
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, February 18, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR JANUARY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**

3. **ANNOUNCEMENTS**

4. **CITIZEN COMMENTS**

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

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9 AND 10)**

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

6. *** 1103 NORTH BROUGHTON STREET (PROJECT NO. 25-000302)**

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) the property located at 1103 North Broughton Street, consisting of 0.239 acres being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1 of Mora's Addition

7. *** 101 NORTH TRAVIS STREET (PROJECT NO. 25-000304)**

The request of 1876 Old Investment Properties, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 101 North Travis Street consisting of 0.341 acres Lots 1, 2, 3 and 4 in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/Central Business Overlay/Downtown Subdistrict, as follows:

Planning and Zoning Commission

Final Plat of The Post Addition.

8. *** 5922 TEXOMA PARKWAY (PROJECT NO. 25-000306)**

The request of Rex Huddleston, 5922 Texoma Parkway, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 5922 Texoma Parkway consisting of 1.872 acres being in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of 5922 Texoma Parkway Addition.

9. * 3231 LUELLA ROAD (PROJECT NO. 25-000312)

The request of Stacey Patterson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Luella Road, consisting of 4.95 acres being a part of Jeremiah McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of 3231 Luella Road Addition.

10. * 3209 TEXOMA PARKWAY (PROJECT NO. 25-000357)

The request of Sherman NEC & Texoma 82, LP (Owner) and Spiars Engineering, Inc. (Surveyor) concerning the property located at 3209 Texoma Parkway, consisting of 31.317 acres being a part of Reuben Hendrix Survey, Abstract No. 504 and Sam M. McGlothlin Survey, Abstract No. 811 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of SherDen Mall Phase 3.

11. 1400 AND 1502 SOUTH GRIBBLE STREET (PROJECT NO. 25-000080)

The request of Ipenema Investments (Owner), Will Knobler (Representative) and Ayub R. Sandhu (Surveyor) concerning the property located at 1400 and 1502 South Gribble Street, consisting of 9.3697 acres being in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single Family Residential) District to a C-1 (Retail Business) District.

12. 208 NORTH HARRISON AVENUE (PROJECT NO. 25-000082)

The request of Habitat for Humanity of Grayson County (Owner), Greg Benton (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 208 North Harrison Ave, consisting of 0.272 acres being a Replat of Lot 10R of the Habitat 46 Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.003(c)(2)(A) to allow no enclosed garage in lieu of the required enclosed garage.

13. 1004 NORTH EAST STREET (PROJECT NO. 25-000083)

The request of M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor) concerning the property located at 1004 North East Street, consisting of 0.153 acres being in the J.B. McAnair Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

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

14. 2012 TEXOMA PARKWAY (PROJECT NO. 25-000087)

The request of Platinum Property Holdings, LLC (Owner), Alec Hilliard (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2012 Texoma Parkway, consisting of 0.206 acres being a part of J.B. McAnair Survey, Abstract No. 763, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.017 to allow 8,992 square feet in lieu of the required 10,000 square feet lot area.
- B. Public Hearing and Variance under Section 14.04.017 to allow 7.19 side setback in lieu of the required 15' side setback.

- C. Public Hearing and Variance under Section 14.04.017 to allow 18.82' front setback in lieu of the required 25' front setback.
- D. Public Hearing and Variance under Section 14.04.017 to allow 10.7' rear setback in lieu of the required 25' rear setback.

Planning and Zoning Commission

- E. Site Plan of The ROI Mancave.
- F. Final Plat of ROI HQ Addition.

15. 1005 SOUTH TRAVIS STREET (PROJECT NO. 25-000090)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1005 South Travis Street, consisting of 0.312 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Planning and Zoning Commission

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

16. 1012 SOUTH WALNUT STREET (PROJECT NO. 25-000091)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1012 South Walnut Street, consisting of 0.092 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.008(4) (B) to allow a 700 square feet floor area in lieu of the required 800 square feet for the existing structure.

Planning and Zoning Commission

- B. Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-4 (Patio Home Residential) District.

17. 1018 SOUTH WALNUT STREET (PROJECT NO. 25-000092)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1018 South Walnut Street, consisting of 0.433 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Planning and Zoning Commission

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

18. 2114 NORWOOD STREET (PROJECT NO. 25-000095)

The request of Timothy and Luz Roth (Owners) and Underwood Drafting & Surveying (Surveyor) for the property located at 2114 Norwood Street consisting of 1.555 acres being a Replat of part of Lots 35, 36 and 38 Carriage House Estates, as follows:

Planning and Zoning Commission

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

19. 2315 NORTH HIGHWAY 75 (PROJECT NO. 25-000096)

The request of First State Bank (Owner), North Star Signs & Graphics (Representative) and Sartin & Associates Inc. (Surveyor) concerning the property located at 2315 North Highway 75, consisting of 9.01 acres being all of block one of the replat of Independence Square Addition, Section Two and zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow two free standing signs on the same lot line in lieu of the allowed one sign.

20. 2300 AND 2320 SHADY OAKS LANE (PROJECT NO. 25-000164)

The request of Bruce and Karla Graham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2300 and 2320 Shady Oaks Lane, consisting of 4.417 acres being a Replat of Lots 4R-1 and 4R-2, Replat of Lot 4, Oaks of Norwood, as follows:

Planning and Zoning Commission

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

21. 2213 NORWOOD STREET (PROJECT NO. 25-000171)

The request of Paul and Terri Gartman (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2213 Norwood Street, consisting of 1.36 acres being in the Lot 6 of Oaks of Norwood, as follows:

Planning and Zoning Commission

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

22. 2617 AND 2701 SOUTH FIRST STREET (PROJECT NO. 24-006338)

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

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 5' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

Close Public Hearing

23. ADJOURNMENT

Overall Location Map

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Planning and Zoning Commission and Board of Adjustment may hold an executive session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place

convenient to the public and said notice was posted on February 13, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of February 2025
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician



Planning & Zoning Commission Development Services

Agenda Item No. 2.

Meeting Date: 2/18/2025

Prepared By:

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE REGULAR JANUARY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:

Approval Of The Minutes Of The Regular January 22, 2025 Planning And Zoning Commission And Board Of Adjustment Meeting.

Origination:

Development Services

Staff Recommendation:

Staff recommends approval of the minutes.

Attachments:

1. 2025/01/22 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Wednesday, January 22, 2025, at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street to consider the following:

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

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

1. **CALL TO ORDER**

Bookmarked at 00:02:31

Chairman Mahone called the meeting to order at 5:01 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR DECEMBER 17, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:04:13

The Planning and Zoning Commission reviewed the minutes of the December 17, 2024, Regular Meeting. Motion by Commission Member Manley to approve the Minutes as written. Second by Commission Member Blagg. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:04:38

4. **CITIZEN COMMENTS**

Bookmarked at 00:05:07

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8 AND 9)**

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

Bookmarked at 00:05:58

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6, 7, 8 and 9 on the Consent Agenda as presented. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * **600 BLOCK PROGRESS DRIVE (Project No. 24-006345)**

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

Planning and Zoning Commission

Site Plan for Molinos USA Lawrence Equipment.

7. * **3400 BLOCK WEST HOUSTON STREET (Project No. 24-006465)**

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

Planning and Zoning Commission

Final Plat of Woodland Cottages Lot 1, Block A

8. * **969 BENNETT ROAD (Project No. 24-006474)**

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

Planning and Zoning Commission

Final Plat of Williams Family Estates

9. * **3500 BLOCK NORTH FM 1417 (HERITAGE PARKWAY) (Project No. 24-006518)**

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

Planning and Zoning Commission

Final Plat of Heritage Ranch MF-1

10. **1771 HARRELL ROAD (Project No. 24-006035) – TABLED FROM DECEMBER 17, 2024**

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

Planning and Zoning Commission

Final Plat of Cedar Creek Ranch.

Bookmarked at 00:06:55

Planning and Zoning Commission

Motion by Commission Member Blagg to untable the Final Plat located at 1771 Harrell Road. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Final Plat located at 1771 Harrell Road. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, RAMIREZ, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

11. **3230 NORTHGATE DRIVE (Project No. 24-005840) – TABLED FROM DECEMBER 17, 2024**

The request of Mark England (Owner), Michael Carlisle, P.E. (Representative) and Kimley Horn and Associates, Inc. (Surveyor) concerning the property located at 3230 Northgate Drive, consisting of 143.038 acres being in the Elizabeth Jones Survey, Abstract 625 and currently in the Blalock Industrial Park Planned Development/F.M. 1417 Overlay District, as follows:

Board of Adjustment

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

Bookmarked at 00:08:49

Board of Adjustment

Motion by Commission Member Blagg to untable the Variance located at 3230 Northgate Drive. Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 3230 Northgate Drive 15' side setback and 17' front setback. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

12. **3311 GALLAGHER DRIVE AND 3514 TEXOMA PARKWAY (Project No. 24-005843)**

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

Planning and Zoning Commission

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

Bookmarked at 00:20:04

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Zone Change located at 3311 Gallagher Drive and 3514 Texoma Parkway with a 6' masonry wall along the West side parking lot.

Motion fails for a lack of a second.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 3311 Gallagher Drive and 3514 Texoma Parkway. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

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

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

Planning and Zoning Commission

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

Bookmarked at 01:19:34

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 719-725 East Taylor Street and 2000-2030 North Loy Lake Road. Second by Commission Member Ramirez.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

14. **4800 TEXOMA PARKWAY, SUITE B401B (Project No. 24-006129)**

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

Planning and Zoning Commission

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

Bookmarked at 01:22:34

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Specific Use Permit located at 4800 Texoma Parkway, Suite B401B subject to the Staff Review Letter and being tied to Kerry Smith. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

15. 2617 AND 2701 SOUTH FIRST STREET (Project No. 24-006338)

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

Board of Adjustment

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

Bookmarked at 01:25:19

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned for an Executive Session at 6:42 p.m.

RECONVENE

The Executive Session closed, and the meeting reconvened at 6:48 p.m.

Board of Adjustment

Motion by Commission Member Manley to approve Variance Item A located at 2617 and 2701 South First Street. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Commission Member Manley to deny the Variance located at 2617 and 2701 South First Street.

VOTING AYE: DOWNTAIN AND MANLEY

VOTING NAY: MAHONE, BLAGG, AND WHITAKER

Motion fails.

Motion by Commission Member Blagg to approve Variance Item B located at 2617 and 2701 South First Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, BLAGG AND WHITAKER

VOTING NAY: MANLEY AND DOWNTAIN.

No action was taken on Item B.

16. 1311 AND 1313 EAST CHERRY STREET (Project No. 24-006339)

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

Board of Adjustment

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

Bookmarked at 01:57:36

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 1311 and 1313 East Cherry Street.

Second by Commission Member Manley.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

17. 1120 SOUTH FIRST STREET (Project No. 24-006342)

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

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.006 to allow a 20.4' front setback in lieu of the required 25' for the metal enclosure.
- B. Public Hearing and Variance under Section 14.04.004(b)(7) to allow a metal fence in lieu of metal panel fences not being permitted.
- C. Public Hearing and Variance under Section 14.04.004(c)(2) to allow an 8' tall solid fence in lieu of the allowed 4' tall decorative fence with openings not less than 50 percent in the front yard.

Bookmarked at 02:00:16

Vice Chairman Downtain abstained from this item.

Chairman Mahone added Commission Member Ramirez to the Board of Adjustment for this item.

Commission Member Ramirez abstained from this item.

Board of Adjustment

Motion by Commission Member Blagg to approve Variance Item A located at 1120 South First Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

Board of Adjustment

Motion by Commission Member Blagg to approve Variance Items B and C located at 1120 South First Street. Second by Commission Member Manley.

VOTING AYE: MAHONE, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

18. 100-1200 BLOCKS WEST SHEPHERD ROAD (Project No. 24-006362)

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

Planning and Zoning Commission

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

Bookmarked at 02:21:21

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Planned Development Amendment located in the 100-1200 Blocks West Shepherd Road with a 15% max on cluster homes and both flex and residential and combining total open space with a 15% minimum for the property. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

19. **300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 24-006363)**

The request of Sherman Economic Development Corporation and Terra Perpetua, LLC (Owners), Kevin Shaw, KFM Engineering & Design (Representative/Engineer) and O'Neal Surveying Company, LLC (Surveyor) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.34 acres being in the Sherrod Dunmore Survey, Abstract 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6410 to Amend Certain Planned Development District Development Standards and Exhibits.

Bookmarked at 03:15:17

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Planned Development Amendment located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway). Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

20. **500 BLOCK EAST LAMAR STREET (Project No. 24-006364)**

The request of JE Holdings, LLC (Owner), Kent Hughlett (Representative) and Underwood Drafting & Surveying (Surveyor) for the property located in the 500 Block East Lamar Street, consisting of 0.674 acres being part of Lots 1, 3, 5 and 7, Block 26 of the Original Town Plat, as follows:

Planning and Zoning Commission

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

Bookmarked at 03:28:29

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located in the 500 Block East Lamar Street. Second by Vice Chairman Downtain.

VOTING AYE: MAHONE, DOWNTAIN, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Blagg recused himself from the item.

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

21. **4600 BLOCK NORTH TRAVIS STREET (Project No. 24-006366)**

The request of Rafeeq Ali Darediya, Roshan Building Company, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4600 Block North Travis Street, consisting of 11.067 acres in the John Jennings Survey, Abstract No. 647, as follows:

Planning and Zoning Commission

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

Bookmarked at 03:31:25

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 4600 Block North Travis Street. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, RAMIREZ AND MANLEY

VOTING NAY: NONE.

MOTION CARRIED.

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

22. **200-600 BLOCK LUELLA ROAD (Project No. 24-006372)**

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 9' column height in lieu of the allowed 8'.

B. Public Hearing and Variance under Section 14.02.006 to allow a 6.58' sign structure height in lieu of the allowed 6'.

Bookmarked at 03:36:54

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located in the 200-600 Blocks Luella Road. Second by Commission Member Blagg.

VOTING AYE: MAHONE, DOWNTAIN, BLAGG, MANLEY AND WHITAKER

VOTING NAY: NONE.

MOTION CARRIED.

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

23. **ADJOURNMENT**

Bookmarked at 03:39:18

Chairman Mahone adjourned the meeting at 8:37 p.m.



ACTING SECRETARY

CHAIRMAN

Marlow, Lauren

From: Planning
Subject: RE: 3311 Gallagher

From: ijhorstman@verizon.net
Sent: Monday, January 20, 2025 4:30 AM
To: Planning
Subject: Re: 3311 Gallagher

I have lived at 3809 Melrose Trail since 2005 and have seen my neighborhood and the streets to and from it become more and more crowded. Before holidays and at eight am and three pm weekdays, the traffic from Sam's and the two schools becomes increasingly problematic.

We have no more basic requirements such as police, fire department, grocery stores, and restaurants—just more people.

I strongly oppose the building of (another) multi family residence in my neighborhood.

Sincerely,
Iris Horstman

[Sent from the all new AOL app for iOS](#)

Reasons to keep the land at 3311 Gallagher Dr. open without apartments

1. Traffic

Gallagher Dr. already is congested at times especially when the 2 schools start and finish the day.

The apartments would be across from the entrance to Dillingham school where parents and buses drop off and pick up their children. If the entrance to the apartments is on Texoma Parkway, they would come down Gallagher or Pecan Grove, the residential areas to get to Highway 75. It would also add traffic to Texoma Parkway.

2. Safety of the children

This is not a safe area to be in for children with all the traffic and there are children that walk down Gallagher and cross over busy Gallagher before and after school to get to their homes/apartments near Hwy 82.

Is there not an ordinance about putting apartments that close to a School? No other school in Sherman is that close to apartments.

3. Gallagher Dr.

The road has become terrible with all the traffic of speeding cars, buses and very large trucks not to mention the construction trucks. There will be more potholes as the traffic increases.

4. House Values

House values would be affected because of all the traffic. We already have problems getting out of our driveway.

5. Other options

There is other land for sale in the Sherman area that would be more appropriate than this location that is a flood zone. The land behind Grandy's went bankrupt and it might be available for apartments. This would be a better location for apartments.

#12



3311 Gallagher Drive

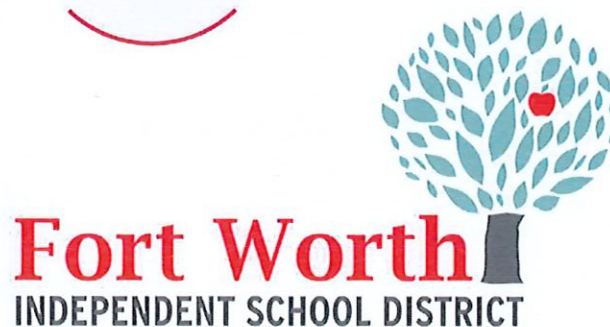
Case No. 24-004729

Presented by: Dallas Cothrum, Ph. D.
Planning and Zoning Commission
Date: 22 January 2025









**We are sorry.
We are listening.**



Why a Planned Development

- Social compact among the owner, neighbors, and the City.
- The municipality regulates PDs based on PD conditions and exhibits.
- RCLCO, in their housing study for the City, notes:
 - To increase the City's influence over new developments, the expansion of PDs for multi-family can be a strategic approval.





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

SHERMAN MULTIFAMILY

Aerial View

Checker

asterplan

- LOT 12**
147.184 of
3.84 Acres

LOT 13
72.846 of
1.47 Acres

LOT 14
413.376 of
15.23 Acres

BUILDING A
78 UNITS

BUILDING B
24 UNITS

BUILDING C
63 UNITS

BUILDING D
78 UNITS

PLAYGROUND

PARKING

GALEHER DRIVE

LUTHER KNOTT DRIVE

LOT 15
147.184 of
3.84 Acres

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Housing Shortage

- RCLCO projects a shortage of around 7,800 housing units by 2038.
- "To increase the city's influence over new developments, the expansion of PDS... for multifamily... can be a strategic approach."
- "Rental supply in Sherman is relatively old, with properties featuring an average age of 39 years."

Largest Generational Cohorts through 2028

For Homeowners:

1. 55-64
2. 65-74

AMI 2024

1p \$63,400

2p \$72,500

3p \$81,600



Largest income distribution cohort through 2028

1. \$25-50K – 27%
2. \$50-\$75K – 22%

RCLCO
REAL ESTATE CONSULTING

 **Masterplan**



Grayson County Tax Assessor-Collector

Calculate

Clear

2024 Total Rate

2.05%

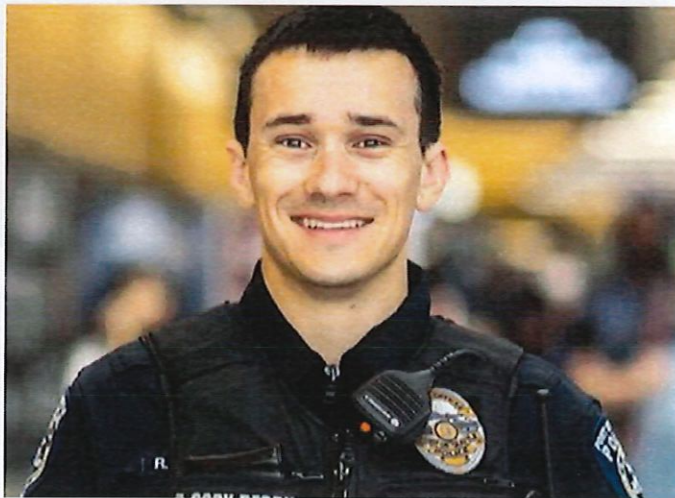
Total Estimated Taxes

\$1,228,380.00

TAXING UNIT	PROPERTY VALUE	EXEMPTIONS	NET TAXABLE	2024 TAX RATE	ESTIMATED TAX
Sherman School - SSH	\$60,000,000	\$0	\$60,000,000	1.2342%	\$740,520.00
Sherman City - CSH	\$60,000,000	\$0	\$60,000,000	0.508%	\$304,800.00
Grayson County - GRA	\$60,000,000	\$0	\$60,000,000	0.3051%	\$183,060.00

How Many Salaries Does This Project Equal?

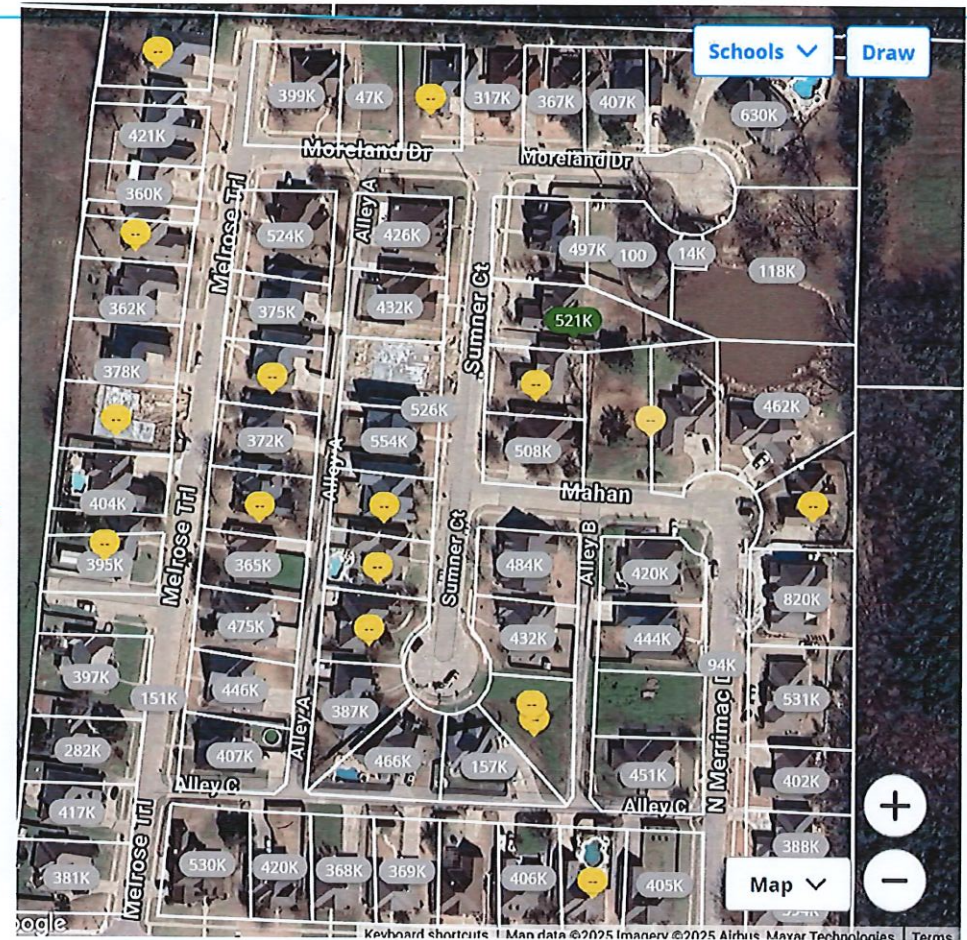
- Pays for 13.01 New Teachers' Salaries



- Pays for 4.34 New Police Officers' Salaries

Tax Information

- Median Subdivision Value: \$418,500 (Zillow)
- Sherman ISD: \$3,931 (Would Need 180 Homes to Equal MF Contribution)
- City: \$2,126 (Would Need 86 Homes to Equal MF Contribution)



Intergenerational Discounting

CENSUS MEDIAN with Homestead and +65

- \$219,300
- Total taxes: \$2,998
- SISD: \$1,349
Requires 549 of these homes to equal MF contribution
- City: \$1,114
Requires 274 homes to equal MF contribution

Zillow Average with Homestead Less Than 65

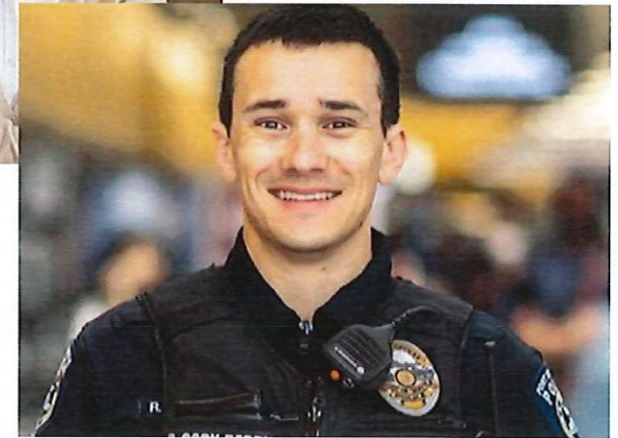
- \$255,637
- Total: \$3,843
- SISD: \$1,921
- City \$1,299

Tax Comparison By Acre

MEDIAN	MF
SISD	City
\$9,605	\$48,718
\$6,495	\$20,052

Buying Power / About Renters

- Starting Salaries:
 - Teacher: $\$56,900/12=\$4,741.67 \times .33=\underline{\$1,565}$
 - Police Officer: $\$70,200/12=\$5,850 \times .33=\underline{\$1,931}$
 - Combined: \$3,496
- Choices:
 - One-Bedroom: \$1,280
 - Two-Bedroom: \$1,760



Homes for Sale in Sherman, Texas (As of 01/17/2025)



3206 Dauphine Dr
\$279,000 (1,336 SF)
3 bd/2 ba
Mortgage Estimate: \$1,540



3812 Sumner Ct
\$537,500 (2,731 SF)
4 bd/3 ba
Mortgage Estimate: \$2,855



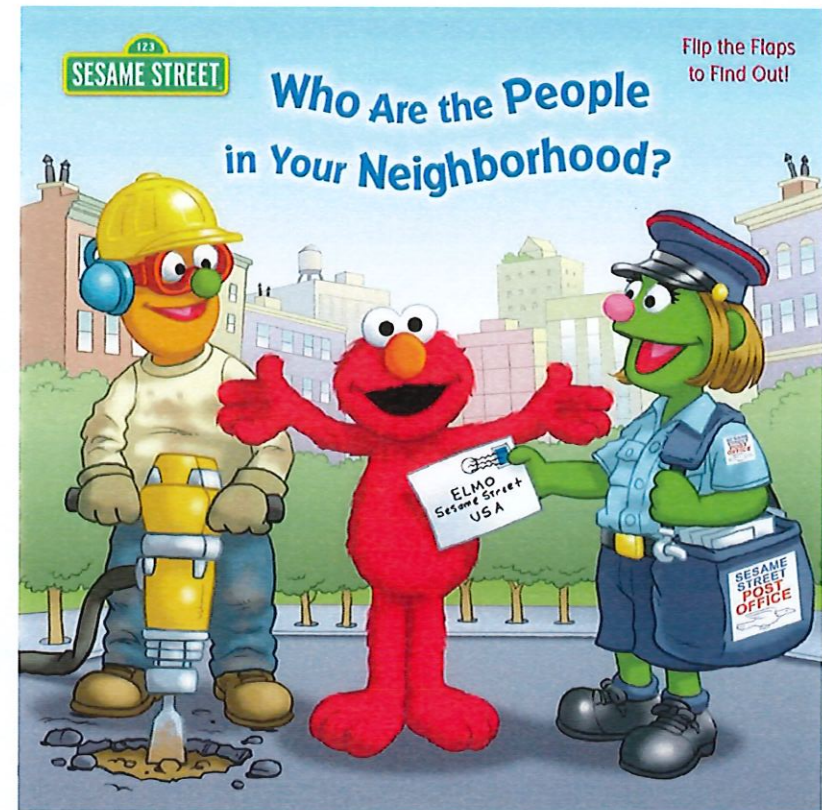
3708 Hickory St
\$411,000 (2,237 SF)
3 bd/3 ba
Mortgage Estimate: \$2,183



Minimum Housing Budget: \$3,496

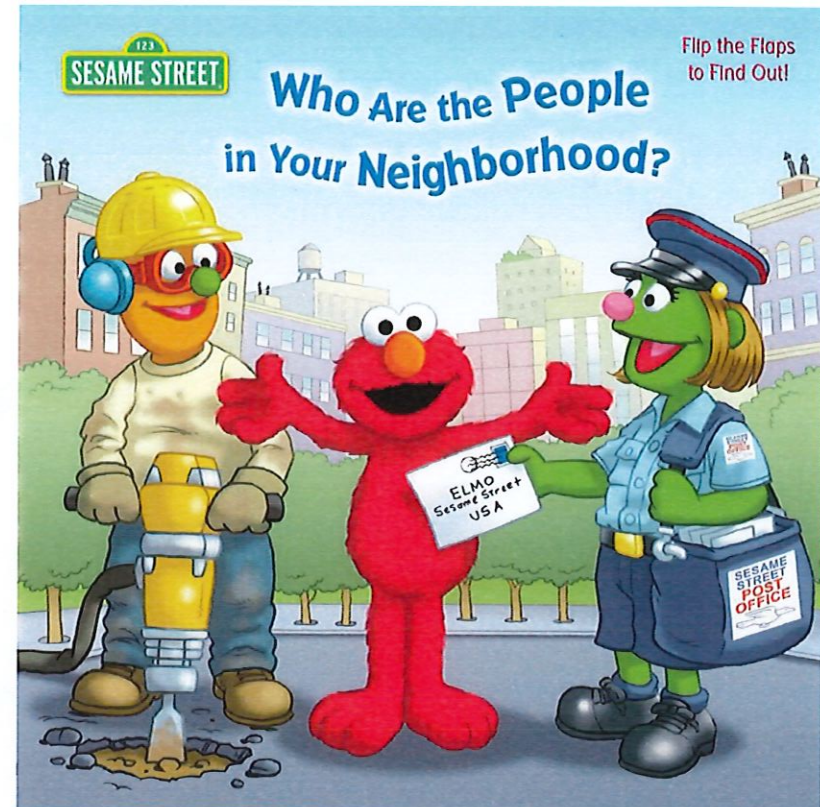
Renter Snapshot of Similar Development

- 378 Residents
- Age Range: 23-89
 - Average Age: Mid-Thirties
- 29 Considered Seniors
- Annual Income: \$45,000-\$288,000
 - 30% Over \$150,000
 - 15% Over \$200,000
- Moved from 23 Different States
- Large Influx from Dallas County
- Large Influx from East Texas



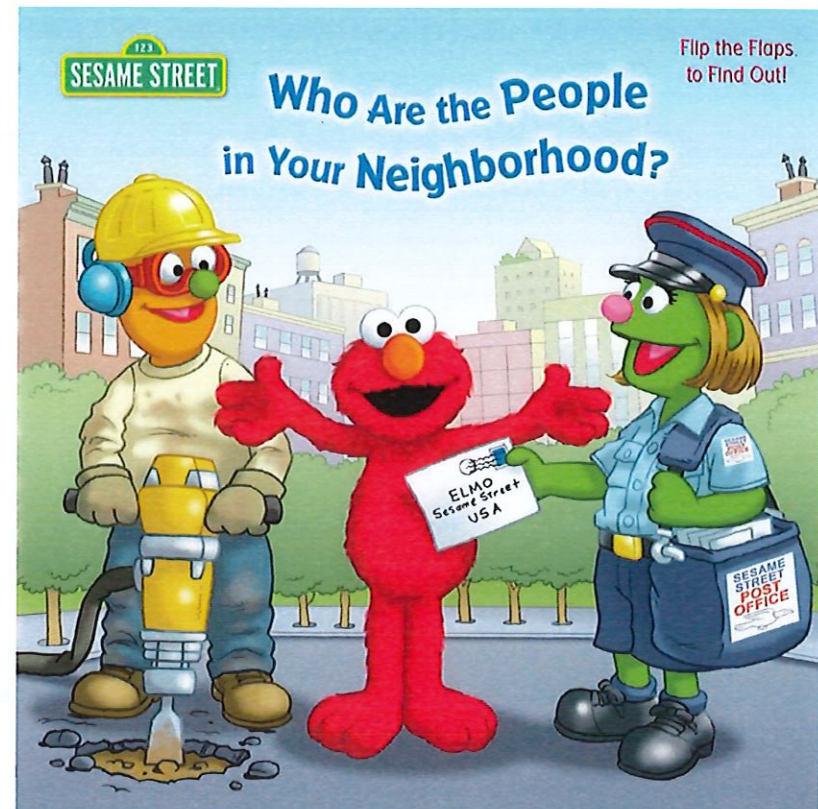
Their Occupations

- Construction Worker
- Research Scientist
- Structural Engineer
- Customer Service Manager
- Photographer
- Data Analysis
- Software Engineer
- Auditor
- Nurse
- Attorney
- Electrician
- Counselor
- Realtor
- Police Officer
- Dentist
- Loan Officer
- Appraiser
- Fire Fighter
- Paramedic
- Restaurant Manager
- Waitress



Where They Work

- Five Independent School Districts
- Two Public Universities
- Celebree
- Uplift
- Veterans Affairs
- Department of Homeland Security
- Texas Health and Human Services
- Tarrant County Appraisal District
- Four Municipalities
- Essential Workers



Where They Came From

1. California

2. Illinois

3. Florida

4. Virginia

5. Iowa

6. Other States:

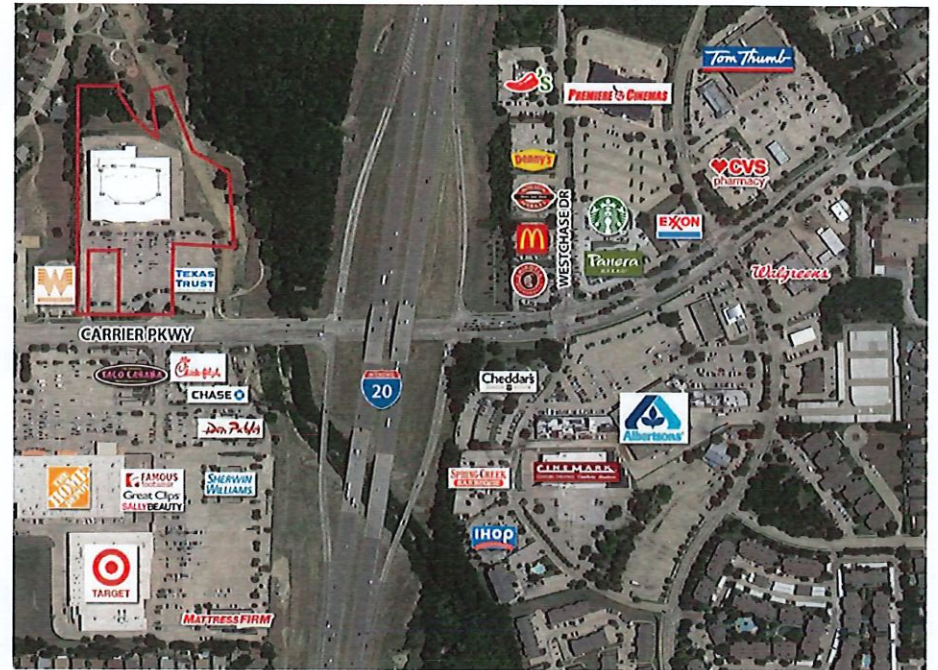
- Louisiana, Arkansas, Oklahoma, North Carolina, South Carolina, Mississippi, Georgia, Tennessee, Alabama, Kansas, Ohio, Maryland, Nebraska, New York, New Jersey, New Hampshire, Arizona, Wyoming



Multifamily Paves the Way



Multifamily Paves the Way



Planning for the Future



University Park: The Municipality with the Highest Percentage of MF/Capita in North Texas



\$2.4 Million: Last Month's Median Sales Price in UP



\$10,000,000 Home, 475 Feet From Multifamily

ch

 Zillow

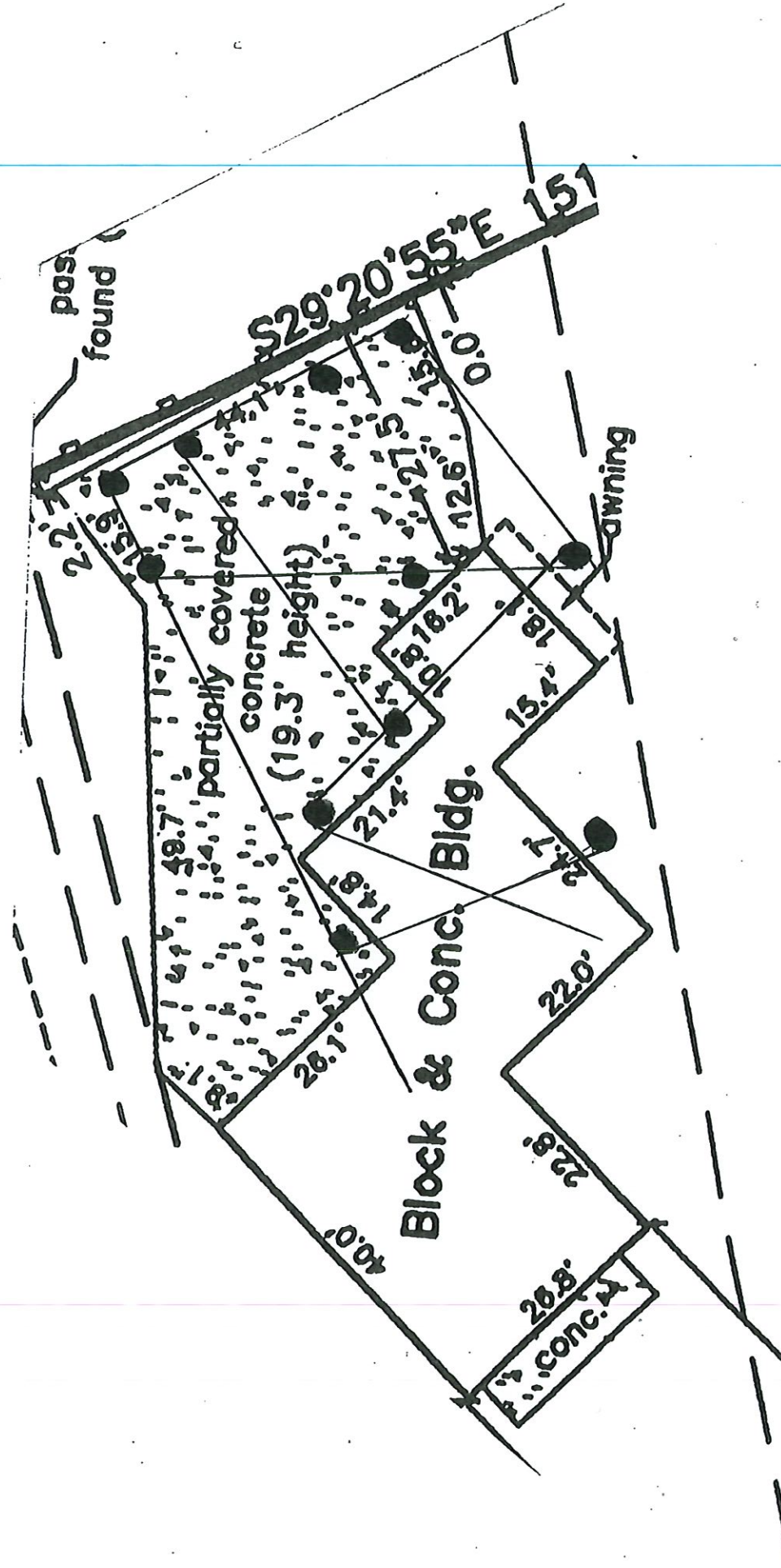


 Masterplan

Questions?



15



Marlow, Lauren

From: Planning
To: [REDACTED] Planning
Subject: RE: Information to be given the planning and zoning commission hearing Wednesday January 22nd, 2025 at 5:00PM

From: [REDACTED]
Sent: Tuesday, January 21, 2025 9:48 AM
To: Planning
Subject: Information to be given the planning and zoning commission hearing Wednesday January 22nd, 2025 at 5:00PM

Hello City of Sherman Planning and Zoning,

My name is [REDACTED]

I received a letter in the main (See first attached pic), and it's in regards to the property that's in front of me where the owner has been building a huge structure against code.

I'm 100% against the way it is now, and it is literally is touching my property line. The City has been out and talked to my neighbor multiple times, and in my opinion it needs to be tore down completely. Several other neighbors agree.

I attached a google map pic (see second attached pic) and my property is the green rectangle, and the structure they built is all the red in the pic.

Whatever the city codes or rules are I want those followed to the letter of the law. If they need to tear it down so be it. If I ever wanted to do anything to my fence up front they have the structure up against my fence, and an RV which they hooked to water and septic inches away as well.

The whole thing is a mess and they need to be held accountable. See the last attached pic for how high the structure is, and how it's basically touching my property line (red arrows).

I would like to remain a 'concerned citizen' only, and I don't want my name mentioned. A few my other neighbors are a bit scared of the situation as well.

Sean, who lives on the property (which Jay Lewis owns), runs all over the neighborhood and feels he can just trespass on properties. He knows I'm rarely at my property, so I'm always scared something will be broken into or missing. My property and vehicles were already vandalized once, and Sherman PD had to come to the scene. I have spent 5 years cleaning up the mess that was there when I bought it, and since then they (Sean and Jay) have brought in multiple RV's and trailers with zero fence to hide anything. The building they have floods, so instead of being in it, they live in the multiple RV's which I know is not legal according to code.

They (Sean and Jay) were also caught by the City stealing water (from what I heard), and they just run pipes and water to wherever they want on the weekends.

I actually engaged the City on putting a new water main for my building, and I have no idea what they (Sean and Jay) have run through the front of the property I don't own.

I'm completely against giving them any variance to keep that unauthorized structure in place.

I just don't want bad blood and weirdness as today, so I try to just ignore and leave them alone in general.

Please call me if it's easier to speak about it. [REDACTED]

I have also verbally spoken with Larry over in development services on multiple occasions about this. I know the property in question has had multiple complaints over the years. Something has to be done.

I planned at some point to replace that front fence area, and I don't need any drama later on (right now that un-engineered structure they built gives zero room to do any work). An RV and huge metal covering are literally touching my fence and property line today.

This situation needs to be handled now or you can expect more metal structures, RV's with people living in them, and other miscellaneous junk sitting over there moving forward.

