AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 9, 2024, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**

2. **APPROVE ACTION MINUTES OF THE REGULAR DECEMBER 12, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**

3. **ANNOUNCEMENTS**

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

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7 AND 8)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

6. ***1121 WEST TAYLOR STREET (PROJECT NO. 23-006925)**
   The request of City of Sherman (Owner) concerning the property located at 1121 West Taylor Street, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:
   Planning and Zoning Commission
   Site Plan for a Baseball Addition

7. ***416 SOUTH ELM STREET (PROJECT NO. 23-006073)**
   The request of Oscar Medina (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 416 South Elm Street, consisting of 0.341 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:
   Planning and Zoning Commission
   Final Plat of Medina Addition

8. ***2000-2300 BLOCKS WEST MOORE STREET (PROJECT NO. 23-006953)**
   The request of Jacob Tudor, Carbet Properties LLC (Owner), Len McManus (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 18.153 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission
Final Plat of Pebblebrook South Phase 4, Section 2.

9. **200 BLOCK PLAINVIEW ROAD (PROJECT NO. 23-006746)**

AN EMAIL WAS RECEIVED BY MIKE WILSON ON TUESDAY DECEMBER 26, 2023 AT 4:22 P.M. REQUESTING TO TABLE THIS ITEM.

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located in the 200 Block Plainview Road, consisting of 23.764 acres being in the Uriah Burns Survey, Abstract No. 121, and in the Heritage Ranch PD (Planned Development), as follows:

Planning and Zoning Commission
Site Plan for an Elementary School

10. **910 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 23-006296) TABLED FROM DECEMBER 12, 2023**

The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission
Site Plan for a Commercial Development

11. **2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 23-006701)**

The request of LGI Homes Texas, LLC (Owner), GM Construction TX (Representative) and Weaver Consultants Group (Surveyor) concerning the property located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway), being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

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

12. **3400-4000 BLOCKS WEST LAMBERTH ROAD (PROJECT NO. 23-006703)**

The request of Sherman Hickory Hill, LLC (Owner), Chris Harp Construction, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, Tract 1, consisting of 13.758 acres being a part of the Ralston W. Adams survey, Abstract No. 18, part of the G.R. Reeves Survey, Abstract No. 1020, the James H. Vaden Survey, Abstract No. 1288 and the William Thompson Survey, Abstract No. 1209 as follows:

Planning and Zoning Commission
Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in Hickory Hill Planned Development (PD)

13. **1800 BLOCK IDA ROAD (FM HIGHWAY 697) (PROJECT NO. 23-006704)**

The request of Frank D. May, Kingdom Road Equities, LLC (Owner), Reece Bierhalter, Manhard Consulting (Developer) and Copley Land Surveying (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

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

14. **5012-5020 KNOLLWOOD ROAD (PROJECT NO. 23-006705)**

The request of Young Enterprises, LP and Jose Menjivar (Owner) and Copley Land Surveying (Surveyor) concerning the property at 5012-5020 Knollwood Road, Lots 1, 2 and 3 Northcreek Addition, Section 4, being 0.496 Acres in the Alexander and Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission
Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

15. **2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (PROJECT NO. 23-005150) TABLED FROM NOVEMBER 14, 2023**

The request of IKON Group Opportunity Zone Fund, LLC (Owner), Kent Hughlett (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2007-2011 Texoma Parkway and 2007 Texoma Drive, consisting of 5.924 acres being a replat of Lots 1 and 2, Block A of First United Bank Addition and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District.

16. **2817 WEST HOUSTON STREET (PROJECT NO. 23-006710) WITHDRAWN**

AN EMAIL WAS RECEIVED BY DAVID BROWN ON THURSDAY DECEMBER 21, 2023 AT 3:16 P.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Fly Higher, LLC (Owner), David Kalhoefer (Representative) and Yazel Peebles & Associates, LLC (Surveyor) concerning the property at 2817 West Houston Street, Tract 2, consisting of 10.127 Acres in the J.B McAnair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, as follows:

Planning and Zoning Commission

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

17. **3400 TEXOMA PARKWAY (PROJECT NO. 23-006723)**

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

18. **2810 AND 2816 TEXOMA PARKWAY (PROJECT NO. 23-006724)**

The request of Risk Family Partnership (Owner), Doyle Moore (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2810 and 2816 Texoma Parkway, consisting of 2.350 acres in Block 1, Risk Addition, and currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in C-2 (General Commercial) District/75&82 Overlay District and repeal Ordinance No. 5358

19. **521 SOUTH DEWEY AVENUE (PROJECT NO. 23-006741)**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.863 acres being in the George B. Pilant Survey, Abstract Number 963, and currently zoned R-6 (Single Family Residential) District, 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.

20. **501 WEST TAYLOR STREET (PROJECT NO. 23-006743)**

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 11.333 acres being in the J. B. McAnair Survey, Abstract Number 763, and

currently zoned R-6 (Single Family Residential) District, 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.

21. 1800 TEAGUE DRIVE (PROJECT NO. 23-006775)

The request of One Grand Centre, LLC (Owner), Amanda North (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1800 Teague Street, consisting of 2.61 Acres being a part of the J.B McAnair Survey, Abstract No. 763 and the Smith McGlothlin Survey, Abstract No. 808, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-1 (Light Manufacturing) District to C-1 (Retail Business) District.

22. OTHER BUSINESS

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.04.006 (Residential and Commercial Landscaping Requirements); Modifying Certain Existing Regulations Relating to Residential and Commercial Landscaping Requirements and the Preservation and Addition of Plants and Trees; Providing a Penalty clause with a Maximum Fine of $2,000, Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

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

Dated this 4th day of January 2024
City of Sherman, Texas

Lauren Marlow,
Development Services Coordinator

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, December 12, 2023, at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry to consider the following:

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

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

2. **APPROVE ACTION MINUTES OF THE REGULAR NOVEMBER 14, 2023 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
The Planning and Zoning Commission reviewed the minutes of the November 14, 2023, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **ANNOUNCEMENTS**
Chairman Mahone stated, "Mr. Davis has served on the Board for nine years. We would like to give you a gift as an appreciation of the City and thank you for serving."

4. **APPOINT BOARD OF ADJUSTMENT**

5. **CITIZEN COMMENTS**
There were no citizen comments.

Open Public Hearing

6. **CONSENT AGENDA (ITEMS 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.

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 7, 8 AND 9 on the Consent Agenda as presented subject to the Staff Review Letter. Second by Commission Member Whitaker. All present voted AYE.

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

7. * **3801 NORTH HIGHWAY 75 (Project No. 23-006299)**
The request of The Saxton Group (Owner) and Sherry Irick (Representative) for the property at 3801 North Highway 75, consisting of 0.87 acres and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for a pick-up lane at McAlister's Deli restaurant

8. * **110-120 BLOCKS WEST MULBERRY STREET (Project No. 23-006074)**
TABLED FROM NOVEMBER 14, 2023
The request of Ricardo Alvarez and Dianna Torres (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 110-120 Blocks West Mulberry Street, consisting of 0.67

acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lots 1-3 and 8, Block B of the T.J. Shannon Supplement, as follows:

Planning and Zoning Commission

Final Plat of Liberty Lighthouse Addition

9. * **900 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-005928)**

TABLED FROM NOVEMBER 14, 2023

The request of Steve Dietrich (Owner) and Gregg Davidson, Alliance GC Group, Inc. (Representative) concerning the property located at 900 South FM 1417 (Heritage Parkway), in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multi Family Residential) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for the Country Village Office Addition

10. **2601-2701 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) AND 3001 BLOCK WEST TRAVIS (Project No. 23-006136) TABLED FROM NOVEMBER 14, 2023**

AN EMAIL WAS RECEIVED BY CHRIS LAROCCO ON WEDNESDAY NOVEMBER 22, 2023 AT 10:39 A.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Chris LaRocco, Bearcat Crossing, LTD. (Owner), Jim Riley (Applicant) and Votex Surveying Company (Surveyor) concerning the property located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis, consisting of 15.264 acres in the Elizabeth Jones Survey, Abstract No. 625 and currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Bearcat Crossing Addition

Chairman Mahone stated, "There was an email received by Chris LaRocco requesting to withdraw this item."

Planning and Zoning Commission

Motion by Vice Chairman Downtain to withdraw the Final Plat located in the 2601-2701 Blocks South FM 1417 (Heritage Parkway) and 3001 Block West Travis. Second by Commission Member Sims.

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

This item was withdrawn by the Commission.

11. **5000 BLOCK HOWE DRIVE (Project No. 23-006295)**

The request of Sam Sampson, Oncor Electric Sharp (Owner) and Rob Myers (Representative) for the property in the 5000 Block Howe Drive consisting of 6.31 acres, being in the William Martin Survey, Abstract No. 765, and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Oncor Howe Substation

Rob Myers, 6160 Warren Parkway, Frisco, TX

Mr. Myers explained, "The reason for the project is for the growing demand and to help reinforce the grid in the area. We are still going through a few city comments but it is my understanding that staff has approved this Site Plan with the condition of addressing their comments."

Planning and Zoning Commission

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

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

12. **910 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006296)**

The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Commercial Development

Rod Tatchio, 3512 Frisco Road, Sherman, TX

Mr. Tatchio stated, "We would be glad to accept conditional approval as long as we satisfy the staff with all of their comments and anything they find necessary. This is a 10,000 square foot office facility with parking on both sides. It is designed to have the appearance of the other FM 1417 office complexes. It is divided into spaces for retail and office space. The parking is based off office occupancy."

After discussion on the item for 910 South FM 1417 (Heritage Parkway) Mr. Tatchio has requested to table the item.

Planning and Zoning Commission
Motion by Commission Member Manley to table the Site Plan located at 910 South FM 1417 (Heritage Parkway). Second by Commission Member Whitaker.

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

This item was tabled by the Commission.

13. **3000 BLOCK WEST OB GRONER ROAD AND 4500 BLOCK WEST PARK AVENUE (Project No. 23-005675) TABLED FROM NOVEMBER 14, 2023**

The request of Shakir Rehmatullah, Flato Development, Inc. (Owner), Rick Leisner, Norris Design (Representative) and Atwell-Group (Surveyor) concerning the property located in the 3000 Block West OB Groner Road and the 4500 Block West Park Avenue consisting of 220.18 acres being a part of the Elizabeth Jones Survey, Abstract No. 625 and the Jason Stamps Survey, Abstract No. 1115, and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agriculture) District to a PD (Planned Development) of Greenway.

Rick Leisner, 208 North Market Street, Suite 250, Dallas, TX

Mr. Leisner stated, "A month ago we received comments and made adjustments. This project is roughly 220 acres and is a master plan community. All of the components for residential and commercial would be designed with similar detail and character. The open space in essence will bind and unify the development together."

Mr. Leisner presented a PowerPoint for the public to view.

Greenway PD

Flato Developments Inc. Shakir Rehmatullah, President	Developer
Norris Design Rick Leisner, Principal	Planning and Site Design
Atwell Jorge Garay, PE	Engineering

Greenway PD – Vision

Greenway Planned Development totals 220.18 acres.

Master Planned Community
The community will be designed and branded to be similar in design detail and character. Open space and family amenities will unify the development.

The three (3) guiding principles for development of Greenway are:

1. *Pedestrian walkability,*
2. *Preservation and connection to nature,*
3. *With residential and commercial villages.*

Existing Conditions

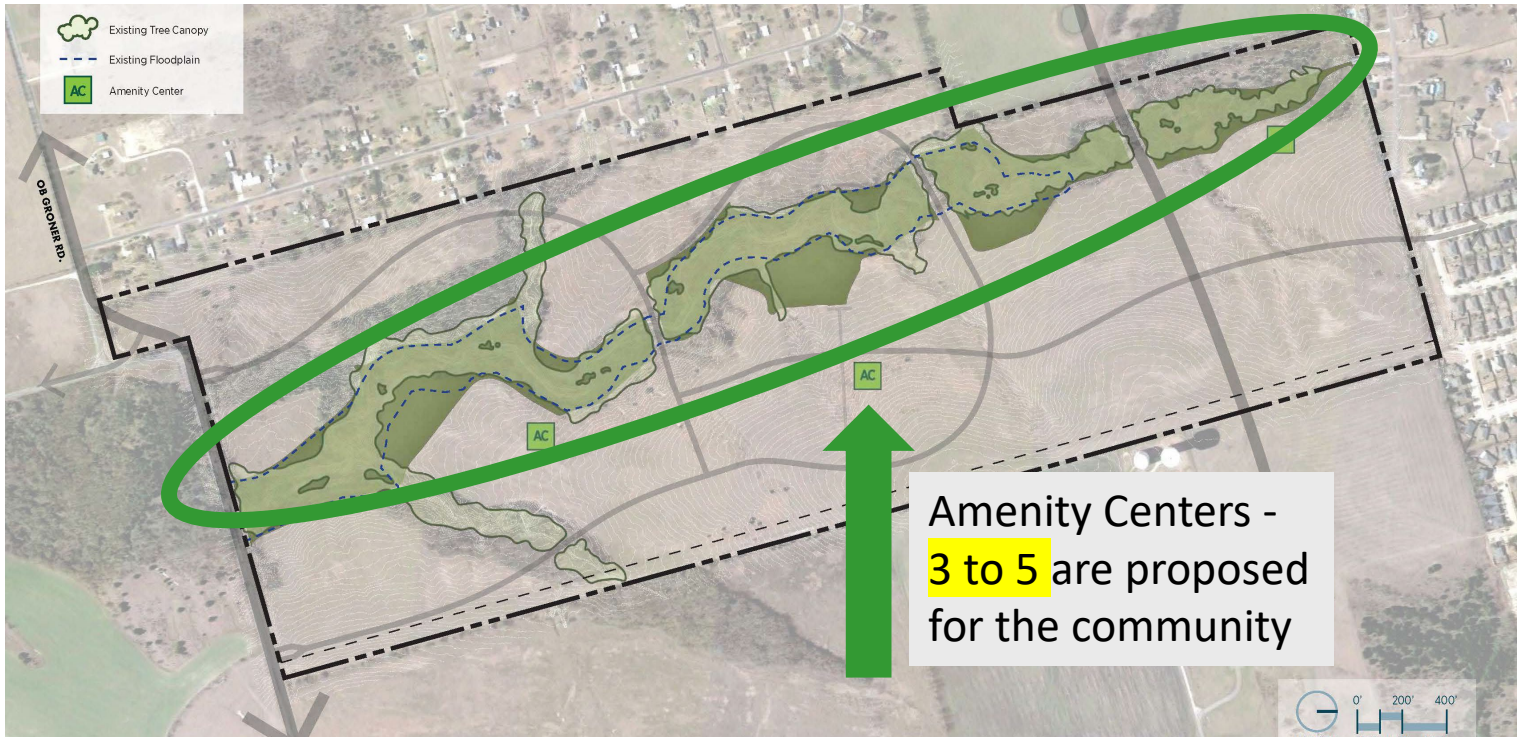
Existing Mature Trees

The trees on the site are fantastic and can provide great value to the community and their residents. Flato plans to provide pedestrian improvements within the canopy and access to the central open space to all residents.

FLATO DEVELOPMENTS INC.

ND

Greenway – Planned Together with Trees

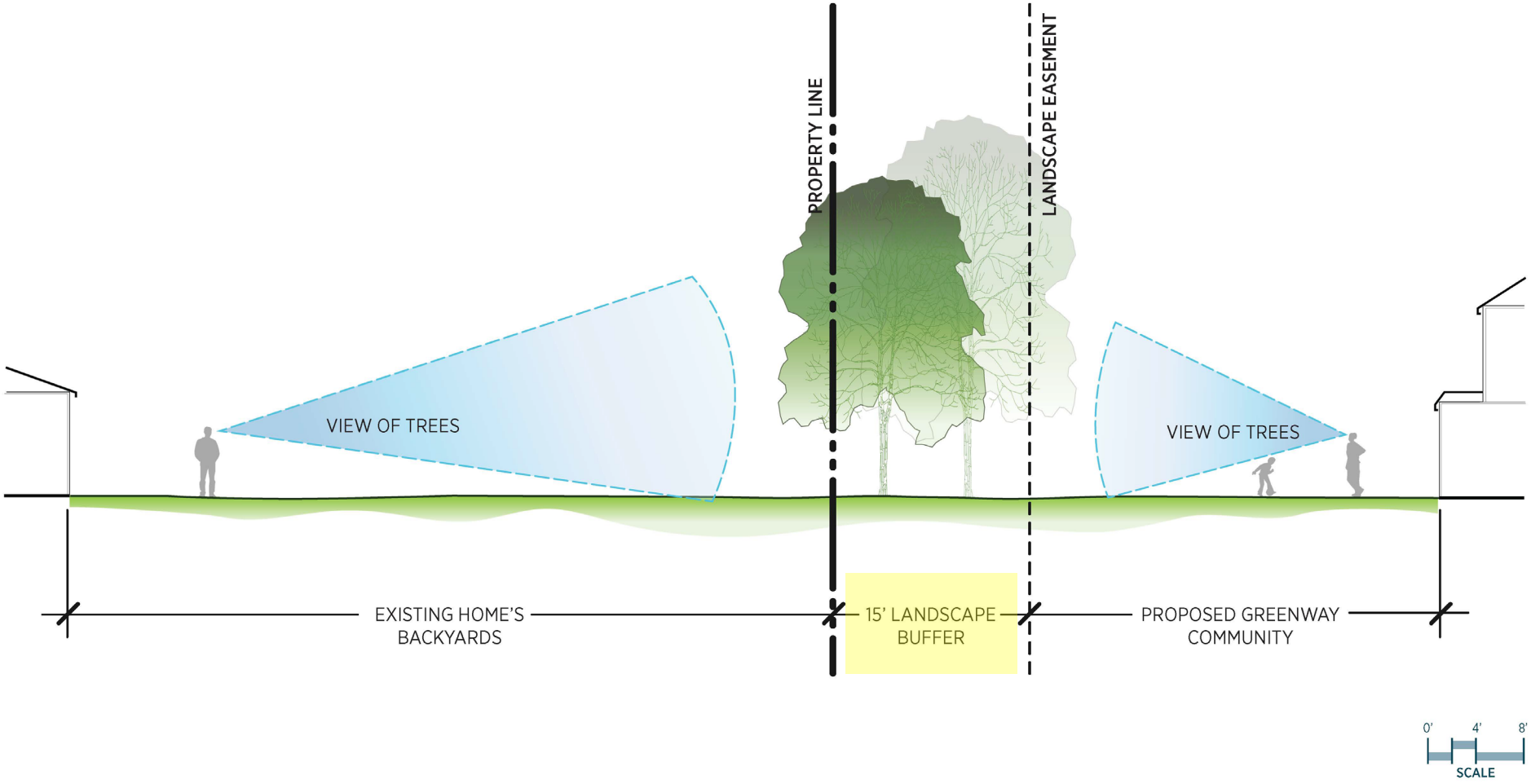


Use	*Size*	*Percentage*	
Open Space / Trees	37.3 ac.	17.0 %	*(not including multiple pocket parks)*
Major Roadways	31.28 ac.	14.2 %	
Development Villages	142.1 ac.	64.5 %	
Water Easement (open area)	9.5 ac.	4.3 %	
Total Acreage:	*220.18 ac.*	*100 %*	*(all acreage is gross calculation)*

FLATO® DEVELOPMENTS INC.

ND

Greenway – Landscape Buffer



Program – Residential and Commercial

Residential Development

Single Family
(60’, 50’, and 40’ SF lots)
Townhome
Mixed Use
Multi-Family

Commercial Development

Neighborhood Commercial

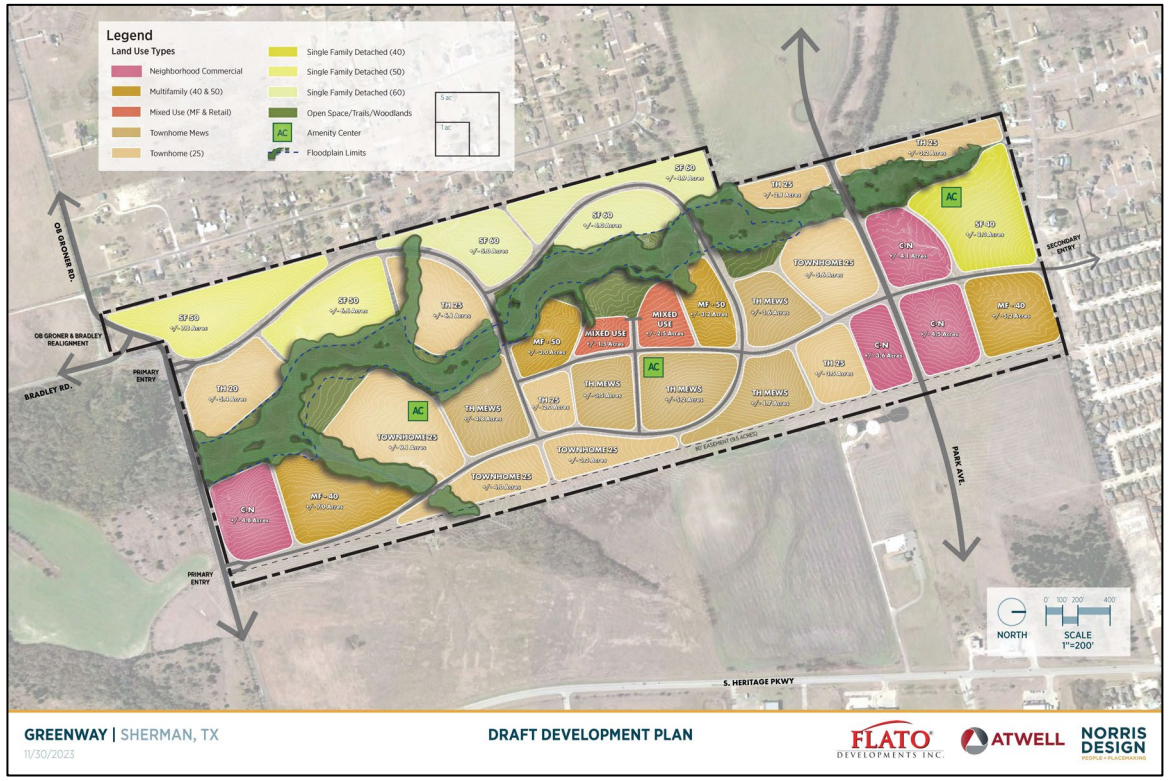
Prototypical Development Images

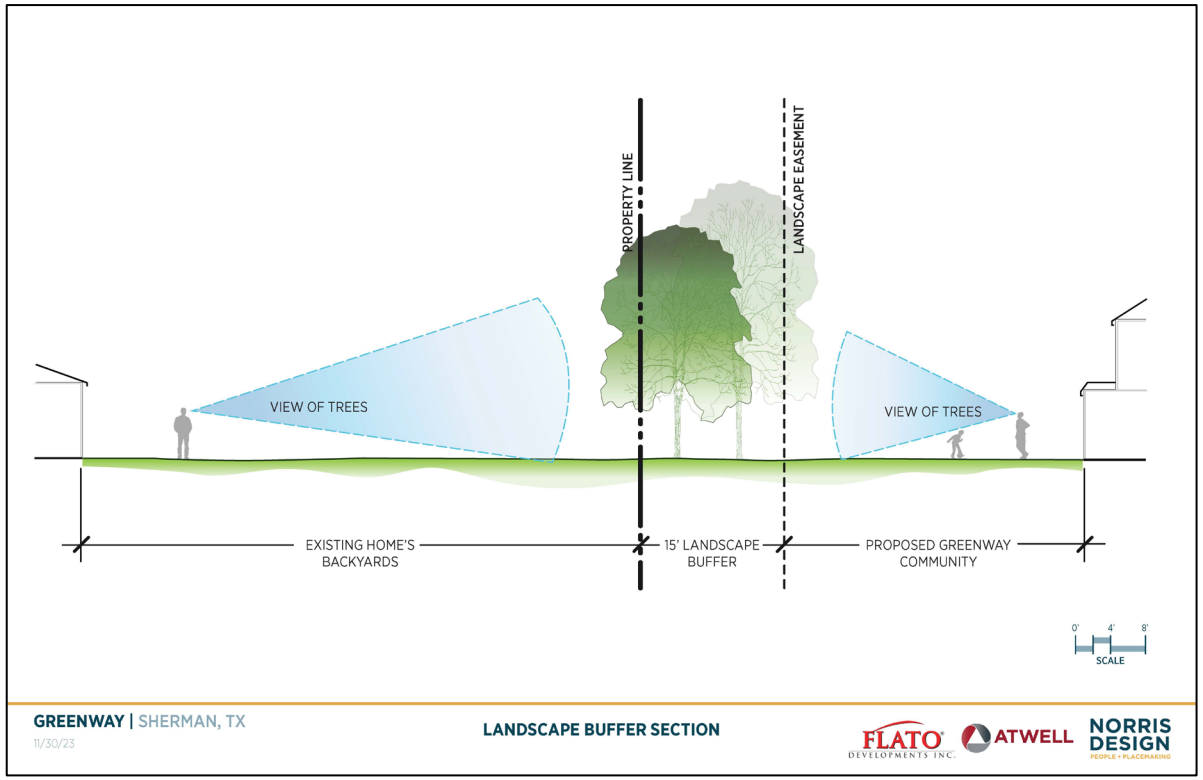
Phase One

Preliminary areas for Phase One development.

- Utilities
- Access
- Additional phases to the north

Development Plan / Q&A





We are here asking for your approval tonight.
Our changes from last month: larger SF lots, landscape buffer, amenity centers, and (2 areas) MF density.
Happy to answer any questions.
Thank You!

FLATO DEVELOPMENTS INC.

Marlow, Lauren

From: Planning
To: sylvia pearson; Planning
Cc: Jeff Pearson
Subject: RE: Comments in Opposition to Zone Change @3000 Block West OB Groner and 4500 Block West Park Ave

From: sylvia pearson
Sent: Monday, December 11, 2023 7:54 AM
To: Planning
Cc: Jeff Pearson
Subject: Comments in Opposition to Zone Change @3000 Block West OB Groner and 4500 Block West Park Ave

Sylvia and Jeff Pearson
5009 W Country Lane
Sherman, TX 75092

December 11th, 2023

Dear Planning and Zoning Commission and Board of Adjustment of the City of Sherman,

We are writing to express strong opposition to the proposed land zoning change from R-A (Residential Agricultural) to PD (Planned Development) in our community. While we understand the need for growth and development, we firmly believe that this particular zoning change would have detrimental effects on our neighborhood and the quality of life for its residents.

1. **Impact on Property Values:** Changing the zoning from Residential-Agricultural to Planned Development could potentially lead to a decline in property values. The character of our neighborhood is primarily residential, and introducing a planned development may result in increased noise, traffic, and other nuisances that can negatively impact property values.
2. **Overcrowding and Strain on Infrastructure:** Planned developments often bring an influx of residents and businesses, leading to increased strain on local infrastructure such as roads, schools, and utilities. Our community is not equipped to handle the additional demands that a planned development would impose on these essential services.
3. **Loss of Community Character:** The proposed zoning change threatens the unique character and charm of our residential-agricultural area. It is crucial to preserve the identity of our neighborhood and resist changes that may compromise the qualities that attracted residents in the first place.
4. **Environmental Concerns:** A shift to Planned Development may involve clearing large areas of land, disrupting local ecosystems and wildlife habitats. We should prioritize environmental sustainability and conservation efforts, especially in areas with agricultural significance.
5. **Traffic Congestion:** Planned developments often bring increased traffic, creating congestion on our local roads. This not only poses a safety risk but also diminishes the peaceful and serene environment that makes our neighborhood desirable.

6.

It is essential that the community's voice is heard in matters that directly impact our lives, we urge the Planning and Zoning Commission to reconsider the proposed land zoning change. It is crucial to prioritize the long-term well-being and happiness of the existing residents and to ensure that any development aligns with the values and character of our community.

Thank you for your time and consideration.
Sincerely,

Sylvia and Jeff Pearson

Marlow, Lauren

From: Planning
To: Rae, Rob
Subject: RE: 3000 Block West OB Groner Road & 4500 Block West Park Ave (220.18 acres)

From: Linda Robertson
Date: December 10, 2023 at 4:39:33 PM CST
To: "Plyler, David"
Subject: 3000 Block West OB Groner Road & 4500 Block West Park Ave (220.18 acres)

I am sending this email to you because a person in my neighborhood came to my door Sunday morning, explaining to me the City of Sherman is planning to let "a person" (from Canada no less) change the zoning in my area from residential to commercial. Really??

I have lived in this neighborhood for 31 years. We moved to this location because it was in the country. Quiet and peaceful. But apparently a total of 7 people on the City Council are going to decide whether or not our quiet and peaceful neighborhood will remain such.

If you let this development take place, it will not be the neighborhood we moved in to. From our prospective, it appears the City of Sherman is only interested is one thing: Revenue the city will get in taxes.
Have you not given any thought as to what will become of the neighborhoods in this area?

The crime will increase. The traffic will increase. Some of us will not feel comfortable in our own homes.

I do worry about the water supply. When the new High School and all the surrounding apartments were built (and being continuously built) , we notice a change in the water pressure. Not the pressure we had when we first moved here. I don't know if this area can support the number of apartments that may be built.

Depending on the council's decision, I will consider to move out of Sherman to a smaller town.

Unfortunately, I will not be able to attend the public hearing on December 12, 2023. This is the reason for my email. Perhaps it will be registered a "NO", please do not let this happen to our neighborhood.

Thank you for your time,

Linda Robertson
2507 S. Westridge Trail
Sherman, TX 75092

Against Zona Change

29 total attatched

81 total on file

110 Total

NAME: Stephen L. Harris

ADDRESS: 2401 Friendship rd.

NAME: Carolyn Spencer Harris

ADDRESS: 2401 Friendship 75092

NAME: Roger D. Robertson

ADDRESS: 5214 Trailridge rd 75092

NAME: Janet Robertson

ADDRESS: 5214 Trailridge rd 75092

NAME: Edward Hunter

ADDRESS: 2701 valley Ridge Ln.

NAME: SHERRY HUNTER

ADDRESS: 2701 VALLEY RIDGE LN SHERMAN TX

NAME: Robert Vannette

ADDRESS: 2704 S. Rolling Hills Sherman TX

NAME: Thomas W. Gilbert

ADDRESS: 5208 W. Meadow Ridge Rd. Sherman

NAME: B. Harry Wilson

ADDRESS: 5105 Rolling Hills Dr. Sherman, TX 75092

NAME: Kris Morris

ADDRESS: 5011 Rolling Hills Dr. Sherman TX 75092

NAME: Thomas Gladden

ADDRESS: 5108 W Rolling Hills DR. Sherman TX 75092

NAME: Carolyn Gladden

ADDRESS: 5108 W Rolling Hills Dr Sherman TX 75092

NAME: NIELS MICHAELSEN

ADDRESS: 5100 ROLLING HILLS SHERMAN TX 75092

NAME: Kenneth Rasseau Sherman, Tx 75092

ADDRESS: 5201 Trailridge Rd.

NAME: BRETT WALSER SHERMAN TX 75092

ADDRESS: 2611 S. WESTRIDGE TRL.

NAME: Brennan Walsh Sherman Tx 75092

ADDRESS: 2611 S. westridge TRL.

NAME: Ivan Medina

ADDRESS: 2617 s Westridge trail Sherman tx 75092

NAME: Princess Brown

ADDRESS: 2511 Valley Ridge Lane, Sherman, TX 75092

NAME: Brenda Roberts

ADDRESS: 2817 Rolling Hills Sherman Tx 75092

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

NAME:

ADDRESS:

11 citizens spoke on this item.

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located in the 3000 Block West OB Groner Road and the 4500 Block West Park Avenue subject to the Staff Review letter and Halff Concurrence Letter with the Staff Recommendations of a 25-foot landscape buffer required along the west and north property lines and only 1-story buildings and structures being permitted within 100 feet of the west and north property lines."

This motion fails for the lack of a second.

Planning and Zoning Commission
Motion by Commission Member Blagg to deny the Zone Change located in the 3000 Block West OB Groner Road and the 4500 Block West Park Avenue. Second by Commission Member Whitaker.

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

This item was denied by the Commission.

14. **2505 NORTH HICKORY STREET (Project No. 23-005932)**
TABLED FROM NOVEMBER 14, 2023
The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Burns Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.673 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustment
A. Public Hearing and Variance under Section 14.02.012 to allow a lot area of 1.673 acres in lieu of the required 2 acres in an MF-15 (Multi-Family Residential) District.
Planning and Zoning Commission
B. Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to an MF-15 (Multi Family Residential) District.
C. Site Plan for The Fab Townhomes

Benjamin Ford, 1430 South Broadway, Carrollton, TX
Mr. Ford explained, "We currently do not comply with the MF-30 (Multi Family Residential) District due to being under 2 acres. We are looking at changing to an MF-15 (Multi Family Residential) District to reduce the density to something that works. The issue that came up during the last meeting was parking. All of the homes have two car driveways as well as the garage with an addition six parking spots off of the hammerhead for the firetruck turnaround."

Board of Adjustment
Motion by Commission Member Manley to approve the Variance located at 2505 North Hickory Street. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change and Site Plan located at 2505 North Hickory Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

15. **1200 SOUTH DEWEY AVENUE (Project No. 23-006297) WITHDRAWN**

The request of City of Sherman (Owner) and Weaver Consultants Group (Surveyor) concerning the property located at 1200 South Dewey Avenue, consisting of 101.638 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-E (Estate Residential) District.
B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Airport or landing field, and aircraft hangar in an R-E (Estate Residential) District.

16. **2276 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006298)**

The request of Sherman Developers, LLC (Owner), Michael Carlisle, P.E. (Applicant) and Kimley-Horn and Associates, Inc. (Engineer/Surveyor) concerning the property located at 2276 South FM 1417 (Heritage Parkway), consisting of 10.0030 acres in the E. Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

A. Public Hearing and Specific Use Permit approval under Section 14.06.009 to allow Schools; elementary, high, college and universities, public, private, or denominational in a C-1 (Retail Business) District/F.M. 1417 Overlay District.
B. Site Plan for Sherman Charter School

Michael Carlisle, 260 East Davis Street, Suite #100, McKinney, TX

Mr. Carlisle stated, "We have a 10-acre tract on the west side of FM 1417 (Heritage Parkway) and the current zoning is C-1 (Retail Business) District. The Zoning Ordinance states for the proposed use we are required to submit for a Specific Use Permit. The grades for the school will be Kindergarten through 12th grade."

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Specific Use Permit located at 2276 South FM 1417 (Heritage Parkway) subject to the Staff Review letter being tied to Sherman Inspire Academy. Second by Commission Member Whitaker.

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

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

17. **415 EAST HOUSTON STREET (Project No. 23-006306)**

The request of Justin Ellis, Ellis Truck and Auto, Inc. (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 415 East Houston Street, consisting of 1.526 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being all of Tract One, Tract Two and Tract Three, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Junk, salvage yard, or wrecking service in an M-2 (Heavy Manufacturing) District.

Ed Richardson, 118 South Crockett Street, Sherman, TX

Mr. Richardson stated, "I am the attorney for the entity Mr. Ellis. We have come tonight to ask you to table this for the time being. There are legal issues that have risen being whether or not a business that has been in the same location providing the same services since 1986 is required to get a Special Use Permit or if they are whether or not they are required to comply with Ordinances that came into being after the existence of the business. The City Attorney Ryan Pittman from the Abernathy Firm and I have been exchanging correspondence on this. I understand it is our burden to show that we have been an existing towing business in that location. There is no savage yard; there is an autobody shop, tow trucks and an impound yard in fact the Ellis family is multi-generational business owners in Sherman for even longer than 1986. They have been in that location providing those services, they have been on the Sherman rotation for wrecker service all that time. There have been times when they were the only ones in town so we would like to work through those legal issues before any decision is made here about Special Use Permits because obviously we are not legally required to get one. We don't want to waste your time and if we are not legally obligated to comply with staff recommendations, well we certainly don't want to agree to make changes to the existing property. Respectfully we are asking that we table so we can work out those legal issues."

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 6:55 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 7:05 p.m.

Chairman Mahone asked if there is a Motion to table this item.

No Motion was made to table. This request moves forward.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 415 East Houston Street subject to the Staff Review letter. Second by Vice Chairman Downtain.

Commission Member Blagg abstained from the motion.

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

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

ADJOURNMENT

The meeting adjourned for a Recess at 7:15 p.m.

RECONVENE

The Recess closed, and the meeting reconvened at 7:22 p.m.

18. **3551 EAST HIGHWAY 82 (Project No. 23-006308)**

The request of Wendy Ferguson, KWLT Assets, LLC (Owner), Todd Evans, Lanterra Group, LLC (Applicant) and North Texas Surveying, LLC (Surveyor) concerning the property located at 3551 East Highway 82, consisting of 10.586 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Recreational Vehicle Resort (Travel Trailer Park) in a C-1 (Retail Business) District/75 & 82 Overlay District.

Lance Koth, 4504 Lakeview Drive, Frisco, TX

Mr. Koth explained, "This was a Specific Use Permit back in 2020 but expired for a variety of reasons. We sat down with staff and showed them a layout that had been developed in 2020. We have made some changes to the plans following some changes at county level as far as septic service and areas required. The Recreational Vehicle slips have dropped from 78 slips to 63 slips. If we can work certain things out the faded lines on the Site Plan would become slips to get to the goal of 78 slips. The onsite septic services changed some regulations. The water is across the road so a part of this is participating in bringing the water across the road or underneath Highway 82 then extending it around. The sewer services are far enough away that it is cost prohibited but I have heard it is up to two million dollars to bring it where it is right now. It is not an option for this piece of land. We are at 9.50 acres which it started at 10.50 but we have right-of-way dedication for both Baker Ridge and Skaggs. There is a distinction between and Recreational Vehicle Park and an Recreational Vehicle resort. This would be a Recreational Vehicle Resort and the difference is that the amenities are in the middle. The owner Wendy Ferguson is here and has been adamant about saving or replanting trees. If we stick with the 63 slips it is well over an acre. The right side has a community center, pool, pickle ball courts and a playground. The left side would be for a playground or dog park.

Planning and Zoning Commission
Motion by Commission Member Manley to deny the Site Plan and Specific Use Permit located at 3551 East Highway 82.

This motion fails for the lack of a second.

Planning and Zoning Commission
Motion by Commission Member Whitaker to approve the Site Plan and Specific Use Permit located at 3551 East Highway 82 being tied to Wendy Ferguson, KWLT Assests. Second by Commission Member Blagg.

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

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

19. **413 SOUTH WILLOW STREET (Project No. 23-006309)**

The request of Gladiator Build (Owner) and Barton Chapa Surveying (Surveyor) concerning the property located at 413 South Willow Street, consisting of 0.115 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

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

Dane Janes, 3104 North McDonald Street, McKinney, TX
Mr. Janes explained, "Currently the property is zoned R-6 (Single Family Residential) District and we are requesting to go to R-5 (Single Family Residential) District because our lot 50 foot by 100 foot. We will be keeping the setbacks but this would allow us to build on the lot."

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Zone Change located at 413 South Willow Street subject to the Staff Review letter. Second by Commission Member Sims.

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

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

20. **3314 AND 3318 TEXOMA PARKWAY (Project No. 23-006331)**
The request of Thomas Hardin II (Owner) concerning the property located at 3314 and 3318 Texoma Parkway, Tract One consisting of 5.34 acres being a part of Lots 12, 13, 14, all of Lots 15 and 16, 17, Block 1 of the Redick Addition and Tract Two, consisting of 2.927 acres being a part of the Reuben Hendrix Survey, Abstract No. 504, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Thomas Hardin II, 1755 Meadowlake Drive, Sherman, TX
Mr. Hardin II stated, "We are requesting approval for a Specific Use Permit to add in a paint booth. Currently we have a paint booth, but we would like to install a new one. This will allow us to accommodate more vehicles."

Planning and Zoning Commission
Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit located at 3314 and 3318 Texoma Parkway subject to the Staff Review letter. Second by Vice Chairman Downtain.

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

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

21. **OTHER BUSINESS**
Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.04.006 (Residential and Commercial Landscaping Requirements); Modifying Certain Existing Regulations Relating to Residential and Commercial Landscaping Requirements and the Preservation and Addition of Plants and Trees; Providing a Penalty clause with a Maximum Fine of $2,000, Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

Rob Rae, 220 West Mulberry Street, Sherman, TX
Mr. Rae presented a PowerPoint for the public to view.

Sherman, Texas

Sherman Tree Ordinance

December 12, 2023 – Planning and Zoning Commission

TREE ORDINANCE

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SCHEDULE UPDATE

- In August 2023 Council directed staff to begin looking into an update to the Tree Ordinance
- Staff contracted with Halff Associates (Planning On-Call Consultant) to assist in developing a draft tree ordinance
- City hosted a developer workshop on September 8, 2023
- Public Open House held on September 8, 2023
- Special Called City Council Meeting held on September 9th, 2023 to discuss Tree Ordinance feedback
- Halff Associates provided a draft tree ordinance for staff review on October 31, 2023
- City hosted a follow up developer meeting on November 15th, 2023 to present the draft recommendations

ENGAGEMENT TAKEAWAYS

Sherman
CLASSIC TOWN. BROAD HORIZON.

TREE ORDINANCE COMMUNITY ENGAGEMENT SUMMARY

The City of Sherman is currently considering the development of an ordinance for tree protection requirements on sites of new development. On Wednesday, September 13, 2023, the City of Sherman hosted two meetings to gather feedback regarding such requirements within the City. A developer workshop included attendees who are involved in private development, mainly for single-family residential developments. A public open house was held for all members of the public to attend. Key takeaways from each of these meetings are provided below.

Developer workshop

Public Open House

DEVELOPER WORKSHOP

- Sherman has a lot of advantages (desirable, affordable, smooth City process)
- Concern that a strict tree ordinance will drive up costs, no longer make Sherman affordable
- Don't want to stop development in Sherman
- Grading and drainage is a challenge (particularly W/SW Sherman) = hard to save trees
- There are examples of good ordinance components out there (simple, clear, flexible, good process)
- There need to be exceptions and off-ramps in the ordinance
- Saving trees doesn't work with denser development (building pads, streets)
- Need to consider regulatory equity as not all sites are similar, will greatly impact sites with trees vs. pasture land
- If ordinance does not apply in ETJ, landowners will clear out trees prior to development process/sale of land
- Alternatives, review/appeal process, administrative discretion, Council consideration all important

PUBLIC OPEN HOUSE

- Clear direction from citizens is they want action
- Most visceral reaction to clear-cutting
- Concern about changing character of Sherman
- Desire to be different than suburban Dallas communities
- Preserving some trees on sites, in public locations, is primary desire
- Don't want to stop development in Sherman, but removals are occurring too quickly
- Want this ordinance to move fast and stop what is occurring now

Sherman
CLASSIC TOWN. BROAD HORIZON.

TREE ORDINANCE COMMUNITY ENGAGEMENT SUMMARY

On Thursday, September 14, 2023, the input gathered at the Developer Workshop and Public Open House was presented to the Sherman City Council. Key takeaways from the City Council meeting and staff recommendations, derived as a result of the public engagement, are provided below.

CITY COUNCIL MEETING TAKEAWAYS

- Council would like to understand how Ordinance tiers 2 and 3 apply to land that has no trees at the start to avoid developers having to pay out of pocket for trees that were not present in the first place
- An ordinance will also impact the City's projects – will need to "practice what they preach"
- Most of the conversation has been related to residential development; commercial development would likely stay closer to a Tier 1 ordinance requirement (landscaping only)
- Council would like to balance tree preservation requirements between low density areas and already urbanized or higher-density areas, such as Downtown or infill lots
- Consideration should be given to topography, steep slopes, and a minimum land size for which the preservation regulation applies
- Consideration should be given to different requirements for hardwoods and ornamental trees
- Include options for on-site and off-site replacement or payment into a city tree fund
- In development of an ordinance, legal compliance for certain issues must be followed, such as who the ordinance applies to once in place (can't retroactively apply) and delaying or denying development and annexation requests
- Ordinance needs to be written in a way that disincentivizes clear-cutting in ETJ prior to requesting an annexation

STAFF RECOMMENDATIONS

- Require Tree Survey for new development (some exceptions to be considered)
- Survey 16" hardwood trees and greater (credit offered for smaller trees)
- Mitigation and replacement trees required for 16"+ that are removed
- Credits and regulatory incentives provided for preserving trees on-site
- Priority locations to be considered for tree protection (floodplains, trail plan corridors, street perimeters)
- Consider options and credits for open spaces and parkland pending (subdivision ordinance)

At the conclusion of the City Council meeting, the Council provided directive to Sherman Development Services and the consultant team, Halff, to immediately move forward with drafting a tree ordinance. Per the Council's direction, the ordinance will not prohibit the use of clear-cutting, but should provide requirements for Tier 2 tree replacement and regulatory incentives to meet Tier 3 tree preservation. Additional opportunities will be provided for future engagement with various community stakeholders.

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PEER CITIES

The following six communities were reviewed for context.

Denison
Preservation of trees measuring 7 inches at diameter breast height

Anna
Preservation of trees measuring 6 inches at diameter breast height

Marble Falls
Preservation of trees measuring 12 inches diameter at breast height

McKinney
Preservation of trees 6 inches diameter at breast height

Georgetown
Preservation of trees measuring 12 inches at diameter breast height

Frisco
Preservation of trees measuring 6 inches at diameter breast height

GENERAL

1

Applicability

All development within the City limits and its ETJ

2

Protected Tree

Any species listed as a shade tree that measures 12 caliper inches or larger.

3

Exemptions

- Subdivisions that total five (5) acres or less
- Trees that are dead, diseased, declining, or determined to be a safety hazard
- Public streets, utility easements, and required fire lanes

TREE SURVEY

A tree survey shall be submitted concurrent with the submittal of a preliminary plat application.

Required survey size: trees that measure **12 caliper inches** or larger.

Recommended survey size: trees that measure ***8 caliper inches*** or larger in order to retain eligibility for Preserved Tree credits.

SHADE TREE SPECIES

Existing species list: 56 species listed, including shade and ornamental trees.

Updated species list: 19 shade trees and 15 ornamental trees

- Pecan
- Black hickory
- Walnut
- Southern magnolia
- Texas oak
- Red oak*
- Bur oak*
- Chinkapin oak*
- Shumard red oak
- Post oak
- Live oak*
- Bald cypress
- American elm
- Cedar elm*
- Lacebark elm*
- Chinese pistachio*
- Bigtooth maple
- Caddo maple
- Red mulberry

PECAN

POST OAK

CEDAR ELM

BUR OAK

* Trees that are recommended as appropriate for Street Trees within public rights-of-way or in close proximity.

TREES APPLICABLE TO SURVEY

Counts as Preservation Credit Trees

Eight (8) caliper inches

Protected Tree

Twelve (12) caliper inches

Heritage Tree

Thirty-six (36) caliper inches

SURVEY ALTERNATIVES

1

Certify that there are no protected trees on site

2

No Disturbance Area Option

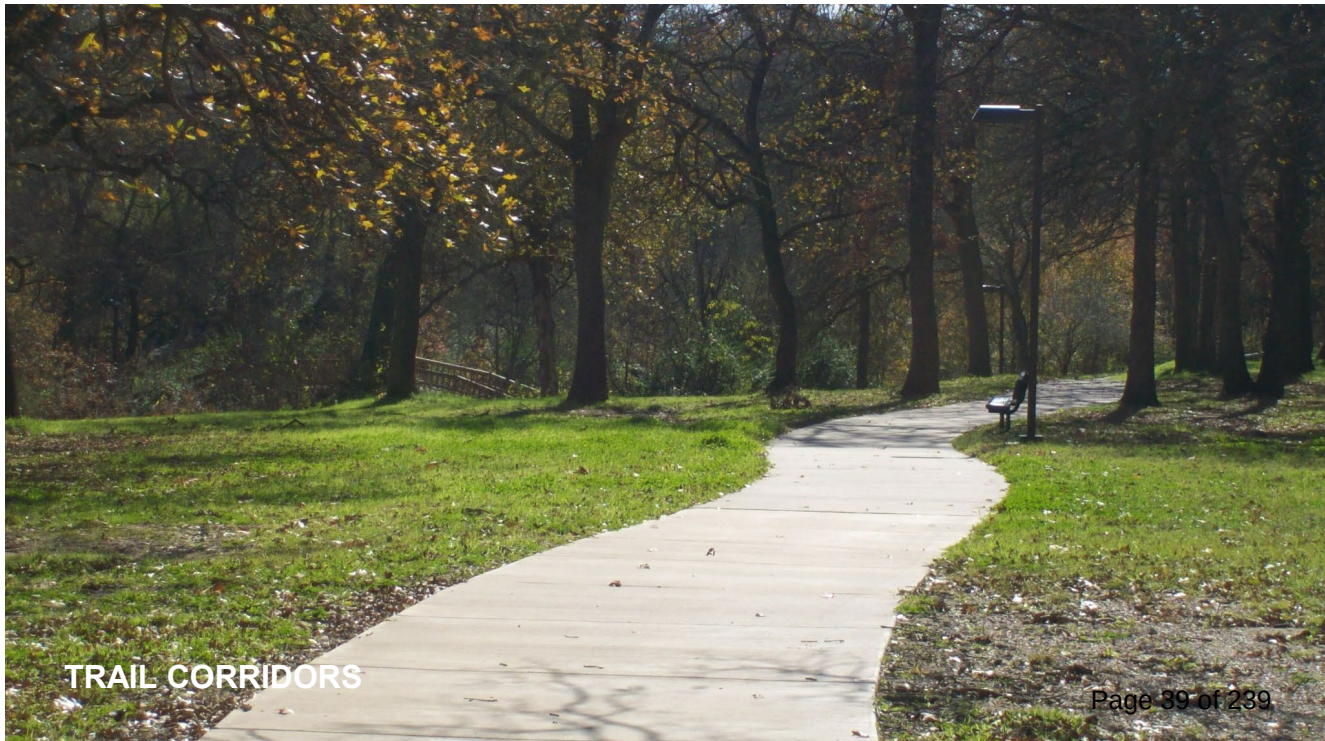
To avoid a tree survey, the applicant may select to set aside no-disturbance areas for 20% of the site

- Floodplains/riparian corridors
- Street Perimeter Buffer Areas
- Trail corridors
- Park land, open spaces, and outdoor amenity spaces

FLOODPLAINS / RIPARIAN
CORRIDORS

STREET PERIMETER
BUFFER AREAS

PARK LAND, OPEN SPACES, AND
OUTDOOR AMENITY SPACES


TRAIL CORRIDORS

TREE REPLACEMENT

Minimum Tree Caliper	Mitigation Ratio
12” or greater and less than 24”	Replace 1” for every 2” removed
24” or greater and less than 36”	Replace 1” for every 1” removed
36” or greater	Replace 2” for every 1” removed

Replacement Trees sized three (3) caliper inches or greater.

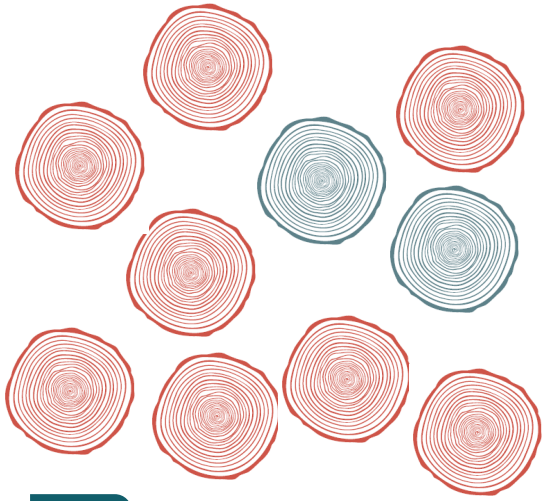
Replacement Trees planted on site are eligible to be counted towards landscaping requirements

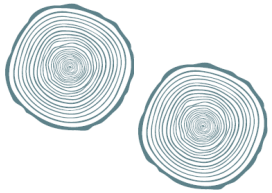
TREE PRESERVATION

Preserved Tree Size	Credits towards Replacement Trees
8” – 11”	8 inches
12” – 23”	12 inches
24” – 35”	24 inches
36” and greater	36 inches

Shade trees preserved on site that measure eight (8) caliper inches or greater may be credited toward Replacement Trees

TREE REPLACEMENT EXAMPLE





1. Your site has ten 12” trees (120” total)
2. You’ve *removed* 8 trees (96”) and *preserved* 2 trees (24”)
3. You need to replace the removed 96” with 48” of new trees (16 trees)
4. The 2 preserved trees reduce the mitigation by 24”

New Ordinance Requirements

Min. Tree Caliper	Mitigation Ratio
12” or greater and less than 24”	Replace 1” for every 2” removed

Preserved Tree Caliper	Replacement Credits
12” - 23”	24”

16 required new trees minus 24” credit trees = 8 - 3” REPLACEMENT TREES

REPLACEMENT ALTERNATIVES

1

Fee-in-Lieu

Payment to the City of Sherman Tree Fund on a per inch basis.

Payments are to be used for the sole purpose of planting trees and maintenance of those trees.

2

Off-site Mitigation

Replacement Trees may be proposed to be planted in a location mutually agreed upon by the City Manager and the developer, including local parks and public places.

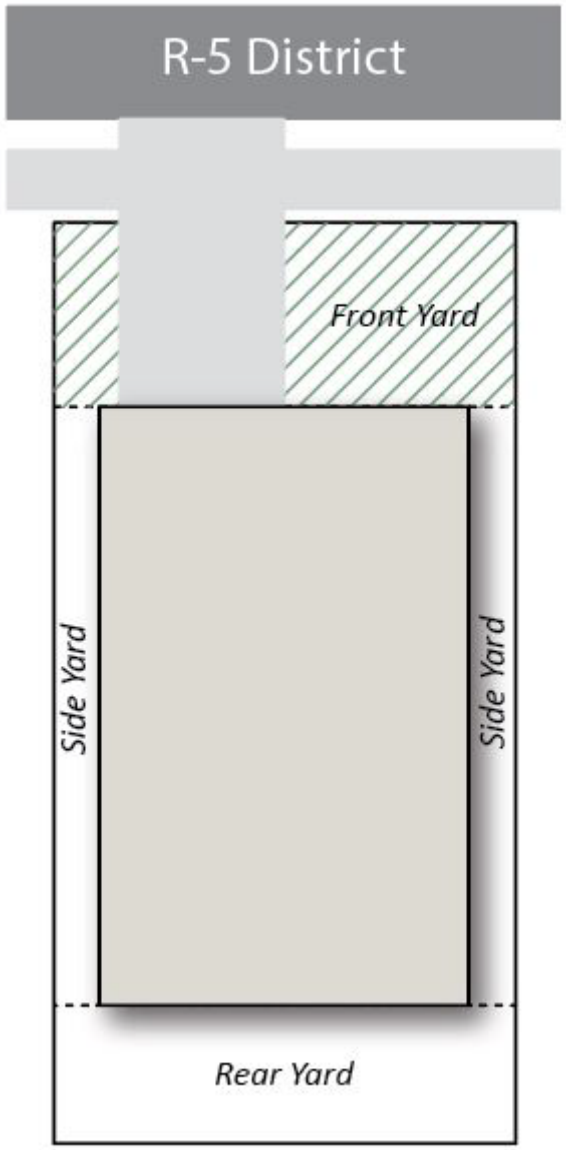
Replacement Trees and fee-in-lieu payments may be combined to satisfy the requirement.

LANDSCAPING ORDINANCE

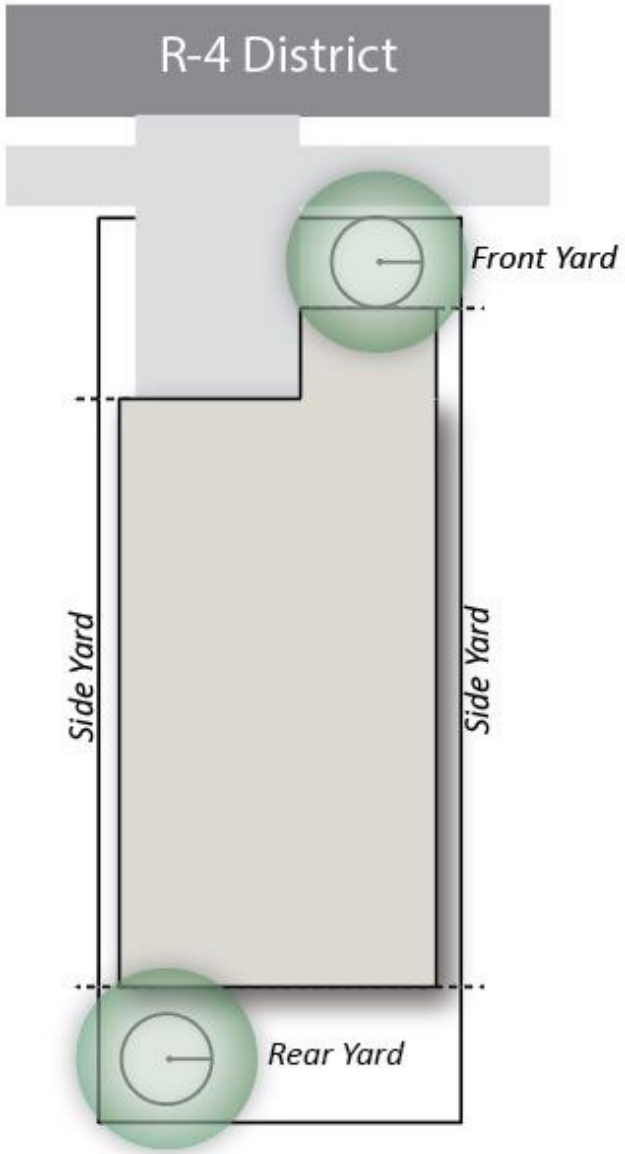
halff

RESIDENTIAL TREE & LANDSCAPING

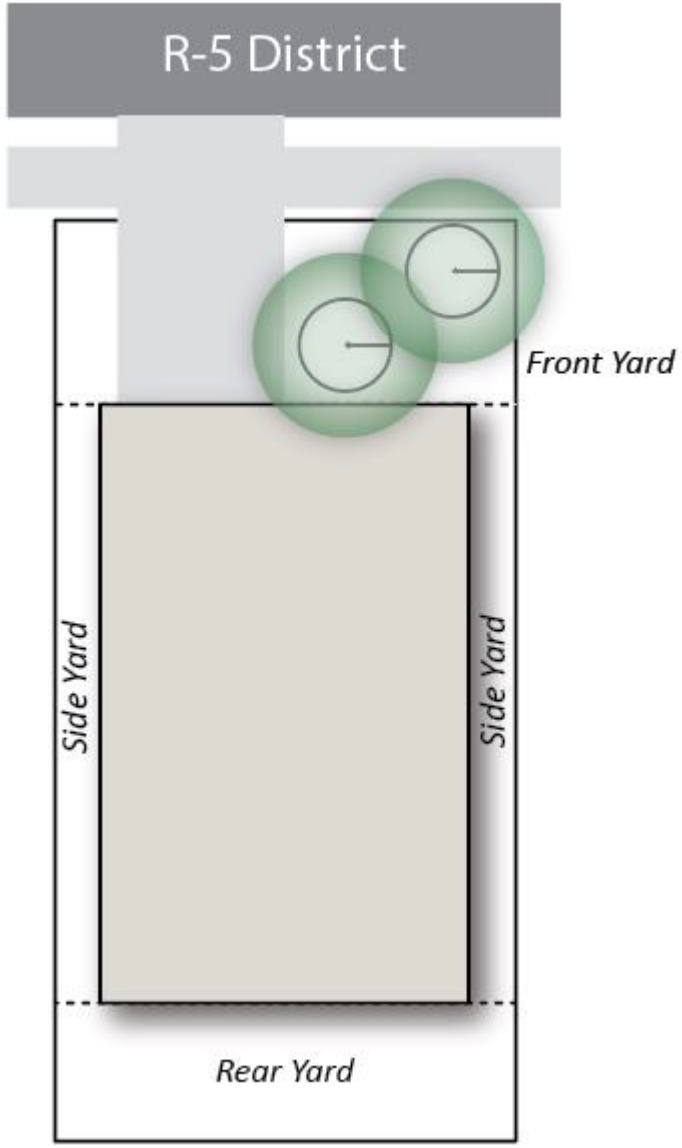
1. Residential Lots
    - Increase tree size to 3-inch trees instead of 2-inch; shade trees only
2. Credits
    - Replacement Trees and Preserved Trees may be counted towards this requirement
3. Small Lots
    - Under 50’ lots, only one tree in front yard
    - Minimum 40% landscape space in front yard



Minimum 40% landscaping area in front yard



Only one tree allowed in front yard for lots less than 50’ wide



Two trees allowed in front yard for lots at least 50’ wide

COMMERCIAL TREE & LANDSCAPING

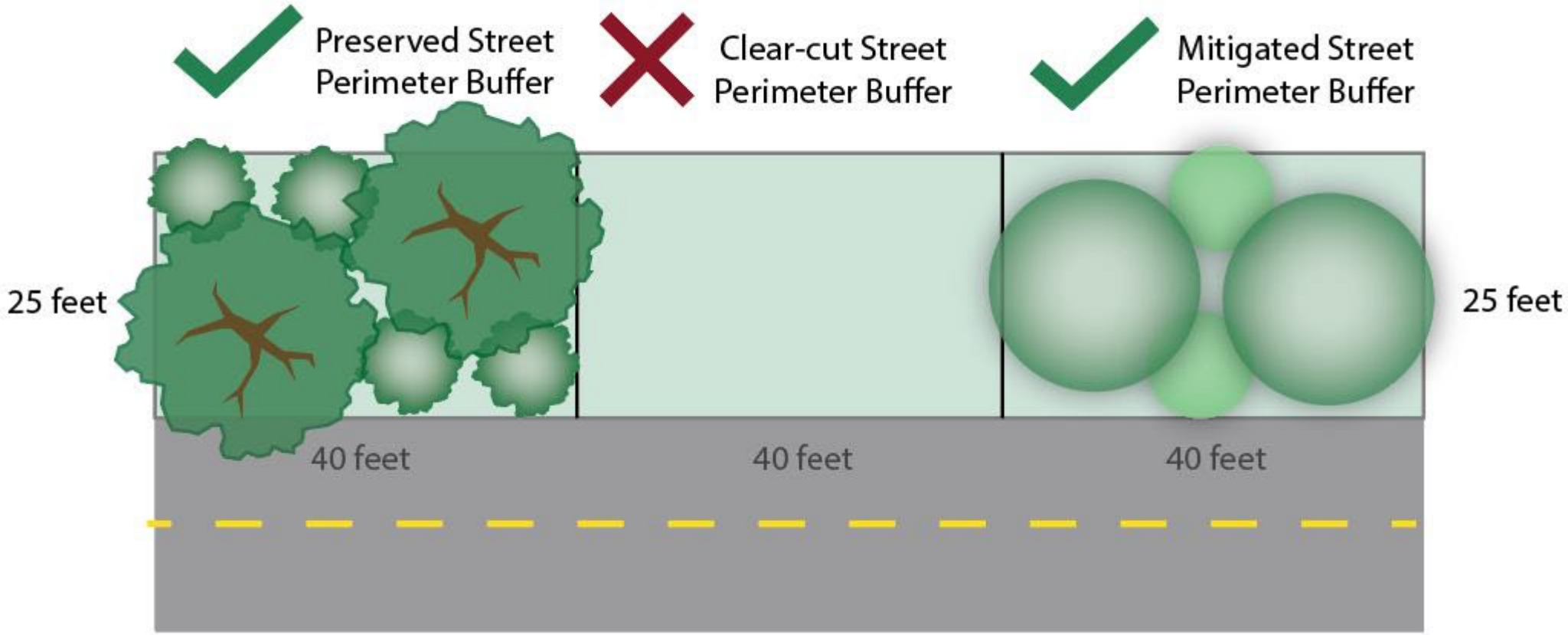
1. Parking Lot Landscape Areas
    - Landscape island at the end of parking rows and throughout the lot for every twelve (12) parking stalls in a row
    - Landscape areas shall not contain more than 50% of a non-vegetative landscape material
2. Shade Trees
    - One shade tree in each landscape island

STREET PERIMETER BUFFER

Buffer area intended for preserved trees, replacement trees and amenity space. Two (2) shade trees and two (2) ornamental trees per 1,000 square feet of buffer area.

Street Classification	Minimum Buffer Width
Highway	25 feet
Major Arterial	25 feet
Minor Arterial	25 feet
Collector (residential use)	25 feet
Collector (non-residential use)	15 feet
Local (residential, perimeter only)	25 feet
Local (non-residential use)	15 feet

STREET PERIMETER BUFFERS



BUFFERYARDS

Green space transitions to facilitate compatibility. Can include preserved vegetation or new plantings.

1. Compatibility buffer: 15’ landscape buffer

2. Stormwater ponds: 15’ landscape buffer

3. Planting requirements for 1,000 sq ft area:
    - One (1) shade tree
    - Two (2) ornamental trees

QUESTIONS?

halff

No action was needed for this item.

Close Public Hearing

22. **ADJOURNMENT**

Chairman Mahone adjourned the meeting at 8:19 p.m.

CHAIRMAN

ACTING SECRETARY

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***1121 WEST TAYLOR STREET (Project No. 23-006925)**

The request of City of Sherman (Owner) concerning the property located at 1121 West Taylor Street, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for a Baseball Addition

Background:

The property is located at 1121 West Taylor Street between North Ricketts Street and Westside Drive. The applicant is requesting Site Plan approval for improvements to Veteran's field to be used for a minor league baseball team. The improvements will include new bleachers, dugouts, a beergarden/hospitality structure, field boxes and an office trailer.

