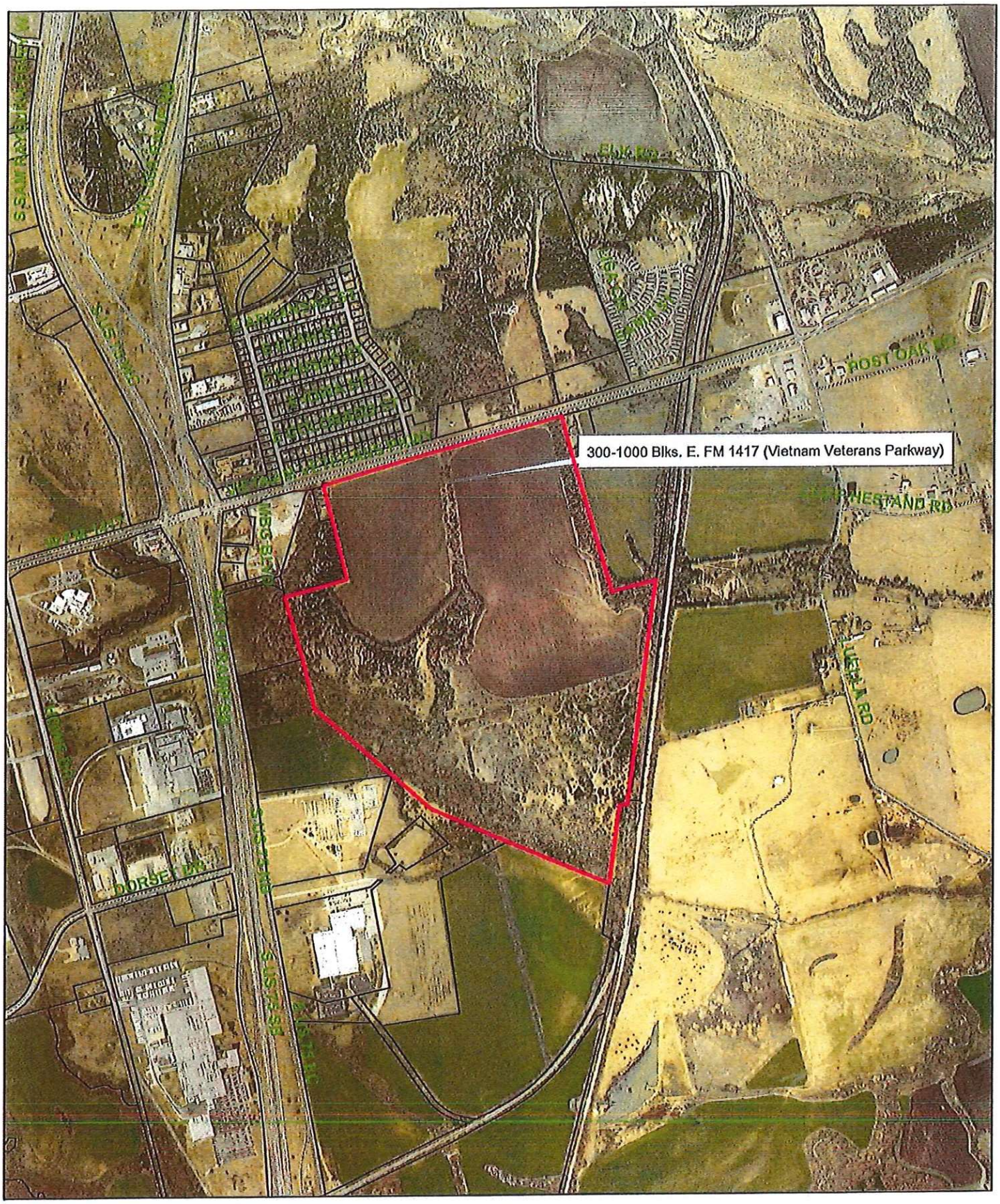
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
BRANDON S. SHELBY, CITY ATTORNEY



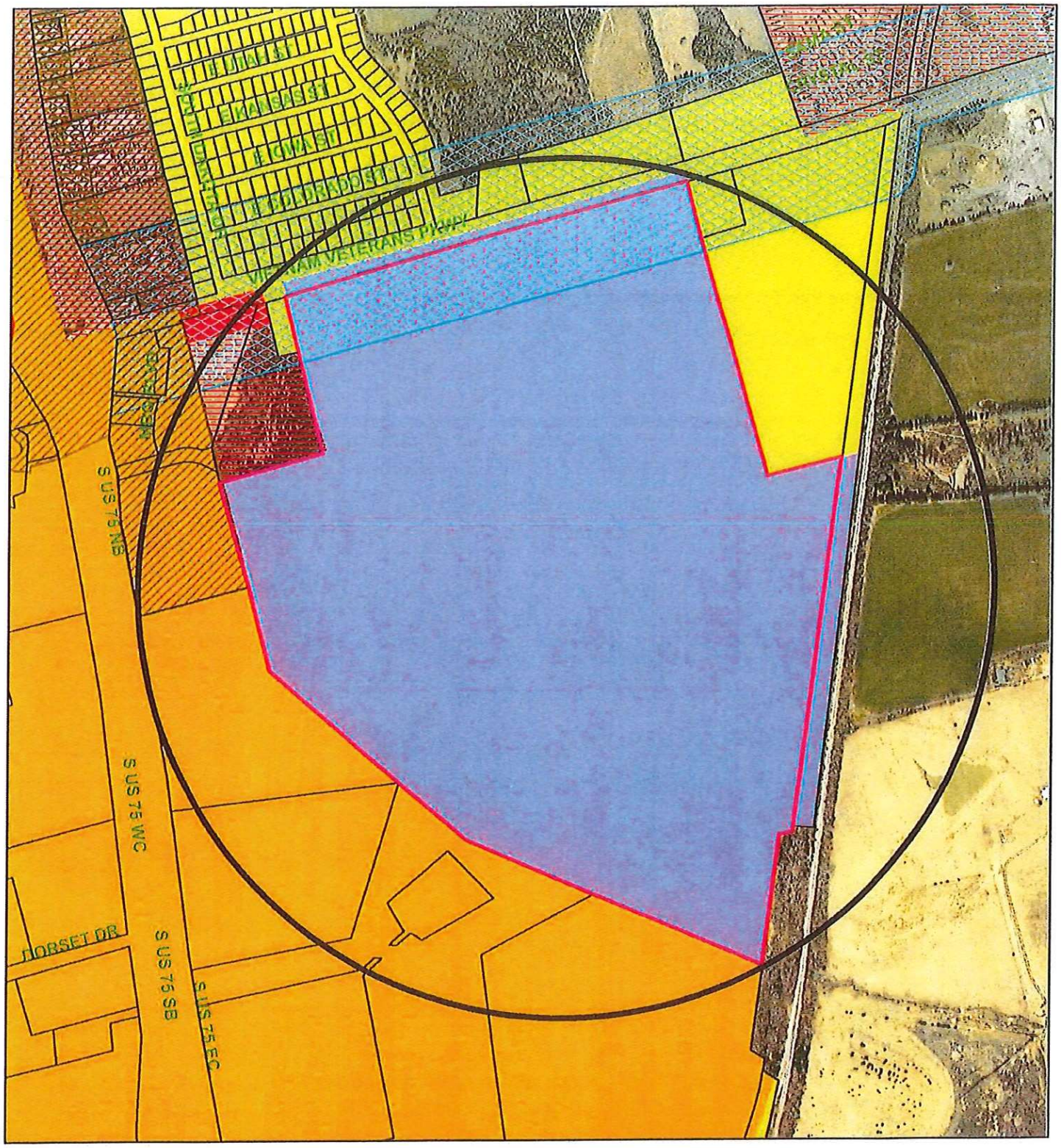
Sherman
CLASSIC TOWN. BROAD HORIZON.

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

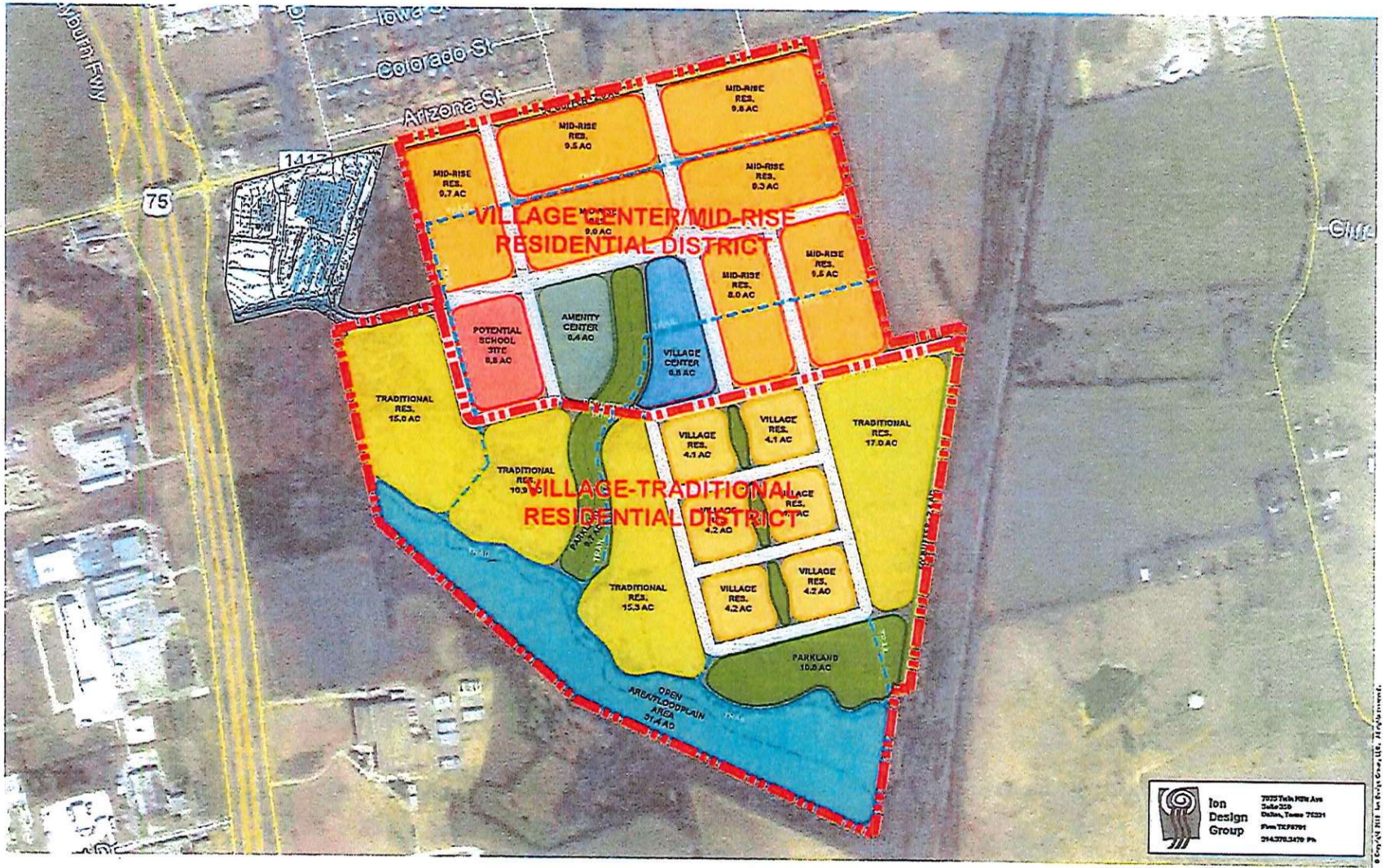
300-1000 East FM 1417

(Vietnam Veterans Parkway)





245.83
ACRES
GRAPHIC SCALE


Colorado St
Arizona St
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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
VILLAGE CENTER/MID-RISE RESIDENTIAL DISTRICT
MID-RISE RES. 8.0 AC
MID-RISE RES. 9.5 AC
POTENTIAL SCHOOL SITE 8.8 AC
AMENITY CENTER 0.4 AC
VILLAGE CENTER 6.8 AC
TRADITIONAL RES. 15.0 AC
VILLAGE RES. 4.1 AC
VILLAGE RES. 4.1 AC
TRADITIONAL RES. 17.0 AC
TRADITIONAL RES. 10.9 AC
VILLAGE-TRADITIONAL RESIDENTIAL DISTRICT
VILLAGE RES. 4.2 AC
TRADITIONAL RES. 15.3 AC
VILLAGE RES. 4.2 AC
VILLAGE RES. 4.2 AC
PARKLAND 10.8 AC
OPEN AREA/FLOODPLAIN AREA 31.4 AC
Ion Design Group
7920 Twin Hills Ave Suite 350 Dallas, Texas 75231
Firm TCF8791
214.378.3470 Ph
TERRA PERPETUA DEVELOPMENT DISTRICT MAP
CITY OF ENCINAL, GRAYSON COUNTY, TEXAS
SCALE

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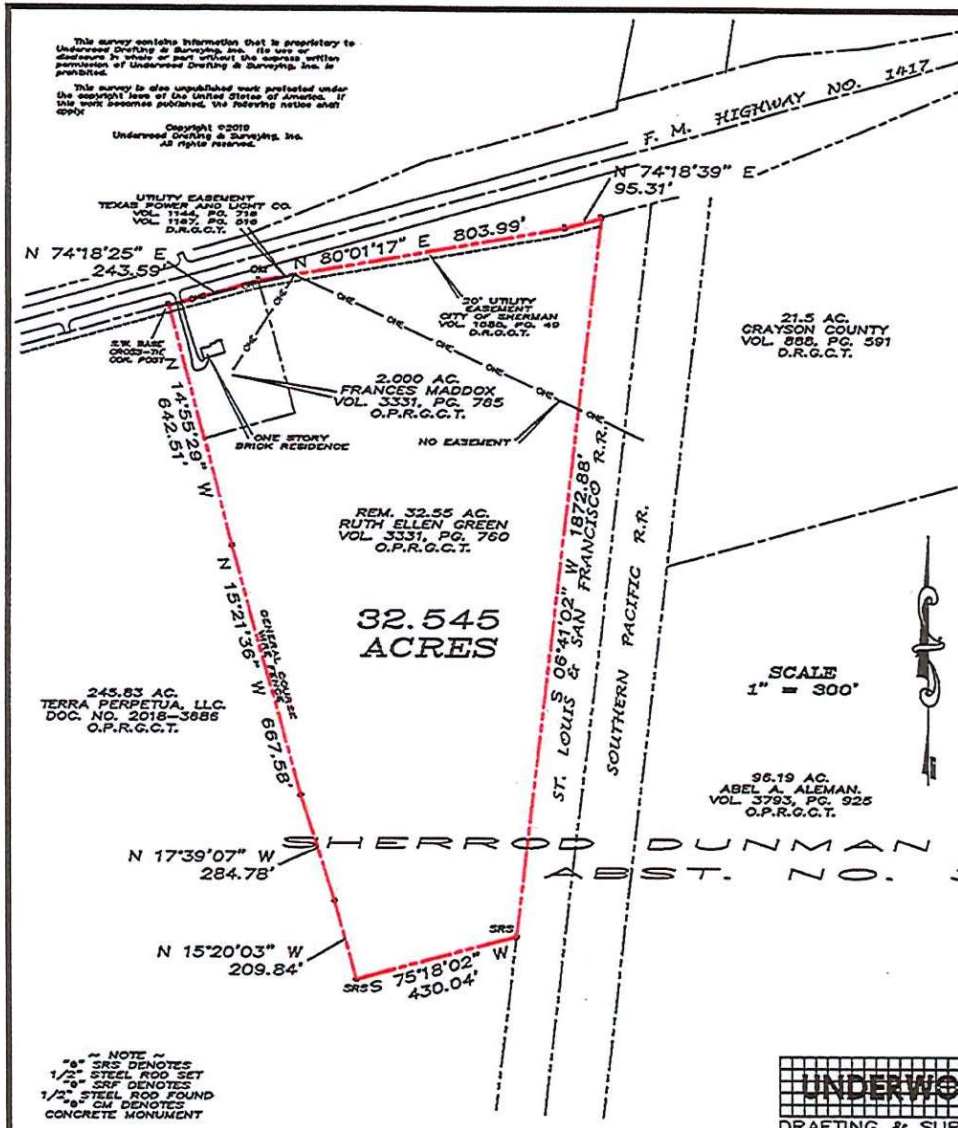
JOB NO. 19090623
FW: JW — DFT: DWU

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



~ NOTE ~
"o" SRS DENOTES 1/2" STEEL ROD SET
"o" SRF DENOTES 1/2" STEEL ROD FOUND
"o" 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

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

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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 (4th) lot and be included in the DETAILED SITE PLAN:

(1) BALCONY

(2) Front Porch (may occur more often than every 4th 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 4th 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).

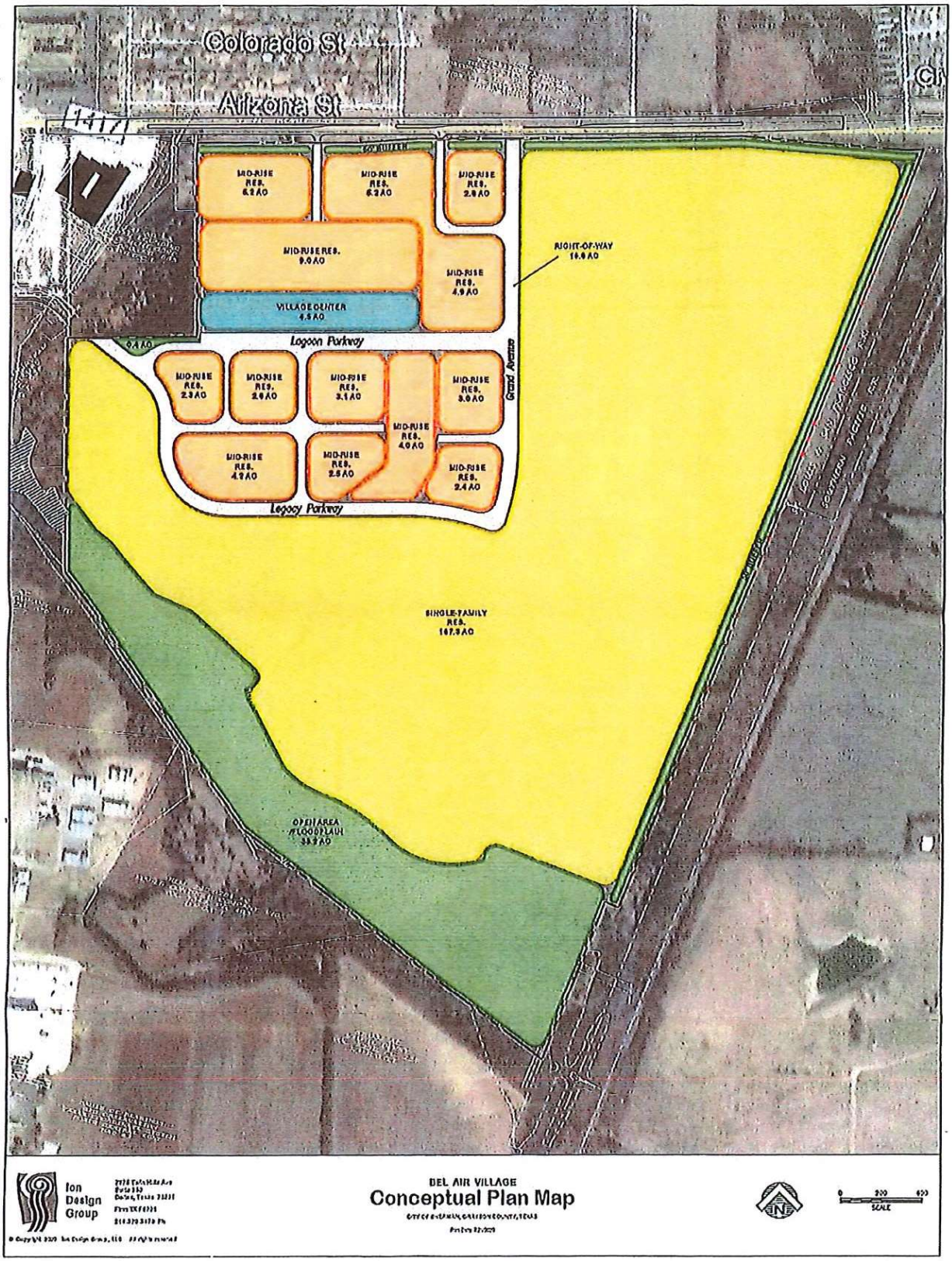
ZONING ORDINANCE – The Zoning Ordinance of the City of Sherman, as amended from time to time, including any future codifications.