Thank you,

(I would like to remain a concerned citizen and anonymous)

[REDACTED]
[REDACTED]
[REDACTED]



Google

1st St





Marlow, Lauren

From: Planning
Subject: RE: 2701 S First Street

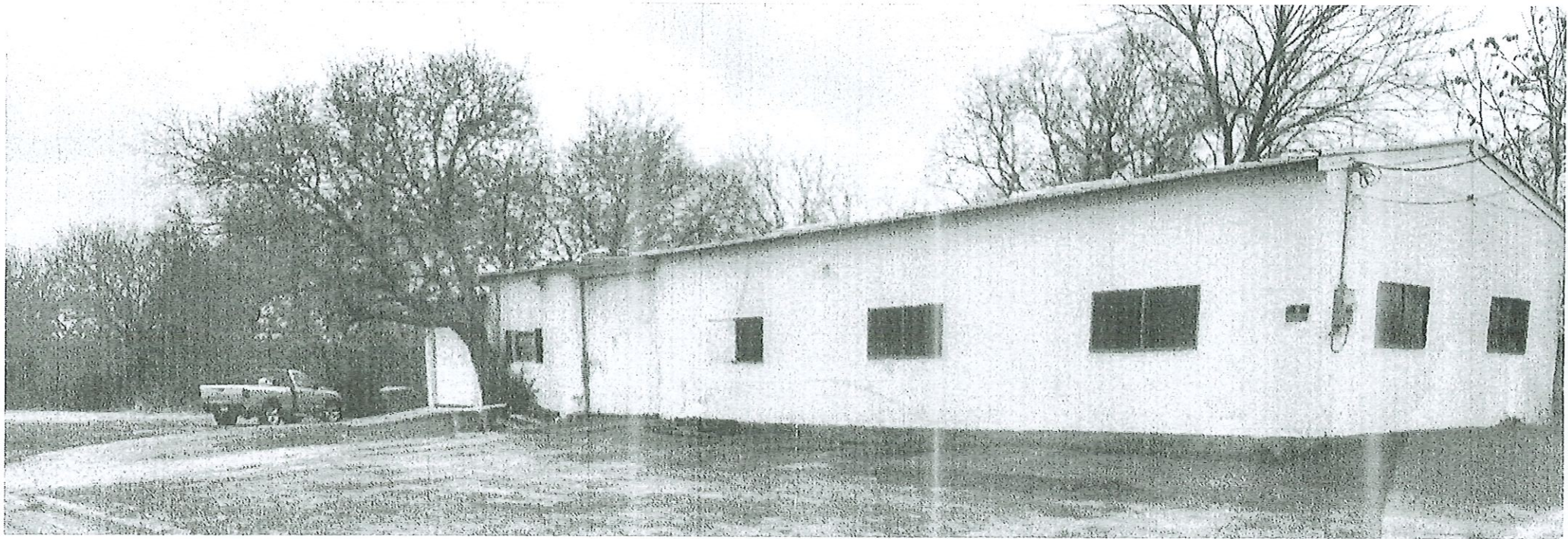
From: [REDACTED]
Sent: Tuesday, January 21, 2025 12:28 PM
To: Planning
Subject: 2701 S First Street

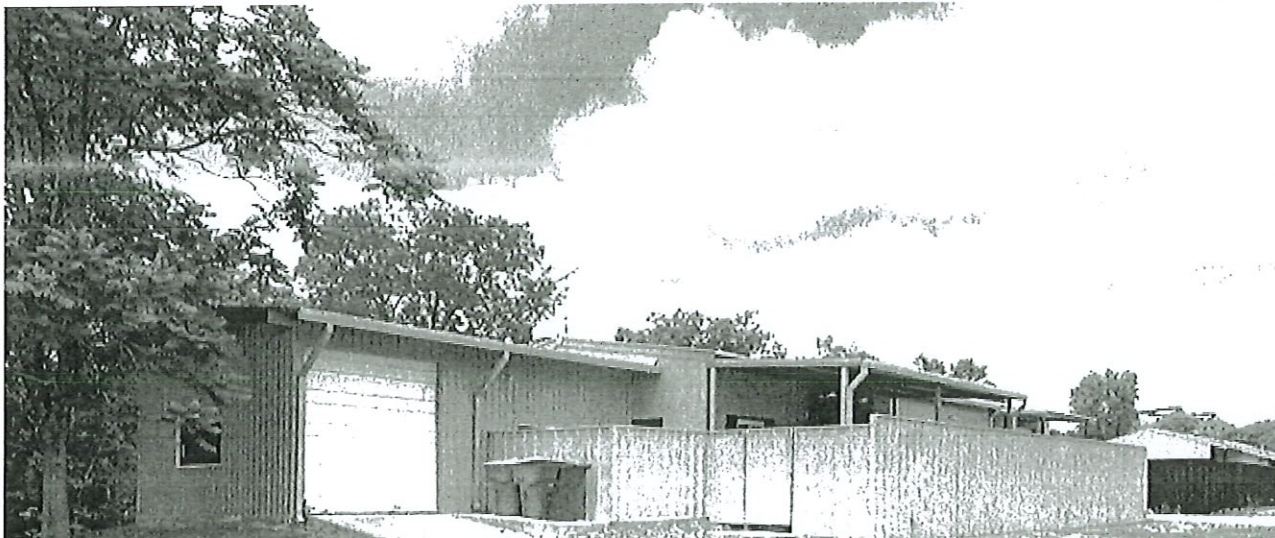
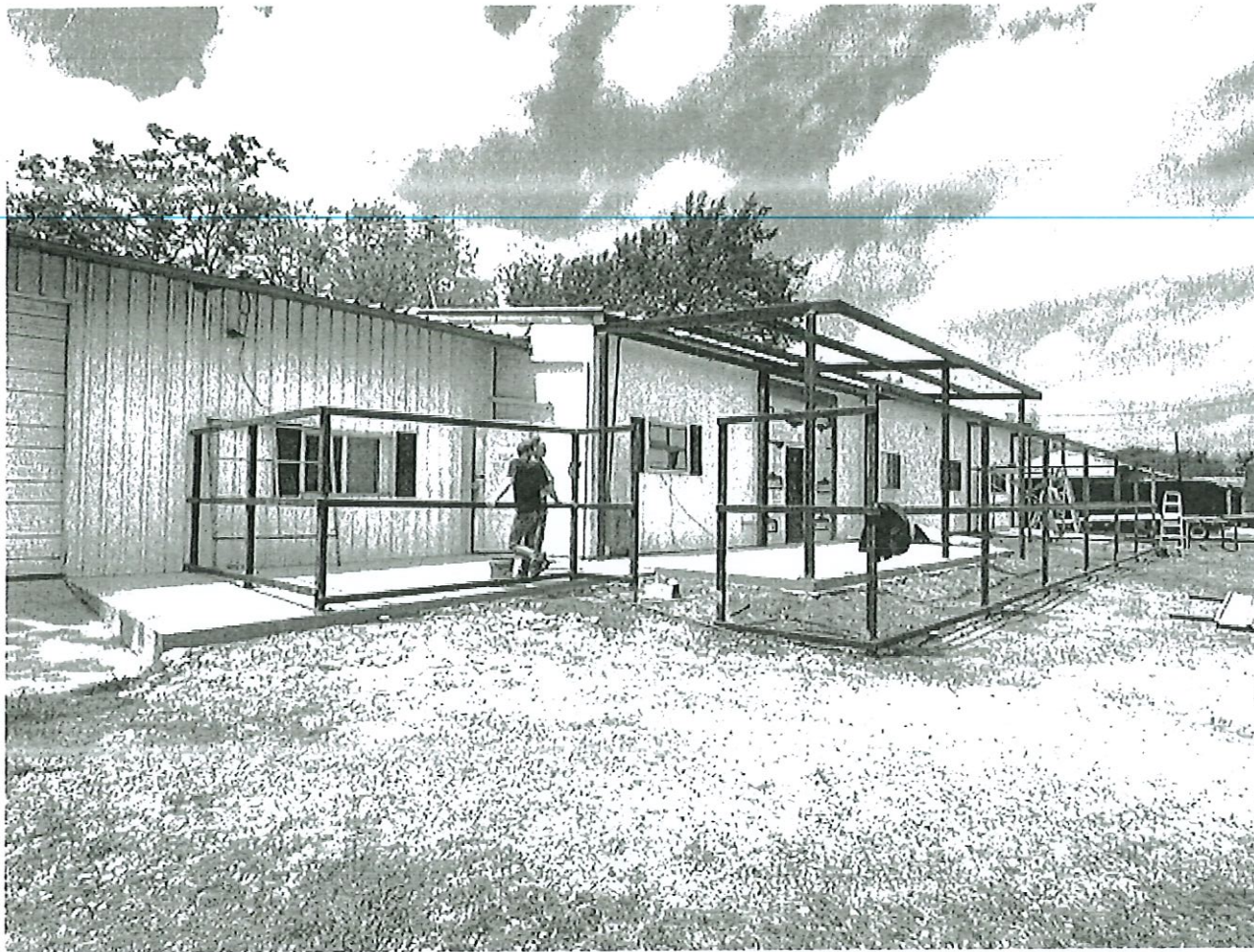
To Whom It May Concern:

I am opposed to the structure built at 2701 S First Street. I understand it will not be the prettiest structure, however I am concerned with it being built up against the adjoining property line. Unfortunately I did not get to voice my concern for the property rezoning at the south end of South First Street and we keep making exceptions to the ordinances. These ordinances are there for a reason. But to the matter at hand, again the proper distance needs to be maintained between property lines. I know there is a meeting on the 22nd and I would like to make sure my voice is heard to the planning and zoning board.

Sincerely,
Concerned Citizen

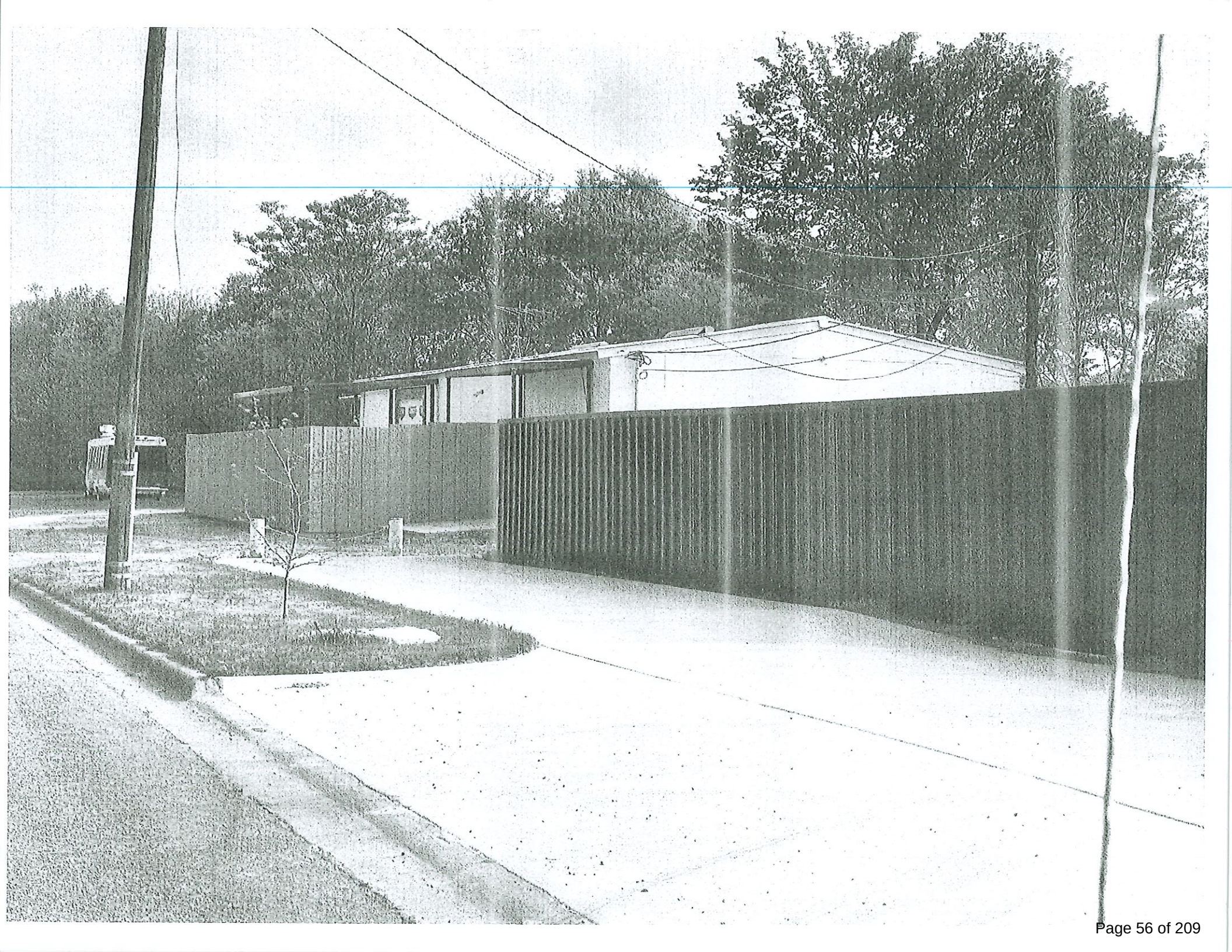
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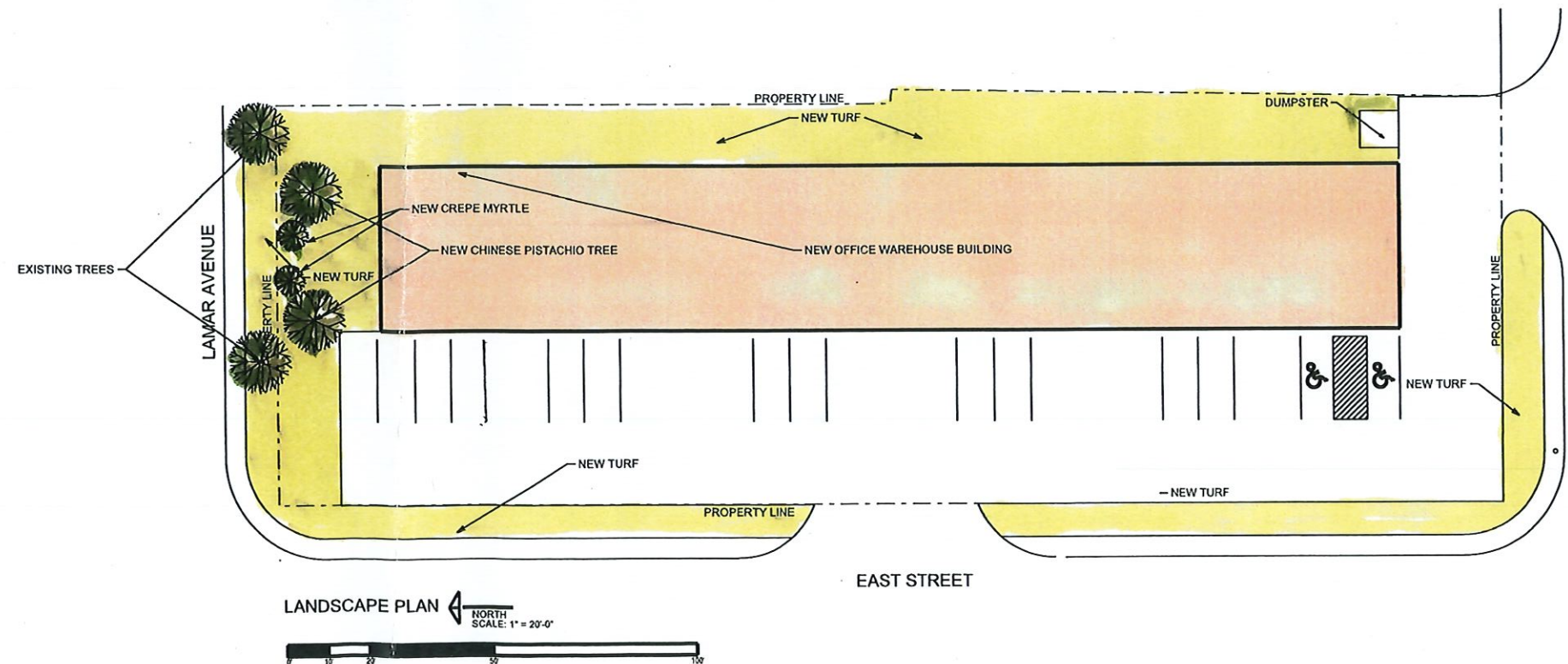
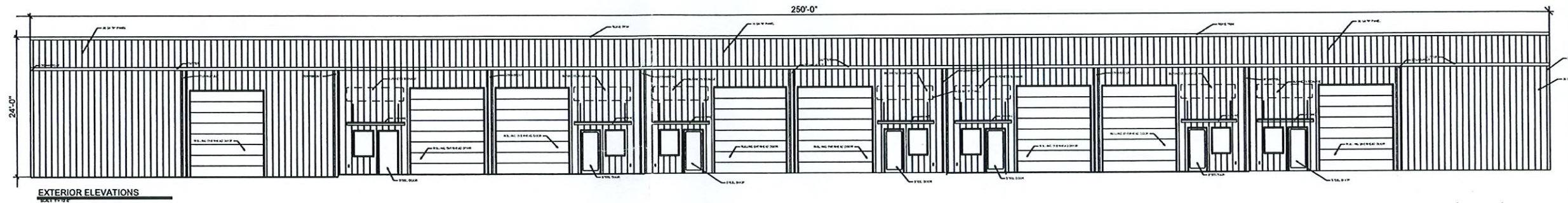
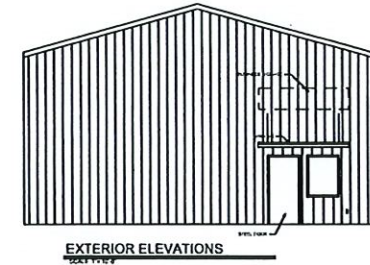
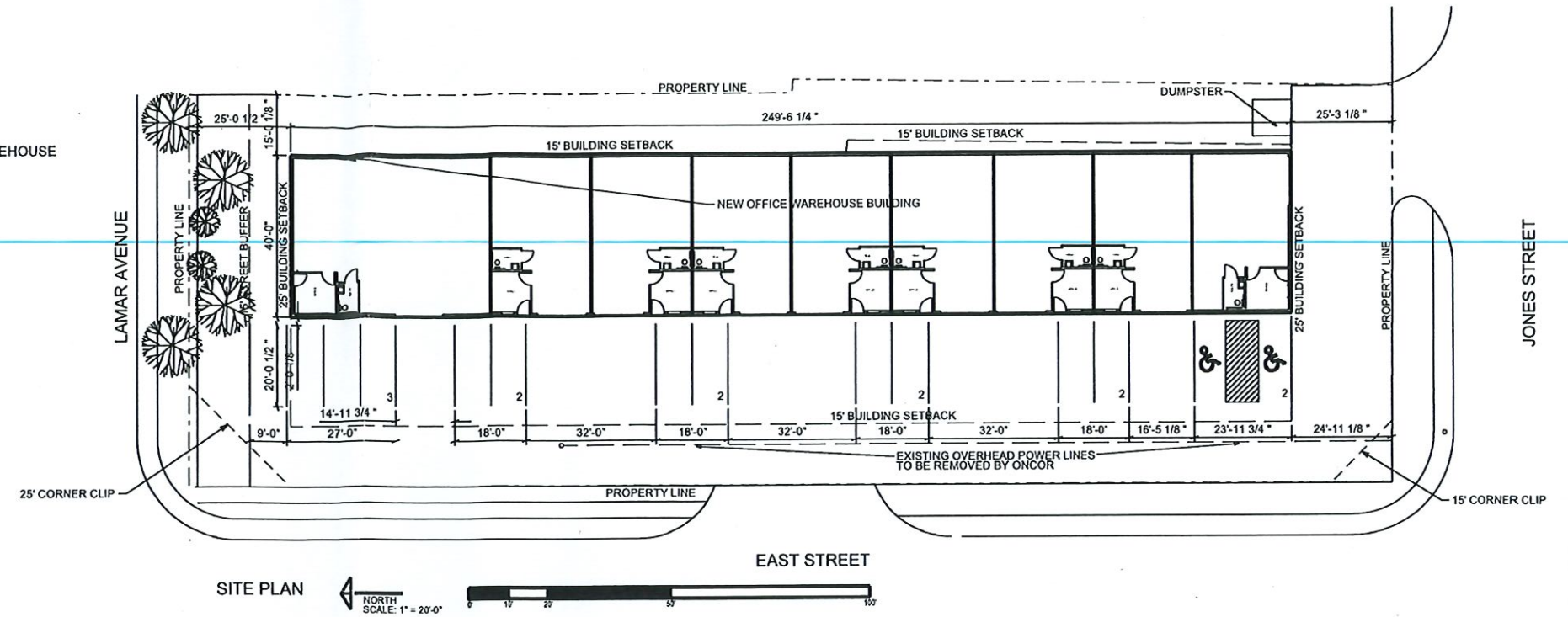




SITE TABULATION TABLE

GROSS SQUARE FOOTAGE OF STRUCTURES	9,981 SF
GROSS SQUARE FOOTAGE OF PROPERTY	29,377 SF
REQUIRED PARKING	13 SPACES; 4 FOR OFFICE AND 9 FOR WAREHOUSE
PARKING PROVIDED	13 SPACES
CURRENT ZONING	M-2
PROPOSED ZONING	C-2
HARD SURFACE	25,155 SF
LANDSCAPED AREA SQUARE FEET	7,883 SF
FLOOR TO AREA RATIO	.34

WAREHOUSE: 1 PARKING SPACE / 1000SF; 8559SF = 9 SPACES
OFFICE: 1 PARKING SPACE / 400SF; 1422SF = 4 SPACES



20

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
940.745.0000

OFFICE WAREHOUSE
500 E LAMAR AVENUE
SHERMAN, TEXAS

A-1.C



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 2/18/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:

CONSENT AGENDA (ITEMS 6, 7, 8, 9 AND 10)

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1103 NORTH BROUGHTON STREET (Project No. 25-000302)**

The request of M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) the property located at 1103 North Broughton Street, consisting of 0.239 acres being a Replat of the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1 of Mora's Addition

Background:

The property is located at 1103 North Broughton Street on the corner of North Broughton Street and East Richards Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

1/17/2025 - Preliminary Plat of Mora's Addition (Conditionally Approved).

Origination:

M&G Home Builders (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor).

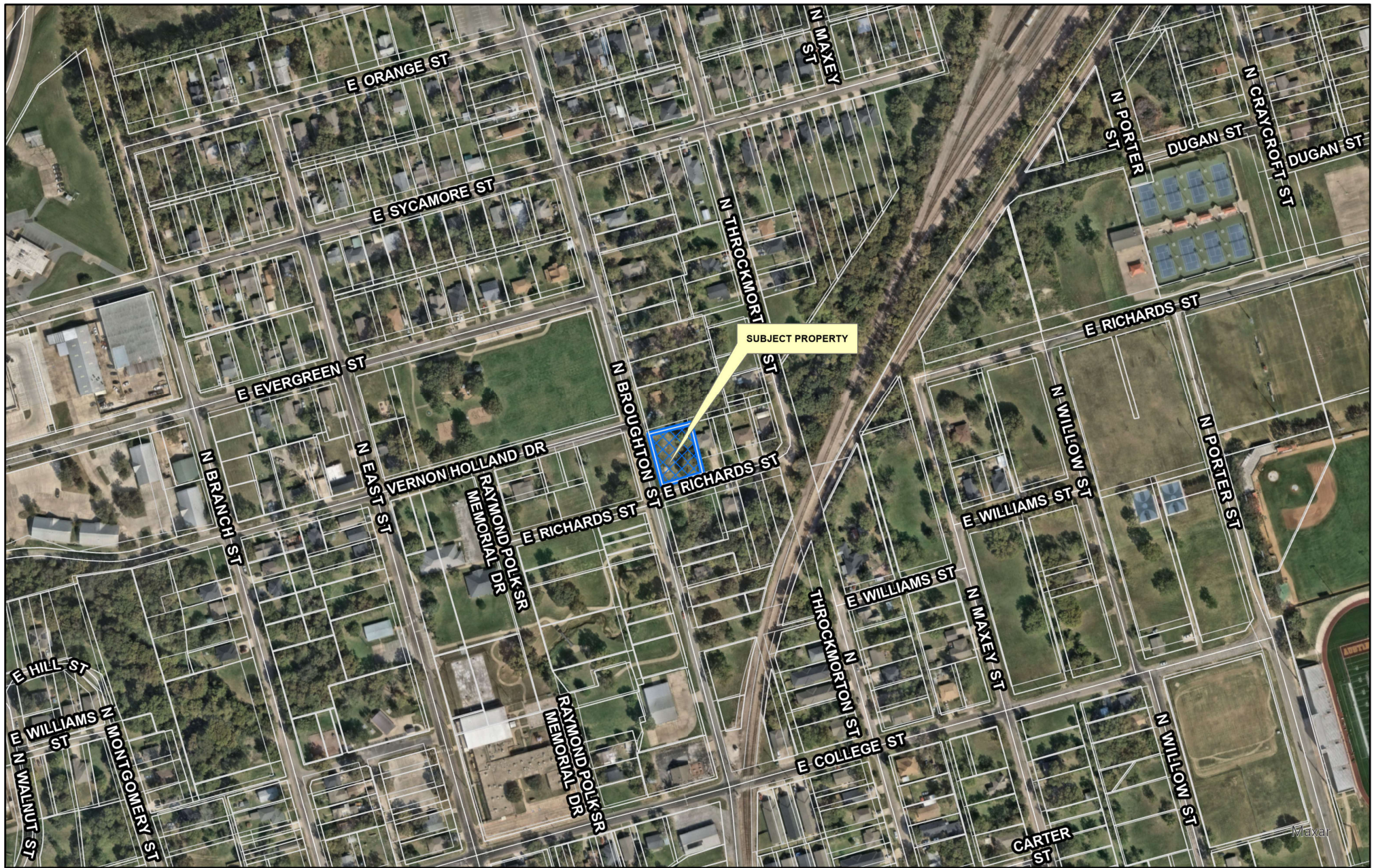
Staff Recommendation:

Staff has no objection to the approval of the Final Plat.

Attachments:

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

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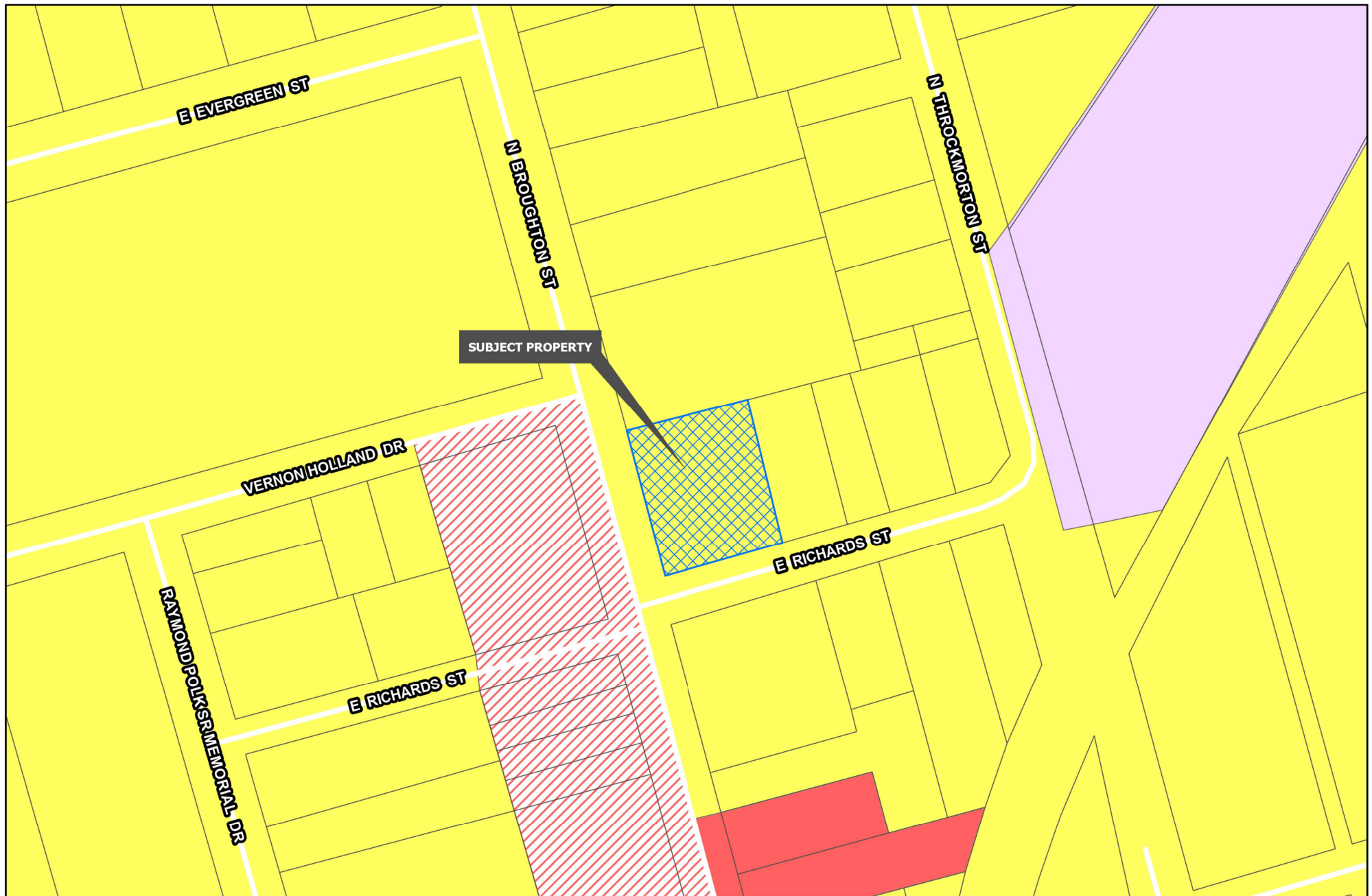
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1103 N BROUGHTON ST



Date: 1/27/2025 3:47 PM

Page 61 of 209



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1103 N BROUGHTON ST



Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020

Ph: (903) 463-6191 · Email: kate@helveywagnersurvey.net

Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

A NCTRCA certified Women Business Enterprise (WBE)

January 21, 2025

City of Sherman

Planning & Engineering Departments

Reference: Final Plat of Mora's Addition, to the City of Sherman, Texas; HWS Job. No. 470125

To whom it may concern:

The final plat prepared on January 21, 2025, with the above referenced Job No. has all items addressed from the Preliminary Plat Conditional Approval Letter dated January 16, 2025.

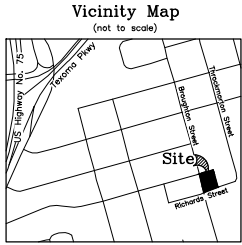
A list of the items is as follows:

1. Dedicate a 15'x15' Right of Way corner clip on Southwest corner of proposed Lot 1.
Code of ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7
2. Modify 10' Utility Easement on Southwest corner of proposed Lot 1 to parallel new right of way created by corner clip. *Code of ordinances 10.03.007(a)*
3. All dates on signature blocks shall be 2025 or 20__.

Regards,

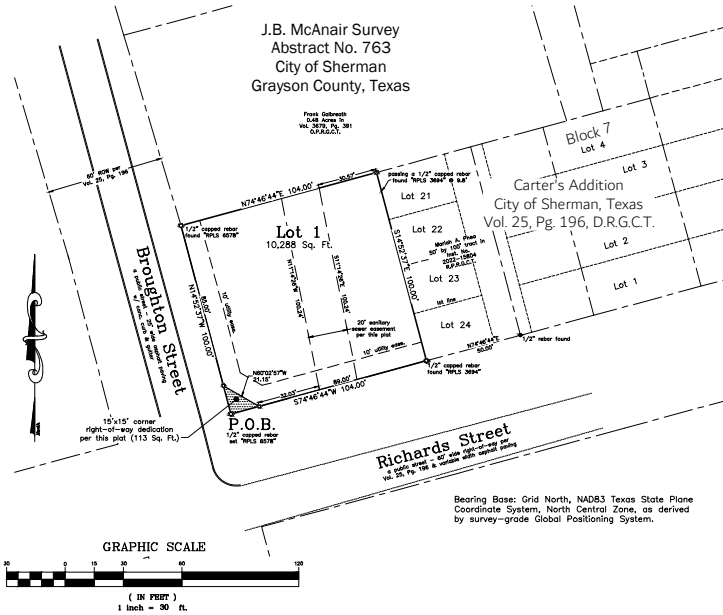
Kate Wagner

Registered Professional Land Surveyor



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oscar Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat herein lies within a Zone "X" (areas determined to be outside 300-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J.B. McAnair Survey, Abstract No. 763, and being the West 104 ft. of Lots 21 thru 24, Block 7 of the W.P. Carter's Addition to the City of Sherman, Texas, recorded in Volume 25, Page 196, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set, stamped "RPLS 6578" at the intersection of the North line of Richards Street, a public street, with the East line of Broughton Street, a public street, at the Southwest corner of both said Lot 24 and the herein described tract;

THENCE North 14 deg. 52 min. 37 sec. West, with the East line of said Broughton Street and a West line of said Lot 24 thru 21, a distance of 100.00 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the Northwest corner of both said Lot 21 and the herein described tract;

THENCE North 74 deg. 46 min. 44 sec. East, with the North line of said Lot 21, a distance of 104.00 ft. to a point at the Northwest corner of the 50 ft. by 100 ft. tract of land conveyed to Mariah A. Phea as recorded in Inst. No. 2022-15804, Real Property Records, Grayson County, Texas (being a part of said Lot 21 thru 24) and the Northeast corner of the herein described;

THENCE South 14 deg. 52 min. 37 sec. East, over and across said Lots 21 thru 24, with the West line of said Phea tract, passing a 1/2 inch rebar found, stamped "RPLS 3694" at a distance of 9.8 ft. and continuing on said course for a TOTAL distance of 100.00 ft. to a 1/2 inch capped rebar found, stamped "RPLS 3694" in the North line of said Richards Street, at the Southwest corner of said Phea tract and the Southeast corner of the herein described tract, SAD rebar bears South 74 deg. 46 min. 44 sec. West, 50.00 ft. from a 1/2 inch rebar found at the Southeast corner of said Phea tract;

THENCE South 74 deg. 46 min. 44 sec. West, with the North line of said Richards Street and the South line of said Lot 24, a distance of 104.00 ft. to the **PLACE OF BEGINNING** and containing 0.239 ACRES of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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



STATE OF TEXAS COUNTY OF GRAYSON

I, M&G Home Builders, LLC, sole owners of Mora's Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown herein to the public use forever.

Managing Member of M&G Home Builders, LLC
Printed Name: Martin Covarrubias

AVIATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, M&G Home Builders, LLC, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2025.

Managing Member of M&G Home Builders, LLC
Printed Name: Martin Covarrubias

OWNER'S CERTIFICATE OF DEDICATION

That M&G Home Builders, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Mora's Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.239 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at _____ County, Texas, this _____ day of _____, 2025.

Managing Member of M&G Home Builders, LLC
Printed Name: Martin Covarrubias

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

Given under my hand and seal of office this _____ day of _____, 2025

Notary Public, Grayson County, Texas

CITY ACCEPTANCE



Approved this _____ day of _____, 2025, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

Final Replat Lot 1

Mora's Addition
Being a Replat of the West 104 ft. of Lots 21
thru 24, Block 7 of the W.P. Carter's Addition)
to the
City of Sherman
Grayson County, Texas
0.239 Acres
in the
J.B. McAnair Survey
Abstract No. 763

JOB No. CGSA70125
PREPARATION DATE: FEBRUARY 5, 2025

SURVEYOR

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone: (800) 463-4633
Email: info@helveywagnersurvey.net
Fax: (800) 463-4633

Owner:
M&G Home Builders, LLC
1218 N. Brents Avenue
Sherman, Texas 75090



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 101 NORTH TRAVIS STREET (Project No. 25-000304)**

The request of 1876 Old Investment Properties, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) for the property at 101 North Travis Street consisting of 0.341 acres Lots 1, 2, 3 and 4 in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/Central Business Overlay/Downtown Subdistrict, as follows:

Planning and Zoning Commission

Final Plat of The Post Addition.

Background:

The property is located at 101 North Travis Street on the corner of North Travis Street and East Houston Street. The owner would like to plat the property into 4 lots for commercial development.

The following has been approved for this location:

10/18/2024 - Preliminary Plat of Old Iron Post Addition (Conditionally Approved).

Origination:

The request of 1876 Old Investment Properties, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor).

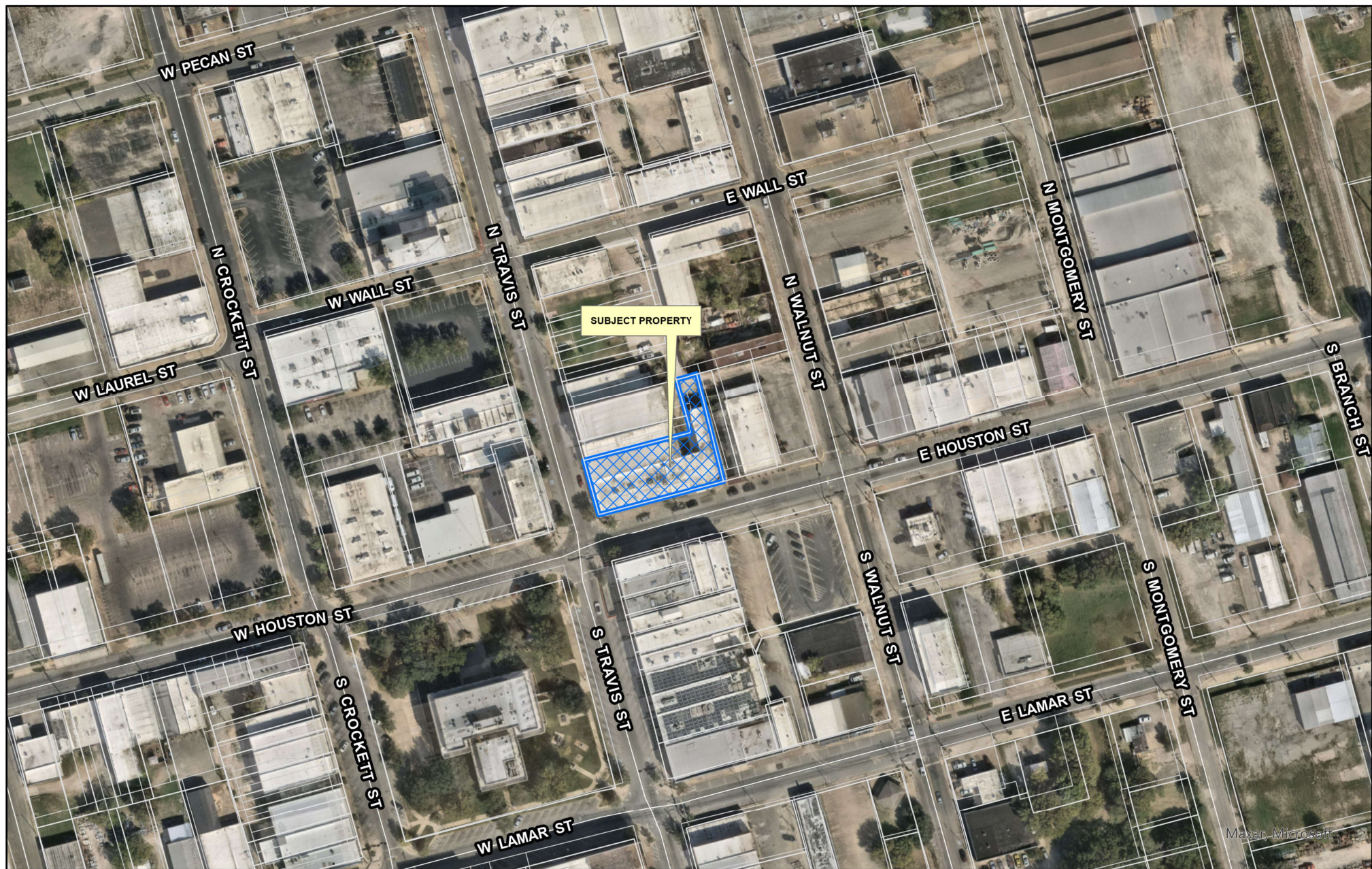
Staff Recommendation:

Staff has no objection to the approval of the Final Plat.

Attachments:

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

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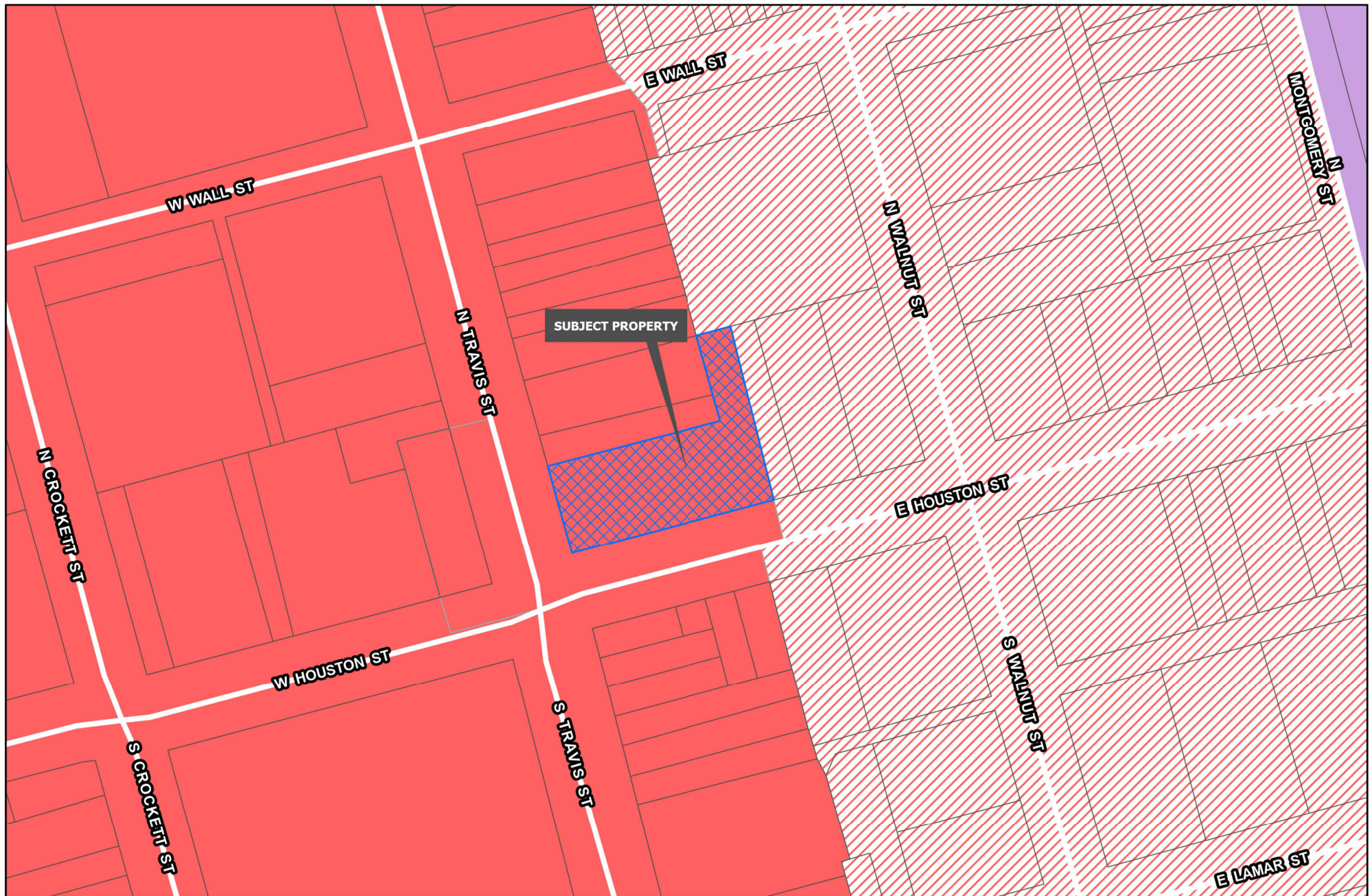


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
101 N TRAVIS ST



Date: 1/27/2025 5:52 PM



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
101 N TRAVIS ST



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

~~October 15, 2024~~ Revised October 21, 2024

1876 Old Investments Properties
Attn: Ryan Stoll
17311 Dallas Parkway, Ste. 300
Dallas, TX 75248

Preston Trail Land Surveying, LLC
Attn: Chris Noah, RPLS
787 W. FM 996
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Preliminary Plat of Old Iron Post Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. Dimensions shall be shown for Access and Utility Easements in proposed Lots Three (3) and Four (4). Use inset or Line Table if necessary. Code of Ordinances Chapter 10.02.002(e)(11); 10.02.003(f)(12); 10.02.003(f)(15)
2. Add Avigation Release to plat. *Code of Ordinances Chapter 10.02.002(e)(21); 10.02.003(f)(21)*
3. Remove direction (North) from Travis Street in metes and bounds description. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
4. Remove direction (East) from Houston Street in metes and bounds description. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
5. Remove "One Way" from drawing for Houston Street.
6. Remove "One Way" and "Two Way" from drawing for Travis Street.
7. City Council approval of Encroachment Agreement for building corners on proposed Lots Two, Three, and Four that encroach into the right-of-way is required prior to submitting Final Plat. Encroachment Agreement requirements can be obtained by emailing engineering@cityofsherman.com. *Code of Ordinances 10.03.007(d)*
8. Final Plat shall meet all current City of Sherman and Grayson County standards. *Code of Ordinances Chapter 10 and Chapter 14; Grayson County Subdivision Regulations 3.4.8*
9. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
10. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,



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

cc: Robby Hefton, City Manager
 Tom Pruitt, Utility Engineer
 Clint Philpott, Assistant City Manager
 The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal

Friday, September 20, 2024

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Cover Letter for Final Plat Submittal of The Post Addition

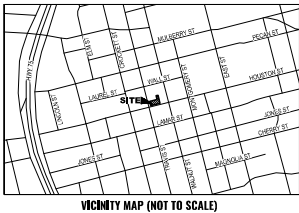
Preliminary Plat Conditional Approval Letter Items:

1. Revised as requested.
2. Revised as requested.
3. Revised as requested.
4. Revised as requested.
5. Revised as requested.
6. Revised as requested.
7. Noted.
8. Noted.
9. Noted.
10. Noted.

Sincerely,

 9.20.2024

Chris Noah
RPLS 6585
Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX, 75076
Ofc: 903-786-6029
Mbl: 903-271-5377
TBPELS Firm No. 10194175



GENERAL NOTES:

1. The land use is intended for Commercial use only.
2. Water Supply to be provided by City of Sherman.
3. Sewer Service to be provided by City of Sherman.
4. Electrical service is provided by Oncor Electric Delivery.

LEGEND	
● FOUND MONUMENT	DWG. G.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	VOL. PG. VOL. PAGE
X3 "X" Scribed IN CONCRETE SET	INST. NO. INSTRUMENT NO.
X4 "X" Scribed IN CONCRETE FOUND	SEC. SOUTHEAST CORNER
PKF P.K. NAIL FOUND	===== BOUNDARY LINE
CM CONTROLLING MONUMENT	----- ADJUNCTION LINE
○ DEED OR PLAT CL. 40'	--- ASPHALT
○ DEED OR PLAT CL. 40'	
DWG. G.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	

OWNER/DEVELOPER:
Luke Scheibner, Managing Partner
Ryan Stoll, Managing Partner
Cld Investment Properties, LLC
17311 Dallas Parkway, Suite 300
Dallas, TX 75248
Ph: 903-271-0007

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

Preston Trail
LAND SURVEYING

787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

Approved this _____ day of _____, 20____ by the City Planning and Zoning Commission of the City of Sherman, Texas.

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually actually exist and that their location, size, and material are correctly shown.