Origination:

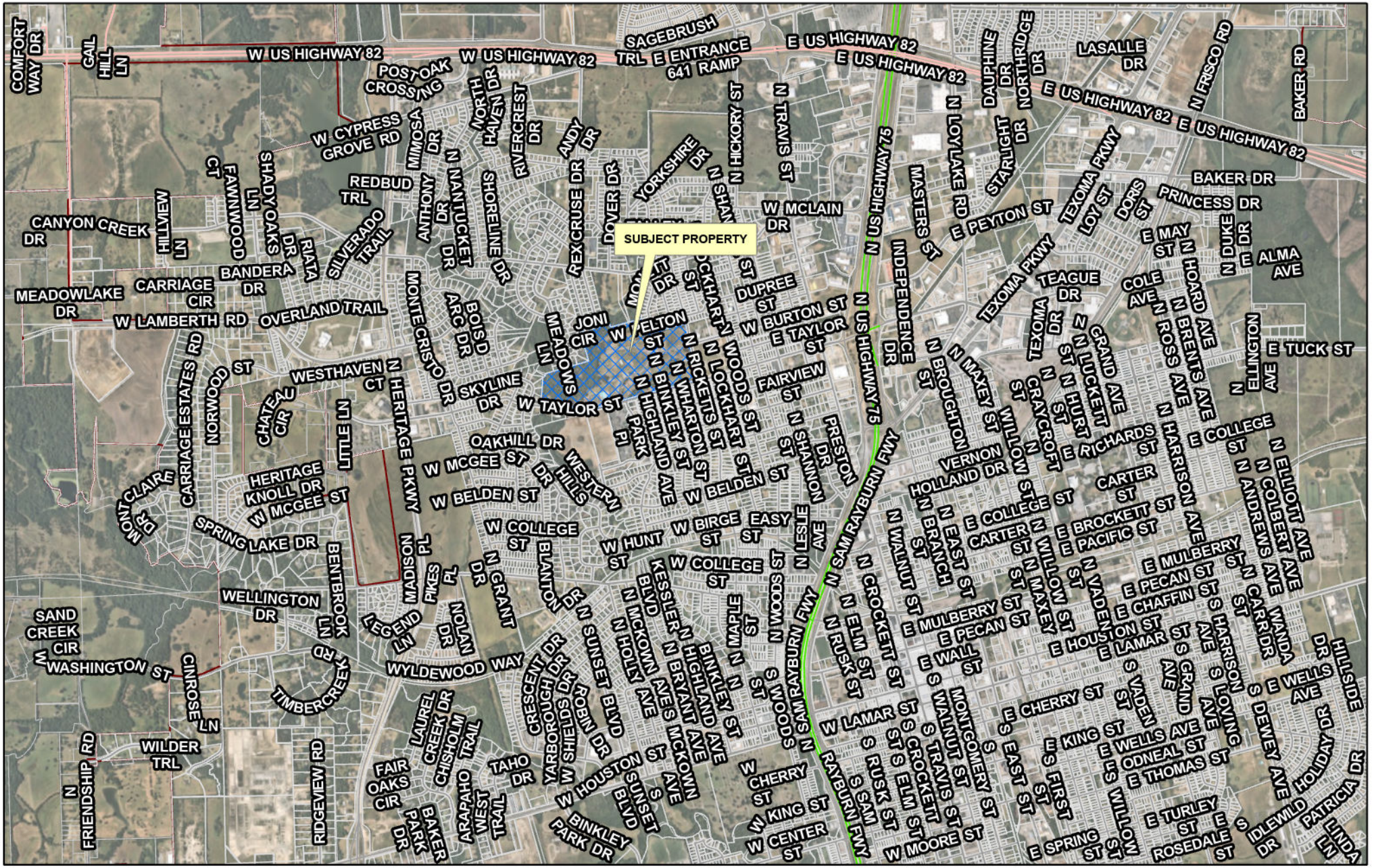
City of Sherman (Owner)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. MAP - LOCATION
2. MAP - ZONING
3. Overall Site
4. Site Plan Layout
5. Elevations_Renderings



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1121 W TAYLOR ST

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W E
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Date: 12/15/2023 8:58 AM

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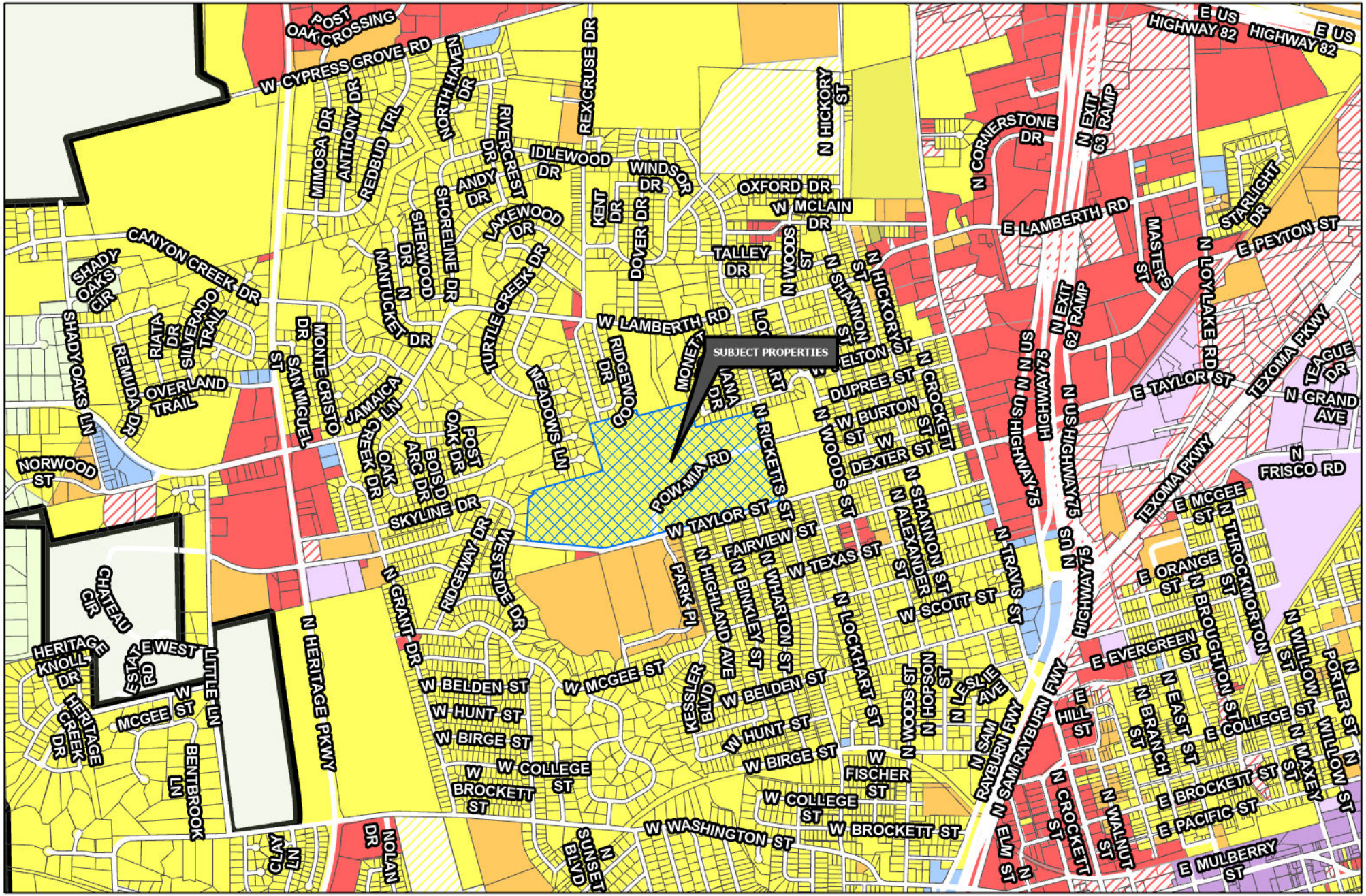

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
1121 W TAYLOR ST

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Date: 10/15/2025 8:58:21

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Key

1. Right Field Picnic Area
2. Field Boxes
3. Seating Sections 101-102
4. Seating Sections 103-104
5. Seating Sections 105-106
6. Beergarden/Hospitality
7. Left Field Picnic Area
8. Office Trailer
9. New Dugouts
10. New Front Gate Entrance
11. Portable Concession Areas for F & B

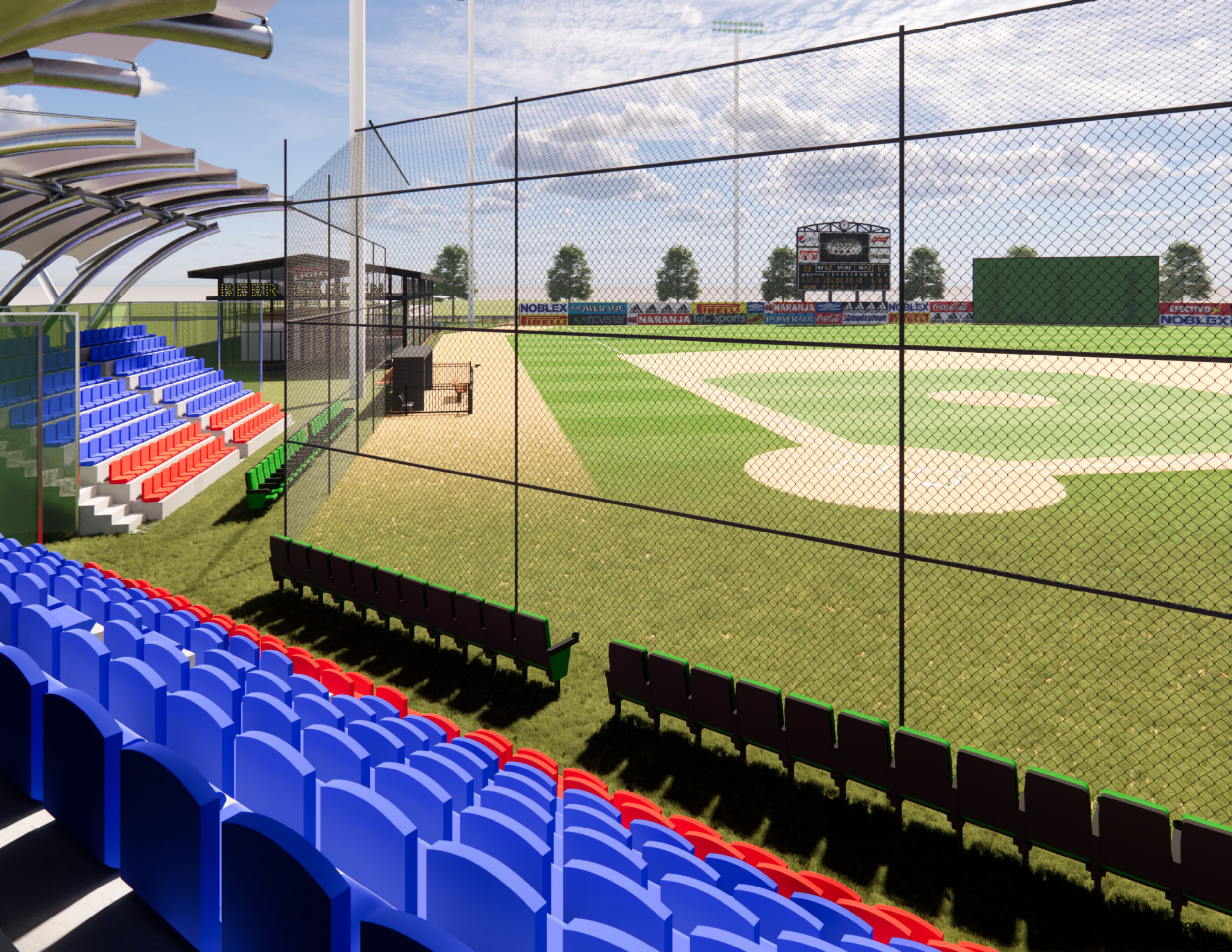
NOBLISS
POMERADE
PIRELLI
NARANJA
POMERADE

VETERAN'S FIELD
STADIUM

BEER GARDEN
movistar
NARANJA
TyC Sports
POWERADE

Bon Appétit
MEAT STREET

WELCOME
23
BALL 2
STRIKE
OUT 2
AT BAT
VISITOR
HOME
adidas
PIRELLI
NARANJA
TyC Sports
POWERADE
Coca-Cola
BRIDGESTONE
NOBLEX
EFECTIVO
flecha BUS
movistar


BEER GARDEN
NOBLEX
POWERADE
movistar
NARANJA
TyC Sports
Coca-Cola
Quilmes
NOBLEX

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***416 SOUTH ELM STREET (Project No. 23-006073)**

The request of Oscar Medina (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 416 South Elm Street, consisting of 0.341 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Final Plat of Medina Addition

Background:

The property is located at 416 South Elm Street between West Cherry Street and West King Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 8/22/2023 - Public Hearing and Zone Change from MF-30 (Multi-Family Residential) District to R-5 (Single-Family Residential) District.
- 10/17/2023 - Preliminary Plat of Medina Addition

Origination:

Oscar Medina (Owner)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. MAP - LOCATION
2. MAP - ZONING
3. Cover Letter
4. FINAL PLAT

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
416 S ELM ST

N
W E
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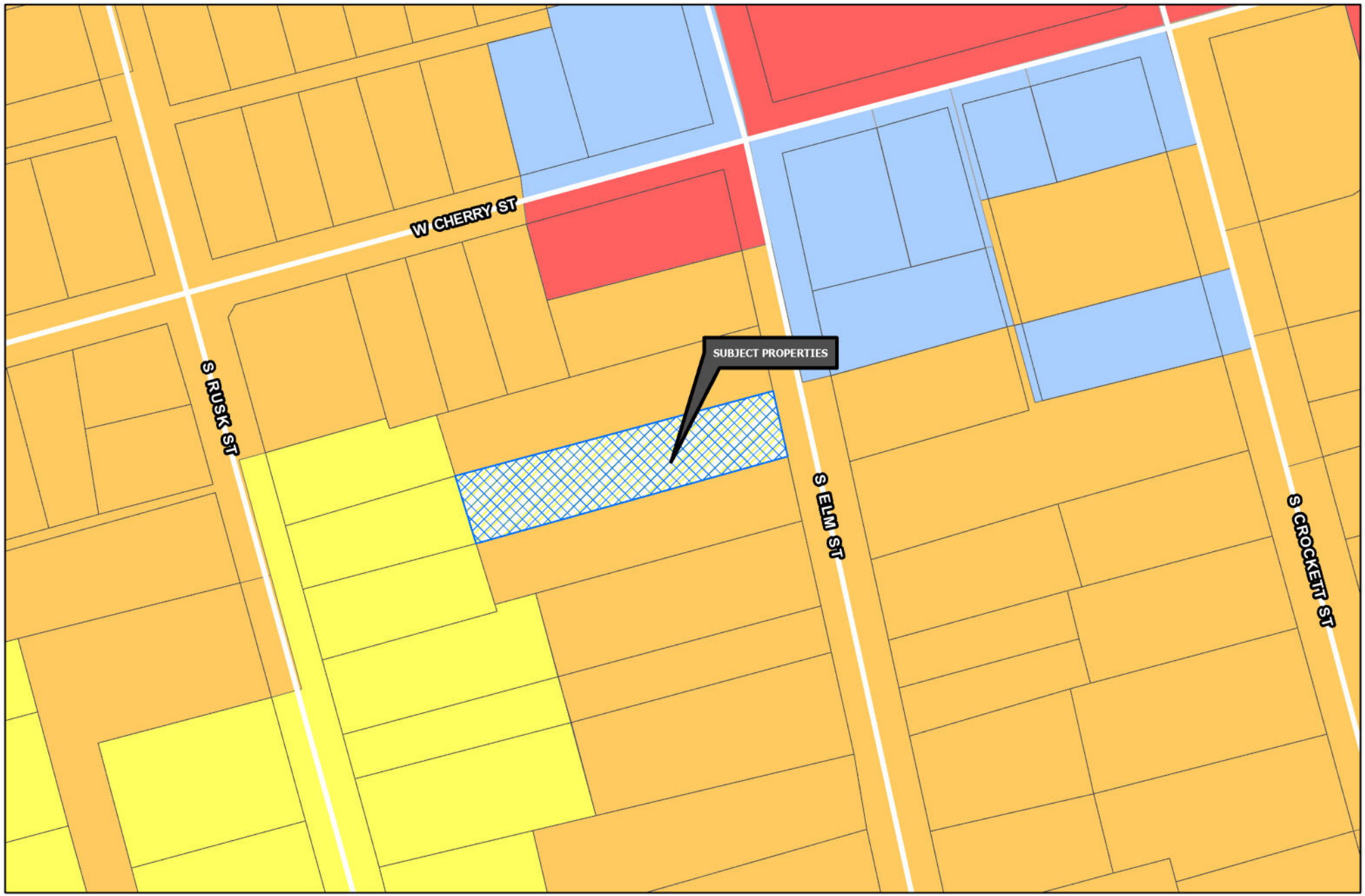
Date: 12/15/2023 8:58 AM



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
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- 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
416 S ELM ST

N
W E
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Date: 10/15/2018 5:53:11

UNDERWOOD
DRAFTING & SURVEYING, INC.

December 13, 2023

City of Sherman
Planning Department

Re: Medina Addition Cover Sheet

1. Graphically show edge of pavement on drawing.
   Shown

2. Show a minimum of three (3) found monuments on drawing.
   After speaking with Amber Doan, the surveyor explained that finding three monuments is not always possible. This requirement is no longer required.

3. Dedicate a 10' Utility Easement along Elm Street.
   Shown.

4. Final Plat to have all signature blocks in compliance with Ordinance No. 6643.
   Shown.

5. Preliminary Plats are valid for a period of 24 months.
   Noted.

6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission.
   Completed.

All items have been completed to staff's approval.

Respectfully,
Kimberly Poort
Office Manager

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

JOB NO. 23090966
DFT: EB

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being a retracement survey of that tract of land conveyed to Oscar Medina as recorded in Document Number 2022-30635, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northeast corner of said Medina Tract, common to the southeast corner of a tract of land described in the deed to Hubert Baker and Janie L. Baker, recorded in Volume 1231, Page 567, Deed Records, Grayson County, Texas;

Thence South 11°45'04" East, with the easterly line of said Medina Tract, a distance of 55.09 feet to a 1/2" steel rod set for the southeast corner of said Medina Tract;

Thence South 74°53'05" West, with the southerly line of said Medina Tract, a distance of 217.12 feet to a set 1/2" steel rod;

Thence South 15°06'55" East, continuing with the southerly line of said Medina Tract, a distance of 2.00 feet to a set 1/2" steel rod;

Thence South 74°53'05" West, continuing with the southerly line of said Medina Tract, a distance of 51.00 feet to a 1/2" steel rod set for the southwest corner of said Medina Tract;

Thence North 11°45'04" West, with the westerly line of said Medina Tract, a distance of 57.10 feet to a 1/2" steel rod set for the northwest corner of said Medina Tract, common to the southwest corner of aforesaid Baker Tract;

Thence North 74°53'05" East, with the northerly line of said Medina Tract, a distance of 268.00 feet to the Point of Beginning and containing 0.341 acres of land, more or less.

ACCEPTANCE

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

Chairman _____ *Secretary* _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

_____ _____
Douglas W. Underwood *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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

WITNESS MY HAND this _____ day of _____, 2023.

_____
OSCAR MEDINA

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, OSCAR MEDINA 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 _____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, OSCAR MEDINA, 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 MEDINA ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at MEDINA 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 _____, 2023

BY: OSCAR MEDINA

BY: _____

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding 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. 48181C0290G, effective date September 1, 2022.

NORTH

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

GRAPHIC SCALE

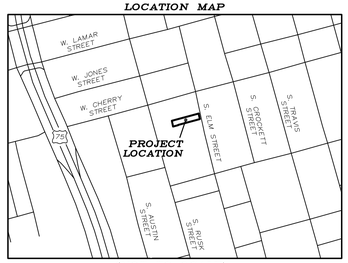
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
— — —	BOUNDARY LINE
— – —	PROPERTY LINE
P.O.B.	POINT OF BEGINNING

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
OSCAR MEDINA
6406 DAY SPRING DRIVE
THE COLONY, TX 75056

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

FINAL PLAT
MEDINA ADDITION
Being a part of the Samuel Blagg, Abstract Number 56. Being in the City of Sherman, Grayson County, Texas. Containing 0.341 acres of land

09-15-2023

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. 8.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***2000-2300 BLOCKS WEST MOORE STREET (Project No. 23-006953)**

The request of Jacob Tudor, Carbet Properties LLC (Owner), Len McManus (Representative) and Underwood Drafting and Surveying (Surveyor) concerning the property in the 2000-2300 Blocks West Moore Street, consisting of 18.153 acres in the Elizabeth Jones Survey, Abstract No. 625 currently zoned R-6 (Single Family Residential) District and MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Pebblebrook South Phase 4, Section 2.

Background:

The property is located in the 2000-2300 Blocks West Moore Street between West Park Avenue and West Travis Street. The owner would like to plat the property into 62 lots for residential development.

The following has been approved for this location:

- 10/17/2023 - Final Plat of Pebblebrook South Phase 4, Section 1.

Origination:

Jacob Tudor, Carbet Properties LLC (Owner)
Len McManus (Representative)
Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item.

Attachments:

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

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2000-2300 BLKS W MOORE ST

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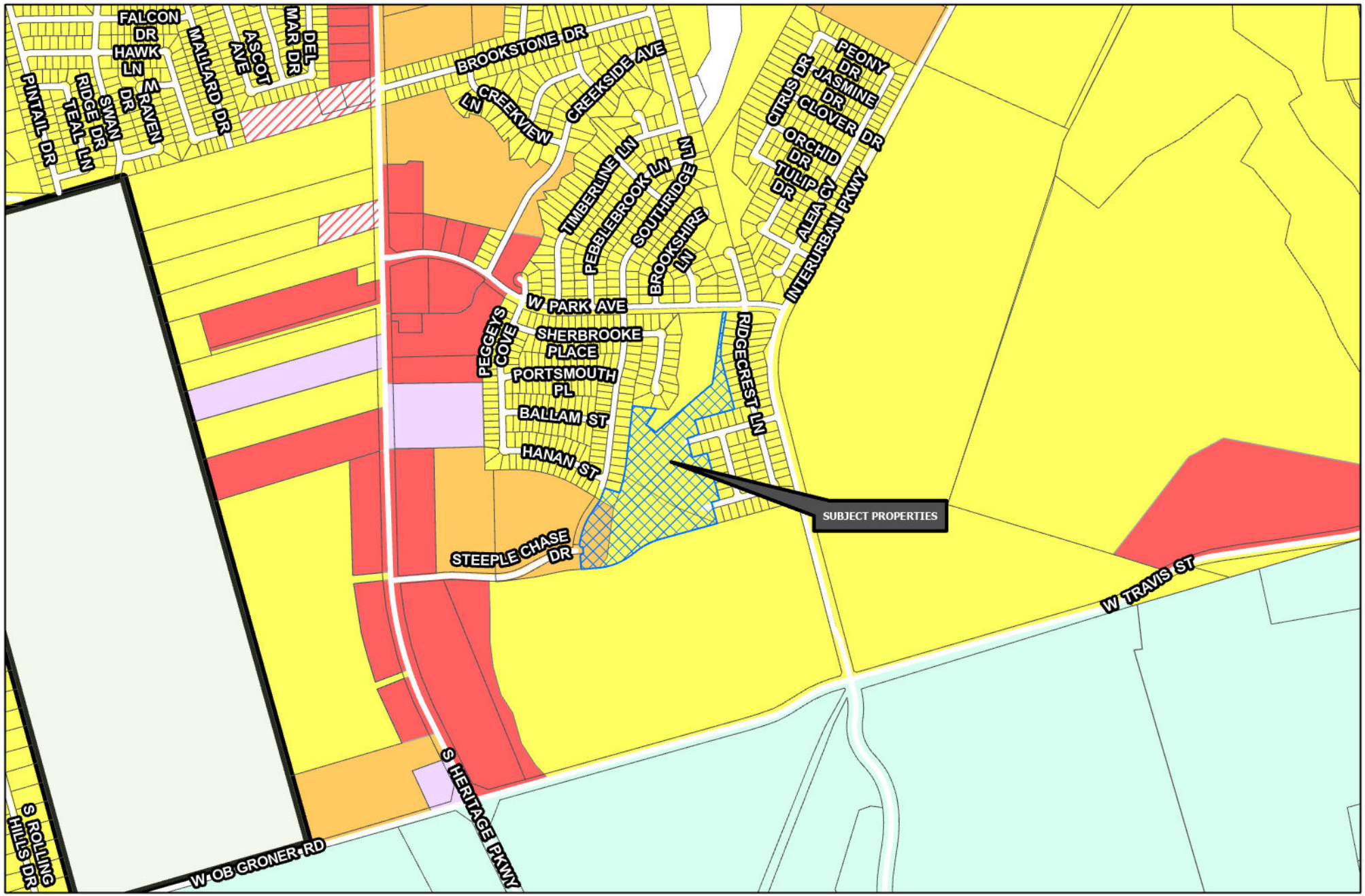
Date: 12/15/2023 9:46 AM



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
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- 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
2000-2300 BLKS W MOORE ST

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Date: 10/15/2020 9:46:21 AM

McMANUS & JOHNSON CONSULTING ENGINEERS, LLC
PO BOX 835 | 12302 FM 121 | Van Alstyne, Texas 75495
888.344.6523 | www.mcmanusjohnson.com TBPE #F-15276

December 13, 2023

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

Re: Pebblebrook South Phase 4 Section 2 Final Plat Submittal

To Whom It May Concern:

McManus & Johnson Consulting Engineers (MJCE) is submitting the Final Plat for Pebblebrook South Phase 4 Section 2 on behalf of Carbet Properties, LLC.

This plat follows the Preliminary Plat which was approved on September 21, 2021. The original final plat for this project, which addressed comments from that submittal, was approved on April 19, 2022. During construction, Carbet Properties, LLC decided to split the project into 2 sections and MJCE was asked by the City to re-submit the plans and plat to reflect the two sections.

The City provided comments for this plat via email on November 22, 2023, and those comments have been addressed as follows:

- Dedicate a 10' Utility Easement along knuckle intersecting Sandpiper Trail and Woodbrook Drive. *Code of Ordinances Chapter 10.03.003(d)(1)*
  - *Revised*
- Metes and bounds do not match drawing along Woodbrook Drive. Correct appropriately. *Code of Ordinances Chapter 10.02.002(b); 10.02.003(b); 10.02.005(b)*
  - *Revised*
- Indicate number of residential lots, HOA lots, Open Space lots, etc. on plat. It is recommended to have this information in a table.
  - *Revised*

Thank you for your consideration of this final plat.

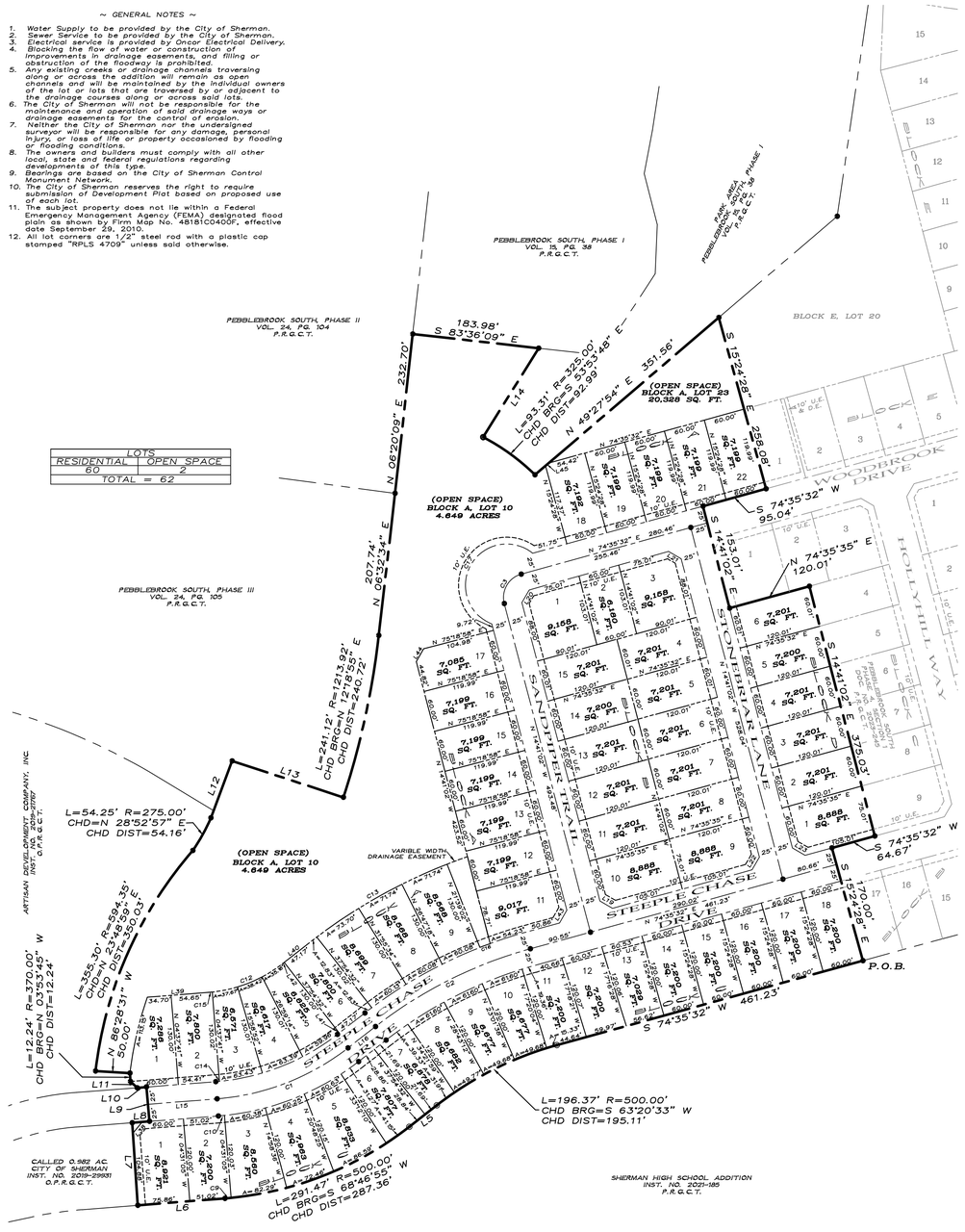
Len McManus, PE
Principal
McManus & Johnson Consulting Engineers, LLC

JOB NO. 23111194

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding 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. 48181C0400F, effective date September 29, 2010.
12. All lot corners are 1/2" steel rod with a plastic cap stamped "RPLS 4709" unless said otherwise.

LOTS	
RESIDENTIAL	OPEN SPACE
60	2
TOTAL = 62	

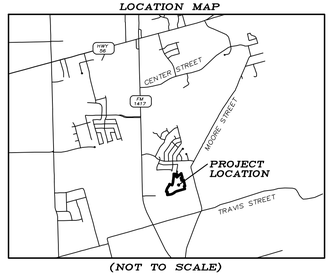


BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°48'13" W	122.22'
L2	S 14°54'23" E	0.29'
L3	S 15°07'03" E	69.90'
L4	S 15°06'06" E	53.39'
L5	S 52°05'28" W	50.53'
L6	S 85°28'55" W	126.88'
L7	N 03°56'54" W	120.01'
L8	N 85°28'55" E	25.30'
L9	N 05°12'40" W	50.00'
L10	S 85°33'33" W	13.33'
L11	N 46°42'54" W	13.50'
L12	N 20°31'44" E	88.15'
L13	S 71°52'55" E	170.11'
L14	S 31°56'52" W	152.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N 85°28'55" E	100.69'
L16	S 52°05'28" E	50.55'
L17	N 01°21'22" W	59.64'
L18	N 55°30'27" W	30.00'
L19	N 60°02'14" W	21.08'
L20	N 29°57'14" E	21.35'
L21	S 60°02'38" E	21.08'
L22	S 29°57'13" W	21.35'
L23	N 60°02'14" W	21.08'
L24	N 29°56'36" E	21.35'
L25	S 60°02'46" E	21.08'
L26	S 29°57'13" W	21.35'
L27	N 60°02'14" W	21.08'
L28	N 29°57'05" E	21.35'
L29	S 60°03'13" E	21.08'
L30	S 29°57'13" W	21.35'
L31	S 14°54'23" E	0.29'
L32	S 15°06'06" E	5.30'
L33	S 14°41'02" E	4.23'
L34	N 60°02'45" W	21.08'
L35	N 14°41'02" W	5.52'
L37	S 29°57'15" W	21.35'
L38	S 39°53'23" W	21.18'
L39	N 85°28'55" E	89.35'
L40	S 52°05'28" E	50.58'
L41	S 52°05'28" W	3.39'
L42	N 52°05'28" E	3.41'
L43	N 29°57'14" E	21.35'
L44	N 29°58'48" E	21.35'
L45	N 49°27'54" E	6.16'
L46	N 29°57'15" E	21.35'

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	355.00'	206.94'	N 68°46'55" E	204.03'	33°24'00"
C2	645.00'	253.32'	N 63°20'33" E	251.69'	22°30'08"
C3	35.00'	54.54'	N 29°57'15" E	49.18'	89°16'34"
C4	350.00'	206.78'	N 02°14'28" E	203.79'	33°51'01"
C5	350.00'	125.36'	N 08°54'18" E	124.70'	20°31'21"
C10	500.00'	8.98'	S 84°58'03" W	8.98'	1°01'44"
C11	380.00'	8.98'	N 84°48'18" E	8.98'	1°21'14"
C12	200.00'	116.59'	N 68°46'55" E	114.94'	33°24'00"
C13	800.00'	230.01'	N 60°19'40" E	229.22'	16°28'23"
C14	330.00'	5.59'	S 84°59'46" W	5.59'	0°58'17"
C15	200.00'	5.36'	N 84°42'58" E	5.36'	1°31'53"
C16	669.98'	15.79'	N 69°16'52" E	15.79'	1°21'01"
C17	60.00'	207.01'	N 29°57'15" E	118.57'	197°40'51"

LOCATION MAP



(NOT TO SCALE)

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this_____day of_____, 2023 , by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ Chairman

_____ Secretary

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CARBET PROPERTIES, LLC (RANDALL TUDOR), do hereby adopt this plat designating the hereinabove property as the PEBBLEBROOK, SOUTH, PHASE 4, SECTION 2, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, 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_____day of _____, 2023.

_____
RANDALL TUDOR
CARBET PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, RANDALL TUDOR 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_____, 2023.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being all of a called 36.87 acre tract of land described in the deed to Carbet Properties, LLC, recorded in Instrument No. 2021-38984, Official Public Records, Grayson County, Texas, and all of a called 0.563 acre tract of land described in the deed to Carbet Properties, LLC, recorded in Instrument No. 2022-2756, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set for the southeast corner of the herein described tract of land, common to the southwest corner of Pebblebrook South, Phase 4, Section 1, according to the plat thereof recorded in Document No. 2023-245, Plat Records, Grayson County, Texas, and on the northerly line of Sherman High School Addition, according to the plat thereof recorded in Instrument No. 2021-185, said Plat Records;

Thence South 74°35'32" West, a distance of 461.23 feet to a found 1/2" steel rod;

Thence with a tangent curve to the left having a radius of 500.00 feet, (chord bears South 63°20'33" West, a distance of 195.11 feet) an arc length of 196.37 feet to a found 1/2" steel rod;

Thence South 52°05'28" West, a distance of 50.53 feet to a found 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 500.00 feet, (chord bears South 68°46'55" West, a distance of 287.36 feet) an arc length of 291.47 feet to a set 1/2" steel rod;

Thence South 85°28'55" West, a distance of 126.88 feet to a set 1/2" steel rod;

Thence North 03°56'54" West, a distance of 120.01 feet to a set 1/2" steel rod;

Thence North 85°28'55" East, a distance of 25.30 feet to a set 1/2" steel rod;

Thence North 05°12'40" West, a distance of 50.00 feet to a set 1/2" steel rod;

Thence South 85°33'33" West, a distance of 13.33 feet to a set 1/2" steel rod;

Thence North 46°42'54" West, a distance of 13.50 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 370.00 feet, (chord bears North 03°53'45" West, a distance of 12.24 feet) an arc length of 12.24 feet to a set 1/2" steel rod;

Thence North 86°28'31" West, a distance of 50.00 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 594.35 feet, (chord bears North 23°48'59" East, a distance of 350.03 feet) an arc length of 355.30 feet to a set 1/2" steel rod;

Thence with a reverse curve to the left having a radius of 275.00 feet, (chord bears North 28°52'57" East, a distance of 54.16 feet) an arc length of 54.25 feet to a set 1/2" steel rod;

Thence North 20°31'44" East, a distance of 88.15 feet to a found 1/2" steel rod set;

Thence South 71°52'55" East, a distance of 170.11 feet to a found 1/2" steel rod set;

Thence with a non-tangent curve to the left having a radius of 1213.92 feet, (chord bears North 12°18'55" East, a distance of 240.72 feet) an arc length of 241.12 feet to a set 1/2" steel rod set;

Thence North 06°32'34" East, a distance of 207.74 feet to a set 1/2" steel rod;

Thence North 06°20'09" East, a distance of 232.70 feet to a set 1/2" steel rod;

Thence South 83°36'09" East, a distance of 183.98 feet to a set 1/2" steel rod;

Thence South 31°56'52" West, a distance of 152.26 feet to a found 5/8" steel rod;

Thence with a non-tangent curve to the right having a radius of 325.00 feet, (chord bears South 53°53'48" East, a distance of 92.99 feet) an arc length of 93.31 feet to a set 1/2" steel rod;

Thence North 49°27'54" East, a distance of 351.56 feet to a 1/2" steel rod set for the northeast corner of the herein described tract of land, common to the western-most northwest corner of aforesaid Pebblebrook South, Phase 4, Section 1 Addition;

Thence crossing said 36.87 acre tract, and with the northerly, easterly and westerly lines of said Pebblebrook South, Phase 4, Section 1 Addition, the following 7 courses:

1. South 15°24'28" East, a distance of 258.08 feet to a set 1/2" steel rod;
2. South 74°35'32" West, a distance of 95.04 feet to a set 1/2" steel rod;
3. South 14°41'02" East, a distance of 153.01 feet to a set 1/2" steel rod;
4. North 74°35'35" East, a distance of 120.01 feet to a set 1/2" steel rod;
5. South 14°41'02" East, a distance of 375.03 feet to a set 1/2" steel rod;
6. South 74°35'32" West, a distance of 64.67 feet to a set 1/2" steel rod;
7. South 15°24'28" East, a distance of 170.00 feet to the Point-of-Beginning and containing 18.153 acres (790,755 square feet) of land, more or less.

LEGEND
- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- 5/8" STEEL ROD FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT 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.

OWNERS/DEVELOPER
CARBET PROPERTIES, LLC
P.O. BOX 1846
PILOT POINT, TEXAS 76258
CONTACT: RANDALL TUDOR

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

ENGINEER
MCMANUS & JOHNSON
P.O. BOX 835
VAN ALSTYNE, TX 75495

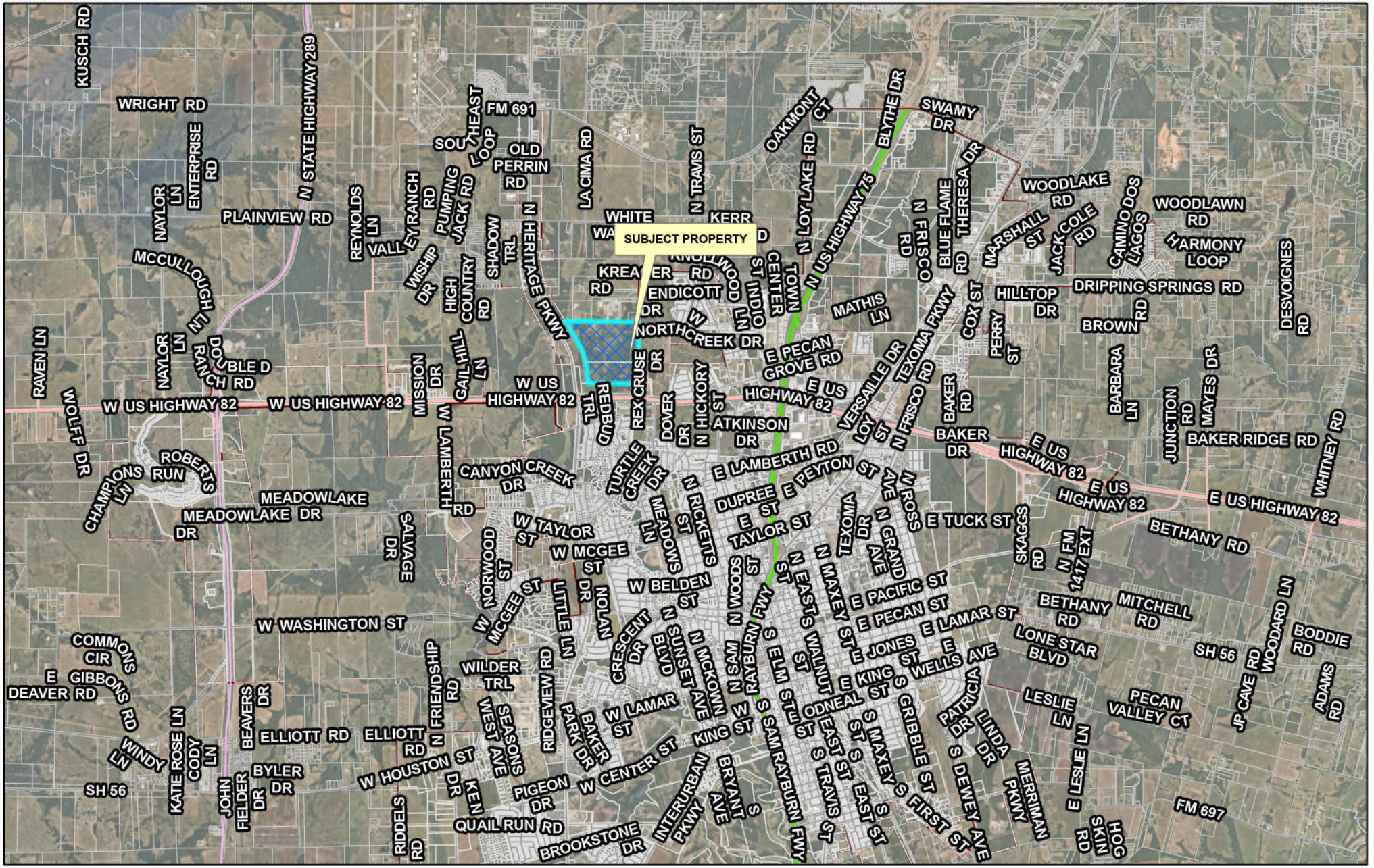
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 1

FINAL PLAT
PEBBLEBROOK SOUTH PHASE 4 SECTION 2

Being a part of the Elizabeth Jones Survey, Abstract Number 625.
Being in the City of Sherman, Grayson County, Texas.
Containing 18.153 acres of land

11-20-23



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 BLK PLAINVIEW RD

N
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S

Date: 12/12/2023 9:50 AM

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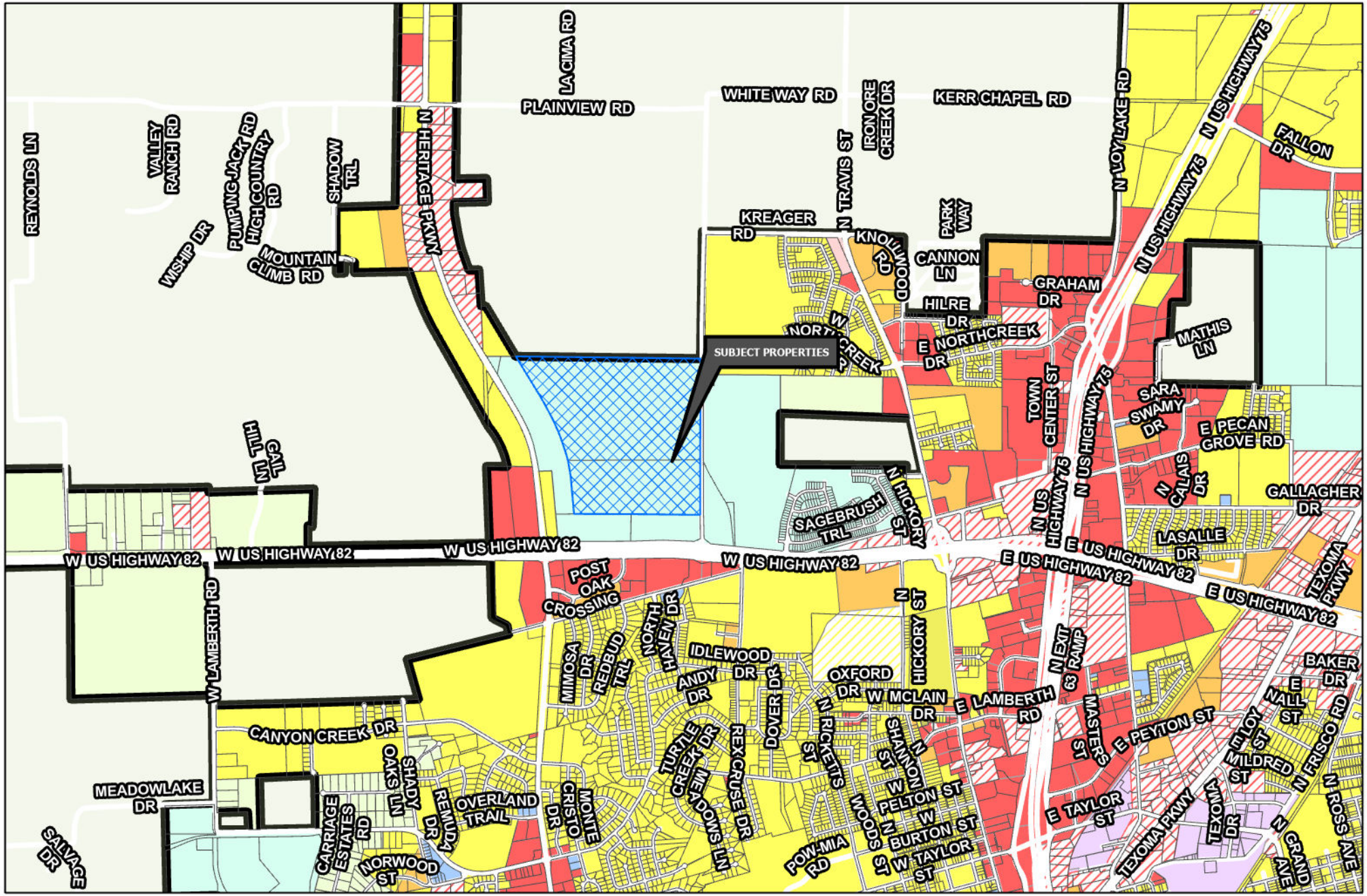

Sherman
CLASSIC TOWN. BROAD HORIZON.

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 BLK PLAINVIEW RD

N
W E
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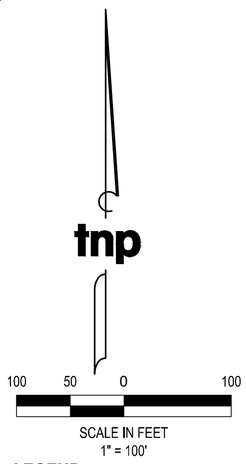
Date: 10/14/2022 3:56:23 PM



LEGEND

(C.M.) - CONTROL MONUMENT
IRF - IRON ROD FOUND
PP - POWER POLE
OHE - OVERHEAD ELECTRIC
D.R.G.C.T. - DEED RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T. - OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS

GENERAL NOTES:

1) To the best of my knowledge and belief as of December 12, 2023 all visible improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown on said survey.

2) By graphic scale only and per the National Flood Insurance Program Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270G, Effective Date: September 1, 2022, the subject property is shown to be located in Zone "X" and Zone "A". The location of the said flood zones is based on said map and is approximate and is not located on the ground. This statement shall not create liability on the part of the surveyor. Relevant zones are defined as follows:

   Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

   Zone "A" - Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.

3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.

5) The gas lines shown are approximate and based on surface markers located during the course of the survey. The location of the gas lines as shown are for general reference only and shall not create liability on the part of the surveyor.

6) Only Visible utilities are shown, other underground utilities may exist that were not marked or not visible at the time of the survey.

7) This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. The property shown hereon matches the The Title Commitment/ Policy as provided by _____ (GF. NO. _____) bearing an effective date of: _____ Said property is contiguous and mathematically closes.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

ONLY SURVEYING ITEMS ARE LISTED

DESCRIPTION OF PROPERTY SURVEYED

BEING a tract of land situated in the Uriah Burns Survey, Abstract Number 121, Grayson County, Texas and being a portion of a called 254.489 acre tract of land to Heritage Ranch Holdings, LTD. as recorded in Document Number 2020-19193 of the Official Public Records of Grayson County, Texas and being more particularly described by metes and bounds as follows;

COMMENCING at a railroad spike found in the center of Plainview Road for a westerly corner of a called 64.128 acre tract of land called Tract 1 to Astoria Homes, LLC as recorded in Document Number 2020-30762 of the Official Public Records of Grayson County, Texas for the northeast corner of said 254.489 acre tract;

THENCE South 00 degrees 41 minutes 10 seconds West along the center of said Plainview Road same being the west line of said 64.128 acre tract and the east line of said 254.489 acre tract, a distance of 270.78 feet to a 1/2 inch iron rod found for the southwest corner of said 64.128 acre tract and the northwest corner of a called 1.000 acre tract of land to Heritage Ranch Municipal Utility District No. 1 of Grayson County - Directors Lot as recorded in Document Number 2023-20075 of the Official Public Records of Grayson County, Texas same being the northwest corner of a called 171.516 acre tract of land to RCICD Heritage Ranch, LLC as recorded in Document Number 2022-6833 of the Official Public Records of Grayson County, Texas;

THENCE South 00 degrees 01 minutes 01 seconds East continuing along the center of said Plainview Road along the east line of said 254.489 acre tract same being the west line of said 1.000 acre tract and the west line of said 171.516 acre tract, a distance of 581.76 feet to a mag nail set for corner at the POINT OF BEGINNING of the herein described tract;

THENCE South 00 degrees 01 minutes 01 seconds East, continuing along the center of said Plainview Road same being the east line of said 254.489 acre tract and the west line of said 171.516 acre tract, a distance of 1378.18 feet to a mag nail set for corner on the west line of a called 184.50 acre tract of land to TPJ Properties LTD. as recorded in Volume 3203, Page 464 of the Deed Records of Grayson County, Texas, same being the east line of said 254.489 acre tract;

THENCE departing the center of said Plainview Road, same being the east line of said 254.489 acre tract and the west line of said 184.50 acre tract and through the interior of said 254.489 acre tract the following courses and distances;

West, a distance of 398.17 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 1250.00 feet, a central angle of 29 degrees 03 minutes 50 seconds, an arc length of 634.08 feet, a chord bearing of North 75 degrees 28 minutes 05 seconds West, a distance of 627.30 feet to a point for corner in Cypress Grove Creek;

THENCE continuing through the interior of said 254.489 acre tract and generally along the meanders of said creek the following courses and distances;

North 08 degrees 43 minutes 41 seconds East, a distance of 103.30 feet to a point for corner;
North 39 degrees 17 minutes 51 seconds East, a distance of 15.21 feet to a point for corner;
North 17 degrees 21 minutes 41 seconds West, a distance of 39.85 feet to a point for corner;
North 75 degrees 08 minutes 26 seconds West, a distance of 30.59 feet to a point for corner;
North 01 degrees 02 minutes 59 seconds West, a distance of 27.87 feet to a point for corner;
North 37 degrees 10 minutes 18 seconds East, a distance of 38.10 feet to a point for corner;
North 13 degrees 34 minutes 01 seconds West, a distance of 7.64 feet to a point for corner;
North 54 degrees 33 minutes 29 seconds East, a distance of 13.99 feet to a point for corner;
South 88 degrees 53 minutes 26 seconds East, a distance of 36.00 feet to a point for corner;
North 42 degrees 35 minutes 12 seconds East, a distance of 32.89 feet to a point for corner;
North 15 degrees 49 minutes 39 seconds West, a distance of 58.36 feet to a point for corner;
North 43 degrees 49 minutes 42 seconds East, a distance of 72.80 feet to a point for corner;
South 82 degrees 21 minutes 22 seconds East, a distance of 24.19 feet to a point for corner;
North 42 degrees 03 minutes 49 seconds East, a distance of 64.19 feet to a point for corner;
North 22 degrees 07 minutes 00 seconds East, a distance of 66.80 feet to a point for corner;
North 00 degrees 11 minutes 21 seconds West, a distance of 79.62 feet to a point for corner;
North 48 degrees 36 minutes 52 seconds East, a distance of 29.02 feet to a point for corner;
North 11 degrees 13 minutes 15 seconds West, a distance of 60.10 feet to a point for corner;
North 70 degrees 36 minutes 29 seconds East, a distance of 97.06 feet to a point for corner;
North 43 degrees 18 minutes 31 seconds East, a distance of 34.93 feet to a point for corner;
North 03 degrees 46 minutes 00 seconds West, a distance of 17.26 feet to a point for corner;
North 39 degrees 24 minutes 01 seconds West, a distance of 32.40 feet to a point for corner;
North 24 degrees 35 minutes 39 seconds East, a distance of 62.60 feet to a point for corner;
North 47 degrees 36 minutes 39 seconds East, a distance of 100.19 feet to a point for corner;
North 38 degrees 27 minutes 22 seconds East, a distance of 46.67 feet to a point for corner;
North 25 degrees 38 minutes 48 seconds East, a distance of 33.88 feet to a point for corner;
North 04 degrees 12 minutes 33 seconds West, a distance of 55.62 feet to a point for corner;
North 63 degrees 00 minutes 00 seconds East, a distance of 95.37 feet to a point for corner;
North 03 degrees 30 minutes 38 seconds West, a distance of 50.09 feet to a point for corner;
North 29 degrees 30 minutes 58 seconds East, a distance of 79.90 feet to a point for corner;
North 83 degrees 29 minutes 12 seconds East, a distance of 15.00 feet to a point for corner;
North 20 degrees 03 minutes 17 seconds East, a distance of 61.97 feet to a point for corner;
North 67 degrees 48 minutes 15 seconds East, a distance of 58.77 feet to a point for corner;
North 07 degrees 48 minutes 43 seconds West, a distance of 37.93 feet to a point for corner;
North 59 degrees 42 minutes 10 seconds East, a distance of 37.86 feet to a point for corner;
South 33 degrees 51 minutes 17 seconds East, a distance of 82.83 feet to a point for corner;
North 72 degrees 07 minutes 33 seconds East, a distance of 63.58 feet to a point for corner;
South 29 degrees 33 minutes 29 seconds East, a distance of 29.74 feet to a point for corner;
North 87 degrees 15 minutes 55 seconds East, a distance of 13.40 feet to a point for corner;
North 47 degrees 30 minutes 49 seconds East, a distance of 54.50 feet to a point for corner;
North 12 degrees 31 minutes 43 seconds West, a distance of 24.85 feet to a point for corner;
North 87 degrees 04 minutes 20 seconds East, a distance of 18.98 feet to a point for corner;
South 51 degrees 48 minutes 09 seconds East, a distance of 53.51 feet to a point for corner;
South 29 degrees 01 minutes 48 seconds East, a distance of 31.98 feet to a point for corner;
North 78 degrees 03 minutes 11 seconds East, a distance of 77.11 feet to the POINT OF BEGINNING containing 1,035,162 square feet, or 23.764 acres of land.

SURVEYOR'S CERTIFICATE

To: Sherman Independent School District and Heritage Ranch Holdings, LTD.

I, Brian J. Maddox II, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition II Land Title Survey.

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.

Brian J. Maddox II
Registered Professional Land Surveyor No. 6659
Surveyed on the ground December 12, 2023

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

LINE	BEARING	DISTANCE
L1	N 08°43'41" E	103.30'
L2	N 39°17'51" E	15.21'
L3	N 17°21'41" W	39.85'
L4	N 75°08'26" W	30.59'
L5	N 01°02'59" W	27.87'
L6	N 37°10'18" E	38.10'
L7	N 13°34'01" W	7.64'
L8	N 54°33'29" E	13.99'
L9	S 88°53'26" E	36.00'
L10	N 42°35'12" E	32.89'
L11	N 15°49'39" W	58.36'
L12	N 43°49'42" E	72.80'
L13	S 82°21'22" E	24.19'
L14	N 42°03'49" E	64.19'
L15	N 22°07'00" E	66.80'
L16	N 00°11'21" W	79.62'
L17	N 48°36'52" E	29.02'
L18	N 11°13'15" W	60.10'
L19	N 70°36'29" E	97.06'
L20	N 43°18'31" E	34.93'
L21	N 03°46'00" W	17.26'
L22	N 39°24'01" W	32.40'
L23	N 24°35'39" E	62.60'
L24	N 47°36'39" E	100.19'
L25	N 38°27'22" E	46.67'
L26	N 25°38'48" E	33.88'
L27	N 04°12'33" W	55.62'
L28	N 63°00'00" E	95.37'
L29	N 03°30'38" W	50.09'
L30	N 29°30'58" E	79.90'
L31	N 83°29'12" E	15.00'
L32	N 20°03'17" E	61.97'
L33	N 67°48'15" E	58.77'
L34	N 07°48'43" W	37.93'
L35	N 59°42'10" E	37.86'
L36	S 33°51'17" E	82.83'
L37	N 72°07'33" E	63.58'
L38	S 29°33'29" E	29.74'
L39	N 87°15'55" E	13.40'
L40	N 47°30'49" E	54.50'
L41	N 12°31'43" W	24.85'
L42	N 87°04'20" E	18.98'
L43	S 51°48'09" E	53.51'
L44	S 29°01'48" E	31.98'
L45	N 78°03'11" E	77.11'

BASIS OF BEARINGS:

BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.0001039028.

1,035,162 SQUARE FEET OR 23.764 ACRES

HERITAGE RANCH LAND HOLDINGS, LTD.
CALLED 254.489
DOCUMENT NUMBER 2020-19193
O.P.R.G.C.T.

URIAH BURNS SURVEY,
ABSTRACT NUMBER 121

POINT OF COMMENCING
FOUND RAILROAD SPIKE (C.M.)
S 00°41'10" W 270.78'
TRACT 1
ASTORIA HOMES, LLC
CALLED 64.128 ACRES
DOCUMENT NUMBER 2020-30762
O.P.R.G.C.T.
1/2" IRF (C.M.)
S 00°01'01" E 581.76'
HERITAGE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 DIRECTORS LOT
CHRIS COLOMBE UNDIVIDED 20% INTEREST
CALLED 1.000 ACRES
DOCUMENT NUMBER 2023-20075
O.P.R.G.C.T.
30' PIPELINE ESMT.
VOLUME 1429, PAGE 637
D.R.G.C.T.
50' EASEMENT TO LONE STAR GAS COMPANY VOLUME 1276, PAGE 350 D.R.G.C.T.
MATADOR PIPELINES, INC. VOLUME 1474, PAGE 648 D.R.G.C.T.
20' RIGHT-OF-WAY EASEMENT TO CHEVRON U.S.A., INC. VOLUME 1498, PAGE 10 D.R.G.C.T.
20' RIGHT-OF-WAY EASEMENT TO CHEVRON U.S.A., INC. VOLUME 1498, PAGE 10 D.R.G.C.T.
TEXAS POWER & LIGHT COMPANY EASEMENT AND RIGHT-OF-WAY VOLUME 434, PAGE 84 D.R.G.C.T.
TEXAS POWER & LIGHT COMPANY EASEMENT AND RIGHT-OF-WAY VOLUME 396, PAGE 466 D.R.G.C.T.
ENSEARCH CORPORATION 20' PIPELINE ESMT. SEGMENT #1 VOLUME 1365, PAGE 575 D.R.G.C.T.
REMAINDER OF RCICD HERITAGE RANCH, LLC CALLED 171.516 ACRES DOCUMENT NUMBER 2022-6833 O.P.R.G.C.T.
REMAINDER OF HERITAGE RANCH LAND HOLDINGS, LTD. CALLED 254.489 DOCUMENT NUMBER 2020-19193 O.P.R.G.C.T.
REMAINDER OF TPJ PROPERTIES LTD. TRACT 1 CALLED 184.50 ACRES VOLUME 3203, PAGE 464 D.R.G.C.T.
GENERAL MEANDERS OF CYPRESS GROVE CREEK
R-1250.00' Δ-29°03'50" L-634.08' CB-N 75°28'05" W CL-627.30'
WEST 398.17'
5/8" CIRS "TNP"
MAG NAIL SET
POINT OF BEGINNING
MAG NAIL SET
PLAINVIEW ROAD
APPROXIMATE LOCATION OF FLOODPLAIN
APPROXIMATE LOCATION OF GAS LINE
ZONE "A"
POND
GRAVEL DRIVE
CHAIN LINK FENCE
BARBED WIRE FENCE
CATTLE GUARD
LOW PRESSURE GAS SIGN
PIPE FENCE
EXPOSED 6" GAS LINE
GAS WELL
OIL PIPELINE SIGN
CHEVRON OIL PIPELINE SIGN
CHEVRON WATER PIPELINE SIGN
XTO ENERGY WATER PIPELINE SIGN
XTO ENERGY OIL PIPELINE SIGN
HIGH PRESSURE OIL PIPELINE SIGN
GAS LINE POST "NO PROVIDER NAME"
BRANCH ENERGY GAS MARKER
SEMGAS GAS MARKER
GAS MARKER
GAS VALVE

LAND TITLE SURVEY OF
1,035,162 SQUARE FEET OR 23.764 ACRES

A TRACT OF LAND SITUATED IN THE
URIAH BURNS SURVEY, ABSTRACT NUMBER 121,
GRAYSON COUNTY, TEXAS

A PORTION OF A CALLED 254.489 ACRE TRACT OF LAND TO HERITAGE RANCH LAND HOLDINGS, LTD. AS RECORDED IN DOCUMENT NUMBER 2020-19193 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

PROJECT INFORMATION
Project No.: SHI 23530
Date: December 12, 2023
Drawn By: JM
Scale: 1"=100'
Sheet: 1 of 1

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPLS Registration No. 10194381
www.tnpinc.com

Drawing: L:\Projects\SHI 23530 Heritage Ranch Elementary School\Acad\Deliverables\Land_Title\2023 12 12 SHI 23530 Land Title Survey.dwg at Dec 12, 2023-1:54pm by jmaddox

Project Narrative

To: City Of Sherman

From: Teague Nall and Perkins, Inc.

Date: November 29, 2023

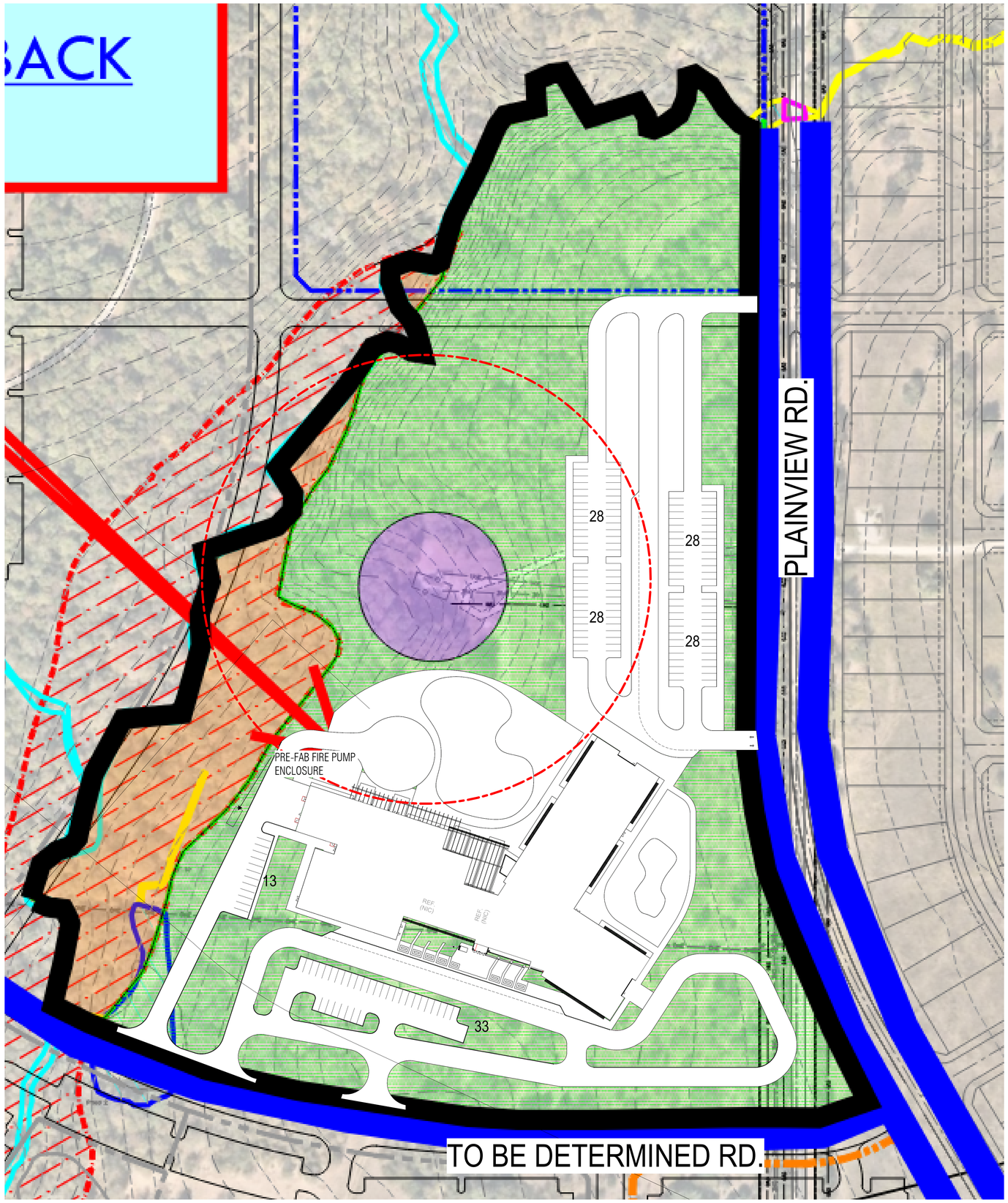
RE: Specific Use Permit; Fairview Elementary School

Design Narrative: New Shermain ISD Elementary School

The Project is the construction of a new Elementary Schooli in Sherman ISD, which will consist of building a new school on in the Heritage Ranch Development. The school will house Kindergarten through the 5th grade.

The project will consist of constructing the new 2-story elementary school including parking, drive aisles, sidewalks, fencing, and other various elements. A courtyard and outdoor learning areas will also be constructed adjacent to the proposed school. The proposed building will consist of classrooms, media center, fine arts, cafeteria, auditorium, science labs, and music rooms.

Primary materials on the exterior of the building will be brick veneer and glass with areas of architectural metal panels.



N
TRUE NORTH

1 SITE PLAN
SCALE: 1" = 60'-0"

SITE PLAN NOTES

1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the Architect of conflicts or variations prior to commencement of construction.
2. To prevent damage to existing trees and shrubs in proximity to the Work, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.

SITE PLAN LEGEND

- FIRE LANE (PER CITY STANDARDS)
- CHAIN LINK FENCE, See Plan for Heights
- EXISTING CHAIN LINK FENCE, See Plan for Heights
- WOOD FENCE, See Plan for Heights
- EXISTING WOOD FENCE, See Plan for Heights
- ORNAMENTAL FENCE, See Plan for Heights
- EXISTING ORNAMENTAL FENCE, See Plan for Heights

VLK | ARCHITECTS

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

SHERMAN NEW ELEMENTARY 2025

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: 11.14.2023

REVISIONS

Revision No.	Revision Date

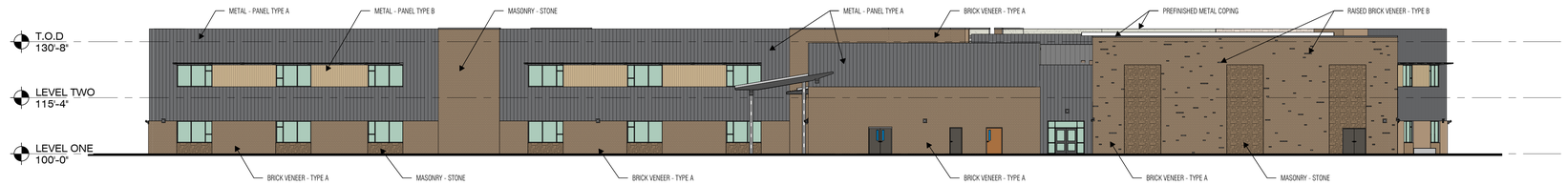
Director	Drawn By
CS	Author
Designer	Quality Control
ET	
Proj. Arch.	
BP	

PROJECT NO.
23-066.00

SHEET TITLE
SITE PLAN

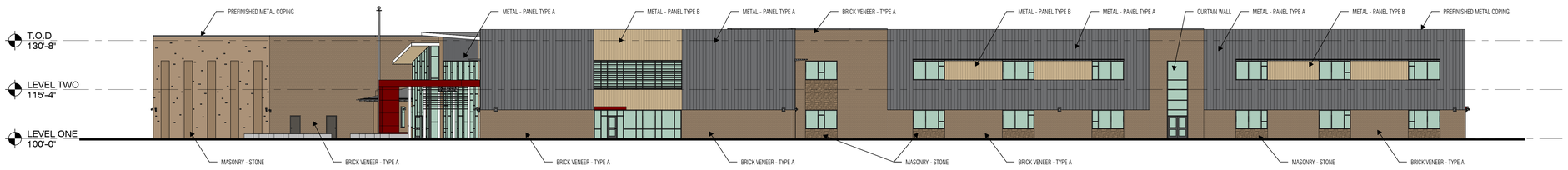
SHEET NO.
A1.11

COPYRIGHT © 2023 VLK ARCHITECTS



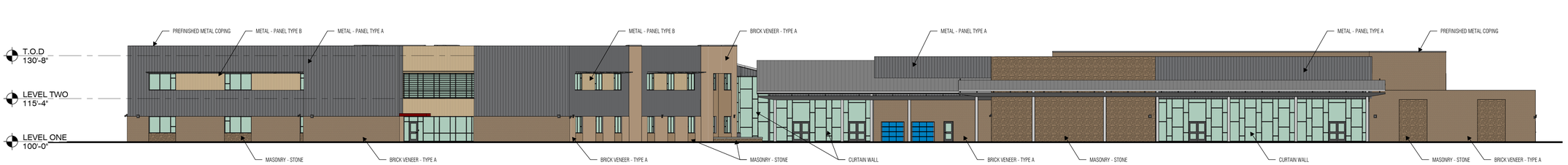
4 BUILDING ELEVATION - EAST

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



3 BUILDING ELEVATION - WEST

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



2 BUILDING ELEVATION - SOUTH

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

1 BUILDING ELEVATION - NORTH

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

VLK|ARCHITECTS

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

SHERMAN NEW ELEMENTARY 2025

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: 11.14.2023

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CS	Author
Designer	Quality Control
ET	
Proj. Arch.	
BP	

PROJECT NO.