VII. Appendices

A. Appendix – Conceptual Plan Map

B. Appendix – Development Districts Map

C. Appendix – Street Cross Sections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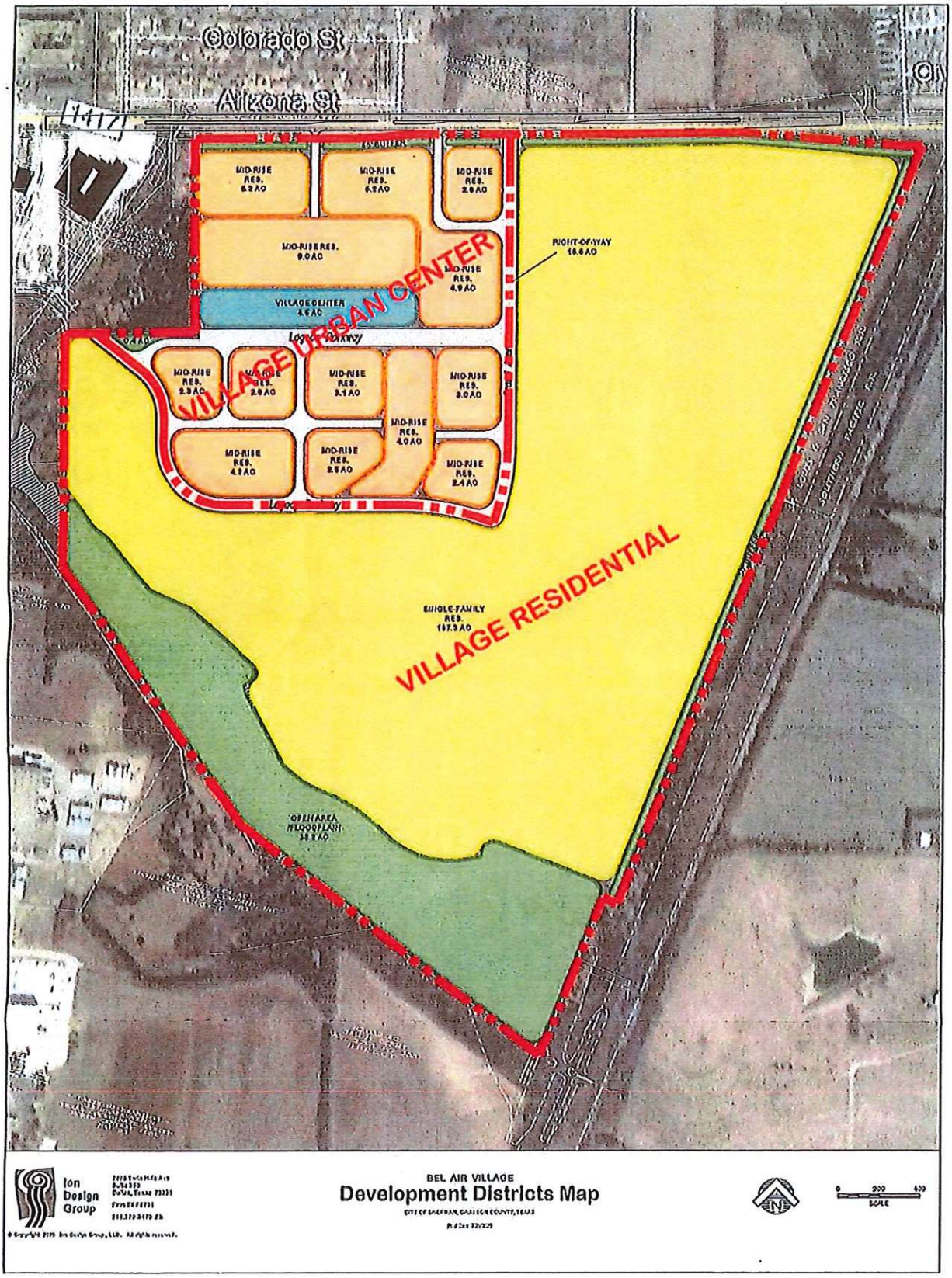
Arizona St
MID-RISE RES. 6.2 AC
MID-RISE RES. 6.2 AC
MID-RISE RES. 2.8 AC
MID-RISE RES. 9.0 AC
MID-RISE RES. 4.9 AC
VILLAGE CENTER 4.5 AC
RIGHT-OF-WAY 16.6 AC
Lagoon Parkway
Grand Avenue
MID-RISE RES. 2.3 AC
MID-RISE RES. 2.6 AC
MID-RISE RES. 3.1 AC
MID-RISE RES. 3.0 AC
MID-RISE RES. 4.0 AC
MID-RISE RES. 4.2 AC
MID-RISE RES. 2.5 AC
MID-RISE RES. 2.4 AC
Legacy Parkway
SINGLE-FAMILY RES. 107.3 AC
OPEN AREA / FLOODPLAIN 33.2 AC
Ion Design Group
BEL AIR VILLAGE
Conceptual Plan Map
SCALE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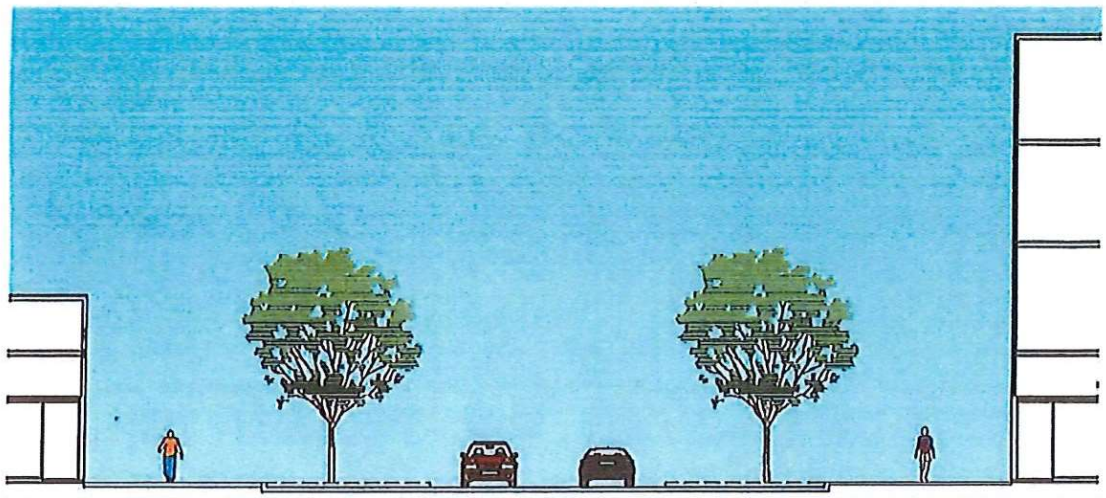
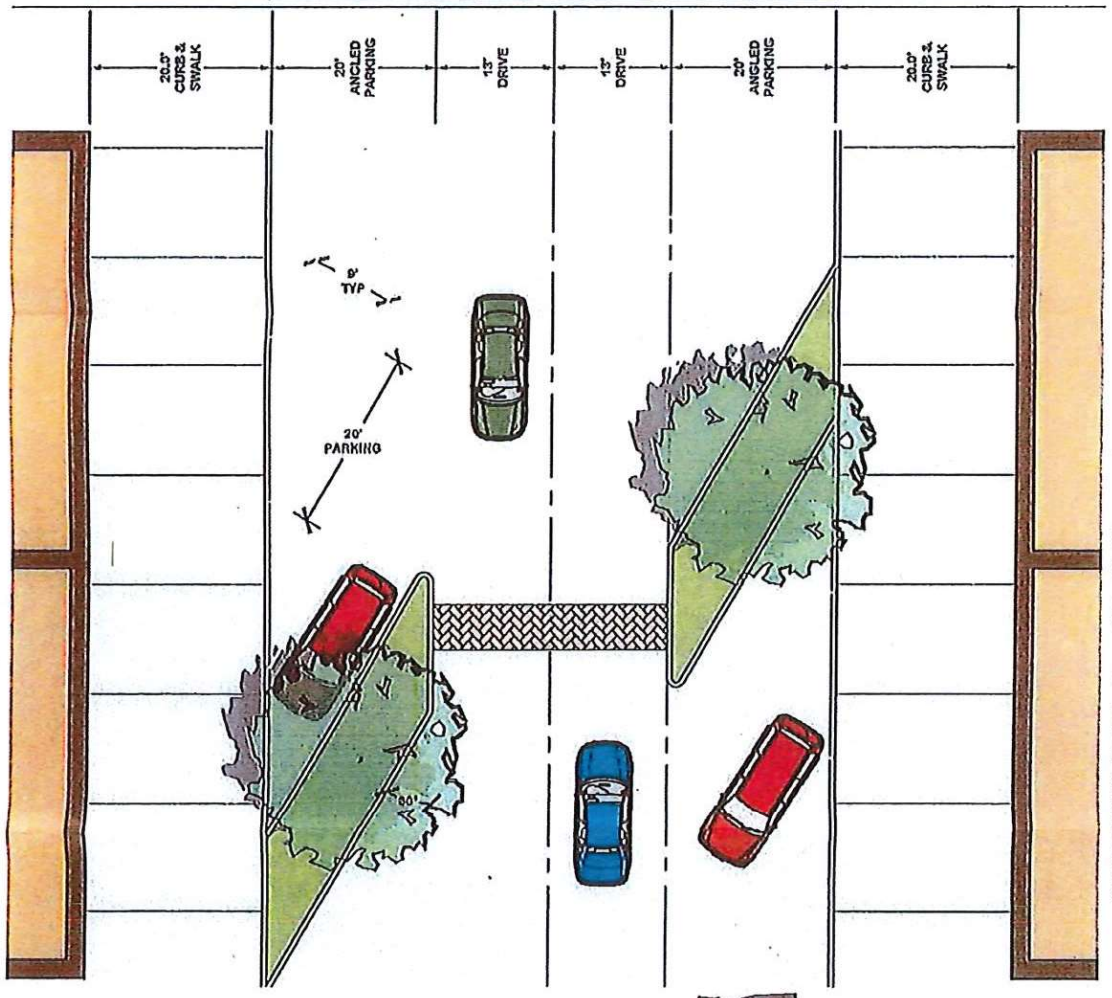
MID-RISE RES. 4.9 AC
VILLAGE CENTER 4.6 AC
RIGHT-OF-WAY 18.8 AC
VILLAGE URBAN CENTER
MID-RISE RES. 2.3 AC
MID-RISE RES. 2.9 AC
MID-RISE RES. 5.1 AC
MID-RISE RES. 3.0 AC
MID-RISE RES. 4.0 AC
MID-RISE RES. 4.2 AC
MID-RISE RES. 2.9 AC
MID-RISE RES. 2.4 AC
SINGLE-FAMILY RES. 197.9 AC
VILLAGE RESIDENTIAL
OPEN AREA / FLOODPLAIN 38.2 AC
Ion Design Group
BEL AIR VILLAGE
Development Districts Map
SCALE

LAGOON PARKWAY - 106' R.O.W.





BEL AIR VILLAGE
STREET SECTIONS
SHERMAN, TEXAS
May 2020

Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F0701
214.370.3470 Ph

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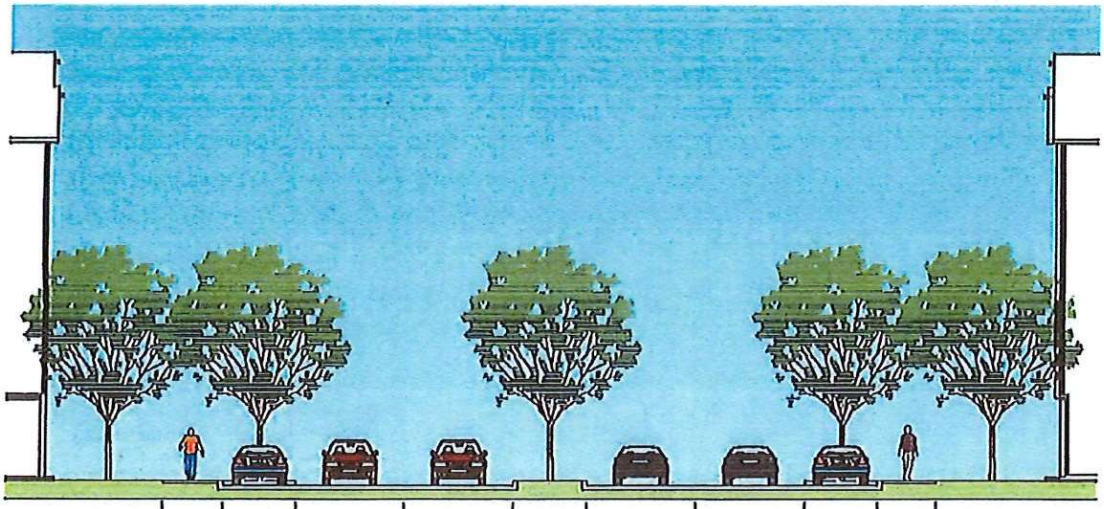
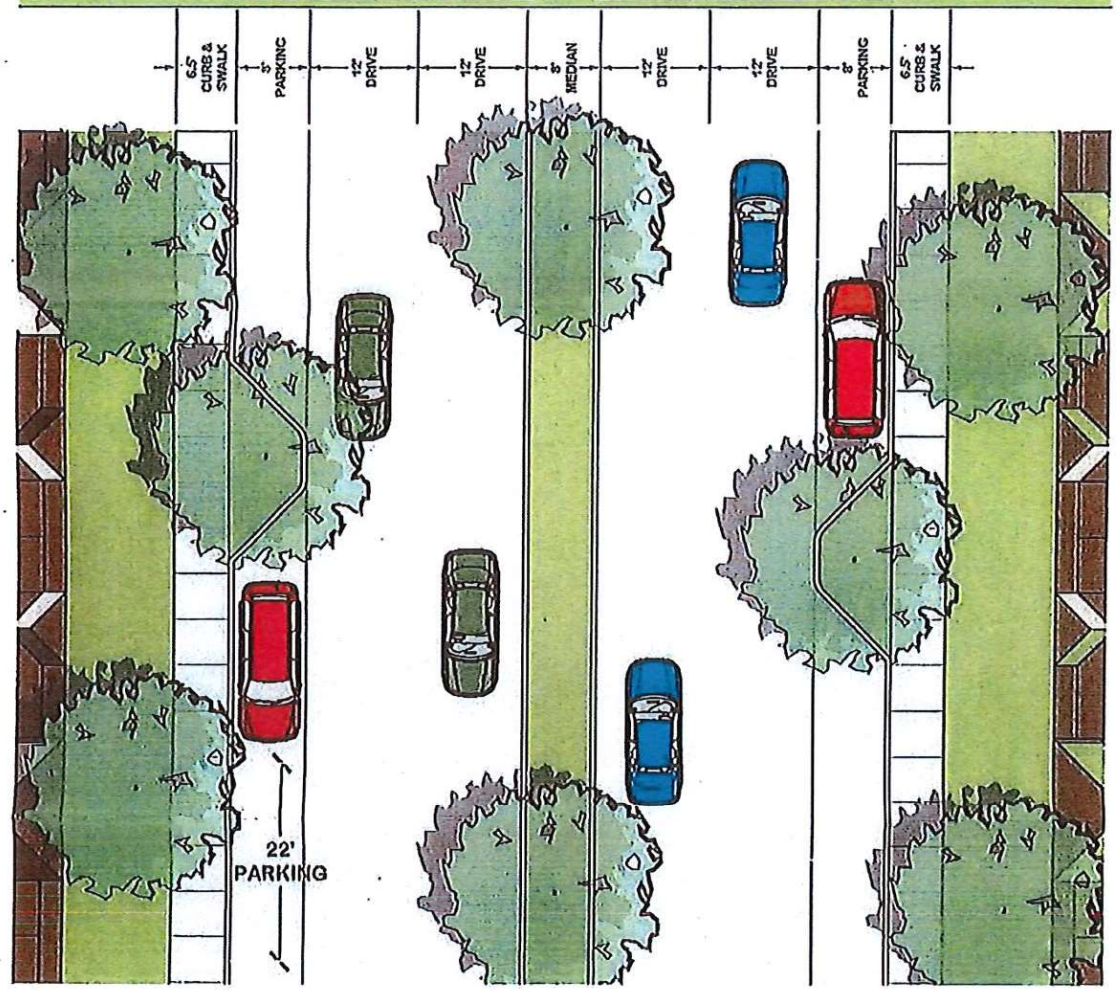
GRAND AVENUE - 85' R.O.W.





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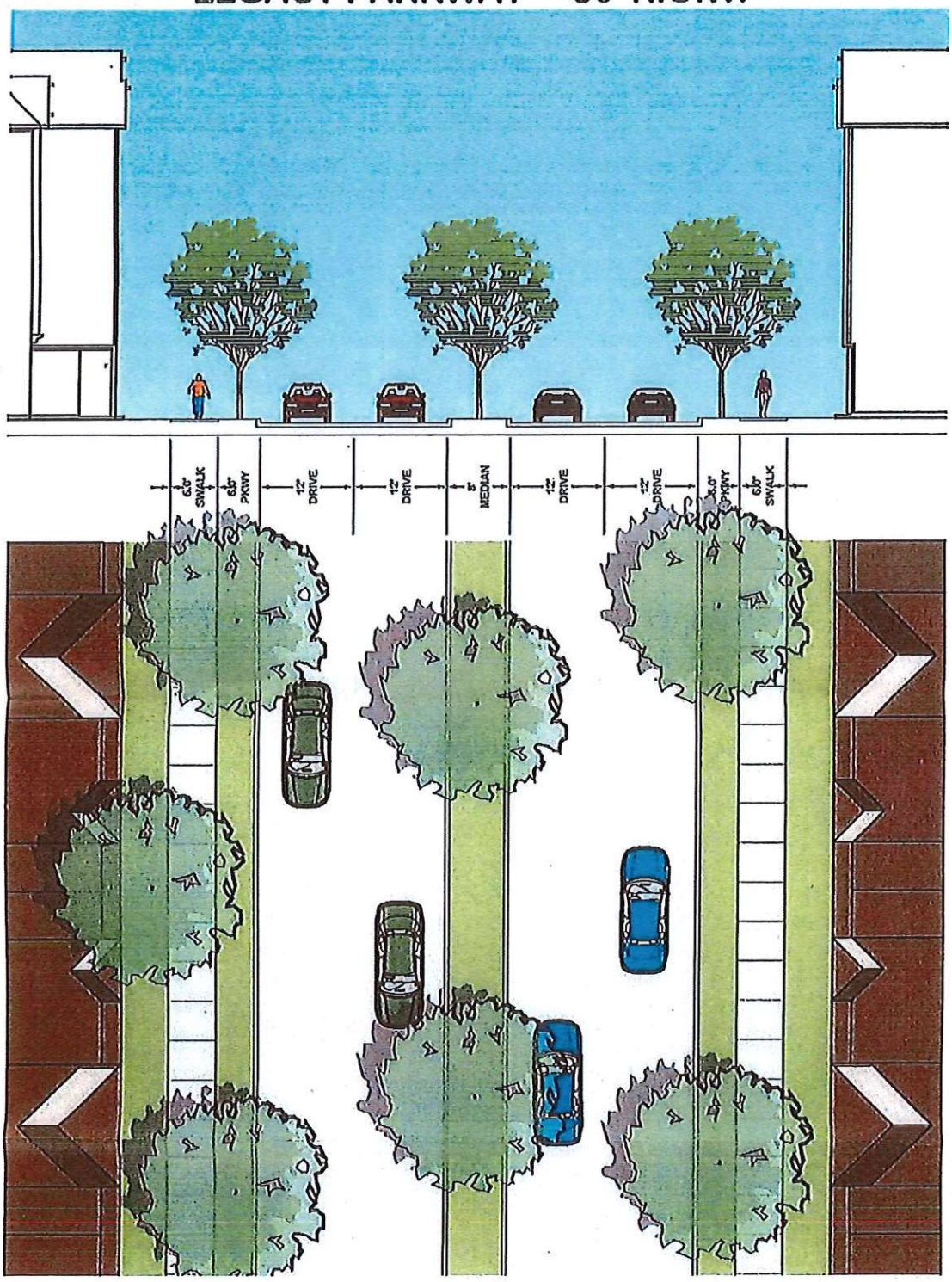
LEGACY PARKWAY - 80' R.O.W.



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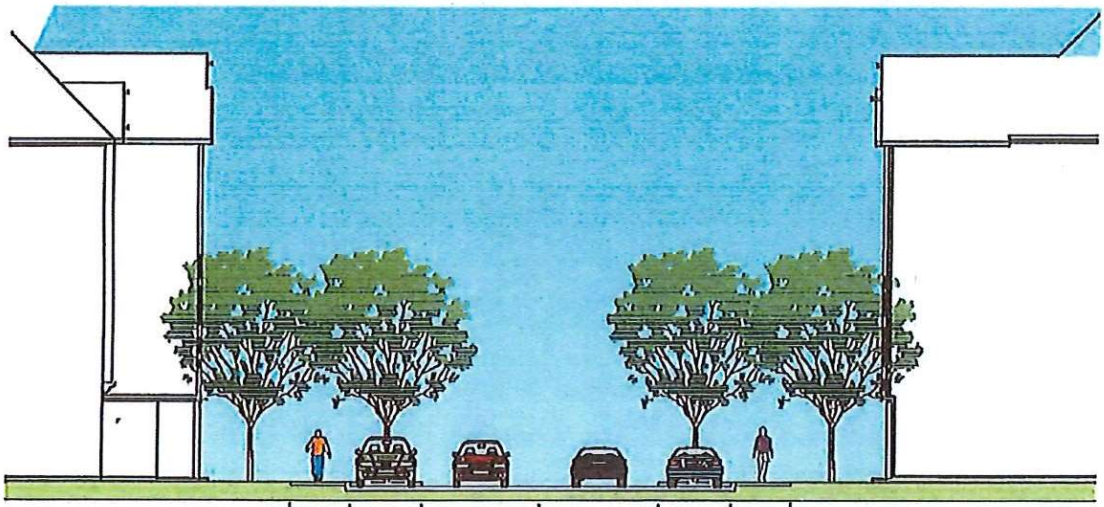
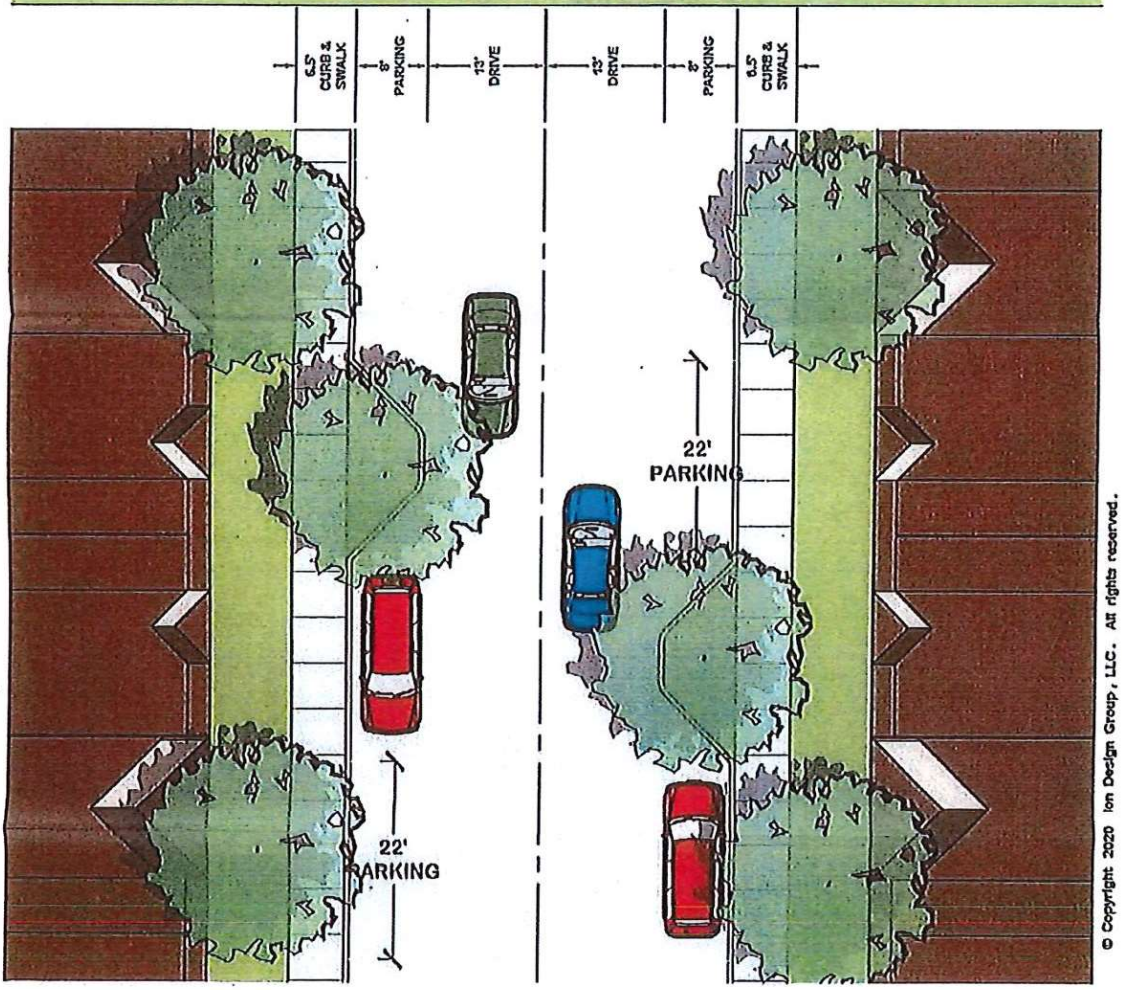
VILLAGE RESIDENTIAL - 55' R.O.W.





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BEL AIR VILLAGE
STREET SECTIONS
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

NOT TO SCALE

1 in = 800 ft

Sherman
CLASSIC TOWN. BROAD HORIZON.