Chris R. Noah
Registered Professional Land Surveyor No. 658

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

AVI GAT ON RELEASE

STATE OF TEXAS
COUNTY OF GRAYSON

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THE 1876 Old Investment Properties, LLC, does hereby adopt this plat designating the hereinbefore described property as the POST ADDITION, BEING A REPLAT OF BLOCK 3, LOTS 1, 2, 3 & 4 OF THE ORIGINAL TOWN PLAT OF SHERMAN, an Addition to the City of Sherman, Oklahoma, and the City of Sherman hereby agrees to grant to the City of Sherman all the rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or any of the buildings, fences, trees, shrubs or other improvements or growths in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or of any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said property for the purpose of carrying out its duties and functions, and the City shall have the necessity at any time of procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: 1876 Old Investment Properties, LLC

By Luke Scheibmeier, Managing Partner

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 Luke Schebmeir, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF

Notary Public in and for the State of Texas

By Ryan Stoll, Managing Partner

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Ryan Stoll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF
20__.

Notary Public in and for the State of Texas

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at **OLD IRON POST ADDITION, BEING A REPLAT OF BLOCK 3, LOTS 1, 2, 3 & 4 OF THE ORIGINAL TOWN PLAT OF SHERMAN**, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this _____ day of _____, 20____

BY: 1876 Old Investment Properties, LLC

BY: Luke Scheibmeir, Managing Partner

BY: _____
Ryan Stoll, Managing Partner

**FINAL PLAT
THE POST ADDITION
0.341 OF AN ACRE
LOTS 1, 2, 3 & 4
BEING A REPLAT OF THE ORIGINAL TOWN PLAT OF SHERMAN
BLOCK 3, PART OF LOTS 1, 2, 3 & 4
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
City of Sherman**



Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5922 TEXOMA PARKWAY (Project No. 25-000306)**

The request of Rex Huddleston, 5922 Texoma Parkway, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 5922 Texoma Parkway consisting of 1.872 acres being in the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of 5922 Texoma Parkway Addition.

Background:

The property is located at 5922 Texoma Parkway between De Soto and FM 691. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 12/11/2024 - Preliminary Plat of 5922 Texoma Parkway Addition (Conditionally Approved)
- 10/23/2024 - A. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District and repeal Ordinance No. 6938.
- 10/23/2024 - B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Origination:

Rex Huddleston, 5922 Texoma Parkway, LLC (Owner), Chris R. Noah (Representative) and Preston Trail Land Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of the Final Plat.

Attachments:

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

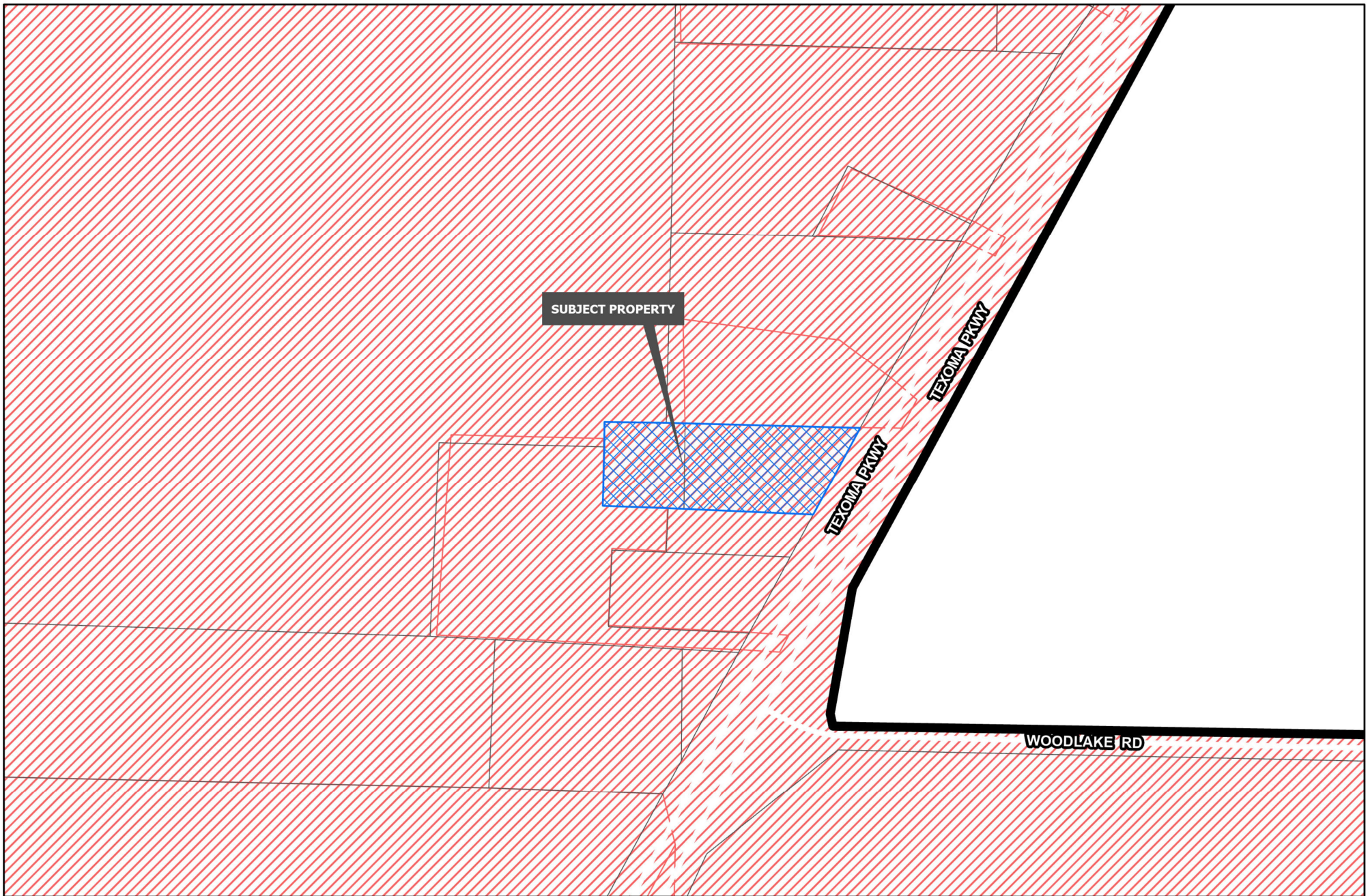
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City of Sherman, Texas
Development Services Department

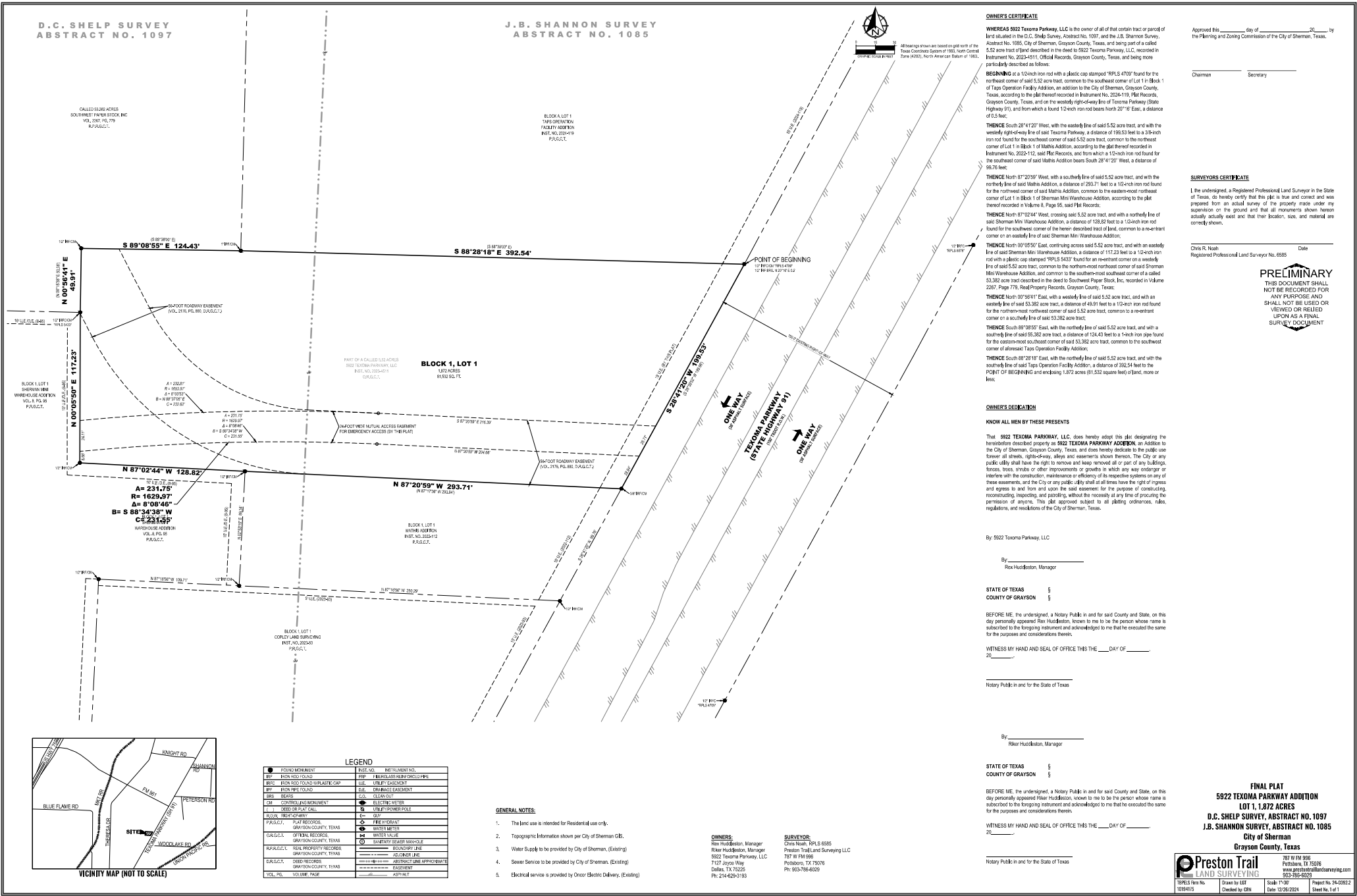
CITY OF SHERMAN
LOCATION MAP
5922 TEXOMA PKWY





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





Thursday, December 26, 2024

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Cover Letter for Final Plat Submittal of 5922 Texoma Parkway Addition

Preliminary Plat Conditional Approval Letter Items:

1. Noted.
2. Noted.
3. Noted.
4. Noted.

Sincerely,



12/26/2024

Chris Noah
RPLS 6585
Preston Trail Land Surveying
787 W FM 996
Pottsboro, TX, 75076
Ofc: 903-786-6029
Mbl: 903-271-5377
TBPELS Firm No. 10194175

Date



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3231 LUELLA ROAD (Project No. 25-000312)**

The request of Stacey Patterson (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3231 Luella Road, consisting of 4.95 acres being a part of Jeremiah McDaniel Survey, Abstract No. 774 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of 3231 Luella Road Addition.

Background:

The property is located at 3231 Luella Road between Dickerson Circle and Harrell Road. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

1/17/2025 - Preliminary Plat of 3231 Luella Road Addition. (Conditionally Approved).

Origination:

Stacey Patterson (Owner) and Underwood Drafting & Surveying (Surveyor).

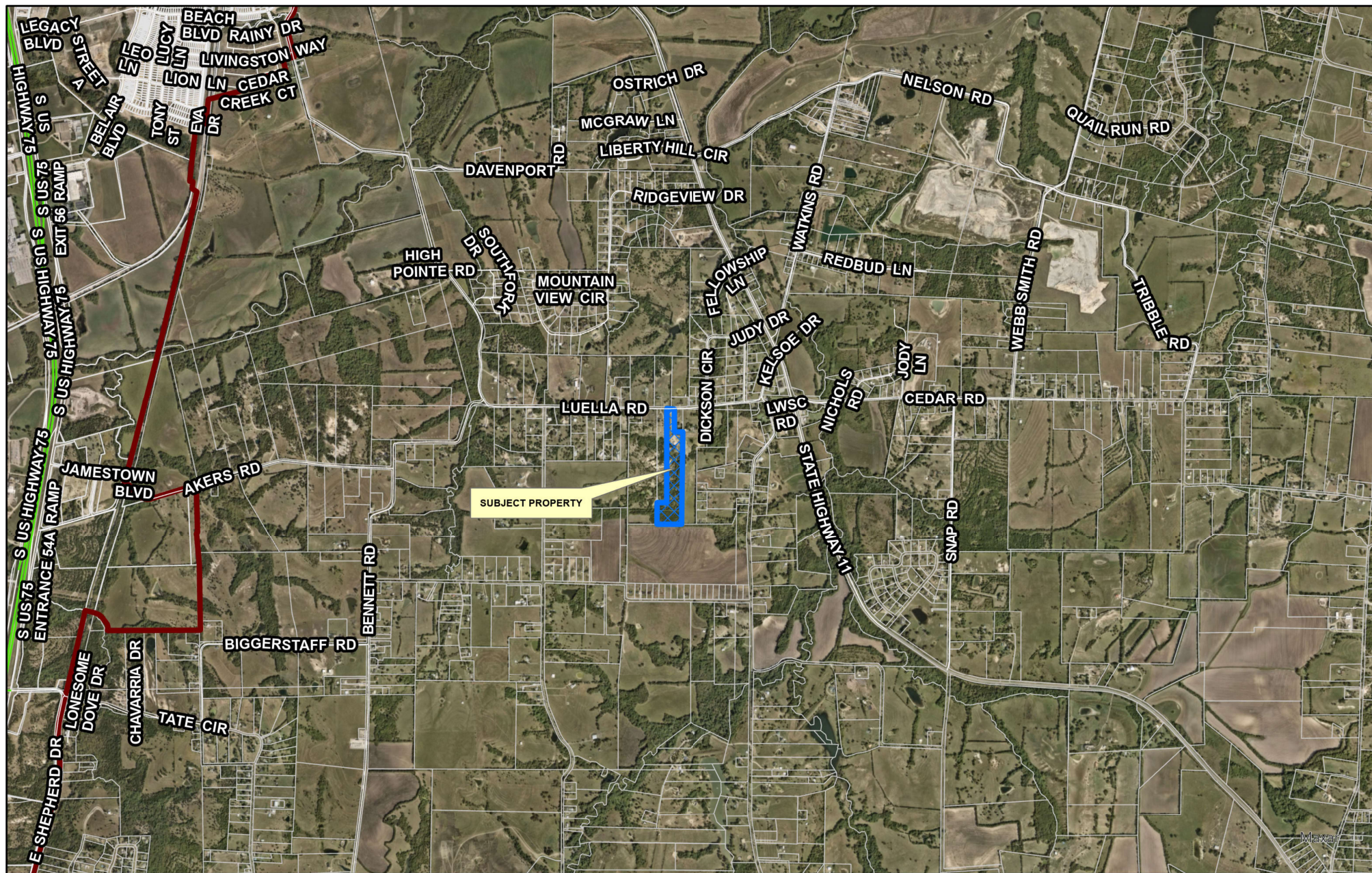
Staff Recommendation:

Staff has no objection to the approval of the Final Plat.

Attachments:

1. Location Map
2. SRL Preliminary Plat Conditional Approval Letter
3. Amended Cover Letter
4. Revised Final Plat

diagram H:\PLANNING\Public Notification KT.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3231 LUELLA RD



Date: 1/27/2025 5:52 PM

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

January 16, 2025

Stacey L. Patterson
3183 Luella Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of 3231 Luella Road Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

City of Sherman Engineering Informational Comments

1. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
2. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Grayson County Requirements

3. The following comments will be for the general notes:
 - a. "A Floodplain Development Permit will be required from Grayson County for any construction in the floodplain. The subject tract lies within zone X, A, or AE (areas outside of the 100-yr floodplain) according to FEMA flood."
 - b. What the land will be used for.
 - c. Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by floodplain or flooding conditions.

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

Respectfully,



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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal



January 22, 2025

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

Re: 3231 Luella Road Addition

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for 3231 Luella Road Addition for Stacey Patterson. The City has provided comments for this plat via letter on January 16, 2025, and those comments have been addressed as follows:

City of Sherman Engineering Informational Comments

1. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. **Done**
2. Preliminary Plats are valid for a period of 24 months. **Noted**

Grayson County Requirements

3. The following comments will be for the general notes:
 - a. "A Floodplain Development Permit will be required from Grayson County for any construction in the floodplain. The subject tract lies within zone X, A, or AE (areas outside of the 100-yr floodplain) according to FEMA flood." **This note has been removed since the property is in Zone X, not in flood plain and at the behest of Gracie Johnson in County Development office.**
 - b. What the land will be used for. **That has been notated on the final plat.**
 - c. Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by floodplain or flooding conditions. **This note has been removed since the property is in Zone X, not in flood plain and at the behest of Gracie Johnson in County Development office.**

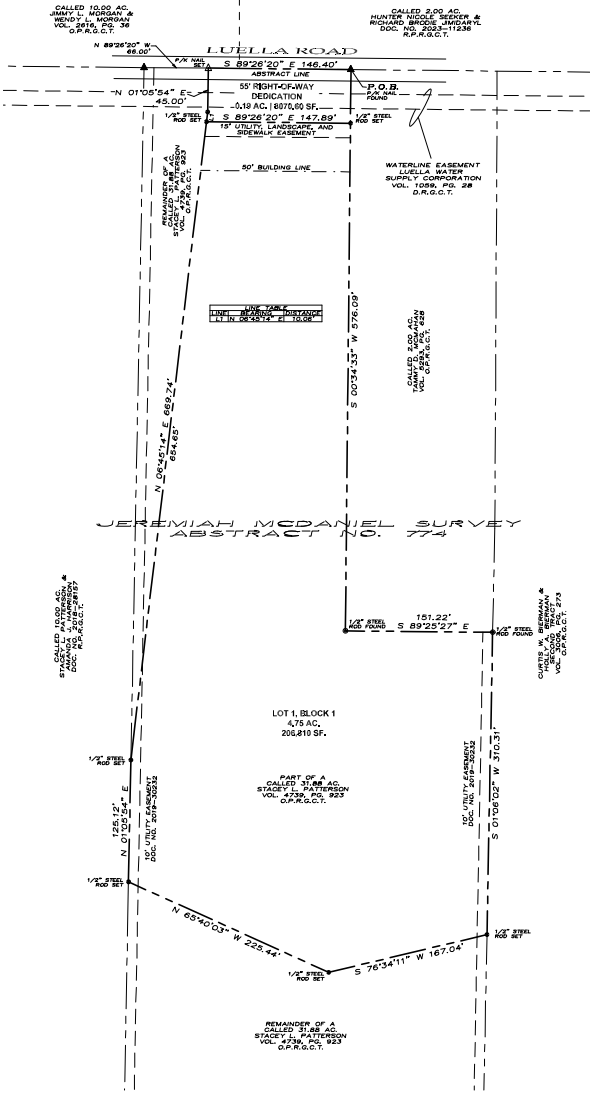
Thank you for your consideration of this final plat.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Underwood", is written over a light blue grid background.

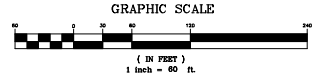
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

WINFRED BAILEY SURVEY
ABSTRACT NO. 64

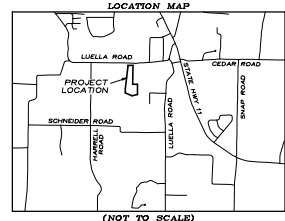


OWNERS/DEVELOPER
STACEY L. PATTERSON
3183 LUELLA ROAD
SHERMAN, TX 75069

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



LEGEND
P.O.B. POINT OF BEGINNING
1/2" STEEL RAIL ROAD
2" X 4" RAIL ROAD
2" X 6" RAIL ROAD
2" X 8" RAIL ROAD
2" X 10" RAIL ROAD
2" X 12" RAIL ROAD
2" X 14" RAIL ROAD
2" X 16" RAIL ROAD
2" X 18" RAIL ROAD
2" X 20" RAIL ROAD
2" X 22" RAIL ROAD
2" X 24" RAIL ROAD
2" X 26" RAIL ROAD
2" X 28" RAIL ROAD
2" X 30" RAIL ROAD
2" X 32" RAIL ROAD
2" X 34" RAIL ROAD
2" X 36" RAIL ROAD
2" X 38" RAIL ROAD
2" X 40" RAIL ROAD
2" X 42" RAIL ROAD
2" X 44" RAIL ROAD
2" X 46" RAIL ROAD
2" X 48" RAIL ROAD
2" X 50" RAIL ROAD
2" X 52" RAIL ROAD
2" X 54" RAIL ROAD
2" X 56" RAIL ROAD
2" X 58" RAIL ROAD
2" X 60" RAIL ROAD
2" X 62" RAIL ROAD
2" X 64" RAIL ROAD
2" X 66" RAIL ROAD
2" X 68" RAIL ROAD
2" X 70" RAIL ROAD
2" X 72" RAIL ROAD
2" X 74" RAIL ROAD
2" X 76" RAIL ROAD
2" X 78" RAIL ROAD
2" X 80" RAIL ROAD
2" X 82" RAIL ROAD
2" X 84" RAIL ROAD
2" X 86" RAIL ROAD
2" X 88" RAIL ROAD
2" X 90" RAIL ROAD
2" X 92" RAIL ROAD
2" X 94" RAIL ROAD
2" X 96" RAIL ROAD
2" X 98" RAIL ROAD
2" X 100" RAIL ROAD



GENERAL NOTES

- Water Supply to be provided by the Luella SUD.
- Sewer Service to be provided by a Private Sewer System approved by Grayson County.
- Electrical service is provided by Onco Electrical Delivery.
- Blanking the flow of water or construction of improvements in drainage easements, or filling or obstruction of the roadway is prohibited.
- Any existing easements or drainage easements (including along or across the addition) will remain as shown on the plat and will be maintained by the subdivision owner. The plat owner shall be responsible for the maintenance of the plat and shall be responsible for the maintenance of the plat and shall be responsible for the maintenance of the plat.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage easement or drainage easements for the control of erosion.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property sustained by flooding or flooding conditions.
- The owner and builders must comply with all other regulations of this plat.
- Bearings are based on the City of Sherman Control Monument Network.
- The City of Sherman reserves the right to require acquisition of Development Fee based on proposed use of each lot.
- The subject property does not lie within a Federal Emergency Management Agency (FEMA) Flooded Area. The subject property is not within a FEMA Flooded Area.
- This land will be used for Commercial Use.
- Grayson County will not be responsible for the maintenance and operation of said drainage easement or the control of erosion.
- There will be no open until the Plat Plat has been approved by Grayson County and filed in Grayson County Plat Records.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Jeremiah McDaniel Survey, Abstract No. 774, and being a part of a called 31.88 acre tract of land described in the deed to Stacey L. Patterson, recorded in Volume 4739, Page 923, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a P/K nail found for the northern-most northeast corner of said 31.88 acre tract, common to the northwest corner of a called 2.00 acre tract of land described in the deed to Tammy D. McKahan, recorded in Volume 5293, Page 628, said Official Public Records, and in Luella Road;

Thence South 00°34'33" West, with an easterly line of said 31.88 acre tract, and with the westerly line of said 2.00 acre tract, a distance of 576.02 feet to a 1/2" steel rail found for the southwest corner of said 2.00 acre tract;

Thence South 89°25'27" East, with a northerly line of said 31.88 acre tract, and with the southerly line of said 2.00 acre tract, a distance of 131.22 feet to a 1/2" steel rail found for the eastern-most northeast corner of said 31.88 acre tract, and on the westerly line of a tract of land described as Second Tract in the deed to Curtis W. Bierman and Holly A. Bierman, recorded in Volume 3008, Page 273, said Official Public Records;

Thence South 01°06'02" West, with an easterly line of said 31.88 acre tract, and with the westerly line of said Second Tract, a distance of 310.31 feet to a 1/2" steel rail set for the southeast corner of the herein described tract of land;

Thence South 76°34'11" West, crossing said 31.88 acre tract, a distance of 167.04 feet to a 1/2" steel rail set;

Thence North 65°40'03" West, continuing across said 31.88 acre tract, a distance of 225.44 feet to a 1/2" steel rail set for the southwest corner of the herein described tract of land, and on the westerly line of said 31.88 acre tract, and on the easterly line of a called 10.00 acre tract of land described in the deed to Stacey L. Patterson and Amanda J. Harrison, recorded in Document No. 2018-28157, Real Property Records, Grayson County, Texas;

Thence North 01°05'54" East, with the westerly line of said 31.88 acre tract, and with the easterly line of said 10.00 acre tract, a distance of 125.12 feet to a 1/2" steel rail set for the western-most northwest corner of the herein described tract of land;

Thence North 06°45'14" East, crossing said 31.88 acre tract, a distance of 669.74 feet to a 1/2" steel rail set;

Thence North 01°05'54" East, continuing across said 31.88 acre tract, a distance of 45.00 feet to a P/K nail set for the northern-most northwest corner of the herein described tract of land, and on a northerly line of said 31.88 acre tract, and in aforesaid Luella Road, and from which a P/K nail found for the northwest corner of said 31.88 acre tract bears North 89°26'20" West, a distance of 66.00 feet;

Thence South 89°26'20" East, with the northerly line of said 31.88 acre tract, and in said Luella Road, a distance of 146.40 feet to the Point of Beginning and containing 4.95 acres (215,622 square feet) of land, more or less.

ACCEPTANCE

Approved this _____ day of _____, 2025, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

OWNER'S CERTIFICATE OF DEDICATION

THAT STACEY L. PATTERSON, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as 3231 LUELLA ROAD ADDITION, in addition to the City of Sherman, Grayson County, Texas, being 4.95 acres situated in and being a portion of the JEREMIAH MCDANIEL Survey, Abstract No. 774, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities dealing with use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements, or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2025.

STACEY L. PATTERSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

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

FINAL PLAT
3231 LUELLA ROAD
ADDITION
Being a part of the
Jeremiah McDaniel Survey,
Abstract Number 774.
Being in the City of Sherman,
Grayson County, Texas.
Containing 4.95 acres of land

01-17-2025



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



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3209 TEXOMA PARKWAY (Project No. 25-000357)**

The request of Sherman NEC & Texoma 82, LP (Owner) and Spiars Engineering, Inc. (Surveyor) concerning the property located at 3209 Texoma Parkway, consisting of 31.317 acres being a part of Reuben Hendrix Survey, Abstract No. 504 and Sam M. McGlothlin Survey, Abstract No. 811 and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of SherDen Mall Phase 3.

Background:

The property is located at 3209 Texoma Parkway between US Highway 82 and Gallagher Drive. The owner would like to plat the property into 2 lots for multi-family development.

Origination:

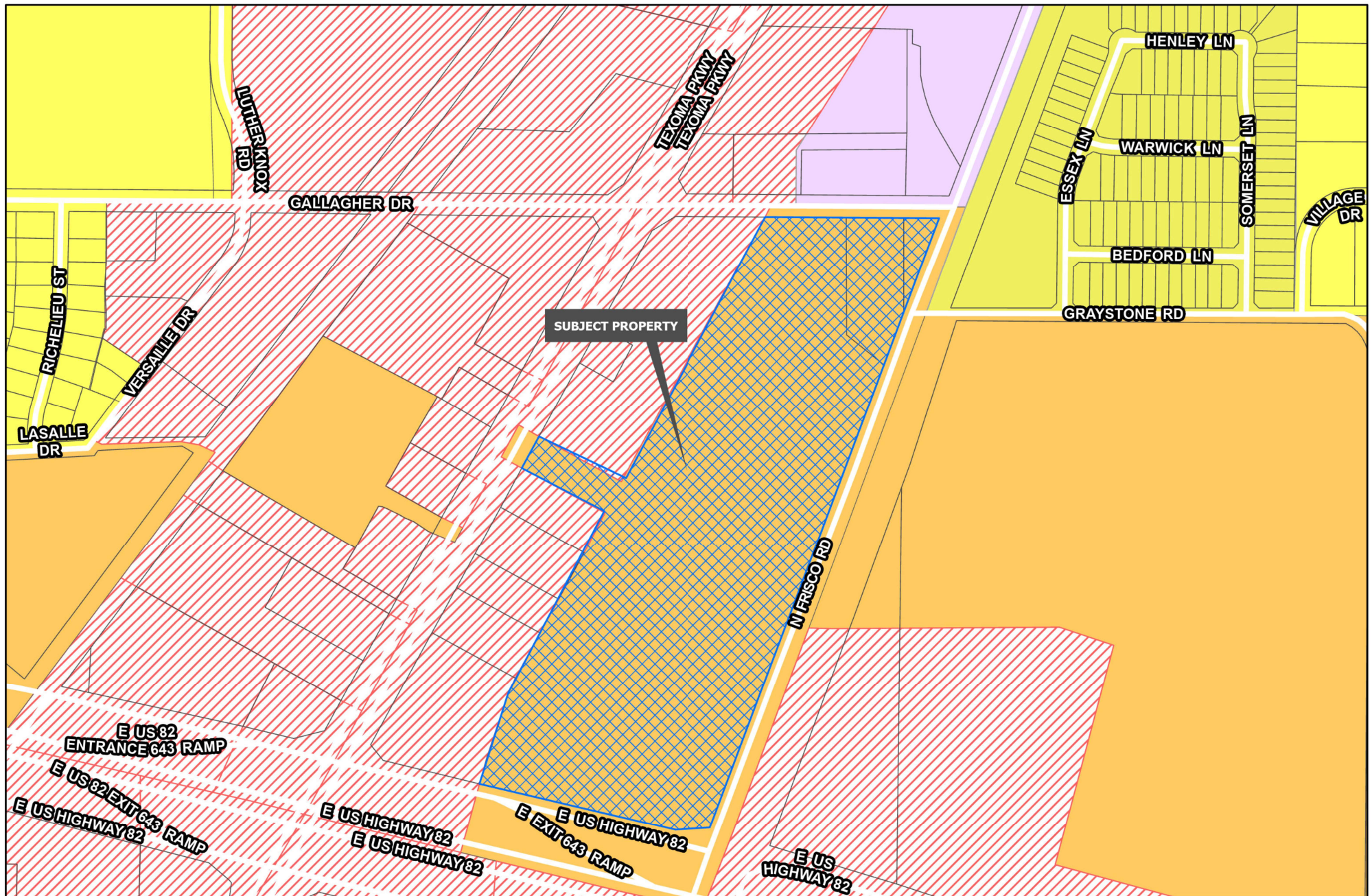
Sherman NEC & Texoma 82, LP (Owner) and Spiars Engineering, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of the Final Plat.

Attachments:

1. Location Map
2. Zoning Map
3. Comments Response
4. Final Plat



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
3209 TEXOMA PKWY



January 24, 2025

City of Sherman
Engineering Department
Attn: Mr. Wayne Lee
220 W Mulberry Street
Sherman, Tx 75090

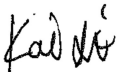
Re: **Final Plat Application – Sherdan Mall Phase 3**
Sherden Mall Addition – Block B, Lots 1 and 2
Sherman, Texas

Dear Mr. Lee,

The purpose of this letter is to request the approval of the Final Plat for two lots within the tract conveyed to Sherman NEC Texoma & 82, LP, according to the deed recorded in Document number 2021-6423. Herein is included the original comments received from City of Sherman staff following the original submittal of the final plat.

Please feel free to contact me with any additional questions/concerns.

Regards,



Karis L. Smith, P.E.
SPIARS ENGINEERING & SURVEYING
karis.smith@spiarsengineering.com



STAFF REVIEW LETTER

October 10, 2022

Attn: Jim Duggan
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Plano, TX 75074

Attn: David Bond
Spiars Engineering, Inc.
765 Custer Rd., Ste. 100
Plano, TX 75075

Dear Applicants,

The request for approval of the Final Plat of Sherden Mall has been scheduled to be heard by the Planning and Zoning Commission on the day of Tuesday, October 18, 2022 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. 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*
2. Remove Page 3 of 3 of plat.
3. The width of the right-of-way for Gallagher Drive shall be shown on the plat. If no ROW is documented, existing ROW shall be determined by found monuments and shown on plat. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
4. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 2, Block A. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
5. Modify 10' Utility Easement on Northeast corner of proposed Lot 2, Block A to parallel new right of way created by corner clip.
6. Call out and show legal corners on all inflection points. Set points if necessary. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
7. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)(7)*
8. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
9. Portion of Channel Easement established in Vol. 556, Pg. 482, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.
10. 10' Gas Line Easement established in Vol. 1168, Pg. 643, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.

11. Utility Easement Right of Way established in Vol. 1147, Pg. 341, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.
12. 20' Water Main Easement established in Vol. 1166, Pg. 644, DRGCT to be abandoned shall be abandoned by separate instrument with filing information of said abandonment documents noted on plat.
13. Show Water Easement for vaults as noted in civil plan review.
14. Verify dimensions of Drainage and Wastewater Easement along eastern property line of Lot 1, Block B as noted civil plan review.
15. Show filed mutual access easements on adjacent properties on plat.
16. Internal water and wastewater lines will be privately owned and maintained.
17. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
18. Three Party Agreement required for Public Infrastructure.
19. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
20. Original tax certificates with \$0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
21. Upon final staff approval, 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. Final copies for filing will not be accepted until after approval by P&Z Commission, City Council, and Engineering Department. CAD file must be submitted digitally at time of final approval. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

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

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

Respectfully,



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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, being a portion of a tract conveyed to Sherman NEC Texoma & 82, LP, according to the deed recorded in Document Number 2021-6422, Official Public Records, Grayson County, Texas (OPRGCT), with the subject tract being more particularly described as follows:

BEGINNING at a point found for the southwest corner of the subject tract, and also being the southeast corner of a tract conveyed to QT South, LLC, according to the document recorded in Inst. No. 2022-7993 OPGCT, and also being in the northern line of US Highway 82, a variable width public right-of-way, from which a concrete monument found for the northern end of a corner clip of the north line of sold US Highway 82 and Texoma Parkway (also known as State Highway 91) bears N 70°20'16" W, 364.41 feet;

THENCE N 15°59'32" E, 86.56 feet;

THENCE N 18°20'02" E, 213.35 feet;

THENCE N 21°07'43" E, 53.01 feet to the northeast corner of said QT tract;

THENCE S 60°56'43" E, 3.88 feet;

THENCE N 28°36'27" E, 601.99 feet;

THENCE N 61°23'33" W, 285.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE N 61°23'33" W, 15.00 feet to a point on the east line of Texoma Parkway;

THENCE N 28°36'27" E, 140.00 feet along the east line thereof;

THENCE S 61°23'33" E, 15.00 feet;

THENCE S 28°36'27" W, 15.00 feet;

THENCE S 61°23'33" E, 285.00 feet;

THENCE N 28°36'27" E, 960.31 feet to the northwest corner of the subject tract, and also being in the south line of Gallagher Drive, a variable width public right-of-way, from which a 1/2 inch iron rod found for the southern end of the corner clip of Texoma Parkway and Gallagher Road bears S 83°22'44" W, 367.26 feet;

THENCE S 89°45'33" E, 550.02 feet to a point for corner at the Intersection of sold south line and the west line of Frisco Road, a called 50 foot public right-of-way;

THENCE S 20°39'08" W, 2074.27 feet along the west line of Frisco Road to a concrete monument found at the north end of a corner clip at the intersection of sold west line of Frisco Road and the north line of sold US Highway 82;

THENCE S 85°16'45" W, 109.27 feet to a 3/8 inch iron rod found at the south end of sold corner clip;

THENCE N 76°24'13" W, 641.68 feet to the POINT OF BEGINNING with the subject tract containing 1,355,469.97 square feet or 31.117 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SHERMAN NEC TEXOMA & 82, LP, acting by and through its duly authorized agent, do hereby certify and adopt this plat designating the herein-described real property as SHERDEN MALL PHASE 3, an Addition to the City of Sherman, Grayson County, Texas, Being 31.317 acres situated in and being a portion of the Reuben Hendrix Survey, Abstract No. 504 and the Sam M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat. SHERMAN NEC TEXOMA & 82, LP, do herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
 2. All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
 3. The easements and public use areas, as shown, and created by this plat, are dedicated for public use forever for the purposes indicated on this plat.
 4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
 5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, sold use by public utilities being subordinate to the public's and City of Sherman's use thereof.
 7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
 8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
 9. All modifications to this document shall be by means of plat and approved by the City of Sherman.
- This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2025.

SHERMAN NEC TEXOMA & 82, LP

By: Sherman NEC Texoma & 82, GP, LLC its General Partner

By: _____
James F. Duggan, Manager

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared James F. Duggan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2025.

SCOTT F. AMMONS, R.P.L.S. NO. 6550

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Scott F. Ammons, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS:

Whereas, SHERMAN NEC TEXOMA & 82, LP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2025.

(Owner)

CERTIFICATE OF PLAT APPROVAL

Approved this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

FINAL PLAT

SHERDEN MALL PHASE 3

LOT 1 & 2, BLOCK B
SITUATED IN THE REUBEN HENDRIX SURVEY,
ABSTRACT NO. 504 AND THE SAM M. MCGLOTHLIN
SURVEY, ABSTRACT NO. 811
BEING 31.317 ACRES IN THE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ENGINEER / SURVEYOR
Splars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-100431100
Contact: David Bond

OWNER / APPLICANT
Sherman NEC Texoma & 82, LP
7500 San Jacinto
Piano, Texas 75074
Telephone (972) 980-9686
Contact: Jim Duggan



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1400 AND 1502 SOUTH GRIBBLE STREET (Project No. 25-000080)

The request of Ipenema Investments (Owner), Will Knobler (Representative) and Ayub R. Sandhu (Surveyor) concerning the property located at 1400 and 1502 South Gribble Street, consisting of 9.3697 acres being in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a R-6 (Single Family Residential) District to a C-1 (Retail Business) District.

Background:

The property is located at 1400 and 1502 South Gribble Street between East Lake Street and East Rosedale Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to C-1 (Retail Business) District.

Origination:

Ipenema Investments (Owner), Will Knobler (Representative) and Ayub R. Sandhu (Surveyor).

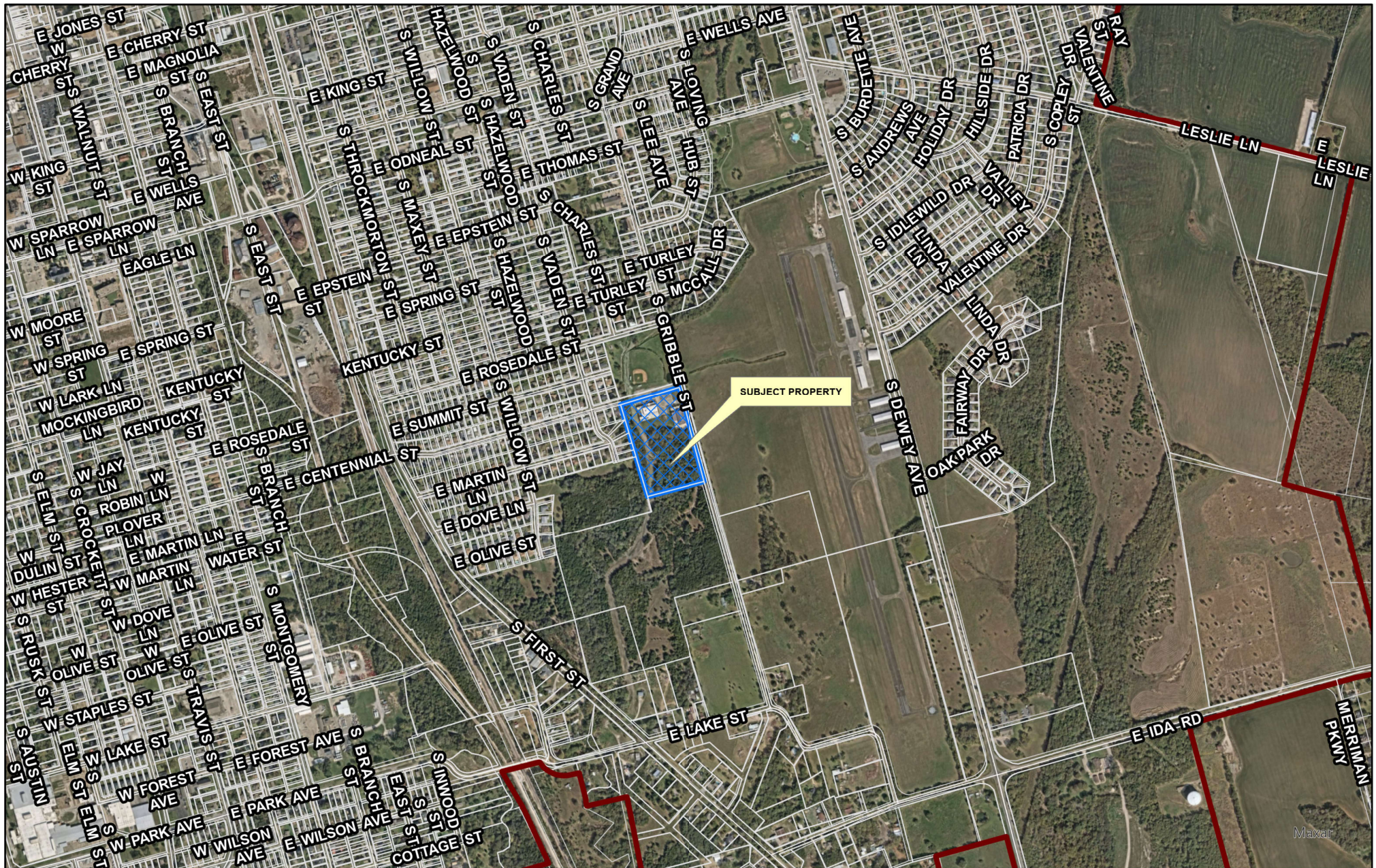
Staff Recommendation:

Staff has no objection to the approval of this zone change request.

