
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, March 18, 2025, at 5:00 PM in the Municipal Ballroom at 405 North Rusk Street to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR FEBRUARY 18, 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, 10, 11, 12, AND 13)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
6. *** 3117 NORTHGATE DRIVE (PROJECT NO. 25-000512)**
The request of the City of Sherman (Owner), Aaron Babcock (Representative) and LIM & Associate, Inc. (Surveyor) concerning the property located at 3117 Northgate Drive, consisting of 7.7109 acres, Lot 5, Block 1 of Replat Progress One, Northgate Drive Phase Four and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:
Planning and Zoning Commission
Site Plan for Sherman Fire Training Tower.
7. *** 1400 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 25-000531)**
The request of Nest O Land, LLC (Owner), Jonathan Hake (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block South FM 1417 (Heritage Parkway), consisting of 0.878 acres, being Lot 3, Block One, Replat of Bowling Heights Addition and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for Heritage Parkway Retail.
8. *** 2500 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 25-000551)**
The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Underwood Drafting & Surveying, Inc., (Surveyor) for the property in the 2500 Block North Highway 75, consisting of 2.244 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Bubba's 33 Restaurant.

9. *** 5111 BLUE FLAME ROAD (PROJECT NO. 25-000574)**

The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Quiddity, Inc. (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.31 acres being in the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Atmos Service Center.

10. *** 1120 SOUTH FIRST STREET (PROJECT NO. 25-000764)**

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 in the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of South First Street Home Addition.

11. *** 788 AND 860 BROWN ROAD (PROJECT NO. 25-000776)**

The request of Kayla Click (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 788 and 860 Brown Road, consisting of 16.718 acres being in the John McClenihan Survey, Abstract No. 789 and currently located in ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Click Addition on Brown Road, Lots 1 & 2.

12. *** 100 BLOCK NORTH CLEVELAND AVENUE (PROJECT NO. 25-000780)**

The request of Jinal and Harsiddh Patel (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, consisting of 0.230 acres being a Replat of the West 100 feet of Lot 5 and Lot 6, Block 37 of the-College Park Addition and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Reliance LLC Addition.

13. *** 1311 AND 1313 EAST CHERRY STREET (PROJECT NO. 25-000781)**

The request of Bruce and Karen Simpson (Owners) 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 a part of the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of B&K Simpson Addition.

14. **2114 NORWOOD STREET (PROJECT NO. 25-000782)**

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 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Roth Estate.

15. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527)**

The request of PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) concerning the property located at 2424 Texoma Parkway, consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

A. Public Hearing and Variance under section 14.02.016 to allow a 6.1' side setback in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under section 14.02.016 to allow a 7.7' side setback in lieu of the required 15'

for the existing structure.

C. Public Hearing and Variance under section 14.04.016 to allow a 10' rear setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

E. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.

F. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (Retail Business) District.

16. 306 SOUTH DEWEY AVENUE (PROJECT NO. 25-000548)

The request of David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) concerning the property located at 306 South Dewey Avenue, consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

17. 1300 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-000554)

The request of SSCGC Holdings, LLC (Owner), Indus Road & Bridge Inc. (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1300 South Rayburn Freeway, being in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a C-1 (Retail Business) District/Sam Rayburn Overlay District and R-6 (Single Family Residential) District/Sam Rayburn Overlay District.

18. 1600 BLOCK BAKER ROAD (PROJECT NO. 25-000557)

The request of Utter Properties, LTD (Owner), David Pryor (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block Baker Road, consisting of 2.465 acres, being all of Lot 2R, Block 1 of Helen Perkins Addition and Lot 6R-A, Block 1, Alcoholic Services Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.006 (D)(2)(A) to allow no landscape islands in lieu of the required landscape island provided for every twelve parking stalls in a row.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District.

19. 2617 AND 2701 SOUTH FIRST STREET (PROJECT NO. 24-006338) – TABLED FROM FEBRUARY 18, 2025

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

20. 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 March 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 March 2025
City of Sherman, Texas



Lauren Marlow,
Development Services Planning Technician



Planning & Zoning Commission Development Services

Agenda Item No. 2.

Meeting Date: 3/18/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE REGULAR FEBRUARY 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:

APPROVE MINUTES OF THE REGULAR FEBRUARY 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Origination:

Development Services

Staff Recommendation:

Staff recommends that P&Z approve the Minutes from the February 18, 2025 meeting.

Attachments:

1. 2025-02-18 - Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, February 18, 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 00:00:25

Chairman Mahone called the meeting to order at 5:14 p.m.

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

Bookmarked at 00:01:37

The Planning and Zoning Commission reviewed the minutes of the January 22, 2025, Regular Meeting.

Motion by Commission Member Ramirez to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

3. ANNOUNCEMENTS

Bookmarked at 00:02:03

4. CITIZEN COMMENTS

Bookmarked at 00:02:21

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.

Bookmarked at 00:03:02

The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9 and 10 on the Consent Agenda as presented. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:03:57

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Zone Change located at 1400 and 1502 South Gribble Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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 Avenue, 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.

Bookmarked at 00:09:13

Board of Adjustment

Motion by Commission Member Manley to approve the Variance located at 208 North Harrison Avenue.

Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:20:19

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1004 North East Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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 14.02.017 to allow 8,992 square feet in lieu of the required 10,000 square feet lot area.
- B. Public Hearing and Variance under Section 14.02.017 to allow 7.19 side setback in lieu of the required 15' side setback.
- C. Public Hearing and Variance under Section 14.02.017 to allow 18.82' front setback in lieu of the required 25' front setback.
- D. Public Hearing and Variance under Section 14.02.017 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.

Bookmarked at 00:23:46

Board of Adjustment

Motion by Commission Member Manley to approve Items A, B, C and D located at 2012 Texoma Parkway.

This motion fails for a lack of a Second.

Board of Adjustment

Motion by Commission Member Manley to approve Items A, B, C and D located at 2012 Texoma Parkway.

Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Items E and F located at 2012 Texoma Parkway. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:33:44

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1005 South Travis Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:37:14

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance located at 1012 South Walnut Street. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1012 South Walnut Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:39:45

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1018 South Walnut Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.
Bookmarked at 00:40:53
Planning and Zoning Commission
Motion by Commission Member Manley to approve the Zone Change located at 2114 Norwood Street. Second by Commission Member Whitaker.
VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.
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.
Bookmarked at 00:43:48
Board of Adjustment
Motion by Vice Chairman Downtain to approve the Variance located at 2315 North Highway 75. Second by Commission Member Whitaker.
VOTING AYE: MAHONE, DOWNTAIN, SIMS, MANLEY AND WHITAKER
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.
20. **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.
Bookmarked at 00:48:06
Planning and Zoning Commission
Motion by Commission Member Sims to approve the Zone Change located at 2300 and 2320 Shady Oaks Lane. Second by Commission Member Blagg.
VOTING AYE: MAHONE, DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.
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.
Bookmarked at 00:50:11

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 2213 Norwood Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 00:51:15

Board of Adjustment

**Motion by Commission Member Sims to table the Variance located at 2617 and 2701 South First Street.
Second by Commission Member Blagg.**

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

VOTING NAY: NONE.

MOTION CARRIED.

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

23. ADJOURNMENT

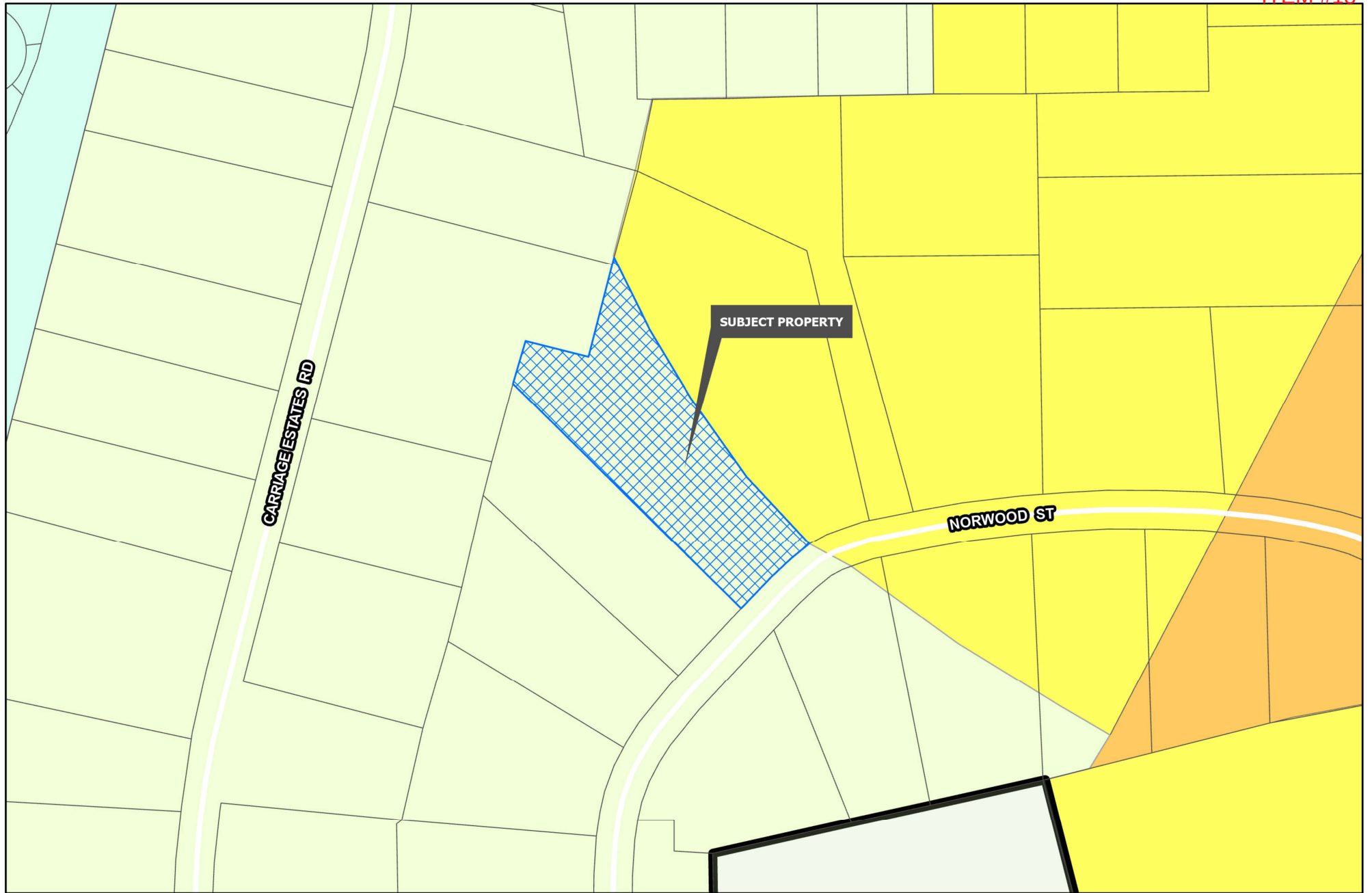
Bookmarked at 00:51:38

Chairman Mahone adjourned the meeting at 6:05 p.m.

CHAIRMAN



ACTING SECRETARY



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
2114 NORWOOD ST



2/14/25, 11:19 AM

Sherman, Texas - Google Maps



<https://www.google.com/maps/@33.6562357,-96.6092949,3a,22.9y,295.8h,91.58t/data=!3m7!1e1!3m5!1sRCKz12WUIBHxQfigj6YyWw!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1...>

2/3

2/14/25, 11:23 AM

400 E Taylor St - Google Maps



2/14/25, 11:52 AM

1828 N Travis St - Google Maps





Marlow, Lauren

From: Planning
Subject: RE: 2617 and 2701 S First St planning meeting today

From: ryan
Sent: Monday, February 17, 2025 4:20 PM
To: Planning
Subject: 2617 and 2701 S First St planning meeting today

Hello Development Services and Planning Team,

I'd like to submit my formal opposition to allowing for the variance on the structure built at 2701 S first street that touches the property line behind it. Nothing should be that close to any property line legally, so consider this my formal opposition. I wanted to attend the meeting but I'm traveling for work and have no ability to attend in person.

After speaking to the City in-depth on my future if this structure were to remain, I have no other choice then to oppose any variance in this instance.

I also don't approve the re-plat as it will possibly affect my existing fence being moved to account for the new road width. If this happens, I'd expect Jay Lewis to pay to have that done and rebuilt. This is his request for the re-plat that will possibly affect my property.

Thank you,
Ryan Poulos
2701 A S First St – (I'm the property directly behind the structure – it is touching my property line)

Marlow, Lauren

From: Planning
Subject: RE: 2617 and 2701 S First meeting today

From: Allaboutchicks
Sent: Monday, February 17, 2025 5:02 PM
To: Planning
Subject: 2617 and 2701 S First meeting today

I received a letter on a meeting around request to approve some variances for 2617 and 2701 S First St. Im opposed to the structure being built and all the vehicles and trailers with people living in them.

My family has owned the property across the street since before the current owner acquired 2617 and 2701.

We do not approve of any variance for the large structure they built, nor do we like all the RV's and trailers scattered about.

I have called numerous times and complained about all the things going on over there, and the City has done nothing.

Both 2617 and the front building need cleaned up.

This affects my land value. At a minimum they should build a privacy fence all the property.

Thank you.
B Renfro
2712 S First St



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By:

Requested Action/Proposed Use:

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, AND 13)

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3117 NORTHGATE DRIVE (Project No. 25-000512)**

The request of the City of Sherman (Owner), Aaron Babcock (Representative) and LIM & Associate, Inc. (Surveyor) concerning the property located at 3117 Northgate Drive, consisting of 7.7109 acres, Lot 5, Block 1 of Replat Progress One, Northgate Drive Phase Four and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Site Plan for Sherman Fire Training Tower.

Background:

The property is located at 3117 Northgate Drive near the intersection of West Travis Street and Northgate Drive. The owner is requesting Site Plan approval of the Sherman Fire Training Tower.

The following has been approved for this location:

- 12/17/2024 - Public Hearing and Variance under Section 14.02.016 to allow a 5' front setback in lieu of the required 25' for a monument sign in the Blalock Industrial Park.
- 2/20/2018 - Site plan approval under Ordinance No. 2252 Article IV Section 410 (2) (j) to allow a Fire Station (Fire Station #4) in the Blalock Industrial Park.

Origination:

City of Sherman (Owner), Aaron Babcock (Representative) and LIM & Associate, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Comment Response Letter
5. Site Plan
6. Elevations

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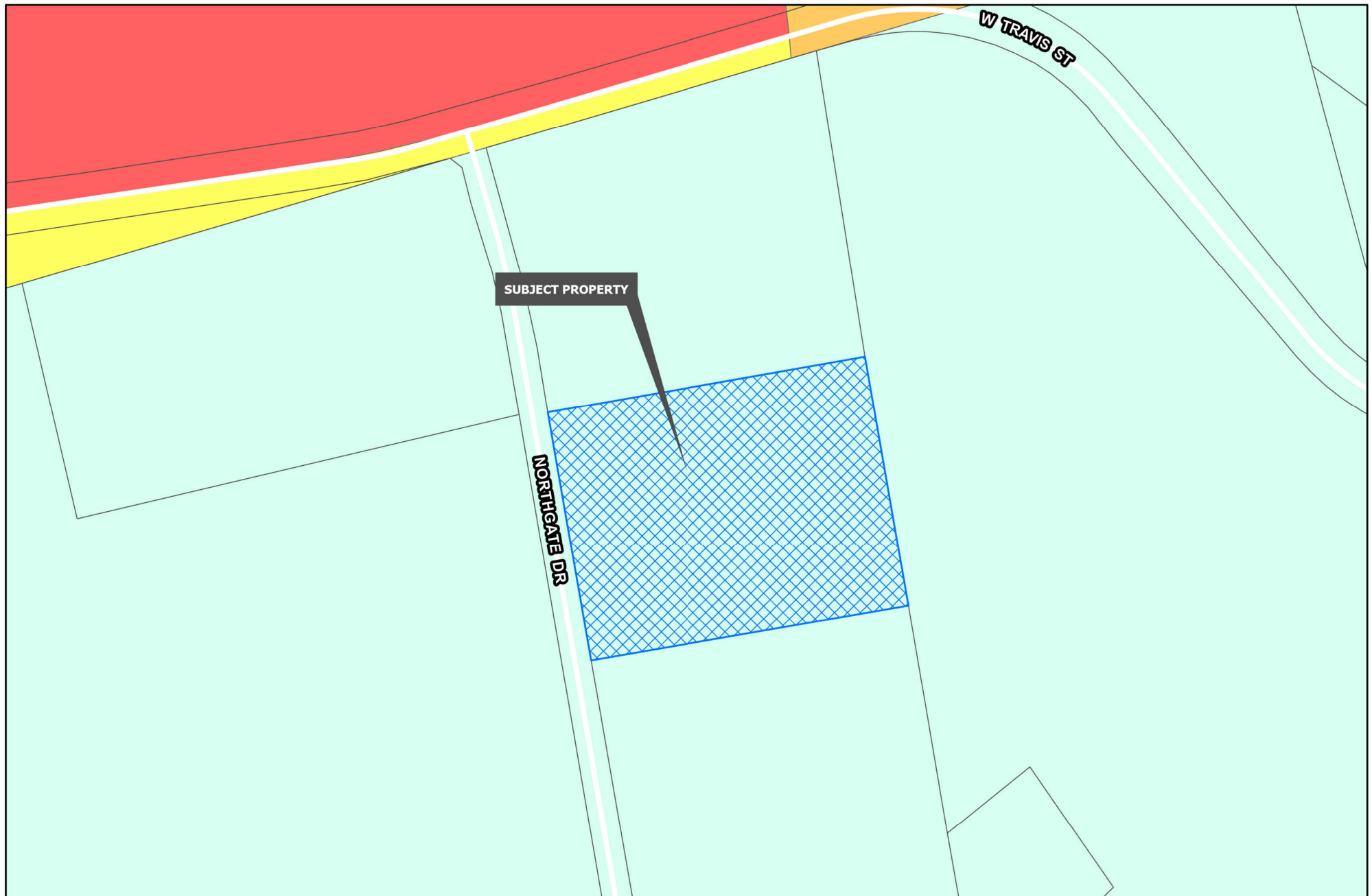


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3117 NORTHGATE DR



Date: 2/13/2025 4:22 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
3117 NORTHGATE DR



3117 NORTHGATE DRIVE (Project No. 25-000512)

Responses to the planning comments are included in red text below.

Zoning

Site Plan

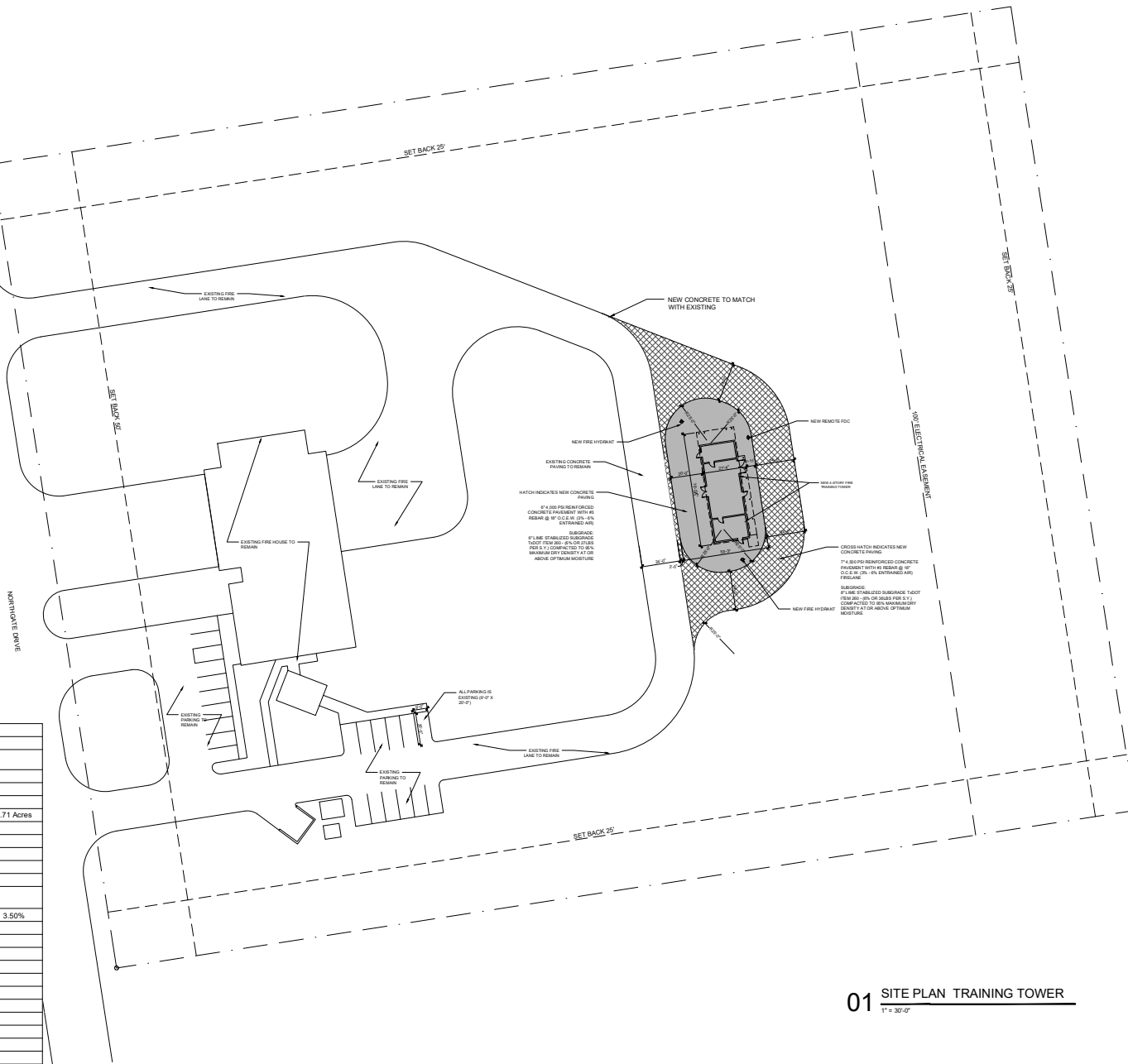
1. Setback line must be shown to reflect the Blalock Industrial Park PD (Planned Development) District. (Sec. 2.3.5) Blalock-Industrial-Park---Development-Standards
 - a. 50' From Northgate Drive
***Response:** A 50'-0" front yard set back line has been added to the site plan drawing*
 - b. 25' side and rear setbacks
***Response:** 25'-0" side and rear yard set back lines have been added to the site plan drawing.*
2. Notate the size of the parking spaces.
 - a. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. (Sec. 14.04.003(d)(3)(A))
***Response:** All parking is existing and meets the 9'-0" wide x 20'-0" deep standard. This has been noted on the site plan drawing.*

Elevations

3. Provide a tabulation identifying Architectural Standards of the Blalock Industrial Park PD (Planned Development) District (Sec. 3.1.1)
 - a. All buildings erected on any tract shall be faced with masonry, concrete, stone, glass, cement plaster, exterior insulation facing system (EIFS), or factory finished metal panels. Factory finished metal panels shall not include standard galvanized or painted corrugated or "R" type panels, aluminum, asbestos, or iron or steel or corrugated aluminum, asbestos, iron or steel.
 - b. No building shall be constructed with a wooden frame. Should any building be constructed of light weight aggregate, concrete blocks, tile blocks or tile bricks, the front of such building must be finished with face brick, common brick painted, limestone or their equivalent.
 - c. Where the exterior (except the front wall) is constructed of light weight aggregate or concrete blocks, unless such exterior walls are finished in stucco, or gunite, or their equal, the building shall be tooled or painted and such exterior walls shall be rubbed down and covered sufficiently with standard waterproofing paint

***Response:** The facility is a prefabricated fire training facility. The exterior materials are factory finished metal wall panels. These walls are part of the steel structural system of the facility. This facility will be used for fire training purposes only with materials selected for durability requirements. All walls are 100% factory finished metal wall panels with factory finished steel wear plates located strategically for durability purposes. The drawing has been updated with a tabulation sheet indicating the amount of wall panel and wear plates at each façade.*

PROJECT STATS		
ZONING AND USE		
Current Zoning	BIP - Black	
Current Use	Industrial Park	
Current Use	Fire Station	
LOT DENSITY		
Lot AREA	335,847 SF	7.71 Acres
Existing Floor Area	9,958 SF	
Proposed New Area	1,749 SF	
Floor to Area Ratio	0.035:1	
BUILDING SUMMARY		
Building Height	50'-3" (Fire Training Tower)	
Building Area (Covered)	11,707 SF	3.50%
LANDSCAPE		
Parking Lot Area	54,390 SF	
Landscape Area Required (10%)	5,439 SF	
Landscape Area Provided	196,359 SF	
PARKING		
Staff Parking	12 Spaces	
Public Parking	7 Space	
HC Parking	2 Space	
Total Parking Provided	21 Spaces	



01 SITE PLAN TRAINING TOWER
1" = 30'-0"

FIRE TRAINING TOWER
STATION NO. 4

Sherman, Texas
HIDELL ASSOCIATES ARCHITECTS
3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-6666
FAX (972) 416-0169 E-MAIL: ababcock@hidell.com



OWNER
CITY OF SHERMAN
220 W. MULBERRY
SHERMAN, TEXAS 75090

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4409
FAX: (972) 562-4471
jdc@crossengineering.biz

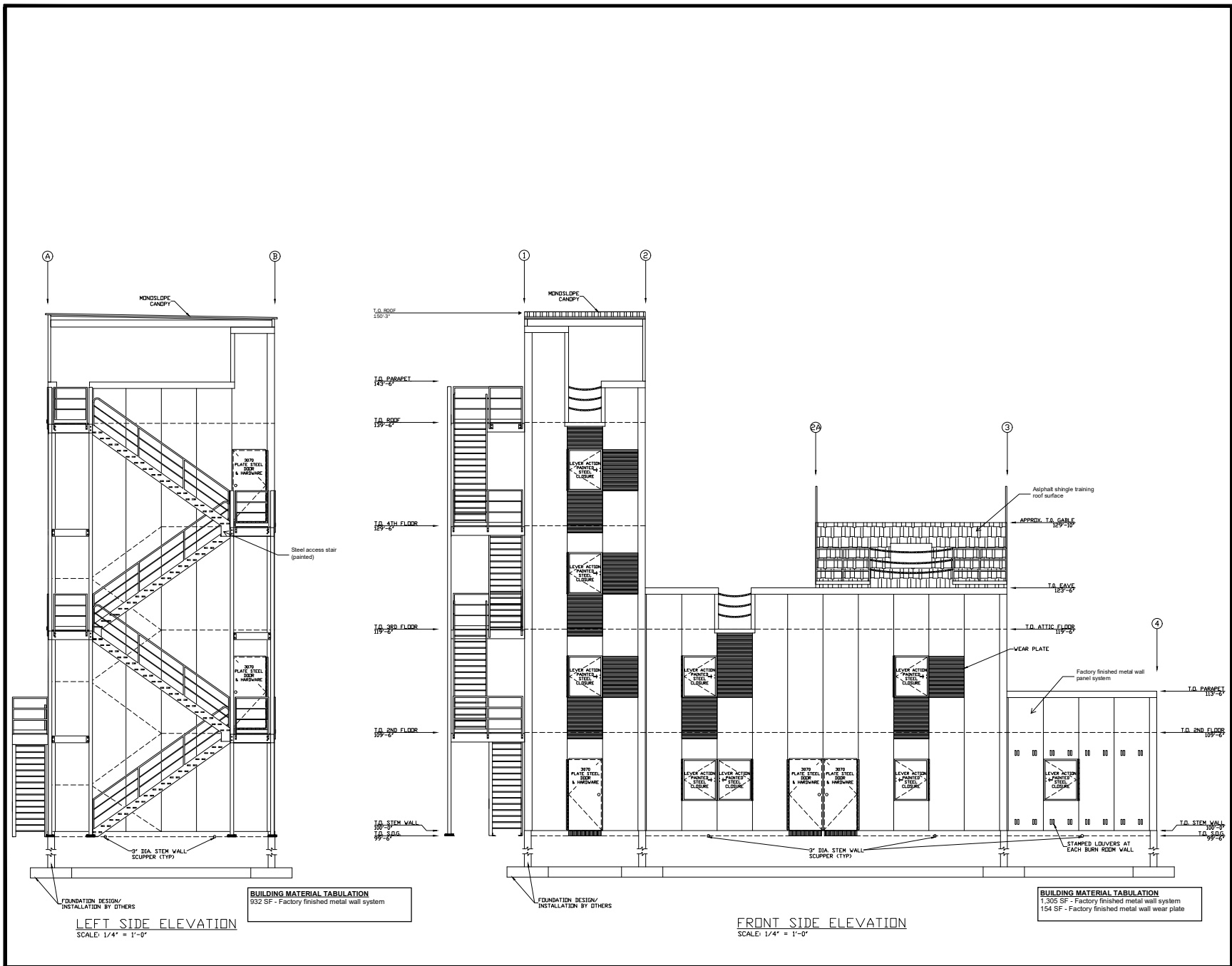
SITE PLAN SUBMISSION

TITLE
SITE PLAN
FIRE TRAINING TOWER

REVISIONS

JOB NO. 20283
Issue Date: FEBRUARY 4, 2025
Drawn By: AB
Checked By: AB

SHEET NO.
A100
ISSUE FOR REVIEW



FIRE TRAINING TOWER
STATION NO. 4

Sherman, Texas

HIDELL
ASSOCIATES
ARCHITECTS

3833 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4866
FAX (972) 416-0169 E-MAIL: ababcock@hidell.com



OWNER
CITY OF SHERMAN
220 W. MULBERRY
SHERMAN, TEXAS 75090

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4409
FAX: (972) 562-4471
jbc@crossengineering.biz

SITE PLAN SUBMISSION

TITLE

EXTERIOR ELEVATIONS
FIRE TRAINING TOWER

REVISIONS

JOB NO. 20283

Issue Date: FEBRUARY 4, 2025

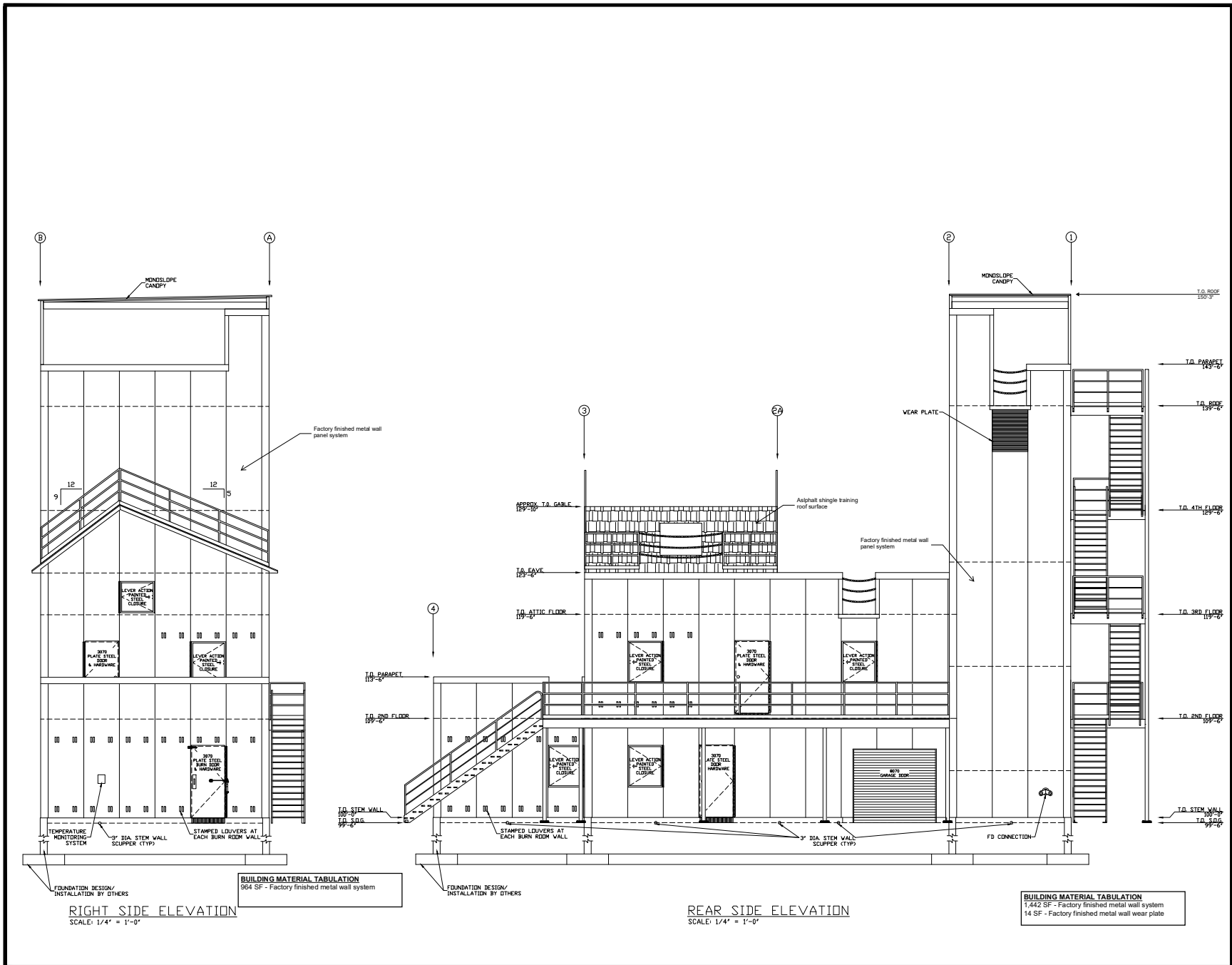
Drawn By: AB

Checked By: AB

SHEET NO.

A300

ISSUE FOR REVIEW



FIRE TRAINING TOWER
STATION NO. 4

Sherman, Texas

HIDELL
ASSOCIATES
ARCHITECTS

3833 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4866
FAX (972) 416-0189 E-MAIL: ababcock@hidell.com



OWNER
CITY OF SHERMAN
220 W. MULBERRY
SHERMAN, TEXAS 75090

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4409
FAX: (972) 562-4471
jdc@crossengineering.biz

SITE PLAN SUBMISSION

TITLE

EXTERIOR ELEVATION
FIRE TRAINING TOWER

REVISIONS

JOB NO. 20283

Issue Date: FEBRUARY 4, 2025

Drawn By: AB

Checked By: AB

SHEET NO.

A301

ISSUE FOR REVIEW



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1400 BLOCK SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 25-000531)**

The request of Nest O Land, LLC (Owner), Jonathan Hake (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 1400 Block South FM 1417 (Heritage Parkway), consisting of 0.878 acres, being Lot 3, Block One, Replat of Bowling Heights Addition and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Heritage Parkway Retail.

Background:

The property is located in the 1400 Block South FM 1417 (Heritage Parkway) near the intersection of South FM 1417 (Heritage Parkway) and Brookstone Drive. The owner is requesting Site Plan approval of Heritage Parkway Retail.