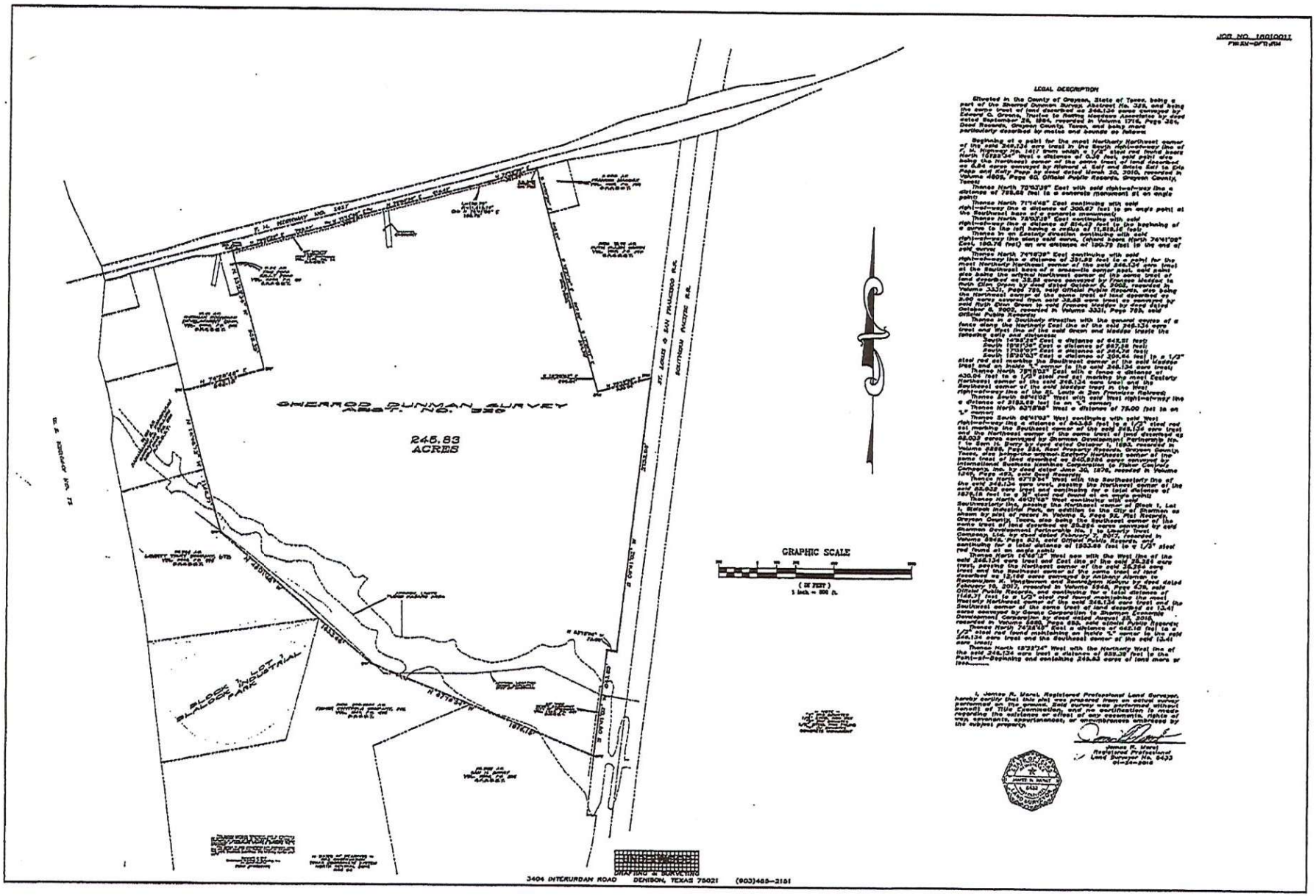
City of Sherman, Texas
Developmental Services Department

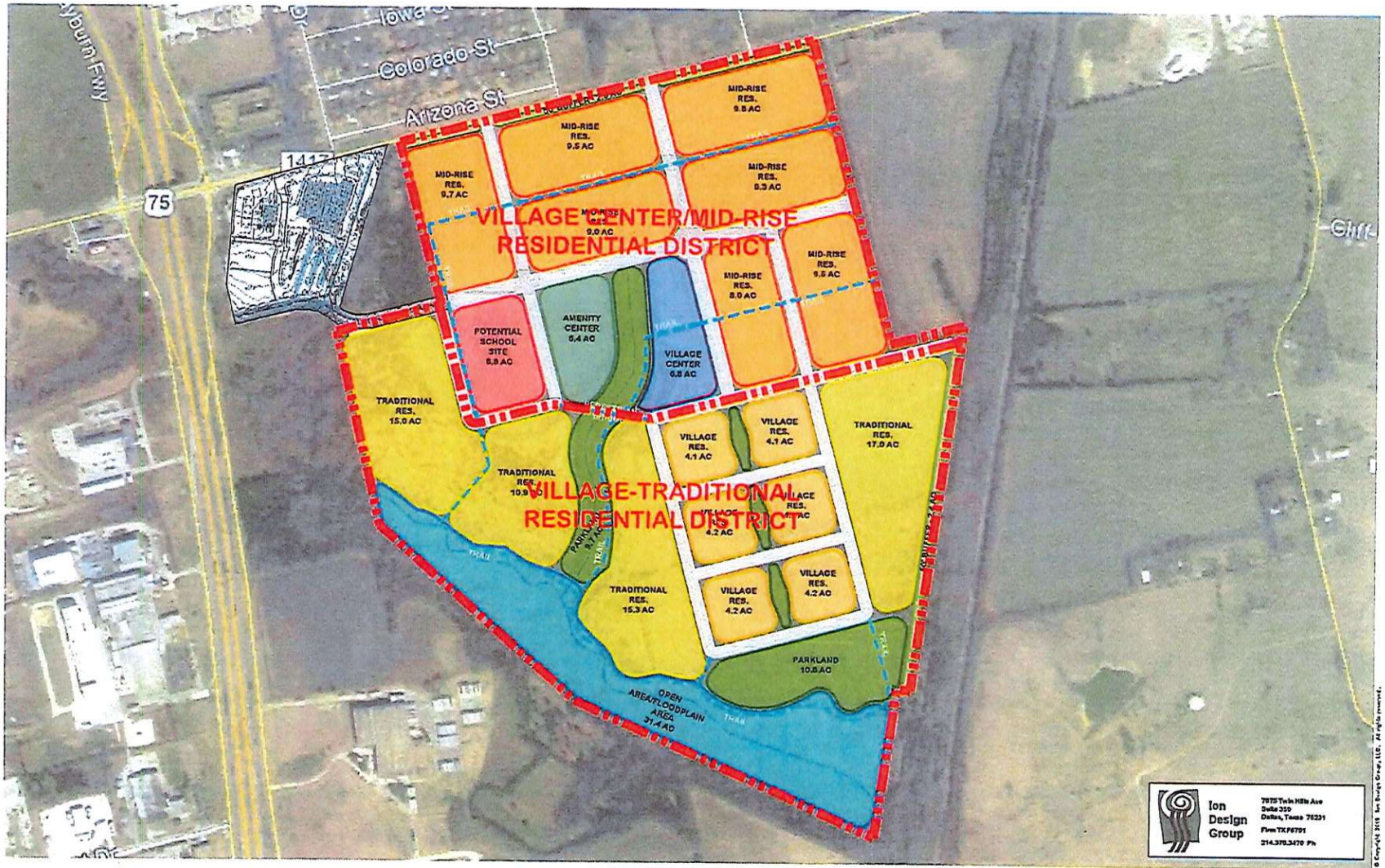
300-1000 East FM 1417

(Vietnam Veterans Parkway)






JOB NO. 16010011
FIELD-CREW
LEGAL DESCRIPTION
Situated in the County of Grayson, State of Texas, being a part of the Sherrod Dunman Survey, Abstract No. 325, and being the same tract of land described as 246.134 acres conveyed by Edward G. Greene, trustee to Nathan Hartman Associates by deed dated September 21, 1981, 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 North right-of-way line of F.M. Highway No. 1417 (variable width) said point also being North 16°53'37" West a distance of 0.56 feet and North 27°17'27" West a distance of 0.46 feet from a found 1/2" iron rod, being the Northeast corner of 10 acre tract conveyed as 0.46 acres conveyed by Memorial Golf and Skate Surf in Elk Pass and Katy Pass to Jeffrey Neal et al by deed dated March 30, 2010, recorded in Volume 4609, Page 60, Official Public Records, Grayson County, Texas;
Thence North 72°53'39" East with said right-of-way line a distance of 788.68 feet to a concrete monument at an angle point;
Thence North 71°41'48" East continuing with said right-of-way line a distance of 206.67 feet to an angle point at the Southwest base of concrete monument;
Thence North 72°53'39" East continuing with said right-of-way line a distance of 81.47 feet to the beginning of a curve to the left having a radius of 1,382.39 feet;
Thence in an Easterly direction continuing with said right-of-way line with said curve to the left through a central angle 7°41'08" (Long Chord Bears North 69°02'05" East 185.74 feet) an arc distance of 185.79 feet to the end of said curve;
Thence North 65°12'31" East continuing with said right-of-way line a distance of 357.20 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, said point also being the original Northwest corner of a 245.83 acre tract of land conveyed as 12.88 acres conveyed by Stanley Alderson to Ruth Glen Grace by deed dated October 9, 2002, recorded in Volume 3331, Page 705 and Official Public Records, also being the Northeast corner of the tract of land described as 245.83 acres conveyed from said 12.88 acres tract as partitioned by said Ruth Glen Grace to said Frances Jane Alderson by deed dated October 9, 2002, recorded in Volume 3331, Page 705, said Official Public Records;
Thence in a Southerly direction with the common corner of a fence along the Northerly East line of said 246.134 acre tract and West line of the said Grace and Alderson tracts the following calls and distances:
South 14°55'37" East a distance of 445.91 feet;
South 15°31'54" East a distance of 467.58 feet;
South 15°10'07" East a distance of 264.72 feet;
South 15°40'57" East a distance of 464.94 feet to a 1/2" steel rod set marking the Southeast corner of the said Alderson tract and an inside "L" corner in the said 246.134 acre tract;
Thence North 79°10'03" 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 Alderson 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 2134.69 feet to an "X" in concrete;
Thence North 62°28'58" West a distance of 75.00 feet to an "X" in concrete;
Thence South 06°41'02" West continuing with said West right-of-way line a distance of 463.80 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 68.002 acres conveyed by Shannon Development Partnership No. 1 to Sam H. Berry, Jr. and Peter Delaney II, 1992, recorded in Volume 2886, Page 284, Real Property Records, Grayson County, Texas, also being an inside Ell corner of the said 246.134 acre tract of land described as 245.8284 acres conveyed by International Business Machines Corporation to Fusion Company Commerce, Inc. by deed dated June 30, 1998, recorded in Volume 1648, Page 409, said Deed Records;
Thence North 67°19'57" West with the Southeasterly line of the said 246.134 acre tract, passing the Northeast corner of the said 68.002 acre tract and continuing for a total distance of 1876.18 feet to a 1/2" steel rod found at an angle point;
Thence North 46°01'48" West continuing with said Southeasterly line, passing the Northeast corner of Block 1, Lot 1, Nations Industrial Park, an addition to the City of Sherman as shown by plat of record in Volume 8, Page 82, Plat Records, Grayson County, Texas, also being the Southeast corner of the same tract of land described as 26.281 acres conveyed by said Shannon Development Partnership No. 1 to Liberty Texas Commerce, LLC, by deed dated February 7, 2017, recorded in Volume 5948, Page 824, said Official Public Records and continuing for a total distance of 1983.66 feet to a 1/2" steel rod found at an angle point;
Thence North 16°58'12" West now with the West line of the said 246.134 acre tract and East line of the said 26.281 acre tract, passing the Northeast corner of the said 26.281 acre tract and the Southeast corner of the same tract of land described as 12.186 acres conveyed by Anthony Alamon to Nathaniel R. Hensman and Bennington Nations by deed dated February 10, 2017, recorded in Volume 5948, Page 428, said Official Public Records, and continuing for a total distance of 1168.31 feet to a 1/2" steel rod found marking the most Westerly Northwest 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 Grace Corporation to Shannon Economic Development Corporation by deed dated August 25, 2010, recorded in Volume 4586, said Official Public Records;
Thence North 74°26'19" East a distance of 462.10 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°23'14" West with the Northerly West line of the said 246.134 acre tract a distance of 1,439.71 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 performed on the ground. And further, was performed without benefit of Title Examination, and no certification is made regarding the existence of relief of any easements, rights of way, servitudes, appurtenances, or encumbrances enjoyed by the subject property.
James R. Ward
Registered Professional
Land Surveyor No. 6433
01-30-2018
SHERROD DUNMAN SURVEY
ABST. NO. 325
245.83
ACRES
ST. LOUIS & SAN FRANCISCO R.R.
SOUTHERN PACIFIC R.R.
F.M. HIGHWAY NO. 1417
U.S. HIGHWAY NO. 75
BLOCK 1, LOT 1
BLOCK INDUSTRIAL
NATIONS INDUSTRIAL PARK
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
SURVEYING & MAPPING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2181



TERRA PERPETUA DEVELOPMENT
DISTRICT MAP
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

0 250 500
SCALE

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

500 BLOCK EAST LAMAR STREET (Project No. 24-006364)

The request of JE Holdings, LLC (Owner), Kent Hughlett (Representative) and Underwood Drafting & Surveying (Surveyor) for the property located in the 500 Block East Lamar Street, consisting of 0.674 acres being part of Lots 1, 3, 5 and 7, Block 26 of the Original Town Plat, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 500 Block East Lamar Street at the corner of South East Street and East Lamar Street. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

Origination:

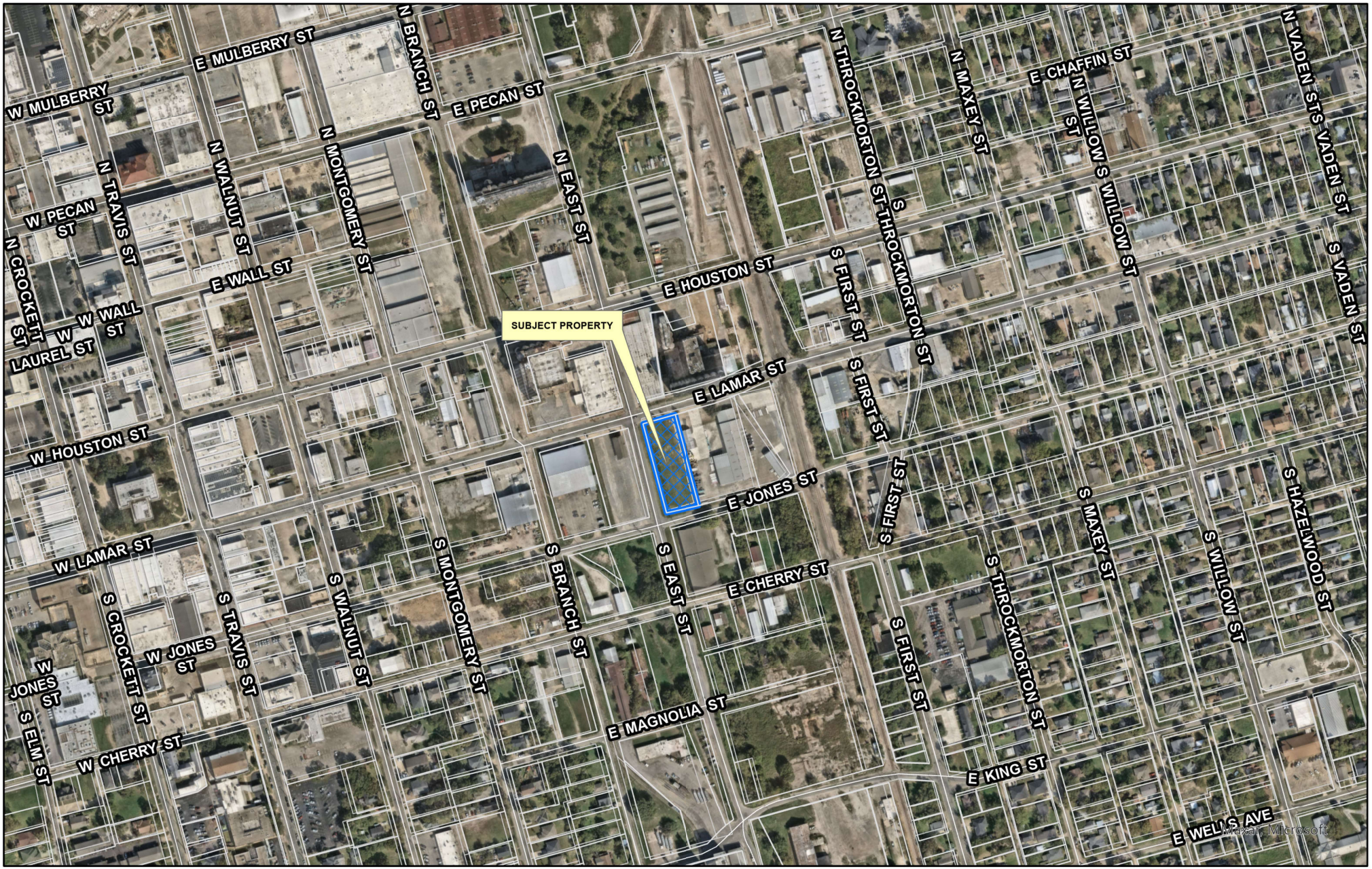
JE Holdings, LLC (Owner), Kent Hughlett (Representative) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff does not have any objection to this Zone Change and Site Plan request.

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
500 BLK E LAMAR ST

N
W E
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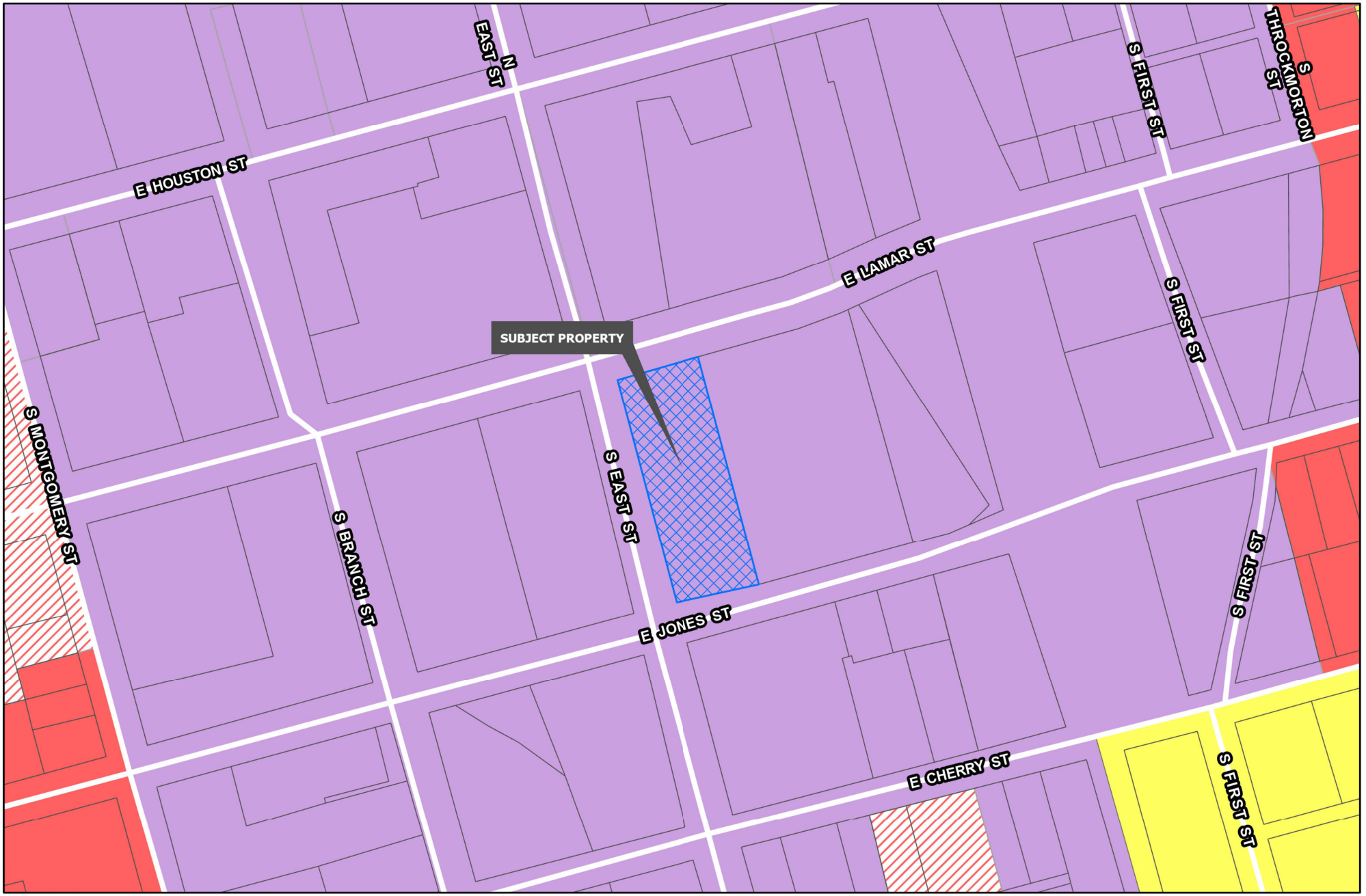
Date: 12/27/2024 5:40 PM



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
500 BLK E LAMAR ST

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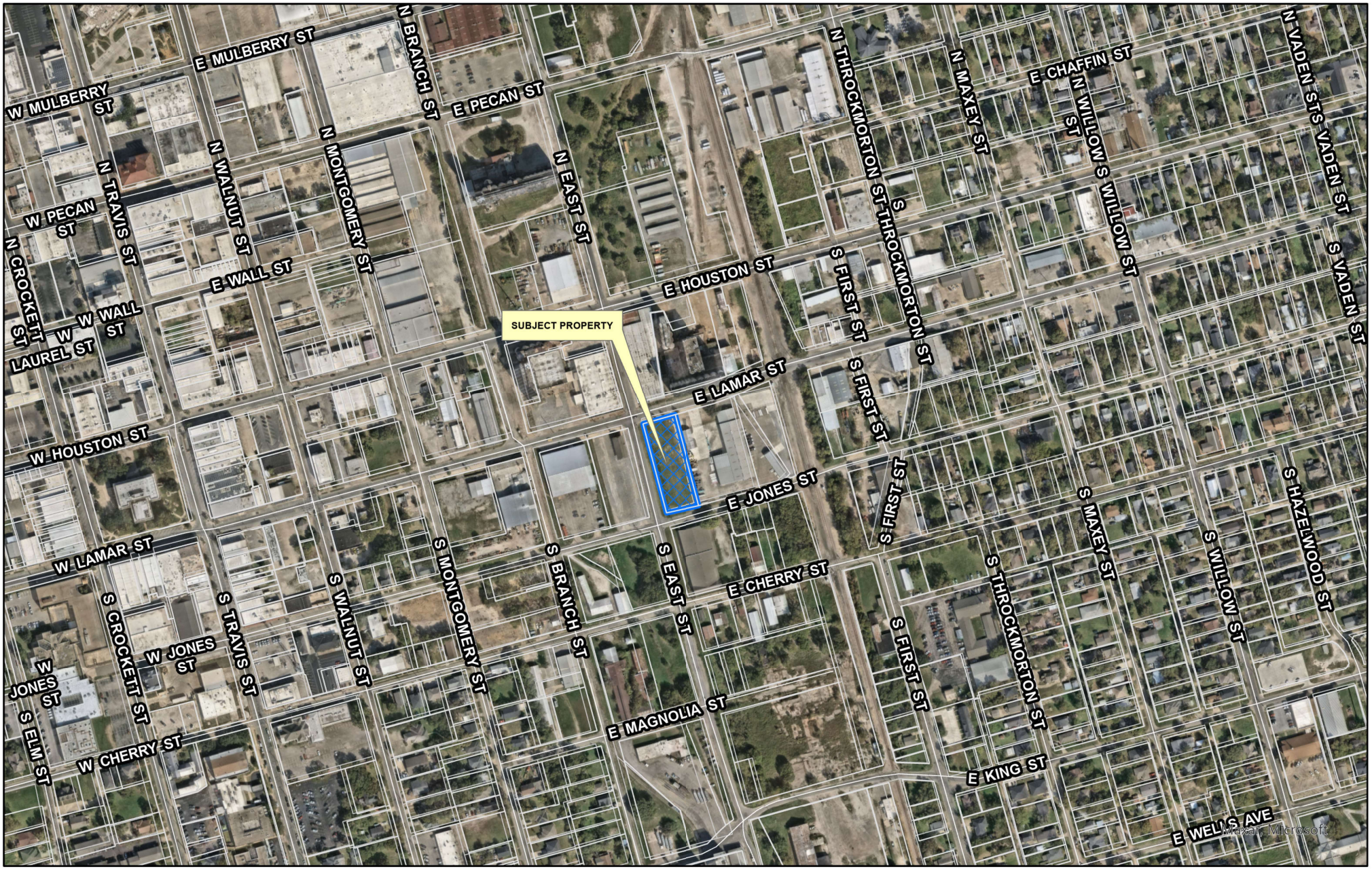
Date: 12/27/2024 5:40 PM



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 LAMAR ST

N
W E
S

Date: 12/27/2024 5:40 PM

Marlow, Lauren

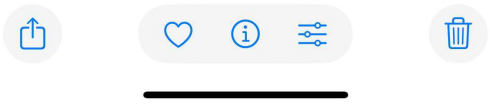
From: laurenm@cityofsherman.com
To: Kent Hughlett
Subject: RE: Zoning sign at 500 E Lamar

From: Kent Hughlett
Sent: Monday, January 13, 2025 12:11 PM
To: Marlow, Lauren
Subject: Zoning sign at 500 E Lamar









December 9, 2024

City of Sherman
220 W. Mulberry
Sherman, TX 75091

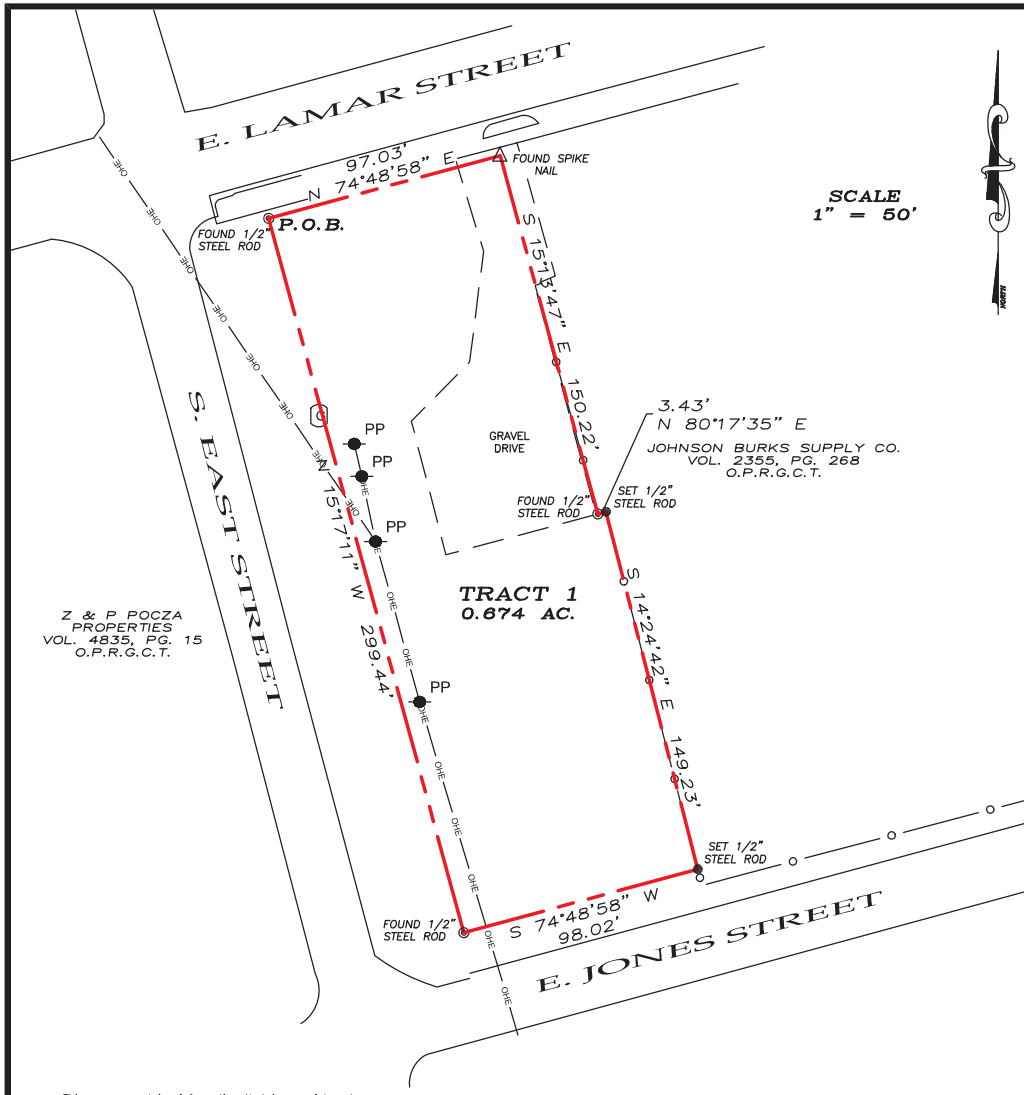
Re: Project narrative - 0.6810 acres of vacant land at Lamar and East

JE Holdings owns the 0.6810 acres at the southeast corner of Lamar St and East St. I desire to rezone the property to C-2 for use of the land. Current zoning is M2 which requires a minimum of 1 acre of lot area.