Attachments:

1. Location map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign #2
5. Survey
6. Narrative
7. Comment Response
8. Elevation

diagone H:\PLANNING\Public Notification KT.aprx

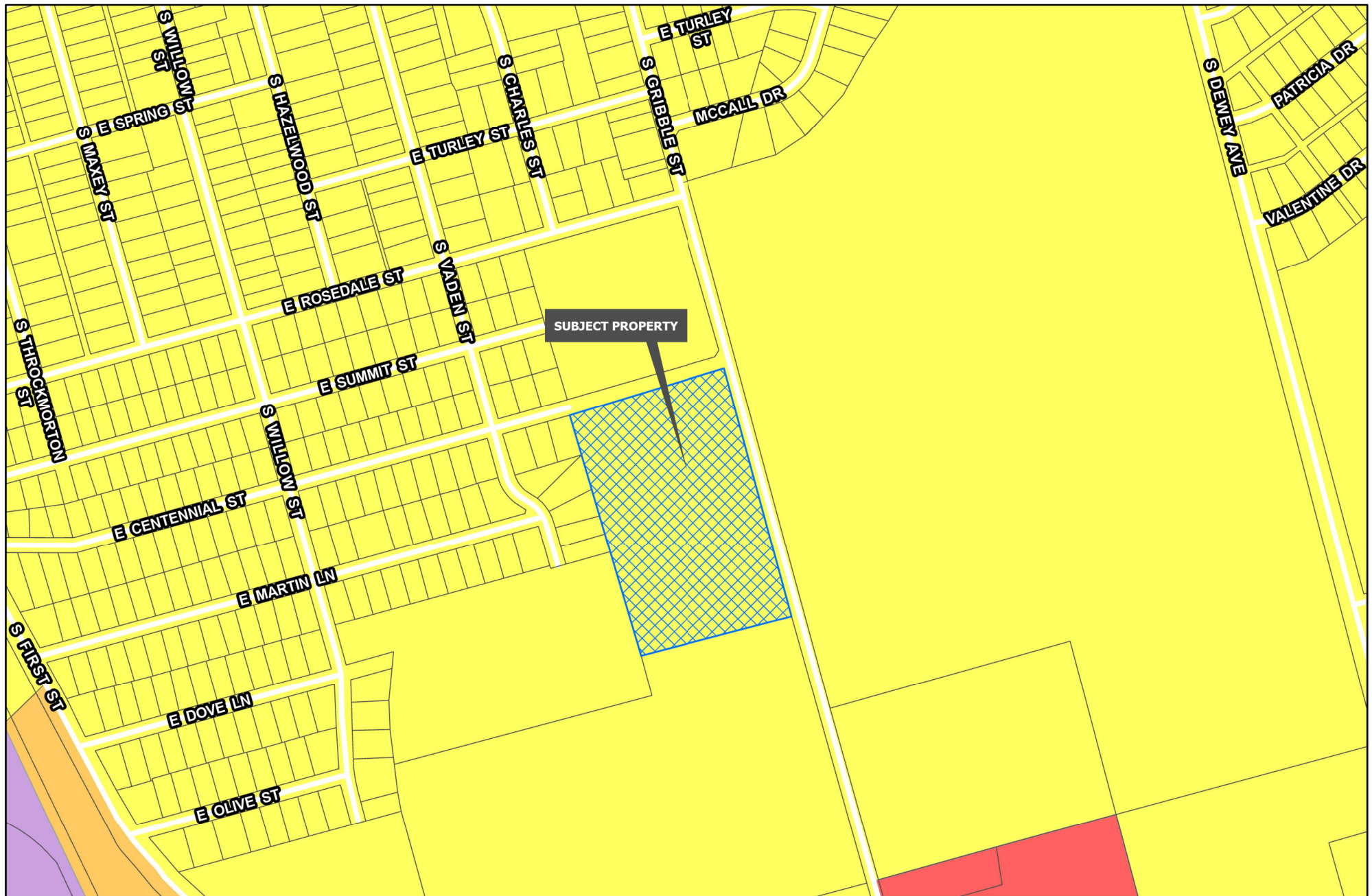


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1400 & 1502 S GRIBBLE ST



Date: 1/27/2025 5:52 PM



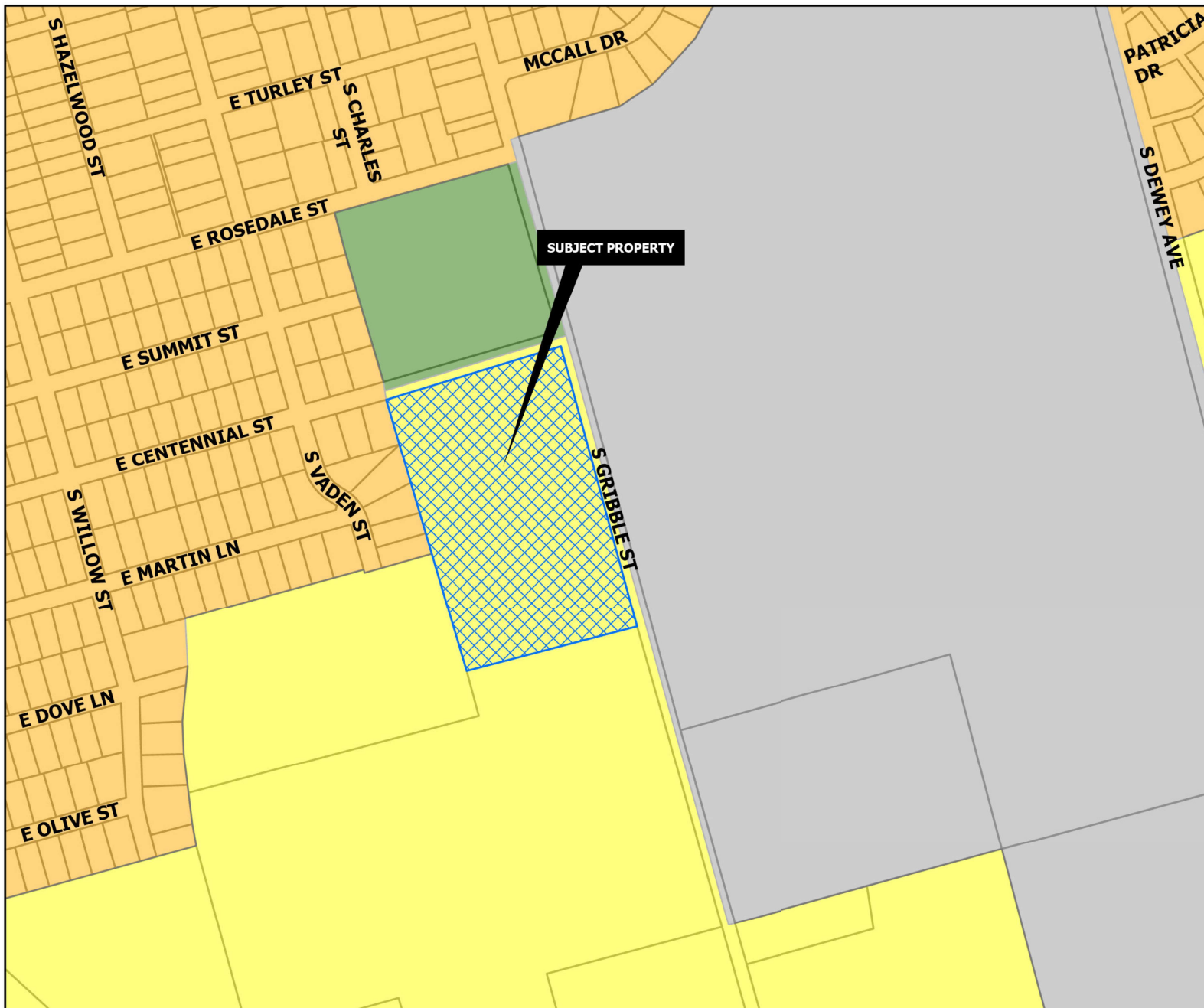
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1400 & 1502 S GRIBBLE ST





SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1400 & 1502 S GRIBBLE ST



9:11 am

Feb 4, 2025



8:59 am

Feb 4, 2025



EXHIBIT A

Description of a 9.3697 acre (408,144 square foot) tract of land located in the G.B. Pilant Survey, Abstract No. 963 in the City of Sherman, Grayson County, Texas, and being the remainder of a called 56,450 square vara (10 acre) tract of land conveyed to the Texas National Guard Armory Board by the deed dated March 29, 1949 and recorded in Volume 579, Page 137 of the deed records of Grayson County, Texas, said 9.3697 acre tract of land begin more particularly described by metes and bounds as follows:

Beginning at a ¾ inch iron rod found at the common Northwest corner of said called 10 acre tract and Southwest corner of a remainder of a called 160 acre tract of land conveyed to the City of Sherman by the deed dated December 30, 1930 and recorded in Volume 354, Page 709 of said deed records, said point also being in the east line of Live Oak Addition, an addition to the City of Sherman as evidenced by the plat dated November 17, 1952 and recorded in Volume 707, Page 293 of said deed records;

Thence, North 74°00'00" East, departing said East line and along the common North line of said called 10 acre tract and South line of said remainder of a called 160 acre tract, a distance of 106.33 feet to a 5/8 inch iron rod set for the common most Westerly Northeast corner of said remainder of a called 10 acre tract and the Northwest corner of a called 0.1813 acre tract of land conveyed to the City of Sherman for right of way and easement by the deed dated April 29, 1983 and recorded in Volume 1644, Page 75 of said deed records;

Thence, South 16°00'00" East, departing said common line and along the common most Northerly East line of said remainder of a called 10 acre tract and West line of said called 0.1813, a distance of 20.00 feet to a 5/8 inch iron rod set for the common interior angle of said remainder of a called 10 acre tract and Southwest corner of said called 0.1813 acre tract;

Thence, North 74°00'00" East, departing said common line and along the common North line of said remainder of a called 10 acre tract and South line of said called 0.1813 acre tract, a distance of 395.00 feet to a 5/8 inch iron rod set in asphalt in the common East line of said called 10 acre tract and West right of way line of Gribble Avenue for the common Northeast corner of said remainder of a called 10 acre tract and southeast corner of said called 0.1813 acre tract;

Thence, South 15°45'00" East, departing said common line and along the common East line of said called 10 acre tract and said West right of way line of Gribble Avenue, a distance of 822.12 feet (called 306.87 vara [852.42 feet]) to the common Southeast corner of said called 10 acre tract and Northeast corner of a called 34.614 acre tract of land conveyed to Alfred Clayton by the deed dated October 1, 1985 and recorded in Volume 1772, Page 695 of said deed records, from which a concrete monument found bears South 74°00'00" West, a distance of 0.76 feet;

Thence, South 74°00'00" West, departing said common line and along the common South line of said called 10 acre tract and most Easterly North line of said called 34.614 acre tract, passing at a distance of 400.66 feet a concrete monument found, continuing for a total distance of 486.68 feet (called 1893.23 vara [509.11 feet]) to a 5/8 inch iron rod set in the East line of a called 9.318 acre tract of land conveyed to Alfred Clayton by the deed dated October 19, 1985 and recorded

in Volume 1774, Page 821 of said deed records, said point being the common Southwest corner of said called 10 acre tract and most Northerly Northwest corner of said called 34.614 acre tract;

Thence, North 16°45'09" West, (called 16° West) departing said common line and along the common West line of said called 10 acre tract and East line of said called 9.318 acre tract, passing at a distance of 352.18 feet the common Northeast corner of said called 9.318 acre tract and Southeast corner of Live Oak Addition Section Two, an addition to Volume 3, Page 36 of the plat records of Grayson County, Texas from said corner a ¾ inch iron rod found bears North 12°11'43" West, a distance of 2.26 feet, continuing along the common West line of said called 10 acre tract and East line of said Live Oak Addition Section Two, passing at a distance of 672.18 feet the common Northeast corner of said Live Oak Addition Section Two and Southeast corner of said Live Oak Addition, continuing along the common West line of said called 10 acre tract and East line of said Live Oak Addition, for a total distance of 842.18 feet (called 306.87 vara [852.42]) to the point of beginning and containing 9.3697 acres (408,144 square feet) of land within the metes recited.

DESCRIPTION OF A 9.3697 ACRE (408,144 SQUARE FOOT) TRACT OF LAND LOCATED IN THE G. B. PILANT SURVEY, ABSTRACT NO. 963 IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 56,450 SQUARE VARA (10 ACRE) TRACT OF LAND CONVEYED TO THE TEXAS NATIONAL GUARD ARMORY BOARD BY THE DEED DATED MARCH 28, 1949 AND RECORDED IN VOLUME 579, PAGE 137 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, SAID 9.3697 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON ROD FOUND AT THE COMMON NORTHWEST CORNER OF SAID CALLED 10 ACRE TRACT AND SOUTHWEST CORNER OF A REMAINDER OF A CALLED 160 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SHERMAN BY THE DEED DATED DECEMBER 30, 1930 AND RECORDED IN VOLUME 354, PAGE 709 OF SAID DEED RECORDS, SAID POINT ALSO BEING IN THE EAST LINE OF LIVE OAK ADDITION, AN ADDITION TO THE CITY OF SHERMAN AS EVIDENCED BY THE PLAT DATED NOVEMBER 17, 1952 AND RECORDED IN VOLUME 707, PAGE 293 OF SAID DEED RECORDS;

THENCE, NORTH 74°00'00" EAST, DEPARTING SAID EAST LINE AND ALONG THE COMMON NORTH LINE OF SAID CALLED 10 ACRE TRACT AND SOUTH LINE OF SAID REMAINDER OF A CALLED 160 ACRE TRACT, A DISTANCE OF 106.33 FEET TO A 5/8 INCH IRON ROD SET FOR THE COMMON MOST WESTERLY NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.1813 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SHERMAN FOR RIGHT OF WAY AND EASEMENT BY THE DEED DATED APRIL 29, 1983 AND RECORDED IN VOLUME 1644, PAGE 75 OF SAID DEED RECORDS;

THENCE, SOUTH 16°00'00" EAST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON MOST NORTHERLY EAST LINE OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND WEST LINE OF SAID CALLED 0.1813, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE COMMON INTERIOR ANGLE OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SOUTHWEST CORNER OF SAID CALLED 0.1813 ACRE TRACT;

THENCE, NORTH 74°00'00" EAST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON NORTH LINE OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SOUTH LINE OF SAID CALLED 0.1813 ACRE TRACT, A DISTANCE OF 395.00 FEET TO A 5/8 INCH IRON ROD SET IN ASPHALT IN THE COMMON EAST LINE OF SAID CALLED 10 ACRE TRACT AND WEST RIGHT OF WAY LINE OF GRIBBLE AVENUE FOR THE COMMON NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SOUTHEAST CORNER OF SAID CALLED 0.1813 ACRE TRACT;

THENCE, SOUTH 15°45'00" EAST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON EAST LINE OF SAID CALLED 10 ACRE TRACT AND SAID WEST RIGHT OF WAY LINE OF GRIBBLE AVENUE, A DISTANCE OF 822.12 FEET (CALLED 306.87 VARAS [852.42 FEET]) TO THE COMMON SOUTHEAST CORNER OF SAID CALLED 10 ACRE TRACT AND NORTHEAST CORNER OF A CALLED 34.614 ACRE TRACT OF LAND CONVEYED TO ALFRED CLAYTON BY THE DEED DATED OCTOBER 1, 1985 AND RECORDED IN VOLUME 1772, PAGE 695 OF SAID DEED RECORDS, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 74°00'00" WEST, A DISTANCE OF 0.76 FEET;

THENCE, SOUTH 74°00'00" WEST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON SOUTH LINE OF SAID CALLED 10 ACRE TRACT AND MOST EASTERLY NORTH LINE OF SAID CALLED 34.614 ACRE TRACT, PASSING AT A DISTANCE OF 400.66 FEET A CONCRETE MONUMENT FOUND, CONTINUING FOR A TOTAL DISTANCE OF 486.68 FEET (CALLED 183.28 VARAS [509.11 FEET]) TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF A CALLED 9.318 ACRE TRACT OF LAND CONVEYED TO ALFRED CLAYTON BY THE DEED DATED OCTOBER 19, 1985 AND RECORDED IN VOLUME 1774, PAGE 821 OF SAID DEED RECORDS, SAID POINT BEING THE COMMON SOUTHWEST CORNER OF SAID CALLED 10 ACRE TRACT AND MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 34.614 ACRE TRACT;

THENCE, NORTH 16°45'09" WEST, (CALLED 16° WEST), DEPARTING SAID COMMON LINE AND ALONG THE COMMON WEST LINE OF SAID CALLED 10 ACRE TRACT AND EAST LINE OF SAID CALLED 9.318 ACRE TRACT, PASSING AT A DISTANCE OF 352.18 FEET THE COMMON NORTHEAST CORNER OF SAID CALLED 9.318 ACRE TRACT AND SOUTHEAST CORNER OF LIVE OAK ADDITION SECTION TWO, AN ADDITION TO THE CITY OF SHERMAN AS EVIDENCED BY THE PLAT DATED NOVEMBER 30, 1965 AND RECORDED IN VOLUME 3, PAGE 36 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, FROM SAID CORNER A 3/4 INCH IRON ROD FOUND BEARS NORTH 12°11'43" WEST, A DISTANCE OF 2.26 FEET, CONTINUING ALONG THE COMMON WEST LINE OF SAID CALLED 10 ACRE TRACT AND EAST LINE OF SAID LIVE OAK ADDITION SECTION TWO, PASSING AT A DISTANCE OF 672.18 FEET THE COMMON NORTHEAST CORNER OF SAID LIVE OAK ADDITION SECTION TWO AND SOUTHEAST CORNER OF SAID LIVE OAK ADDITION, CONTINUING ALONG THE COMMON WEST LINE OF SAID CALLED 10 ACRE TRACT AND EAST LINE OF SAID LIVE OAK ADDITION, FOR A TOTAL DISTANCE OF 842.18 FEET (CALLED 306.87 VARAS [852.42 FEET]) TO THE POINT OF BEGINNING AND CONTAINING 9.3697 ACRES (408,144 SQUARE FEET) OF LAND WITHIN THE METES RECITED.

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THEREFORE, ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN.
2. BASIS OF BEARINGS IS THE NORTH LINE OF A CALLED 56,450 SQ. VARA (10 ACRE TRACT) OF LAND AS EVIDENCED BY THE DEED DATED MARCH 28, 1949 AND RECORDED IN VOL. 579, PG. 137 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS. NORTH LINE IS CALLED TO BE NORTH 74° EAST IN SAID DEED.
3. 15' WIDE SEWER EASEMENT "LINE 1" AS GRANTED TO THE CITY OF SHERMAN BY THE DEED RECORDED IN VOL. 1752, PAGE 457 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS. DUE TO THE VAUGENESS OF THE DESCRIPTION OF THIS EASMENT, THE LINES DEPICTED HEREON ARE APPROXIMATE ONLY.

SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SOUTH LINE OF SAID DISTANCE OF 395.00 FEET TO A 5/8 INCH IRON ROD SET IN ASPHALT IN THE COMMON EAST LINE OF SAID CALLED 10 ACRE TRACT AND WEST RIGHT OF WAY LINE OF GRIBBLE AVENUE FOR THE COMMON NORTHEAST CORNER OF SAID REMAINDER OF A CALLED 10 ACRE TRACT AND SOUTHEAST CORNER OF SAID CALLED 0.1813 ACRE TRACT;

THENCE, SOUTH 15°45'00" EAST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON EAST LINE OF SAID CALLED 10 ACRE TRACT AND SAID WEST RIGHT OF WAY LINE OF GRIBBLE AVENUE, A DISTANCE OF 822.12 FEET (CALLED 306.87 VARAS [852.42 FEET]) TO THE COMMON SOUTHEAST CORNER OF SAID CALLED 10 ACRE TRACT AND NORTHEAST CORNER OF A CALLED 34.614 ACRE TRACT OF LAND CONVEYED TO ALFRED CLAYTON BY THE DEED DATED OCTOBER 1, 1985 AND RECORDED IN VOLUME 1772, PAGE 695 OF SAID DEED RECORDS, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 74°00'00" WEST, A DISTANCE OF 0.76 FEET;

THENCE, SOUTH 74°00'00" WEST, DEPARTING SAID COMMON LINE AND ALONG THE COMMON SOUTH LINE OF SAID CALLED 10 ACRE TRACT AND MOST EASTERLY NORTH LINE OF SAID CALLED 34.614 ACRE TRACT, PASSING AT A DISTANCE OF 400.66 FEET A CONCRETE MONUMENT FOUND, CONTINUING FOR A TOTAL DISTANCE OF 486.68 FEET (CALLED 183.28 VARAS [509.11 FEET]) TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF A CALLED 9.318 ACRE TRACT OF LAND CONVEYED TO ALFRED CLAYTON BY THE DEED DATED OCTOBER 19, 1985 AND RECORDED IN VOLUME 1774, PAGE 821 OF SAID DEED RECORDS, SAID POINT BEING THE COMMON SOUTHWEST CORNER OF SAID CALLED 10 ACRE TRACT AND MOST NORTHERLY NORTHWEST CORNER OF SAID CALLED 34.614 ACRE TRACT;

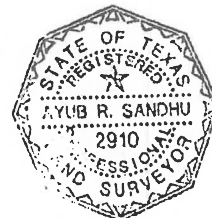
THENCE, NORTH 16°45'09" WEST, (CALLED 16° WEST), DEPARTING SAID COMMON LINE AND ALONG THE COMMON WEST LINE OF SAID CALLED 10 ACRE TRACT AND EAST LINE OF SAID CALLED 9.318 ACRE TRACT, PASSING AT A DISTANCE OF 352.18 FEET THE COMMON NORTHEAST CORNER OF SAID CALLED 9.318 ACRE TRACT AND SOUTHEAST CORNER OF LIVE OAK ADDITION SECTION TWO, AN ADDITION TO THE CITY OF SHERMAN AS EVIDENCED BY THE PLAT DATED NOVEMBER 30, 1965 AND RECORDED IN VOLUME 3, PAGE 36 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, FROM SAID CORNER A 3/4 INCH IRON ROD FOUND BEARS NORTH 12°11'43" WEST, A DISTANCE OF 2.26 FEET, CONTINUING ALONG THE COMMON WEST LINE OF SAID CALLED 10 ACRE TRACT AND EAST LINE OF SAID LIVE OAK ADDITION SECTION TWO, PASSING AT A DISTANCE OF 672.18 FEET THE COMMON NORTHEAST CORNER OF SAID LIVE OAK ADDITION SECTION TWO AND SOUTHEAST CORNER OF SAID LIVE OAK ADDITION, CONTINUING ALONG THE COMMON WEST LINE OF SAID CALLED 10 ACRE TRACT AND EAST LINE OF SAID LIVE OAK ADDITION, FOR A TOTAL DISTANCE OF 842.18 FEET (CALLED 306.87 VARAS [852.42 FEET]) TO THE POINT OF BEGINNING AND CONTAINING 9.3697 ACRES (408,144 SQUARE FEET) OF LAND WITHIN THE METES RECITED.

NOTES:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, THEREFORE, ALL EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN.
2. BASIS OF BEARINGS IS THE NORTH LINE OF A CALLED 56,450 SQ. VARA (10 ACRE TRACT) OF LAND AS EVIDENCED BY THE DEED DATED MARCH 28, 1949 AND RECORDED IN VOL. 579, PG. 137 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS. NORTH LINE IS CALLED TO BE NORTH 74° EAST IN SAID DEED.
3. 15' WIDE SEWER EASEMENT "LINE 1" AS GRANTED TO THE CITY OF SHERMAN BY THE DEED RECORDED IN VOL. 1752, PAGE 457 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS. DUE TO THE VAUGENESS OF THE DESCRIPTION OF THIS EASEMENT, THE LINES DEPICTED HEREON ARE APPROXIMATE ONLY.
4. 15' WIDE SEWER EASEMENT "LINE 2" AS GRANTED TO THE CITY OF SHERMAN BY THE DEED RECORDED IN VOL. 1752, PAGE 457 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS. DUE TO THE VAUGENESS OF THE DESCRIPTION OF THIS EASEMENT, THE LINES DEPICTED HEREON ARE APPROXIMATE ONLY.
5. 15' WIDE SEWER EASEMENT "LINE A" AS GRANTED TO THE CITY OF SHERMAN BY THE DEED RECORDED IN VOL. 1752, PAGE 457 OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS. DUE TO THE VAUGENESS OF THE DESCRIPTION OF THIS EASEMENT, THE LINES DEPICTED HEREON ARE APPROXIMATE ONLY.
6. THERE IS A NATURAL DRAINAGE CHANNEL MEANDERING IN A NORTH/SOUTH DIRECTION ALONG THE WESTERN PORTION OF THE SUBJECT PROPERTY.

I, AYUB R. SANDHU, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND THAT IT COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR STANDARDS AND SPECIFICATIONS FOR A CATEGORY IB, CONDITION II SURVEY.

Ayub R. Sandhu 8/7/00
AYUB R. SANDHU
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2910



To the City of Sherman,

The property located at 1400 S Gribble St Sherman TX 75090 is currently zoned as a residential building(R-6). This property consists of a second address as well which is 1502 S Gribble St Sherman TX 75090. The property was originally classified as a commercial building, and we would like to have it reclassified as a C-1 again. There are no plans for us to alter the buildings or the land in any way.



Damaris Y. Knobler

Ipenema Investments

Ipenema Investments
4309 N Central Expy
Dallas, TX 75205
2/4/25

To the City of Sherman:

In response to 1400 S Gribble St. This building is not equipped with an approved automatic sprinkler. Concerning code 503.1.1 and 507.5.1. The property does have a fire apparatus access road to both buildings on this property. There is also a fire hydrant on the corner of E Rosedale St and S Gribble St.

We have no plans to use this building after the zone change. The main purpose of the change is to facilitate the sale of property.

Sincerely,

Ipenema Investments







Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

208 NORTH HARRISON AVENUE (Project No. 25-000082)

The request of Habitat for Humanity of Grayson County (Owner), Greg Benton (Representative) and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property located at 208 North Harrison Ave, consisting of 0.272 acres being a Replat of Lot 10R of the Habitat 46 Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.003(c)(2)(A) to allow no enclosed garage in lieu of the required enclosed garage.

Background:

The property is located at 208 North Harrison Avenue between East Pecan Street and East Chaffin Street. The owner is requesting a Variance to allow no enclosed garage in lieu of the required enclosed garage.

The following has been approved for this location:

- 12/17/2024 - Final Plat of Habitat 46 Addition.
- 11/15/2024 - Preliminary Plat of Habitat 46 Addition (Conditionally Approved).

Origination:

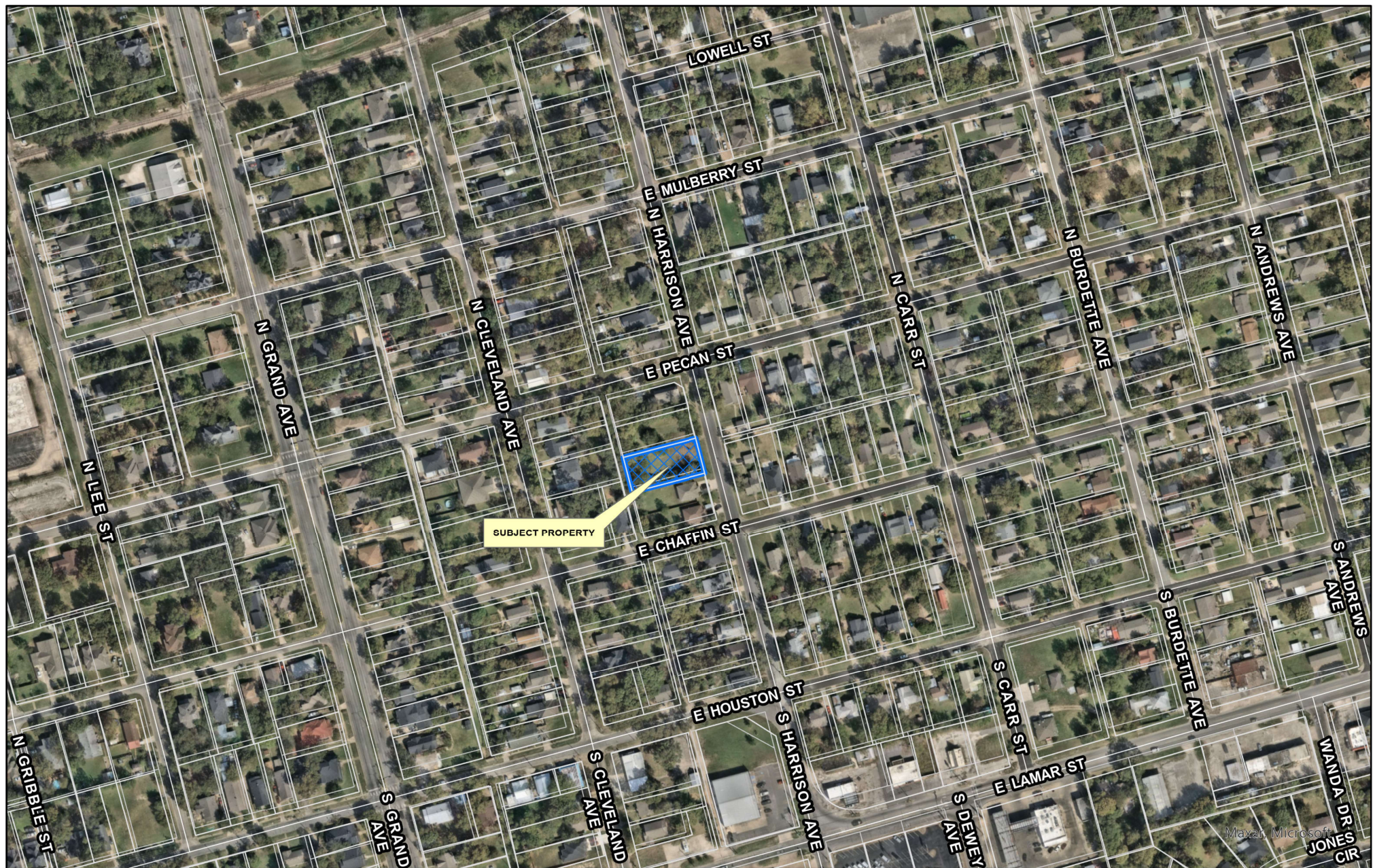
Habitat for Humanity of Grayson County (Owner), Greg Benton (Representative) and Helvey-Wagner Surveying Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of the Variance.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Notification Sign #1
5. Narrative
6. Site Plan
7. Elevations



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
208 N HARRISON AVE



Date: 1/27/2025 5:52 PM



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
208 N HARRISON AVE





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
208 N HARRISON AVE



208 N Harrison Ave

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 25-000082

Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

2/4/25 2:41 PM

208 N. Harrison Ave.

Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
REQUESTED
VARIANCE**

PROJECT #: 25-000082

Planning & Zoning Map: 

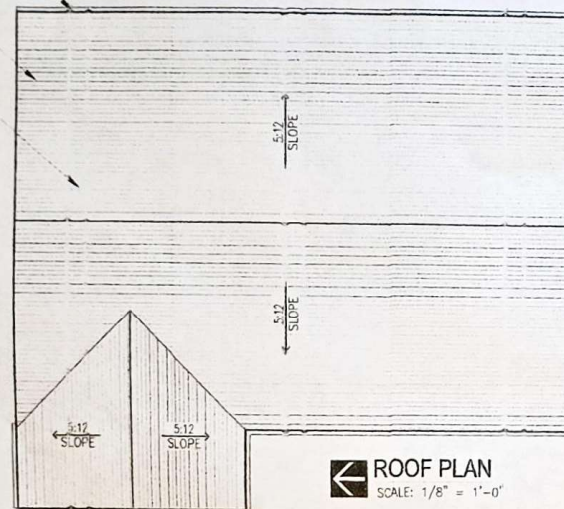
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

As per city requirements, Habitat added a garage to our most recent home at 521 E. Carter St. Habitat's costs for the garage were slightly more than \$16,000. In keeping with our policies we did not charge the family for the extra expense. That means we are able to serve fewer families because of the high costs for building a garage. This defeats Habitat's purpose of building affordable quality homes for families because of lack of funds. Affordable housing frees up resources for families to pay for utilities, child care, transportation, education, and all the other things a family needs to function well.

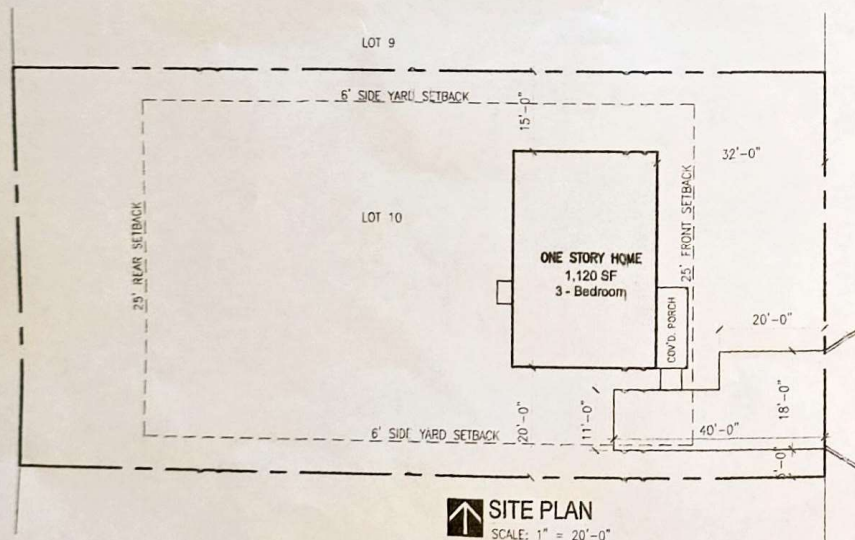


12.23.24

GUTTER
OUTLINE OF
STRUCTURE BELOW
ASPHALT COMPOSITION
SHINGLES, TYP.



ROOF PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

BACA

110 NORTH TRAVIS STREET
SUITE 400
SHERMAN, TEXAS 75090
(803) 823-5000
www.BACA.com

REVISION	DATE

THE JENKINS RESIDENCE

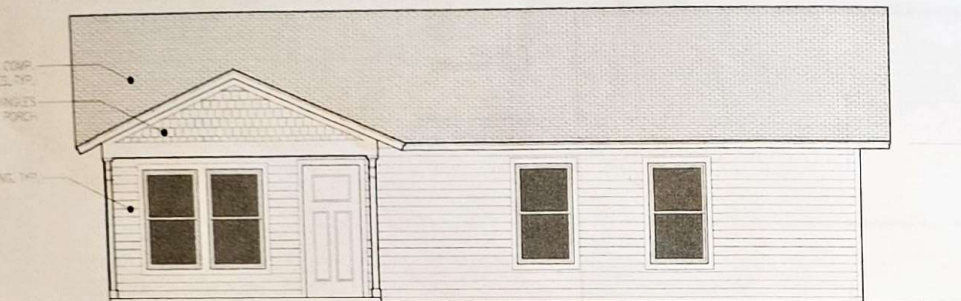
208 North Harrison
Sherman, TX 75051

PROJECT NUMBER
HFH-14
DATE
12.23.24
SHEET NUMBER
A1.0

ASPHALT COMP.
SHINGLES, TYP.
PTD. HARD-
W. GABLE END OF PORCH

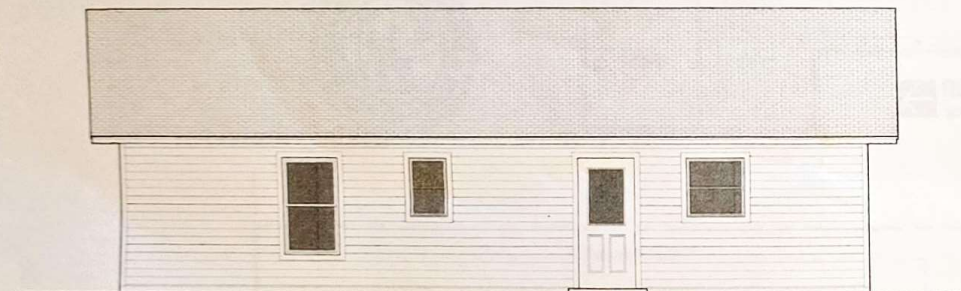
VINYL LAP SIDING, TYP.

5'-0" AFF.
PLATE HT.



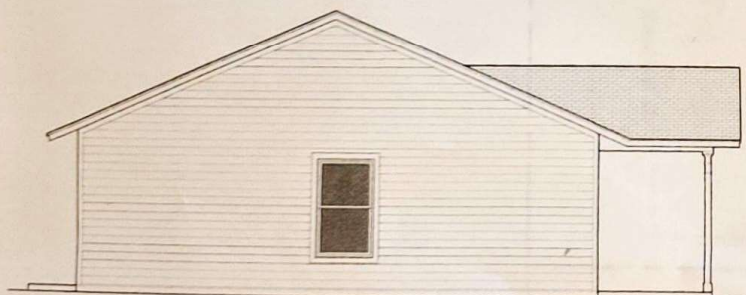
WEST (FRONT) ELEVATION

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



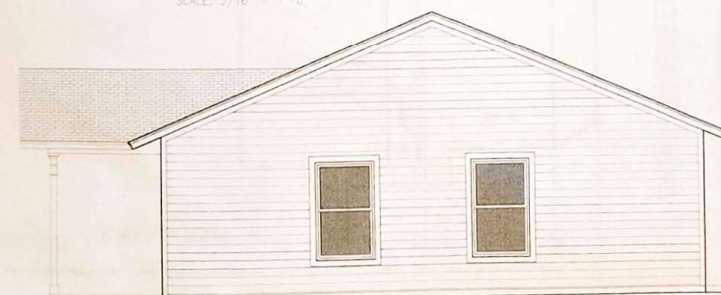
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

BACA

100 NORTH HARRISON, SUITE 100
SHERMAN, TEXAS 75051
937.853.1400
www.BACA.com

DATE	BY	CHK

THE JENKINS RESIDENCE

208 North Harrison
Sherman, TX 75051

PROJECT NUMBER
HFH-15
DATE
01.03.25
SHEET NUMBER
A3.0

elevations



Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1004 NORTH EAST STREET (Project No. 25-000083)

The request of M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor) concerning the property located at 1004 North East Street, consisting of 0.153 acres being in the J.B. McAnair Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1004 North East Street between Vernon Holland Drive and East College Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-4 (Patio Home Residential) District.

The following has been approved for this location:

1/17/2025 - Preliminary Plat of East Addition.

Origination:

M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign #1
5. Survey
6. Narrative

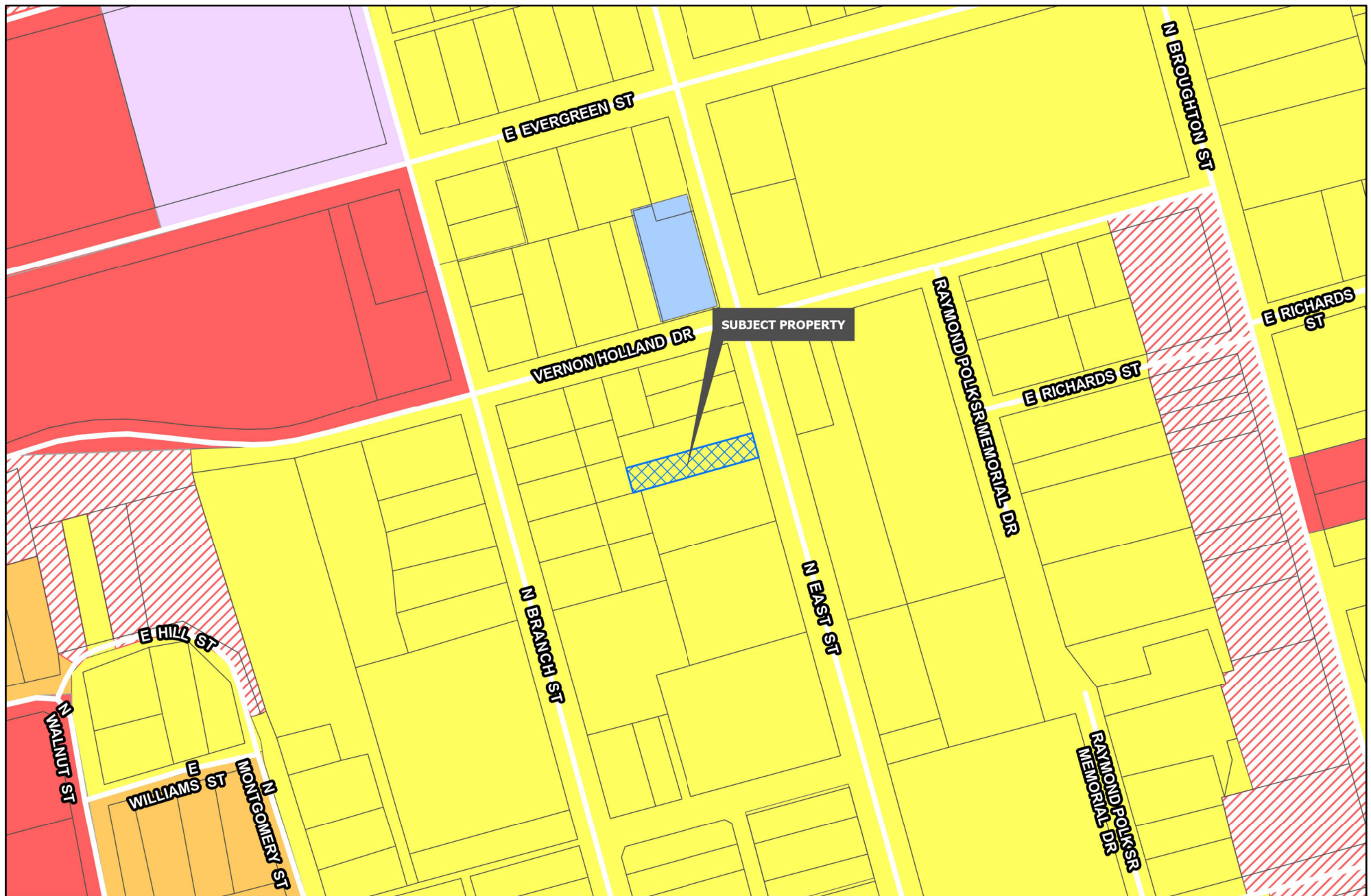


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1004 N EAST ST



Date: 1/27/2025 5:52 PM

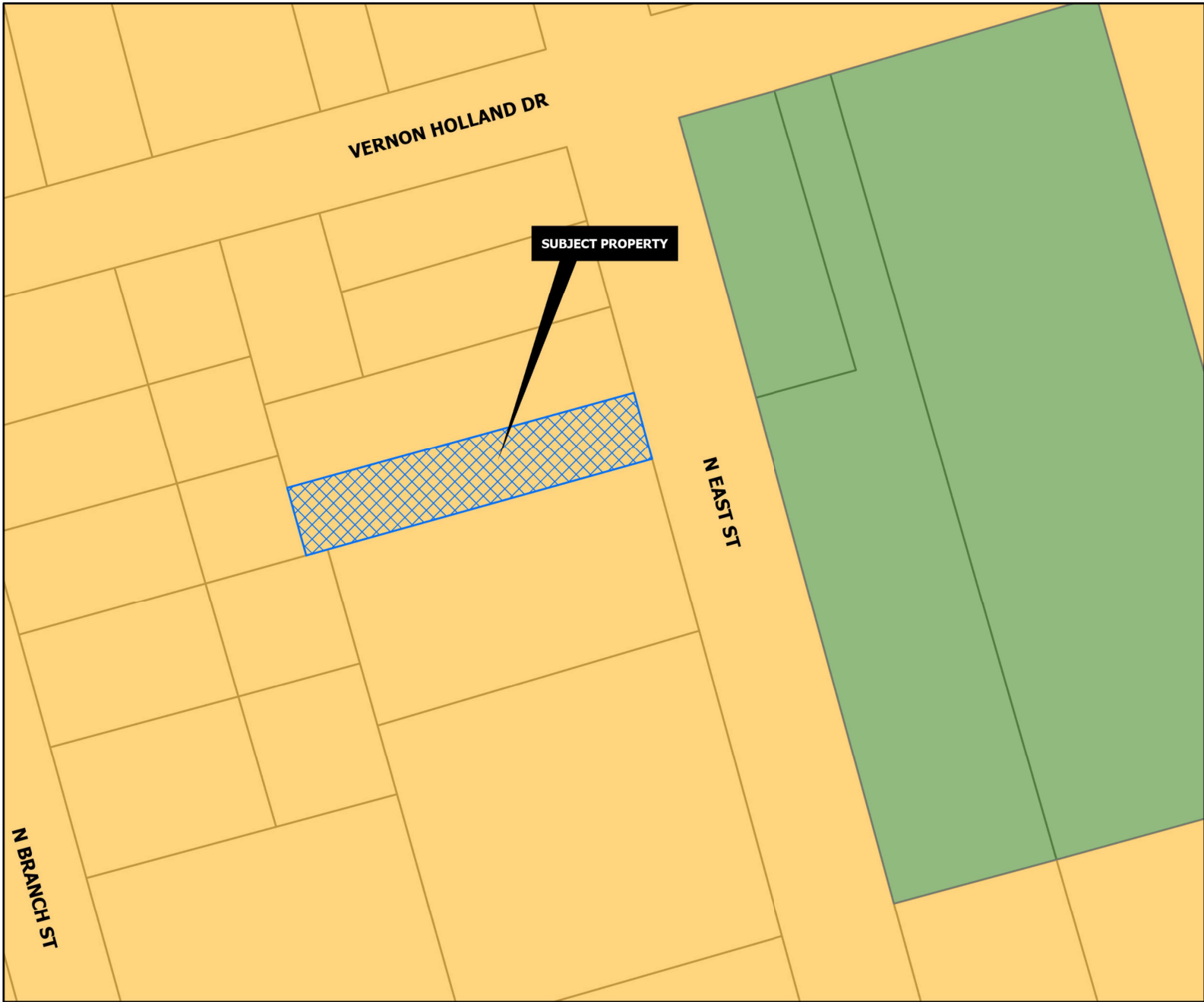


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1004 N EAST ST





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1004 N EAST ST





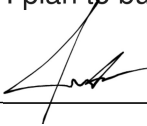
2/4/25 10:03 AM



Project Narrative for 1004 N. East Street, Sherman, Texas

Preliminary Plat Lot 1, East Addition to the City of Sherman

The purpose of this zone change is to build a new residential structure on an existing track of land. The current zoning of the subject property is R-6, and I would like to change the zoning to R-4. I plan to build a home with an attached garage.



Martin Covarrubias- Owner



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2012 TEXOMA PARKWAY (Project No. 25-000087)

The request of Platinum Property Holdings, LLC (Owner), Alec Hilliard (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2012 Texoma Parkway, consisting of 0.206 acres being a part of J.B. McAnair Survey, Abstract No. 763, and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.04.017 to allow 8,992 square feet in lieu of the required 10,000 square feet lot area.
- B. Public Hearing and Variance under Section 14.04.017 to allow 7.19 side setback in lieu of the required 15' side setback.
- C. Public Hearing and Variance under Section 14.04.017 to allow 18.82' front setback in lieu of the required 25' front setback.
- D. Public Hearing and Variance under Section 14.04.017 to allow 10.7' rear setback in lieu of the required 25' rear setback.

Planning and Zoning Commission

- E. Site Plan of The ROI Mancave.
- F. Final Plat of ROI HQ Addition.

Background:

The property is located at 2012 Texoma Parkway between East Taylor Street and East Peyton Street. The owner is requesting Variances for the lot area, side area, front area and rear set back along with Site Plan approval of the ROI Mancave. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

10/18/2024 - Preliminary Plat of ROI HQ Addition (Conditionally Approved).

