

ORDINANCE NO. 6683

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 1.673 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2505 NORTH HICKORY STREET, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE MF-15 (MULTI FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, SARIKA MANDAVILLI (OWNER), VAMSI KRISHNA CHITLURI (REPRESENTATIVE) AND BURNS SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW**

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

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

**WHEREAS**, the City Council finds that it is in the public interest to rezone the property as described in this Ordinance.

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

**SECTION 1.** That, from and after the effective date of this Ordinance, the property described in **Exhibit A – Survey and Legal Description**, attached hereto, located at 2505 North Hickory Street and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the MF-15 (Multi Family Residential) District and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, is hereby amended so as to hereafter include such property.

**SECTION 2.** That this Ordinance shall be entered upon the Official Zoning Map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

**SECTION 3.** That no person shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed or amended by the City Council in the manner provided for by law.

**SECTION 4.** That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**SECTION 5.** That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 6.** That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

**SECTION 7.** That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

**SECTION 8.** That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

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

**INTRODUCED** on this the 16<sup>th</sup> day of January 2024.

**ADOPTED** on this the 16<sup>th</sup> day of January 2024.

**EFFECTIVE DATE** on this the 16<sup>th</sup> day of January 2024.

CITY OF SHERMAN, TEXAS

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

ATTEST:

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

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

BY:   
\_\_\_\_\_  
RYAN D. PITTMAN, CITY ATTORNEY







**CORE NEIGHBORHOOD**

**Intent & Character**

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

**Appropriate Land Use Types**

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

**Compatible Zoning Districts**

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

**Considerations**

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



**CITY OF SHERMAN  
FUTURE LAND USE MAP  
3314 & 3318 TEXOMA PKWY**

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



Development Services  
Department



10/31/2023 at 11:11 A.M.





October 04, 2023

Regarding: 2505 N Hickory St,  
Sherman, Texas 75092

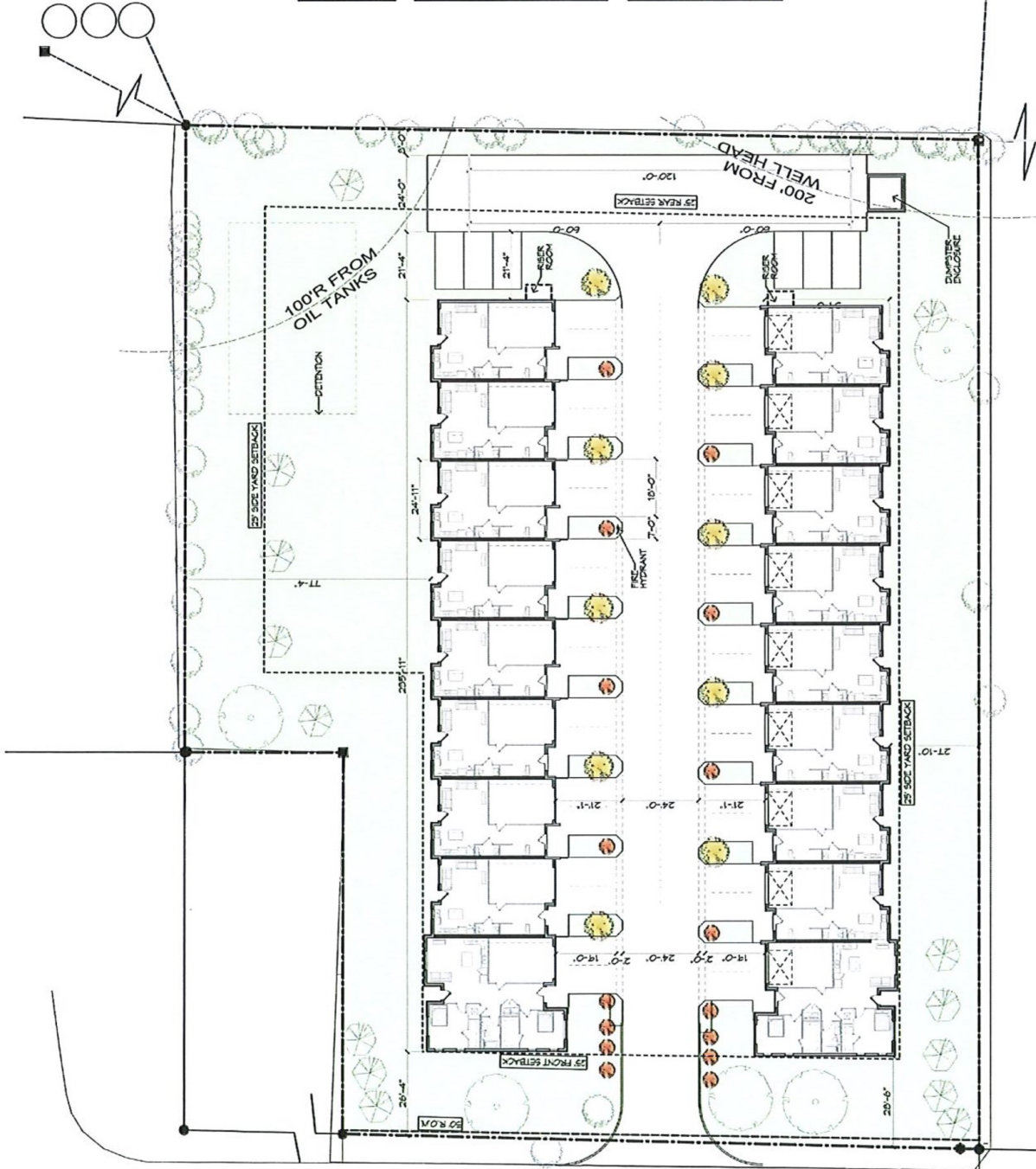
This 1.67-acre site currently is in the zoning MF-30 and in December 2022 the ordinance was revised to have 5-acre minimum requirement for development. Site is not surrounded by additional land to have 5 acres available. So, we are proposing to change the zoning to MF-15 with a variance on 2-acres minimum requirement.