The plan is to rezone the 0.6810 acres to C-2, and then build an office/warehouse building for lease to commercial-use tenants. Total warehouse space of 9,981 square feet. Individual lease spaces to be determined by the tenant.

Justin Ellis
JE Holdings, LLC

JOB NO. 22040457
FW: WK – DFT BAU



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lots 1, 3, 5, and 7, Block 26 of the Original Town Plat of the City of Sherman, Texas as shown by Plat Record in Volume 8, Page 1 Deed Records, Grayson County, Texas being conveyed to Justin Ellis as recorded in Document Number 2020–22987, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a Found ½" steel rod at the Northwest Corner of Block 26 of Said Original Town Plat;

Thence North 74°48'58" East with the South Right–of–Way of South Lamar Street a distance of 97.03 feet to a found Spike Nail;

Thence South 15°13'47" East a distance of 150.22 feet to a found ½" steel rod at an ell corner of the hereinabove referenced tract;

Thence North 74°48'58" East a distance of 3.43 feet to a set ½" steel rod at the base of a Chain link Corner post;

Thence South 14°24'42" East with said Chain link fence a distance of 149.23 feet to a set ½" steel rod;

Thence South 74°48'58" West with the North Right–of–Way line of East Jones Street a distance of 98.02 feet to a found ½" steel rod;

Thence North 15°17'11" West with the East Line of South East Street a distance of 299.44 feet to the Point of Beginning and containing 0.674 acres of land.

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

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

Douglas W. Underwood
Registered Professional Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 06/02/2022

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

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

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Underwood Drafting & Surveying, Inc.
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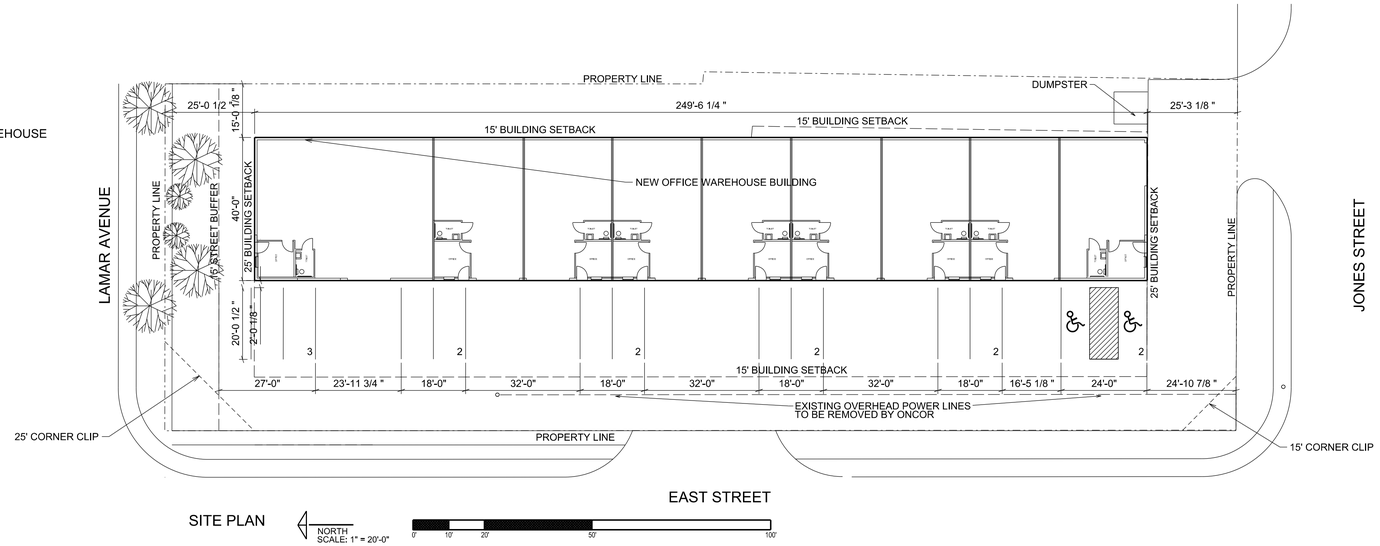
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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

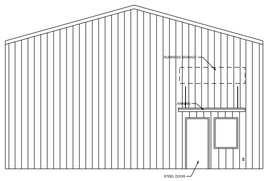
SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	9,981 SF
GROSS SQUARE FOOTAGE OF PROPERTY	29,377 SF
REQUIRED PARKING	12 SPACES; 3 FOR OFFICE AND 9 FOR WAREHOUSE
PARKING PROVIDED	13 SPACES
CURRENT ZONING	M-2
PROPOSED ZONING	C-2
HARD SURFACE	25,155 SF
LANDSCAPED AREA SQUARE FEET	7,883 SF
FLOOR TO AREA RATIO	.34

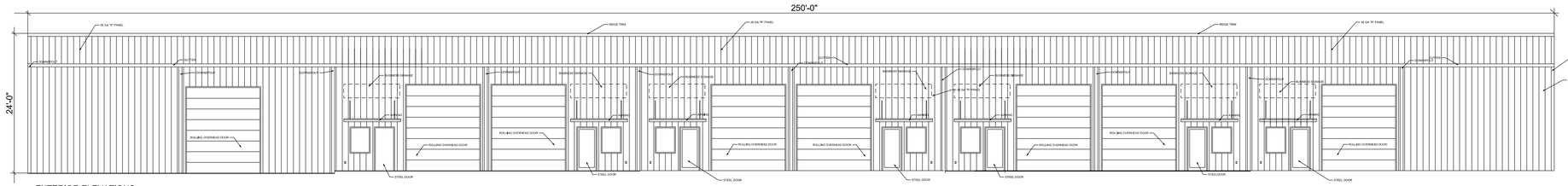
WAREHOUSE: 1 PARKING SPACE / 1000SF; 8559SF = 9 SPACES
OFFICE: 1 PARKING SPACE / 400SF; 1422SF = 4 SPACES



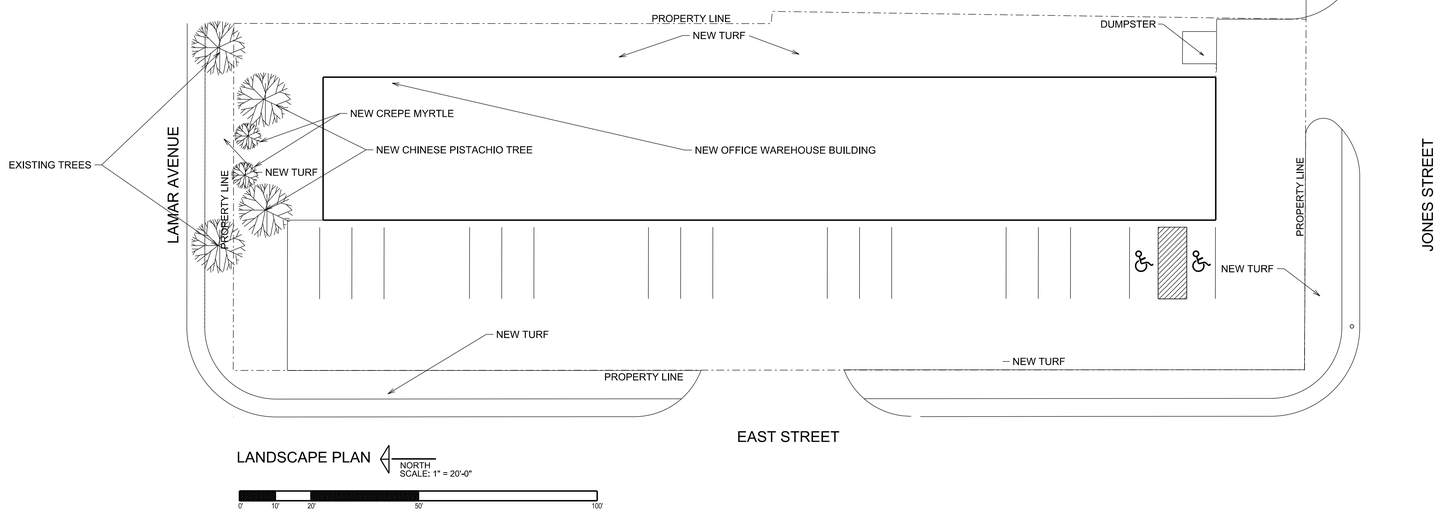
SITE PLAN
NORTH
SCALE: 1" = 20'-0"
0' 10' 20' 50' 100'



EXTERIOR ELEVATIONS
SCALE: 1"= 10'-0"



EXTERIOR ELEVATIONS
SCALE: 1"= 10'-0"



LANDSCAPE PLAN
NORTH
SCALE: 1" = 20'-0"
0' 10' 20' 50' 100'

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

OFFICE WAREHOUSE
500 E LAMAR AVENUE
SHERMAN, TEXAS

A-1.0

DEC. 11, 2024

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4600 BLOCK NORTH TRAVIS STREET (Project No. 24-006366)

The request of Rafeeq Ali Darediya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 4600 Block North Travis Street, consisting of 11.067 acres in the John Jennings Survey, Abstract No. 647, 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 4600 Block North Travis Street between Forest Creek Drive and East Northcreek Drive. The owner is requesting a Zone Change from R-6 (Single Family Residential) District to an R-4 (Single Family Residential) District.

Origination:

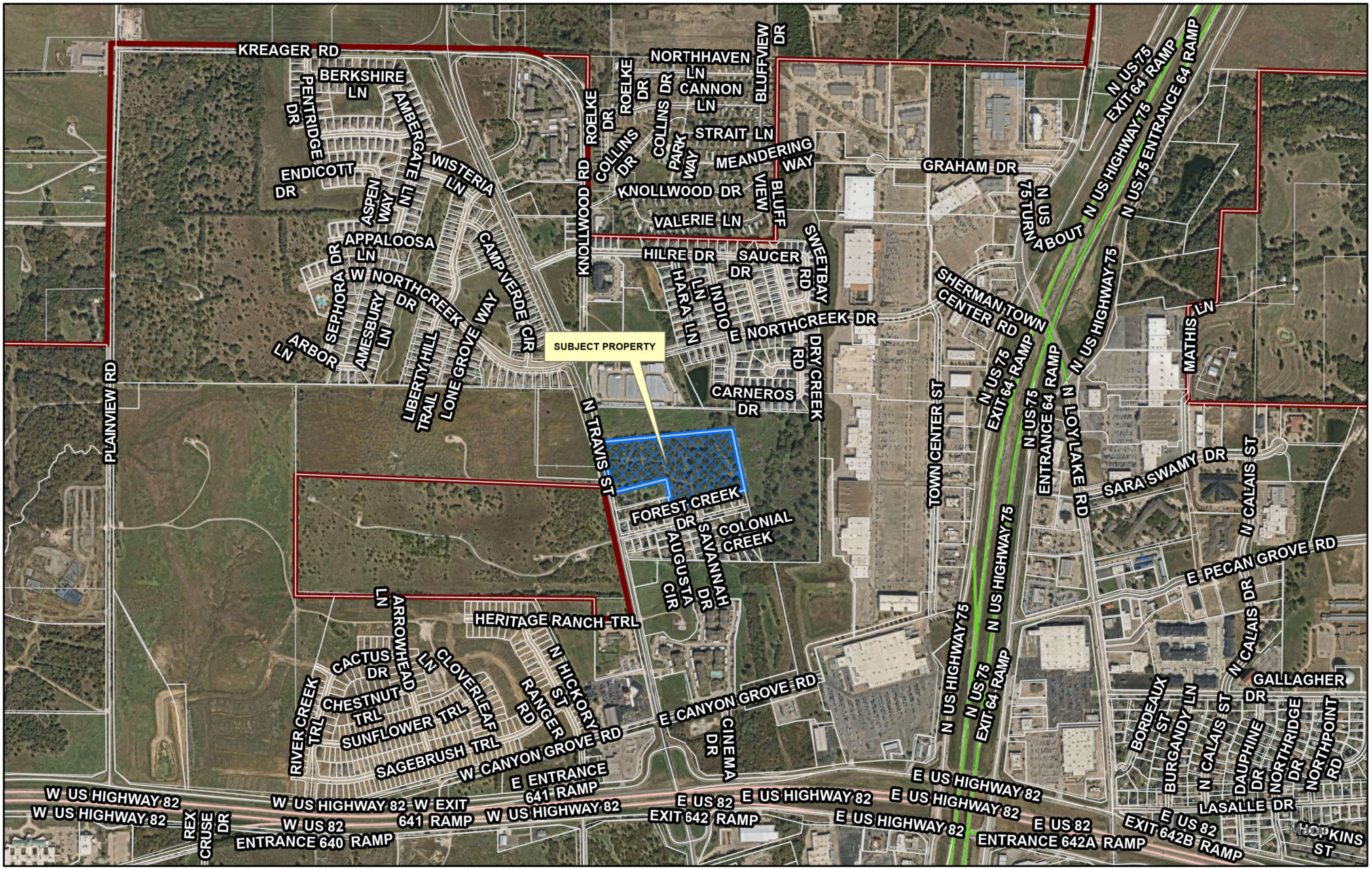
Rafeeq Ali Darediya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff does not have any objection to this Zone Change request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Survey
6. Site Plan



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4600 BLK N TRAVIS ST

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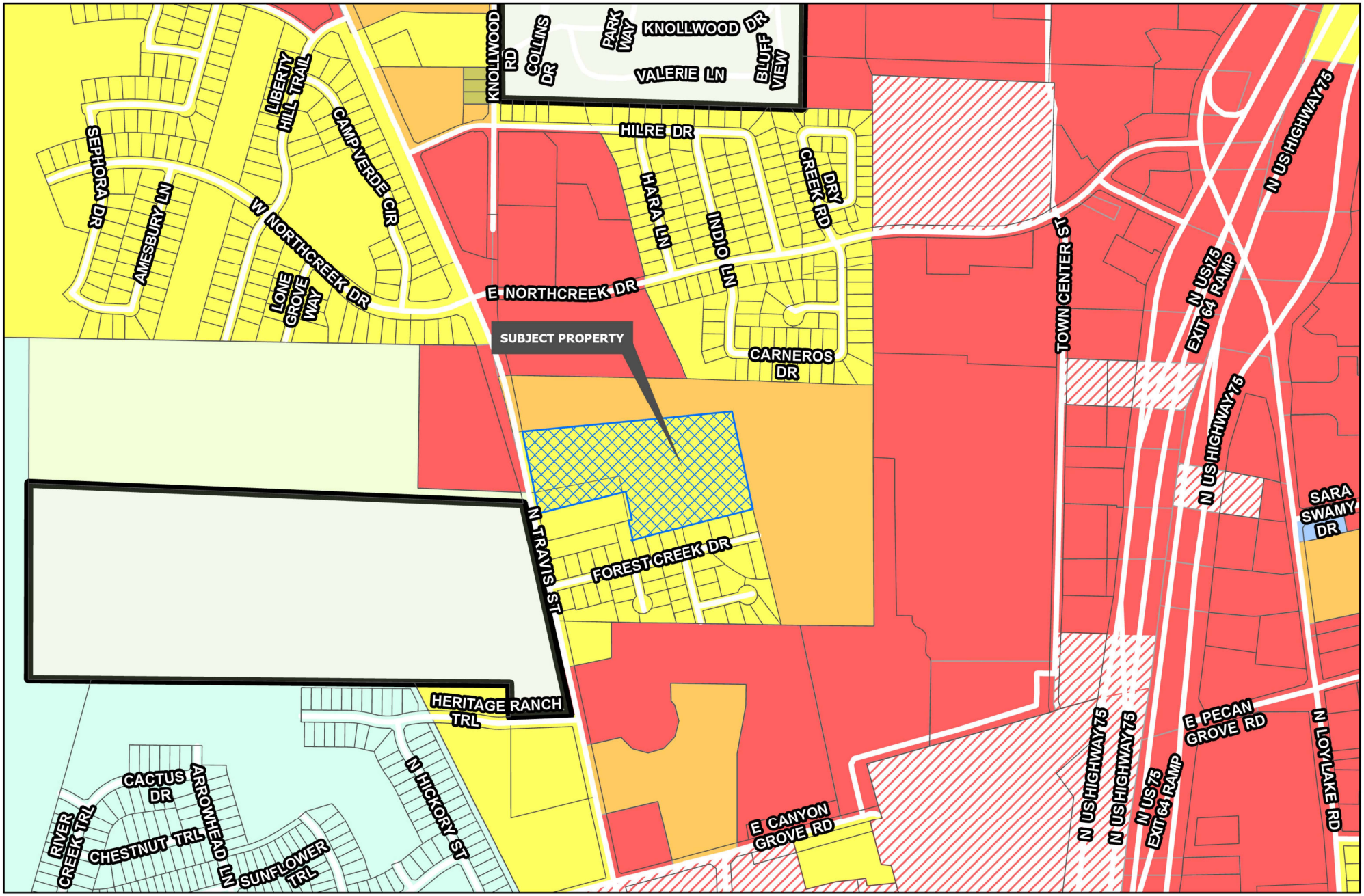
Date: 12/27/2024 5:40 PM



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
4600 BLK N TRAVIS ST

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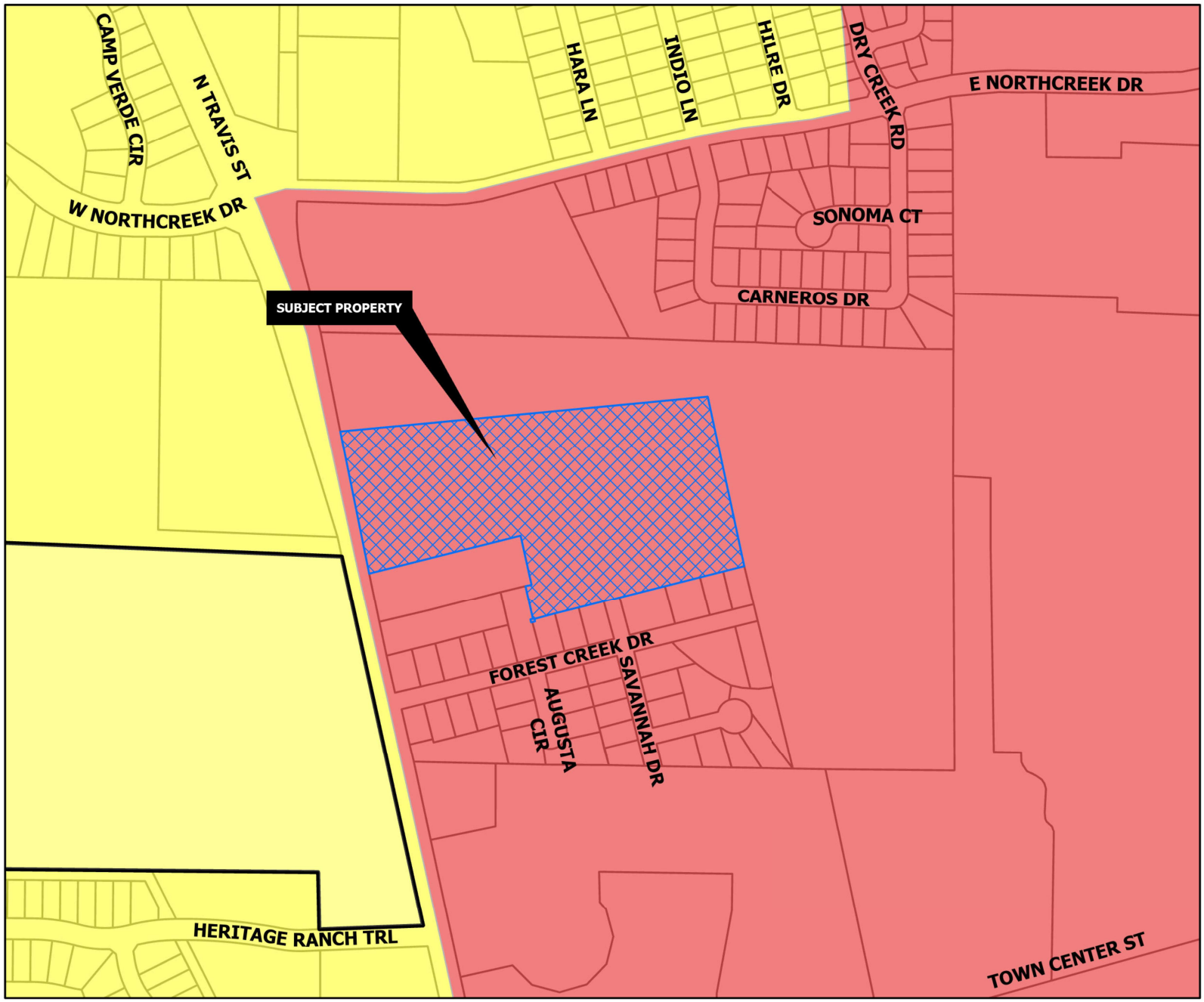


REGIONAL COMMERCIAL

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
4600 BLK N TRAVIS ST

N W E S

Date: 12/27/2024 5:40 PM

Marlow, Lauren

From: laurenm@cityofsherman.com
To: Rafeeqali Daradiya
Subject: RE: Zone Change Request - Submission