Origination:

Platinum Property Holdings, LLC (Owner), Alec Hilliard (Representative) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of the Variance, Site Plan and Final Plat.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Cover Letter
6. Final Plat
7. Comment Response
8. Site Plan / Floor Plan
9. Elevation

diagone H:\PLANNING\Public Notification KT.aprx

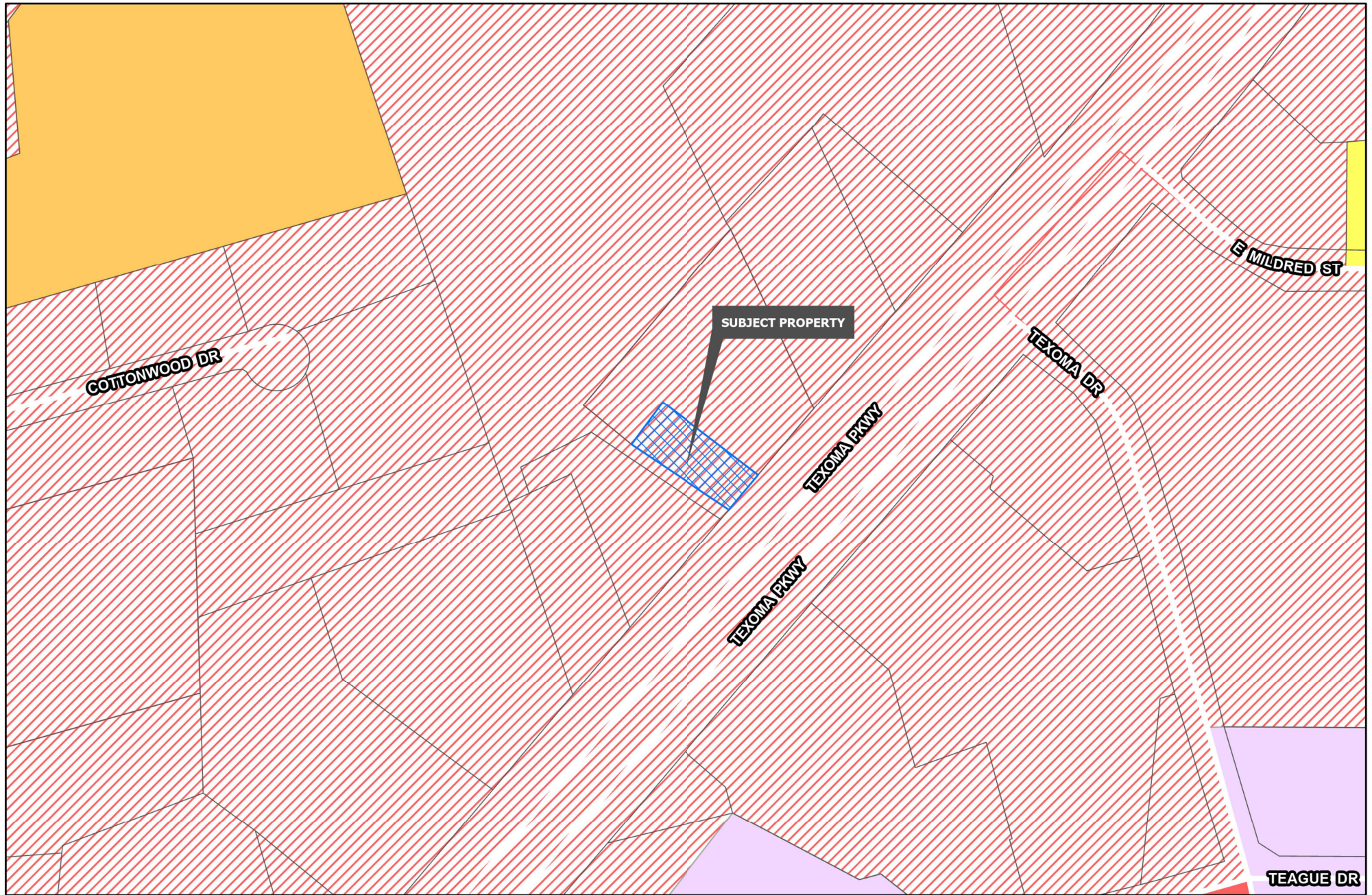


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2012 TEXOMA PKWY



Date: 1/27/2025 5:52 PM

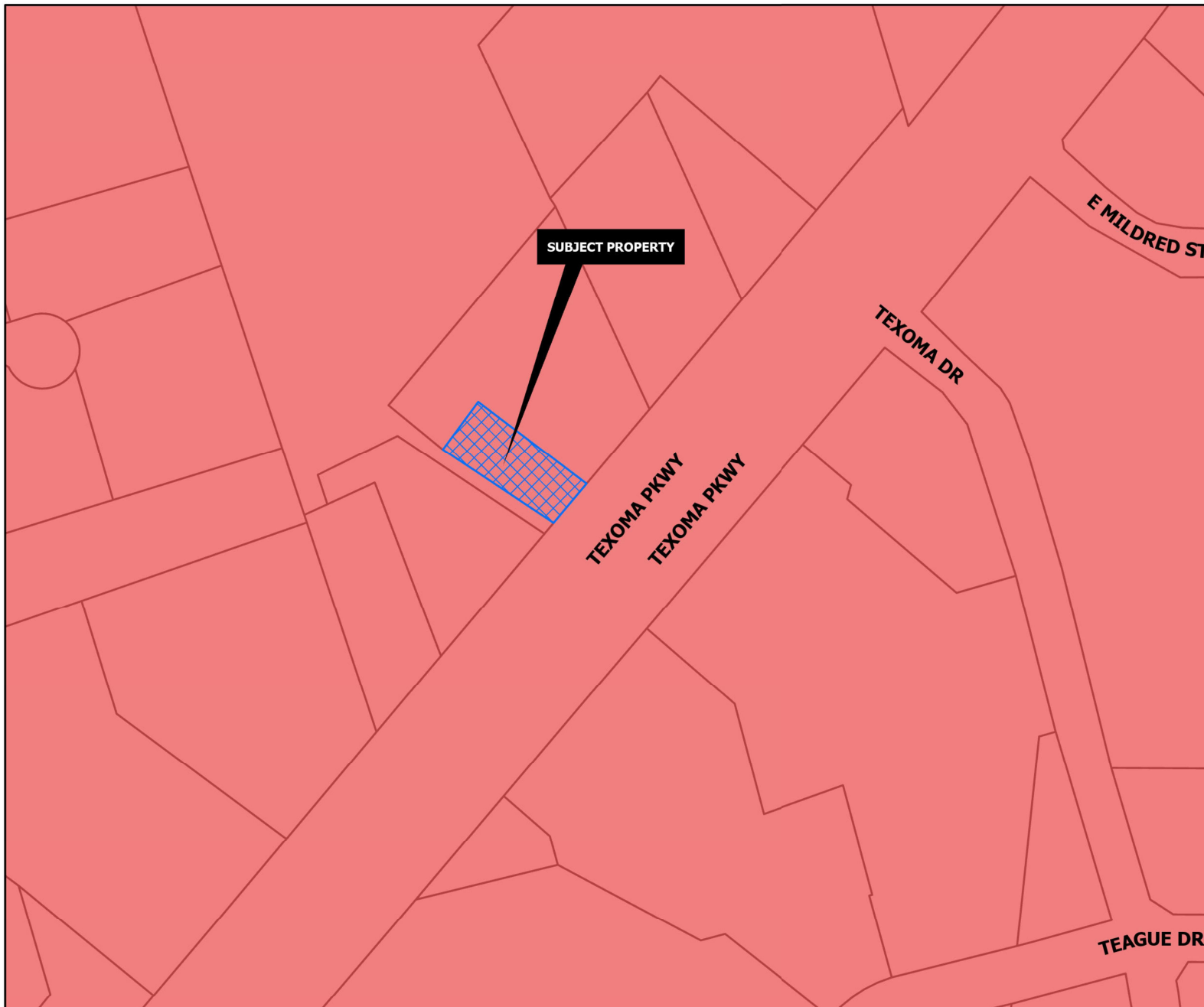


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2012 TEXOMA PKWY





REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2012 TEXOMA PKWY





FLOWERS ELECTRIC MOTOR SERVICE

Samar
NOTICE OF
REQUESTED
VARIANCE
PROJECT # 25-000087
Planning & Design Unit
City of Dallas
1000 Main Street, Suite 1000
Dallas, Texas 75202
(214) 670-8800
www.dallas.gov



January 22, 2025

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

Re: ROI HQ

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for ROI HQ Addition for Platinum Property Holdings, LLC. The City has provided comments for this plat via letter on 10/15/2024, and those comments have been addressed as follows:

Engineering Department Comments:

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway in lieu of the provided 10' Utility Easement. **Changes were addressed on the final plat**
2. Final Plat shall meet all current City of Sherman and Grayson County standards. **Noted**
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. **Noted**
4. Preliminary Plats are valid for a period of 24 months. **Noted**

Informational Zoning Comments

1. The minimum lot area in C-2 (General Commercial) District is 10,000 square feet.
 - a. This lot does not meet the minimum lot area requirement, and a Variance must be requested.
 - i. See the PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR for timing of each submittal so that both the Variance and Final Plat will appear before the Planning and Zoning Commission and Board of Adjustment at the same meeting.

Landowner made variance application on 1/8/25 and was asked to submit the final plat so that both can be on the 2/18/25 meeting with P&Z.

Thank you for your consideration of this final plat.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Underwood", is written over a light blue grid background.

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

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a retracement survey of a called 0.206 acre tract of land described in the deed to Platinum Property Holdings, LLC, recorded in Document No. 2024-1456, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southerly corner of said 0.206 acre tract, common to the southern-most southeast corner of a called 6.817 acre tract of land described in the deed to Gary Norman Steyn, recorded in Document No. 2022-21830, said Real Property Records, and on the northwesterly right-of-way line of Texoma Parkway;

Thence North 54°16'47" West, with the southwesterly line of said 0.206 acre tract, and on the northeasterly line of said 0.817 acre tract, a distance of 150.28 feet to a 1/2" steel rod found for the westerly corner of said 0.206 acre tract, common to the westerly-most southwest corner of a called 1.004 acre tract of land as described in the 1884 Chancery Cause in Volume 1727, Page 351, Deed Records, Grayson County, Texas;

Thence North 40°26'10" East, with the northwesterly line of said 0.206 acre tract, and with the southwesterly line of said 1.004 acre tract, a distance of 60.04 feet to a 1/2" steel rod found for the northerly corner of said 0.206 acre tract;

Thence South 54°16'47" East, with the northeasterly line of said 0.206 acre tract, and with the southwesterly line of said 1.004 acre tract, a distance of 150.28 feet to the easterly corner of said 0.206 acre tract, common to the southerly most southwest corner of said 1.004 acre tract, and on the northwesterly right-of-way line of aforesaid Texoma Parkway, and from which a 1" pipe bears North 29°18" East, a distance of 0.4 feet;

Thence South 40°26'10" West, with the southeasterly line of said 0.206 acre tract, and with the northwesterly right-of-way line of said Texoma Parkway, a distance of 60.04 feet to the Point of Beginning and containing 0.206 acres (8,992 square feet) of land, more or less.

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, ROI HQ ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2025, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2025.

Approved this _____ day of _____, 2025, by the City
Planning and Zoning Commission of the City of Sherman, Texas

Chairman _____ Secretary _____

KNOWN ALL MEN BY THESE PRESENTS

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

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

City Engineer _____ Date _____

City of Sherman
Attest:

City Clerk

THAT PLATINUM PROPERTY HOLDINGS, LLC, acting by and through its duly authorized agent, does hereby appoint this plat designing the herein described real property as a public use, to be used for the purpose of the installation, construction, maintenance, repair and replacement of the City of Grayson County, Texas, of the 0.206 acres situated in and being a portion of the L.B. MCANARNEY Survey, Abstract 10,400,000, in the 10th and 11th ranges, 10th and 11th meridians, 10th and 11th eastings, public use forever the streets and easements shown on this plat for the mutual benefit and convenience of the public and for the use of all utilities using said streets. Any public or private utility shall have the right to remove and keep removed therefrom any poles, wires, cables, conduits, pipes, or other appurtenances, which in any way endanger or interfere with the construction, maintenance, or repair of the streets, and any person or persons who shall be guilty of such removal or private utility shall, at all times, have a right of ingress and egress to and from the streets for the purpose of removing and keeping removed the same, and for reconstructing, inspecting, repairing, maintaining and adding to or removing all or any part of the same, and for the use of all utilities using said streets, and shall be subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas, relating to the use of the streets.

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 20____.

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2025.

ALEC HILLIARD, MANAGER
PLATINUM PROPERTY HOLDINGS

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, ALEC HILLIARD 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 1 day of JAN , 2025.

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

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, PLATINUM PROPERTY HOLDINGS, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ROI HQ ADDITION, an addition to the City of Sherman, Grayson County, Texas.

[illegible]

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at RCI HQ ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land; and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2025.

BY: PLATINUM PROPERTY HOLDINGS, LLC

BY ALEC HILLIARD, MANAGER

09-17-2024

2012 TEXOMA PARKWAY (Project No. 25-000087)

Zoning

1. Site Plan requirements must be addressed on the site plan. (Sec. 14.06.004)
 - a. Fire lane must be shown on the site plan. (Sec. 14.06.004(b)(1)(G))
 - i. See Fire Services comments below.
 - b. A tabulation shall be included on the Site Plan. (Sec. 14.06.004(b)(1)(H))
 - i. The following information must be included in the Site Plan tabulation:
 1. Gross square feet of the structure
 - a. This would include the carport
 - b. I calculated 3269 square feet, but please confirm this in the tabulation
 2. Gross square feet of the property
 - a. 8992 square feet, based on the preliminary plat
 3. Required parking
 - a. The parking calculation for the Open Bar, Hangout and bathroom area will be calculated at 1 spaces/400 square feet and considered the gross floor area of the Office space. (Parking is rounded up)
 - i. Office area: 674 square feet – 2 spaces
 - b. The parking calculation for the car storage area will be calculated as 1 space for every 1000 square feet and considered industrial floor area (Parking is rounded up)
 - i. Car Storage Area (Industrial Floor Area): 2200 square feet – 3 spaces
 4. Provided parking
 - a. Provide the total number of parking spaces provided that meet the minimum parking requirements.
 - i. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long
 - ii. Parallel off-street parking spaces must be a minimum of eight (8) feet wide and twenty-two (22) feet long.
 5. Current zoning
 - a. C-2 (General Commercial) District
 6. Floor to Area Ratio
 - a. This would be the square feet of the structure divided by the square feet of the property
 - b. FAR cannot exceed .5
 - i. If my calculation of the square feet of the structure and the square feet of the property is correct, your FAR is 0.36
 2. Please clearly identify the parking spaces on the Site Plan
 - a. Parallel off-street parking spaces must be a minimum of eight (8) feet wide and twenty-two (22) feet long
 - b. Area on the northeast side of the property is parallel parking spaces, you can identify these with a caption near one of the spaces that calls out **5 parallel parking spaces**.
 3. Identify the tree species that are placed in the parking islands.
 - a. Trees must be chosen from the shade trees on Approved tree list (Sec. 14.04.006(b)(1)(E))

Engineering

Engineering Informational Comments:

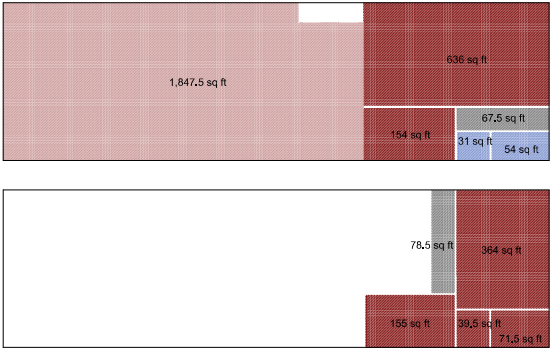
4. Platting of the property is required prior to any building permits being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
5. Subject property does not have direct access to public wastewater main. Extension of wastewater main by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Fire Services

***They will need some kind of fire lane in the front to get them within 150' around each side to the rear where 150' hose lays would touch. It's about 185' to the rear middle.**

7. [] 503.1.1 Amended - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet 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. Except for one- or two-family dwellings, the path of measurements shall be along a minimum ten foot (10') wide level (not exceeding 3 percent grade) and unobstructed pathway around the external walls of the structure. (Located In City Ordinances Amendments)
8. [] 503.7 Amended - Hose lay shall be measured from the centerline of the fire lane along an unobstructed and level path measuring 10 feet in width. (Located In City Ordinances Amendments)

FLOOR PLAN AREAS



Name	Area	Level
Carport	376,0 sq ft	Level 1
Car Storage	1,847,5 sq ft	Level 1
Hangout Area	636,0 sq ft	Level 1
Open Bar	154,0 sq ft	Level 1
Corridor	67,5 sq ft	Level 1
Toilet	31,0 sq ft	Level 1
Shower	54,0 sq ft	Level 1
Office	636,0 sq ft	Level 2
Podcast Room	154,0 sq ft	Level 2
Technical	67,5 sq ft	Level 2
Storage	31,0 sq ft	Level 2

Total Square Footage 4,054.5 sq ft.

Gross Square Footage of Floor 1 - 3,166 sq ft.

Gross Square Footage of Property - 8,992 sq ft.

Total Parking Spots - 7

Current Zoning - C-2 (General Commercial)

Floor to Area Ration - .35

THE ROI MANCAVE

2012 TEXOMA PARKWAY
SHERMAN, TEXAS, 75090

THE ROI GUYS

DISCLAIMER:
THESE DRAWINGS AND PLANS ARE FOR DESIGN PURPOSES ONLY AND HAVE NOT BEEN REVIEWED BY A LICENSED ARCHITECT, THEREFORE MAY NOT BE SAFE TO IMPLEMENT WITHOUT HAVING PROPER OVERSIGHT BY A LICENSED ENGINEER, CONTRACTOR AND/OR ARCHITECT.

USE AT YOUR OWN RISK, AND ALWAYS REMEMBER TO HAVE LICENSED PROFESSIONALS REVIEW ANY MATERIAL PRIOR TO CONSTRUCTION.

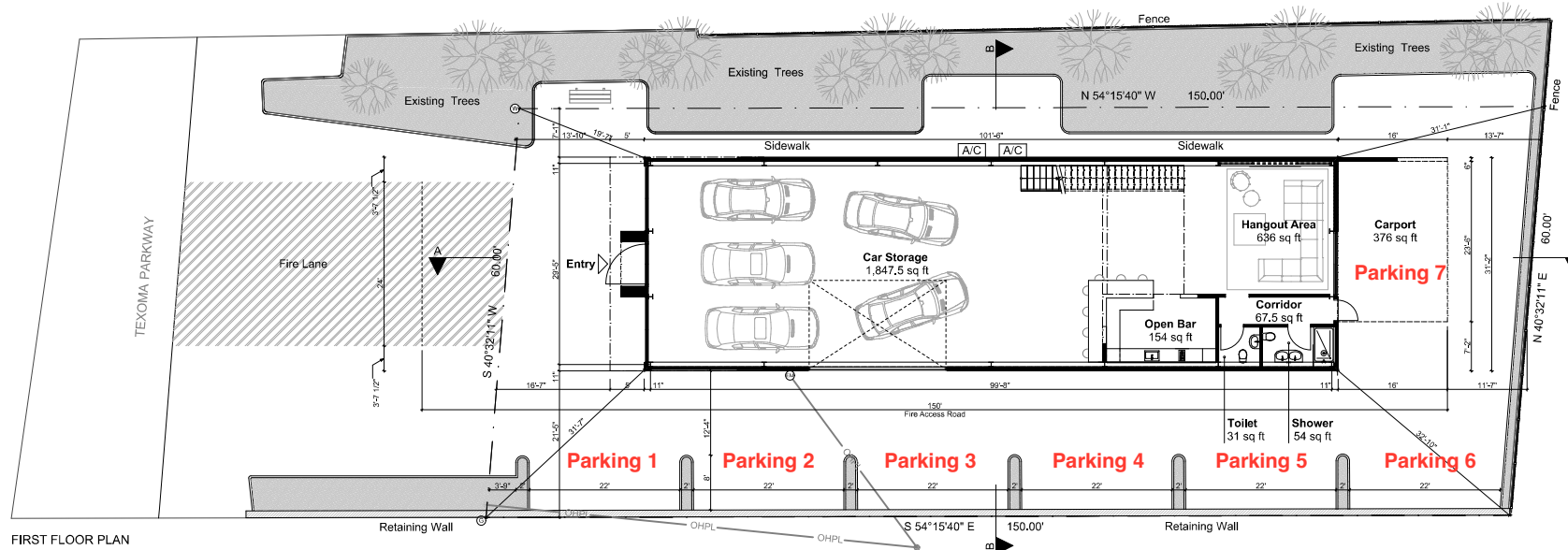
DIMENSION NOTE:
ALL DIMENSIONS ARE ROUGH TO ROUGH UNLESS SPECIFIED OTHERWISE.

CONTRACTOR TO VERIFY WINDOW AND DOOR R.O. WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

THE EXISTING FOUNDATION SLAB IS TO REMAIN UNCHANGED, PRESERVING ITS ORIGINAL DIMENSIONS.

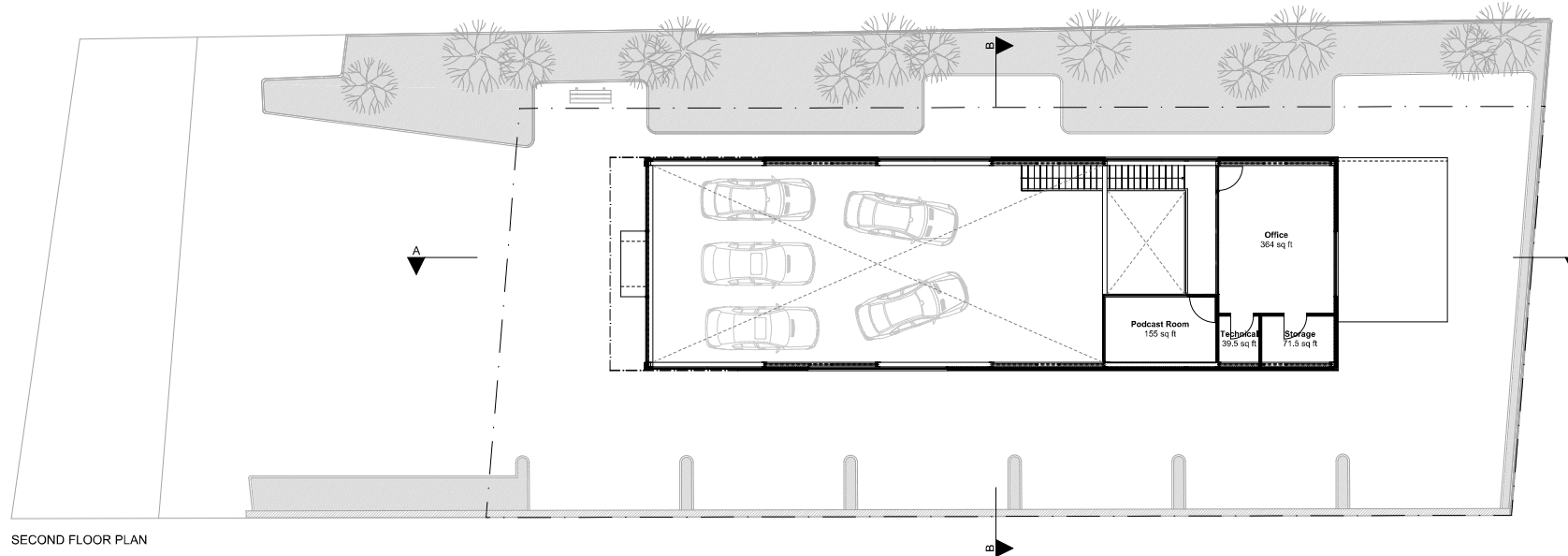
PROJECT NO: 0987-01
MODEL FILE:
ProjectName.rvt
DRAWN BY: Soraya Ghadimi
DATE: 02/03/2025

SHEET TITLE
DETAILED SUMMARY



FIRST FLOOR PLAN

DRAFT NOT FOR CONSTRUCTION



SECOND FLOOR PLAN

THE ROI MANCAVE

2012 TEXOMA PARKWAY
SHERMAN, TEXAS, 75090

THE ROI GUYS

DISCLAIMER:

THESE DRAWINGS AND PLANS ARE FOR DESIGN PURPOSES ONLY AND HAVE NOT BEEN REVIEWED BY A LICENSED ARCHITECT, THEREFORE MAY NOT BE SAFE TO IMPLEMENT WITHOUT HAVING PROPER OVERSIGHT BY A LICENSED ENGINEER, CONTRACTOR AND/OR ARCHITECT.

USE AT YOUR OWN RISK, AND ALWAYS REMEMBER TO HAVE LICENSED PROFESSIONALS REVIEW ANY MATERIAL PRIOR TO CONSTRUCTION.

DIMENSION NOTE:

ALL DIMENSIONS ARE ROUGH TO ROUGH UNLESS SPECIFIED OTHERWISE.

CONTRACTOR TO VERIFY WINDOW AND DOOR R.O. WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION

SITE PLAN LEGEND:

(W)	WATER METER
(G)	GAS METER
EM	ELECTRIC METER
OHPL	OVERHEAD POWER LINE



SCALE:

1/8" = 1'-0"

PROJECT NO. 0987-01

MODEL FILE:

Project: 0987-01

DRAWN BY: Soraya Ghadimi

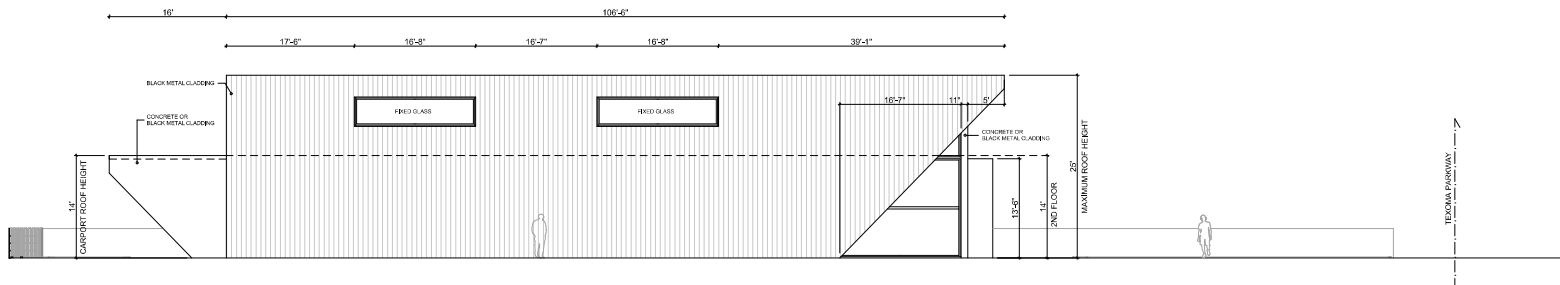
DATE: 02/03/2025

SHEET TITLE

FLOOR PLANS

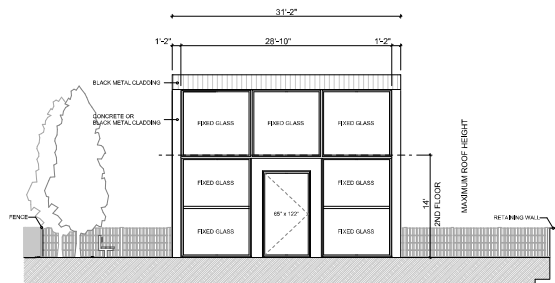
2

OF 4

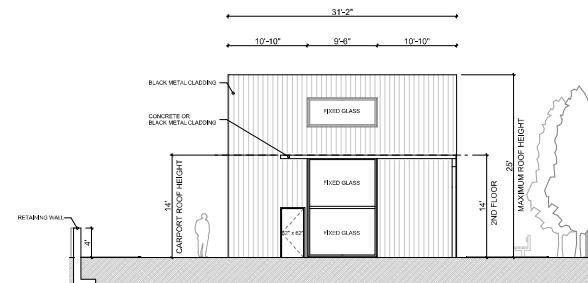


SOUTH WEST ELEVATION

DRAFT NOT FOR CONSTRUCTION

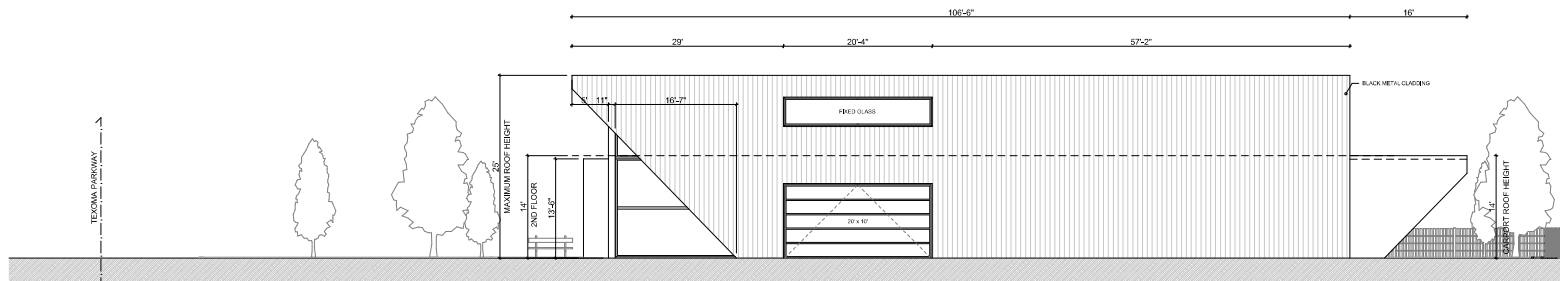


FRONT SOUTH EAST ELEVATION



REAR NORTH WEST ELEVATION

DRAFT NOT FOR CONSTRUCTION



NORTH EAST ELEVATION

THE ROI MANCAVE

2012 TEXOMA PARKWAY
SHERMAN, TEXAS, 75090

THE ROI GUYS

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CONTRACTOR TO VERIFY WINDOW AND DOOR R.O. WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION

SITE PLAN LEGEND:

(W)	WATER METER
(G)	GAS METER
EM	ELECTRIC METER
OHPL	OVERHEAD POWER LINE

SCALE:

1/8" = 1'-0"

PROJECT NO: 0987-01

MODEL FILE:

Project: 0987-01

DRAWN BY: Soraya Ghadimi

DATE: 02/03/2025

SHEET TITLE

ELEVATIONS

3

OF 4

2012 TEXOMA PARKWAY
SHERMAN, TEXAS, 75090

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ALWAYS REMEMBER TO HAVE
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REVIEW ANY MATERIAL PRIOR
TO CONSTRUCTION.

DIMENSION NOTE:

ALL DIMENSIONS ARE ROUGH
TO ROUGH UNLESS SPECIFIED
OTHERWISE.

CONTRACTOR TO VERIFY WINDOW AND DOOR R.O. WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION

SITE PLAN LEGEND:

(W)	WATER METER
(G)	GAS METER
EM	ELECTRIC METER
OHPL	OVERHEAD POWER LINE

SCALE:

$$3/16'' = 1'-0''$$

PROJECT NO: 0987-01

MODEL FILE:

Projektplan S.pln

DRAWN BY: Soraya Gha

DATE: 02/03/2025

SHEET TITLE

SECTIONS

4

OF 4



DRAFT NOT FOR CONSTRUCTION





Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1005 SOUTH TRAVIS STREET (Project No. 25-000090)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1005 South Travis Street, consisting of 0.312 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1005 South Travis Street between East Spring Street and Kentucky Street. The owner is requesting a Zone Change from an MF-30 (Multi-Family Residential) District to R-6 (Single Family Residential) District.

Origination:

Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Survey- Revised
6. Survey - Lot Highlighted
7. Comments Response
8. Narrative

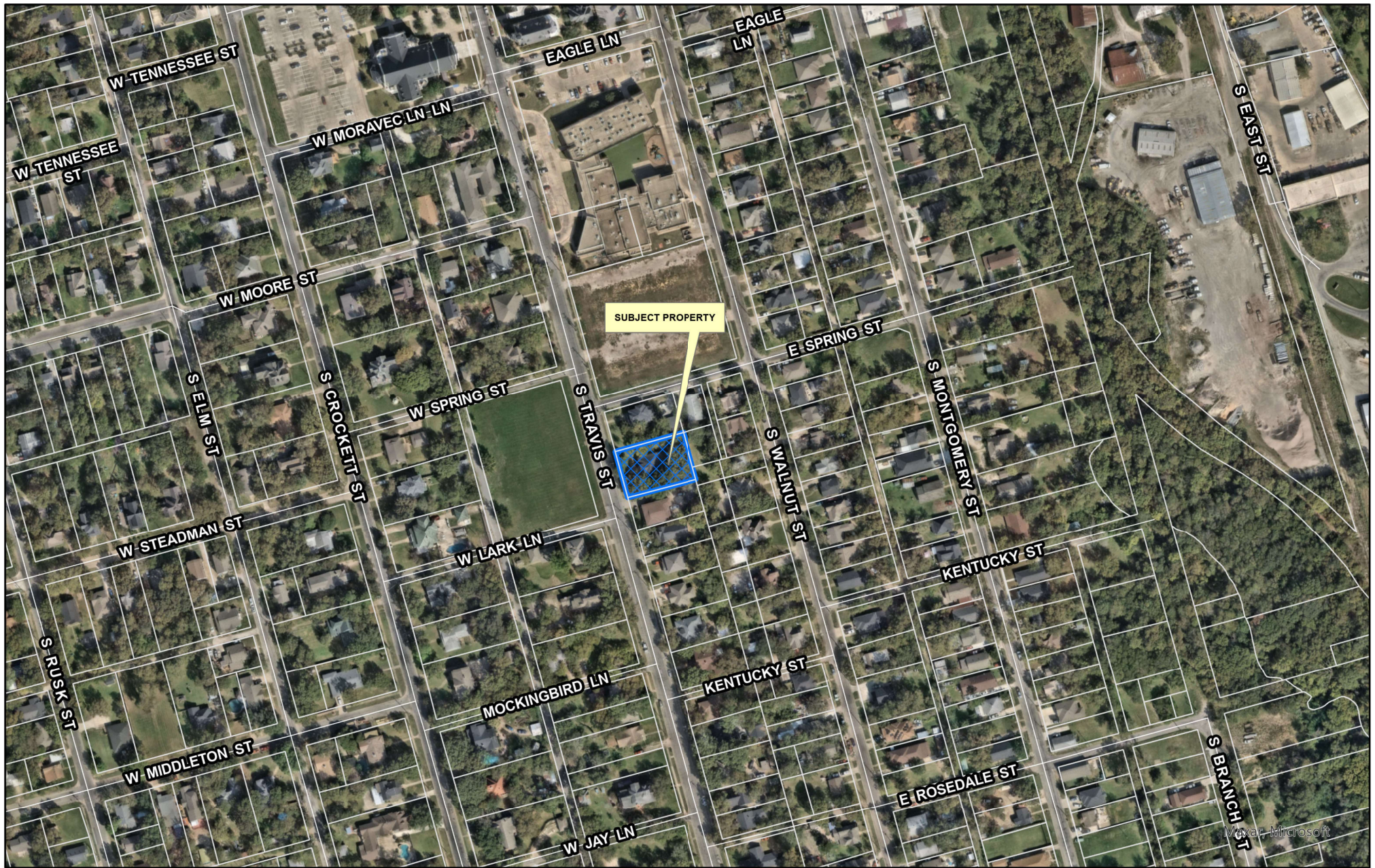


diagram H:\PLANNING\Public Notification KT.aprx

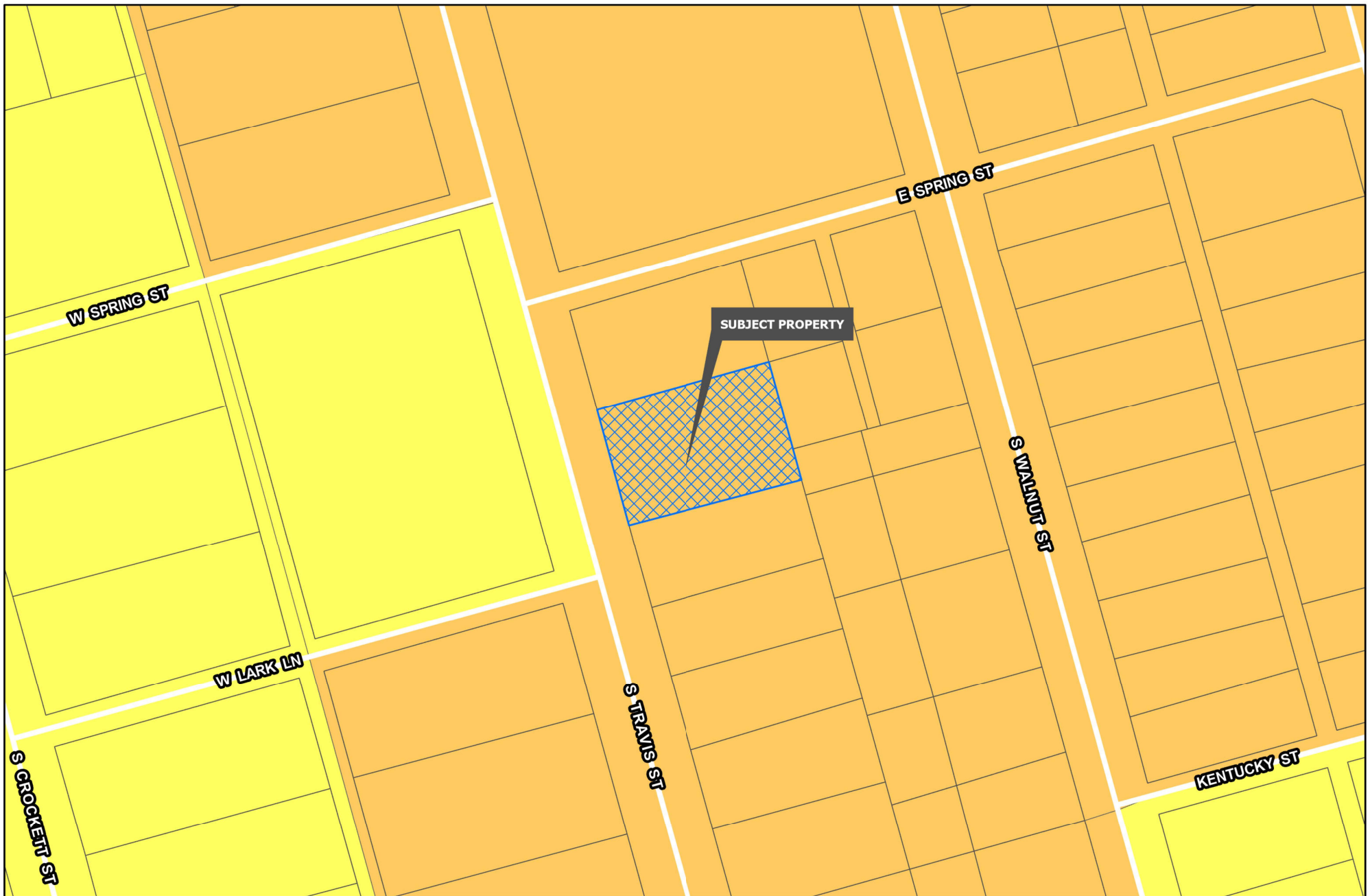


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1005 S TRAVIS ST



Date: 1/27/2025 5:52 PM

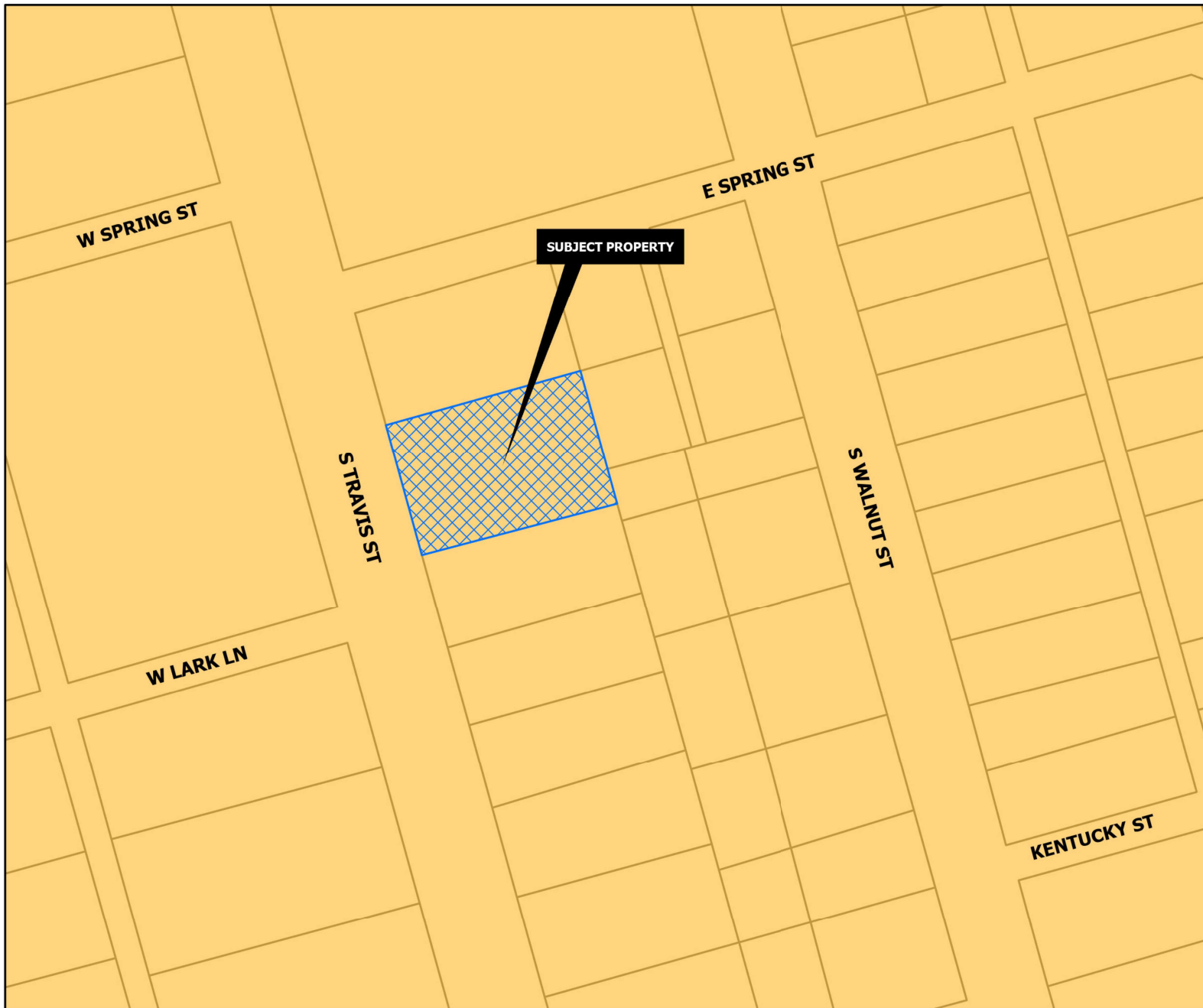


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1005 S TRAVIS ST





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

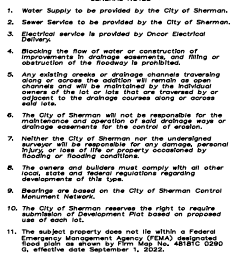
 Agriculture/Rural	 Core Neighborhood	 Technology Hub
 Airport	 Downtown	 Planning & Zoning
 City Parkland	 Regional Commercial	
 Community Commercial	 Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
1005 S TRAVIS ST



Thomas
NOTICE OF
PROPOSED ZONING
CHANGE
Project # 23-000000

2/3/25 12:52 PM



LEGEND	
P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
○	1" PIPE FOUND
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
-----	BOUNDARY LINE
-----	PROPERTY LINE
-----	EASEMENT LINE

Situated in the County of Grayson, State of Texas, being a part of Samuel Bague Survey, Abstract No. 56, and being part of Lot A & Moore's Addition, recorded in Volume 809, said Official Public Records, and also being a part of Dead Records, Grayson County, Texas, and being all of a called O-48, acre 1.72, recorded in Volume 5470, Page 674, Official Public Records, Grayson County, Texas, and also being a part of said dead records, Grayson County, Texas, and also being a part of said dead records, recorded in Volume 4996, Page 852, said Official Public Records, and also being a part of said dead records, recorded in Volume 3574, Page 797, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of tract 0.313 of the above described land, containing 0.313 acres, more or less, and being a part of and described in the deed to Sharon E. Foscoe and Garland B. Foscoe III, recorded in Volume 1068, Page 100, said Dead Records, and on the westerly side of said tract 0.313, more or less, said Dead Records, and on the westerly side of said tract 0.313, more or less, said Dead Records, and

THAT DANIEL L. DOMINICK & LAURA ELLEN DOMINICK, acting by and through its duly authorized agent, does hereby adopt this plan designating the herein described real property as a public utility easement for the use of the City of Grayson County, Texas. Being 0.863 acres situated in and being a portion of the SAMUEL BLAGG Survey, 10-34-36, 10-34-37, 10-34-38, 10-34-39, 10-34-40, 10-34-41, 10-34-42, 10-34-43, 10-34-44, 10-34-45, 10-34-46, 10-34-47, 10-34-48, 10-34-49, 10-34-50, 10-34-51, 10-34-52, 10-34-53, 10-34-54, 10-34-55, 10-34-56, 10-34-57, 10-34-58, 10-34-59, 10-34-60, 10-34-61, 10-34-62, 10-34-63, 10-34-64, 10-34-65, 10-34-66, 10-34-67, 10-34-68, 10-34-69, 10-34-70, 10-34-71, 10-34-72, 10-34-73, 10-34-74, 10-34-75, 10-34-76, 10-34-77, 10-34-78, 10-34-79, 10-34-80, 10-34-81, 10-34-82, 10-34-83, 10-34-84, 10-34-85, 10-34-86, 10-34-87, 10-34-88, 10-34-89, 10-34-90, 10-34-91, 10-34-92, 10-34-93, 10-34-94, 10-34-95, 10-34-96, 10-34-97, 10-34-98, 10-34-99, 10-34-100, 10-34-101, 10-34-102, 10-34-103, 10-34-104, 10-34-105, 10-34-106, 10-34-107, 10-34-108, 10-34-109, 10-34-110, 10-34-111, 10-34-112, 10-34-113, 10-34-114, 10-34-115, 10-34-116, 10-34-117, 10-34-118, 10-34-119, 10-34-120, 10-34-121, 10-34-122, 10-34-123, 10-34-124, 10-34-125, 10-34-126, 10-34-127, 10-34-128, 10-34-129, 10-34-130, 10-34-131, 10-34-132, 10-34-133, 10-34-134, 10-34-135, 10-34-136, 10-34-137, 10-34-138, 10-34-139, 10-34-140, 10-34-141, 10-34-142, 10-34-143, 10-34-144, 10-34-145, 10-34-146, 10-34-147, 10-34-148, 10-34-149, 10-34-150, 10-34-151, 10-34-152, 10-34-153, 10-34-154, 10-34-155, 10-34-156, 10-34-157, 10-34-158, 10-34-159, 10-34-160, 10-34-161, 10-34-162, 10-34-163, 10-34-164, 10-34-165, 10-34-166, 10-34-167, 10-34-168, 10-34-169, 10-34-170, 10-34-171, 10-34-172, 10-34-173, 10-34-174, 10-34-175, 10-34-176, 10-34-177, 10-34-178, 10-34-179, 10-34-180, 10-34-181, 10-34-182, 10-34-183, 10-34-184, 10-34-185, 10-34-186, 10-34-187, 10-34-188, 10-34-189, 10-34-190, 10-34-191, 10-34-192, 10-34-193, 10-34-194, 10-34-195, 10-34-196, 10-34-197, 10-34-198, 10-34-199, 10-34-200, 10-34-201, 10-34-202, 10-34-203, 10-34-204, 10-34-205, 10-34-206, 10-34-207, 10-34-208, 10-34-209, 10-34-210, 10-34-211, 10-34-212, 10-34-213, 10-34-214, 10-34-215, 10-34-216, 10-34-217, 10-34-218, 10-34-219, 10-34-220, 10-34-221, 10-34-222, 10-34-223, 10-34-224, 10-34-225, 10-34-226, 10-34-227, 10-34-228, 10-34-229, 10-34-230, 10-34-231, 10-34-232, 10-34-233, 10-34-234, 10-34-235, 10-34-236, 10-34-237, 10-34-238, 10-34-239, 10-34-240, 10-34-241, 10-34-242, 10-34-243, 10-34-244, 10-34-245, 10-34-246, 10-34-247, 10-34-248, 10-34-249, 10-34-250, 10-34-251, 10-34-252, 10-34-253, 10-34-254, 10-34-255, 10-34-256, 10-34-257, 10-34-258, 10-34-259, 10-34-260, 10-34-261, 10-34-262, 10-34-263, 10-34-264, 10-34-265, 10-34-266, 10-34-267, 10-34-268, 10-34-269, 10-34-270, 10-34-271, 10-34-272, 10-34-273, 10-34-274, 10-34-275, 10-34-276, 10-34-277, 10-34-278, 10-34-279, 10-34-280, 10-34-281, 10-34-282, 10-34-283, 10-34-284, 10-34-285, 10-34-286, 10-34-287, 10-34-288, 10-34-289, 10-34-290, 10-34-291, 10-34-292, 10-34-293, 10-34-294, 10-34-295, 10-34-296, 10-34-297, 10-34-298, 10-34-299, 10-34-300, 10-34-301, 10-34-302, 10-34-303, 10-34-304, 10-34-305, 10-34-306, 10-34-307, 10-34-308, 10-34-309, 10-34-310, 10-34-311, 10-34-312, 10-34-313, 10-34-314, 10-34-315, 10-34-316, 10-34-317, 10-34-318, 10-34-319, 10-34-320, 10-34-321, 10-34-322, 10-34-323, 10-34-324, 10-34-325, 10-34-326, 10-34-327, 10-34-328, 10-34-329, 10-34-330, 10-34-331, 10-34-332, 10-34-333, 10-34-334, 10-34-335, 10-34-336, 10-34-337, 10-34-338, 10-34-339, 10-34-340, 10-34-341, 10-34-342, 10-34-343, 10-34-344, 10-34-345, 10-34-346, 10-34-347, 10-34-348, 10-34-349, 10-34-350, 10-34-351, 10-34-352, 10-34-353, 10-34-354, 10-34-355, 10-34-356, 10-34-357, 10-34-358, 10-34-359, 10-34-360, 10-34-361, 10-34-362, 10-34-363, 10-34-364, 10-34-365, 10-34-366, 10-34-367, 10-34-368, 10-34-369, 10-34-370, 10-34-371, 10-34-372, 10-34-373, 10-34-374, 10-34-375, 10-34-376, 10-34-377, 10-34-378, 10-34-379, 10-34-380, 10-34-381, 10-34-382, 10-34-383, 10-34-384, 10-34-385, 10-34-386, 10-34-387, 10-34-388, 10-34-389, 10-34-390, 10-34-391, 10-34-392, 10-34-393, 10-34-394, 10-34-395, 10-34-396, 10-34-397, 10-34-398, 10-34-399, 10-34-400, 10-34-401, 10-34-402, 10-34-403, 10-34-404, 10-34-405, 10-3

WITNESS, my hand at Grayson County, Texas, this ____ day of _____, 2025.