Origination:

Nest O Land, LLC (Owner), Jonathan Hake (Representative) and Copley Land Surveying (Surveyor)

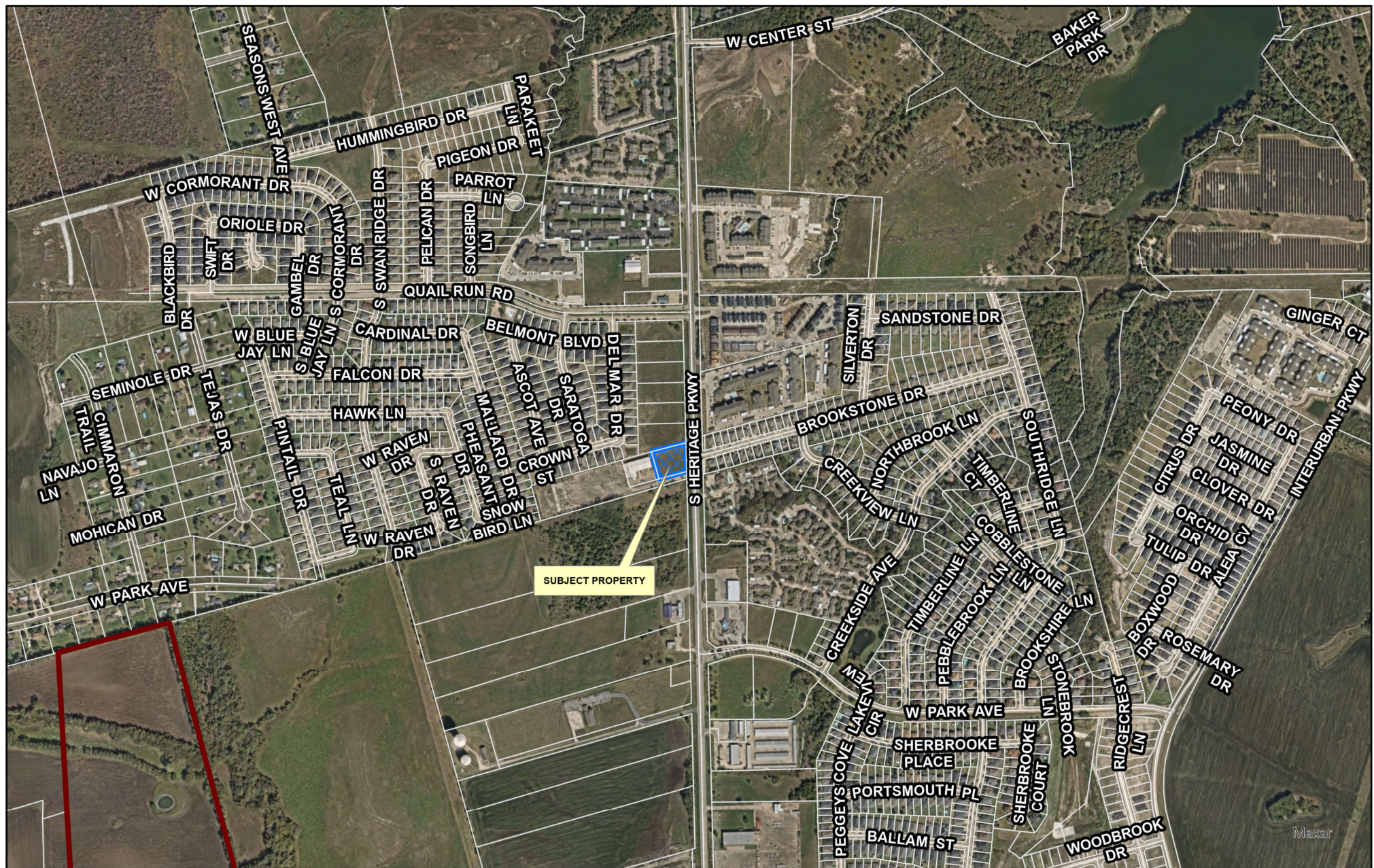
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Comment Response Letter
5. Site Plan
6. Elevations
7. Landscape Plan

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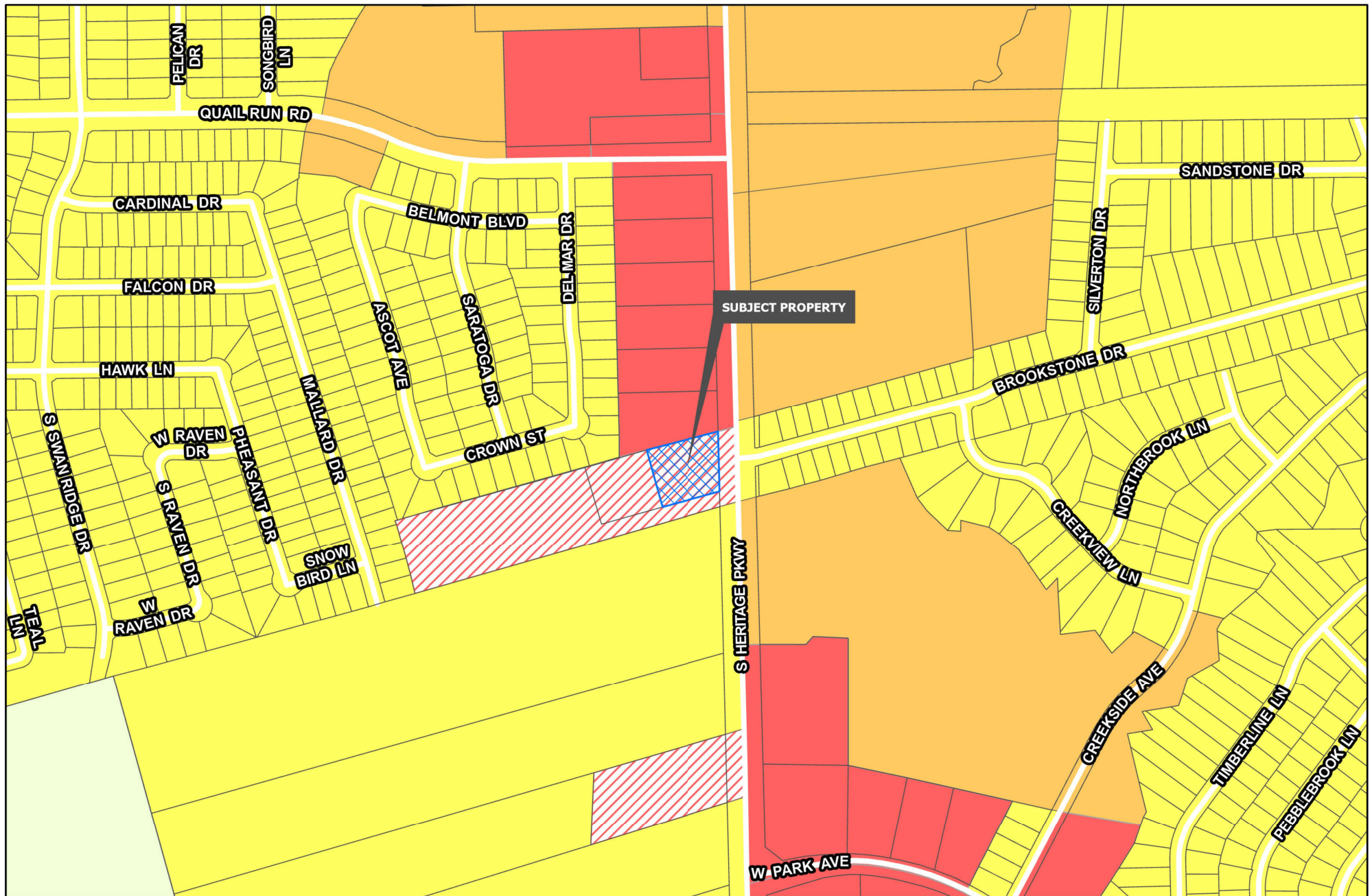


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1400 BLK S FM 1417(HERITAGE PKWY)



Date: 2/13/2025 4:22 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

		Road Names All

CITY OF SHERMAN
ZONING MAP
1400 BLK S FM 1417(HERITAGE PKWY)

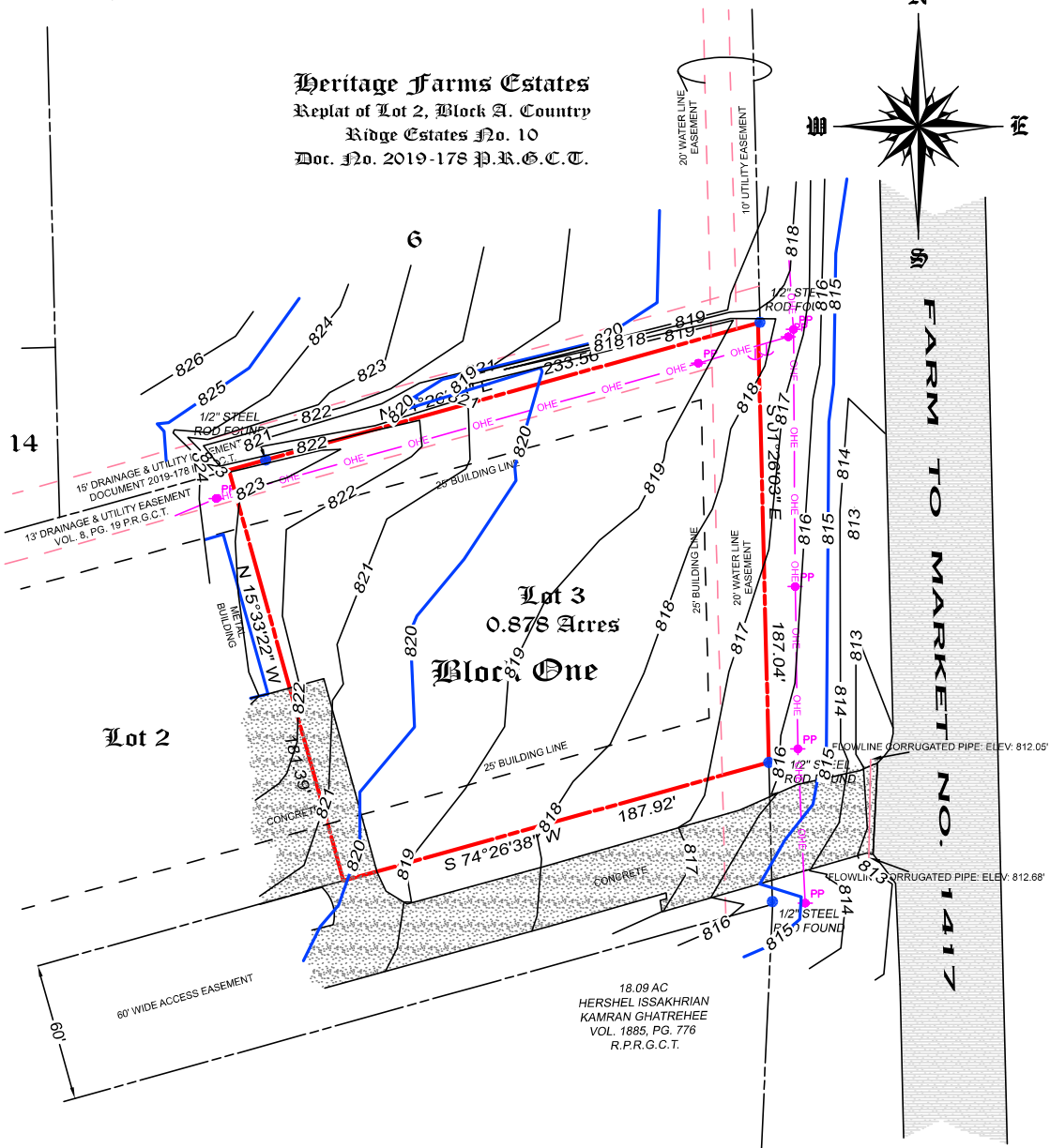




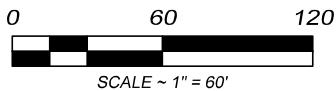
~ PROPERTY ADDRESS ~
TBD F.M. HIGHWAY NO. 1417
SHERMAN, TEXAS



Heritage Farms Estates
Replat of Lot 2, Block A, Country
Ridge Estates No. 10
Doc. No. 2019-178 P.R.G.C.T.

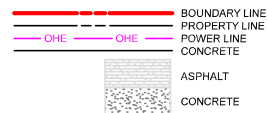


~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)



Copyright © 2024
Copley Land Surveying, Inc.
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Legend



Topographical Survey
Lot 3, Block One
Replat of Bowling Heights Addition
Sherman, Texas



Copley Land Surveying
5904 Texoma Parkway, Sherman, Texas 75090
TX 903-415-0643
john@copleylandsurveying.com

DATE OF LAST SITE VISIT: 5/6/2024

CLS Job# 24040189-2





March 4, 2025

Ms. Kerri Turner
Development Services Planning Technician
Development Services Department
City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

**Re: Project Number: 25-000531
Heritage Parkway Retail
Comments Response Letter**

Dear Ms. Turner:

The following is our response to the comments received on our Second Site Plan submittal:

ZONING

Action Items:

Site Plan

1. The tabulation states the building area is 7967 square feet, but the image states that the building is 8683 square feet.
 - a. Please make sure tabulation is consistent with the image.
 - i. Calculations appear to be consistent with 7967 square feet. If the structure is 8683 square feet, make sure that FAR and all applicable tabulation information is updated.

Response: Building Area is 7967 SF. Plans updated accordingly.

ENGINEERING

Revisions Required by Engineering Department:

2. Show instrument information of 60' Access Easement as shown on site plan. If no filed Access Easement exists, remove from site plan.

Response: Instrument information shown. See revised plans.

Engineering Informational Comments:

3. Mutual Access by separate instrument from property owner to the South will be required prior to building permit being issued. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)*

Response: Access Easement is existing. Filing information added to plans. Additional Easement not required.

4. Subject property does not have direct access to public wastewater main. Extension of wastewater main across Heritage Parkway (FM 1417) and to Northern property line by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h)*

Response: Wastewater main & wastewater stub to the north added to plans.

5. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Response: Understood.

FIRE SERVICES

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

*Site plan does not include hydrant location, unable to verify this following code. There is one across 1417 that will comply with the 600' to every exterior portion but does not meet the following code.

6. [] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)*

Response: Understood. Fire hydrant added to site.

The following are informational items only that may be applicable during construction but should not hold up approval of a site plan for zoning by the Fire Marshal's Office.

7. [] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*

Response: Understood.

8. [] 505.1 Amended - Strip malls in addition to the front identification shall provide the name of the business and numeric address or suite identifier on the rear access door. Town homes with rear alley garage access in addition to the front identification shall provide the numeric address near the garage door. *(Located In City Ordinances Amendments)*

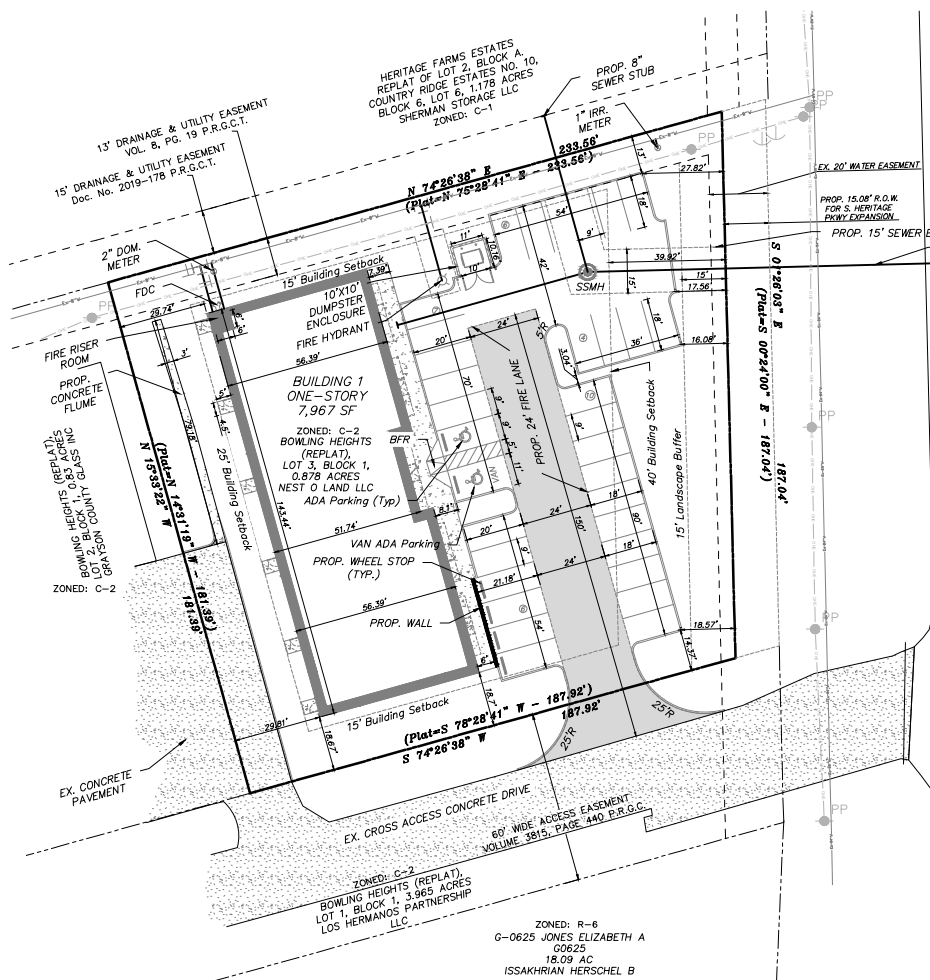
Response: Understood.

If you need any additional information, please feel free to contact me.

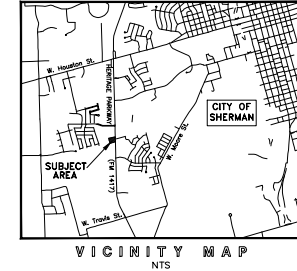
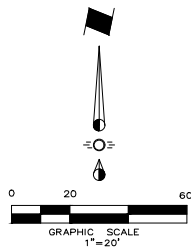
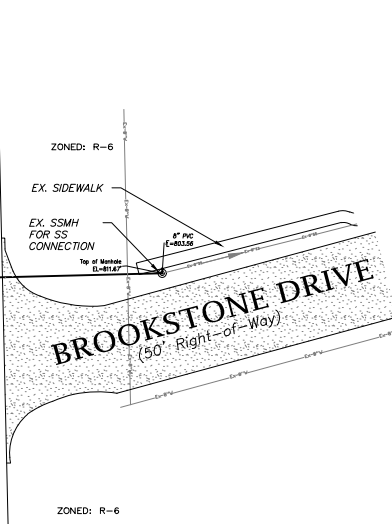
Sincerely,

CROSS ENGINEERING CONSULTANTS, INC

Jonathan Hake, PE
Project Engineer



S. HERITAGE PARKWAY (FM 1417)
(Variable Width Right-of-Way)



- LEGEND**
- Firelane
 - Existing Concrete Pavement
 - Proposed Sidewalk (Private)
 - Proposed Dumpster
 - ADA Parking
 - Parking Count
 - Proposed Wheel Stop Typical
 - Barrier Free Ramp

SITE DATA TABLE	
Name of Project/Development	Heritage Parkway Retail
Proposed Use:	Retail
Zoning District:	C-2
Lot Area Gross:	0.878 Acres (38,235 SF)
Lot Area Net: (Post ROW Dedication)	0.813 Acres (35,405 SF)
Impervious Surface Area:	22,244 (SF)
Pervious Surface Area:	15,981 (SF)
BUILDING DATA	
Total Gross Intensity (FAR)	0.225 :1
Units:	5
Density:	6.2 Units/Acre
Square Footage	
Total Square Footage	7,967 SF
Percent Lot Coverage	22.5%
Setbacks	
Front Setback	40'
Side Interior Setback	15'
Rear Setback	25'
Maximum Structure Height	35'
Provided Structure Height	24'
Max No. Stories/Floors	1-Stories
PARKING & ACCESS	
Parking Required:	32
1 Spaces per 250 SF Gross Floor Area	32
Total Parking Required	33
Parking Provided:	33
# Disabled Parking	2
	3 Van Accessible

OWNER:
Terraco Construction
PO Box 3037
McKinney, Texas 75070
Phone (972) 444-7709
Contact: Bruce Marcus

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan D. Hake, P.E.

SURVEYOR:
Copley Land Surveying
5904 Texoma Parkway,
Sherman, TX 75090
Phone (903) 415-0643
Email: John@copleylandsurveying.com



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY. (66) least 72 hours prior to digging.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

Issue Date	Description
1 10/09/2024	
2 02/05/2024	
3 03/04/2024	
4	
5	
6	

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Tessa P.E. Firm No. F-5955

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 3/11/25. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN	
HERITAGE PARKWAY RETAIL	
TERRACO CONSTRUCTION	
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS	

Sheet No.	SP
Project No.	24062

Heritage Parkway Retail

1.28.25

Heritage Pkwy & Quail Run Rd

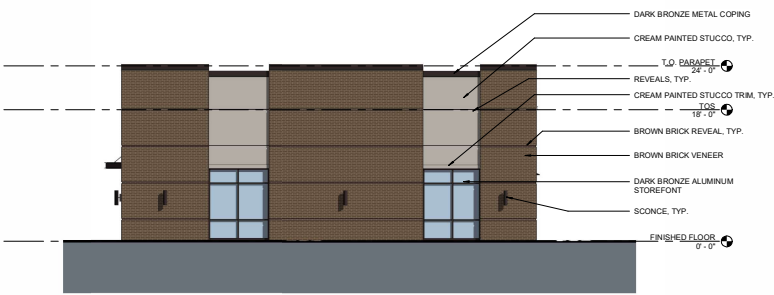
SCHEMATIC DESIGN

1/8" = 1'-0"



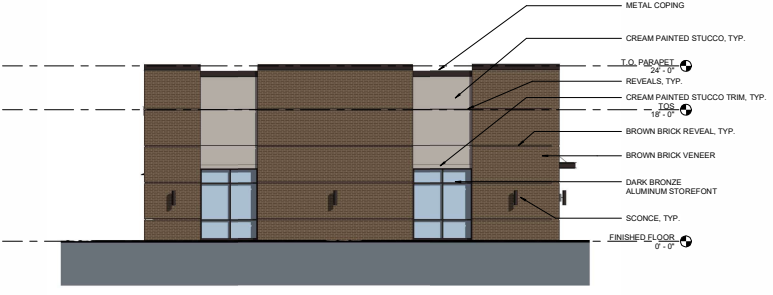
1 Schematic East Elevation

1/8" = 1'-0"



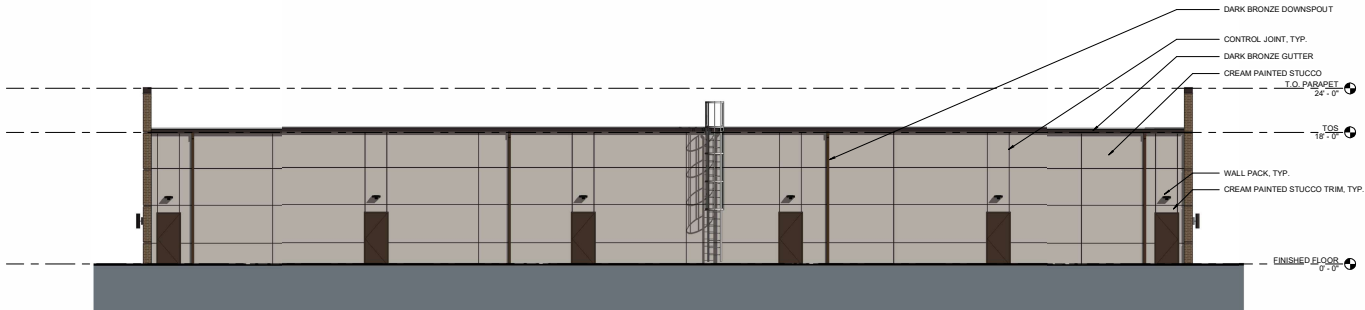
2 Schematic North Elevation

1/8" = 1'-0"



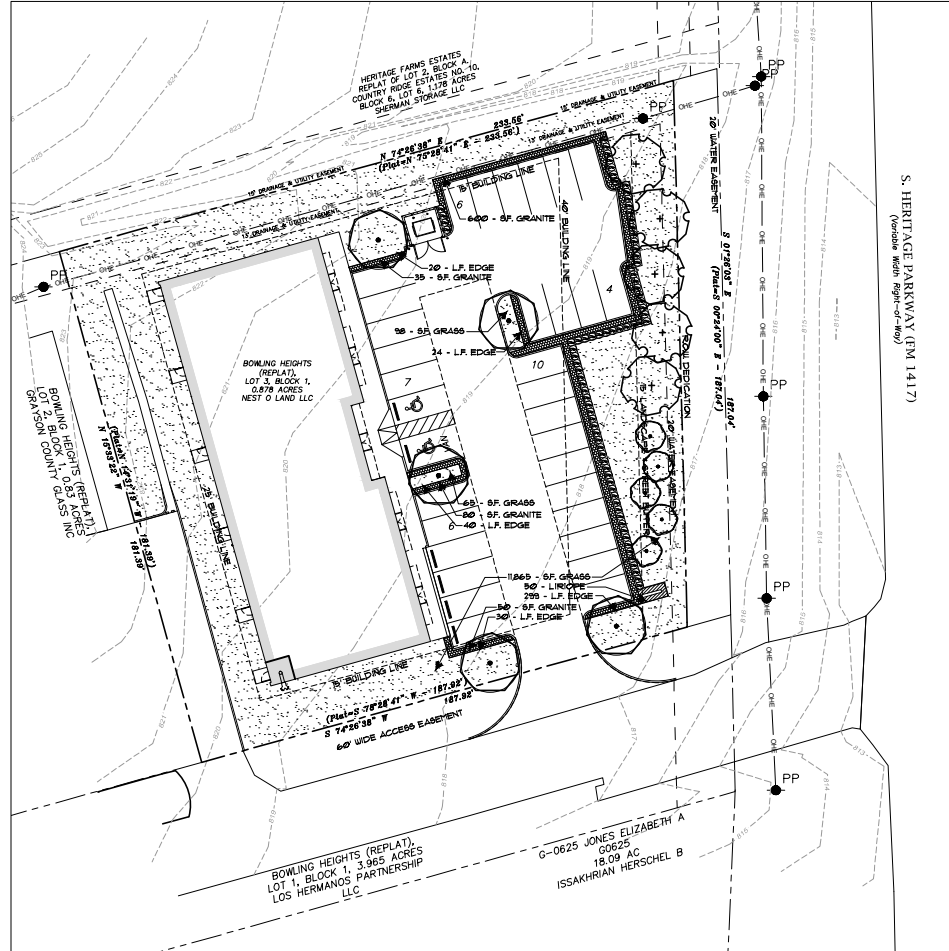
3 Schematic South Elevation

1/8" = 1'-0"



4 Schematic West Elevation

1/8" = 1'-0"





Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2500 BLOCK NORTH HIGHWAY 75 (Project No. 25-000551)**

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Underwood Drafting & Surveying, Inc., (Surveyor) for the property in the 2500 Block North Highway 75, consisting of 2.244 acres in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Bubba's 33 Restaurant.

Background:

The property is located in the 2500 Block North Highway 75 near the intersection of East Lamberth Road and North Highway 75. The owner is requesting Site Plan approval of Bubba's 33 Restaurant.

The following has been approved for this location:

- 1/08/1995 – Zone Change from an R-1 (One-Family Residential) District to C-2 (General Commercial) District.

Origination:

Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Underwood Drafting & Surveying, Inc., (Surveyor)

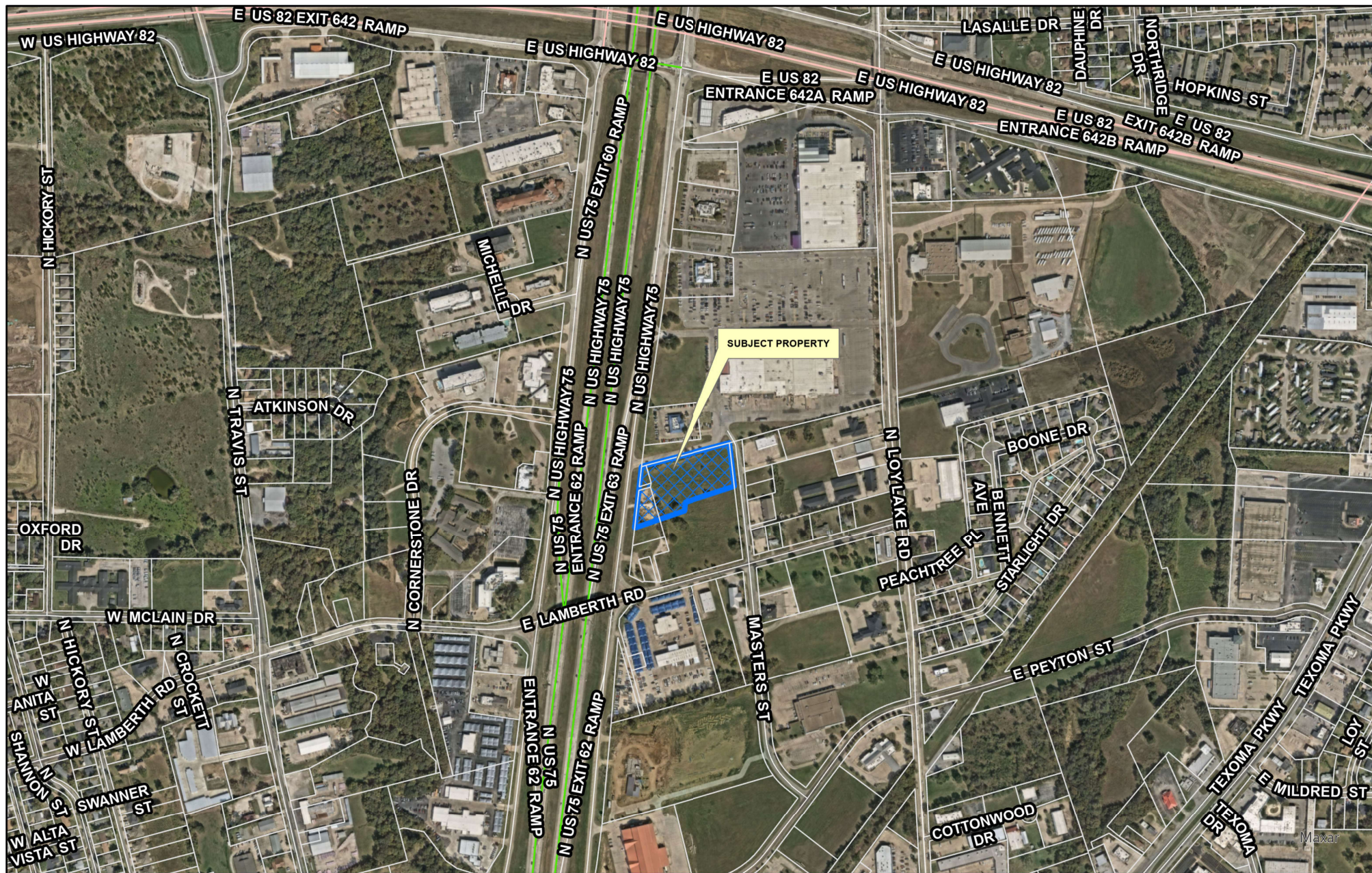
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Narrative
5. Comment Response Letter
6. Site Plan
7. Elevations
8. Landscape Plan

diagone H:\PLANNING\Public Notification KT.aprx

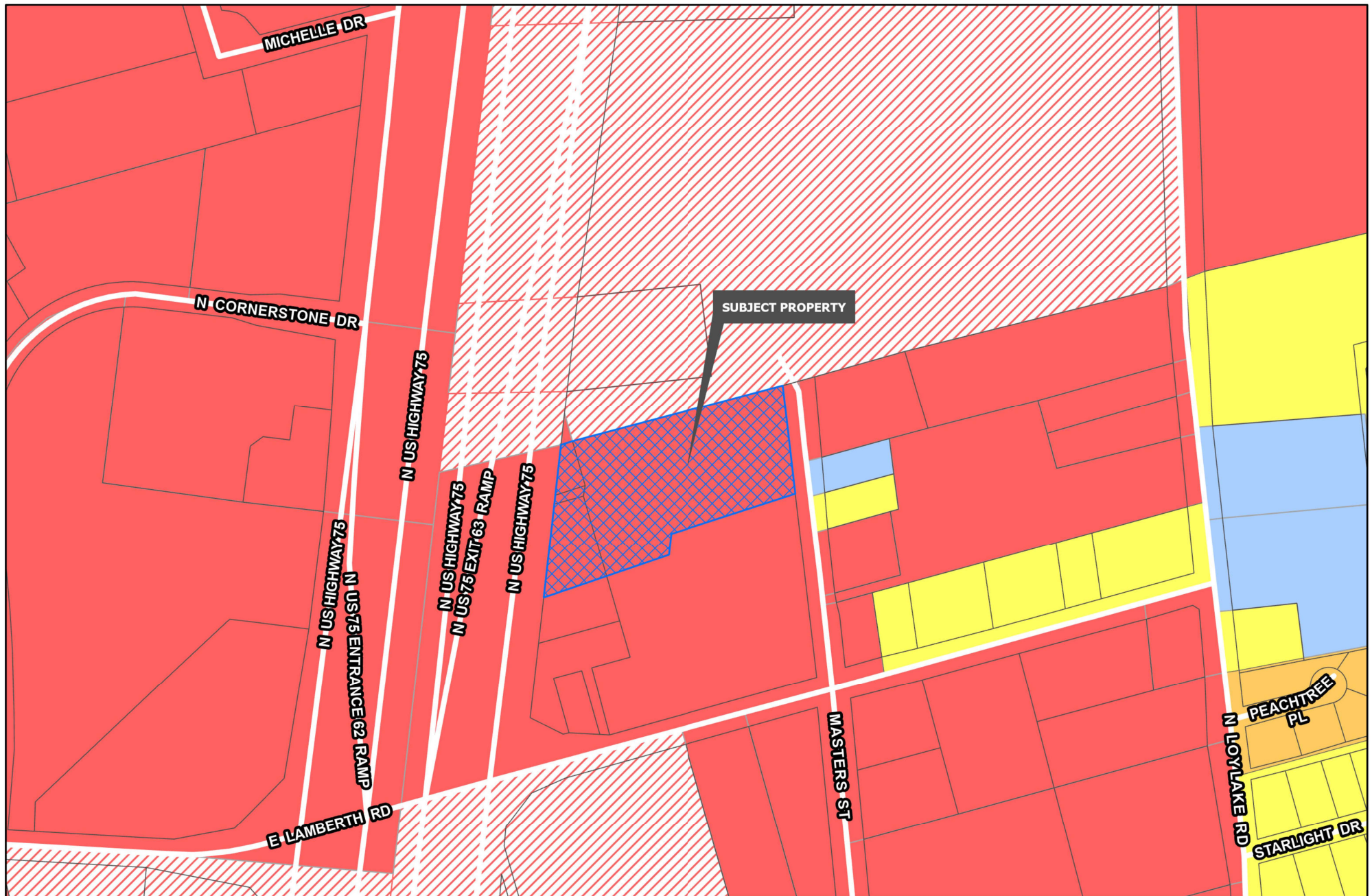


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2500 BLK N HWY 75



Date: 2/13/2025 4:22 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
2500 BLK N HWY 75



LEGEND			
	1/2" STEEL ROD SET		GAS MARKER
	1/2" STEEL ROD FOUND		BENCHMARK
	"3" CUT IN CONCRETE CONC. MAN. FOUND		TELEPHONE MANHOLE
	POWER POLE		TELEPHONE PEDISTAL
	SEWER MANHOLE		CABLE MARKER
	FIRE HYDRANT		TV PEDISTAL
	WATER VALVE		BOUNDARY LINE
			PROPERTY LINE
			OVERHEAD ELEC.

1. The property has a total area of 6.985 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of underground utilities are depicted hereon.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.

7. The subject tract has direct access to U.S. Highway No. 1, E. Lamarr Road, and N. Masters Street. All public dedicated right-of-way;
8. No above ground evidence of pipeline found during the survey. Underground pipelines may or may not be on property. Undergrnd will need to contact Dig Test "811" for locating any pipelines.
9. There is no evidence regarding proposed changes to street right- of-way lines.
10. There are no visible encroachments or overlapping

11. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to the Surveyor have been plotted hereon or otherwise noted as to their effect on the subject Property.
12. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.

	FIRST PARTY
	SECOND PARTY

The following items were intentionally deleted from the title commitment:

10a., 10b., 10c., 10k., 10o., 10aa.,
10bb., 10ee., 10ff., 10hh.,

Sheet 1 of 1

Revisions	Date
LETTER	06/14/24
LY DELETED ITEMS	06/17/24

		
Project Location GRAYSON COUNTY		PROJECT NO. _____ SHEET NO. _____
Project Address TBD U.S. HIGHWAY 75 & LAMBERTH STREET CITY OF SHERMAN		
Project Name		
PROJECT DESCRIPTION		

PHONE (903)465-2151
FAX (903)465-2151

Prepared For:

JAMES F. MUNSON, JR.

Job Number: 00000000

By graphic plotting only, the subject tract lies within Zone "X" (areas outside the 100 year flood, as defined by FEMA Flood Insurance Rate Map, No. 48181C 0290 G, which bears an effective date of September 1, 2022.

The Title Description and Schedule B Items hereon are from Chapin Title Company, commitment # 325359, Effective Date June 6, 2024.

The surveyed property is subject to any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume 414, Page 125, Deed Records, Grayson County, Texas.

(No items to plot)

Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, is contained in instrument from R. W. Pennington and Eudora Pennington to Bobby Nelson and Jack W. Nelson, in Volume 638, Page 225, Deed Records of Grayson County, Texas.

Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from Bessie Grace Deadalley Cole to Raymond Lee Cole and Mary Cole, in Volume 716, Page 375, Deed Records of Grayson County, Texas.

Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from David Luther Mackey and Mary Katherine Mackey to Charles H. Mortenson and Shirley L. Mortenson, in Volume 1221, Page 501, Deed Records of Grayson County, Texas.

Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from Frankie Madison Walker, Mabel Madison Collins and Evelyn Madison Hicks to William Eugene Parker and Peggy Ann Parker, in Volume 1363,

Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument from W. N. Shaw and Hattie Marie Shaw to Russell

Charles Spears, et al., In Volume 1585, Page 358, Deed Records of Grayson County, Texas.

Tract of land described in deed is part of subject tract.

Undivided interest in coal, lignite, oil, gas and other minerals, together with rights incident

Tract of land described in deed is part of subject tract.

Tract 1 described in deed is part of subject tract. The other tracts are not part of subject tract.

Mineral Deed executed by Bessie D. Cole to Vera May Cole Latham and Doris D. Ann Cole Anderson, filed February 28, 1973, recorded in Volume 1242, Page 544, Deed Records, Grayson County, Texas.

Tract of land described in deed is part of subject tract.

Mineral Deed executed by Evelyn Madison Hicks to Nobel Madison Collins, filed May 6, 1979, recorded in Volume 1458, Page 8, Deed Records, Grayson County, Texas.

Tract of land described in deed is part of subject tract.

Mineral Deed executed by Mabel Madison Collins to Frankie Madison Walker, died May 6, 1979, recorded in Volume 1472, Page 315, Deed Records, Grayson County, Texas.

Tract of land described in deed to part of subject tract.

Mineral and Royalty Deed executed by Mabel Madison Collins to Joe L. Collins and Lunette

Tract of land described in deed is part of subject tract.

Tract 1 in deed is part of subject tract. Tract 2 is unable to be located by description.

Tract 1 in deed is part of subject tract. The other tracts described are not part of subject tract.

Tract 1 in deed is part of subject tract. The other tracts described are not part of subject tract.

Tract 1 in deed is part of subject tract. The other tracts described are not part of subject tract.

Mineral Decd executed by Betsy H. Spears to Betsy H. Spears, Trustee of the Betsy H. Spears Revocable Trust, filed November 5, 2009, recorded in Volume 4721, Page 1, Official Public Records, Grayson County, Texas.

Tract 1 is dead in part of subject tract. The other tracts described are not part of subject tract.

Easement from Jennings Caraway to Texas Pipeline Company, of record in Volume 602, Page 216 of the Deed Records of Grayson County, Texas.

Affects the surveyed property (Blanket in nature)

Encumbrance from W. I. Harvey to Texas Pipeline Company, of record in Volume 577, Page 68 of the Deed Records of Grayson County, Texas.

Affects the surveyed property (Blanket in nature) First and Second Party shown.

ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.

Project Location GRAYSON COUNTY	Prepared For:
------------------------------------	---------------

Project Address	JAMES F. MUNSON,
TRD, U.S. HIGHWAY 75 &	

122 S.W. HIGHWAY 70 & LAMBERTH STREET CITY OF SHERMAN	Project Name
---	--------------

	Job Number 24050
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ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.

Prepared For:

JAMES F. MUNSON, JR.

Project Address
RD U.S. HIGHWAY 75 &
AMBERTH STREET
CITY OF SHERMAN

[illegible]

Job Number	24050585
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Page 42 of 179

Letter of Intent

Bubba's 33 Restaurant

NEC of US 75 and Lamberth Road

Four Rivers Capital, Inc. (FRC), intends to purchase and approximate 6.9 acre tract of land from Sherman Development Limited Partnership No. 3, LP, on which they plan to develop into a 4 lot development. On one of the proposed 4 lots, FRC wishes to develop a new single story Bubba's 33 (sit-down) restaurant. The subject property is located at northeast corner of US 75 and Lamberth Road. The tract is currently vacant and the restaurant site is proposed to be platted as Lot 4, Block 1 of the ESA Sherman Addition.

The existing tract is currently zoned C-1 "Commercial" and is within the Commercial Enterprise Zone as well as the within US 75 Overlay District. Our proposed restaurant use is allowed by right within the current zoning designation. The proposed development intends to meet the other requirements of the Zoning Ordinance and Overlay Districts and no variances are being proposed.

Based upon the development's location at northeast corner of US 75 and Lamberth Road, there appear to be adequate facilities for transportation/traffic, water, wastewater and drainage services in place.



March 4, 2025

Kerri Turner
Development Services Planning Technician
City of Sherman
Development Services Department

Re: Bubba's 33 - Project No. 25-000551

Dear Kerri,

The following are Vasquez Engineering, LLC's responses (**VE Response:**) to comments received via email from you on 02/25/2025.

Zoning

Site Plan

1. The setback from highway 75 is 40' from the right-of-way or 25' plus the height of the building, whichever is greater. (Sec. 14.03.001(e)(1))
 - a. In this case the setback line along Highway 75 should be 49.5'
 - i. The height of the building is $24.5 + 25 = 49.5$

VE Response: Setback has been revised as requested.

2. The build line that is near the southeast corner of the building that is showing 25' only needs to be 15'. We would not consider that the rear of the property.

VE Response: Setback has been revised as requested.

3. Required parking for a restaurant is 1 space for every 150 square feet. (Sec. 14.04.003(e)(1))
 - a. Update the required parking to 51 spaces

VE Response: Required parking calculation revised as requested.

Informational Zoning comment:

Signs will be permitted separately and must adhere to the ordinance 14.07.009. This includes wall signs and freestanding signs.

VE Response: Sign comment noted.

Engineering

Revisions Required by Engineering Department:

4. East-West driveway is not a Public right-of-way. Remove street name and label.

VE Response: Street name and label removed as requested.

Engineering Informational Comments:

5. Replatting of the property is required. Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004

VE Response: Preliminary Plat for overall development currently under review.

6. Wastewater main shall be extended in accordance with City criteria to serve proposed Lot 3 of proposed ESA Sherman Addition. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
VE Response: Wastewater will be made available to all the lots. Since this is only a commercial development, is a wastewater capacity analysis still required?
7. Widening or improvement of Masters Street by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
VE Response: Negotiations regarding Masters Street underway between City and Developer.
8. F.L.A.U.E may need to be reduced to Fire Lane & Access Easement upon civil review. *Code of Ordinances Chapter 10.02.002(e)(11); 10.03.003(f)(12); Engineering Design Standards Manual Sec. 6.2*
VE Response: Per plat comments easement revised to be just an Access Easement.
9. Internal water and wastewater lines will be privately owned and maintained.
VE Response: Comment noted for water main services and wastewater services. Wastewater main serving each lot will be public and within a public sanitary sewer easement.
10. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
VE Response: Comment noted.
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
VE Response: Comment noted.
12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*
VE Response: Comment noted.

Fire Services

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

***Riser room door is not noted.**

13. [] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments)*
VE Response: Riser room door shown on site plan. Access is through dumpster enclosure.

The following are informational items only that may be applicable during construction but should not hold up approval of a site plan for zoning by the Fire Marshal's Office.

14. [] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel.
(Located In City Ordinances Amendments)

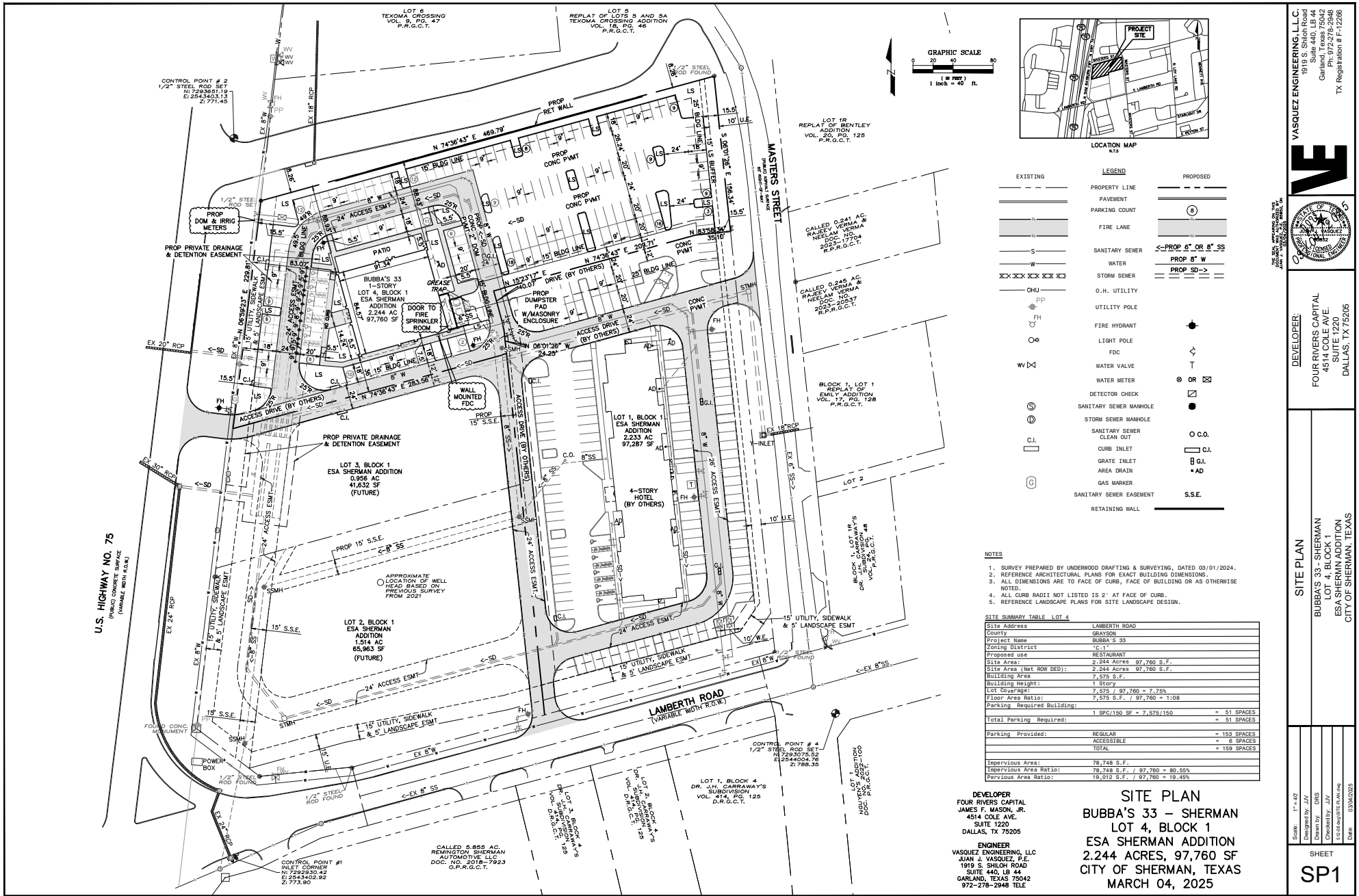
VE Response: Comment noted.

We believe we have addressed the mandatory comments and look forward to your final approval. Please feel free to contact me with any additional questions or comments you may have.

Sincerely,
VASQUEZ ENGINEERING, L.L.C.
Texas Firm Reg. #F-12266

Juan J. Vasquez

Juan J. Vasquez, P.E.
President



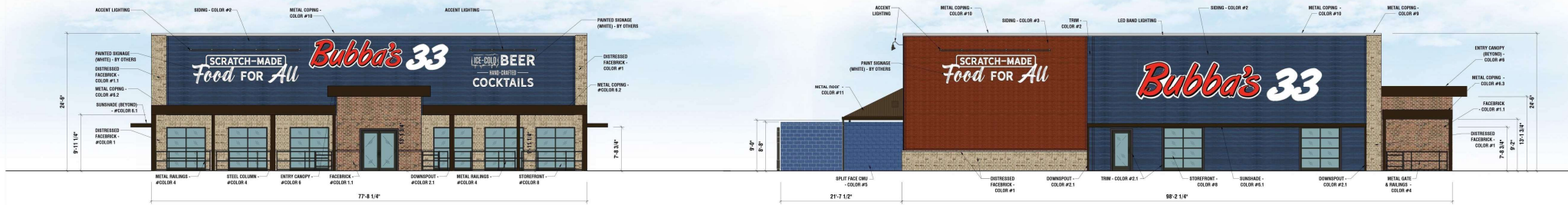
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
Ph: 972-278-2948
TX Registration # 1-12286

DEVELOPER:
FOUR RIVERS CAPITAL
4514 COLE AVE.
SUITE 1220
DALLAS, TX 75205

SITE PLAN
BUBBA'S 33 - SHERMAN
LOT 4, BLOCK 1
ESA SHERMAN ADDITION
CITY OF SHERMAN, TEXAS

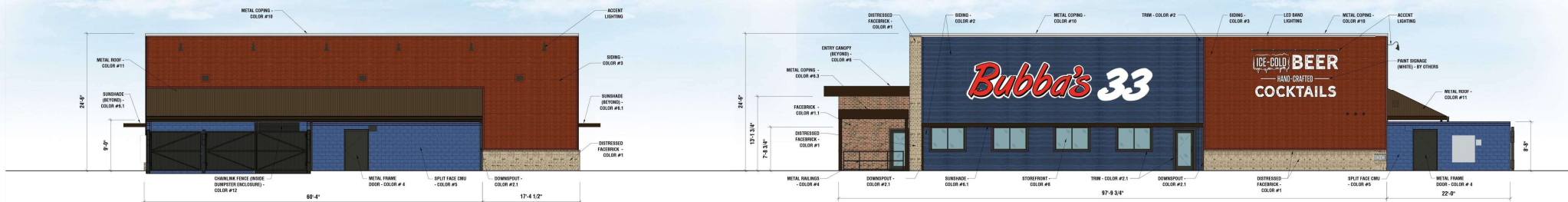
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Drawn by: DBS
Checked by: JAV
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Date: 03/04/2025

SHEET
SP1



FRONT ELEVATION

LEFT ELEVATION

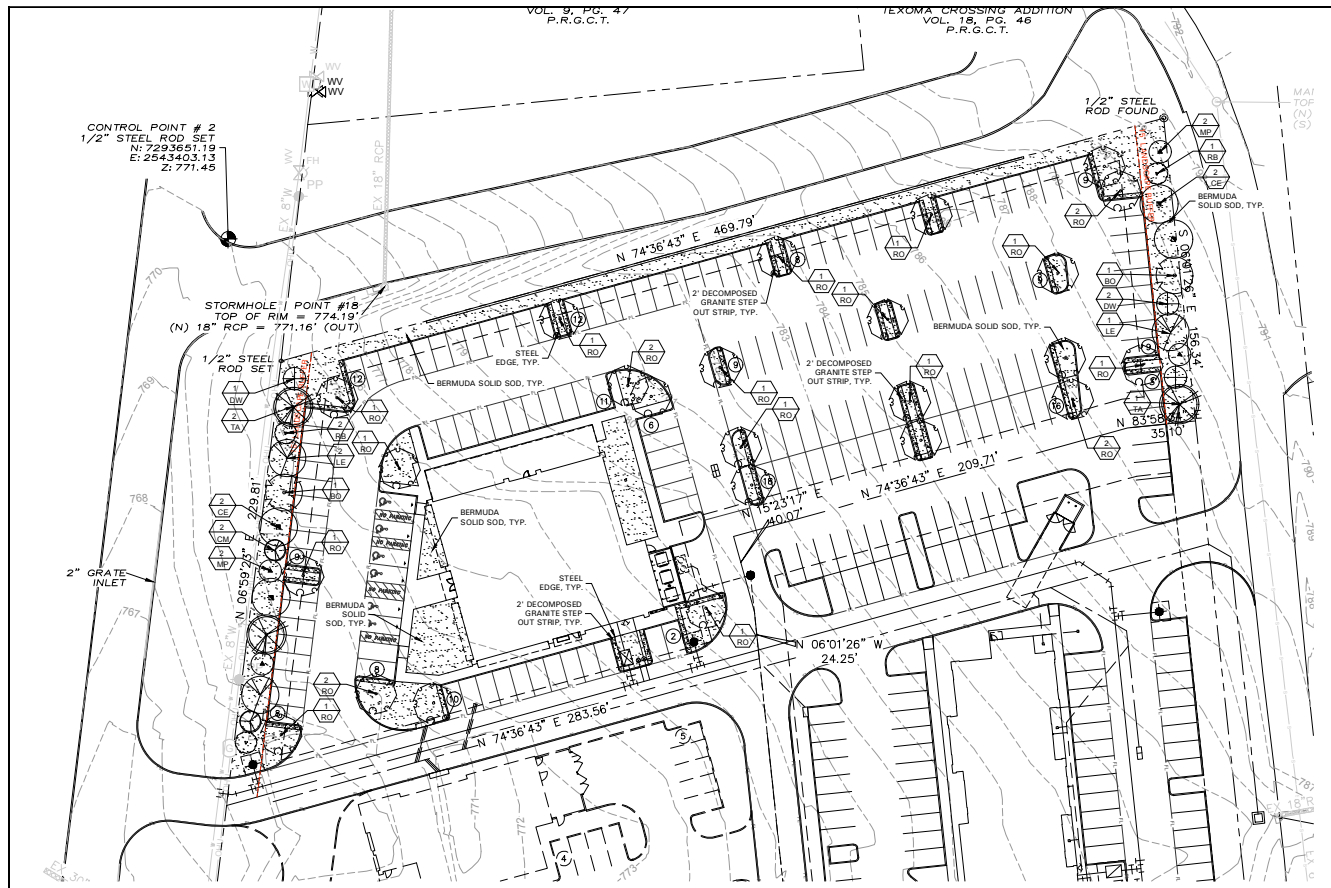


REAR ELEVATION

RIGHT ELEVATION

EXTERIOR FINISH SCHEDULE			
BUILDING ITEMS	DESCRIPTION	BUILDING ITEMS	DESCRIPTION
DISTRESSED FACEBRICK & ROWLOCK	COLOR #1 STATESVILLE SHERWOOD FOREST - "AUTHENTIC TUMBLE"	ALL-SEASON AREA ROOF	COLOR #3 METAL COPING FACED "FLAT ROOF" (16" HIGH)
DISTRESSED FACEBRICK	COLOR #1 STATESVILLE OLD JEFFERSON - "AUTHENTIC TUMBLE"	BEYOND KACH DOCK CANOPY	PRE-FINISHED DARK BRONZE COLOR #4 NOT USED
FIBER CEMENT SIDING	COLOR #2 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATH"	ACCENT BAND	COLOR #7 NOT USED
FIBER CEMENT TRIM & DOWNSPUTS	COLOR #2.1 SHERWIN-WILLIAMS: SW7093 "DARKROOM"	STOREFRONT (FIXED)	COLOR #8 PRE-FINISHED DARK BRONZE
FIBER CEMENT SIDING	COLOR #3 SHERWIN-WILLIAMS SW6335 "FIRE BRICK"	STOREFRONT (OPERABLE)	NOT USED
METAL DOORS, FRAMES, METAL RAILS, STEEL COLUMNS, DUMPSTER GATES, & BOLLARDS	COLOR #4 PORTER PAINTS: EXTERIOR, COLOR: BLACK	GARAGE DOORS	NOT USED
SPLIT FACE CMU WALL	COLOR #5 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATH"	METAL COPING	COLOR #9 PRE-FINISHED WHITE
ENTRY CANOPY	COLOR #6 METAL COPING FACED "FLAT ROOF" (24" HIGH) PRE-FINISHED DARK BRONZE	METAL COPING	COLOR #10 PRE-FINISHED GALVALUME
SUNSHADE CANOPY LOUVER	COLOR #1 CANTILEVER (0" HIGH) PRE-FINISHED DARK BRONZE	METAL ROOF	COLOR #11 METAL SAILS: CORRUGATED; PRE-FINISHED DARK BRONZE
OUTDOOR WAITING CANOPY	COLOR #1.2 METAL COPING FACED "FLAT ROOF" W/ COLUMN SUPPORT (20" HIGH) PRE-FINISHED DARK BRONZE	CHAINLINK FENCE	COLOR #12 PRE-FINISHED GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY. PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE NOTES
SHADE TREES				
2	BO	Bur Oak	<i>Quercus macrocarpa</i>	3" cal. 12' ht., 4' spread, matching
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal. 12' ht., 4' spread, matching
3	LE	'Bosque' Lacebark Elm	<i>Ulmus parvifolia 'UPMTF'</i>	4" cal. 14' ht., 5' spread, matching
24	RO	Red Oak	<i>Quercus rubra</i>	3" cal. 12' ht., 4' spread
	TA	Chinquapin Oak	<i>Quercus muhlenbergii</i>	3" cal. 12' ht., 4' spread, matching
ORNAMENTAL TREES				
2	CM	Crepe Myrtle 'Dynamite'	<i>Lagerstroemia indica 'Dynamite'</i>	30 gal. 8' ht., 4' spread, multi trunk, 3 cane min.
3	DW	Desert Willow	<i>Chilopsis linearis</i>	30 gal. 8' ht., 4' spread, multi trunk, 3 cane min.
4	MP	Mexican Plum	<i>Prunus mexicana</i>	30 gal. 8' ht., 4' spread min.
	A4FZRB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal. 8' ht., 4' spread, 3 trunk min.
GROUND COVER/VINES/GRASS				
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	
		Decomposed Granite		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE 1" BUILT UP TO FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. POSITIVE DRAINAGE AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER AREAS CORRECT GRADE SHALL BE MAINTAINED. STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROOTS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRUNK ETC. PRIOR TO FINE GRADE TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD

- SOD SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED ON PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD. FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1 1/4"). EXCLUDING TOP GROWTH AND TATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP CORERS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL JOINTS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE.
- SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, CHEERED BERMUDA GRASS SOD SHALL BE WATERED FREQUENTLY AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH

- SCAFFERY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA-HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATISTICAL LAWN REQUIREMENTS.
- THIS SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY COMMERCE OR EQUAL.
- PIPER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRA ONE" OR EQUAL.
- MANUFACTURED BY GROENERS, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A WATER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER SEEDED WITH WATER TYPE GRASS AT A RATE OF ONE POUND PER 1000 S.F. TO BE HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THE CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS SHALL BE WATERED AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for Sherman, TX

Site - 97,760 s.f.

SITE LANDSCAPE	
REQUIRED	PROVIDED
19,012 s.f. (19.45%)	

PARKING LOT LANDSCAPE

- Parking lots shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be located along the perimeter of a parking lot or interior of the parking lot as landscaped islands.
- Minimum of 1 shade tree shall be planted in all islands and every 12 stalls. Every parking space shall be within 50' of a tree.
- Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees, or other such materials. A 2' wide strip out strip to be provided for vehicles.

Parking Area = 56,113 s.f.
Parking Spaces = 159

REQUIRED	PROVIDED
5611 s.f. (10%)	6102 s.f.
13 trees	24 trees

STREET PERIMETER BUFFER

- A 15' street buffer shall be provided at the perimeters of a development adjacent to a public right-of-way.
- 2 shade trees and 2 ornamental trees shall be provided for every 1000 s.f. of buffer area.
- No more than 25% shall be single species and trees shall be planted to look natural.

US Highway 75 - 230 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 230 l.f. = 3450 s.f.	
7 shade trees	7 shade trees
7 ornamental trees	7 ornamental trees

Masters Street (East) - 156 l.f.

REQUIRED	PROVIDED
15' buffer	10' buffer
15 x 156 l.f. = 2340 s.f.	
5 shade trees	5 shade trees
6 ornamental trees	5 ornamental trees

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNER REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS HAS BEEN PROVIDED BY OTHER.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTICED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RESEED TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CHURNED AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED 1" BELOW THE TOPS OF SIDEWALKS AND CURBS.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BURL AND BURL-UP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY FIRE HYDRANTS.
- IF UNSEEDED HARDWOOD MULCH (IF SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE UNSEEDED HARDWOOD MULCH ON APPROVED EQUAL. STEEL WALKWAY MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MINAR 1408 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION

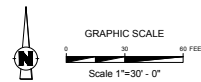
- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN IRRIGATION PRESSURE CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS

- IRREGULAR INSPECTION SHOULD BE CONDUCTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRUNK, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

- STEEL LANDSCAPE EDGING SHALL BE 3" WIDE X 1/2" THICK GALVANIZED STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS PER DETAILS.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/2" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. NO SHALL BE PLACED OVER FLEET FABRIC AT A MINIMUM OF 2" DEPTH.



DEVELOPER
FOUR RIVERS CAPITAL
JAMES F. MASON, JR.
4514 COLE AVE.
SUITE 1220
DALLAS, TX 75205

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILON ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2248 TELE

LANDSCAPE PLAN
BUBBA'S 33 - SHERMAN
LOT 4, BLOCK 1
ESA SHERMAN ADDITION
2.244 ACRES, 97,760 SF
CITY OF SHERMAN, TEXAS
FEBRUARY 05, 2025

VASQUEZ ENGINEERING, LLC
1919 S. SHILON ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
PH: 972-278-2248
TX REGISTRATION # F-1286



DEVELOPER:
FOUR RIVERS CAPITAL
JAMES F. MASON, JR.
4514 COLE AVE.
SUITE 1220
DALLAS, TX 75205

LANDSCAPE PLAN
BUBBA'S 33 - SHERMAN
LOT 4, BLOCK 1
ESA SHERMAN ADDITION
2.244 ACRES, 97,760 SF
CITY OF SHERMAN, TEXAS

Scale: 1"=40'
Designed by: JUV
Drawn by: JUV
Checked by: JUV
11/10/2025
Date: 02/05/2025

SHEET
L1.1



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5111 BLUE FLAME ROAD (Project No. 25-000574)**

The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Quiddity, Inc. (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.31 acres being in the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Atmos Service Center.

Background:

The property is located at 5111 Blue Flame Road at the intersection of Blue Flame Road and Fallon Drive. The owner is requesting Site Plan approval of Atmos Service Center.

The following has been approved for this location:

- 3/14/2025 - Preliminary Plat of TDG Sherman Lot1, Block 1 (**Conditionally Approved**)

Origination:

5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Quiddity, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

diagrone H:\PLANNING\Public Notification K.T.aprx

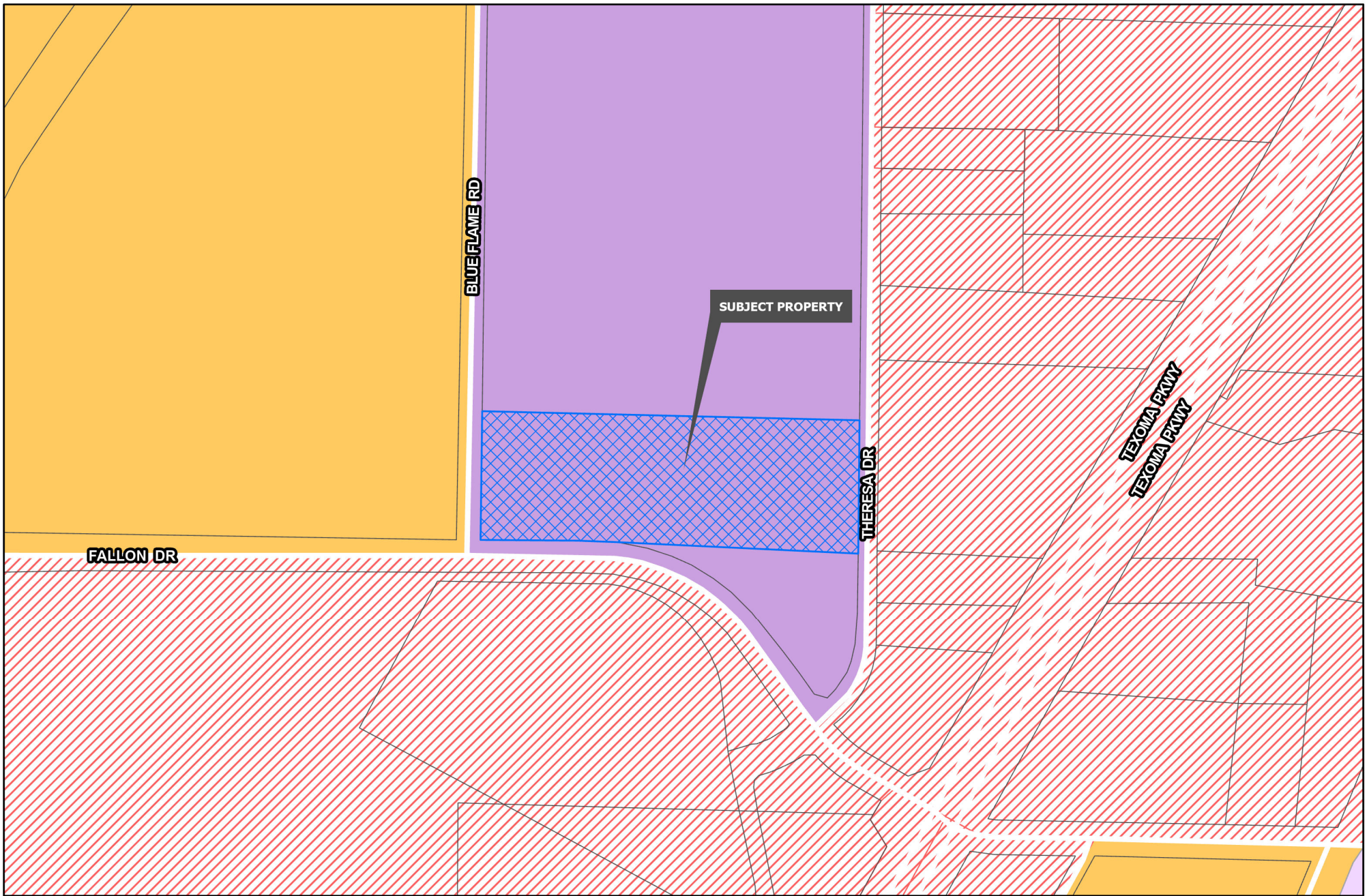


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5111 BLUE FLAME RD



Date: 2/13/2025 4:22 PM

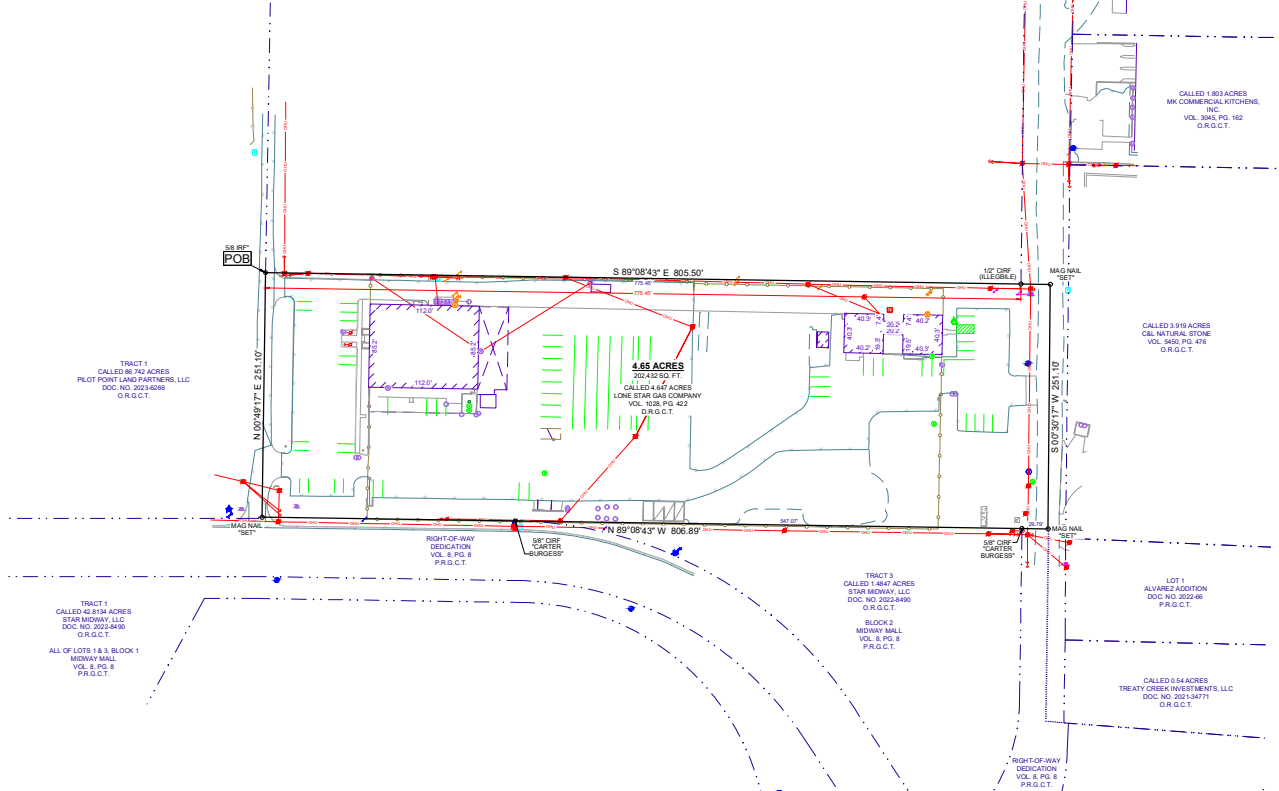


Development Services
Department

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
5111 BLUE FLAME RD





**ALTA / NSPS
LAND TITLE SURVEY**

Being 4.65 Acres of Land
out of the A. Smith Survey, Abstract Number 1
in the City of Denton, Denton County, Texas

LEGEND

EXHIBIT

LEGAL DESCRIPTION

Being a 4.65 acre tract of land out of the D. C. Shely Survey, Abstract No. 1097, situated in the City of Sherman, Grayson County, Texas, being all of a called 4.647 acre tract of land conveyed to Lone Star Gas Company by deed of record in Volume 1028, Page 422 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod found at or near the center of Blue Flame Road, being in the East line of a called Tract 1 - 86.742 acre tract of land conveyed to Pilot Point Land Partners, LLC by deed of record in Document No. 2023-0256 of the Official Records of Grayson County, Texas, being the Southwest corner of a called 27.020 acre tract of land conveyed to 5 Guys Land Holding Company, LLC by deed of record in Volume 5720, Page 282 of said Official Records, also being the Northwest corner of said 4.647 acre tract;

THENCE, S89°08'43"E, leaving the East line of said 86.742 acre tract and said Blue Flame Road, along the South line of said 27.020 acre tract, being the common North line of said 4.647 acre tract, passing at a distance of 775.45 feet, a 1/2 inch iron rod with unreadable yellow plastic cap found at the Southeast corner of said 27.020 acre tract and continuing a total distance of 805.50 feet to a PK Nail set at or near the center of Theresa Drive (right-of-way varies), being the Northeast corner of said 4.647 acre tract;

THENCE, S50°30'17"W, along or near the center of Theresa Drive, along the East line of said 4.647 acre tract, a distance of 251.10 feet to a PK Nail set in the North line of that certain right-of-way dedication for Theresa Drive of record in Midway Mall, a subdivision of record in Volume 8, Page 8 of the Plat Records of Grayson County, Texas, being the most Northerly Northeast corner of said Midway Mall, also being the Southeast corner of said 4.647 acre tract;

THENCE, N89°08'43"E, along the South line of said 4.647 acre tract, being in part, the North line of said Theresa Drive right-of-way dedication, in part, the common North line of Block 2 of said Midway Mall and in part, the common North right-of-way line of Fallon Road (right-of-way varies) passing at a distance of 26.79 feet, a 5/8 inch iron rod with yellow plastic cap stamped "CARTERBURGESSE" found at the Northeast corner of said Block 2, also passing at a distance of 547.07 feet, a 5/8 inch iron rod with yellow plastic cap stamped "CARTERBURGESSE" found at the Northwest corner of said Block 2 and continuing a total distance of 806.89 feet to a PK Nail set at or near the center of Blue Flame Road, being the Southeast corner of said 86.742 acre tract, also being the Southwest corner of said 4.647 acre tract;

THENCE, N00°49'17"E, leaving the North right-of-way line of Fallon Road, along or near the center of Blue Flame Road, being the East line of said 86.742 acre tract, also being the common West line of said 4.647 acre tract, a distance of 251.10 feet to the **POINT OF BEGINNING** and containing an area of 4.65 Acres, or (202,432 Square Feet) of land, more or less.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480074 as shown on Map Number 4812C100700. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Title Company with G.F. No. 123456 as listed:

- 10c. Easement to the City of Denton as recorded in Volume 123, Page 456 does not affect the subject property.