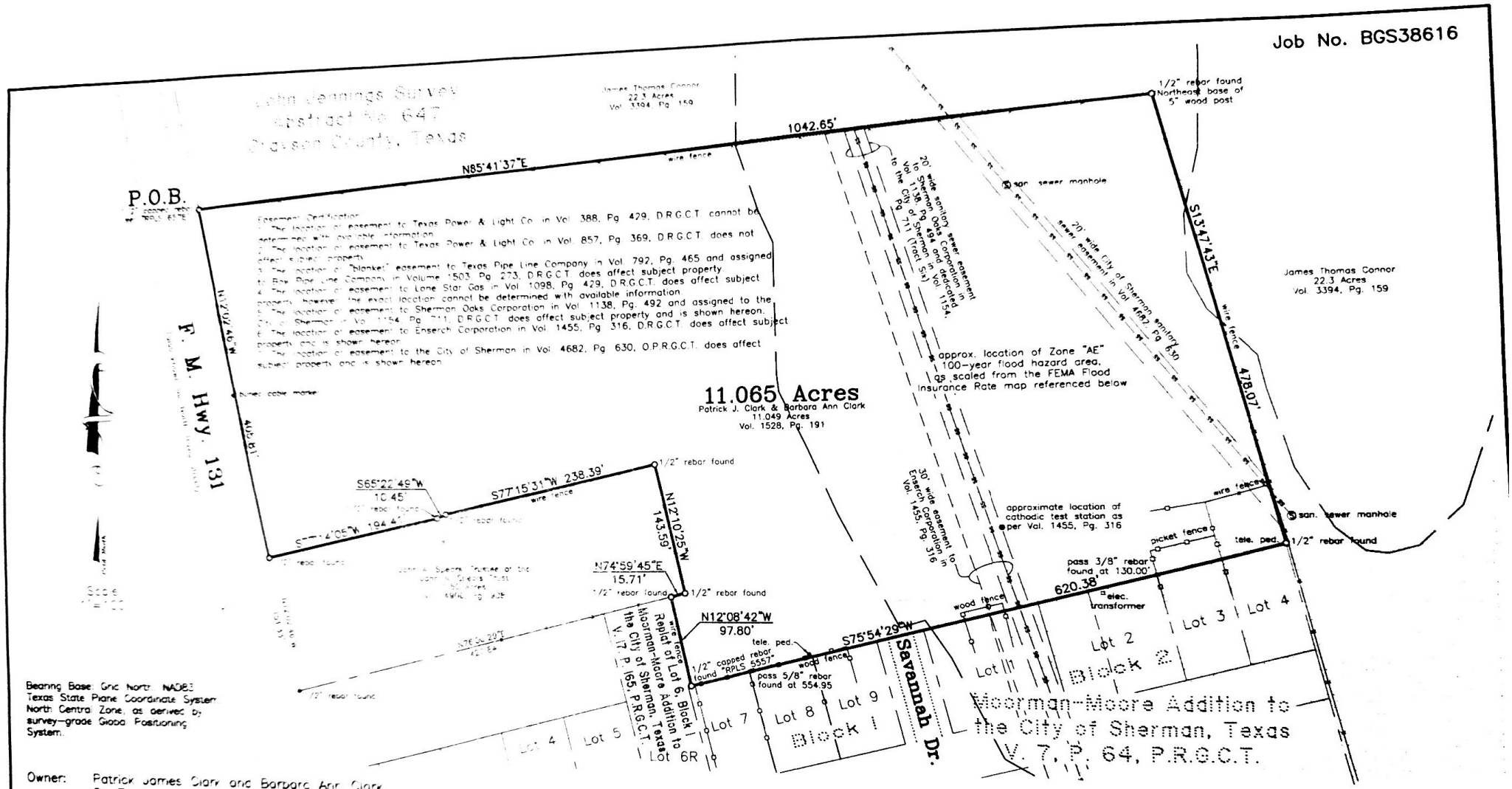
From: Rafeeqali Daradiya
Sent: Tuesday, January 7, 2025 12:48 PM
To: Marlow, Lauren
Subject: Re: Zone Change Request - Submission

Here with attached the photos of sign displayed in front of the property



Thanks please let me know if you need anything further Sent from my iPhone

Job No. BGS38616



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Owner: Patrick James Clark and Barbara Ann Clark, Co-Trustees and Grantors of The Clark Family Trust Agreement

Buyer: Saeed Rouhani-Nasab and Moisa Sapoznikova

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No. 10088100
Texas Board of Professional Land Surveying

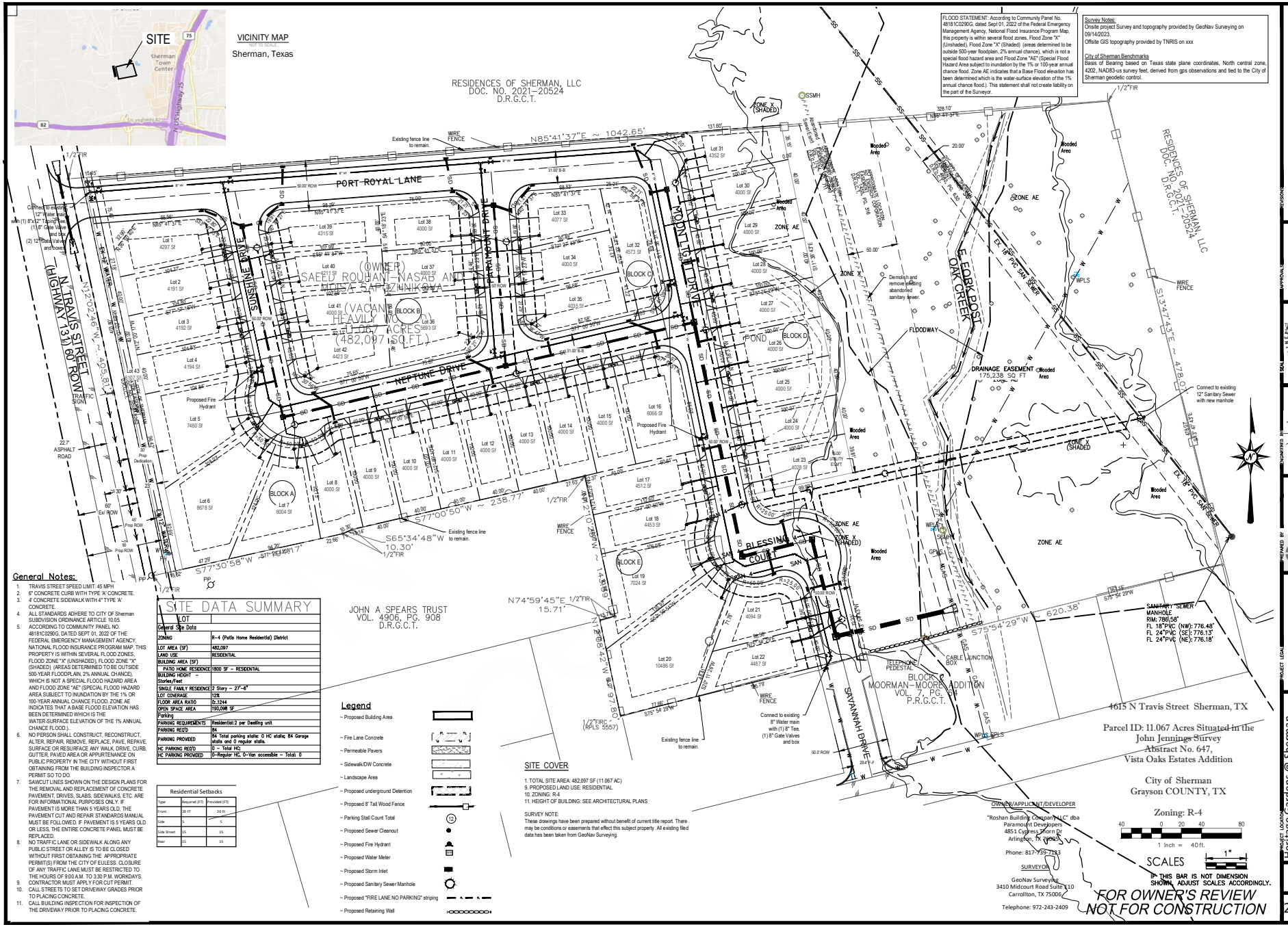
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

A portion of the subject property shown hereon lies within the limits of a Zone "AE" 100-year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

This survey is for the sole benefit of the transaction by and between: 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.

Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: June 27, 2016

C:\Land Projects R2\11-Acres-John-Jennings-Survey.dwg 11-Acres John Jennings Survey 1033.dwg 6/27/2016 5:23 PM CDT



FLOOD STATEMENT: According to Community Panel No. 48181C0290G, dated Sept 01, 2022 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within several flood zones, Flood Zone "X" (Unshaded), Flood Zone "X" (Shaded) (areas determined to be outside 500-year floodplain, 2% annual chance), which is not a special flood hazard area and Flood Zone "AE" (Special Flood Hazard Area subject to inundation by the 1% or 100-year annual chance flood. Zone AE indicates that a Base Flood elevation has been determined which is the water-surface elevation of the 1% annual chance flood.). This statement shall not create liability on the part of the Surveyor.

Survey Notes:
Onsite project Survey and topography provided by GeoNav Surveying on 09/14/2023.
Offsite GIS topography provided by TNRIS on xxx

City of Sherman Benchmarks
Basis of Bearing based on Texas state plane coordinates, North central zone, 4202, NAD83-us survey feet, derived from gps observations and tied to the City of Sherman geodetic control.

General Notes:

1. TRAVIS STREET SPEED LIMIT: 45 MPH
2. 6" CONCRETE CURB WITH TYPE 'A' CONCRETE.
3. 4' CONCRETE SIDEWALK WITH 4" TYPE 'A' CONCRETE.
4. ALL STANDARDS ADHERE TO CITY OF Sherman SUBDIVISION ORDINANCE ARTICLE 10.05.
5. ACCORDING TO COMMUNITY PANEL NO. 48181C0290G, DATED SEPT 01, 2022 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN SEVERAL FLOOD ZONES, FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED) (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, 2% ANNUAL CHANCE), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% OR 100-YEAR ANNUAL CHANCE FLOOD. ZONE AE INDICATES THAT A BASE FLOOD ELEVATION HAS BEEN DETERMINED WHICH IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.).
6. NO PERSON SHALL CONSTRUCT, RECONSTRUCT, ALTER, REPAIR, REMOVE, REPLACE, PAVE, REPAVE, SURFACE OR RESURFACE ANY WALK, DRIVE, CURB, GUTTER, PAVED AREA OR APPURTENANCE ON PUBLIC PROPERTY IN THE CITY WITHOUT FIRST OBTAINING FROM THE BUILDING INSPECTOR A PERMIT SO TO DO.
7. SAWCUT LINES SHOWN ON THE DESIGN PLANS FOR THE REMOVAL AND REPLACEMENT OF CONCRETE PAVEMENT, DRIVES, SLABS, SIDEWALKS, ETC. ARE FOR INFORMATIONAL PURPOSES ONLY. IF PAVEMENT IS MORE THAN 5 YEARS OLD, THE PAVEMENT CUT AND REPAIR STANDARDS MANUAL MUST BE FOLLOWED. IF PAVEMENT IS 5 YEARS OLD OR LESS, THE ENTIRE CONCRETE PANEL MUST BE REPLACED.
8. NO TRAFFIC LANE OR SIDEWALK ALONG ANY PUBLIC STREET OR ALLEY IS TO BE CLOSED WITHOUT FIRST OBTAINING THE APPROPRIATE PERMIT(S) FROM THE CITY OF EULESS. CLOSURE OF ANY TRAFFIC LANE MUST BE RESTRICTED TO THE HOURS OF 9:00 A.M. TO 3:30 P.M. WORKDAYS.
9. CONTRACTOR MUST APPLY FOR CUT PERMIT.
10. CALL STREETS TO SET DRIVEWAY GRADES PRIOR TO PLACING CONCRETE.
11. CALL BUILDING INSPECTION FOR INSPECTION OF THE DRIVEWAY PRIOR TO PLACING CONCRETE.

SITE DATA SUMMARY

LOT	
General Site Data	
ZONING	R-4 (Patio Home Residential) District
LOT AREA (SF)	482,097
LAND USE	RESIDENTIAL
BUILDING AREA (SF)	
PATIO HOME RESIDENCE	1800 SF – RESIDENTIAL
BUILDING HEIGHT – Stories/Feet	
SINGLE FAMILY RESIDENCE	2 Story – 27'-6"
LOT COVERAGE	12%
FLOOR AREA RATIO	0.3244
OPEN SPACE AREA	190,098 SF
Parking	
PARKING REQUIREMENTS	Residential:2 per Dwelling unit
PARKING REQ'D	84
PARKING PROVIDED	84 Total parking static: 0 HC static; 84 Garage stalls and 0 regular stalls.
HC PARKING REQ'D	0 – Total HC
HC PARKING PROVIDED	0–Regular HC, 0–Van accessible – Total: 0

Residential Setbacks

Type	Required (FT)	Provided (FT)
Front	20 FT	20 Ft
Side	5	5
Side Street	15	15
Rear	15	15

Legend

~ Proposed Building Area
~ Fire Lane Concrete
~ Permeable Pavers
~ Sidewalk/DW Concrete
~ Landscape Area
~ Proposed underground Detention
~ Proposed 8' Tall Wood Fence
~ Parking Stall Count Total (12)
~ Proposed Sewer Cleanout
~ Proposed Fire Hydrant
~ Proposed Water Meter
~ Proposed Storm Inlet
~ Proposed Sanitary Sewer Manhole
~ Proposed "FIRE LANE NO PARKING" striping
~ Proposed Retaining Wall

SITE COVER

1. TOTAL SITE AREA: 482,097 SF (11.067 AC)
9. PROPOSED LAND USE: RESIDENTIAL
10. ZONING: R-4
11. HEIGHT OF BUILDING: SEE ARCHITECTURAL PLANS

SURVEY NOTE:
These drawings have been prepared without benefit of current title report. There may be conditions or easements that effect this subject property. All existing filed data has been taken from GeoNav Surveying.

4615 N Travis Street Sherman, TX

Parcel ID: 11.067 Acres Situated in the John Jennings Survey Abstract No. 647, Vista Oaks Estates Addition

City of Sherman
Grayson COUNTY, TX

Zoning: R-4

1 inch = 40 ft.

SCALES
IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.

FOR OWNER'S REVIEW NOT FOR CONSTRUCTION

OWNER/APPLICANT/DEVELOPER
"Roshan Building Company LLC" dba Paramount Developers
4851 Cypress Point Dr
Arlington, TX 76063
Phone: 817-739-7133

SURVEYOR
GeoNav Surveying
3410 Midcourt Road Suite 110
Carrollton, TX 75006
Telephone: 972-243-2409

REVISION 1 – City Plat review comments 1-16-2024

DESIGNED HDB
DRAWN HDB
CHECKED LM
DATE
SCALE

PROJECT LOCATION: Heritage Gardens @ Sherman
4615 N Travis Street Sherman, TX
Grayson County Case #...

SHEET TITLE: UNIFIED RESIDENTIAL DEVELOPEMENT - SITE PLAN

SHEET NO. C1.0

PROJECT NO. 22062023001

PROJECT LEGAL: 11.067 Acres Part of John Jennings Survey, Abstract No. 647, Grayson County, TX

PREPARED BY: Strong ARM Consulting
Engineering Support, Civil Design & Drafting
1804 Buena Vista Dr
Sherman, Texas 75092
Cell: (580)319-3218
Howard@strongarm.com

SIGNATURE BLOCK: P.O. BOX 1041 BONHAM, TEXAS 75418 CELL: (903) 815-5453 ACELSOWERS1976@YAHOO.COM

Heritage Gardens @ Sherman

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 1/22/2025

Prepared By: Lauren Marlow, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

200-600 BLOCK LUELLA ROAD (Project No. 24-006372)

The request of Steven Benson (Owner), Numeriano Quemado (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located in the 200-600 Blocks Luella Road, being 48.487 acres in the Sharrod Dunman Survey, Abstract No. 329, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 9’ column height in lieu of the allowed 8’.
B. Public Hearing and Variance under Section 14.02.006 to allow a 6.58’ sign structure height in lieu of the allowed 6’.

Background:

The property is located in the 200-600 Blocks Luella Road between South Highway 75 and Luella Road. The owner is requesting Variances to allow a 9' column height and a 6.58' sign structure height.

The following has been approved for this location:

- 12/13/2022 - Final plat approval of Luella Crossing, Phase 2
- 9/20/2022 - Final Plat approval of Luella Crossing Phase 1
- 4/19/2022 - Zone change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One-Family Residential) District.
- 4/19/2022 - Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow 441 patio homes in an R-1 (One-Family Residential) District.
- 3/22/2022 - Preliminary plat approval for Luella Crossing Phases 1 & 2 in Sherman’s Extra Territorial Jurisdiction (ETJ).

Origination:

Steven Benson (Owner), Numeriano Quemado (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor)

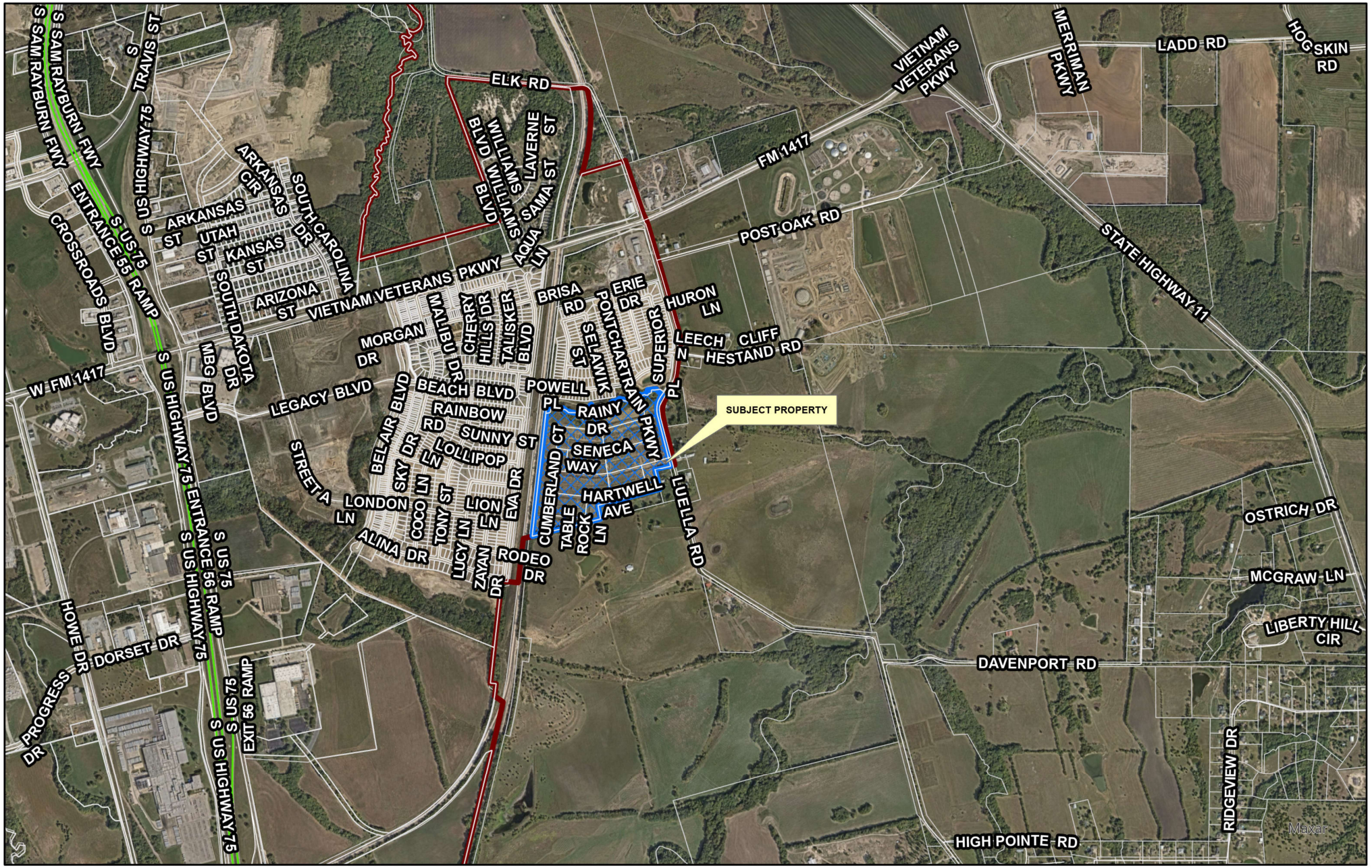
Staff Recommendation:

Staff has no objection to the approval of the Variances.

Attachments:

1. Location Map
2. Zoning Map

3. Future Landuse Map
4. Property Notification Signs
5. Narrative
6. Construction Plans
7. Final Plat



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200-600 BLKS LUELLA RD

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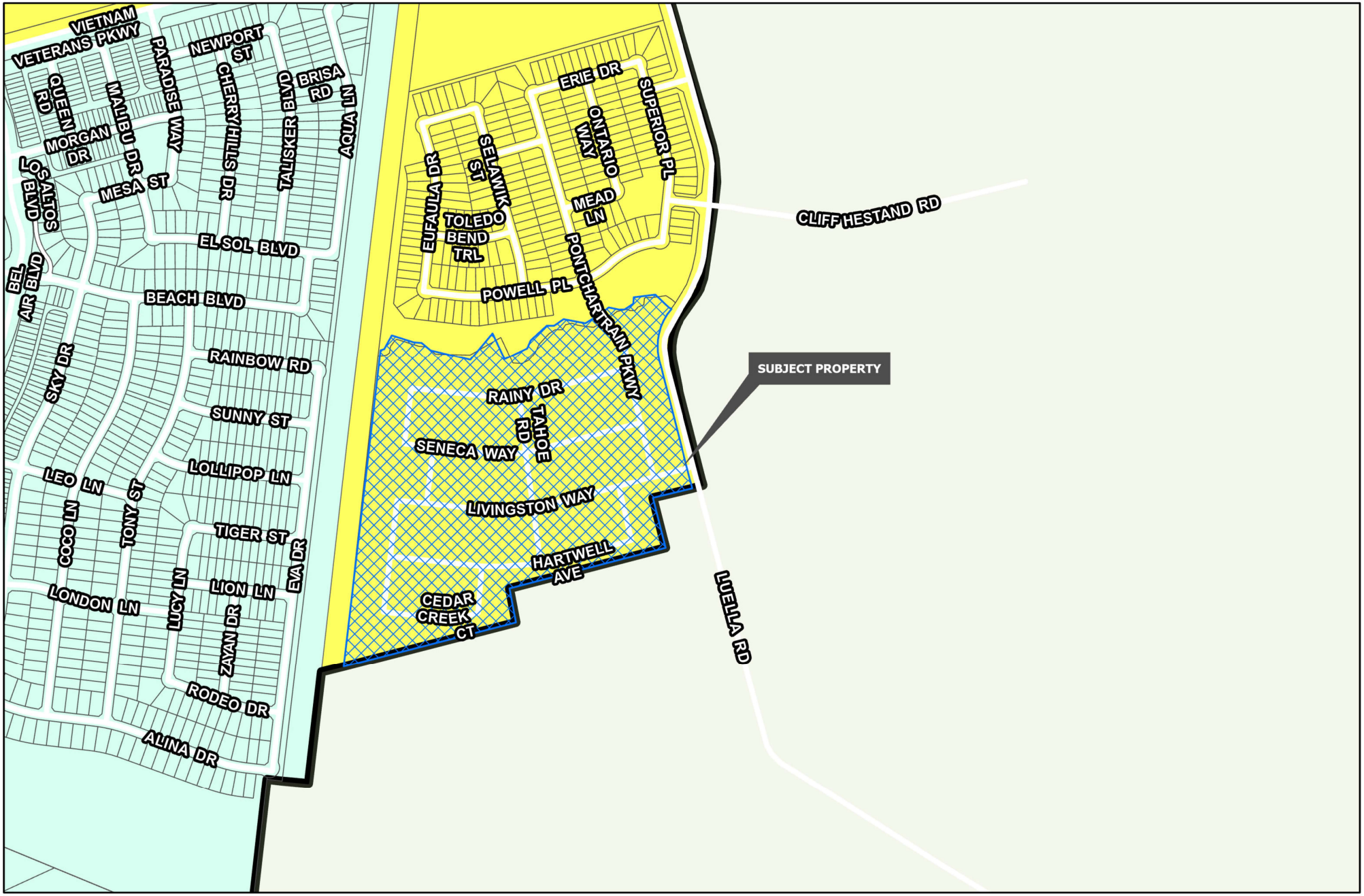