DANIEL L. DOMINICK

LAURA ELLEN DOMINICK

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, LAURA ELLEN DOMINICK known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

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

THE STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, DANIEL L. DOMINICK & LAURA ELLEN DOMINICK, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as DOMINICK ESTATES, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remit, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and the City of Sherman, Texas, hereinafter called AIRPORT, from and against all claims for damages, compensation or benefits of any kind, which may be asserted in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this Release as any aircraft, whether or not it is a manned, piloted, or designed or navigation or of flight in the air) by whomsoever owned and operated, whether or not the aircraft is owned or operated by the CITY, and is not limited to, any damages to the OWNER's described property, such as noise, vibration, or other effects, which may be caused by the operation of aircraft, or may be caused by the operation of aircraft landing at or taking off from or operating in the vicinity of the Sherman Municipal Airport. Sherman's liability is limited to person or persons damages to or taking off of property and OWNER does hereby waive, release, remit, quit claim and forever hold harmless the CITY and AIRPORT from and against any and all claims for damages, compensation or benefits of any kind, which it may in the future have against the CITY or AIRPORT, whether or not the aircraft is owned or operated by the CITY or AIRPORT, and whether or not the aircraft is owned or operated by the CITY or AIRPORT, and whether or not the aircraft may have been caused by the operation and/or operation of aircraft, or may have been caused by the operation and/or operation of aircraft, or may have been caused by the operation and/or operation of aircraft.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property and the City of Sherman, Texas, and AIRPORT, and that the CITY and AIRPORT have further agreed that this instrument shall be a covenant running with the land, and shall be deemed to be a deed.

EXECUTED THIS _____ DAY OF _____, 2025.

DANIEL L. DOMINICK

LAURA ELLEN DOMINICK

01-08-2025

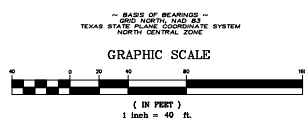
KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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



OWNERS/DEVELOPER
DANIEL L. DOMINICK &
LAURA ELLEN DOMINICK
1018 S. WALNUT STREET
SHERMAN, TX 75090-8546

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

UNDERWOOD
DRAFTING & SURVEYING

DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-215

January 31, 2025

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

Re: 1005 S Travis Street (Project No. 25-000090)

To Whom it May Concern:

The City has provided comments for this plat via letter on January 27, 2025, and those comments have been addressed as follows:

1005 SOUTH TRAVIS STREET (Project No. 25-000090)

Meeting scheduled with Staff 2/13/2025 at 10a.

Zoning

(The following zoning comments are informational for the zone change, but will need to be addressed during the platting process)

1. The square at the southeast corner of the property must be identified. **Done.**
 - a. Is it a structure, slab of concrete, accessory dwelling, etc.
2. If the square at the southeast corner of the property is a structure, the dimensions of the structure must be shown. **Done.**
3. If the square at the southeast corner of the property is a structure, the setback from the side property line must be shown **Done.**
 - a. A Variance will be required for the rear setback based on the square feet of the structure and
 - b. A Variance for the side setback may be required based on the square feet.
 - i. Accessory buildings and structures must have a rear and an interior side yard setback of not less than five (5) feet. *(Sec. 14.04.002(b)(3))*
 - ii. Accessory buildings of less than 500 square feet may be located within the required rear yard subject to the accessory building setback requirements described in subsection **(b)**. *(Sec. 14.04.002(c)(7))*

Engineering

4. Recommend Pre-Development Meeting prior to P&Z Meeting to discuss potential concerns.
5. Replatting of the property is required prior to building permit being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
6. Subject property does not have direct access to public wastewater main. Extension of wastewater main by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*

Acknowledged.

Daniel Dominick

Dominick Re-zoning Project (1018 S Walnut, 1012 S Walnut, 1005 S Travis)

1005 S Travis Street

Legal Description: MOORE M B ADDN, LOT S PT 3, ACRES 0.4738

Current Zoning Class: MF-30

Proposed Zoning Class: R-6

Lot Acre: 0.4738 (currently; would become .312 from change below)

We own the three properties (1018 S Walnut, 1012 S Walnut, 1005 S Travis) and would like to clear up mistakes and problems in the legal descriptions of each as well as reallocate the space to make the properties better fit the houses.

Our proposal:

- 1012 S Walnut – R4 Zoning (currently MF-30)
 - Widen the lot 7 feet with land from 1018 S Walnut in order to make the required 40 ft minimum width
 - Deepen the lot with land from 1005 S Travis in order to make the depth 100 ft and thereby create the required 4000 sf minimum area
 - Request a variance for the existing house of 700 sf in place of the required minimum 800 sf (this is the only variance needed from Sherman City Zoning)
- 1005 S Travis – R6 Zoning (currently MF-30)
 - Shorten the lot depth to the existing fence (approximately 150 ft) to match many of the other properties on S Travis
- 1018 S Walnut – R6 Zoning
 - Add the balance of land from 1005 S Travis past the existing fence line to 1018 S Walnut
 - Add the balance of land from 1012 S Walnut past 100 ft of depth to 1018 S Walnut

Why we would like to do this:

- All three properties have bits and pieces from more than one PID/legal description.
- 1012 S Walnut has a 7 ft wide strip of land that continues 50+ ft along the property line between 1005 S Travis and 1018 S Walnut. It is unusable as it is. Previous owners didn't even know it was theirs. 1012 S Walnut would become a neat rectangle lot 40 x 100.
- 1005 S Travis has an extra deep lot that does not add value, in our opinion, to the house. We are planning to sell and would like to turn it into the standard lot size with a depth that matches the lots on either side and most others on the block (about 150 ft depths on the about 300 ft deep block). 1005 S Travis would become a neat rectangle lot approximately 96 x 150.
- 1018 S Walnut is the largest of these houses and the most valuable. It stands to reason that the replat of land to make reasonable and standard lots should place the extra land with this lot. It would become a single lot, the largest amount of land going to the largest and most valuable house.
- This block of old Sherman has very many anomalies in the surveys. These three houses can be re-platted to correct at least these three nearly century-old problems.

Thank you for your consideration.



Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1012 SOUTH WALNUT STREET (Project No. 25-000091)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1012 South Walnut Street, consisting of 0.092 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.008(4) (B) to allow a 700 square feet floor area in lieu of the required 800 square feet for the existing structure.

Planning and Zoning Commission

- B. Public Hearing and Zone Change from an MF-30 (Multi-Family Residential) District to R-4 (Patio Home Residential) District.

Background:

The property is located at 1012 South Walnut Street between East Spring Street and Kentucky Street. The owner is requesting Variances to allow a 700 square feet floor area in lieu of the required 800 square feet for the existing structure and a Zone Change from an MF-30 (Multi-Family Residential) District to R-4 (Patio Home Residential) District.

Origination:

Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor).

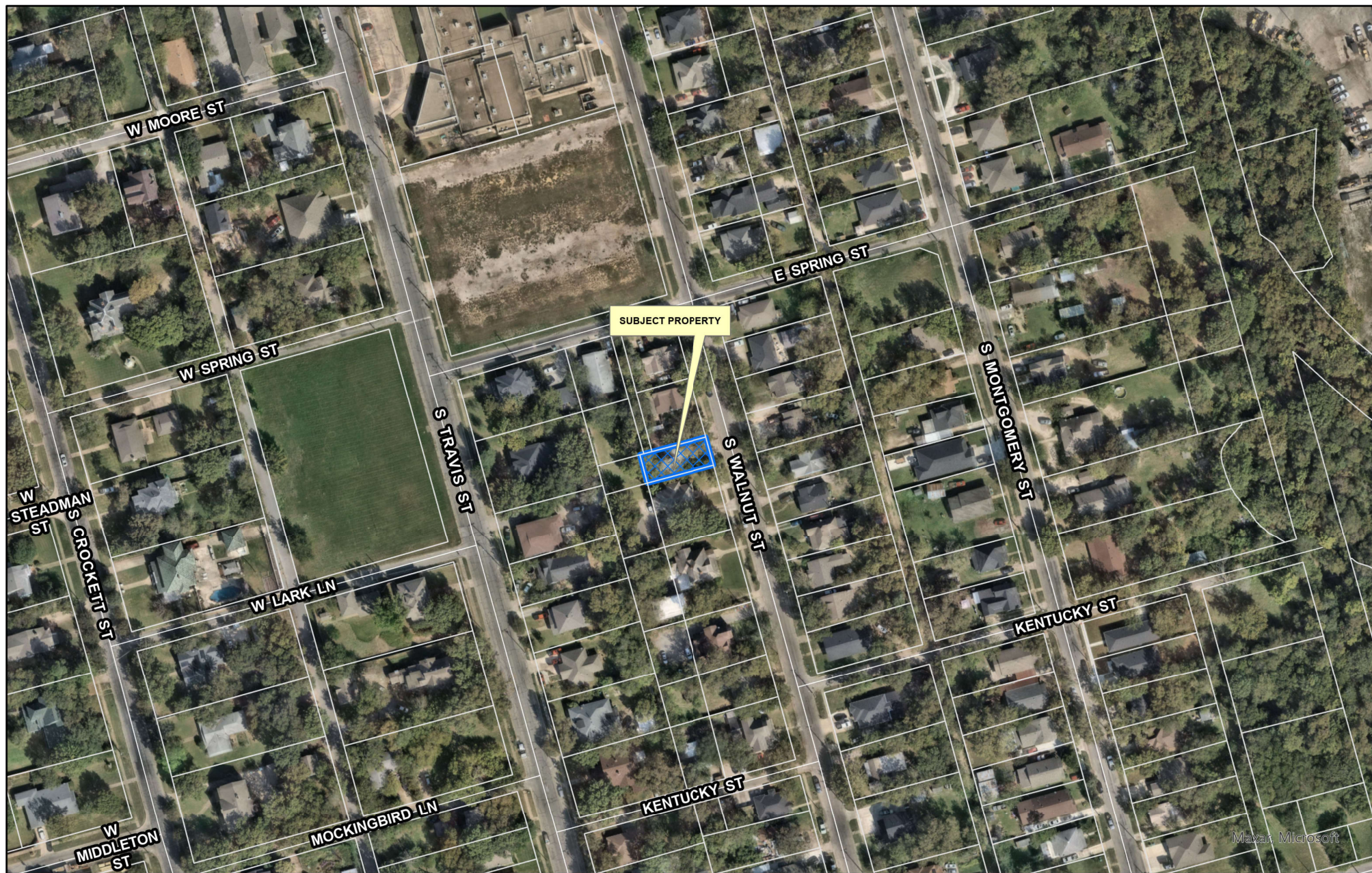
Staff Recommendation:

Staff has no objection to the approval of the Variance for the existing structure and Zone change.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Notification Sign
5. Revised Survey
6. Survey - lot highlighted
7. Narrative
8. Comment Response

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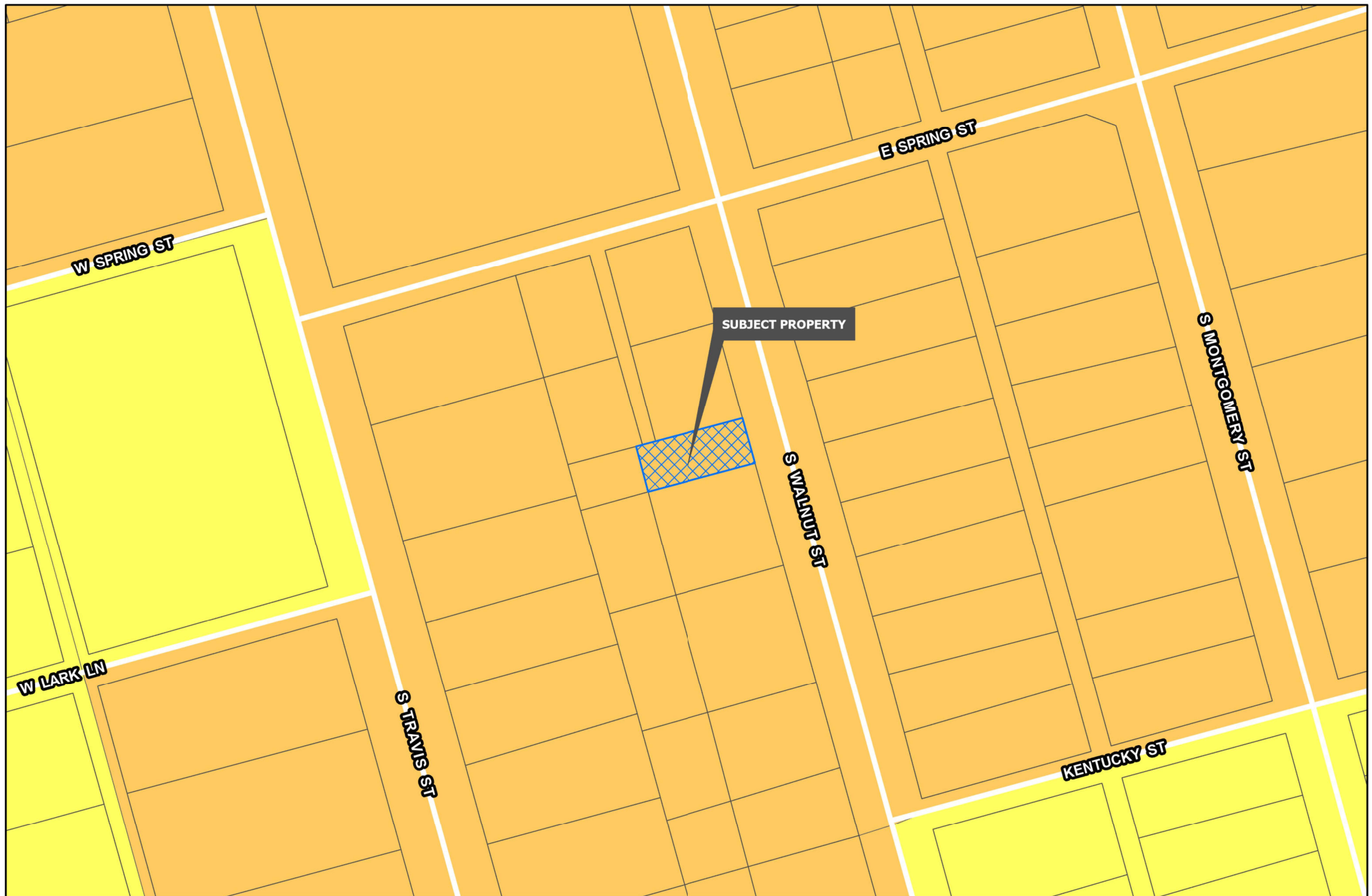


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1012 S WALNUT ST



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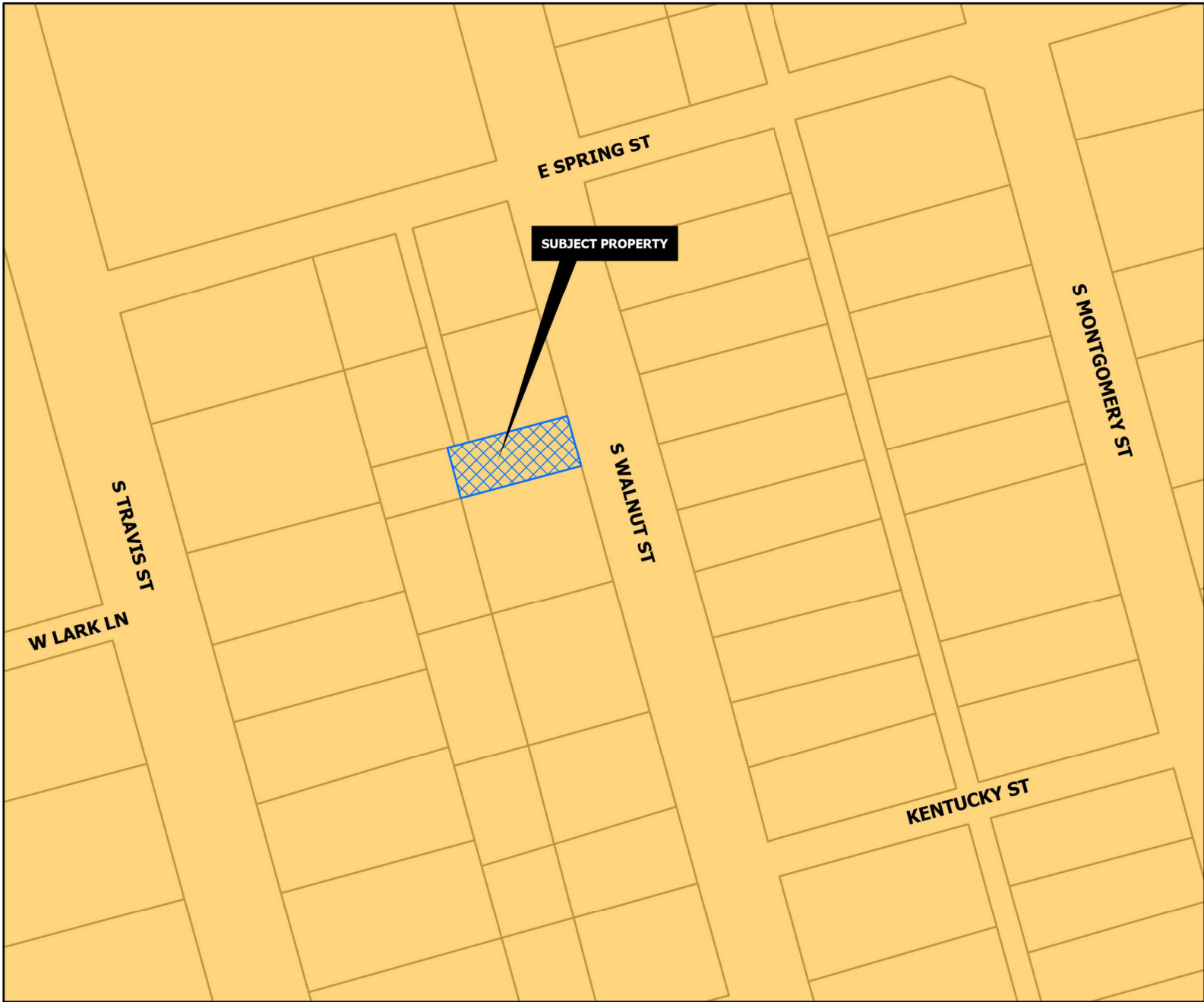


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1012 S WALNUT ST





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1012 S WALNUT ST





Dominick Re-zoning Project (1018 S Walnut, 1012 S Walnut, 1005 S Travis)

1012 S Walnut Street

Legal Description: PID 165841-G-0056 BLAGG SAMUEL A-G0056, ACRES 0.076, 33 X 86 X 16 X 26 X 17 X 112, & M B MOORE ADDN, LOT PT 3

Current Zoning Class: MF-30

Proposed Zoning Class: R-4

Lot Acre: 0.076 (currently; 4000 sf/0.092 acre proposed from 100 ft x 40 ft lot)

We own the three properties (1018 S Walnut, 1012 S Walnut, 1005 S Travis) and would like to clear up mistakes and problems in the legal descriptions of each as well as reallocate the space to make the properties better fit the houses.

Our proposal:

- 1012 S Walnut – R4 Zoning (currently MF-30)
 - Widen the lot 7 feet with land from 1018 S Walnut in order to make the required 40 ft minimum width
 - Deepen the lot with land from 1005 S Travis in order to make the depth 100 ft and thereby create the required 4000 sf minimum area
 - Request a variance for the existing house of 700 sf in place of the required minimum 800 sf (this is the only variance needed from Sherman City Zoning)
- 1005 S Travis – R6 Zoning (currently MF-30)
 - Shorten the lot depth to the existing fence (approximately 150 ft) to match many of the other properties on S Travis
- 1018 S Walnut – R6 Zoning
 - Add the balance of land from 1005 S Travis past the existing fence line to 1018 S Walnut
 - Add the balance of land from 1012 S Walnut past 100 ft of depth to 1018 S Walnut

Why we would like to do this:

- All three properties have bits and pieces from more than one PID/legal description.
- 1012 S Walnut has a 7 ft wide strip of land that continues 50+ ft along the property line between 1005 S Travis and 1018 S Walnut. It is unusable as it is. Previous owners didn't even know it was theirs. 1012 S Walnut would become a neat rectangle lot 40 x 100.
- 1005 S Travis has an extra deep lot that does not add value, in our opinion, to the house. We are planning to sell and would like to turn it into the standard lot size with a depth that matches the lots on either side and most others on the block (about 150 ft depths on the about 300 ft deep block). 1005 S Travis would become a neat rectangle lot approximately 96 x 150.
- 1018 S Walnut is the largest of these houses and the most valuable. It stands to reason that the replat of land to make reasonable and standard lots should place the extra land with this lot. It would become a single lot, the largest amount of land going to the largest and most valuable house.
- This block of old Sherman has very many anomalies in the surveys. These three houses can be re-platted to correct at least these three nearly century-old problems.

Thank you for your consideration.

January 31, 2025

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

Re: 1012 S Walnut Street (Project No. 25-000091)

To Whom it May Concern:

The City has provided comments for this plat via letter on January 27, 2025, and those comments have been addressed as follows:

1012 SOUTH WALNUT STREET (Project No. 25-000091)

Meeting scheduled with Staff 2/13/2025 at 10a.

Zoning

(The following zoning comments are informational for the zone change, but will need to be addressed during the platting process)

1. The square at the northwest corner of the property must be identified. **Done by updated survey, attached to the email submission 1/31/2025**
 - a. Is it a structure, slab of concrete, accessory dwelling, etc.
2. If the square at the northwest corner of the property is a structure, the dimensions of the structure must be shown. **Done.**
3. If the square at the northwest corner of the property is a structure, the setback from the side and rear property lines must be shown **Done.**
 - a. A Variance for the side setback may be required based on the square feet.
 - i. Accessory buildings and structures must have a rear and an interior side yard setback of not less than five (5) feet. (Sec. 14.04.002(b)(3))
4. Front, Rear and all side setbacks must be shown. (Sec. 14.02.008(1)) **Done.**
 - a. Front setback is 20'
 - b. Rear setback is 15'

Engineering

5. Recommend Pre-Development Meeting prior to P&Z Meeting to discuss potential concerns. **Meeting schedule 2/13/2025 at 10a.**
6. Replatting of the property is required prior to building permit being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004* **No building permit requested, no change to the existing house is planned.**
7. Subject property does not have direct access to public wastewater main. Extension of wastewater main by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005* **House is already connected to city wastewater.**



Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1018 SOUTH WALNUT STREET (Project No. 25-000092)

The request of Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1018 South Walnut Street, consisting of 0.433 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1018 South Walnut Street between East Spring Street and Kentucky Street. The owner is requesting a Zone Change from an MF-30 (Multi-Family Residential) District to R-6 (Single Family Residential) District.

Origination:

Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor).

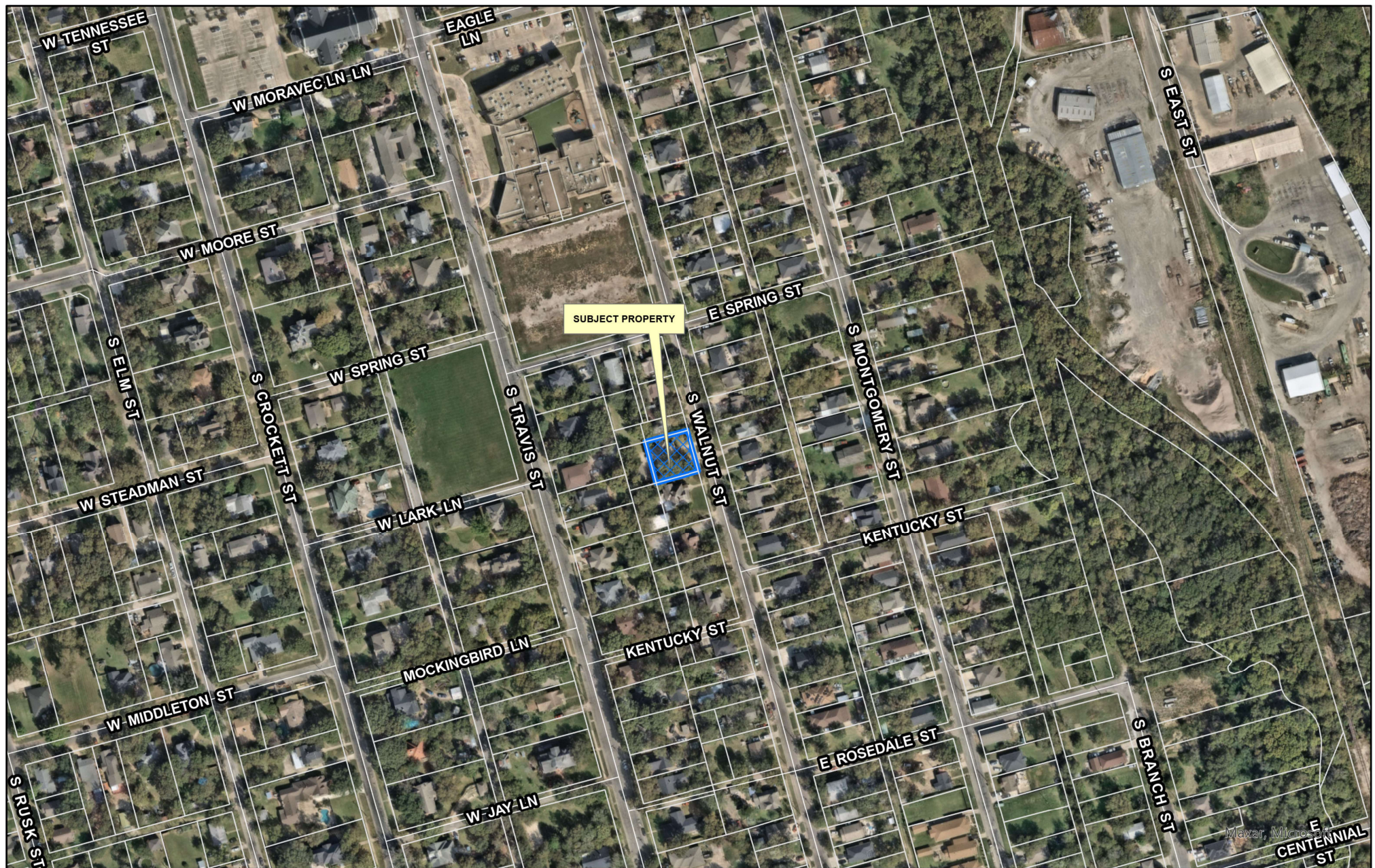
Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Revised Survey
6. Survey- Lot Highlighted
7. Cover Letter
8. Narrative
9. Comment Response

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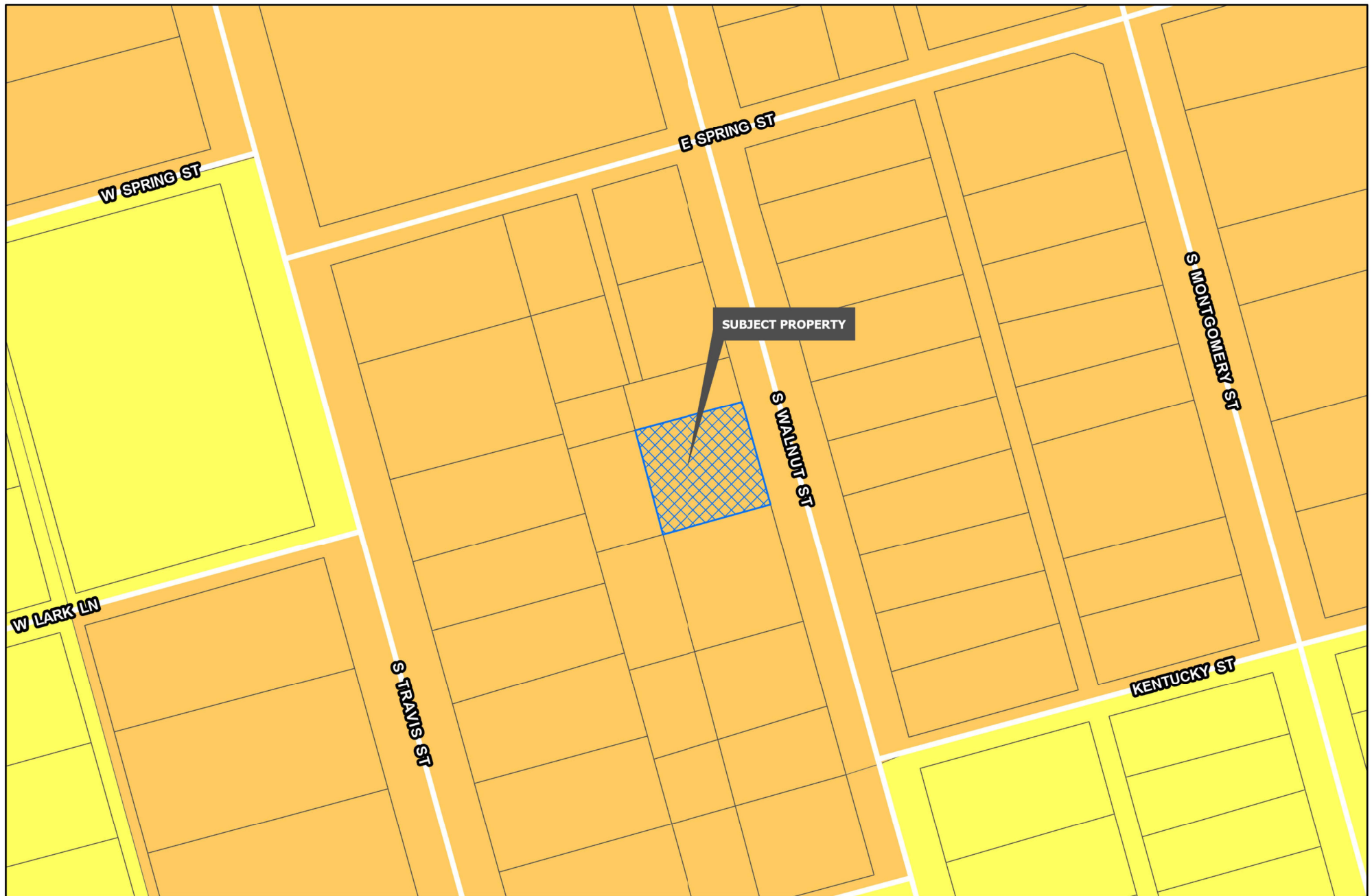


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1018 S WALNUT ST



Date: 1/27/2025 5:52 PM

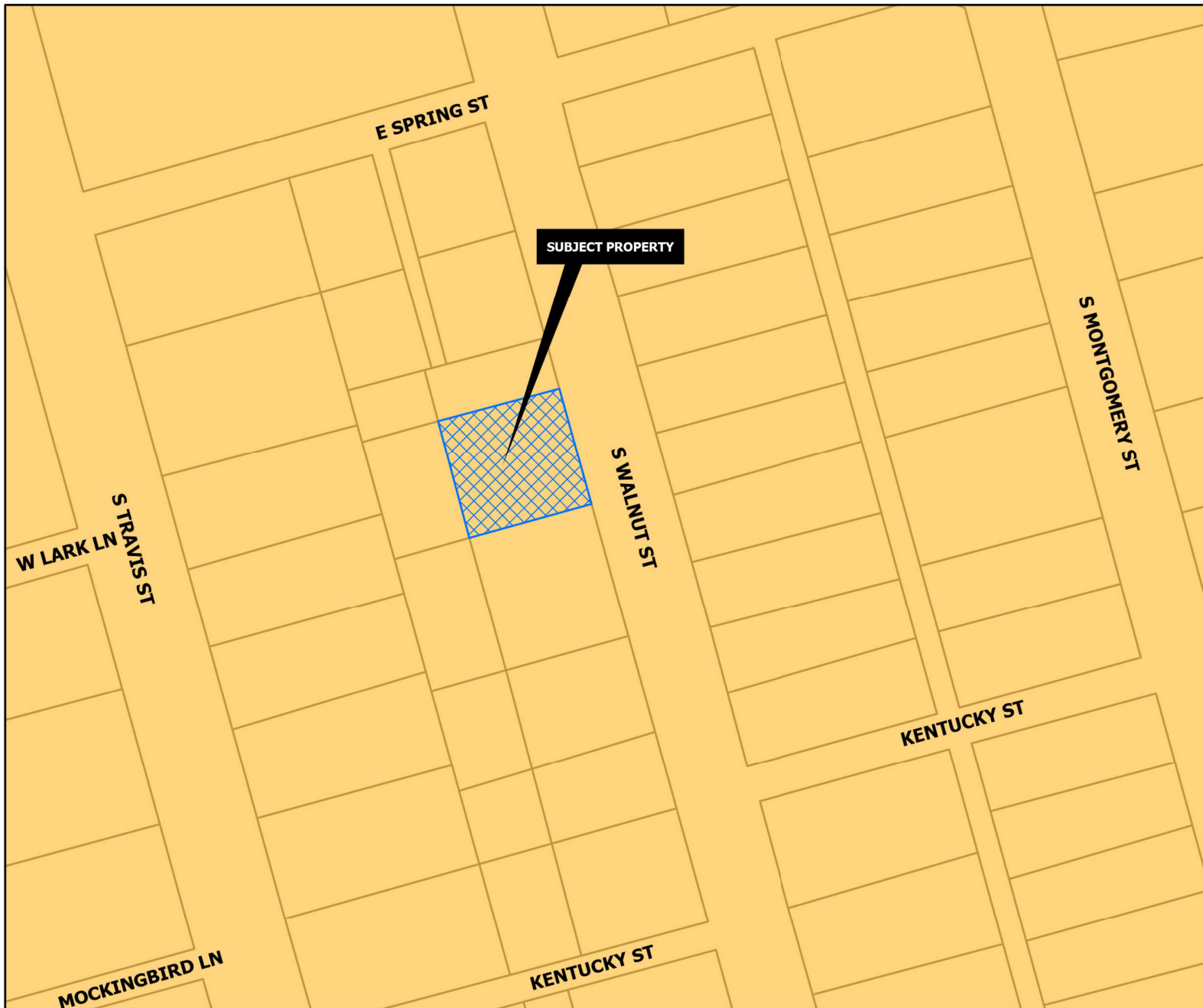


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1018 S WALNUT ST





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1018 S WALNUT ST





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January 22, 2025

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

Re: ROI HQ

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for ROI HQ Addition for Platinum Property Holdings, LLC. The City has provided comments for this plat via letter on 10/15/2024, and those comments have been addressed as follows:

Engineering Department Comments:

1. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Texoma Parkway in lieu of the provided 10' Utility Easement. **Changes were addressed on the final plat**
2. Final Plat shall meet all current City of Sherman and Grayson County standards. **Noted**
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. **Noted**
4. Preliminary Plats are valid for a period of 24 months. **Noted**

Informational Zoning Comments

1. The minimum lot area in C-2 (General Commercial) District is 10,000 square feet.
 - a. This lot does not meet the minimum lot area requirement, and a Variance must be requested.
 - i. See the PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT CALENDAR for timing of each submittal so that both the Variance and Final Plat will appear before the Planning and Zoning Commission and Board of Adjustment at the same meeting.

Landowner made variance application on 1/8/25 and was asked to submit the final plat so that both can be on the 2/18/25 meeting with P&Z.

Thank you for your consideration of this final plat.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Underwood", is written over a light blue grid background.

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

Dominick Re-zoning Project (1018 S Walnut, 1012 S Walnut, 1005 S Travis)

1018 S Walnut Street

Legal Description: G-0056 BLAGG SAMUEL A-G0056, ACRES .0815, 110X91 AND PT LOT 4 M B MOORE ADDN, 91X38X91X40,

Current Zoning Class: MF-30

Proposed Zoning Class: R-6

Lot Acre: 0.311 (currently, would become 0.433 from changes below)

We own the three properties (1018 S Walnut, 1012 S Walnut, 1005 S Travis) and would like to clear up mistakes and problems in the legal descriptions of each as well as reallocate the space to make the properties better fit the houses.

Our proposal:

- 1012 S Walnut – R4 Zoning (currently MF-30)
 - Widen the lot 7 feet with land from 1018 S Walnut in order to make the required 40 ft minimum width
 - Deepen the lot with land from 1005 S Travis in order to make the depth 100 ft and thereby create the required 4000 sf minimum area
 - Request a variance for the existing house of 700 sf in place of the required minimum 800 sf (this is the only variance needed from Sherman City Zoning)
- 1005 S Travis – R6 Zoning (currently MF-30)
 - Shorten the lot depth to the existing fence (approximately 150 ft) to match many of the other properties on S Travis
- 1018 S Walnut – R6 Zoning
 - Add the balance of land from 1005 S Travis past the existing fence line to 1018 S Walnut
 - Add the balance of land from 1012 S Walnut past 100 ft of depth to 1018 S Walnut

Why we would like to do this:

- All three properties have bits and pieces from more than one PID/legal description.
- 1012 S Walnut has a 7 ft wide strip of land that continues 50+ ft along the property line between 1005 S Travis and 1018 S Walnut. It is unusable as it is. Previous owners didn't even know it was theirs. 1012 S Walnut would become a neat rectangle lot 40 x 100.
- 1005 S Travis has an extra deep lot that does not add value, in our opinion, to the house. We are planning to sell and would like to turn it into the standard lot size with a depth that matches the lots on either side and most others on the block (about 150 ft depths on the about 300 ft deep block). 1005 S Travis would become a neat rectangle lot approximately 96 x 150.
- 1018 S Walnut is the largest of these houses and the most valuable. It stands to reason that the replat of land to make reasonable and standard lots should place the extra land with this lot. It would become a single lot, the largest amount of land going to the largest and most valuable house.
- This block of old Sherman has very many anomalies in the surveys. These three houses can be re-platted to correct at least these three nearly century-old problems.

Thank you for your consideration.

January 31, 2025

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

Re: 1018 S Walnut Street (Project No. 25-000092)

To Whom it May Concern:

The City has provided comments for this plat via letter on January 27, 2025, and those comments have been addressed as follows:

1018 SOUTH WALNUT STREET (Project No. 25-000092)

Meeting scheduled with Staff 2/13/2025 at 10a.

Engineering

Engineering Informational Comments:

1. Recommend Pre-Development Meeting prior to P&Z Meeting to discuss potential concerns.
2. Replatting of the property is required prior to building permit being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
3. Subject property does not have direct access to public wastewater main. Extension of wastewater main by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*

Acknowledged.

Daniel Dominick



Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2114 NORWOOD STREET (Project No. 25-000095)

The request of Timothy and Luz Roth (Owners) and Underwood Drafting & Surveying (Surveyor) for the property located at 2114 Norwood Street consisting of 1.555 acres being a Replat of part of Lots 35, 36 and 38 Carriage House Estates, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2114 Norwood Street between Shady Oaks Lane and Lavender Drive. The owner is requesting a Zone Change from an R-A (Residential Agricultural) District to R-6 (Single Family Residential) District.

Origination:

Timothy and Luz Roth (Owners) and Underwood Drafting & Surveying (Surveyor).