GENERAL NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Eagle Surveying, LLC did not abstract the subject property. This survey was based on a legal description provided by Title Company with G.F. No. 123456, an effective date of January 1st, 2016, and issued date of January 1st, 2016. This survey is not valid for G.F. No. 123456. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right-of-way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no visible encroachments or overlapping of improvements observed except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- Owner and Parcel I.D. data per Denton Central Appraisal District.
- The subject tract abuts the north right-of-way of Miles Lane (a public right-of-way) together with the Access Easement of record in Volume 1, Page 1, P.R.D.C.T.
- All building lines, setbacks, and easements shown hereon are by recording information of subject plat unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).
- All Capped Iron Rod Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any type or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

To (Title Company, Lender, Insured, Insurer, and Other Certified Parties):

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of the A therof. The fieldwork was completed on _____.

Date of Plat or Map: _____

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Matthew Roeder / James McCricker
R.P.L.S. #6402 / 7036

JOB NUMBER 2501-071-02 DATE 02/10/2025 REVISION - DRAWN BY HSB	 Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	PROPERTY ADDRESS 5111 NORTH BLUE FLAME ROAD SHERMAN, TX
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February 28, 2025

City of Sherman
220 W Mulberry St,
Sherman, TX 75090

RE : Atmos Redevelopment – Fallon and Blue Flame - Site Plan 1st Review (Project No. 25-000574)

To Kerri Turner:

We are submitting an electronic copy of the updated site plan, comment response letter, and all applicable attachments to address the comments received from you on February 25, 2025.

Zoning

1. **The rear and side setbacks in M-2 (Heavy Manufacturing) District are 25'. (Sec. 14.02.020(1))**
 - a. **Update the setback along Theresa Drive to reflect 25'.**
 - b. **Update the setback along Fallon Drive to reflect 25' and extend the Building Setback Line to the Rear Setback line.**

The setbacks along Theresa Drive and Fallon Drive have been updated to be 25'. In addition, the setback line has been extended to meet the rear setback line. Please see the attached site plan for these changes.

2. **Signs shall be permitted separately and shall adhere to ordinance 14.07.009**
Understood, a Sign Permit will be coordinated separately.

Engineering

3. **Platting of the property is required. Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004**
Understood, the preliminary plat is in review and was initially submitted on 02/12. The old and new bearings and distances can be seen in the attached site plan.
4. **Widening or improvement of Blue Flame Road by developer may be required upon development. Code of Ordinances Chapter 10.03.003**
Understood, improvements for Blue Flame Road have been confirmed in the scope of this project and coordination of the road's expansion is currently in progress.
5. **Developer may be required upon development. Code of Ordinances Chapter 10.03.003**
Assumed this was copied and pasted on accident. Ignored.
6. **Drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5.**
Understood.

7. Privately owned and maintained detention in accordance with City criteria may be required.

Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18

Understood.

8. 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

Understood, the proposed Civil Site Work sheets are currently being finalized for the City's review. The set will include the necessary documentation that reflects the City of Sherman requirements. This will be submitted after site plan and preliminary plat approval.

Fire Services

Note: The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

***Site plan does not include marked fire lanes, unable to verify this following code.**

9. 503.1.1 Amended - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (Located In City Ordinances Amendments)

The proposed 24' fire lane with typical 25' radii has been included in the attached site plan. The layout wraps around the building, has two entry points for improved fire accessibility and has no vertical obstructions.

***Site plan does not include hydrant location, unable to verify this following code.**

10. 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

A fire hydrant has been added to the layout's configuration on the southern portion of the tract. The fire hydrant proposes a maximum hose lay of 485 feet to all points of the building and is located on the edge of a parking island for improved fire accessibility. Please see the attached site plan for these changes.

***Site plan does not include hydrant location or FDC, unable to verify this following code.**

11. 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft

(30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. (Located In City Ordinances Amendments)

A fire hydrant has been added to the layout's configuration on the southern portion of the tract. The fire hydrant is currently 73-feet distance from the proposed FDC connection on the southern portion of the building. A detail showing the required 2.5-inch threaded design will be included in the Civil Site Work plans, and/or architectural plans.

*Riser room door is not noted.

12. 914.3.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. (Located In City Ordinances Amendments)

A riser room door callout has been added to the site plan.

*Site plan does not include marked fire lanes, unable to verify this following code.

13. 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.

The proposed 24' fire lane with appropriate radii has been included in the attached site plan. The layout wraps around the building, has two entry points for improved fire accessibility and has no vertical obstructions.

*Site plan does not include marked fire lanes, unable to verify this following code.

14. D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. (Located In City Ordinances Amendments)

The proposed 24' fire lane with typical 25' radii has been included in the attached site plan. The layout wraps around the building, has two entry points for improved fire accessibility and has no vertical obstructions.

*Site plan does not include marked fire lanes, unable to verify this following code.

15. D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (Located In City Ordinances Amendments)

There are no dead end fire lines proposed.

16. D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.

It is our hope that we can keep the 24' southern fire lane due to the northern lane being 30' wide and the freedom of movement on the eastern portion of the site.

Other Codes That May Apply.

17. 503.2.1 Amended - Fire apparatus access roads and security gate openings shall have an unobstructed width of not less than the approved fire apparatus access road, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet. (Located In City Ordinances Amendments)

Understood.

18. 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)

A fire hydrant has been added to the layout's configuration on the southern portion of the tract. The fire hydrant is currently 73-foot distance from the proposed FDC connection on the southern portion of the building. A detail showing the required 2.5-inch threaded design will be included in the Civil Site Work plans, and/or architectural plans.

Note: The following are informational items only that may be applicable during construction but should not hold up approval of a site plan for zoning by the Fire Marshal's Office.

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

Understood.

20. 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. (Located In City Ordinances Amendments)

Understood.



FACADE MATERIALS

PAINT COLORS

TC-03 - TEXTURE COATED
CONCRETE WALL
PAINTED SW 7070 GRAY SHINGLE

TC-02 - TEXTURE COATED
CONCRETE WALL
PAINTED SW 7069 MARCH WIND

TC-01 - TEXTURE COATED
CONCRETE WALL
PAINTED SW 7070 SITE WHITE

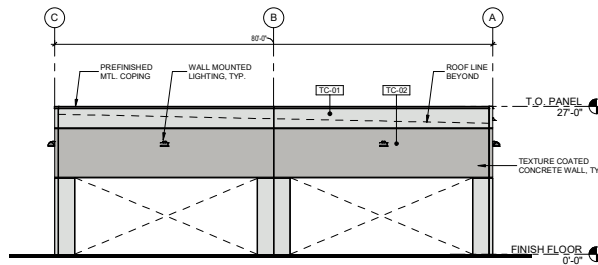
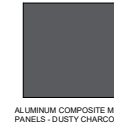
STONE



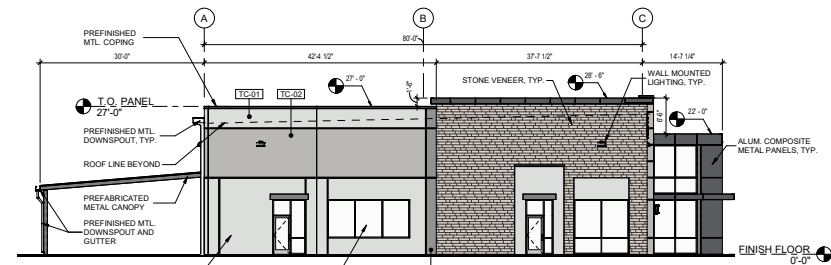
GLASS



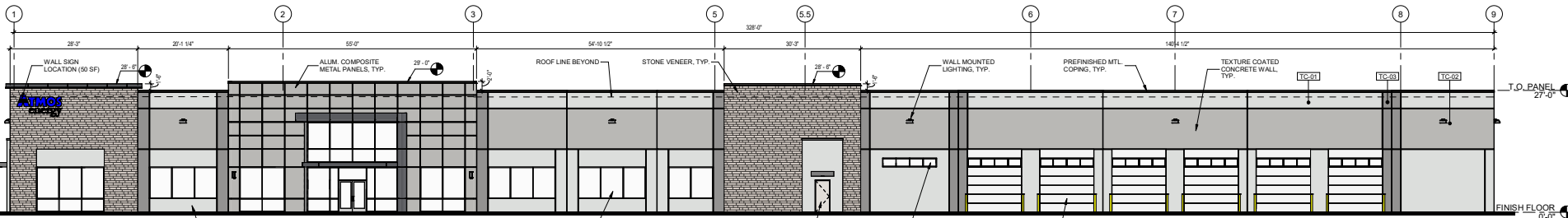
METALS



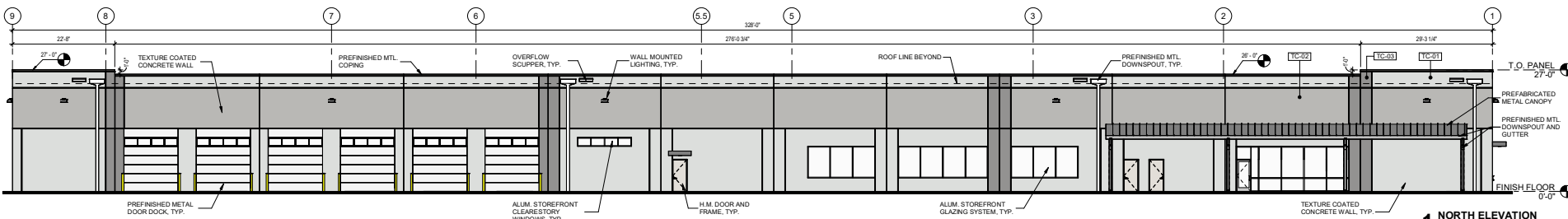
4 EAST ELEVATION
Scale: 3/32" = 1'-0"



3 WEST ELEVATION
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

PRELIMINARY

CHAD D. MICHEL
REG. #74 20709
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

0205025

ATMOS SHERMAN
SHERMAN, TX

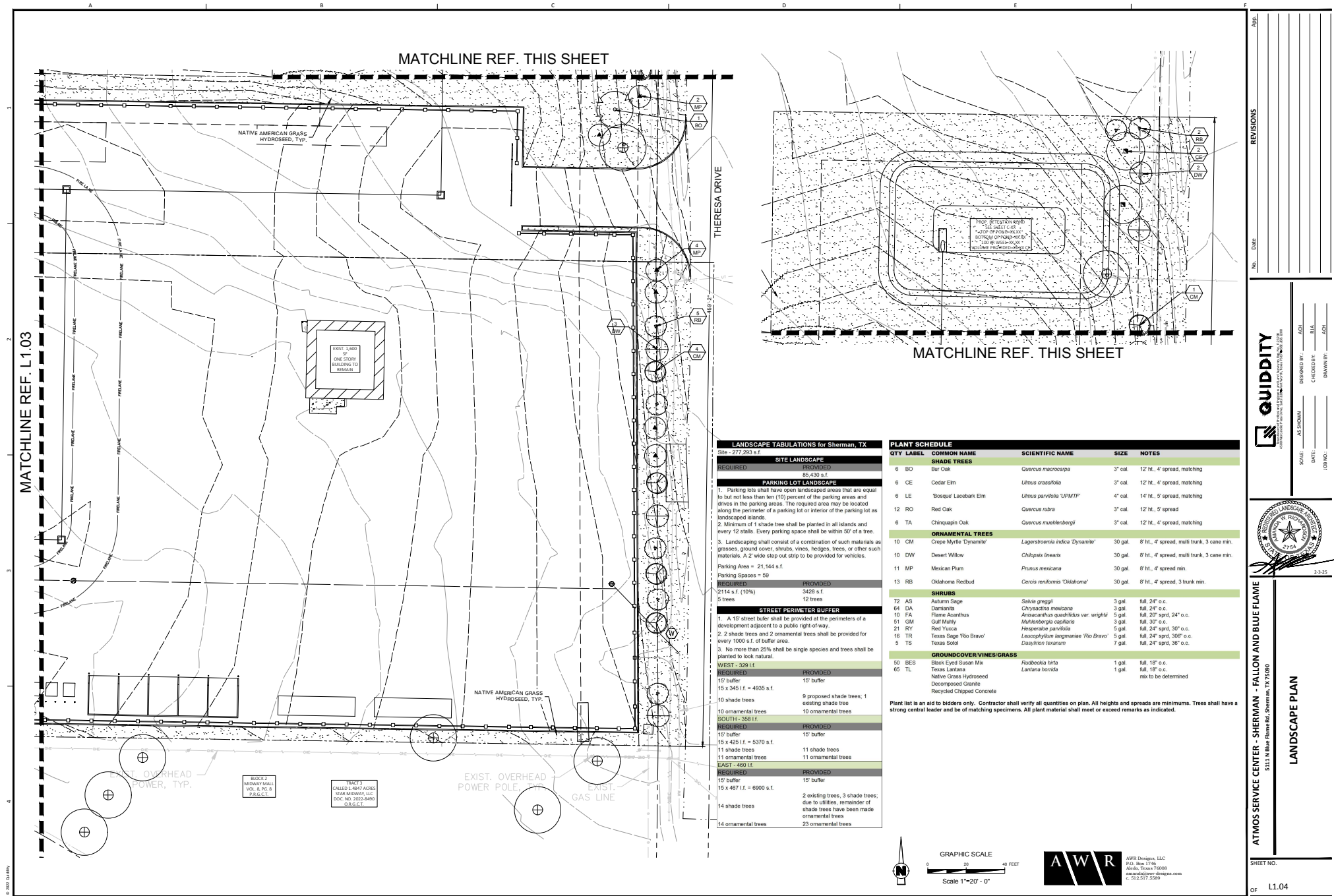
FACADE/ELEVATION PLAN

DRAWING RECORD

Date	Description
2/05/2025	SITE PLAN SUBMITAL

FEP.01

PROJECT 2022113
NO.:



ATMOS SERVICE CENTER - SHERMAN - FALLON AND BLUE FLAME

5111 N Blue Flame Rd, Sherman, TX 75090

LANDSCAPE PLAN

SHEET NO. L1.04

QUIDDITY

DESIGNED BY: ACH

CHECKED BY: BJA

SCALE: AS SHOWN

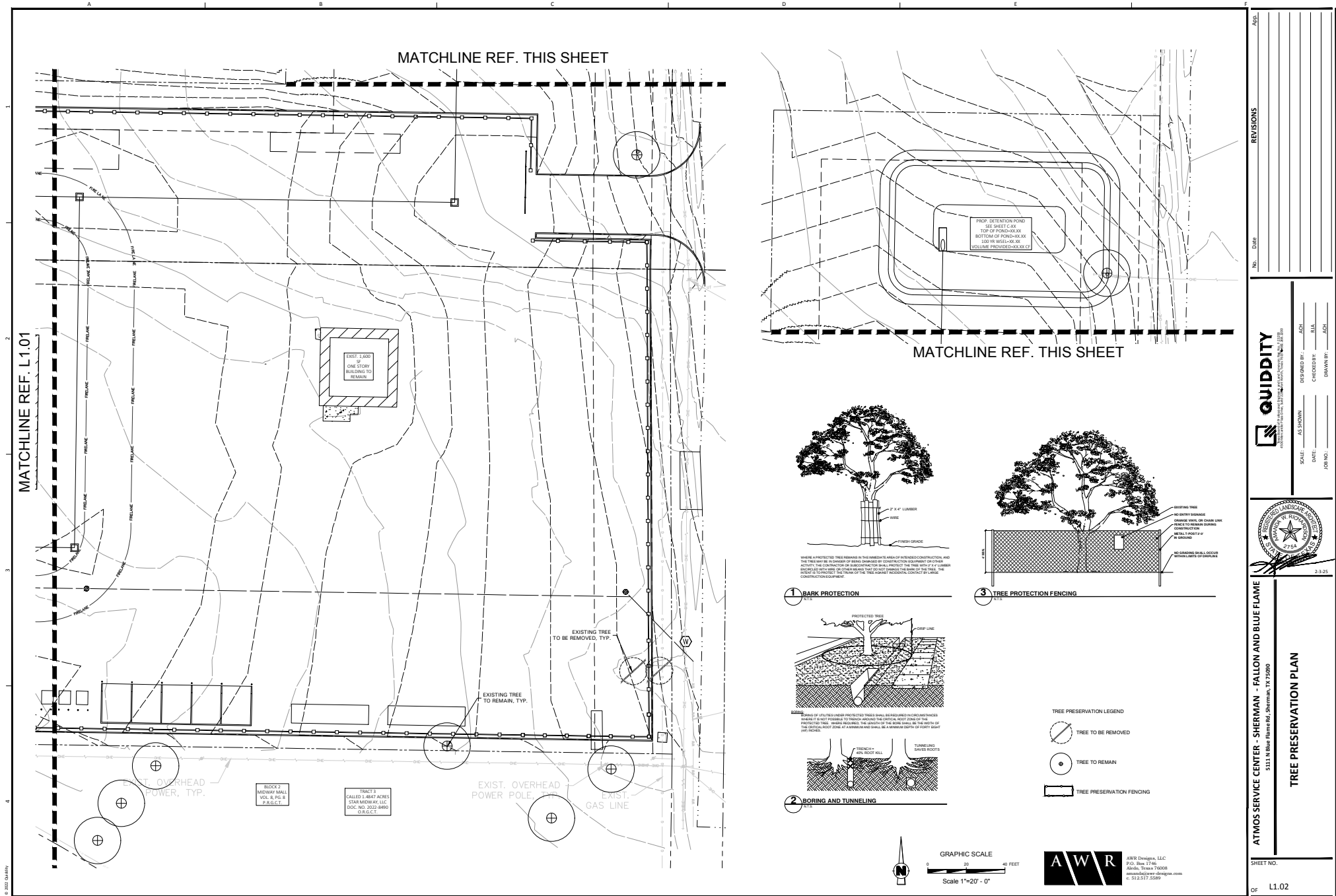
DATE: 1/11/2023

DRAWN BY: ACH

JOB NO. 23-025

REVISIONS

No.	Date	Description
1		
2		
3		
4		
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8		
9		
10		





Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1120 SOUTH FIRST STREET (Project No. 25-000764)**

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 in the G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of South First Street Home Addition.

Background:

The property is located at 1120 South First Street at the intersection of South First Street and Kentucky Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 1/22/2025 - 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.
- 1/22/2025 - 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.
- 1/22/2025 - 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.
- 11/15/2024 - Preliminary Plat of South First Street Home Addition (**Conditionally Approved**).

Origination:

Number One RWM, LTD. (Owner) and Helvey - Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

diagrone H:\PLANNING\Public Notification KT.aprx

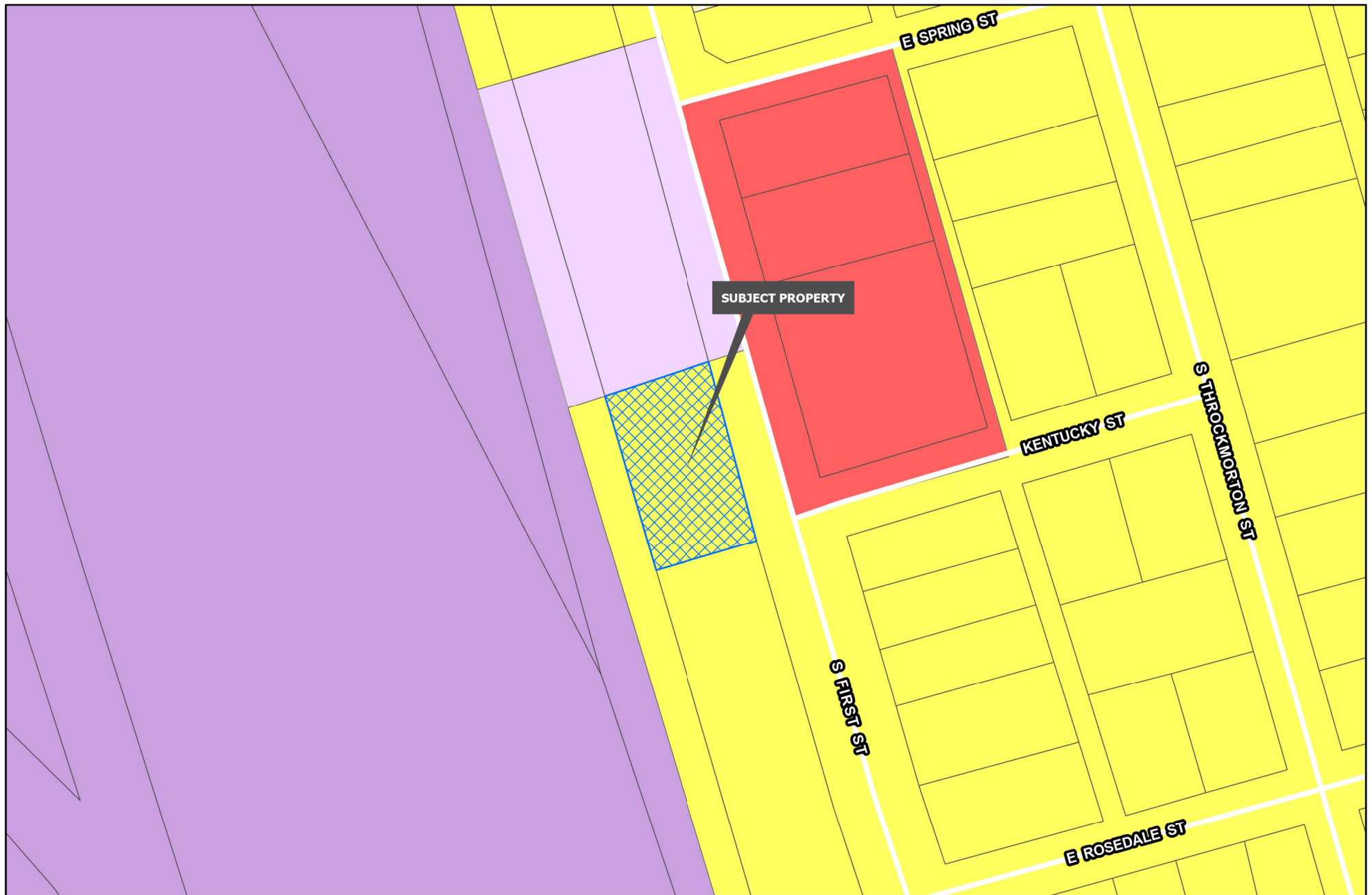


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1120 S FIRST ST



Date: 2/13/2025 4:22 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
1120 S FIRST ST



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

November 14, 2024

Number One RWM, Ltd.
P.O. Box 758
Sherman, TX 75091

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Preliminary Plat of South First Street Home 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:

Engineering

1. Dedicate a 4' Right of Way Dedication along First Street in regard to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
2. Dedicate a 10' Utility Easement along First Street. *Code of Ordinances Chapter 10.03.007(a)*
3. Dedicate a 15' Wastewater Easement over existing Wastewater main traversing subject property. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual 6.2*
4. Add Avigation Release to plat. *Code of Ordinances Chapter 10.02.002(e)(21); 10.02.003(f)(21)*
5. Any variances presented to the Board of Adjustment regarding setbacks shall reference the new right of way line after the required 4' Right of Way dedication.
6. 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)*
7. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning

1. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined as a highway, major arterial, minor arterial or collector as set forth in the city's adopted thoroughfare plan. (Sec. 14.02.006(1))
 - a. The covered structure on the east side of the property shall be considered when determining setbacks for this property.
 - b. The right-of-way dedication must be considered when determining the required setbacks.
 - c. The setback of 36.7' is not clear if it is to the covered structure over the concrete or if it is to the Metal Building (main structure)
 - d. A Variance may be required if any existing building, structures, awnings, canopies, porches or other improvements are placed in the required setbacks.
2. The fencing in the front yard must be removed unless Variances are approved by the Board of Adjustment:
 - a. A Variance to allow a metal panel fence
 - i. Metal panel fences are not permitted in any district in the City of Sherman. (Sec. 14.04.004(b)(7))
 - b. A Variance to allow a solid fence in excess of 4' tall in the front yard
 - i. No fence, hedge or screening device shall exceed a height of four (4) feet within a front yard in a residential district. Fences, within the front yard must be decorative with openings not less than fifty (50) percent of the fence area. (Sec. 14.04.004(c)(2))
3. Variances must go to the same Planning and Zoning and Board of Adjustment meeting as the Final Plat.

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

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)

February 18, 2025

City of Sherman
Planning & Engineering Departments

Reference: Final Plat of South First Street Home Addition, to the City of Sherman, Texas,
HWS Job Number CGS411124

To whom it may concern:

The final plat prepared on February 18, 2025 with the above referenced Job No. has all items addressed from the Preliminary Plat Conditional Approval Letter dated November 14, 2024.

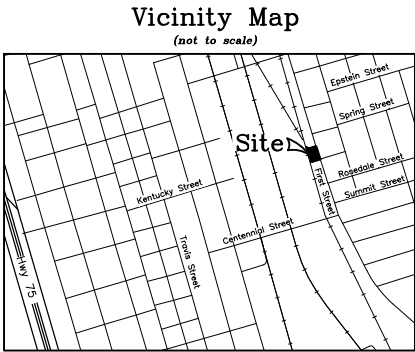
A list of the items is as follows:

1. Dedicate a 4' Right of Way Dedication along First Street in regard to Grayson County/City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
2. Dedicate a 10' Utility Easement along First Street. *Code of Ordinances Chapter 10.03.007(a)*
3. Dedicate a 15' Wastewater Easement over existing Wastewater main traversing subject property. *Code of Ordinances Chapter 10.03.007(a) Engineering Design Standards Manual 6.2*
4. Add Avigation Release to Plat. *Code of Ordinances Chapter 10.02.002(e)(21); 10.02.003(f)(21)*
5. Any variances presented to the Board of Adjustment regarding setbacks shall reference the new right of way line after the required 4' Right of Way dedication.

Regards,

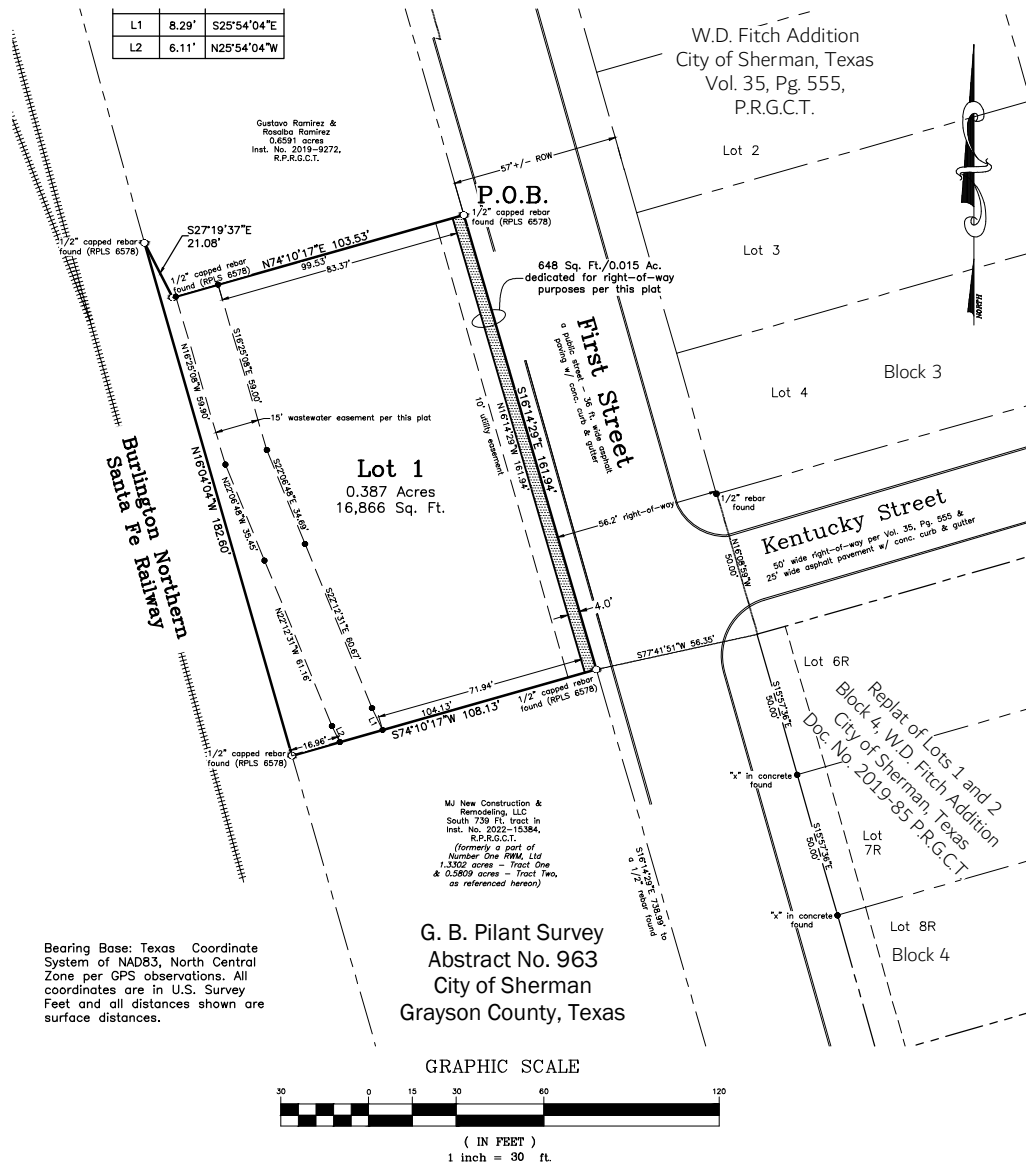


Kate Wagner
Registered Professional Land Surveyor



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 Onco Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G. B. Pilant Survey, Abstract No. 963, being a part of the 1.3302 acres - Tract One and 0.5809 acres - Tract Two both being conveyed by Warranty Deed from Kennedy & Minshew, Professional Corporation to Number One RWM, Ltd on February 15, 2013, as recorded in Volume 5271, Page 40, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6578) lying in the West right-of-way line of First Street, a public street, being the Southeast corner of the 0.6591 acres conveyed to Gustavo Ramirez and Rosalba Ramirez, as recorded in Inst. No. 2019-9272, Real Property Records, Grayson County, Texas, and being the Northeast corner of both said Number One RWM, LTD 0.5809 acres and the herein described tract;

THENCE South 16 deg. 14 min. 29 sec. East, with the West line of said First Street and the East line of said Number One RWM, LTD 0.5809 ac., a distance of 161.94 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Northeast corner of the South 739 ft. tract conveyed to MJ New Construction and Remodeling, LLC as recorded in Inst. No. 2022-15384, said Real Property Records (conveyed out of said Number One RWM, LTD 0.5809 ac.), and being the Southeast corner of the herein described tract;

THENCE South 74 deg. 10 min. 17 sec. West, with the North line of said MJ New Construction and Remodeling, LLC tract of land, a distance of 108.13 ft. to a 1/2 inch capped rebar found (RPLS 6578) lying in the East line of Burlington Northern Santa Fe Railway, being the Northwest corner of said MJ New Construction and Remodeling, LLC tract and being the Southwest corner of the herein described tract;

THENCE North 16 deg. 04 min. 04 sec. West, with the East line of said Burlington Northern Santa Fe Railway and the West line of said Number One RWM, LTD 1.3302 ac., a distance of 162.60 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point of said Ramirez 0.6591 ac. and being the Northwest corner of both said Number One RWM, LTD 1.3302 ac. and the herein described tract;

THENCE South 27 deg. 19 min. 37 sec. East, with a Westerly line of said Ramirez 0.6591 ac. and the Easterly line of said Number One RWM, LTD 1.3302 ac., a distance of 21.08 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southwest corner of said Ramirez 0.6591 ac. and being an angle point of the herein described tract;

THENCE North 74 deg. 10 min. 17 sec. East, with the South line of said Ramirez 0.6591 ac. and the North line of said Number One RWM, LTD 0.5809 ac., a distance of 103.53 ft. to the **PLACE OF BEGINNING** and containing **0.402 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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



STATE OF TEXAS COUNTY OF GRAYSON

I, Number One RWM, LTD, sole owners of South First Street Home Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Managing Member of Number One RWM, LTD

Printed Name: Robert Minshew

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Number One RWM, LTD, hereinafter called OWNER, is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2025.

Managing Member of Number One RWM, LTD

Printed Name: Robert Minshew

OWNER'S CERTIFICATE OF DEDICATION

That Number One RWM, LTD, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as South First Street Home Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.402 acres situated in and being a portion of the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

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

Managing Member of Number One RWM, LTD

Printed Name: Robert Minshew

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

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE



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

Chairman

Secretary

Final Plat South First Street Home Addition to the City of Sherman Grayson County, Texas

0.402 Acres

in the
**G.B. Pilant Survey
Abstract No. 963**

DATE OF PREPARATION: FEBRUARY 18, 2025
JOB No. CGS411124



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 788 AND 860 BROWN ROAD (Project No. 25-000776)**

The request of Kayla Click (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 788 and 860 Brown Road, consisting of 16.718 acres being in the John McClenihan Survey, Abstract No. 789 and currently located in ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Click Addition on Brown Road, Lots 1 & 2.

Background:

The property is located at 788 and 860 Brown Road near the intersection of Brown Road and Barbara Lane. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 2/15/2025 - Preliminary Plat Click Addition on Brown Road. **(Conditionally Approved).**

Origination:

Kayla Click (Owner) and Preston Trail Land Surveying (Surveyor)

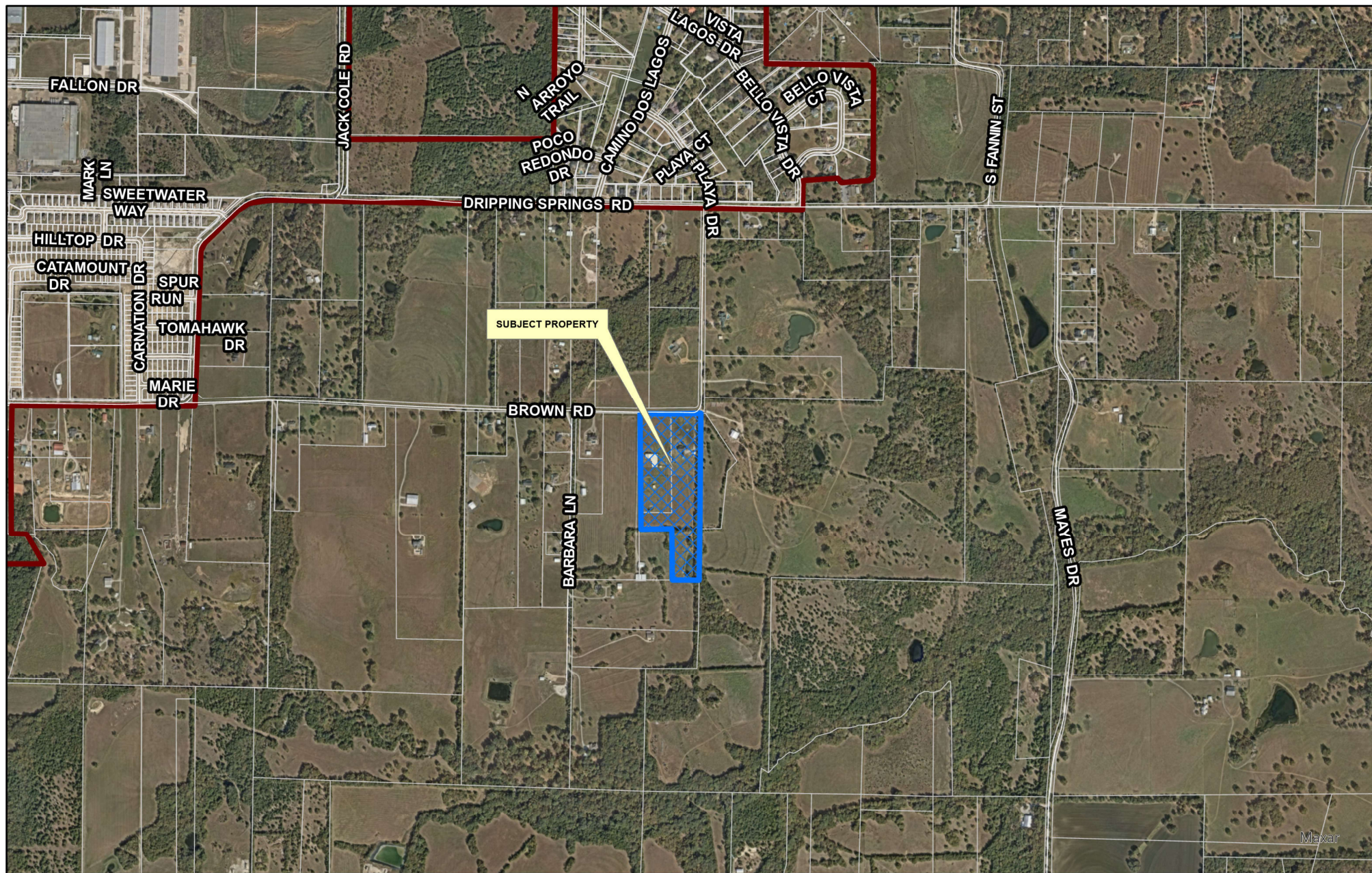
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

diagona H:\PLANNING\Public Notification KT.aprx



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
788 & 860 BROWN RD



Date: 2/13/2025 4:22 PM

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

February 12, 2025

Starlin Neal Click
Kayla Marie click
The Click Family Revocable Trust
1047 Brown Road
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Click Addition on Brown Road 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 Comments:

1. Only 10' Utility Easement along Brown Road is required. Other easements are optional and may be removed. *City of Sherman Code of Ordinances Chapter 10.03.003(d)(1); Grayson County Subdivision Regulations 4.3.1*
2. Building setback lines to be shown on Preliminary and Final Plats. *Grayson County Subdivision Regulations 4.4.4*
3. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. *Code of Ordinances Chapter 10.02.003(a)(4)*
4. 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)*
5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Grayson County Requirements:

6. 3.9 General Notes
 - The following shall be included on all plats:
 - GENERAL NOTES
 - 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY,

INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.