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
200-600 BLKS LUELLA RD

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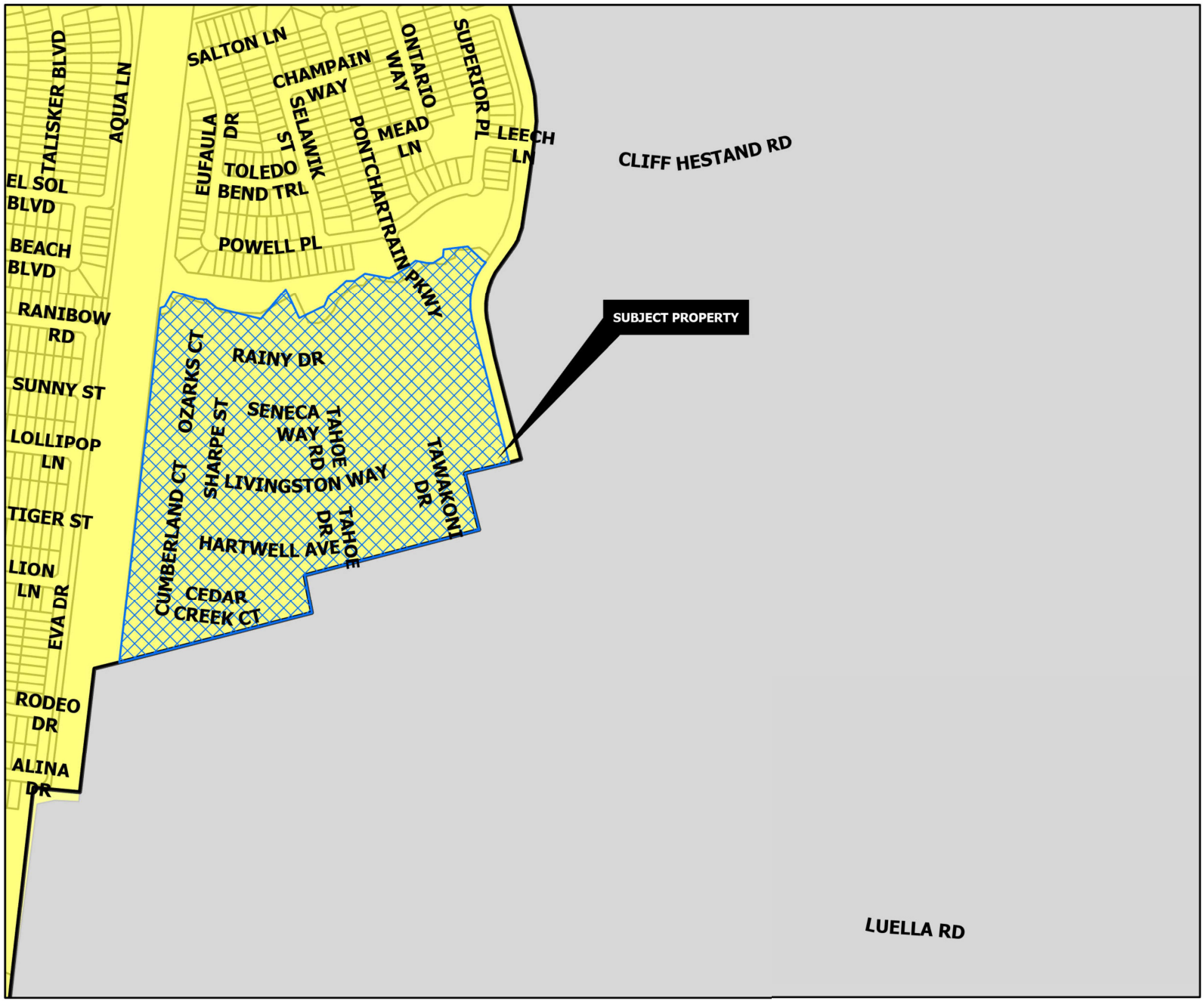


SUBURBAN NEIGHBORHOOD

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
200-600 BLKS LUELLA RD

N W E S

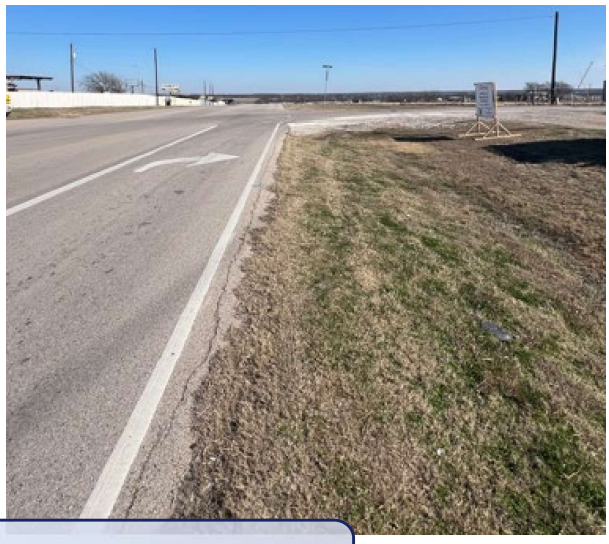
Date: 12/27/2024 5:40 PM

Photos for Verification that the Zoning Sign is in Place

Sign Permit: #24-005884

Variances application ID #24-006372





REVIEWED

By Numeriano Quemado at 1:23 pm, Jan 08, 2025



Narrative for Variance Application

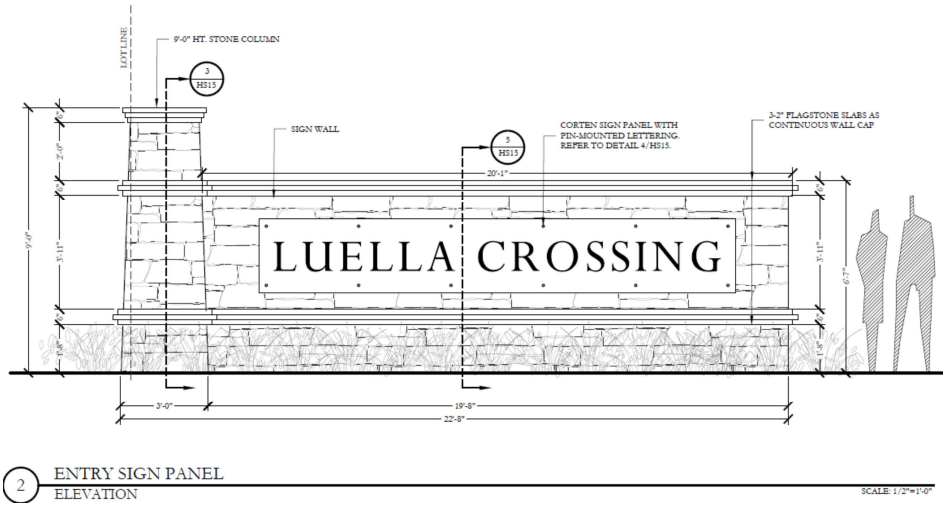
Applicant: Numeriano Quemado

Sign Permit: #24-005884

Hello, I am sending a variance application to the City of Sherman for a sign permit in a development project called “Luella Crossing Phase 2”. **The sign for phase 2 is the same design as the first phase, so we want this new sign to match the first sign**.

We have built the hardscape features as well as the sign “LUELLA CROSSING” at phase 1 as well and the developers have awarded us (Waterton Construction Group, LLC) for continual work at Luella Crossing phase 2. Please see images below for the existing construction built for the sign/lettering at phase 1.

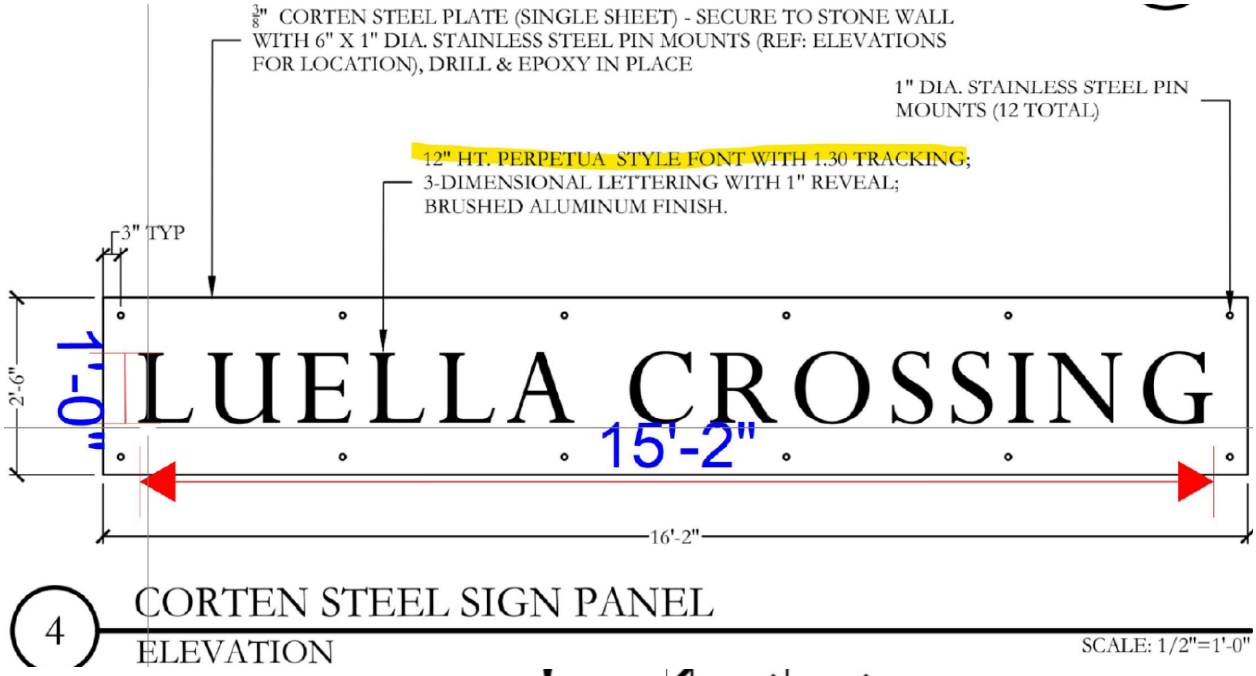


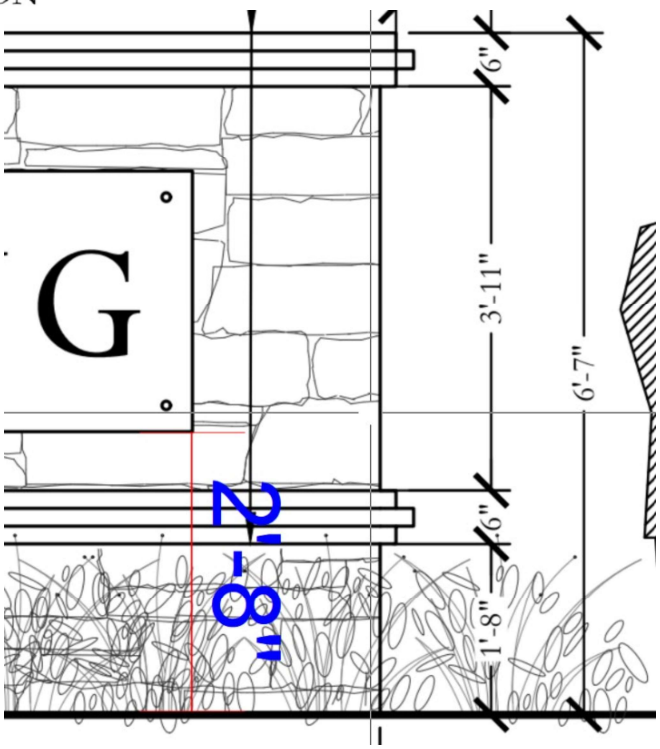


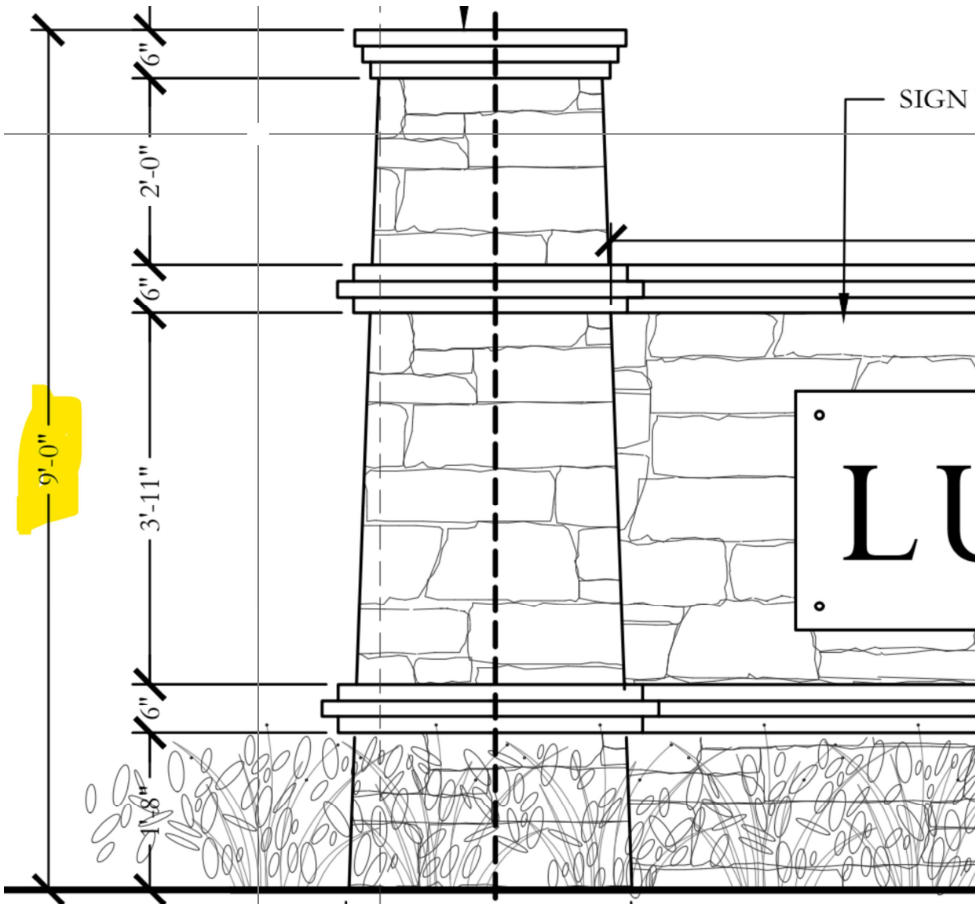
Further Explanation for Variance Application

The snippet below is the city's response in red on why I have to make a variance application for this sign permit. This communication can be accessed in MyGov comments under permit #24-005884

(2) The maximum sign area shall be 32 square feet per side. The calculation of the sign area shall only include the area with characters, letters, and illustrations.
I will need the measurements of just the characters to ensure this meets the ordinance, or a Variance will need to be obtained.
(3) The maximum height of the sign structure shall not exceed six (6) feet. Architectural columns shall not exceed eight (8) feet in height and not to exceed ten (10) percent of the length
The Sign structure is showing 6'7". The column is showing to be 9'. These will need to be updated to adhere to the sign ordinance or an approved Variance obtained from the BOA
(4) Signs may be located on a platted lot at each corner of the intersection of an entrance street or within the median of an entrance street. Signs located within the median shall be revie






6"
2'-0"
6"
3'-11"
6"
1'-8"
9'-0"
SIGN
LU

CONSTRUCTION PLANS
FOR
SCREENING AND BUFFERING

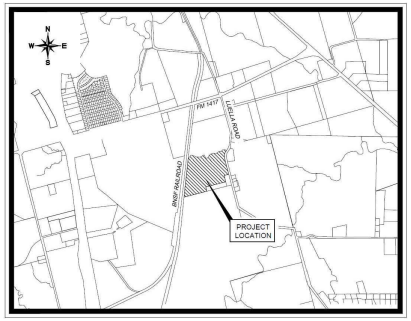
~LUELLA CROSSING, PH. 2~

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SUBMITTAL DATE: April 11, 2024

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF SHERMAN ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS13	HARDSCAPE PLANS
HS14-HS15	HARDSCAPE DETAILS
EX1	ENTRY LIGHTING EXHIBIT
L1-L12	LANDSCAPE PLANS
L13-L14	LANDSCAPE DETAILS
IR1-IR12	IRRIGATION PLANS
IR13-IR15	IRRIGATION DETAILS

OWNER / DEVELOPER:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1707 MARKET PLACE BOULEVARD, SUITE 100
IRVING, TEXAS 75063
PH. 469-587-5206
CONTACT: ANNIE HEPNER, P.E.

CIVIL ENGINEER:

13455 NOEL ROAD,SUITE 700
DALLAS, TEXAS 75240
PH. 972-770-1300
CONTACT: CARLOS E. LEAL, P.E.

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

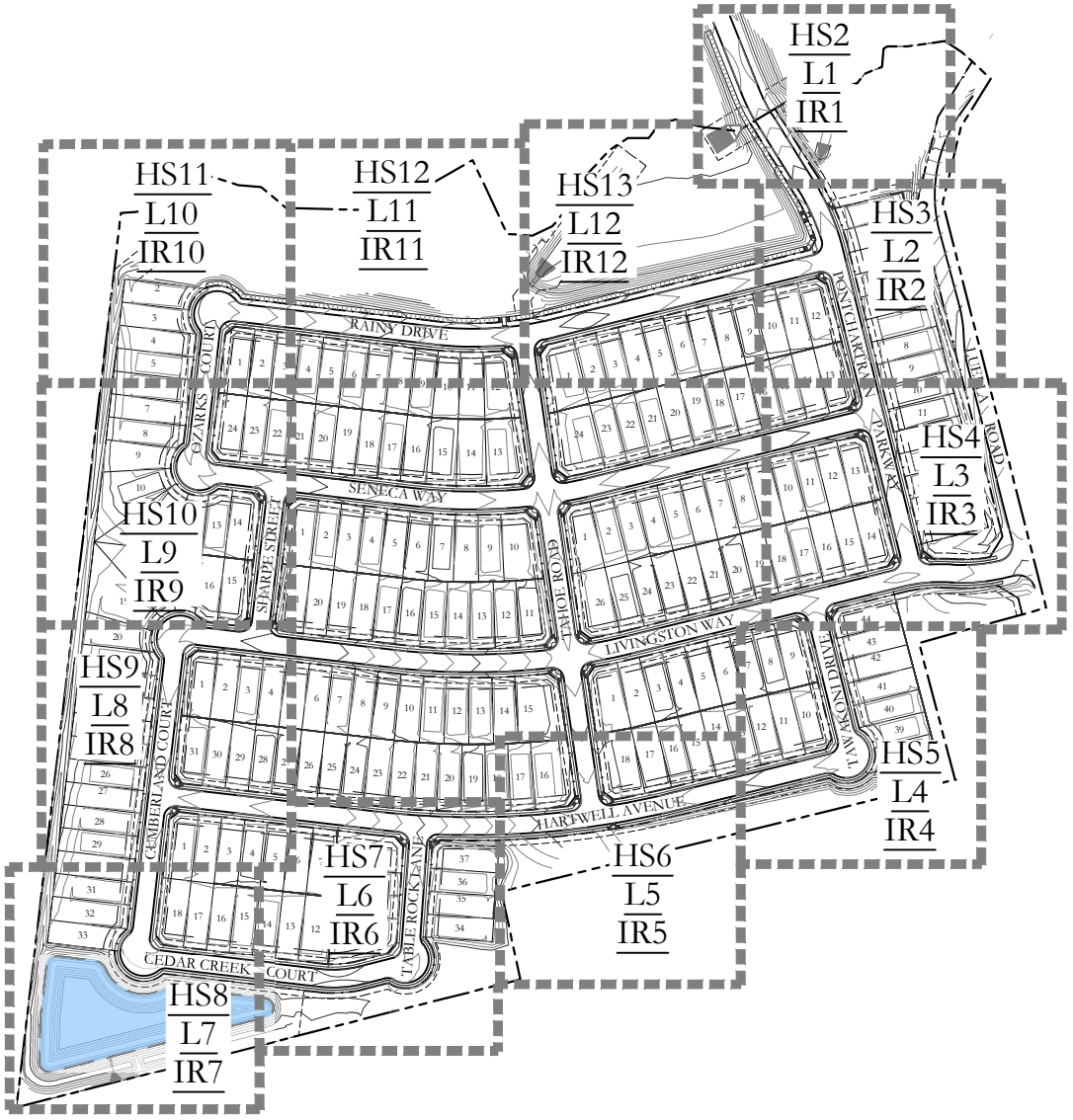
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIALS SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LUELLAS CROSSING,
PH. 1



JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11982 / Land Surveying Firm No. 10194033
700 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.267.3100

LUELLA CROSSING
PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
GLENN L. JOHNSON
2843
STATE OF TEXAS

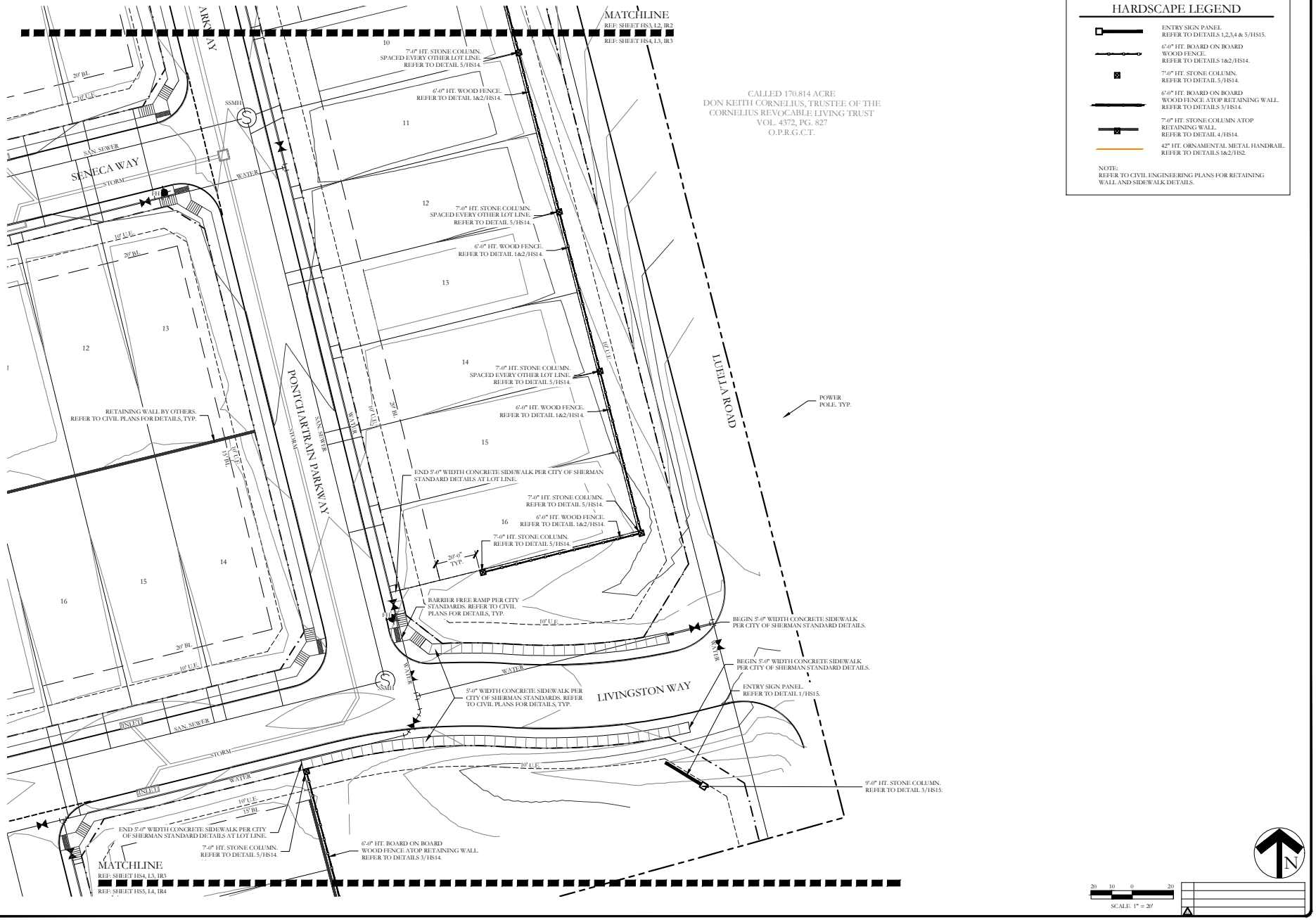
April 11, 2024

SCALE:
1" = 100'
One Inch

JVC No LEN067B

HS1 of 15

100 50 0 100
SCALE 1" = 100'



HARDSCAPE LEGEND

- ENTRY SIGN PANEL. REFER TO DETAILS 1,2,3,4 & 5/HS15.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE. REFER TO DETAILS 1&2/HS14.
- 7'-0" HT. STONE COLUMN. REFER TO DETAIL 5/HS14.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE ATOP RETAINING WALL. REFER TO DETAILS 3/HS14.
- 7'-0" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 4/HS14.
- 42" HT. ORNAMENTAL METAL HANDRAIL. REFER TO DETAILS 1&2/HS2.

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR RETAINING WALL AND SIDEWALK DETAILS.