23-066.00

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A3.01

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Marlow, Lauren

From: laurenm@cityofsherman.com
To: Planning
Subject: RE: Sherman Elementary P&Z

From: Mike Wilson
Sent: Tuesday, December 26, 2023 4:22 PM
To: Turner, Kerri; Planning
Subject: RE: Sherman Elementary P&Z

Preference would be to table until February. What date would all documents be required if it is tabled?

Regards,

Mike

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

910 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006296) **TABLED FROM DECEMBER 12, 2023**

The request of J.A. Properties, LLC (Owner) and Roderick Tatchio (Representative) for the property at 910 South FM 1417 (Heritage Parkway) and currently zoned C-1 (Retail Business) District/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for a Commercial Development

Background:

The property is located at 910 South FM 1417 (Heritage Parkway) near the intersection of Quail Run Road and South FM 1417 (Heritage Parkway). The owner is requesting Site Plan approval for a Commercial Development.

Origination:

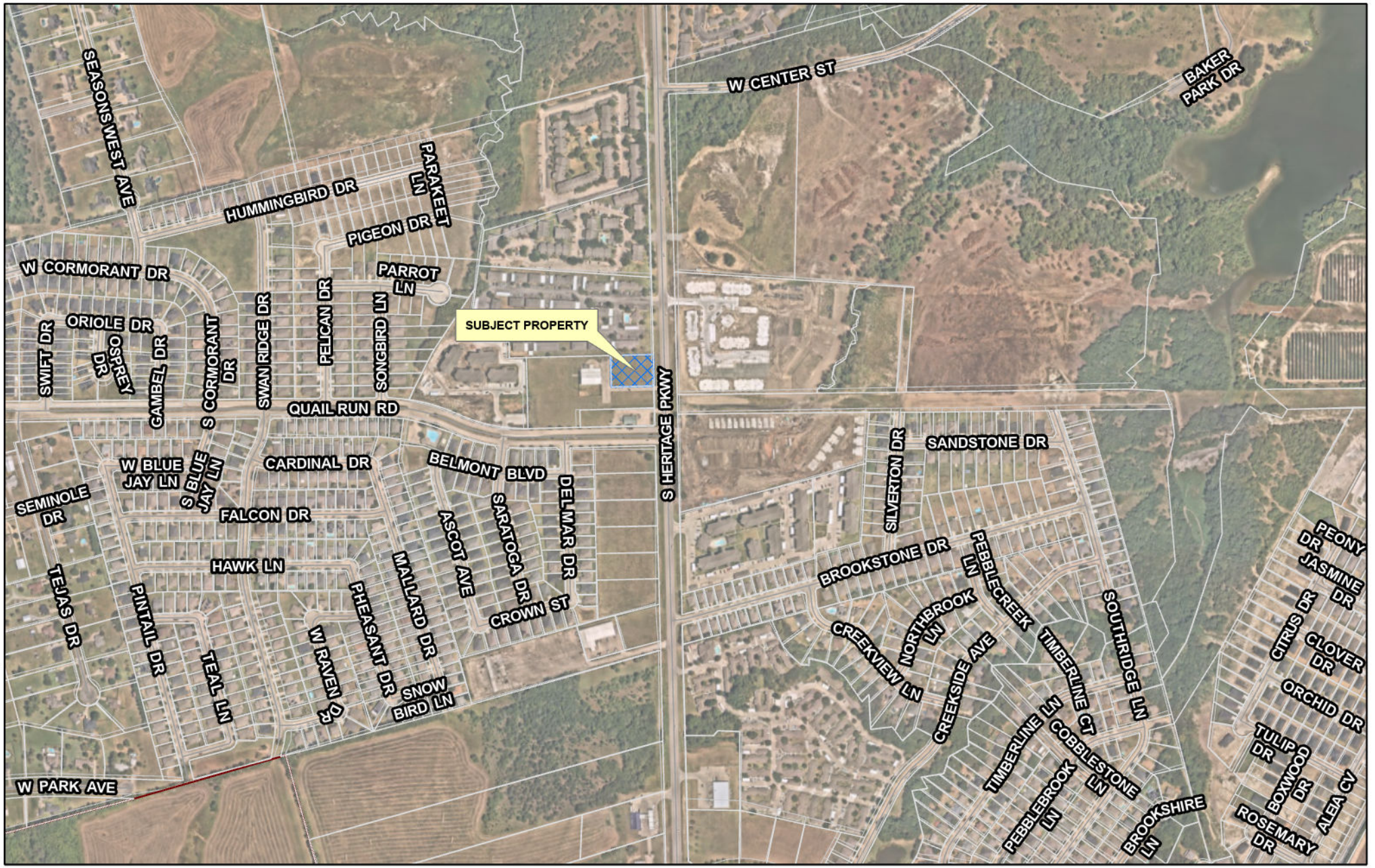
J.A. Properties, LLC (Owner)
Roderick Tatchio (Representative)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. MAP - LOCATION
2. MAP - ZONING
3. 202214 C1 SITE PLAN - Updated
4. 202214 A2 ELEVATION - Updated
5. PZ SRL - 910 S FM 1417 (Herit. Pkwy)



dlagrone H:\PLANNING\Public Notification KT.aprx

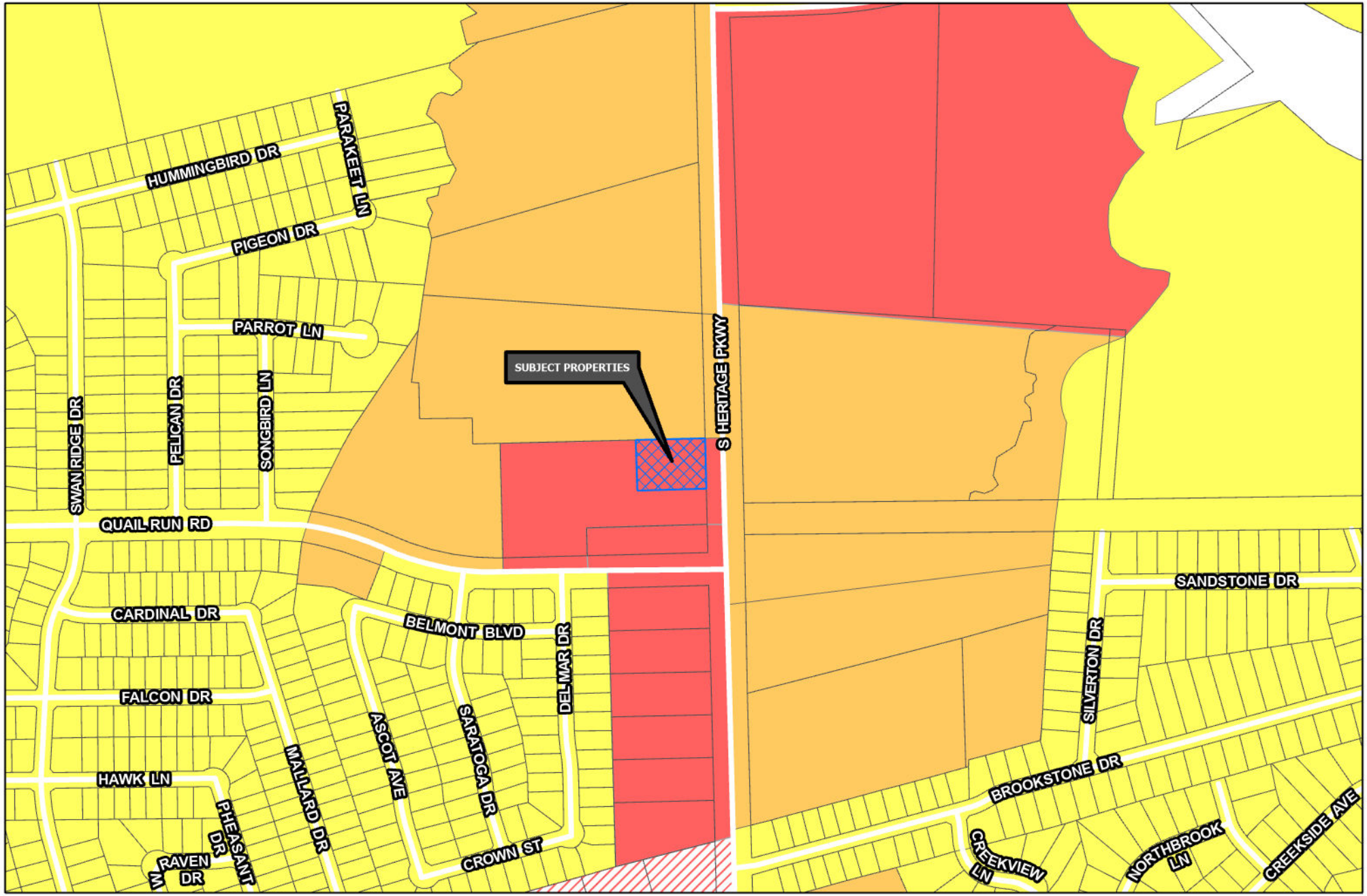
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
910 S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 11/22/2023 11:28 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
910 S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 10/22/2022 11:02:20 AM

Elizabeth Jones Survey
Abstract No. 625
Grayson County, Texas

FL Country Village, Ltd.
13.83 Acres
Vol. 4172, Pg. 328,
O.P.R.G.C.T.

Bearing Base:

1/2" capped rebar found "RPLS 3694"

power pole

power pole

1/2" capped rebar set "RPLS 6578"

25' REAR YARD

ZONING MF30

215.65'

40' FRONT YARD

1/2" capped rebar found "RPLS 3694"

power pole

15'

10' wide utility easement per Vol. 9, Pg. 82

Block One

Lot 3-R

3.726 Acres

conc.

covered

conc.

54.8'

water meter

EXISTING One Story Metal Bldg.

ACCESS EASEMENT & 24' FIRE LANE EXISTING

156.93'

S01°31'00"E

water meter

ZONING C1

54.8'

light pole

Lot 2-R

30'-4"

13 SPACES @ 9' = 117'-0"

18'-8"

NEW BUILDING
136' X 64.67' =8,364 S.F.

RECEPTACLE LOCATIONS TO MEET CITY REQUIREMENTS

40' SIDE YARD

25' SIDE YARD

1/2" capped rebar set "RPLS 6578"

water valve

fire hydrant

1/2" capped rebar set "RPLS 6578"

NEW 15' SEWER EASEMENT

ACCESS EASEMENT & 24' FIRE LANE EXISTING

City of Sherman
20' wide sanitary sewer easement in Vol. 1703, Pg. 741, D.R.G.C.T.

light pole

new manhole

existing manhole
new manhole

meter pole

NEW SAN. SEWER LINES

ZONING C1

F. M. Highway No. 1417

a public street – asphalt paving

10' utility easement per Doc. No. 2018–125

0.093 Acres of right–of–way dedicated per Doc. No. 2018–125

neutral wire

neutral wire

15'

1/2" rebar found

1/2" capped rebar found "RPLS 3694"

1/2" capped rebar set "RPLS 6578"

Lot 1

1/2" capped rebar set "RPLS 6578"

1/2" square tube found

1/2" capped rebar set "RPLS 6578"

existing manhole

1/2" capped rebar found "RPLS 3694"

sewer manhole

0.062 Acres of right–of–way dedicated per Doc. No. 2018–125

Quail Run Road

a public street – 100 ft. wide right–of–way
24' wide conc. curb & gutter divided street w/ 30' wide median

THIS DEVELOPMENT IS FOR LOT 2R ONLY. THE ADDITIONAL AND ADJACENT PROPERTY IS SHOWN FOR CLARITY ONLY.

SITE TABULATION TABLE

BUILDING AREA: 8,364 S.F.
BUILDING SETBACKS: FRONT YARD - 40'
NORTH SIDE YARD - 40'
SOUTH SIDE YARD - 25'
REAR YARD - 25'

REQUIRED PARKING 1 SPACE / 400 S.F. = 21 PARKS
PARKING PROVIDED - 24

ZONING - C1

IMPERVIOUS AREA/ PAVING - 12,033S.F.

LANDSCAPE AREA - 10,180 S.F.

LAND - TO - AREA RATIO: .27

SURFACE LEGEND

NEW CONCRETE

LANDSCAPE AREA

North

Scale:
1"=40'

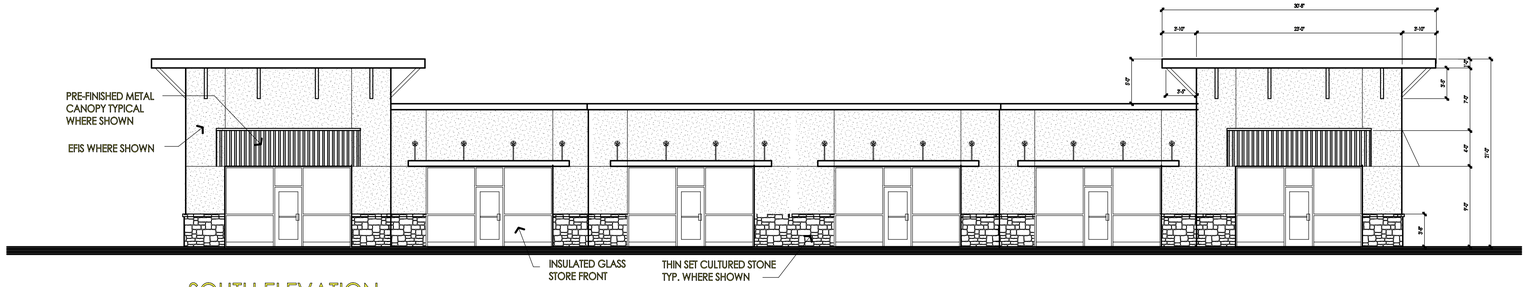
12/20/2023 4:32 PM T:\202214 PRUTCH CENTER\revised setbacks Lot-3R-2013.aec

NEW OFFICE FACILITY FOR
J.A. PROPERTIES, LLC
SHERMAN, TX

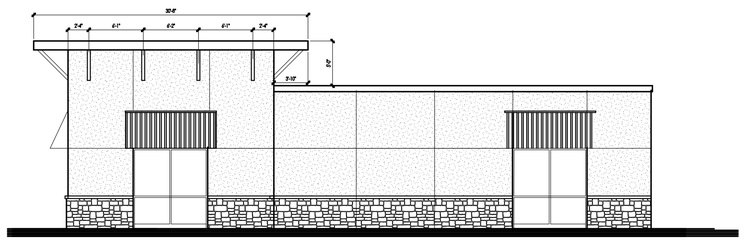
PROGRESS PRINT
NOT FOR USE IN REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE: 3/30/2024
202214
PROJECT NO.
C-3
SHEET NO.

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 786 – 9092 (903) 786 – 4349 FAX rodtatchio@cableone.net

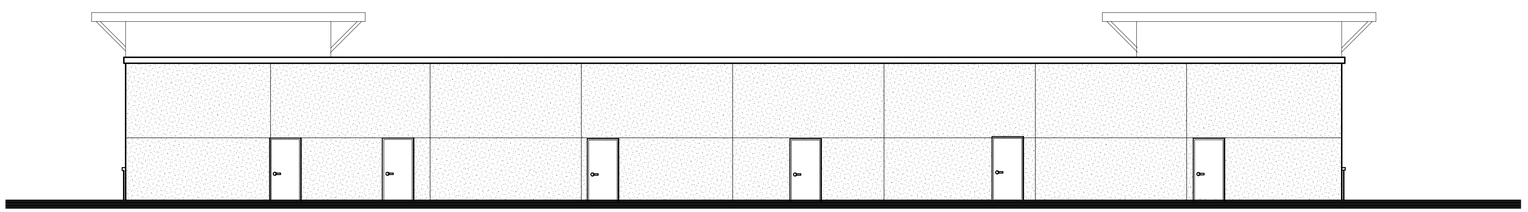


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION (FROM FM 1417)
SCALE: 1/8" = 1'-0"

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



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

EXTERIOR FINISH COLORS

EIFS COLOR

STONE WAINESCOTE

ALUM. WINDOW FRAMES

CANOPY AND TRIM COLOR

COCOA BROWN
SR 29 SR 29

12/19/2023 3:16 PM T:\202214 PRUTCH CENTER\202214 A2 EXT. ELEVATIONS.dwg

NEW OFFICE FACILITY FOR
J.A. PROPERTIES, LLC
SHERMAN, TX

PROGRESS PRINT
NOT FOR USE IN REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE: 3/30/2023
202214
PROJECT NO.
A-1
SHEET NO.

TATCHIO AND ASSOCIATES ARCHITECT • P.O. Box 2062 Sherman, Texas 75091 • (903) 893-8399 (903) 893-8308 FAX rodericktatchio@gmail.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 2, 2024 Sent via Email

Roderick Tatchio
3512 N. Frisco Road
Sherman, TX 75090

Dear Applicants,

The request of a Site Plan approval for a Commercial Development located at 910 South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

8. Provide City of Sherman Engineering Department with a copy of the filed Access Easement and 24' Fire Lane as shown as existing onsite plan prior to issuance of Building Permit.
9. Provide City of Sherman Engineering Department with a copy of the New 15' Wastewater/Sanitary Sewer Easement as shown as on site plan prior to pre-construction meeting.
10. City of Sherman Engineering Department to be provided with new 15' Wastewater/Sanitary Sewer Easement that extends to Lot 2-R.
11. City wastewater does not serve subject property. Extension of wastewater main by developer is required. Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h)

12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2400-2700 BLOCKS SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 23-006701)

The request of LGI Homes Texas, LLC (Owner), GM Construction TX (Representative) and Weaver Consultants Group (Surveyor) concerning the property located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway), being in the Elizabeth Jones Survey, Abstract No. 625, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway) near the intersection of West OB Groner Road and South FM 1417 (Heritage Parkway). The owner is requesting a Temporary Use Permit for a concrete batch plant to provide roads for the Sherman Heights subdivision.

The following has been approved for this location:

- 5/18/2021 - Zone Change from R-A (Residential Agricultural) District & M-1 (Light Manufacturing) District to R-1 (One-Family Residential) District
- 6/22/2021 - Specific Use Permit to allow patio homes in an R-1 (One-Family Residential) District.

Origination:

LGI Homes Texas, LLC (Owner)
GM Construction TX (Representative)
Weaver Consultants Group (Surveyor)

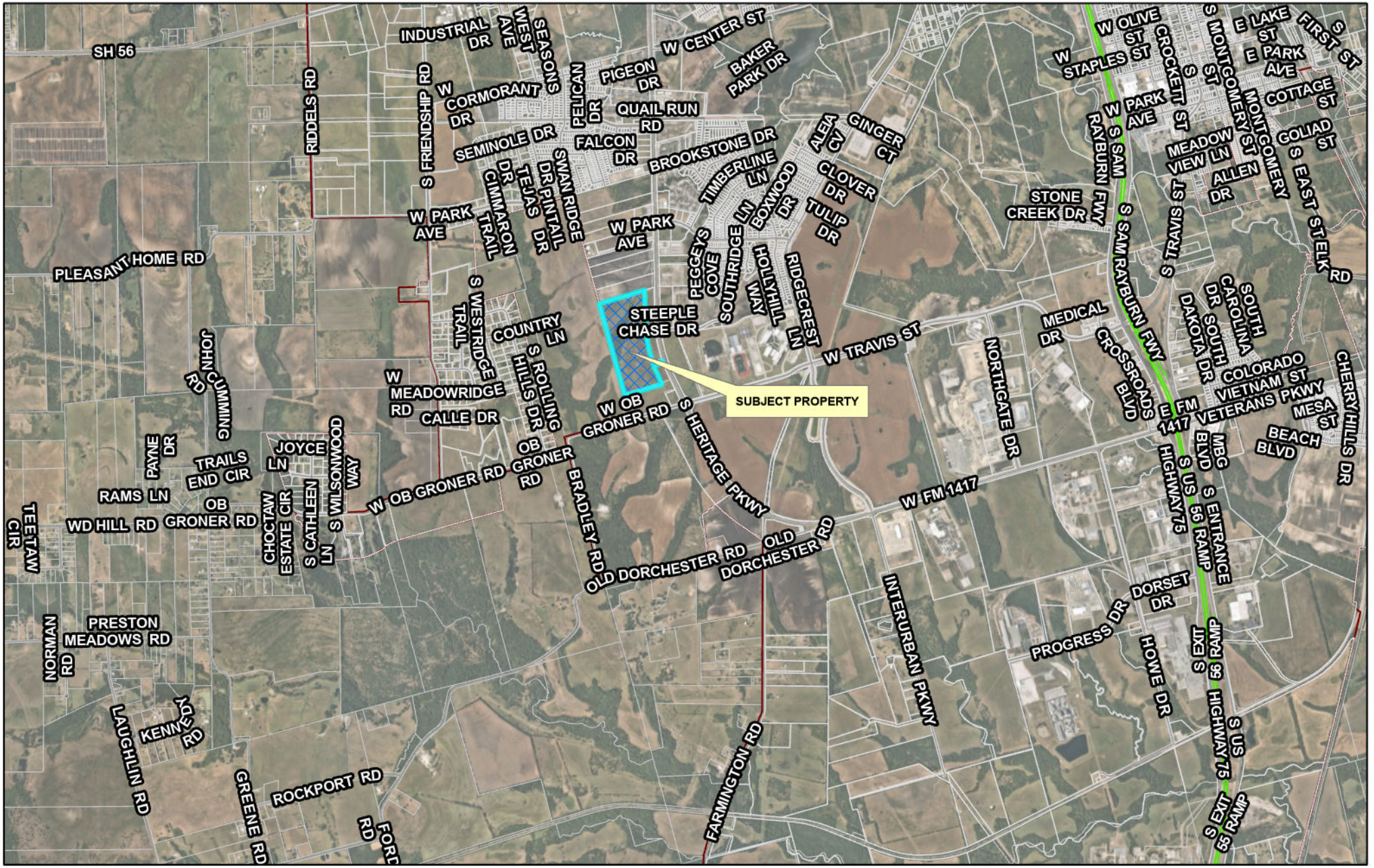
Staff Recommendation:

Staff recommends that the P&Z Commission approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Zoning Sign Photo
4. Property Survey
5. Project Narrative
6. Site Plan
7. Plant Elevations
8. Adjacent Property Owner Letter - Harkinson

9. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2400-2700 BLKS S FM 1417 (HERITAGE PKWY)

N
W E
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Date: 12/15/2023 9:46 AM

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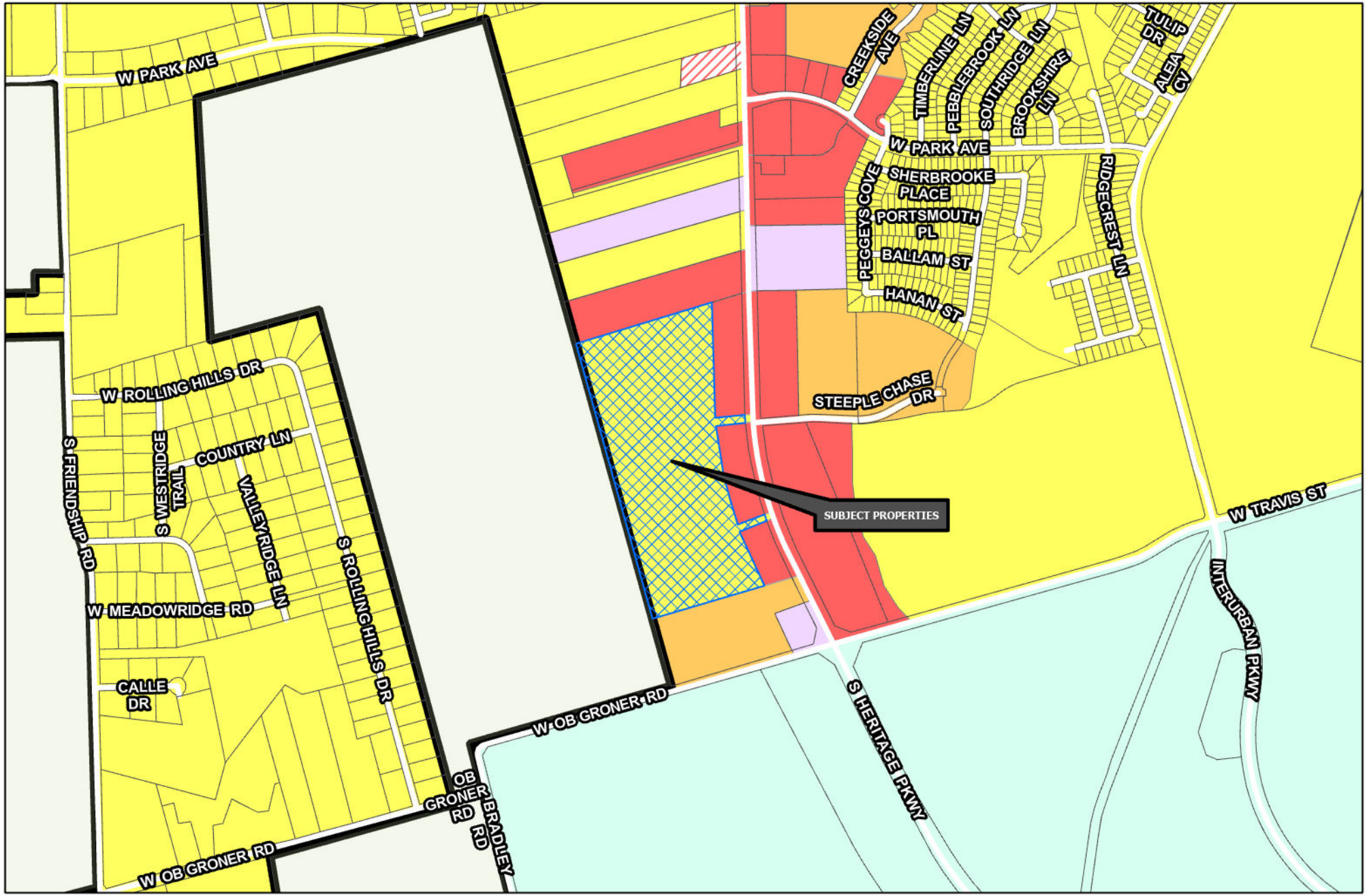


Sherman
CLASSIC TOWN. BROAD HORIZON.

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

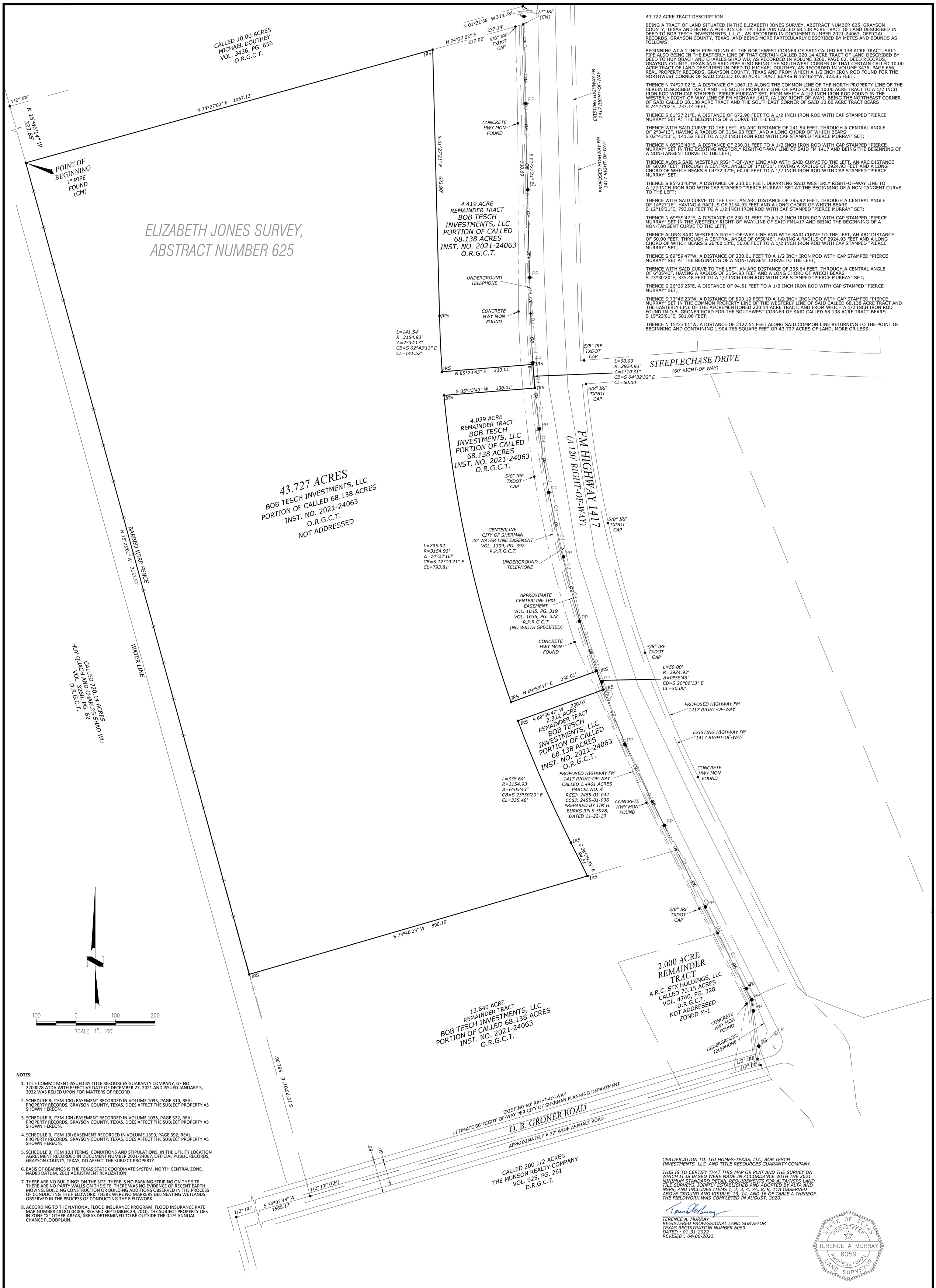
Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2400-2700 BLKS S FM 1417 (HERITAGE PKWY)

N
W E
S

Date: 10/15/2020 9:45:21 AM

12/27/2023
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
TEMPORARY USE
PERMIT REQUEST
PROJECT #: 23-006701
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



43.727 ACRE TRACT DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, GRAYSON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 68.138 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOB TESCH INVESTMENTS, L.L.C., AS RECORDED IN DOCUMENT NUMBER 2021-24063, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH PIPE FOUND AT THE NORTHWEST CORNER OF SAID CALLED 68.138 ACRE TRACT, SAID PIPE ALSO BEING IN THE EASTERLY LINE OF THAT CERTAIN CALLED 220.14 ACRE TRACT OF LAND DESCRIBED BY DEED TO HUY QUACH AND CHARLES SHAO WU, AS RECORDED IN VOLUME 3260, PAGE 62, DEED RECORDS, GRAYSON COUNTY, TEXAS AND SAID PIPE ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL DOUTHEY, AS RECORDED IN VOLUME 3436, PAGE 656, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID CALLED 10.00 ACRE TRACT BEARS N 15°46'4"W, 323.85 FEET;

THENCE N 74°27'02"E, A DISTANCE OF 1067.13 ALONG THE COMMON LINE OF THE NORTH PROPERTY LINE OF THE HEREIN DESCRIBED TRACT AND THE SOUTH PROPERTY LINE OF SAID CALLED 10.00 ACRE TRACT TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF FM HIGHWAY 1417, (A 120' RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID CALLED 68.138 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT BEARS N 74°27'02"E, 237.14 FEET;

THENCE S 01°27'21"E, A DISTANCE OF 672.90 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 141.54 FEET, THROUGH A CENTRAL ANGLE OF 2°34'13", HAVING A RADIUS OF 3154.93 FEET, AND A LONG CHORD OF WHICH BEARS S 02°43'13"E, 141.52 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 85°23'43"E, A DISTANCE OF 230.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID FM 1417 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 1°10'31", HAVING A RADIUS OF 2924.93 FEET AND A LONG CHORD OF WHICH BEARS S 04°32'32"E, 60.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 85°23'43"W, A DISTANCE OF 230.01 FEET, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 795.92 FEET, THROUGH A CENTRAL ANGLE OF 14°27'16", HAVING A RADIUS OF 3154.93 FEET AND A LONG CHORD OF WHICH BEARS S 12°19'21"E, 793.81 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE N 69°59'47"E, A DISTANCE OF 230.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID FM1417 AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 0°58'46", HAVING A RADIUS OF 2924.93 FEET AND A LONG CHORD OF WHICH BEARS S 20°00'13"E, 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 69°59'47"W, A DISTANCE OF 230.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 335.64 FEET, THROUGH A CENTRAL ANGLE OF 6°05'43", HAVING A RADIUS OF 3154.93 FEET AND A LONG CHORD OF WHICH BEARS S 23°30'20"E, 335.48 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 26°29'25"E, A DISTANCE OF 94.51 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET;

THENCE S 73°46'23"W, A DISTANCE OF 890.19 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET IN THE COMMON PROPERTY LINE OF THE WESTERLY LINE OF SAID CALLED 68.138 ACRE TRACT AND THE EASTERLY LINE OF THE AFOREMENTIONED 220.14 ACRE TRACT, AND FROM WHICH A 1/2 INCH IRON ROD FOUND IN O.B. GRONER ROAD FOR THE SOUTHWEST CORNER OF SAID CALLED 68.138 ACRE TRACT BEARS S 15°23'01"E, 581.06 FEET;

THENCE N 15°23'01"W, A DISTANCE OF 2127.51 FEET ALONG SAID COMMON LINE RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1,904,766 SQUARE FEET OR 43.727 ACRES OF LAND, MORE OR LESS.

NOTES:

1. TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2200078-ATDA WITH EFFECTIVE DATE OF DECEMBER 27, 2021 AND ISSUED JANUARY 5, 2022 WAS RELIED UPON FOR MATTERS OF RECORD.
2. SCHEDULE B, ITEM 10G) EASEMENT RECORDED IN VOLUME 1035, PAGE 319, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
3. SCHEDULE B, ITEM 10H) EASEMENT RECORDED IN VOLUME 1035, PAGE 322, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
4. SCHEDULE B, ITEM 10I) EASEMENT RECORDED IN VOLUME 1399, PAGE 392, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
5. SCHEDULE B, ITEM 10J) TERMS, CONDITIONS AND STIPULATIONS IN THE UTILITY LOCATION AGREEMENT RECORDED IN DOCUMENT NUMBER 2021-24067, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, DO AFFECT THE SUBJECT PROPERTY.
6. BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 DATUM, 2011 ADJUSTMENT REALIZATION.
7. THERE ARE NO BUILDINGS ON THE SITE. THERE IS NO PARKING STRIPING ON THE SITE. THERE ARE NO PARTY WALLS ON THE SITE. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THERE WERE NO MARKERS DELINEATING WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48181C0400F, REVISED SEPTEMBER 29, 2010, THE SUBJECT PROPERTY LIES IN ZONE "X" OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CERTIFICATION TO: LGI HOMES-TEXAS, LLC, BOB TESCH INVESTMENTS, LLC, AND TITLE RESOURCES GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 11A OBSERVED ABOVE GROUND AND VISIBLE, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED IN AUGUST, 2020.

TERENCE A. MURRAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6059
DATED : 01-31-2022
REVISED : 04-06-2022

STATE OF TEXAS
REGISTERED
TERENCE A MURRAY
6059
PROFESSIONAL
LAND SURVEYOR

LEGEND

IRF	IRON ROD FOUND
IRS	1/2" IRON ROD STAMPED "PIERCE MURRAY" SET
CM	CONTROLLING MONUMENT
PP	GUYWIRE
	POWER POLE
W	WATER VALVE
T	TELEPHONE MANHOLE
	PIPELINE MARKER
LP	LIGHT POLE

AN ALTA/NSPS LAND TITLE SURVEY OF
43.727 ACRES
OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NUMBER 625, GRAYSON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

PIERCE-MURRAY LAND SOLUTIONS
Engineering Surveying
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPELS FIRM REGISTRATION NO. 10194437

GM
CONSTRUCTIONTX

November 13, 2023

City of Sherman
Development Services
PO Box 1106
Sherman, Texas 75091

Project Narrative for Temporary Use Permit

GM Construction TX is requesting a temporary permit to set a concrete batch plant. The batch plant will produce concrete for paving new residential roads for the subdivision called Sherman Heights. See attached map for location.

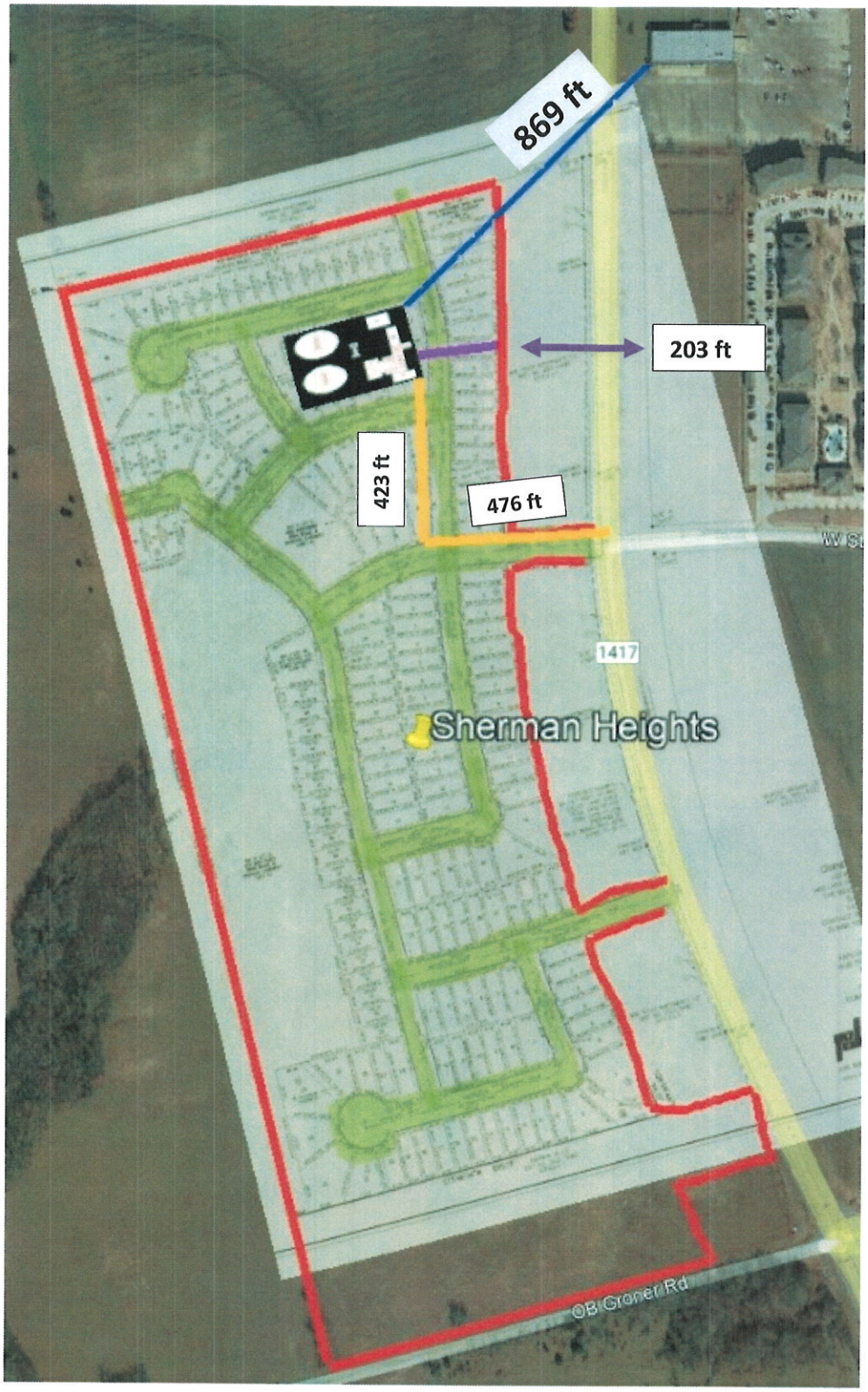
Sincerely,
GM Construction TX

Glenn Midkiff
President

www.gmconstructiontx.com
(214) 629-8035 • gmidkiff@gmconstructiontx.com
PO Box 851, Prosper, Texas 75078-0851

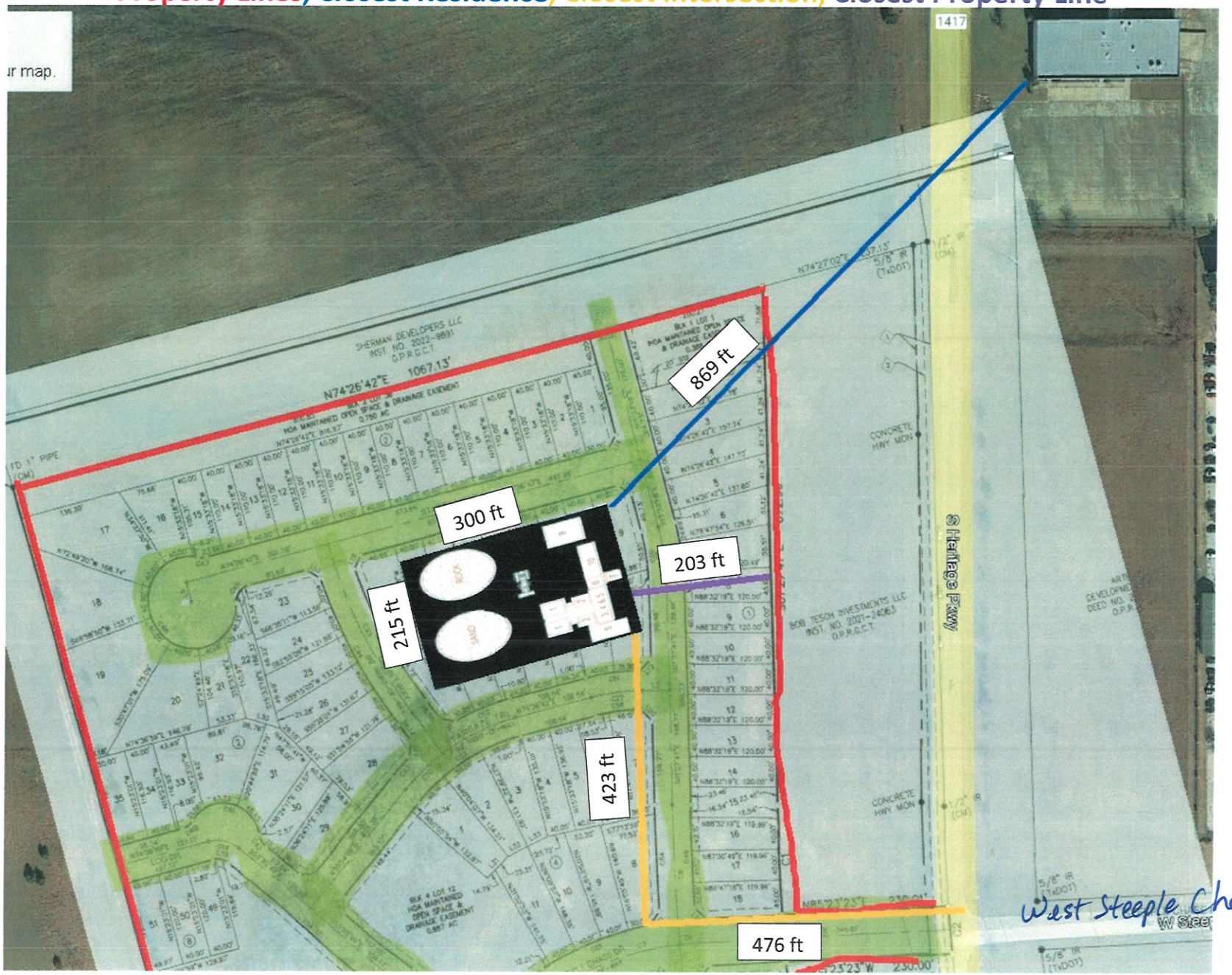
Sherman Heights (full view of project)
Sherman, Texas

Property Lines, Closest Residence, Closest Intersection, Closest Property Line



Sherman Heights (partial view of project for clarity)
Sherman, Texas

Property Lines, Closest Residence, Closest Intersection, Closest Property Line



GM
CONSTRUCTIONTX·
GMCONSTRUCTIONTX·COM

Marlow, Lauren

From: Planning
To: Jeff Harkinson
Subject: RE: Application for Temporary Batch Plant by LGI Homes Texas, LLC

From: Jeff Harkinson
Sent: Friday, December 29, 2023 9:31 AM
To: Planning
Cc: Chris LaRocco
Subject: Application for Temporary Batch Plant by LGI Homes Texas, LLC

To Whom It May Concern:

Thank you for notifying Bearcat Crossing, Ltd. regarding the request by LGI Homes Texas, LLC et.al for a Temporary Use Permit to allow a concrete batch plant on their R-6 zoned property. The LGI property is located adjacent to and due west across Heritage Parkway from the 15.2 acres owned by Bearcat Crossing.

Bearcat Crossing does not object to the installation of a temporary batch plant subject to the following stipulations:

1) The permit would expire one year from the date of issuance. If there is a need to extend the term, the applicant would have to re-apply and a new public hearing would be required;
2) The batch plant will be located on the northwest portion of the LGI property to provide minimum negative impact to those properties located on the east side of Heritage Parkway;
3) The applicant will be required to mitigate the dust created by the operation of the batch plant; and
4) The applicant will be required to provide for safe ingress and egress to the batch plant site from Heritage Parkway.

Thank you for giving us the opportunity to comment.

Jeff Harkinson
Manager
Harkinson Enterprises, LLC
General Partner
Bearcat Crossing, Ltd.
4560 Beltline Road Suite 400
Addison, TX 75001

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 2, 2024

Sent via Email

GM Construction TX
PO Box 851
Prosper, TX 75078

Dear Applicants,

The request of Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in an R-6 (Single Family Residential) District located in the 2400-2700 Blocks South FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3400-4000 BLOCKS WEST LAMBERTH ROAD (Project No. 23-006703)

The request of Sherman Hickory Hill, LLC (Owner), Chris Harp Construction, LLC (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400-4000 Blocks West Lamberth Road, Tract 1, consisting of 13.758 acres being a part of the Ralston W. Adams survey, Abstract No. 18, part of the G.R. Reeves Survey, Abstract No. 1020, the James H. Vaden Survey, Abstract No. 1288 and the William Thompson Survey, Abstract No. 1209 as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in Hickory Hill Planned Development (PD)

Background:

The property is located in the 3400-4000 Blocks West Lamberth Road near the intersection of Meadowlake Drive and West Lamberth Road. The owner is requesting a Temporary Use Permit for a concrete batch plant to provide roads for the subdivision of Hickory Hill, Phase 1 and Friendship/Lamberth Road Improvements.

The following has been approved for this location:

- 5/17/2022 - Planned Development approval under Ordinance No. 2280, Section 6.12, for Hickory Hill Planned Development in Sherman's Extra Territorial Jurisdiction (ETJ).
- 5/17/2022 - Zone change approval for Hickory Hill Planned Development under Ordinance No. 2280, Section 6.12, Subsection (5)(A), and Section 12, from an R-A (Single-Family Agricultural) District to a PD (Planned Development) District.
- 7/19/2022 - Preliminary Plat approval of Hickory Hill
- 8/16/2022 - Site Plan approval Hickory Hill.
- 9/20/2022 - Preliminary Plat approval of Hickory Hill Multi Family, Lot 1, Block A.
- 10/18/2022 - Final Plat approval of Hickory Hill Multi Family, Lot 1, Block A.

Origination:

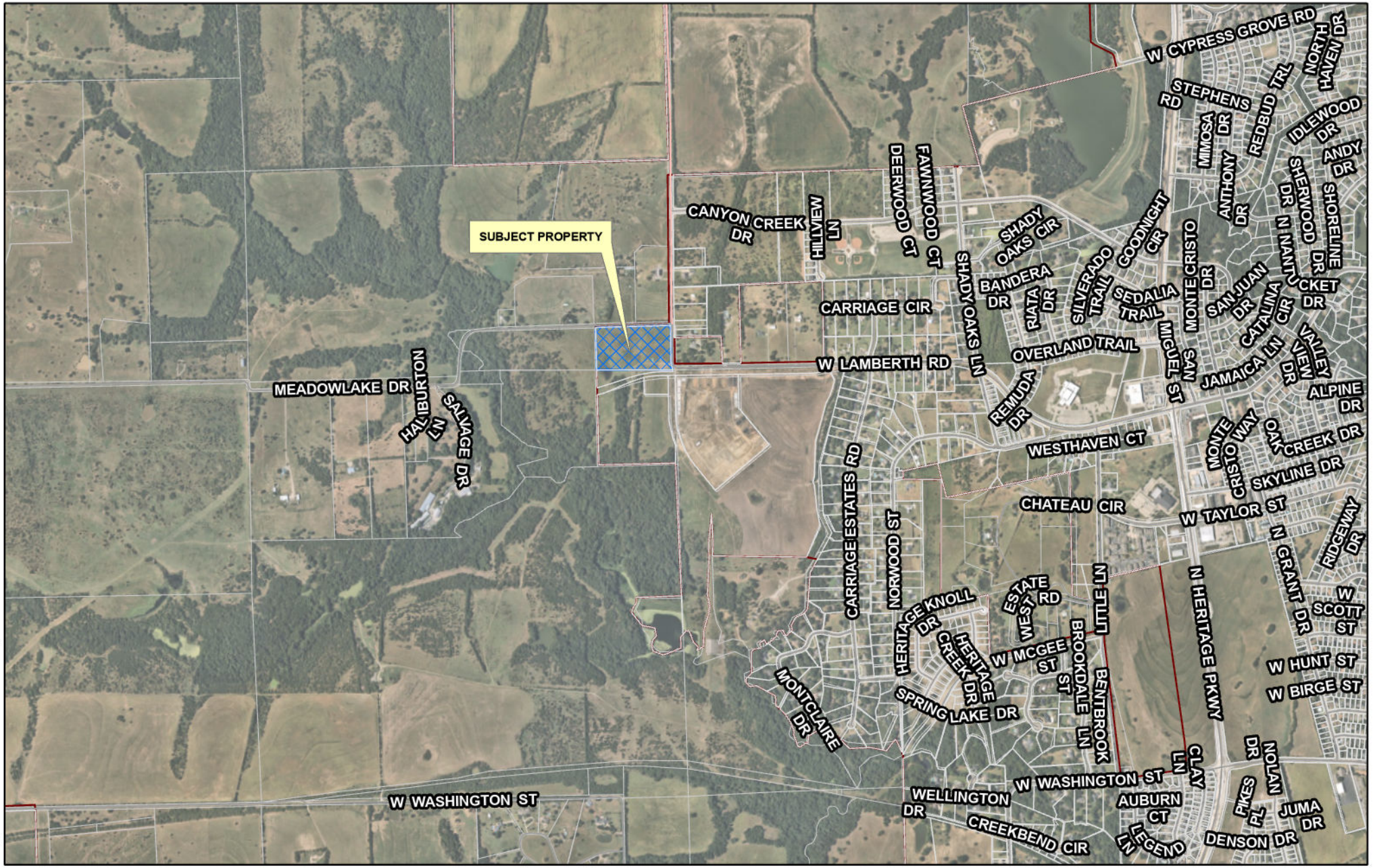
Sherman Hickory Hill, LLC (Owner)
Chris Harp Construction, LLC (Representative)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item conditional on the batch plant being located 300 feet west of the roadway right-of-way.

Attachments:

1. Location Map
2. Zoning Map
3. Zoning Sign Photo
4. Survey
5. Narrative
6. Site Plan
7. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

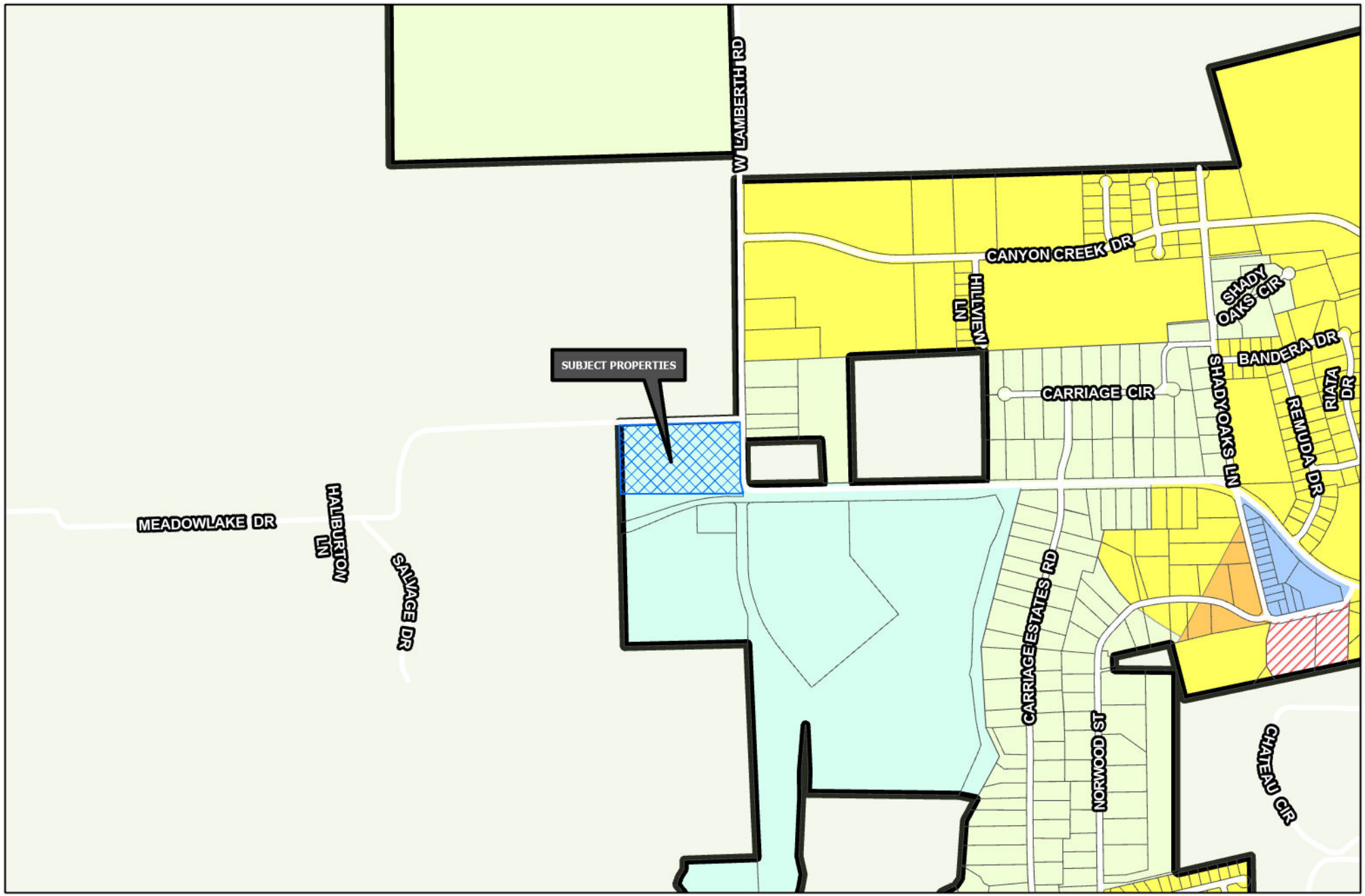
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400-4000 BLKS W LAMBERTH RD

N
W E
S

Date: 12/15/2023 9:46 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
3400-4000 BLKS W LAMBERTH RD

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W E
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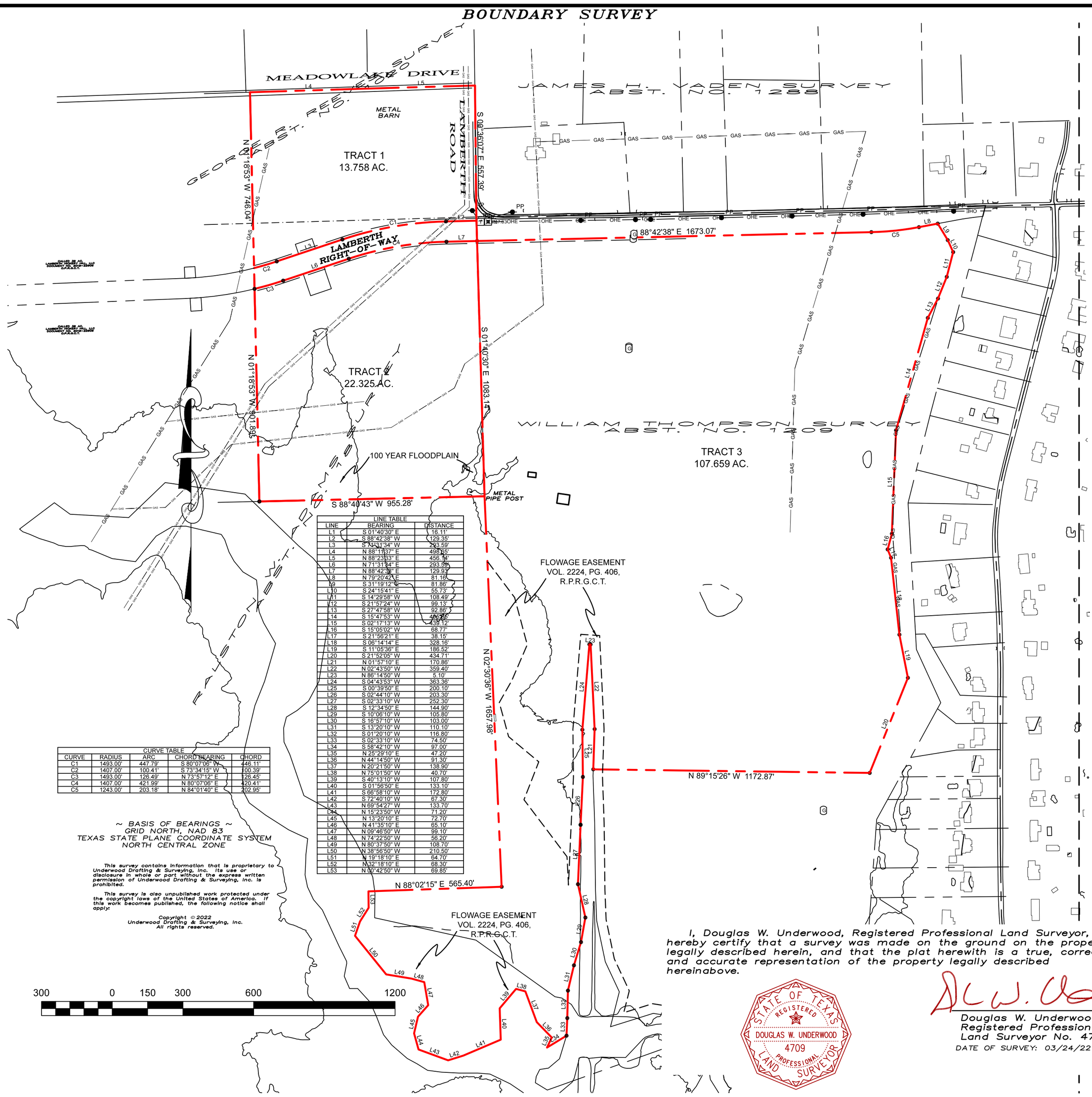
Date: 3/15/2019 9:52:21 AM

12/27/2023 1:20 PM

BOUNDARY SURVEY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°40'30" E	16.11'
L2	S 88°42'38" W	129.35'
L3	S 71°31'34" W	293.59'
L4	N 88°11'37" E	498.65'
L5	N 88°23'33" E	456.14'
L6	N 71°31'34" E	293.59'
L7	N 88°42'38" E	129.93'
L8	N 79°20'42" E	81.16'
L9	S 31°19'12" E	81.86'
L10	S 24°15'41" E	55.73'
L11	S 14°29'58" W	108.49'
L12	S 21°57'24" W	99.13'
L13	S 27°47'58" W	92.86'
L14	S 15°47'53" W	495.55'
L15	S 02°17'13" W	439.12'
L16	S 15°05'02" W	68.77'
L17	S 21°56'21" E	38.15'
L18	S 06°14'14" E	328.16'
L19	S 11°05'36" E	186.52'
L20	S 21°52'05" W	434.71'
L21	N 01°57'10" E	170.86'
L22	N 02°43'50" W	359.40'
L23	N 86°14'50" W	5.10'
L24	S 04°43'53" W	363.36'
L25	S 00°39'50" E	200.10'
L26	S 02°44'10" W	203.30'
L27	S 02°33'10" W	252.30'
L28	S 12°34'50" E	144.90'
L29	S 10°06'10" W	105.80'
L30	S 16°57'10" W	103.00'
L31	S 13°20'10" W	110.10'
L32	S 01°20'10" W	116.80'
L33	S 02°33'10" W	74.50'
L34	S 58°42'10" W	97.00'
L35	N 25°29'10" E	47.20'
L36	N 44°14'50" W	91.30'
L37	N 20°21'50" W	138.90'
L38	N 75°01'50" W	40.70'
L39	S 40°13'10" W	107.80'
L40	S 01°56'50" E	133.10'
L41	S 66°58'10" W	172.80'
L42	S 72°40'10" W	67.30'
L43	N 69°54'27" W	133.70'
L44	N 15°23'50" W	71.20'
L45	N 13°20'10" E	72.70'
L46	N 41°35'10" E	65.10'
L47	N 09°46'50" W	99.10'
L48	N 74°22'50" W	56.20'
L49	N 80°37'50" W	108.70'
L50	N 38°56'50" W	210.50'
L51	N 19°18'10" E	64.70'
L52	N 32°18'10" E	68.30'
L53	N 00°42'50" W	69.85'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	1493.00'	447.79'	S 80°07'06" W	446.11'
C2	1407.00'	100.41'	S 73°34'15" W	100.39'
C3	1493.00'	126.49'	N 73°57'12" E	126.45'
C4	1407.00'	421.99'	N 80°07'06" E	420.41'
C5	1243.00'	203.18'	N 84°01'40" E	202.95'

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

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

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

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All rights reserved.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
DATE OF SURVEY: 03/24/22

TRACT 1
Legal Description

Situated in the County of Grayson, State of Texas, being a part of Ralston W. Adams Survey, Abstract No. 18 also being a part of G.R. Reeves Survey, Abstract No. 1020, and being a part of that 38.00 acre tract of land conveyed to Lamberth Hickory Hill, LLC as recorded in Document No. 2018-22906 Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a the northeast corner of said 38.00 are tract;
Thence South 00°36'07" East, a distance of 557.39 feet to a point;
Thence South 01°40'30" East, a distance of 16.11 feet to a set ½"steel rod in the north line of that 4.340 acre tract of land conveyed to the City of Sherman as recorded in Document No. 2022-806 of said Official Public Records;
Thence with said north line the following calls and distances
South 88°42'38" West, a distance of 129.35 feet to a set ½"steel rod,
with a curve to the left having a radius of 1,493.00 feet, (chord bears South 80°07'06" West, 446.11 feet) an arc length of 447.79 feet to a set ½"steel rod,
South 71°31'34" West, a distance of 293.59 feet to a set ½" steel rod;
with a curve to the right having a radius of 1,407.00 feet, (chord bears South 73°34'15" West, 100.39 feet) an arc length of 100.41 feet to a set ½"steel rod in the west line of said 38.00 acre tract;
Thence North 01°18'53" West with said west line, a distance of 746.04 feet to a set P/K nail;
Thence North 88°11'37" East, a distance of 498.65 feet to a found P/K nail;
Thence North 88°23'33" East, a distance of 456.14 feet to the Point of Beginning and containing 13.758 acres of land.

TRACT 2
Legal Description

Situated in the County of Grayson, State of Texas, being a part of Ralston W. Adams Survey, Abstract No. 18 also being a part of G.R. Reeves Survey, Abstract No. 1020, and being a part of that 38.00 acre tract of land conveyed to Lamberth Hickory Hill, LLC as recorded in Document No. 2018-22906 Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a metal fence post at the southeast corner of said 38.00 acre tract;

Thence South 88°40'43" West with the south line of said 38.00 are tract, a distance of 955.28 feet a set ½" steel rod at the southwest corner of said 38.00 acre tract;
Thence North 01°18'53" West with the west line of said 38.00 acre tract, a distance of 901.89 feet to a set ½" steel rod in the south line of that 4.340 acre tract of land conveyed to the City of Sherman as recorded in Document No. 2022-806 of said Official Public Records;
Thence with said south line the following calls and distances;
with a non-tangent curve to the left having a radius of 1,493.00 feet, (chord bears North 73°57'12" East, 126.45 feet) an arc length of 126.49 feet to a set ½" steel rod,
North 71°31'34" East, a distance of 293.59 feet to a set ½" steel rod,
with a curve to the right having a radius of 1,407.00 feet, (chord bears North 80°07'06" East, 420.41 feet) an arc length of 421.99 feet to a set ½" steel rod,
North 88°42'38" East, a distance of 129.93 feet to a set ½" steel rod in the east line of said 38.00 acre tract;
Thence South 01°40'30" East with said east line, a distance of 1,083.14 feet to the Point of Beginning and containing 22.325 acres of land.

