

**CITY OF SHERMAN  
CITY COUNCIL REGULAR MEETING AGENDA  
COUNCIL CHAMBERS OF THE CITY HALL  
220 WEST MULBERRY STREET  
SHERMAN, TEXAS  
MONDAY, JUNE 18, 2018  
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER DARON HOLLAND**
- A. 3. INVOCATION BY COUNCIL MEMBER DARON HOLLAND**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 4, 2018**

**Public Hearing**

**B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6125**

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-2 (Multi-Family Residential) District at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1 of the Proposed Chen Addition (Shou-Hung Chen and Tao-Min Chen, Owners; Dream to Life Designs, Designer/Draftsman; and Underwood Drafting and Surveying, Surveyor)

**B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6126**

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two, Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three, Lots 1-39, Block 1 and Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four, Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11, Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3, Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E

**B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6127**

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1 (Stonehollow Homes LLC, Owners; Leo Bowler, Representative; and TPS Custom Homes, Designer); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

- B. 4.     INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6128**  
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Preschool in an R-1 (One Family Residential) District at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition (Crutchfield Heights Baptist Church, Owners; MasterKey Ministries of Grayson County, Tenant; and Julie Rickey, Representative); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

**Close Public Hearing and Consider Adoption of Ordinances**

- B. 5.     ADOPTION OF ORDINANCES**  
Consider Adoption of Ordinance Numbers: 6125, 6126, 6127 and 6128
- B. 6.     CONSENT AGENDA**  
Asterisked (\*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

**Resolutions**

- C. 1.     RESOLUTION NO. 6380**  
Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation
- C. 2.     \* RESOLUTION NO. 6381**  
Authorizing Execution of an Agreement with M&G Home Builders, LLC for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1911 East Cole Avenue

**Other Business**

- D. 1.     OTHER BUSINESS**  
Amended Site Plan Approval and Exception for Heritage Development Partners, LLC, Owners; Brockette/Davis/Drake, Inc., Civil Engineers/Surveyor; and Curtis Group Architects, LTD, Architect under Ordinance No. 2252, Article IV, Section 410(2)(j) to allow a Medical Office and a previously approved Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to Allow 196 Parking Spaces in Lieu of the Required 206 Spaces for a Medical Office Building in the Blalock Industrial Park/Blalock Commercial Overlay District at 204 Medical Drive
- D. 2.     OTHER BUSINESS**  
Site Plan Approval and Variance for Sherman Economic Development Corporation and GlobiTech, Inc., Owners, and Justin Walton, Teague, Nall and Perkins, Engineers/Representative under Ordinance No. 2252, Article IV, Sections 410 (2)(j) and (2)(g)(2) to allow a GlobiTech Power Generation Facility and Chain Link Fence with a 13' Rear Setback in Lieu of the Required 55.7' in the Blalock Industrial Park at 200 West F.M. 1417 (Heritage Parkway)
- D. 3.     OTHER BUSINESS**  
Consider Request of the Pottsboro ISD Education Foundation to Temporarily Close Certain Streets for the First Annual "Moonlighting for the Cards 5K & Fun Run" on Saturday, September 29, 2018
- D. 4.     OTHER BUSINESS**  
Consider Cancellation of the Monday, July 2, 2018 Regular City Council Meeting
- E.       CITIZEN REQUESTS**



**F. MEDIA QUESTIONS**

**G. COUNCIL COMMENTS**

**Executive Session**

**H. 1. EXECUTIVE SESSION**

In Accordance with Chapter 551, Government Code, V.T.C.S. (Open Meetings Law), "The City Council Will Now Hold a Closed Executive Meeting Pursuant to the Provisions of the Open Meetings Law, Chapter 551, Government Code, Vernon's Texas Codes Annotated, in Accordance with the Authority Contained in the Following Sections:

|                 |                                                                                                                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 551.071 | Consultation with City Attorney concerning Pending or Contemplated Litigation                                                                                                                                                                  |
| Section 551.071 | Consult with the City Attorney on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter                 |
| Section 551.087 | Deliberation Regarding Economic Development Negotiations:<br>(a) Deliberate Regarding Commercial or Financial Information that the City has Received from a Business Prospect and Deliberate any Offers or Incentives to the Business Prospect |

**The Council reconvenes into General Session**

**I. 1. OPEN MEETING**

Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

**J. ADJOURNMENT**

**COUNCIL CALENDAR**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council 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 June 13, 2018 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13<sup>th</sup> day of June, 2018  
City of Sherman, Texas

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City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of “Citizens Requests”, “Media Questions”, and “Council Concerns” may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda.

**PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.**

Mayor

David Plyler

Deputy Mayor

Pamela L. Howeth

Council Members

Willie Steele, Council-At-Large, PL #1

Jason Sofey, Council-At-Large, PL #2

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4



# SHERMAN CITY COUNCIL

## Agenda Communication Form

**City Council Regular Meeting**

**A.4.**

**Meeting Date:** 06/18/2018

**Prepared By:** Linda Ashby, City Clerk

**Approved By:** Robby Hefton, City Manager

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**Caption:**

**APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 4, 2018**

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**Attachments**

June 4, 2018

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STATE OF TEXAS                    §  
                                                                                 June 4, 2018  
COUNTY OF GRAYSON           §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on June 4, 2018.

MEMBERS PRESENT:            MAYOR DAVID PLYLER.  
                                         COUNCIL MEMBERS HOLLAND, SOFEY, STEELE,  
                                         STEVENSON, TEAMANN.

MEMBERS ABSENT:            DEPUTY MAYOR PAM HOWETH.

**CALL TO ORDER**

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were given by Council Member Jason Sofey.

**CALL TO ORDER**

**APPROVE MINUTES**

The Council reviewed the Minutes of the Called City Council Meeting (Budget Planning) Meeting of April 27, 2018 and the Regular City Council Meeting of May 21, 2018. Council Member Stevenson moved to approve the Minutes as presented; Second by Council Member Steele. All present voted AYE. MOTION CARRIED.

**APPROVE MINUTES**

**PUBLIC HEARING**

**FINANCIAL STATEMENT/ACTION PLAN FOR PROGRAM YEAR 2018 COMMUNITY DEVELOPMENT BLOCK GRANT**

Mayor Plyler introduced the public hearing for the Financial Statement/Action Plan for Program Year 2018 of the Community Development Block Grant.

**CDBG FINANCIAL  
STATEMENT &  
ACTION PLAN**

Steve Ayers, Assistant City Manager, presented the annual review of the Community Development Block Grant. The plan will be reviewed in more detail at the upcoming Budget Work Session. This year's grant will be for \$368,000.

Mr. Ayers introduced Michelle Adams, Community Development Coordinator, who is now administering the program, after the retirement of Theresa Caudle.

He said this year the focus of the plan, with Council direction, is on infill development and the demolition of substandard structures. More funding will be invested for these items, as well as for park and public space improvements. For example, making Kidd-Key Auditorium more handicap accessible.

There will be a little less focus on the individual home rehabilitation, although there is still money in the plan for that program. More of the emphasis has been shifted on public spaces, park improvements, and substandard structures.

Additional discussion will be held during the Budget Work Session.

No citizens appeared before the City Council to discuss the Financial Statement/Action Plan for Program Year 2018 Community Development Block Grant.

**INTRODUCTION AND PUBLIC HEARING OF ORDINANCES**

Mayor Plyler introduced Ordinance No. 6122 and called for a public hearing:

ORD 6122  
SPEED LIMIT SIGNS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “SPEED LIMIT 30 MPH” SIGNS ON SHEPHERD DRIVE, BETWEEN U.S. HIGHWAY 75 WEST SERVICE ROAD AND FARMINGTON ROAD, WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Clint Philpott, Director of Engineering, said Shepherd Drive was recently repaved by the City’s Public Works Department, and as a result, traffic can go faster on the road. Because of this, it became necessary to post 30 mph speed limit signs on the road.

All streets in Sherman that are not posted with a speed limit are 30 mph. The signs have been posted for 90 days and the City has received no calls or concerns about the signs, so the staff recommends that the signs be adopted by ordinance.

No citizens appeared before the City Council to discuss Ordinance No. 6122.

Mayor Plyler introduced Ordinance No. 6123 and called for a public hearing:

ORD 6123  
STOP SIGNS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “STOP” SIGNS ON CANYON CREEK DRIVE AT LAMBERTH ROAD, ON CANYON CREEK DRIVE AT SHADY OAKS LANE, ON SHADY OAKS LANE AT CANYON CREEK DRIVE, ON BANDERA DRIVE AT SHADY OAKS LANE, ON CANYON CREEK DRIVE AT HERITAGE PARKWAY, AND ON OVERLAND TRAIL AT HERITAGE PARKWAY WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Mr. Philpott said some of the proposed signs are a result of the Canyon Creek Drive Extension Project, when the road was extended to Lamberth Road. At the same time, the staff reviewed the entire O’Hanlon area to determine if other signage was needed and if there were ordinances for the existing signage.

Existing stop signs were found at three locations, which were not supported with an ordinance. All signs have been posted for 90 days and the City has received no calls or concerns.

COUNCIL MINUTES – JUNE 4, 2018

No citizens appeared before the City Council to discuss Ordinance No. 6123.

Mayor Plyler introduced Ordinance No. 6124 and called for a public hearing:

ORD 6124  
STOP SIGNS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “STOP” SIGNS ON PEGGEY’S COVE AT PARK AVENUE AND ON SOUTHRIDGE LANE AT PARK AVENUE WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Mr. Philpott said there will be additional stop signs needed as the area develops and traffic increases. All signs have been posted for 90 days and the City has received no calls or concerns.

No citizens appeared before the City Council to discuss Ordinance No. 6124.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6122

ORD 6122  
SPEED LIMIT SIGNS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “SPEED LIMIT 30 MPH” SIGNS ON SHEPHERD DRIVE, BETWEEN U.S. HIGHWAY 75 WEST SERVICE ROAD AND FARMINGTON ROAD, WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Ordinance 6123

ORD 6123  
STOP SIGNS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “STOP” SIGNS ON CANYON CREEK DRIVE AT LAMBERTH ROAD, ON CANYON CREEK DRIVE AT SHADY OAKS LANE, ON SHADY OAKS LANE AT CANYON CREEK DRIVE, ON BANDERA DRIVE AT SHADY OAKS LANE, ON CANYON CREEK DRIVE AT HERITAGE PARKWAY, AND ON OVERLAND TRAIL AT HERITAGE PARKWAY WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

Ordinance 6124

ORD 6124  
STOP SIGNS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT “STOP” SIGNS ON PEGGEY’S COVE AT PARK AVENUE AND ON SOUTHRIDGE LANE AT PARK AVENUE WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN, TEXAS; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

**ACTION TAKEN.**

Motion by Council Member Sofey to adopt Ordinance Nos. 6122, 6123, and 6124, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED

**RESOLUTIONS**

**RESOLUTION NO. 6375 – AUTHORIZING CERTIFICATION OF A STATE-SANCTIONED CULTURAL DISTRICT IN DOWNTOWN SHERMAN FOR AT LEAST TEN (10) YEARS TO BE NAMED, THE “SHERMAN CULTURAL DISTRICT”**

**RES 6375  
SHERMAN CULTURAL  
DISTRICT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING CERTIFICATION OF A STATE-SANCTIONED CULTURAL DISTRICT IN DOWNTOWN SHERMAN FOR AT LEAST TEN (10) YEARS TO BE NAMED, THE “SHERMAN CULTURAL DISTRICT”.

Cary Wacker, Former Mayor and Austin College Associate Vice President for Institutional Advancement and Director of the Center for Community and Regional Development, said she appreciated the steps that the City Council has already taken to create the Sherman Cultural District.

She said the 2009 Comprehensive Master Plan originally outlined the importance of the arts in Sherman. Many community partners have been engaged since that time. They are in the final steps of the project before the June 15, 2018 submission deadline to the Texas Commission on the Arts.

Ms. Wacker said the Cultural District project does not require an expanded budget commitment from the City. The plan is to leverage the existing Tourism budget by packaging the current arts activities, using social media, and working with the Tourism Department for activities that would be tourist draws to Sherman.

Austin College has also been recommended for funding from the National Endowment of the Arts Our Town Program, which is a \$50,000 grant, to be matched by another \$50,000, to bring art and community generated projects into downtown Sherman. Ms. Wacker said this is a significant commitment toward advancing the arts downtown.

If the City receives the official Cultural District status from the State, then they would be eligible for additional grant funds through the State.

As for the other budget impact, they have handled the personnel part by putting together a team from Austin College that will provide the manpower to promote and communicate Cultural District activities. Austin College already hosts the Sherman Symphony and the Sherman Community Series, and they interface with many other art groups.

The first agenda item is the resolution of support, and the second is for a Memorandum of Understanding for the parameters of how Austin College will work with the City.

Austin College will also be hosting the Cultural District Advisory Committee that will serve as the arts advocacy group, which will be a broad-based community representation to help network communication and plan arts activities.

If the MOU is approved, Austin College will report quarterly to the City Council concerning the Cultural District activity. She outlined the many arts-based businesses that currently reside downtown, as well as the many art-based events that are held throughout the year.

Ms. Wacker thanked the many citizens that have worked on the project to help make Sherman a destination for the arts.

**RESOLUTION NO. 6376 – AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING DEFINING ROLES AND RESPONSIBILITIES BETWEEN THE CITY OF SHERMAN AND AUSTIN COLLEGE REGARDING OVERSIGHT OF THE SHERMAN CULTURAL DISTRICT PROGRAM**

RES 6376  
SHERMAN CULTURAL  
DISTRICT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING DEFINING ROLES AND RESPONSIBILITIES BETWEEN THE CITY OF SHERMAN AND AUSTIN COLLEGE REGARDING OVERSIGHT OF THE SHERMAN CULTURAL DISTRICT PROGRAM.

**ACTION TAKEN.**

Motion by Council Member Teamann to approve Resolution Nos. 6375 and 6376, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

**RESOLUTION NO. 6377 – AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO QUIK TRIP FOR THE INSTALLATION OF A 154-SQUARE FOOT, 10' 10" TALL MONUMENT SIGN WITHIN A 20' SEWER EASEMENT ON THE NORTH PROPERTY LINE OF LOT 1, BLOCK 1 OF SHERMAN LANDING, PHASE I IN THE CITY OF SHERMAN, TEXAS**

RES 6377  
ENCROACHMENT  
EASEMENT FOR  
QUIK TRIP FENCE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO QUIK TRIP FOR THE INSTALLATION OF A 154-SQUARE FOOT, 10' 10" TALL MONUMENT SIGN WITHIN A 20' SEWER EASEMENT ON THE NORTH PROPERTY LINE OF LOT 1, BLOCK 1 OF SHERMAN LANDING, PHASE I IN THE CITY OF SHERMAN, TEXAS.

Mr. Philpott said Quik Trip has requested to install a monument sign closer to the right-of-way, but there is a sewer line at the same location. They have coordinated with the City to verify that the construction of the sign will not affect the sewer line.



They have agreed to an encroachment easement and the staff sees no reason not to accept the agreement.

**ACTION TAKEN.**

Motion by Council Member Steele to approve Resolution No. 6377, as presented. Second by Council Member Sofey.  
VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.  
VOTING NAY: None.  
MOTION CARRIED.

**RESOLUTION NO. 6378 – RENEWING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY**

**RES 6378  
INDUSTRIAL &  
COMMERCIAL TAX  
ABATEMENT CRITERIA**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RENEWING GUIDELINES AND CRITERIA FOR THE CITY OF SHERMAN'S INDUSTRIAL AND COMMERCIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY.

Mary Lawrence, Director of Finance, said every two years the City Council is required to readopt the policy on tax abatements. The policy has been updated this time.

New requirements are for additional information from the applicant about depreciation on the property, water usage, sales tax generated during construction, and expected sources of labor.

The policy has also been updated to lower the abatement value minimum to \$5 million, from \$10 million, which reflects what the City already does. Another change is to allow the abatement to be deferred. Currently the abatement starts the next year, but sometimes construction doesn't "follow that schedule." The City does currently allow for the deferral, so the policy is being updated to reflect that.

**ACTION TAKEN.**

Motion by Council Member Stevenson to approve Resolution No. 6378, as presented. Second by Council Member Holland.  
VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.  
VOTING NAY: None.  
MOTION CARRIED.

**RESOLUTION NO. 6379 – AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2018; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2018**

**RES 6379  
CDBG ACTION PLAN**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2018; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2018.

Mr. Ayers said the staff is asking permission to submit the Final Action Plan for the Community Development Block Grant.

**ACTION TAKEN.**

Motion by Council Member Teamann to approve Resolution No. 6379, as presented. Second by Council Member Steele.

VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

**CITIZENS REQUESTS**

**SHERMAN MUSEUM EXECUTIVE DIRECTOR**

Dickie Gerig, 2420 N. Woods, President of the Sherman Museum Board of Trustees, introduced the Museum's new Executive Director, Betsy Deiterman. The Museum has also hired an Assistant Director, Natalie Bonner.

SHERMAN MUSEUM  
EXECUTIVE DIRECTOR

Ms. Deiterman is a graduate of the Texas Tech University Museum Sciences program and holds a Master of Arts in Museum Sciences, with a minor in Heritage Management, and a specialty in Historic Preservation. She was born and raised in Wichita Falls, but has spent most of her adult life in Denton.

Ms. Bonner is a graduate of Texas A&M University-Commerce. She has a BS in History, Literature, and Languages, and an MA in History with a certification in Public History. The Assistant Director position is a part-time position.

Ms. Deiterman said she looked forward to strengthening the partnership with the City and working together to promote tourism in Sherman.

**MEDIA QUESTIONS**

There were no media questions.

MEDIA QUESTIONS

**COUNCIL COMMENTS**

**POLICE MOTORCYCLE**

Council Member Holland said he liked the new police motorcycle.

POLICE MOTORCYCLE

**OVERLAND TRAIL STOP SIGN**

Council Member Teamann asked about the stop sign at Overland Trail. Mr. Philpott said the stop sign had been there, but there was not an ordinance placing it there.

OVERLAND TRAIL  
STOP SIGN

**ANNOUNCEMENTS**

Mayor Plyler announced the following:

- Hot Summer Nights kicks off on June 7, 2018. The 90's rock band Fuel will be the featured act. This year the City is teaming up with Old Iron Post Restaurant to have opening acts, starting at 7:00 p.m. each week. This week, the local band ACTC will open for Fuel. ACTC will also play at Old Iron Post after Hot Summer Nights.
- Next week at Hot Summer Nights the main event will be Mark Chestnutt and the opening act will be Little Big Iron.
- The Parks and Recreation Department will host Monday Madness, starting June 11, 2018. The program will be Critterman. Events will be held each Monday at 2:00 p.m.

**ANNOUNCEMENTS**

**EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)**

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

**EXECUTIVE SESSION**

SECTION 551.071 – CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION

SECTION 551.071 -- CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER

SECTION 551.074 PERSONNEL MATTERS:  
CONSIDER THE QUALIFICATIONS, APPOINTMENT AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS:  
SHERMAN HOUSING AUTHORITY (3)  
TEXOMA COUNCIL OF GOVERNMENTS BOARD OF DIRECTORS (1)

COUNCIL MINUTES – JUNE 4, 2018

SECTION 551.087 -- DELIBERATION REGARDING  
ECONOMIC DEVELOPMENT  
NEGOTIATIONS:  
DELIBERATE REGARDING  
COMMERCIAL OR FINANCIAL  
INFORMATION THAT THE CITY  
HAS RECEIVED FROM A  
BUSINESS PROSPECT AND  
DELIBERATE ANY OFFERS OR  
INCENTIVES TO THE BUSINESS  
PROSPECT

On Motion duly made and carried, the Open Meeting recessed  
and reconvened in Executive Session at 5:25 p.m.

On Motion duly made and carried, the Executive Session  
recessed at 6:46 p.m. and reconvened in Open Meeting.

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items  
discussed in Executive Session.

OPEN MEETING

SHERMAN HOUSING AUTHORITY (3)

ACTION TAKEN.

Motion by Council Member Teamann to reappoint Craig  
Anthony Davis, Sr., Janet Roy, and Harry Staff to the  
Sherman Housing Authority Board for a term from June 1,  
2018 to June 1, 2020. Second by Council Member Sofey.

VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

SHERMAN  
HOUSING AUTHORITY

TEXOMA COUNCIL OF GOVERNMENTS (TCOG) GOVERNING  
BODY (1)

ACTION TAKEN.

Motion by Council Member Steele to appoint Council  
Member Josh Stevenson to serve as Sherman's  
representative on the Texoma Council of Governments  
Governing Body for a term from June 1, 2018 to June 1,  
2019. Second by Council Member Holland.

VOTING AYE: Holland, Sofey, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

TCOG GOVERNING  
BODY

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at  
6:47 p.m.

ADJOURNMENT

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MAYOR

---

CITY CLERK



# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

B.1.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

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### **Caption:**

#### **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6125**

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-2 (Multi-Family Residential) District at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1 of the Proposed Chen Addition (Shou-Hung Chen and Tao-Min Chen, Owners; Dream to Life Designs, Designer/Draftsman; and Underwood Drafting and Surveying, Surveyor)

### **Issue:**

To consider the request of Shou-Hung Chen and Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1 of the proposed Chen Addition, for a zone change from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District

### **Background:**

The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street. The owners would like to rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct three duplexes on the lot. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit. A 6' wood privacy fence with brick columns every twenty-four feet will surround the development in lieu of a masonry fence.

### **Origination:**

Shou-Hung Chen and Tao-Min Chen (Owners)  
Dream to Life Designs (Designer/Draftsman)  
Underwood Drafting and Surveying (Surveyor)

### **Financial Consideration:**

None

**Staff Recommendation:**

At the May 22, 2018 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the zone change be approved subject to the Staff Review Letter.

**Alternatives:**

The City Council could deny the request.

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**Attachments**

Ordinance No. 6125  
Location Map  
Zoning Map  
Zoning Sign Photo  
Site Plan  
Building Elevations  
Staff Review Letter  
P&Z Communication

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## ORDINANCE NO. 6125

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AT 1522 NORTH BROUGHTON STREET, BEING 0.558 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING LOT 2, BLOCK 1 OF THE PROPOSED CHEN ADDITION (SHOU-HUNG CHEN AND TAO-MIN CHEN, OWNERS; DREAM TO LIFE DESIGNS, DESIGNER/DRAFTSMAN; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

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

**SECTION 1.** That, from and after the passage of this ordinance, the following described property shall be in the R-2 (Multi-family Residential) District at 1522 North Broughton Street, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

**SITUATED** in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being a part of a tract of land conveyed to Shou-hung Chen and Tao-Min Chen by deed of record in Volume 2431, Page 385, Official Public Records, Grayson County, Texas and being the 0.2674 acre tract of land in Volume 2056, Page 107, Real Property Records, Grayson County, Texas and being Lots 2 and 3 of Proposed Chen Addition and being more particularly described by metes and bounds as follows:

**SITUATED** in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and being a part of a tract of land conveyed to Shou-hung Chen and Tao-Min Chen by deed of record in Volume 2431, Page 385, Official Public Records, Grayson County, Texas and being the 0.2674 acre tract of land in Volume 2056, Page 107, Real Property Records, Grayson County, Texas and being Lots 2 and 3 of Proposed Chen Addition and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" steel rod found in the west line of Broughton Street said rod maintaining the northeast corner of a 6.261 acre tract of land conveyed to Housing Authority of the City of Sherman, Texas as shown by deed of record in Volume 1157, Page 594, Deed Records, Grayson County, Texas;

**THENCE** South 74°40'47" West, along the north line of said 6.261 acre tract, a distance of 202.42 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

**THENCE** North 15°43'51" West, over and across said Chen Tract, a distance of 119.45 feet to a 1/2" steel rod set with a cap marked RPLS 4709;

**THENCE** North 74°19'24" East, continuing over and across said Chen Tract passing a ½" steel rod found maintaining the southwest corner of a 0.2052 acre tract of land conveyed to Harry A. Cone and Gail Cone by deed of record in Volume 1409, Page 644, of said Deed Records at a distance of 11.00 feet and continuing along the south line of said 0.2052 acre tract passing the southeast corner of said 0.2052 acre tract also being the southwest corner of a 12,223.6 square foot tract of land conveyed to Brad K. Moore by deed of record in Volume 5068, Page 842 of said Official Public Records at a distance of 80.26 feet and continuing along the south line of said 0.2052 acre tract for a total distance of 202.41 feet to a 1/2" steel rod set in the west line of said Broughton Street for the southeast corner of said 12,223.6 square foot tract;

**THENCE** South 15°43'51" East, along the west line of said Broughton street, a distance of 120.71 feet to the **Point-of-Beginning and containing 0.558 acres (24,305 square feet) of land.**

**SECTION 2.** That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

**SECTION 3.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4.** That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

**INTRODUCED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ADOPTED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**EFFECTIVE DATE** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF SHERMAN, TEXAS**

**ATTEST:**

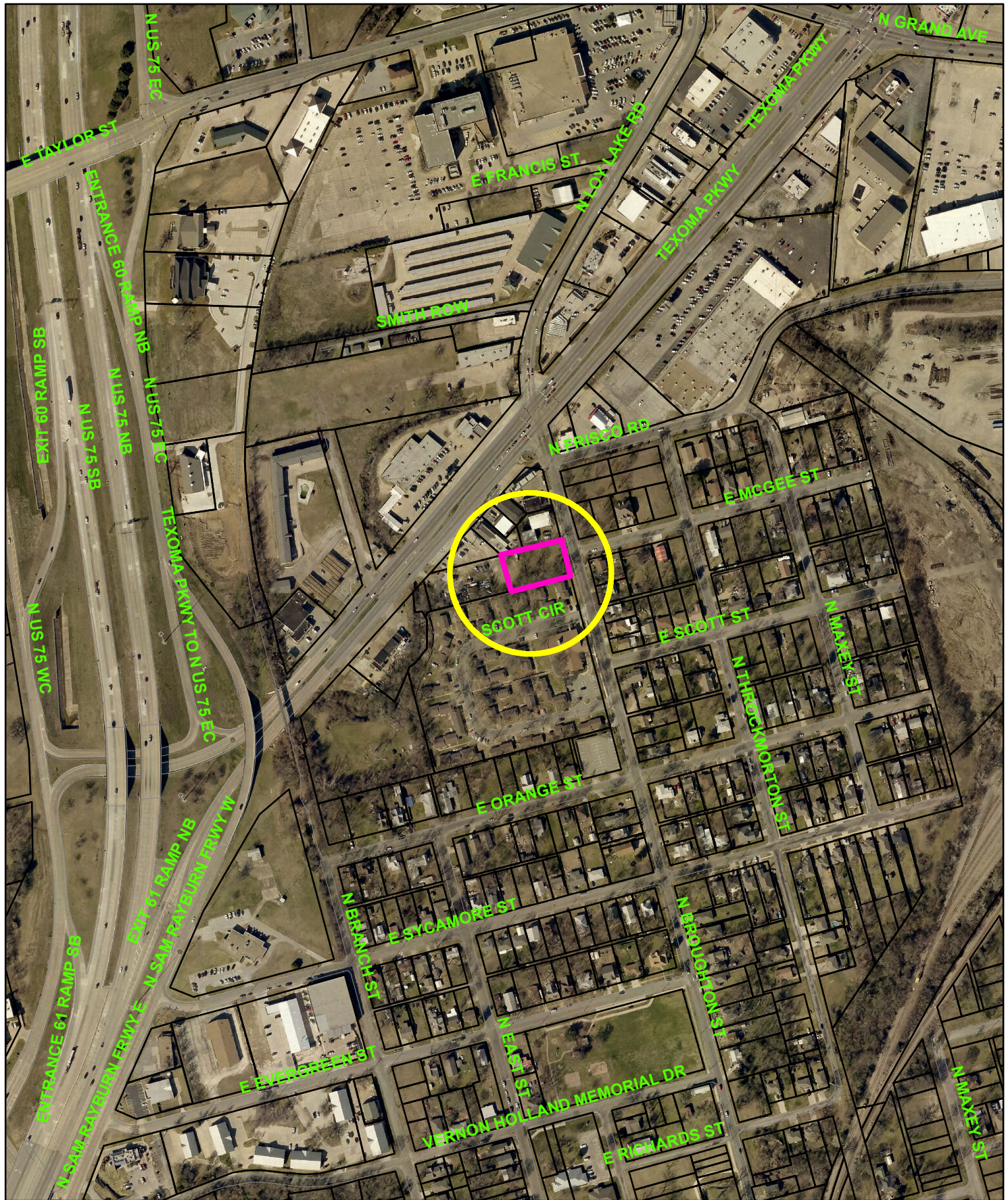
**BY:** \_\_\_\_\_  
**LINDA ASHBY, CITY CLERK**

**BY:** \_\_\_\_\_  
**DAVID PLYLER, MAYOR**

**APPROVED AS TO FORM  
AND CONTENT:**

**BY:** \_\_\_\_\_  
**BRANDON S. SHELBY,  
CITY ATTORNEY**





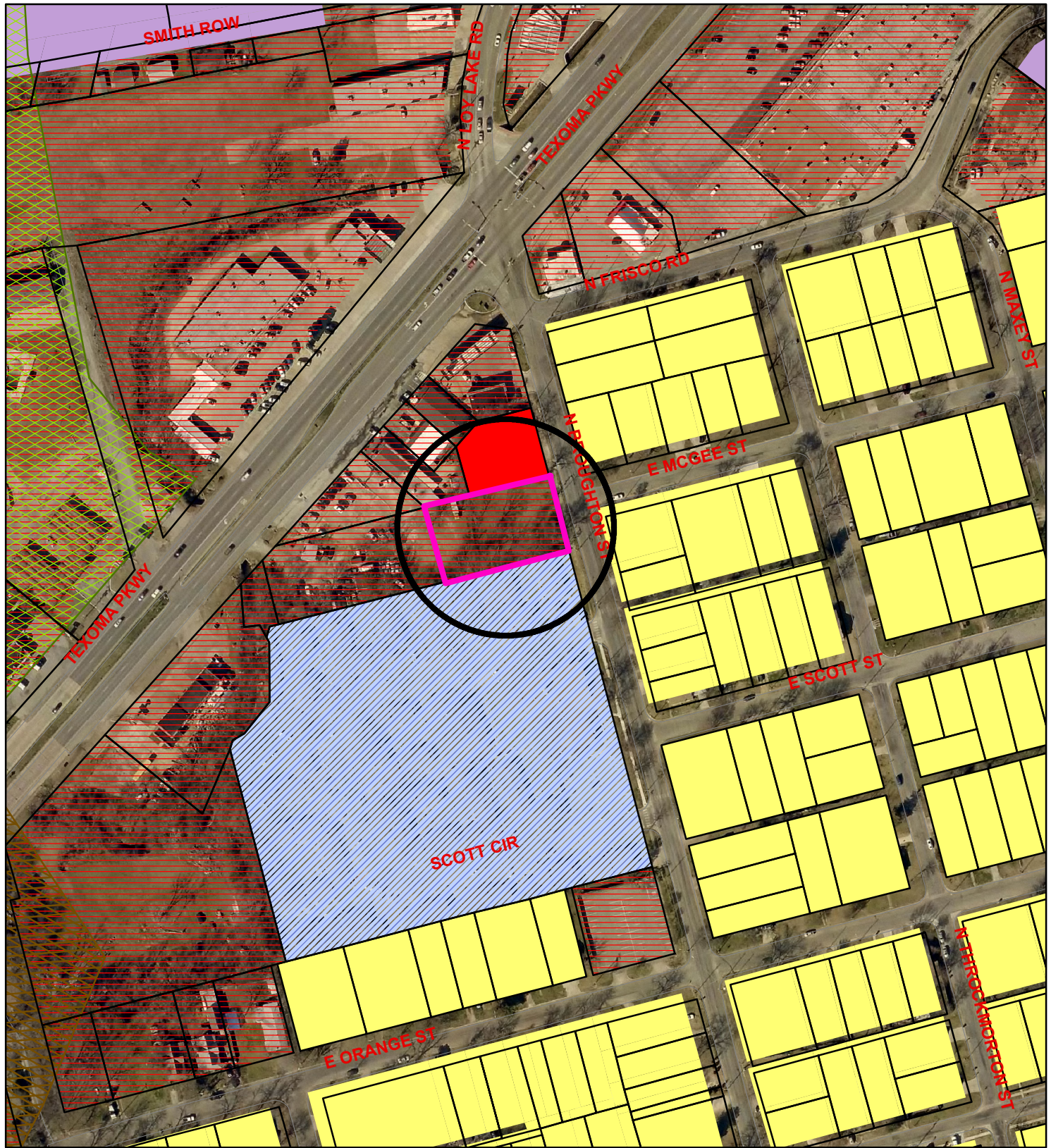
1522 N. Broughton



NOT TO SCALE

1 in = 400 ft





## Zoning - 1522 N. Broughton

### Legend

#### Special Districts Overlay

| DISTRICT_NAME                       |
|-------------------------------------|
| Arts and Cultural District          |
| Blalock Commercial Overlay District |
| Central Business District           |
| College Park District               |
| Downtown Overlay District           |
| Historic Preservation District      |
| Transportation Corridor             |

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep

|                     |
|---------------------|
| FM 1417             |
| Sam Rayburn Freeway |
| US Hwy 82 and 75    |
| SH 289              |
| FM 691              |

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

|                              |
|------------------------------|
| Unknown                      |
| BlIP Blalock Industrial Park |
| C-1 Retail Business District |

|                                         |
|-----------------------------------------|
| C-2 General Commercial District         |
| CO Office District                      |
| Lakes                                   |
| M-1 Light Manufacturing District        |
| M-1.5 Medium Manufacturing District     |
| M-2 Heavy Manufacturing District        |
| MH Manufacturing Housing District       |
| R-1 One Family Residential District     |
| R-2 Multi-Family Residential District   |
| R-A Single Family Agricultural District |
| SF-1 Single Family Residential District |

*Sherman*  
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas  
Developmental Services Department



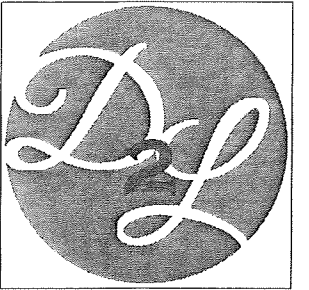
NOT TO SCALE

1 in = 200 ft



# 1522 N. Broughton Street





## CHEN DUPLEX #2

TBD BROUGHTEN STREET  
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

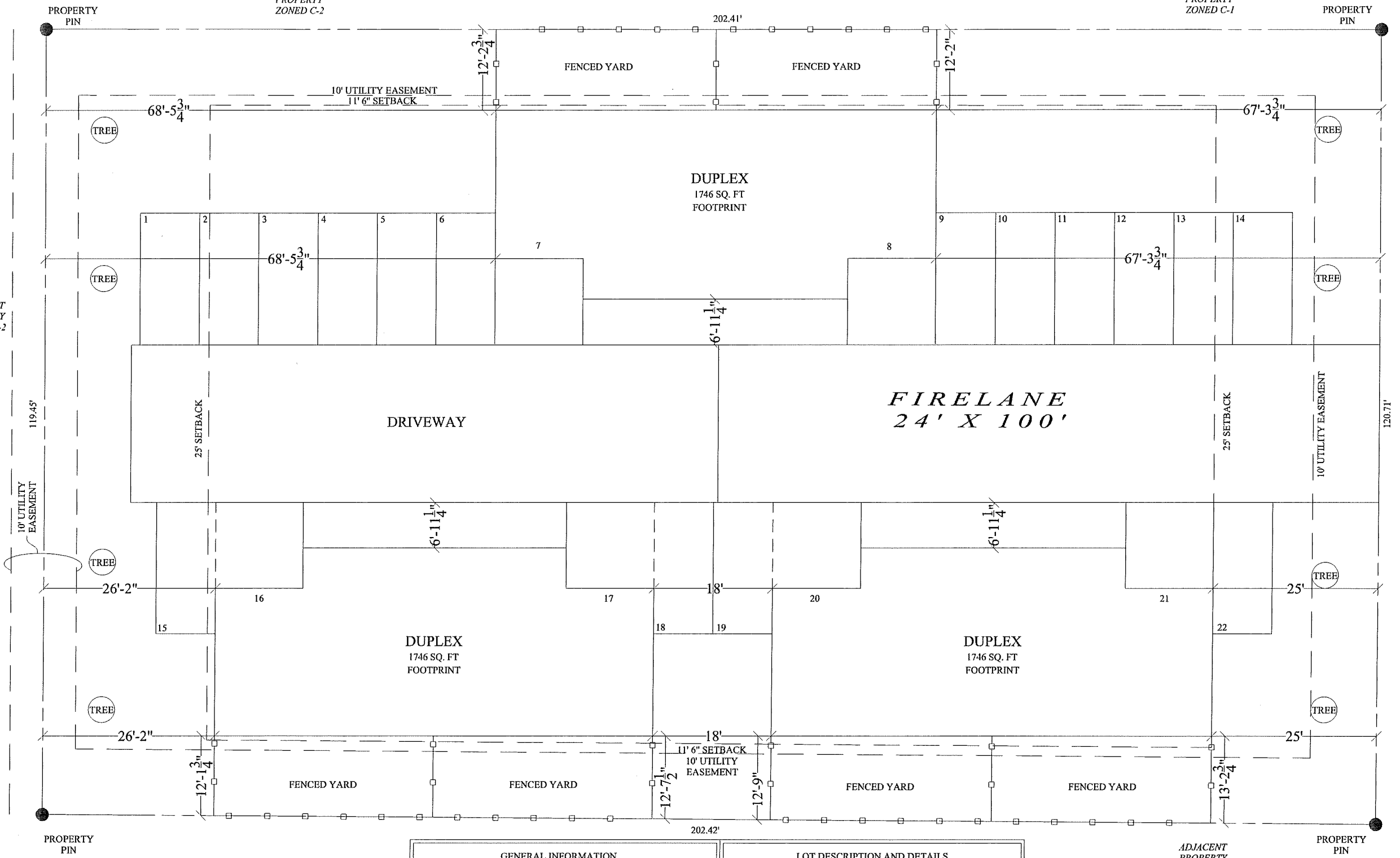
BROUGHTON STREET

ADJACENT  
PROPERTY  
ZONED C-2

ADJACENT  
PROPERTY  
ZONED C-2

ADJACENT  
PROPERTY  
ZONED C-1

ADJACENT  
PROPERTY  
ZONED R-2



### GENERAL INFORMATION

LOT DESCRIPTION:  
J. B. MCANAIR SURVEY  
ABSTRACT NO. 763  
LOT 2  
0.558 ACRES  
24,305 SQ. FT.

ZONING:  
CURRENTLY ZONED C-2  
PROPOSED ZONING R-2

HARD SURFACE AREA:  
13,705 SQ. FT.