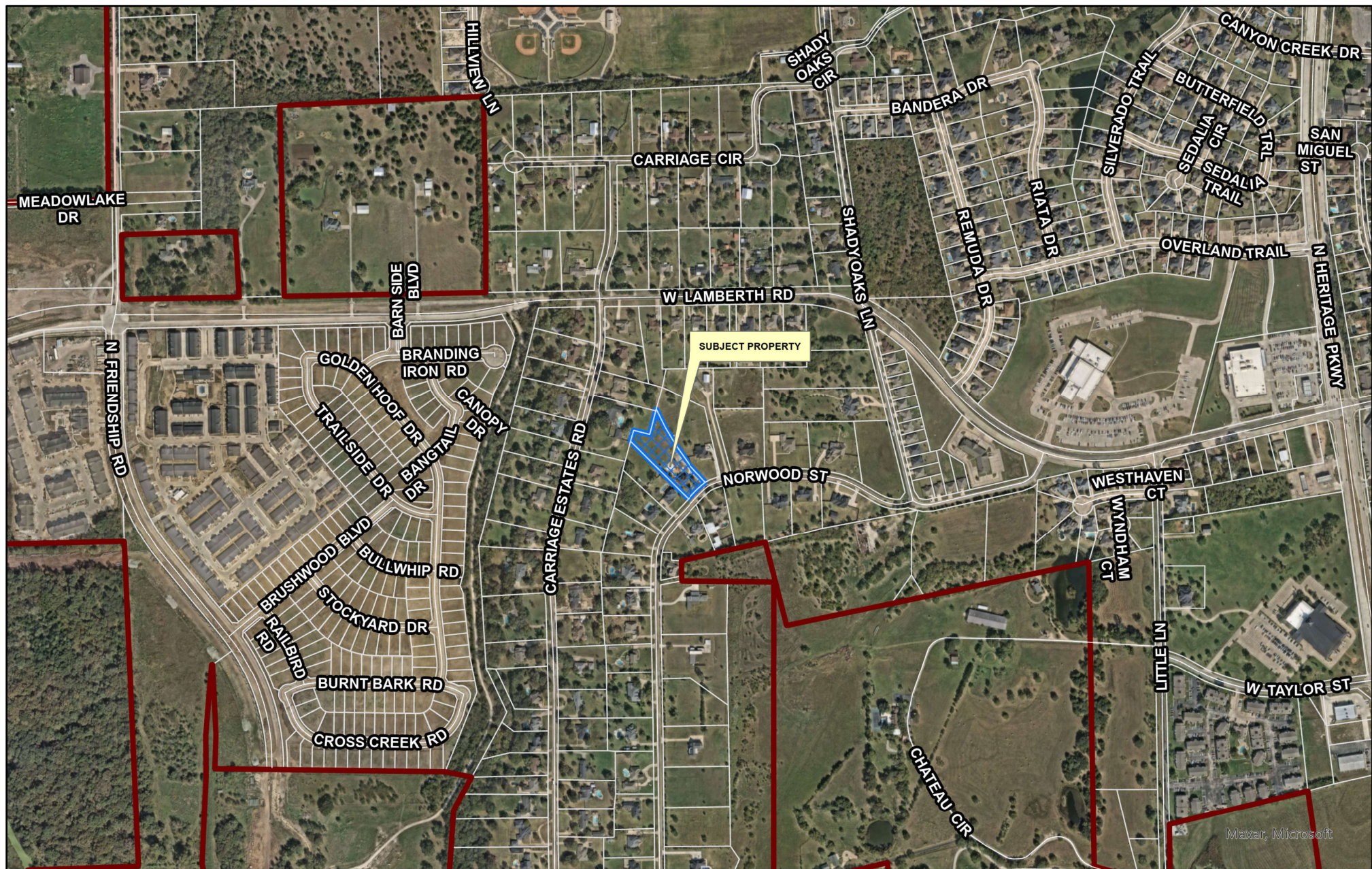
Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Notification sign
5. Zoning SRL Response Letter
6. Narrative

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City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2114 NORWOOD ST



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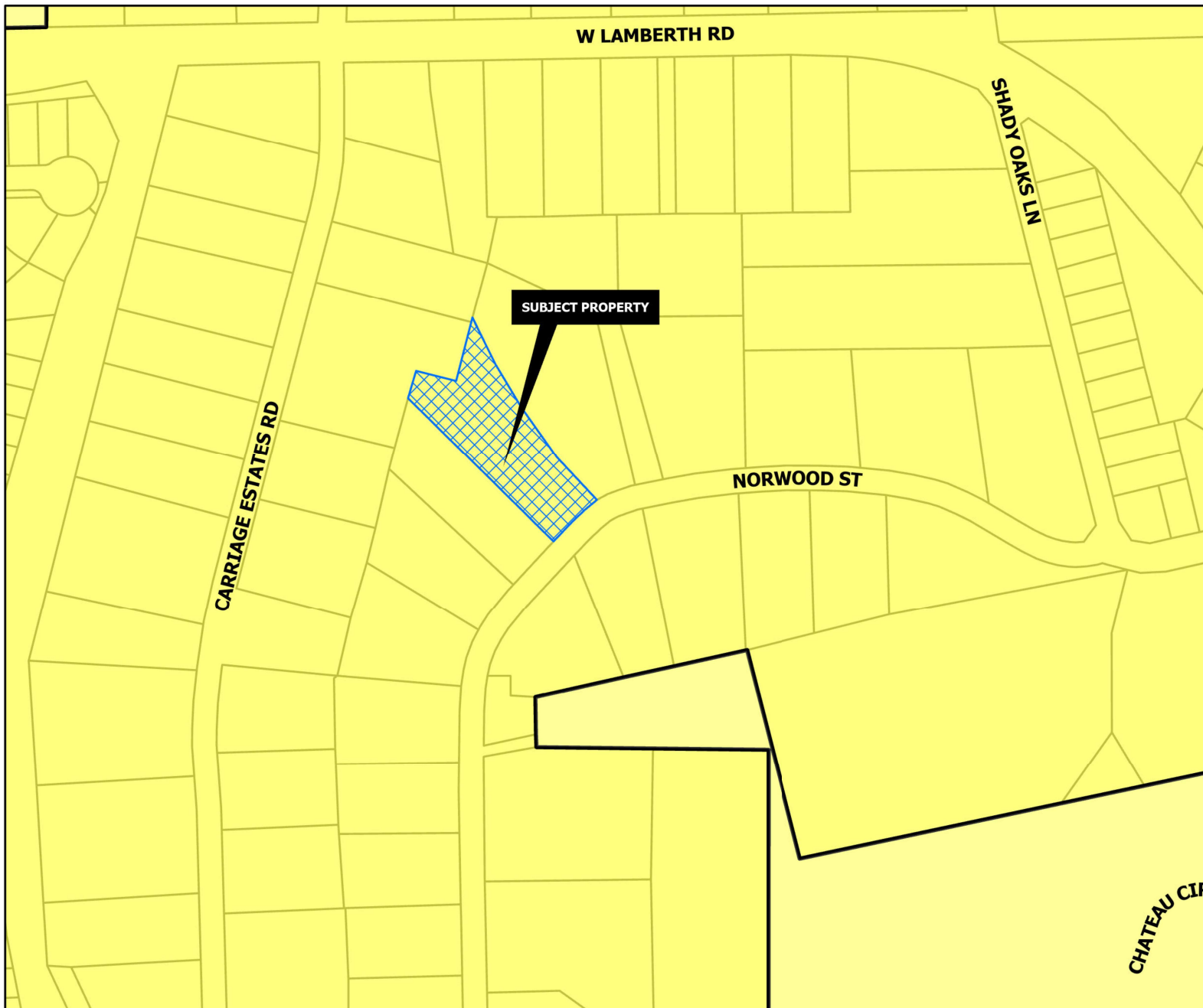


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
208 N HARRISON AVE





SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2114 NORWOOD ST





Sherman
CLARK COUNTY BOARD OF COMMISSIONERS

**NOTICE OF
PROPOSED ZONING
CHANGE**

PROJECT #: 25-000095

Planning & Zoning Map: 800-880-8800 FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES 903-892-7229



January 27, 2025

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

Re: 2114 Norwood Street Project No. 25-000095

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is replying to the staff review letter for this zoning change.

The City has provided comments for this application via email on 1/27/2025, and those comments have been addressed as follows:

Engineering

Engineering Informational Comments:

1. Replatting of the property is required prior to building permit being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
A Preliminary Plat was submitted on 1/15/25. A copy of that plat was included in the submittal of this zoning package.
2. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); Grayson County Subdivision Regulations 4.4.1; 4.4.2*
The property will be serviced by septic. A Preliminary Plat was submitted on 1/15/25. A copy of that plat was included in the submittal of this zoning package. It details in the standard notes that the property will be serviced by an approved OSSF system.

Thank you for your consideration of this zoning change request.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Underwood", is written over a light gray grid background.

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

PROJECT NARRATIVE

Request for Zoning Change for 2114 Norwood St., Sherman, TX

Legal Description: CARRIAGE HOUSE ESTATES, LOT PT OF LOTS 35 36 & 38 & ADJ RD, ACRES 1.56

Deed Number: Volume 2393, Page 231

Current Zoning Class: R-A

Proposed Zoning Class: R-6

Lot Acreage: 1.56

Current Lots: Part of 35, 36 & 38, Carriage House Estates

Summary: We currently own a lot that is comprised of part of Lots 35, 36 & 38 and Adjacent Road. We want to add a building to our property and were informed that we would need to replat to combine all partial lots that we own into one contiguous lot. Upon research into replatting we realized that we were zoned R-A which requires 2 acres and a side setback of 20 feet. The tract is only 1.556 acres and the intended placement of the shop will be roughly 12 feet from the North property line at the end of the existing concrete drive.

We intend to submit the Preliminary Replat on the next submittal deadline of 1/15/25. Once we know we have received approval for the zoning change, we can then move onto submitting the Final Replat for approval and filing.

In summary, we request the zoning be changed to R-6 District so that we can meet the area and the side setback requirement so that our Replat can be approved. The houses across the street are also zoned R-6.

Thanks,

Timothy Roth



Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2315 NORTH HIGHWAY 75 (Project No. 25-000096)

The request of First State Bank (Owner), North Star Signs & Graphics (Representative) and Sartin & Associates Inc. (Surveyor) concerning the property located at 2315 North Highway 75, consisting of 9.01 acres being all of block one of the replat of Independence Square Addition, Section Two and zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow two free standing signs on the same lot line in lieu of the allowed one sign.

Background:

The property is located at 2315 North Highway 75 between East Lamberth Road and East Peyton Street. The owner is requesting Variances to allow two free standing signs on the same lot line in lieu of the allowed one sign.

Origination:

First State Bank (Owner), North Star Signs & Graphics (Representative) and Sartin & Associates Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of the Variance.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification sign
5. Survey
6. Architectural Site Plan
7. Site Plan -Revised
8. Site Plan Layout - Revised
9. Elevation - Revised
10. Narrative

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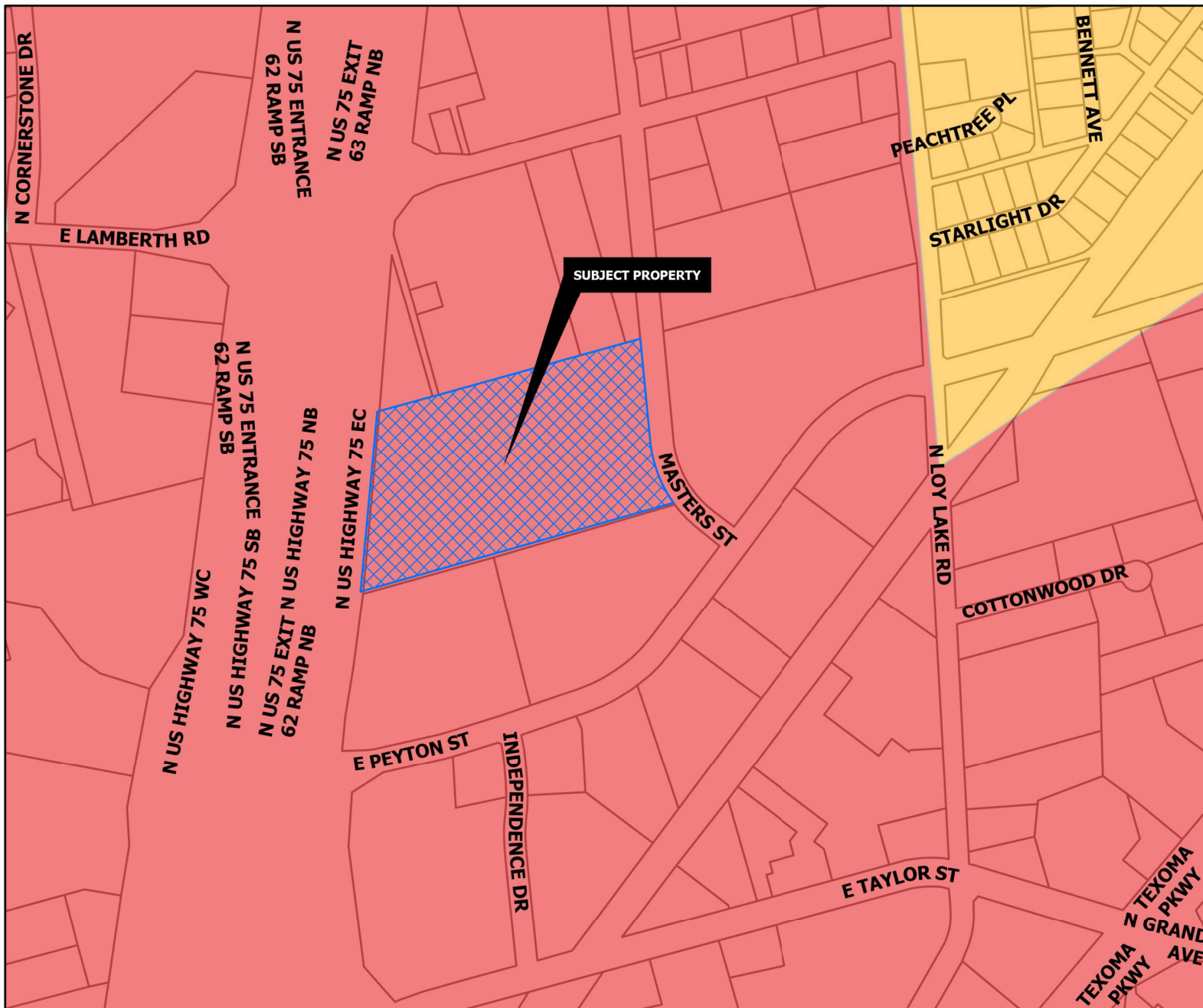
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2315 N HWY 75



Date: 1/27/2025 5:52 PM

Page 173 of 209



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2315 N HWY 75





Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

PROJECT #: 25-000096

Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

February 03, 2025 11:19 AM



Sherman
CLASSIC TOWN, BROAD HORIZON

**NOTICE OF
REQUESTED
VARIANCE**

PROJECT #: 25-000096

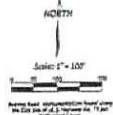
Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

February 03, 2025 11:09 AM



[Volume 3, Page 14]

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
109 S. Fresno, P. O. Box 1842 • Shafter, Texas 75791 • (817)
PH: (817) 252-8003 Fax: (817) 264-2970

SHEET 1 OF 1

Line of U. & Highway No. 75.

THENCE a Northwesterly direction to the East right-of-way line of said U. & Highway No. 75, the following calls and distances:

North 03° 26' 20.10" East, a distance of 95.71 feet to a set 1/2 inch nail;

North 58° 02' 37.49" East, a distance of 150.91 feet to a set 1/2 inch right-of-way monument;

North 24° 27' 31.92" East, a distance of 243.51 feet to a concrete right-of-way monument;

North 37° 24' 48.09" East, a distance of 203.91 feet to a set 1/2 inch right-of-way monument;

THENCE a Northwesterly direction to the intersection of the East right-of-way line of said U. & Highway No. 75, the following calls and distances:

Chapman Inc./Ramsey Chevrolet Co. Block dated January 25, 2000, recorded in Volume 1084 Page 13, official Public Records, Grayson County, Texas;

THENCE a Northwesterly direction to the intersection of the East right-of-way line of said U. & Highway No. 75, the following calls and distances:

Southwest corner of Lot Eight (8) in Block Four (4) of J. H. Caraway's Sub-Division to Grayson County, Texas, as shown by plat recorded in Volume 4 of Page 123, Deed Records, Grayson County, Texas, the Southwest corner of a 4,500.4 area tract of land conveyed by C. R. Enterprises to Ramsey Chevrolet Co. as shown by plat recorded in Volume 1084 Page 13, official Public Records, Grayson County, Texas;

THENCE a Northwesterly direction to the intersection of the East right-of-way line of said U. & Highway No. 75, the following calls and distances:

both said Block Four, and 4,000.4 area tract, passing the Southwest corner of said 4,500.4 area tract at the Southwest corner of Lot Four (4) in said Block Four, and continuing for a total distance of 750.33 feet to a set 1/2 inch nail; the Southwest corner of Lot One (1) in said Block Four (4) in said Block Four (4);

THENCE in a Southwesterly direction with the West line of said Mardis Street, the following calls and distances:

South 04° 04' 56.17" East, 17.40 feet, a distance of 133.71 feet to a set 1/2 inch nail;

THENCE along the left-of-way a distance of 209.39 feet, (north to south) 20.29 feet, 44 mm, 65 sec. East, 218.65 ft.), a distance of 307.43 feet to a set 1/2 inch nail; at the end of said

South 52° 32' 38.34" East, a distance of 55.03 feet to a set 1/2 inch nail; at the intersection of the West line of said Coasters Street with the North line of the West line of said Mardis Street;

THENCE in a Southwesterly direction with the North line of said Peyton Street, the following calls and distances:

South 37° 26' 25.31" East, a distance of 213.10 feet to a set 1/2 inch nail;

THENCE along the right-of-way a distance of 453.85 feet, (north to south) 54.36 feet, 13 sec. West, 268.76 ft.) a distance of 272.85 feet to a set 1/2 inch nail; at the end of said east curve;

South 71° 52.00' 00.00" West, a distance of 383.22 feet to a set 1/2 inch nail;

South 71° 52.00' 00.00" West, a distance of 102.00 feet to a set 1/2 inch nail;

South 88.00' 00.00' 00.00" West, a distance of 90.00 feet to the PLACE OF BEGINNING and containing 183 ACRES OF LAND more or less.

any plans under my personal supervision in accordance with the subdivision regulations of
 Marshall Martin, R.P.L.G. # 5094 9-26-06

Russell Charles Spears
Post Oak Trust
by: Russell Charles Spears, Successor Trustee

Given under my hand and seal of office this 26th day of August, 2006

McGraw-Hill

CHAIRMAN
SECRETARY

MAYOR, City of Sherman



MARTIN & ASSOCIATES, INC.

MARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
479 E. Front, P.O. Box 1001 Sherman, Texas 75081-1001
PH. (214) 292-2002 Fax (214) 298-2870

U SHEET 1 OF 1
MTH/11/12/20

2315 N US HIGHWAY 75, SHERMAN, TX 75090

Issued Date	15-05-2023
Project No	211021
Drawn By	RR
Checked By	RR
Approved By	RR
Issue Version	
#	Description
1	IFC
	04/11/2023

ISSUE FOR
CONSTRUCTION

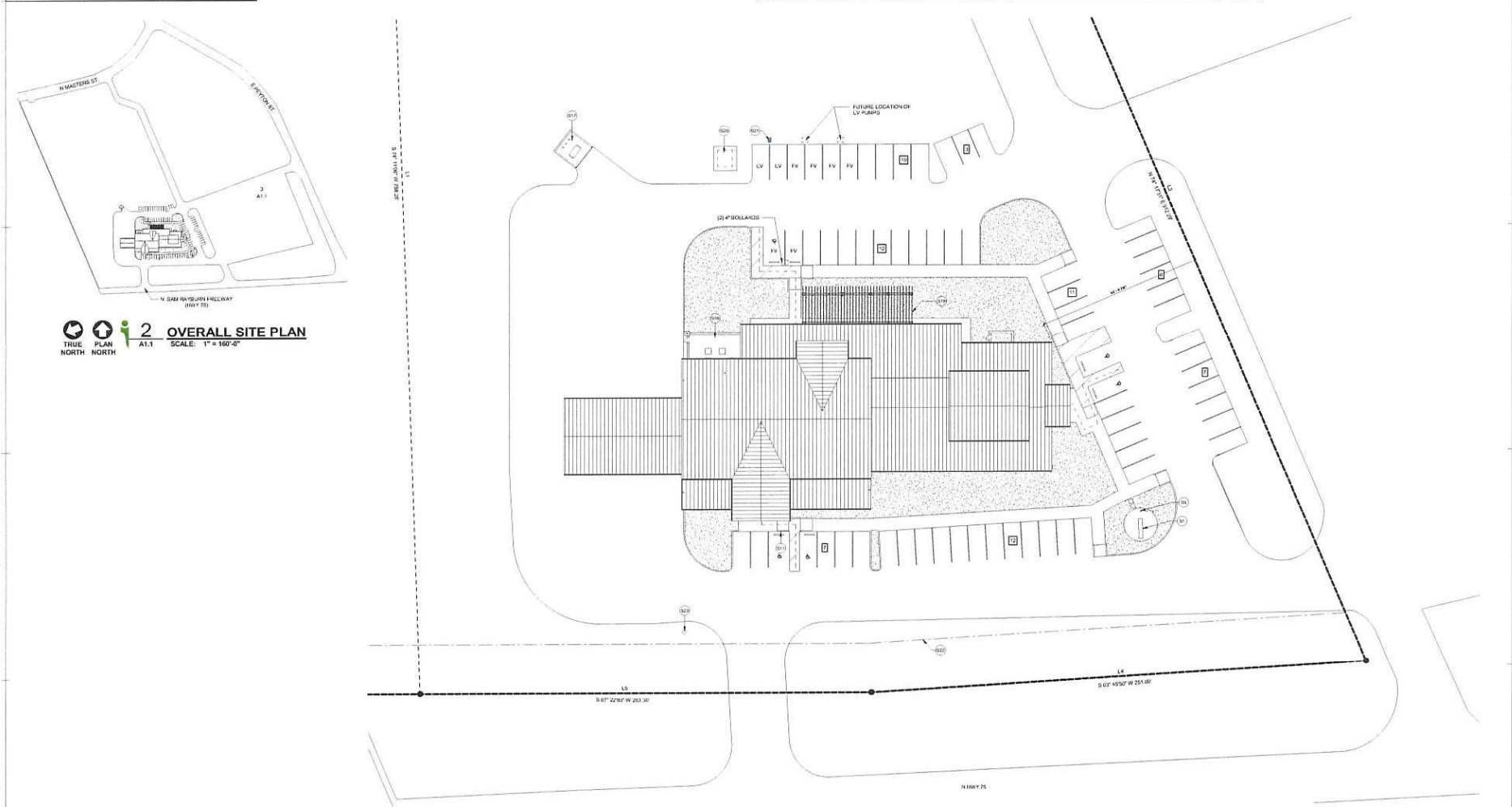
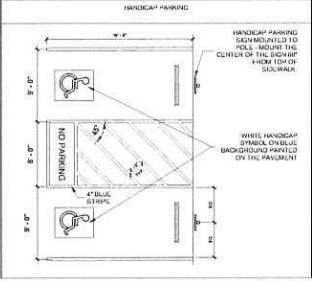
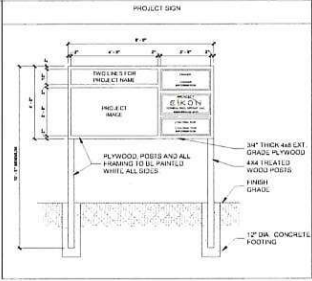
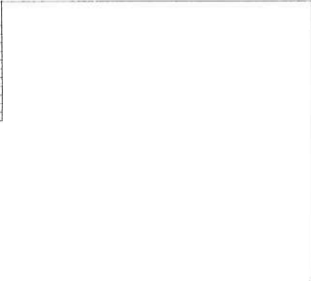
PLAT

C3.1

SITE PLAN NOTES	
1	ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
2	ALL CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION INCLUDING BUT NOT LIMITED TO: SITE ELEVATIONS, DRAINAGE, UTILITY, PAVING, GRADING, DRAINAGE, STORMAGE, AND ACCESSIBLE SIDEWALKS, AND SITE RELATED DETAILS.
3	ALL LANDSCAPE DRAWINGS FOR LANDSCAPE PLANTING, ACCESSIBLE SIDEWALKS, INFORMATION, IRRIGATION, AND LANDSCAPE, BLD DRAINAGE.
4	ALL ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING BUT NOT LIMITED TO: ELECTRICAL SCHEDULING, TELEPHONE CABLE AND DATA LOCATIONS, SITE LIGHTING, EXTERIOR BUILDING ILLUMINATION, AND UTILITY CONNECTIONS.

SITE PARKING SPACES	
REGULAR PARKING SPACES	50
ACCESSIBLE PARKING SPACES	4
ELLECTRIC VEHICLE PARKING SPACES	7
BIKE PARKING SPACES (UNASS'G)	1
TOTAL PARKING SPACES	62

SITE PLAN KEYNOTES	
NOTE	DESCRIPTION
01	MENTAL SIGN (REF. 201-2)
02	PLANTING (REF. 201-2)
03	HANDICAP PARKING SIGN (REF. 601-2)
04	BIKE PARKING SIGN (REF. 201-2)
05	ELLECTRIC VEHICLE PARKING SIGN (REF. 201-2)
06	OUTDOOR FUELING (REF. 201-2)
07	OUTDOOR FUELING (REF. 201-2)
08	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
09	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
10	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
11	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
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59	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
60	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
61	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS
62	ELLECTRIC VEHICLE CHARGING WITH 4" DIA. SOLLARS



2 OVERALL SITE PLAN

TRUE NORTH PLAN NORTH A1.1 SCALE: 1" = 100'-0"

1 ARCHITECTURAL SITE PLAN

TRUE NORTH PLAN NORTH A1.1 SCALE: 1" = 20'-0"

1" = 20'-0" SCALE

Eikon

www.eikon.com
Phone: 408.444.4444
Fax: 408.444.4444
Eikon Consulting Group
1400 West Chagrin Avenue
Suite 1000, Chagrin Falls, OH 44022
Phone: 440.444.4444

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NOT FOR CONSTRUCTION
SHERMAN BANK
IN PROGRESS

ISSUE FOR PERMIT

SITE PLAN

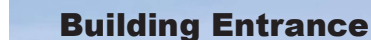
A1.1

 **PROOF APPROVED**

☐ **CHANGES REQUESTED** (please contact your representative w/changes)

CLIENT SIGNATURE: _____

Multi-Tenant Monument



Entrance 1



HWY 75 Frontage RD

Entrance 2

**65 SF - Total
Double Sided
LED Lit Cabinet
Multi-Tenant Monument**

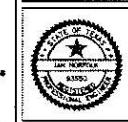
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info@flexfleetgraphics.com

Client: First State Bank-Sherman
Number: QT5411
Job Title: FSB Sherman-New Branch Signs
Salesperson: WS | **Designer:** CJ

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF IAN NORFOLK
(TEXAS P.E. NO. 93550).
ON 10/20/2023.
IT IS NOT TO BE USED FOR
PROSECUTION.



TOLR# TARS202400340

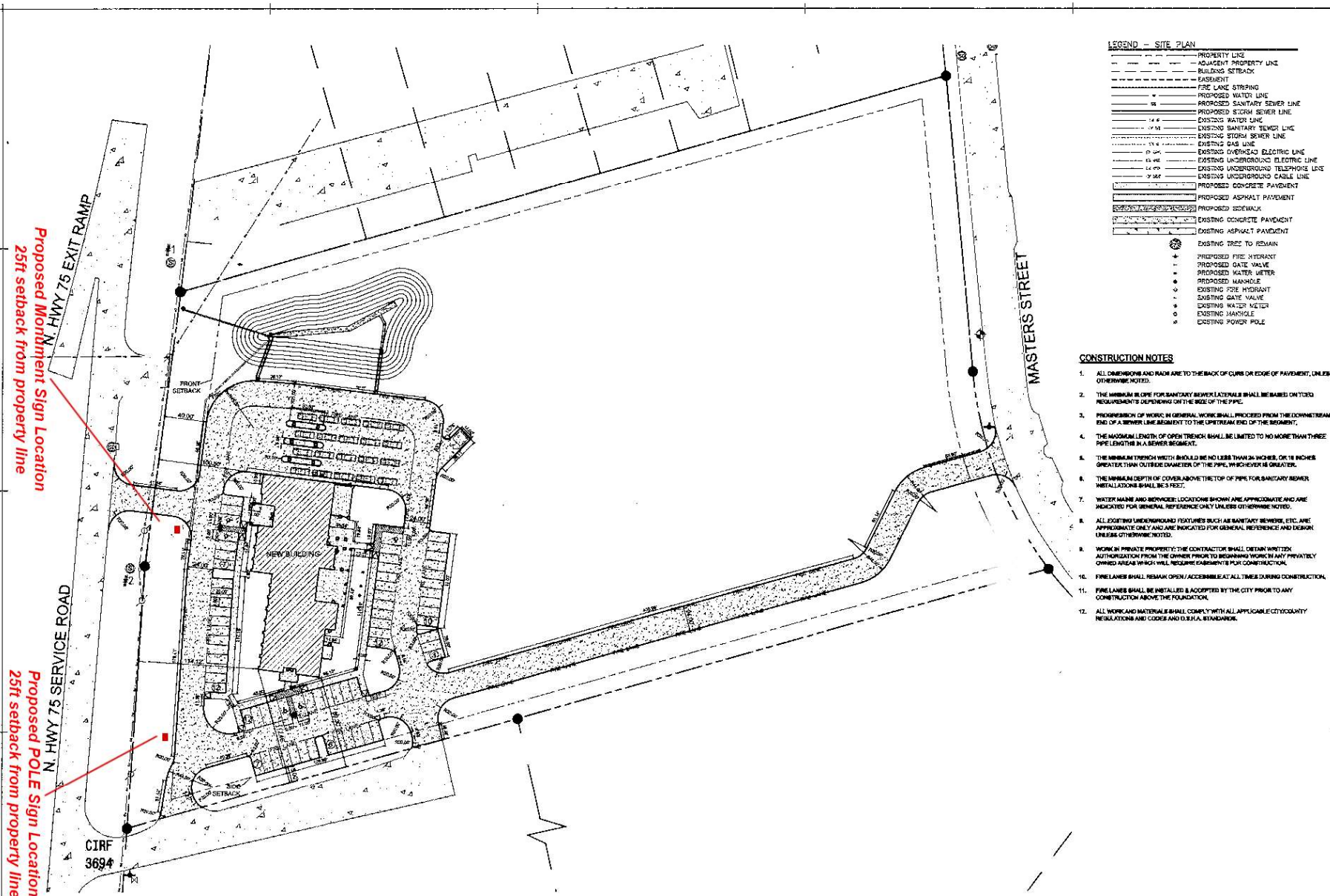
STATE BANK SHERMAN
FOR CONSTRUCTION
IN PROGRESS
ADDRESS: 6000 S.
HIGHWAY 75, SHERMAN, TX 79662

Issued Date:	10-25-2001
Project No:	21180
Drawn By:	
Checked By:	
Described By:	
Leave Record	
1. Description:	Date:

ISSUE FOR DEBATE

SITE PLAN

C4.0



  1 SITE PLAN
C4.0 SCALE: 1"=40'

0 40 80





PROJECT NARRATIVE:

Variance Request for Freestanding Signs at First State Bank

Pursuant to Code Ordinance § 14.07.009 - Nonresidential Signs, we request a variance/exception for First State Bank located on HWY 75 Frontage Rd. in Sherman, TX. Specifically, we seek approval for two freestanding signs on the west side of the property along HWY 75 Frontage Rd. - one pole sign and one multi-tenant monument sign. Additionally, we request a third freestanding multi-tenant monument sign at the east entrance on Masters St.

The pole sign and multi-tenant monument sign on the HWY 75 frontage are necessary for long-distance visibility and to identify the bank entrance, as well as any future tenants occupying the property. The multi-tenant monument sign at the Masters St. entrance will similarly identify the bank entrance and future tenants.

All proposed signage will adhere to the size and construction guidelines outlined in the ordinance. We appreciate your consideration of this variance request.



Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2300 AND 2320 SHADY OAKS LANE (Project No. 25-000164)

The request of Bruce and Karla Graham (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2300 and 2320 Shady Oaks Lane, consisting of 4.417 acres being a Replat of Lots 4R-1 and 4R-2, Replat of Lot 4, Oaks of Norwood, as follows:

Planning and Zoning Commission

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

Background:

The properties are located at 2300 and 2320 Shady Oaks Lane near the corner of West Lamberth Road and Norwood Street. The owner is requesting a Zone Change from an MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District to R-6 (Single Family Residential) District.

Origination:

Bruce and Karla Graham (Owner) and Underwood Drafting & Surveying (Surveyor).

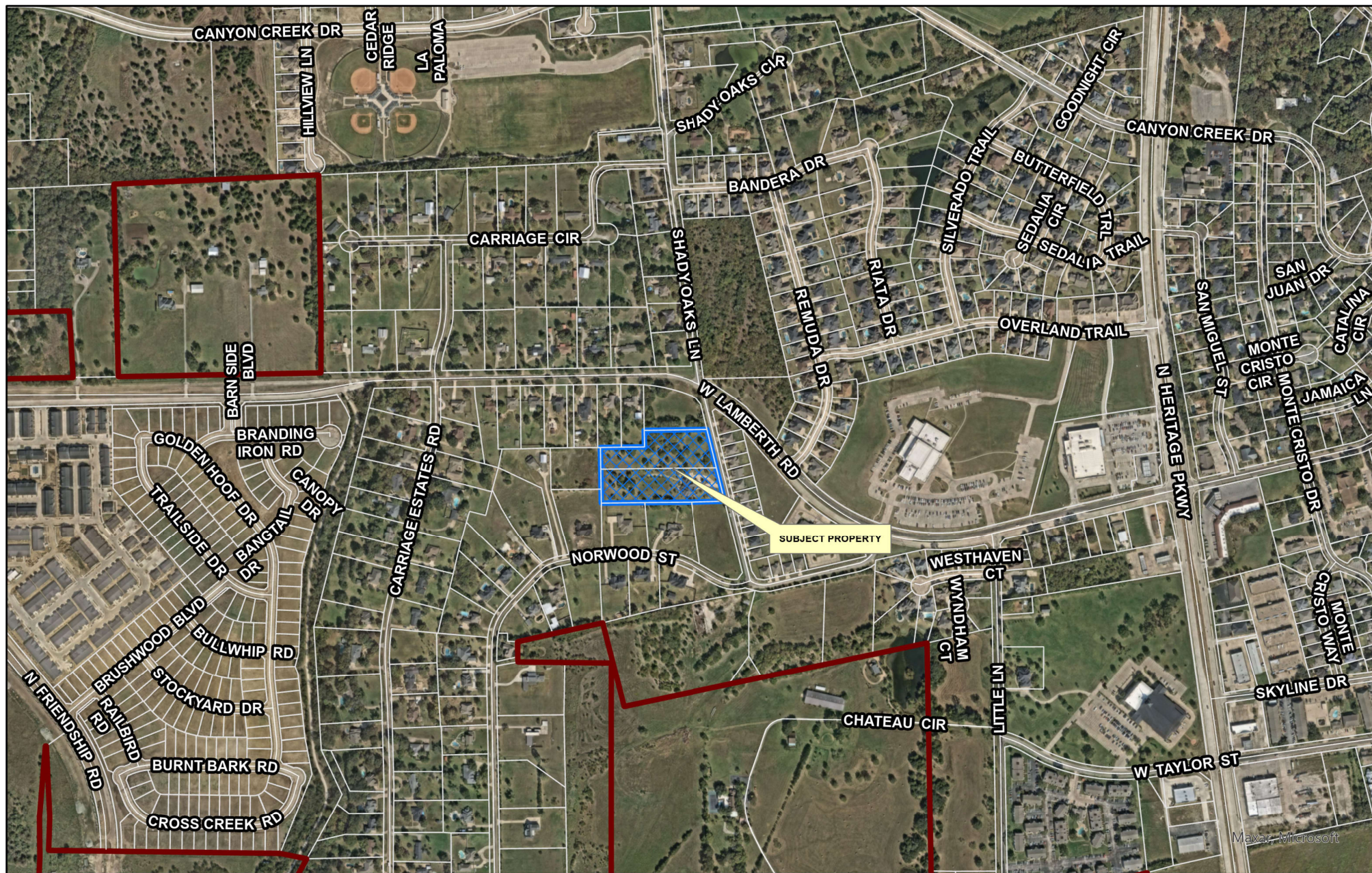
Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Survey

diagram H:\PLANNING\Public Notification KT.aprx

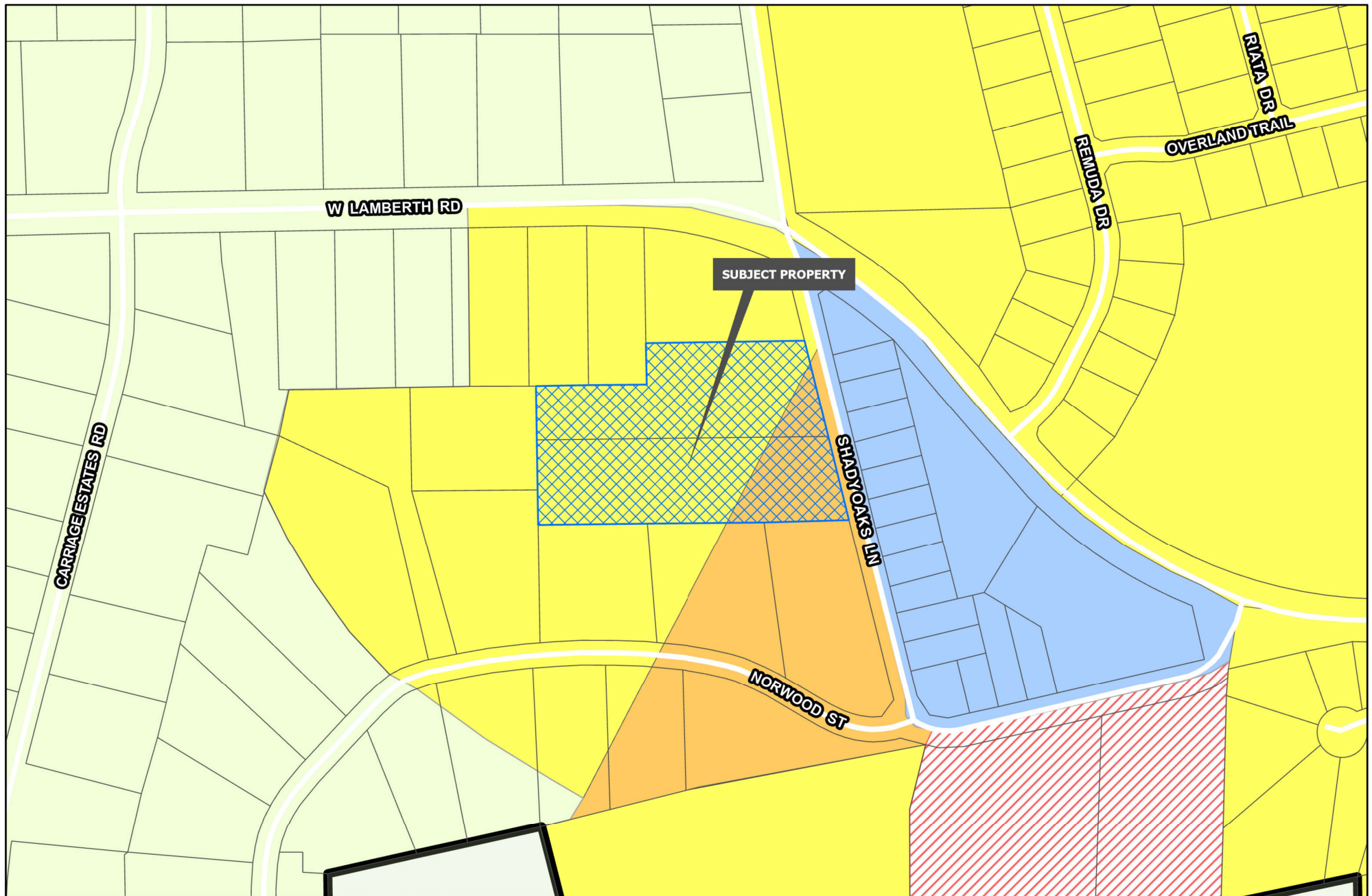


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2300 & 2320 SHADY OAKS LN



Date: 1/27/2025 5:52 PM

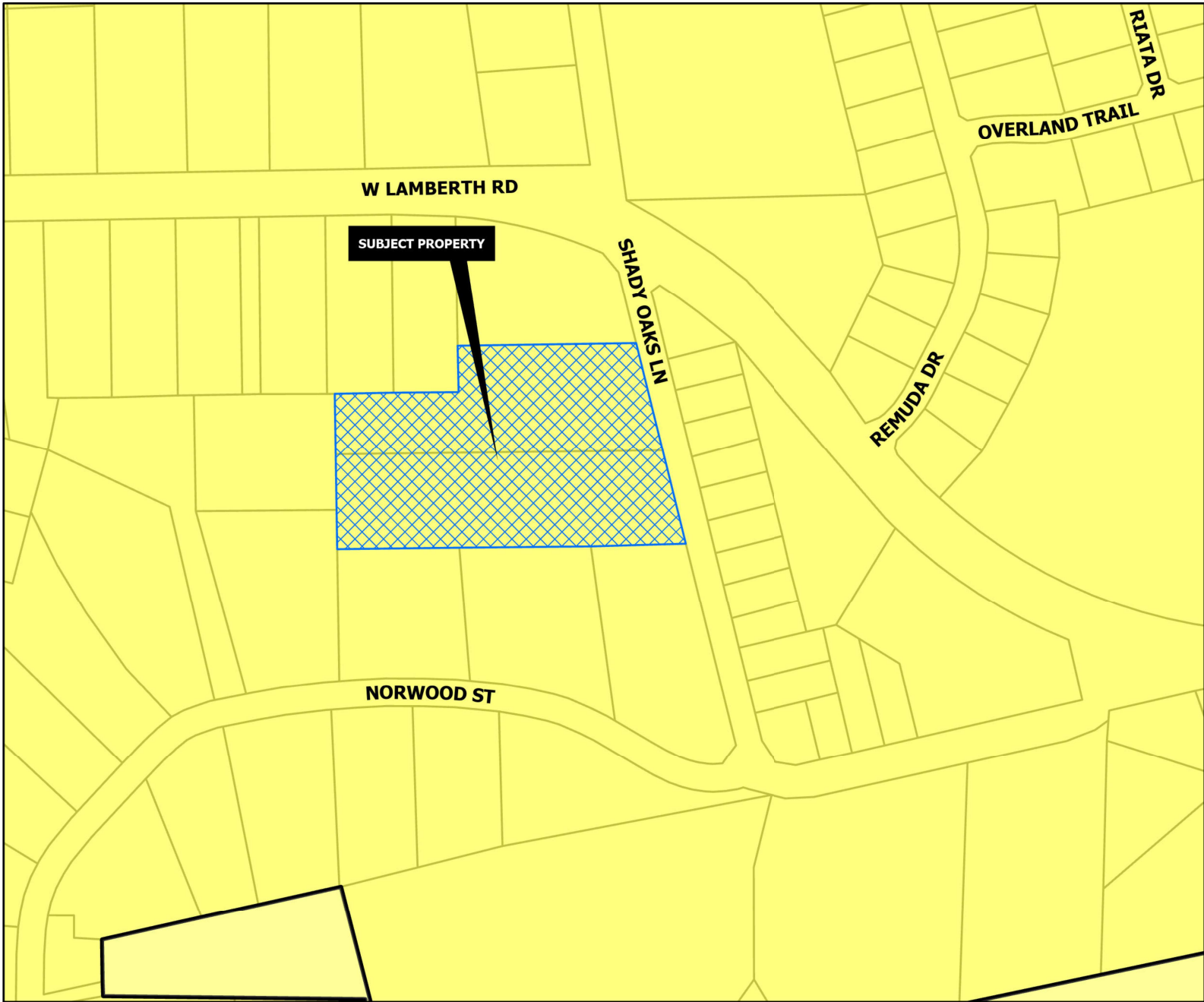


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2300 & 2320 SHADY OAKS LN





SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2300 & 2320 SHADY OAKS LN





Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONING CHANGE

PROJECT #: 25-000164

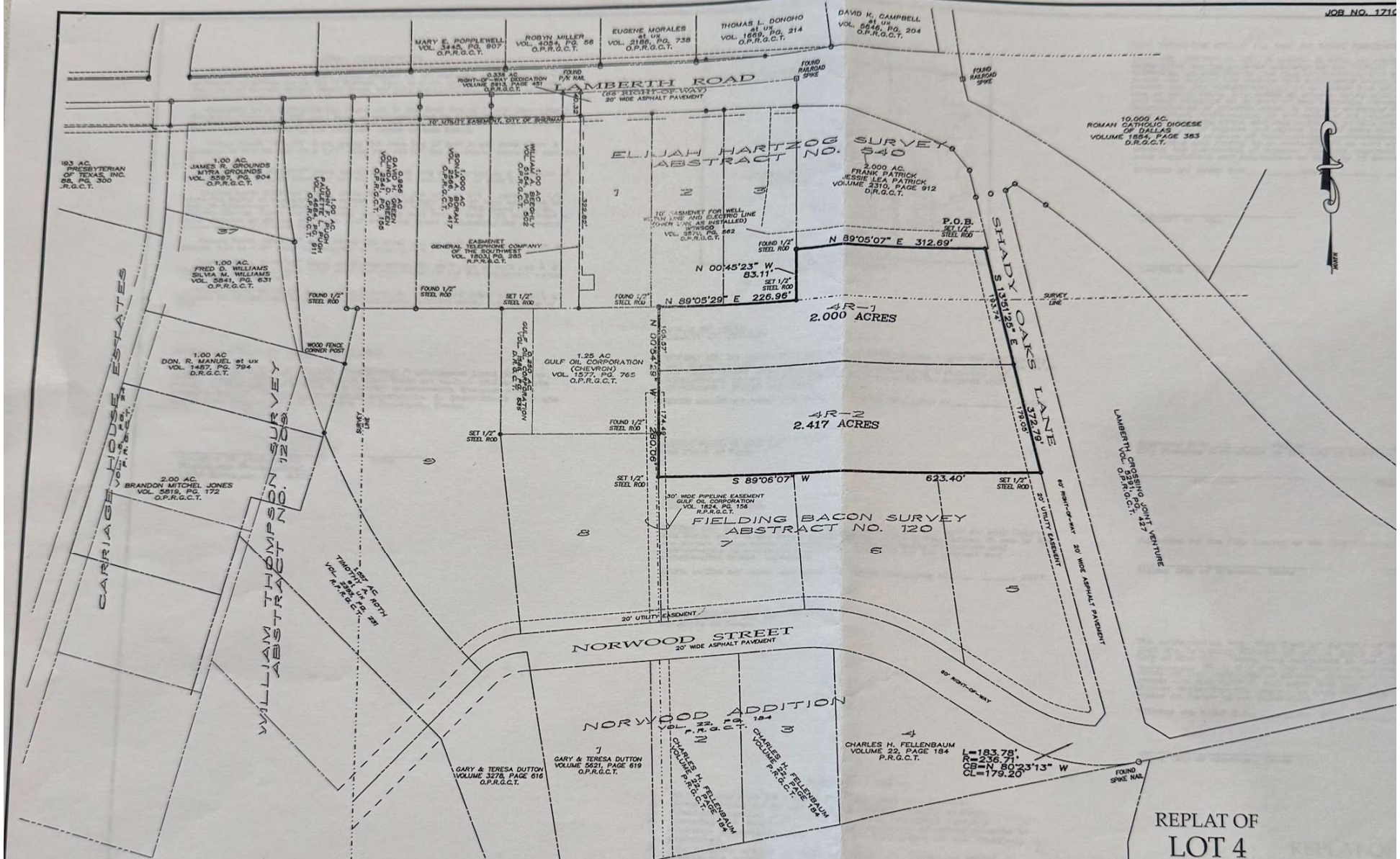
Planning & Zoning Map:



FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

2/4/25 9:29AM



REPLAT OF LOT 4 OAKS OF NORWOOD

AN ADDITION TO THE CITY OF SHERMAN
AS SHOWN BY PLAT OF RECORD IN
VOLUME 24, PAGE 84, PLAT RECORDS, GRAYSON COUNTY
BEING 4.417 ACRES IN THE
FIELDING BACON SURVEY, ABSTRACT NO. 120
ELIJAH HARTZOG SURVEY, ABSTRACT NO. 540
AN ADDITION TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS/DEVELOPER
JEFFREY N. HILL
LAURA S. HILL
505 ELLIOTT ROAD
SHERMAN, TEXAS 75092

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

(903)465-2151



Planning & Zoning Commission Development Services

Agenda Item No. 21.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2213 NORWOOD STREET (Project No. 25-000171)

The request of Paul and Terri Gartman (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2213 Norwood Street, consisting of 1.36 acres being in the Lot 6 of Oaks of Norwood, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2213 Norwood Street between Shady Oaks Lane and Lavender Drive. The owner is requesting a Zone Change from an MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District to R-6 (Single Family Residential) District.