TRACT 3
Legal Description

Situated in the County of Grayson, State of Texas, being a part of the Ralston W. Adams Survey, Abstract No. 18, the James H. Vaden Survey, Abstract No. 1288 and the William Thompson Survey, Abstract No. 1209, and being a part of the 145.33 acre tract of land conveyed to Hickery Hill, LLC by deed of record in Volume 5691, Page 715, Official Public Records, Grayson County, Texas, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a set ½" steel rod set at southwest corner of that south line of that 4.770 acre tract of land conveyed to the City of Sherman as recorded in Document No. 2022-805 of said Official Public Records;
Thence with said south line the following calls and distances;
North 88°42'38" East, a distance of 1,673.07 feet to a set ½" steel rod,
with a curve to the left having a radius of 1,243.00 feet, (chord bears North 84°01'40" East, 202.95 feet) an arc length of 203.18 feet to a set ½" steel rod,
North 79°20'42" East, a distance of 81.16 feet to a set ½" steel rod;
Thence over and across said 145.33 are tract the following calls and distances:
South 31°19'12" East, a distance of 81.86 feet to a set ½" steel rod,
Thence South 24°15'41" East, a distance of 55.73 feet to a point;
Thence South 14°29'58" West, a distance of 108.49 feet to a point;
Thence South 21°57'24" West, a distance of 99.13 feet to a point;
Thence South 27°47'58" West, a distance of 92.86 feet to a point;
Thence South 15°47'53" West, a distance of 495.55 feet to a point;
Thence South 02°17'13" West, a distance of 439.12 feet to a point;
Thence South 15°05'02" West, a distance of 68.77 feet to a point;
Thence South 21°56'21" East, a distance of 38.15 feet to a point;
Thence South 06°14'14" East, a distance of 328.16 feet to a point;
Thence South 11°05'36" East, a distance of 186.52 feet to a point;
Thence South 21°52'05" West, a distance of 434.71 feet to a point;
Thence North 89°15'26" West, a distance of 1,172.87 feet to a set ½" steel rod in a southerly line of said 145.33 acre tract;
Thence with said southerly and westerly line of said 145.33 acre tract the following calls and distance:
North 01°57'10" East, a distance of 170.86 feet to a set ½" steel rod
North 02°43'50" West, a distance of 359.40 feet to a set ½" steel rod
North 86°14'50" West, a distance of 5.10 feet to a set ½" steel rod,
South 04°43'53" West, a distance of 363.36 feet to a set ½" steel rod
South 00°39'50" East, a distance of 200.10 feet to a set ½" steel rod
South 02°44'10" West, a distance of 203.30 feet to a set ½" steel rod
South 02°33'10" West, a distance of 252.30 feet to a set ½" steel rod
South 12°34'50" East, a distance of 144.90 feet to a set ½" steel rod
South 10°06'10" West, a distance of 105.80 feet to a set ½" steel rod
South 16°57'10" West, a distance of 103.00 feet to a set ½" steel rod
South 13°20'10" West, a distance of 110.10 feet to a set ½" steel rod
South 01°20'10" West, a distance of 116.80 feet to a set ½" steel rod
South 02°33'10" West, a distance of 74.50 feet to a set ½" steel rod
South 58°42'10" West, a distance of 97.00 feet to a point;
North 25°29'10" East, a distance of 47.20 feet to a point;
North 44°14'50" West, a distance of 91.30 feet to a point;
North 20°21'50" West, a distance of 138.90 feet to a point;
North 75°01'50" West, a distance of 40.70 feet to a point;
South 40°13'10" West, a distance of 107.80 feet to a point;
South 01°56'50" East, a distance of 133.10 feet to a point;
South 66°58'10" West, a distance of 172.80 feet to a point;
South 72°40'10" West, a distance of 67.30 feet to a point;
North 69°54'27" West, a distance of 133.70 feet to a point;
North 15°23'50" West, a distance of 71.20 feet to a point;
North 13°20'10" East, a distance of 72.70 feet to a point;
North 41°35'10" East, a distance of 65.10 feet to a point;
North 09°46'50" West, a distance of 99.10 feet to a point;
North 74°22'50" West, a distance of 56.20 feet to a point;
North 80°37'50" West, a distance of 108.70 feet to a point;
North 38°56'50" West, a distance of 210.50 feet to a point;
North 19°18'10" East, a distance of 64.70 feet to a point;
North 32°18'10" East, a distance of 68.30 feet to a point;
North 00°42'50" West, a distance of 69.85 feet to a point;
Thence North 88°02'15" East, a distance of 565.40 feet a set ½" steel rod;
Thence North 02°30'36" West, a distance of 1,657.98 feet to a metal fence corner post;
Thence North 01°40'30" West, a distance of 1,083.14 feet to the Point of Beginning and containing 107.659 acres of land.

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

JOB NO. 21121145
FW: WK – DFT: BH

CHD
Chris Harp
Construction

Project Narrative

Temporary Use Permit

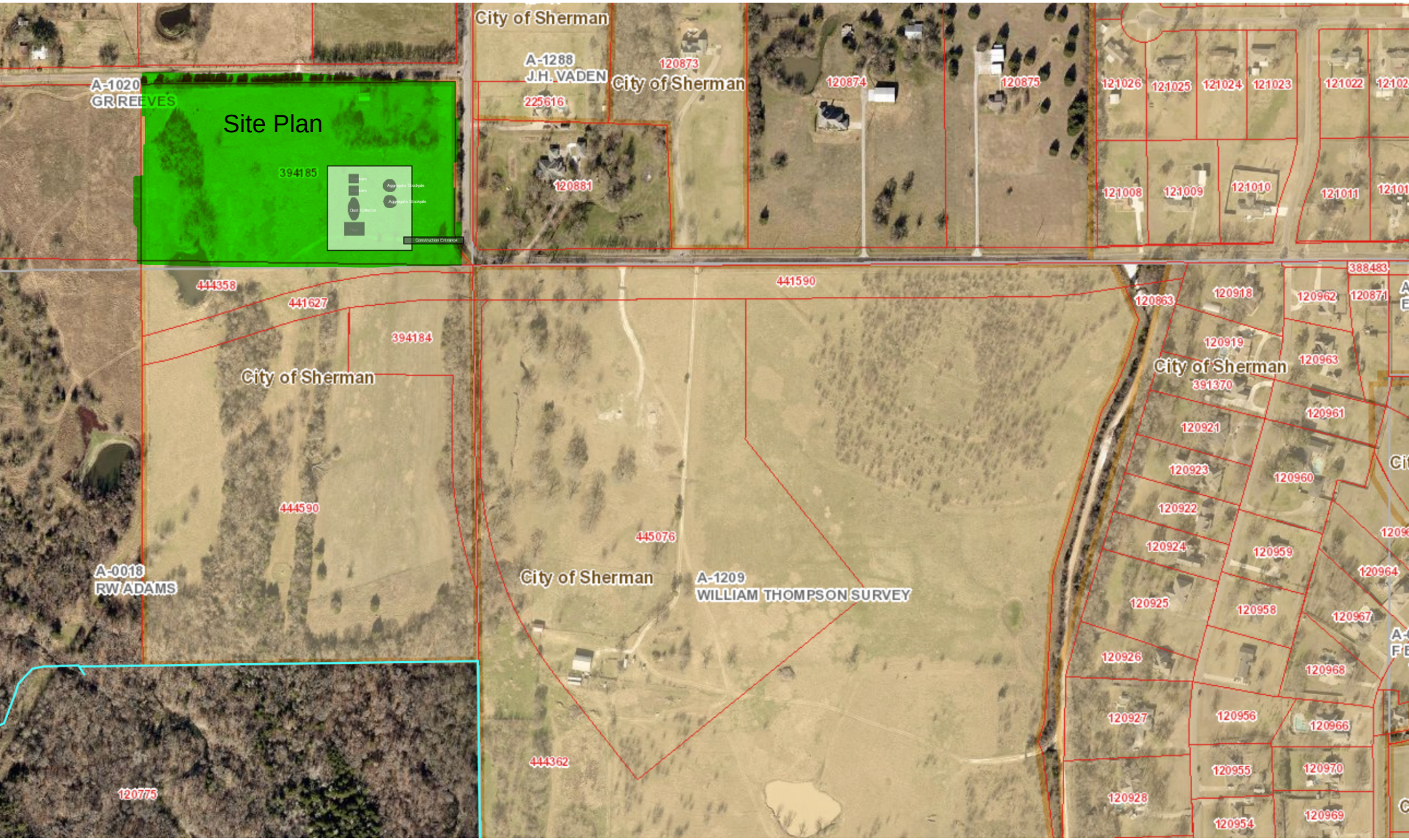
RE: Temporary Concrete Batch Plant - Paving improvements for City CIP Friendship and Lamberth Road Improvements, Hickory Hill Single-Family Phase 1

Location: NW intersection of existing Lamberth Road and proposed Friendship Road

Chris Harp Construction, LLC proposes to erect and operate a temporary concrete batch plant for the construction of concrete roadways for the above-referenced project. The batch plant has been approved by the TCEQ for this project as evidenced by the attached letter dated September 6, 2023, and subject to its compliance therein. Operation of this batch plant will be for the exclusive use of this project and will demobilize upon its completion. We request that a 6-month permit be granted considering that the phasing of the project will likely take place in two parts. Firstly, we would mobilize to construct the Lamberth and Friendship Road portions. We anticipate this to take approximately 8 to 10 working days of actual batch plant operation. Following completion, we would demobilize until the single-family portion is ready and repeat this process. The plant would not occupy/operate at all times within this 6-month period but would grant us a window of time to complete the 2 phases of work. The batch plant and concrete pour operations will only take place during City of Sherman normal work hours.

Regards,

Brian Cottle
Vice President of Estimating
Chris Harp Construction, LLC


Site Plan
394185
A-1020
GR REEVES
City of Sherman
A-1288
J.H. VADEN
225616
120873
City of Sherman
120874
120875
120881
121026
121025
121024
121023
121022
121008
121009
121010
121011
444358
441627
394184
City of Sherman
441590
120863
120918
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120871
388483
120919
City of Sherman
120963
391370
120961
120921
120923
120960
120922
444590
120924
120959
120964
445076
A-0018
RW ADAMS
City of Sherman
A-1209
WILLIAM THOMPSON SURVEY
120925
120958
120967
120926
120968
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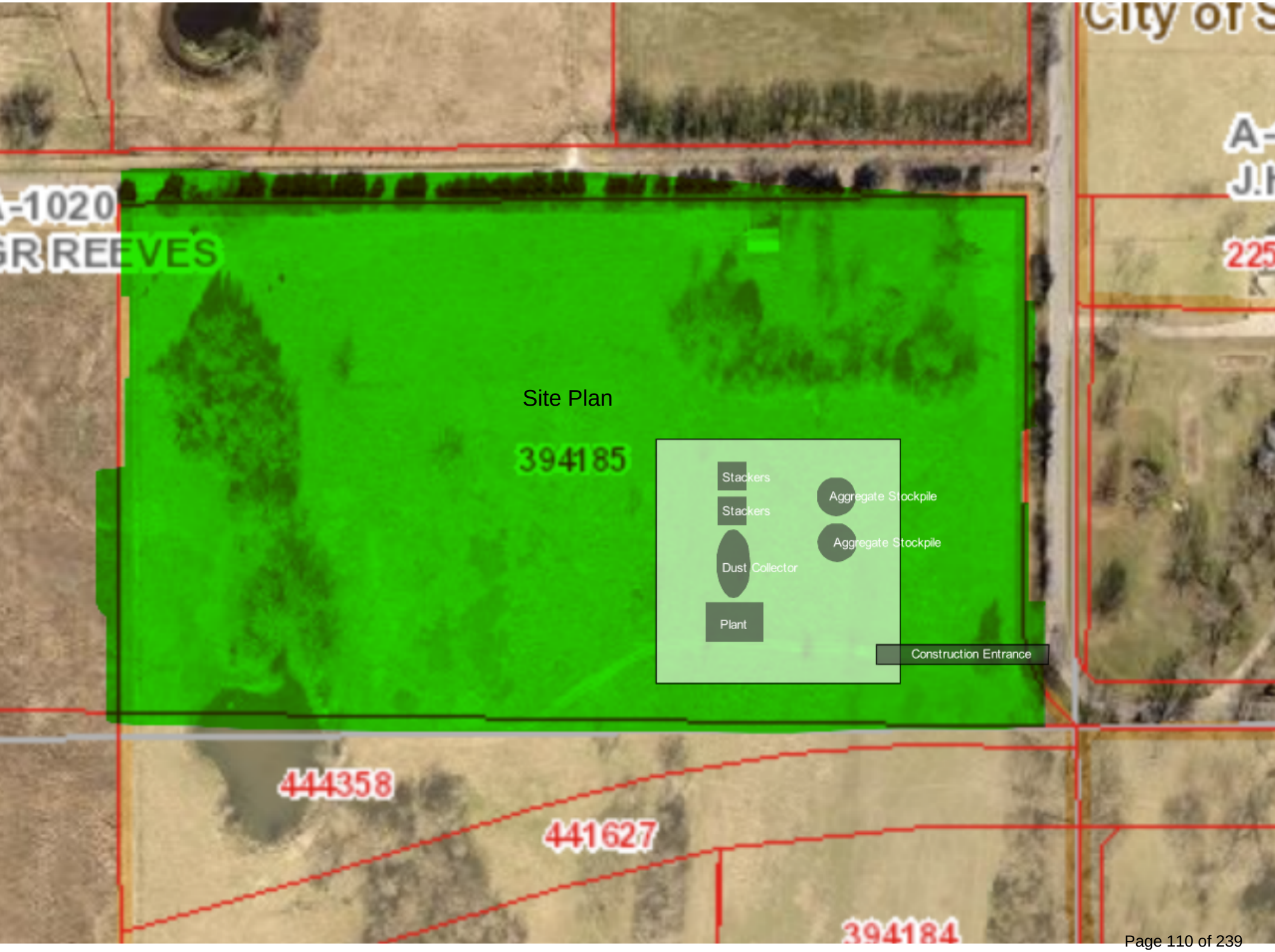

Site Plan
394185
Stackers
Stackers
Aggregate Stockpile
Aggregate Stockpile
Dust Collector
Plant
Construction Entrance
444358
441627
394184

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 2, 2024

Sent via Email

Sherman Hickory Hill, LLC
307 Scarlet Drive
McKinney, TX 75072

Chris Harp Construction, LLC
17388 County Road 543
Nevada, TX 75173

Dear Applicants,

The request of Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in Hickory Hill Planned Development (PD) located in the 3400-4000 Blocks West Lamberth Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

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

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1800 BLOCK IDA ROAD (FM HIGHWAY 697) (Project No. 23-006704)

The request of Frank D. May, Kingdom Road Equities, LLC (Owner), Reece Bierhalter, Manhard Consulting (Developer) and Copley Land Surveying (Surveyor) concerning the property in the 1800 Block Ida Road (FM Highway 697), being 57.300 Acres in the G.B. Pilant Survey, Abstract No. 963, the William H. Pulliam Survey Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 1800 Block Ida Road (FM Highway 697) between South Dewey Avenue and East Leslie Lane. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-4 (Single Family Residential) District.

The following has been approved for this location:

- 3/14/1989 - Zone Change from R-1 (One Family Residential) District to C-2 (General Commercial) District
- 3/22/2022 - Preliminary plat approval of Old Orchard Estates Subdivision

Origination:

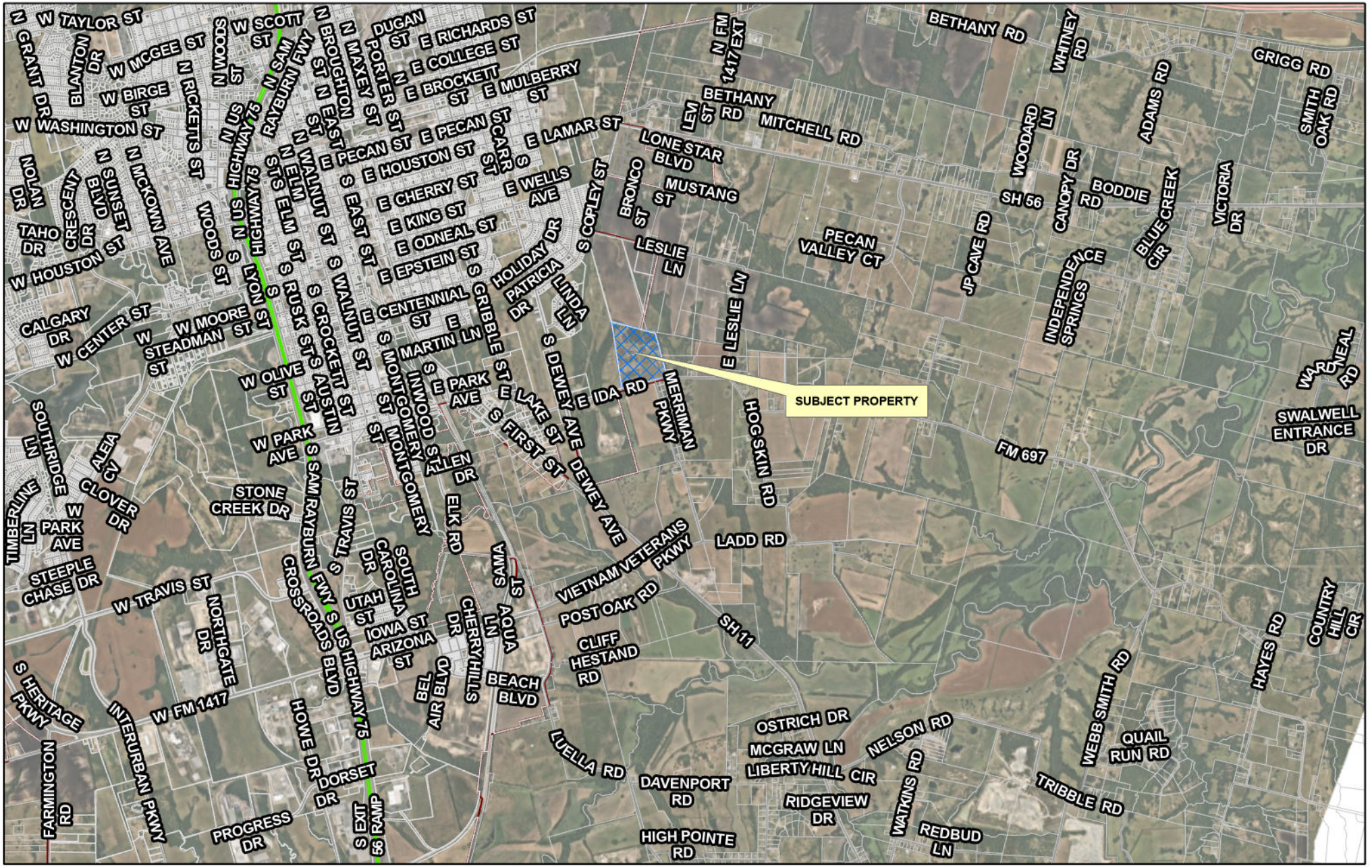
Frank D. May, Kingdom Road Equities, LLC (Owner)
Reece Bierhalter, Manhard Consulting (Developer)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the P&Z Commission deny this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Sign Photo
5. Project Narrative
6. Property Survey
7. Old Orchard Estates - Preliminary Plat



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1800 BLK IDA RD (FM HWY 697)

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Date: 12/15/2023 9:46 AM

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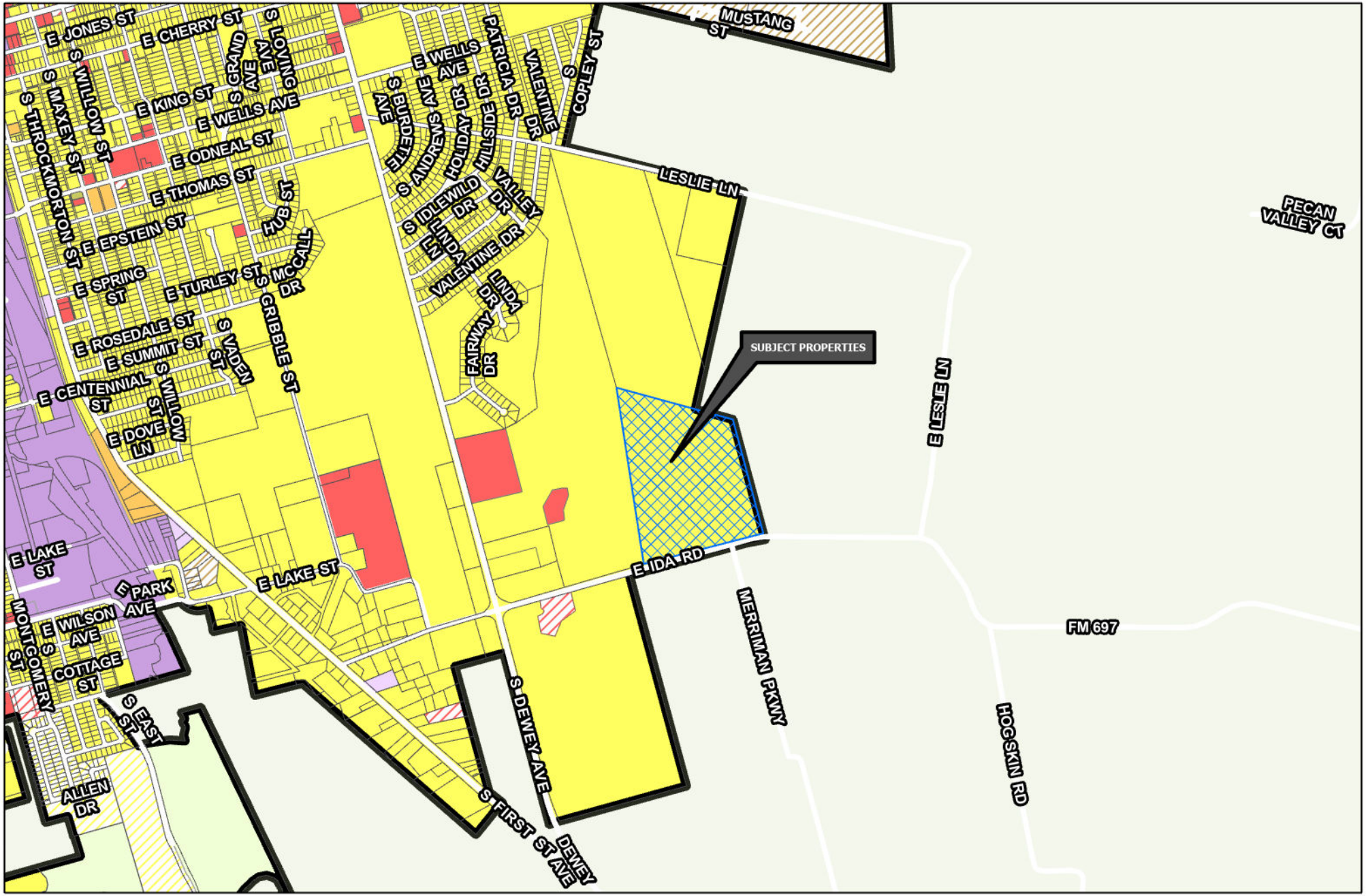

Sherman
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Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1800 BLK IDA RD (FM HWY 697)

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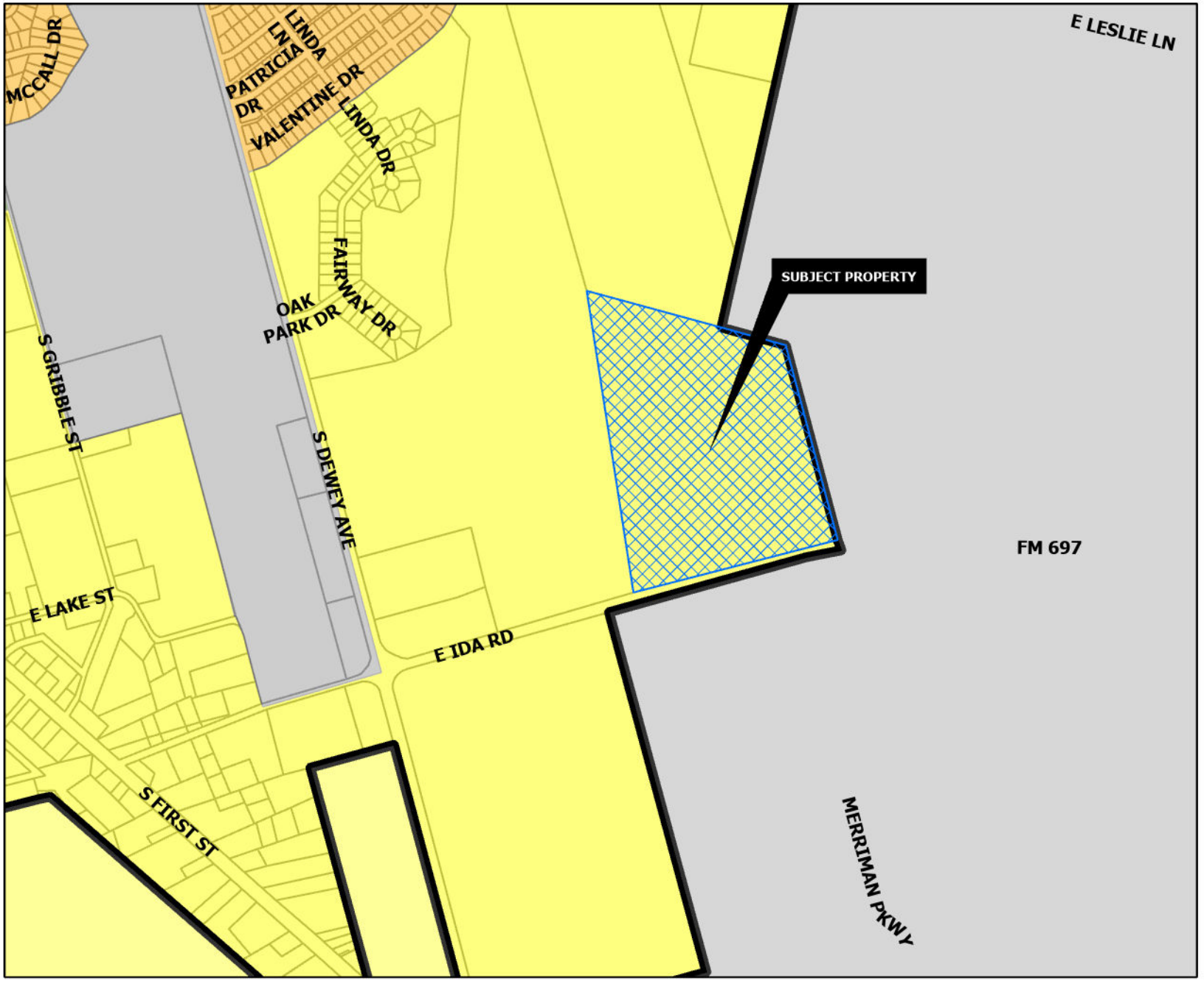
Date: 12/15/2020 9:45:01 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
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Development Services Department

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

N
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CITY OF SHERMAN
FUTURE LAND USE MAP
1800 BLK IDA RD (FM HWY 697)

Date: 12/15/2023 9:49 AM

12/27/2023

SHADEMAK

817.825.

sj@shademakertrees.com

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 23-004704

FOR INFORMATION CONTACT DEVELOPMENT SERVICES

Re: Old Orchard Estates Rezoning

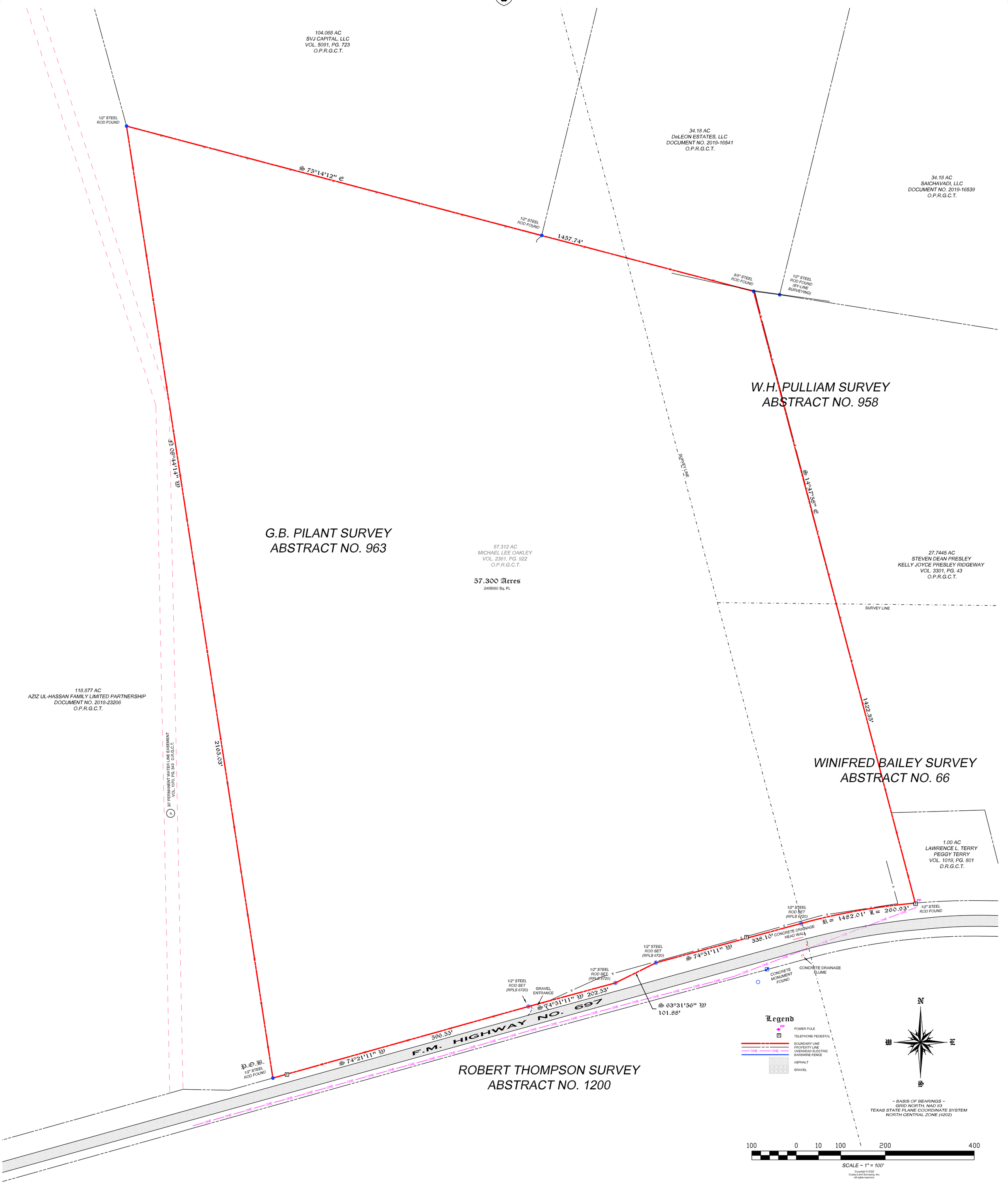
2301 E Ida Rd, Sherman, TX

11/13/2023

To: City of Sherman Development Services

Project Narrative

The enclosed application is presented to the City to request a formal Rezoning approval of the Old Orchard Estates project, known as Old Orchard Estates, from the existing designation of R-6 to a proposed designation of R-4. In March of 2022, the City of Sherman conditionally approved a Preliminary Plat (Approval extended via email from Wayne Lee on August 15th, 2023 to extend expiration date to March 22, 2024) for the subject parcel, representing a minimum lot width of 40ft. As part of the condition of approval, an SUP was required to be submitted and approved at the time to allow for the development of 40ft lots. Over the recent months, the City of Sherman has adopted a new zoning district allowing for 40ft wide Single-Family lots, so in lieu of an SUP, a rezoning is required at this time to remove the condition of approval from the Preliminary Plat. The intent of this project is to develop a single-family subdivision across 3 phases. At this time, a builder has not been identified, but we are hopeful that approval of this rezoning request will quickly facilitate the development of this site. All plans will be in accordance with the City Subdivision code and zoning ordinance and construction drawings will be submitted to the City after approval of a rezoning request. We respectfully request the consideration and approval of this rezoning application by the City Council of the City of Sherman.



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Copley Land Surveying, Inc.
All rights reserved.

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, the William H. Pulliam Survey, Abstract No. 958 and the Winifred Bailey Survey, Abstract No. 66, and being the same 57.312 acre tract of land conveyed to Michael Lee Oakley by deed of record in Volume 2361, Page 922, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found in the north right-of-way line of F.M. Highway No. 697 maintaining the southwest corner of said 57.312 acre tract and the southeast corner of a 118.877 acre tract of land conveyed to Aziz Ul Hassan Family Limited Partnership by deed of record in Document No. 2018-23206 of said Official Public Records, Grayson County, Texas;

Thence **North 08°44'14" West**, along the west line of said 57.312 and the east line of said 118.877 acre tract, a distance of **2,165.03 feet** to a 1/2" steel rod found maintaining the northwest corner of said 57.312 acre tract, an angle point in the east line of said 118.877 acre tract and the southwest corner of a 104.068 acre tract of land conveyed to SVJ Capital, LLC by deed of record in Volume 5091, Page 723 of said Official Public Records;

Thence **South 75°14'12" East**, along the south line of said 104.068 acre tract and the north line of said 57.312 acre tract, passing a 1/2" steel rod found at a distance of 965.09 feet at the southeast corner of said 104.068 acre tract and the southwest corner of a 34.18 acre tract of land conveyed to DeLeon Estates, LLC by deed of record in Document No. 2019-16541 of said Official Public Records and continuing for a total distance of **1,457.74 feet** to a 5/8" steel rod found maintaining an angle point in the south line of said 34.18 acre tract, the northeast corner of said 57.312 acre tract and the northwest corner of a 27.7445 acre tract of land conveyed to Steven Dean Presley and Kelly Joyce Presley Ridgeway by deed of record in Volume 3301, Page 43 of said Official Public Records;

Thence **South 14°47'58" East**, along the east line of said 57.312 acre tract and the west line of said 27.7445 acre tract passing the most westerly southwest corner of said 27.7445 acre tract and the northwest corner of a 1.00 acre tract of land conveyed to Lawrence L. Terry and wife Peggy Terry by deed of record in Volume 1019, Page 801, Deed Records, Grayson County, Texas and continuing for a total distance of **1,422.35 feet** to a 1/2" steel rod found in the north right-of-way line of said F.M. Highway No. 697 maintaining the southeast corner of said 57.312 acre tract and the southwest corner of said 1.00 acre tract;

Thence along he north right-of-way line of said F.M. Highway No. 697 the following calls and distances:
With a curve to the left having a **radius of 1,482.01 feet** (chord bears South 79°53'58" West, a distance of 260.60 feet) an **arc length of 260.93 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;
South 74°51'11" West, a distance of **338.10 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;
South 63°31'56" West, a distance of **101.88 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;
South 74°51'11" West, a distance of **202.53 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;
South 74°51'11" West
South 74°21'11" West, a distance of **596.55 feet** to the **Point-of-Beginning** and containing **57.300 acres** of land.

Flood Zone Notes

By graphic plotting only, this property lies within Zone "X" (areas not within the 100 yr. flood zone - no base point elevation) as defined by FEMA Flood Insurance Rate Map, No. 48181C0405 F, which bears an effective date of September 29, 2010.

The Title Description and Schedule B items hereon are from Stewart Title Guaranty Company, Commitment No. 321608, Effective Date August 28, 2022, Date issued December 16, 2021, Revised Date September 7, 2022.

Schedule "B" Items

-NONE-

Zoning Notes

"PH" (Patio Homes) by the City of Sherman Zoning Department
- *Minimum Lot Area - 4,000 sf*
- *Minimum Lot Width - 40'; 45' - corner lot*
- *Maximum Lot Width - 50'; 55 - corner lot*
- *Setbacks:*
  Minimum Front - 20', Minimum Rear - 10', Minimum Side - varies

- *Parking Requirement- See zoning ordinance for specifications.*

General Notes

1. *The property has an area of 2,495,980 sq. ft. or 57.300 acres of land.*
2. *Basis of bearings is Grid North, NAD 83, Texas State Plane Coordinate System, North Central Zone (4202).*
3. *There was no visible evidence of the use of the subject property as a solid waste dump, sump or sanitary landfill at the time of survey.*
4. *There are no visible signs of cemeteries.*
5. *All visible above ground indications of utilities are depicted hereon.*
6. *There was no visible evidence of striping at time of survey.*

Surveyor Certification

The Undersigned, being a registered surveyor of the State of Texas certifies to:
STEWART TITLE GUARANTY COMPANY
KINGDOM ROAD EQUITIES, LLC
MICHAEL LEE OAKLEY
that:

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 Items 1, 2, 3, 4, 5, 6(a), 8, 9, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on December 14, 2021.

Date of Plat or Map: September 14, 2022

John C. Copley
State of Texas
Registered Professional
Land Surveyor # 6720

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

ALTA/NSPS Survey

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75076
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com
TX Firm No. 10194429, OK C.A. No. 8279

Project Name: 697 Tree Farm		
Project Address: TBD. F.M. Hwy No. 697 Sherman, Texas 75020	Prepared For: FRANK MAY, MIKE BLUBAUGH, KINGDOM ROAD EQUITIES, LLC	
	Drawn by: JMC	Checked by: JCC
Last Site Visit: 12-14-2021		Sheet: 1 of 2
Date of Survey: 9-19-2022	Scale: 1" = 100'	CLS Job# 21120578B

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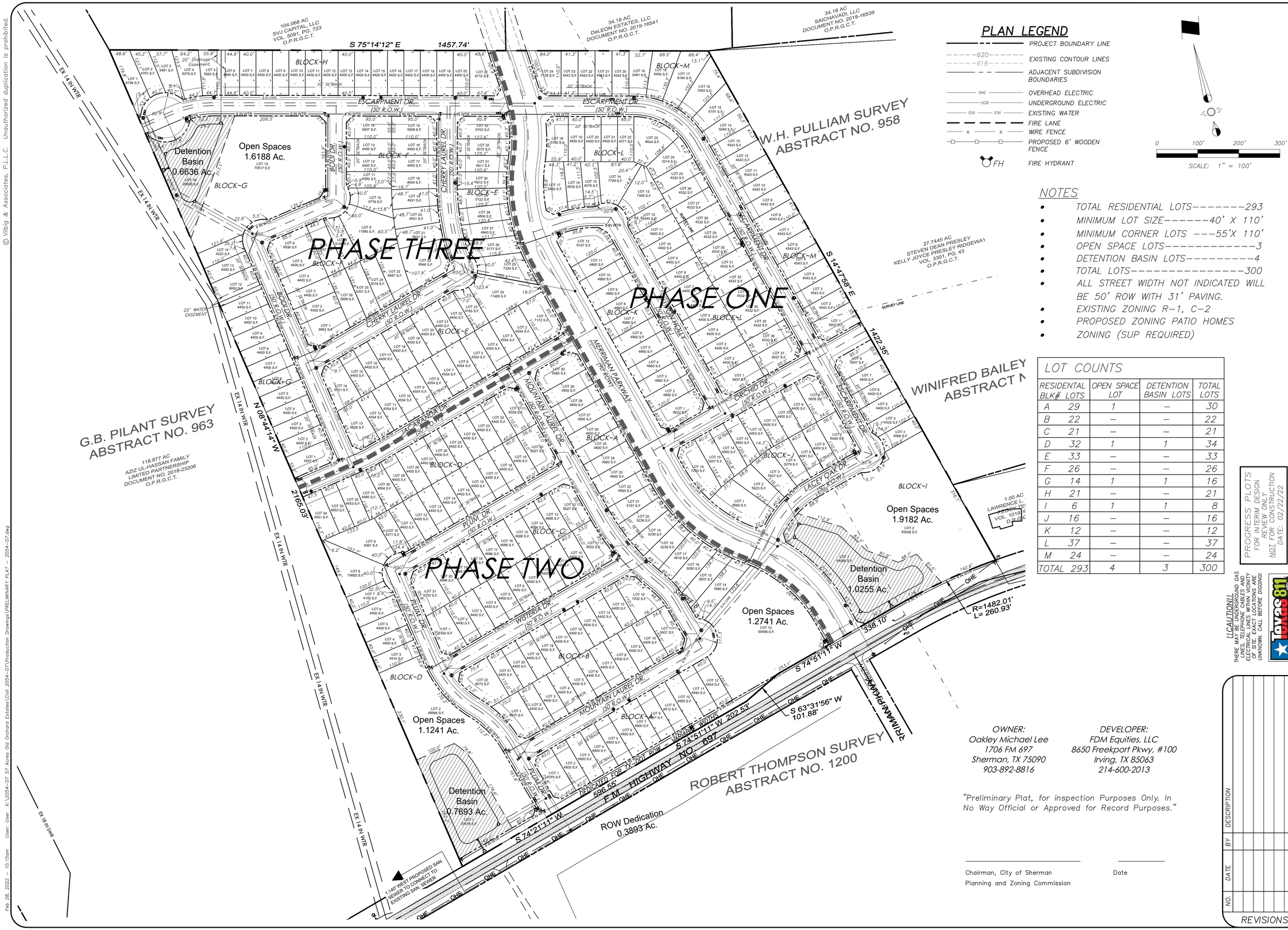


PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620 — EXISTING CONTOUR LINES
- 618 —
- ADJACENT SUBDIVISION BOUNDARIES
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- EW — EW — EXISTING WATER
- FIRE LANE
- x — x — WIRE FENCE
- PROPOSED 6' WOODEN FENCE
- FH FIRE HYDRANT

0 100' 200' 300'
SCALE: 1" = 100'

NOTES

- TOTAL RESIDENTIAL LOTS--------293
- MINIMUM LOT SIZE-------40' X 110'
- MINIMUM CORNER LOTS ---55'X 110'
- OPEN SPACE LOTS-----------3
- DETENTION BASIN LOTS----------4
- TOTAL LOTS----------300
- ALL STREET WIDTH NOT INDICATED WILL BE 50' ROW WITH 31' PAVING.
- EXISTING ZONING R-1, C-2
- PROPOSED ZONING PATIO HOMES
- ZONING (SUP REQUIRED)

LOT COUNTS

RESIDENTAL BLK#	LOTS	OPEN SPACE LOT	DETENTION BASIN LOTS	TOTAL LOTS
A	29	1	–	30
B	22	–	–	22
C	21	–	–	21
D	32	1	1	34
E	33	–	–	33
F	26	–	–	26
G	14	1	1	16
H	21	–	–	21
I	6	1	1	8
J	16	–	–	16
K	12	–	–	12
L	37	–	–	37
M	24	–	–	24
TOTAL	293	4	3	300

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 02/22/22

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRIC LINES WITHIN THE LIMITS OF SITE. EXACT LOCATIONS ARE UNKNOWN. CALL BEFORE DIGGING!

Texas 811

OWNER:
Oakley Michael Lee
1706 FM 697
Sherman, TX 75090
903-892-8816

DEVELOPER:
FDM Equities, LLC
8650 Freekport Pkwy, #100
Irving, TX 85063
214-600-2013

"Preliminary Plat, for inspection Purposes Only. In No Way Official or Approved for Record Purposes."

Chairman, City of Sherman Planning and Zoning Commission — Date

NO.	DATE	BY	DESCRIPTION

REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET, DENISON, TX 75020
PHONE: (214) 352-7333, FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10030300

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON FEBRUARY 22, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

OLD ORCHARD ESTATES

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELIMINARY PLAT

57 ACRES TRACT
FDM EQUITIES, LLC
214-600-2013

SUBMITTAL #1: 02/22/22
SUBMITTAL #2: --/--/--
SUBMITTAL #3: --/--/--
SUBMITTAL #4: --/--/--
DESIGN: DV/PN DRAWN: RS
CHECKED: DAV
SCALE: 1" = 100'
VA PROJECT NO: 2054-07

SHEET
PP1
VERS. 2-22-22

Feb 28, 2022 - 10:15am User: User X:\2054-07 57 Acres Old Orchard Estates\Civil 2054-07\Production Drawings\PRELIMINARY PLAT - 2054-07.dwg

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

5012-5020 KNOLLWOOD ROAD (Project No. 23-006705)

The request of Young Enterprises, LP and Jose Menjivar (Owner) and Copley Land Surveying (Surveyor) concerning the property at 5012-5020 Knollwood Road, Lots 1, 2 and 3 Northcreek Addition, Section 4, being 0.496 Acres in the Alexander and Richards Survey, Abstract No. 42, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

Background:

The property is located at 5012-5020 Knollwood Road near the intersection of Hilre Drive and Knollwood Road. The owner is requesting a Zone Change from an MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

Origination:

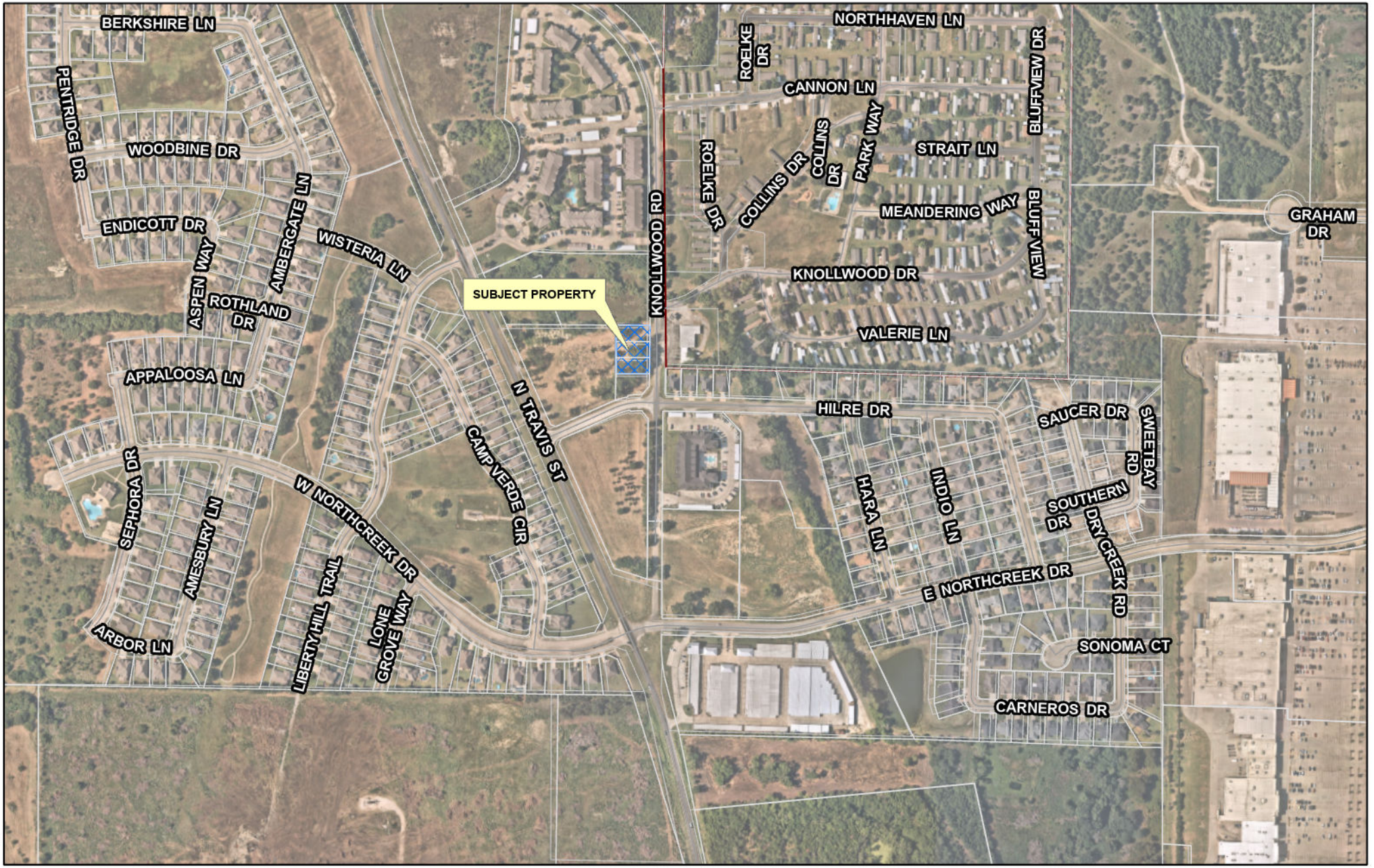
Young Enterprises, LP and Jose Menjivar (Owner)
Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Sign Photo
5. Property Survey
6. Project Narrative
7. Floor 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
5012-5020 KNOLLWOOD RD

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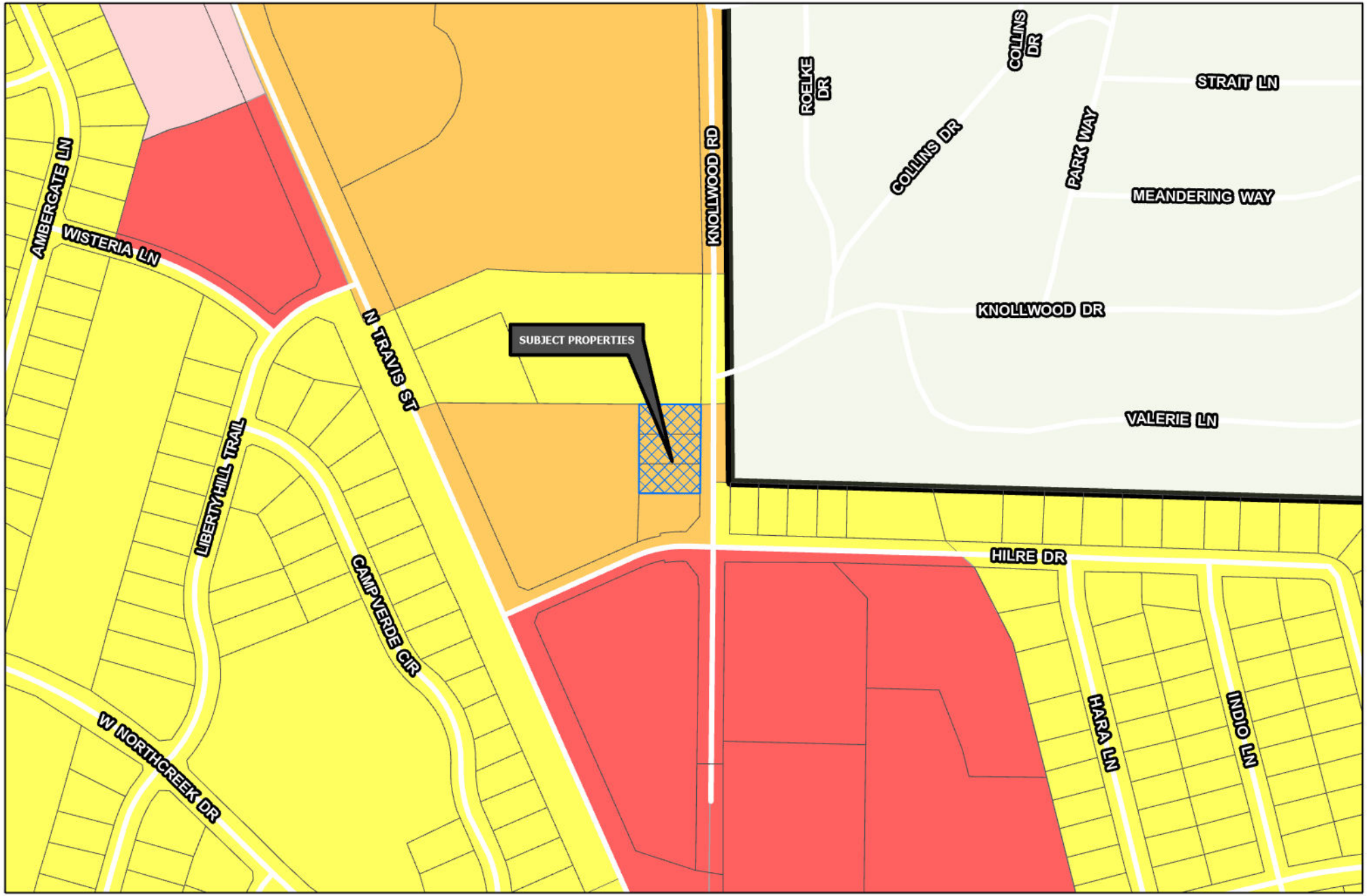
Date: 12/15/2023 9:46 AM



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
5012-5020 KNOLLWOOD RD

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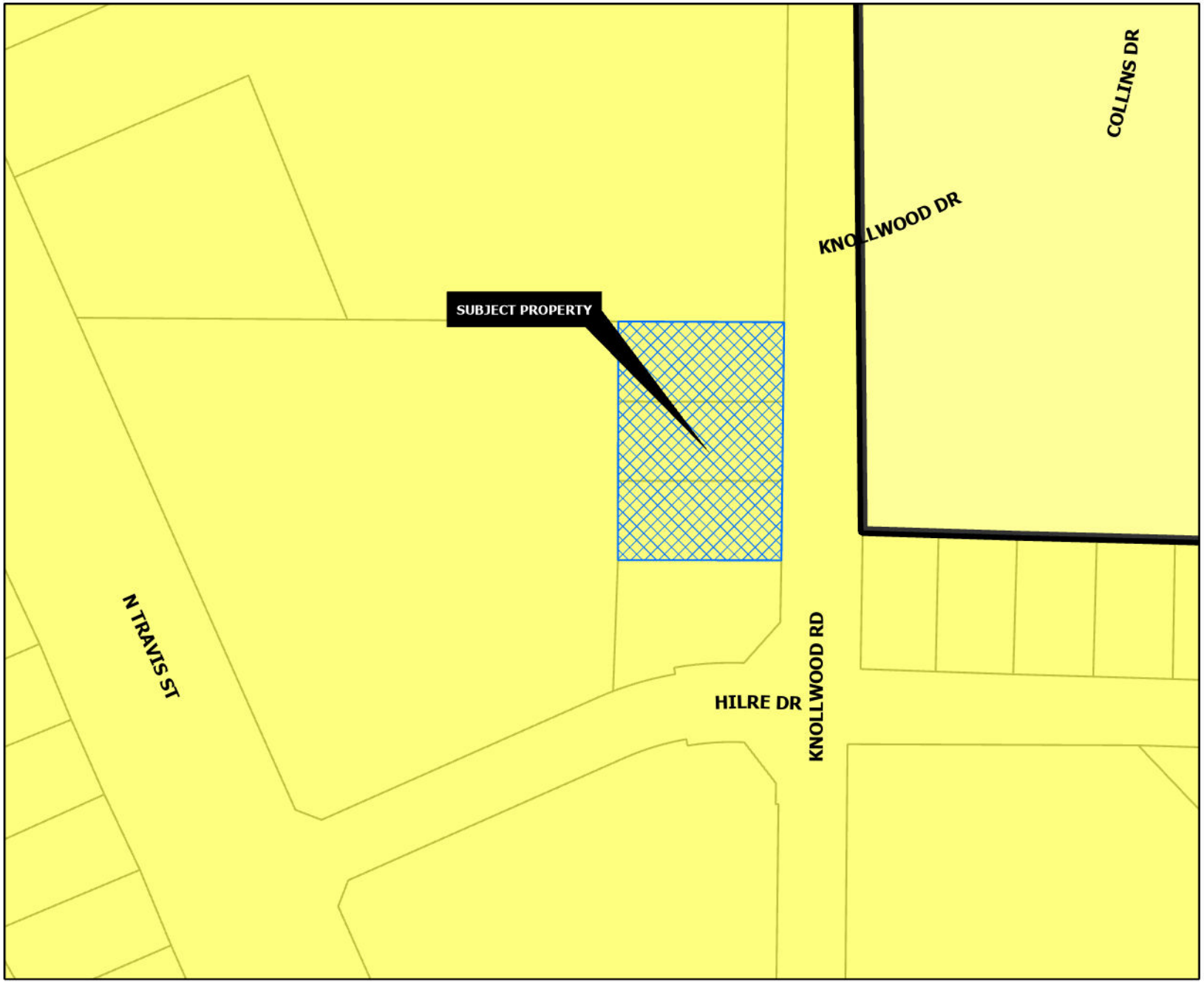

SUBURBAN NEIGHBORHOOD

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

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CITY OF SHERMAN
FUTURE LAND USE MAP
5012-5020 KNOLLWOOD RD

Date: 12/15/2023 9:49 AM

12/28/2023

GENERAL NOTES:

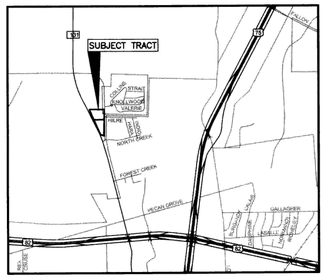
1. Bearings are based on the Texas State Plain Coordinate System, NAD 83, North Central Zone 4202. and the Final Plat, NORTH CREEK ADDITION, SECTION FOUT, an addition to the City of Sherman, Texas, as per plat recorded in Doc. No. 2019-118, Plat Records, Grayson County, Texas.
2. Set monuments are 5/8" iron rods with yellow plastic cap stamped "Jones Carter", unless noted otherwise.
3. The pavement width for Hilre Drive is 31' back to back.

FLOOD NOTE:

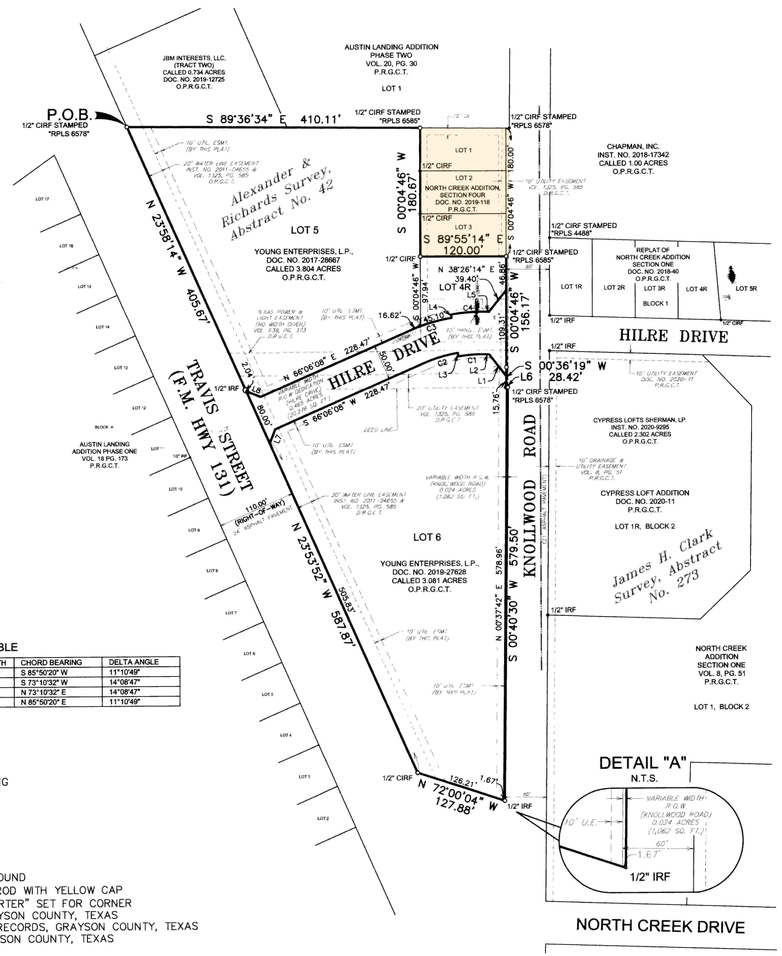
Inherent inaccuracies of FEMA or Flood Insurance Rate Maps preclude a surveyor from certifying to the accuracies of locations based on such maps. All flood-plain information on this survey is for graphical depiction only, as scaled off of Firm Panel Map No. 48181C0290F, dated September 29, 2010. This property is in Zone X, Areas determined to be outside of the 0.2% annual chance floodplain.

0' 50' 100' 200'

SCALE: 1"=100'



VICINITY MAP
N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°43'37" W	39.29'
L2	N 88°34'15" W	5.01'
L3	N 09°45'05" W	5.00'
L4	N 09°45'05" W	5.00'
L5	S 88°34'15" E	3.35'
L6	N 89°36'48" E	2.07'
L7	N 21°06'08" E	21.21'
L8	N 68°53'52" W	21.21'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	38.05'	37.99'	S 85°50'20" W	11°10'49"
C2	200.00'	49.38'	49.25'	S 73°10'32" W	14°08'47"
C3	250.00'	61.73'	61.57'	N 73°10'32" E	14°08'47"
C4	255.00'	49.76'	49.68'	N 85°50'20" E	11°10'49"

LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
D.R.G.C.T	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS

FINAL PLAT
NORTH CREEK ADDITION, SECTION FIVE AND REPLAT OF LOTS 4 AND 5 OF NORTH CREEK ADDITION, SECTION FOUR

AN ADDITION TO THE CITY OF SHERMAN, TEXAS
AND BEING 6.359 ACRES OUT OF THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
GRAYSON COUNTY, TEXAS

JANUARY 2021

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 2/23/2021 10:52:17 AM
In the PLAT Records
NORTH CREEK ADDN
Doc Number: 2021-28
Number of Pages: 2
Amount: 75.00
Order#: 20210223000052
By: HA

DEVELOPER / OWNER:
YOUNG ENTERPRISES, L.P.,
5414 NORTH FM HWY. 1417
SHERMAN, TX 75092
PHONE: (903) 892-1508

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 100461-03
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF GRAYSON :

WHEREAS, Young Enterprises, L.P., is/are the owner(s) of a 6.359 acre tract of a tract of land situated in the Alexander & Richards Survey, Abstract No. 42, Grayson County Texas, being all of a called 3.804 acre tract described in deed to Young Enterprises, L.P., recorded in Document No. 2017-28667 of the Official Public Records of Grayson County, Texas (O.P.R.G.C.T.) and all of a called 3.081 acre tract described in deed to Young Enterprises, L.P., recorded in Document No. 2019-27628, O.P.R.G.C.T., and being all of Lots 4 and 5, of North Creek Addition, Section Four, an addition to the City of Sherman, Texas, as plat recorded in Document No. 2019-118, Plat Records, Grayson County, Texas.(P.R.G.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod with cap stamped "RPLS 6578" found for the northwest corner of said 3.804 acre tract, and the southwest corner of tract two, a called 0.734 acre tract described in deed to JBM Interest, LLC, recorded in Document No. 2019-12725, O.P.R.G.C.T., also being the easterly line of North Travis Street (a variable width Right-of-Way);

THENCE South 89 Degrees 36 Minutes 34 Seconds East, departing the easterly line of said Travis Street, along the north line of said 3.804 acre tract, passing at a distance of 223.97 feet, the southeast corner of Lot 1, Austin Landing Addition, Phase Two, an addition to the City of Sherman, Texas, as recorded in Volume 20, Page 30, P.R.G.C.T., and continuing for a total distance of 410.11 feet to a 1/2" iron rod with cap stamped "RPLS 6585" found for the northwest corner of Lot 1, of said North Creek Addition, Section Four;

THENCE South 00 Degrees 04 Minutes 46 Seconds West, departing the south line of said Austin Landing, along the west line of said North Creek Addition, Section Four, a distance of 180.67 feet to a 1/2" iron rod with cap stamped "6578" found for the southwest corner of Lot 3;

THENCE South 89 Degrees 55 Minutes 14 Seconds East, along the south line of said Lot 3, a distance of 120.00 feet to a 1/2" iron rod with cap stamped "6578" found for the southeast corner of Lot 3, and the west right-of-way line of Knollwood Road;

THENCE South 00 Degrees 04 Minutes 46 Seconds West, departing the southeast corner of said Lot 3, along the west line of said Knollwood Road, a distance of 156.17 feet to a point for corner;

THENCE South 00 Degrees 36 Minutes 19 Seconds West, along the west line of said Knollwood Road, a distance of 28.42 feet to a point for corner;

THENCE North 89 Degrees 36 Minutes 48 Seconds East, departing the west line of Knollwood Road, along the north line of said 3.081 acre tract, a distance of 2.07 feet to a 1/2" capped iron rod with cap stamped "RPLS 6578" found for the northeast corner of said 3.081 acre tract;

THENCE South 00 Degrees 40 Minutes 30 Seconds West, along the east line of said 3.081 acre tract, a distance of 579.50 feet to a 1/2" iron rod found for the southeast corner of said 3.081 acre tract and the northerly line of N. Travis Street;

THENCE North 72 Degrees 00 Minutes 04 Seconds West, along the northerly line of N. Travis Street, a distance of 127.88 feet to 1/2" capped iron rod found for the southwest corner of said 3.081 acre tract, and the easterly line of North Travis Street;

THENCE North 23 Degrees 53 Minutes 52 Seconds West, along the easterly line of N. Travis Street and the westerly line of said 3.081 acre tract, a distance of 587.87 feet to a 1/2" iron rod found for the northwest corner of said 3.081 acre tract and the southwest corner of said 3.804 acre tract;

THENCE North 23 Degrees 58 Minutes 14 Seconds West, along the easterly line of N. Travis Street and the westerly line of said 3.804 acre tract, a distance of 405.67 feet to the **POINT OF BEGINNING** and containing 276,993 square feet or 6.359 acres of land more or less.

Approved this 17th day of November, 2020, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas _____ Date 02/09/2021

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the forgoing, PLAT OF LOT 4R, 5 AND 6, BLOCK 1 OF NORTH CREEK ADDITION , SECTION FIVE, an addition to the City of Sherman, Texas was submitted to the City Council on the 7th day of December, 2020, 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 acceptence thereof by signing his name as herein above described.

Witness my hand this 9th day of February, 2021.

Clerk City of Sherman, Texas _____

CITY OF SHERMAN TEXAS

STATE OF TEXAS :
COUNTY OF GRAYSON :

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Young Enterprises, L.P., do hereby adopt this plat designating the hereinabove property as NORTH CREEK ADDITION , SECTION FIVE, 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, 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 strip[s and any public or private utility shall, at all times, have a right of ingress or egress to and from and upon the said easements stripes 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 ot all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 1st day of February, 2021.

Young Enterprises, L.P., a Texas limited partnership

By: Todd Young

Name: Todd Young

Title: President

STATE OF TEXAS:
COUNTY OF GRAYSON :

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Todd Young, President, ~~Owner,~~ known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

given my hand and seal of office, this the 1st day of February, 2021.

Amber Boar

Notary Public, State of Texas

My Commission expires : 09/12/2024

AMBER BOAR
Notary Public, State of Texas
Comm. Expires 09-12-2024
Notary ID 12487837-6

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Sherman, Texas.

Eduardo Martinez,
Registered Professional Land Surveyor No. 5274

STATE OF TEXAS
REGISTERED
EDUARDO MARTINEZ
5274
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF COLLIN :

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this date personally appeared Eduardo Martinez, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

given my hand and seal of office, this the 28 day of January, 2021.

Notary Public, State of Texas

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 2/23/2021 10:52:17 AM
In the PLAT Records
NORTH CREEK ADDN
Doc Number: 2021-28
Number of Pages: 2
Amount: 75.00
Order#: 20210223000052
By: HA

FINAL PLAT
NORTH CREEK ADDITION, SECTION FIVE AND REPLAT OF LOTS 4 AND 5 OF NORTH CREEK ADDITION, SECTION FOUR
AN ADDITION TO THE CITY OF SHERMAN, TEXAS
AND BEING 6.359 ACRES OUT OF THE ALEXANDER & RICHARDS SURVEY, ABSTRACT NO. 42
GRAYSON COUNTY, TEXAS
JANUARY 2021

DEVELOPER / OWNER:
YOUNG ENTERPRISES, L.P.,
5414 NORTH FM HWY. 1417
SHERMAN, TX 75092
PHONE: (903) 892-1508

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 100461-03
2805 Dallas Parkway, Suite 600 • Plano, Texas 75093
972.488.3880
Contact: Eduardo Martinez, E-mail: emartinez@jonescarter.com

E-9-421

YOUNG ENTERPRISES, L.P.