LANDSCAPE AREA:  
10,600 SQ. FT.

REQUIRED PARKING:  
1 SPACE PER BEDROOM  
18 SPACES TOTAL

PARKING PROVIDED:  
22 SPACES TOTAL  
(1 CAR GARAGE AND 2  
ADDITIONAL SPACES PER  
UNIT PLUS 4 ADDITIONAL  
GUEST SPACES)

### LOT DESCRIPTION AND DETAILS

LOT 2  
.558 ACRES  
24,305 SQ. FT.  
100% LOT COVERAGE

PARKING & DRIVEWAY:  
8,467 SQ. FT.  
35% LOT COVERAGE

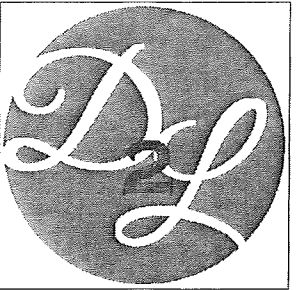
LANDSCAPE:  
10,600 SQ. FT.  
44% LOT COVERAGE

BUILDING FOOTPRINT:  
5,238 SQ. FT.  
21% LOT COVERAGE

DATE  
04/16/18

SHEET  
SITE

SCALE  
1/16" = 1'



NOTES:

- CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
- DUPLEX TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
- DUPLEX TO BE BUILT PER 2015 IRC CODES.
- IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
- ALL CEILINGS ARE 8'.
- DUPLEX IS BUILT WITH 15" BETWEEN FLOORS.
- DUPLEX TO BE BUILT WITH A 1-4 HOUR FIRE WALL BETWEEN UNITS AND A 13D SPRINKLER SYSTEM.

SQUARE FOOTAGE PER UNIT:

DOWNSTAIRS: 550  
UPSTAIRS: 823  
TOTAL HEATED: 1373

GARAGE: 304  
FRONT PORCH: 19  
STOOP: 16

MAXIMUM JOIST SPANS (16" O.C.)

2X8 10' 6"  
2X10 15' 2"  
2X12 18' 0"

PLAN DESIGNER:

DREAM TO LIFE DESIGNS  
D2LDESIGNS@YAHOO.COM  
903.267.1284



## CHEN DUPLEX #2

TBD BROUGHTEN STREET  
SHERMAN, TEXAS 75092

D2LDESIGNS@YAHOO.COM

DATE

02/26/18

SHEET

ELEVATIONS

SCALE

1/8" = 1'



**STAFF REVIEW LETTER**

May 10, 2018

Shou-Hung Chen  
Tao-Min Chen  
2008 Post Oak Dr.  
Sherman, TX 75092

Underwood Drafting & Surveying  
3404 Interurban Rd.  
Denison, Texas 75020

D2L Designs, LLC  
DBA Dream to Life Designs  
PO Box 828  
Tom Bean, TX 75489

Dear Applicants,

The request for a zone change from a C-2 (General Commercial) District to an R-2 (Multi-family Residential) District and site plan approval for three duplexes for the property located at 1522 North Broughton Street has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-2 (Multi-family Residential) District, and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All wall finishes shall be masonry or masonry veneer.
4. A minimum 6 foot masonry perimeter wall shall be provided surrounding the development; unless an exception is granted.
5. The fence will need to be maintained at all times.
6. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9'x20'.
7. Parking is permitted on paved surfaces only.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
12. Trash pickup will be on Broughton Street only.
13. Parking will be permitted on private property only.
14. Parking will be permitted on improved surfaces only.
15. Verify parking space requirements with Building & Zoning Department.
16. Verify fire lane and fire hydrant requirements with Fire Marshall.

17. Water and sewer Pro-Rata will be due at the time of development.
18. Internal water and sewer lines will be privately owned and maintained.
19. No structures will be permitted within existing utility easements.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden  
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager  
Mark Gibson, Director of Utilities  
Clint Philpott, P.E., Director of Engineering  
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal  
Brandon Shelby, City Attorney  
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of  
Adjustments**

**Agenda Item No. 6.**

**Meeting Date:** 05/22/2018

**Prepared by:** Patsy Reeves, Developmental Services Admin Secretary  
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

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**Requested Action/Proposed Use:**

**1522 N. BROUGHTON STREET**

The request of Shou-Hung Chen & Tao-Min Chen (Owners), Dream to Life Designs (Designer/Draftsman) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1, of the proposed Chen Addition, as follows:

***Planning and Zoning Commission***

- Zone change and site plan approval under Ordinance No. 2280, Section 12, from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District.
- Site plan approval for three Duplexes.

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.3, Subsection (7) to allow a 6' wood privacy fence in lieu of the required masonry perimeter wall in an R-2 (Multi-family Residential) District.

**Background:**

This item was tabled at the March 27, 2018, Planning and Zoning Commission Meeting. The property is located at 1522 North Broughton Street, between Texoma Parkway and Scott Street. The owner would like to rezone the property from a C-2 (General Commercial) District to an R-2 (Multi-Family Residential) District to construct three duplexes on the lot. The duplexes will be approximately 1,746 square feet; three bedrooms, two baths and one car garage per unit. They are also requesting an exception to allow a 6' wood privacy fence to surround the development in lieu of a masonry fence.

**Adjacent Zoning:**

C-1 (Retail Business) District

C-2 (General Commercial) District

R-2 (Multi-Family Residential) District



**Origination:**

Shou-Hung Chen & Tao-Min Chen (Owners)  
Dream to Life Designs (Designer/Draftsman)  
Underwood Drafting and Surveying (Surveyor)

**Master Plan Designation:**

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

**Number of notices mailed:**

14

**Objections Received:**

0

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**Attachments**

Location Map  
Zoning Map  
Zoning Sign Photo  
Plat  
Site Plan  
Building Elevations  
Fence  
Staff Review Letter

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

B.2.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

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### **Caption:**

#### **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6126**

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two, Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three, Lots 1-39, Block 1 and Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four, Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11, Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3, Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E

### **Issue:**

To consider the request of the City of Sherman concerning the properties located in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two, Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three, Lots 1-39, Block 1 and Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four, Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11, Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3, Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E

for a zone change from an R-A (Single-Family Agricultural) District to an R-1 (One Family Residential) District

**Background:**

The Preston Club Subdivision is located in northwest Sherman off West U.S. Highway 82. It was annexed into the City of Sherman on May 22, 2017 as an R-A (Single-Family Agricultural) District. After several requests for zone changes and variances and to comply with the City of Sherman Master Plan, the City feels the zoning on the platted lots should be an R-1 (One Family Residential) District and to allow the existing setbacks on the existing structures in the subdivision.

**Origination:**

City of Sherman

**Financial Consideration:**

None

**Staff Recommendation:**

At the May 22, 2018 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the zone change be approved.

**Alternatives:**

The City Council could deny the request.

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**Attachments**

Ordinance No. 6126

Location Map

Zoning Map

Zoning Sign Photo

Preston Club The Classics Subdvision

Preston Club The Classics Phase 2

Preston Club The Classic Phase 2 Replat Lots 13 & 14

Preston Club The Classics Phase 3

Preston Club The Classics Phase 4

Preston Club The Legends Phase 1

Preston Club The Legends Phase 1 Replat Lots 11 12 & 13 Blocks 11

Preston Club The Legends Phase 2

Preston Club The Legends Phase 3

Northern Challenge Phase 1

P&Z Communication

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## ORDINANCE NO. 6126

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE FAMILY RESIDENTIAL) DISTRICT IN THE PRESTON CLUB SUBDIVISION, BEING PRESTON CLUB, THE CLASSICS SUBDIVISION, LOTS 1-28, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-4, BLOCK 3, LOTS 1-3, BLOCK 4, LOTS 1-6, BLOCK 5 AND LOTS 1-5, BLOCK 6; PRESTON CLUB, THE CLASSICS, PHASE TWO, LOTS 1-19; PRESTON CLUB, THE CLASSICS, PHASE TWO, REPLAT LOTS 13 & 14, LOTS 13-R AND 14-R; PRESTON CLUB, THE CLASSICS, PHASE THREE, LOTS 1-39, BLOCK 1, LOTS 1-29, BLOCK 2; PRESTON CLUB, THE CLASSICS, PHASE FOUR, LOTS 1-2, BLOCK 1, LOTS 1-37, BLOCK 2, LOTS 1-24, BLOCK 3, LOTS 1-24, BLOCK 4, LOTS 1-2, BLOCK 5 AND LOT 1, BLOCK 6; PRESTON CLUB, THE LEGENDS SUBDIVISION, PHASE ONE, LOTS 1-25, BLOCK 11 AND LOTS 1-3, BLOCK 13; PRESTON CLUB, THE LEGENDS PHASE 1, REPLAT LOTS 11, 12 & 13, BLOCK 11, LOTS 11-R AND 13-R; PRESTON CLUB, THE LEGENDS SUBDIVISION, PHASE TWO, LOTS 1-12, BLOCK 10; PRESTON CLUB, THE LEGENDS, PHASE 3, LOTS 1-15; NORTHERN CHALLENGE, PHASE 1, LOTS 1-2, BLOCK A, LOTS 1-12, BLOCK B, LOTS 1-5, BLOCK C, LOTS 1-13, BLOCK D AND LOT 1, BLOCK E, PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

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

**SECTION 1.** That, from and after the passage of this ordinance, the following described property shall be in the R-1 (One Family Residential) District in the Preston Club Subdivision, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

**BEING:**

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two, Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three, Lots 1-39, Block 1, Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four, Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13

- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11, Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3, Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E

**SECTION 2.** That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

**SECTION 3.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 4.** That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

**INTRODUCED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ADOPTED on** this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**EFFECTIVE DATE** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF SHERMAN, TEXAS**

**BY:** \_\_\_\_\_  
**DAVID PLYLER, MAYOR**

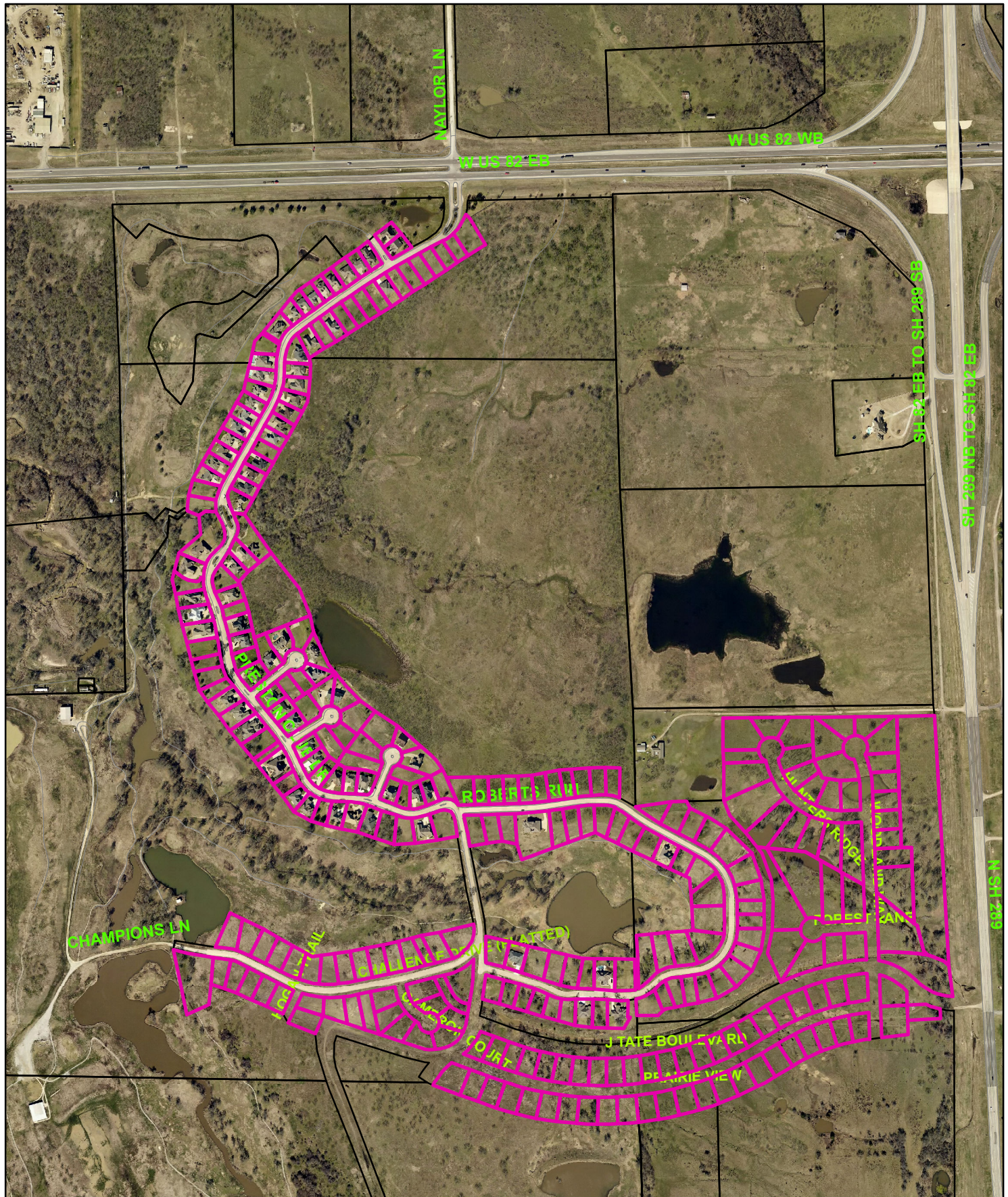
**ATTEST:**

**BY:** \_\_\_\_\_  
**LINDA ASHBY, CITY CLERK**

**APPROVED AS TO FORM  
AND CONTENT:**

**BY:** \_\_\_\_\_  
**BRANDON S. SHELBY,  
CITY ATTORNEY**



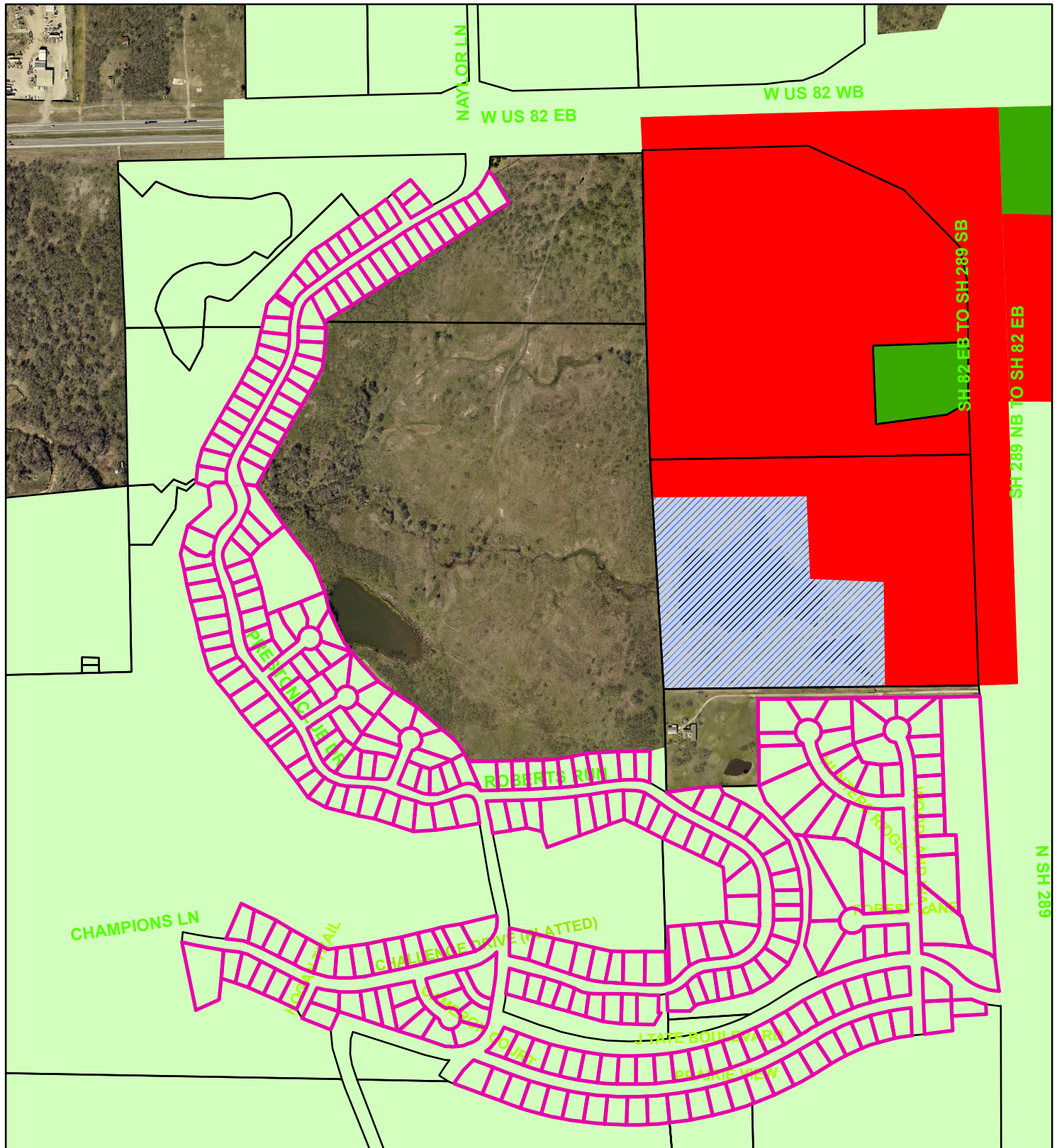


## Preston Club Subdivision



1 in = 646 ft





## Zoning - Preston Club Subdivision

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

#### Zoning Districts

Representation: ShermGIS.DBO.ZoningDistrict\_Rep

Unknown

- BIP Blalock Industrial Park

- C-1 Retail Business District
- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District

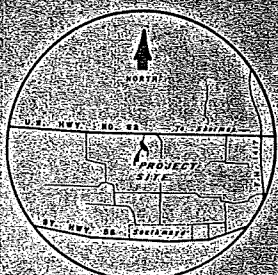
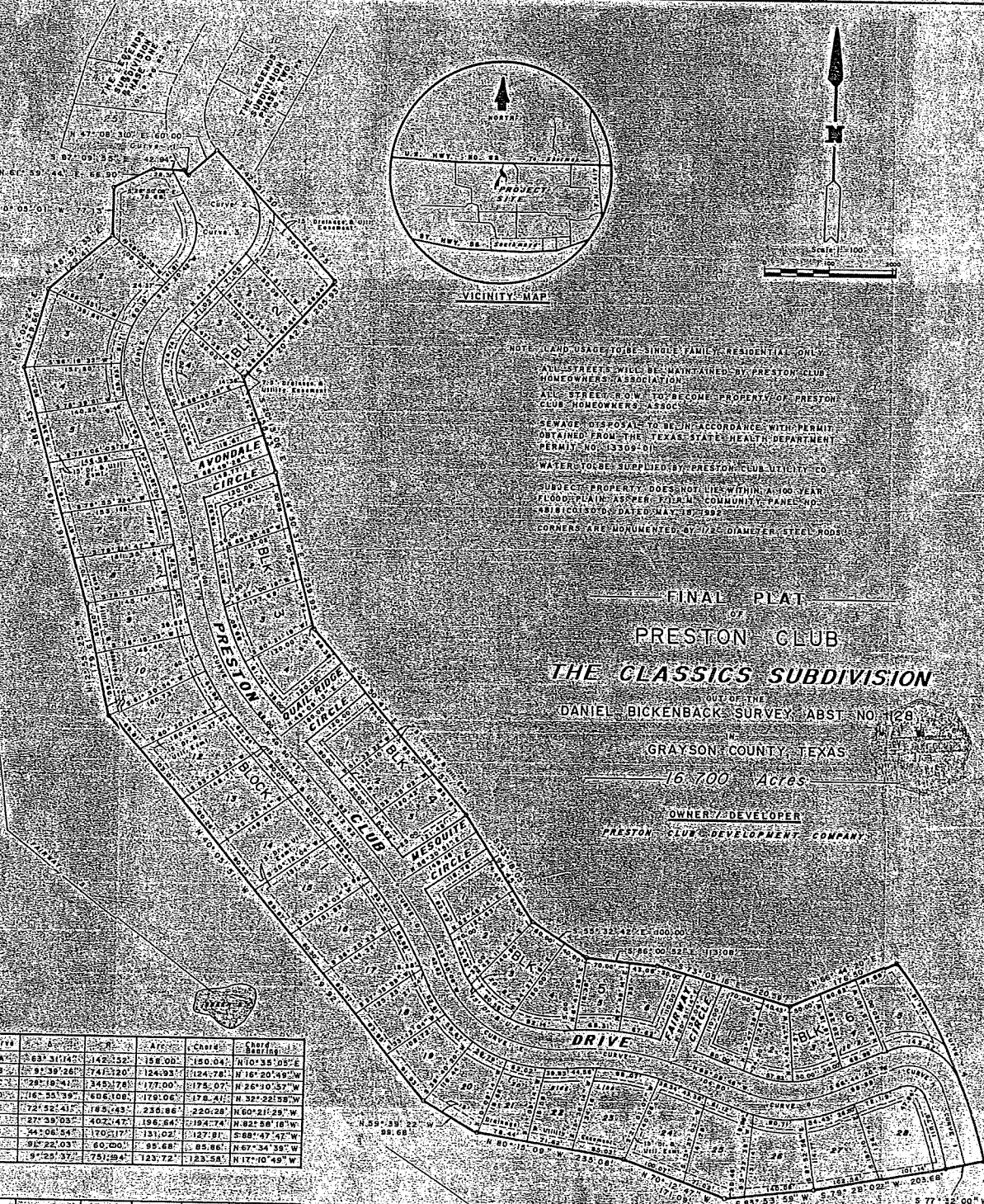


# Preston Club Subdivision

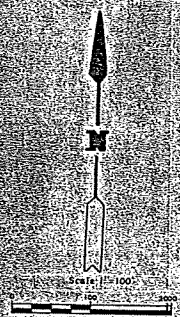




200411



VICINITY MAP



NOTE: LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL ONLY.  
 ALL STREETS SHALL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.  
 ALL STREET ROW TO BECOME PROPERTY OF PRESTON CLUB HOMEOWNERS ASSOC.  
 SEWAGE DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPARTMENT PERMIT NO. 33309-01.  
 WATER TO BE SUPPLIED BY PRESTON CLUB UTILITY CO.  
 SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS PER FLOOD COMMUNITY PANEL NO. 481810300 DATED MAY 18, 1992.  
 CORNERS ARE DOCUMENTED 4 1/2" DIAMETER STEEL RODS.

FINAL PLAT  
 OF  
 PRESTON CLUB  
 THE CLASSICS SUBDIVISION

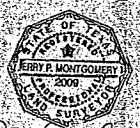
SUBJECT OF THE  
 DANIEL BICKENBACK SURVEY, ABST. NO. 128  
 IN  
 GRAYSON COUNTY, TEXAS  
 16.700 Acres

OWNER/DEVELOPER  
 PRESTON CLUB DEVELOPMENT COMPANY

| CURVE | A          | R        | Area   | Chord  | Chord Bearing |
|-------|------------|----------|--------|--------|---------------|
| A     | 633°31'14" | 142°32'  | 158.00 | 150.04 | N10°38'09"E   |
| B     | 91°39'26"  | 745°32'  | 124.93 | 124.78 | N16°20'49"W   |
| C     | 28°19'41"  | 345°70'  | 179.00 | 178.07 | N26°10'37"W   |
| D     | 16°33'39"  | 606°108' | 179.00 | 178.07 | N32°23'56"W   |
| E     | 72°32'41"  | 185°43'  | 238.88 | 230.28 | N60°21'29"W   |
| F     | 27°35'03"  | 402°42'  | 196.64 | 194.74 | N82°58'16"W   |
| G     | 44°08'54"  | 170°17'  | 131.02 | 127.81 | S88°47'42"W   |
| H     | 91°22'03"  | 60°00'   | 95.68  | 85.86  | N67°34'35"W   |
| I     | 9°25'37"   | 751°194' | 123.72 | 123.58 | N17°10'49"W   |

| CURVE | A         | R        | Area   | Chord  | Chord Bearing |
|-------|-----------|----------|--------|--------|---------------|
| 1     | 4°22'34"  | 136°443' | 10.42  | 10.42  | S40°40'13"E   |
| 2     | 85°12'12" | 81°216'  | 120.83 | 110.00 | N10°15'25"W   |
| 3     | 69°10'20" | 75°010'  | 90.56  | 85.16  | S7°45'17"W    |
| 4     | 25°07'15" | 781°184' | 342.84 | 340.10 | S25°01'38"E   |

13516  
 FILED FOR RECORD  
 1992  
 BY  
 MONTGOMERY LAND SURVEYING  
 2727 LOY LAKE RD. DENISON, TEXAS 75020  
 (903) 463-6603



MONTGOMERY LAND SURVEYING  
 2727 LOY LAKE RD. DENISON, TEXAS 75020  
 (903) 463-6603 FAX (903) 463-5148

Vol-10 Pg-58

20642

FIELD NOTE DESCRIPTION OF PRESTON CLUB, THE CLASSICS SUBDIVISION

Situated in the County of Grayson, State of Texas, being a part of the Daniel Bicknash Survey, Abstract No. 123, being a part of the 47,992 acre tract of land described as Tract One in Deed dated May 29, 1992 from Jimmy Jack Beale to Drew C. Latsch, recorded in Volume 2115, Page 2372 of the Real Property Records of said County, a part of the 12,513 acre tract of land described as Tract Two in Deed dated June 1, 1993 from Lee Charles Huggins, et ux, to Drew C. Latsch, recorded in Volume 2280, Page 110 of said Real Property Records, and a part of the 2,634 acre tract of land described as Deed dated June 6, 1996 from C. H. Gillespie, III, Trustee to Robert J. Tate and Drew C. Latsch, recorded in Volume 2479, Page 652 of said Real Property Records, and being more particularly described as follows to-wit:

BEGINNING at a 1/2 inch steel rod found, said rod marking the Northeast corner of said 2,634 acre tract, said rod further being on the Southwesterly line of Lot Twelve (12) in Block No. Ten (10) of Preston Club, The Classics Subdivision, Phase Two, as shown on plat of record in Volume 10, Page 31, Plat Records of said County;

THENCE South 42 deg. 51 min. 20 sec. East, with the East line of said 2,634 acre tract, at a distance of 73.57 ft. passing a 1/2 inch steel rod marking the most Northerly corner of said Lot Twelve (12), and continuing for a total distance of 276.75 ft. to a 1/2 inch steel rod set;

THENCE South 41 deg. 10 min. 42 sec. West, passing the West line of said 2,634 acre tract, the East line of said 12,513 acre tract, and continuing for a total distance of 205.93 ft. to a 1/2 inch steel rod set;

THENCE South 50 deg. 13 min. 06 sec. East, a distance of 158.73 ft. to a 1/2 inch steel rod set;

THENCE South 11 deg. 50 min. 37 sec. East, a distance of 339.55 ft. to a 1/2 inch steel rod set;

THENCE South 40 deg. 50 min. 47 sec. East, a distance of 383.57 ft. to a 1/2 inch steel rod set;

THENCE South 33 deg. 18 min. 05 sec. East, a distance of 194.45 ft. to a 1/2 inch steel rod set;

THENCE South 55 deg. 32 min. 42 sec. East, a distance of 100.00 ft. to a 1/2 inch steel rod set;

THENCE South 68 deg. 10 min. 52 sec. East, a distance of 113.08 ft. to a 1/2 inch steel rod set;

THENCE South 73 deg. 09 min. 16 sec. East, crossing the South line of said 12,513 acre tract, a North line of said 47,992 acre tract, and continuing for a total distance of 220.39 ft. to a 1/2 inch steel rod set;

THENCE North 66 deg. 41 min. 20 sec. East, passing on East line of said 47,992 acre tract, a West line of said 2,634 acre tract, and continuing for a total distance of 176.20 ft. to a 1/2 inch steel rod set in the East line of said 2,634 acre tract;

THENCE in a Southwesterly direction with the East line of said 2,634 acre tract, and with a curve to the left having a radius of 781.94 ft., at a distance of 214.18 ft. passing the Southeast corner of said 2,634 acre tract, and continuing with said curve, the East line of a 60 ft. wide Roadway and Utility Easement granted by Lee Charles Huggins, et ux, to Robert J. Tate on August 4, 1993, recorded in Volume 1931, Page 347 of said Real Property Records for a total arc distance of 342.84 ft. (long chord bears South 23 deg. 01 min. 56 sec. East, 340.10 ft.) to a 1/2 inch steel rod set;

THENCE South 77 deg. 31 min. 00 sec. West, crossing said 60 ft. wide Roadway and Utility Easement, a distance of 66.00 ft. to a 1/2 inch steel rod set in the West line of said 60 ft. wide Roadway and Utility Easement, an East line of said 47,992 acre tract;

THENCE South 79 deg. 28 min. 01 sec. West, a distance of 203.68 ft. to a 1/2 inch steel rod set;

THENCE South 87 deg. 23 min. 28 sec. West, a distance of 140.00 ft. to a 1/2 inch steel rod set;

THENCE North 20 deg. 12 min. 47 sec. West, a distance of 171.09 ft. to a 1/2 inch steel rod set;

THENCE North 40 deg. 15 min. 09 sec. West, a distance of 235.08 ft. to a 1/2 inch steel rod set;

THENCE North 59 deg. 09 min. 22 sec. West, a distance of 39.68 ft. to a 1/2 inch steel rod set;

THENCE North 40 deg. 05 min. 35 sec. West, a distance of 279.92 ft. to a 1/2 inch steel rod set;

THENCE North 13 deg. 57 min. 25 sec. West, a distance of 175.41 ft. to a 1/2 inch steel rod set;

THENCE North 16 deg. 17 min. 49 sec. West, a distance of 568.33 ft. to a 1/2 inch steel rod set;

THENCE North 16 deg. 02 min. 24 sec. East, a distance of 129.41 ft. to a 1/2 inch steel rod set;

THENCE North 48 deg. 57 min. 33 sec. East, a distance of 129.41 ft. to a 1/2 inch steel rod set;

THENCE North 00 deg. 05 min. 01 sec. West, a distance of 77.13 ft. to a 1/2 inch steel rod set;

THENCE North 61 deg. 15 min. 44 sec. East, a distance of 66.30 ft. to a 1/2 inch steel rod set in the most Northerly North line of said 47,992 acre tract;

THENCE South 81 deg. 09 min. 55 sec. East, with the North line of said 47,992 acre tract, at a distance of 42.37 ft. passing the most Northerly Northeast corner of said 47,992 acre tract, and continuing for a total distance of 41.84 ft. to a 1/2 inch steel rod set in the West line of a new segment of said 60 ft. wide Roadway and Utility Easement previously referred to, said new segment being described on Exhibit "A" attached to Agreement recorded in Volume 2352, Page 769 of said Real Property Records;

THENCE in a Southwesterly direction, with the West line of said new segment, and with a curve to the left having a radius of 136.43 ft., (chord bears South 40 deg. 40 min. 15 sec. East, a distance of 10.42 ft.) to a 1/2 inch steel rod set, said rod marking the Southwest corner of said new segment, the Northwest corner of the above referenced 2,634 acre tract;

THENCE North 47 deg. 08 min. 30 sec. East, with the North line of said 2,634 acre tract, a distance of 60.00 ft. to the point of beginning and containing 16,700 acres of land;

Jerry F. Montgomery, Registered Professional Land Surveyor, hereby certify that this plat was prepared from a survey made on the ground on the property legally described herein and is true and correct to the best of my knowledge and belief.

JERRY F. MONTGOMERY, R.P.L.S. # 1000

7-24-96  
DATE



Preston Club Development Company, owner and developer of Preston Club, The Classics Subdivision to Grayson County, Texas, do hereby declare to the Preston Club Homeowners Association, the use of private roadway and utility easements in said Preston Club, The Classics Subdivision, said private road and utility easements are to be maintained by said Preston Club Homeowners Association exclusively.

Witness my hand and seal this 24th day of July, 1996.

Robert J. Tate  
Drew C. Latsch

THE STATE OF TEXAS  
COUNTY OF GRAYSON

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate and Drew C. Latsch, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Witness my hand and seal of office this 24th day of July, 1996.



Cathy Downtain  
NOTARY PUBLIC, GRAYSON COUNTY, TEXAS.

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 24th day of July, 1996, the Grayson County Commissioner's Court by appropriate Minute Order did find that this final plat of Preston Club, The Classics Subdivision, an Addition to Grayson County, Texas is in compliance with applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this 24th day of July, 1996.

ATTEST: Horace Graft  
HORACE GRAFT, COUNTY CLERK  
Douglas Walker  
DOUGLAS WALKER, COMMISSIONER PCT. 1  
Gene Short  
GENE SHORT, COMMISSIONER PCT. 4  
Carol Shea  
CAROL SHEA, COMMISSIONER PCT. 3  
Joe Hecron  
JOE HECRON, COMMISSIONER PCT. 2  
Anna Jackson  
ANNA JACKSON, COUNTY CLERK, GRAYSON COUNTY, TEXAS.

13516  
FILED FOR RECORD  
JUL 24 1996  
GRAYSON COUNTY, TEXAS  
JERRY F. MONTGOMERY, R.P.L.S. # 1000  
Cathy Downtain, Notary Public  
Douglas Walker, Commissioner PCT. 1  
Gene Short, Commissioner PCT. 4  
Carol Shea, Commissioner PCT. 3  
Joe Hecron, Commissioner PCT. 2  
Anna Jackson, County Clerk

E-9-273



# LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Daniel Bicknack Survey, Abstract No. 128, being all of a 6.48 acre tract of land conveyed from Draw C. LaBarbera, by deed to Robert J. Tate, recorded in Volume 2867, Page 538, Deed Records, Grayson County, Texas, and also being part of a 47.982 acre tract of land described in Tract One by deed from Jimmy Jack Beale to Draw C. LaBarbera, dated May 29th, 1992, recorded in Volume 2215, Page 257, Real Property Records, Grayson County, Texas, and also being part of a 12.513 acre tract of land described in Tract Two by deed from Lee Charles Huggins, et ux to Draw C. LaBarbera recorded in Volume 2280, Page 116, Real Property Records, Grayson County, Texas, and being a part of a 2.634 acre tract of land conveyed by C.H. Gillespie, III, Trustee to Robert J. Tate and Draw C. LaBarbera as described by deed in Volume 2478, Page 652, Real Property Records, Grayson County, Texas;

Beginning at a found 1/2" steel rod on the East side of said 2.634 acre tract, said rod maintaining the Northeast corner of Lot Five, Block Six, of Preston Club, The Classics Subdivision, as recorded by Plat in Volume 10, Page 58 and 58A, Plat Records, Grayson County, Texas;

Thence South 06°44'20" West, a distance of 176.50 feet to a found 1/2" steel rod, said rod also being a common lot corner of Lots Two and Three, Block Six, of said subdivision;

Thence North 73°05'16" West, a distance of 220.59 feet to a found 1/2" steel rod, said rod being located on the North line of Lot Six, Block Five, of said subdivision;

Thence North 82°02'42" West, a distance of 113.08 feet to a found 1/2" steel rod, said rod being the common lot corner of Lot Four and Five, Block Five, of said subdivision;

Thence North 52°12'42" West, a distance of 100.00 feet to a found 1/2" steel rod, said rod being the common lot corner of Lot Two and Three, Block Five, of said subdivision;

Thence North 33°10'05" West, a distance of 194.45 feet to a found 1/2" steel rod, said rod being the Northeast corner of Lot Three, Block Four, and also being located on the North Right-of-Way of Mesquite Circle;

Thence North 40°50'47" West, a distance of 383.57 feet to a found 1/2" steel rod, said rod being South 14°50'37" East, 8.51 feet from the common lot corner of Lot Three and Four, Block Three, of said subdivision;

Thence North 14°50'37" West, a distance of 129.95 feet to a found 1/2" steel rod;

Thence North 67°00'00" East, a distance of 296.57 feet to a found 1/2" steel rod, said rod being located on the East line of said 80 foot roadway and utility easement;

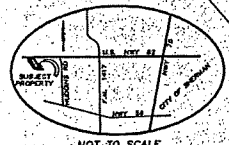
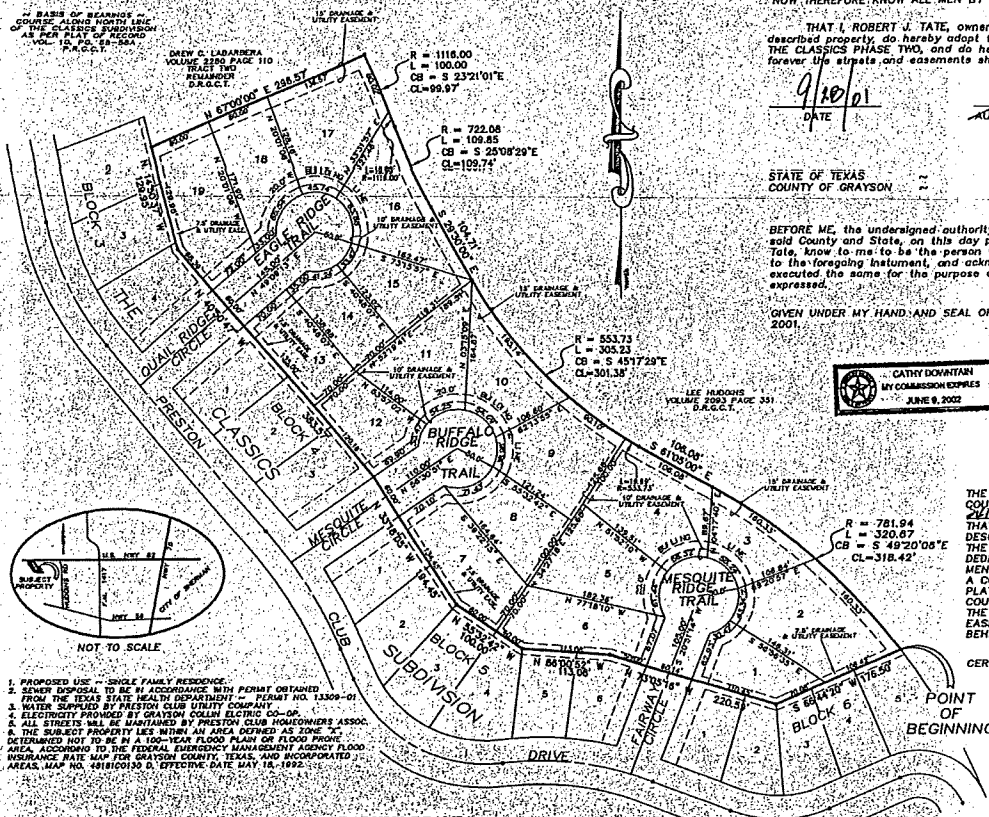
Thence in a southeasterly direction with a non-tangent curve to the right having a radius of 1,116.00 feet (chord bears South 25°21'01" East, 99.87 feet) an arc length of 100.00 feet to a found 1/2" steel rod, said rod also being the point of reverse curve to the left having a radius of 722.08 feet (chord bears South 25°08'29" East, 109.74 feet) an arc length of 109.85 feet to a found 1/2" steel rod;

Thence South 29°30'00" East, a distance of 104.71 feet to a found 1/2" steel rod;

Thence in a southeasterly direction with a curve to the left having a radius of 553.73 feet (chord bears South 45°17'29" East, 301.38 feet) an arc length of 303.23 feet to a found 1/2" steel rod;

Thence South 61°05'00" East, a distance of 106.08 feet to a found 1/2" steel rod;

Thence in a southeasterly direction with a curve to the right having a radius of 781.94 feet (chord bears South 49°20'06" East, 318.42 feet) an arc length of 320.67 feet to the POINT OF BEGINNING and containing 6.478 acres of land.