- 2. THE 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.
- 3. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
- 4. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASSIONED BY FLOODING OR FLOODING CONDITIONS.
- 5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
- 6. THERE WILL BE NO LOT SALES UNTIL THE FINAL PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.

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

Wednesday, February 12, 2025

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Cover Letter for Final Plat Submittal of Click Addition on Brown Road

Preliminary Plat Conditional Approval Letter Items:

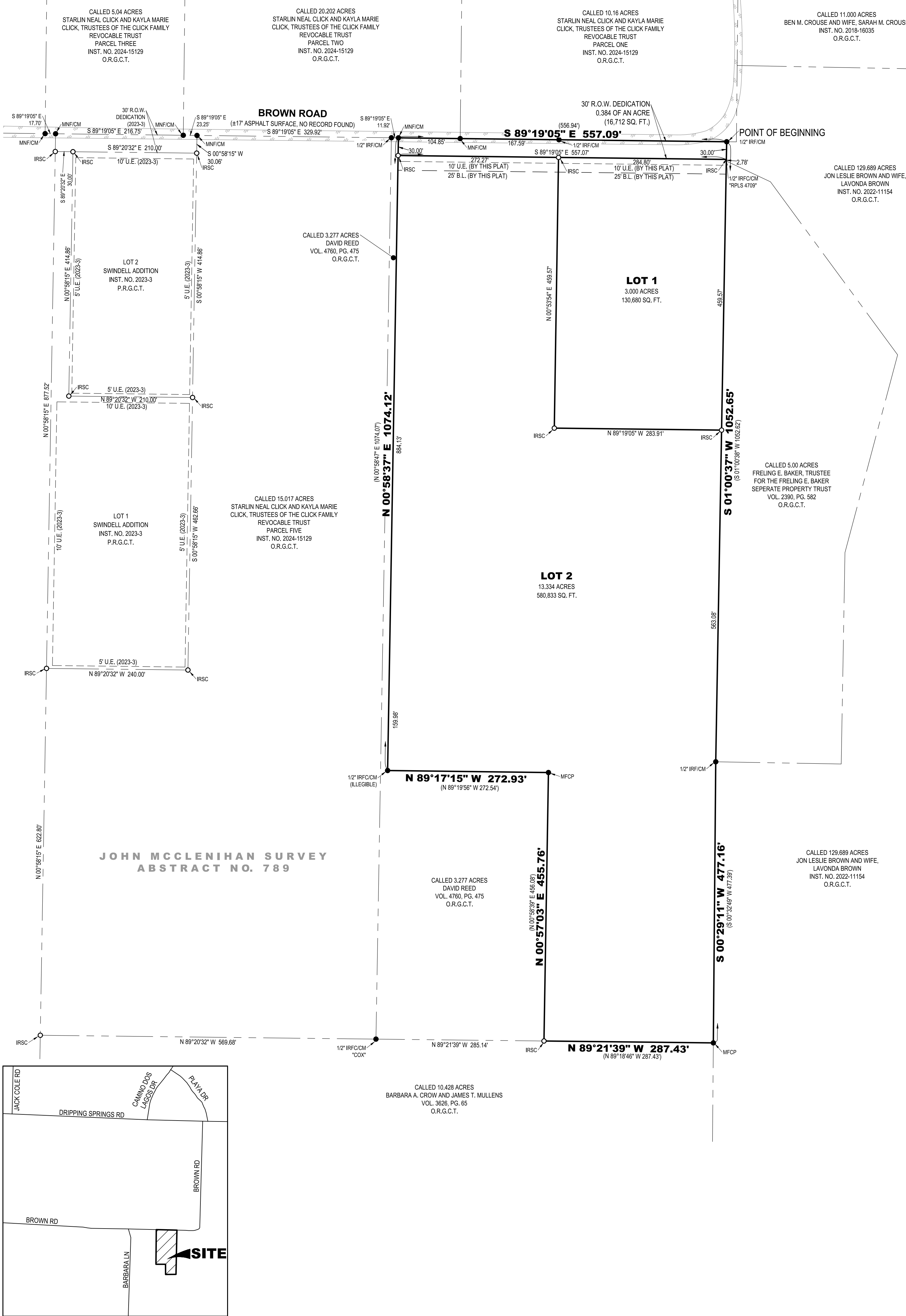
1. Revised as requested.
2. Revised as requested.
3. Noted.
4. Noted.
5. Noted.
6. Revised as requested.

Sincerely,

02/12/2025

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



LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ PLASTIC CAP
MNF	MAG NAIL FOUND
MFCP	METAL FENCE CORNER POST
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
---	BOUNDARY LINE
- - -	ADJOINER LINE
- . - .	EASEMENT
- - - -	BUILDING LINE
///	ASPHALT

GENERAL NOTES:

- Blocking the flow of water or construction of improvements in drainage easements, filing or obstruction of the roadway, interfering with a drainage pattern or natural flow of surface water is prohibited.
- The 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.
- Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
- Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The owner agrees to comply with all State or Federal regulations relating to subdivisions of this type.
- There will be no Lot Sales until the Final Plat has been approved by Grayson County and filed in Grayson County Plat Records.
- The land use is intended for Residential use only.
- Water Supply to be provided by Starr Water Supply Corporation. (Existing)
- Sewer Service to be provided by On-Site Sanitary Sewer Facilities. (Existing)
- Electrical service is provided by Oncor Electric Delivery. (Existing)

OWNER'S CERTIFICATE

WHEREAS Starlin Neal Click and Kayla Marie Click, Trustees of the Click Family Revocable Trust are the owners of all of that certain tract or parcel of land situated in the John McClenihan Survey, Abstract No. 789, Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being all of a called 5.72 acre tract of land described as Parcel Four in the deed to Starlin Neal Click and Kayla Click, Trustees of the Click Family Revocable Trust, recorded in Instrument No. 2024-15129, Official Records, Grayson County, Texas, and all of a called 11.00 acre tract of land described in the deed to Starlin Neal Click and Kayla Marie Click, Trustees of the Click Family Revocable Trust, recorded in Instrument No. 2024-24992, said Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 11.00 acre tract, common to the western-most northwest corner of a called 129.689 acre tract of land described in the deed to Jon Leslie Brown and wife, Lavonda Brown, recorded in Instrument No. 2022-11154, said Official Records, and on the southerly line of a called 10.16 acre tract of land described as Parcel One in the deed to Starlin Neal Click and Kayla Marie Click, Trustees of the Click Family Revocable Trust, recorded in Instrument No. 2024-15129, said Official Records, and on the southerly side of a curve in Brown Road (No record found);

THENCE South 01°00'37" West, with the easterly line of said 11.00 acre tract, and with a westerly line of said 129.689 acre tract, passing en route at a distance of 32.78 feet a 1/2-inch iron rod with a plastic cap stamped "RPLS 4709" found for a re-entrant corner on a westerly line of said 129.689 acre tract, and common to the northwest corner of a called 5.00 acre tract of land described in the deed to Freling E. Baker, Trustee for the Freling E. Baker Separate Property Trust, recorded in Volume 2390, Page 582 and continuing on said course with the westerly line of said 5.00 acre tract a total distance of 1052.65 feet to a 1/2-inch iron rod found for the southwest corner of said 5.00 acre tract, common to a re-entrant corner on a westerly line of said 129.689 acre tract;

THENCE South 00°29'11" West, continuing with the easterly line of said 11.00 acre tract, and with a westerly line of said 129.689 acre tract, a distance of 477.16 feet to a metal fence corner post found for the southeast corner of said 11.00 acre tract, common to the northeast corner of a called 10.428 acre tract of land described in the deed to Barbara A. Crow and James T. Mullens, recorded in Volume 3626, Page 65, said Official Records;

THENCE North 89°21'39" West, with the southerly line of said 11.00 acre tract, and with the northerly line of said 10.428 acre tract, a distance of 287.43 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southern-most southwest corner of said 11.00 acre tract, common to the southeast corner of a called 3.277 acre tract of land described in the deed to David Reed recorded in Volume 4760, Page 475, said Official Records;

THENCE South 00°57'03" East, with a westerly line of said 11.00 acre tract, and with an easterly line of said 3.277 acre tract, a distance of 455.76 feet to a metal fence corner post found for a re-entrant corner on a westerly line of said 11.00 acre tract, common to the eastern-most northeast corner of said 3.277 acre tract;

THENCE North 89°17'15" West, with a southerly line of said 11.00 acre tract, and with the northerly line of said 3.277 acre tract, a distance of 272.93 feet to a 1/2-inch iron rod with an illegible plastic cap stamped for the western-most southwest corner of said 11.00 acre tract, common to a re-entrant corner on a northerly line of said 3.277 acre tract;

THENCE North 00°58'37" East, with the westerly line of said 11.00 acre tract, and with an easterly line of said 3.277 acre tract, passing 0.4-feet west of a 1/2-inch iron rod with an illegible plastic cap found for a re-entrant corner on a westerly line of said 11.00 acre tract, common to the southwest corner of aforesaid 5.72 acre tract and continuing on said course with the westerly line of said 5.72 acre tract a total distance of 1074.12 feet to a Mag Nail found for the northwest corner of said 5.72 acre tract, common to the northern-most northeast corner of said 3.277 acre tract, and on the southerly line of a called 20.202 acre tract of land described as Parcel Two in the deed to Starlin Neal Click and Kayla Marie Click, Trustees of the Click Family Revocable Trust, recorded in Instrument No. 2024-15129, said Official Records, and in aforesaid Brown Road;

THENCE South 89°19'05" East, with the northerly line of said 5.72 acre tract, and with the southerly line of said 20.202 acre tract, and in said Brown Road, passing en route at a distance of 104.85 feet to a Mag Nail found for the southeast corner of said 20.202 acre tract, common to the southwest corner of aforesaid 10.16 acre tract and continuing on said course with the southerly line of said 10.16 acre tract, passing en route at a distance of 272.44 feet a 1/2-inch iron rod found for the northeast corner of said 5.72 acre tract, common to the northern-most northwest corner of aforesaid 11.00 acre tract and continuing on said course with the northerly line of said 11.00 acre tract, and exiting said Brown Road a total distance of 557.09 feet to the POINT OF BEGINNING and enclosing 16.718 acres (728,226 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That Starlin Neal Click and Kayla Marie Click, Trustees of the Click Family Revocable Trust, do hereby adopt this plat designating the hereinbefore described property as **CLICK ADDITION ON BROWN ROAD**, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, 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 part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on 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 upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: The Click Family Revocable Trust

By: _____
Starlin Neal Click

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 Starlin Neal Click, 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

By: _____
Kayla Marie Click

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 Kayla Marie Click, 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

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.

Chairman Secretary

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 Date
Registered Professional Land Surveyor No. 6585

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

FINAL PLAT
CLICK ADDITION ON BROWN ROAD
LOTS 1 & 2
16.718 ACRES

JOHN MCCLLENIHAN SURVEY, ABSTRACT NO. 789
Extra-Territorial Jurisdiction, City of Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING	787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029	
	787 W FM 996 Pottsboro, TX 75076 Ph: 903-786-6029	Project No. 24-0434.2 Sheet No. 1 of 1
TBPELS Firm No. 10154175	Drawn by: LCT Checked by: CRN	Scale: 1"=100' Date: 02/12/2025

OWNERS:
Starlin Neal Click
Kayla Marie Click
The Click Family Revocable Trust
1047 Brown Road
Sherman, TX 75090
Ph: 214-206-6202

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



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 100 BLOCK NORTH CLEVELAND AVENUE (Project No. 25-000780)**

The request of Jinal and Harsiddh Patel (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100 Block North Cleveland Avenue, consisting of 0.230 acres being a Replat of the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition and currently zoned R-4 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Reliance LLC Addition.

Background:

The property in the 100 Block North Cleveland Avenue at the corner of North Cleveland Avenue and East Houston Street. The owner would like to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 2/15/2025 - Preliminary Plat of Reliance LLC Addition
- 12/17/2024 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-4 (Single Family Residential) District.

Origination:

Jinal and Harsiddh Patel (Owners) and Underwood Drafting & Surveying (Surveyor)

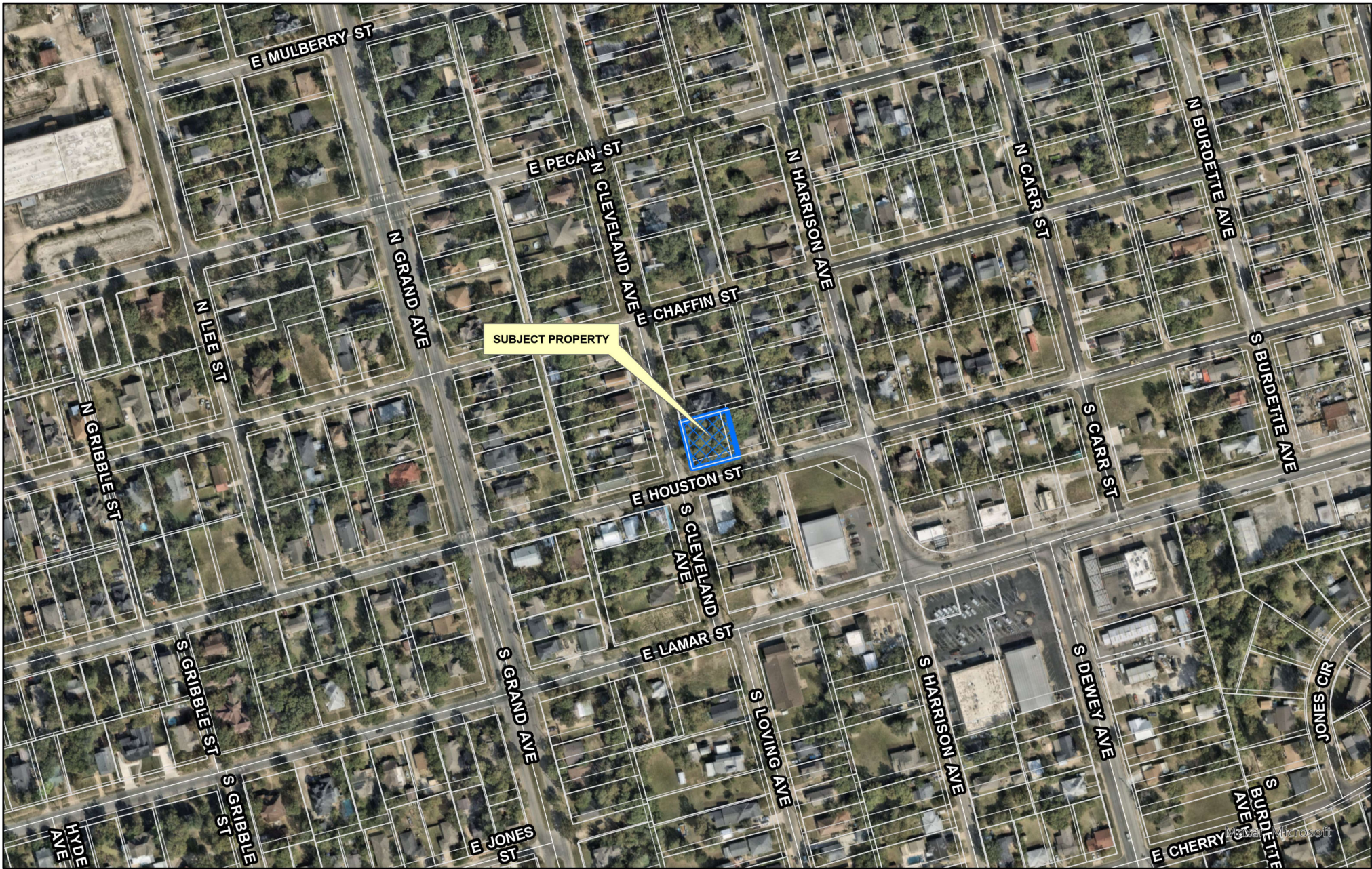
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

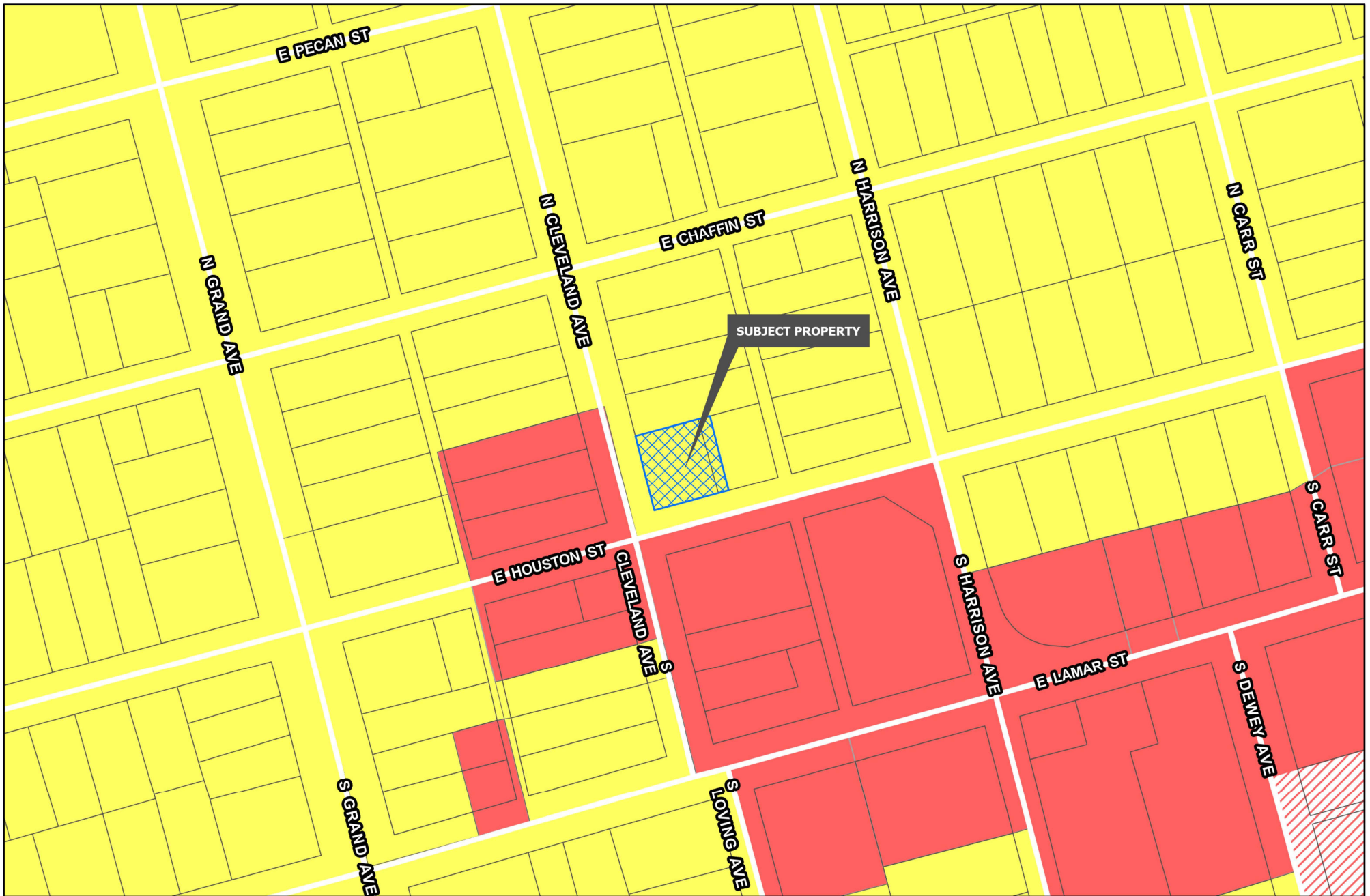
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City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
100 BLK N CLEVELAND AVE





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
100 BLK N CLEVELAND AVE



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

February 12, 2025

Jinal Patel
Harshiddh Patel

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Reliance LLC 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. A residential drive approach on Lot 2 will not be permitted off of Houston Street. *Code of Ordinances Chapter 10.03.003(h)(2)*
2. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. *Code of Ordinances Chapter 10.02.003(a)(4)*
3. 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)*
4. 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 Rac, Director of Development Services
Dillon Stewart, Fire Marshal



February 18, 2025

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

Re: *Project*

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Replat for Reliance LLC Addition for Jinal & Harsiddh Patel. The City has provided comments for this plat via letter on February 12, 2025, and those comments have been addressed as follows:

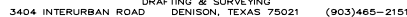
1. A residential drive approach on Lot 2 will not be permitted off of Houston Street. **All driveways approaches will be coming off of Cleveland Ave.**
2. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. **No plans should be required.**
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. **All items have been addressed.**
4. Preliminary Plats are valid for a period of 24 months. **Noted.**

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





Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1311 AND 1313 EAST CHERRY STREET (Project No. 25-000781)**

The request of Bruce and Karen Simpson (Owners) 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 a part of the George B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of B&K Simpson Addition.

Background:

The property is located at 1311 and 1313 East Cherry Street between South Grand Avenue and South Gribble Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 1/22/2025 - 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.
- 1/22/2025 - 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.
- 11/15/2024 - Preliminary Plat of B&K Simpson Addition (**Conditionally Approved**)

Origination:

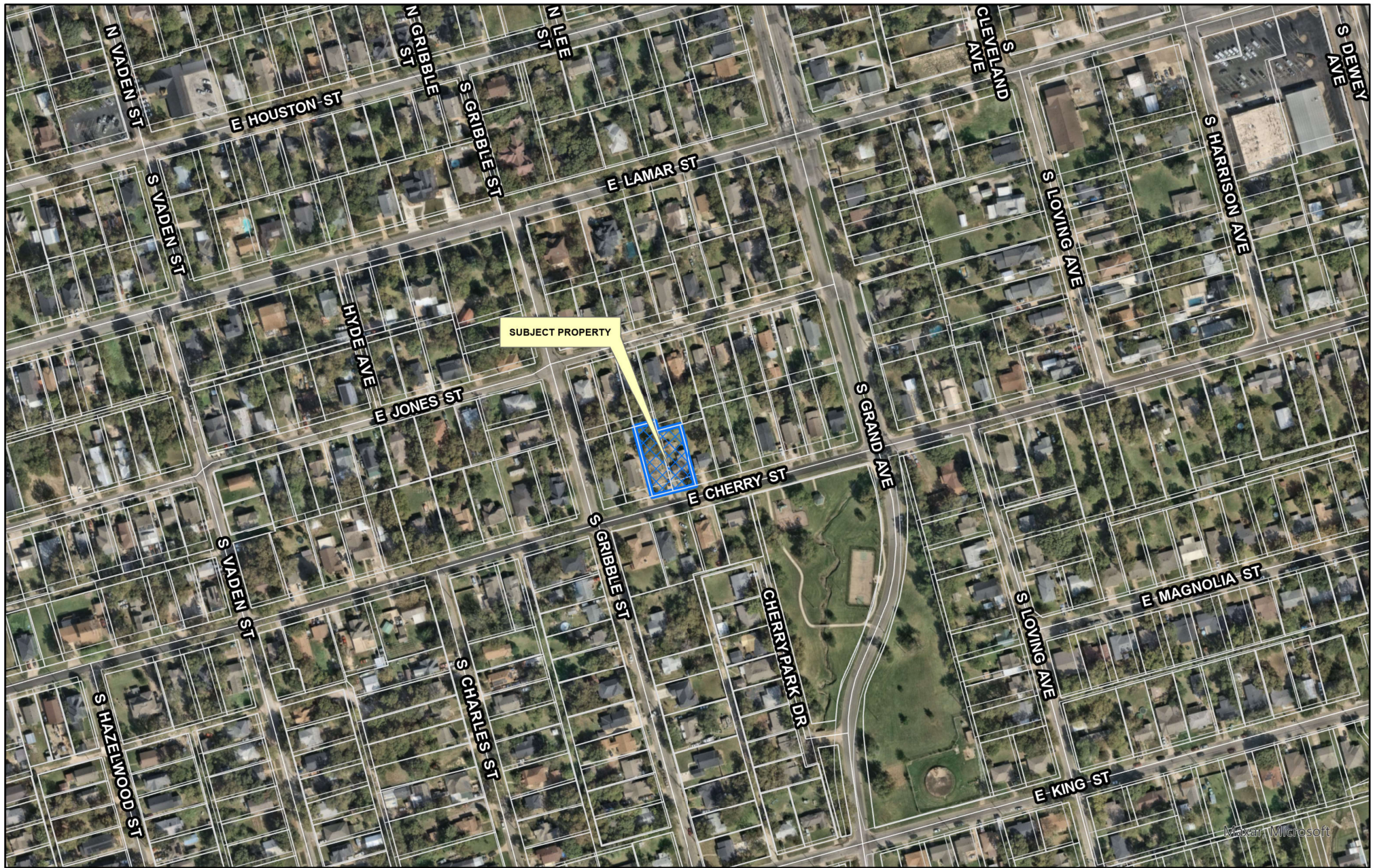
Bruce and Karen Simpson (Owners) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1311 & 1313 E CHERRY ST



Date: 12/27/2024 4:47 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
1311 & 1313 E CHERRY ST



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

November 14, 2024

Bruce R. Simpson
Karen C. Simpson
1313 East Cherry Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

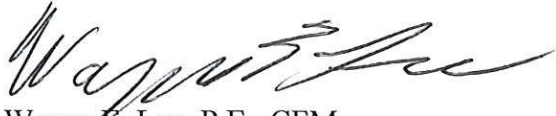
The request for approval of the Preliminary Plat of B&K Simpson Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval 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. Dedicate a 7.5' Wastewater Easement along norther property line for existing Wastewater main along subject property. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual 6.2*
2. Existing house encroaches into the side setbacks for R-6. Proof of removal of structure or variance approved by Board of Adjustments required prior to submittal of Final Plat. *Code of Ordinances, Chapter 14, Section 14.02.006*
3. Accessory building encroaches into the rear setback for accessory buildings. Proof of removal of structure or variance approved by Board of Adjustments required prior to submittal of Final Plat. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
4. 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)*
5. 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,

A handwritten signature in black ink, appearing to read "Wayne E. Lee".

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



February 18, 2025

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

Re: B & K Simpson Addition (24090977)

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Replat for B & K Simpson Addition, for Bruce & Karen Simpson. The City has provided comments for this plat, via email, and those comments have been addressed as follows:

1. Dedicate a 7.5' Wastewater Easement along northern property line for existing Wastewater main along subject property. **Revised on the final replat.**
2. Existing house encroaches into the side setbacks for R-6. Proof of removal of structure or variance approved by Board of Adjustments required prior to submittal of Final Plat. **Variance was granted 1/22/2025.**
3. Accessory building encroaches into the rear setback for accessory buildings. Proof of removal of structure or variance approved by Board of Adjustments required prior to submittal of Final Plat. **Variance was granted 1/22/2025.**
4. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. **All items have been addressed on the final replat.**
5. Preliminary Plats are valid for a period of 24 months. **Noted.**

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 George B. Pilant Survey, Abstract No. 963, and being part of Lot 1, Block 2 of East Side Addition, according to the plat therefor recorded in Volume 144, Page 240, Plat Records, Grayson County, Texas, 1989, and being a part of the tract described in the deed of Bruce R. Simpson and Karen C. Simpson, recorded in Volume 2588, Page 399, Official Public Records, Grayson County, Texas, and all of a tract of land described in the deed to Bruce Simpson, recorded in Volume 2989, Page 10, Official Public Records, and being described by metes and bounds as follows:

Beginning at a 1/2" pipe found for the southeast corner of said Simpson Tracts, common to the southwest corner of a called 0.143 acre tract of land described in the deed to Billy Daniel Hibdon, recorded in Document No. 2023-10990, Real Property Records, Grayson County, Texas, and on the northerly right-of-way line of Cherry Street;

Thence South 74°42'28" West, with the southerly line of Simpson Tract, and with the southerly line of said Lot 1, and with the northerly right-of-way line of said Cherry Street, a distance of 99.89 feet to a 1/2" steel rod set for the southwest corner of said lot; then South 74°42'28" West, with the southerly line of land described in the deed to Jose Rolando Delgado Matehuala and Claudia Reyna Ramirez, recorded in Document No. 2020-23534, said Real Property Record, and from which a 1/2" steel rod found for the southwest corner of Block 2 bears South 74°42'28" West, a distance of 100.28 feet;

Thence North 15°05'32" West, with the westerly line of said Simpson Tract, and with the easterly line of said Ramirez Tract, and crossing said Lot 1, a distance of 152.09 feet to a fence corner post found, and on the southerly line of a called 0.172 acre tract of land described in the deed to Mario Antonio Hernandez and Isabel Hernandez, recorded in Volume 2357, Page 952, said Real Property Records;

Thence North 73°24'49" East, with the northerly line of said Simpson tract, and with the southerly line of said 0.172 acre tract, and with the southerly line of a called 0.201 acre tract of land described in the 1918-1919 Columbia County, Missouri, Deed Book 1, and Document No. 2018-20783, said Real Property Records, and continuing across said Lot 1, a distance of 50.25 feet to a 1/2" iron pin set in the ground, and thence North 73°24'49" East, with the northerly line of said Simpson tract, common to the southeast corner of said 0.201 acre tract, and on the westerly line of a called 0.201 acre tract of land described in the 1918-1919 Columbia County, Missouri, Deed Book 1, and Document No. 2018-20783, said Real Property Records, to the south 1/4 section of said Section 35, said Official Public Records;

Thence South 15°08'44" East, with the easterly line of said Simpson Tract, and with the westerly line of said Stoll Tract, and and continuing across said Lot 1, a distance of 25.75 feet to a 1/2" steel rod set for the southwest corner of said Stoll Tract;

Thence North 74°36'21" East, with the northerly line of said Simpson tract, and with the southerly line of said Stoll tract, and continuing across said Lot 1, a distance of 50.00 feet, to a steel rod set for the eastern—most northeast corner of said Simpson tract, common to the southeast corner of said Stoll tract, common to the southwest corner of a called Juan Lara and Rosa Lara, recorded in Deeds 195-5, and to the northeast corner of said Lot 1, and from thence North 15°41' East, a distance of 0.8 feet;

Thence South 14°55'27" East, with the easterly line of said Simpson Tract, and with the westerly line of said 0.143 acre tract, and continuing across said Lot 1, a distance of 127.65 feet to the Point of Beginning and containing 0.322 acres (4,023 square feet) of land, more or less.

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

Chairman _____ Secretary _____

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, BRUCE R. SIMPSON & KAREN C. SIMPSON, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as B&K SIMPSON ADDITION, an addition to the City of Sherman, Grayson County, Texas.

[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 in B&K SIMPSON ADDITION, an addition to the City of San Antonio, Texas. It is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2024.

BRUCE R. SIMPSON

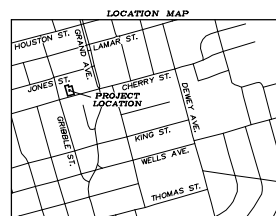
KAREN C. SIMPSON

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 _____



LEGEND

P.O.C.	POINT OF COMMENT
①	1/2" STEEL ROD SET
②	1/2" STEEL ROD FOUND
③	1/2" PIPE FOUND
▲	FENCE CORNER POST FOUND
D.P.A.G.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.A.G.T.	REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
D.R.G.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Onor Electric which shall be the responsibility of the applicant.
4. Blocking the flow of water or construction of any structure that impedes the filling or construction of the reservoir is prohibited.
5. Any existing culverts or drainage channels traversing the project area shall be maintained in good condition and shall be maintained by the individual landowner. The applicant shall be responsible for any adjustment to the drainage course during or after the sale.
6. The City of Sherman will not be responsible for the maintenance of the reservoir or the drainage or irrigation system.
7. Neither the City of Sherman nor the undersigned sewerer will be responsible for any damage, personal injury or loss of life or property resulting from flooding or flooding conditions.
8. The applicant shall comply with all other local, state and federal regulations regarding environmental protection.
9. Bearings are based on the City of Sherman Canal.
10. The City of Sherman reserves the right to require submission of Development First based on proposed use of the property.
11. The subject property does not lie within the Federal Energy Regulatory Commission's (FERC) jurisdiction. Flood plain as shown by FIRM map No. 48187C0200, dated 11/19/96, is shown.

OWNERS/DEVELOPER
BRUCE R. SIMPSON &
KAREN C. SIMPSON
1513 EAST CHERRY STREET
SHERMAN, TX 75090

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

UNDERWOOD

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

THAT BRUCE R. SIMPSON & KAREN C. SIMPSON, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as a subdivision of the County of Grayson, Texas, and the City of Grayson County, Texas, being 0.322 acres situated in and being a portion of the GEORGE B. SIMPSON TRACT, more particularly described as being a portion of the GEORGE B. SIMPSON TRACT, hereunto attached, the public use, interest, easements, rights, and claims of the public, and for the mutual benefit and convenience of the public, to use, enjoy, and to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements thereon, and to use, enjoy, and to remove and keep removed all or part of any construction, maintenance, or efficiency of its respective systems of any of these improvements, and to use, enjoy, and to remove and keep removed all or part of any ingress and egress to and from and upon the said easement strip for the purpose of the use, enjoyment, and to remove and keep removed all or part of any construction, maintenance, or efficiency of its respective system, without the permission of the plat adopter, and to use, enjoy, and to remove and keep removed all or part of any regulations of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2024.

BRUCE R. SIMPSON

KAREN G. SIMPSON

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of , 2024.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of February, 2024.

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

FINAL PLAT
B&K SIMPSON
ADDITION
CREATING 1 LOT

Replat of Block 2, part of Lot 1
East Side Addition
Being a part of the George B. Pilant
Survey, Abstract Number 963
Being in the City of Sherman
Grayson County, Texas
Containing 0.322 acres of land

02-18-2025



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2114 NORWOOD STREET (Project No. 25-000782)

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 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Roth Estate.

Background:

The property is located at 2114 Norwood Street between Shady Oaks Lane and Lavender Drive. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 2/18/2025 - Public Hearing and Zone Change from an R-A (Residential Agricultural) District to R-6 (Single Family Residential) District.
- 2/14/2025 - Preliminary Plat of Roth Estate.