5414 HWY 1417 N, Sherman, TX 75092
(903)-892-1508
www.youngenterpriseslp.com

11/22/2023

To: City of Sherman

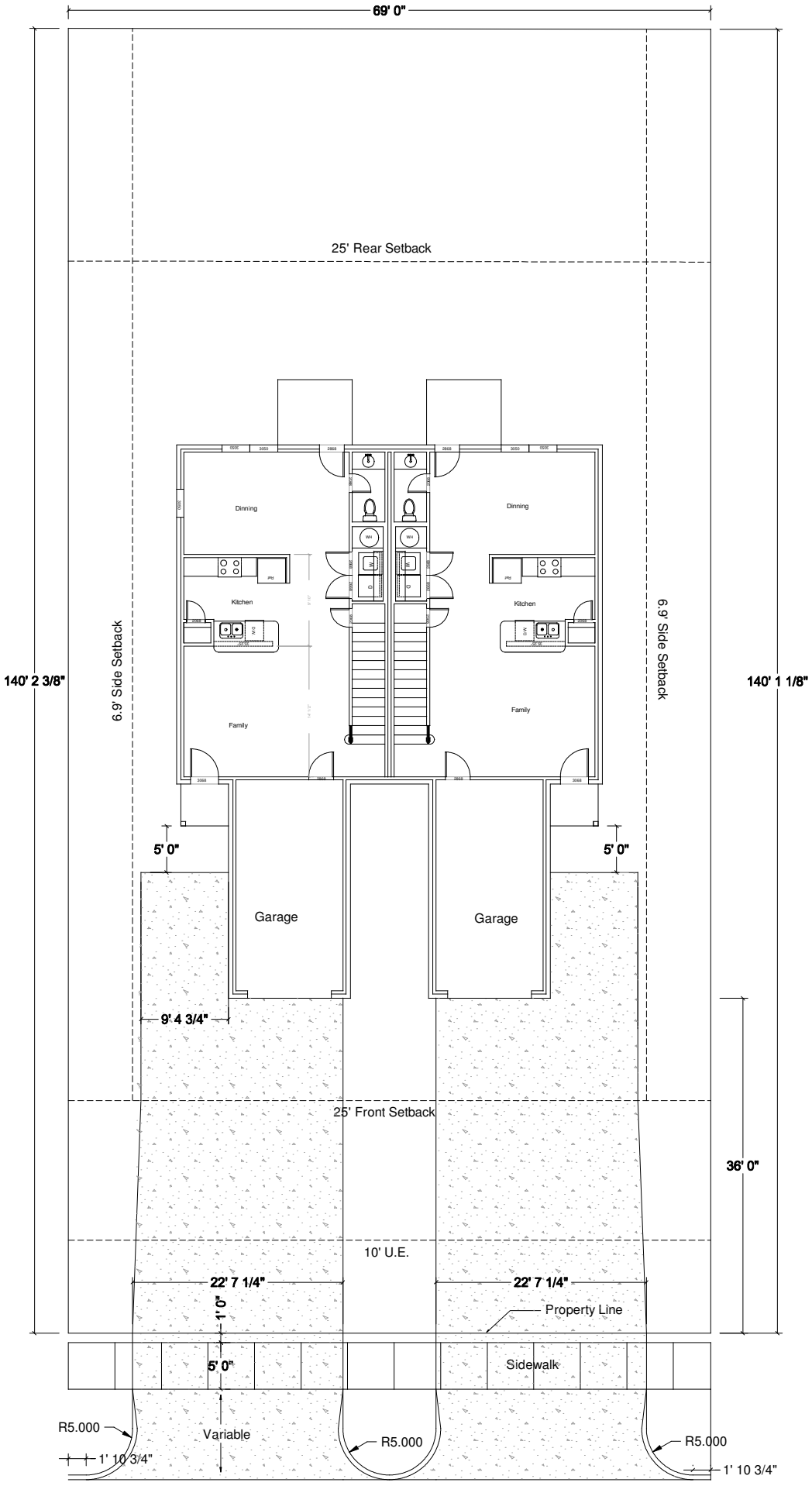
Zoning Change – Knollwood Rd Lots

5020 & 5016 Knollwood Rd – Owned by Jose Menjivar
5012 Knollwood Rd – Owned by Young Enterprises

Young Enterprises and Jose Menjivar are submitting a zoning change for 3 lots on Knollwood road. We would like to change the zoning to R-2F to be able to develop duplexes. The current zoning of MF-30 is not in compliance for a duplex application. We would propose to have these lots zoning changed simultaneously.

Thank you for you consideration,

Todd Young – President


69' 0"
25' Rear Setback
140' 2 3/8"
140' 1 1/8"
6.9' Side Setback
6.9' Side Setback
Dinning
Dinning
Kitchen
Kitchen
Family
Family
5' 0"
5' 0"
Garage
Garage
9' 4 3/4"
25' Front Setback
36' 0"
10' U.E.
22' 7 1/4"
22' 7 1/4"
1' 0"
Property Line
5' 0"
Sidewalk
R5.000
Variable
R5.000
R5.000
1' 10 3/4"
1' 10 3/4"

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE (Project No. 23-005150) TABLED FROM NOVEMBER 14, 2023

The request of IKON Group Opportunity Zone Fund, LLC (Owner), Kent Hughlett (Representative) and Helvey-Wagner Surveying (Surveyor) concerning the property located at 2007-2011 Texoma Parkway and 2007 Texoma Drive, consisting of 5.924 acres being a replat of Lots 1 and 2, Block A of First United Bank Addition and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a mini-warehouse (Self Storage) in a C-2 (General Commercial) District.

Background:

The property is located at 2007-2011 Texoma Parkway and 2007 Texoma Drive at the corner of Texoma Parkway and Texoma Drive. The property owner is requesting a Site Plan and Specific Use Permit for a mini-warehouse.

The following has been approved for this location:

- 01/02/2023 - 20ft wide easement abandoned that bisected the property. Ord. No. 6682.
- 10/17/2023 - Replat of Texoma Place Storage (APPROVED SUBJECT TO THE STAFF REVIEW LETTER EXCLUDING NO. 1)

Origination:

IKON Group Opportunity Zone Fund, LLC (Owner)
Kent Hughlett (Representative)
Helvey-Wagner Surveying (Surveyor)

Staff Recommendation:

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

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning sign
5. Property Survey
6. Project Narrative

7. Site Plan and Elevations

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2007-2011 TEXOMA PKWY & 2007 TEXOMA DR

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Date: 12/15/2023 9:46 AM

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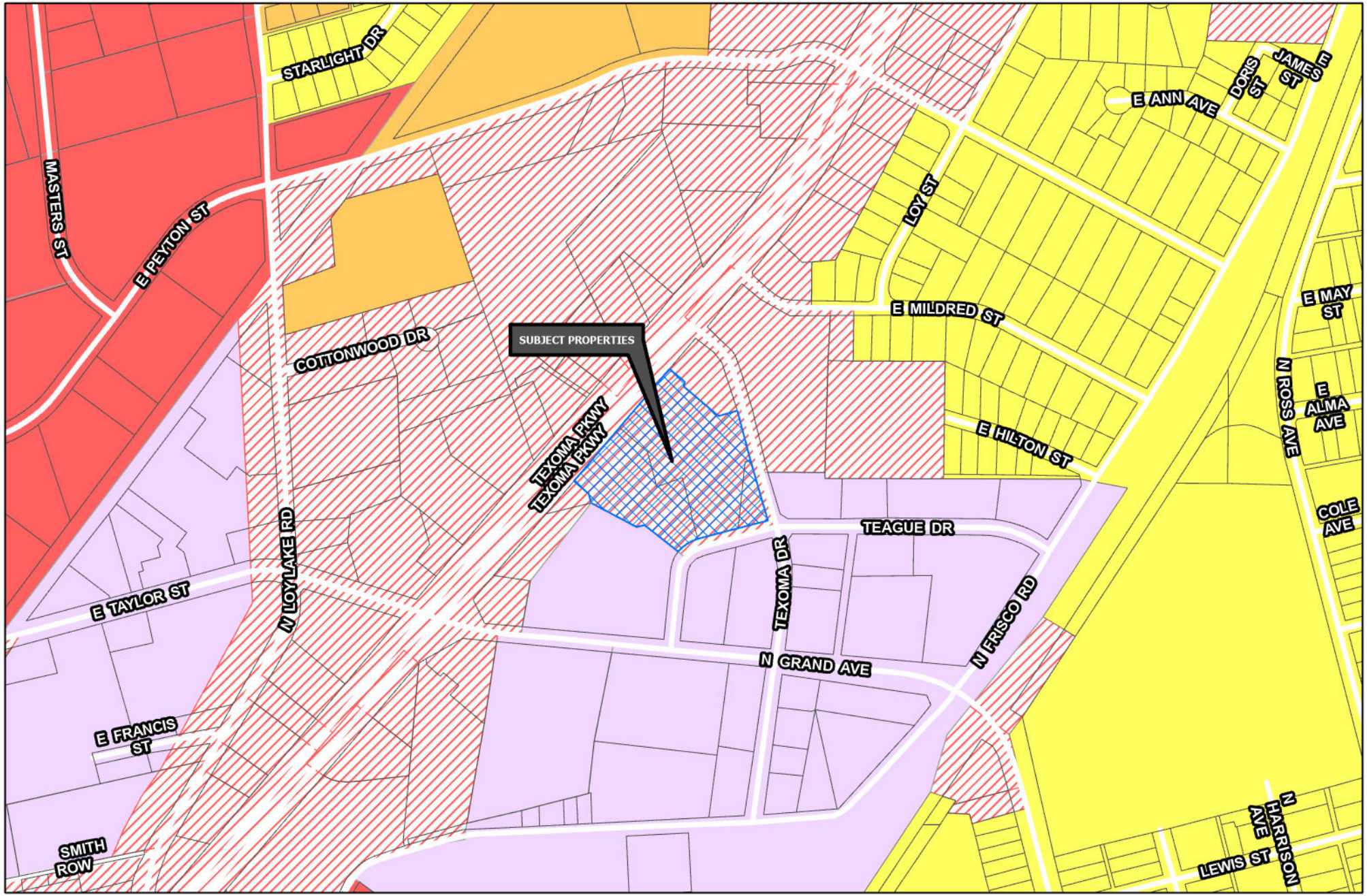

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
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- 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
2007-2011 TEXOMA PKWY & 2007 TEXOMA DR

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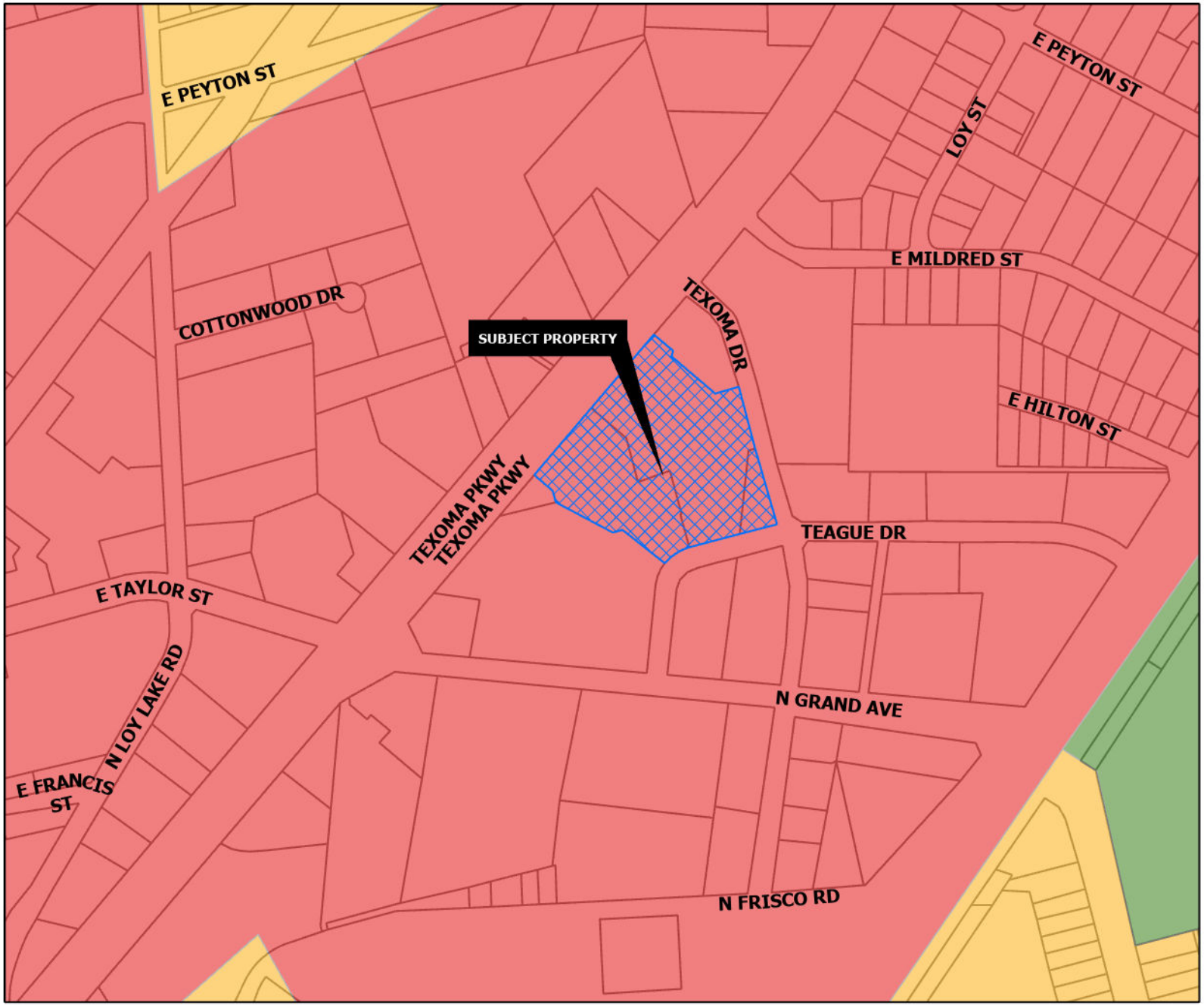
Date: 3/15/2022 9:52:21 AM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2007-2011 TEXOMA PKWY &
2007 TEXOMA DR

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Date: 12/5/2023 6:45 PM

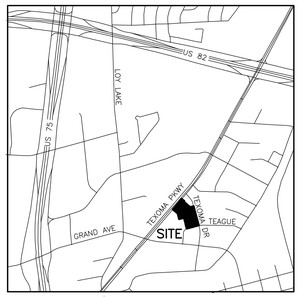
Marlow, Lauren

From: Planning
To: Kent Hughlett
Subject: RE:

From: Kent Hughlett
Sent: Wednesday, September 6, 2023 3:37 PM
To: Planning
Subject:

Vicinity Map

(not to scale)

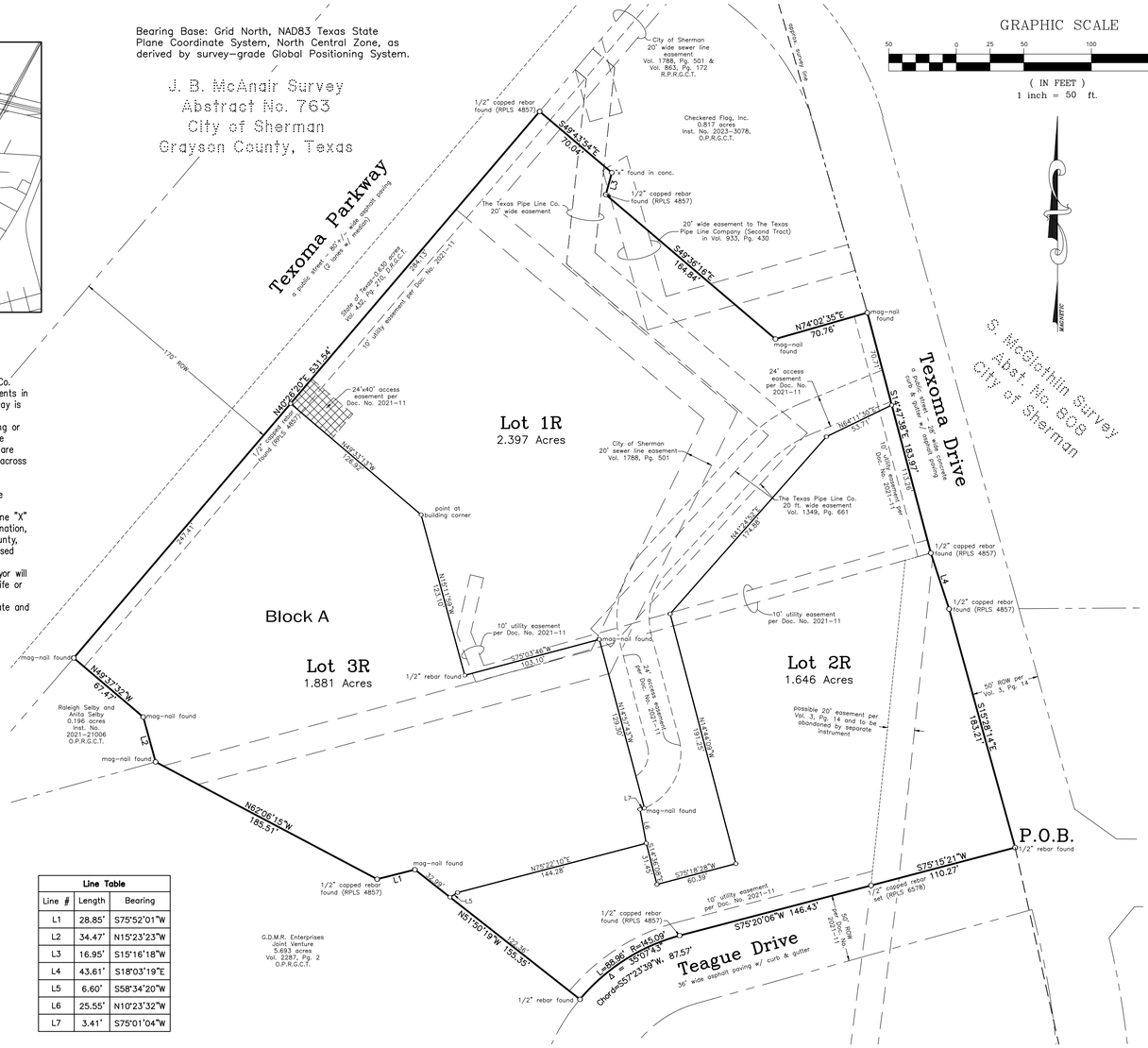


General Notes:

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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500–year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 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.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey–grade Global Positioning System.

J. B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas



Line Table		
Line #	Length	Bearing
L1	28.85'	S75°52'01"W
L2	34.47'	N15°23'23"W
L3	16.95'	S15°16'18"W
L4	43.61'	S18°03'19"E
L5	6.60'	S58°34'20"W
L6	25.55'	N10°23'32"W
L7	3.41'	S75°01'04"W

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being all of Lots 1 and 2, Block A of First United Bank Addition to the City of Sherman, Texas as per plat of record in Doc. No. 2021–11, Plat Records, Grayson County, Texas and a part of Lot 5, Block 2 of Teague Industrial Park Unit No. 2, an addition to the City of Sherman, Texas as per plat of record in Volume 3, Page 14, said Plat Records, said part of Lot 5 being the same 0.341 acre tract of land (Tract Two) conveyed by Special Warranty Deed with Vendor's Lien from American Bank of Texas, N.A. to IKON Group Opportunity Zone Fund, LLC on February 10, 2023 and recorded in Inst. No. 2023–3487, Official Public Records and being more particularly described by metes and bounds as follows to–wit:

BEGINNING at a ½ inch rebar found at the intersection of the West right–of–way line of Texoma Drive, a public street, with the North line of Teague Drive, a public street, lying in the East line of said Lot 5, Block 2, Teague Industrial Park Unit No. 2, at the Southeast corner of both said IKON Group Opportunity Zone Fund 0.341 ac. and the herein described tract;

THENCE South 75 deg. 15 min. 21 sec. West, with the North line of said Teague Drive and the South line of said IKON Group Opportunity Zone Fund 0.341 ac., a distance of 110.27 ft. to a ½ inch capped rebar set, stamped "RPLS 6578" lying in the West line of said Lot 5, Block 2, Teague Industrial Park Unit No. 2, at the Southwest corner of said IKON Group Opportunity Zone Fund 0.341 ac. and the most Southerly Southeast corner of said Lot 2, Block A, First United Bank Addition;

THENCE South 75 deg. 20 min. 06 sec. West, continuing with the North line of said Teague Drive and with the South line of said Lot 2, Block A, a distance of 146.43 ft. to a ½ inch capped rebar found (RPLS 4857) at the beginning of a curve;

THENCE Southwesterly, continuing with the North line of said Teague Drive and with the South lines of both said Lot 2 and Lot 1, Block A, First United Bank Addition, with a curve to the left, having a radius of 145.09 ft., a central angle of 35 deg. 07 min. 43 sec. (chord bears South 57 deg. 23 min. 39 sec. West, 87.57 ft.) and an arc length of 88.96 ft. to a ½ inch rebar found at the most Easterly corner of the 5.693 acre tract of land conveyed to G.D.M.R. Enterprises Joint Venture in Volume 2287, Page 2, said Official Public Records and the most Southerly Southwest corner of both said Lot 1, Block A, First United Bank Addition and the herein described tract;

THENCE in a general Northerly direction, with the Northerly lines of said G.D.M.R. Enterprises Joint Venture 5.693 ac., the most Easterly lines of the 0.196 acre tract of land conveyed to Raleigh Selby and Anita Selby in Inst. No. 2021–21006, said Official Public Records and the Westerly lines of said Lot 1, Block A, the following calls and distances:

1. North 51 deg. 50 min. 19 sec. West, a distance of 155.35 ft. to a mag–nail found at an angle point;
2. South 75 deg. 52 min. 01 sec. West, a distance of 28.85 ft. to a ½ inch capped rebar found (RPLS 4857) at an angle point;
3. North 62 deg. 06 min. 15 sec. West, a distance of 185.51 ft. to a mag–nail found at the Southeast corner of said Selby 0.196 ac.;
4. North 15 deg. 23 min. 23 sec. West, a distance of 34.47 ft. to a mag–nail found at an angle point;
5. North 49 deg. 37 min. 32 sec. West, a distance of 67.47 ft. to a mag–nail found at the most Northeast corner of said Selby 0.196 and the Northwest corner of both said Lot 1, Block A and the herein described tract, lying in the East right–of–way line of Texoma Parkway;

THENCE North 40 deg. 26 min. 20 sec. East, with the East right–of–way line of said Texoma Parkway and the Northwesterly line of said Lot 1, Block A, First United Bank Addition, passing a ½ inch capped rebar found (RPLS 4857) at 247.41 ft. at the most Northerly Northeast corner of said Lot 1 and the Northwest corner of said Lot 2, Block A, First United Bank Addition, continuing now with said Lot 2 for a TOTAL distance of 531.54 ft. to a ½ inch capped rebar found (RPLS 4857) at the most Westerly Northwest corner of the 0.817 acre tract of land conveyed to Checkered Flag, Inc. in Inst. No. 2023–3078, said Official Public Records and the most Northerly corner of both said Lot 2 and the herein described tract;

THENCE Southerly and Easterly, with the West and South lines of said Checkered Flag, Inc. 0.817 ac. and the Northeasterly lines of said Lot 2, the following calls and distances:

1. South 49 deg. 43 min. 54 sec. East, a distance of 70.04 ft. to an "x" found in conc.;
2. South 15 deg. 16 min. 18 sec. West, a distance of 16.95 ft. to a ½ inch capped rebar found (RPLS 4857);
3. South 49 deg. 36 min. 16 sec. East, a distance of 164.84 ft. to a mag–nail found at the Southwest corner of said Checkered Flag, Inc. 0.817 ac. and an Ell corner of both said Lot 2 and the herein described tract;
4. North 74 deg. 02 min. 35 sec. East, a distance of 70.76 ft. to a mag–nail found in the West right–of–way line of said Texoma Drive, at the Southeast corner of said Checkered Flag, Inc. 0.817 ac. and the most Easterly Northeast corner of both said Lot 2 and the herein described tract;

THENCE Southeasterly, with the West right–of–way line of said Texoma Drive and the East lines of both said Lot 2, Block A, First United Bank Addition and said Lot 5, Block 2, Teague Industrial Park Addition, Unit No. 2 and IKON Group Opportunity Zone Fund 0.341 ac., the following calls and distances:

1. South 14 deg. 47 min. 38 sec. East, a distance of 183.97 ft. to a ½ inch capped rebar found (RPLS 4857) at the most Easterly Southeast corner of said Lot 2 and the Northeast corner of both said Lot 5, Block 2, Teague Industrial Park Addition, Unit No. 2 and IKON Group Opportunity Zone Fund 0.341 ac.;
2. South 18 deg. 03 min. 19 sec. East, a distance of 43.61 ft. to a ½ inch capped rebar found (RPLS 4857) at an angle point;
3. South 15 deg. 28 min. 14 sec. East, a distance of 183.21 ft. to the **PLACE OF BEGINNING** and containing **5.294 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.

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

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

I, IKON Group Opportunity Zone Fund, LLC, sole owner of Texoma Place Storage to 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.

_____
Ravi Kumar Akkineni, Authorized Agent for IKON Group Opportunity Zone Fund, LLC

AVIGATION RELEASE

WHEREAS, IKON Group Opportunity Zone Fund, LLC hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Texoma Place Storage to the City of Sherman, Texas. OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Texoma Place Storage, 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 _____, 2023.

By:_____
Ravi Kumar Akkineni
Authorized Agent for IKON Group Opportunity Zone Fund, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Ravi Kumar Akkineni, 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 _____, 2023.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Texoma Place Storage to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Texoma Place Storage to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2023, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: _____
MAYOR, CITY OF SHERMAN, TEXAS DATE

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

WITNESS MY HAND THIS _____ DAY OF _____, 2023, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Texoma Place Storage

Being a Replat of a Part of Lot 5, Block 2, Teague Industrial Park Unit No. 2 and all of Lots 1 & 2, Block A, First United Bank Addition to City of Sherman Grayson County, Texas

5.924 Acres

in the

J.B. McAnair Survey Abstract No. 763

Owner:
IKON Group Opportunity Zone Fund, LLC
901 O'Connor Road, Ste. 109
Irving, TX 75061

Job No. CGS430823

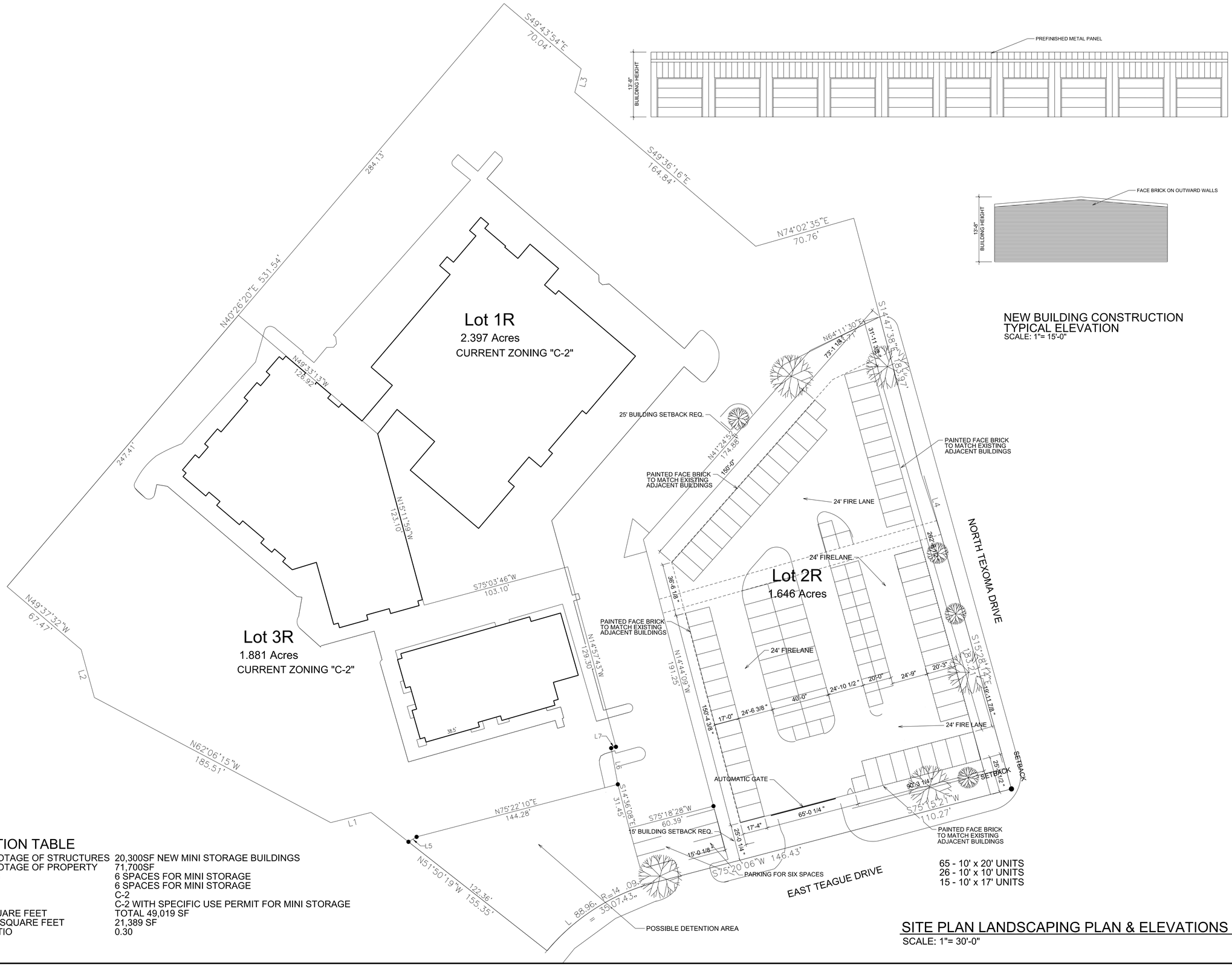
Helvey–Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463–6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

P:\Land Projects R2\2007–Texoma–Drive–Sherman\Civil3D\Replat.dwg 8/23/2023 4:33 PM

Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

Project Narrative
2007 Texoma Drive Mini Storage Facility
"Texoma Place Storage"

The current zoning for this site is C-2. We are requesting a Specific Use Permit for Mini Storage Units. There is a motor bank currently located on the site. We are proposing to remove the motor bank structures and construct six mini storage buildings on the property. The outward facing exterior walls of the storage buildings will be constructed using painted face brick to match the renovated office buildings located adjacent to the site. We are requesting a variance for the building setback on the North and West property lines with back up existing parking.



NEW BUILDING CONSTRUCTION
TYPICAL ELEVATION
SCALE: 1"= 15'-0"

SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	20,300SF NEW MINI STORAGE BUILDINGS
GROSS SQUARE FOOTAGE OF PROPERTY	71,700SF
REQUIRED PARKING	6 SPACES FOR MINI STORAGE
PARKING PROVIDED	6 SPACES FOR MINI STORAGE
CURRENT ZONING	C-2
PROPOSED ZONING	C-2 WITH SPECIFIC USE PERMIT FOR MINI STORAGE
HARD SURFACE SQUARE FEET	TOTAL 49,019 SF
LANDSCAPED AREA SQUARE FEET	21,389 SF
FLOOR TO AREA RATIO	0.30

SITE PLAN LANDSCAPING PLAN & ELEVATIONS
SCALE: 1"= 30'-0"

NORTH

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

TEXOMA PLACE STORAGE
2009 TEXOMA PARKWAY
SHERMAN, TEXAS

A-1.0

OCT. 18, 2023

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2817 WEST HOUSTON STREET (Project No. 23-006710) WITHDRAWN

AN EMAIL WAS RECEIVED BY DAVID BROWN ON THURSDAY DECEMBER 21, 2023 AT 3:16 P.M. REQUESTING TO WITHDRAW THIS ITEM.

The request of Fly Higher, LLC (Owner), David Kalhoefer (Representative) and Yazel Peebles & Associates, LLC (Surveyor) concerning the property at 2817 West Houston Street, Tract 2, consisting of 10.127 Acres in the J.B McAnair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2817 West Houston Street between Laurel Creek Drive and North FM 1417 (Heritage Parkway). The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.

The following has been approved for this location:

- 6/12/1973 - Specific Use Permit to allow a Shopping Center on 5 acres or more in R-1 (One Family Residential) District
- 1/10/1984 - Zone Change from C-1 (Retail Business) District to R-2 (Multi-Family Residential) District
- 10/18/2022 - Site Plan approval of Woodmen's Circle Home Multifamily
- 2/21/2023 - Preliminary Plat of Woodmen's Circle, Lots 1 and 2, Block 8.
- 2/21/2023 - Site Plan of Woodmen's Circle, Tract 1.

Origination:

Fly Higher, LLC (Owner)
David Kalhoefer (Representative)
Yazel Peebles & Associates, LLC (Surveyor)

Staff Recommendation:

Staff does not recommend any action to take place on this item.

Attachments:

1. MAP - LOCATION
2. MAP - ZONING

3. MAP - FLUM
4. Survey
5. 2817 W HOUSTON ST - narrative
6. 2817 W HOUSTON ST - SitePlan 2
7. 23-1129_WoodmensCircle_LandscapePlan
8. WITHDRAW REQUEST

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2817 W HOUSTON ST

N
W E
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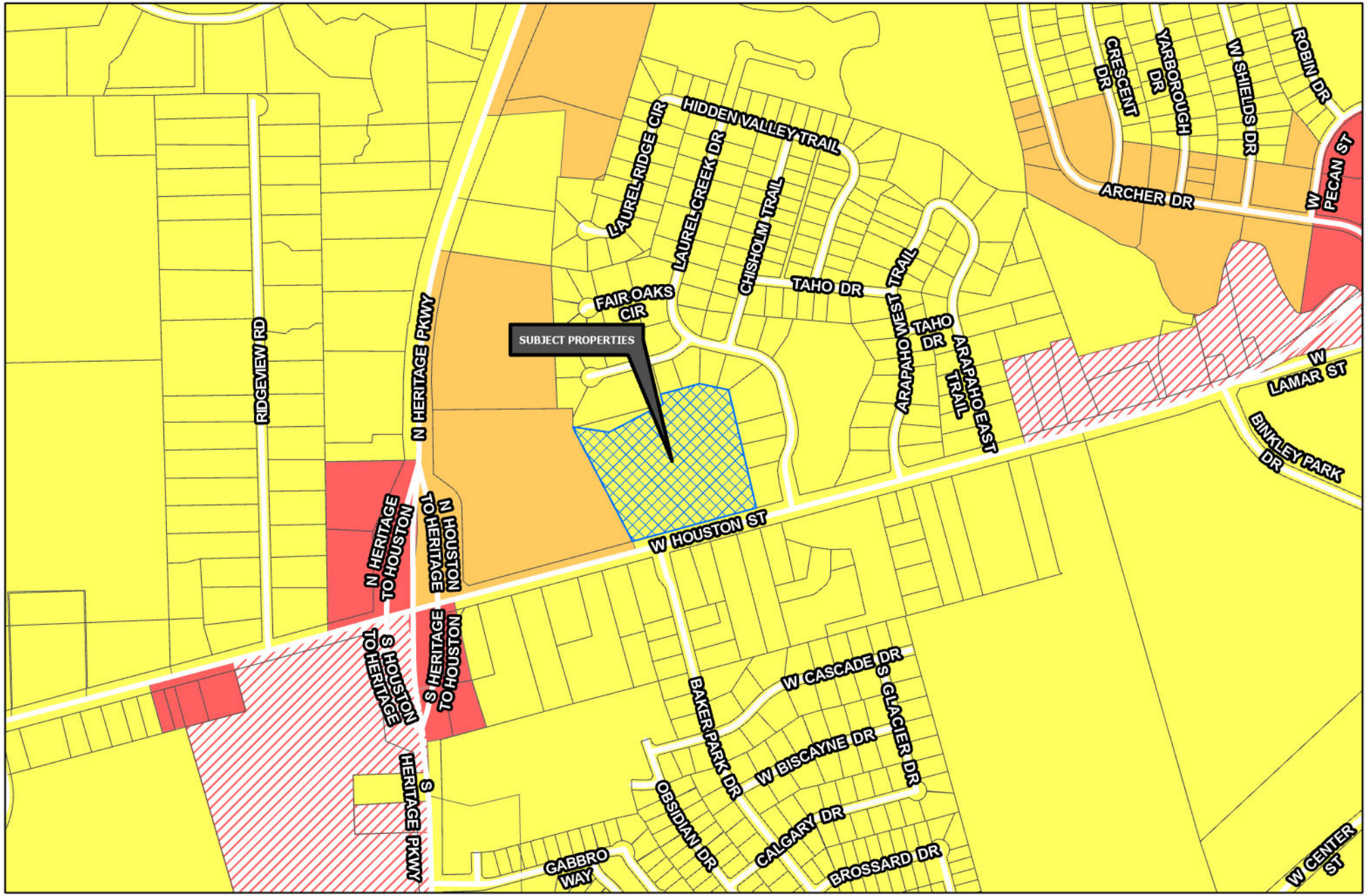
Date: 12/15/2023 9:46 AM



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
2817 W HOUSTON ST

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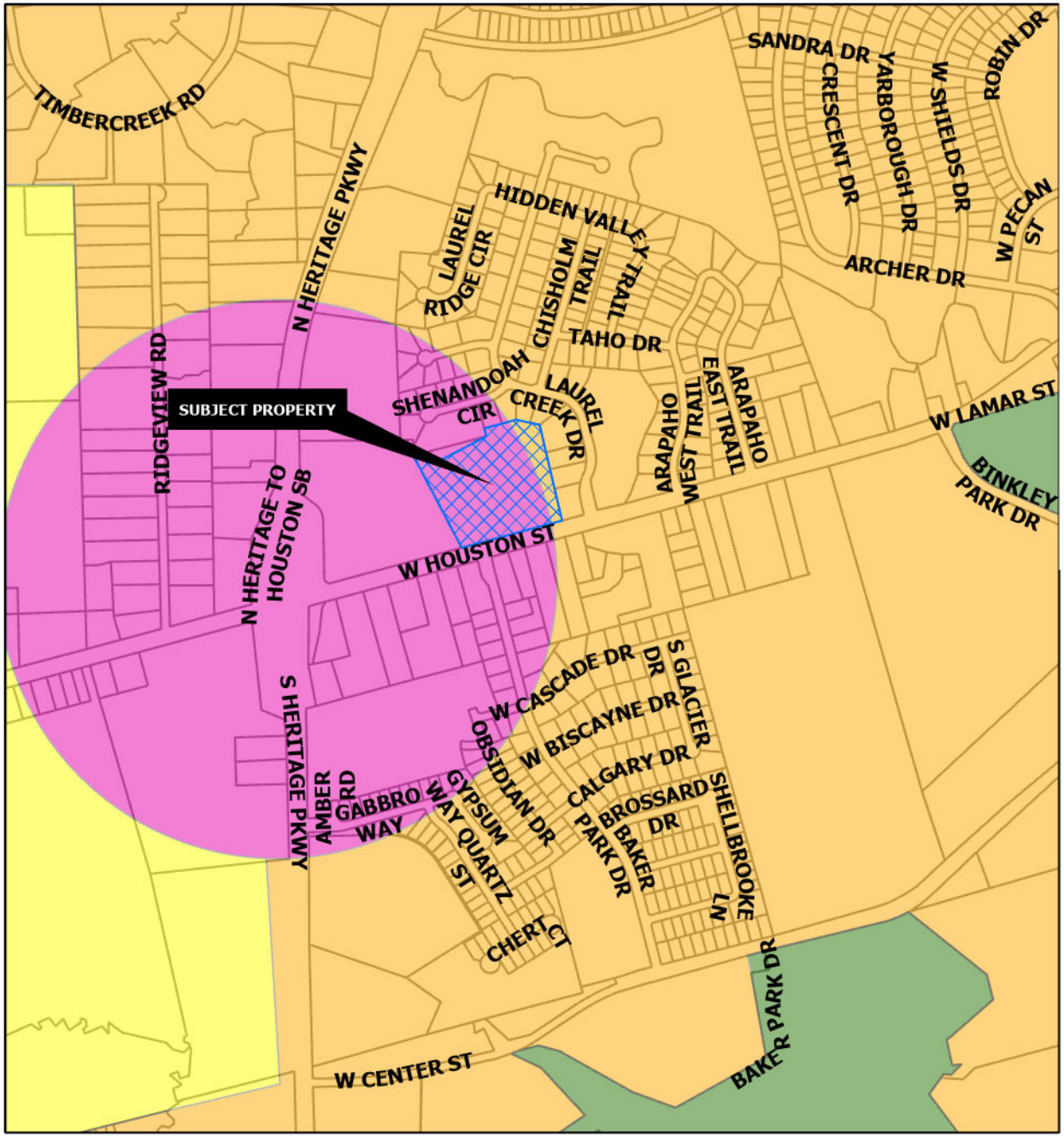
Date: 12/15/2023 9:52:21 AM



COMMUNITY COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

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

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

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
2817 W HOUSTON ST

N
W E
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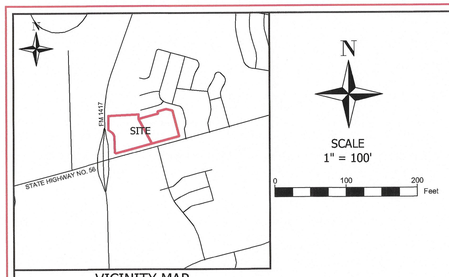
Date: 12/15/2023 9:49 AM



VICINITY MAP
NOT TO SCALE

N

SCALE
1" = 100'
0 100 200
Feet

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

2. According to graphical plotting of the Flood Insurance Rate Map for Bells County, Texas, Incorporated Areas, Panel 270 of 575, Map Number 48181C0270F, Map Revised Date: September 29, 2010, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as - Areas determined to be outside of the 0.2% annual chance floodplain. (Table A, Item 3)

This statement does not reflectany type of flood study by this firm.

3. Adjoining Owners on survey are from current tax records per Grayson Central Appraisal District, March 9, 2022. (Table A, Item 13)

4. No utility reports or plans provided to surveyor. Observed utilities located however, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. (Table A, Item 11(a))

5. Surveyor is not aware of proposed changes in street right of way lines per Texas Department of Transportation Paris District Projects and Studies noted under projects for District, March 9, 2022. Current construction on Farm-to-Market Road No. 1417 for road widening (Table A, Item 17)

6. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Fidelity Nation Title Insurance Company, GF No. 220069-14, with an effective date of January 30, 2022 and an issued date of February 8, 2022, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

The following instruments of public record **ARE LOCATED ON OR TOUCHING** the Subject property:

Drainage and Utility Easements on shown on the Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 7, Page 84, PRGCT, as shown (Tract 2)

SCHEDULE B NOTES

The following instruments of public record as listed in Schedule B of said Title Commitment **ARE LOCATED ON OR TOUCHING** the Subject property:

10i. 10 foot waterline easement recorded in Volume 997, Page 366, DRGCT, as shown (Tract 1)

10j. 20 foot utility easement recorded in Volume 1100, Page 620, DRGCT, as shown (Tract 1)

10k. 20 foot waterline easement recorded in Volume 1100, Page 617, DRGCT. Vacated by City Ordinance No. 3936 recorded in Volume 1820, Page 529, DRGCT, as shown (Tract 2)

10l. Texas Power & Light Company Easement recorded in Volume 858, Page 182, DRGCT (unable to locate due to inadequate description)

10m. 20 foot drainage and utility easement recorded in Volume 1686, Page 123, DRGCT, as shown (Tract 1)

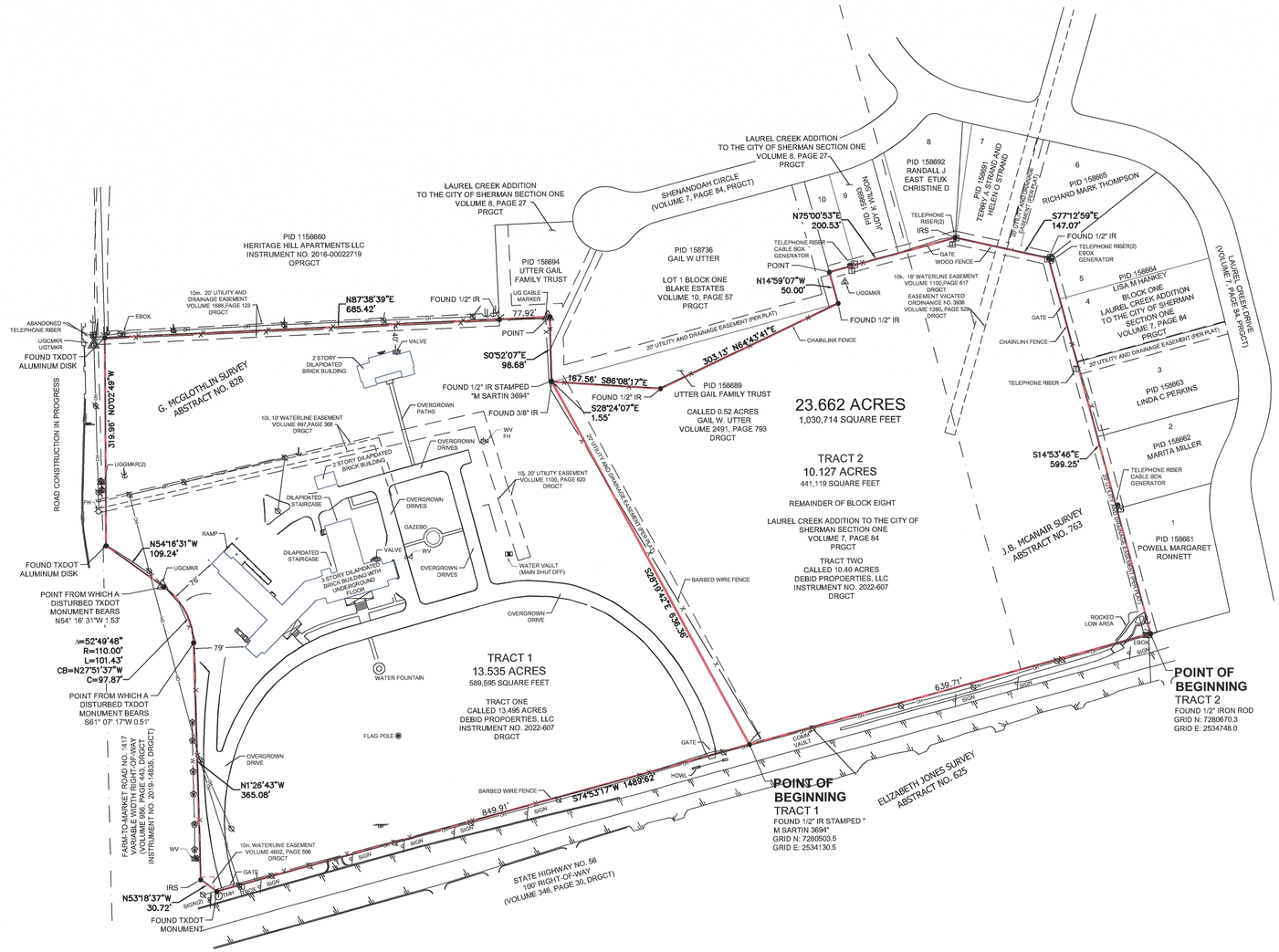
10n. Waterline easement recorded in Volume 4602, Page 596, DRGCT, as shown (Tract 1)

The following instruments of public record as listed in Schedule B of said Title Commitment **ARE NOT LOCATED ON** the Subject property:

10o. 20 foot drainage and utility easement recorded in Volume 1687, Page 767, DRGCT

10r. State of Texas Right-of-way recorded in Volume 956, Page 443, DRGCT, as shown

10s. Drainage and utility easement recorded in Volume 1737, Page 66, DRGCT



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA LINE
OH	OVERHEAD UTILITY LINE
	BARBED WIRE FENCE (UNLESS NOTED)
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL

LEGEND

GAS MARKER SIGN	POWER POLE
WATER MARKER SIGN	GUY ANCHOR
CABLE BOX/RISER	CABLE MARKER SIGN
TELEPHONE MARKER SIGN	HDWL HEADWALL
TELEPHONE MANHOLE	1/2" IRON ROD SET "ypassociates.com"
EBOX ELECTRIC BOX	
DRGCT DEED RECORDS GRAYSON COUNTY TEXAS	PRGCT PLAT RECORDS GRAYSON COUNTY TEXAS

SURVEYOR'S CERTIFICATE

To: Block 20, LLC; DEBID Properties, LLC; Fidelity National Title Insurance Company; and MBL Title, LLC:

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 Items 3, 4, 8, 11a, 13, 16 and 17 of Table A thereof. The field work was completed on March 23, 2022.

STATE OF TEXAS REGISTERED DESIREE L. HURST 6230 PROFESSIONAL LAND SURVEYOR

Desireé L. Hurst March 23, 2022

Desireé L. Hurst Date
Registered Professional Land Surveyor No. 6230

This certificate is revoked and the survey null and void if this document is altered in any manner, used or relied upon by any person other than those addressed above or does not bear an original signature and embossed seal of the Surveyor.

LEGAL DESCRIPTION:
Tract 1

BEING a 13.535 acre tract of land situated in the G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being all of Tract One described in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 11, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.00012000) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod stamped "M Sartin 3694" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7280503.5 and Easting 2534130.5 in the North right-of-way line of State Highway No. 56, a 100' right-of-way, at the Southeast corner of said Tract One;

THENCE South 74°53'17" West, with said North right-of-way line, a distance of 849.91 feet to found TxDOT Monument at the Southeast end of a corner clip and the Southwest corner of said Tract One;

THENCE the following five (5) courses and distances with the West lines of said Tract One and the East right-of-way line of Farm-to-Market Road No. 1417, a variable width right-of-way;

1. North 53°18'37" West, a distance of 30.72 feet to a set 1/2 inch iron rod stamped "ypassociates.com";

2. North 1°26'43" West, a distance of 365.08 feet to a point from which a disturbed TxDOT monument bears South 61°07'17" West, a distance of 0.51 feet at the beginning of a curve to the left, having a radius of 110.00 feet and whose chord bears North 27° 51' 37" West, a distance of 97.87 feet;

3. Northwesterly along said curve to the left a central angle of 52°49'48" an arc distance of 101.43 feet to a point from which a disturbed TxDOT monument bears North 54°16'31" West, a distance of 1.53 feet;

4. North 54°16'31" West, a distance of 109.24 feet to a found TxDOT monument;

5. North 0°02'49" West, a distance of 319.96 feet to a found TxDOT monument at the Northwest corner of said Tract One;

THENCE North 87°38'39"East, passing a found 1/2 inch iron rod at the Southwest corner of Lot 13, Block One of the Replat of Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 8, Page 27 of said Plat Records, Grayson County, Texas (PRGCT) at a distance of 607.5 feet and continuing for a total distance of 685.42 feet to a point at the Northeast corner of said Tract One and an inner ell corner of said Lot 13, Block One;

THENCE South 0°52'07" East, a distance of 98.68 feet to a found 1/2 inch iron rod stamped "M Sartin 3695" at a southwest corner of Lot 1, Block One of Blake Estates, recorded in Volume 10, Page 57, of said PRGCT;

THENCE South 28°24'07" East, a distance of 1.55 feet to a found 3/8 inch iron rod at the most southerly southwest corner of said Lot 1 Blake Estates;

THENCE South 28°19'42" East, a distance of 638.36 feet to the POINT OF BEGINNING and containing 13.535 acres of land, more or less.

Tract 2:

BEING a 10.127 acre tract of land situated in the J.N McNair Survey, Abstract No. 763 and G. McGlothlin Survey, Abstract No. 828, located in the City of Sherman, Grayson County, Texas and being part of Tract Two in Special Warranty Deed to DEBID Properties, LLC recorded in Instrument No. 2022-607 in the Deed Records of Grayson County, Texas (DRGCT), said Tract Two being the remainder portion of Block 8 of Laurel Creek Addition to the City of Sherman Section One, recorded in Volume 7, Page 84, in the Plat Records of Grayson County, Texas (PRGCT) as determined from a survey by Desireé L. Hurst, RPLS 6230 on March 11, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000120000) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7280670.3 and Easting 2534748.0 in the North right-of-way line of State Highway No. 56, a 100' right-of-way, at the Southeast corner of said Tract Two and the Southwest corner of Lot 1, Block One of said Laurel Creek Addition;

THENCE South 74°53'17" West, with said North right-of-way line, a distance of 639.71 feet to a found 1/2 inch iron rod stamped "M Sartin 3694" at the Southwest corner of said Tract Two;

THENCE North 28°19'42" West, a distance of 636.36 to a found 3/8 inch iron rod at the most southerly southwest corner of Lot 1, Block One of Blake Estates, recorded in Volume 10, Page 57, of said PRGCT;

THENCE South 86°08'17" East, a distance of 167.56 feet to a found 1/2 inch iron rod at the south corner of a tract of land described in deed to Gail W. Utter recorded in Volume 2491, Page 793 of said DRGCT;

THENCE North 64°43'41" East, a distance of 303.13 feet to a found 1/2 inch iron rod at the southeast corner of said Lot 1 Blake Estates;

THENCE North 14°59'07" West, a distance of 50.00 feet to a point in the South line of Lot 10, Block One of the Repst of said Laurel Creek Addition and the North line of said Tract Two;

THENCE North 75°00'53" East, a distance of 200.53 feet to a 1/2 inch iron rod stamped "ypassociates.com" at a Northerly corner of said Tract Two;

THENCE South 77°12'59" East, a distance of 147.07 feet to a found 1/2 inch iron rod at the common corner of Lot 5 and 6 of said Laurel Creek Addition and said Tract Two;

THENCE South 14°53'46" East, a distance of 59.25 feet to the POINT OF BEGINNING and containing 10.127 acres of land, more or less.

ALTA/NSPS LAND TITLE SURVEY OF 23.662 ACRES

SITUATED IN THE
G. MCGLOTHLIN SURVEY, ABSTRACT NO. 828
J.B. MCANAIR SJRVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095
817.268.3316
ypassociates.com info@ypassociates.com
TBPELS 10194022

2022-175-002 MARCH 15, 2022 PAGE 1 OF 1

Westwood

November 29, 2023

City of Sherman
Planning & Zoning Department
220 W. Mulberry Street
Sherman, TX 75090

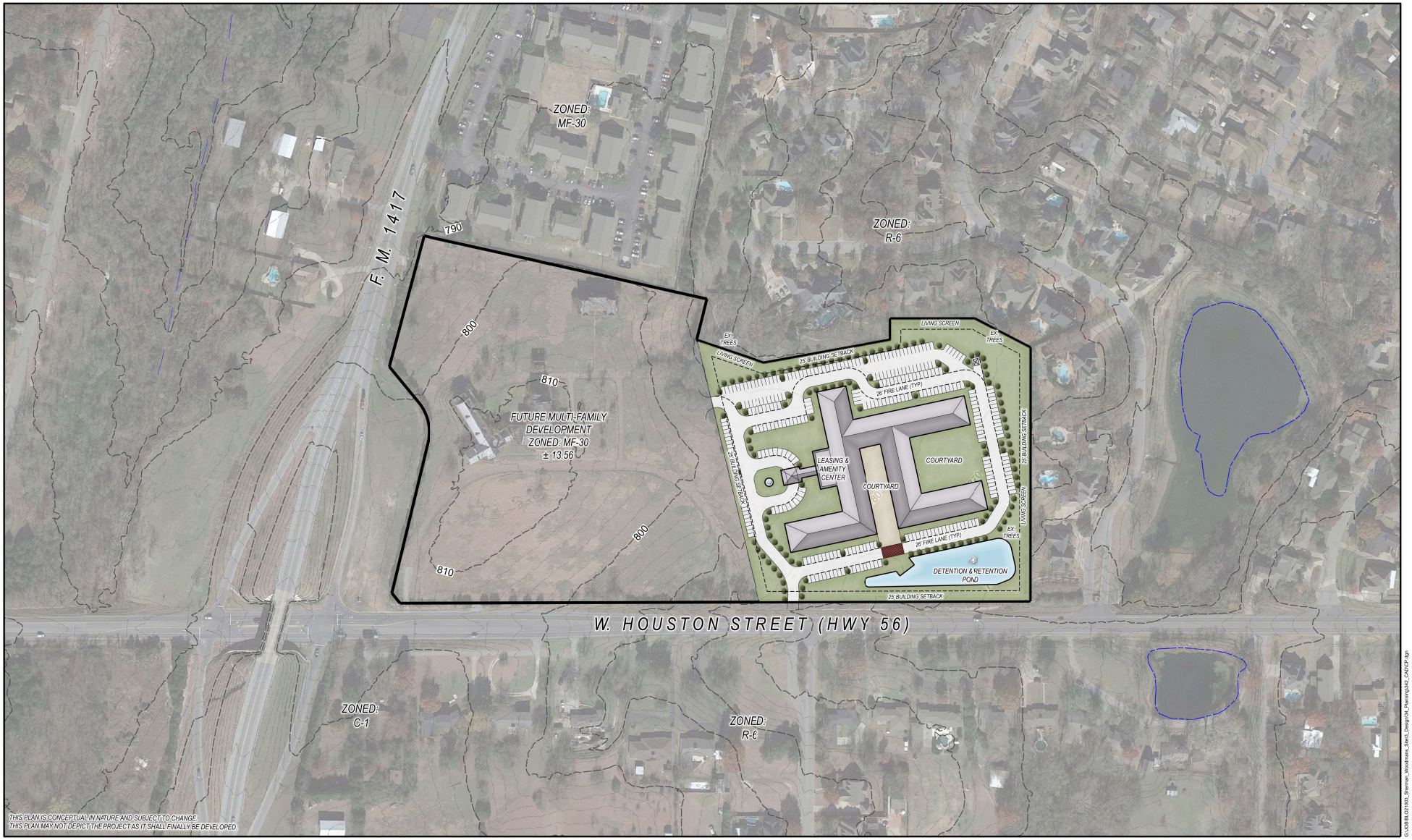
RE: West Houston Street Senior Housing

Please allow this correspondence to serve as the Project Narrative for the proposed senior housing project located on approximately 10.13 ± acres and generally located near the northeast corner of Houston Street (HWY 56) and Texoma Parkway (FM 1417).

This property was platted in October 1984 as a future phase of development within the Laurel Creek subdivision yet remains undeveloped. The proposed rezoning of this property is consistent with the Comprehensive Plan and will result in imminent development of a Class A senior Living community, thus providing a much-needed housing for an underserved segment of the Sherman population.

Regards,

David Kalhoefer, Senior Planner
Peloton Land Solutions, a Westwood Company



PELOTON LAND SOLUTIONS
a Westwood company

OAK HILL SENIOR LIVING

SITE PLAN

SHERMAN, TEXAS | ± 10.127 AC.

GRAPHIC SCALE

NOVEMBER 29, 2023

EXISTING TREES
TO BE PRESERVED

EXISTING TREES
TO BE PRESERVED

DETENTION/
RETENTION POND

W. HOUSTON STREET (HWY 56)

LEGEND		
SYMBOL	**COMMON**	**SCIENTIFIC**
	Live Oak	*Quercus Virginiana*
	Cedar Elm	*Ulmus Crassifolia*
	Crape Myrtle	*Lagerstroemia Indica*
	Leyland Cypress	*Cupressus x leylandii*

G:\JOB\BLO21603_Sherman_Woodmans_Site\3_Design\34_Planning\342_CAD\Zoning Exhibits\Landscape\23-1128_LandscapeExhibit_1.dgn

PELOTON
LAND SOLUTIONS
a Westwood company

OAK HILL SENIOR LIVING

LANDSCAPE PLAN

N

0 40' 80' 120'
GRAPHIC SCALE

NOVEMBER 29, 2023

Marlow, Lauren

From: Planning
To: David Brown
Subject: RE: 2817 West Houston Street: Request to Withdraw Application

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From: David Brown
Sent: Thursday, December 21, 2023 3:19 PM
To: Planning
Cc: Rae, Rob; David Kalhoefer
Subject: 2817 West Houston Street: Request to Withdraw Application

Kerri –

Please accept this email as written request to withdraw the zoning application for 2817 West Houston Street. Based on the guidance provided by you and Rob this morning, I feel it best we remove this item from the January 9, 2024 Planning & Zoning Commission agenda altogether. This will allow time for additional stakeholder meetings, collaboration with adjacent property owners, and refinement of site plan as relates thereto.

Thank you.

-Dave

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 17.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3400 TEXOMA PARKWAY (Project No. 23-006723)

The request of Tony Alleman (Owner), Kent Hughlett (Representative) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 3400 Texoma Parkway, consisting of 3.61 acres being a part of the Hillard Jennings Survey, Abstract No. 639, being a part of Lots 10, 12, 13 and 14 and all of Lot 11 in Block 1 of Redick Addition, and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

Background:

The property is located at 3400 Texoma Parkway between Gallagher Drive and North Frisco Road. The owner is requesting a Specific Use Permit and Site Plan to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553.

The following has been approved for this location:

- 11/15/2022 - Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow Batting Cages in a C-2 (General Commercial) District.
- City Council Comments: 12/5/2022 - 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 Dax Powell is the lessee of the Property.

Origination:

Tony Alleman (Owner)
Kent Hughlett (Representative)
Sartin & Associates, Inc. (Surveyor)

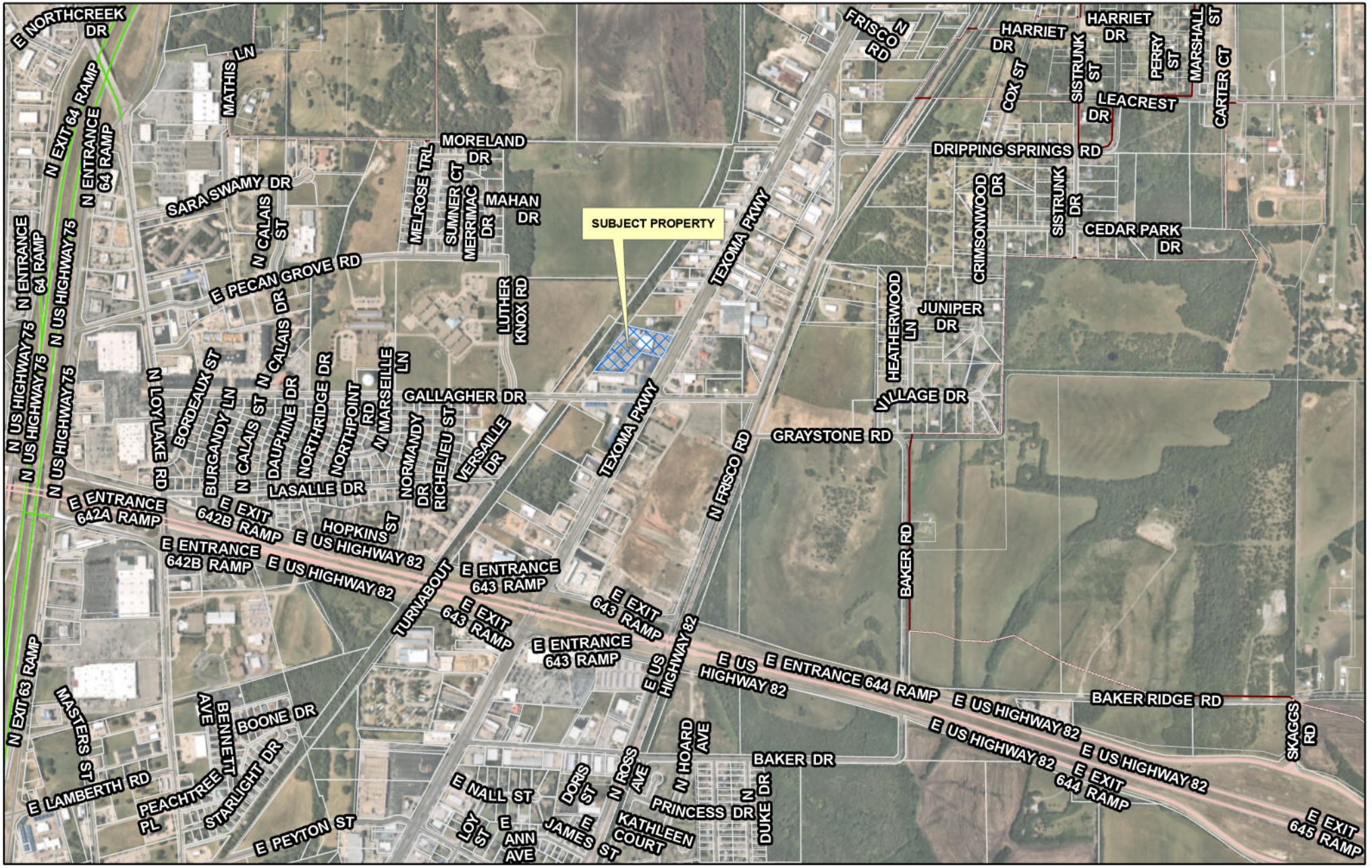
Staff Recommendation:

Staff recommends that the P&Z Commission table this item to allow the applicant to apply for a variance for the nonconforming side and rear setbacks of the existing building.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map

4. Zoning Sign Photo
5. Property Survey
6. Project Narrative
7. Site Plan
8. Staff Review Letter



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3400 TEXOMA PKWY

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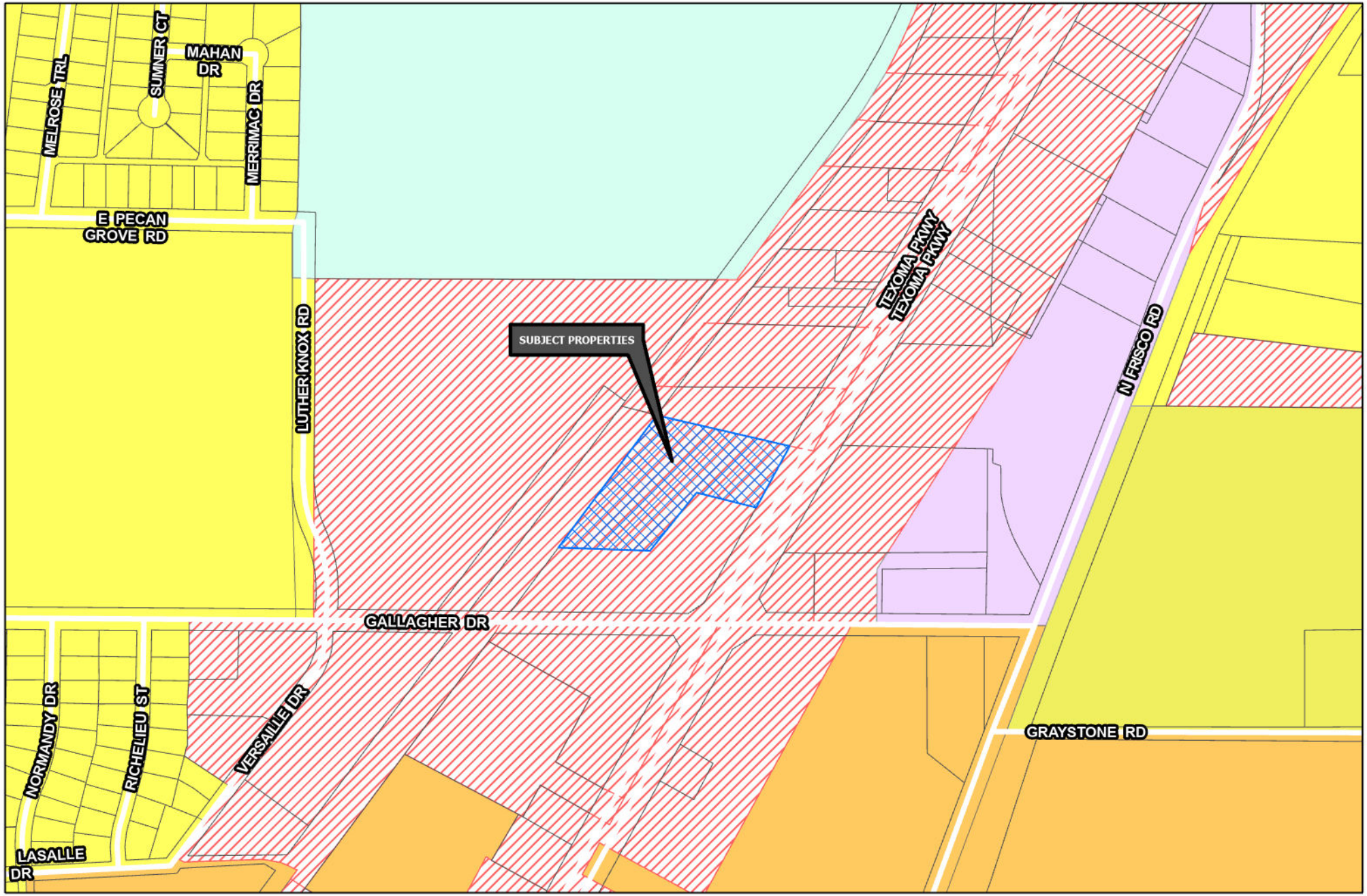
Date: 12/15/2023 12:06 PM



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
3400 TEXOMA PKWY

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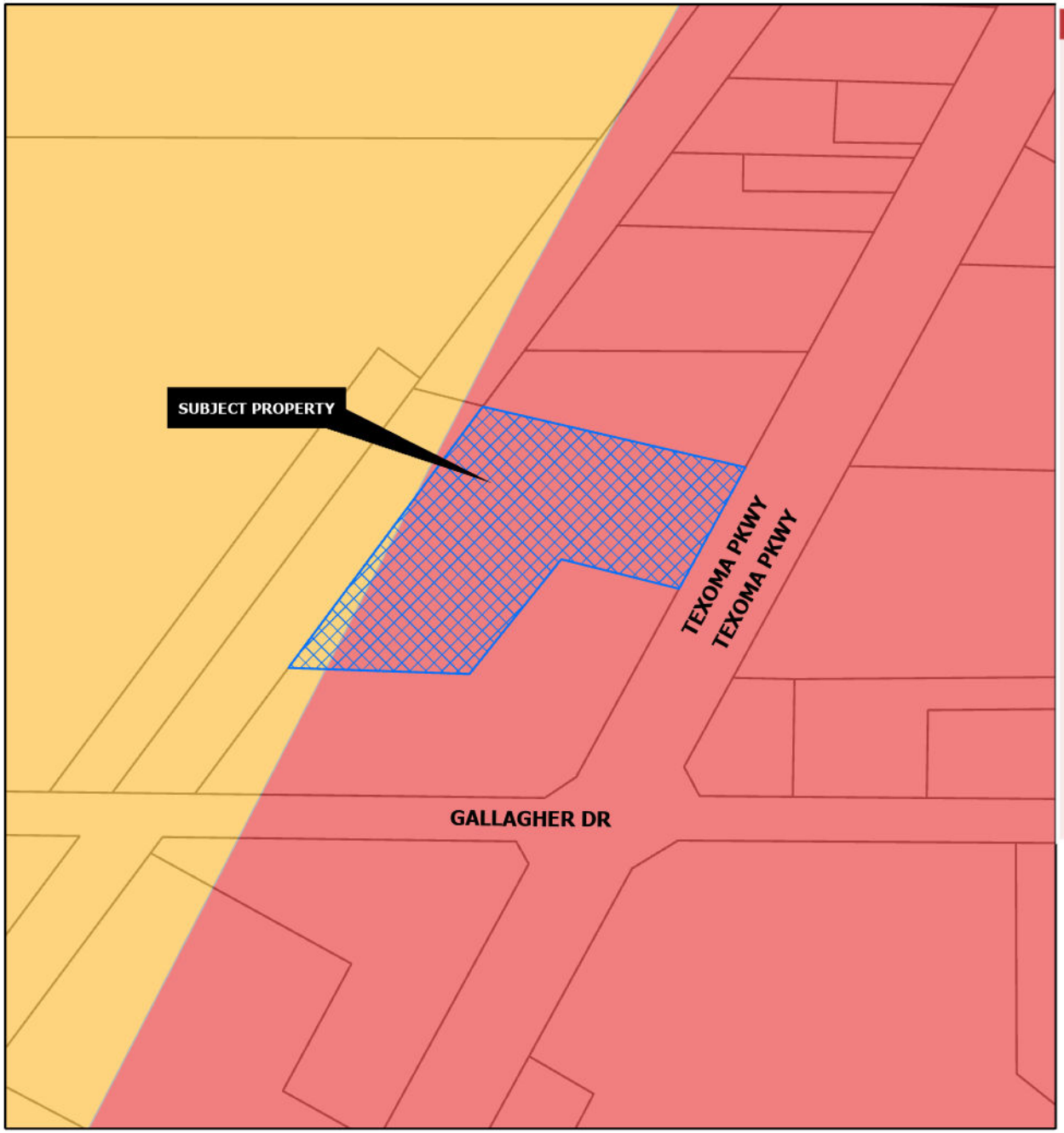
Date: 12/15/2022 12:02:20 PM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

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
3400 TEXOMA PKWY

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Date: 12/15/2023 12:29 PM

Add a Caption

Wednesday • Dec 27, 2023 • 1:51 PM Adjust

IMG_2283

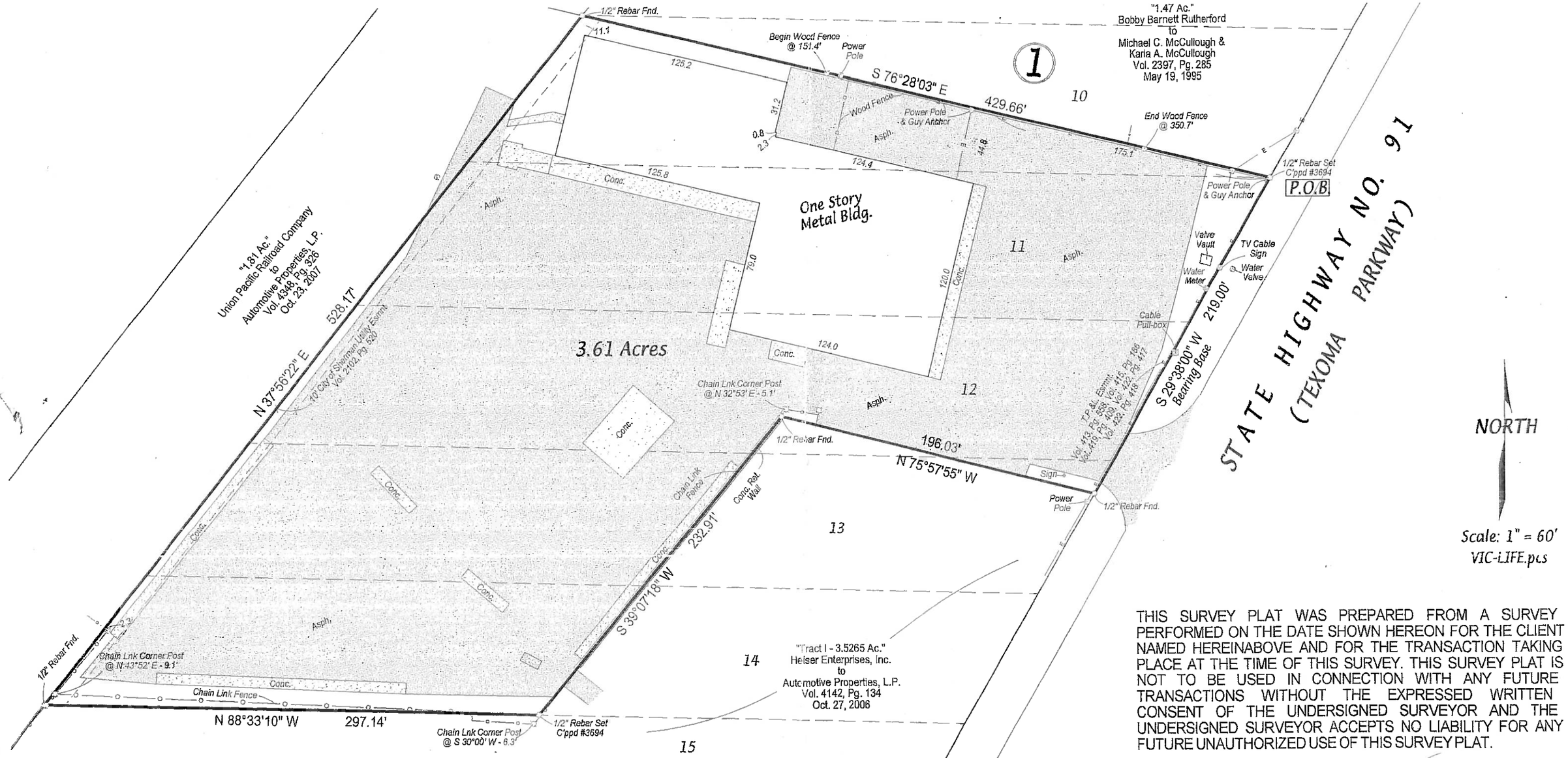
Apple iPhone 13 Pro Max HEIF

Wide Camera — 26 mm ƒ1.5

12 MP • 4032 × 3024 • 3.9 MB

ISO50 | 26mm | 0ev | ƒ1.5 | 1/3968s

Add a location...