1. PROPOSED USE - SINGLE FAMILY RESIDENCE.
2. SEWER DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPARTMENT - PERMIT NO. 12309-01.
3. WATER SUPPLIED BY PRESTON CLUB UTILITY COMPANY.
4. ELECTRICITY PROVIDED BY GRAYSON COUNTY ELECTRIC CO-OP.
5. ALL STREETS WILL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.
6. THE SUBJECT PROPERTY LIES WITHIN AN AREA DEEMED AS ZONE 7, DETERMINED NOT TO BE IN A 100-YEAR FLOOD PLAIN OR FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 481810150 D, EFFECTIVE DATE MAY 18, 1992.



## FINAL PLAT

## PRESTON CLUB THE CLASSICS - PHASE TWO

AN ADDITION TO  
GRAYSON COUNTY, TEXAS  
6.478 ACRES  
OUT OF THE  
DANIEL BICKNACK SURVEY  
ABST. NO. 128

03-01-2001  
OWNER - DEVELOPER  
ROBERT J. TATE  
P.O. BOX 551  
SHERMAN, TEXAS 75091  
903-893-2711

UNDERWOOD  
DRAFTING & SURVEYING, INC.

133410  
FILED FOR RECORD  
10-4-01  
Recorded in Vol. 11, Page 72  
Plat Records Grayson County  
SARA JACKSON  
County Clerk, Grayson Co., Texas  
By: [Signature] Deputy

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT J. TATE, owner of the herein above described property, do hereby adopt this plat of said property as THE CLASSICS PHASE TWO, and do hereby dedicate to the public use forever the streets and easements shown on this plat.

9/10/01  
DATE

AUTHORIZED: ROBERT J. TATE

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, 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 28th day of September, 2001.



Cathy Downtain  
Notary Public in and for the State of Texas  
June 9, 2002  
Commission Expires

### CERTIFICATE OF DEDICATION

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 28th DAY OF September, 2001, THAT ALL OF THE OWNERS OF THE REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER UNTO THE GRAYSON COUNTY COMMISSIONER'S COURT THEIR DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS TO THE PUBLIC. A COPY OF WHICH IS AFFIXED TO THE FACE OF THIS PLAT; AND THE GRAYSON COUNTY COMMISSIONER'S COURT DID BY APPROPRIATE MINUTE ORDER ACCEPT THE DEDICATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS ON THE BEHALF OF THE PUBLIC.

CERTIFIED THIS 10th DAY OF October, 2001.

[Signature]  
COUNTY CLERK  
GRAYSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.

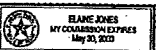


Douglas W. Underwood  
Registered Professional  
Land Surveyor No. 4709

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 Douglas W. Underwood, 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 28th day of September, 2001.



Blake Jones  
Notary Public in and for the State of Texas  
5/19/03  
Commission Expires

THIS FINAL PLAT APPROVED  
THIS 24th DAY OF September, 2001 BY COMMISSIONER'S COURT

[Signature]  
COUNTY JUDGE  
DATE 10-1-01  
[Signature]  
COMMISSIONER  
DATE 10-1-01  
[Signature]  
COMMISSIONER  
DATE 10/1/01

[Signature]  
COMMISSIONER  
DATE 10/1/01  
[Signature]  
COMMISSIONER  
DATE 10/1/01

### CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 28th DAY OF September, 2001, THE GRAYSON COUNTY COMMISSIONER'S COURT BY APPROPRIATE MINUTE ORDER DID FIND THAT THIS FINAL PLAT OF THE CLASSICS PHASE TWO IS IN COMPLIANCE WITH THE APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

CERTIFIED THIS 28th DAY OF September, 2001.

[Signature]  
COUNTY CLERK  
GRAYSON COUNTY

E-9-274

20643

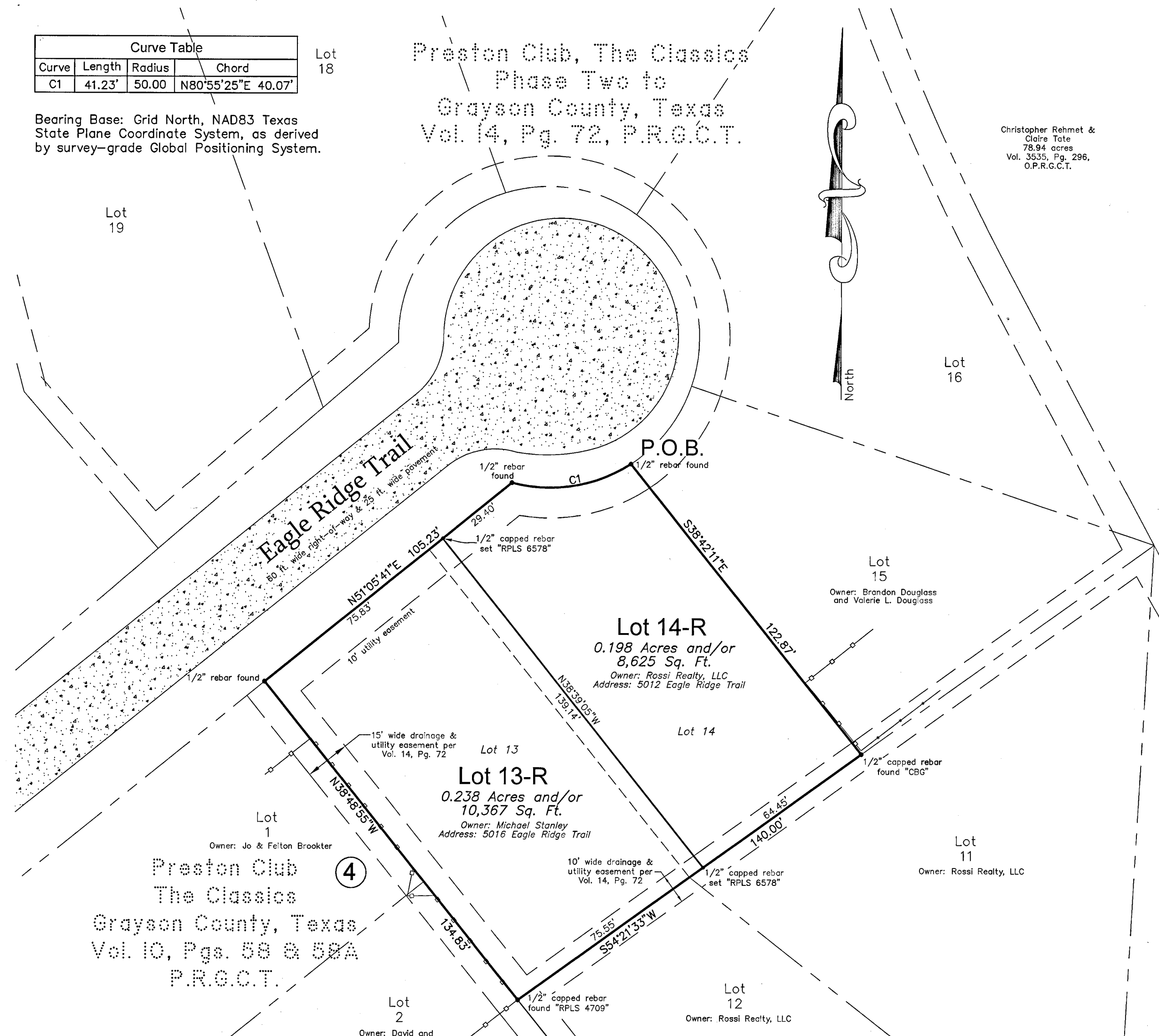
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Vol-14 Pg-72



| Curve Table |        |        |                    |
|-------------|--------|--------|--------------------|
| Curve       | Length | Radius | Chord              |
| C1          | 41.23' | 50.00' | N80°55'25"E 40.07' |

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

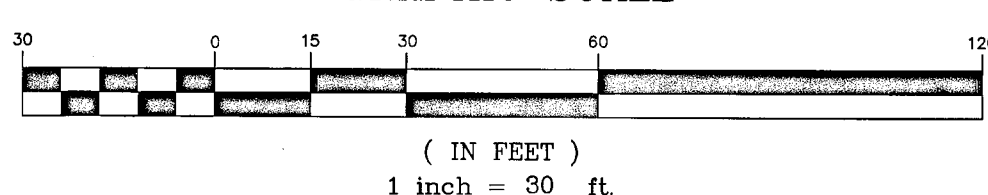


# Replat of Lots 13 & 14 Preston Club, The Classics, Phase Two to Grayson County, Texas 0.436 Acres in the Daniel Bickenbach Survey Abstract No. 128

Owners:  
Rossi Realty, LLC (Lot 14-R)  
6912 Branch Trail  
Frisco, Texas 75035

Michael Stanley (Lot 13-R)  
5016 Eagle Ridge Trail  
Sherman, Texas 75092

GRAPHIC SCALE

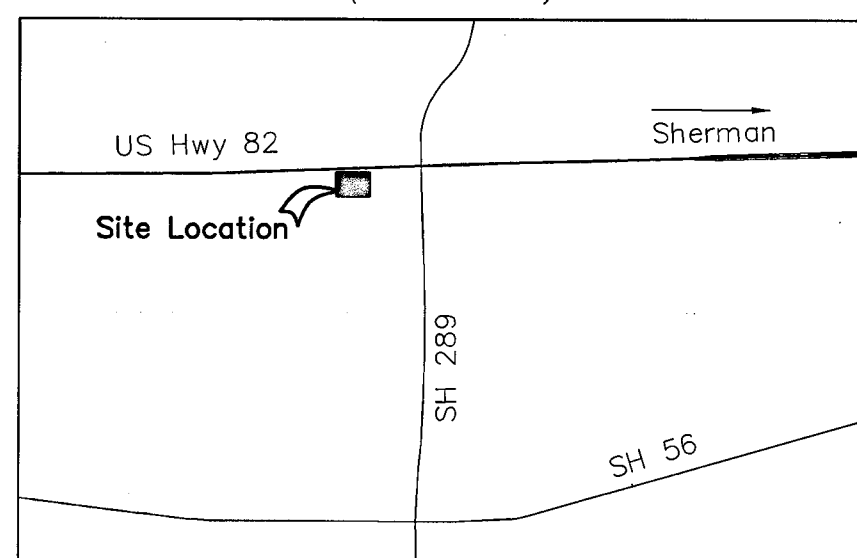


PROJECT # 17SC2305

Filed for Record  
in the Official Records Of:  
Grayson County Clerk  
On: 10/11/2017 9:49:09 AM  
In the PLAT Records  
PRESTON CLUB REPLAT  
Doc Number: 2017-3261  
Number of Pages: 2  
Amount: 32.00  
Order#: 20171011000190  
By: JM



Vicinity Map  
(not to scale)



## General Notes:

1. Water Supply to be provided by Texas Rain Holding Company.
2. Sewer service to be provided by Texas Rain Holding Company.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by or adjacent to the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 4818102275 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

**SARTIN & ASSOCIATES, INC.**

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100  
109 S. Travis • P.O. Box 1843 Sherman, TX 75091  
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartin@surveying@gmail.com

S:\Land Projects R2\Lots-13-14-Preston-Club- Classics-Phase-2\Topo.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:05 PM

SITUATED in the County of Grayson, State of Texas, and being a part of the Daniel Bickenbach Survey, Abstract No. 128 and being all of Lots 13 and 14 of Preston Club, The Classics, Phase Two an Addition to Grayson County, Texas as shown by plat of record in Volume 14, Page 72, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

**BEGINNING** at a 1/2 inch rebar found in the South line of Eagle Ridge Trail, a public street, at the Northeast corner of both said Lot 14 and the herein described tract, the Northwest corner of Lot 15, said Preston Club, The Classics, Phase Two;

**THENCE** South 38 deg. 42 min. 11 sec. East, with the East line of said Lot 14, the West line of said Lot 15, a distance of 122.87 feet to a 1/2 inch capped rebar found stamped "GBC", maintaining the Southeast corner of both said Lot 14 and the herein described tract and the Southwest corner of said Lot 15, on the North line of Lot 11, said Preston Club, The Classics, Phase Two;

**THENCE** South 54 deg. 21 min. 33 sec. West, with the South lines of said Lots 14 and 15, the North line of said Lot 11 and Lot 12, said Preston Club, The Classics, Phase Two, a distance of 140.00 ft. to a 1/2 capped rebar found stamped "RPLS 4709" at the Northwest corner of said Lot 12, the Southeast corner of Lot 2, Block 4, Preston Club, The Classics to Grayson County, Texas as per plat of record in Volume 10, Pages 58 & 58A, said Plat Records, at the Southwest corner of both said Lot 13 and the herein described tract;

**THENCE** North 38 deg. 48 min. 55 sec. West, with the West line of said Lot 13 and the East lines of said Lot 2, Block 4 and Lot 1, said Preston Club, The Classics, a distance of 134.83 feet to a 1/2 inch rebar found, maintaining the Northeast corner of said Lot 1, Block 4 and the Northwest corner of both said Lot 13 and the herein described tract;

**THENCE** North 51 deg. 05 min. 41 sec. East, with the South line of Eagle Ridge Trail and the North lines of said Lots 13 and 14, a distance of 105.23 ft. to a 1/2 inch rebar found at the beginning of a curve on a cul-d-sac;

**THENCE** in a Southeasterly direction, continuing with the North line of said Lot 14 and the South line of said Eagle Ridge Trail and with a curve to the left around said cul-d-sac having a radius of 80.00 feet (chord bears: North 80 deg. 55 min. 25 sec. East, 40.07'), an arc length of 41.23 ft. to the **PLACE OF BEGINNING** and containing **0.436 ACRES** of land.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 Date: 6/25/17



We, Authorized Representative of Rossi Realty, LLC, and Michael Stanley, owners of Lots 13 and 14, Preston Club, The Classics, Phase Two, to Grayson County, Texas do hereby dedicate the streets and easements shown hereon to the public use forever.

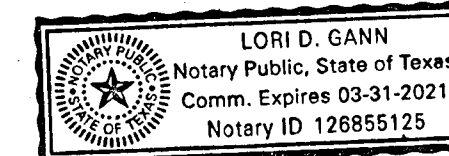
Andrew Miller, Authorized Representative of Rossi Realty, LLC

Michael Stanley

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Andrew Miller 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 21 day of September, 2017.

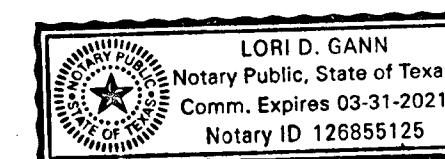
Lori D. Gann  
Notary Public, Grayson County, Texas



Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Michael Stanley, 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 21 day of September, 2017.

Lori D. Gann  
Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Replat of Lots 13 and 14, Preston Club, The Classics, Phase Two, to Grayson County, Texas is hereby approved this 20<sup>th</sup> day of June, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

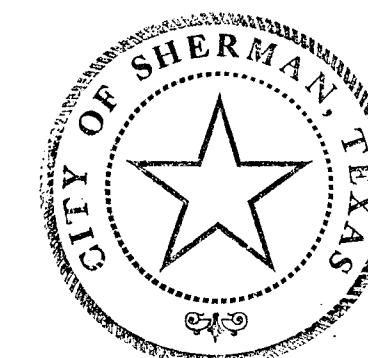
Chairman: Clayton Wilson Secretary: Scott Shadden

This, the final plat of Replat of Lots 13 and 14, Preston Club, The Classics, Phase Two, to the City of Sherman, Texas, is hereby approved this 17<sup>th</sup> day of July, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: [Signature] 07/21/2017  
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 Replat of Lots 12 and 13, Preston Club, The Classics, to Grayson County, Texas, was submitted to the city council of Sherman, Texas, on the 17<sup>th</sup> day of July, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 21<sup>st</sup> DAY OF September, 2017 BY: Shirley Ashby  
CITY CLERK, CITY OF SHERMAN, TEXAS



Filed for Record  
in the Official Records Of:  
Grayson County Clerk  
On: 10/11/2017 9:49:09 AM  
In the PLAT Records  
PRESTON CLUB REPLAT  
Doc Number: 2017-3261  
Number of Pages: 2  
Amount: 32.00  
Order#: 20171011000190  
By: JM



**SARTIN & ASSOCIATES, INC.**

REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100  
109 S. Travis • P.O. Box 1843 Sherman, TX 75091  
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartin@surveying@gmail.com

S:\Land Projects R2\Lots-13-14-Preston-Club- Classics-Phase-2\Topo.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:05 PM

h-900

"Plan of 10.27 Ac."  
Lee Charles Hughes, et al  
to  
Christopher Rehmet &  
Clare Tate Rehmet  
Vol. 2024, Pg. 208  
September 17, 2003

"13.66 Ac."  
C. E. Fulkner, et al  
to  
Don & P. Starnes  
Vol. 2218, Pg. 418  
October 21, 1982

"Plan of 62.00 Ac."  
C. E. Fulkner  
to  
Christopher Rehmet &  
Clare Tate Rehmet  
Vol. 2022, Pg. 179  
May 8, 2003

J. M. THOMAS  
ABST. NO. 1234

SURVEY  
128

DANIEL  
ABST.

BICKENBACK  
NO.

GOLF  
COURSE

JOHN K. MILLER SURVEY  
ABST. NO. 819

# PRESTON CLUB THE CLASSICS - PHASE THREE

An Addition to Grayson County, Texas

2294 Acres

PLAT PREPARED APRIL 18, 2006

## OWNERS

Robert J. Tate  
4520 Tanager Parkway  
Sherman, Texas 75000  
Tele. 903-863-2111

Christopher Rehmet &  
Clare Tate Rehmet  
4520 Tanager Parkway, Suite 1  
Sherman, Texas, 75000  
Tele. 903-892-4440

## 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

Notice  
Blocking the flow of water or construction of  
improvements in drainage easements, and  
filling or obstructing the roadway is prohibited.

## General Notes

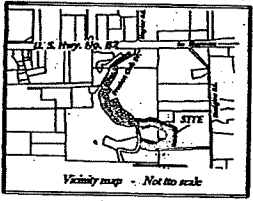
Land Usage to be Single Family Residential only.

All Streets will be maintained by Preston Club  
Homeowners Association.

All street right of way to become property of Preston  
Club Homeowners Association.

A Floodplain development permit will be required  
from Grayson County for any construction in the  
floodplains.

BEARING BASE:  
Measurement along the East Line of 20,000 Acres tract  
conveyed to Rob Tate per record housing set forth in  
Vol. 2168, Pg. 203, Official Public Records, G.C.T.



Vicinity map - Not to scale

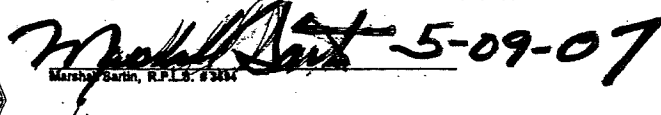


Scale 1"=100'  
TATES/REHMET

12007  
FILED FOR RECORD  
5-18-06  
at 11:25 o'clock  
Recorded in Vol. 19 Page 46  
WILMA BLACKSHEAR BUSH  
County Clerk, Grayson Co., Texas  
By *Jana Catrol*  
Deputy

20645

I, Marshall Martin, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of Grayson County, Texas.



By: Christopher R. Brown

Buyer's Name

**THE STATE OF TEXAS:**  
**COUNTY OF GRAYSON:**

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, Christopher Rehmet and Claire Tate Rehmet, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 10 day of May 2007.

Tanya D Boehm  
NOTARY PUBLIC, State of Texas

I, Drew Bynum, County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Drew Bynum, County Judge  
Grayson County, Texas

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 7th day of May, 2007, the Grayson County Commissioner's Court by appropriate minute order did find this final plat of PRESTON CLUB, THE CLASSICS, PHASE THREE in compliance with all applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this 15<sup>th</sup> day of Nov, 2007.

Wilma Bush  
County Clerk, Grayson County, Texas.

5-15-07

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

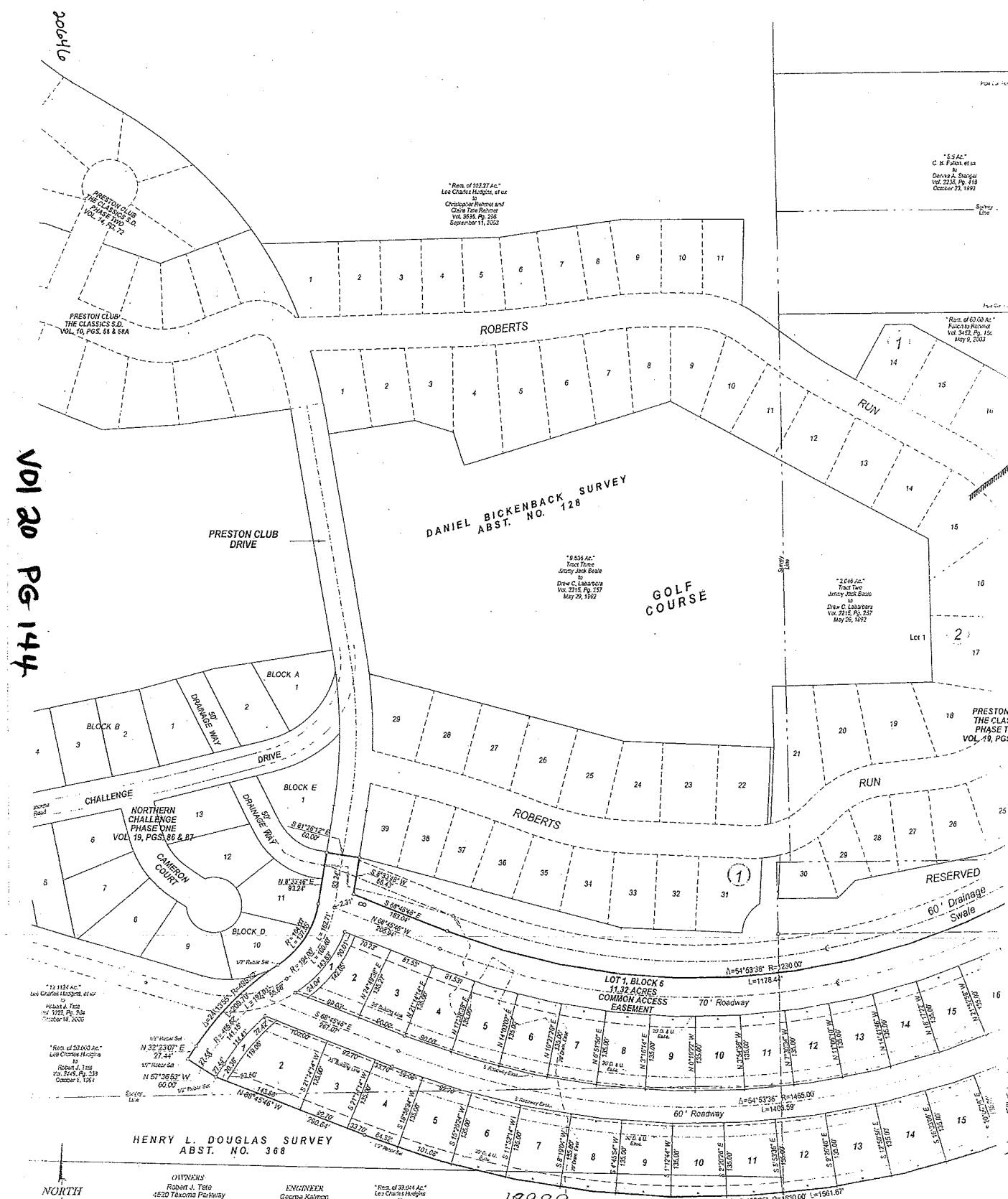
12007  
FILED FOR RECORD  
5-18 20 07  
et 11:05 o'clock 4 M  
Recorded in Vol. Plat 19 Page 47  
Records Grayson County.  
WILMA BLACKBURN BUSH  
County Clerk, Grayson Co., Texas  
By Sara Carvel  
Dagoberto

TATSD2B3  
SHEET 2 OF 2

E-9-276



Vol 20 PG 144

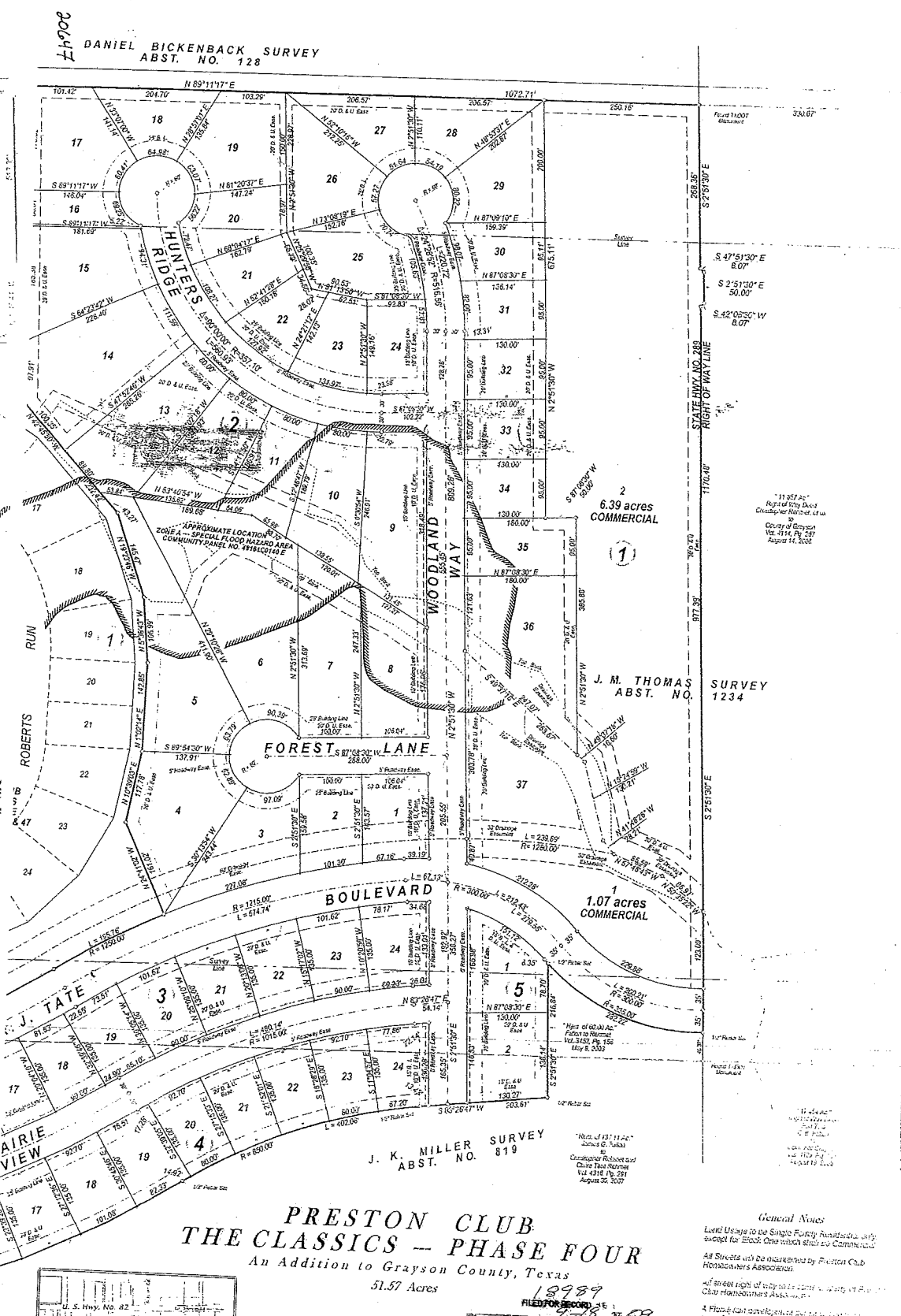


18989  
SHEET 1 OF 1  
Vol 20 PG 144  
Preston Club  
The Classics -  
Phase Four

OWNERS  
Robert J. Tate  
4520 Tacoma Parkway  
Sherman, Texas 75090  
Tel: 903-893-2111  
Christopher Robinson &  
Clive Tate Robinson  
4520 Tacoma Parkway, Suite 1  
Sherman, Texas 75090  
Tel: 903-893-2111

ENGINEER  
George Kaimowitz  
1614 W. Murray Street  
Denton, Texas 76202  
Tel: 903-455-1177  
Cell: 903-813-6009

Scale: 1" = 100'  
CLASS-4G.PCS



18989  
SHEET 1 OF 1  
Vol 20 PG 145  
Preston Club  
The Classics - Phase Four  
An Addition to Grayson County, Texas  
51.57 Acres

SARTIN & ASSOCIATES, INC.  
Registered Professional Land Surveyors  
109 S. Travis, P.O. Box 1853 Sherman, Texas 75091-1853  
Ph: (903) 992-8003 Fax: (903) 963-2970

Vol 20 PG 145

General Notes  
Land Use: to be Single Family Residential, only  
except for Block One which shall be Commercial.  
All Streets and the boundaries by Preston Club  
Homeowners Association.  
All fees and charges for this survey shall be paid by the  
Club Homeowners Association.  
A Plat of this survey, filed for record in the  
Public Records of Grayson County, Texas, is hereby  
certified to be correct.  
A 5' wide easement for utility lines is shown on the  
survey map.  
The survey was made by the undersigned on or about  
the date of the survey.



LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the DANIEL BICKENBACK SURVEY, Abstract No. 128, the HENRY L. DOUGLAS SURVEY, Abstract No. 368, the J. M. THOMAS SURVEY, Abstract No. 1234, and the JOHN K. MILLER SURVEY, Abstract No. 819, being a part of a 20.000 acre tract of land conveyed by Lee Charles Hudgins to Robert J. Tate by deed dated October 1, 1994, recorded in Volume 2449, Page 239, Official Public Records, Grayson County, Texas, part of a 39.044 acre tract of land conveyed by Lee Charles Hudgins to Robert J. Tate by deed dated October 1, 1994, recorded in Volume 2449, Page 244, Official Public Records, Grayson County, Texas, part of a 12.1124 acre tract of land conveyed by Lee Charles Hudgins, et ux to Robert J. Tate by deed dated October 16, 2000, recorded in Volume 3022, Page 304, Official Public Records, Grayson County, Texas, part of a 60.00 acre tract of land conveyed by C. B. Fallon to Christopher Rehmet, and Claire Tate Rehmet by deed dated May 9, 2003, recorded in Volume 3452, Page 156, Official Public Records, Grayson County, Texas, and part of a 137.11 acre tract of land conveyed by James G. Fallon to Christopher Rehmet, and Claire Tate Rehmet by deed dated August 30, 2007, recorded in Volume 4316, Page 291, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found TXDOT monument maintaining the Northwest corner of an 11.657 acre tract of land previously conveyed out of said 60.00 acre tract by deed from Christopher Rehmet, et ux to the County of Grayson, dated August 14, 2006, recorded in Volume 4114, Page 287, Official Public Records, Grayson County, Texas, at the intersection of the most Northerly North line of said 60.00 acre tract, the most Easterly South line of a 5.5 acre tract of land conveyed by C. B. Fallon, et ux to Dennis A. Stengel by deed dated October 23, 1992, recorded in Volume 2238, Page 418, Real Property Records, Grayson County, Texas with the West right-of-way line of proposed State Highway No. 289;

THENCE in a Southerly direction with the West right-of-way line of proposed State Highway No. 289, and with the West line of said Grayson County 11.657 acre tract, the following calls and distances:

South 02 deg. 51 min. 30 sec. East, a distance of 268.36 feet to a found TXDOT monument;  
South 47 deg. 51 min. 30 sec. East, a distance of 8.07 feet to a found TXDOT monument;  
South 02 deg. 51 min. 30 sec. East, a distance of 50.00 feet to a found TXDOT monument;  
South 42 deg. 08 min. 30 sec. West, a distance of 8.07 feet to a found TXDOT monument;  
South 02 deg. 51 min. 30 sec. East, a distance of 1170.48 feet to a set 1/2 inch capped rebar stamped SARTIN-3694, from which the Southwest corner of said 11.657 acre tract, the Northeast corner of said 137.11 acre tract, the Northwest corner of a 17.454 acre tract of land described as Parcel No. 25 Part Two in deed from C. B. Fallon to the County of Grayson recorded in Volume 4129, Page 161, bears South 02 deg. 51 min. 30 sec. East, a distance of 46.37 feet;

THENCE in a Northwesterly direction with a curve to the right having a radius of 335.00 feet, (chord bears North 68 deg. 43 min. 27 sec West, 273.95 ft.), a distance of 282.22 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 02 deg. 51 min. 30 sec. East, crossing the Southerly South line of said 60.00 acre tract, the North line of said 137.11 acre tract, and continuing for a total distance of 216.84 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 83 deg. 26 min. 47 sec. West, a distance of 203.81 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the beginning of a curve;

THENCE in a Southwesterly direction with a curve to the left having a radius of 850.00 feet, (chord bears South 69 deg. 53 min. 41. sec. West, 398.35 ft.), a distance of 402.08 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE in a Southwesterly direction with a curve to the right having a radius of 1630.00 feet, (chord bears South 83 deg. 47 min. 25 sec. West, 1502.63 ft.), crossing the West line of said 137.11 acre tract, the East line of said 39.044 acre tract, and continuing, crossing the North line of said 39.044 acre tract, the South line of said 20.000 acre tract, and continuing for a total distance of 1561.67 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE North 68 deg. 45 min. 46 sec. West, a distance of 290.64 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 57 deg. 36 min. 53 sec. West, a distance of 60.00 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 32 deg. 23 min. 07 sec. East, a distance of 27.44 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the beginning of a curve;

THENCE in a Northeasterly direction with a curve to the right having a radius of 495.82 feet, (chord bears North 44 deg. 30 min. 04 sec. East, 208.14 ft.), crossing a North line of said 20.000 acre tract, a South line of said 12.1124 acre tract, and continuing for a total distance of 209.70 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve, in a curve along a Northwesterly line of said 12.1124 acre tract, the Southeastly line of Lot Ten in Block "D" of Northern Challenge, Phase One, an Addition to Grayson County, Texas as shown by plat of record in Volume 19, Pages 86 & 87, Plat Records, Grayson County, Texas;

THENCE in a Northeasterly direction with a Westerly line of said 12.1124 acre tract, the Easterly line of said Northern Challenge Addition, and with a curve to the left having a radius of 164.00 feet (chord bears North 32 deg. 35 min. 25 sec. East, 133.55 ft.), a distance of 137.55 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE North 08 deg. 33 min. 48 sec. East, continuing with a West line of said 12.1124 acre tract, the Easterly line of said Northern Challenge Addition, a distance of 93.24 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 81 deg. 26 min. 12 sec. East, a distance of 60.00 feet to a found 112 inch capped rebar stamped SARTIN-3694 maintaining the Southwest corner of Lot Thirty nine in Block One of Preston Club, The Classics, Phase Three, an Addition to Grayson County, Texas as shown by plat of record in Volume 19, Pages 46 & 47, Plat Records, Grayson County, Texas on an East line of said 12.1124 acre tract, a West line of said 20.000 acre tract;

THENCE South 08 deg. 33 min. 48 sec. West, with an East line of said 12.1124 acre tract, a West line of said 20.000 acre tract, a distance of 66.43 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE South 68 deg. 45 min. 46 sec. East, a distance of 183.04 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the beginning of a curve;

THENCE in a Northeasterly direction with a curve to the left having a radius of 1230.00 feet, (chord bears North 83 deg. 47 min. 25 sec. East, 1133.88 ft.), crossing the East line of said 20.000 acre tract, the West line of said 137.11 acre tract, and continuing, crossing the North line of said 137.11 acre tract, the South line of said 60.00 acre tract, and continuing for a total distance of 1178.44 feet to a set 1/2 inch capped rebar stamped SARTIN-3694 at the end of said curve;

THENCE in a Northeasterly direction with a curve to the right having a radius of 1250.00 feet, (chord bears North 60 deg. 49 min. 47 sec. East, 195.56 ft.), a distance of 195.76 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 24 deg. 41 min. 02 sec. West, a distance of 161.02 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 10 deg. 39 min. 03 sec. East, a distance of 117.78 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 01 deg. 02 min. 14 sec. East, a distance of 142.85 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 05 deg. 38 min. 43 sec. West, a distance of 106.99 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 19 deg. 23 min. 46 sec. West, a distance of 145.47 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 42 deg. 45 min. 50 sec. West, a distance of 232.42 feet to a set 1/2 inch capped rebar stamped SARTIN-3694;

THENCE North 01 deg. 46 min. 44 sec. West, at a distance of 97.91 feet passing an ell corner of said 60.00 acre tract, the most Southerly Southeast corner of the above mentioned Stengel 5.5 acre tract, and continuing with the most Northerly West line of said 60.00 acre tract an East line of said 5.5 acre tract, for a total distance of 513.32 feet to a pipe corner post maintaining the most Northerly Northwest corner of said 60.00 acre tract, an ell corner of said 5.5 acre tract;

THENCE North 89 deg. 11 min. 17 sec. East, with the most Northerly North line of said 60.00 acre tract, a South line of said 5.5 acre tract, a distance of 1072.71 feet to the PLACE OF BEGINNING, and containing 51.57 ACRES OF LAND more or less....

18989  
FILED FOR RECORD  
at 11:48 AM on 9-20-09  
Plat 20  
Records Grayson County, Texas  
SARTIN & ASSOCIATES, INC.  
SHERMAN, TEXAS  
By [Signature]  
Deputy

PRESTON CLUB  
THE CLASSICS - PHASE FOUR  
An Addition to Grayson County, Texas

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

SHEET 3 OF 4

CLASS4G3.pcs

E-79279

I, Marshall Sartin, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of Grayson County, Texas

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



That we, Robert J. Tate, Christopher Rehmet and Claire Tate Rehmet, owners and developers of PRESTON CLUB, THE CLASSICS - PHASE FOUR, an addition to Grayson County, Texas do hereby certify that the Preston Club Homeowners Association Classics Four, the use of private roadway and utility easements in said Preston Club, The Classics, Phase Four, said private road and utility easements are to be maintained by said homeowners association exclusively.