Origination:

Paul and Terri Gartman (Owners) and Underwood Drafting & Surveying (Surveyor).

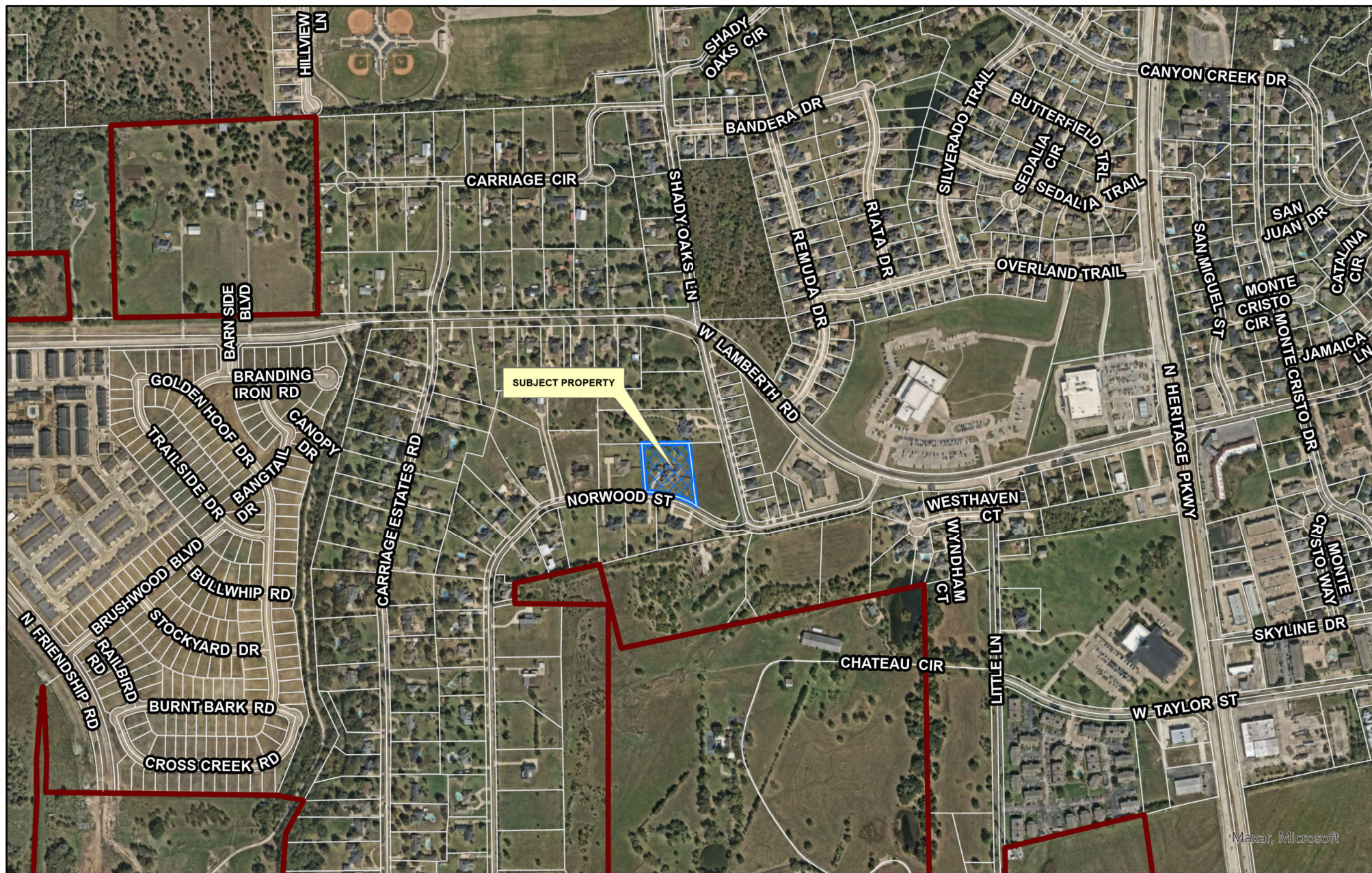
Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Notification sign
5. Survey

diagram H:\PLANNING\Public Notification KT.aprx



Maxar, Microsoft

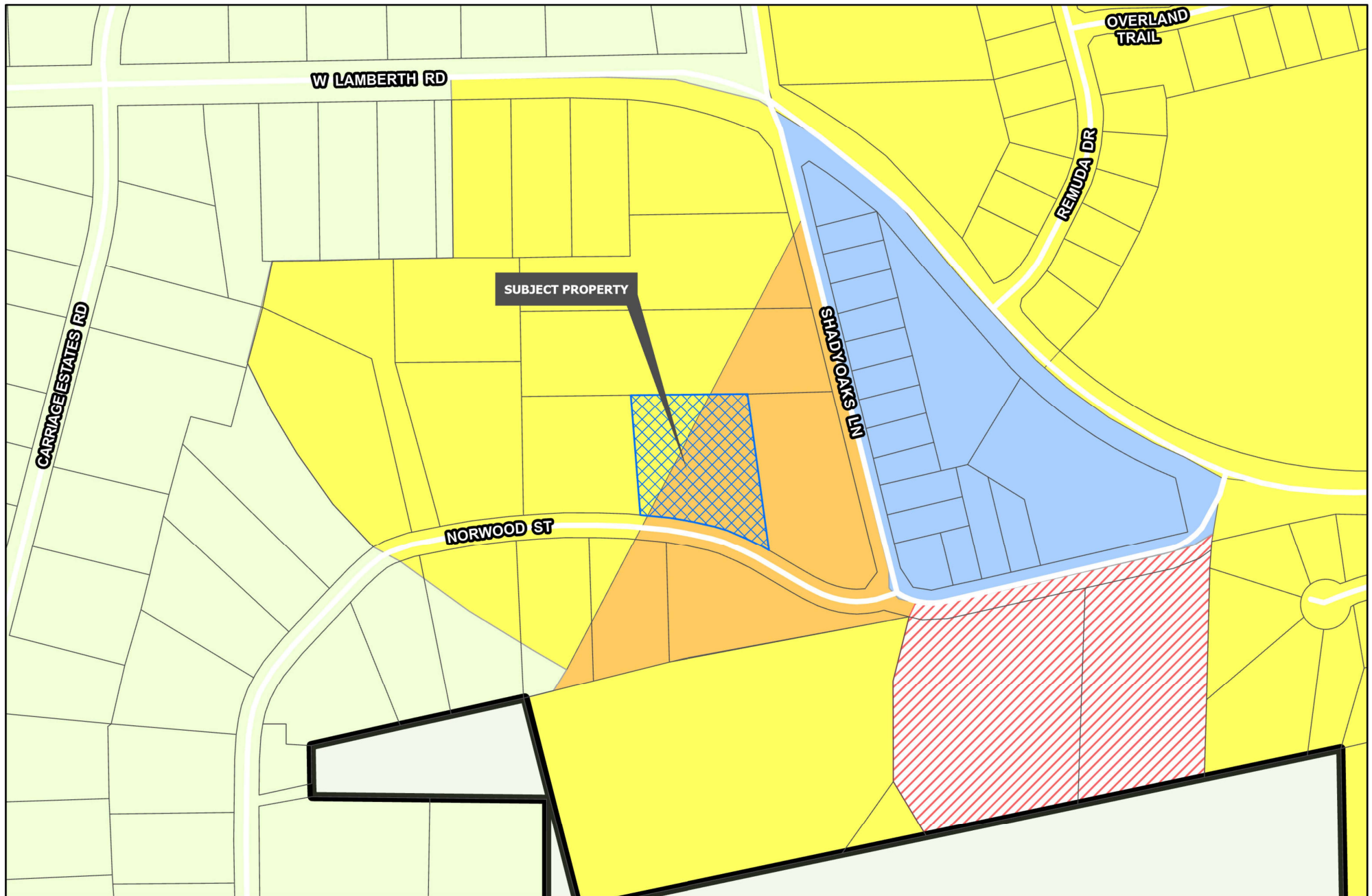


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2213 NORWOOD ST



Date: 1/27/2025 5:52 PM

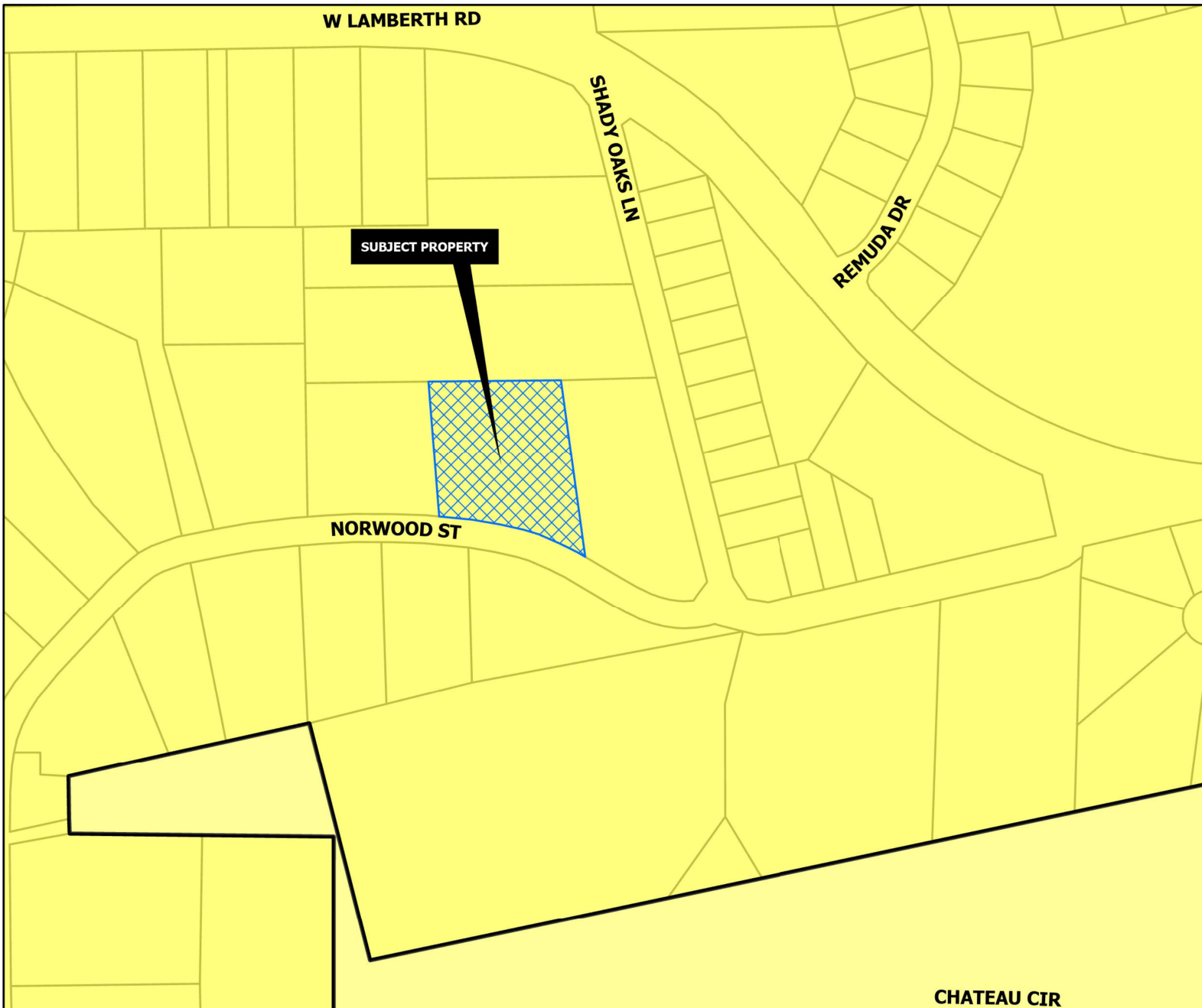


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2213 NORWOOD ST





SUBURBAN NEIGHBORHOOD

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- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
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- Neighborhood Commercial
- Planned Development

Considerations

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Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2213 NORWOOD ST





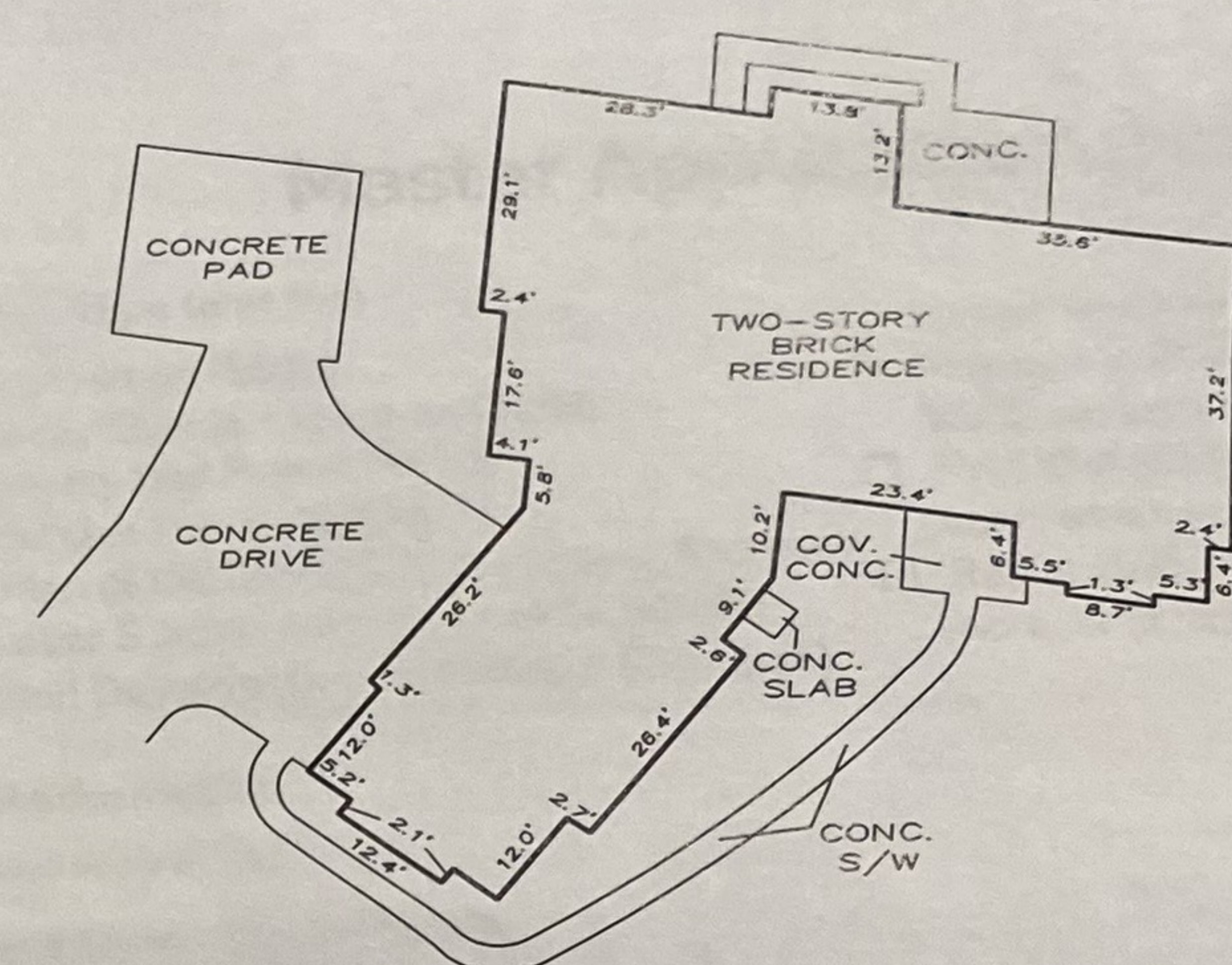
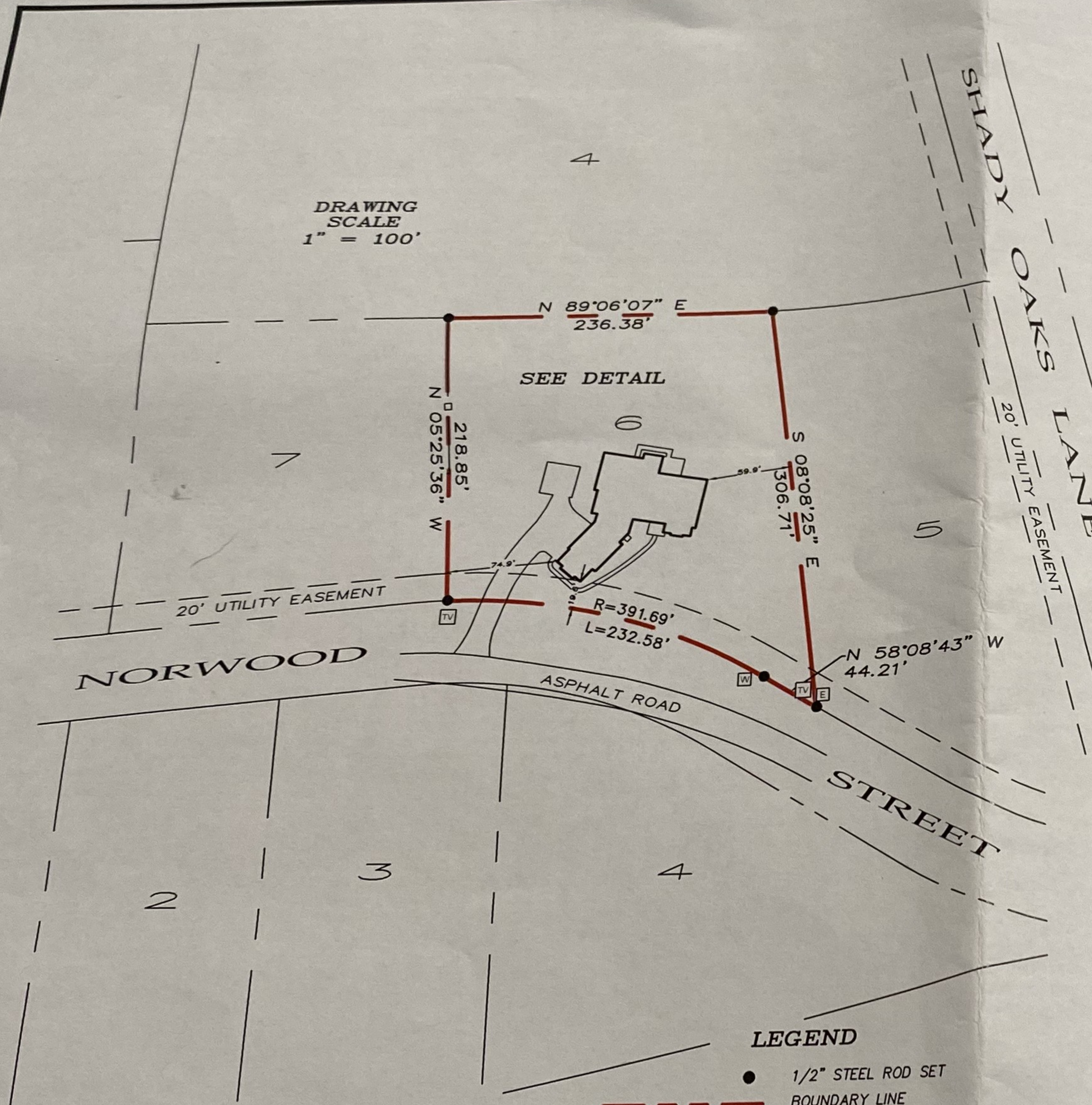
Sherman
CLASSIC TOWN, BROAD HORIZON.

**NOTICE OF
PROPOSED ZONING
CHANGE**

PROJECT #: 25-000171

Planning & Zoning Map:	FOR MORE INFORMATION CONTACT:
	DEVELOPMENT SERVICES 903-892-7229

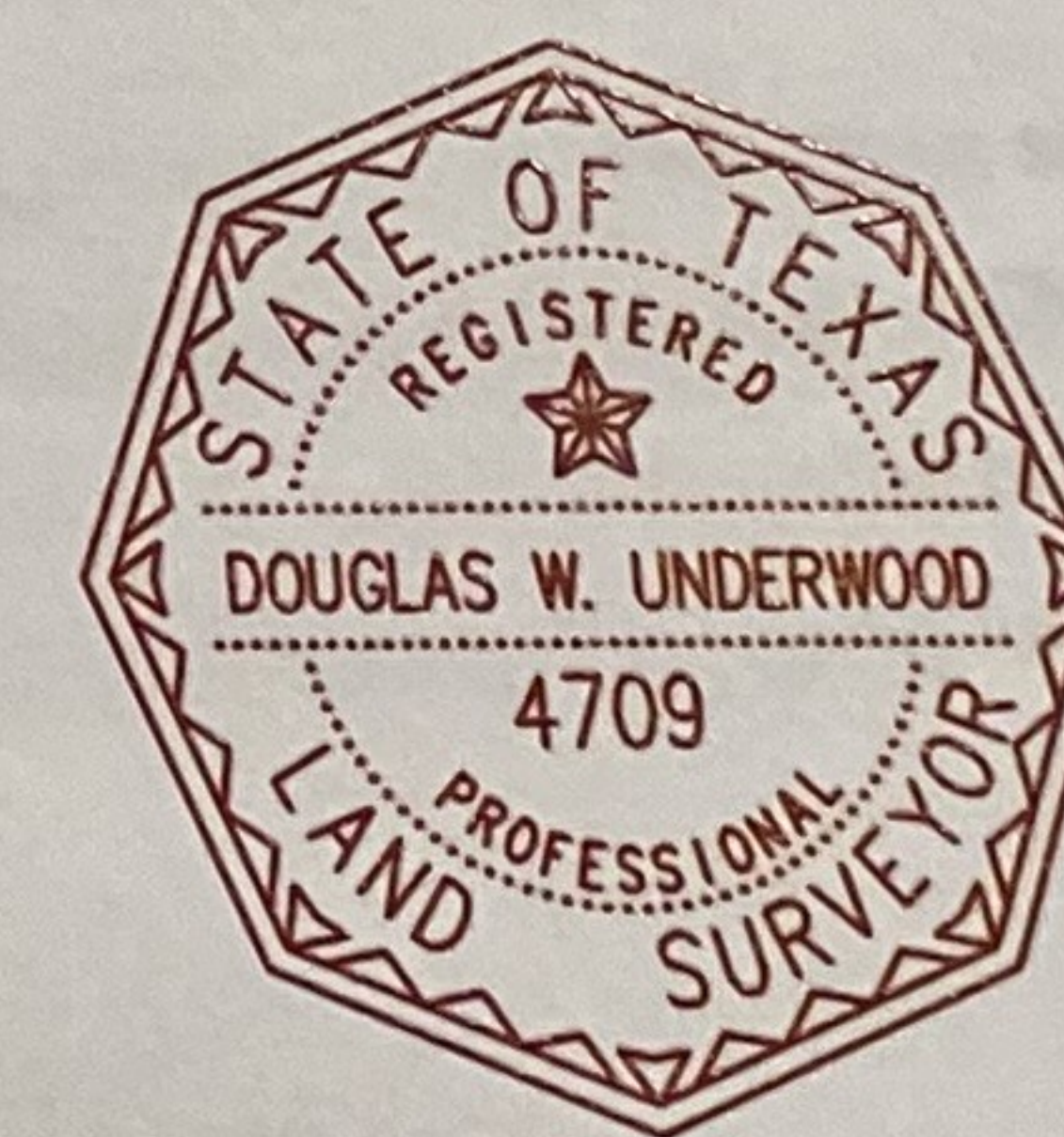
JOB NO. 20070511
FW: HC - DFT: BAU



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

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 9th day of July 2020, a survey was made on the ground of the property shown hereon, described as Lot 6, of the Oaks of Norwood, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 24, Page 84, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 2213 Norwood Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



Douglas W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

UNDERWOOD
DRAFTING & SURVEYING

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

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Planning & Zoning Commission Development Services

Agenda Item No. 22.

Meeting Date: 2/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2617 AND 2701 SOUTH FIRST STREET (Project No. 24-006338)

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

Board of Adjustment

Public Hearing and Variance under Section 14.02.006 to allow a 5' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

Background:

The property is located at 2617 and 2701 South First Street near East Ida Road. The owner is requesting a Variance to allow a 5' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3.

At the January 22, 2025 Planning and Zoning Commission meeting, the Board of Adjustment took no action on the request for a 0' rear setback in lieu of the required 20' for a covered structure attached to the main building on proposed Lot 3. The applicant has revised his request to 5' rear setback instead of the previously requested 0' setback.

Origination:

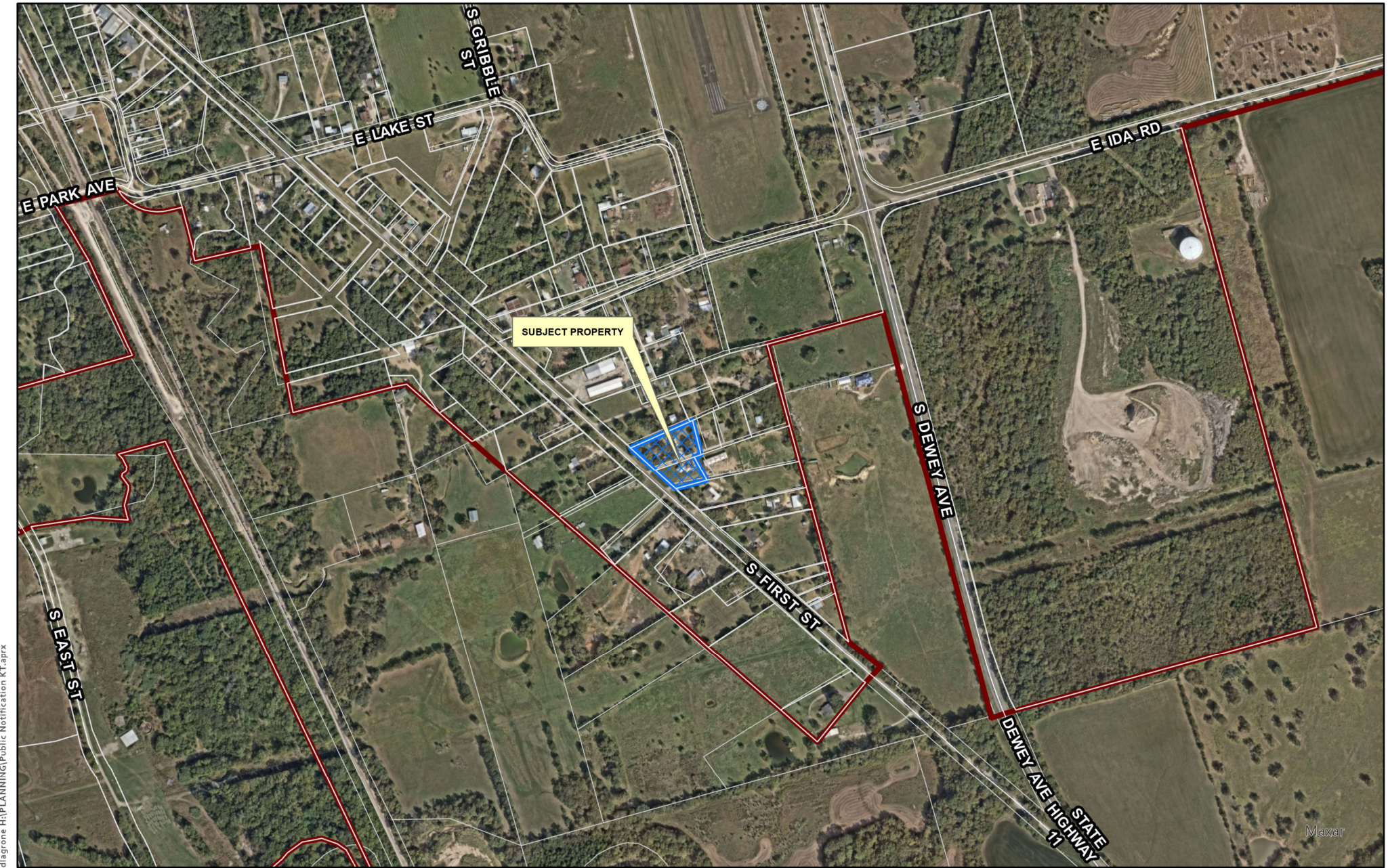
Jason Lewis (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of the Variance.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Elevations - Revised
6. Survey - Revised



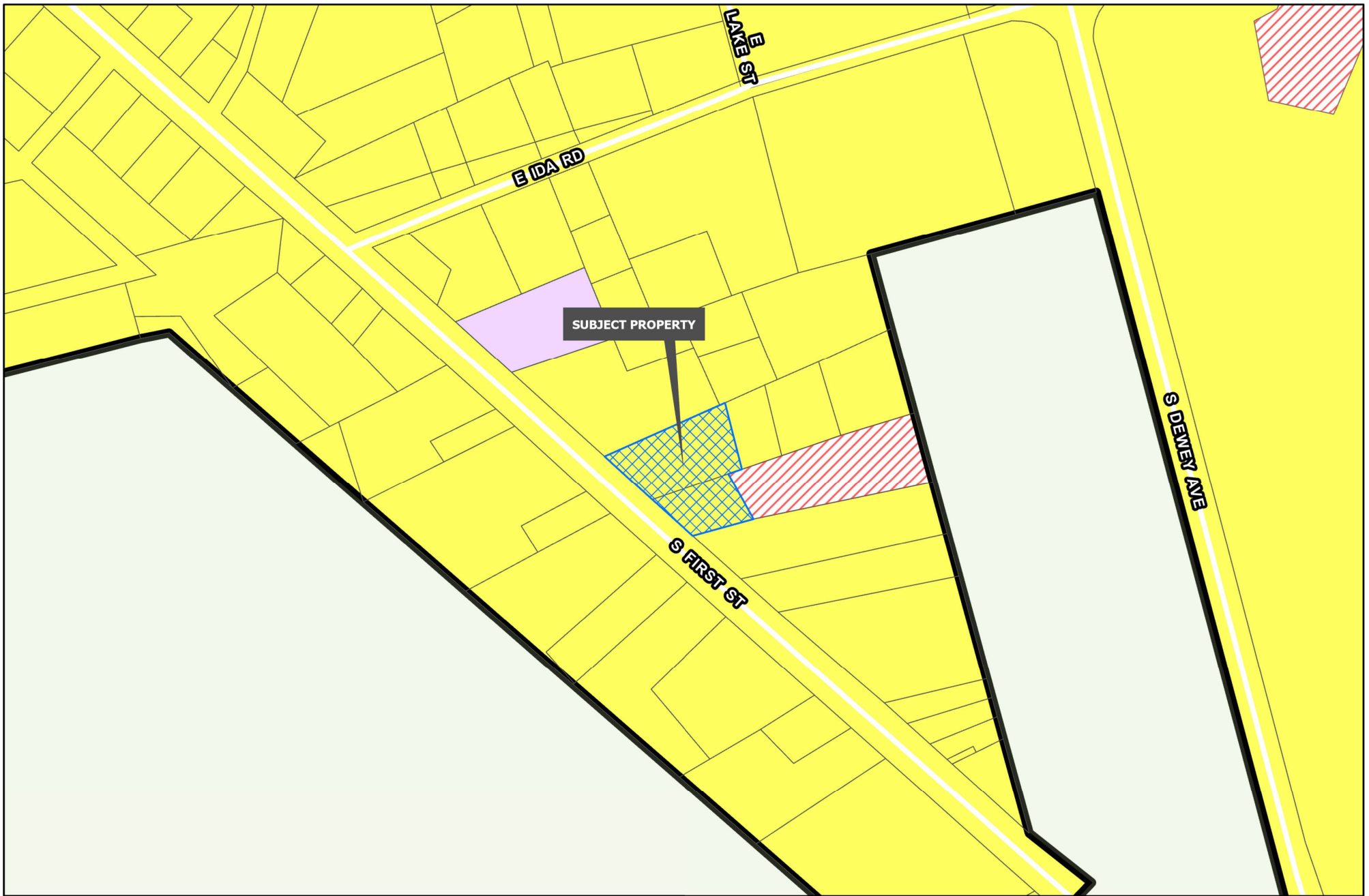
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City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2617 & 2701 S FIRST ST



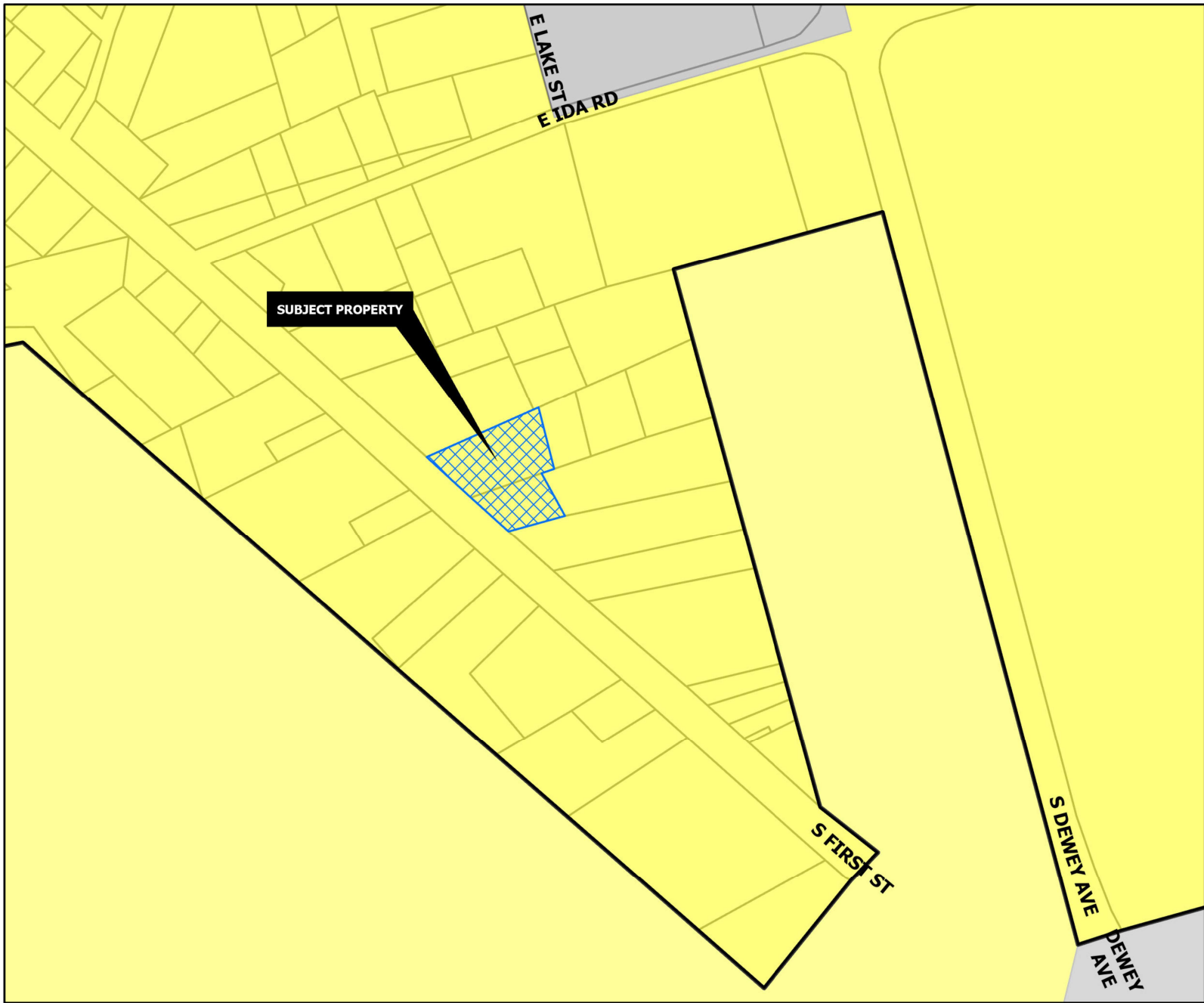


Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2617 & 2701 S FIRST ST





SUBURBAN NEIGHBORHOOD

Intent & Character

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

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

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

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2617 & 2701 S FIRST ST









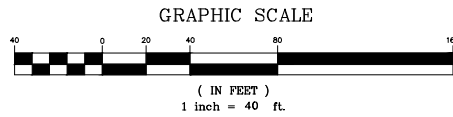








Robert Thompson Survey
Abstract No. 1200
City of Sherman
Grayson County, Texas



Johnny Ridgedell
2.854 Acres
Vol. 2628, Pg. 817,
O.P.R.G.C.T.

Ganson Ventures, LLC
1.660 acres
(Tract One)
Inst. No. 2020-6521
R.P.R.G.C.T.

Johnny Ridgedell
2.854 Acres
Vol. 2628, Pg. 817,
O.P.R.G.C.T.

30' roadway & utility
easement in
Vol. 4996, Pg. 544,
Vol. 4184, Pg. 844 &
Inst. No. 2020-6521

Ryan J. Paulos
2.005 acres
Vol. 4996, Pg. 544
O.P.R.G.C.T.

Liliana Esperanza
Garcia Alajja
2.000 acres
Vol. 5269, Pg. 633
O.P.R.G.C.T.

Bearing Base: Grid bearings, Texas State
Plane Coordinate System of NAD83, North
Central Zone per GPS observations. All
distances shown are grid distances.

Site Plan
Lots 1, 2 & 3
The Mansion on First Addition
to the
City of Sherman
Grayson County, Texas
1.569 Acres
in the
Robert Thompson Survey
Abstract No. 1200

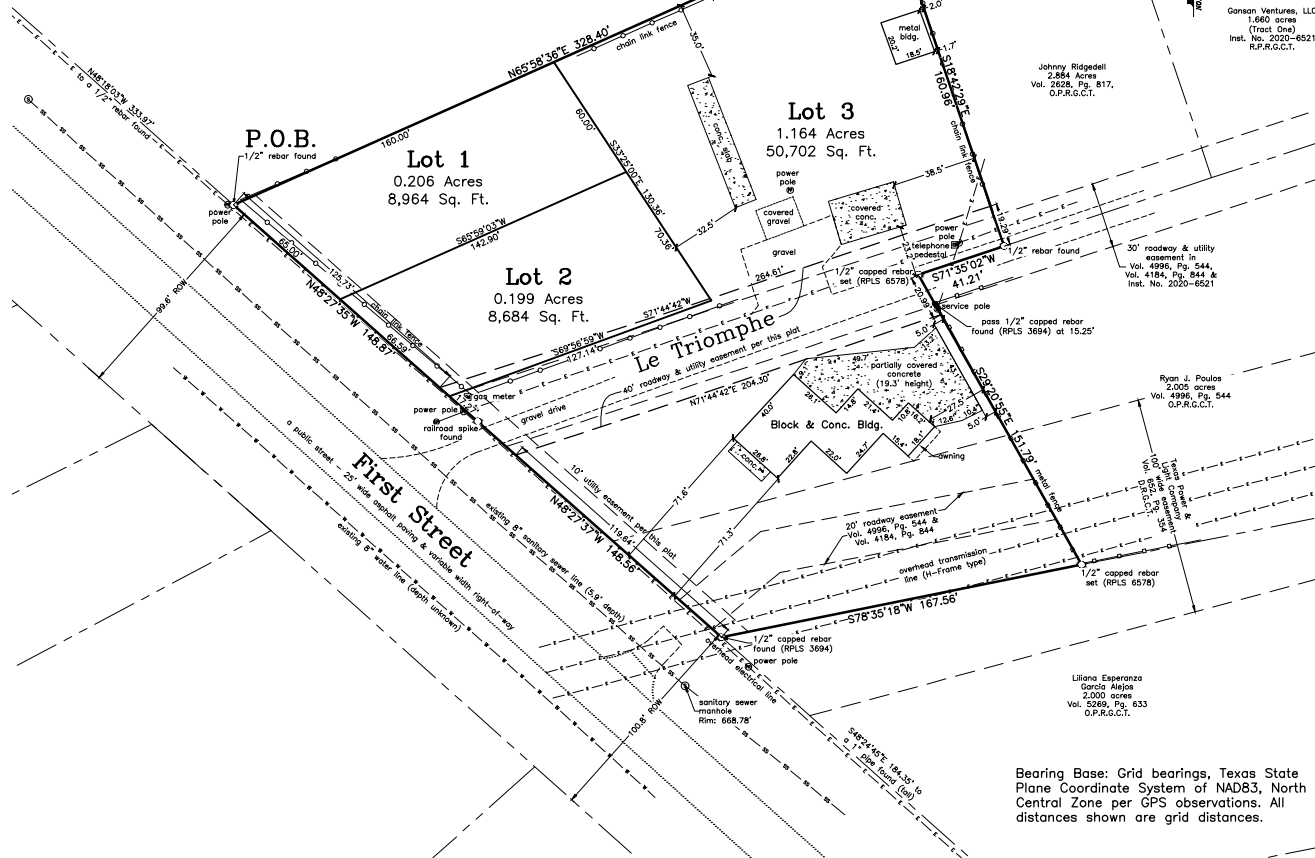
DATE OF PREPARATION: JANUARY 31, 2025
JOB No. CGS620125

PROPERTY ADDRESS: 2617 & 2701 S. FIRST STREET,
SHERMAN, TEXAS

Lot 1
0.206 Acres
8,964 Sq. Ft.

Lot 2
0.199 Acres
8,684 Sq. Ft.

Lot 3
1.164 Acres
50,702 Sq. Ft.



Owner:
The Jason Lewis Family Trust &
Jason W. Lewis
2701 S. First Street
Sherman, Texas 75090

SURVEYOR:

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



Planning & Zoning Commission Development Services

Agenda Item No. 23.

Meeting Date: 2/18/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