SURVEY FOR: VICTORY LIFE CHURCH

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 7th day of October, 2009 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That the improvements on said property are known as **3400 TEXOMA PARKWAY, SHERMAN, TEXAS** and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

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

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

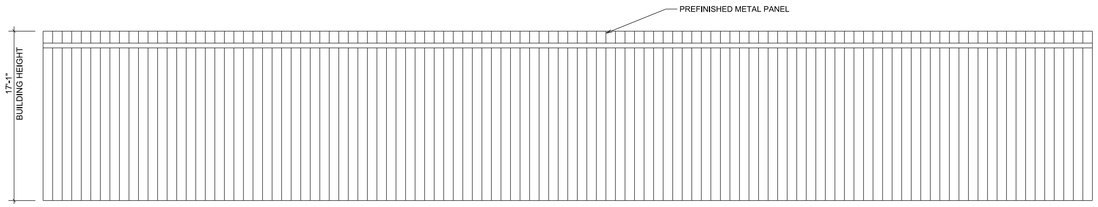
Marshall Sartin R.P.L.S. # 3694

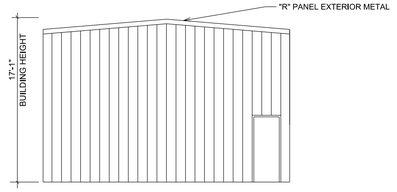
SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
*109 S. Travis, P. O. Box 1843 * Sherman, Texas 75091 - 1843*
*Ph.: (903) 892-8003 * Fax: (903) 868-2970*
Email - msartin@acecisp.com

Kent Hughlett, Architect, PLLC design and construction
177 Timberbrook Circle 972-743-8398
Denison, Texas 75021

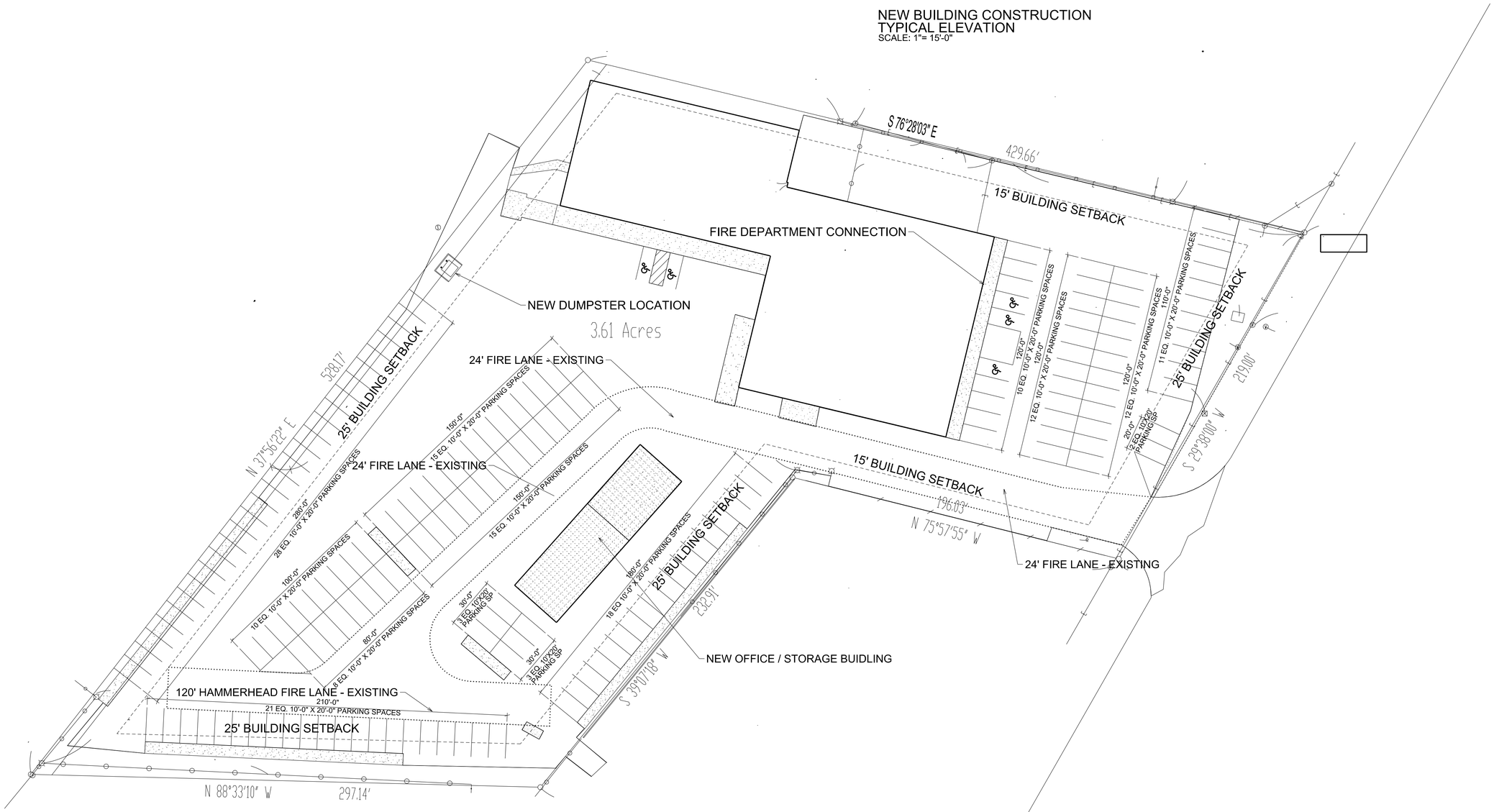
Project Narrative
3400 Texoma Parkway Office Storage Building

The current zoning for this site is C-2. We are requesting a Specific Use Permit for a revision to the existing SUP Site Plan. The existing use of the facility will remain as an indoor sport's complex with seven batting cage and two pitching cages in the existing building. We are adding a new building on the existing paved area with will contain two private offices and general storage.





NEW BUILDING CONSTRUCTION
TYPICAL ELEVATION
SCALE: 1"= 15'-0"



SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	25,203SF EXISTING INDOOR SPORT COURTS BUILDING + 3,586SF NEW OFFICE/ STORAGE BUILDING
GROSS SQUARE FOOTAGE OF PROPERTY	157,252SF
REQUIRED PARKING	45 SPACES FOR 9 SPORTS COURTS,5 SPACES FOR 288 SF OFFICE / 3298SF STORAGE FOR 50 TOTAL SPACES
PARKING PROVIDED	147 EACH 10'X20' SPACES PROVIDED
CURRENT ZONING	C-2
PROPOSED ZONING	C-2 WITH SPECIFIC USE PERMIT FOR EXISTING COMMERCIAL AMUSEMENT CENTER INDOOR WITH ADDITION OF OFFICE/STORAGE BUILDING
HARD SURFACE SQUARE FEET	TOTAL 154,448 SF EIXISTING
LANDSCAPED AREA SQUARE FEET	2,804 SF EXISTING
FLOOR TO AREA RATIO	0.183

SITE PLAN LANDSCAPING PLAN & ELEVATIONS
SCALE: 1"= 30'-0"

NORTH

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

NEW OFFICE STORAGE BUILDING
3400 N. TEXOMA PARKWAY
SHERMAN, TEXAS

A-1.0

NOV. 29, 2023

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 2, 2024

Sent via Email

Kent Hughlett
177 Timberbrook
Denison, TX 75021

Tony Alleman
6 Timbercreek Rd
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow Commercial amusement centers, indoor only and office/storage in a C-2 (Retail Business) District and repeal Ordinance No. 6553 located at 3400 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. The existing building does not meet the current setback requirements for the side and rear yards. A variance is required before additional buildings can be constructed.
3. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
4. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
5. 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)*
6. Dumpster enclosure shall be 10' by 10' with 50' clearance and shall be screened and shall be constructed of masonry or similar durable material. *(Sec. 14.04.004(d)(4)(C))*
7. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
8. The property must be properly maintained in a state of good repair and neat appearance.
9. 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.
10. 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.
11. 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))*
12. 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.

13. 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:

14. Replatting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
15. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)

Fire Services

Building is NOT equipped throughout with an approved automatic sprinkler system.

16. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
17. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Building is NOT over 3 stories or 30' in height or 62,000 square feet in gross area.

18. [ ] 503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
19. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)
20. [ ] 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (City Ordinances Amendments 3.01.002)

Solid Waste Services

21. Dumpster enclosure shall be a minimum of 10' x 10' with 50' clearance and constructed of masonry or similar durable material.

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2810 AND 2816 TEXOMA PARKWAY (Project No. 23-006724)

The request of Risk Family Partnership (Owner), Doyle Moore (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2810 and 2816 Texoma Parkway, consisting of 2.350 acres in Block 1, Risk Addition, and currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in C-2 (General Commercial) District/75&82 Overlay District and repeal Ordinance No. 5358

Background:

The property is located at 2810 and 2816 Texoma Parkway between East Highway 82 and Gallagher Drive. The owner is requesting a Specific Use Permit and Site Plan to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in the C-2 (General Commercial) District/75&82 Overlay District and repeal Ordinance No. 5358.

The following has been approved for this location:

2810 Texoma Parkway:

- 12/18/2012 - Specific Use Permit to allow used automobile sales in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 1/22/2013 - Exception to allow existing building finishes in lieu of the required masonry or equivalent on all sides of all buildings visible from the front street right-of-way in a C-2 (General Commercial) District.
- 11/17/2015 - Exception to allow a metal facade in lieu of the required masonry requirements for a 30’ x 40’ building in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 11/17/2015 - Specific Use Permit to allow automobile repair in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.

2816 Texoma Parkway:

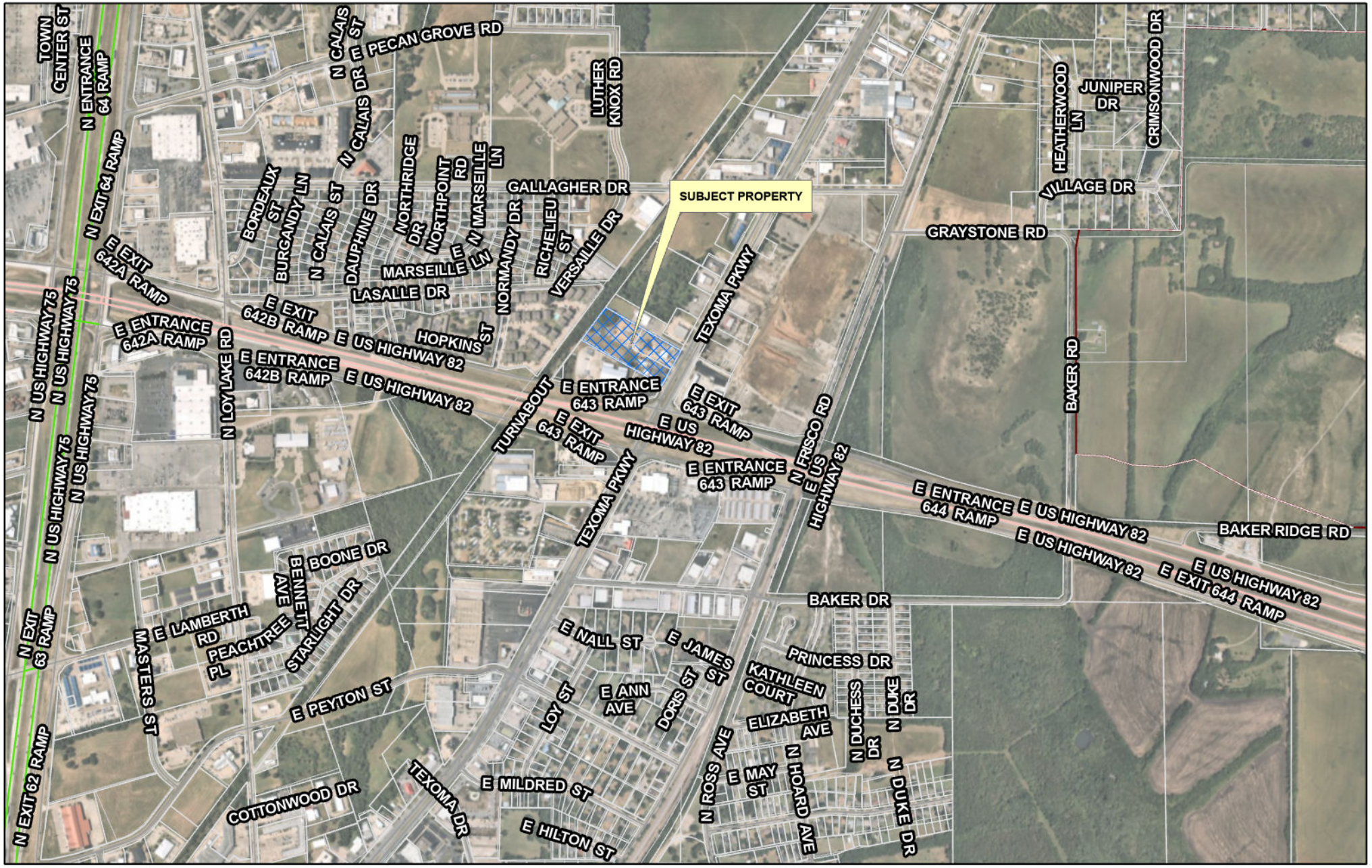
- 8/14/2001 - Specific Use Permit to allow automobile sales in a C-2 (General Commercial) District
- 12/13/2005 - Specific Use Permit to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in C-2 (General Commercial) District

Origination:

Risk Family Partnership (Owner)
Doyle Moore (Representative)
Copley Land Surveying (Surveyor)

Staff Recommendation:
Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments:
1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Sign Photo
5. Project Narrative
6. Property Survey/Site Plan
7. Elevation
8. Staff Review Letter



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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2810 & 2816 TEXOMA PKWY

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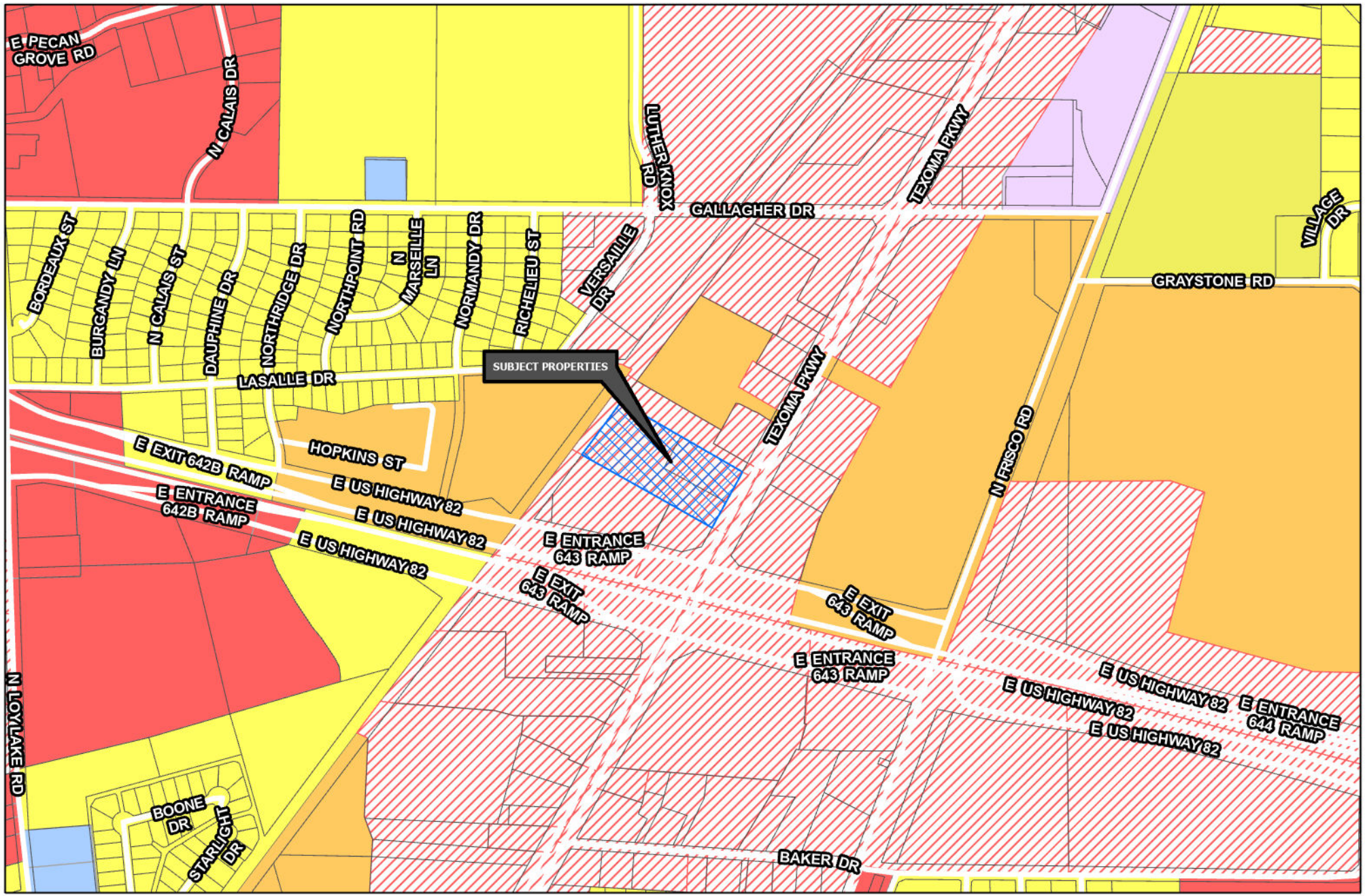

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
2810 & 2816 TEXOMA PKWY

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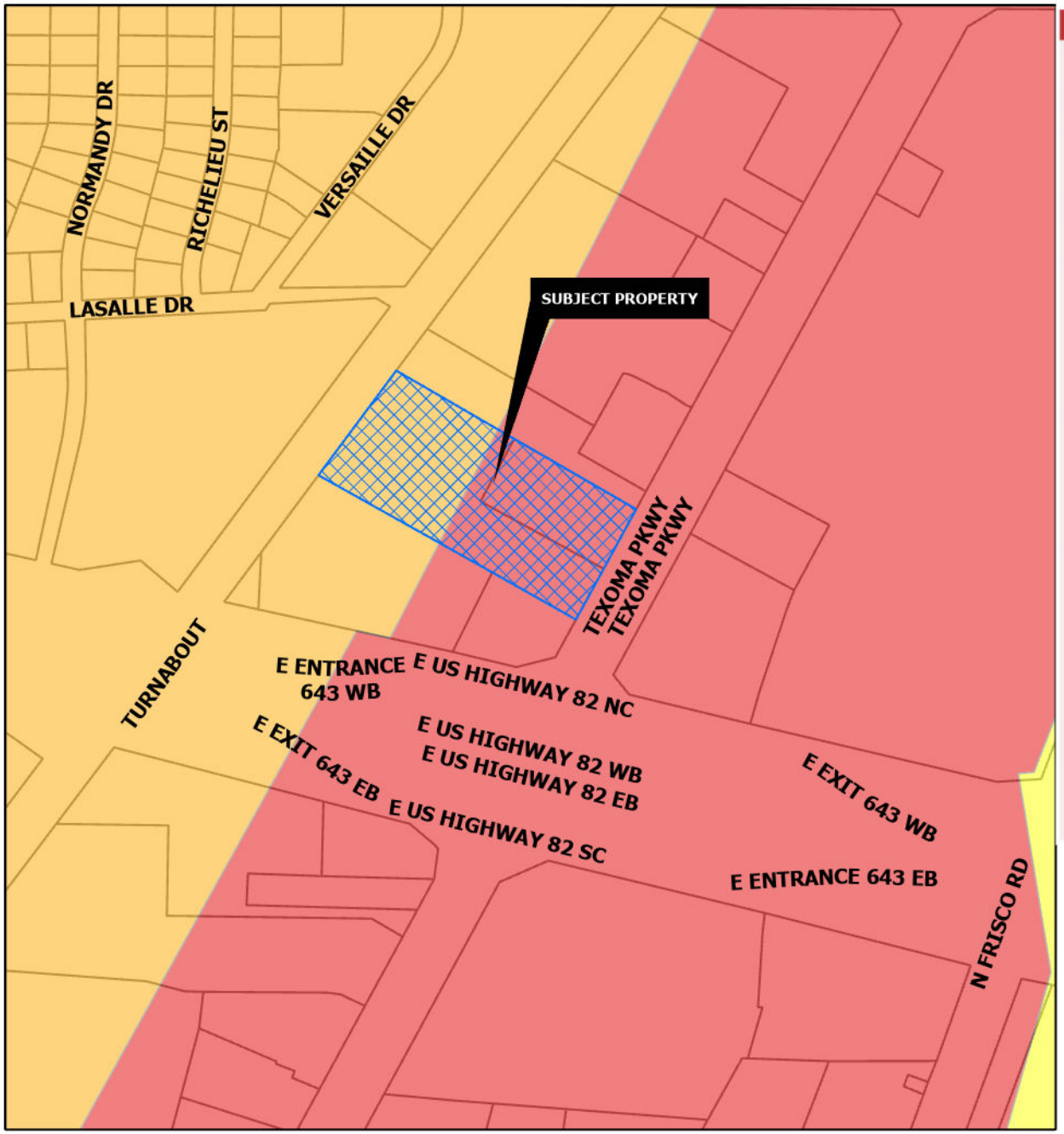

REGIONAL COMMERCIAL

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."

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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CITY OF SHERMAN
FUTURE LAND USE MAP
2810 & 2816 TEXOMA PKWY

Date: 12/15/2023 12:29 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
SPECIFIC USE
PERMIT REQUEST

PROJECT #: 23-006724

FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

12.28.2023

Good Earth Soil and Materials
2816 Texoma Parkway
Sherman, Texas 75090
Phone: (903) 893-3400 - Fax: (903) 893-3440
www.goodearthrocks.com

I Doyle R. Moore, started Good Earth Soil & Materials, in December 1997 and incorporated on 01/01/2000. Good Earth is a provider of organic soil blends, organic fertilizer, and organic soil amendments. My son Bryan came to work here in July of 2021. He was in a compost operation for 13 years before that. He was asked to be on the compost council of the state of Texas, because of his expertise in the field the tenure rules were changed to put him on the council. He does seminars locally on organics and gardening for Master Gardeners, lawn and garden shows and other organizations upon request.

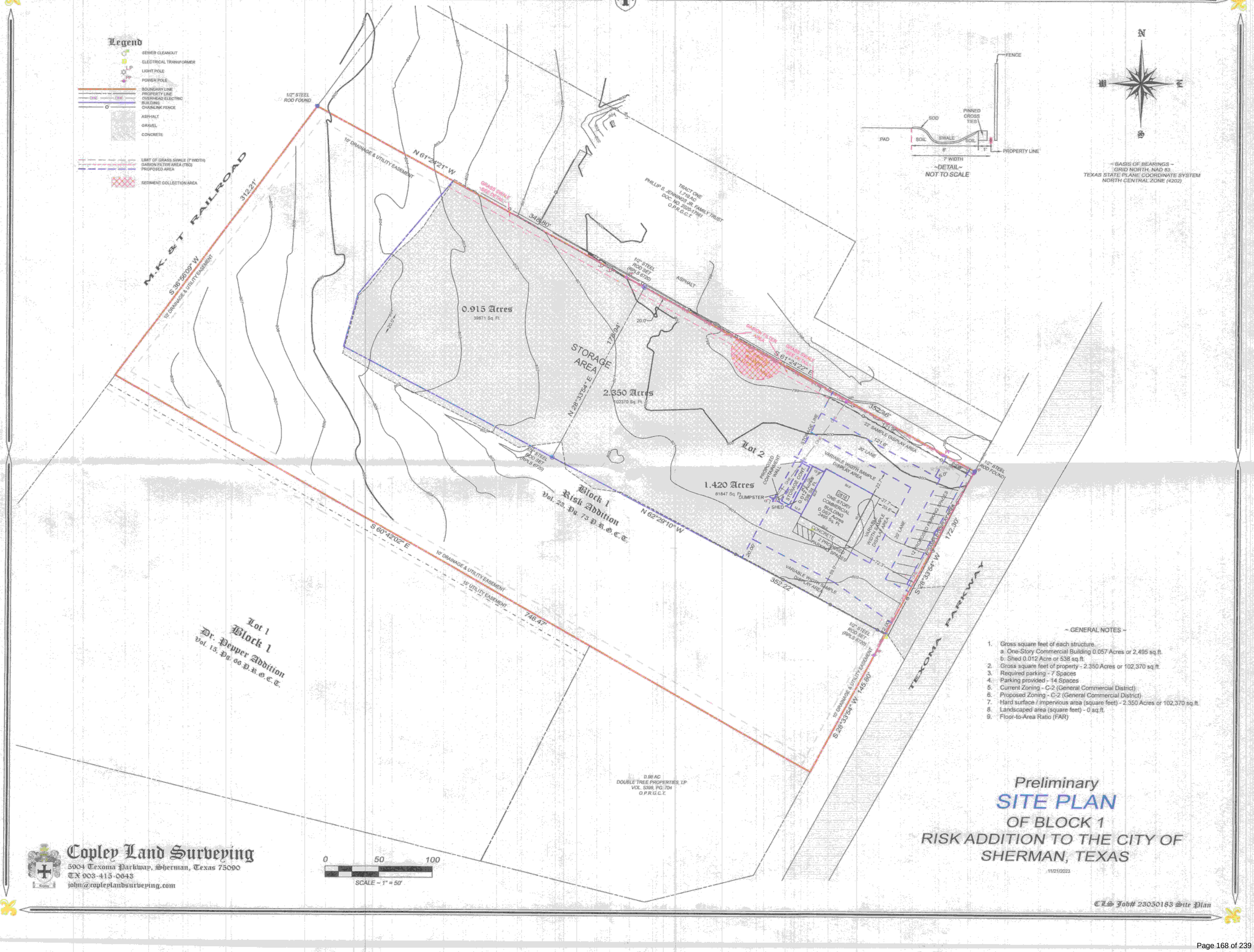
Good Earth Soil & Materials is a provider of building stone, flagstone, and chop stone from Texas, Oklahoma, Arkansas, and Colorado as well as river rock from Texas, Oklahoma, Arkansas, Colorado, and several Central American countries. We provide aggregates primally from Texas and Oklahoma. We provide sand from Texas and Oklahoma, and we blend organic soil blends site.

D R Moore

Doyle R. Moore

11/13/2013

LIFE IS GOOD!


Legend
SEWER CLEANOUT
ELECTRICAL TRANSFORMER
LIGHT POLE
POWER POLE
BOUNDARY LINE
PROPERTY LINE
OVERHEAD ELECTRIC
BUILDING
CHAINLINK FENCE
ASPHALT
GRAVEL
CONCRETE
LIMIT OF GRASS SWALE (7' WIDTH)
GABION FILTER AREA (TBD)
PROPOSED AREA
SEDIMENT COLLECTION AREA
M.K. & T. RAILROAD
S 36°56'09" W
312.21'
10' DRAINAGE & UTILITY EASEMENT
1/2" STEEL ROD FOUND
N 61°24'21" W
10' DRAINAGE & UTILITY EASEMENT
GRASS SWALE SEE DETAIL
348.80'
TRACT ONE 1,719 AC PHILLIP S. JENNINGS JR. FAMILY TRUST DOC. NO. 2020-17981 O.P.R.G.C.T.
1/2" STEEL ROD SET (RPLS 6720)
ASPHALT
0.915 Acres
39871 Sq. Ft.
20.0'
GABION FILTER AREA
GRASS SWALE SEE DETAIL
S 61°24'22" E
352.46'
STORAGE AREA
178.04'
N 28°33'54" E
2.350 Acres
102370 Sq. Ft.
Lot 2
1.420 Acres
61847 Sq. Ft.
DUMPSTER
SHED
PROPOSED CONTAINMENT WALL
STORAGE CONT.
0.012 Acres 538 Sq. Ft.
STORAGE LINE
22' SAMPLE DISPLAY AREA
121.6'
20' LANE
VARIABLE WIDTH SAMPLE DISPLAY AREA
2414
ONE-STORY COMMERCIAL BUILDING 0.057 Acres 2495 Sq. Ft.
CONCRETE
2 PROPOSED PARKING SPACES
12 PROPOSED PARKING SPACES
ASPHALT
1/2" STEEL ROD FOUND
1/2" STEEL ROD SET (RPLS 6720)
Block 1 Risk Addition Vol. 23, Pg. 73 D.R.G.C.T.
N 62°29'10" W
352.22'
S 60°42'02" E
10' DRAINAGE & UTILITY EASEMENT
15' UTILITY EASEMENT
746.47'
Lot 1 Block 1 Dr. Pepper Addition Vol. 15, Pg. 66 D.R.G.C.T.
0.98 AC DOUBLE TREE PROPERTIES, LP VOL. 5369, PG. 704 O.P.R.G.C.T.
S 28°33'54" W 172.30'
S 28°33'54" W 145.80'
10' DRAINAGE & UTILITY EASEMENT
TEXOMA PARKWAY
FENCE
SOD
PINNED CROSS TIES
PAD
SOIL
SWALE
SOIL
6'
1'
PROPERTY LINE
7' WIDTH
~DETAIL~
NOT TO SCALE
N
W
E
S
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83,
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)
~ GENERAL NOTES ~
1. Gross square feet of each structure.
a. One-Story Commercial Building 0.057 Acres or 2,495 sq.ft.
b. Shed 0.012 Acre or 538 sq.ft.
2. Gross square feet of property - 2.350 Acres or 102,370 sq.ft.
3. Required parking - 7 Spaces
4. Parking provided - 14 Spaces
5. Current Zoning - C-2 (General Commercial District)
6. Proposed Zoning - C-2 (General Commercial District)
7. Hard surface / impervious area (square feet) - 2.350 Acres or 102,370 sq.ft.
8. Landscaped area (square feet) - 0 sq.ft.
9. Floor-to-Area Ratio (FAR)
Preliminary
SITE PLAN
OF BLOCK 1
RISK ADDITION TO THE CITY OF
SHERMAN, TEXAS
11/21/2023
0 50 100
SCALE ~ 1" = 50'
Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643
john@copleylandsurveying.com
CLS Job# 23050183 Site Plan

903-893-3400

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 2, 2024

Sent via Email

Risk Family Partnership
102 South Crockett
Sherman, TX 75090

Doyle Moore
2816 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Specific Use Permit and Site Plan approval under Section 14.06.009 to allow construction materials, clay earth, gravel, minerals, rock, sand or stone on the ground in C-2 (General Commercial) District/75&82 Overlay District and repeal Ordinance No. 5358 located at 2810 and 2816 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillon@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Sec. 14.06.009(a)(1)(C))*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

11. The display area located in the front 70 feet of the property shall not exceed 4 feet in height and shall not obstruct the driveway sight distance for exiting vehicles.

Engineering:

12. Replatting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
13. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

521 SOUTH DEWEY AVENUE (Project No. 23-006741)

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.863 acres being in the George B. Pilant Survey, Abstract Number 963, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 521 South Dewey Avenue between East Wells Avenue and East Cherry Street. The owner is requesting a Specific Use Permit and Site Plan to allow an Elementary School in a R-6 (Single Family Residential) District.

The following has been approved for this location:

- 7/11/1967 - Specific Use Permit to erect temporary classroom buildings

Origination:

Sherman Independent School District (Owner)
Philip Varughese (Representative)
VLK Architects (Architect)
Teague Nall & Perkins (Surveyor)

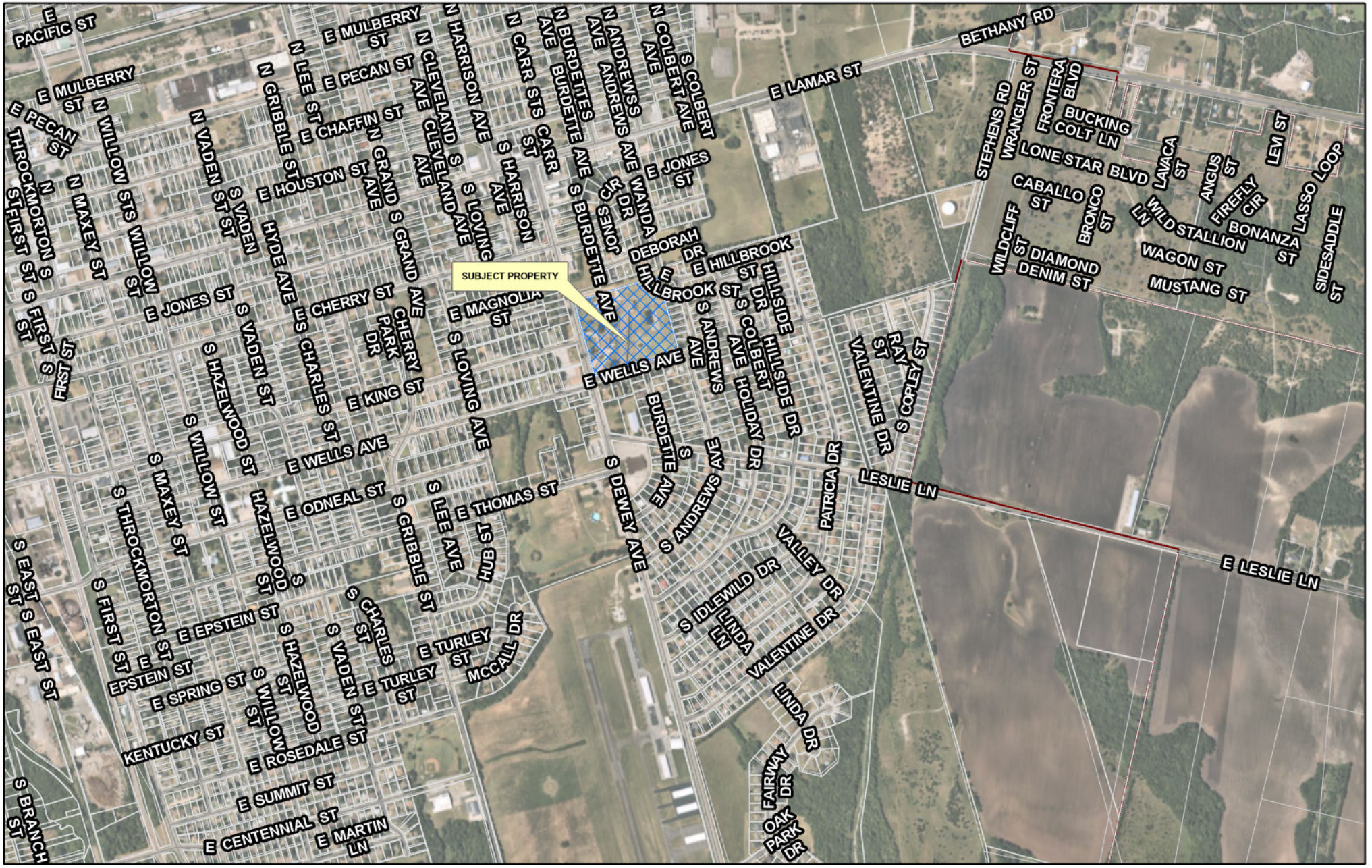
Staff Recommendation:

Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Sign Photo
5. Preliminary Plat
6. Project Narrative
7. Site Plan
8. Landscape Plan

9. Elevations
10. Queuing Study
11. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
521 S DEWEY AVE

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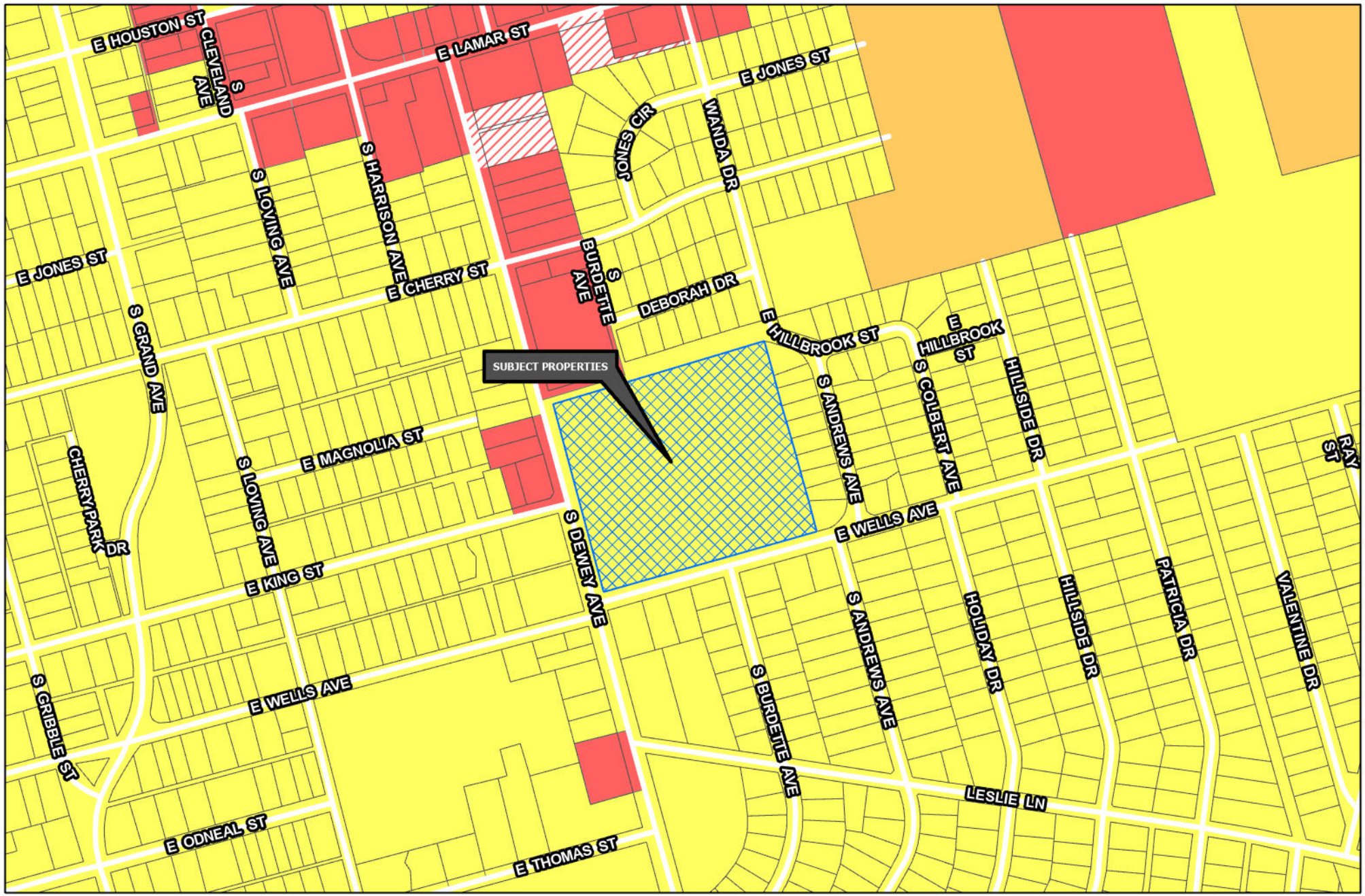

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
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- C-N Neighborhood Commercial
- C-O Office
- C-1 Retail Business
- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
521 S DEWEY AVE

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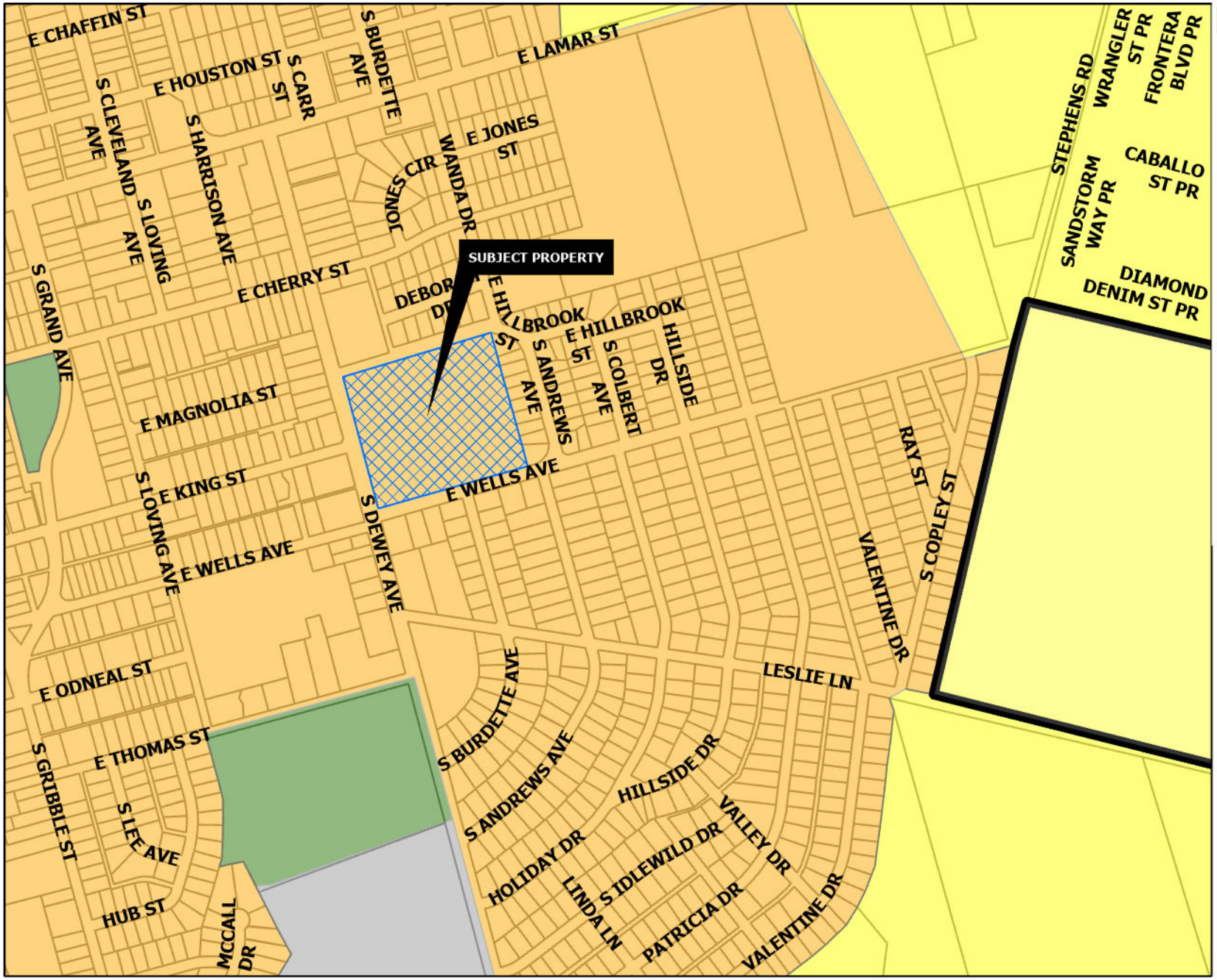

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
521 S DEWEY AVE

N W E S

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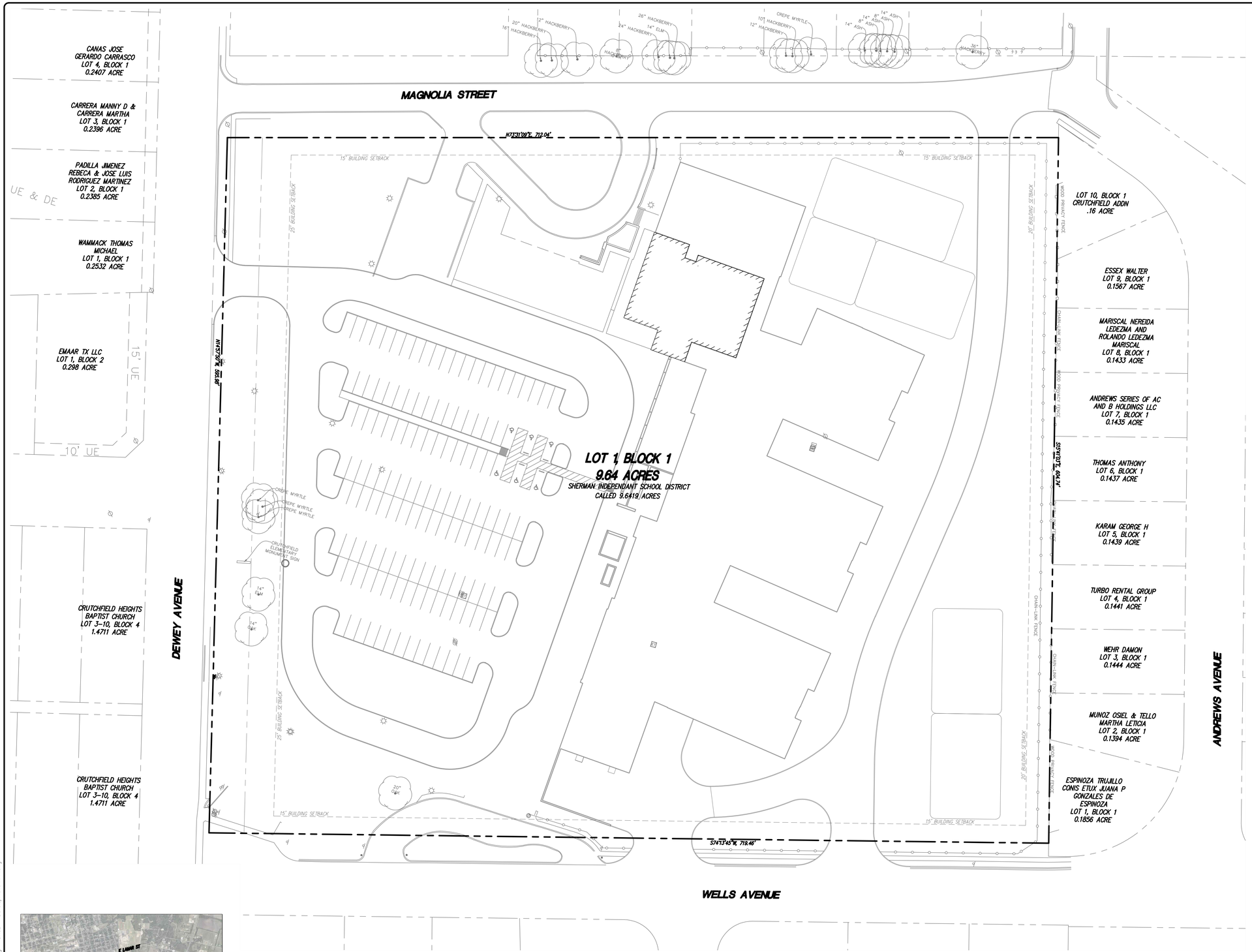
12/27/2023
CRUTCHFIELD
ELEMENTARY SCHOOL
TRUCK- PARTIES
WINTER BREAK 12/22 - 1/8
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 23-006741
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



GRAPHIC SCALE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

NOTES:

1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
2. ALL ONSITE UTILITIES OR PRIVATE UNLESS OTHERWISE NOTED.

LOCATION MAP

N.T.S.

teague nall & perkins

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

OWNER:	ARCHITECT:	ENGINEER:	SURVEYOR:
SHERMAN I.S.D.	VLK ARCHITECTS, INC.	TEAGUE NALL & PERKINS	TEAGUE NALL & PERKINS
CONTACT: TYSON BENNETT	CONTACT: BRIAN PALETZ	CONTACT: PHILIP VARUGHESE, P.E.	CONTACT: JAY MADDOX, R.P.L.S.
903.891.6415 PH 903.891.6418 FX	817.633.1600 PH 214.785.2965 FX	817.336.5773 PH 817.336.2813 FX	214.461.9867 PH 940.383.8026 FX
2701 LOY LAKE ROAD	1320 HEMPHILL ST SUITE 400	5237 N. RIVERSIDE DRIVE, SUITE 100	825 WATTERS CREEK BLVD M300
SHERMAN, TEXAS 75090	FORT WORTH, TEXAS 76104	FORT WORTH, TEXAS 76137	ALLEN, TEXAS 75013

PRELIMINARY PLAT FOR CRUTCHFIELD ELEMENTARY SCHOOL REPLACEMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
NOVEMBER 2023

Drawing: T:\Projects\VLK23279\Eng-C3D\Cad\support\Art\Preliminary Plat.dwg at Nov 29, 2023-3:00pm by mmontong
Layout: Layout1 Xrefs: XREF-BLOC.dwg – BASE – Development APP.dwg

Project Narrative

To: City Of Sherman

From: Teague Nall and Perkins, Inc.

Date: November 29, 2023

RE: Specific Use Permit; Crutchfield Elementary School

Design Narrative: Crutchfield Elementary School Replacement

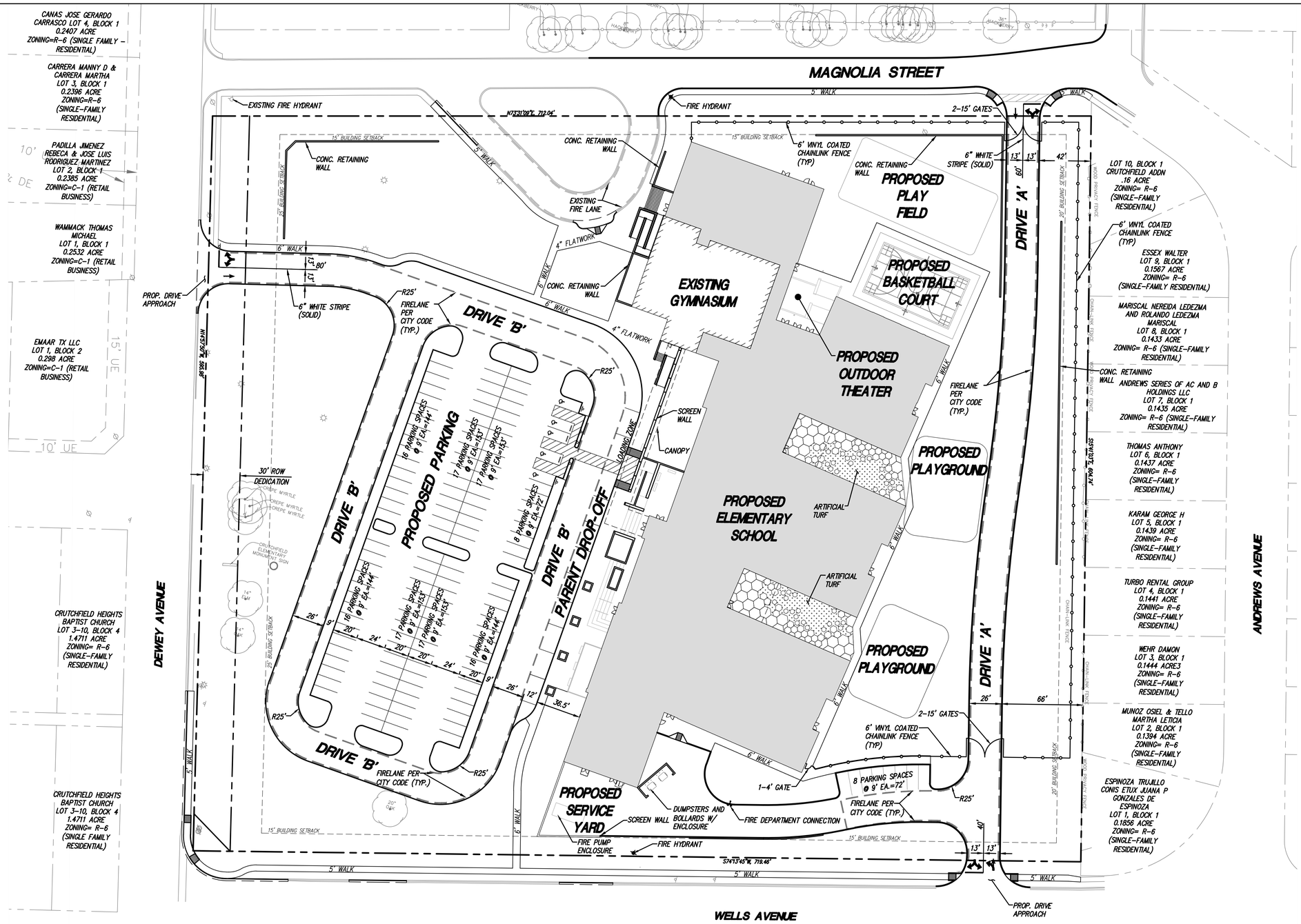
The Project is the replacement of Crutchfield Elementary School, which will consist of constructing a new school building on the current campus and demolishing the existing elementary school. The school will house Kindergarten through the 5th grade.

Phase 1 of the project will consist of constructing the new 2-story elementary school to the east of the existing building. The new elementary school will connect to the existing school's gymnasium. An outdoor basketball court and outdoor learning area will be constructed north of the proposed building. A private drive on the east side of the proposed building will be added with access to both Magnolia St. and Wells Ave.

The proposed building will consist of classrooms, fine arts, cafeteria, auditorium, science labs, and music rooms. The classroom's design/ location in the proposed building are based on student grade level comprised of kindergarten through 5th grade with each grade receiving an individual wing of the school.

Phase 2 will consist of demolishing the existing on-site elementary school and completing the rest of the site infrastructure. The gymnasium will remain and connect to the proposed construction. The parent drop-off/loading zone will be constructed to the west of the new elementary school.

Primary materials on the exterior of the building will be brick veneer and glass with areas of architectural metal panels.



PARKING DATA

PARKING SPACES: 2.5 SPACES PER CLASSROOM AND A MIN. OF 10 STACKING SPACES IN ONE PICK-UP/DROP-OFF LANE

CLASSROOMS: 46 CLASSROOMS

REQUIRED PARKING:

REQUIRED STANDARD SPACES (2.5x46)	115 SPACES
REQUIRED HANDICAP PARKING:	5 SPACES

PROVIDED PARKING:

TOTAL STANDARD PARKING:	132 SPACES
TOTAL HANDICAP PARKING:	5 SPACES
TOTAL PARKING:	137 SPACES

ZONING

THE SCHOOL PROPERTY IS ZONED R-6 - SINGLE FAMILY RESIDENTIAL

BUILDING DATA

BUILDING SQUARE FOOTAGE	113,301SF
GROSS PROPERTY SQUARE FOOTAGE	419,918SF
BUILDING HEIGHT	35FT

SIGNS/FENCES

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

LOCATION MAP
N.T.S.

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

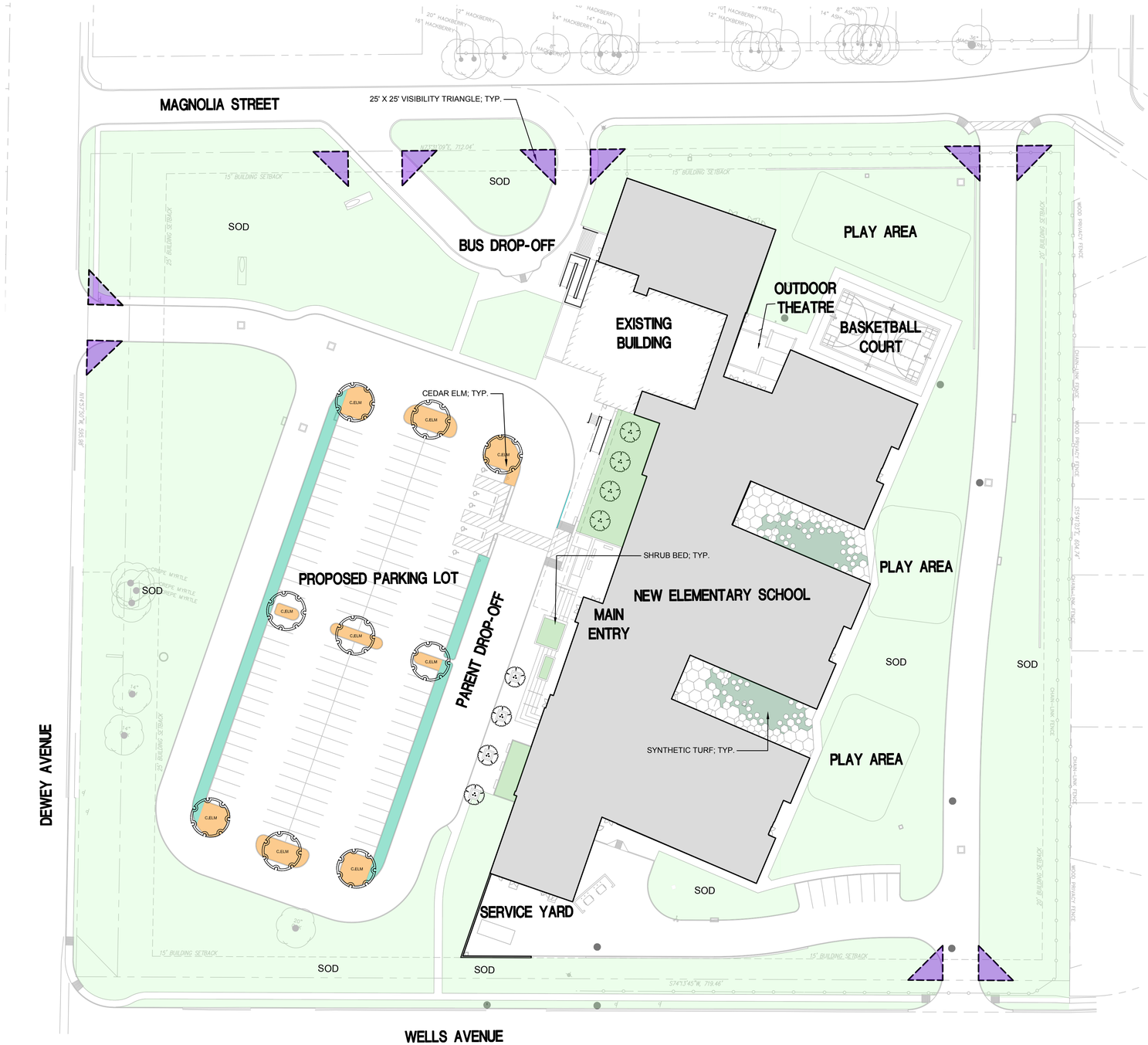
GRAPHIC SCALE
40 0 20 40 80
GRAPHIC SCALE: 1" = 40'

SPECIFIC USE PERMIT
SITE PLAN

CRUTCHFIELD ELEMENTARY SCHOOL REPLACEMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
DECEMBER 2023

Drawing: I:\Projects\VI\423279\Eng-C3D\Docs\Site Plan Submittal Docs\Crutchfield Site Plan.dwg at Dec 28, 2023-10:32am by pgonzaghese
Layout: Layout1 Xrefs: X3D-WFS.dwg - X3D-3D.dwg - X3D-BASE.dwg - XREF-BLDG.dwg



LEGEND

- SOD
- SHRUB BED
- SYNTHETIC TURF

GRAPHIC SCALE

40 0 20 40 80

GRAPHIC SCALE: 1" = 40'

City of Sherman, Texas
Landscape Requirements - Crutchfield Elementary School

14.04.006 Residential and Commercial Landscape Requirements	Unit	LANDSCAPING Req. per SF	LS SF Required	LS SF Provided
(b) (1) Commercial tree and landscaping	**79,824**	**(SF)**		
All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination.		10%	7,982	8,130
(b) (1) Commercial tree and landscaping	**7,982**	**(SF)**		
A minimum of forty (40) percent of the required landscaped area must be used as islands.		40%	3,193	3,550
(b) (4) Visibility at Intersections				
Visibility at intersections.On a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in section 14.04.004(b)(1) (A), as follows: At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five (25) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area.		MET		
TOTALS		**LANDSCAPE**	**7,982**	**8,130**
			Required	Provided

LOCATION MAP
N.T.S.