By: Robert J. Tate

By: Christopher Rehmet

By: Claire Tate Rehmet

THE STATE OF TEXAS:  
COUNTY OF GRAYSON:

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate, Christopher Rehmet and Claire Tate Rehmet, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 3 day of September, 2008.



NOTARY PUBLIC, State of Texas

I, Drue Bynum, County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Drue Bynum, County Judge  
Grayson County, Texas

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the day of September, 2008, the Grayson County Commissioner's Court by appropriate minute order did find this final plat of PRESTON CLUB, THE CLASSICS - PHASE FOUR is in compliance with all applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records of Grayson County, Texas.

Certified this day of September, 2008.

County Clerk, Grayson County, Texas.

Date:

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the day of September, 2008, that all the owners of real property described above did execute and deliver unto the Grayson County Commissioner's Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Grayson County Commissioner's Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public.

Certified this day of September, 2008.

County Clerk, Grayson County, Texas.

Date:

Approved this 18th day of March, 2008 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, Texas on this 7th day of April, 2008

MAYOR, City of Sherman

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of PRESTON CLUB, THE CLASSICS - PHASE FOUR to the City of Sherman, Texas submitted to the City Council on the 7th day of April, 2008 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 plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed

Witness my hand this 17th day of September, 2008

CITY CLERK, City of Sherman, Texas



18989  
FILED FOR RECORD  
at 11:48 AM on 9-20-09  
Plat 20  
Records Grayson County, Texas  
SARTIN & ASSOCIATES, INC.  
SHERMAN, TEXAS  
By [Signature]  
Deputy

PRESTON CLUB  
THE CLASSICS - PHASE FOUR  
An Addition to Grayson County, Texas

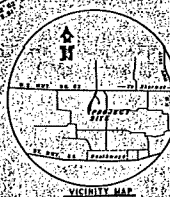
SARTIN & ASSOCIATES, INC.  
Registered Professional Land Surveyors  
109 S. Travis, P. O. Box 1843 Sherman, Texas 75091-1843  
Ph: (903) 892-8003 Fax: (903) 868-2970

SHEET 3 OF 4

CLASS4G3.pcs

E-79280

VOL 20 PG 147



**MONTGOMERY LAND SURVEYING**  
2727 LOY LAKE RD., DENISON, TEXAS 75020  
(803) 463-6603 FAX (803) 463-3148

| Curve | $\Delta$    | R       | PI      | Chord   | Chord<br>Bearing |
|-------|-------------|---------|---------|---------|------------------|
| A     | 10° 21' 28" | 298.42  | 93.95°  | 53.66'  | S 30° 34' 20" E  |
| B     | 4° 28' 02"  | 343.79' | 537.62' | 537.13' | S 55° 38' 01" W  |
| C     | 4° 57' 02"  | 179.12' | 153.03' | 148.43' | E 27° 15' 25" W  |
| D     | 2° 43' 12"  | 342.50' | 167.82' | 146.55' | S 95° 03' 35" W  |
| E     | 3° 03' 35"  | 168.43' | 130.67' | 132.81' | N 7° 41' 12" E   |

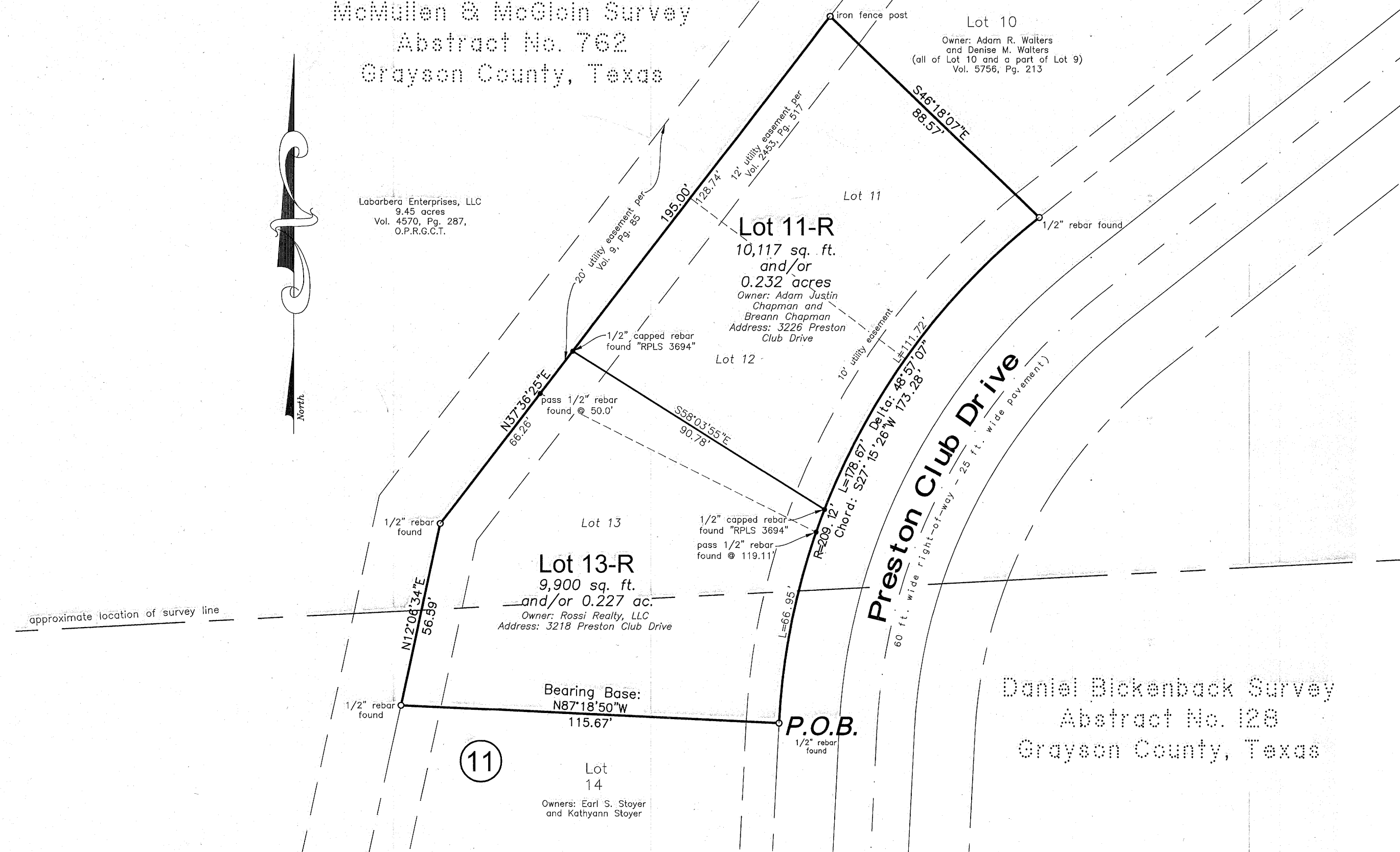
*Douglas Walker 5/11/95* *Carol Shaw*  
Douglas Walker, FBI-1 *Carol Shaw, FBI-3*  
*Gene Hunt*

6430  
FILED FOR RECORD  
JUN 19 1985  
FBI - NEW YORK  
RECEIVED  
JUN 19 1985  
Vols. 9, Pg. 85



McMullen & McGloin Survey  
Abstract No. 762  
Grayson County, Texas

Preston Club  
The Legends Subdivision  
Phase One to  
Grayson County, Texas  
Vol. 9, Pg. 85, P.R.G.C.T.



# Replat of Lots 11, 12, & 13, Block 11 Preston Club, The Legends Subdivision, Phase One to Grayson County, Texas 0.459 Acres

in the  
McMullen & McGloin Survey, Abst. No. 762 &  
the Daniel Bickenback Survey, Abst. No. 128

Owners:  
Rossi Realty, LLC  
6912 Branch Trail  
Frisco, Texas 75035

Adam Justin Chapman and  
Breann Chapman  
3226 Preston Club Drive  
Sherman, Texas 75092

## General Notes:

1. Water Supply to be provided by Texas Rain Holding Company.
2. Sewer service to be provided by Texas Rain Holding Company.
3. Electrical service is provided by Oncor Electric Delivery Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein 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. 48181C0275 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

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

PROJECT # 17SC2405

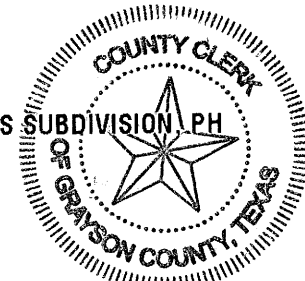
**SARTIN & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

FIRM Headquarters - #10081100  
109 S. Travis • P.O. Box 1843 Sherman, TX 75091  
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartin@surveying@gmail.com

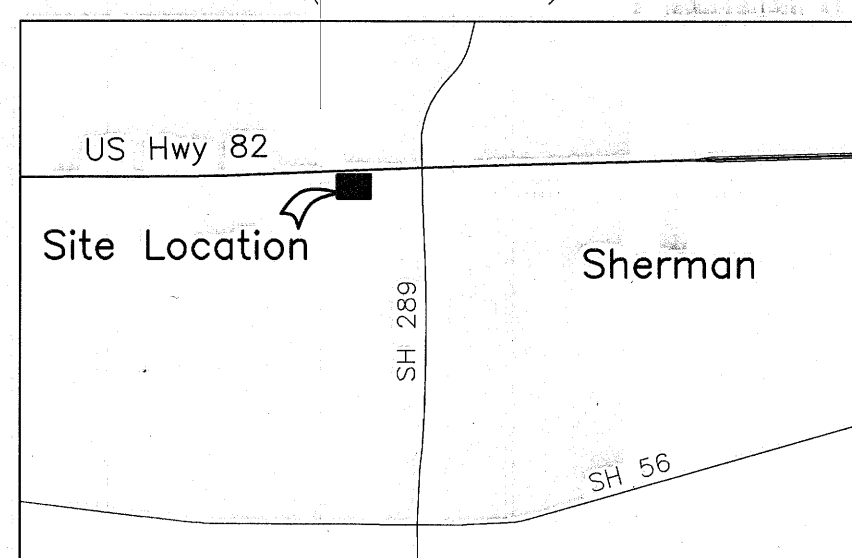
20741

S:\Land Projects R2\222-Preston-Club-Drive-Sherman\dwg\222-Preston-Club.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:17 PM

Filed for Record  
in the Official Records Of:  
Grayson County Clerk  
On: 8/10/2017 11:17:48 AM  
In the PLAT Records  
PRESTON CLUB, THE LEGENDS SUBDIVISION PH  
Doc Number: 2017-3232  
Number of Pages: 2  
Amount: 32.00  
Order#: 20170810000043  
By: RF



## Vicinity Map (not to scale)



SITUATED in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128 and being a Replat of Lots 11, 12 and 13, Block 11 of Preston Club, The Legends Subdivision, Phase One, to Grayson County, Texas as shown by plat of record in Volume 9, Page 85, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the West line of Preston Club Drive, a public street, at the Southeast corner of both said Lot 13 and the herein described tract and at the Northeast corner of Lot 14, said Block 11;

THENCE North 87 deg. 18 min. 50 sec. West, with the South line of said Lot 13, the North line of said Lot 14, a distance of 115.67 ft., to a 1/2 inch rebar found at the Southwest corner of both said Lot 13 and the herein described tract and the Northwest corner of said Lot 14;

THENCE North 12 deg. 06 min. 34 sec. East, with the West line of said Lot 13, a distance of 56.59 ft., to a 1/2 inch rebar found at an angle point;

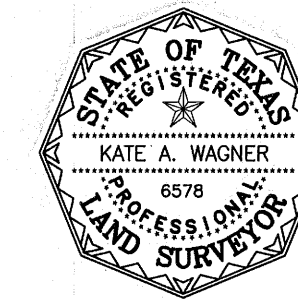
THENCE North 37 deg. 36 min. 25 sec. East, with the West line of said Lot 13, PASSING a 1/2 inch rebar found at 50.00 ft. at the Northwest corner of said Lot 13, the Southwest corner of said Lot 12, and continuing with the West line of said Lot 12, continuing and PASSING a 1/2 inch capped rebar found stamped "RPLS 3694" at 66.26 ft., continuing and PASSING the Northwest corner of said Lot 12 and the Southwest corner of said Lot 11 at 125.00 ft., continuing with the West line of said Lot 11 for a TOTAL distance of 195.00 feet, to an iron fence post at the Northwest corner of both said Lot 11 and the herein described tract, at the Southwest corner of Lot 10, said Block 11, Preston Club, The Legends Subdivision;

THENCE South 46 deg. 18 min. 07 sec. East, with the North line of said Lot 11, the South line of Lot 10, a distance of 88.57 feet, to a 1/2 inch rebar found in the West line of said Preston Club Drive, at the Northeast corner of both said Lot 11 and the herein described tract and the Southeast corner of Lot 10;

THENCE in a Southwesterly direction, with the East line of said Lots 11 and 12 and the West line of said Preston Club Drive, with a curve to the left, having a radius of 209.12 feet, PASSING a 1/2 inch capped rebar found stamped "RPLS 3694" at 111.72 ft., continuing with said curve and PASSING a 1/2 inch rebar found at 119.11 ft. at the Southeast corner of said Lot 12 and the Northeast corner of said Lot 13, continuing with said curve for a TOTAL distance of 178.67 ft. to the PLACE OF BEGINNING and containing 0.459 ACRES of land.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

*Kate A. Wagner* 6/25/17  
Kate A. Wagner, R. P. L. S. No. 6578 Date:



We, Authorized Representative of Rossi Realty, LLC, Adam Justin Chapman and Breann Chapman, owners of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One, to City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

*Andrew Miller*  
Andrew Miller  
Authorized Representative of Rossi Realty, LLC

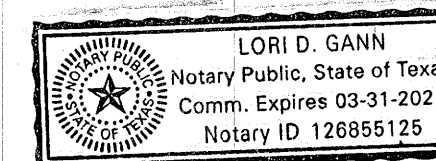
*Adam Justin Chapman*  
Adam Justin Chapman

*Breann Chapman*  
Breann Chapman

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Andrew Miller, 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 28 day of July, 2017.

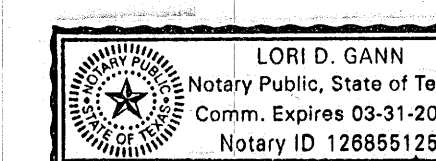
*Lori D. Gann*  
Notary Public, Grayson County, Texas



Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Adam Justin Chapman, 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 28 day of July, 2017.

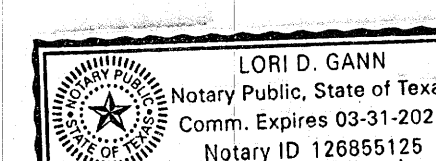
*Lori D. Gann*  
Notary Public, Grayson County, Texas



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

Given under my hand and seal of office this 28 day of July, 2017.

*Lori D. Gann*  
Notary Public, Grayson County, Texas



## City of Sherman

This, the final plat of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One to the City of Sherman, Texas, is hereby approved this 20th day of June, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

*Chapman* Chairman  
*Shadden* Secretary

This, the final plat of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One to the City of Sherman, Texas, is hereby approved this 17th day of July, 2017, by the City Council of the City of Sherman, Texas.

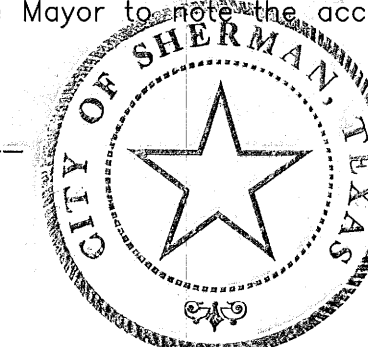
ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

*Mayor*  
MAYOR, CITY OF SHERMAN, TEXAS

08/07/2017  
DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lots 11, 12, and 13, Block 11, Preston Club, The Legends Subdivision, Phase One to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 17th day of July, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to accept the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 7th DAY OF August, 2017, BY *Linda Ashby*  
CITY CLERK, CITY OF SHERMAN, TEXAS

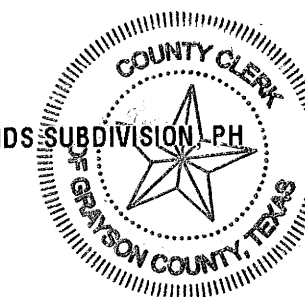


**SARTIN & ASSOCIATES, INC.**  
REGISTERED PROFESSIONAL LAND SURVEYORS

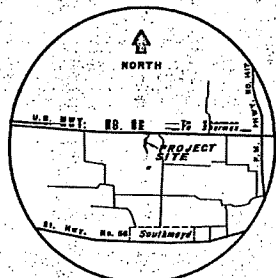
FIRM Headquarters - #10081100  
109 S. Travis • P.O. Box 1843 Sherman, TX 75091  
Phone: (903)892-8003 • Fax: (903)868-2970 • Email: sartin@surveying@gmail.com

S:\Land Projects R2\222-Preston-Club-Drive-Sherman\dwg\222-Preston-Club.dwg Layout: Plat Plot Date Jul 20 17 Time: 3:17 PM

Filed for Record  
in the Official Records Of:  
Grayson County Clerk  
On: 8/10/2017 11:17:48 AM  
In the PLAT Records  
PRESTON CLUB, THE LEGENDS SUBDIVISION PH  
Doc Number: 2017-3232  
Number of Pages: 2  
Amount: 32.00  
Order#: 20170810000043  
By: RF



E-9-296



VICINITY MAP

NOTES

CORNERS ARE MONUMENTED BY 1/2" DIAMETER STEEL RODS.

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. COMMUNITY PANEL NO. 4818101010 D, DATED MAY 18, 1992.

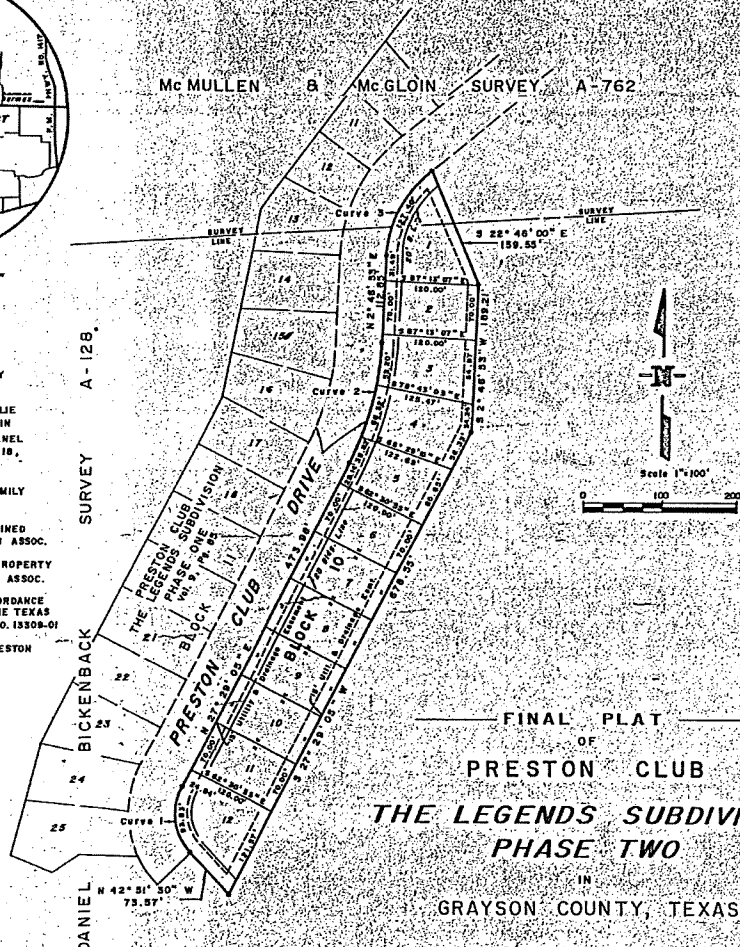
LAND USAGE TO BE SINGLE FAMILY RESIDENTIAL ONLY.

ALL STREETS WILL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOC.

ALL STREET R.O.W. TO BECOME PROPERTY OF PRESTON CLUB HOMEOWNERS ASSOC.

SEWAGE DISPOSAL TO BE IN ACCORDANCE WITH PERMIT OBTAINED FROM THE TEXAS STATE HEALTH DEPT., PERMIT NO. 13308-01

WATER TO BE SUPPLIED BY PRESTON CLUB UTILITY CO.



FINAL PLAT  
OF  
PRESTON CLUB  
THE LEGENDS SUBDIVISION  
PHASE TWO

IN  
GRAYSON COUNTY, TEXAS

— 2.500 Acres —

OWNER / DEVELOPER

PRESTON CLUB DEVELOPMENT COMPANY

| Curve | A           | R       | Arc     | Chord   | Chord Bearing   |
|-------|-------------|---------|---------|---------|-----------------|
| 1     | 70° 20' 35" | 76.43'  | 93.83'  | 88.03'  | N 7° 41' 12" W  |
| 2     | 24° 42' 12" | 372.80' | 160.61' | 189.36' | N 19° 07' 59" E |
| 3     | 48° 57' 07" | 149.12' | 127.40' | 123.56' | N 27° 15' 25" E |

3769  
FILED FOR RECORD  
3-10-1996  
at 11:15 o'clock A.M.  
Recorded in Vol. 12, Page 21  
Books Records Grayson County  
SARA JACKSON  
County Clerk, Grayson Co., Texas  
By *[Signature]*  
Deputy

MONTGOMERY LAND SURVEYING  
2727 LOY LAKE RD., DENISON, TEXAS 75020  
(903) 463-6603 FAX (903) 463-3148

FIELD NOTE DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and a part of the Daniel Hickenback Survey, Abstract No. 128, also being a part of the 6.264 acre tract of land described in Deed dated December 31, 1986 from Lee Hughes to Robert J. Tate, recorded in Volume 1805, Page 185, Real Property Records, Grayson County, Texas, and being more particularly described as follows to-wit:

BEGINNING at a 1/2 inch steel rod found in the East line of a Roadway Easement granted by Lee Hughes, et ux. to Robert J. Tate in Volume 1354, Page 317 of said Real Property Records; said rod also being in the East line of Preston Club Drive, (a private roadway); at the North end of curve 3 as shown on Final Plat of Preston Club, The Legends Subdivision, Phase Two, as Addition to the County of Grayson, said plat of record in Volume 9, Page 83, Plat Records of said County; said rod further marking the most Northerly corner of said 6.264 acre tract.

THENCE South 22 deg. 44 min. 00 sec. East, with the East line of said 6.264 acre tract, a distance of 159.55 ft. to a 1/2 inch steel rod found;

THENCE South 02 deg. 40 min. 35 sec. West, continuing with the East line of said 6.264 acre tract, a distance of 189.36 ft. to a 1/2 inch steel rod found;

THENCE South 27 deg. 29 min. 05 sec. West, continuing with the East line of said 6.264 acre tract, a distance of 678.55 ft. to a 1/2 inch steel rod found in the East line of the above mentioned roadway easement granted by Lee Hughes to Robert J. Tate; said rod marking the most Southerly corner of said 6.264 acre tract;

THENCE North 42 deg. 31 min. 30 sec. West, along the East line of said roadway easement, the Southerly line of said 6.264 acre tract, a distance of 73.57 ft. to a 1/2 inch steel rod found; said rod marking the Southeast corner of the above referenced Preston Club, The Legends Subdivision, Phase Two;

THENCE in a Northwesterly direction, with the East line of Preston Club Drive as shown on said Preston Club, The Legends Subdivision, Phase Two, and with a curve to the right having a radius of 76.43 ft., chord bears North 07 deg. 41 min. 12 sec. West, a distance of 88.03 ft., an arc distance of 93.83 ft., to a 1/2 inch steel rod marking the end of said curve;

THENCE North 27 deg. 29 min. 05 sec. East, continuing along the East line of said Preston Club Drive, a distance of 189.36 ft. to a 1/2 inch steel rod marking the beginning of a curve to the left;

THENCE in a Northwesterly direction continuing with the East line of said Preston Club Drive, and with said curve to the left having a radius of 372.80 ft., chord bears North 19 deg. 07 min. 59 sec. East, a distance of 159.36 ft., an arc distance of 160.61 ft., to a 1/2 inch steel rod marking the end of said curve;

THENCE North 02 deg. 40 min. 35 sec. East, continuing with the East line of said Preston Club Drive, a distance of 112.65 ft. to a 1/2 inch steel rod set marking the beginning of a curve to the right;

THENCE in a Northwesterly direction, continuing with the East line of said Preston Club Drive, and with said curve to the right having a radius of 149.12 ft., chord bears North 27 deg. 15 min. 25 sec. East, a distance of 123.56 ft., an arc distance of 127.40 ft., to the point of beginning and containing 2.500 acres of land.

I, Jerry P. Montgomery, Registered Professional Land Surveyor, hereby certify that this plat was prepared from a correct and true survey of the above property legally described herein and is correct to the best of my knowledge and belief.



*[Signature]*  
JERRY P. MONTGOMERY, R.P.L.S. # 2000  
DATE 2-29-96

Preston Club Development Company, owner and developer of Preston Club, The Legends Subdivision, Phase Two, as Addition to the County of Grayson, Texas do hereby dedicate to the Preston Club Homeowners Association, the use of private roadway and utility easements in said Preston Club, The Legends Subdivision, Phase Two. Said private road and utility easements are to be maintained by said Preston Club Homeowners Association exclusively.

Witness my hand this 28th day of February, 1996.

*[Signature]*  
DEEN C. LAMBERTA

ROBERT J. TATE  
THE STATE OF TEXAS  
COUNTY OF GRAYSON

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate and Deen C. Lamberta, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Witness my hand and seal of office this 28th day of February, 1996.

*[Signature]*  
Virginia L. Pickett  
Notary Public, Grayson County, Texas

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the 28th day of March, 1996, the Grayson County Commissioners Court by appropriate Minute Order did find that this final plat of Preston Club, The Legends Subdivision, Phase Two, as Addition to Grayson County, Texas, is in compliance with applicable State and County Subdivision Regulations and did approve the same for filing in the Plat Records, Grayson County, Texas.

Filed this 28th day of March, 1996.

ATTEST:  
*[Signature]*  
Hester Greff  
Hester Greff, County Judge  
*[Signature]*  
Douglas Walker  
Douglas Walker, Pct. 1

*[Signature]*  
Sara Jackson, County Clerk, Grayson County, Texas  
*[Signature]*  
Johnnie McGinnis  
Johnnie McGinnis, Pct. 2  
*[Signature]*  
Carol Shee, Pct. 3  
*[Signature]*  
Gene Short  
Gene Short, Pct. 4

E-9-282

VOL. 10 Pg. 31

20651



## LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the McMullen & McGloin Survey, Abstract No. 762 and the Daniel Bickenback Survey, Abstract No. 128, being all of the 3.282 acre tract of land conveyed to Robert J. Tate by deed of record in Volume 3653, Page 563, of the Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at a 1/2" steel rod found in the southeast right-of-way line of Preston Club Drive, said rod maintaining the north corner of Lot 1, Block 10, of Preston Club, The Legends Phase Two, an addition to Grayson County, Texas, of record in Volume 10, Page 31, of the Plat Records, Grayson County, Texas;

Thence in a northeasterly direction with said southeasterly right-of-way line the following calls and distances:

North 51°44'00" East a distance of 210.24 feet to a set 1/2" steel rod;

A curve to the right having a radius of 3,607.97 feet and an arc length of 533.19 feet (chord bears North 55°58'01" East 532.70 feet) to a set 1/2" steel rod;

North 60°12'02" East a distance of 85.91 feet to a set 1/2" steel rod;

A curve to the left having a radius of 250.06 feet and an arc length of 163.02 feet (chord bears North 41°31'28" East 160.15 feet) to a 1/2" steel rod set for the northeast corner of said 3.282 acre tract;

Thence South 38°43'00" East a distance of 171.10 feet to a 1/2" steel rod set in an existing fence line;

Thence South 55°38'13" West with said fence line, a distance of 1,022.63 feet to a 1/2" steel rod set in the east line of said Lot 1;

Thence North 22°48'00" West with said east line, a distance of 130.50 feet to the Point-of-Beginning and containing 3.282 acres of land.

## KNOW ALL MEN BY THESE PRESENTS:

THAT I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision.

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

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 Douglas W. Underwood, 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 5<sup>th</sup> day of May, 2004.



*Edna S. Smith*  
Notary Public in and for  
the State of Texas  
5/3/07  
Commission Expires:

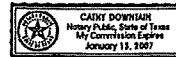
## NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Robert J. Tate, owner of the hereinabove described property, do hereby adopt this plat of said property as Preston Club, The Legends Phase 3 and do hereby dedicate to the public use forever the streets and easements shown on this plat.

*Robert J. Tate*  
STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Robert J. Tate 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 5<sup>th</sup> day of May, 2004.



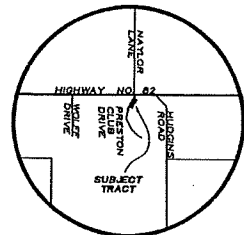
*Cathy Downman*  
Notary Public in and for  
the State of Texas  
1/13/07  
Commission Expires:

McMULLEN & MCGLOIN SURVEY  
ABSTRACT NO. 762



U.S. HIGHWAY NO. 82

- GENERAL NOTES:
1. WATER SHALL BE SUPPLIED BY PRESTON CLUB UTILITY COMPANY.
  2. ALL LOTS SHALL BE SERVED BY PRESTON CLUB UTILITY COMPANY.
  3. ELECTRIC SERVICE SHALL BE PROVIDED BY GRAYSON-COLLIER ELECTRIC COOPERATIVE.
  4. THE SURVEYED TRACT LIES WITHIN ZONE "A" (AREAS OF MINIMAL FLOODING) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 481030101, DATED MAY 18, 1993.
  5. USE OF LOTS IN THIS SUBDIVISION SHALL BE SINGLE FAMILY RESIDENTIAL.
  6. PRESTON CLUB DRIVE SHALL BE MAINTAINED BY PRESTON CLUB HOMEOWNERS ASSOCIATION.
  7. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE ELEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
  8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THE ZONED AREA SHALL BE MAINTAINED AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE ADJACENT TO OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
  9. PRESTON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGEWAYS OR THE CONTROL OF EROSION. NEITHER PRESTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, FLOODING OR FLOODING CONDITIONS.



LOCATION MAP

STATE OF TEXAS  
COUNTY OF GRAYSON

## KNOW ALL MEN BY THESE PRESENTS:

I, THE MAGRAW COUNTY JUDGE OF GRAYSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS FINAL PLAT, WITH FIELD NOTES HEREON, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF GRAYSON COUNTY, TEXAS, AND BY THE SAID COURT FULLY CONSIDERED, WAS ON THIS DAY APPROVED AND THE PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS.

By *Wm. Blackstone Bush*  
COUNTY CLERK  
GRAYSON COUNTY, TEXAS

## CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 17<sup>th</sup> DAY OF May, 2004, THE GRAYSON COUNTY COMMISSIONER'S COURT BY APPROPRIATE MOTION ORDER DID FIND THAT THIS FINAL PLAT OF PRESTON CLUB, THE LEGENDS PHASE 3 IS IN COMPLIANCE WITH APPLICABLE STATE AND COUNTY SUBDIVISION REGULATIONS AND DID APPROVE THE SAME FOR FILING IN THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

CERTIFIED THIS 17<sup>th</sup> DAY OF May, 2004.

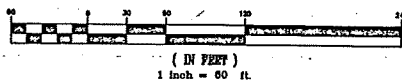
*Wm. Blackstone Bush*  
COUNTY CLERK  
GRAYSON COUNTY, TEXAS

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE 17<sup>th</sup> DAY OF May, 2004, THAT ALL THE OWNERS OF THE REAL PROPERTY DESCRIBED ABOVE DID EXECUTE AND DELIVER INTO THE GRAYSON COUNTY COMMISSIONER'S COURT THEIR DECLARATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS TO THE PUBLIC. A COPY OF WHICH IS AFFIXED TO THE FACE OF THIS PLAT, AND THE GRAYSON COUNTY COMMISSIONER'S COURT DID BY APPROPRIATE MOTION ORDER ACCEPT THE DECLARATION OF ALL STREETS, ALLEYS, PARKS, EASEMENTS, AND OTHER PUBLIC AREAS ON BEHALF OF THE PUBLIC.

CERTIFIED THIS 17<sup>th</sup> DAY OF May, 2004.

*Wm. Blackstone Bush*  
COUNTY CLERK  
GRAYSON COUNTY, TEXAS

## GRAPHIC SCALE



OWNER ~ DEVELOPER  
ROBERT J. TATE  
4520 TEXOMA PARKWAY SUITE J  
SHERMAN, TEXAS 75090

~ SURVEYOR ~  
DOUGLAS W. UNDERWOOD  
UNDERWOOD DRAFTING & SURVEYING  
3404 INTERURBAN ROAD  
DENISON, TEXAS 75021

UNDERWOOD  
DRAFTING & SURVEYING

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

FINAL PLAT  
OF  
PRESTON CLUB  
THE LEGENDS, PHASE 3  
AN ADDITION TO GRAYSON COUNTY, TEXAS  
3.282 ACRES  
OUT OF THE  
McMULLEN & MCGLOIN SURVEY, A-762  
DANIEL BICKENBACK SURVEY, A-128  
GRAYSON COUNTY, TEXAS

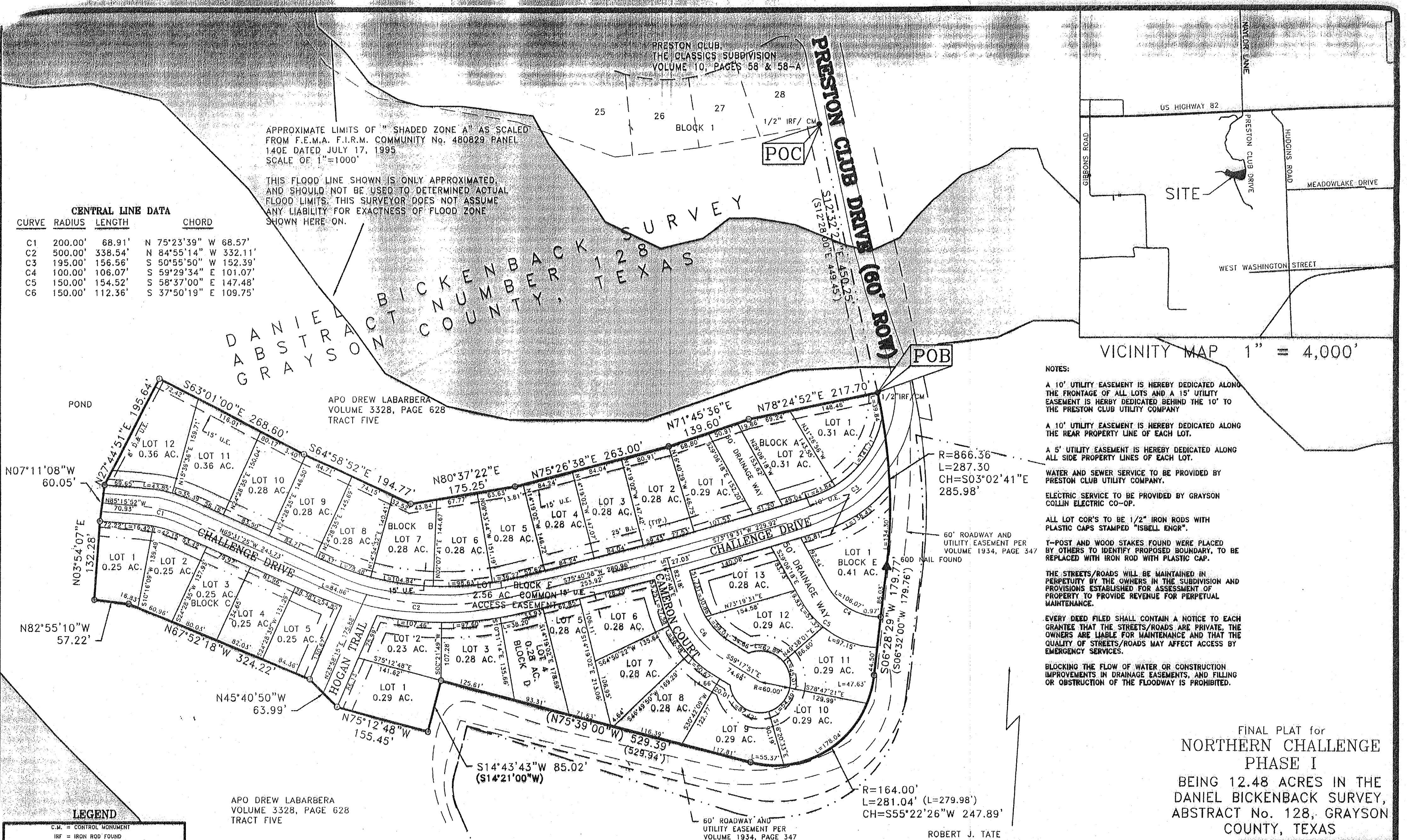
4-28-04 E-9-283

VOI-17 PG-4

APPROXIMATE LIMITS OF " SHADED ZONE A" AS SCALED FROM F.E.M.A. F.I.R.M. COMMUNITY No. 480829 PANEL 140E DATED JULY 17, 1995 SCALE OF 1"=1000'

THIS FLOOD LINE SHOWN IS ONLY APPROXIMATED, AND SHOULD NOT BE USED TO DETERMINE ACTUAL FLOOD LIMITS. THIS SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR EXACTNESS OF FLOOD ZONE SHOWN HERE ON.

| CURVE | RADIUS  | LENGTH  | CHORD                 |
|-------|---------|---------|-----------------------|
| C1    | 200.00' | 68.91'  | N 75°23'39" W 68.57'  |
| C2    | 500.00' | 338.54' | N 84°55'14" W 332.11' |
| C3    | 195.00' | 156.56' | S 50°55'50" W 152.39' |
| C4    | 100.00' | 106.07' | S 59°29'34" E 101.07' |
| C5    | 150.00' | 154.52' | S 58°37'00" E 147.48' |
| C6    | 150.00' | 112.36' | S 37°50'19" E 109.75' |



NOTES:

A 10' UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONTAGE OF ALL LOTS AND A 15' UTILITY EASEMENT IS HEREBY DEDICATED BEHIND THE 10' TO THE PRESTON CLUB UTILITY COMPANY.

A 10' UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE REAR PROPERTY LINE OF EACH LOT.

A 5' UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL SIDE PROPERTY LINES OF EACH LOT.

WATER AND SEWER SERVICE TO BE PROVIDED BY PRESTON CLUB UTILITY COMPANY.