With that we designed site plan to develop an 18-unit two-storied townhome development called "**The Fab Townhomes**". That matches new constructions happening in the area like single-family or duplexes. Preliminary plat is also being submitted along with these with necessary setbacks. This new project should help improve the neighborhood's aesthetics as well. Even going to help support the exponential growth City is going through.

Respectfully,

*Vamsi Krishna Ch*  
Vamsi Krishna Chitluri, Manager

*Sarika Mandavilli*  
Sarika Mandavilli, Manager

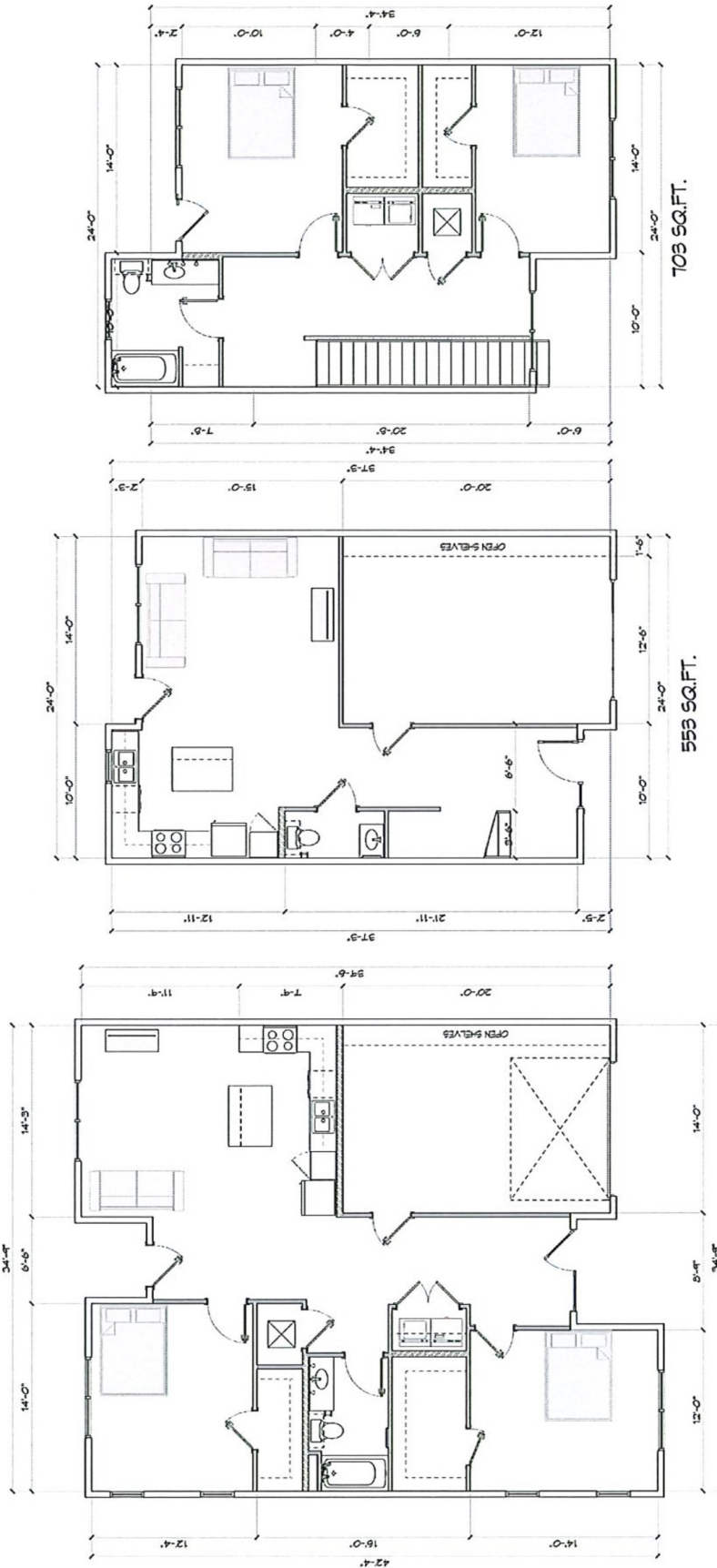


BUILDING UNIT TABLE			
UNIT TYPE	CONSIDERED AREA	GARAGE AREA	UNITS OR SPACES
ONE STORY	1040 SQ.FT.	244 SQ.FT.	2
TWO STORY	1220 SQ.FT.	244 SQ.FT.	16
TOTAL UNITS			18

SITE TABULATION	
PROPERTY SQ.FT.	12860 SQ.FT.
PARKING REQ'D	26
PARKING PROVIDED	60
CURRENT ZONING	MF-50
PROPOSED ZONING	MF-15
EXISTING HARD SURFACE	12700 SQ.FT.
HARD SURFACE AREA	31652 SQ.FT.
LANDSCAPED AREA	35204 SQ.FT.
FLOOR-TO-AREA RATIO	---

PARKING CALCULATIONS		
UNIT TYPE	UNITS OR SPACES	PARKING REQUIREMENTS
TWO BED	18	2 PER UNIT
TOTAL PARKING REQUIRED		36
GARAGE PARKING PROVIDED		36
DRIVEWAY PARKING PROVIDED		18
ADDITIONAL PARKING PROVIDED		36
TOTAL PARKING PROVIDED		60

**1 OVERALL SITE PLAN**  
 SCALE: 1/8" = 1'-0"



**WRIGHT GROUP**  
 ARCHITECTS - PLANNERS, PLLC  
 1430 S BROADWAY STREET  
 CARROLLTON, TEXAS  
 75006  
 (972) 242-1015

NOT FOR REGULATORY,  
 PERMITTING, OR  
 CONSTRUCTION

2023-11-29



**1** EXTERIOR ELEVATION OPTION 01  
 SCALE: 1/8"=1'-0"



**2** EXTERIOR RENDERING OPTION 01  
 SCALE: N.T.S.

The Fab Townhomes  
 2505 North Hickory Street  
 Sherman, Texas  
 75092

DSB NO. A556  
 DATE: 2023-11-29

SHEET NO.  
**A-401**

© WRIGHT GROUP Architects-Planners, PLLC, 2023

**STAFF REVIEW LETTER**

December 5, 2023

Sent via Email

Vamsi Krishna Chittluri  
Sarika Mandavilli  
14668 Blakehill Drive  
Frisco, TX 75035

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.02.012 to allow a lot area of 1.673 acres in lieu of the required 2 acres in an MF-15 (Multi-Family Residential) District; a Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to an MF-15 (Multi Family Residential) District; and a Site Plan for The Fab Townhomes located at 2505 North Hickory Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, December 12, 2023, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267). (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
6. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
7. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

8. Platting of the property is required. *Code of Ordinances Chapter 10.02.002(a)(1); Texas Local Government Code Title 1, Sec. 212.004*
9. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*
10. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for

review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003.(f)*

11. Internal water and wastewater lines will be privately owned and maintained.
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

#### Fire Services

Building is equipped throughout with an approved automatic sprinkler system.

13.  503.1.1 - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
14.  507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
15.  507.5.1.1 - Buildings equipped with a FDC installed in accordance shall have a fire hydrant within 100' of the fire department connections.

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

16.  503.2.1 - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
17.  503.2.4 - The minimum turning radius shall be at least 25' unless fire lane exceeds minimum requirement of 24'. (City Ordinances Amendments 3.01.002)

Building is over 3 stories or 30' in height or 62,000 square feet in gross area.

18.  D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof, and an unobstructed vertical clearance of not less than 14'. (City Ordinances Amendments 3.01.002)
19.  D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
20.  503.2.4 - The minimum turning radius shall be at least 25' unless the fire lane exceeds minimum requirement of 26'. (City Ordinances Amendments 3.01.002)

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

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

Respectfully,



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

CC: Robby Heflon, City Manager  
Clint Philpott, Asst. City Manager  
Wayne Lee, P.E., Director of Engineering  
Tom Pruitt, Utility Engineer  
The Law Firm of Abemathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Billy Hartsfield, Fire Chief  
Amber Doan, Engineering Coordinator  
Christopher Armstrong, Asst. City Engineer