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194023
700 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.267.3100

LUELLA CROSSING
PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLANS

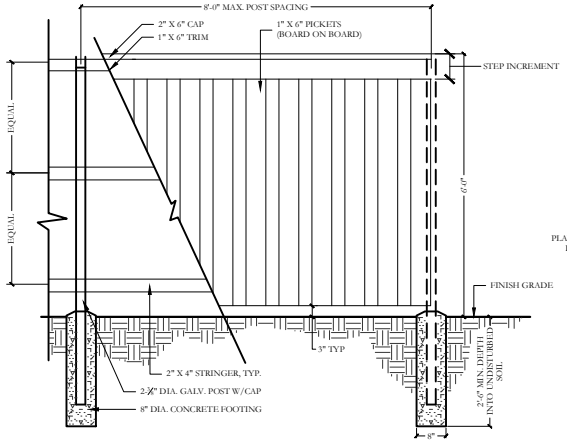
REGISTERED LANDSCAPE ARCHITECT
GLENN L. JOHNSON
2843
STATE OF TEXAS

April 11, 2024

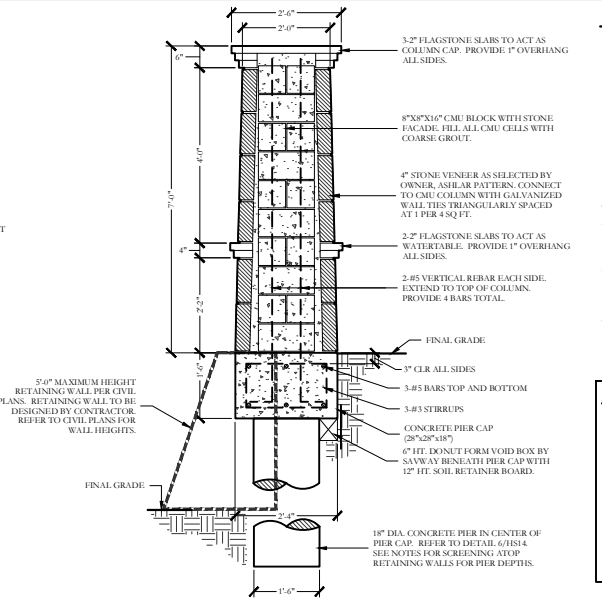
SCALE:
1" = 20'
One Inch

JVC No LEN067B

HS4 of 15



1 PARTIAL 6'-0" HT. WOOD FENCE
ELEVATION SCALE: 3/4"=1'-0"



4 7'-0" HT. STONE COLUMN ATOP RETAINING WALL
SECTION SCALE: 3/4"=1'-0"

WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHERMAN CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
   4.1. STRINGERS-CEDAR, #2 GRADE OR BETTER.
   4.2. PICKETS-CEDAR, #2 GRADE OR BETTER.
   4.3. CAPS- CEDAR, #2 GRADE OR, BETTER
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC.. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT, FINISH AND COLOR TO BE SELECTED BY OWNER.
12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

NOTES FOR SCREENING ATOP RETAINING WALLS:

10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.

CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

SCREEN WALL DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

CONTRACTOR TO INSTALL PIERS PRIOR TO RETAINING WALL CONSTRUCTION TAKING PLACE.

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. STONE AND BRICK VENEER MATERIAL SHALL BE SELECTED BY OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
13. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
14. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

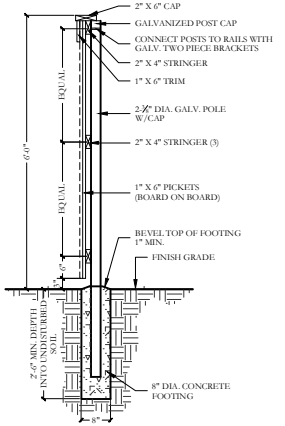
GENERAL NOTES - HARDSCAPE CONSTRUCTION

CAST-IN-PLACE CONCRETE:
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
4. CHLORIDES SHALL NOT BE USED.
5. MAXIMUM AGGREGATE SIZE = 1".

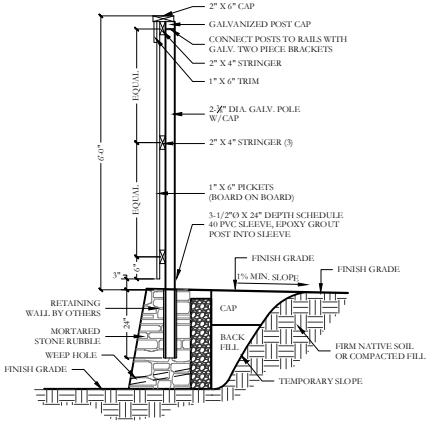
CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT STEEL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
   2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
   2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
      2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
   2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      2.3.1. SLABS, WALLS AND JOISTS:
         2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
         2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
      2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      2.3.3. SHELLS AND FOLDED PLATES
         2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
         2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
   PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

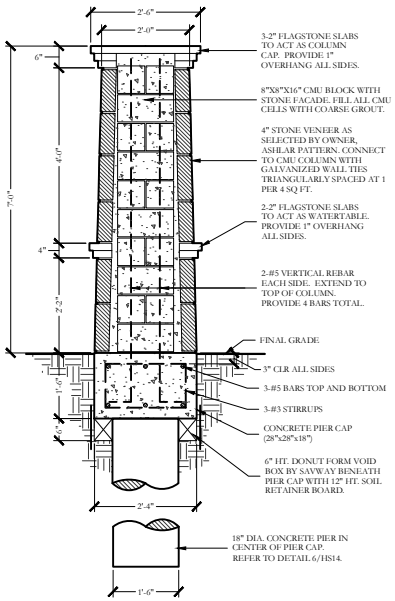
STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH of 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/8" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.



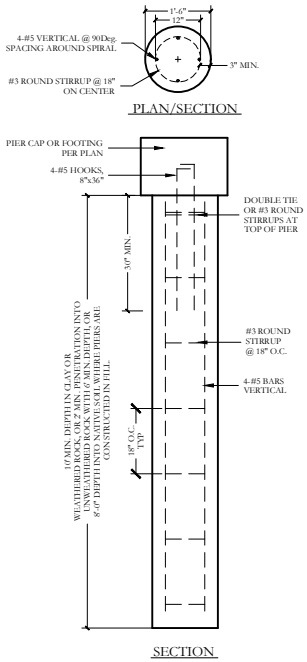
2 6'-0" HT. WOOD FENCE
SECTION SCALE: 3/4"=1'-0"



3 6'-0" HT. WOOD FENCE ATOP RETAINING WALL
ELEVATION/SECTION SCALE: 3/4"=1'-0"



5 7'-0" HT. STONE COLUMN
SECTION SCALE: 3/4"=1'-0"



6 PIER (18" DIA.)
SECTION SCALE: 3/4" = 1'-0"



October 02, 2023

△	

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
700 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.267.3100

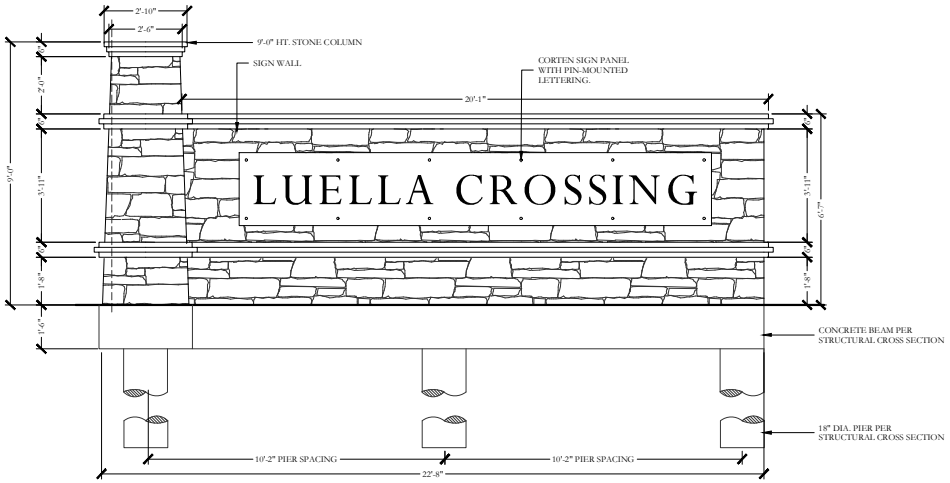
LUELLA CROSSING
PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

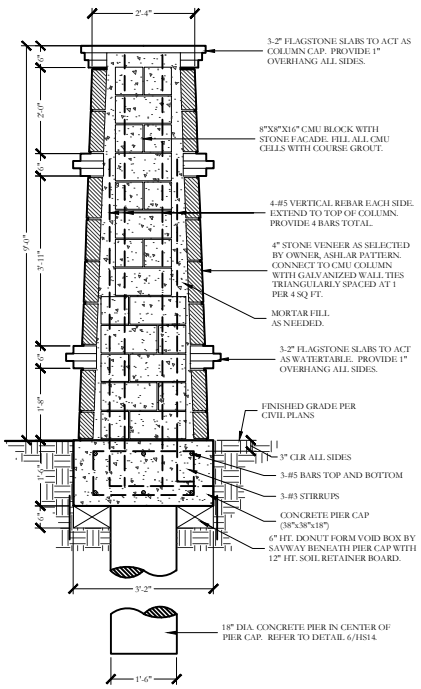
REAVES CONSULTING
Reaves Consulting
831 Arrowhead Drive
Prosper, Texas 75078
972.247.3908
www.reavesconsultingservices.com
F-10826

SCALE: REFER TO DETAILS
One Inch
JVC No LEN067B

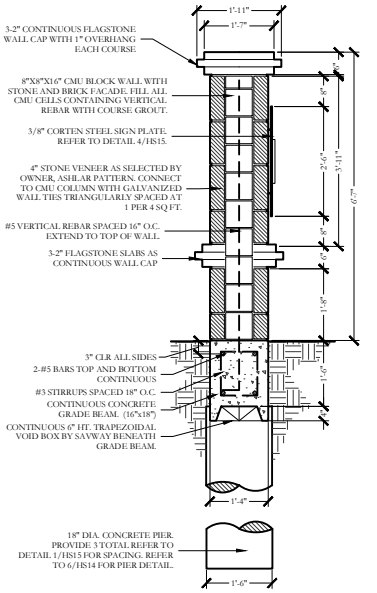
HS14 of 15



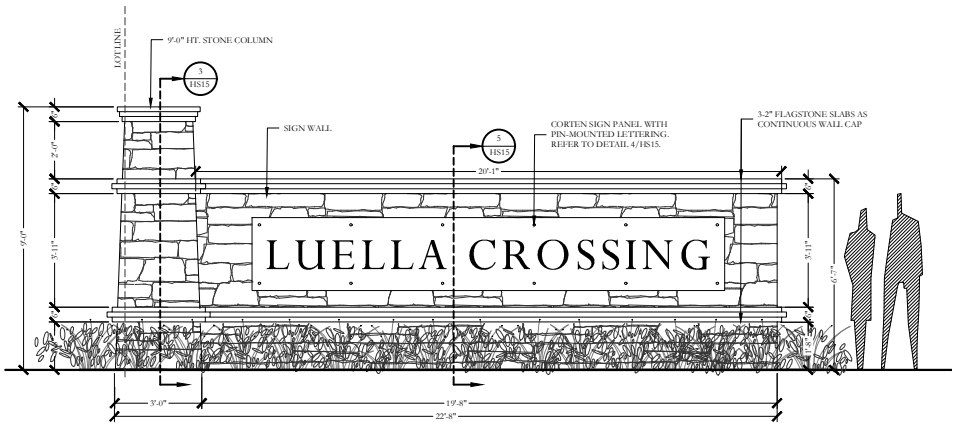
1 ENTRY SIGN PANEL
SECTION/ELEVATION
SCALE: 1/2"=1'-0"



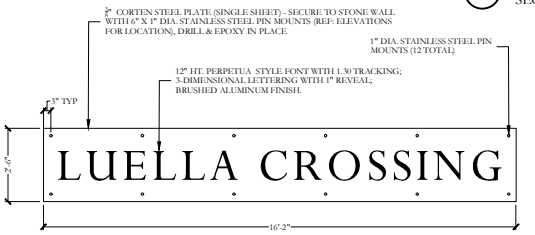
3 9'-0" HT. STONE COLUMN
SECTION
SCALE: 3/4"=1'-0"



5 6'-7" HT. ENTRY SIGN PANEL
SECTION
SCALE: 3/4"=1'-0"



2 ENTRY SIGN PANEL
ELEVATION
SCALE: 1/2"=1'-0"



4 CORTEN STEEL SIGN PANEL
ELEVATION
SCALE: 1/2"=1'-0"

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TBPELS Engineering Firm No. 11982 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.267.3100

LUELLA CROSSING
PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

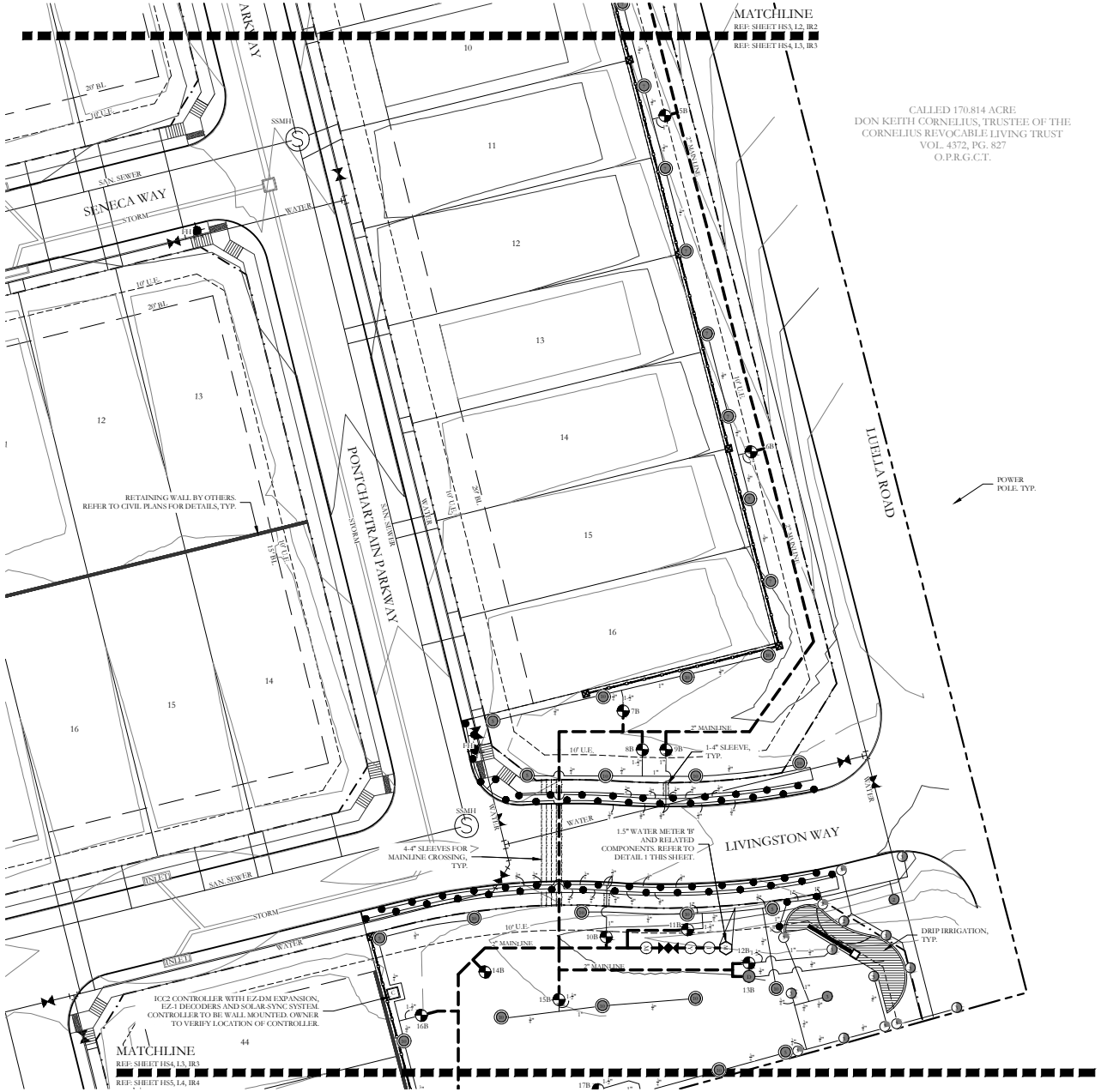
SCREENING AND BUFFERING
HARDSCAPE DETAILS

REAVES CONSULTING
REAVES CONSULTING
821 ARMSTRONG DRIVE
PARKER, TEXAS 75078
972.247.2928
F-10826

STATE OF TEXAS
RICHARD REAVES
91128
LICENSED
PROFESSIONAL ENGINEER
October 02, 2023

SCALE:
REFER TO DETAILS
One Inch
JVC No LEN067B

HS15 of 15



IRRIGATION LEGEND AND SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE
C	AUTOMATIC CONTROLLER	HUNTER	REFER TO PLANS	N/A
	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A
	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
P Pr Pr Pr	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000
	4" POP UP MP ROTATOR CORNER STRIP	HUNTER	STRIP SERIES	MPLCS315 IVORY MPRCS315 COPPER MPSS330 BROWN
	ROTOR HEAD	HUNTER	PGP SERIES	#5 QUARTER, #7 HALF & #10 HALF/FULL
M	WATER METER	----	PER CITY	REFER TO PLAN FOR SIZE
	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE
I	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE
	IRRIGATION SLEEVE	----	SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE
	IRRIGATION MAIN LINE	----	SCH. 40	REFER TO PLAN FOR SIZE
	IRRIGATION LATERAL LINE	----	CLASS 200	REFER TO PLAN FOR SIZE

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER
VALVE SIZE IN INCHES
GALLONS PER MINUTE, PER VALVE

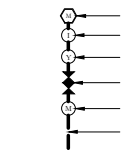
REFER TO SHEET IR13 FOR FULL IRRIGATION LEGEND AND SCHEDULE

NOTE:
ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

VALVE LEGEND - METER B

1B	2B	3B	4B	5B	6B	7B	8B	9B	10B
1" V	1.5" V	1.5" V	OPEN	1" V	1" V	1.5" V	1.5" V	1" V	1" V
15.60	20.40	20.40	<20.00	13.60	13.60	22.40	22.40	10.56	13.64
11B	12B	13B	14B	15B	16B	17B	18B	19B	20B
1.5" V	1.5" V	DRIP	OPEN	1.5" V	1" V	1.5" V	1.5" V	1.5" V	1.5" V
22.40	26.06	2.16	<20.00	20.40	17.60	22.40	18.20	22.40	20.40
21B	22B	23B	24B	25B	26B	27B			
1.5" V	1.5" V	1.5" V	OPEN	1.5" V	1.5" V	1" V			
20.40	22.88	20.40	<20.00	20.40	20.40	10.80			

ZONE VALVES LABELED AS "OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



1 BACKFLOW AND RELATED COMPONENTS
NOT TO SCALE

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194023
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.267.3100

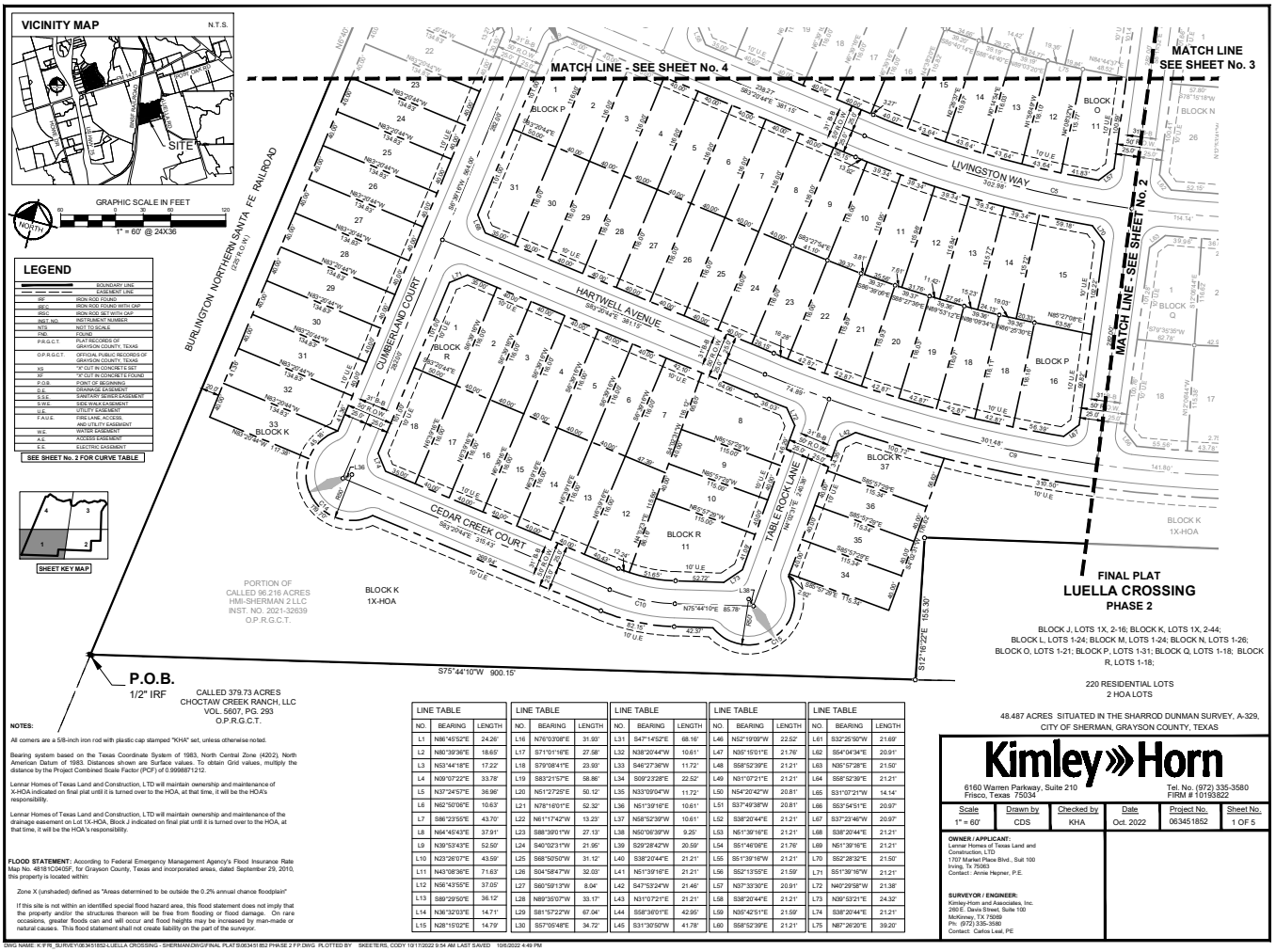
LUELLA CROSSING
PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SCREENING AND BUFFERING
IRRIGATION PLAN

STATE OF TEXAS
CODY L. JOHNSON
17132
REGISTERED LANDSCAPE ARCHITECT
April 11, 2024

SCALE:
1" = 20'
One Inch
JVC No LEN067B

IR3 of 15



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

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 0.9998871212.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of X-HOA indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of the drainage easement on Lot 1X-HOA, Block J indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, 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.