ELECTRIC SERVICE TO BE PROVIDED BY GRAYSON COLLIN ELECTRIC CO-OP.

ALL LOT COR'S TO BE 1/2" IRON RODS WITH PLASTIC CAPS STAMPED "ISBELL ENGR".

T-POST AND WOOD STAKES FOUND WERE PLACED BY OTHERS TO IDENTIFY PROPOSED BOUNDARY, TO BE REPLACED WITH IRON ROD WITH PLASTIC CAP.

THE STREETS/ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION AND PROVISIONS ESTABLISHED FOR ASSESSMENT OF PROPERTY TO PROVIDE REVENUE FOR PERPETUAL MAINTENANCE.

EVERY DEED FILED SHALL CONTAIN A NOTICE TO EACH GRANTEE THAT THE STREETS/ROADS ARE PRIVATE, THE OWNERS ARE LIABLE FOR MAINTENANCE AND THAT THE QUALITY OF STREETS/ROADS MAY AFFECT ACCESS BY EMERGENCY SERVICES.

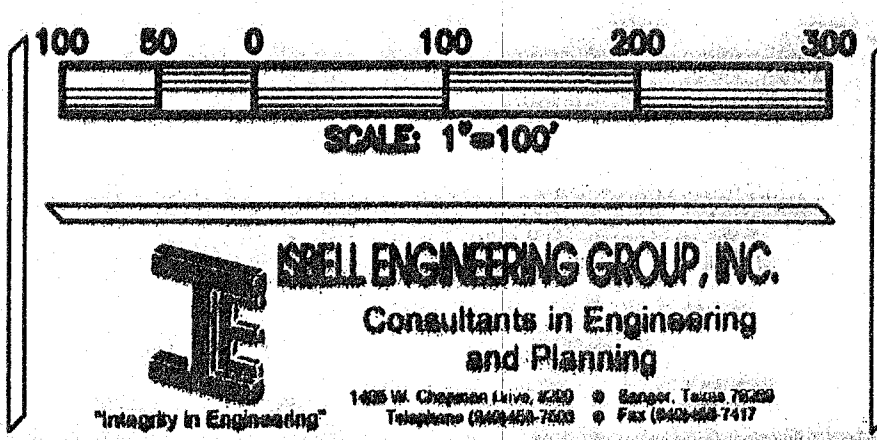
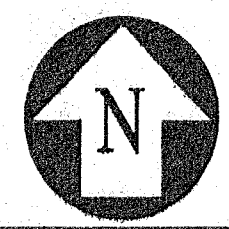
BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

FINAL PLAT for  
NORTHERN CHALLENGE  
PHASE I  
BEING 12.48 ACRES IN THE  
DANIEL BICKENBACK SURVEY,  
ABSTRACT No. 128, GRAYSON  
COUNTY, TEXAS

| LEGEND  |                               |
|---------|-------------------------------|
| C.M.    | = CONTROL MONUMENT            |
| IRF     | = IRON ROD FOUND              |
| IRS/CAP | = 1/2" IRON ROD SET WITH CAP  |
| ( )     | = DEED OR PLAT CALL           |
| D.R.    | = DEED RECORDS                |
| P.R.    | = PLAT RECORDS                |
| M.R.    | = MAP RECORDS                 |
| R.P.R.  | = REAL PROPERTY RECORDS       |
| ⊙       | = CAPPED IRON ROD SET         |
| ●       | = IRON ROD FOUND              |
| D.E.    | = DRAINAGE EASEMENT           |
| U.E.    | = UTILITY EASEMENT            |
| D.&U.E. | = DRAINAGE & UTILITY EASEMENT |
| B.L.    | = BUILDING LINE               |
| ---     | = PROPERTY LINE               |
| ---     | = ADJACENT PROPERTY LINE      |
| ---     | = EASEMENT LINE               |
| ---     | = BUILDING LINE               |
| ---     | = ASPHALT PAVEMENT            |
| ---     | = CONCRETE PAVEMENT           |

24610  
FILED FOR RECORD  
at 2:23 o'clock P.M.  
Recorded in Vol. 19 Page 86  
By Paul White  
County Clerk, Grayson Co., Texas  
Deputy

OWNER/DEVELOPER:  
DREW LABARBERA  
2104 GREEN HILL DRIVE  
MCKINNEY, TEXAS 75070  
PHONE: 903 814-2344



Project:  
Drawn by:  
Checked by:  
Scale:

SHEET  
1  
OF 2 SHEET

E-9-270

101-19 P9-86





**Planning & Zoning Commission and Board of  
Adjustments**

**Agenda Item No. 9.**

**Meeting Date:** 05/22/2018

**Prepared by:** Patsy Reeves, Developmental Services Admin Secretary  
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

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**Requested Action/Proposed Use:**

**PRESTON CLUB SUBDIVISION**

The request of The City of Sherman concerning the properties located in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two – Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, – Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three – Lots 1-39, Block 1, Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four – Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13,
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11 – Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3 – Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E,

as follows:

***Planning and Zoning Commission***

Zone Change under Ordinance No. 2280, Section 12, from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District.

***Board of Adjustments***

Exception under Ordinance No. 2280, Section 6.2 Subsection (1) to allow existing setbacks on existing structures in the Preston Club Subdivision in lieu of the required setbacks in an R-1 (One Family Residential) District.

**Background:**

The Preston Club Subdivision is located in northwest Sherman off West U.S. Highway 82. It was annexed into the City of Sherman May 22, 2017 as an R-A (Single-Family Agricultural) District. After several request for zone changes and variances and to comply with the City's Master Plan, the City feels the zoning on the platted lots should be an R-1 (One Family Residential) District and to allow the existing setbacks on the existing structures in the subdivision.

**Adjacent Zoning:**

R-A (Single-Family Agricultural) District.

**Origination:**

City of Sherman

**Master Plan Designation:**

Not included in Master Plan

**Number of notices mailed:**

110

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Preston Club The Classics Subdivision

Preston Club The Classics Phase 2

Preston Club The Classics Phase 2 Replat Lots 13 & 14

Preston Club The Classics Phase 3

Preston Club The Classics Phase 4

Preston Club The Legends Phase 1

Preston Club The Legends Phase 1 Replat Lots 11 12 & 13 Block 11

Preston Club The Legends Phase 2

Preston Club The Legends Phase 3

Northern Challenge Phase 1

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

B.3.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

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### **Caption:**

#### **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6127**

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1 (Stonehollow Homes LLC, Owners; Leo Bowler, Representative; and TPS Custom Homes, Designer); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

### **Issue:**

To consider the request of Stonehollow Homes LLC (Owners), Leo Bowler (Representative) and TPS Custom Homes (Designer) concerning the property located at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1, for a Specific Use Permit to allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District

### **Background:**

The property is located at 604 West Northcreek Drive; the southwest corner of Northcreek Drive and Sephora Drive in the Austin Landing Subdivision off North Travis Street. Stonehollow Homes would like to construct a 2,570 square foot, brick with stone accents amenity center within its community to be used by residents of the master planned community, Austin Landing. The clubhouse will include a main living area with fireplace, men's and ladies' restrooms, kitchen, library, workout room and covered open space overlooking a swimming pool and playground area. There will be sidewalks throughout and a fence around the pool area. The amenity center will be in the middle of the development when the whole project is completed. They plan to provide a parking lot across the street from the amenity center in a future phase of the development

### **Origination:**

Stonehollow Homes LLC (Owners)

Leo Bowler (Representative)

TPS Custom Homes (Designer)

### **Financial Consideration:**

None

**Staff Recommendation:**

At the May 22, 2018 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

**Alternatives:**

The City Council could deny the request.

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**Attachments**

Ordinance No. 6127

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Floor Plan

Staff Review Letter

P&Z Communication

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## **ORDINANCE NO. 6127**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN AMENITY CENTER INCLUDING COMMUNITY CLUBHOUSE, POOL AND PLAYGROUND IN AN SF-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT AT 604 WEST NORTHCREEK DRIVE, BEING LOT 21, BLOCK O, AUSTIN LANDING, PHASE 2A-1 (STONEHOLLOW HOMES LLC, OWNERS; LEO BOWLER, REPRESENTATIVE; AND TPS CUSTOM HOMES, DESIGNER); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

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

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

**WHEREAS**, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

**SECTION 1.** That, from and after the passage of this ordinance, Stonehollow Homes LLC (Owners) Leo Bowler (Representative) and TPS Custom Homes (Designer) are granted a Specific Use Permit to allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District at 604 West Northcreek Drive and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

**BEING** Lot 21, Block O, Austin Landing, Phase 2A-1

**SECTION 2.** That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the SF-1 (Single Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Off street parking ratio required: 1 space per 200 square foot (13 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into Northcreek Drive or Sephora Drive right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. The pool shall be completely enclosed by a fence enclosure at least four (6) feet in height. Openings in the fence shall not permit the passage of a sphere six (6) inches in diameter. The fence enclosure shall be equipped with self-closing and self-latching gates capable of being locked.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. The location of trash receptors must be approved by the Public Works Department.
12. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
13. Parking not permitted on North Creek Drive.
14. Verify parking requirements with Building & Zoning Department.

**SECTION 3.** That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

**SECTION 4.** That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 6.** That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.



**INTRODUCED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ADOPTED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**EFFECTIVE DATE** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF SHERMAN, TEXAS**

**BY:** \_\_\_\_\_  
**DAVID PLYLER, MAYOR**

**ATTEST:**

**BY:** \_\_\_\_\_  
**LINDA ASHBY, CITY CLERK**

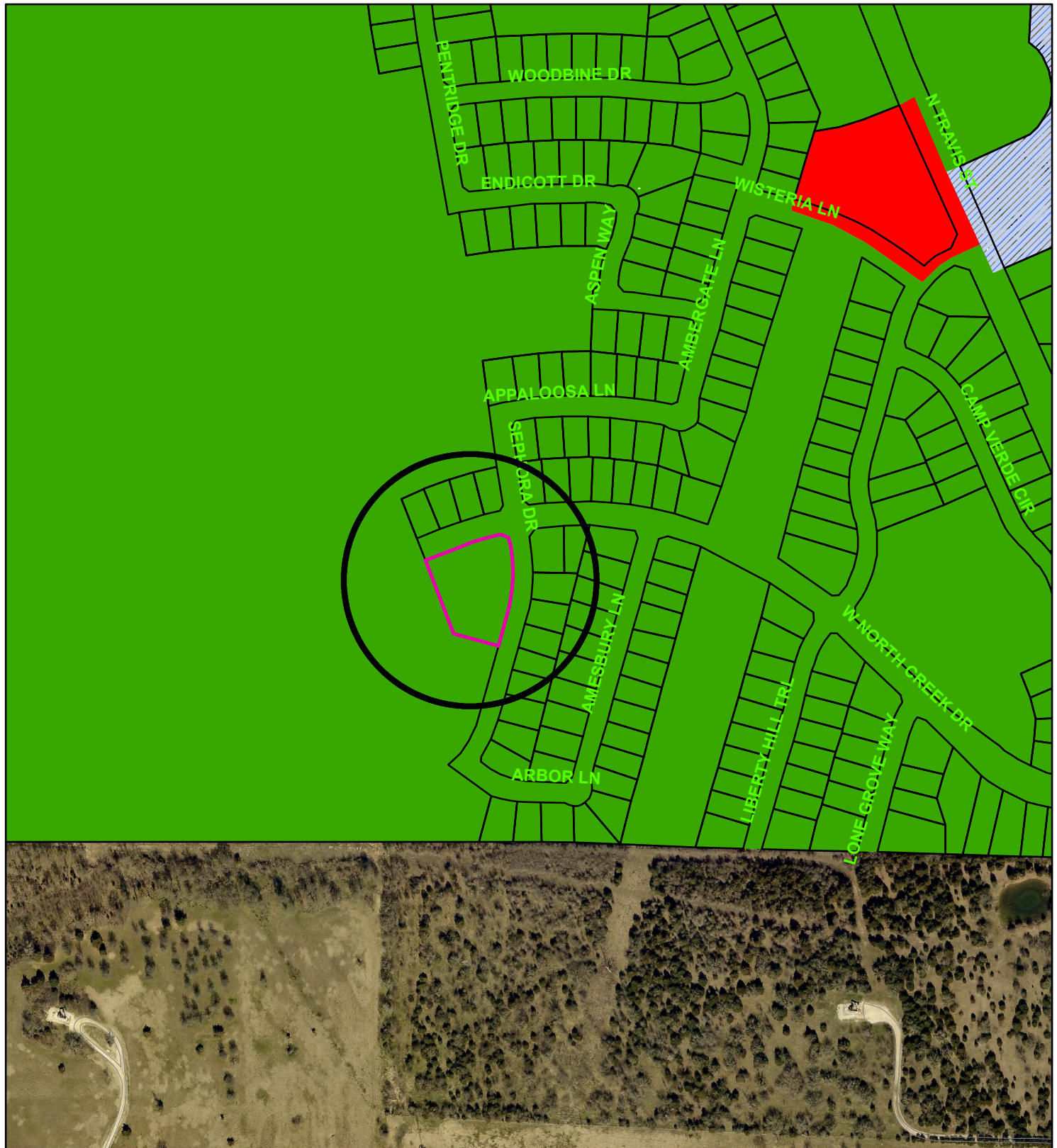
**APPROVED AS TO FORM  
AND CONTENT:**

**BY:** \_\_\_\_\_  
**BRANDON S. SHELBY,  
CITY ATTORNEY**









## Zoning - 604 West Northcreek Drive

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 359 ft

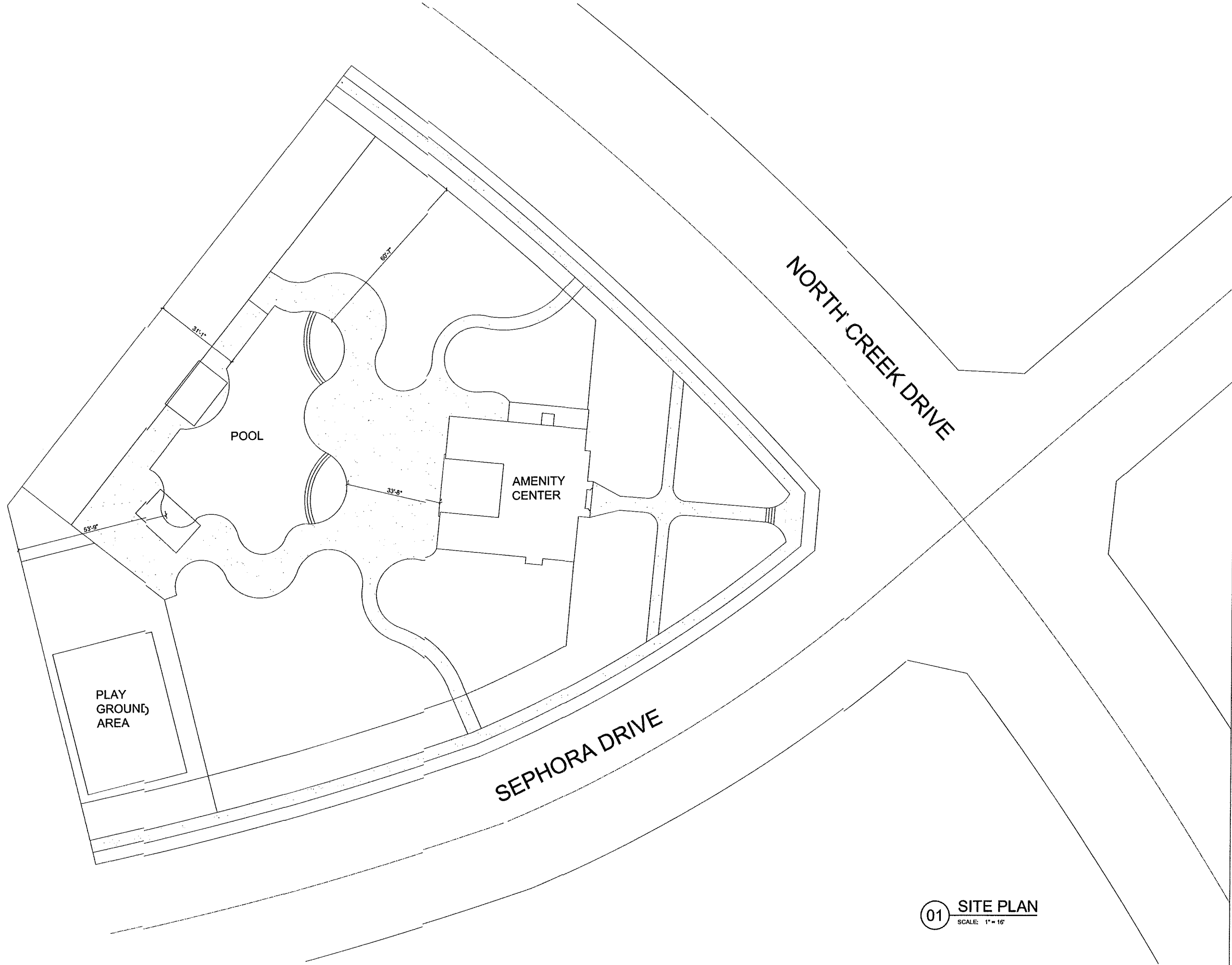
*Sherman*  
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas  
Developmental Services Department

## 604 West Northcreek Drive







01 SITE PLAN  
SCALE: 1" = 16'

SHEET TYPE: SITE PLAN

|                |
|----------------|
| DRAWN BY:      |
| J. CAPEHART    |
| DATE: 12/12/17 |
| REVISIONS      |
| DATE: 04/09/18 |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |

C1

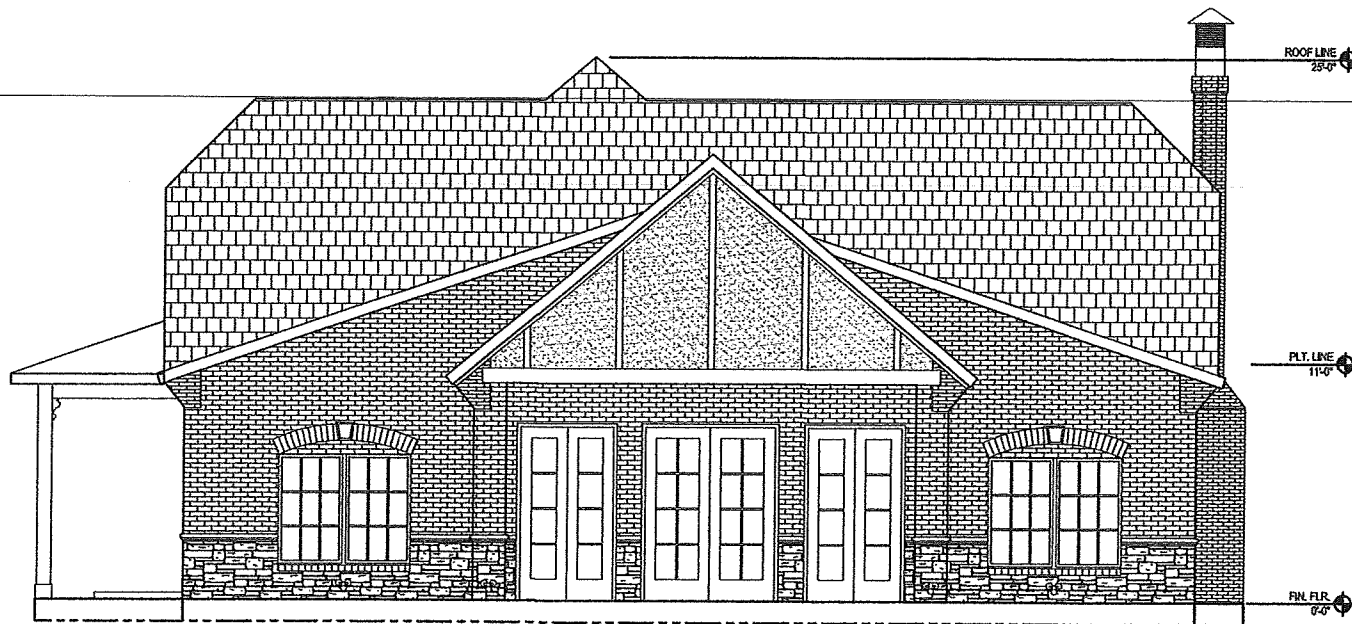
AUSTIN LANDING  
AMENITY CENTER  
SHERMAN, TEXAS

555 CR 4524  
WHITEWRIGHT, TX 75491  
903-814-8395  
tpscustomhomes.com

TPS  
CUSTOM HOMES



01 FRONT ELEVATION  
SCALE: 1/4" = 1'



02 REAR ELEVATION  
SCALE: 1/4" = 1'

**TPS**  
CUSTOM HOMES

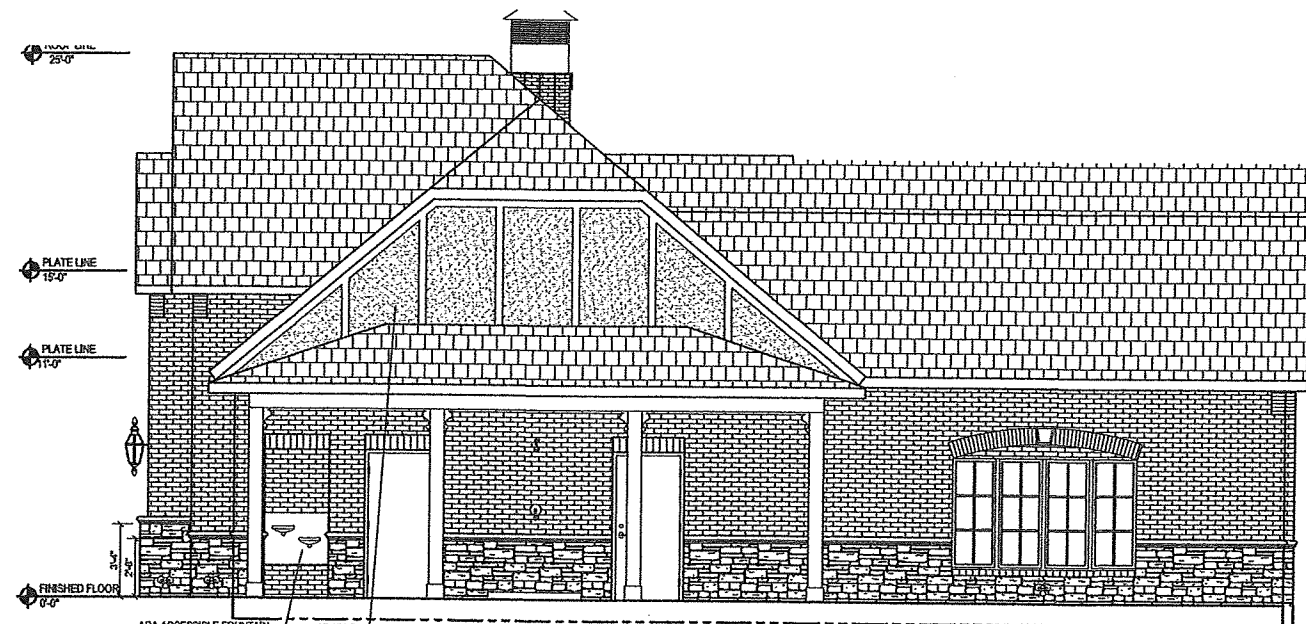
555 CR 4524  
WHITEWRIGHT, TX 75481  
903-814-8395  
tpscustomhomes.com

**AUSTIN LANDING  
AMENITY CENTER**  
SHERMAN, TEXAS

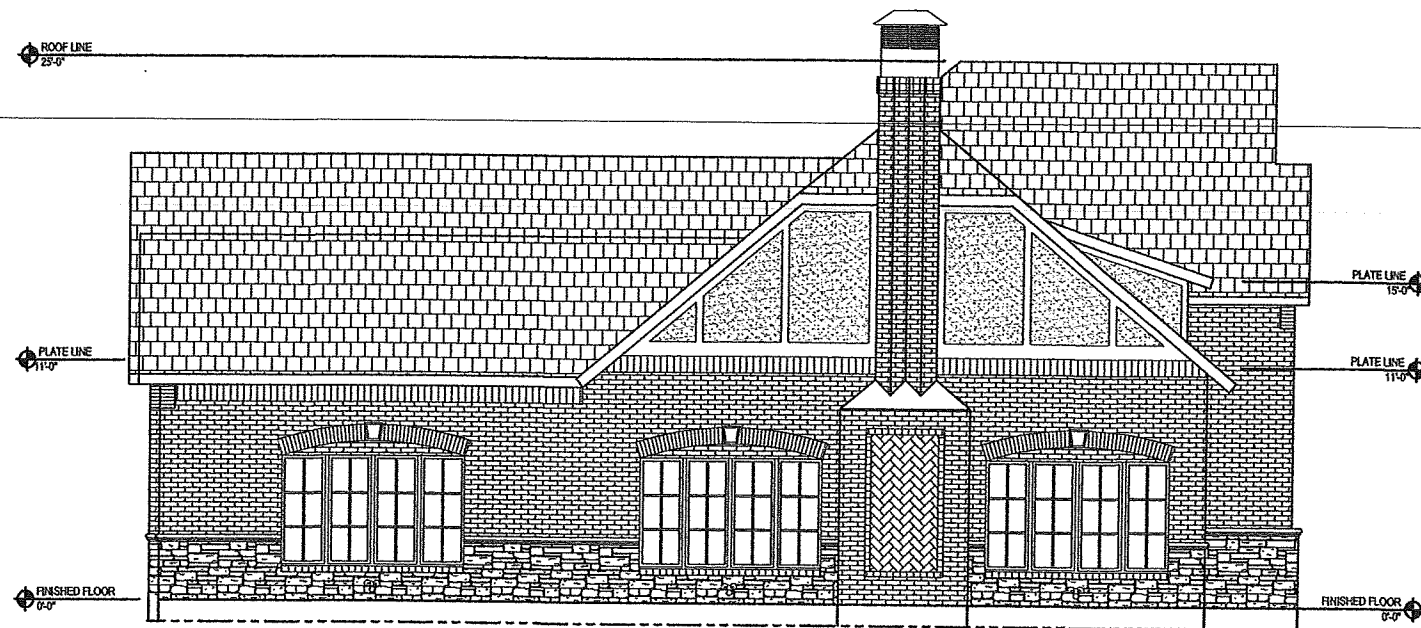
SHEET TYPE: FRONT AND REAR ELEVATIONS

|                |
|----------------|
| DRAWN BY:      |
| J. CAPEHART    |
| DATE: 12/12/17 |
| REVISIONS      |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |

**A2**



01 RIGHT ELEVATION  
SCALE: 1/4" = 1'



02 LEFT ELEVATION  
SCALE: 1/4" = 1'



555 CR 4524  
WHITEWRIGHT, TX 75491  
903-814-8395  
tpscustomhomes.com

AUSTIN LANDING  
AMENITY CENTER  
SHERMAN, TEXAS

SHEET TYPE: RIGHT AND LEFT ELEVATIONS

|                |
|----------------|
| DRAWN BY:      |
| J. CAPEHART    |
| DATE: 12/12/17 |
| REVISIONS      |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |

A3



# LEGEND

|  |                          |
|--|--------------------------|
|  | CEILING FAN              |
|  | 110 OUTLET               |
|  | 110 GFCI OUTLET          |
|  | 110 WEATHERPROOF OUTLET  |
|  | 220 OUTLET               |
|  | COAXIAL CABLE            |
|  | LIGHT SWITCH             |
|  | LIGHT OWNER/BUILDER SPEC |
|  | FLUORESCENT              |
|  | EXHAUST FAN              |
|  | RECESSED CAN LIGHT       |
|  | FLOOD LIGHT              |

## SQUARE FOOTAGE

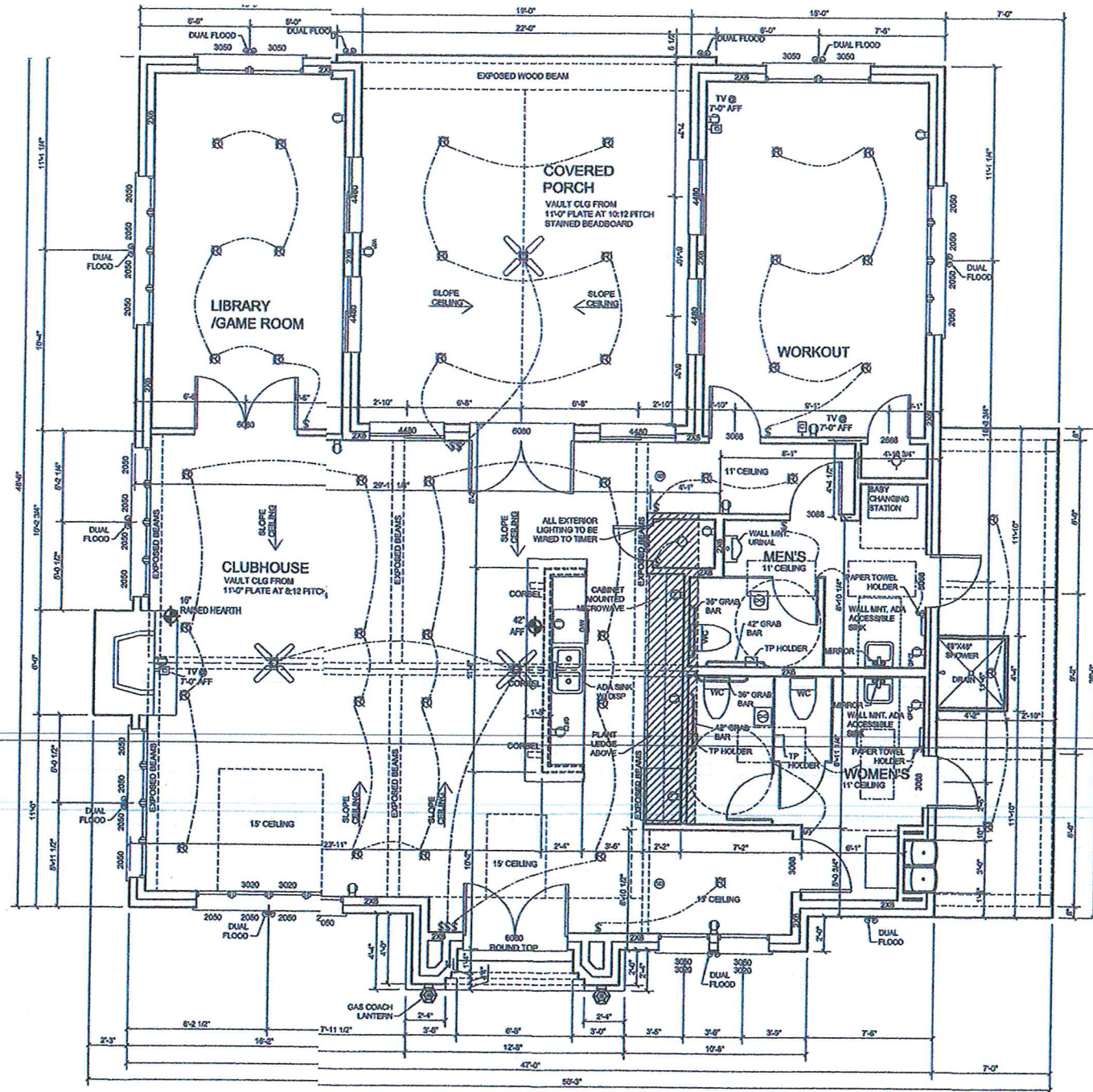
|                    |       |
|--------------------|-------|
| LIVING             | 1,718 |
| REAR COVERED PATIO | 403   |
| SIDE COVERED PATIO | 196   |
| BUILDING SLAB      | 1,917 |
| TOTAL CONCRETE     | 2,570 |

## ELECTRICAL NOTES:

1. ALL ELECTRICAL TO BE WIRED TO N.E.C. STD.
2. ITEMS NOT SHOWN: DOOR BELL & SECURITY SYSTEM.

## NOTES:

1. EXTERIOR & INTERIOR WALLS NOTED ON PLAN.
2. NOMINAL WALL HEIGHT TO BE 11'-0" U.N.O. SEE PLAN AND ELEVATIONS FOR DETAILS.
3. DIMENSIONS ARE FROM EDGE OF CONCRETE TO CENTER WINDOW / WALL.
4. DOORS ARE ASSUMED TO BE CENTERED OR 4" TO EDGE OF R.O. FROM ADJACENT WALL U.N.O. VERIFY W/ MILLWORK.



**TPS**

CUSTOM HOMES

555 CR 4524  
WHITEWRIGHT, TX 75491  
903-814-8395  
tpscustomhomes.com

**AUSTIN LANDING  
AMENITY CENTER**  
SHERMAN, TEXAS

DRAWN BY:

J. CAPEHART

DATE: 12/12/17

REVISIONS

DATE: 0/00/00

DATE: 0/00/00

DATE: 0/00/00

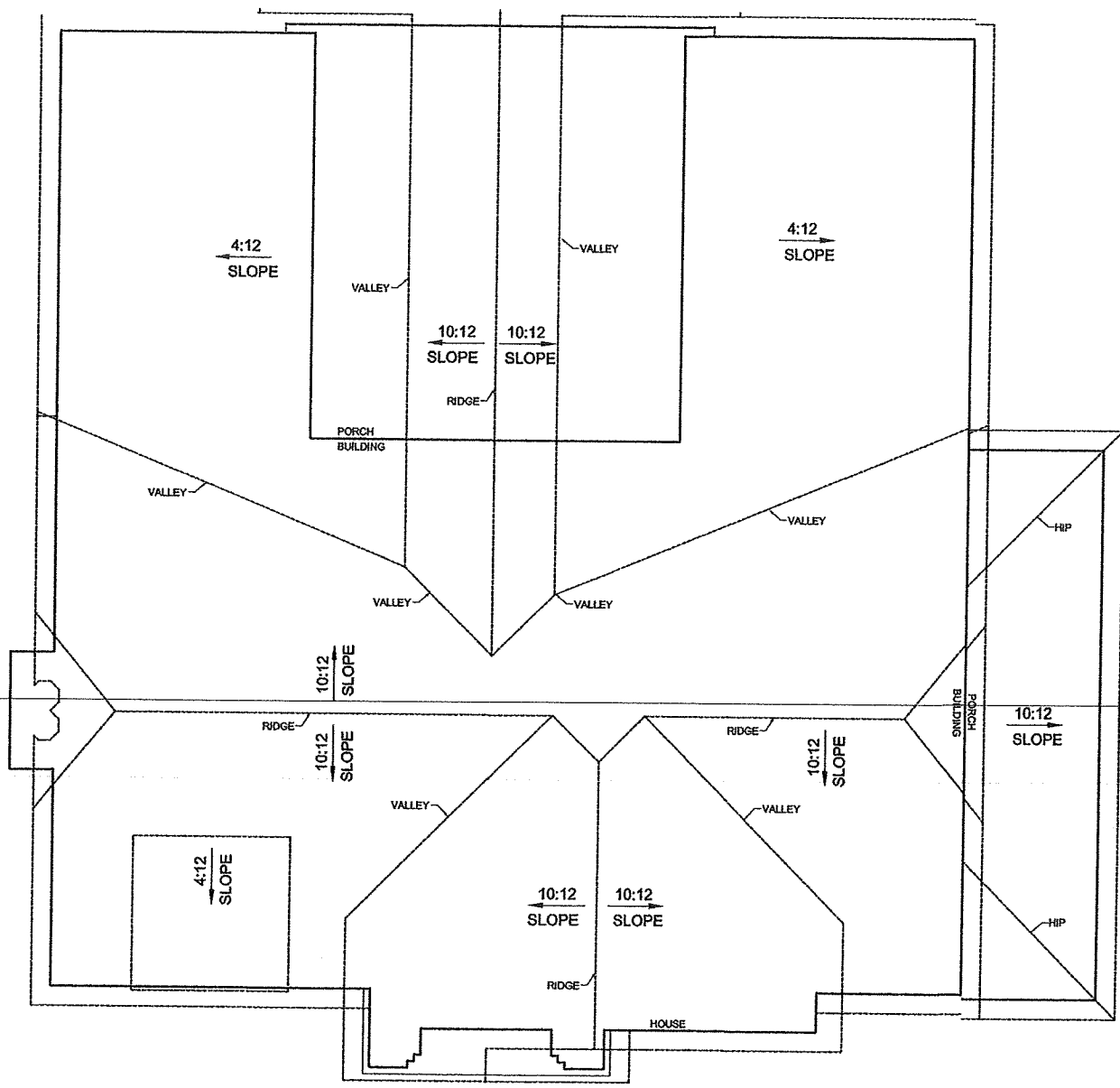
DATE: 0/00/00

**A1**

SHEET TYPE: DESIGN PLAN

01 DESIGN PLAN  
SCALE: 1/4" = 1'





01 ROOF PLAN  
SCALE: 1/4"=1'

SHEET TYPE: ROOF PLAN

|                |
|----------------|
| DRAWN BY:      |
| J. CAPEHART    |
| DATE: 12/12/17 |
| REVISIONS      |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |
| DATE: 0/00/00  |

A4

AUSTIN LANDING  
AMENITY CENTER  
SHERMAN, TEXAS

TPS

CUSTOM HOMES

555 CR 4524  
WHITEWRIGHT, TX 75491  
903-814-8395  
tpscustomhomes.com

**STAFF REVIEW LETTER**

May 10, 2018

Stonehollow Homes  
905 Market St., Ste. 250  
Allen, TX 75013

TPS Custom Homes  
555 CR 4524  
Whitewright, TX 75491

Leo Bowler  
905 Watters Creek Blvd, #210  
Allen, TX 75013

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District for the property located at 604 West Northcreek Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

**Zoning:**

1. All aspects of the SF-1 (Single Family Residential) District, the fence ordinance, the sign ordinance and the Residential Tree and Landscaping Ordinance must be followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Off street parking ratio required: 1 space per 200 square foot (13 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into Northcreek Drive or Sephora Drive right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. The pool shall be completely enclosed by a fence enclosure at least four (6) feet in height. Openings in the fence shall not permit the passage of a sphere six (6) inches in diameter. The fence enclosure shall be equipped with self-closing and self-latching gates capable of being locked.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

**Engineering:**

10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. The location of trash receptors must be approved by the Public Works Department.
12. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
13. Parking not permitted on North Creek Drive.
14. Verify parking requirements with Building & Zoning Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink that reads "Scott Shadden". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Scott Shadden  
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager  
Mark Gibson, Director of Utilities  
Clint Philpott, P.E., Director of Engineering  
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal  
Brandon Shelby, City Attorney  
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of  
Adjustments**

**Agenda Item No. 8.**

**Meeting Date:** 05/22/2018

**Prepared by:** Patsy Reeves, Developmental Services Admin Secretary  
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

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**Requested Action/Proposed Use:**

**604 W. NORTHCREEK DRIVE**

The request of Stonehollow Homes LLC (Owners) Leo Bowler (Representative) and TPS Custom Homes (Designer) concerning the property located at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1, as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an Amenity Center including a Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District.