Origination:

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

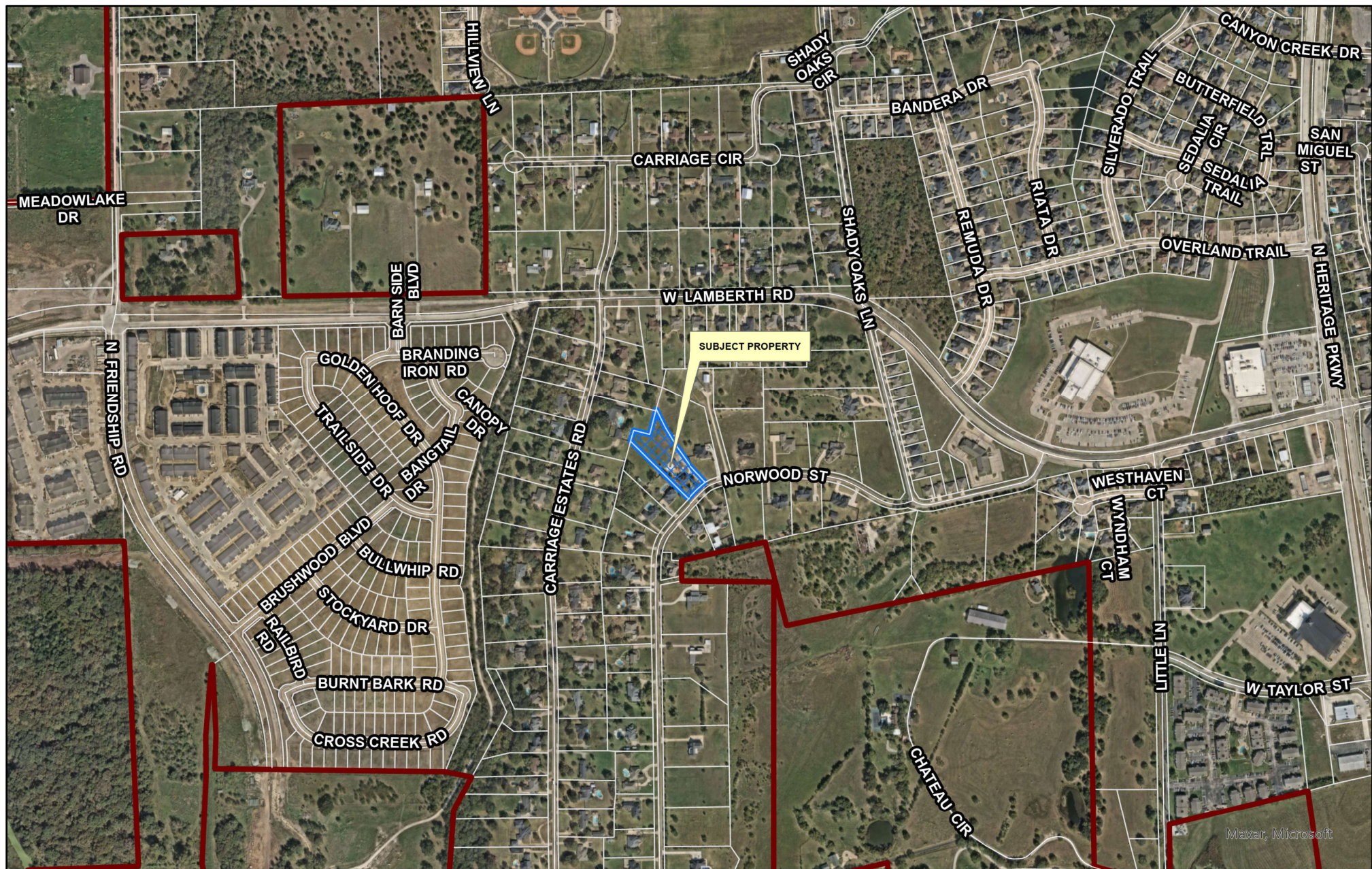
Staff Recommendation:

The zone change request for this item was approved by P&Z on 2/18/2025. It is on the agenda for the 3/17/2025 City Council meeting. If the Council approves the zone change request on 3/17/2025, staff recommends approval. If the Council denies the zone change request from R-A to R-6, staff recommends denying the final plat as it does not meet the minimum lot size for the R-A district.

Attachments:

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

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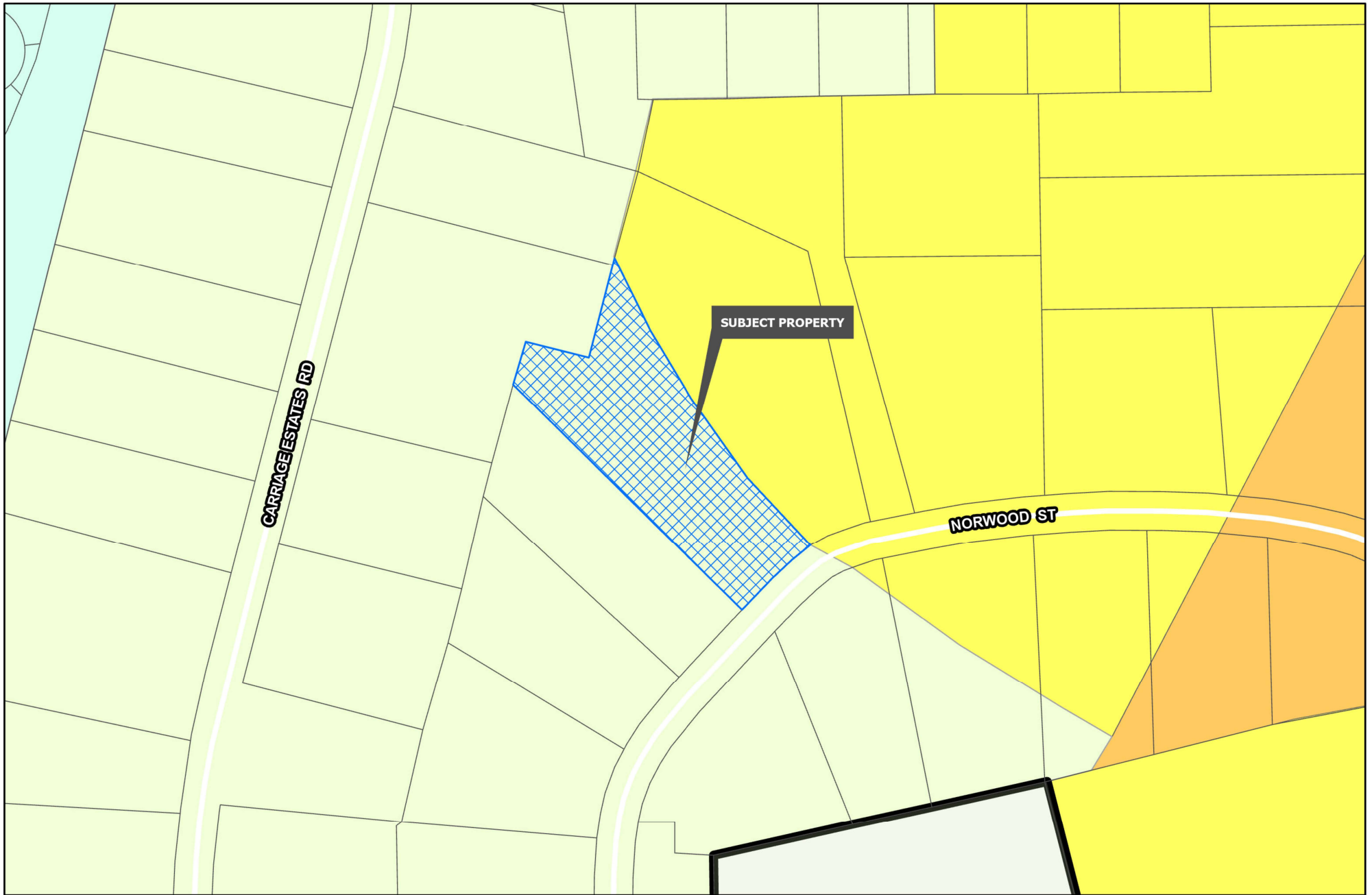


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2114 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
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
2114 NORWOOD ST



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

February 12, 2025

Timothy A. Roth
Luz M. Roth
2114 Norwood Drive
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Roth Estate 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. Distance for call N 14°39'12" E is unclear as it is covered by an elevation indicator. Ensure distance on drawing matches metes and bounds description on final plat. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
2. Property Acreage and Lot and Block information in the Owner's Certification of Dedication is incomplete and does not meet current standard. Correct appropriately on final plat. *Code of Ordinances Chapter 10.02.003(f)(22)*
3. 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)*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning

Zoned R-A (Residential Agricultural) District

5. Minimum lot area in R-A (Residential Agricultural) District is 2 acres. *(Sec. 14.02.003(1))*
 - a. A Zone Change or Variance must be approved before this Final plat can be approved.
 - b. If requested zone change is approved by Planning & Zoning on February 18, 2025 and by City Council on March 17, 2025, then this comment is satisfied.

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



February 18, 2025

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

Re: Roth Estate-2114 Norwood St., Sherman, TX

To Whom it May Concern:

Underwood Drafting & Surveying (UDS) is submitting the Final Plat for Roth Estate for Timothy & Luz Roth. The City has provided comments for this plat via letter on February 12, 2025, and those comments have been addressed as follows:

1. Distance for call N 14 °3 9' 12" E is unclear as it is covered by an elevation indicator. Ensure distance on drawing matches metes and bounds description on final plat. **Removal of the contours from the Prelim to make the Final removed the problem of covering an elevation indicator.**
2. Property Acreage and Lot and Block information in the Owner's Certification of Dedication is incomplete and does not meet current standard. Correct appropriately on final plat. **This has been corrected on the Final Replat.**
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. **All items have been addressed on the Final Replat.**
4. Preliminary Plats are valid for a period of 24 months. **Noted.**

Zoning-Zoned R-A (Residential Agricultural) District

5. Minimum lot area in R-A (Residential Agricultural) District is 2 acres. (Sec. 14.02.003(1))

- a. A Zone Change or Variance must be approved before this Final plat can be approved.
- b. If requested zone change is approved by Planning & Zoning on February 18, 2025 and by City Council on March 17, 2025, then this comment is satisfied.

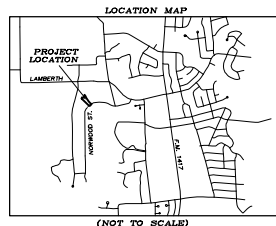
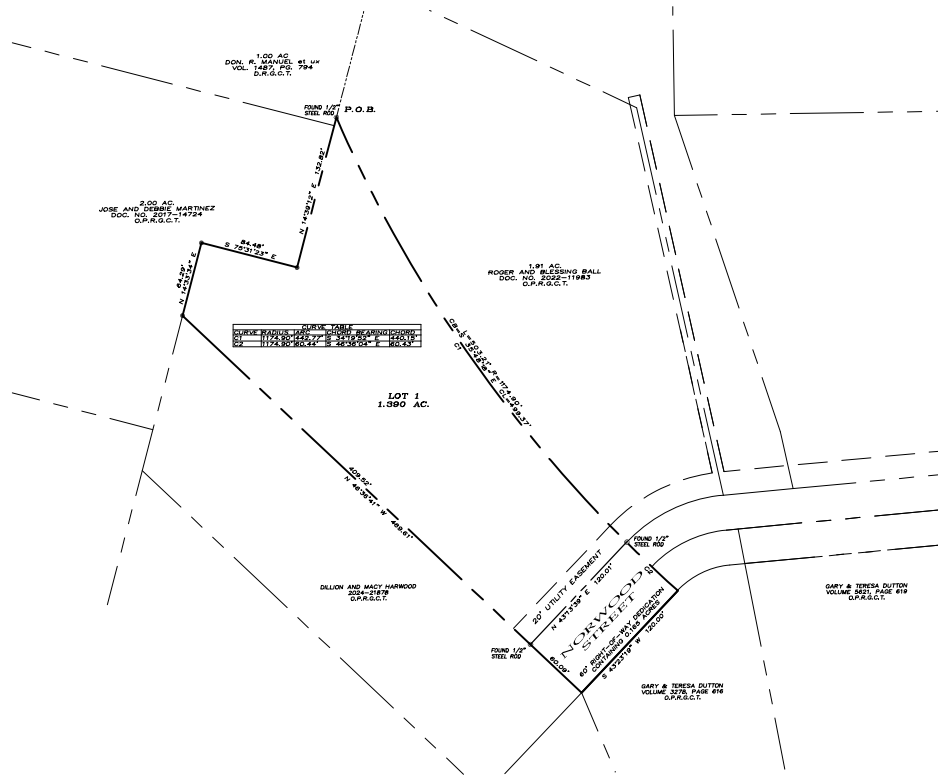
P&Z recommended the zoning change to City Council on 2/18. We are submitting the final replat so that it may be approved in March as well.

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



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the approved OSSP system.
3. Electrical service is provided by Oncor Electrical Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or construction of the roadway or driveway.
5. Any existing easements or drainage easements traversing across or across the section will remain as such.
6. The City of Sherman will not be responsible for the maintenance and operation of public drainage work or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other laws, codes and federal regulations regarding drainage.
9. Easements are based on the City of Sherman Control Easement Plat.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by FIRM data No. 4618102200, effective date September 1, 2022.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of William Thompson Survey, Abstract No. 1209 and being a part of Lots 35, 36, 38, and the Adjacent Road in The Carriage House Subdivision to Grayson County as shown by Plat of record in Volume 5, Page 24 Plat Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a Found $\frac{1}{8}$ " steel rod being the most westerly corner of Lot 1R of the Underwood Addition Replat Lot 1 & 2 Underwood Addition;

Thence with a non-tangent curve to the left having a radius of 1174.90 feet, (chord bears South $35^{\circ}48'18''$ East, a distance of 499.37 feet) an arc length of 503.21 feet to a point;

Thence South $43^{\circ}23'19''$ West a distance of 120.00 feet to a point;

Thence North $46^{\circ}36'41''$ West a distance of 469.61 feet to a set $\frac{1}{8}$ " steel rod in the east line of a 2.00 acre tract of land conveyed to Jose and Debbie Martinez, Recorded in Document Number 2017-14724 Official Public Records, Grayson County, Texas;

Thence North $14^{\circ}33'34''$ East with the most southerly east line of said Martinez Tract a distance of 64.29 feet to a set $\frac{1}{8}$ " steel rod;

Thence South $75^{\circ}31'23''$ East with the most easterly South line of said Martinez Tract a distance of 84.48 feet to a set $\frac{1}{8}$ " steel rod;

Thence North $14^{\circ}39'12''$ East a distance of 132.82 feet to the Point of Beginning and containing 1.555 acres of land.

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
Registered Professional
Land Surveyor, No. 4709

Date

OWNER'S CERTIFICATE OF DEDICATION

THAT Timothy and Luz Roth, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Roth Estate, an addition to the City of Sherman, Grayson County, Texas, being 1.555 acres situated in The Carriage House Subdivision, Recorded in Volume 5 Page 24, Plat Records, 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 desiring to remove or keep removed all or part of its respective systems on any of these easements shall 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, maintaining, and adding to or removing all or part of its respective system without the permission or license of the City of Sherman, Texas.

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

TIMOTHY A. ROTH

LUZ M. ROTH

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, TIMOTHY A. ROTH 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, LUZ M. ROTH 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
ROTH ESTATE

Being a Replat of part of Lots 35, 36, and 38 Carriage House Estates. Being in the City of Sherman, Grayson County, Texas. Containing 1.555 acres of land

01-08-2025

OWNERS/DEVELOPER
TIMOTHY A. ROTH
LUZ M. ROTH
214 NORWOOD DRIVE
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. 15.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2424 TEXOMA PARKWAY (Project No. 25-000527)

The request of PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) concerning the property located at 2424 Texoma Parkway, consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, as follows:

Board of Adjustment

- A. Public Hearing and Variance under section 14.02.016 to allow a 6.1' side setback in lieu of the required 15' for the existing structure.
- B. Public Hearing and Variance under section 14.02.016 to allow a 7.7' side setback in lieu of the required 15' for the existing structure.
- C. Public Hearing and Variance under section 14.04.016 to allow a 10' rear setback in lieu of the required 25' for the existing structure.
- D. Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

- E. Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.
- F. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (Retail Business) District.

Background:

The property is located at 2424 Texoma Parkway between East Highway 82 and East Peyton Street. The owner is requesting Variances for the side, rear and front setbacks to the existing structures. The owner is also requesting a Zone Change to a C-1 (Retail Business) District with a Specific Use Permit for a Hotel.

Origination:

PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor)

Staff Recommendation:

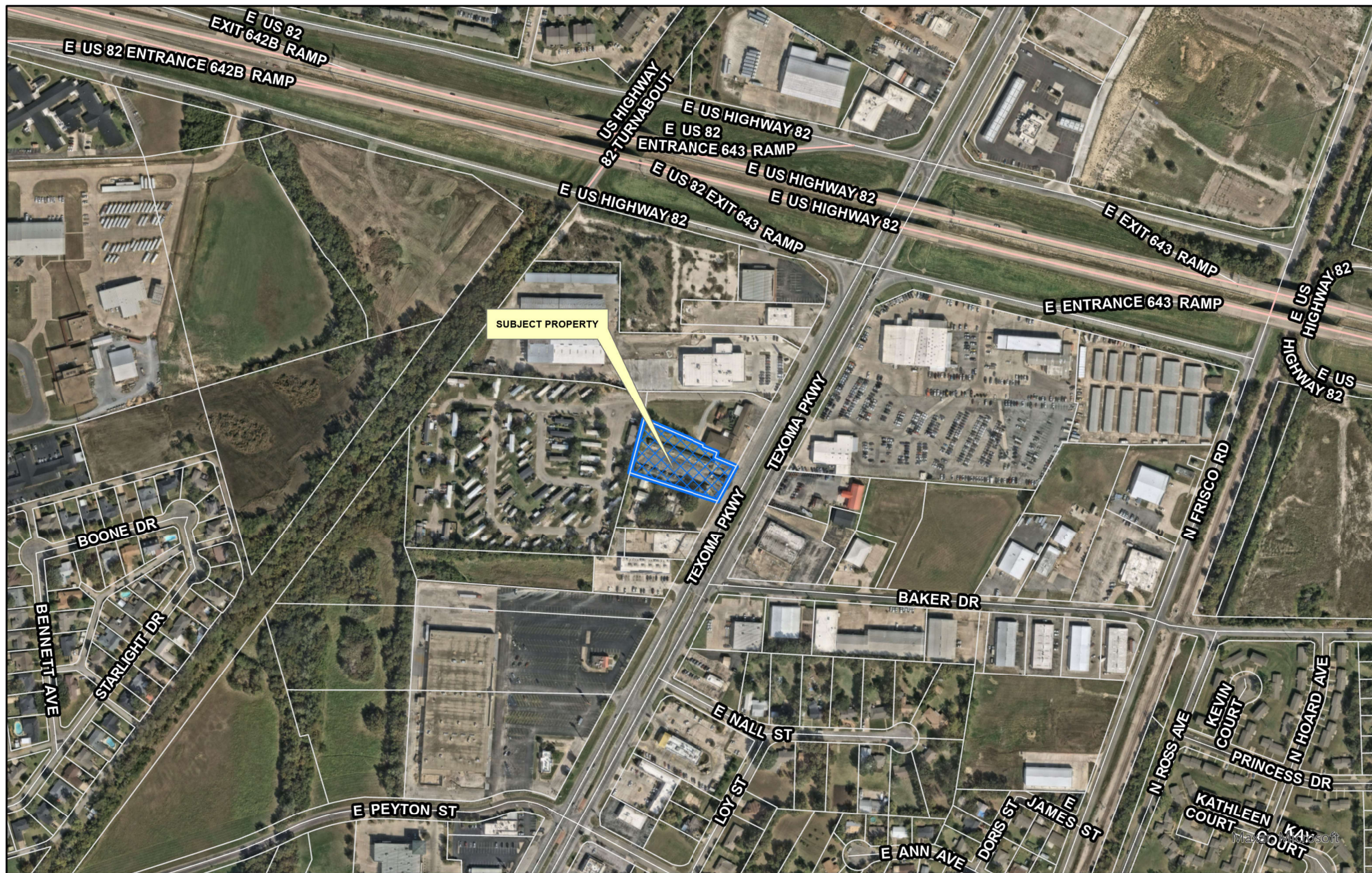
Staff does not recommend approval of this request.

Attachments:

- 1. Location Map
- 2. Zoning Map
- 3. Future Land Use Map
- 4. Property Notification Sign
- 5. Narrative
- 6. Survey

7. Comment Response Letter
8. Elevations
9. Violation Letter
10. Staff Review Letter

diagnose H:\PLANNING\Public Notification KT.aprx

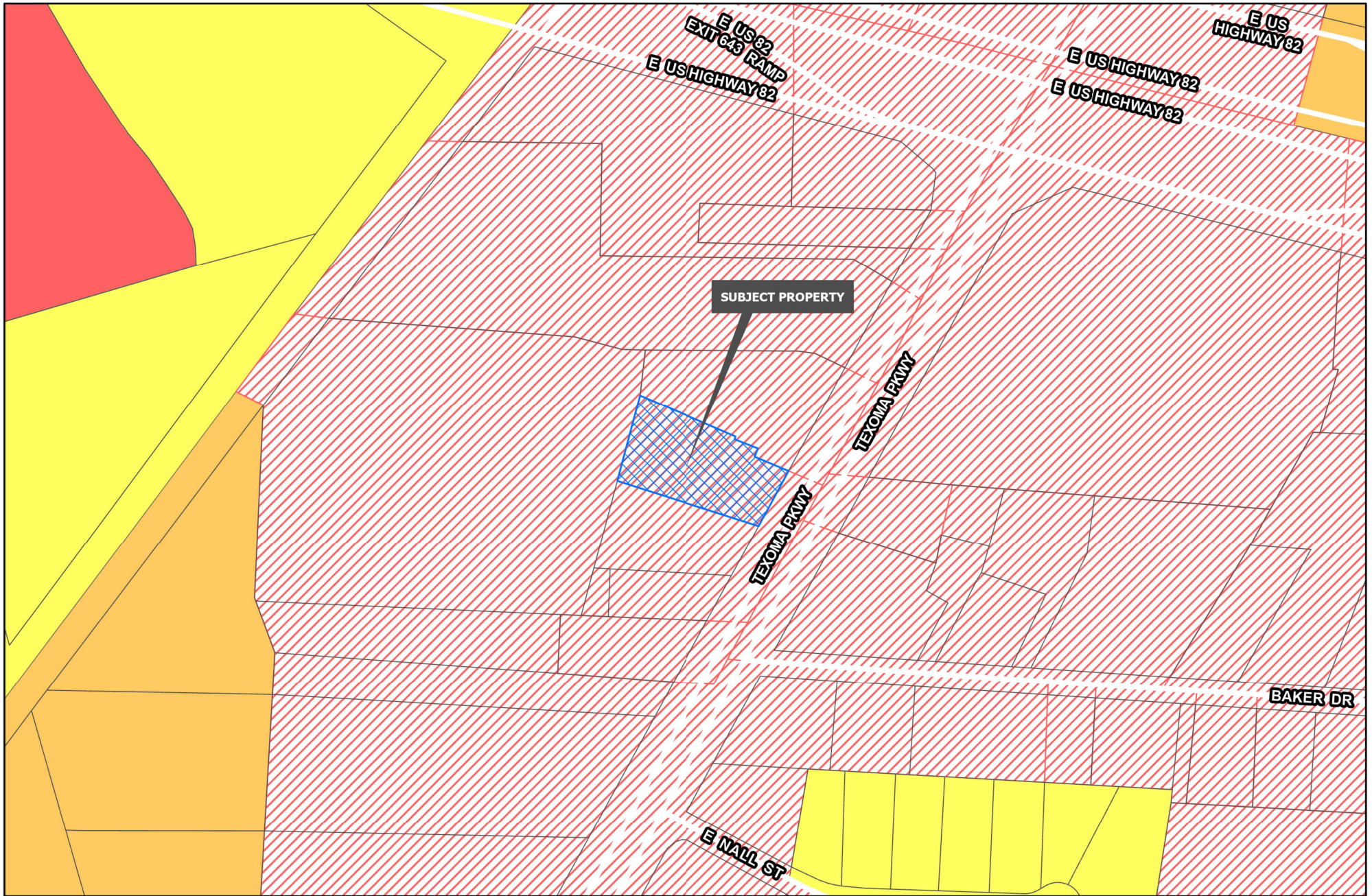


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2424 TEXOMA PKWY



Date: 2/25/2025 1:32 PM

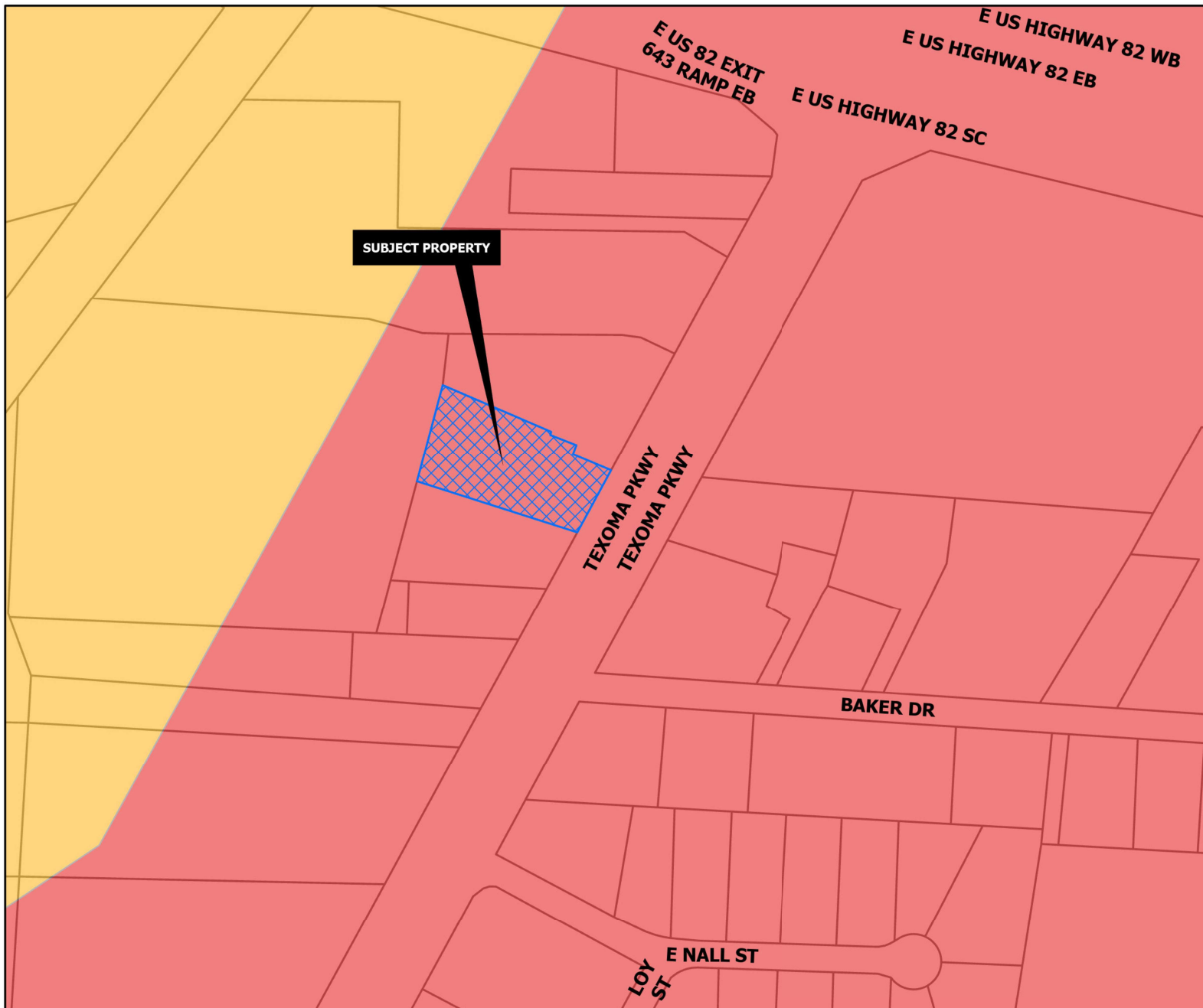


Development Services
Department

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
2424 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
2424 TEXOMA PKWY



From: [Pratap Patel](#)
To: [Christmas, Eva](#)
Cc: [Planning; Rae, Rob;](#)
Subject: Re: Zone Changing Request - 2424 Texoma Parkway - CROSSROADS Inn
Sent: 3/3/2025 4:25:44 PM

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Attached pic !

Thanks
Prat



On Mar 3, 2025, at 9:01 AM, Christmas, Eva <evac@cityofsherman.com> wrote:

The Property Notification Signs are available to be picked up in our office and will need to be posted by 5:00 P.M. - Tuesday March 4, 2025.
You will need to send a picture with the time and date stamped on it.

Please see the sign placement, proof of posting and removal criteria on the attachment.

Planning-

Rob, City of Sherman, Texas

As per your letter issued on 10-31-2022 to the previous owner of Crossroads Inn Motel,
I request you, city of Sherman, to change zoning from current C2 zoning to C1 zoning with Specific
Use Permit for motel/hotel.

I have attached here

- zoning change request application
- survey
- pics
- warranty deed
- letter from city

SCOPE OF WORK WITHOUT ANY STRUCTURAL CHANGES

- New bathrroms with new tiles, paints, new vanity and new shower.
- Rooms with New flooring, new furnitures and Paints
- Parking lot - Ceil coat and stripping.
- New business sign
- Lobby with new paint and new furnitures
- Laundry room with New appliances
- whole property exterior repaint and cosmetic repairs.

Planned to reopen AS MOTEL in 2-3 months with new look and new Name.

Please let me know if you need any other documents and also update on how to pay fees and
also if I need any permit from city (am not doing any structural changes).

Thank you for assistance in this matter.



GRAPHIC SCALE

0 10 20 30 40 50

(IN FEET)

1 inch = 50 ft.

PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN GRAYSON COUNTY, TEXAS, A PART OF THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, ALSO BEING A PART OF A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 7, 1940, AND OF RECORD IN VOL. 414, AT PAGE 190, OF THE DEED RECORDS OF SAID COUNTY, A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED NOVEMBER 25, 1941, AND OF RECORD IN VOL. 430, AT PAGE 616, OF SAID DEED RECORDS AND A 4-ACRE TRACT OF LAND CONVEYED BY ELIZABETH PEYTON SHELLEY ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 17, 1945, AND OF RECORD IN VOL. 480, AT PAGE 439, OF SAID DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, SAID POINT BEING 2.0 FEET NORTH 29° 38' EAST FROM THE NORTH EDGE OF A BRICK FENCE AND 117.1 FEET NORTH 29° 38' EAST FROM THE SOUTH-EAST CORNER OF SAID 3-ACRE TRACT FIRST ABOVE MENTIONED;

THENCE NORTH 72° 33' WEST, PARALLEL WITH AND APPROXIMATELY 2 FEET NORTH OF SAID BRICK FENCE, 302.5 FEET TO A 3/4" IRON ROD FOUND IN A CHAIN-LINK FENCE ON THE EAST LINE OF A 9.1-ACRE TRACT OF LAND CONVEYED BY T.R. NOWLIN ET UX. TO RAY D. WILSON ET UX. BY DEED DATED JUNE 1, 1969, AND OF RECORD IN VOLUME 1138, AT PAGE 305, OF THE AFORESAID DEED RECORDS;

THENCE NORTH 16° 15' EAST ALONG SAID FENCE AND SAID WILSON'S EAST LINE 179.5 FEET TO A POINT 0.2 FEET SOUTH 16° 15' WEST FROM A POINT FOR CORNER;

THENCE SOUTH 65° 50' 57" EAST A DISTANCE OF 206.01' (DEED CALLS SOUTH 66° 00' 00" EAST A DISTANCE OF 205.20 FEET), PARALLEL WITH AND APPROXIMATELY 0.2 FEET SOUTH OF THE SOUTH EDGE OF SAID CHAIN-LINK FENCE TO A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR CORNER;

THENCE SOUTH 01° 12' 44" WEST A DISTANCE OF 4.53 FEET (DEED CALLS SOUTH 23° 51' 00" WEST A DISTANCE OF 5.50 FEET) TO A 1/2" IRON ROD FOUND WITH YELLOW CAP ALONG THE WEST EDGE OF SAID CONCRETE WALK;

THENCE SOUTH 66° 00' 10" EAST A DISTANCE OF 55.74 FEET (DEED CALLS DEED SOUTH 66° 09' 00" EAST 55.70 FEET) TO A 1/2" IRON ROD FOUND WITH A YELLOW CAP ALONG THE SOUTH EDGE OF SAID CONCRETE WALK AN INTERIOR CORNER OF SAID WALK;

THENCE SOUTH 23° 42' 14" WEST A DISTANCE OF 16.87 FEET (DEED CALLS SOUTH 23° 51' 00" WEST A DISTANCE OF 17.10 FEET) TO A 1/2" IRON ROD FOUND WITH YELLOW CAP AT A CORNER OF SAID WALK;

THENCE SOUTH 65° 49' 34" EAST A DISTANCE OF 70.29 FEET (DEED CALLS SOUTH 66° 09' 00" EAST A DISTANCE OF 72.30 FEET) ALONG THE SOUTH EDGE OF SAID WALK, PASSING THE END OF SAID WALK AT 39.0 FEET, IN ALL A DISTANCE OF 72.3 FEET TO A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 75;

THENCE SOUTH 29° 00' 37" WEST A DISTANCE OF 121.92 FEET (DEED CALLS SOUTH 29° 38' 00" WEST A DISTANCE OF 120.40 FEET) WITH SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING 1.15 ACRES OF LAND, MORE OR LESS.

BOUNDARY SURVEY OF

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN GRAYSON COUNTY, TEXAS, A PART OF THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, ALSO BEING A PART OF A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 7, 1940, AND OF RECORD IN VOL. 414, AT PAGE 190, OF THE DEED RECORDS OF SAID COUNTY, A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED NOVEMBER 25, 1941, AND OF RECORD IN VOL. 430, AT PAGE 616, OF SAID DEED RECORDS AND A 4-ACRE TRACT OF LAND CONVEYED BY ELIZABETH PEYTON SHELLEY ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 17, 1945, AND OF RECORD IN VOL. 480, AT PAGE 439, OF SAID DEED RECORDS, TEXAS.

Seth Ephraim Osabutey
RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. 48181C PANEL 0290 G
REVISED DATE: 09/01/22 ZONE "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: TULT ENTERPRISES LLC

ADDRESS: 2424 TEXOMA PARKWAY, SHERMAN, TEXAS 75090

TITLE CO: KANE TITLE

GF. NO: 2023101894HW

G.F. EFFECTIVE DATE: OCTOBER 15, 2023

JOB NO.: 2023-075

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.



S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

NOTES:
1. BEARINGS BASED ON PLAT.

2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.

4. EASEMENT: RIGHT OF WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE RECORDED: MAY 31, 1951 IN VOLUME 652, PAGE 414, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

5. EASEMENT: RIGHT OF WAY FOR AN ELECTRIC DISTRIBUTION LINE RECORDED: AUGUST 18, 1955 IN VOLUME 815, PAGE 529, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

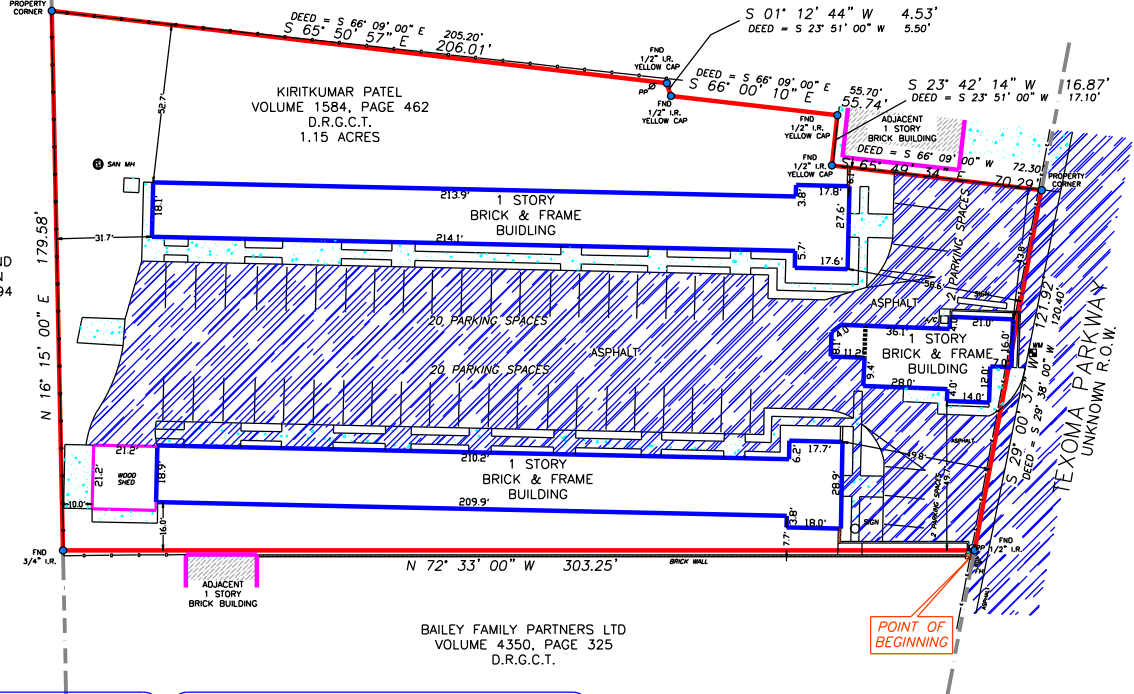
6. EASEMENT: SEWER, WATER AND GAS LINES RECORDED: JULY 13, 1970 IN VOLUME 1165, PAGE 234, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

7. TERMS AND CONDITIONS CONTAINED IN DEED RECORDED ON SEPTEMBER 16, 1940, IN VOLUME 414, PAGE 190, DEED RECORDS OF GRAYSON COUNTY, TEXAS.

8. SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH.

GARY RAY WILSON AND
VICKIE LYNN WILSON
INST. NO. 2020-10794
O.P.R.G.C.T.

NOWLIN ENTERPRISES, INC.
INST. NO. 2019-29305
O.P.R.G.C.T.
1.41 ACRES



Comment Response Letter

Date: 03/04/2024

To,

City of Sherman

Atn :Kerri Turner, Development Services Planning Technician

Development Services Department

planning@cityofsherman.com

Subject: Reply to staff comment sheet regarding zone changing and remodeling at Crossroads Inn, 2424 Texoma Pkwy, Sherman, Texas, 75090

I would like to clarify that all the requests mentioned in comment sheet will be accommodated and applied to the plans and presented to appropriate dept.

Zoning

Site plan will includes Square feet of the total floor area, The size of the parking spaces, and Number of units and the square feet of office area ensuring minimum parking requirement is adhered to.

Engineering

There are no any structural changes and recent survey is available to review. Platting of the property will be submitted for review before permits. There are NO new addition to property. There are NO new driveway or sidewalks, it will be as is existing.

Fire Services

Approved fire apparatus access roads shall be provided for the facility as per City Ordinances Amendments

Thank you for your assistance in this matter, please do not hesitate to contact me back if there is I missed anything or you need further clarification from my sides.

Sincerely,

Pratapbhai Patel – 661 304 5412



CROSSROADS INN
MOTEL

TOP TREE SERVICE
903-815-1795
COMMERCIAL & RESIDENTIAL
FREE ESTIMATES • TRIMMING • REMOVAL
Locally Owned & Operated
LINDMARK

FREE
WI-FI
INTERNET

VACANCY
OFFICE



VACANCY
OFFICE

TOP TREE SERVICE
903-815-1795
COMMERCIAL & RESIDENTIAL
FREE ESTIMATES • TRIMMING • REMOVAL
Locally Owned & Operated
LINDMARK

FREE WI-FI
INTERNET

MOTOR HOTEL



TOP TREE SERVICE
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COMMERCIAL & RESIDENTIAL
FREE ESTIMATES • TRIMMING • REMOVAL
Locally Owned & Operated
LINDMARK

VACANCY
OFFICE

FREE
WI-FI
INTERNET





903-815-1795
FREE SERVICE
COMMERCIAL & RESIDENTIAL
ESTIMATES • TRIMMING • REMOVAL
Locally Owned & Operated









Recd: 11/7/22

October 31, 2022

Via Certified Mail, RRR
and First Class Mail

Certified Mail: 7022 0410 0001 4756 0195

NOTICE OF CODE VIOLATIONS

Dear Owner/Occupant,

This letter is being sent to you as the listed owner of the real property located at 2424 Texoma Parkway, Sherman, Texas, commonly known as the Crossroads Inn, according to the Real Property Records of Grayson County, Texas (the "Property").

It has come to the attention of the City of Sherman that the Crossroads Inn is operating without a Certification of Occupancy (CO) in violation of the City's Code of Ordinances and that there are other violations of the Zoning Ordinance occurring on the Property. For example, the Property is zoned C-2 (General Commercial) District. A hotel/motel is only permitted in a C-1 (Retail Business) District with a Specific Use Permit (SUP), and there is no record of the City Council granting a SUP on this Property. Moreover, it is the understanding of the City of Sherman that this Property is being used for permanent residential uses, and not for a hotel or motel use, in violation of the City Code. Furthermore, occupying permanent structures on the Property without first obtaining a CO constitutes a violation of the City Code. Accordingly, the City of Sherman hereby demands that you and all other entities and persons occupying and/or using the Property immediately cease all acts and omissions that are in violation of the City Code, including but not limited to, the acts described herein.

To operate the Property as a hotel/motel, the Property is required to come into conformance with the City Code for a hotel/motel by requesting a zone change from a C-2 to a C-1 district, together with a request for an SUP for a hotel/motel in a C-1 district. You will be required to submit all the relevant application materials necessary for a zone change/SUP request. If approved, you would then be permitted to apply for a CO for the use at that site.

If you choose not to go in the direction of a hotel/motel, and instead wish to operate the Property as a permanent residential use, you may consider requesting a zone change to the R-2 (multi-family) zoning district. You will be required to submit all the relevant application materials necessary for a zone change. If approved, you would be allowed to use the Property for permanent residential purposes; however, you will be required to bring all the units up to the then-current building code requirements for multi-family dwelling units.

oma Parkway
You are required to respond to this notice by November 14, 2022 to advise how you intend to conform to the City Code and your proposed timeline to get into conformity. Should you fail to respond as required and/or the Code violations be permitted to continue on the Property, the City may begin issuing citations for each day such you or other persons continue to violate the City Code. Violation of the City Code constitutes a misdemeanor, and an entity or person convicted may be fined up to \$2,000 for each offense. A violation of any provision of the Code shall constitute a separate violation for each calendar day in which it occurs. In addition, the City may bring a civil action for enforcement of the Code and seek the following relief: (i) an injunction; (ii) a civil penalty of up to \$1,000.00 per day; (iii) the repair or demolition of structure(s) on the Property; (iv) an action in rem against the Property, meaning that the City will seek to foreclose on the Property to collect expenses associated with bringing the structure(s) and Property into compliance with the Code; and (v) any other relief to which the City may be entitled. *See* TEX. LOC. GOV'T CODE §§ 54.012, 54.016, 54.017, 54.018.

If you no longer own the Property, you must execute an affidavit, in the form acceptable to the City, stating, among other requirements to be included in a valid affidavit, that you no longer owns the Property, the name and address of the person(s) who acquired the Property from you and the document utilized to transfer ownership of the Property. The affidavit must be delivered in person or by certified mail, return receipt request, to my attention at City Hall, 220 W. Mulberry, no later than seven (7) days from the date of this letter. If no affidavit is submitted as provided herein, the City will move forward with the matters set forth herein with you as the apparent legal owner of the Property.

Nothing contained in this letter shall be deemed to be a waiver of any right, remedy or recourse available to the City as a result of your failure to comply with the Code, Zoning Ordinance and any other applicable statute or ordinance.

If additional information or clarification is needed, do not hesitate to contact me at 220 W. Mulberry or by phone 903-892-7229

Respectfully,



Rob Rae, AICP
Director of Development Services

Cc: Robby Heston, City Manager
Ryan Pittman, City Attorney, Abernathy Roeder Boyd & Hullett, P.C.

STAFF REVIEW LETTER

February 26, 2025

Sent via Email

PHT Hospitality LLC
Pratapbhai R. Patel
3248 Buttercup Lane
Camarillo, TX 93012

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District and a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (General Commercial) District located at 2424 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 18, 2025, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14 and Building Regulations of Chapter 3.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal and must comply with current regulations. (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
 - a. Only one freestanding sign is permitted per platted lot. (*Sec. 14.07.009(3)*)
 - i. There are two freestanding signs placed on this lot.
 1. The sign that is located at the rear of the lot, near the northwest corner of the lot must be removed within 90 days of the Specific Use Permit (SUP) approval.
 - ii. The setback of a pole or pylon sign fronting a major arterial sign shall be 25 feet measured from the closest edge of the sign to the property line. (*Sec. 14.07.009(3)(A)(iv)*)
 1. The freestanding pylon sign at the front of the lot must be removed within 90 days of the Specific Use Permit (SUP) approval.
 - a. The freestanding pylon sign can be relocated at least 25' from the closest edge of the sign to the property line(s).
 - b. The freestanding pylon sign can be removed and replaced with a monument sign and must adhere to the non-residential design and setbacks for monument signs that can be found in Sec. 14.07.009(3)(B)):
 - i. Monument signs shall include a landscaped, stone-based feature.
 - ii. Signs may have a maximum 65 square foot sign area and shall not exceed ten (10) feet in height. Height is measured from the grade of the fronting street.

- iii. Minimum setback for signs shall be ten (10) feet from the property line. Monument signs shall not obstruct the view of turning traffic.
 - iv. Approval of a sign encroachment agreement is required before a freestanding sign may be constructed within any easements. Only signs with a slab or approved spread footing foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement.
 - c. A sign permit will be required.
- b. Billboards are prohibited. *(Sec. 14.07.003(a)(5))*
 - i. The existing billboard is non-conforming and must be removed within 90 days of the Specific Use Permit (SUP) approval.
- 5. Permanent residents are not permitted. Any hotel guest may not stay longer than 30 days.
- 6. The total floor area of any building or buildings on a lot in the C-1 district shall not exceed one-half of the total number of square feet in the lot (FAR to not exceed 0.5) *(Sec. 14.02.016(4)(B))*
 - a. Square feet of the total floor area must be provided on the Site Plan.
- 7. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. *(Sec. 14.04.003(d)(3)(A))*
 - a. The size of the parking spaces must be shown on the Site Plan.
- 8. One parking space for every unit plus the required parking for retail, office, and other uses as applicable. *(Sec. 14.04.003(e)(1))*
 - a. Number of units and the square feet of office area must be provided on the Site Plan to ensure minimum parking requirement is adhered to.
- 9. All uses within commercial zoning districts shall provide a screening device as an enclosure for garage and trash containers. Enclosure shall be constructed of masonry or similar durable material. *(Sec. 14.04.004(4))*
- 10. The property must be properly maintained in a state of good repair and neat appearance.
- 11. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
- 12. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
- 13. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than PHT Hospitality LLC, Pratapbhai R Patel is the owner or lessee of the Property.
- 14. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
- 15. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
- 16. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

- 17. Existing 1 story brick & frame building encroaches into TxDOT right of way. Encroachment Agreement or equivalent approved by TxDOT may be required prior to submitting the Final Plat for P&Z review.
- 18. Platting of the property is required prior to building permits being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
- 19. Subject property does not direct access to City wastewater main. On-site sewage facility or extension of wastewater main by developer may be required prior to any additions being permitted. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); Grayson County Subdivision Regulations 4.4.1; 4.4.2*
- 20. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

Fire Services

The following shall be corrected prior to approval of a site plan by the Fire Marshal's Office.

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

21. [] 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)*

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

22. [] 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.
23. [] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. *(Located In City Ordinances Amendments)*
24. [] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. *(Located In City Ordinances Amendments)*

Other Codes That May Apply.

25. [] 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)*

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

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



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

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



Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

306 SOUTH DEWEY AVENUE (Project No. 25-000548)

The request of David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) concerning the property located at 306 South Dewey Avenue, consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

Background:

The property is located at 306 South Dewey Avenue in between East Lamar Street and East Cherry Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to R-2F (Duplex Residential) District.

Origination:

David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor)

Staff Recommendation:

Staff has no objections to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Narrative
6. Survey
7. Floor Plan
8. Elevation

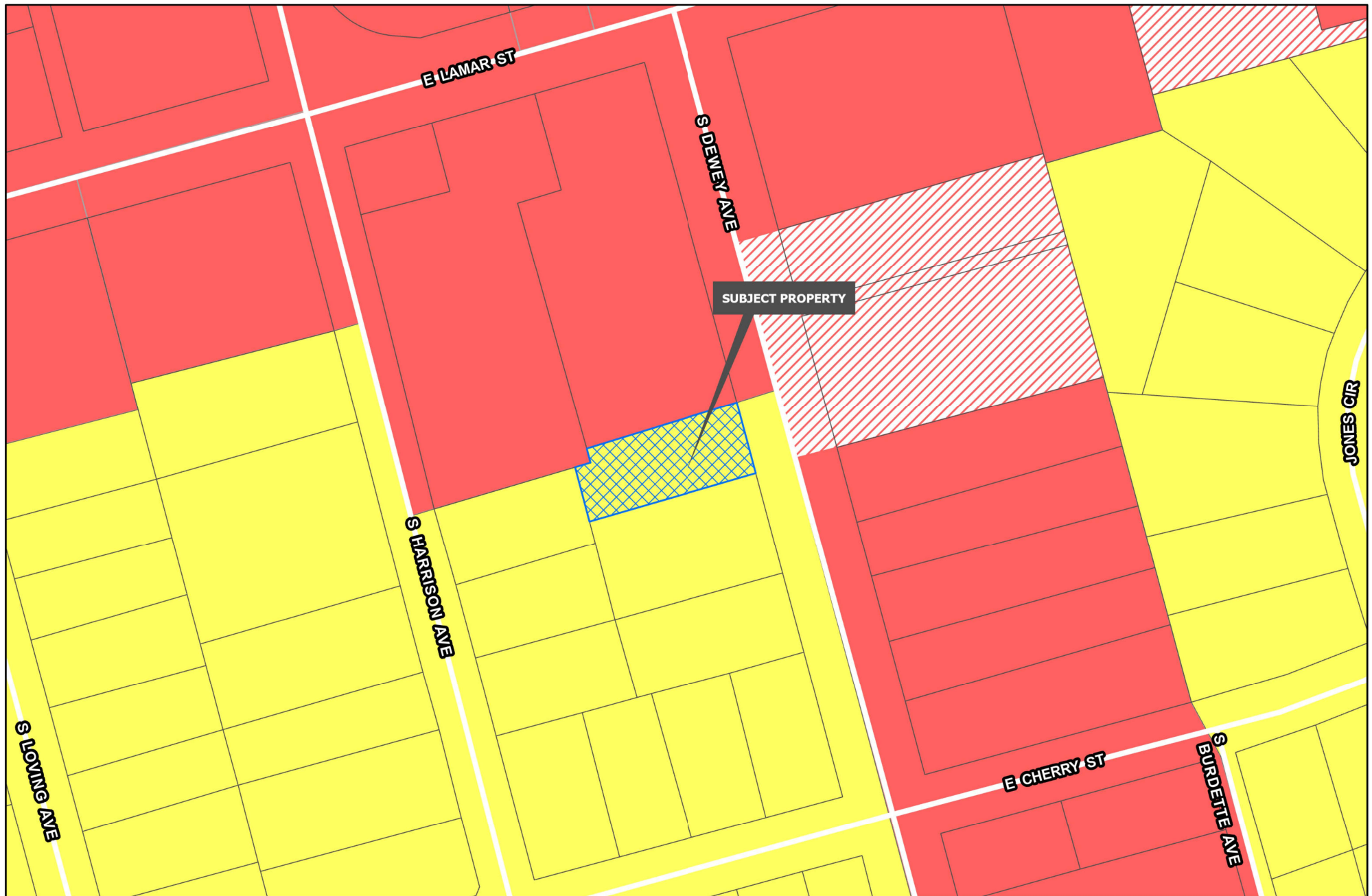


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
306 S DEWEY AVE



Date: 2/25/2025 1:32 PM

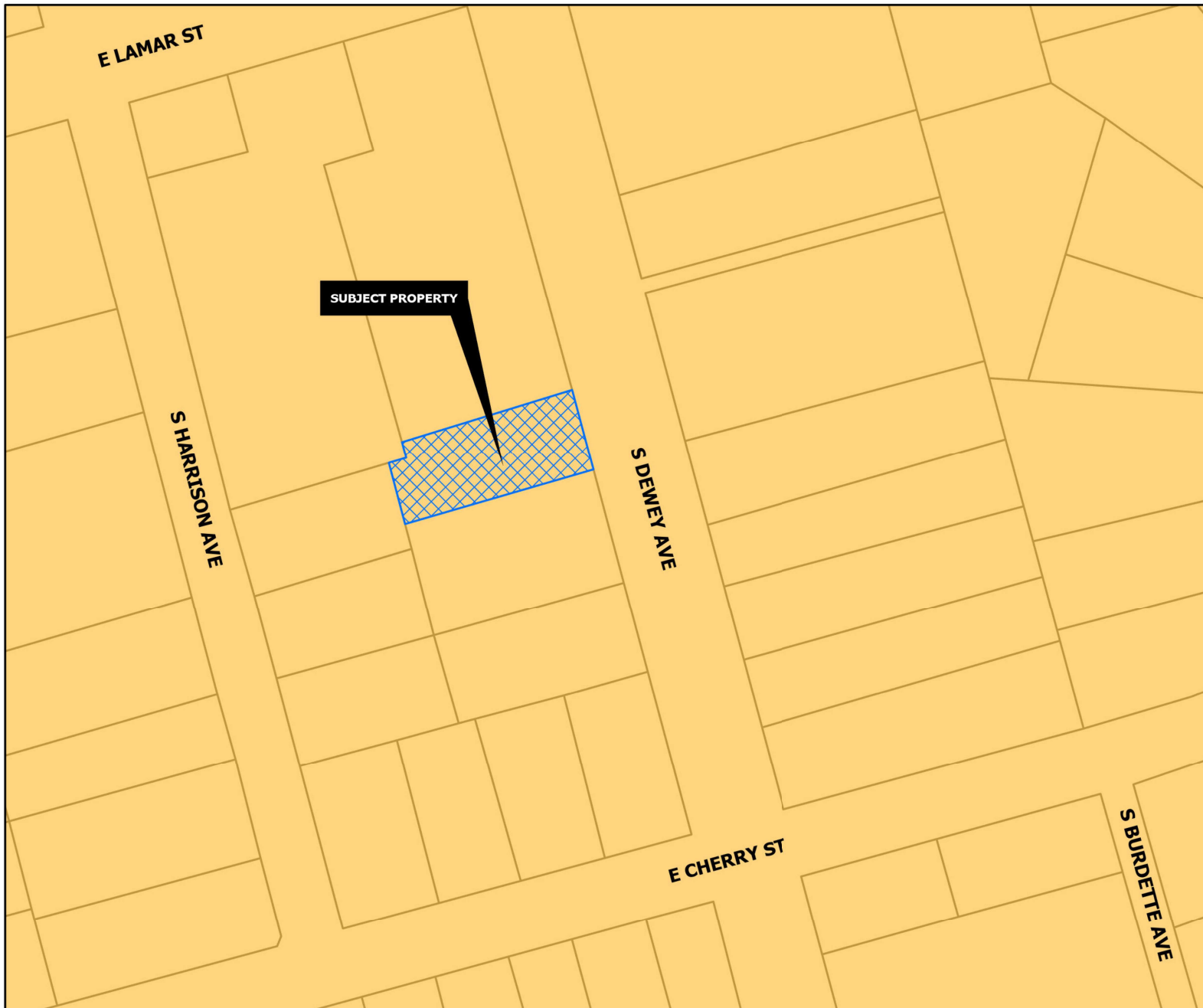


Development Services
Department

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
306 S DEWEY 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
306 S DEWEY AVE





Sherman
LAND USE CONSULTING

**NOTICE OF
PROPOSED ZONING
CHANGE**

PROJECT #: 25-000548

Planning & Zoning Map:  FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
904.960.1234

Project Narrative for Zoning Change Request

Applicant: David Arbelaez

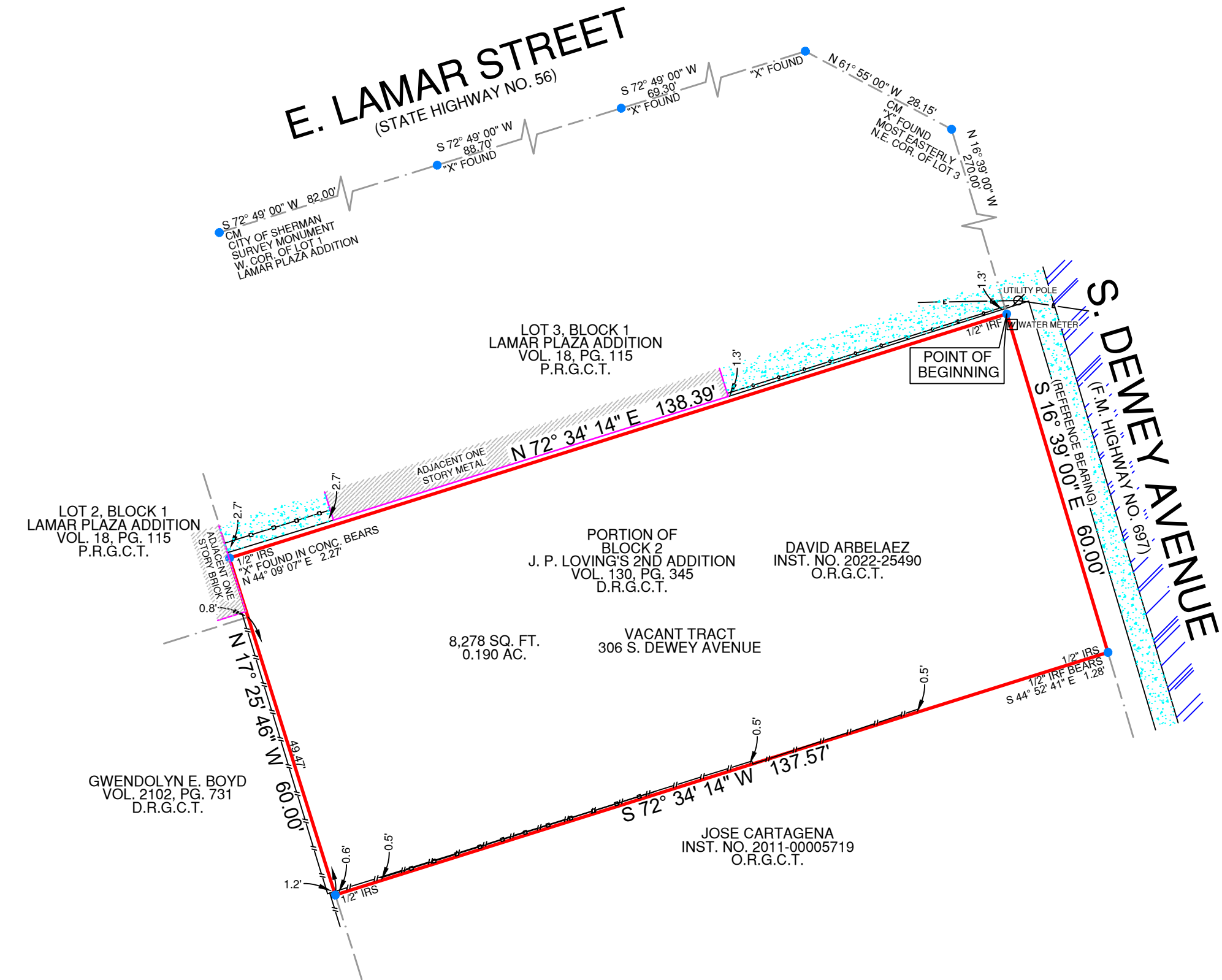
Property Address: 306 S Dewey Ave, Sherman, TX

Current Zoning: Single-Family Residential (SF)

Proposed Zoning: Duplex Residential (2F)

Project Overview

This request seeks approval for a zoning change from Single-Family Residential (SF) to Duplex Residential (2F) to develop a thoughtfully designed duplex-style home that aligns with the surrounding neighborhood and contributes to the city's housing diversity. The property, located at 306 S Dewey Ave, is well suited for this transition due to its lot size, accessibility, and compatibility with existing land uses in the area.

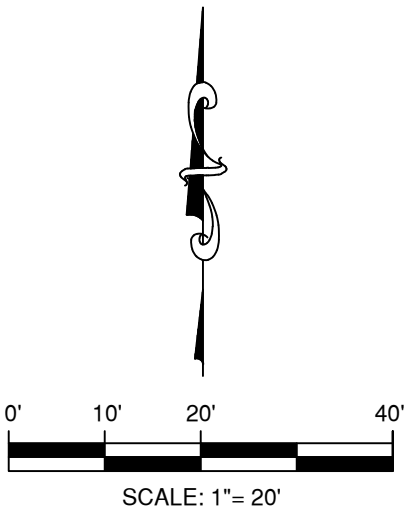


LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT =
—o—o—	CHAINLINK FENCE	CONCRETE =
—□—□—	METAL FENCE	GRAVEL =
—//—//—	WOOD FENCE	TILE =
—v—v—	VINYL FENCE	WOOD =
—E—E—	ELECTRIC LINE	BRICK =

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT (WOOD) RAILROAD TIE =

NOTES:
BEARINGS ARE BASED ON THE PLAT RECORDED IN VOL. 18, PG. 115, P.R.G.C.T.



LEGAL DESCRIPTION:
BEING A PORTION OF BLOCK 2, J. P. LOVING'S 2ND ADDITION, AN ADDITION TO GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 130, PAGE 345, DEED RECORDS, GRAYSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID ARBELAEZ, AS RECORDED IN INSTRUMENT NO. 2022-25490, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO DECLARE THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES, LOCATION AND TYPE OF IMPROVEMENTS. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. USE OF THIS SURVEY FOR ANY OTHER PURPOSE BY ANY OTHER PARTIES SHALL BE AT THERE OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT AND DEED REFERENCED HEREON.

TECH	MSP
FIELD	CB

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48181C0290 G, DATED SEPTEMBER 1, 2022.

DATE: 02/20/25 JOB NO.: 25-00978
FIELD: 02/11/25

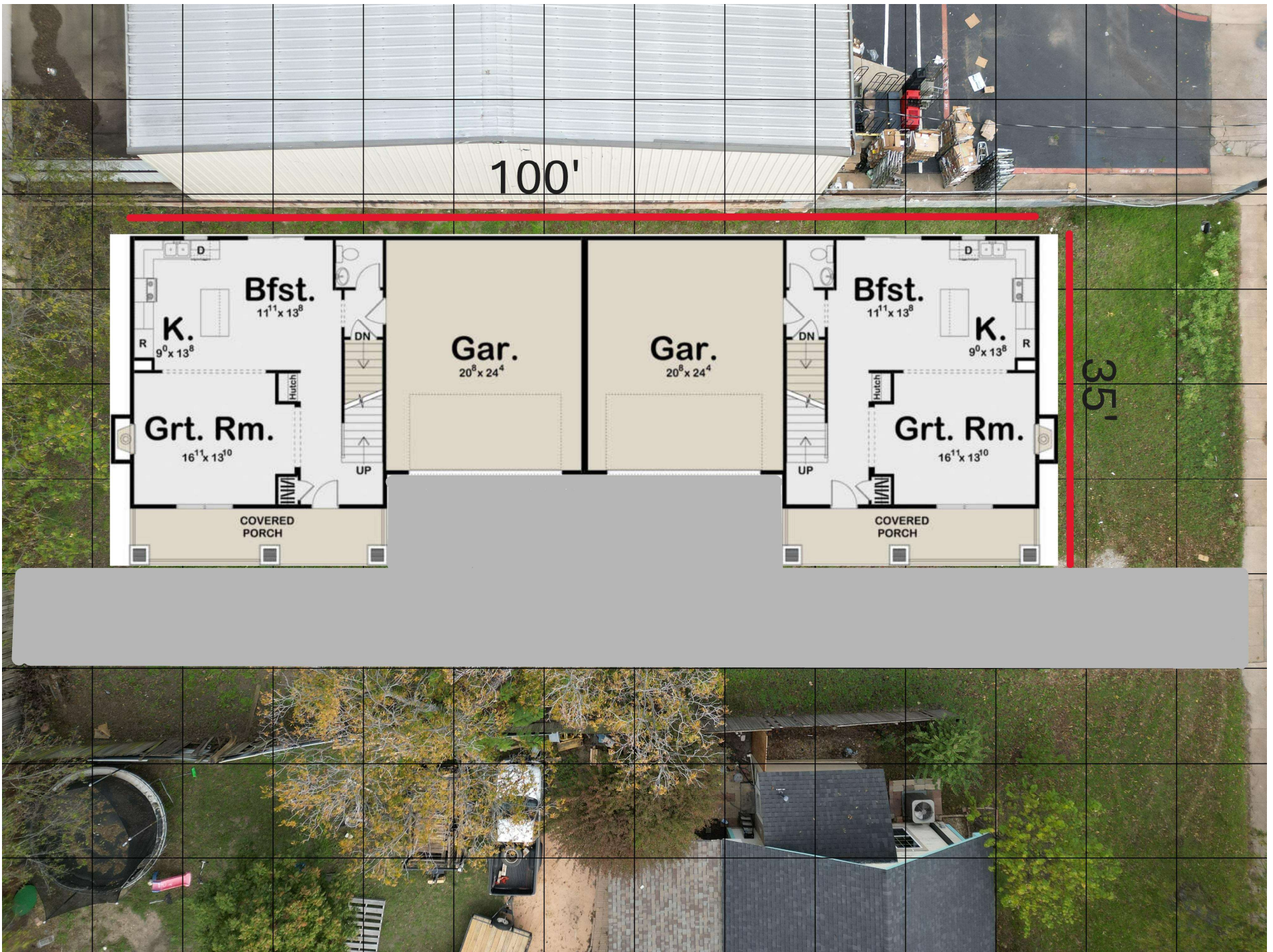
Registered Professional Land Surveyor

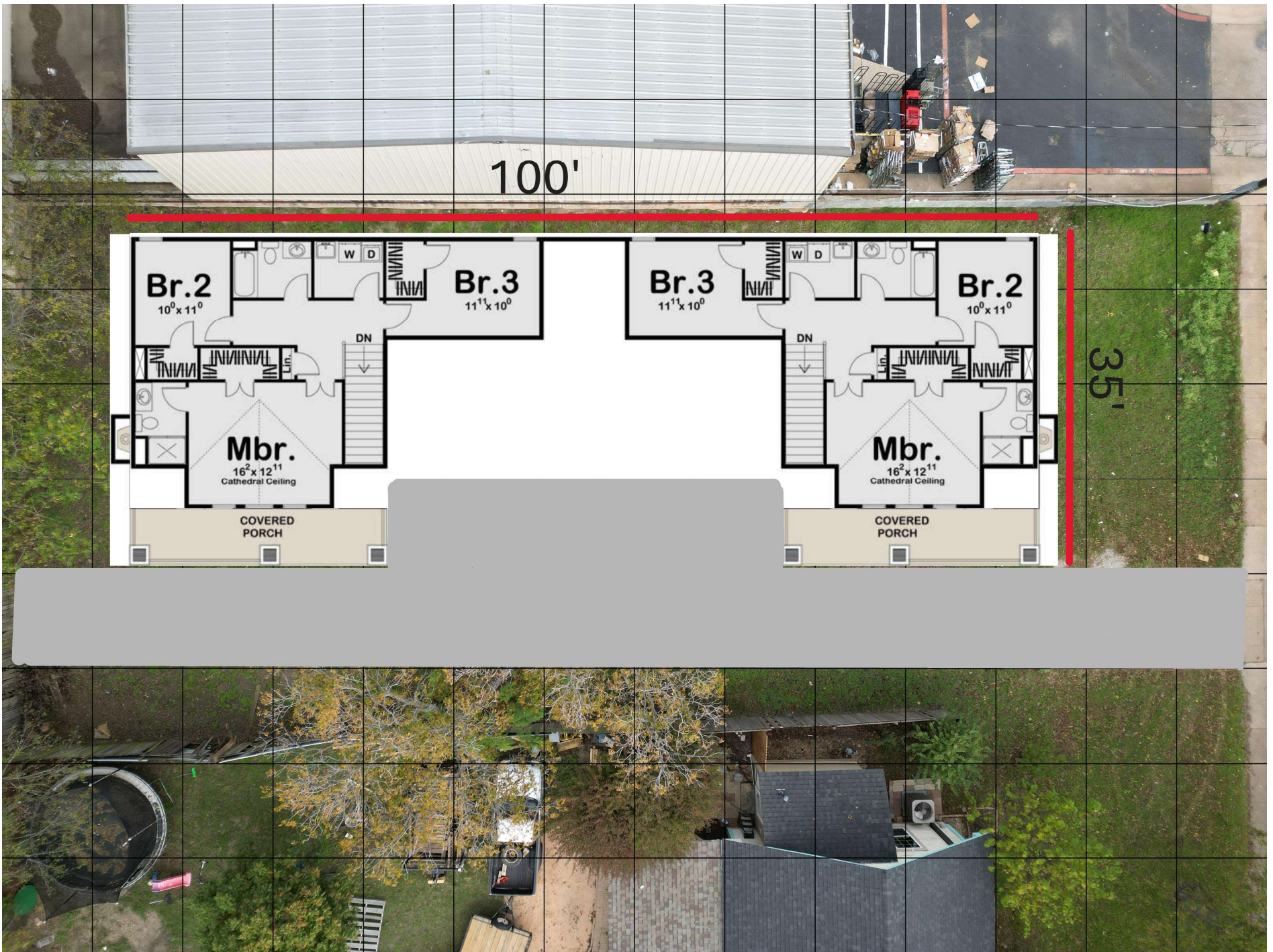
306 S. DEWEY AVENUE, SHERMAN, TX 75090
PORTION OF BLOCK 2, J. P. LOVING'S 2ND ADDITION

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____
ACCEPTED BY: _____

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200









Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1300 SOUTH SAM RAYBURN FREEWAY (Project No. 25-000554)

The request of SSCGC Holdings, LLC (Owner), Indus Road & Bridge Inc. (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1300 South Rayburn Freeway, being in the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a C-1 (Retail Business) District/Sam Rayburn Overlay District and R-6 (Single Family Residential) District/Sam Rayburn Overlay District.

Background:

The property is located at 1300 South Sam Rayburn Freeway in between West Center Street and Stone Creek Drive. The owner is requesting a Temporary Use Permit to allow a concrete batch plant in a C-1 (Retail Business) District/Sam Rayburn Overlay District and R-6 (Single Family Residential) District/Sam Rayburn Overlay District.

The following has been approved for this location:

- 1/12/2021 - Temporary Use Permit and site plan approval to allow a concrete batch plant for the TXDOT U.S. Highway 75 Reconstruction Project (Project Control # 0047-02-150) for a period not to exceed three years in a C-1 (Retail Business) District/O-1.2 (Sam Rayburn) Overlay District.