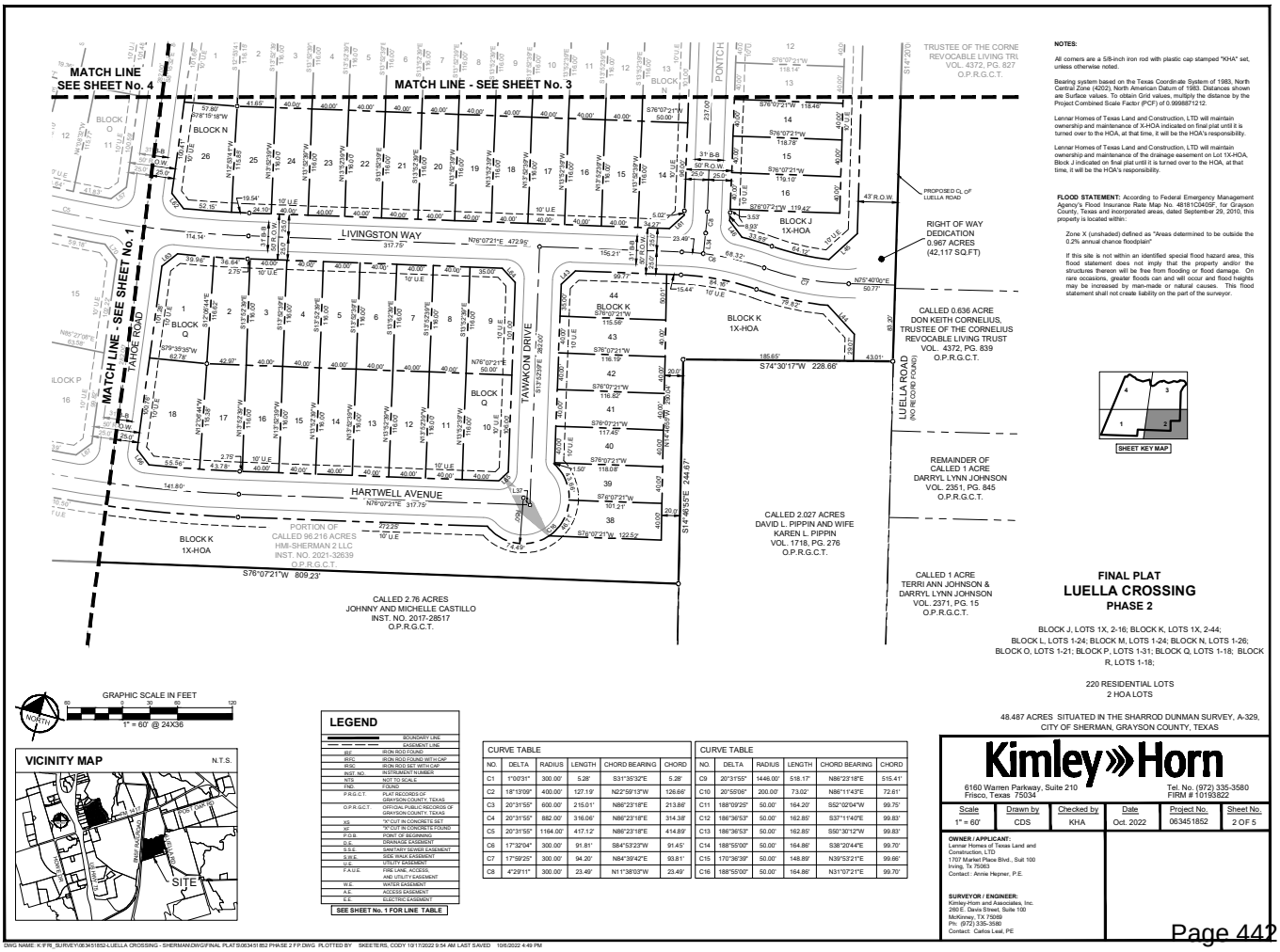
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N86°45'52"E	24.26'	L16	N76°03'08"E	31.93'	L31	S47°14'52"E	68.16'	L46	N52°19'09"W	22.52'	L61	S32°25'50"W	21.69'
L2	N80°39'36"E	18.65'	L17	S71°01'16"E	27.58'	L32	N38°20'44"W	10.61'	L47	N35°15'01"E	21.76'	L62	S54°04'34"E	20.91'
L3	N53°44'18"E	17.22'	L18	S79°08'41"E	23.93'	L33	S46°27'36"W	11.72'	L48	S58°52'39"E	21.21'	L63	N35°57'28"E	21.50'
L4	N09°07'22"E	33.78'	L19	S83°21'57"E	58.86'	L34	S09°23'28"E	22.52'	L49	N31°07'21"E	21.21'	L64	S58°52'39"E	21.21'
L5	N37°24'57"E	36.96'	L20	N51°27'25"E	50.12'	L35	N33°09'04"W	11.72'	L50	N54°20'42"W	20.81'	L65	S31°07'21"W	14.14'
L6	N52°50'06"E	10.63'	L21	N78°16'01"E	52.32'	L36	N51°39'16"E	10.61'	L51	S37°49'38"W	20.81'	L66	S53°54'51"E	20.97'
L7	S86°23'55"E	43.70'	L22	N61°17'42"W	13.23'	L37	N58°52'39"W	10.61'	L52	S38°20'44"E	21.21'	L67	S37°23'46"W	20.97'
L8	N64°45'43"E	37.91'	L23	S88°39'01"W	27.13'	L38	N50°06'39"W	9.25'	L53	N51°39'16"E	21.21'	L68	S38°20'44"E	21.21'
L9	N39°53'43"E	52.50'	L24	S40°02'31"W	21.95'	L39	S29°28'42"W	20.59'	L54	S51°46'08"E	21.76'	L69	N51°39'16"E	21.21'
L10	N23°26'07"E	43.59'	L25	S68°50'50"W	31.12'	L40	S38°20'44"E	21.21'	L55	S51°39'16"W	21.21'	L70	S52°28'32"E	21.50'
L11	N43°08'36"E	71.63'	L26	S04°58'47"W	32.03'	L41	N51°39'16"E	21.21'	L56	S52°13'55"E	21.59'	L71	S51°39'16"W	21.21'
L12	N56°43'55"E	37.05'	L27	S80°59'13"W	8.04'	L42	S47°53'24"W	21.46'	L57	N37°33'30"E	20.91'	L72	N40°29'58"W	21.38'
L13	S86°29'50"E	36.12'	L28	N89°35'07"W	33.17'	L43	N31°07'21"E	21.21'	L58	S38°20'44"E	21.21'	L73	N39°53'21"E	24.32'
L14	N36°32'03"E	14.71'	L29	S81°57'22"W	67.04'	L44	S58°36'01"E	42.95'	L59	N35°42'51"E	21.59'	L74	S38°20'44"E	21.21'
L15	N28°15'02"E	14.79'	L30	S57°05'48"E	34.72'	L45	S31°30'50"W	41.78'	L60	S58°52'39"E	21.21'	L75	N87°26'20"E	39.20'

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2022	063451852	1 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE



NOTES:

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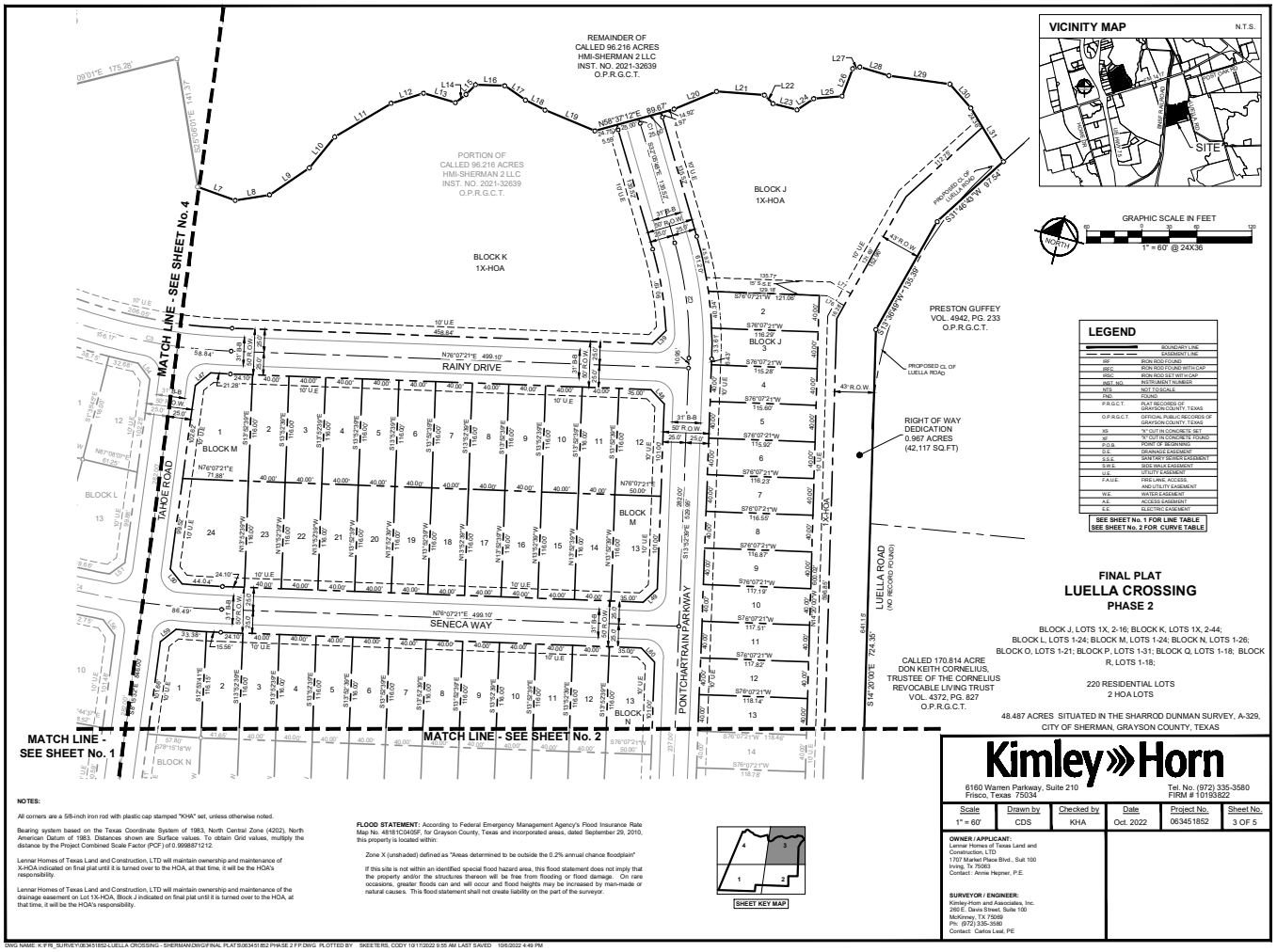
CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°00'31"	300.00'	5.28'	S31°35'32"E	5.28'	C9	20°31'55"	1446.00'	518.17'	N86°23'18"E	515.41'
C2	18°13'09"	400.00'	127.19'	N22°59'13"W	126.66'	C10	20°55'06"	200.00'	73.02'	N86°11'43"E	72.61'
C3	20°31'55"	600.00'	215.01'	N86°23'18"E	213.86'	C11	188°09'25"	50.00'	164.20'	S52°02'04"W	99.75'
C4	20°31'55"	882.00'	316.06'	N86°23'18"E	314.38'	C12	186°36'53"	50.00'	162.85'	S37°11'40"E	99.83'
C5	20°31'55"	1164.00'	417.12'	N86°23'18"E	414.89'	C13	186°36'53"	50.00'	162.85'	S50°30'12"W	99.83'
C6	17°32'04"	300.00'	91.81'	S84°53'23"W	91.45'	C14	188°55'00"	50.00'	164.86'	S38°20'44"E	99.70'
C7	17°59'25"	300.00'	94.20'	N84°39'42"E	93.81'	C15	170°36'39"	50.00'	148.89'	N39°53'21"E	99.66'
C8	4°29'11"	300.00'	23.49'	N1°13'03"W	23.49'	C16	188°55'00"	50.00'	164.86'	N31°07'21"E	99.70'

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2022	063451852	2 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
1707 Market Place Blvd., Suit 100
Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE



NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

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 0.999887212.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of X-HOA indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

Lennar Homes of Texas Land and Construction, LTD will maintain ownership and maintenance of the drainage easement on Lot 1X-HOA, Block J indicated on final plat until it is turned over to the HOA, at that time, it will be the HOA's responsibility.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405F, for Grayson County, Texas and incorporated areas, dated September 29, 2010, 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.

SHEET KEY MAP

FINAL PLAT
LUELLA CROSSING
PHASE 2

BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-44; BLOCK L, LOTS 1-24; BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26; BLOCK O, LOTS 1-21; BLOCK P, LOTS 1-31; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18;

220 RESIDENTIAL LOTS
2 HOA LOTS

48.487 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	Oct. 2022	063451852	3 OF 5

OWNER / APPLICANT:
Lennar Homes of Texas Land and Construction, LTD
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SURVEYOR / ENGINEER:
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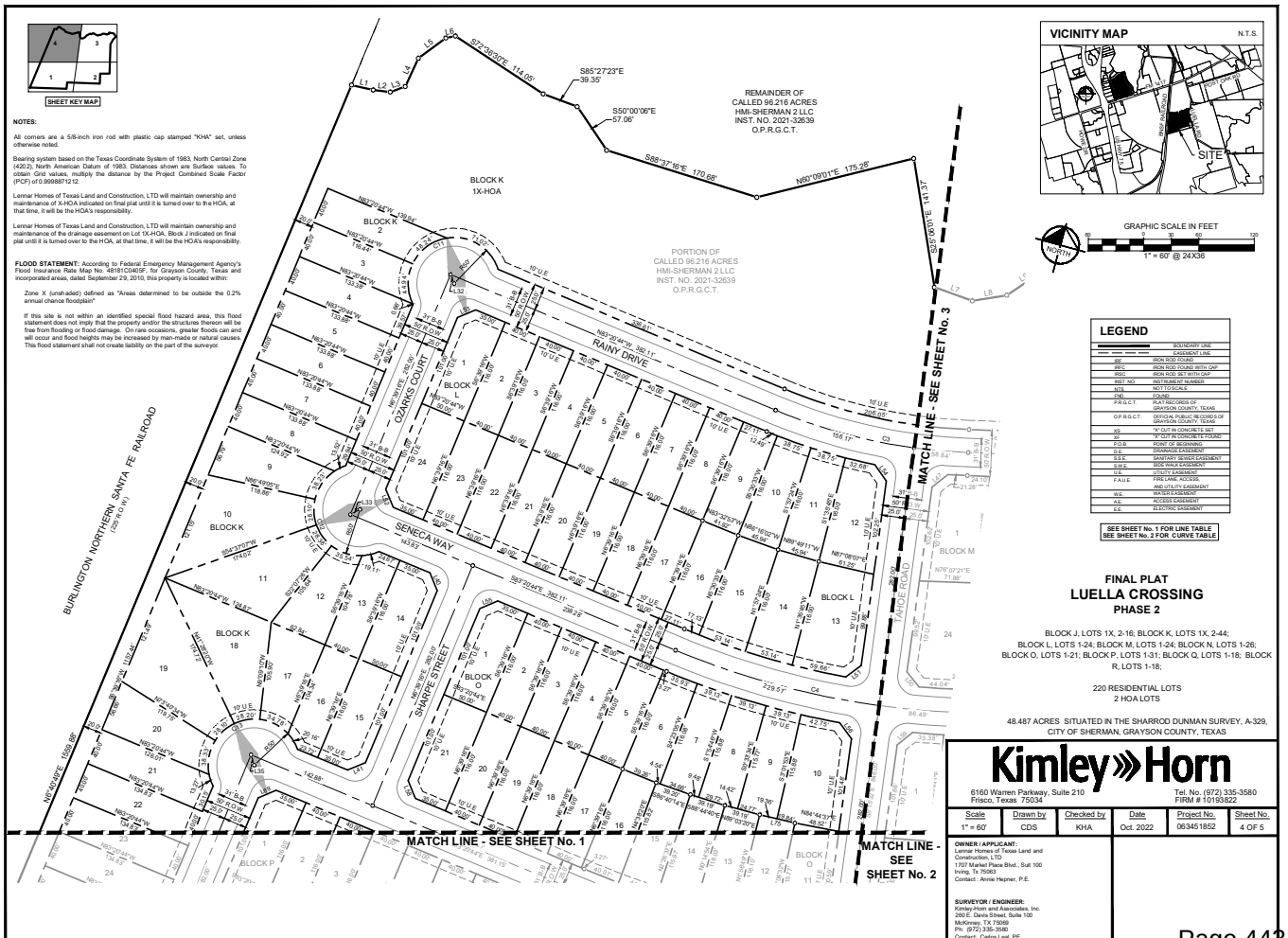

NOTES:

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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 0.999887212.

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SHEET KEY MAP

FINAL PLAT
LUELLA CROSSING
PHASE 2

BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-44; BLOCK L, LOTS 1-24; BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26; BLOCK O, LOTS 1-21; BLOCK P, LOTS 1-31; BLOCK Q, LOTS 1-18; BLOCK R, LOTS 1-18;

220 RESIDENTIAL LOTS
2 HOA LOTS

48.487 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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OWNER / APPLICANT:
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Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following tract of land:

BEING a tract of land situated in the Sherrod Dunman Survey, Abstract No. 329, Grayson County, Texas, and being a portion of a called 96.216-acre tract of land, described in a General Warranty Deed to HM-Sherman 2, LLC, as recorded in Instrument No. 2021-32639 of the Official Public Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 96.216-acre tract and the northwest corner of a called 379.73-acre tract of land, described in a Warranty Deed to Choctaw Creek Ranch, LLC, as recorded in Volume 5807, Page 293 of the Official Public Records of Grayson County, Texas, same also being on the easterly line of the Burlington Northern Santa Fe Railroad 225' wide right of way;

THENCE North 06°40'46" East, along the westerly line of said 96.216-acre tract and the easterly line of said the Burlington Northern Santa Fe Railroad right of way, a distance of 1,559.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said 96.216-acre tract and the easterly line of said the Burlington Northern Santa Fe Railroad right of way, and crossing said 96.216-acre tract, and along the centerline of a creek, the following:

North 88°46'52" East, a distance of 24.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 80°39'36" East, a distance of 18.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 53°44'18" East, a distance of 17.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°07'22" East, a distance of 33.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°24'57" East, a distance of 36.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°50'06" East, a distance of 10.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 72°36'50" East, a distance of 114.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°27'23" East, a distance of 39.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°00'06" East, a distance of 57.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°37'16" East, a distance of 170.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°09'01" East, a distance of 175.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°08'01" East, a distance of 141.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°23'55" East, a distance of 43.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 64°45'43" East, a distance of 37.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°53'43" East, a distance of 52.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°26'07" East, a distance of 43.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°08'36" East, a distance of 71.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 56°43'55" East, a distance of 37.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°29'50" East, a distance of 36.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°32'03" East, a distance of 14.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 28°11'52" East, a distance of 14.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 76°03'08" East, a distance of 31.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 71°01'16" East, a distance of 27.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°08'41" East, a distance of 23.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°21'57" East, a distance of 58.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
North 58°37'12" East, a distance of 89.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°27'25" East, a distance of 50.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°16'01" East, a distance of 52.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°17'42" East, a distance of 13.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°39'01" East, a distance of 27.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 40°02'31" East, a distance of 21.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°50'50" East, a distance of 31.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°58'49" East, a distance of 32.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°58'13" East, a distance of 8.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°35'07" East, a distance of 33.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°57'22" East, a distance of 67.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°05'48" East, a distance of 34.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°14'52" East, a distance of 68.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the easterly line of said 96.216-acre tract, same being in an asphalt road known as Luella Road, an apparent public use road, no record found;

THENCE in a southerly direction, along the easterly line of said 96.216-acre tract and generally along the center of said Luella Road, the following:

South 31°46'43" West, a distance of 97.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°36'49" West, a distance of 135.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°20'00" East, a distance of 724.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly, southeast corner of said 96.216-acre tract, same being the northeast corner of a called 2.027-acre tract, described in a Warranty Deed to David L. Pippin and wife, Karen L. Pippin, as recorded in Volume 1718, Page 276 of the Official Public Records of Grayson County, Texas;

THENCE South 74°30'17" West, departing said Luella Road, along a southerly line of said 96.216-acre tract and the northerly line of said 2.027-acre tract, a distance of 228.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 2.027-acre tract;

THENCE South 14°46'55" East, along an easterly line of said 96.216-acre tract and the westerly line of said 2.027-acre tract, a distance of 244.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 2.76-acre tract of land, described in a Warranty Deed to Johnny and Michelle Castillo, as recorded in Instrument No. 2017-28517 of the Official Public Records of Grayson County, Texas;

THENCE South 76°07'21" West, along a southerly line of said 96.216-acre tract and the northerly line of said 2.76-acre tract, a distance of 809.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 2.76-acre tract;

THENCE South 12°16'22" East, along an easterly line of said 96.216-acre tract and the westerly line of said 2.76-acre tract, a distance of 155.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of said 96.216-acre tract and the southwest corner of said 2.76-acre tract, same being on the northerly line of aforesaid 379.73-acre Choctaw Creek Ranch, LLC tract;

THENCE South 75°44'10" West, along the southerly line of said 96.216-acre tract and the northerly line of said 379.73-acre tract, a distance of 903.15 feet to the **POINT OF BEGINNING** and containing 48.487 acres (2,112,075 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **LUELLA CROSSING PHASE 1**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____
Name and Title

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, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., 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 **LUELLA CROSSING PHASE 1**, 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 remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or 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 **LUELLA CROSSING PHASE 1**, 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 _____, A.D. 2022.

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited liability company

By: _____
Name and Title

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

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

CITY OF SHERMAN §

This plat is hereby adopted by the Owner(s) and approved by the City ofSherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

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 _____, 2022.

_____
Notary Public, State of Texas

FINAL PLAT
LUELLA CROSSING
PHASE 2

BLOCK J, LOTS 1X, 2-16; BLOCK K, LOTS 1X, 2-44;
BLOCK L, LOTS 1-24; BLOCK M, LOTS 1-24; BLOCK N, LOTS 1-26;
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220 RESIDENTIAL LOTS
2 HOA LOTS

48.487 ACRES SITUATED IN THE SHARROD DUNMAN SURVEY, A-329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

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N/A	CDS	KHA	Oct. 2022	063451852	5 OF 5

OWNER / APPLICANT:
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Irving, Tx 75063
Contact : Annie Hepner, P.E.

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
265 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Carlos Leal, PE

DWG NAME: K:\FRI_SURVEY\063451852-LUELLA CROSSING - SHERMAN\DWG\FINAL PLAT\063451852 PHASE 2 FP.DWG PLOTTED BY SKEETERS, CODY 10/17/2022 9:55 AM LAST SAVED 10/6/2022 4:49 PM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 1/22/2025

Prepared By:

Approved By:

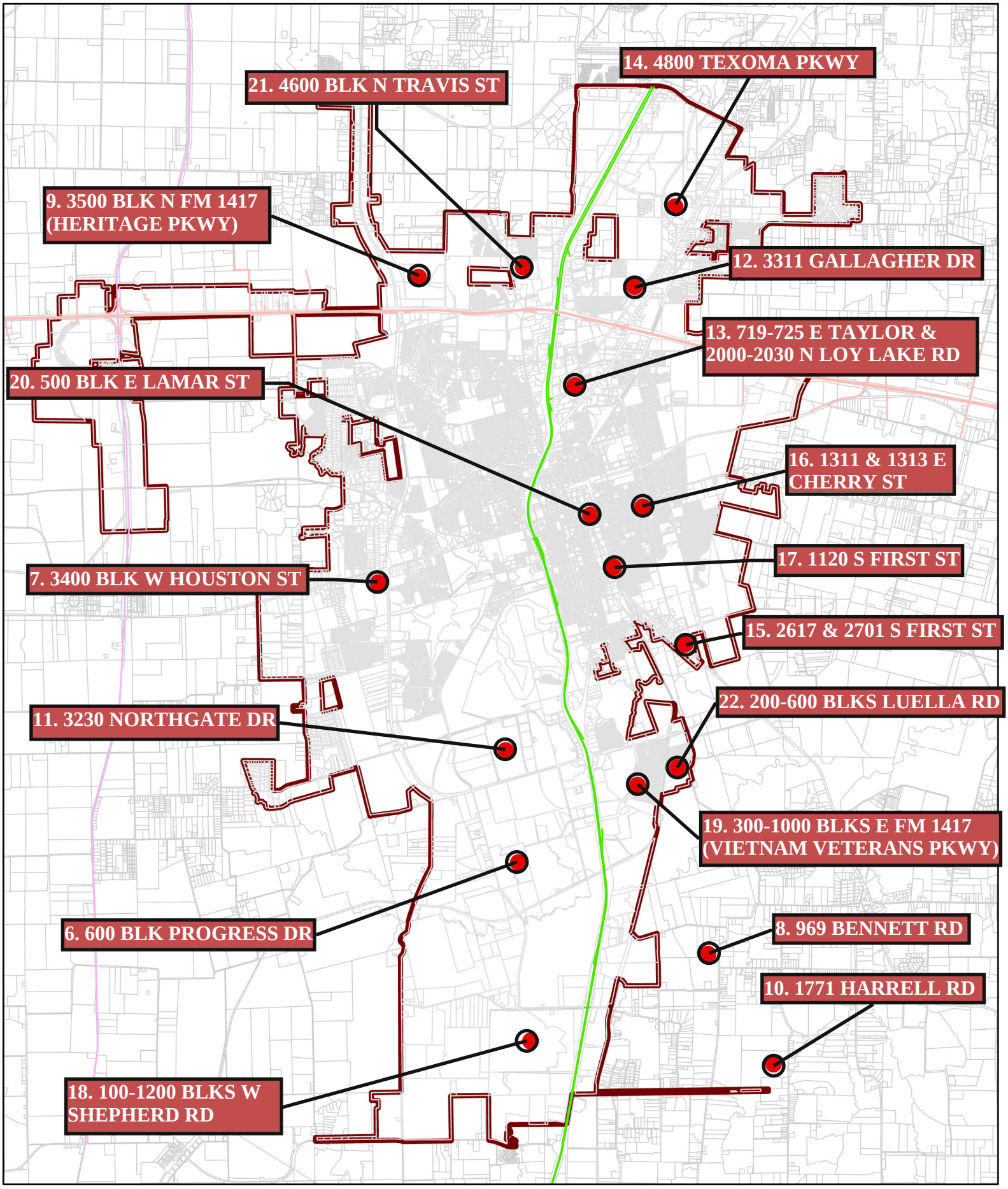
Requested Action/Proposed Use:
ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:
None



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
1/22/2025

N
W E
S

Date: 1/7/2025 3:13 PM