**Background:**

The property is located at 604 West Northcreek Drive; the southwest corner of Northcreek Drive and Sephora Drive in the Austin Landing Subdivision off North Travis Street. Stonehollow Homes would like to construct a 2,570 square foot brick with stone accents amenity center within its community to be used by residents of the master planned community, Austin Landing. The clubhouse will include a main living area with fireplace, men's and ladies restrooms, kitchen, library, workout room and covered open space. A swimming pool and playground will also be built on the lot.

**Adjacent Zoning:**

SF-1 (Single Family Residential) District

**Origination:**

Stonehollow Homes LLC (Owners)

Leo Bowler (Representative)

TPS Custom Homes (Designer)



**Master Plan Designation:**

Estate – Estate is a large lot residential use (1-5 acres) with open space and a rural street network (ditches and no sidewalk). These homes are unlikely to have access to full service public utilities, especially sewer service.

**Number of notices mailed:**

16

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Floor Plan

Staff Review Letter

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

B.4.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

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### **Caption:**

#### **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6128**

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Preschool in an R-1 (One Family Residential) District at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition (Crutchfield Heights Baptist Church, Owners; MasterKey Ministries of Grayson County, Tenant; and Julie Rickey, Representative); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

### **Issue:**

To consider the request of Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) concerning the property located at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition, for a Specific Use Permit to allow a Preschool in an R-1 (One Family Residential) District

### **Background:**

The property is located at 600 South Dewey Avenue, between King Street and Wells Avenue; Crutchfield Heights Baptist Church is the tenant. MasterKey Ministries would like to open a preschool for three and four year olds in the existing church building.

In the Sherman community, according to the 2015 data, there are 768 three and four year olds from low income families. Currently, the Sherman school district provides early childhood education for those that qualify for 295 children. Of these students, only 32 spaces are available for full day bilingual Headstart. MasterKey has recognized that children who come from homes that have limited resources and experience instability need educational support before school, during school, and in the summer in order for them to break the generational poverty of their family. MasterKey has two of these components (After School and Summer) and has been planning for three years to implement the third at a temporary site (a new building for MasterKey is the strategic plan) and this site would be accessible for the low income community. The Bilingual preschool would serve 48 three and four year olds. Seventy-five percent of the children would qualify for childcare subsidies. MasterKey's program will be academically strong and will be working on strong accreditation from the state. It will also be a preparation for vulnerable children; and the program will work smoothly for children to be enrolled in SISD kindergarten at the right time.

Presently, MasterKey partners with Sherman ISD and has received commitment from SISD superintendent Dr. David Hicks to coordinate programs. This will include referrals and the sharing of assessments of students in MasterKey's program. Parents will enter the parking lot of the facility from Wells Avenue, drop off their children, and exit on East King Street at 8:00 a.m. Children will be picked up at 2:30 p.m. using the same travel pattern. This will allow for smooth traffic flow and will avoid the Crutchfield Elementary early morning drop off zone that is on Dewey Avenue.

**Origination:**

Crutchfield Heights Baptist Church (Owners)  
MasterKey Ministries of Grayson County (Tenant)  
Julie Rickey (Representative)

**Financial Consideration:**

None

**Staff Recommendation:**

At the May 22, 2018 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter and limited to forty-eight (48) students.

**Alternatives:**

The City Council could deny the request.

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**Attachments**

Ordinance No. 6128  
Location Map  
Zoning Map  
Zoning Sign Photo  
Narrative  
Site Plan  
Building Elevations  
Staff Review Letter  
P&Z Communication  
Letter from Michael Moore

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## **ORDINANCE NO. 6128**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A PRESCHOOL IN AN R-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 600 SOUTH DEWEY AVENUE, BEING LOTS 3-10, BLOCK 4, JC LINNSTEAD ADDITION (CRUTCHFIELD HEIGHTS BAPTIST CHURCH, OWNERS; MASTERKEY MINISTRIES OF GRAYSON COUNTY, TENANT; AND JULIE RICKEY, REPRESENTATIVE); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

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

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

**WHEREAS**, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

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

**SECTION 1.** That, from and after the passage of this ordinance, Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) are granted a Specific Use Permit to allow a Preschool in an R-1 (One Family Residential) District at 600 South Dewey Avenue and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

**BEING** Lots 3-10, Block 4, JC Linnstead Addition

**SECTION 2.** That this specific use permit is granted on the following conditions:



Zoning:

1. All aspects of the R-1 (One Family Residential) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Dewey Avenue, King Street or Wells Avenue right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Employee parking must be provided on site.
6. Drop off and pick areas shall be provided to eliminate stacking of vehicles in the street.
7. Screening shall be provided abutting any residentially zoning property.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

Planning & Zoning Commission:

11. Limited to forty-eight (48) students.

**SECTION 3.** That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

**SECTION 4.** That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

**SECTION 5.** That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 6.** That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

**INTRODUCED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ADOPTED** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**EFFECTIVE DATE** on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF SHERMAN, TEXAS**

**BY:** \_\_\_\_\_  
**DAVID PLYLER, MAYOR**

**ATTEST:**

**BY:** \_\_\_\_\_  
**LINDA ASHBY, CITY CLERK**

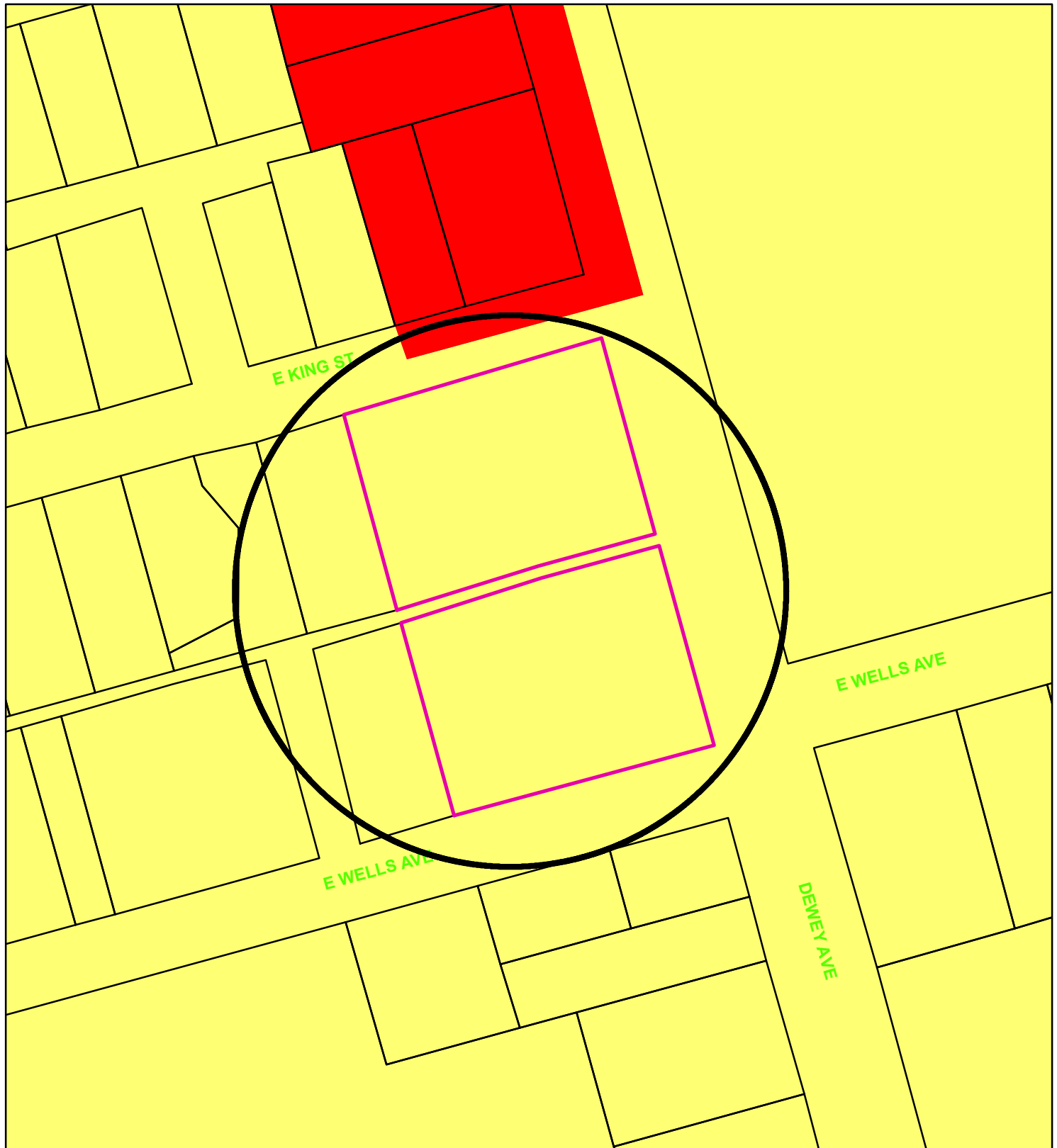
**APPROVED AS TO FORM  
AND CONTENT:**

**BY:** \_\_\_\_\_  
**BRANDON S. SHELBY,  
CITY ATTORNEY**









## Zoning - 600 South Dewey Avenue

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District

#### Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



City of Sherman, Texas  
Developmental Services Department



1 in = 100 ft



## 600 S. Dewey Avenue



**MasterKey Ministries of Grayson County**  
**209 S. FM 1417**  
**Sherman, TX 75092**

### **What is the need?**

In the Sherman community, according to the 2015 data, there are 768 three and four year olds from low income families. Currently, the Sherman school district provides early childhood education for those that qualify for 295 children. Of these students, only 32 spaces are available for full day bilingual Headstart. This means that a large amount of children from the most vulnerable families are unable to receive the kind of academic preparation that would help them to be successful in their school journey. Early childhood education for these families does not just include academic preparation but rather needs to contain strategies that will fill in the developmental gaps, both mentally and emotionally, in children that come from stress-filled homes.

### **What can be done?**

For children in the low income community, intervention needs to include the total ingredients for healthy brain development. These would include a nurturing and safe environment, modeling of positive emotional responses, behavioral strategies for children to self-govern, and a learning atmosphere that encourages critical thinking skills. In addition, access needs to be open and doable for families that are already stretched financially.

### **MasterKey's plan:**

MasterKey has recognized that children that come from homes that have limited resources and experience instability need educational support before school, during school, and in the summer in order for them to break the generational poverty of their family. MasterKey has two of these components (After School and Summer) and has been planning for three years to implement the third at a temporary site (a new building for MasterKey is the strategic plan) and this site would be accessible for the low income community.

The Bilingual preschool would serve 48 three and four year olds. Seventy-five percent of the children would qualify for childcare subsidies. MasterKey's program will be academically strong and will be working on strong accreditation from the state. It will also be a preparation for vulnerable children and the program will work smoothly for children to be enrolled in SISD kindergarten at the right time. Presently, MasterKey partners with Sherman ISD and has received commitment from SISD superintendent, Dr. David Hicks, to coordinate programs. This will include referrals and the sharing of assessments of students in MasterKey's program.

### **Preschool Schedule:**

Parents will enter the parking lot of the facility from Wells Street, drop off their children, and exit on E. King Street at 8:00 am. Children will be picked up at 2:30 pm using the same travel pattern. This will allow for smooth traffic flow and will avoid the Crutchfield Elementary early morning drop off zone that is on Dewey Ave. In addition, MasterKey anticipates that the majority of parents will not naturally be using Dewey Ave to travel due to their home address being west of the location.



E King St

E King St

Exit

Crutchfield  
Heights Baptist

Large  
Parking  
Stacking Lane  
for  
11 Vehicles

Pick Up  
and  
Drop Off

Enter

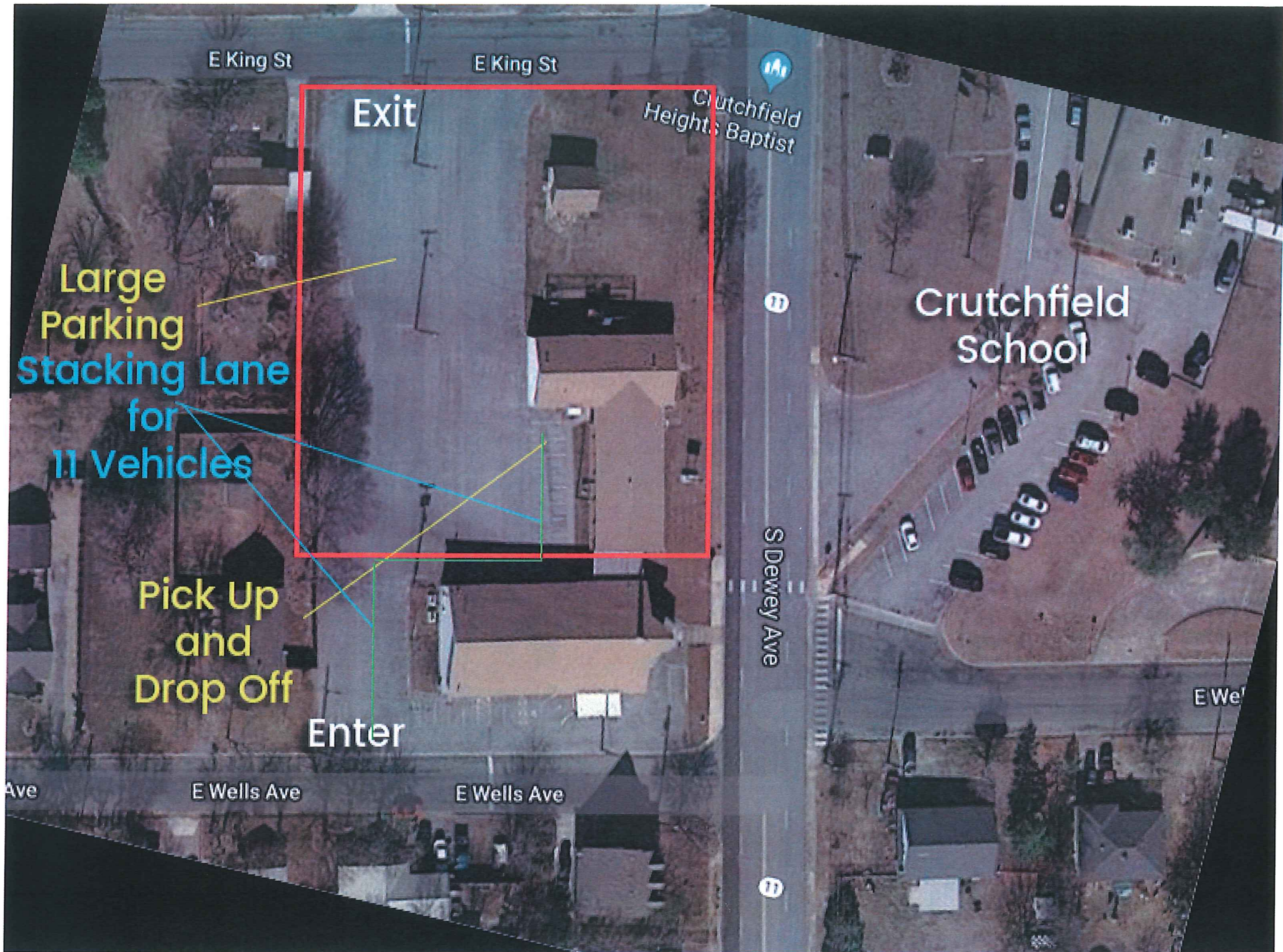
E Wells Ave

E Wells Ave

S Dewey Ave

Crutchfield  
School

E Wells Ave









**STAFF REVIEW LETTER**

May 10, 2018

Crutchfield Heights Baptist Church  
Dennis Stewart  
600 S. Dewey Avenue  
Sherman, TX 75090

Julie Rickey  
209 S. FM 1417 (Heritage Parkway)  
Sherman, TX 75092

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a Preschool in an R-1 (One Family Residential) District for the property located at 600 South Dewey Avenue has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the R-1 (One Family Residential) District, the sign ordinance, the fence ordinance and the Commercial Tree and Landscaping Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into Dewey Avenue, King Street or Wells Avenue right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt).
5. Employee parking must be provided on site.
6. Drop off and pick areas shall be provided to eliminate stacking of vehicles in the street.
7. Screening shall be provided abutting any residentially zoning property.
8. Review the zoning and development ordinance for additional requirements.
9. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

10. New drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden  
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager  
Mark Gibson, Director of Utilities  
Clint Philpott, P.E., Director of Engineering  
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal  
Brandon Shelby, City Attorney  
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of  
Adjustments**

**Agenda Item No. 17.**

**Meeting Date:** 05/22/2018

**Prepared by:** Patsy Reeves, Developmental Services Admin Secretary  
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

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**Requested Action/Proposed Use:**

**600 S. DEWEY AVENUE**

The request of Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) concerning the property located at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition, as follows:

***Planning and Zoning Commission***

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Preschool in an R-1 (One Family Residential) District.

**Background:**

The property is located at 600 South Dewey Avenue between King Street and Wells Avenue; Crutchfield Heights Baptist Church is the tenant. MasterKey Ministries would like to open a preschool for three and four year olds in the existing church building.

In the Sherman community, according to the 2015 data, there are 768 three and four year olds from low income families. Currently, the Sherman school district provides early childhood education for those that qualify for 295 children. Of these students, only 32 spaces are available for full day bilingual Headstart. MasterKey has recognized that children that come from homes that have limited resources and experience instability need educational support before school, during school, and in the summer in order for them to break the generational poverty of their family. MasterKey has two of these components (After School and Summer) and has been planning for three years to implement the third at a temporary site (a new building for MasterKey is the strategic plan) and this site would be accessible for the low income community. The Bilingual preschool would serve 48 three and four year olds. Seventy-five percent of the children would qualify for childcare subsidies. MasterKey's program will be academically strong and will be working on strong accreditation from the state. It will also be a preparation for vulnerable children and the program will work smoothly for children to be enrolled in SISD kindergarten at the right time.

Presently, MasterKey partners with Sherman ISD and has received commitment from SISD superintendent, Dr. David Hicks, to coordinate programs. This will include referrals and the sharing of assessments of students in MasterKey's program. Parents will enter the parking lot of the facility from Wells Avenue, drop off their children, and exit on East King Street at 8:00 a.m. Children will be picked

up at 2:30 p.m. using the same travel pattern. This will allow for smooth traffic flow and will avoid the Crutchfield Elementary early morning drop off zone that is on Dewey Avenue.

**Adjacent Zoning:**

R-1 (One Family Residential) District  
C-1 (Retail Business) District

**Origination:**

Crutchfield Heights Baptist Church (Owners)  
MasterKey Ministries of Grayson County (Tenant)  
Julie Rickey (Representative)

**Master Plan Designation:**

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

**Number of notices mailed:**

18

**Objections Received:**

0

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**Attachments**

Location Map  
Zoning Map  
Zoning Sign Photo  
Narrative  
Site Plan  
Elevations  
Staff Review Letter

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MAY 16 2018

Developmental Services

PLANNING AND ZONING BOARD  
BUILDING INSPECTION DEPARTMENT  
Telephone: (903) 892-7229  
FAX: (903) 892-7274

May 4, 2018 Michael Moore  
1715 E. King  
Sherman, TX 75090

The Planning and Zoning Commission of the City of Sherman will hold a public hearing on the day of Tuesday, May 22, 2018 at 5:00 P.M. in the City Council Chambers, at 220 W. Mulberry, to hear the request of:

**Crutchfield Heights Baptist Church (Owners), MasterKey Ministries of Grayson County (Tenant) and Julie Rickey (Representative) concerning the property located at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition**

The request is as follows:

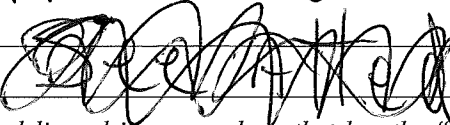
**Planning and Zoning Commission**

**Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a Preschool in an R-1 (One 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 can not attend the public hearing, but wish to have your views presented to the Board, you may do so in the space provided below or by a separate letter and mailed to:

Scott Shadden  
Secretary, Planning and Zoning Board  
P.O. Box 1106  
Sherman, Texas 75091-1106

  
Secretary, Planning & Zoning Board

~~We are in a position of regarding about traffic. There should be entrance and exit signs and a traffic light. There is already issues with~~  


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.

We reside at 1715 E King St right across from this location. We have major concerns with traffic flow if there is to be a preschool or day care at this location. There is already issues which are of high concern with the traffic flow at this location as is, during school let out, there is speeding up and down King st, and no marked parking spaces or traffic lights. This location has posted signs stating no thru traffic or parking allowed, and it happens anyway. I have seen some close calls in this parking lot and on the street. It is a miracle there has been no injuries or fatalities. I have seen children dart out from behind cars and nearly struck by on coming traffic. This location in my opinion would at a minimum need exit and entrance signs with striping to help out with traffic flow.

Moore Family

1715 E King St

Sherman, TX 75090

RECEIVED

MAY 16 2018



# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

B.5.

**Meeting Date:** 06/18/2018

**Prepared By:** Pamela Cloer, Assistant to the City Manager

**Approved By:** Robby Hefton, City Manager

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### Caption:

#### ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6125, 6126, 6127 and 6128

### Issue:

#### **B. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6125**

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-2 (Multi-Family Residential) District at 1522 North Broughton Street, being 0.558 acres in the J.B. McAnair Survey, Abstract No. 763 and also being Lot 2, Block 1 of the Proposed Chen Addition (Shou-Hung Chen and Tao-Min Chen, Owners; Dream to Life Designs, Designer/Draftsman; and Underwood Drafting and Surveying, Surveyor)

#### **B. 2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6126**

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One Family Residential) District in the Preston Club Subdivision, being:

- Preston Club, The Classics Subdivision, Lots 1-28, Block 1, Lots 1-5, Block 2, Lots 1-4, Block 3, Lots 1-3, Block 4, Lots 1-6, Block 5 and Lots 1-5, Block 6
- Preston Club, The Classics, Phase Two, Lots 1-19
- Preston Club, The Classics, Phase Two, Replat Lots 13 & 14, Lots 13-R and 14-R
- Preston Club, The Classics, Phase Three, Lots 1-39, Block 1 and Lots 1-29, Block 2
- Preston Club, The Classics, Phase Four, Lots 1-2, Block 1, Lots 1-37, Block 2, Lots 1-24, Block 3, Lots 1-24, Block 4, Lots 1-2, Block 5 and Lot 1, Block 6
- Preston Club, The Legends Subdivision, Phase One, Lots 1-25, Block 11 and Lots 1-3, Block 13
- Preston Club, The Legends Phase 1, Replat Lots 11, 12 & 13, Block 11, Lots 11-R and 13-R
- Preston Club, The Legends Subdivision, Phase Two, Lots 1-12, Block 10
- Preston Club, The Legends, Phase 3, Lots 1-15
- Northern Challenge, Phase 1, Lots 1-2, Block A, Lots 1-12, Block B, Lots 1-5, Block C, Lots 1-13, Block D and Lot 1, Block E

**B. 3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6127**

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow an Amenity Center including Community Clubhouse, Pool and Playground in an SF-1 (Single Family Residential) District at 604 West Northcreek Drive, being Lot 21, Block O, Austin Landing, Phase 2A-1 (Stonehollow Homes LLC, Owners; Leo Bowler, Representative; and TPS Custom Homes, Designer); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

**B. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6128**

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Preschool in an R-1 (One Family Residential) District at 600 South Dewey Avenue, being Lots 3-10, Block 4, JC Linnstead Addition (Crutchfield Heights Baptist Church, Owners; MasterKey Ministries of Grayson County, Tenant; and Julie Rickey, Representative); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

B.6.

**Meeting Date:** 06/18/2018

**Prepared By:** Pamela Cloer, Assistant to the City Manager

**Approved By:** Robby Hefton, City Manager

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**Caption:**

**CONSENT AGENDA**

Asterisked (\*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

**Issue:**

**C. 2.      \* RESOLUTION NO. 6381**

Authorizing Execution of an Agreement with M&G Home Builders, LLC for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1911 East Cole Avenue

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

C.1.

**Meeting Date:** 06/18/2018

**Prepared By:** Mary Lawrence, Director of Finance

**Approved By:** Robby Hefton, City Manager

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### **Caption:**

#### **RESOLUTION NO. 6380**

Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation

### **Issue:**

Consider all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation (CO), including the adoption of a resolution pertaining thereto.

### **Background:**

Beginning in 2015, City staff on several occasions has presented a workplan to the Council for plans to manage growth that has begun across the City. These plans include infrastructure development, facilities such as the Library and Fire Station #4, and parks. The COs related to this issue will provide funding for the next phase of development and will include such projects as Travis Street West development, Tax Increment Reinvestment Zone #7 infrastructure, Pecan Grove West Ballfields, and the City's participation with TxDOT for the F.M. 1417 improvement project and the ramp project on northbound U.S. Highway 75 at F.M. 1417.

State law requires that certain notices be published to the public informing them of the Council's intentions to issue debt prior to adoption of an ordinance that authorizes the debt issuance. This resolution accomplishes this requirement. The COs are expected to be issued and funded in September 2018.

### **Origination:**

City's Manager's Office and Specialized Public Finance, Inc.

### **Financial Consideration:**

Funding for the estimated debt service of approximately \$1.3 million will be provided through the City's ad valorem tax revenue, with a secondary pledge coming from the City's water and sewer revenues. Cost of advertising for the publications is expected to be about \$500.00.

### **Staff Recommendation:**

The staff recommends approval of this resolution.

**Alternatives:**

The Council could choose not to issue debt and postpone construction of the projects.

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**Attachments**

Resolution No. 6380

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RESOLUTION NO. 6380

A RESOLUTION approving and authorizing publication of notice of intention to issue certificates of obligation.

WHEREAS, the City Council of the City of Sherman, Texas, has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271 (the "Act"), for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: (1) street improvements, including drainage, utility line relocations, bridges, sidewalks, entryways, landscaping, lighting, curbs and gutters related thereto and the acquisition of land and rights-of-way therefor, (2) constructing, renovating, acquiring and equipping facilities for the public safety, library, and parks and recreation departments, including the acquisition of land and rights-of-way therefor, (3) municipal parking facilities, including the acquisition of land and rights-of-way therefor, and (4) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and sewer system properties and facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in accordance with the provisions of the Act; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1: The City Clerk is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in a principal amount not to exceed \$19,500,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: (1) street improvements, including drainage, utility line relocations, bridges, sidewalks, entryways, landscaping, lighting, curbs and gutters related thereto and the acquisition of land and rights-of-way therefor, (2) constructing, renovating, acquiring and equipping facilities for the public safety, library, and parks and recreation departments, including the acquisition of land and rights-of-way therefor, (3) municipal parking facilities, including the acquisition of land and rights-of-way therefor, and (4) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and sewer system properties and facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, and shall be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: The City Clerk shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.



SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

*[remainder of page left blank intentionally]*

PASSED AND ADOPTED, this June 18, 2018.

CITY OF SHERMAN, TEXAS

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(City Seal)

## EXHIBIT A

### NOTICE OF INTENTION TO ISSUE CITY OF SHERMAN, TEXAS, CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Sherman, Texas, shall convene at 5:00 P.M. on the 6<sup>th</sup> day of August, 2018, at the City Hall, 220 W. Mulberry, Sherman, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in an amount not to exceed \$19,500,000 for the purpose of paying contractual obligations to be incurred for (i) the construction of public works, to wit: (1) street improvements, including drainage, utility line relocations, bridges, sidewalks, entryways, landscaping, lighting, curbs and gutters related thereto and the acquisition of land and rights-of-way therefor, (2) constructing, renovating, acquiring and equipping facilities for the public safety, library, and parks and recreation departments, including the acquisition of land and rights-of-way therefor, (3) municipal parking facilities, including the acquisition of land and rights-of-way therefor, and (4) constructing, acquiring, purchasing, renovating, enlarging, equipping, and improving water and sewer system properties and facilities, including the acquisition of land and rights-of-way therefor, and (ii) professional services rendered in relation to such projects and the financing thereof, such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271.

Linda Ashby  
City Clerk  
City of Sherman, Texas



# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

C.2.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

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#### **Caption:**

##### **\* RESOLUTION NO. 6381**

Authorizing Execution of an Agreement with M&G Home Builders, LLC for the Abatement of Ad Valorem Property Taxes for the Construction of a New Single-Family Residence at 1911 East Cole Avenue

#### **Issue:**

This item is to consider property tax abatement for the construction of a new single-family residence at 1911 East Cole Avenue.

#### **Background:**

Several years ago, the City Council began a residential tax abatement program to encourage the redevelopment of older sections of town. This application is for the construction of a new single-family residence at this location. This lot is in the current designated zone for residential tax abatement.

#### **Origination:**

M&G Home Builders, LLC, Owner

#### **Financial Consideration:**

A \$75.00 application fee has been received for this residential lot. If granted, the initial abatement for this property will be approximately \$299.11 annually.

#### **Staff Recommendation:**

The staff recommends approval of this abatement since it meets the requirements of the process.

#### **Alternatives:**

The City Council could decide against granting this abatement.



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### **Attachments**

Resolution No. 6381

Residential Tax Abatement Agreement

Application

Warranty Deed

Building Permit

Site Plan

Photo

Location Map

Reinvestment Zone Map

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**RESOLUTION NO. 6381**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1911 EAST COLE AVENUE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:**

**SECTION 1.** That the City Manager be and is hereby authorized and directed, subject to receipt of a fully-executed agreement from M&G Home Builders, LLC and subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with M&G Home Builders, LLC for the abatement of ad valorem property taxes for a period of ten (10) years, for the construction of one (1) new single-family residence at 1911 East Cole Avenue, lying within the City of Sherman's Residential Tax Reinvestment Zone, in accordance with the City's policies and procedures established for this purpose.

**SECTION 2.** That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

**PASSED AND APPROVED** on this the \_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY OF SHERMAN, TEXAS**

**ATTEST:**

**BY:** \_\_\_\_\_  
**LINDA ASHBY, CITY CLERK**

**BY:** \_\_\_\_\_  
**DAVID PLYLER, MAYOR**

**APPROVED AS TO FORM  
AND CONTENT:**

**BY:** \_\_\_\_\_  
**BRANDON S. SHELBY,  
CITY ATTORNEY**

THE STATE OF TEXAS           §  
                                             §  
COUNTY OF GRAYSON       §

**AGREEMENT**

**THIS AGREEMENT**, entered into by and between the **CITY OF SHERMAN, TEXAS**, a home rule city and municipal corporation of the State of Texas, duly acting herein by and through its City Manager, hereinafter referred to as CITY, and **M&G HOME BUILDERS, LLC**, hereinafter referred to as OWNER,

**WITNESSETH:**

**WHEREAS**, on the 18<sup>th</sup> day of April, 2011, the City Council of Sherman, Texas, passed Ordinance No. 5692 establishing a reinvestment zone for residential tax abatement, as authorized by Chapter 312 of the Texas Tax Code, as amended, hereinafter referred to as CODE; and

**WHEREAS**, the CITY has adopted a resolution (Resolution No. 6210) stating that it elects to be eligible to participate in a residential tax abatement program; and

**WHEREAS**, the CITY desires to create the proper economic and social environment to induce the investment of private resources in real estate construction located in incorporated areas of the CITY; and

**WHEREAS**, the CITY hereby finds that it may effectively encourage and assist the creation of such an environment by participating in tax abatement pursuant to the CITY; and

**WHEREAS**, the CITY has created a reinvestment zone within its jurisdiction to induce the investment of private resources in real estate construction located in incorporated areas of the CITY, and OWNER has agreed to construct certain real property improvements; and

**WHEREAS**, OWNER is prepared to comply with the provisions of the CITY'S guidelines and criteria enacted the 18<sup>th</sup> day of April, 2011;

**NOW, THEREFORE, WITNESS THIS TAX ABATEMENT AGREEMENT** which provides as follows:

**I.**

**1.01** To the extent authorized by the Texas Constitution and by the Tax Code, CITY hereby agrees to exempt from City of Sherman taxation a portion of the increase in value of taxable real property of OWNER in the CITY over the same real property and its value as calculated by the Grayson Appraisal District for ad valorem property tax purposes in accordance with the following schedule. Such tax exemption shall be in effect for tax years beginning January 1, 2017, and continuing for tax years 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025,

2026 and 2027, with same constituting ten (10) tax years. However, nothing contained herein shall be construed to grant an abatement of taxes to be assessed based on the change of use of the property from an agricultural use to another use, sometimes referred to as rollback taxes, penalties or interest. In the event rollback taxes are applicable for the real property utilized by OWNER, then such increase in value of taxable property resulting from such rollback shall be used as the tax value for such property for the tax year 2018, sometimes referred to herein as the Base Tax Year.

### **SCHEDULE OF TAXES ASSESSED**

| <b><u>TAX YEAR</u></b> | <b><u>ABATEMENT</u></b> |
|------------------------|-------------------------|
| 2018                   | 100%                    |
| 2019                   | 100%                    |
| 2020                   | 100%                    |
| 2021                   | 100%                    |
| 2022                   | 100%                    |
| 2023                   | 100%                    |
| 2024                   | 80%                     |
| 2025                   | 60%                     |
| 2026                   | 40%                     |
| 2027                   | 20%                     |

### **II.**

**2.01** OWNER warrants and represents that the real property upon which OWNER has constructed or will construct improvements is qualified property within the meaning of that Act, and that such has been and will remain eligible for tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Sections 312.001, et seq., Texas Tax Code.

**2.02** To continue to qualify for tax abatement under the terms of this Agreement, OWNER hereby warrants and represents that the improvements made by OWNER on the real property described herein are for residential use.

**2.03** The tax abatement granted under the terms of the Agreement shall only be implemented if appraised value of all real property and improvements located thereon owned by OWNER and lying within designated zone exceeds the base year value. The OWNER agrees that Grayson Appraisal District shall, at reasonable times upon reasonable notice, have access to the property made the subject of this Agreement, and that the above set forth inspectors shall be able to inspect the property to insure that the improvements are being made in accordance with the terms and conditions hereof and utilized in accordance with this Agreement.

### **III.**

**3.01** The term of this Agreement shall be for tax years 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026 and 2027, as indicated above in paragraph 1.01.



#### **IV.**

**4.01** The kind, number and location of all proposed property improvements are set forth as follows:

Construction of one (1) new single-family residence at 1911 East Cole Avenue, Sherman, Texas, and as more particularly described by the following:

**BEING** Lot 21, Block 1, Milam Heights Addition

**5.01** OWNER agrees that, should he fail to make improvements substantially as described or fail to perform any other term or covenant hereof, CITY shall have the right, after giving notice and opportunity to cure as hereinafter set out, to recapture all tax revenue on said property in the zone lost as a result of this Agreement for the entire term of the Agreement. Such recapture shall mean that all of such property shall be taxed at the full improved value as assessed by the Grayson Appraisal District for all years this Agreement has been in effect. The payment of such recaptured taxes minus any taxes paid by OWNER during the years this Agreement has been in force shall be due January 1 of the next following year and shall be delinquent if not paid on or prior to January 31<sup>st</sup>. Penalties and interest shall be calculated thereafter as if all taxes had become due in the same year. The CITY agrees prior to enforcement of the terms of this paragraph to give 120 days written notice to the address shown below of OWNER'S default in completing the improvements called for in this Agreement, and OWNER shall have the right to cure such default within the 120-day period.

#### **VI.**

**6.01** This Agreement shall inure to the benefit of CITY and OWNER, and shall be binding upon them, their heirs, successors and assigns. It is specifically provided and agreed that the right to tax abatement shall inure to the benefit of subsequent owners so long as the term and conditions of this Agreement are in effect.

#### **VII.**

**7.01** CITY agrees that this Agreement may be assigned and the improvements leased or sub-leased, without any further necessity for consent, by the OWNER to any person, firm or corporation.

#### **VIII.**

**8.01** At any time before the expiration of the term hereof, this Agreement may be modified by the mutual action of the parties hereto to include other provisions that could have been included in the original agreement or to delete provisions that were not necessary to the original agreement. Such modification must be in writing and signed by all the parties hereto and made by the same procedure by which the original Agreement was approved and executed. In no

event may the original Agreement be modified so as to extend the term beyond the original term of this Agreement.

## **IX.**

**9.01** This Agreement shall be construed subject to the laws of the State of Texas, and particularly to the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

**9.02** All appraisal values for real property shall be made by the Grayson Appraisal District or such other entity as may succeed or replace such District.

**9.03** OWNER is hereby notified that the Grayson Appraisal District may impose additional requirements which must be met in order for OWNER to realize the benefit of tax abatement and this Agreement. Contact should be made by OWNER with the District in person at 512 North Travis Street, Sherman, Texas, or by telephone at (903) 893-9673.

## **X.**

**10.01** This Agreement is subject to all provisions of all outstanding bond issues of CITY. To the extent that this Tax Abatement Agreement conflicts with any of the provisions of such bond issues, such bond issues and attendant documents thereto shall control.

## **XI.**

**11.01** This Tax Abatement Agreement is specifically subject to present laws of the State of Texas and any future laws enacted subsequent to the execution of this Agreement which may provide retroactively for a modification of Agreements of this type as a matter of law. Upon the effective date of any such law, then this Agreement shall automatically be so modified.

## **XII.**

**12.01** Notices required by this Agreement shall be mailed to the following addresses as same may be in the future changed by either party upon written notice to the other:

City of Sherman  
P.O. Box 1106  
Sherman, Texas 75091-1106  
(903) 892-7200

M&G Home Builders, LLC  
1218 N. Brents Avenue  
Sherman, TX 75090  
(903) 870-8212

Copy to: Grayson Appraisal District  
512 North Travis Street  
Sherman, Texas 75090  
(903) 893-9673

This Agreement is performable in Grayson County, Texas. Witness our hands on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CITY:**  
**CITY OF SHERMAN, TEXAS**

**OWNER:**  
**M&G HOME BUILDERS, LLC**

**BY:** \_\_\_\_\_  
**ROBBY HEFTON**  
**CITY MANAGER**

**BY:** \_\_\_\_\_  
**MARTIN COVARRUBIAS**

**ATTEST:**

**BY:** \_\_\_\_\_  
**LINDA ASHBY**  
**CITY CLERK**

**APPROVED AS TO FORM**  
**AND CONTENT:**

**BY:** \_\_\_\_\_  
**BRANDON S. SHELBY**  
**CITY ATTORNEY**

**THE STATE OF TEXAS   §**  
**COUNTY OF GRAYSON   §**

**BEFORE ME**, the undersigned authority, on this day personally appeared **MARTIN CAVARRUBIAS** 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 express.