SPECIFIC USE PERMIT
LANDSCAPE PLAN

CRUTCHFIELD ELEMENTARY SCHOOL REPLACEMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
DECEMBER 2023

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

Drawing: \\cesd.local\Inpdata\Production\Prod\Projects\Vk\23279\Eng-CSD\Docs\Site Plan Submittal Docs\Crutchfield Landscape Plan.dwg at Dec 21, 2023-8:46am by brobbins
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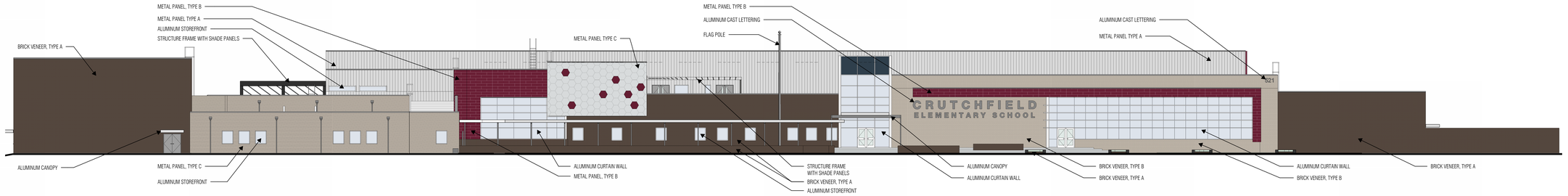
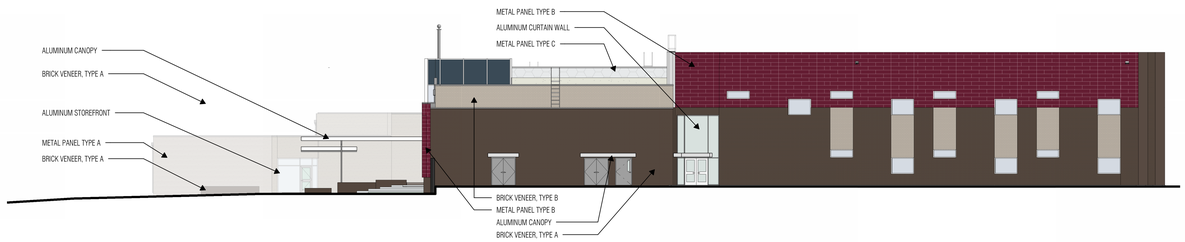


4 OVERALL WEST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



1 OVERALL SOUTH EXTERIOR ELEVATION
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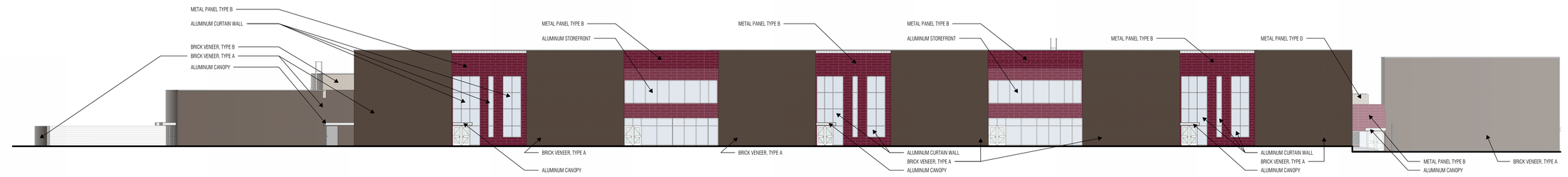
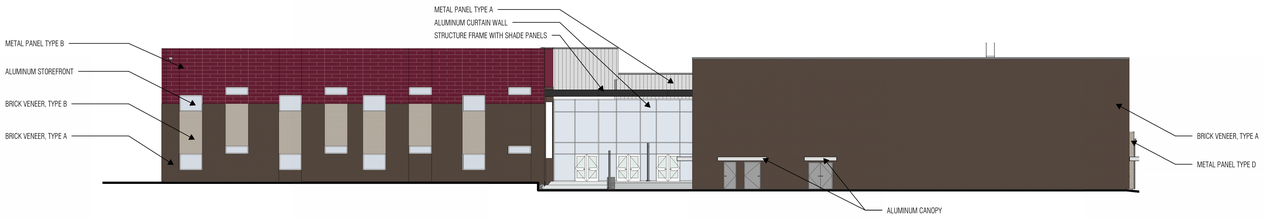


2 OVERALL EAST EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



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

VLK | ARCHITECTS

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

VOLUME 2:
CRUTCHFIELD ES

Fairview & Crutchfield Replacement ES

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: NOVEMBER 29, 2023

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CS	VLK
Designer	Quality Control
ET	VLK
Proj. Arch.	
JD	

PROJECT NO.

23-051.00

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A23.15X

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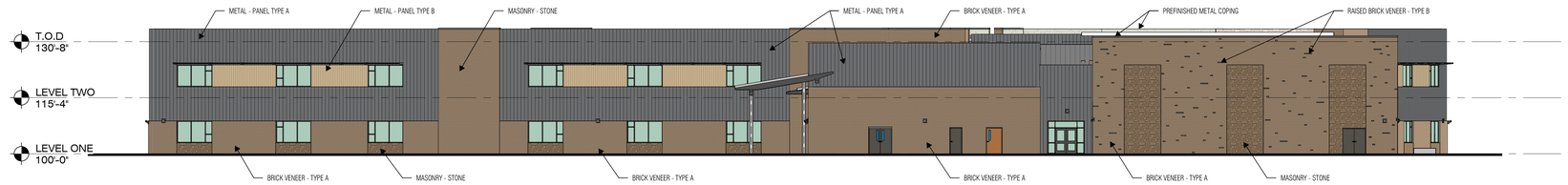
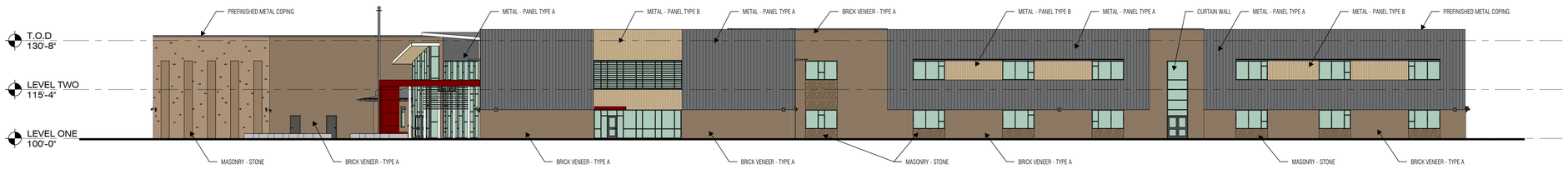


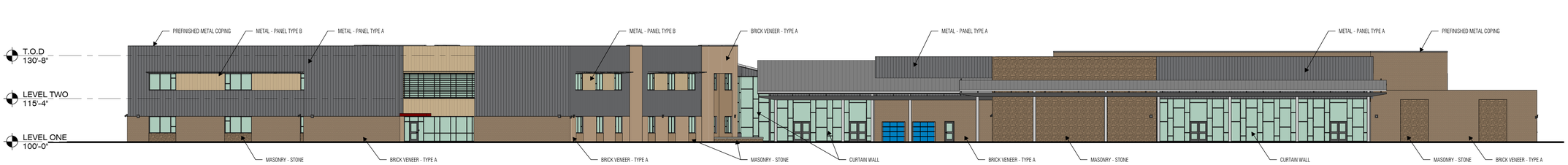
4 BUILDING ELEVATION - EAST

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



3 BUILDING ELEVATION - WEST

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



2 BUILDING ELEVATION - SOUTH

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

1 BUILDING ELEVATION - NORTH

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

VLK|ARCHITECTS

ARCHITECT

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1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

SHERMAN NEW ELEMENTARY 2025

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: 11.14.2023

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CS	Author
Designer	Quality Control
ET	
Proj. Arch.	
BP	

PROJECT NO.

23-066.00

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A3.01

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www.tnpinc.com
engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

Memorandum

To: City of Sherman

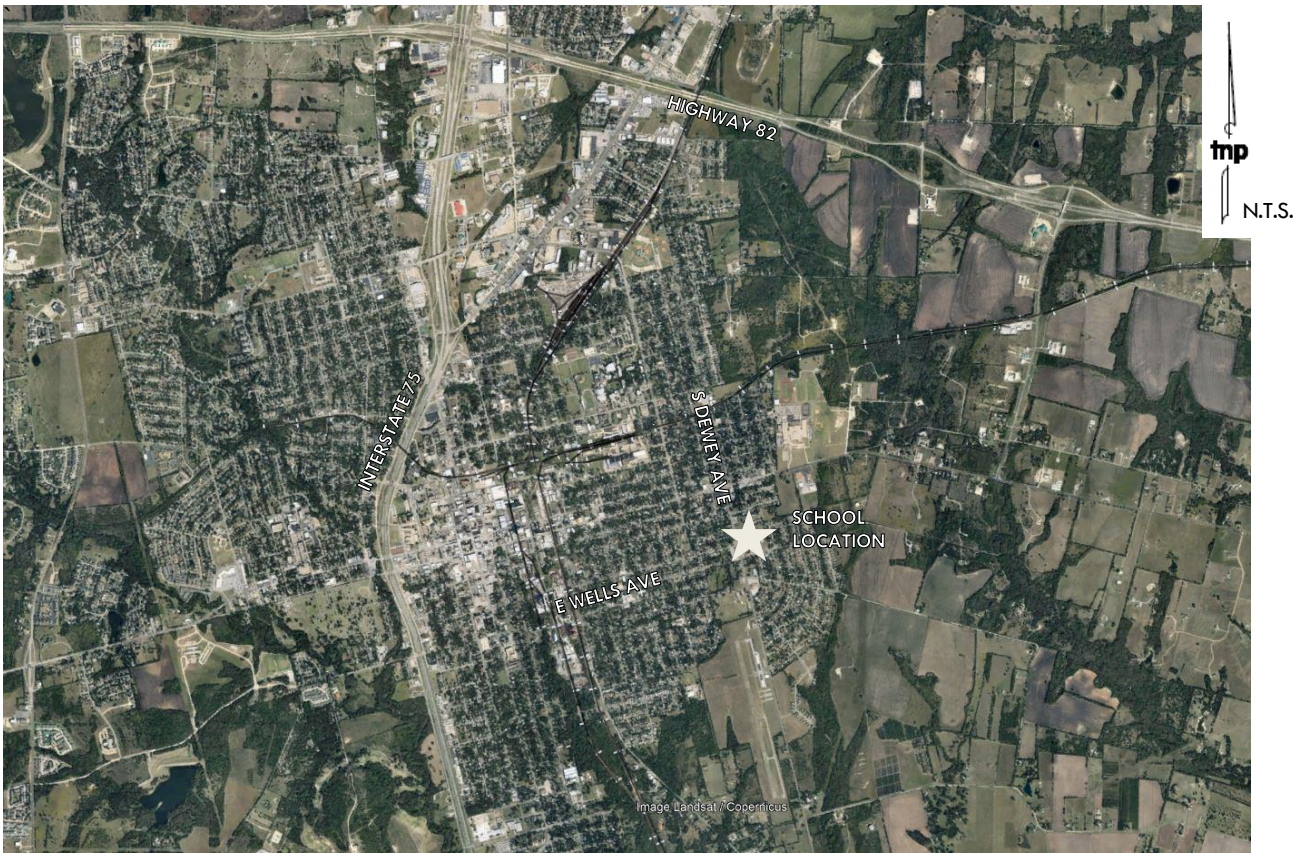
From: Philip C. Varughese, P.E., CFM

Date: January 4, 2024

RE: **Sherman Independent School District Queueing Analysis: Crutchfield Elementary**

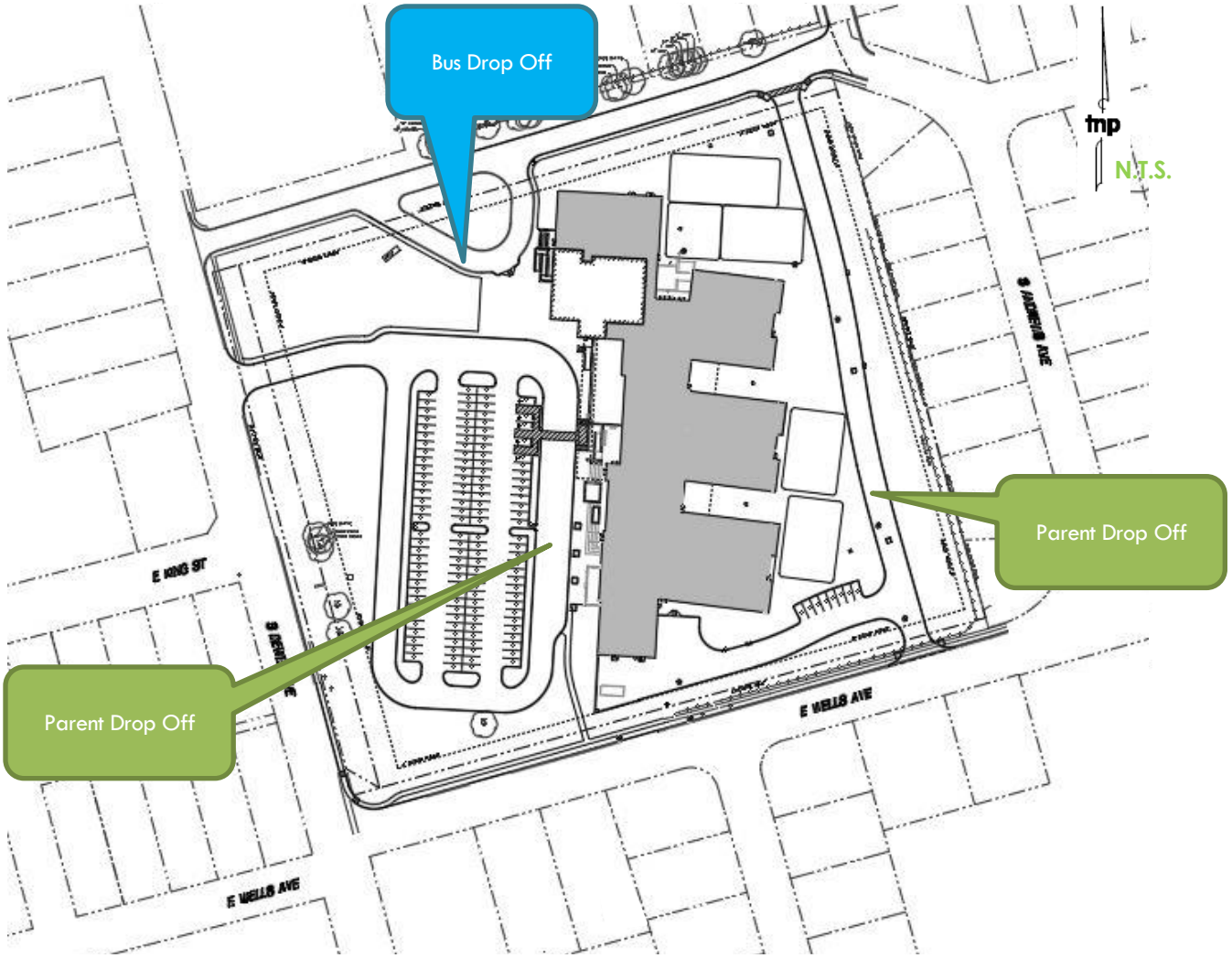
Teague Nall & Perkins, Inc. has performed a queuing analysis to evaluate the proposed on-site storage demands for the Crutchfield Elementary School Replacement in Sherman Independent School District (SISD). Crutchfield Elementary is located east of Interstate 75 at the northeast intersection of S Dewey Avenue and E Wells Avenue in Sherman, Texas. The proposed site location and site plan are shown in **Figure 1** and **Figure 2**, respectively.

Figure 1 Crutchfield Elementary Campus School Location



Crutchfield Elementary Replacement is expected to be completed in August 2025, with a planned capacity of 500 students served by 50 faculty and staff. In August 2030 (5 years after it is completed), the school is expected to reach an ultimate capacity of 500. The parking areas are divided into two separate areas to accommodate parent drop-off/pick-up and bus loading zones. The parent pickup driveways are expected to be ±2400 feet in length and will provide two lanes for queueing. The bus driveway is expected to be ±380 feet in length. Currently, the site provides 132 parking spaces, 5 of which are accessible parking spaces.

Figure 2 Crutchfield Elementary Replacement School Site Plan



DATA COLLECTION

Typically, trip generation data is based on information provided in the *Trip Generation Manual, 10th Edition*, 2017 and the *Trip Generation Handbook, 3rd Edition,* 2014, developed by the Institute of Transportation Engineers (ITE). However, the national data has a high variance in trip characteristics such as bus usage, after school activities, and bike/pedestrian traffic. Each school has its own characteristics that will provide different results from the aggregated nationwide data provided by ITE. From previous school queueing studies, an elementary school in Fort Worth within a residential neighborhood is expected to produce 0.60 vehicular trips per student who is not walking, biking, riding the bus, or participating in a before or after-school program.

The traffic characteristics assumed for this analysis are as follows:

- The afternoon pickup will have a longer queue than the morning drop-off, and thus the afternoon pickup is considered more important;
- From previous data collection, 67% of vehicular trips will queue before student dismissal, and 33% will arrive after dismissal;
- It is conservatively assumed that 10% of students will walk or bike home;
- The school will have buses carrying up to 50 students each. For this study, it is assumed 10% of students will ride the bus;
- The school will have 75 students who will attend an on-site after school program from the opening year on.

The number of personal vehicles generated by the Crutchfield Elementary Replacement in both the opening year of 2025, and the ultimate design year of 2030 are computed in **Table 1.**

Table 1 Expected Elementary Campus No. 18 Personal Vehicle Volumes

Year:	**2025**	**2030**
Total Number of Students:	**500**	**750**
Students using buses (assume 10%):	50	75
Students walking/biking (assume10%):	50	75
Students in after school programs:	75	100
Students picked up after school:	**325**	**500**
Personal Vehicles expected during pick-up (Students x 0.60):	195	300
Percentage of Personal Vehicles arriving before release:	0.67	0.67
Personal Vehicles expected in Peak Queue:	**131**	**201**

QUEUE LENGTH ANALYSIS

To accommodate queue length, the proposed elementary site has the following characteristics. All of the proposed parent loops are designed to be 22' to allow for trip lane queueing the length of the drive resulting in a total of 4,422 LF of queuing storage.

A total of 137 parking spaces are provided on site and 70 faculty and staff members. Assuming each faculty and staff member drives separately to work, 67 spaces remain available for parent parking (does not include accessible parking) which may further reduce the expected queue by 1,340 LF (assuming 20' per car).

To estimate queue lengths generated prior to school release, the following assumptions were made:

- Each vehicle occupies 20 feet of queue length;
- 67% of the projected vehicles are expected to arrive at the school prior to student release;
- There are 137 parking spaces planned on the campus, of which 5 of them are accessible spaces. A total of 67 spaces are available after factoring for faculty/staff and leaving accessible spaces open.

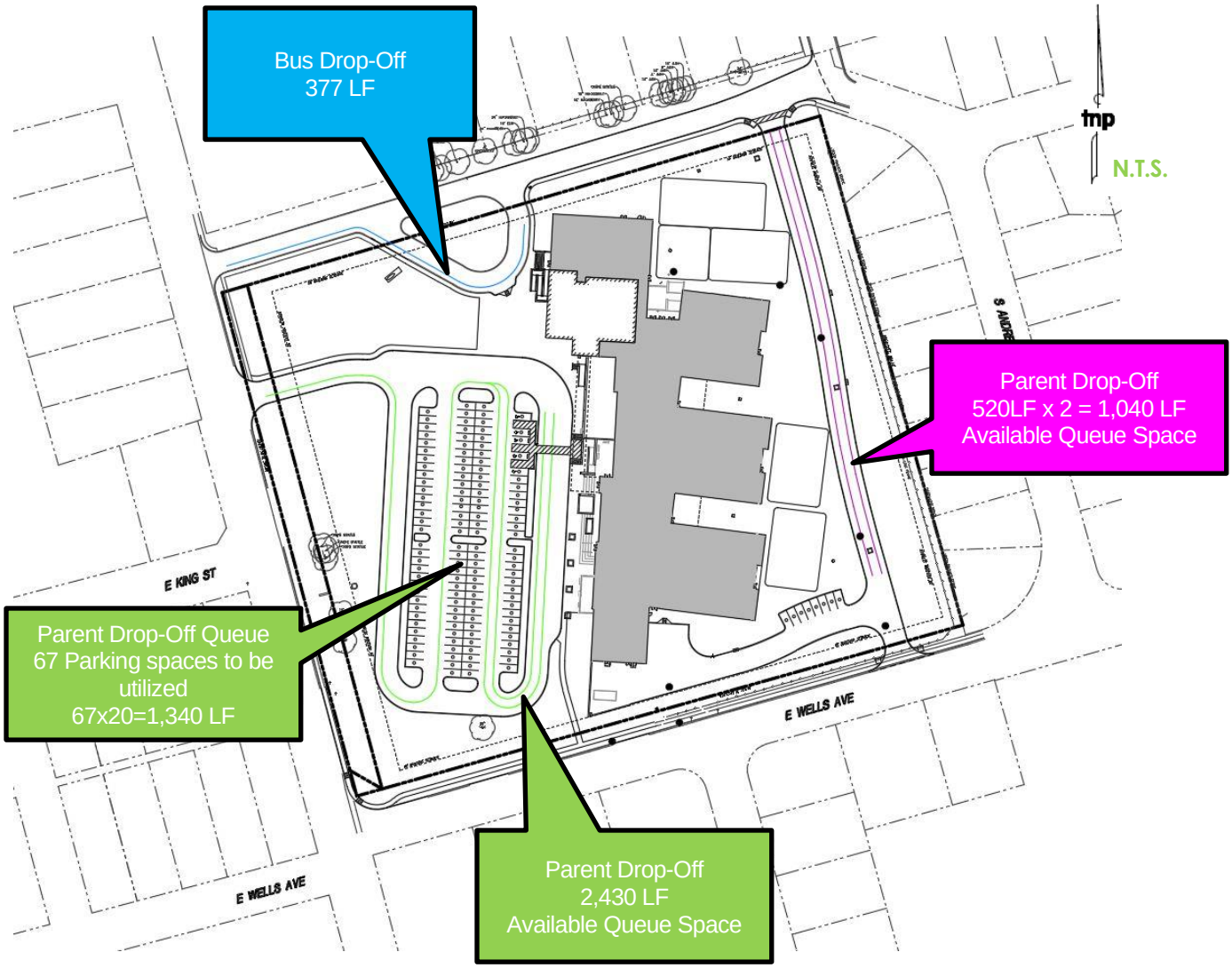
Using these assumptions, the estimated storage length needed to accommodate the expected total queue length before the school release time is approximately 2,882 feet, based on 131 vehicles in 2025. The storage length needed in 2030 is approximately 4,422 feet, based on 201 vehicles. The following table contains the calculated and provided length of queuing space as designed on the site plan for 2025 and 2030 with the full build-out conditions and enrollment.

Table 3 Calculated and Provided Queue Storage

Year	No. of Students	No. of Person Vehicles expected in Queue	Linear Feet of Queue Storage		Parking Storage	Total Storage Provided
			Calculated	Lane Storage Provided		
2025	500	131	2,882	2,430	1,370	3,800
2030	750	201	4,422	3,470	1,370	4,840

Figure 3 shows the calculated pick-up queue of 2,882 in 2025 can be accommodated through a combination of on-site queueing on west drive and available parking. The calculated pick-up queue of 4,422 LF in 2030 can be accommodated through on-site queueing for both east and west drives and available parking.

Figure 3 Crutchfield Elementary Replacement Pickup Queue



CONCLUSIONS AND RECOMMENDATIONS

The queueing study for the Crutchfield Elementary Replacement is provided to determine the expected storage requirements for afternoon pickup based on the peak vehicle queue typically occurring during dismissal. This study is based on expected characteristics of the proposed school and characteristics of nearby schools.

The queuing analysis shows that to all queued vehicles will be maintained within the school property during the peak periods and not impede the flow of traffic on adjacent streets. The parent loops are designed to minimize or eliminate any crossing of traffic flows within the queuing area.

Based on best planning practices, the following strategies to minimize peak queuing conditions on school campuses can be considered:

- Create safe routes for pedestrians and bicyclists to encourage use of these modes instead of trips by vehicle. School administration can also actively promote walking or biking to school among students.
- Utilize the 67 standard parking spaces expected to be available for parents that arrive early. To ensure parents use these spaces instead of the joining the queue, it is suggested that they receive direction to use these parking spaces.
- Enforce “No Parking” along the circulation path during drop-off and pick-up operations.
- Student pick-up area is inside the school campus and not along the street.
- No unattended vehicles should be in the queue line. Parking spaces are provided if parents need to leave their vehicles.
- Staff and/or volunteers should assist in loading students.
- It is recommended that a school representative stands near the entrance to the parent pick-up driveway and if in case the drives are full, directs traffic to use the available parking spaces for queueing purposes.

Sherman
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Development Services

STAFF REVIEW LETTER

January 2, 2024

Sent via Email

Brannon Kidd
2701 Loy Lake Road
Sherman, TX 75090

Philip Varughese
5237 N Riverside Dr., Ste. 100
Fort Worth, TX 76137

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District. located at 521 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
7. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.
11. A queuing study shall be provided to ensure drive aisles can support pick up and drop off of students

for build out conditions.

Engineering:

12. Platting of the property is required. Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004
13. New drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)
14. Widening or improvement of Magnolia Street by developer may be required upon development. Code of Ordinances Chapter 10.03.003(b)(K)
15. Monument sign will encroach into Right of Way that will be required to be dedicated during the platting process. Monument sign shall be relocated to location outside of right of way and easements.
16. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. Code of Ordinances Chapter 10.03.003(i)
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)
18. No vehicles may be permitted to park or stand on any adjacent public street unless a parking lane is provided for such purpose.
19. A traffic study shall be provided to determine if driveways require a deceleration lane.

Fire Services

Building is equipped throughout with an approved automatic sprinkler system.

20. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
21. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
22. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

Building is over 3 stories or 30' in height or 62,000 square feet in gross area.

23. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof. and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
24. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
25. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002)

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

501 WEST TAYLOR STREET (Project No. 23-006743)

The request of Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 11.333 acres being in the J. B. McAnair Survey, Abstract Number 763, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 501 West Taylor Street at the intersection of North Woods Street and West Taylor Street. The owner is requesting a Specific Use Permit and Site Plan to allow an Elementary School in a R-6 (Single Family Residential) District.

Origination:

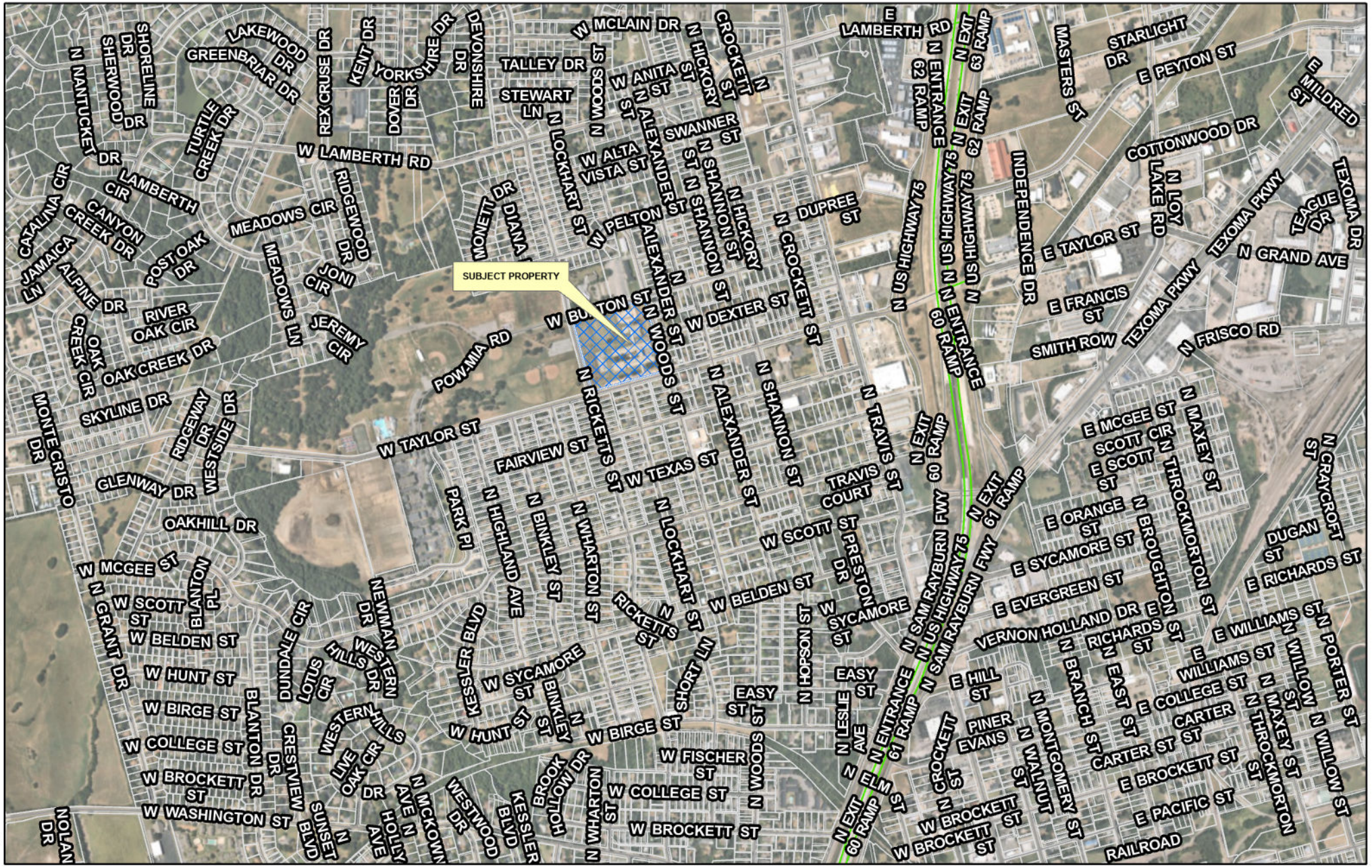
Sherman Independent School District (Owner)
Philip Varughese (Representative)
VLK Architects (Architect)
Teague Nall & Perkins (Surveyor)

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item subject to the Staff Review Letter.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Sign Photo
5. Preliminary Plat
6. Project Narrative
7. Site Plan
8. Landscape Plan
9. Elevations
10. Queuing Study
11. Questions from Concerned Citizen - Javor
12. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
521 S DEWEY AVE

N
W E
S

Date: 12/15/2023 12:06 PM

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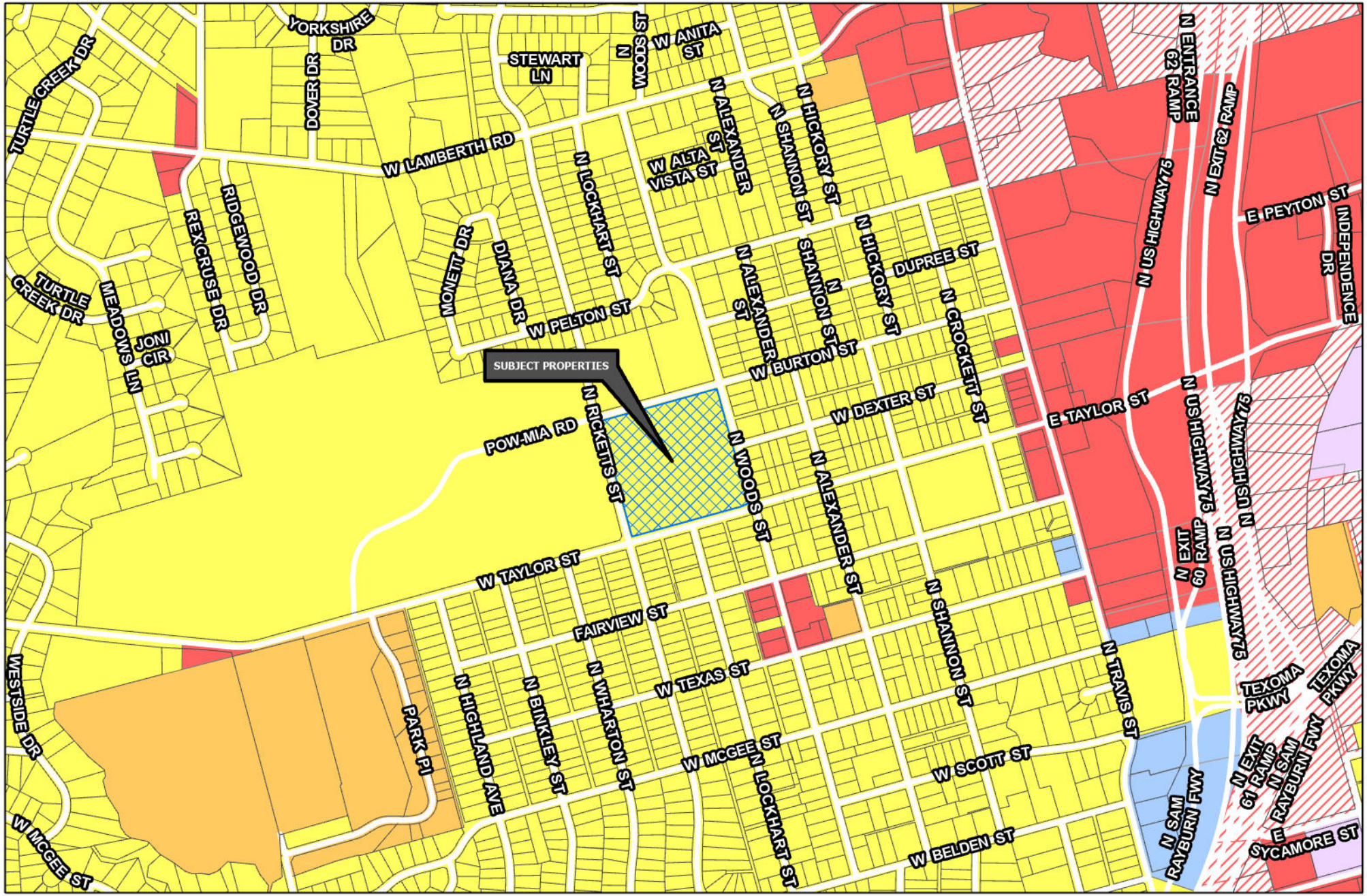

Sherman
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Development Services Department

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

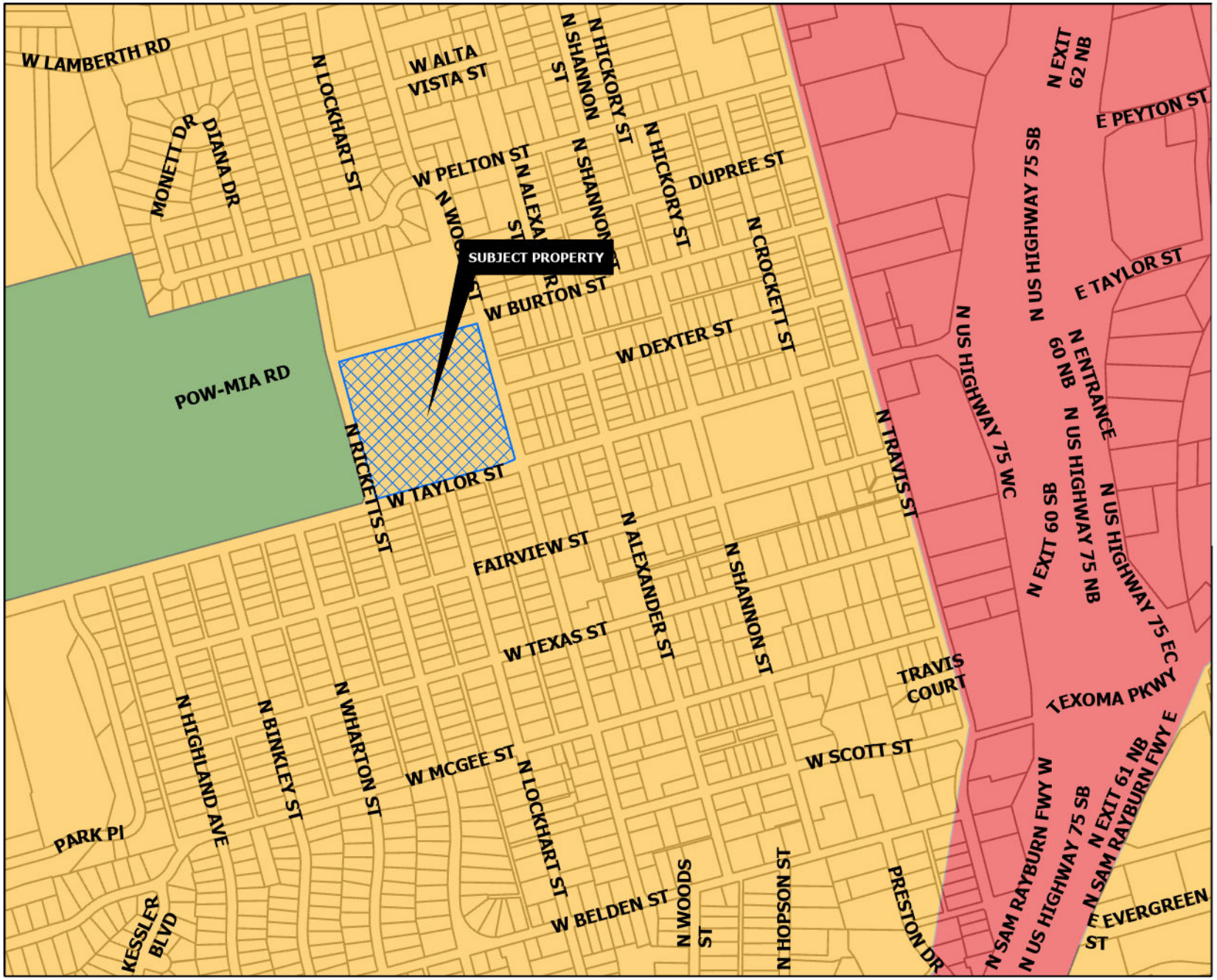
Road Names All

Planning & Zoning

CITY OF SHERMAN ZONING MAP 501 W TAYLOR ST

N W E S

Date: 12/15/2022 12:02:20 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

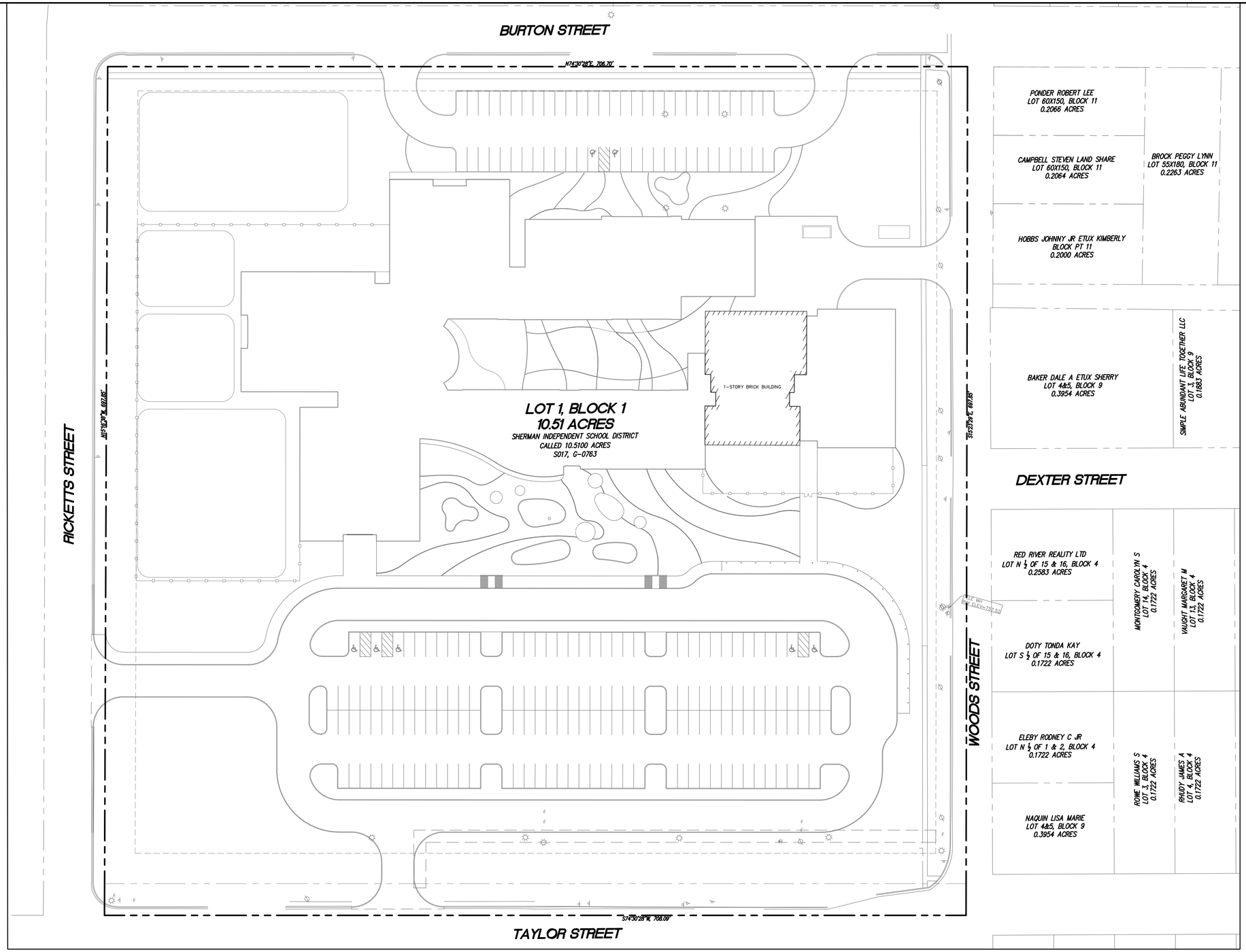
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
501 W TAYLOR ST

N
W E
S

Date: 12/15/2023 12:28 PM

12/27/2023
FIRE LANE
NO PARKIN
Fairview
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT #: 23-006743
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



tnp

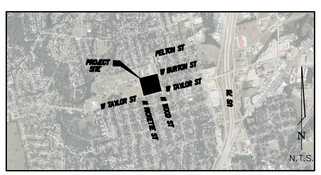
GRAPHIC SCALE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

NOTES:

1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
2. ALL ONSITE UTILITIES OR PRIVATE UNLESS OTHERWISE NOTED.



LOCATION MAP

N.T.S.

tnp

teague nall & perkins

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

OWNER:
SHERMAN I.S.D.
CONTACT: TYSON BENNETT
903.891.6415 PH 903.891.6418 FX
2701 LOY LAKE ROAD
SHERMAN, TEXAS 75090

ARCHITECT:
VLK ARCHITECTS, INC.
CONTACT: BRIAN PALETZ
817.633.1600 PH 214.785.2965 FX
1320 HEMPHILL ST SUITE 400
FORT WORTH, TEXAS 76104

ENGINEER:
TEAGUE NALL & PERKINS
CONTACT: PHILIP VARUGHESE, P.E.
817.336.5773 PH 817.336.2813 FX
5237 N. RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137

SURVEYOR:
TEAGUE NALL & PERKINS
CONTACT: JAY MADDOX, R.P.L.S.
214.461.9867 PH 940.383.8026 FX
825 WATTERS CREEK BLVD M300
ALLEN, TEXAS 75013

PRELIMINARY PLAT FOR FAIRVIEW ELEMENTARY SCHOOL REPLACEMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
NOVEMBER 2023

Drawing: T:\Projects\VLK23280\Eng-CSD\Docs\Site Plan Submittal Docs\Fairview Preliminary Plat.dwg at Nov 29, 2023-3:13pm by mmantong
Layout: Layout1 Xrefs: XREF-BLOC.dwg - BASE FOR SPECIFIC USE PERMIT.dwg - SHI 23242 TOPO.dwg

Project Narrative

To: City Of Sherman

From: Teague Nall and Perkins, Inc.

Date: November 29, 2023

RE: Specific Use Permit; Fairview Elementary School

Design Narrative: Fairview Elementary School Replacement

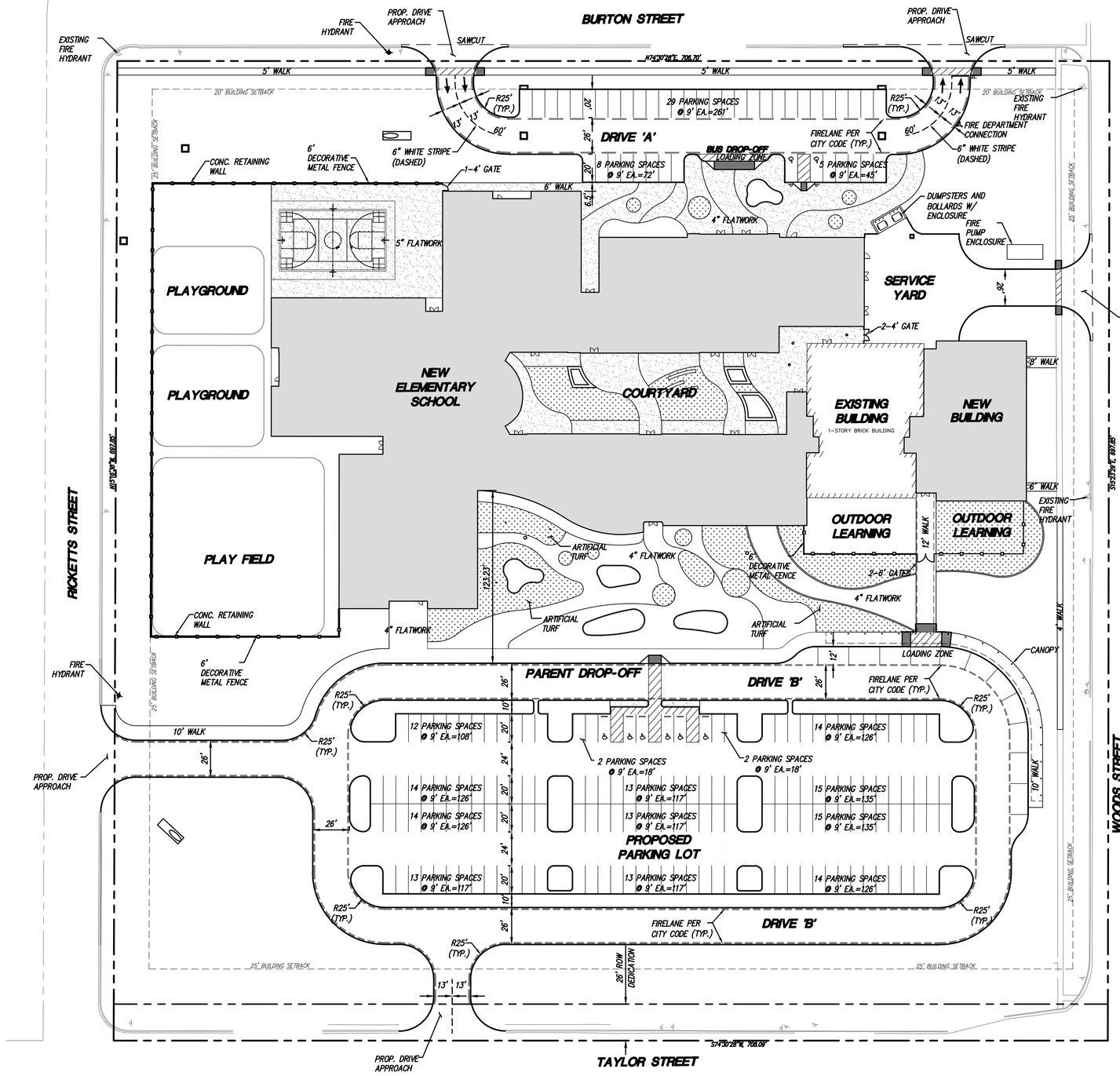
The Project is the replacement of Fairview Elementary School, which will consist of building a new school on the current campus and demolishing the existing elementary school. The school will house Kindergarten through the 5th grade.

Phase 1 of the project will consist of constructing the new 2-story elementary school to the north of the existing building. The playground and drop off zone in this area will be demolished to make room for the proposed elementary school. A courtyard and outdoor learning areas will also be constructed between the wings of the proposed school.

The proposed building will consist of classrooms, media center, fine arts, cafeteria, auditorium, science labs, and music rooms. The classroom's design/ location in the proposed building are based on student grade level comprised of kindergarten through 5th grade with each grade receiving an individual wing of the school.

Phase 2 will consist of demolishing the existing on-site elementary school. The northern existing 1-story brick building is to remain and connect to the proposed elementary school. The demolished school area and southern portion of the site will be constructed into a parking lot and parent drop-off/ loading zone.

Primary materials on the exterior of the building will be brick veneer and glass with areas of architectural metal panels.



GRAPHIC SCALE
40 0 20 40 80
GRAPHIC SCALE: 1" = 40'

PARKING DATA

PARKING SPACES: 2.5 SPACES PER CLASSROOM AND A MIN. OF 10 STACKING SPACES IN ONE PICK-UP/DROP-OFF LANE

CLASSROOMS: 46 CLASSROOMS

REQUIRED PARKING:

REQUIRED STANDARD SPACES (2.5x46)	115 SPACES
REQUIRED HANDICAP PARKING:	8 SPACES

PROVIDED PARKING:

TOTAL STANDARD PARKING:	196 SPACES
TOTAL HANDICAP PARKING:	8 SPACES
TOTAL PARKING:	204 SPACES

ZONING

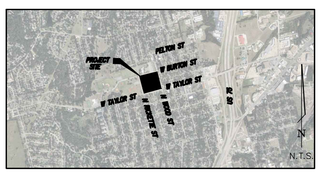
THE SCHOOL PROPERTY AND ALL SURROUNDING PROPERTIES ARE ZONED R-6 – SINGLE FAMILY RESIDENTIAL

BUILDING DATA

BUILDING SQUARE FOOTAGE	117,763SF
GROSS PROPERTY SQUARE FOOTAGE	475,245SF
BUILDING HEIGHT	35FT

SIGNS/FENCES

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



LOCATION MAP
N.T.S.

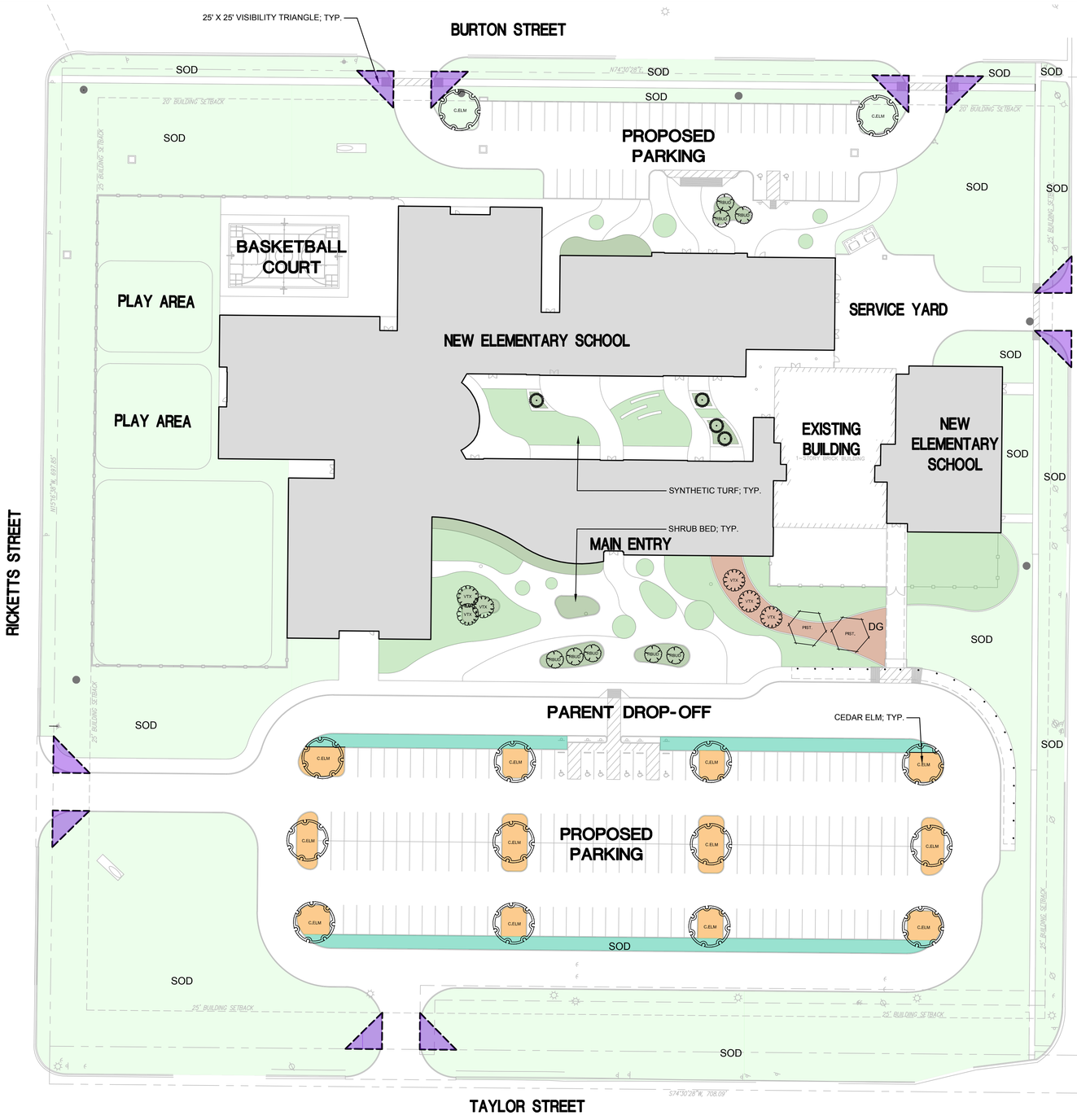
SPECIFIC USE PERMIT
SITE PLAN

FAIRVIEW ELEMENTARY SCHOOL REPLACEMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
DECEMBER 2023

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

Drawing: T:\Projects\WLK23280\Eng-C3D\Docs\Site Plan Submittal Docs\Fairview Site Plan.dwg at Dec 28, 2023-10:33am by pvanughese
Layout: SITE PLAN Xrefs: X3D-WCS.dwg - X3D-30.dwg - BASE FOR SPECIFIC USE PERMIT.dwg - XREF-BLDG.dwg - SSH 23242 TOPO.dwg - X3D-BASE.dwg - Sherman ISD - Fairview ES - MPE Site Plan.dwg



LEGEND

- SOD
- SHRUB BED
- DECOMPOSED GRANITE
- SYNTHETIC TURF

GRAPHIC SCALE

40 0 20 40 80

GRAPHIC SCALE: 1" = 40'

City of Sherman, Texas
Landscape Requirements - Fairview Elementary School

14.04.006 Residential and Commercial Landscape Requirements	Unit	LANDSCAPING Req. per SF	LS SF Required	LS SF Provided
(b) (1) Commercial tree and landscaping	107,953	(SF)		
All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.		10%	10,795	12,507
(b) (1) Commercial tree and landscaping	10,795	(SF)		
A minimum of forty (40) percent of the required landscaped area must be used as islands.		40%	4,318	5,497
(b) (4) Visibility at Intersections				
Visibility at intersections.On a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in section 14.04.004(b)(1) (A), as follows: At all street intersections, the triangular area formed by the street right-of-way lines and a line connecting them at points twenty-five (25) feet from the intersection of the right-of-way lines. Depending on the curvature of intersecting roads, the city engineer may require a larger triangular area.		MET		
TOTALS		LANDSCAPE	10,795 Required	12,507 Provided

LOCATION MAP
N.T.S.

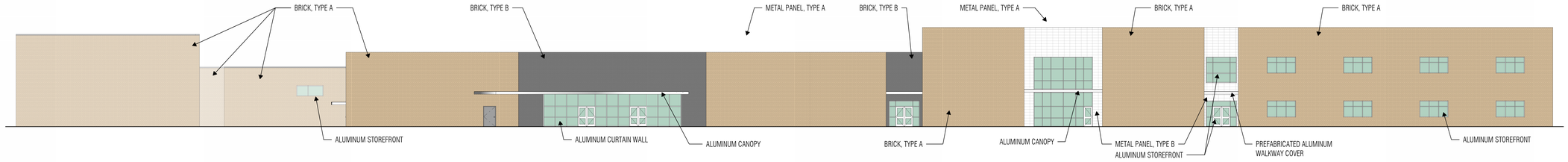
SPECIFIC USE PERMIT
LANDSCAPE PLAN

FAIRVIEW ELEMENTARY SCHOOL REPLACEMENT

CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
DECEMBER 2023

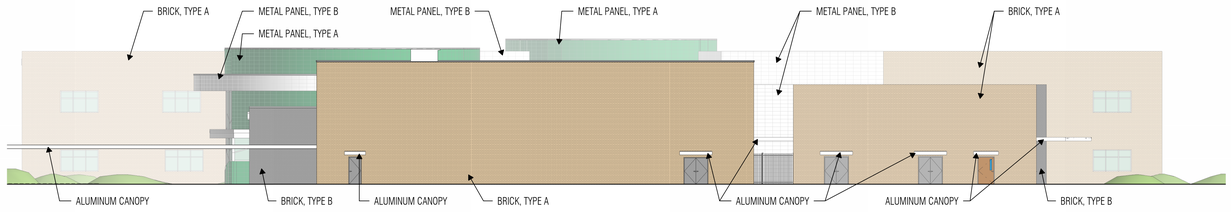
teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Drawing: \\sosd.local\Unpdata\Production\Prod\Projects\VLK23280\Eng-CAD\Docs\Site Plan Submittal Docs\Fairview Overall Landscape Plan.dwg at Dec 21, 2023-9:39am by brobbins
Layout: L1.01 Xrefs: X30-BASE.dwg - XREF-BLDG.dwg - X30-MISS.dwg - X30-SD.dwg - L5-BASE.dwg - SW 23242 TOPO.dwg - Sherman ISD - Fairview ES - MPE Site Plan.dwg



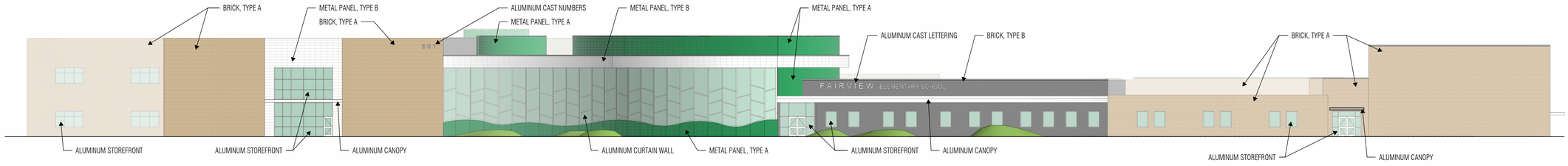
1 OVERALL NORTH EXTERIOR ELEVATION

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



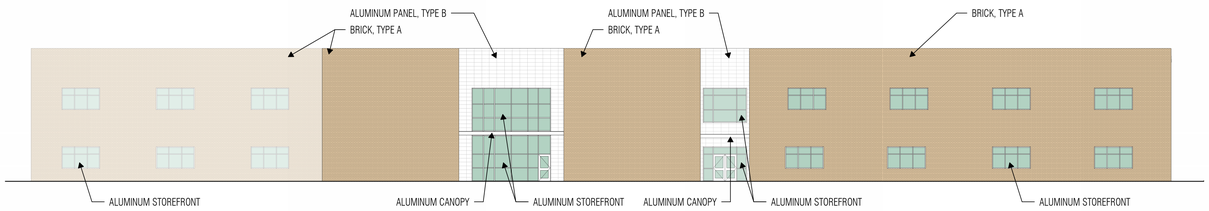
2 OVERALL EAST EXTERIOR ELEVATION

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



3 OVERALL SOUTH EXTERIOR ELEVATION

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



4 OVERALL WEST EXTERIOR ELEVATION

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

VLK|ARCHITECTS

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

SHERMAN ISD
SHERMAN, TEXAS

Fairview & Crutchfield Replacement ES

P&Z SUBMISSION

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

CLINTON W. SCHIVER
TEXAS LICENSE #19157

ISSUED: NOVEMBER 29, 2023

REVISIONS

Revision No.	Revision Date

Director	Drawn By
CS	VLK
Designer	Quality Control
ET	VLK
Proj. Arch.	
SR	

PROJECT NO.

23-051.00

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NO.

A13.08X

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www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

Memorandum

To: City of Sherman

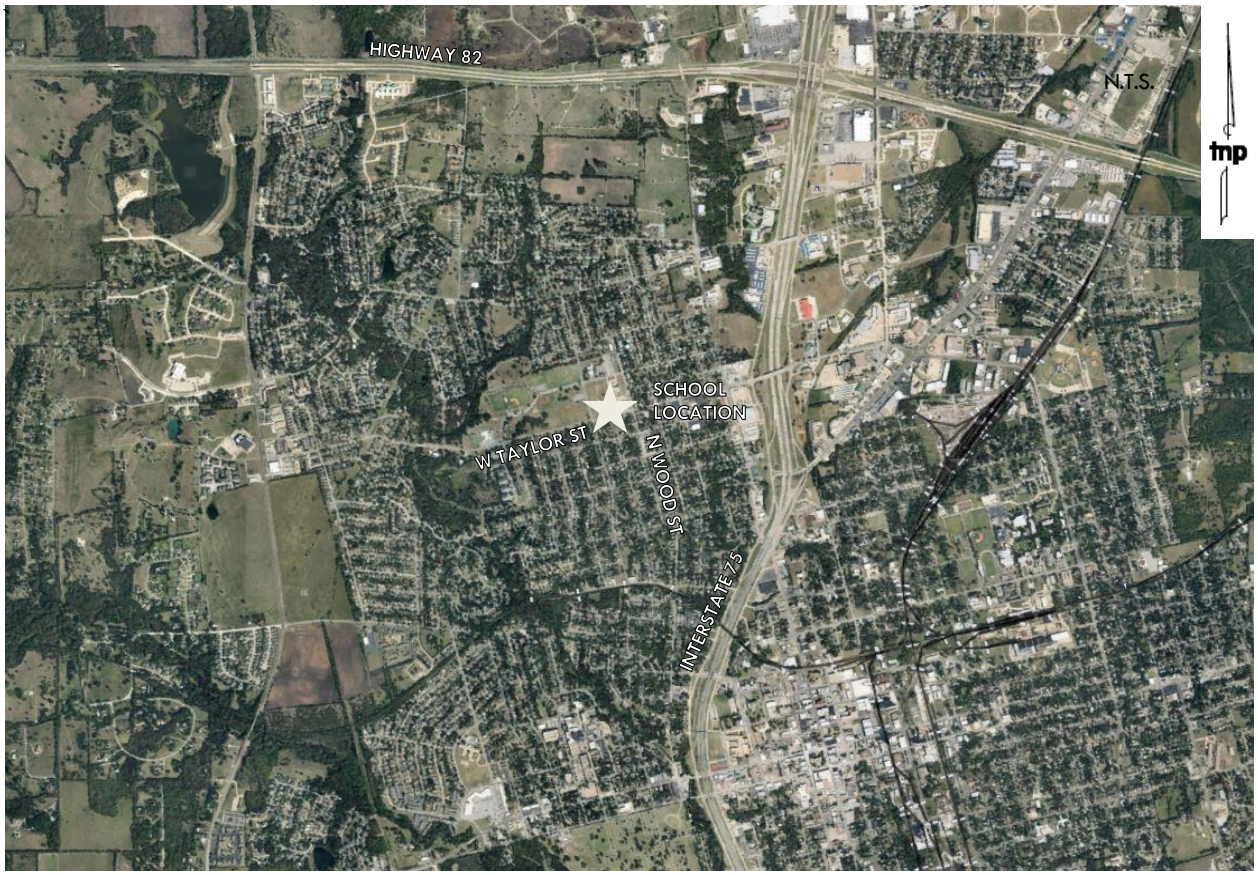
From: Philip C. Varughese, P.E., CFM

Date: January 4, 2024

RE: **Sherman Independent School District Queueing Analysis: Fairview Elementary**

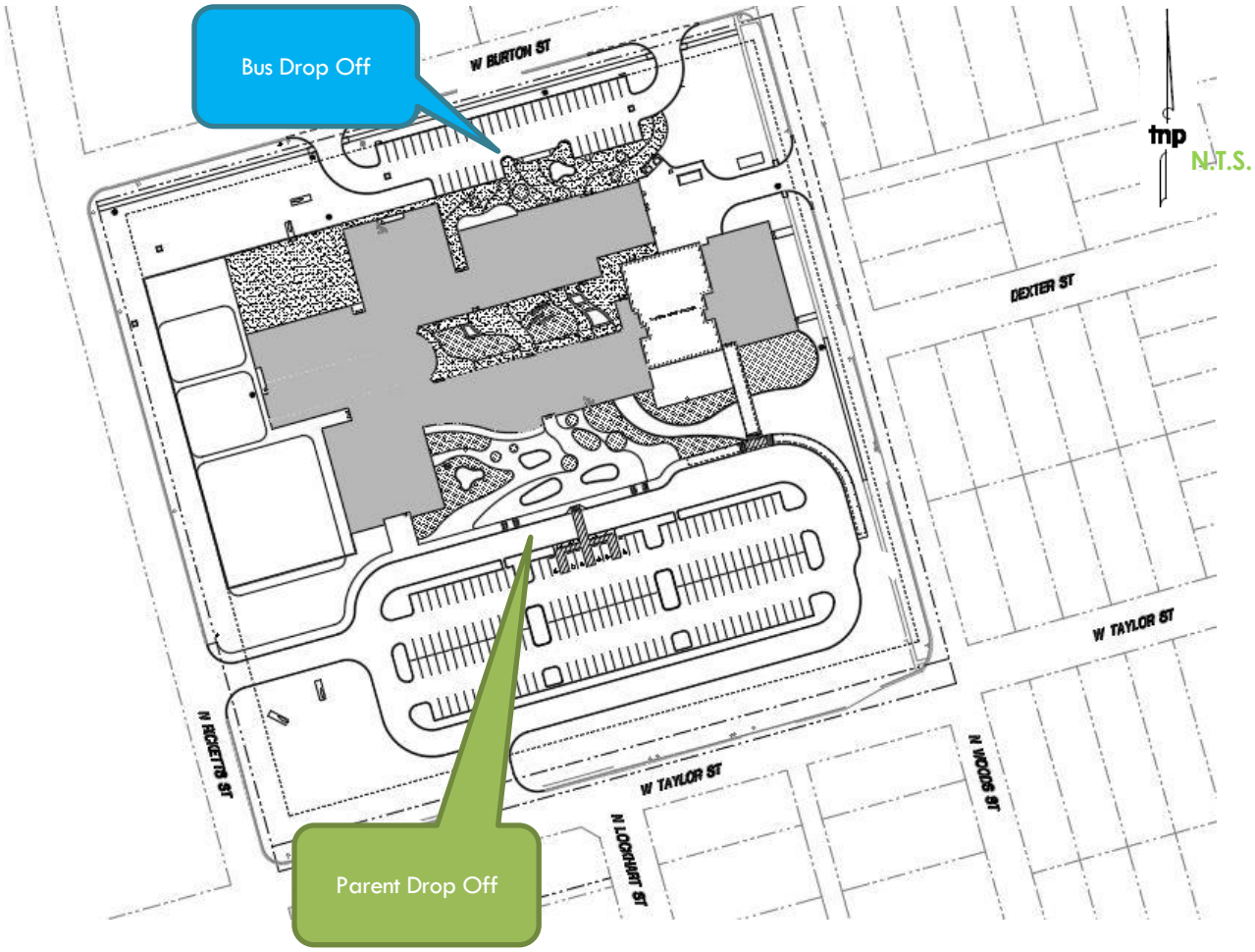
Teague Nall & Perkins, Inc. has performed a queuing analysis to evaluate the proposed on-site storage demands for the Fairview Elementary School Replacement in Sherman Independent School District (SISD). Fairview Elementary Campus is located west of Interstate 75 at the northwest intersection of N Wood Street and W Taylor Street in Sherman, Texas. The proposed site location and site plan are shown in **Figure 1** and **Figure 2,** respectively.