**GIVEN UNDER MY HAND** and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2018 A.D.

\_\_\_\_\_  
**NOTARY PUBLIC IN AND FOR THE**  
**STATE OF TEXAS**

**CITY OF SHERMAN  
APPLICATION FOR RESIDENTIAL TAX ABATEMENT**

**Property Owner:**

Name: M&G Home Builders, LLC

Mailing Address: 1218 N Brents, Sherman, TX

Telephone Number: 903-870-8212

**Contact (if different than owner):**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Property:**

Physical Address: 1911 E Cole

Summary Legal Description: Lot: 21 Block: 1 Addition: Milan Heights

Full Legal Description: Include as an attachment a full legal description with metes and bounds.

**Improvements:**

Type of Improvements (please check one). New Construction: x Remodeling: \_\_\_\_\_

Estimated Value of Improvements: 70,000

Estimated Date of Start of Construction: 6/1/18

Estimated Date of Completion of Project: 9/15/18

Description of Project: \_\_\_\_\_

New Residential Construction with 3 bedroom 2 bath with spacious backyard

Applicant(s): M&G Home Builders LLC,

Date: 5/22/18

Date: \_\_\_\_\_



**Grayson County  
Wilma Bush  
County Clerk**

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**Instrument Number:** 2018 - 6509

ERecordings-RP

**Recorded On:** March 27, 2018 08:12 AM

**Number of Pages:** 3

**Parties:** H.J.S.I. LLC ETAL

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**" Examined and Charged as Follows: "**

**Total Recording:** \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described Document  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 6509  
**Receipt Number:** 20180327000020  
**Recorded Date/Time:** March 27, 2018 08:12 AM  
**User:** Josh M  
**Station:** CLERK06

**Record and Return To:**

eRx



**STATE OF TEXAS  
COUNTY OF GRAYSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush  
County Clerk  
Grayson County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 1001-247458 /RTT meb

## GENERAL WARRANTY DEED

H.J.S.I., LLC, who acquired title as HJSI, LLC

(hereinafter called "Grantor," whether one or more, masculine, feminine or neuter) for and in consideration of the sum of TEN and no/100 DOLLARS and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, paid by

**M&G HOME BUILDERS LLC,**  
a Texas limited liability company

(hereinafter called "Grantee," whether one or more, masculine, feminine or neuter), for which no lien is retained either express or implied, has Granted, Sold and Conveyed, and by these presents does hereby Grant, Sell and Convey, unto the said Grantee all that certain real property described as follows:

**Being Lot 21 in Block 1 of MILAM HEIGHTS ADDITION, an Addition to the City of Sherman, Texas, as shown by Plat of record in Volume 160, Page 452, Deed Records, Grayson County, Texas,**

together with all improvements thereon, if any, and all rights, privileges, tenements, hereditaments, rights of way, easements, appendages and appurtenances, in anyway appertaining thereto, and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the above-described property or any part thereof (hereinafter, the "Property").

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county in which the Property is located, and property taxes for the current year and subsequent years, the payment of which Grantee assumes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his, her or its successors, heirs and assigns, as the case may be, forever; and Grantor does hereby bind Grantor and

Grantor's successors, heirs, executors and administrators, as the case may be, to Warrant and Forever Defend all and singular the said Property unto the said Grantee and Grantee's successors, heirs and assigns, as the case may be, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED THE 23<sup>rd</sup> DAY OF March, 2018, TO BE  
EFFECTIVE THE 23<sup>rd</sup> DAY OF March, 2018.

H.J.S.I., LLC, a Texas limited liability company,  
who acquired title as HJSI, LLC

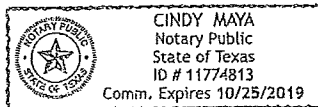
by: [Signature]  
SWASTIC KAVEESHWAR,  
Sole Member

#### ACKNOWLEDGMENT

THE STATE OF TX  
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared SWASTIC KAVEESHWAR, ☐ known to me or ☒ proved to me through License (description of identity card) to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed, in his/her capacity as Sole Member (title) of H.J.S.I., LLC, a Texas limited liability company, who acquired title as HJSI, LLC.

Given under my hand and seal of office this 23<sup>rd</sup> day of March, 2018.



[Signature]  
Notary Public, State of

Grantee's address:

M&G HOME BUILDERS LLC  
1218 N Brents  
Sherman, Texas 75090

# CITY OF SHERMAN

## RESIDENTIAL BUILDING PERMIT

SUBCONTRACTOR: M&G HOME BUILDERS  
LLC

PERMIT #: 181077

DATE ISSUED: 5/18/2018

PROJECT ADDRESS: 1911 E COLE AVE  
PARCEL ID:  
SUBDIVISION:

LOT #: 1  
BLK #: 21  
ZONE ORD:

ISSUED TO: M&G HOME BUILDERS LLC  
ADDRESS: 1218 N BRENTS AVE  
CITY, ST ZIP: SHERMAN TX 75090-4104  
PHONE:

CONTRACTOR: M&G HOME BUILDERS LLC  
ADDRESS: 1218 N BRENTS AVE  
CITY, ST ZIP: SHERMAN TX 75090-4104  
PHONE:

PROP. USE: SINGLE FAMILY RESIDENTIAL  
WORK: NEW RESIDENTIAL  
CONSTRUCTION  
VALUATION: \$ 70,000.00  
OCCP TYPE: SINGLE FAMILY RESIDENTIAL  
CNST TYPE: WOOD FRAME

SQ FT: 1,446.00  
BEDROOMS: 3

BATHROOMS: 2  
STORIES: 1

| FEE CODE | DESCRIPTION                 | AMOUNT    |
|----------|-----------------------------|-----------|
| BLD03    | NEW RESIDENTIAL             | \$ 433.80 |
| BLD10    | RESIDENTIAL STORMWATER MGMT | \$ 25.00  |
| TOTAL    |                             | \$ 458.80 |

NOTES:

### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

5/18/18  
DATE

(APPROVED BY) FLOOD PLAIN ADMINISTRATOR

5/21/18  
DATE

(APPROVED BY) BUILDING & ZONING

6/4/18  
DATE



ALLEY

Lot size: 50'x157'



1911 E COLE AVE  
MILAN HEIGHTS ADDN,  
BLOCK 1, LOT 21, ACRES  
.1803

BACK

83.5'

157'

44'5"

40'

32'

25'

FRONT

50'

COLE STREET

10'-9"

7'-7" 1/2

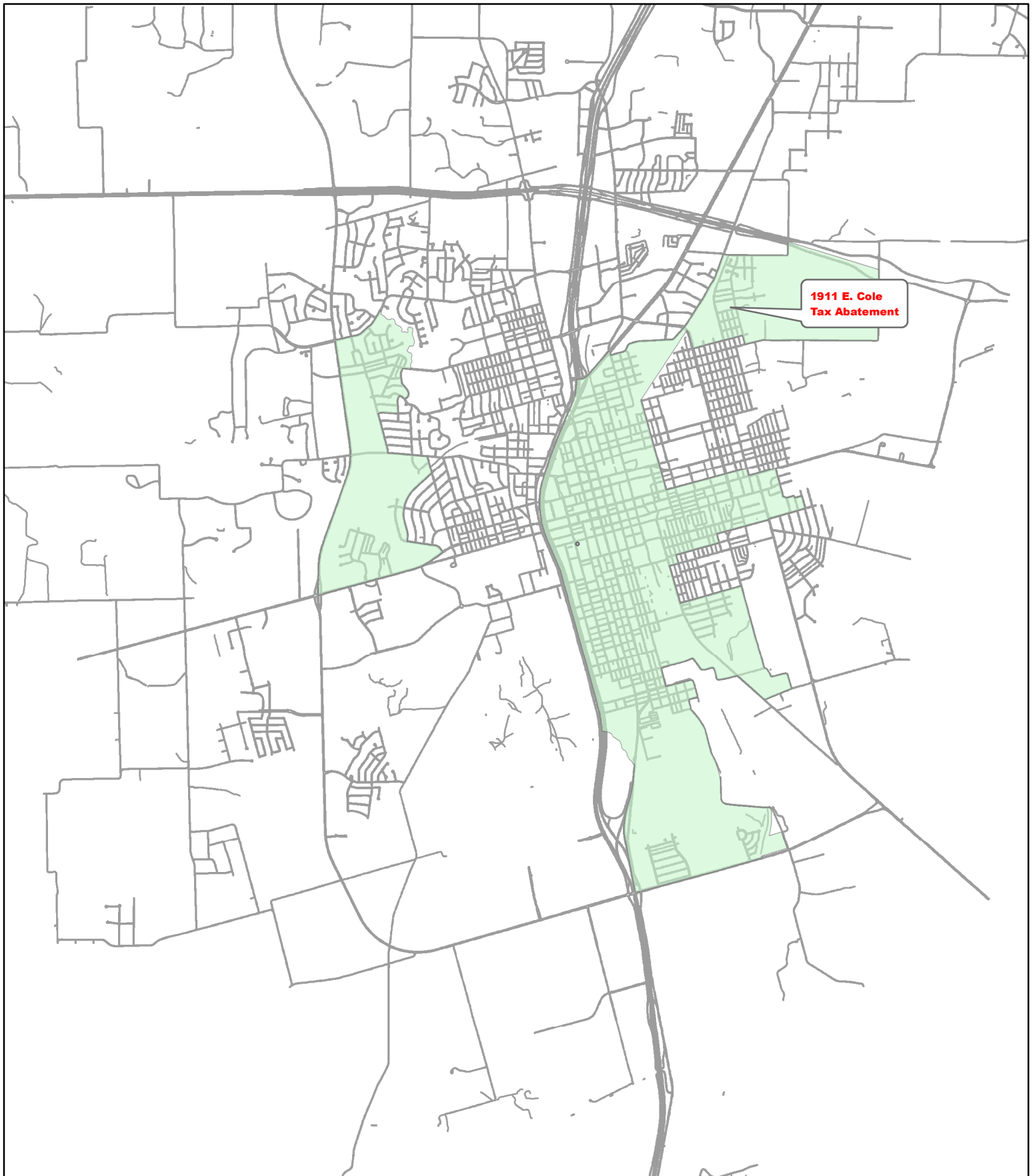
# 1911 E. Cole Avenue











## 1911 E. Cole Avenue Residential Tax Abatement



City of Sherman, Texas  
Developmental Services Department



NOT TO SCALE  
1 inch = 5,000 feet





# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

D.1.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

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### **Caption:**

#### **OTHER BUSINESS**

Amended Site Plan Approval and Exception for Heritage Development Partners, LLC, Owners; Brockette/Davis/Drake, Inc., Civil Engineers/Surveyor; and Curtis Group Architects, LTD, Architect under Ordinance No. 2252, Article IV, Section 410(2)(j) to allow a Medical Office and a previously approved Exception under Ordinance No. 2280, Section 6.4, Subsection (4) to Allow 196 Parking Spaces in Lieu of the Required 206 Spaces for a Medical Office Building in the Blalock Industrial Park/Blalock Commercial Overlay District at 204 Medical Drive

### **Issue:**

Site plan approval for a medical office building for Heritage Development Partners, LLC, Owners; Brockette/Davis/Drake, Inc., and Curtis Group Architects, LTD, Architect Civil Engineers/Surveyor and an exception to allow 196 parking spaces for a medical office building in lieu of the previously approved 202 spaces in the Blalock Industrial Park/Blalock Commercial Overlay District at 204 Medical Drive.

### **Background:**

The property is located at 204 Medical Drive in the Sherman Crossroads Development at the northwest corner of U.S. Highway 75 and F.M. 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. An exception and conceptual site plan approval to allow a medical hospital was granted at the July 6, 2015 City Council Meeting. A conceptual master plan for the Sherman Crossroads was approved at the August 17, 2015 City Council Meeting; the master plan included retail sites with a movie theater, hotel and medical center. A plat dedicating the right-of-way for the extension of Travis Street to the west and providing access to the Sherman Crossroads development was approved at the October 17, 2016 City Council Meeting. Site plan approval was granted for the Crossroads Emergency Room and Davita Medical Office Building at the November 7, 2016 City Council Meeting. Site plan approval was granted for a Medical Office Building and an exception to allow 202 parking spaces in lieu of the required 206 spaces at the September 18, 2017 City Council Meeting.

The owners have amended their site plan to construct a 41,056 square foot two-story medical office building with canopy, north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They are also requesting an amendment to a previously approved exception to allow 196 parking spaces in lieu of the approved 202 spaces.

**Origination:**

Heritage Development Partners, LLC (Owners)  
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)  
Curtis Group Architects, LTD (Architect)

**Financial Consideration:**

None

**Staff Recommendation:**

At the May 22, 2018 regular meeting, the Planning & Zoning Board voted 7/0 to recommend to the City Council that the amended site plan and exception be approved subject to the Staff Review Letter.

**Alternatives:**

None

---

---

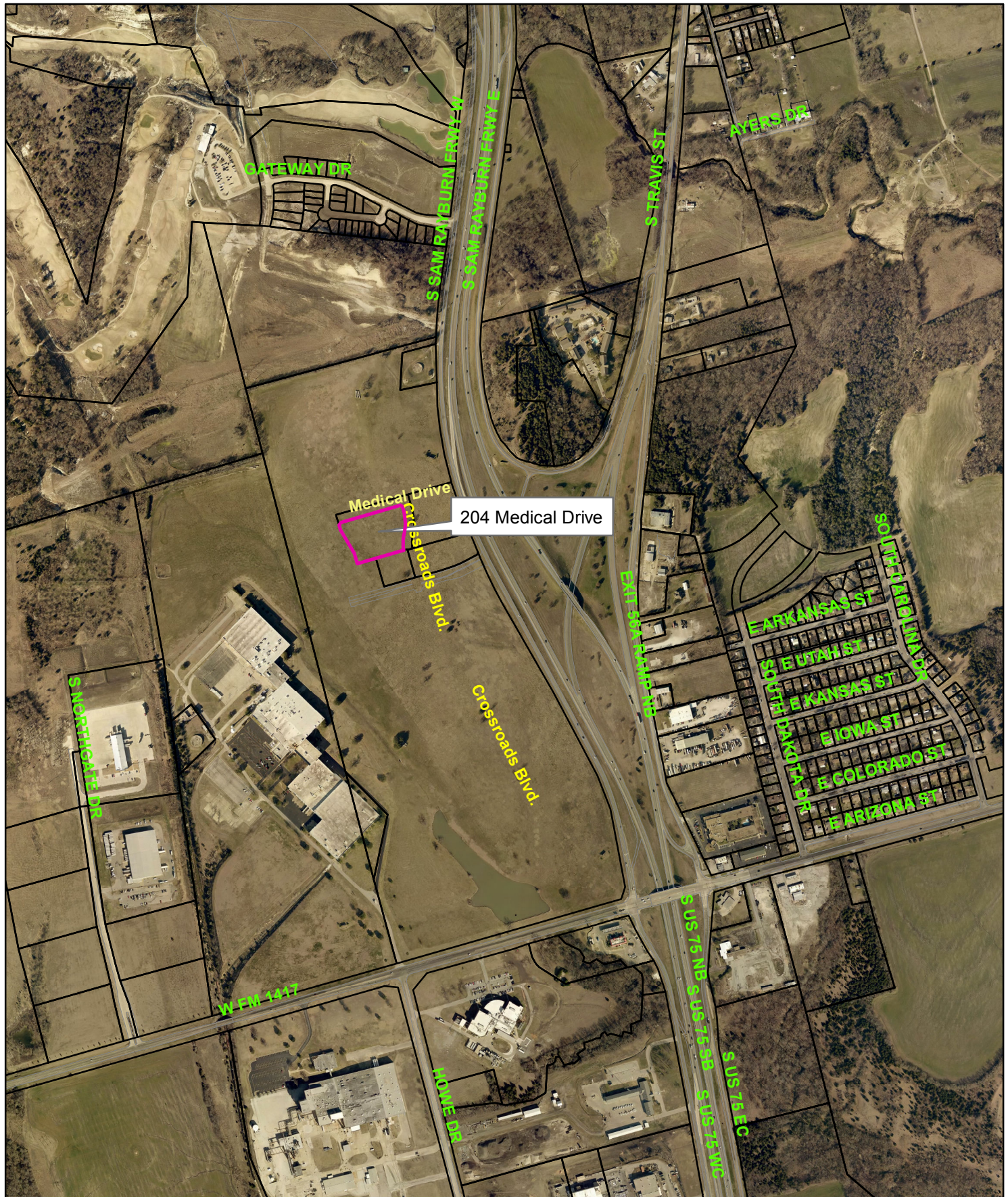
**Attachments**

Location Map  
Zoning Map  
Zoning Sign Photo  
Site Plan  
Building Elevations  
Staff Review Letter  
P&Z Communication

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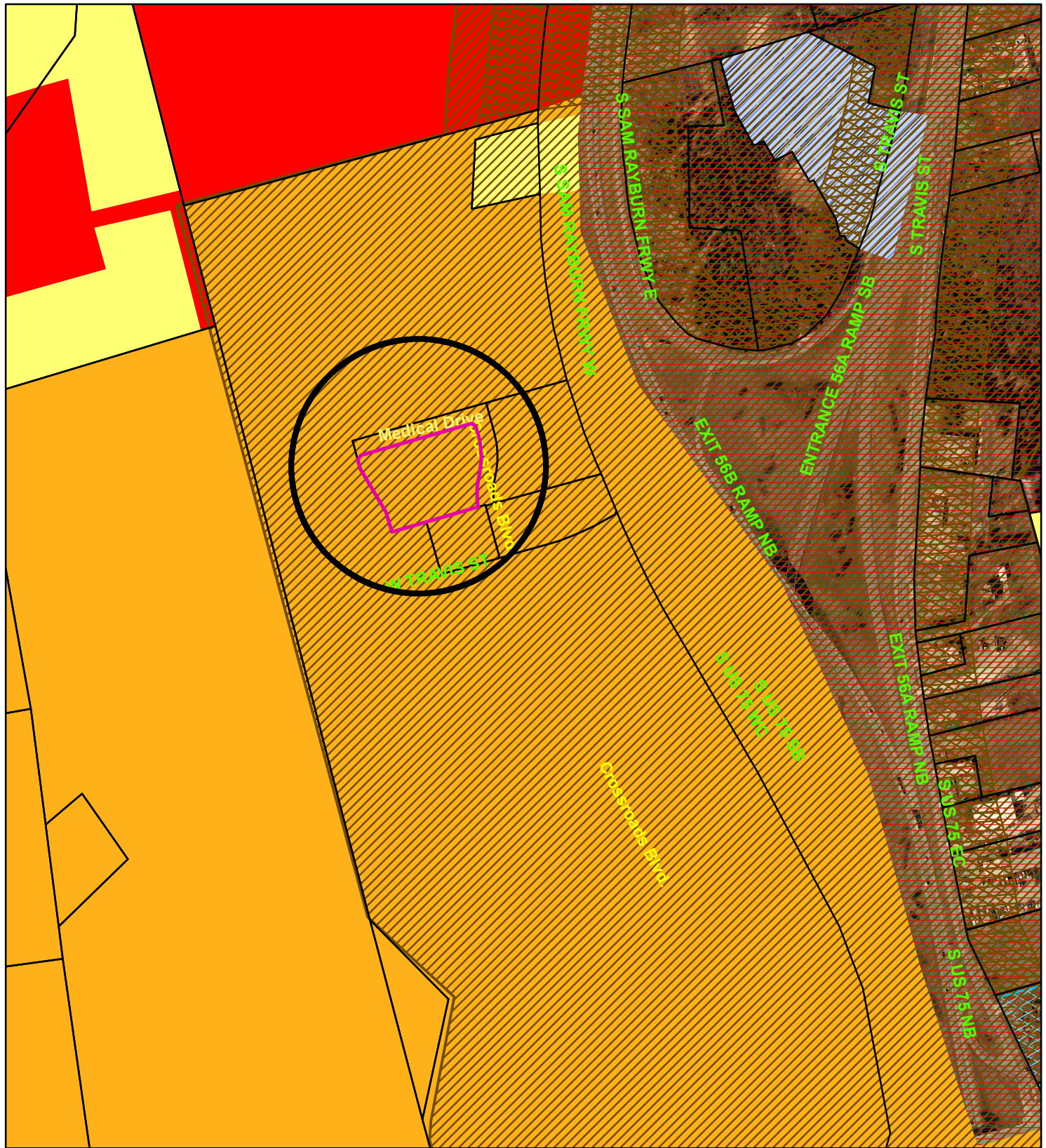


## 204 Medical Drive



1 in = 897 ft





## Zoning - 204 Medical Drive

### Legend

#### Special Districts Overlay

| DISTRICT_NAME                       |
|-------------------------------------|
| Arts and Cultural District          |
| Bialock Commercial Overlay District |
| Central Business District           |
| College Park District               |
| Downtown Overlay District           |
| Historic Preservation District      |
| Transportation Corridor             |

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep

|                     |
|---------------------|
| FM 1417             |
| Sam Rayburn Freeway |
| US Hwy 62 and 75    |
| SH 289              |
| FM 691              |

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

|                              |
|------------------------------|
| Unknown                      |
| BIP Bialock Industrial Park  |
| C-1 Retail Business District |

|                                         |
|-----------------------------------------|
| C-2 General Commercial District         |
| CO Office District                      |
| Lakes                                   |
| M-1 Light Manufacturing District        |
| M-1.5 Medium Manufacturing District     |
| M-2 Heavy Manufacturing District        |
| MH Manufacturing Housing District       |
| R-1 One Family Residential District     |
| R-2 Multi-Family Residential District   |
| R-A Single Family Agricultural District |
| SF-1 Single Family Residential District |

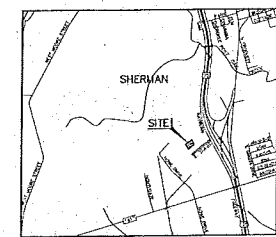
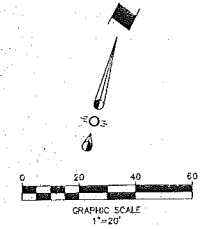
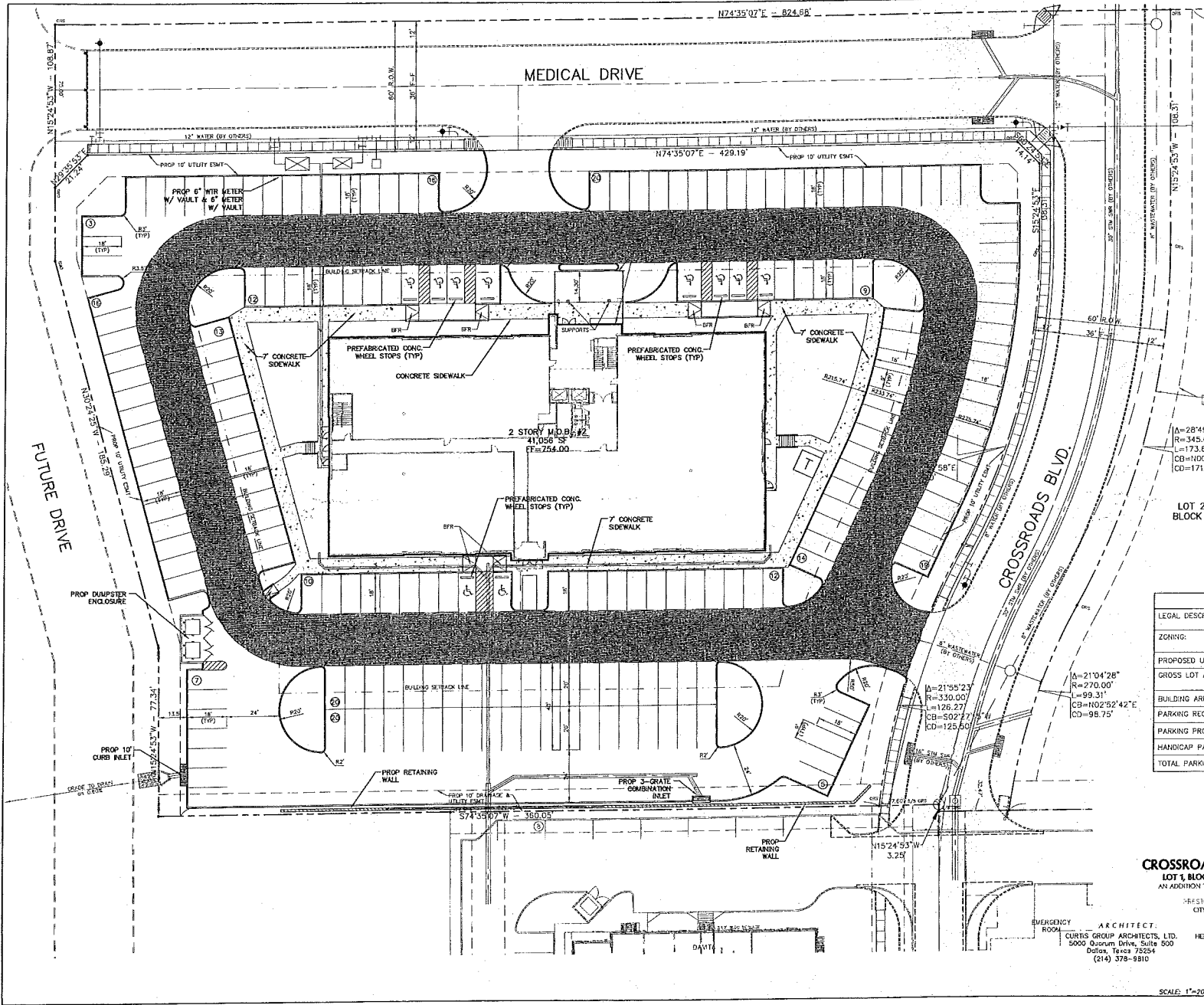




# 204 Medical Drive



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VICINITY MAP  
N.T.S.

LEGEND

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

A=28'49'50"  
R=345.00'  
L=173.60'  
CB=N00°59'58"W  
CD=171.77'

LOT 2  
BLOCK 1

SITE CRITERIA

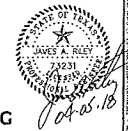
|                             |                                                                  |
|-----------------------------|------------------------------------------------------------------|
| LEGAL DESCRIPTION           | LOT 1, BLOCK 1<br>SHERMAN CROSSROADS MEDICAL No. 2 ADDITION      |
| ZONING                      | BLAYLOCK INDUSTRIAL PARK<br>BLAYLOCK COMMERCIAL OVERLAY DISTRICT |
| PROPOSED USE                | MEDICAL OFFICE                                                   |
| GROSS LOT AREA              | 121,863 SQ. FT.<br>2.7976 ACRES                                  |
| BUILDING AREA               | 41,056 SQ. FT.                                                   |
| PARKING REQUIRED (1/200 SF) | 206 SPACES                                                       |
| PARKING PROVIDED            | 185                                                              |
| HANDICAP PARKING PROVIDED   | 10                                                               |
| TOTAL PARKING PROVIDED      | 195                                                              |

**SITE PLAN**  
**CROSSROADS MEDICAL OFFICE BUILDING**  
**LOT 1, BLOCK 1 SHERMAN CROSSROADS MEDICAL No. 2**  
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS  
AND BEING SITUATED IN THE  
EAST-1/4 SECTION 36, TOWNSHIP 33N, RANGE 12E, DISTRICT NO. 682  
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ARCHITECT:  
CURTIS GROUP ARCHITECTS, LTD.  
5000 Quorum Drive, Suite 500  
Dallas, Texas 75254  
(214) 378-8810

DEVELOPER  
HERITAGE DEVELOPMENT PARTNERS  
2000 N. U.S. Hwy. 75  
Sherman, Texas 75050  
(803) 868-8600

ENGINEERS:  
BROCKETTE/DAVIS/DRAKE, INC.  
Civil & Structural Engineering Surveying  
4144 North Central Expressway, Suite 1100  
Dallas, Texas 75204  
(214) 824-3647  
Fax (214) 824-7054



SCALE: 1"=20'

APRIL 05, 2018

C17048

| EXTERIOR DESIGN SELECTIONS |                                                                                                            |
|----------------------------|------------------------------------------------------------------------------------------------------------|
| AS1                        | ALUMINUM FINISHED STAINLESS STEEL HANDRAILS                                                                |
| AS2                        | THE WORK SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW                   |
| AS3                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS4                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS5                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS6                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS7                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS8                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS9                        | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS10                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS11                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS12                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS13                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS14                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS15                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS16                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS17                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS18                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS19                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |
| AS20                       | GLASS CURTAIN WALL SYSTEMS SHALL BE SUBJECT TO THE DESIGNER'S REVIEW AND APPROVAL OF THE DESIGNER'S REVIEW |



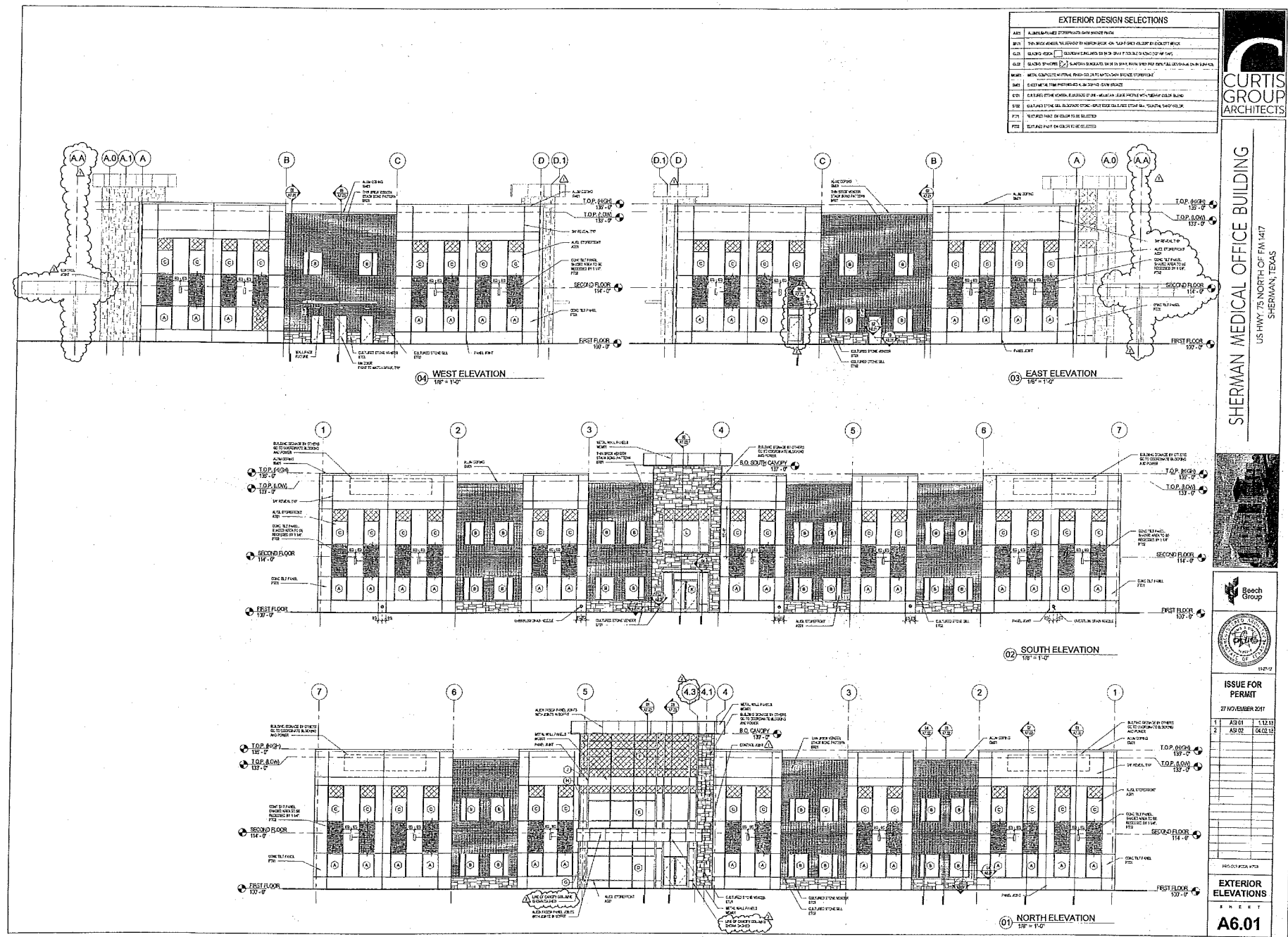
SHERMAN MEDICAL OFFICE BUILDING  
US HWY. 75 NORTH OF FM 1417  
SHERMAN, TEXAS

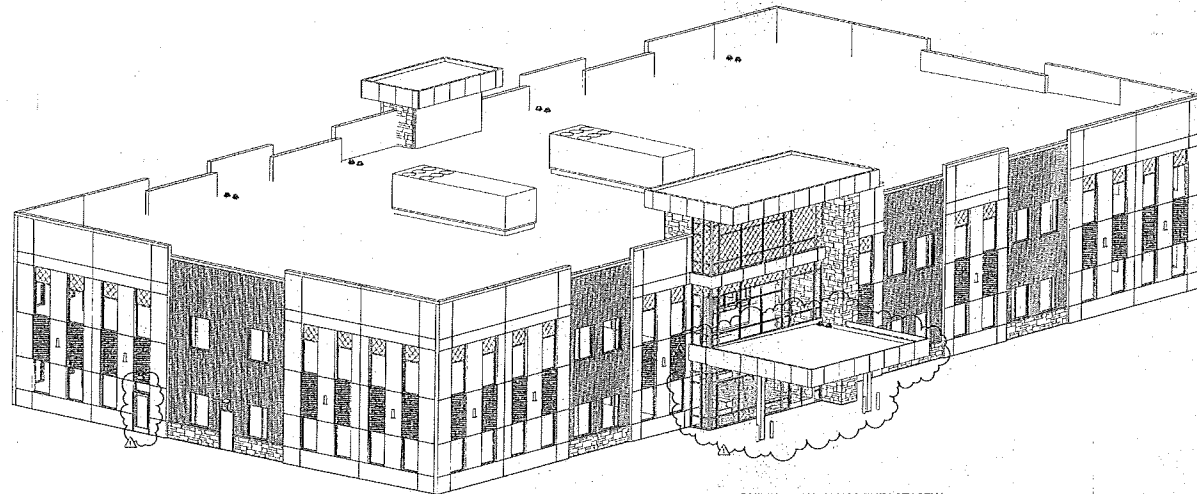


ISSUE FOR PERMIT  
27 NOVEMBER 2017

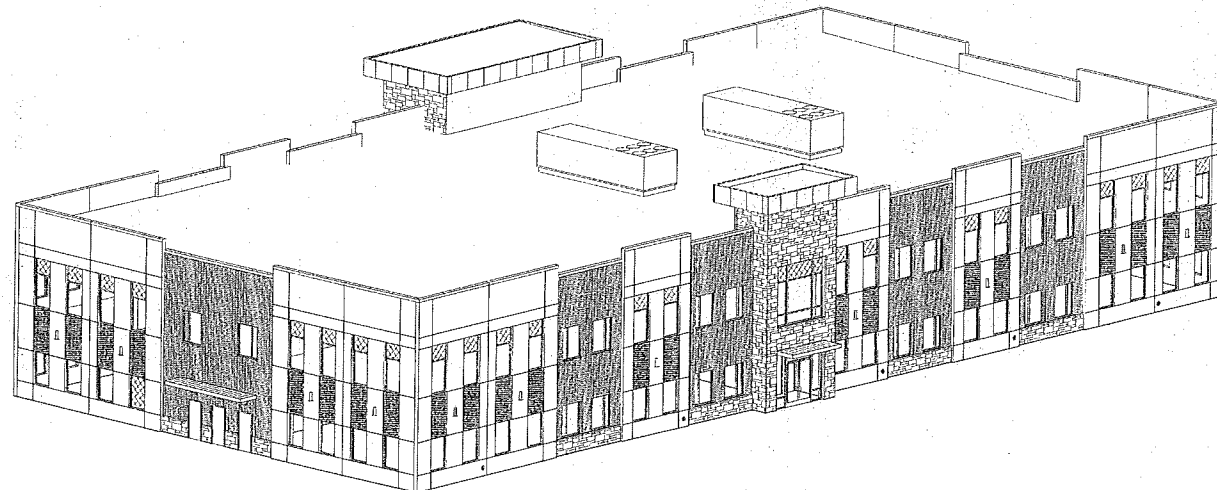
|   |       |          |
|---|-------|----------|
| 1 | AS 01 | 11/21/17 |
| 2 | AS 02 | 04/02/18 |

EXTERIOR ELEVATIONS  
A6.01





02 BUILDING AXON-NORTHEAST VIEW



01 BUILDING AXON-SOUTHWEST VIEW



SHERMAN MEDICAL OFFICE BUILDING

US HWY. 75 NORTH OF FM 1417  
SHERMAN, TEXAS



ISSUE FOR PERMIT  
27 NOVEMBER 2017

1 ASD 02 04.02.15

PROJECT (C.A. 100)

BUILDING OVERVIEWS

SHEET

A7.00



**STAFF REVIEW LETTER**

May 10, 2018

Sherman Crossroads LTD  
% Harkinson Investment Corp  
4560 Belt Line Rd., Ste. 400  
Addison, TX 75001

Brockette/Davis/Drake, Inc.  
4144 North Central Expressway, Ste. 1100  
Dallas, TX 75204

Heritage Development Partners  
2600 N. U.S. Highway 75  
Sherman, TX 75090

Curtis Group Architects, LTD  
5000 Quorum Drive, Ste. 500  
Dallas, TX 75254

Dear Applicants,

The request for amended site plan approval for a medical office building for the property located at 204 Medical Drive has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance and the Blalock Commercial Overlay District Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. Parking ratio required for medical office: 1 space per 200 square foot (206 spaces) or an exception will need to be approved.
4. All parking shall be on private property and shall not encroach into U.S. Highway 75 access road or Crossroads Boulevard right-of-way.
5. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
6. A parking space is considered to be 9'x20'.
7. The trash dumpster will need to be located inside the main building area and screened.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Review the zoning and development ordinance for additional requirements.
10. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with the first name "Scott" and last name "Shadden" clearly legible.

Scott Shadden  
Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager  
Mark Gibson, Director of Utilities  
Clint Philpott, P.E., Director of Engineering  
Amber Doan, Engineering Coordinator

Danny Fuller, Fire Marshal  
Brandon Shelby, City Attorney  
Steve Ayers, Asst. City Manager



**Planning & Zoning Commission and Board of  
Adjustments**

**Agenda Item No. 7.**

**Meeting Date:** 05/22/2018

**Prepared by:** Patsy Reeves, Developmental Services Admin Secretary  
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

---

**Requested Action/Proposed Use:**

**204 MEDICAL DRIVE**

The request of Heritage Development Partners, LLC (Owners), Brockett/Davis/Drake, Inc. (Civil Engineers/Surveyor) and Curtis Group Architects, LTD (Architect) concerning the property at 204 Medical Drive, being Lot 1, Block 1, Sherman Crossroads Medical No. 2 Addition and in Tract 4 of the Blalock Industrial Park, as follows:

***Planning and Zoning Commission***

- Amended site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a medical office building (Crossroads Medical Office Building) in the Blalock Industrial Park/Blalock Commercial Overlay District.
- Amending a previously approved exception under Ordinance No. 2280 Section 6.4, Subsection (4) and Section 6.8.4, Subsection (9) to allow 196 parking spaces in lieu of the required 206 spaces for a medical office building in the Blalock Industrial Park/Blalock Commercial Overlay District.

**Background:**

The property is located at 204 Medical Drive in the Sherman Crossroads Development at the the northwest corner of Highway 75 and FM 1417 West; just north of the new West Travis Street extension. The property is located in the Blalock Industrial Park and also the Blalock Commercial Overlay District. Site plan approval was granted for a Medical Office Building and an exception to allow 202 parking spaces in lieu of the required 206 spaces at the September 18, 2017 City Council Meeting.

The owners have amended their site plan to construct a 41,056 square foot two-story medical office building with canopy north of the Sherman ER and Davita Medical Office Building. The exterior finish on the building will be brick veneer, aluminum composite panels, concrete panels and stone veneer. They are also requesting an amendment to a previously approved exception to allow 196 parking spaces in lieu of the approved 202 spaces.

**Adjacent Zoning:**

Blalock Industrial Park  
Blalock Commercial Overlay District

**Origination:**

Heritage Development Partners, LLC (Owners)  
Brockette/Davis/Drake, Inc. (Civil Engineers/Surveyor)  
Curtis Group Architects, LTD (Architect)

**Master Plan Designation:**

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site.

**Number of notices mailed:**

39

**Objections Received:**

0

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**Attachments**

Location Map  
Zoning Map  
Zoning Sign Photo  
Site Plan  
Building Elevations  
Staff Review Letter

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

D.2.

**Meeting Date:** 06/18/2018

**Prepared By:** Scott Shadden, Director of Developmental Services

**Approved By:** Robby Hefton, City Manager

---

### **Caption:**

### **OTHER BUSINESS**

Site Plan Approval and Variance for Sherman Economic Development Corporation and GlobiTech, Inc., Owners, and Justin Walton, Teague, Nall and Perkins, Engineers/Representative under Ordinance No. 2252, Article IV, Sections 410 (2)(j) and (2)(g)(2) to allow a GlobiTech Power Generation Facility and Chain Link Fence with a 13' Rear Setback in Lieu of the Required 55.7' in the Blalock Industrial Park at 200 West F.M. 1417 (Heritage Parkway)

### **Issue:**

Site plan approval for a power generation facility for Sherman Economic Development Corporation (SEDCO) and GlobiTech, Inc., Owners, and Justin Walton, Teague, Nall and Perkins, Engineers/Representative and variance to allow a 13' rear setback in lieu of the required 55.7' in the Blalock Industrial Park at 200 West F.M. 1417 (Heritage Parkway).

### **Background:**

The property is located at 200 West F.M. 1417 (Heritage Parkway), the southeast corner of F.M. 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant. The property is located in Tract 2 of the Blalock Industrial Park. This project is to improve the quality and reliability of the power system serving the GlobiTech Facility. During 2017, GlobiTech experienced fifteen utility outages and was told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. The generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The equipment will be natural gas fueled engine generators and will operate less than 200 hours per year. The proposed layout has chain link fencing and a small portion of the spare transformer located within the setback area requiring a variance.

### **Origination:**

SEDCO and GlobiTech Inc. (Owners)

Justin Walton, Teague, Nall and Perkins (Engineers/Representative)

### **Financial Consideration:**

None

**Staff Recommendation:**

At the May 22, 2018 regular meeting, the Planning & Zoning Board voted 7/0 to recommend to the City Council that the site plan and variance be approved subject to the Staff Review Letter.

**Alternatives:**

None

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**Attachments**

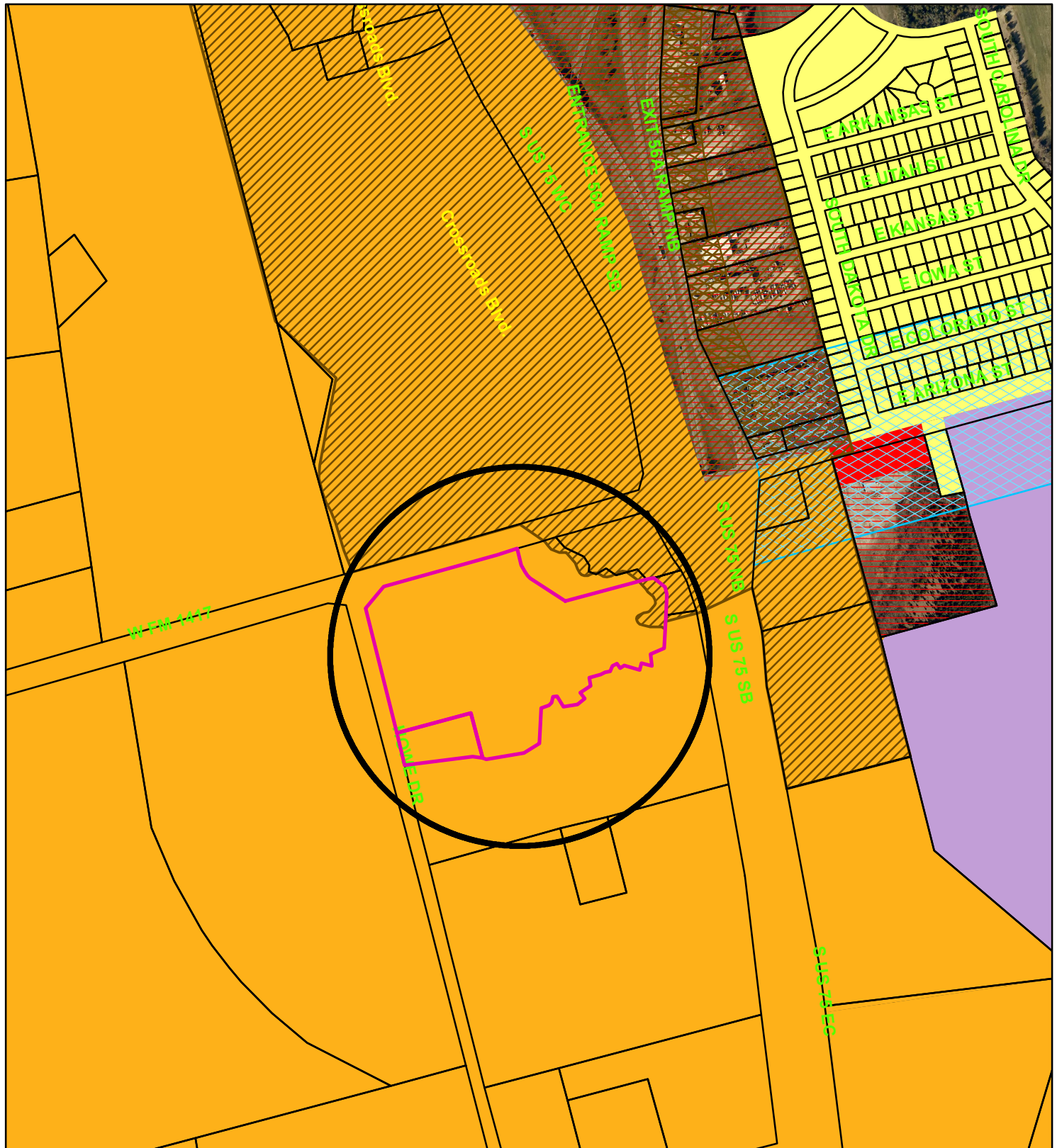
Location Map  
Zoning Map  
Zoning Sign Photo  
Site Plan  
Building Elevations  
Staff Review Letter  
P&Z Communication

---









## Zoning - 200 West FM 1417 (Heritage Parkway)

### Legend

#### Special Districts Overlay

##### DISTRICT\_NAME

- Arts and Cultural District
- Blalock Commercial Overlay District
- Central Business District
- College Park District
- Downtown Overlay District
- Historic Preservation District
- Transportation Corridor

#### Representation: ShermGIS.DBO.TransportationCorridor\_Rep

- FM 1417
- Sam Rayburn Freeway
- US Hwy 82 and 75
- SH 289
- FM 691

#### Zoning Districts

##### Representation: ShermGIS.DBO.ZoningDistrict\_Rep

- Unknown
- BIP Blalock Industrial Park
- C-1 Retail Business District

- C-2 General Commercial District
- CO Office District
- Lakes
- M-1 Light Manufacturing District
- M-1.5 Medium Manufacturing District
- M-2 Heavy Manufacturing District
- MH Manufacturing Housing District
- R-1 One Family Residential District
- R-2 Multi-Family Residential District
- R-A Single Family Agricultural District
- SF-1 Single Family Residential District



NOT TO SCALE

1 in = 718 ft





## 200 W. FM 1417 (Heritage Parkway)





F. M. HIGHWAY NO. 1417

LEGEND

EXISTING STORM DRAIN LINE

EXISTING UNDERGROUND ELECTRIC LINE

EXISTING OVERHEAD ELECTRIC LINE

EXISTING SAN SEWER LINE

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING SAN SEWER MANHOLE

PROPOSED PROPERTY BOUNDARY

SETBACK LINE

PROPOSED CHAINLINK FENCE

PROPOSED LIVING SCREEN  
(5' ON CENTER RED CEDARS)

PROPOSED CONCRETE DRIVEWAY

PROPOSED GRAVEL

GLOBITECH  
EXISTING BUILDING  
FF=728.68

NORTHGATE TECHNOLOGY PARK  
BLOCK 1, LOT 1  
24.81 ACRES

ACTIOHEM LP  
75 & 1417 ADDN, LOT 1  
2.34 ACRES

SHERMAN ECONOMIC DEV CORP  
G-0329 DUNHAM SHEROD A-G0329  
1.31 ACRES

SITE DATA SUMMARY

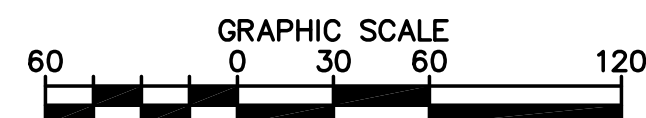
ZONING: BLALOCK INDUSTRIAL PARK, TRACT 2  
PROPOSED USE: INDUSTRIAL MANUFACTURING  
CURRENT LOT AREA: 24.81 ACRES  
PROPOSED LOT AREA: 26.63 ACRES (BY REPLAT)  
TOTAL PARKING REQUIRED: N/A FOR POWER GENERATION

OWNER:

SEDCO  
CONTACT: FRANK GADEX  
903.868.2566 PH  
307 W. WASHINGTON ST, SUITE 102  
SHERMAN, TEXAS 75090

ENGINEER:

TEAGUE NALL & PERKINS  
CONTACT: JUSTIN WALTON, P.E.  
214.461.9867 PH / 214.461.9864 FX  
825 WATERS CREEK BLVD, SUITE M300  
ALLEN, TEXAS 75013



| no. | revision | by | date |
|-----|----------|----|------|
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |



|                                     |
|-------------------------------------|
| scale<br>when bar is<br>1 inch long |
| horiz<br>1"=60'                     |
| vert<br>N/A                         |
| APR 2018                            |



teague nall & perkins  
825 Waters Creek Blvd, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
TBPE Registration No. F-230  
www.tnpinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

Justin N. Walton, P.E. Date: APRIL 2018

Tx. Reg. # 97267

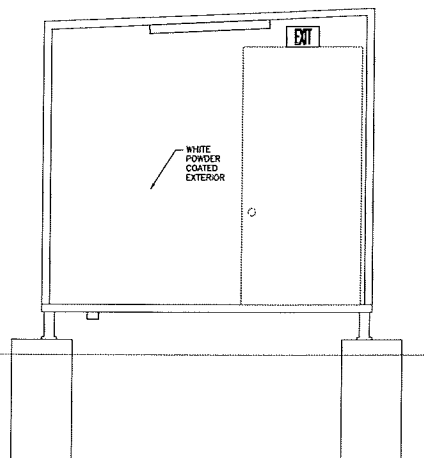
City of Sherman, Texas

Globitech Power Generation

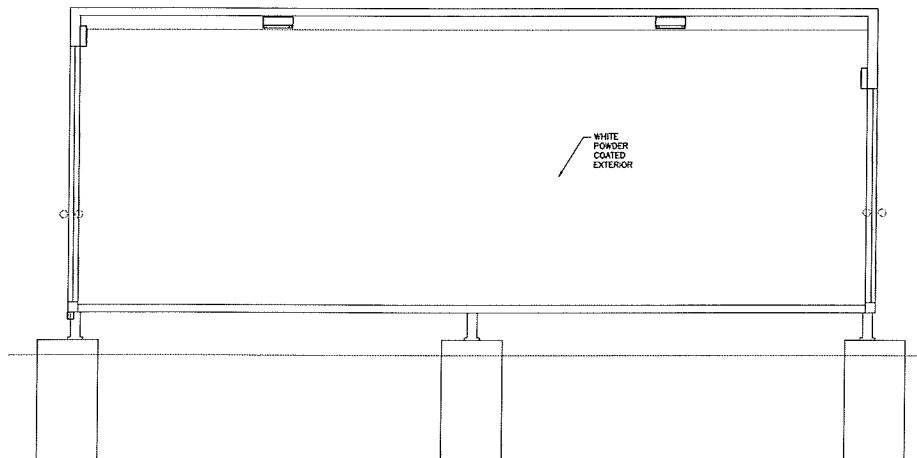
SITE PLAN

tnp project  
GLB18157  
sheet  
1

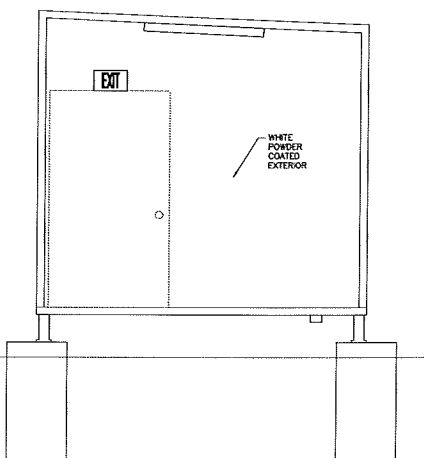
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Layout: SITE PLAN Xrefs: GLB18157 P-BASE.dwg - GLB18157 X-BASE.dwg - E-20-001.dwg



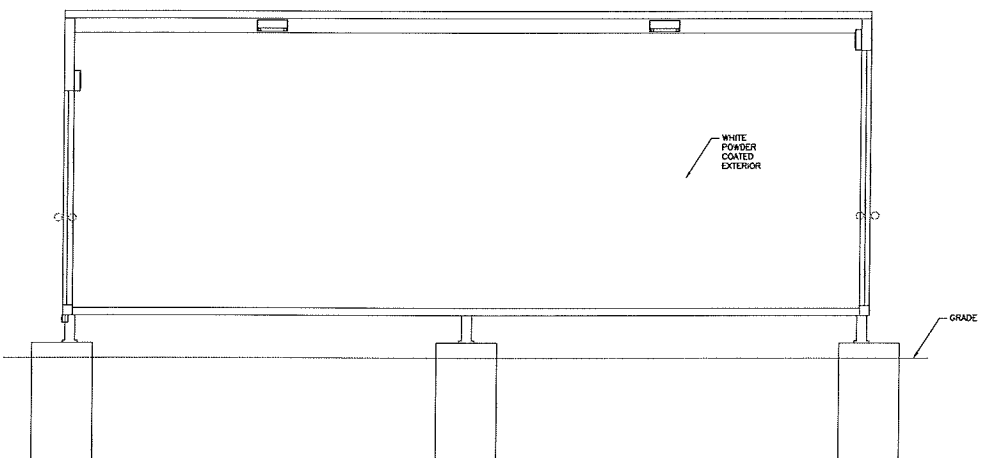
SUBSTATION CONTROL  
 BUILDING  
 ELEVATION  
 1/2" = 1'-0"



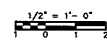
SUBSTATION CONTROL BUILDING  
ELEVATION  
 $1/2" = 1'-0"$



SUBSTATION CONTROL BUILDING  
 ELEVATION  
 $1/2" = 1'-0"$



SUBSTATION CONTROL BUILDING  
ELEVATION  
 $1/2" = 1'-0"$



TX REG. #10822

TX REG. #10822

**3rd** GENERATION  
ENGINEERING

7920 BELT LINE ROAD, SUITE 591  
DALLAS, TX 75254, (972) 387-8784

REVISION

|    |      |
|----|------|
| Q. | DATE |
|----|------|

ABILITY

POWER RELIABILITY-

**GLOBALTECH**

DATE: 00/00/0000

DESIGNED BY:

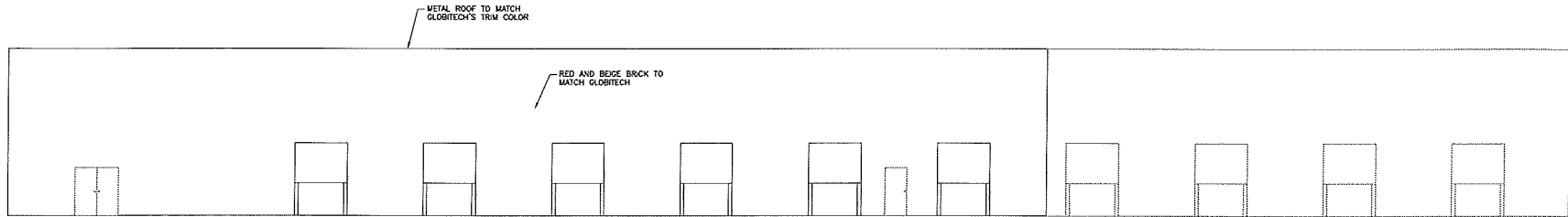
Drawn by:

118 NINOMIA

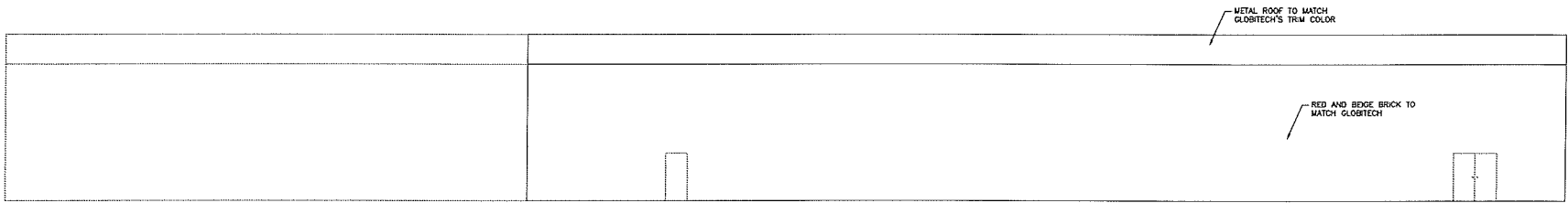
APPROVED BY:

100 MILLERS, 074001

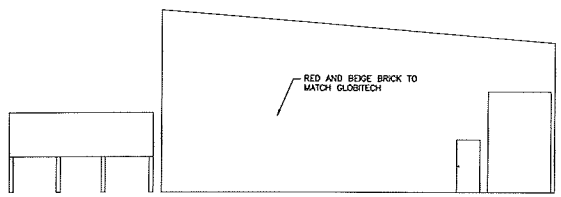
E-23-003



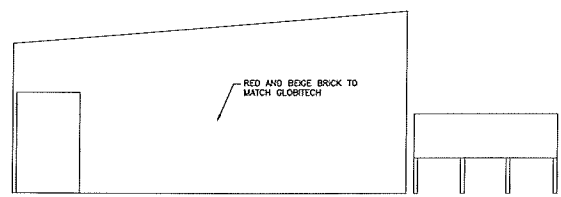
GENERATOR BUILDING  
ELEVATION C  
1/16" = 1'-0"



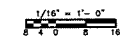
GENERATOR BUILDING  
ELEVATION D  
1/16" = 1'-0"



GENERATOR BUILDING  
ELEVATION E  
1/16" = 1'-0"



GENERATOR BUILDING  
ELEVATION F  
1/16" = 1'-0"



TX REG. #0822

**3rd GENERATION ENGINEERING**

7920 BELT LINE ROAD, SUITE 591  
DALLAS, TX 75254 (972) 387-5784

POWER RELIABILITY IMPROVEMENTS  
GENERATOR BUILDING ELEVATIONS

JOB NUMBER: 076001

| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
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DATE: 06/09/2006  
DESIGNED BY:  
DRAWN BY:  
APPROVED BY:  
SHEET 006 OF 006

E-23-006



**STAFF REVIEW LETTER**

May 10, 2018

SEDCO  
307 W. Washington, Ste. 102  
Sherman, TX 75090

GlobiTech  
200 W. FM 1417 (Heritage Parkway)  
Sherman, TX 75092

TNP  
Justin Walton, P.E.  
825 Watters Creek Blvd., Ste. M300  
Allen, TX 75013

Dear Applicants,

The request for site plan and variance approval for a Globitech Power Generation Facility and chain link fence with a 13' rear setback in lieu of the required 55.7' in the Blalock Industrial Park for the property located at 200 West FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, May 22, 2018 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. All aspects of the Blalock Industrial Park Ordinance must be followed.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903-892-7267).
3. All parking shall be on private property and shall not encroach into Howe Drive or FM 1417 (Heritage Parkway) right-of-way.
4. Parking and service driveways are permitted on paved surfaces only; concrete or asphalt.
5. A parking space is considered to be 9'x20'.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. Review the zoning and development ordinance for additional requirements.
8. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

9. Platting of the property is required.
10. New drive approaches must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
11. Privately owned and maintained detention in accordance with city criteria is required. Engineering plans shall be provided to City of Sherman Engineering Department for review and approval.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

You are hereby notified to be present, either in person or by your authorized representative to present your request on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Scott Shadden at 903-892-7229 prior to the meeting.

Respectfully,

A handwritten signature in black ink, reading "Scott Shadden". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Scott Shadden  
Secretary, Planning and Zoning Board and Board of Adjustment

|     |                                               |                                 |
|-----|-----------------------------------------------|---------------------------------|
| CC: | Robby Hefton, City Manager                    | Danny Fuller, Fire Marshal      |
|     | Mark Gibson, Director of Utilities            | Brandon Shelby, City Attorney   |
|     | Clint Philpott, P.E., Director of Engineering | Steve Ayers, Asst. City Manager |
|     | Amber Doan, Engineering Coordinator           |                                 |



**Planning & Zoning Commission and Board of  
Adjustments**

**Agenda Item No. 19.**

**Meeting Date:** 05/22/2018

**Prepared by:** Patsy Reeves, Developmental Services Admin Secretary  
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

Jeff Adams, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

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**Requested Action/Proposed Use:**

**200 W. FM 1417 (HERITAGE PARKWAY)**

The request of Sherman Economic Development Corporation and GlobiTech Inc. (Owners), Justin Walton, Teague, Nall and Perkins (Engineers/Representative) concerning the property located at 200 West F.M. 1417 (Heritage Parkway), being Lot 1 in the Northgate Technology Park and in Tract 2 of the Blalock Industrial Park and 2.002 acres in the Sherod Dunman Survey, Abstract No. 329, as follows:

***Planning and Zoning Commission***

Site plan and variance approval to Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) for a Globitech Power Generation Facility and chain link fence with a 13' rear setback in lieu of the required 55.7' in the Blalock Industrial Park.

**Background:**

The property is located at 200 West FM 1417 (Heritage Parkway), the southeast corner of FM 1417 (Heritage Parkway) and Howe Drive; GlobiTech is the tenant. The property is located in Tract 2 of the Blalock Industrial Park. This project is to improve the quality and reliability of the power system serving the GlobiTech Facility. During 2017, GlobiTech experienced 15 utility outages and were told the utility had done everything they could to improve the reliability of the distribution feeders serving the facility. The generation equipment will be capable of operating in parallel with the utility or in island mode, disconnected from the utility. The equipment will be natural gas fueled engine generators and will operate less than 200 hours per year. The proposed layout has chain link fencing and a small portion of the spare transformer located within the setback area requiring a variance.

**Adjacent Zoning:**

Blalock Industrial Park

**Origination:**

Sherman Economic Development Corporation and GlobiTech Inc. (Owners)  
Justin Walton, Teague, Nall and Perkins (Engineers/Representative)

**Master Plan Designation:**

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

**Number of notices mailed:**

40

**Objections Received:**

0

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**Attachments**

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Elevations

Staff Review Letter

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

D.3.

**Meeting Date:** 06/18/2018

**Prepared By:** Nate Strauch, Community & Support Services Manager

**Approved By:** Robby Hefton, City Manager

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#### **Caption:**

#### **OTHER BUSINESS**

Consider Request of the Pottsboro ISD Education Foundation to Temporarily Close Certain Streets for the First Annual "Moonlighting for the Cards 5K & Fun Run" on Saturday, September 29, 2018

#### **Issue:**

The Pottsboro ISD Education Foundation plans to host their inaugural "Moonlighting for the Cards 5K & Fun Run" on Saturday, September 29<sup>th</sup> and is requesting the City of Sherman's assistance with street closures. This is a night run and will begin at 6:00 p.m. on City streets.

The event will include an open tent on the Courthouse lawn and will be providing runners with fruit, snacks, water and may have music through loudspeakers around the Grayson County Courthouse. They are expecting 400-500 runners and are partnering with Chip-2-Chip Race Timing for timing and organization of the run.

#### **Background:**

The Pottsboro ISD Education Foundation will hold the "Moonlighting for the Cards 5K & Fun Run" on Saturday, September 29<sup>th</sup>. The event will begin at 6:00 p.m. and will follow the route displayed on the attached maps. The event will require traffic control assistance, barricades, and cones from the City of Sherman.

#### **Origination:**

Asa Jessee, President-Elect/Race Director, "Moonlighting for the Cards 5K & Fun Run"

#### **Financial Consideration:**

Overtime labor and equipment to provide traffic control assistance and place/remove barricades and cones. The event sponsors would be required to pay for costs associated with the traffic control. Solid waste receptacles would be provided by the City of Sherman Solid Waste Department.

#### **Staff Recommendation:**

It is recommended that the City Council approve this request and authorize the necessary assistance to accommodate the event.

**Alternatives:**

As recommended by the City Council

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**Attachments**

Request Letter

Fun Run & 5K Maps

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## POTTSBORO ISD EDUCATION FOUNDATION

P.O. Box 555

105 Cardinal Lane

Pottsboro, TX 75076

June Hendrickson, Executive Director

PH: (903) 771-0083 ext. 1

FAX: 903-786-9085

May 15, 2018

### Officers:

*June Hendrickson, Executive Director*

*Asa Jessee, President*

*Angelica Stewart, Treasurer*

*Teresa Adams, Vice President of Administration*

*Kimberly Easley-McKiddy, VP of Development*

*Dr. Kevin Matthews, Secretary*

*Katie Corder, Member At-Large*

*Lisa Beckham, Member At-Large*

*Cindy Bunch, At-Large*

*Scott Galyon, Member At-Large*

### Board of Directors:

*Shannon Alonzo, Board Member*

*Sandi Creswell, Board Member*

*Lorene Dudley, Board Member*

*Jamie Dyer, Board Member*

*Mike Fish, Board Member*

*Katie Goins, Board Member*

*Joseph Guess, Board Member*

*Keith Henderson, Board Member*

*Robert McKiddy, Board Member*

*Laurie Nix, Board Member*

*Craig Olson, Board Member*

*Brandy Plyer, Board Member*

*Michele Sanseverino, Board Member*

Director of Community and Support Services  
City of Sherman

Dear Sir:

The Pottsboro ISD Education Foundation will be putting on its first annual Moonlighting for the Cards 5K Run on the night of Saturday, Sept. 29, 2018, to benefit the Pottsboro ISD Education Foundation. The mission of the Pottsboro ISD Education Foundation is to generate and distribute resources to the Pottsboro Independent School District to enrich, maintain, and expand programs needed to meet the District's stated mission of excellence in education.

Our plan is to use Crockett Street, just off of Houston, as the site for the start and finish of the race, with runners heading north and, eventually, running east on Brockett. Registration, check-in, the awards presentation, etc., will be across the street on the north side of the Grayson County Courthouse. We would be on-site between the hours of 5 p.m. – 10 p.m. We are requesting city support for security/directing traffic during race time – specifically:

- Intersection of Travis and West Mulberry
- Intersection of North Elm and Washington
- Corner/Intersection of Walnut and Brockett
- Intersection of Brockett and Travis streets (runners on their way back)

An open tent (roughly 20X20) may be set up on the Courthouse lawn, which has been approved by the county. We plan on providing runners with fruit, snacks, water, and we may have music through loudspeakers.

We are partnering with Chip-2-Chip Race Timing. They will be setting up the start/finish "arch" for timing and organization. We are expecting the participation of between 400-500 runners.

Thank you for your help. I look forward to hearing from you.

Sincerely,

Asa Jessee  
President



# Moonlighting For The Cards 5K Run

Benefiting the  
Pottsboro ISD Education Foundation



STAY OUT OF THE SUN RUN

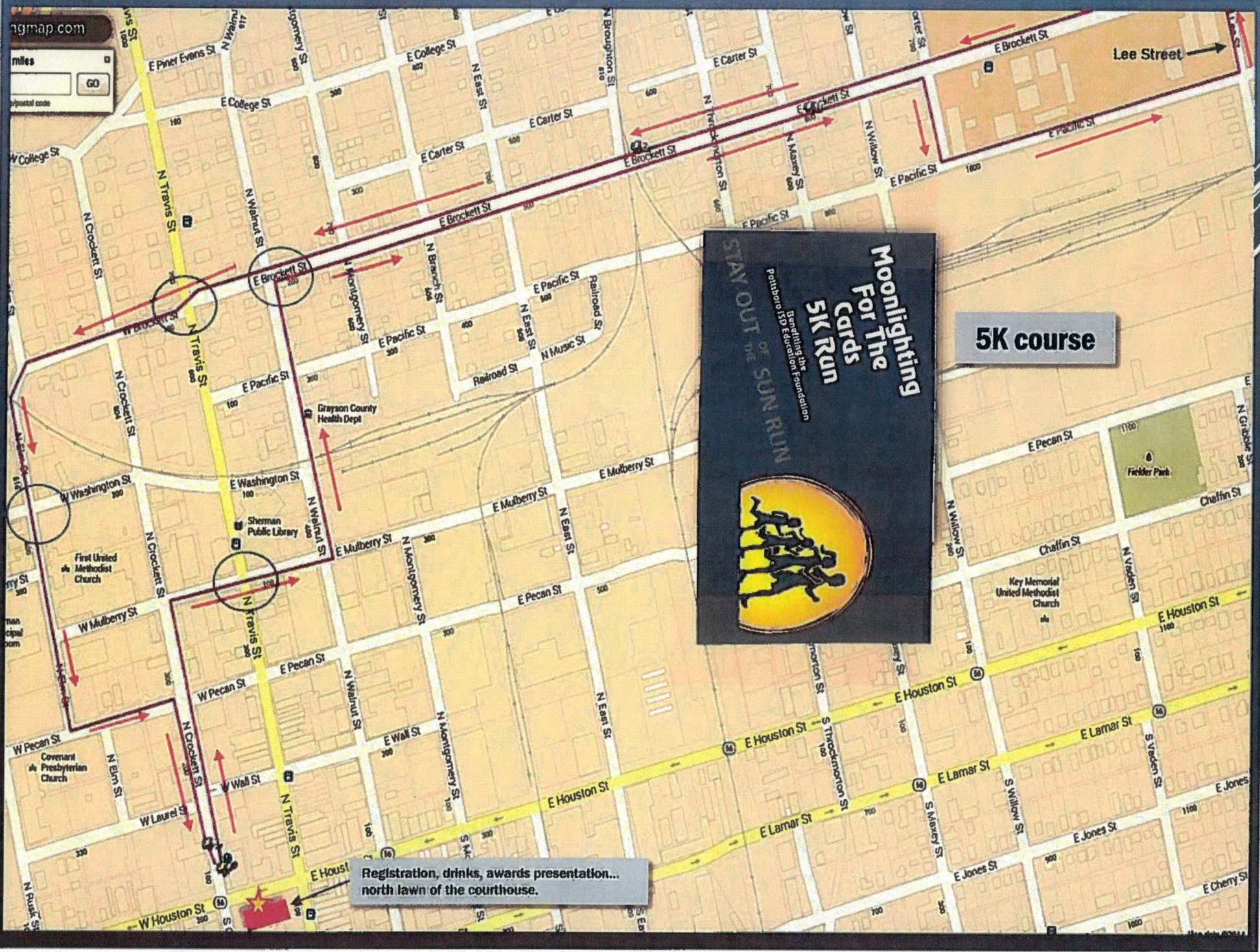
5K & Fun Run

Fun Run





ngmap.com  
miles  
GO



STAY OUT OF THE SUN RUN

**Moonlighting  
For The  
Cards  
5K Run**

Benefiting the Foundation  
Posterior 13D Education



**5K course**

Registration, drinks, awards presentation...  
north lawn of the courthouse.





# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

D.4.

**Meeting Date:** 06/18/2018

**Prepared By:** Pamela Cloer, Assistant to the City Manager

**Approved By:** Robby Hefton, City Manager

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**Caption:**

**OTHER BUSINESS**

Consider Cancellation of the Monday, July 2, 2018 Regular City Council Meeting

**Issue:**

To consider cancellation of the regular City Council meeting scheduled for Monday, July 2, 2018

**Background:**

The City Council's first meeting in July falls on Monday, July 2<sup>nd</sup>. This meeting is not needed as there are no items requiring immediate Council action.

**Origination:**

City Manager

**Financial Consideration:**

There is no financial impact to be considered.

**Staff Recommendation:**

It is recommended that the City Council cancel the July 2<sup>nd</sup> regular City Council meeting.

**Alternatives:**

No alternatives are recommended.

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# SHERMAN CITY COUNCIL

## Agenda Communication Form

### City Council Regular Meeting

**Meeting Date:** 06/18/2018

**Prepared By:** Pamela Cloer, Assistant to the City Manager

**Approved By:** Robby Hefton, City Manager

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**Caption:**

**COUNCIL CALENDAR**

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### **Attachments**

2018 Council Calendar

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# 2018

| JANUARY |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| S       | M  | T  | W  | T  | F  | S  |
|         | 1  | 2  | 3  | 4  | 5  | 6  |
| 7       | 8  | 9  | 10 | 11 | 12 | 13 |
| 14      | 15 | 16 | 17 | 18 | 19 | 20 |
| 21      | 22 | 23 | 24 | 25 | 26 | 27 |
| 28      | 29 | 30 | 31 |    |    |    |

| FEBRUARY |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
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|          |    |    |    | 1  | 2  | 3  |
| 4        | 5  | 6  | 7  | 8  | 9  | 10 |
| 11       | 12 | 13 | 14 | 15 | 16 | 17 |
| 18       | 19 | 20 | 21 | 22 | 23 | 24 |
| 25       | 26 | 27 | 28 |    |    |    |

| MARCH |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
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|       |    |    |    | 1  | 2  | 3  |
| 4     | 5  | 6  | 7  | 8  | 9  | 10 |
| 11    | 12 | 13 | 14 | 15 | 16 | 17 |
| 18    | 19 | 20 | 21 | 22 | 23 | 24 |
| 25    | 26 | 27 | 28 | 29 | 30 | 31 |

| APRIL |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|
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| 8     | 9  | 10 | 11 | 12 | 13 | 14 |
| 15    | 16 | 17 | 18 | 19 | 20 | 21 |
| 22    | 23 | 24 | 25 | 26 | 27 | 28 |
| 29    | 30 |    |    |    |    |    |

| MAY |    |    |    |    |    |    |
|-----|----|----|----|----|----|----|
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| 6   | 7  | 8  | 9  | 10 | 11 | 12 |
| 13  | 14 | 15 | 16 | 17 | 18 | 19 |
| 20  | 21 | 22 | 23 | 24 | 25 | 26 |
| 27  | 28 | 29 | 30 | 31 |    |    |

| JUNE |    |    |    |    |    |    |
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| 10   | 11 | 12 | 13 | 14 | 15 | 16 |
| 17   | 18 | 19 | 20 | 21 | 22 | 23 |
| 24   | 25 | 26 | 27 | 28 | 29 | 30 |

| JULY |    |    |    |    |    |    |
|------|----|----|----|----|----|----|
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| 15   | 16 | 17 | 18 | 19 | 20 | 21 |
| 22   | 23 | 24 | 25 | 26 | 27 | 28 |
| 29   | 30 | 31 |    |    |    |    |

| AUGUST |    |    |    |    |    |    |
|--------|----|----|----|----|----|----|
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| 12     | 13 | 14 | 15 | 16 | 17 | 18 |
| 19     | 20 | 21 | 22 | 23 | 24 | 25 |
| 26     | 27 | 28 | 29 | 30 | 31 |    |

| SEPTEMBER |    |    |    |    |    |    |
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| 9         | 10 | 11 | 12 | 13 | 14 | 15 |
| 16        | 17 | 18 | 19 | 20 | 21 | 22 |
| 23        | 24 | 25 | 26 | 27 | 28 | 29 |
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| OCTOBER |    |    |    |    |    |    |
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| 14      | 15 | 16 | 17 | 18 | 19 | 20 |
| 21      | 22 | 23 | 24 | 25 | 26 | 27 |
| 28      | 29 | 30 | 31 |    |    |    |

| NOVEMBER |    |    |    |    |    |    |
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| 4        | 5  | 6  | 7  | 8  | 9  | 10 |
| 11       | 12 | 13 | 14 | 15 | 16 | 17 |
| 18       | 19 | 20 | 21 | 22 | 23 | 24 |
| 25       | 26 | 27 | 28 | 29 | 30 |    |

| DECEMBER |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | T  | F  | S  |
|          |    |    |    |    |    | 1  |
| 2        | 3  | 4  | 5  | 6  | 7  | 8  |
| 9        | 10 | 11 | 12 | 13 | 14 | 15 |
| 16       | 17 | 18 | 19 | 20 | 21 | 22 |
| 23       | 24 | 25 | 26 | 27 | 28 | 29 |
| 30       | 31 |    |    |    |    |    |

|               |                                                               |
|---------------|---------------------------------------------------------------|
| 1/1/2018      | New Year's Day/Regular City Council Meeting on 01/02/2018     |
| 2/28/2018     | Called Council Meeting - Training Session for Council Members |
| 4/27/2018     | Called Budget Planning Mtg in Council Chambers                |
| 06/14-15/2018 | Called Budget Workshop in Council Chambers                    |
| 9/3/2018      | Labor Day/Regular City Council Meeting on 09/04/2018          |
|               |                                                               |
|               |                                                               |
|               |                                                               |

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