Figure 1 Fairview Elementary Campus School Location



Fairview Elementary Replacement is expected to be completed in August 2025, with a planned capacity of 500 students served by 50 faculty and staff. In August 2030 (5 years after it is completed), the school is expected to reach an ultimate capacity of 750. The parking areas are divided into two separate areas to accommodate parent drop-off/pick-up and bus loading zones. The parent pickup driveways are expected to be ±2800 feet in length and will provide two lanes in some part for queueing. The bus driveway is expected to be ±284 feet in length. Currently, the site provides 204 parking spaces, 8 of which are accessible parking spaces.

Figure 2 Fairview Elementary Replacement School Site Plan



DATA COLLECTION

Typically, trip generation data is based on information provided in the *Trip Generation Manual, 10th Edition*, 2017 and the *Trip Generation Handbook, 3rd Edition,* 2014, developed by the Institute of Transportation Engineers (ITE). However, the national data has a high variance in trip characteristics such as bus usage, after school activities, and bike/pedestrian traffic. Each school has its own characteristics that will provide different results from the aggregated nationwide data provided by ITE. From previous school queueing studies, an elementary school in Fort Worth within a residential neighborhood is expected to produce 0.60 vehicular trips per student who is not walking, biking, riding the bus, or participating in a before or after-school program.

The traffic characteristics assumed for this analysis are as follows:

- The afternoon pickup will have a longer queue than the morning drop-off, and thus the afternoon pickup is considered more important;
- From previous data collection, 67% of vehicular trips will queue before student dismissal, and 33% will arrive after dismissal;
- It is conservatively assumed that 10% of students will walk or bike home;
- The school will have buses carrying up to 50 students each. For this study, it is assumed 10% of students will ride the bus;
- The school will have 75 students who will attend an on-site after school program from the opening year on.

The number of personal vehicles generated by the Fairview Elementary Replacement in both the opening year of 2025, and the ultimate design year of 2030 are computed in **Table 1.**

Table 1 Expected Elementary Campus No. 18 Personal Vehicle Volumes

Year:	**2025**	**2030**
Total Number of Students:	**500**	**750**
Students using buses (assume 10%):	50	75
Students walking/biking (assume10%):	50	75
Students in after school programs:	75	100
Students picked up after school:	**325**	**500**
Personal Vehicles expected during pick-up (Students x 0.60):	195	300
Percentage of Personal Vehicles arriving before release:	0.67	0.67
Personal Vehicles expected in Peak Queue:	**131**	**201**

QUEUE LENGTH ANALYSIS

To accommodate queue length, the proposed elementary site has the following characteristics. All of the proposed parent loops are designed to be 22' to allow for trip lane queueing the length of the drive resulting in a total of 4,422 LF of queuing storage.

A total of 205 parking spaces are provided on site and 70 faculty and staff members. Assuming each faculty and staff member drives separately to work, 135 spaces remain available for parent parking (does not include accessible parking) which may further reduce the expected queue by 2,700 LF (assuming 20' per car).

To estimate queue lengths generated prior to school release, the following assumptions were made:

- Each vehicle occupies 20 feet of queue length;
- 67% of the projected vehicles are expected to arrive at the school prior to student release;
- There are 205 parking spaces planned on the campus, of which 6 of them are accessible spaces. A total of 135 spaces are available after factoring for faculty/staff and leaving accessible spaces open.

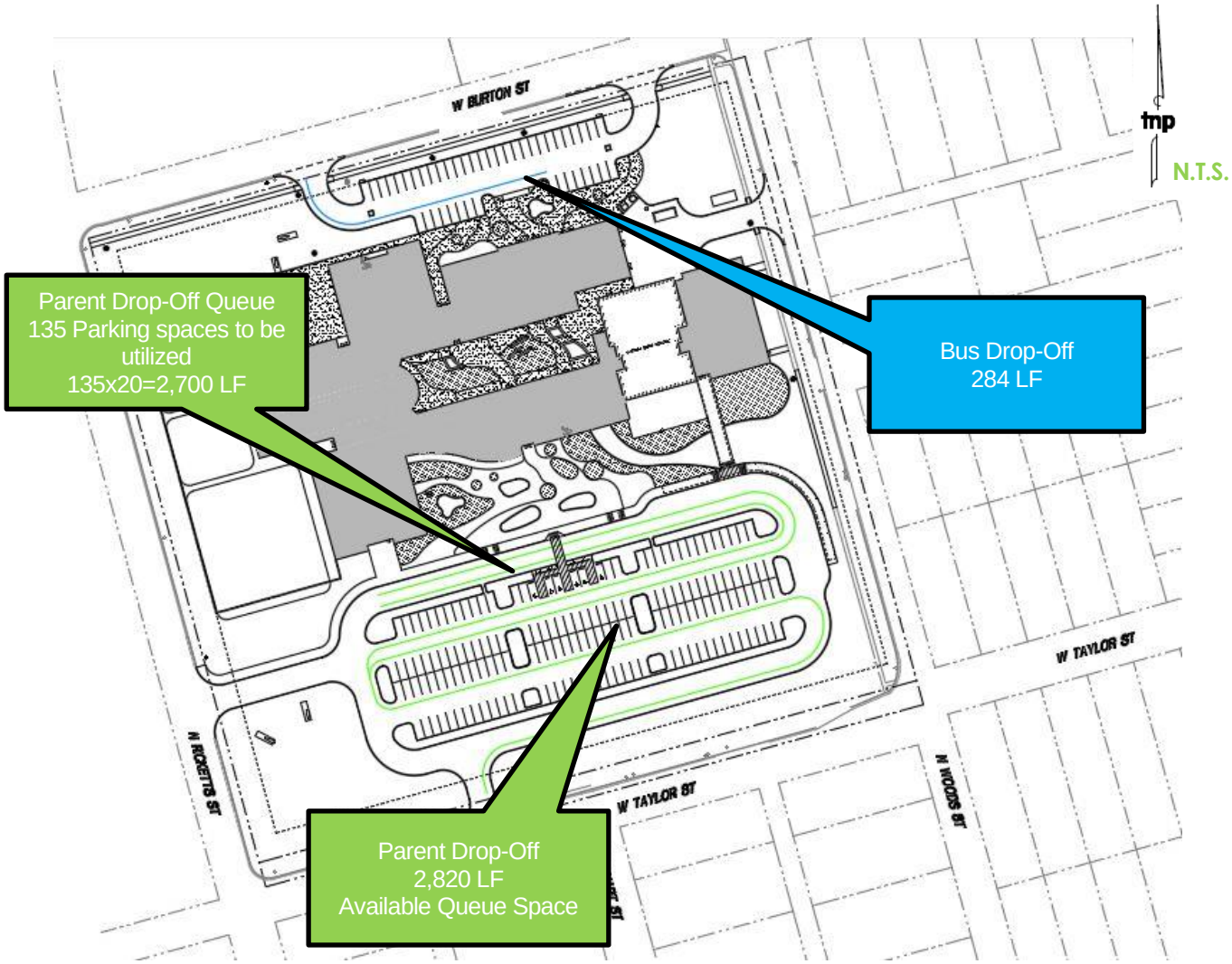
Using these assumptions, the estimated storage length needed to accommodate the expected total queue length before the school release time is approximately 2,882 feet, based on 131 vehicles in 2025. The storage length needed in 2030 is approximately 4,422 feet, based on 201 vehicles. The following table contains the calculated and provided length of queuing space as designed on the site plan for 2025 and 2030 with the full build-out conditions and enrollment.

Table 3 Calculated and Provided Queue Storage

Year	No. of Students	No. of Person Vehicles expected in Queue	Linear Feet of Queue Storage		Parking Storage	Total Storage Provided
			Calculated	Lane Storage Provided		
2025	500	131	2,882	2,820	2,700	5,520
2030	750	201	4,422	2,820	2,700	5,520

Figure 3 shows the calculated pick-up queue of 2,882 in 2025 and 4,422 LF in 2030 can be accommodated through a combination of on-site queueing and available parking.

Figure 3 Fairview Elementary Replacement Pickup Queue



CONCLUSIONS AND RECOMMENDATIONS

The queueing study for the Fairview Elementary Replacement is provided to determine the expected storage requirements for afternoon pickup based on the peak vehicle queue typically occurring during dismissal. This study is based on expected characteristics of the proposed school and characteristics of nearby schools.

The queuing analysis shows that to all queued vehicles will be maintained within the school property during the peak periods and not impede the flow of traffic on adjacent streets. The parent loops are designed to minimize or eliminate any crossing of traffic flows within the queuing area.

Based on best planning practices, the following strategies to minimize peak queuing conditions on school campuses can be considered:

- Create safe routes for pedestrians and bicyclists to encourage use of these modes instead of trips by vehicle. School administration can also actively promote walking or biking to school among students.
- Utilize the 135 standard parking spaces expected to be available for parents that arrive early. To ensure parents use these spaces instead of the joining the queue, it is suggested that they receive direction to use these parking spaces.
- Enforce “No Parking” along the circulation path during drop-off and pick-up operations.
- Student pick-up area is inside the school campus and not along the street.
- No unattended vehicles should be in the queue line. Parking spaces are provided if parents need to leave their vehicles.
- Staff and/or volunteers should assist in loading students.
- It is recommended that a school representative stands near the entrance to the parent pick-up driveway and if in case the drives are full, directs traffic to use the available parking spaces for queueing purposes.

Martin Javor 1826 N. Ricketts St. Sherman, TX 75092

Questions to be presented to Sherman Planning and Zoning Commission. Also, to be published as part of the online agenda for the public hearing to be held on January 9th, 2024

1) Traffic and Parking:

How will the new school impact traffic in the area?

Will traffic lights, speed bumps, and traffic barriers be installed?

Are there plans for additional parking facilities?

What measures will be taken to ensure the safety of students, pedestrians, and cyclists?

2) School Capacity

Will the size of the new school be larger than the original?

If so, how much larger?

Can you provide a comparison between the original school size with the new school size (dimensions & capacity/# of students)?

3) Noise and Disturbance:

What steps will be taken to minimize disruptions caused by increased noise levels or traffic congestion during construction?

4 Environmental Impact:

Has an environmental impact assessment been conducted, and what were the findings?

How will the construction impact air quality for the residents that live in the area?

5) Safety Measures:

What security measures will be in place to ensure the safety of students and the neighborhood?

How will emergency situations, such as fire or evacuation, be handled?

6) Community Involvement:

Will the community have input on the design or features of the school?

Is there a community liaison or contact person for ongoing communication?

7) Property Values:

Have studies been conducted on how the new school might impact property values in the area?

What assurances are there regarding the maintenance and appearance of the school property?

8) Zoning and Regulations:

How does the construction align with existing zoning regulations?

Are there any variances or exceptions being sought, and if so, why?

9) Timeline and Schedule:

What is the expected timeline for construction?

How long will it take before the school is operational?

10) Infrastructure and Utilities:

Will the current infrastructure (water, sewer, electricity) be sufficient for the new school?

How will any potential strain on utilities be addressed?

Will there be any changes to the surrounding streets?

11) Community Benefits:

What benefits will the new school bring to the community?

Are there any plans for community spaces or amenities associated with the school?

12) Future Expansion:

Are there plans for future expansion of the school?

13) Complaints

Have any formal complaints been made regarding the building of the new school.

If so, what complaints have been made?

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

JAVOR MARTIN ETUX LINDA
1826 N RICKETTS ST
SHERMAN, TX 75092

December 21, 2023

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a public hearing on the day of Tuesday, January 9, 2024, at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

Sherman Independent School District (Owner), Philip Varughese (Representative), VLK Architects (Architect) and Teague Nall & Perkins (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 11.333 acres being in the J. B. McAnair Survey, Abstract Number 763, and currently zoned R-6 (Single Family Residential) District

The request is 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.

As a property owner within two hundred feet (200') of this property, you are invited to attend. You are not required to be present, but all interested parties wishing to speak should appear at the time and place stated above. If you cannot attend the public hearing but wish to have your comments presented to the Planning and Zoning Commission or Board of Adjustment, you may do so by emailing planning@cityofsherman.com or comment in the space provided below and mail to: Development Services, P.O. Box 1106, Sherman, TX 75091. If you wish to have your views published in the online agenda, they must be received in the Development Services office by 5:00 p.m. on Wednesday, the week prior to the Planning and Zoning Commission meeting, otherwise, your comments will be provided to each Commission member at the meeting.

Rob Rae
Acting Secretary, Planning & Zoning Commission

_____

_____

_____

_____

Unless this notice is delivered in an envelope that has the "City of Sherman" logo and is affixed with postage as required by the U.S. Postal Service, it is NOT an official notice sent to you by the City of Sherman.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 2, 2024

Sent via Email

Brannon Kidd
2701 Loy Lake Road
Sherman, TX 75090

Philip Varughese
5237 N Riverside Dr., Ste. 100
Fort Worth, TX 76137

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District. located at 501 West Taylor Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 9, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
7. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
8. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
9. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
10. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.
11. A queuing study shall be provided to ensure drive aisles can support pick up and drop off of students

for build out conditions.

Engineering:

12. Platting of the property is required. *Code of Ordinances Chapter10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
13. Woods Street is a Collector per the City of Sherman Master Throughfare Plan. 30' right of way dedication will be required along Woods Street upon platting. *Code of Ordinances Chapter 10.03.003(b)(K)*
14. Taylor Street is a Minor Thoroughfare per the City of Sherman Master Thoroughfare Plan. 40' right of way dedication will be required along Taylor Street upon platting. *Code of Ordinances Chapter 10.03.003(b)(K)*
15. Ricketts Street is a Collector per the City of Sherman Master Throughfare Plan. 5' right of way dedication will be required along Woods Street upon platting. *Code of Ordinances Chapter 10.03.003(b)(K)*
16. New 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; 10.03.003.(f)*
17. Sidewalks required along all street frontage. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
18. Sidewalks along streets shall be in right of way or a sidewalk easement. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*
19. 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 10.03.003(i)*
20. 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)*
21. No vehicles may be permitted to park or stand on any adjacent public street unless a parking lane is provided for such purpose.
22. A traffic study shall be provided to determine if driveways require a deceleration lane.

Fire Services

Building is equipped throughout with an approved automatic sprinkler system.

23. [ ] 503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
24. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
25. [ ] 507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections. (Located on a Fire Lane)

Building is over 3 stories or 30' in height or 62,000 square feet in gross area.

26. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof. and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
27. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
28. [ ] 503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002)

29. [ ] 503.2.5 - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 26' wide fire lane. (City Ordinances Amendments 3.01.002)

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
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1800 TEAGUE DRIVE (Project No. 23-006775)

The request of One Grand Centre, LLC (Owner), Amanda North (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property at 1800 Teague Street, consisting of 2.61 Acres being a part of the J.B McAnair Survey, Abstract No. 763 and the Smith McGlothlin Survey, Abstract No. 808, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from M-1 (Light Manufacturing) District to C-1 (Retail Business) District.

Background:

The property is located at 1800 Teague Street at the intersection of Texoma Drive and Grand Avenue. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District to C-1 (Retail Business) District.

Origination:

One Grand Centre, LLC (Owner)
Amanda North (Representative)
Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Sign Photo
5. Property Survey
6. Project Narrative
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
1800 TEAGUE DR

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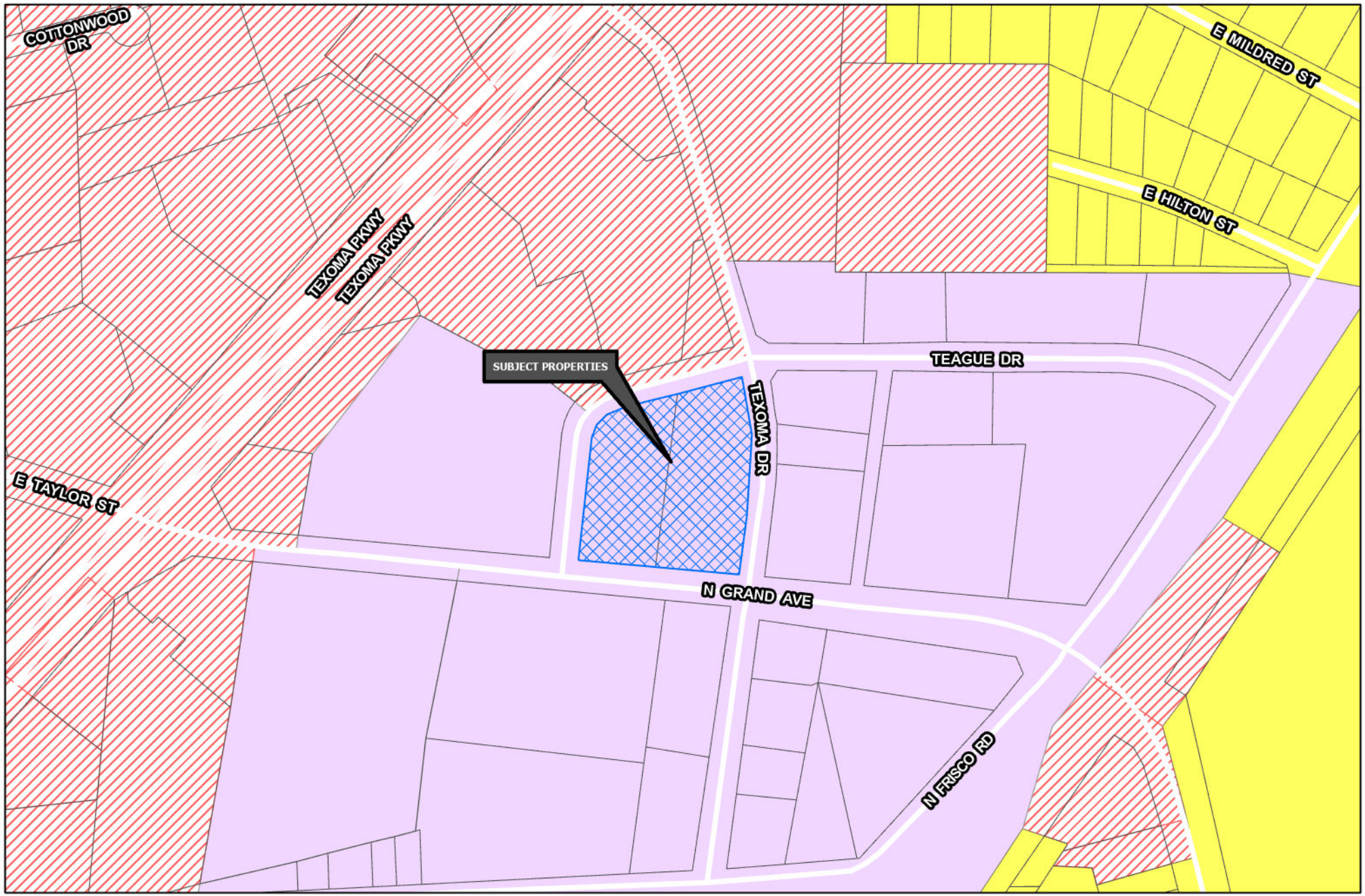

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1800 TEAGUE DR

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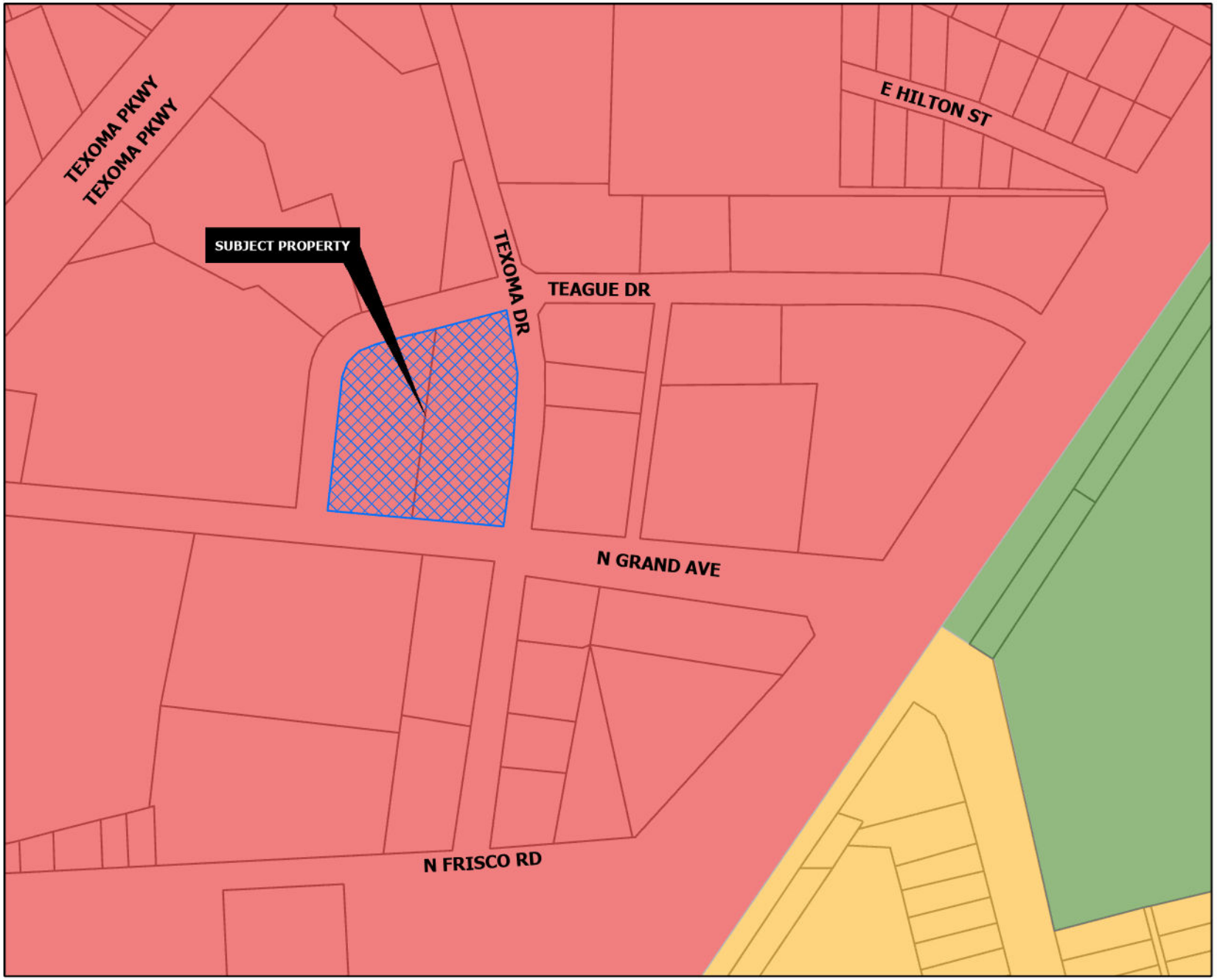

REGIONAL COMMERCIAL

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
1800 TEAGUE DR

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Date: 12/15/2023 2:38 PM

12/27/2023

Sherman
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 23-006775
FOR INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
ONE GRAND CENTRE

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and the Smith McGlothlin Survey, Abstract No. 808, and being the same tract of land described as 2.61 acres conveyed by Federal Deposit Insurance Corporation to PlainsCapital Bank by Deed dated May 22, 2015, recorded in Volume 5629, Page 898, Official Public Records, Grayson County, Texas, said 2.61 acre tract including a portion of Block 2 of Teague Industrial Park Unit No. 2 as shown by plat of record in Volume 3, Page 14, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the most Easterly Southeast corner of the said 2.61 acre tract at the intersection of the North line of Grand Avenue with the West line of Texoma Drive;

Thence North 84°36'16" West with said North line of Grand Avenue a distance of 165.65 feet to a chiseled "X" in concrete found at a jog in said North line of Grand Avenue;

Thence South 05°22'30" West a distance of 10.00 feet to a chiseled "X" found at another jog in said North line of Grand Avenue;

Thence North 84°36'30" West continuing with said North line of Grand Avenue a distance of 160.77 feet to a 1/2" steel rod found maintaining the Southwest corner of the said 2.61 acre tract at the intersection of said North line of Grand Avenue with the East line of Teague Drive;

Thence North 05°22'30" East with said East line of Teague Drive a distance of 236.20 feet to a 1/2" steel rod found at the beginning of a curve to the right having a radius of 85.17 feet;

Thence in a Northeasterly direction continuing with said East line of Teague Drive along said curve, (chord bears North 40°10'44" East, 97.22 feet), an arc distance of 103.47 feet to a 1/2" steel rod found marking the end of said curve;

Thence North 74°58'50" East now with the South line of said Teague Drive a distance of 258.05 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 2.61 acre tract at the intersection of said South line of Teague Drive with the said West line of Texoma Drive;

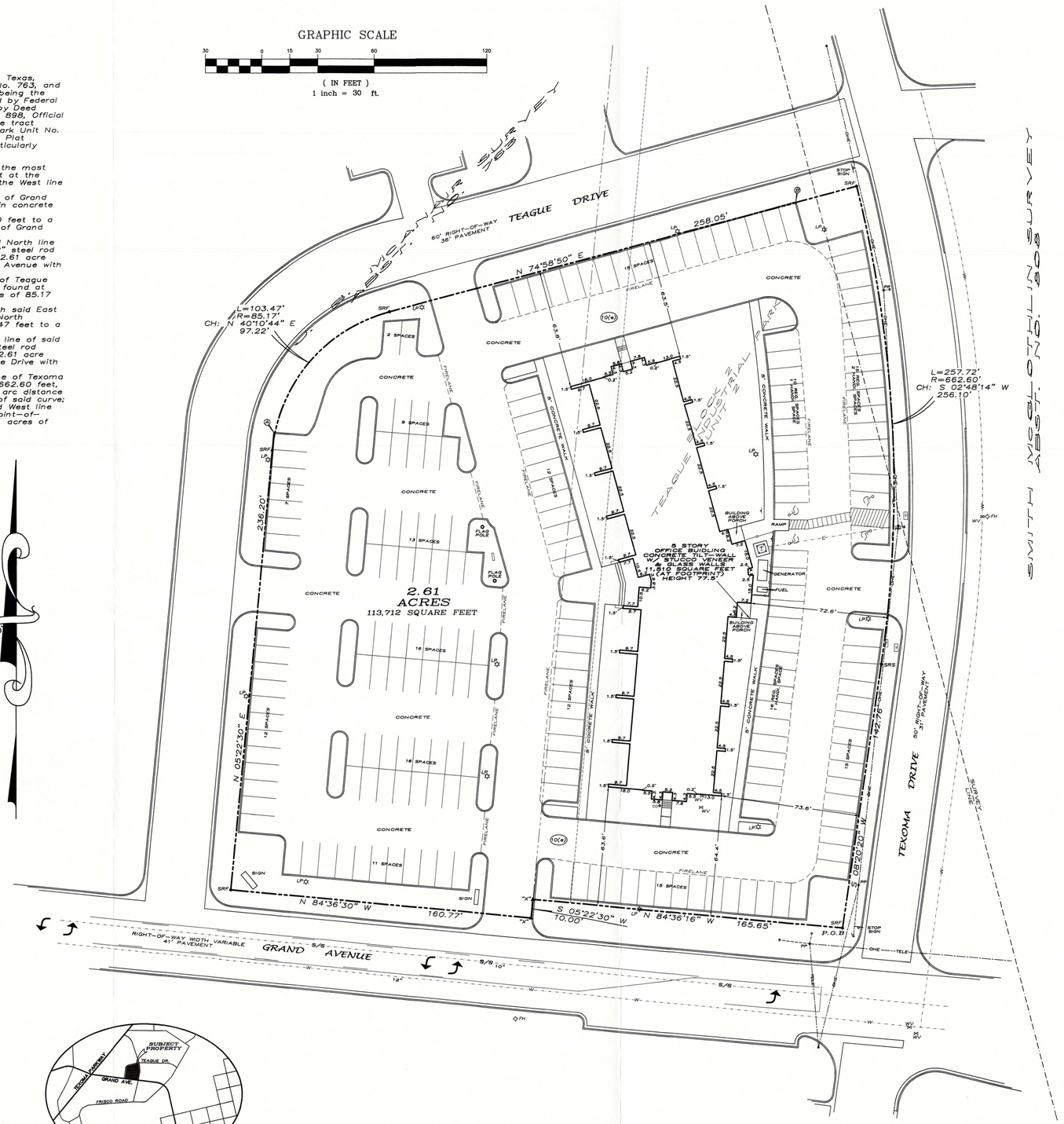
Thence in a Southerly direction with said West line of Texoma Drive along a curve to the right having a radius of 662.60 feet, (chord bears South 02°48'14" East, 256.10 feet), an arc distance of 257.72 feet to a 1/2" steel rod set at the end of said curve;

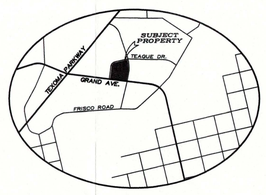
Thence South 08°20'20" West continuing with said West line of Texoma Drive a distance of 142.76 feet to the Point-of-Beginning and containing 113,712 square feet or 2.61 acres of land more or less.....

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.





VICINITY MAP
(NO SCALE)

LEGEND

● SRF	1/2" STEEL ROD FOUND
● SRS	1/2" STEEL ROD SET
● SNS	SPIKE NAIL SET
▲ "X"	"X" CUT IN CONCRETE
● BCM	BRASS-CAPPED MONUMENT FOUND
■TP	TELEPHONE PEDESTAL
◆OFM	OPTIC FIBER MARKER
◆BCM	BURIED CABLE MARKER
◆WM	WATER METER
⋈WV	WATER VALVE
◇FH	FIRE HYDRANT
● PP	POWER POLE
○ MH	SANITARY SEWER MANHOLE
◎ CO	SEWER CLEANOUT
□ DI	STORM DRAIN INLET
⬡GM	GAS METER
☼LP	LIGHT POLE
TV	TELEPHONE VAULT
	SIGN
	HANDICAP PARKING
G	GAS LINE
OHE	OVERHEAD ELECTRIC
E	UNDERGROUND ELECTRIC
	GUY ANCHOR
TELE	AERIAL TELEPHONE
S/S	SANITARY SEWER
W	WATER LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
P.O.B.	POINT-OF-BEGINNING
C/G	CURB & GUTTER
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY, TEXAS
(POA)	POINT OF ACCESS

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FIRM #10006300

ZONING NOTES

THE SUBJECT PROPERTY IS ZONED M-1 LIGHT MANUFACTURING.

BUILDING SETBACK REQUIREMENT...
FRONT ~ 15'
SIDE ~ 10'
REAR ~ 10'

HEIGHT RESTRICTION ~ 100'

PARKING REQUIREMENT...
ONE SPACE PER 1000 SQUARE FEET OF GENERAL FLOOR SPACE.
ONE SPACE PER 400 SQUARE FEET OF OFFICE FLOOR SPACE.

CURRENTLY 199 REGULAR SPACES, 4 HANDICAP SPACES

MAXIMUM ALLOWABLE BUILDING AREA...

75% GROSS AREA OF LAND.

CITY OF SHERMAN BUILDING & ZONING
220 W. MULBERRY STREET
SHERMAN, TEXAS 75090
PHONE: 903-892-7229
FAX: 903-892-7274

FLOOD ZONE NOTES

THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X", DETERMINED NOT TO BE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 48181C0290F, REVISED DATE SEPTEMBER 29, 2010.

SCHEDULE "B" TITLE EXCEPTION NOTES

Title Commitment issued by First American Title Insurance Company date July 16, 2018, GF. No. 1002-249841-RTT

Item 10(e)
20 Foot Wide Easement along original West line of Block 2 of Teague Industrial Park Unit No. 2 recorded in Volume 3, Page 14, Plat Records, Grayson County, Texas, was originally located as shown. Said easement appears to be abandoned, but no documentation found to support such abandonment. Current status is unascertained.

GENERAL NOTES

1. Bearings are based on GPS observation, Texas State Plane Coordinate system, NAD83, North Central Zone.
2. Water & Sewer locations obtained from observed evidence and information from utility maps obtained from the City of Sherman, Texas; some locations are approximate.
3. There is no observed evidence of current earth moving work, building construction or building additions.
4. There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction or repairs.
5. There is no observed evidence of site being used as a solid waste dump, sump, or sanitary landfill.
6. Grand Avenue, Texoma Drive, & Teague Drive are public streets maintained by the City of Sherman, asphalt pavement with concrete curb & gutter.

ENCROACHMENT NOTES

Ⓐ CURB PROTRUDES OVER PROPERTY LINE 0.8'
Ⓑ CURB PROTRUDES OVER PROPERTY LINE 0.6'

CERTIFICATION

Ref: GF #: 1002-249841-RTT

EVERGREEN EQUITY CORPORATION, a Texas corporation;
REPUBLIC TITLE OF TEXAS, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
VIKING CONSULTING SERVICE I, Ltd.
and
PLAINSCAPITAL BANK

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, (except in states that require record monument plotting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11 (location of utilities per visible, above-ground, on-site observation), and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date of Plat: 08-18-2018

DATE OF FIELD WORK
08-17-2018

James R. Maret
Registered Professional
Land Surveyor 5433

STATE OF TEXAS
REGISTERED
JAMES R. MARET
5433
PROFESSIONAL
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PHONE (903)465-2151
FAX (903)465-2152

Project Location: SHERMAN, TEXAS	Prepared For: EMERSONS COMMERCIAL REAL ESTATE
Project Address: 1800 TEAGUE DRIVE	
Project Name: ONE GRAND CENTRE	Job Number: 18080661

Sheet 1 of 1

Date	8-18-18	Revisions	Date
Dwn. By	JRM		
Aprvd. By	DWU		
Dwg. No.	18080661		
Scale	1" = 30'		

One Grand Centre, LLC
1800 Teague Drive, Suite 103
Sherman, Texas 75090

Narrative

One Grand Centre ("OGC") is a Class B professional office building located at 1800 Teague Drive in Sherman. OGC has always been a professional office building since its construction in 1982. Currently, it is zoned as M-1 (light manufacturing). In order to be compliant with the updated Sherman Zoning Ordinance, we request that zoning for the property and the building be changed to C-1 (retail business district).

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 1/9/2024

Prepared By: Lauren Marlow, Developmental Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

OTHER BUSINESS

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.04.006 (Residential and Commercial Landscaping Requirements); Modifying Certain Existing Regulations Relating to Residential and Commercial Landscaping Requirements and the Preservation and Addition of Plants and Trees; Providing a Penalty clause with a Maximum Fine of $2,000, Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

Background:

On August 7, 2023, City Council received a presentation from Halff Associates regarding potential updates to the Subdivision and Zoning Ordinances. In that presentation, representatives from Halff discussed the potential to update the subdivision and zoning regulations to include tree preservation and enhance landscaping requirements for new development in the City of Sherman. During that meeting, Council members directed staff update the subdivision ordinance and zoning ordinance to address concerns with tree preservation and landscaping requirements in the City of Sherman.

As the on-call planning consultant for the City of Sherman, Halff Associates was engaged to begin the update of the tree ordinance on behalf of the City. As part of the scope of services for the Tree Ordinance Update, Halff conducted a two-day workshop that was held on September 13th and 14th. On the first day, the City held a developer workshop to gather feedback from developers and engineers that have been doing work in the City of Sherman or have active plans to develop in Sherman. During the evening of September 13th, the City hosted a public open house to gather feedback regarding potential tree ordinance regulations. On September 14th, staff and Halff Associate met with City Council in a special workshop to review the feedback gathered from the developers and the public. Direction was given to staff during that meeting to begin compiling the draft ordinance for the tree ordinance.

On October 31st, Halff Associates provided staff with a draft of the proposed tree ordinance for review and a meeting was scheduled with the developer group on November 15th, to review the draft recommendations.

This item is for staff to provide a presentation of the proposed recommendations for the Tree Protection ordinance and the Update to the Landscaping Ordinance.

Origination:

Staff Recommendation:

Staff recommends that the P&Z Commission approve this item.

Attachments:

1. Draft Landscaping Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTIONS 14.04.006 (RESIDENTIAL AND COMMERCIAL LANDSCAPING REQUIREMENTS); MODIFYING CERTAIN EXISTING REGULATIONS RELATING TO RESIDENTIAL AND COMMERCIAL LANDSCAPING REQUIREMENTS AND THE PRESERVATION AND ADDITION OF PLANTS AND TREES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 14 (Zoning Ordinance) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinance") for the purpose of prescribing regulations relating to the Central Business District Overlay ("City" or "Sherman"); and

WHEREAS, Sherman has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety and morals of Sherman and is in the best interest of the citizens of Sherman.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to the Code of Ordinances, Chapter 14 (Zoning Ordinance). Sections 14.04.006 (Residential and Commercial Landscaping Requirements) of the Code of Ordinances are amended as follows[1]:

"ARTICLE 14.04 SUPPLEMENTARY DISTRICT REGULATIONS

…

Sec. 14.04.006 Landscaping requirements.

[1] Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

(a) *General* ~~Residential tree and landscaping.~~

(1) The city finds that the *preservation and addition of plants and trees aid* ~~planting of trees aids~~ in the stabilization of soil by preventing erosion and sedimentation, generates oxygen, ~~provides a buffer and screen against pollution, provides a haven for birds,~~ *provide buffering and screening,* protects and enhances property values and enhances ~~the city's physical and aesthetic appearance~~ *the physical and aesthetic appearance of the community.*

(2) *Applicability. The terms and provisions of this section shall apply to new development in the city limits, as specified in the following sub-sections.* ~~Scope. This section shall apply to all new residential construction. These regulations do not apply to additions to existing dwellings.~~

(3) Definitions. ~~Refer to subsection (c) below for the approved list of trees to choose from for planting.~~

Bufferyard. A designated setback that may include a combination of plants, berms, fences, or walls, the purpose of which is to separate and screen incompatible land uses from each other.

Caliper inch. The diameter of the trunk measured twelve (12) inches above grade.

Critically alter. The uprooting, removing the canopy or severing the main trunk of a tree, or causing damage which may cause a tree to die. This includes but is not limited to the removal of a tree from a property, damage inflicted upon a tree by machinery, storage of materials or the compaction of soil above the root system of a tree, a change in the natural grade above the root system of a tree, or excessive pruning.

Development. Any manmade change to improved or unimproved real estate including, but not limited to, buildings and other structures, paving, drainage, or utilities, and agricultural activities.

Mitigation. The method by which trees are replaced whether through replanting on the subject property, planting or transplanting to another location or same property, or through payment of fees-in-lieu of replanting approved by the City.

Street perimeter buffer. A required buffer located at the perimeters of a proposed development site which is directly adjacent to a street or roadway. These areas are considered as areas of high visual impact, and preservation of existing vegetation located along the perimeter of the proposed development site is highly encouraged and used to screen the site and minimize potential nuisances between land uses.

Protective fencing. Chain link, silt fence, or other fencing used to protect preserved trees during construction activities.

Tree, dead (or declining). A tree that is dead or in severe decline with substantial structural defects, no remedial options available, and no chance of recovery, as determined and documented by a certified arborist.

Tree, protected. Any shade tree of a size and species as outlined in Table 14.1 that is protected under Article 10.02.007.

Tree, ornamental. Smaller tree species, reaching a height of approximately ten to 25 feet at maturity. Such trees provide screening and visual interest.

Tree, replacement. Trees planted to mitigate the loss of trees as a result of development or tree removal.

Tree, street. Trees planted within the right-of-way that may be located in a constrained location and should contain root systems and branch growth conducive to growth around pedestrians, vehicles, and public infrastructure.

(4) Alternatives. If the requirements of this section cannot be fully met, then an alternative mean of compliance mutually agreed upon by the City Manager or his/her designee and the developer may be used to meet the requirements of this section.

~~Caliper. The term "caliper" means the diameter of the trunk of the tree measured twelve (12) inches above grade.~~

~~(5) Applicability. The terms and provisions of this section shall apply to all property as follows:~~

~~(A) New single-family residential construction. Two, two (2) inch caliper trees from the approved tree list set forth herein are required prior to the certificate of occupancy being issued.~~

~~(6) Variances. The board of adjustment after a public hearing shall hear appeals for variances to this section.~~

(b) *Landscaping Standards.* ~~Commercial tree and landscaping.~~

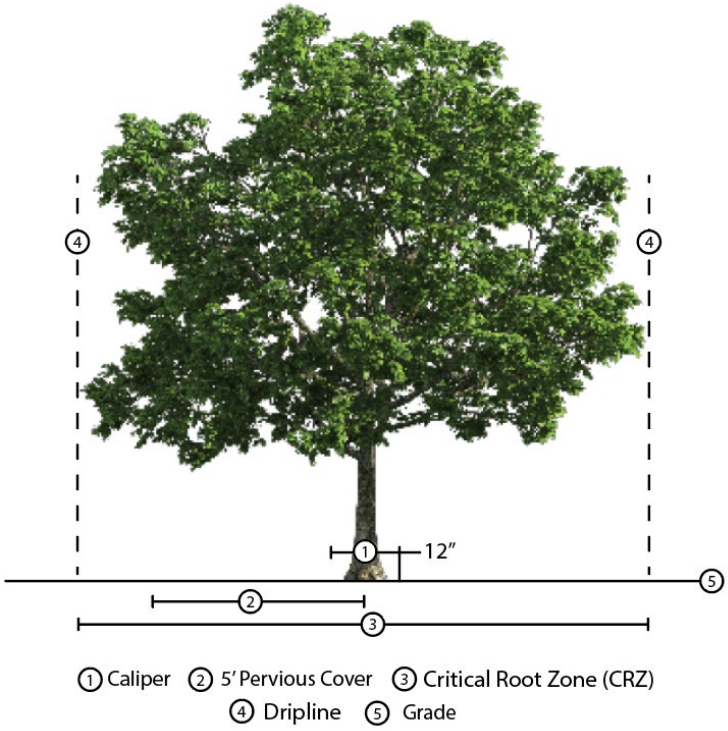
(1) Tree Planting Standards. All new trees required to be planted under this section shall meet the following standards:

(A) Newly planted shade trees shall measure a minimum of three (3) caliper inches. Container grown trees are preferred.

(B) All new shade trees shall be planted so they have a minimum pervious area of five (5) feet from the trunk in all directions and no less than twenty-five (25) square feet of pervious area at the base of the tree.

(C) All new ornamental trees shall be planted so they have a minimum pervious area of three (3) feet from the trunk in all directions.

(D) Consideration should be given to the selection of tree and plant species and planting locations to avoid utility interference, and protect the integrity of sidewalks, curbs, pavement, and/or building foundations.



(E) Approved tree list. The trees listed in Table 14.1 may be used to satisfy the landscaping requirements outlined in this section.

Table 14.1			
Shade Trees		***Ornamental Trees***	
Common Name	***Scientific Name***	***Common Name***	***Scientific Name***
Pecan	*Carya illinoensis*	*Chalk maple*	*Acer leucoderme*
Black hickory	*Carya texana*	*Redbud*	*Cercis canadensis*
Walnut	*Juglans nigra*	*Desert willow*	*Chilopsis linearis*
Southern magnolia	*Magnolia grandiflora*	*Arizona cypress*	*Cupressus arizonica*
Texas oak	*Quercus buckleyi*	*Texas persimmon*	*Diospyros texana*
*Red oak**	*Quercus rubra*	*Texas mulberry*	*Morus microphylla*
*Bur oak**	*Quercus macrocarpa*	*Mexican buckeye*	*Ungnadia speciosa*
*Chinkapin oak **	*Quercus muehlenbergii*	*Yaupon holly*	*Ilex vomitoria*
Shumard red oak	*Quercus shumardii*	*Eve's necklace*	*Sophora affinis*
Post oak	*Quercus stellata*	*Mexican plum*	*Prunus mexicana*
*Live oak**	*Quercus virginiana*	*Flame leaf sumac*	*Rhus lanceolata*
Bald cypress	*Taxodium distichum*	*Wax myrtle*	*Myrica cerifera*
American elm	*Ulmus americana*	*Crepe myrtle*	*Lagerstroemia indica*
*Cedar elm**	*Ulmus crassifolia*	*Little gem magnolia*	*Magnolia grandiflora*
*Lacebark elm**	*Ulmus parvifolia*	*Vitex*	*Vitex agnus-castus*
*Chinese Pistachio**	*Pistacia chinensis*		

Bigtooth maple	*Acer grandidentatum*		
Caddo maple	*Acer saccharum 'Caddo' (Acer barbatum)*		
Red mulberry	*Morus rubra*		

** Trees that are recommended as appropriate Street Trees within public right-of-way or in close proximity.*

~~All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.~~

(2) Assurance of health and establishment

(A) To ensure compliance, planted trees and landscaping and Preserved Trees shall be kept in healthy, living condition in perpetuity, including adequate irrigation. Dead or previously removed trees and landscaping shall be replaced in accordance with the requirements of this section. The City reserves the right to conduct site or aerial confirmation of tree condition and establishment at any point to ensure compliance.

(B) For trees being preserved for credits in accordance with 10.02.007(h)(1), protective fencing shall be installed at the location of the tree's dripline.

(C) Cut or fill that is greater than four (4) inches in depth and the severing of major roots shall be considered critically altering the tree.

~~Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Grasses and ground cover alone shall not constitute adequate landscaping.~~

(3) Visibility at intersections. At the corner intersection of two streets, no vegetation shall be planted and allowed to grow in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets.

~~Definitions. Refer to subsection **(c)** below for the approved list of trees to choose from for planting.~~

(4) Maintenance.

(A) Responsibility. The property owner shall be responsible for the maintenance and/or replacement of trees and landscaping on individual property. A property owner's association or similar entity shall assume responsibility for the maintenance of common areas.

(B) Dead trees, plants or materials. Maintenance will include the replacement of all dead plants and trees preserved or planted to meet the of the requirements of this Section.

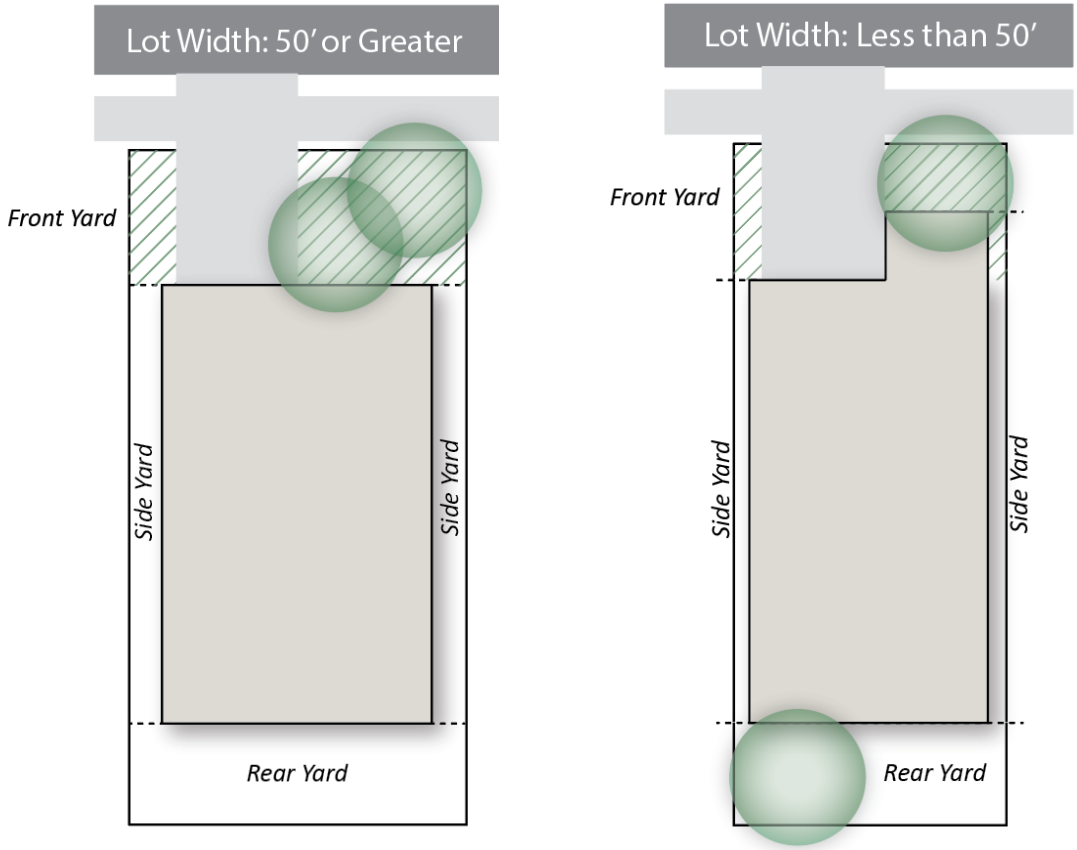
~~Visibility at intersections. On a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in section **14.04.004(b)(1)**.~~

(c) Residential tree and landscaping requirements.

(1) Scope. This section shall apply to all new residential permits, including single-family and attached residential. These regulations do not apply to additions to existing dwellings.

(2) Landscape area. For all lots, a minimum of fifty-five (55) percent of the width of the front lot line shall be pervious landscape area to include grass, trees, landscape material and may include walkways but not driveways.

(3) Required shade trees. Two, three (3) caliper inch shade trees from the approved tree list are required prior to the certificate of occupancy being issued. For lots less than a fifty (50) foot width, only one of the two trees can be planted in the front yard, with the other tree installed either in the front yard, back yard, or neighborhood common space.



(4) *Landscape tree credits. Replacement Trees required to mitigate for tree removals can count toward this requirement if planted in compliance with (b)(1) above. Trees preserved in accordance with Section 10.02.007 may be credited towards the requirements of (c)(3) only if located within the single-family lot and given room and proper care for long-term vitality.*

~~Approved tree list~~

~~Common Name~~	~~Scientific Name~~
~~*Bigtooth maple*~~	~~*Acer grandidentatum*~~
~~*Chalk maple*~~	~~*Acer leucoderme*~~
~~*Caddo maple*~~	~~*Acer saccharum 'Caddo' (Acer barbatum)*~~
~~*Chittamwood*~~	~~*Bumelia lanuginosa*~~
~~*Pecan*~~	~~*Carya illinoensis*~~
~~*Black hickory*~~	~~*Carya texana*~~
~~*Redbud*~~	~~*Cercis canadensis*~~
~~*Desert willow*~~	~~*Chilopsis linearis*~~
~~*Arizona cypress*~~	~~*Cupressus arizonica*~~
~~*Texas persimmon*~~	~~*Diospyros texana*~~
~~*Eastern persimmon*~~	~~*Diospyros virginiana*~~
~~*White ash*~~	~~*Fraxinus americana*~~
~~*Green ash*~~	~~*Fraxinus pennsylvanica*~~
~~*Ginkgo*~~	~~*Ginkgo biloba*~~
~~*Deciduous holly*~~	~~*Ilex decidua*~~
~~*Yaupon holly*~~	~~*Ilex vomitoria*~~
~~*Texas walnut*~~	~~*Juglans microcarpa*~~
~~*Walnut*~~	~~*Juglans nigra*~~
~~*Eastern red cedar*~~	~~*Juniperus virginiana*~~
~~*Golden rain tree*~~	~~*Koelreuteria paniculata*~~
~~*Crepe myrtle*~~	~~*Lagerstroemia indica*~~
~~*Sweetgum*~~	~~*Liquidambar styraciflua*~~
~~*Bois d'arc*~~	~~*Maclura pomifera*~~
~~*Southern magnolia*~~	~~*Magnolia grandiflora*~~
~~*Dawn redwood*~~	~~*Metasequoia glyptostroboides*~~
~~*Texas mulberry*~~	~~*Morus microphylla*~~
~~*Red mulberry*~~	~~*Morus rubra*~~
~~*Afghan or Eldarica pine*~~	~~*Pinus eldarica*~~
~~*Chinese pistachio*~~	~~*Pistacia chinensis*~~

~~Common Name~~	~~Scientific Name~~
~~*Mexican plum*~~	~~*Prunus mexicana*~~
~~*Ornamental pear*~~	~~*Pyrus calleryana*~~
~~*Texas oak*~~	~~*Quercus buckleyi*~~
~~*Escarpment live oak*~~	~~*Quercus fusiformis*~~
~~*Havard shin oak*~~	~~*Quercus havardii*~~
~~*Bluejack oak*~~	~~*Quercus incana*~~
~~*Lacey oak*~~	~~*Quercus laceyi*~~
~~*Bur oak*~~	~~*Quercus macrocarpa*~~
~~*Blackjack oak*~~	~~*Quercus marilandica*~~
~~*Chinkapin oak*~~	~~*Quercus muehlenbergii*~~
~~*Water oak*~~	~~*Quercus nigra*~~
~~*Shumard red oak*~~	~~*Quercus shumardii*~~
~~*White shin oak*~~	~~*Quercus sinuata var. breviloba*~~
~~*Post oak*~~	~~*Quercus stellata*~~
~~*Live oak*~~	~~*Quercus virginiana*~~
~~*Western soapberry*~~	~~*Sapindus drummondii*~~
~~*Eve's necklace*~~	~~*Sophora affinis*~~
~~*Bald cypress*~~	~~*Taxodium distichum*~~
~~*Winged elm*~~	~~*Ulmus alata*~~
~~*American elm*~~	~~*Ulmus americana*~~
~~*Cedar elm*~~	~~*Ulmus crassifolia*~~
~~*Lacebark elm*~~	~~*Ulmus parvifolia*~~
~~*Drake elm*~~	~~*Ulmus parvifolia 'Drake'*~~
~~*Slippery elm*~~	~~*Ulmus rubra*~~
~~*Mexican buckeye*~~	~~*Ungnadia speciosa*~~
~~*Texas ash*~~	~~*Fraxinus texensis*~~
~~*Tickle-tongue*~~	~~*Zanthoxylum hirsutum*~~

(d) *Commercial tree and landscaping requirements.*

(1) *Scope. This section shall apply to required off-street parking lots for all new commercial, multi-family and industrial site plans.*

(2) *Landscape areas. Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required landscape areas may be located along the perimeter of a parking lot or interior to the parking lot as landscaped islands.*

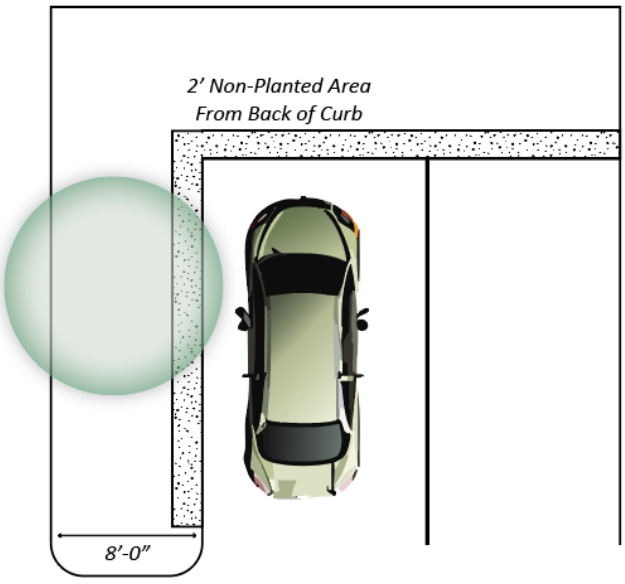
(A) *A minimum of one (1) Shade Tree shall be planted in all required landscape islands. In order to maximize shade and aesthetics for people and vehicles, landscaped islands shall be located at the end of every parking row and throughout the interior of the parking lot so that a landscaped island is provided for every twelve (12) parking stalls in a row.*

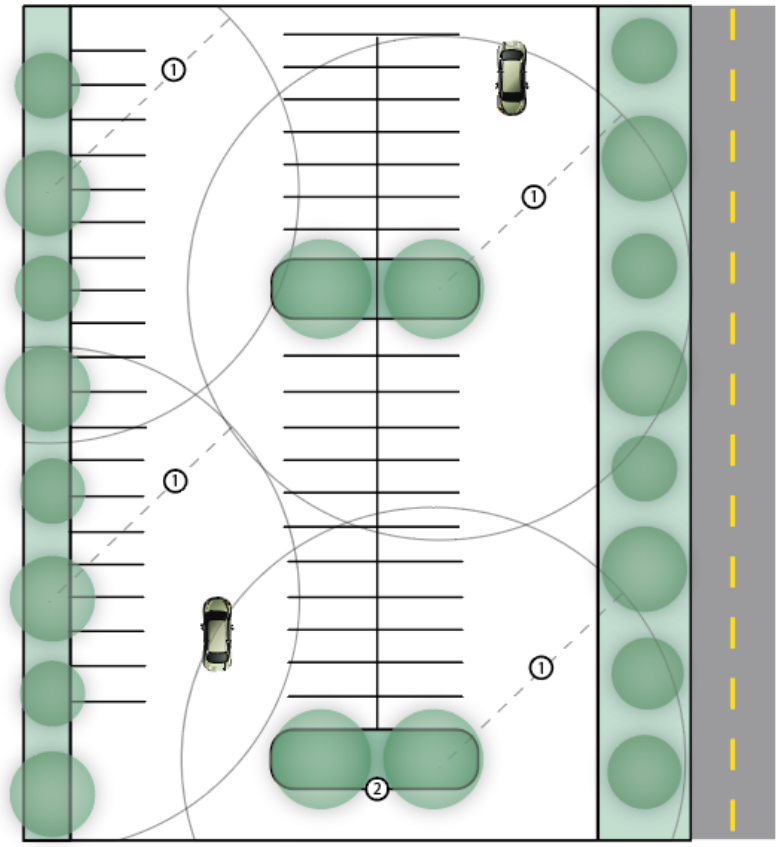
(B) *In order to maximize the distribution of shade, shade trees shall be planted throughout the interior of the parking lot so that no parking stall shall be more than 50 feet from the center point of any city approved parking lot tree, other than trees required for Street Perimeter Buffer plantings. Clustering of trees shall be permitted as long as all required trees are situated within the parking lot.*

(C) *Landscaping shall consist of a combination of such materials as turf or ornamental grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Landscape areas shall not contain more than 50% of a non-vegetative landscape material.*

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

(E) *Landscaped islands located interior to the parking lot must include six (6) inch curbs and gutters to provide protection of landscape areas and mitigate soil erosion into paved parking areas. Low Impact Development (LID) stormwater components may also be considered.*





① 50' tree centerpoint radius ② Landscape island

(e) Street Perimeter Buffer.

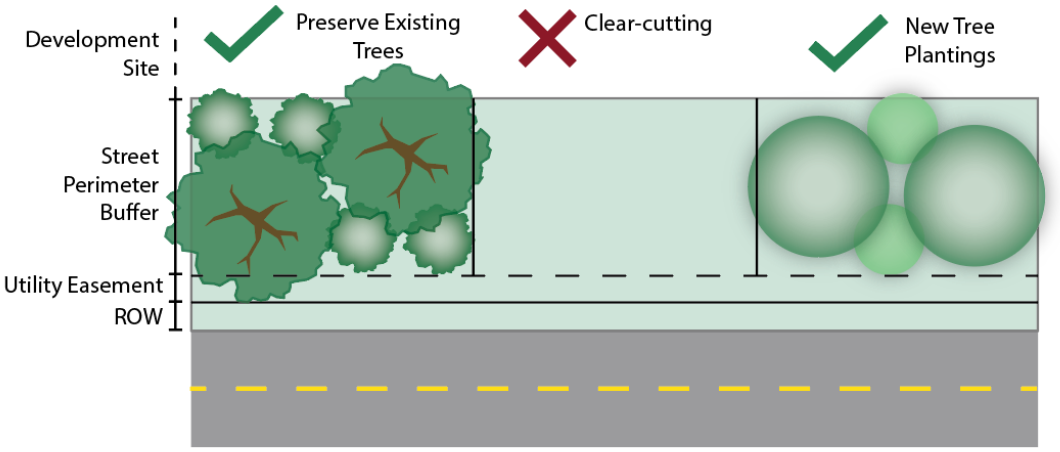
(1) Street buffer areas. For all developments and land uses, a minimum of a fifteen (15) foot street buffer shall be provided at the perimeters of a proposed development site where adjacent to a public right-of-way and non-inclusive of any existing or proposed utility easements. These areas have high visual aesthetic impact and will aid in the buffering of sight and noise nuisance from perimeter streets and protect property values. Clustering of trees shall be permitted as long as all required trees are situated within the Street Perimeter Buffer.

(2) Planting requirements. Areas within the Street Perimeter Buffer that are left undisturbed with existing tree cover in accordance with Section 10.02.007(f)(2)(B) are exempt from the following requirements. All other areas within the buffer area shall comply with the tree planting requirements below:

(A) Street Perimeter Buffer areas shall provide two (2) shade trees and (2) ornamental trees per 1,000 square feet of buffer area (excluding any undisturbed areas with adequate tree cover).

(B) For plantings within the Street Perimeter Buffer, no more than twenty-five (25) percent shall be a single species and trees should be planted in a manner characteristic to the natural context.

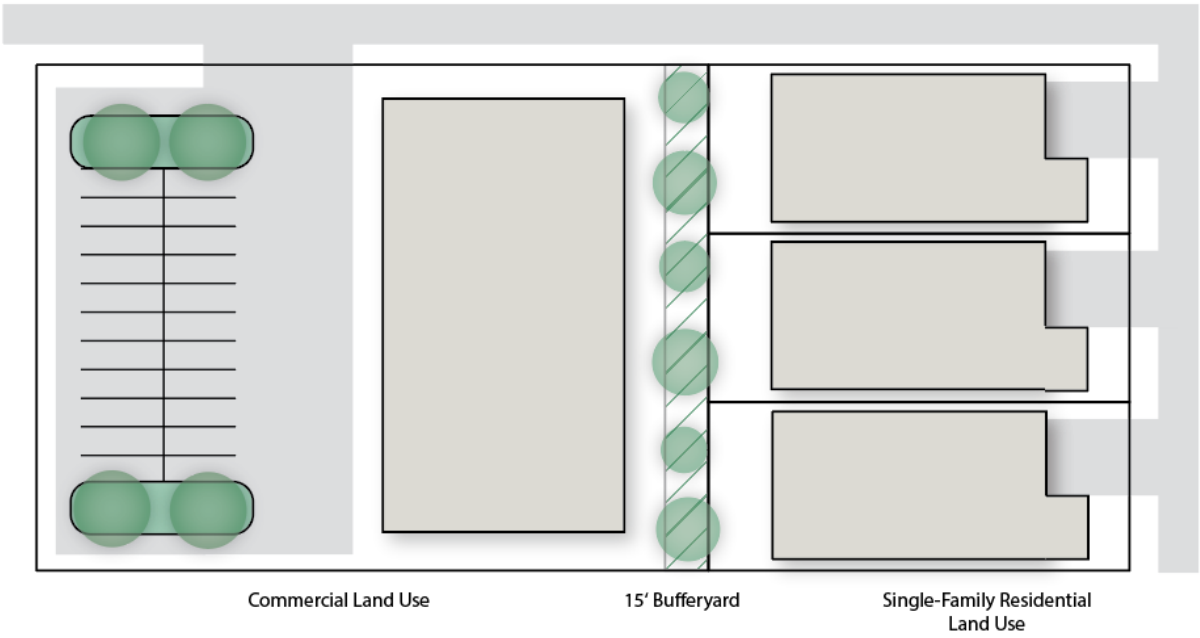
(C) The Street Perimeter Buffer area can include secondary areas between trees that may include turf or ornamental grass, groundcover plants, rocks, and mulch.



(f) Bufferyard landscaping. Bufferyards are required to create a green space transition to provide better development compatibility. Areas identified as bufferyards which are left undisturbed with adequate tree cover in accordance with Section 10.02.007(f)(2)(B) are exempt from the following requirements. All other areas within the buffer area shall comply with the tree planting requirements below:

(1) Compatibility buffer. A fifteen (15) foot bufferyard is required between any single-family residential land use and non-single family land use. Bufferyards shall be installed on the non-single-family site.

(2) Planting requirements. One (1) shade tree and (2) ornamental trees per 1,000 square feet are required for all required bufferyards.



SECTION 3: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Repealing/Savings. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting

was given all as required by law.

SECTION 5: Effective Date; Publication. This Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this ___ day of _____, 2024.

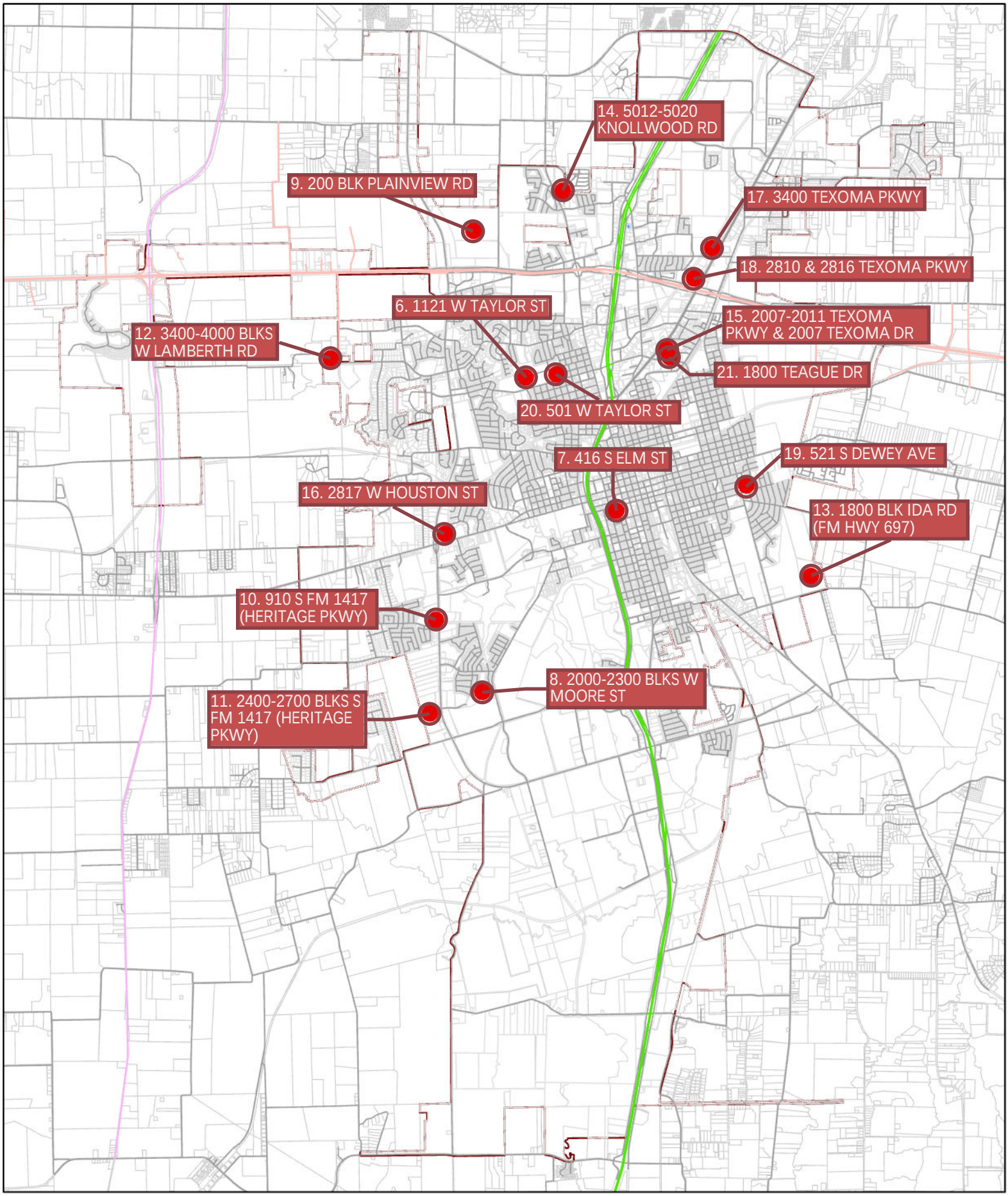
_____
DAVID PLYLER, MAYOR

ATTEST:

_____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

_____
RYAN D. PITTMAN, CITY ATTORNEY



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
1/9/2024

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Date: 12/21/2023 12:23 PM