Origination:

SSCGC Holdings, LLC (Owner), Indus Road & Bridge Inc. (Representative) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

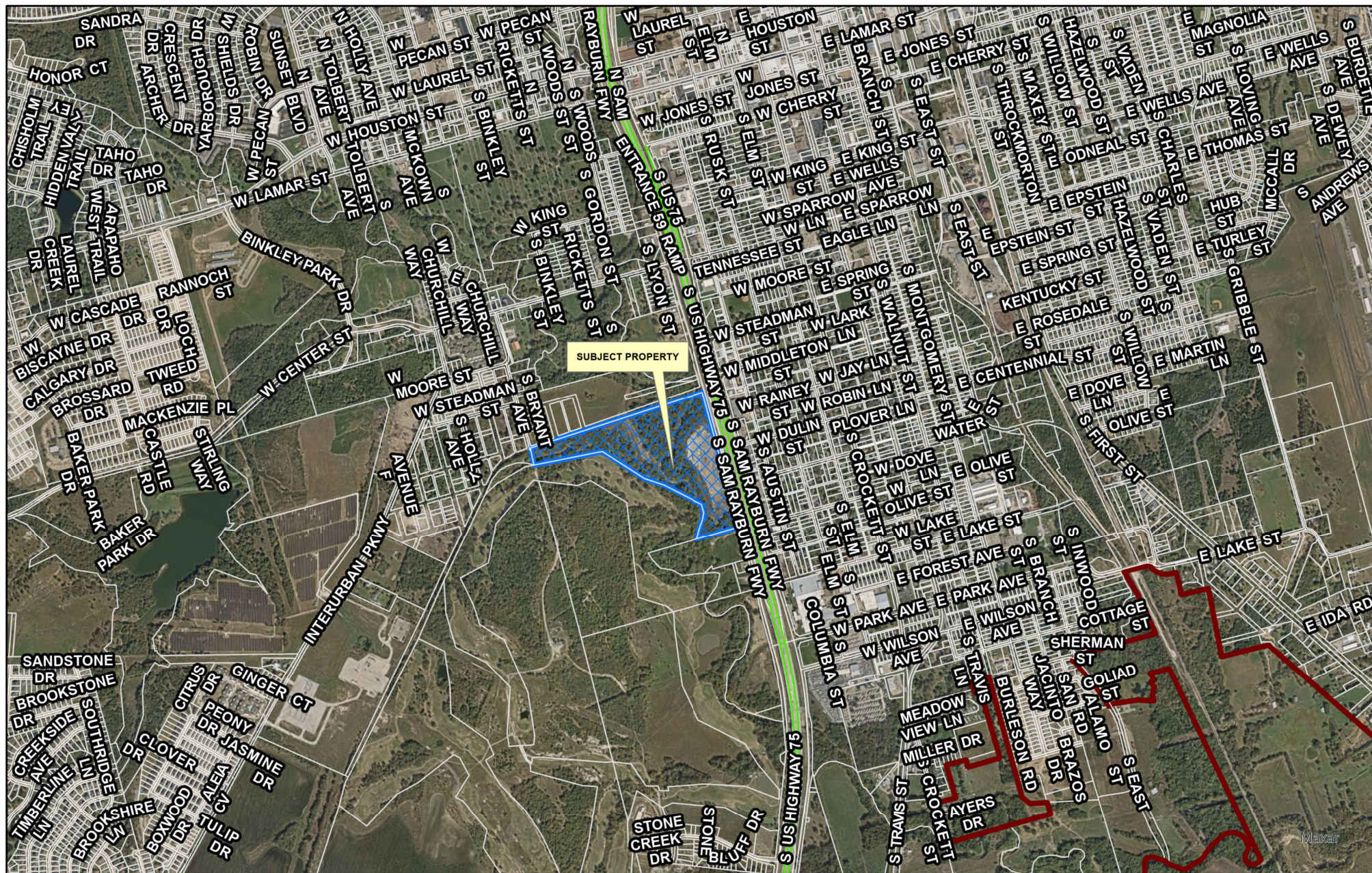
Staff has not objection to the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Narrative
6. Survey
7. Comment Response Letter

8. Site Plan
9. Elevations
10. Staff Review Letter

diagrame H:\PLANNING\Public Notification KT.aprx

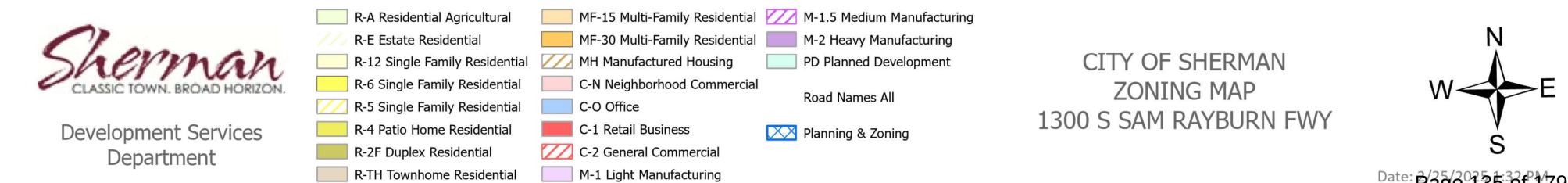


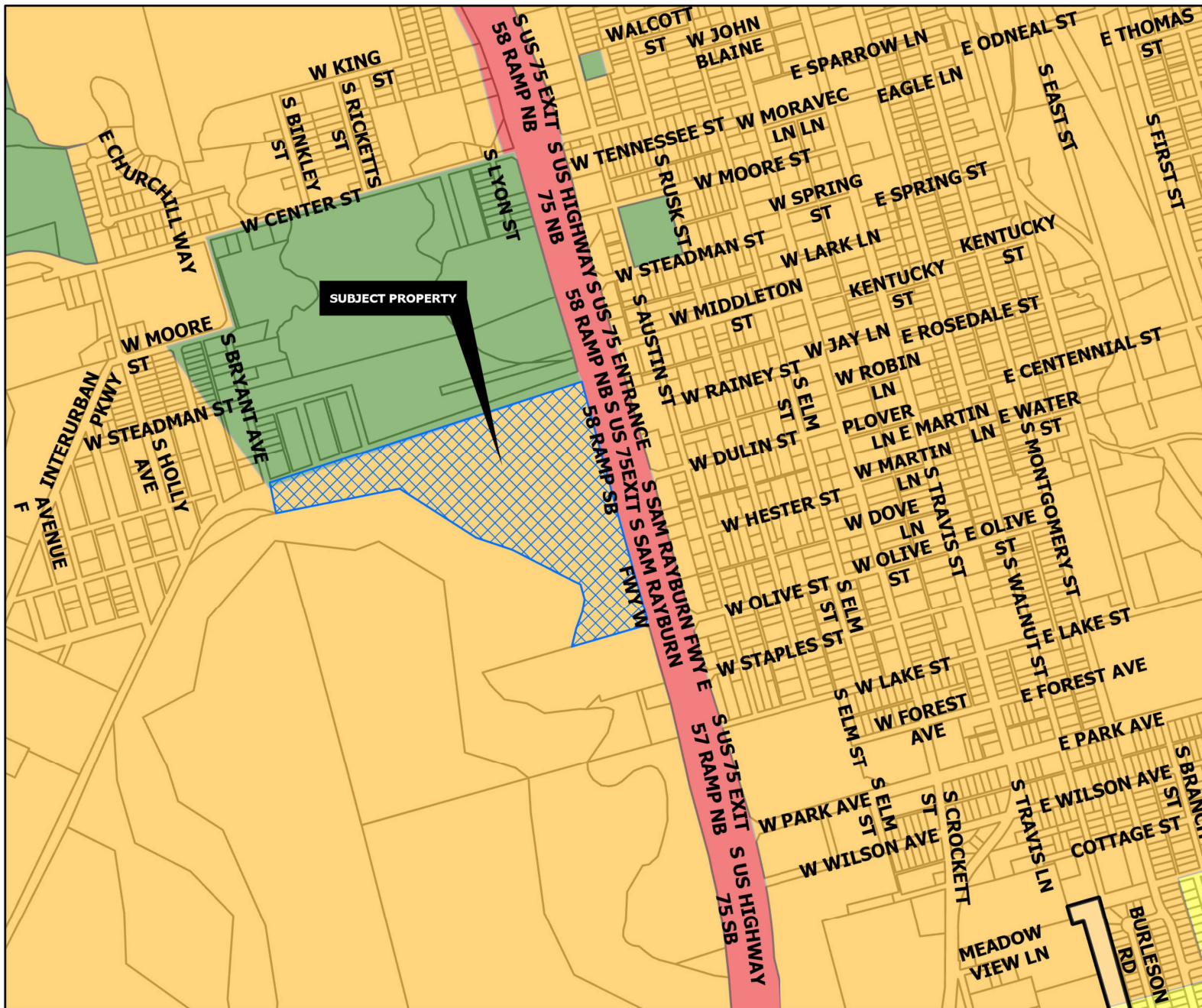
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1300 S SAM RAYBURN FWY



Date: 2/25/2025 1:32 PM





CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1300 S SAM RAYBURN FWY



Mar 4, 2025 at 2:16:41 PM
Sam Rayburn Fwy
Sherman TX 75090
United States



Mar 4, 2025 at 2:17:56 PM
1490-1634 S Sam Rayburn Freeway Frontage
Rd
Sherman TX 75090
United States





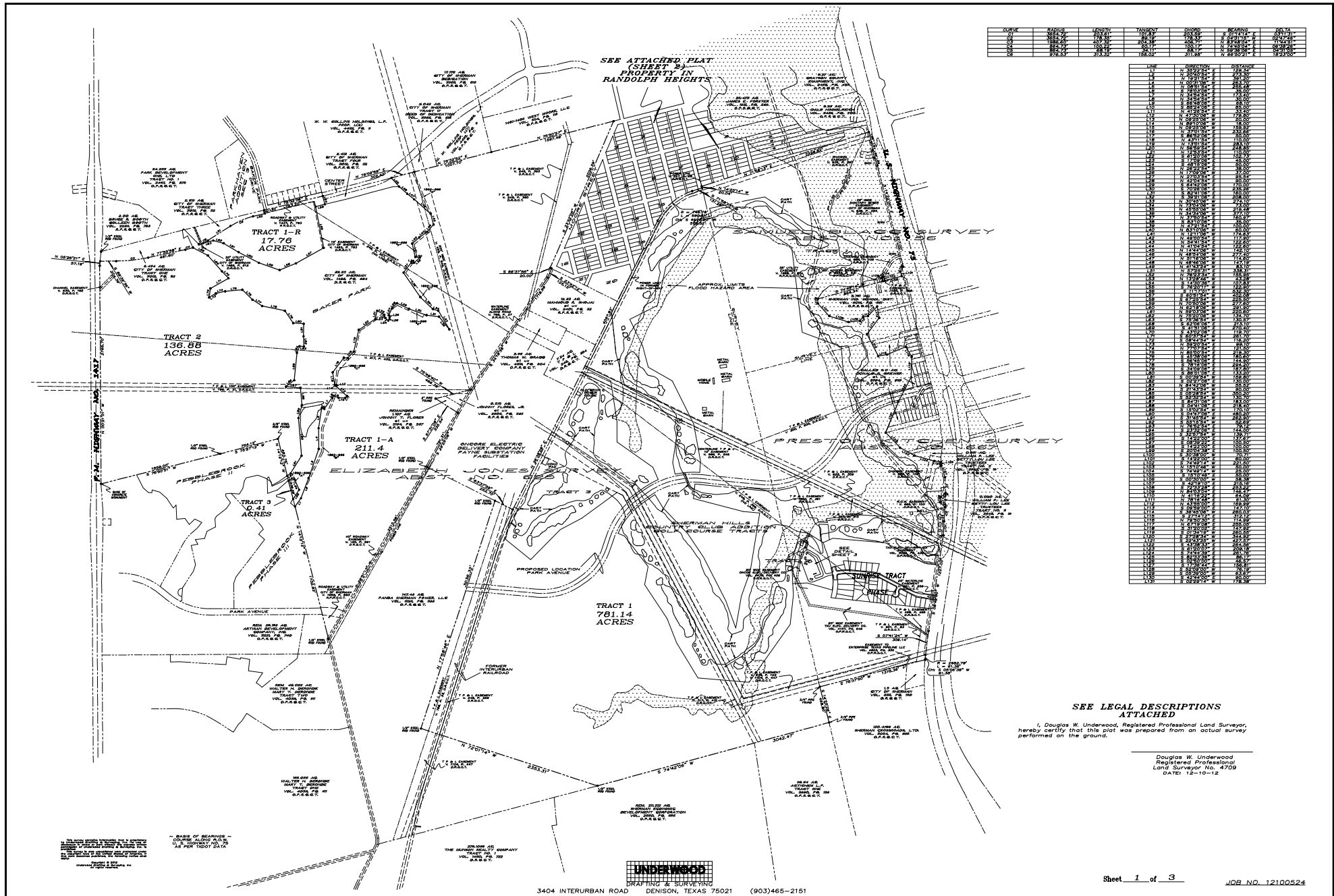
PROJECT NARRATIVE

INDUS ROAD & BRIDGE INC.
2349 Glenda Ln., Dallas, TX 75229
972-241-1756

3/01/2025

The Concrete batch plant will be used for the reconstruction of US 75 through Sherman, TX. Batch Plant will supply concrete for all structures, paving, and drainage structures on the project.

The batch plant will be in use for approximately 20 months assuming that the batch plant will be set up and operational in April of 2025 following the approval from the City of Sherman.





INDUS ROAD & BRIDGE INC.
2349 Glenda Ln., Dallas, TX 75229
972-241-1756

March 1st, 2025

RE: TUP SUBMISSION INDUS RB BATCH PLANT

To Whom It May Concern,

Zoning

1. TUPs may be granted for a concrete batch plant for a time period of up to 2 years. (Sec. 14.06.008(5)(A))
 - a. Provide an updated narrative that states the maximum time the TUP will be stationed at this location.
 - i. This will be noted in the Staff Review Letter.
2. Indus Response:
 - a. See attached revised narrative outlining the timeline the batch plant will be in operation at 1300 South Sam Rayburn Freeway, Sherman, TX 75090

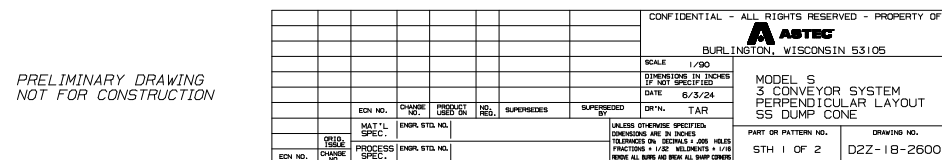
Engineering

3. New drive approach(es) shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
4. Indus Response:
 - a. New drive approaches will follow all City of Sherman and TxDOT standards, along with application of permit and drawings for the City of Sherman Engineering Department to review and approve prior to any work being done. Driveway shown on plans is a tentative location of new driveway for batch plant operations.

Sincerely,

Travis Wiseley
Project Manager
Indus Road & Bridge, INC.





STAFF REVIEW LETTER

March 12, 2025

Sent via email

Indus Road & Bridge Inc.
2349 Glenda Lane
Dallas, TX 75229

Dear Applicants,

The request for a Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a C-1 (Retail Business) District/Sam Rayburn Overlay District and R-6 (Single Family Residential) District/Sam Rayburn Overlay District located at 1300 South Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 18, 2025 at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. The concrete batch plant shall comply with all City, Federal and State regulations.
4. The mixer and all materials shall be removed after the Temporary Use Permit expires or completion of the project, whichever comes first.
5. Temporary Use Permits may be granted for a concrete batch plan for a requested time period of up to 2 years. (*Section 14.06.008(5)(A)*)
 - a. The batch plant will be in use for no more than 2 years.
 - b. A Miscellaneous Building Permit must be obtained.
 - i. The 2-year time period will begin once the permit is issued.
 1. A final inspection for the issuance of the Miscellaneous Permit will be requested after mobilization and before production.
6. The lot shall be returned to the same conditions or improved prior to the occupancy of the concrete batch plant.
7. Tree mitigation will be required for any trees removed. (*Ordinance 6681(g)(1)*)
8. Violation of the ordinance granting a Temporary Use Permit, including but not limited to violation of the conditions of any Temporary Use Permit, may result in termination of the Temporary Use Permit.
9. The property must be properly maintained in a state of good repair and neat appearance.
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering

12. New drive approach(es) shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

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

If additional information or clarification is needed, do not hesitate to contact Development Services emailing planning@cityofsherman.com prior to the meeting.

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Commission and Board of Adjustments

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



Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 3/18/2025

Prepared By: Eva Christmas, Development Service Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1600 BLOCK BAKER ROAD (Project No. 25-000557)

The request of Utter Properties, LTD (Owner), David Pryor (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 1600 Block Baker Road, consisting of 2.465 acres, being all of Lot 2R, Block 1 of Helen Perkins Addition and Lot 6R-A, Block 1, Alcoholic Services Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.006 (D)(2)(A) to allow no landscape islands in lieu of the required landscape island provided for every twelve parking stalls in a row.

Planning and Zoning Commission

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District.

Background:

The property is located in the 1600 Block Baker Road between Texoma Parkway and North Frisco Road. The owner is requesting a Variance for landscape islands along with a Specific Use Permit to allow a carwash in a C-2 (General Commercial) District.

Origination:

Utter Properties, LTD (Owner), David Pryor (Representative) and Preston Trail Land Surveying (Surveyor)

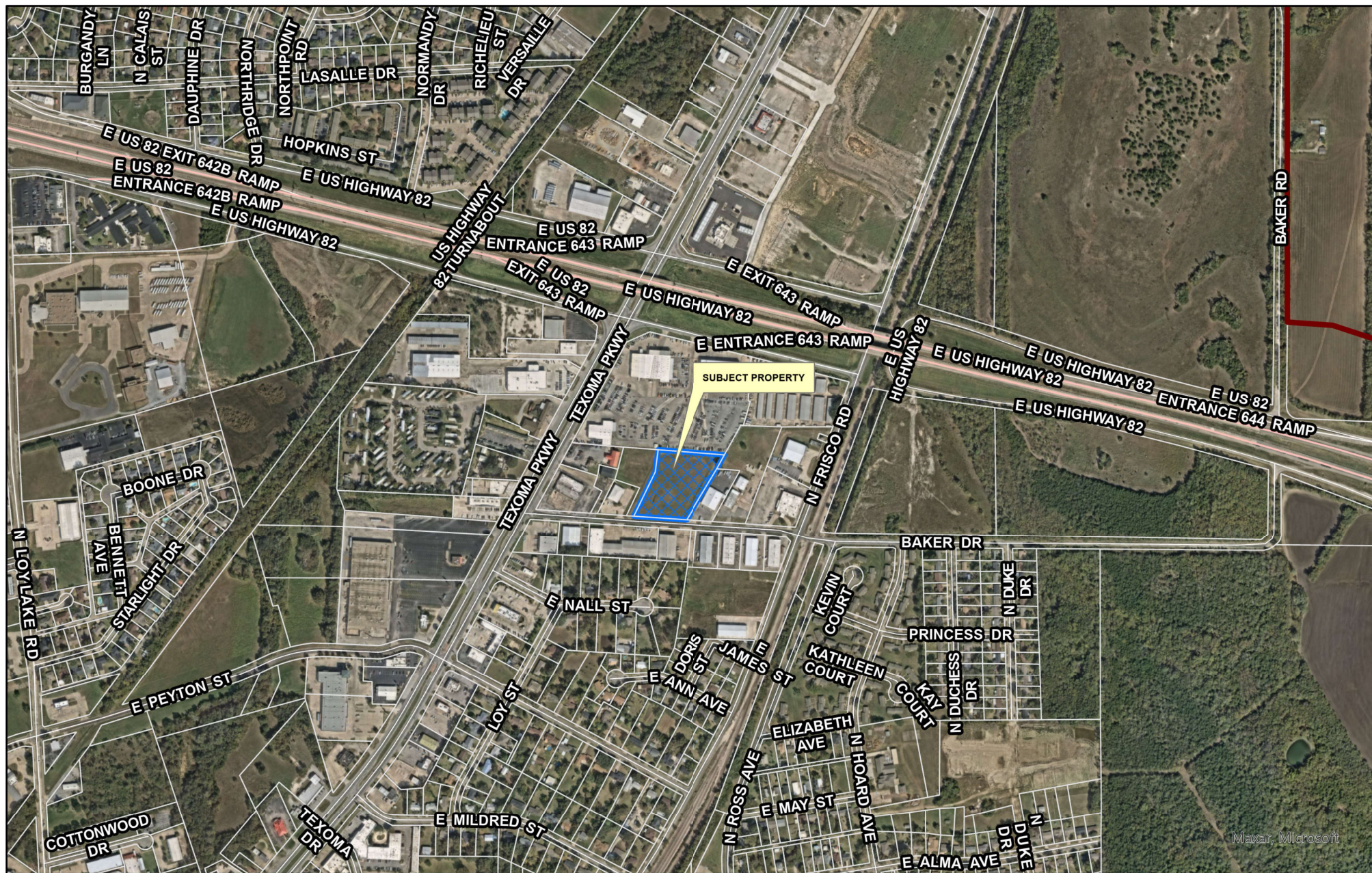
Staff Recommendation:

Staff has no objections to the approval of the variance and specific use permit.

Attachments:

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

diagrone H:\PLANNING\Public Notification KT.aprx

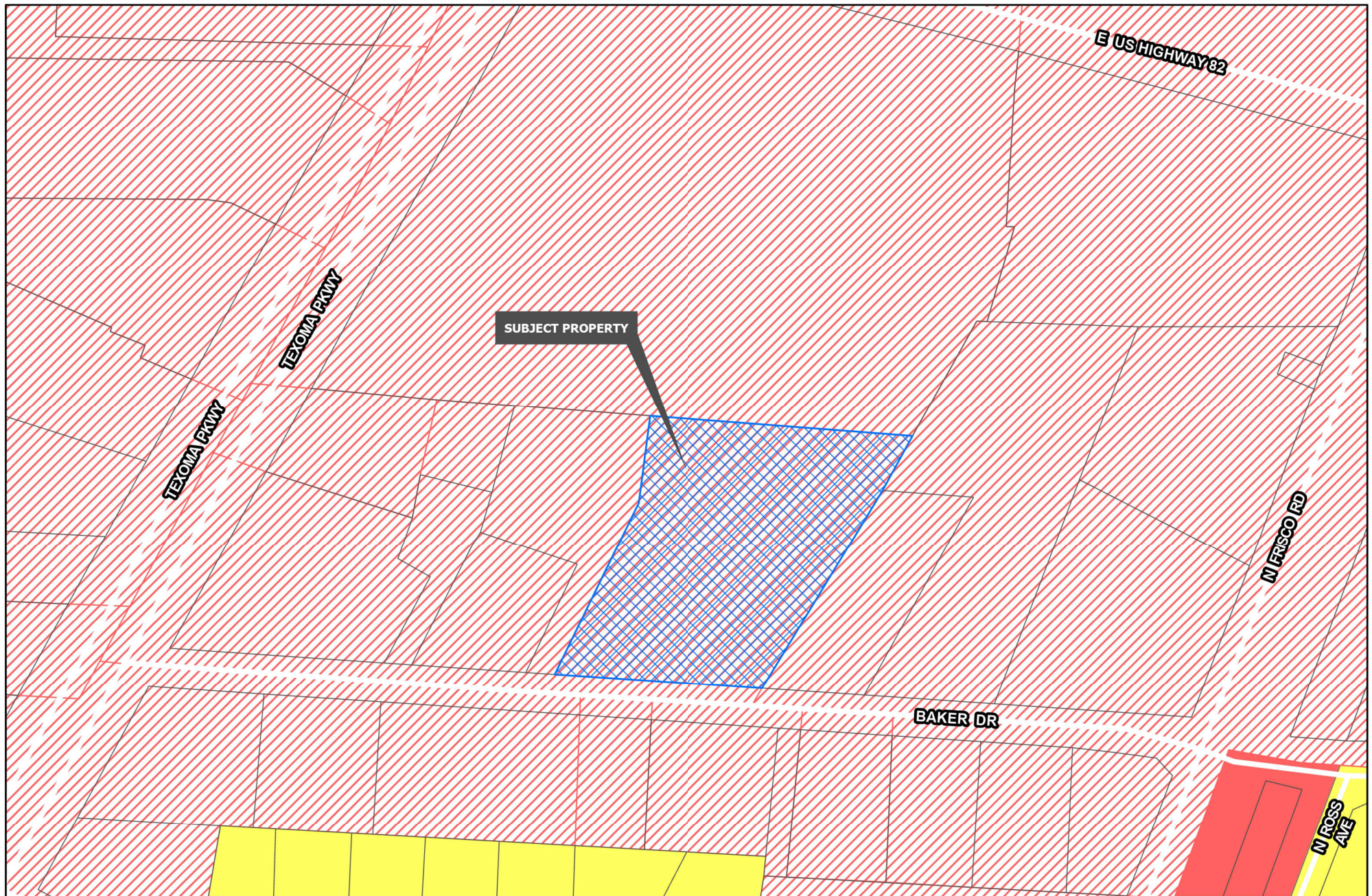


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1600 BLK BAKER RD



Date: 2/25/2025 1:32 PM

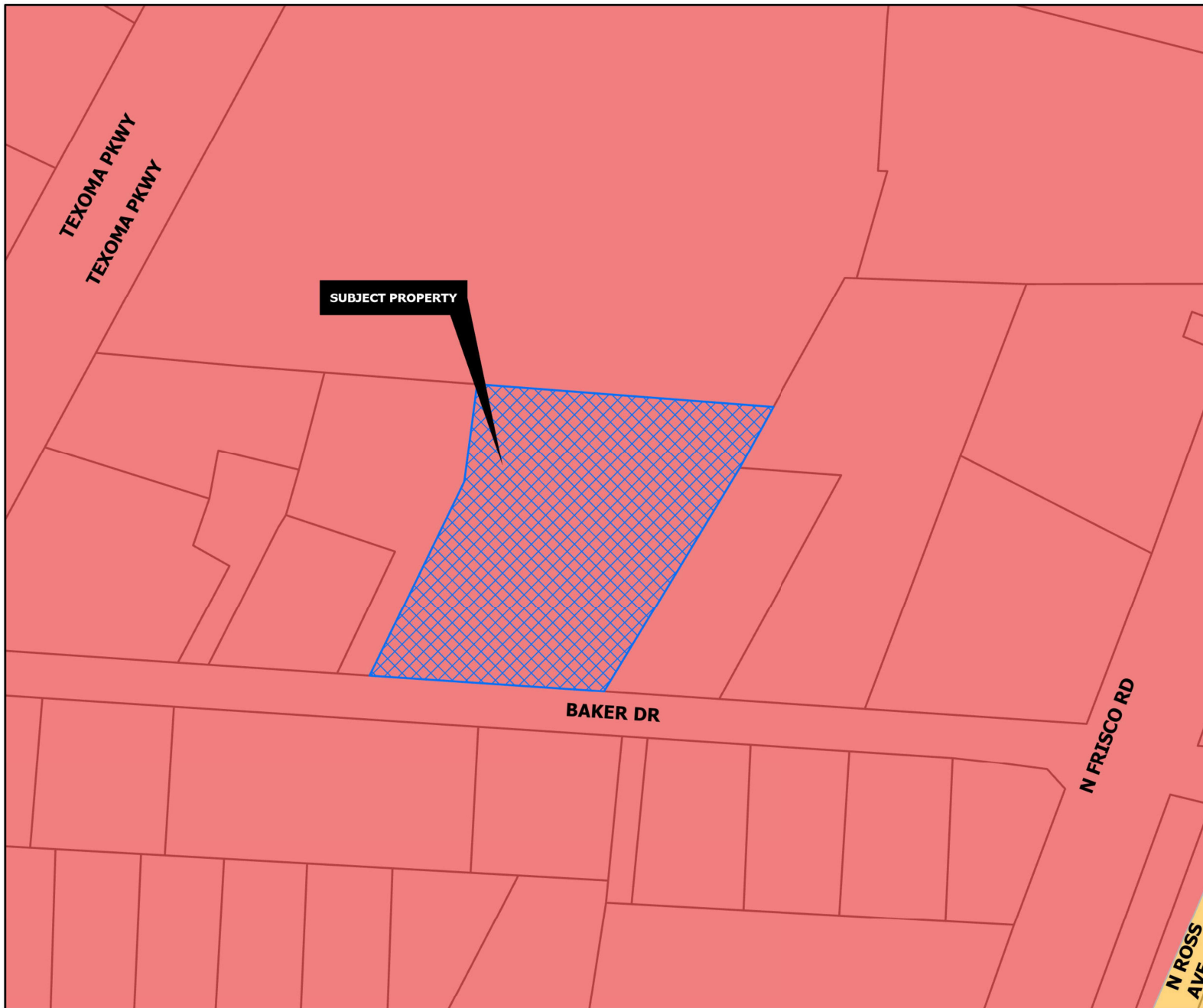


Development Services
Department

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
1600 BLK BAKER RD





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
1600 BLK BAKER RD





Sherman
CLASSIC TOWN, BROAD HORIZON

**NOTICE OF
SPECIFIC USE PERMIT
AND VARIANCE
REQUEST**

PROJECT #: 25-000557

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

1600 Blk Baker Rd

Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
SPECIFIC USE PERMIT
AND VARIANCE
REQUEST**

PROJECT #: 25-000557

Planning & Zoning Map:



**FOR MORE INFORMATION
CONTACT:**

**DEVELOPMENT SERVICES
903-892-7229**



218 Emily Ln

Van Alstyne, TX 75495

(903) 815-9273

Project: Utter Properties 2 Bay Private Carwash
Date: 02/03/2025

RE: Project Narrative

SUP: 2 bay private carwash for Utter Properties - the carwash is for washing repaired vehicles and the delivery of bought vehicles. No public access. The site will contain a parking lot for new vehicle overstock and will be fenced in. In addition, a drive will be placed along the frontage to Baker Rd for semi truck unloading of new vehicles (off street).

Variance: Want a variance to not require interior parking lot island landscaping since the parking lot is not for public access.

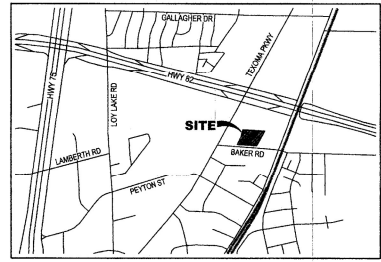
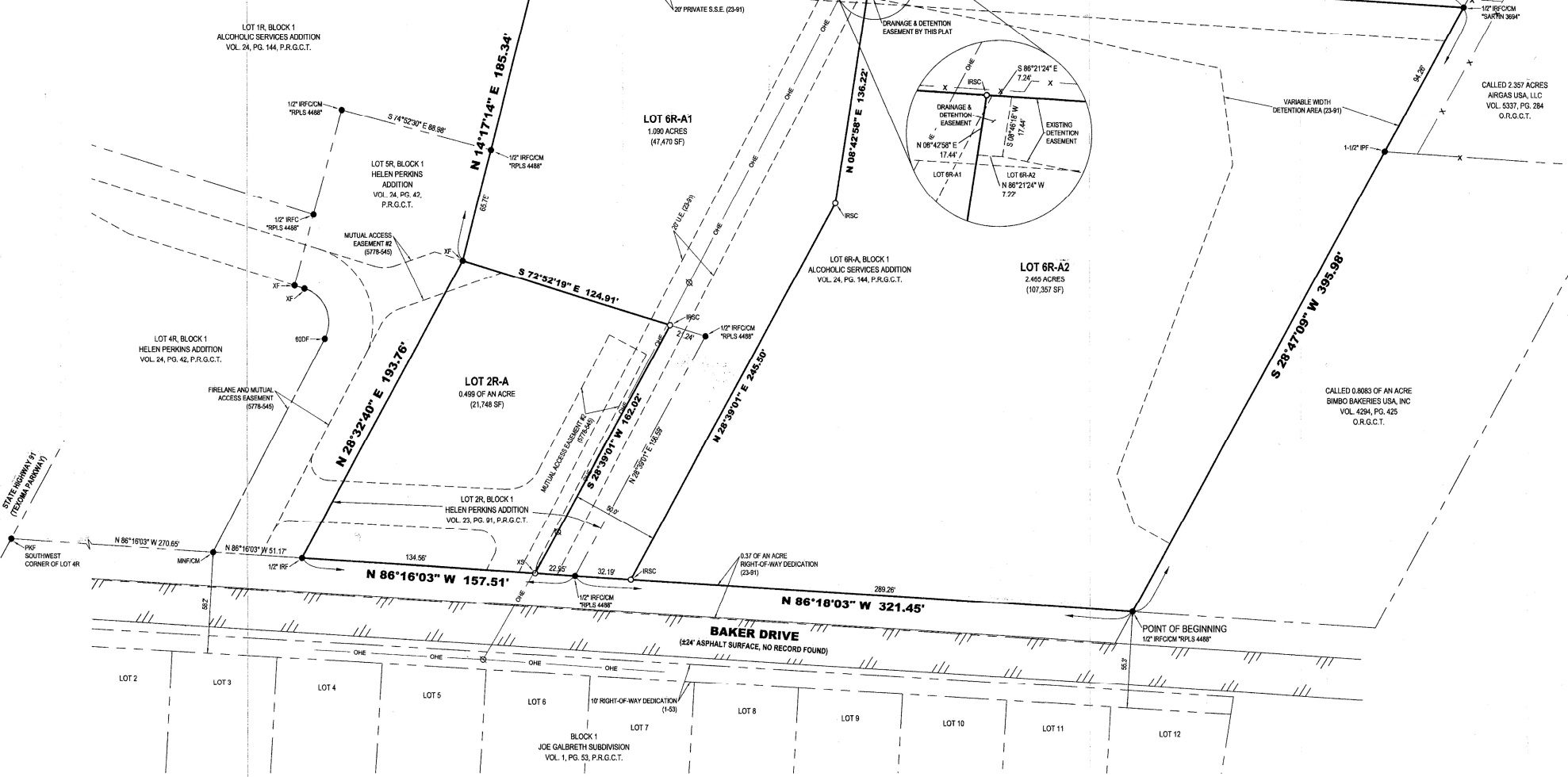
Architect's Initials: BWG

BWG Architecture ©, All Rights Reserved
B.W. Green, LLC

Owner's Initials: _____



GRAPHIC SCALE IN FEET
All bearings shown are based on grid north of the Texas Coordinate System of 1993, North Central Zone (4202), North American Datum of 1983.



VICINITY MAP
(NOT TO SCALE)

LEGEND	
● FOUND MONUMENT	R.O.W. RIGHT-OF-WAY
○ SET MONUMENT	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
IRSC 1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
IRF IRON ROD FOUND	U.E. UTILITY EASEMENT
IRFC IRON ROD FOUND W/ PLASTIC CAP	D.E. DRAINAGE EASEMENT
PKF PK NAIL FOUND	S.E.E. SANITARY SEWER EASEMENT
CM CONTROLLING MONUMENT	BOUNDARY LINE
XF "X" SCRIBED IN CONCRETE FOUND	ADJOINER LINE
XS "X" SCRIBED IN CONCRETE SET	EASEMENT
IPF IRON PIPE FOUND	ASPHALT
600F 600 NAIL FOUND	CHAIN LINK WIRE FENCE
MNF MAG NAIL FOUND	OVERHEAD ELECTRIC UTILITY

FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 405609, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 11/16/2017 10:24:04 AM
In the PLAT Records
ALCOHOLIC SERVICES ADDITION REPLAT
Doc Number: 2017-3278
Number of Pages: 2
Amount: \$2.00
Order#: 20171116000043
By: JM



OWNER:
Alcoholic Services of Texoma
P.O. Box 69
Sherman, TX 75091
Ph: 903-870-6444
Contact: Bob Stollfire

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

**REPLAT
ALCOHOLIC SERVICES ADDITION
BLOCK ONE, LOTS 2R-A, 6R-A1 AND 6R-A2
4.054 Acres
Being all of Lot 2R, Block 1
Helen Perkins Addition,
and all of Lot 6R-A, Block 1,
Alcoholic Services Addition
City of Sherman, Grayson County, Texas**

**Preston Trail
LAND SURVEYING**
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TPLS Firm No. 10194175
Drawn by: BNH
Checked by: CBN
Scale: 1"=40'
Date: 09/29/2017
Project No. 17-0439
Sheet No. 1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS ALCOHOLIC SERVICES OF TEXOMA is the owner of the following described tract of land:

BEING all of that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas, and being all of Lot 2R in Block 1 of the Helen Perkins Addition according to the plat thereof recorded in Volume 23, Page 91, Plat Records of Grayson County, Texas, and all of Lot 6R-A in Block 1 of the Alcoholic Services Addition according to the plat thereof recorded in Volume 24, Page 144, said Plat Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 4488" found for the southeast corner of said Lot 6R-A, common to the southwest corner of a called 0.8083 acre tract of land described in the deed to Bimbo Bakeries USA, Inc., recorded in Volume 4294, Page 425, Official Records of Grayson County, Texas, and on the northerly right-of-way line of Baker Drive;

THENCE North 86°18'03" West, with the southerly line of said Lot 6R-A, and with the northerly right-of-way line of said Baker Drive, a distance of 321.45 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4488" found for the southwest corner of said Lot 6R-A, common to the southeast corner of aforesaid Lot 2R;

THENCE North 86°16'03" West, with the southerly line of said Lot 2R, and with the northerly right-of-way line of said Baker Drive, a distance of 157.51 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 2R, common to the southeast corner of Lot 5R in Block 1 of said Helen Perkins Addition, according to the plat thereof recorded in Volume 24, Page 42, said Plat Records;

THENCE North 28°32'40" East, with the westerly line of said Lot 2R, and with the easterly line of said Lot 5R, a distance of 193.76 feet to an "X" scribed in concrete found for the northwest corner of said Lot 2R, common to the western-most southwest corner of aforesaid Lot 6R-A;

THENCE North 14°17'14" East, with the westerly line of said Lot 6R-A, and with the easterly line of said Lot 5R, passing en route at a distance of 65.75 feet a 1/2-inch iron rod with plastic cap stamped "RPLS 4488" found for the northeast corner of said Lot 5R, common to the eastern-most southeast corner of Lot 1R in Block 1 of said Alcoholic Services Addition, and continuing on said course with the easterly line of said Lot 1R, a total distance of 185.34 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4488" found for the northwest corner of said Lot 6R-A, common to the northeast corner of said Lot 1R, and on the southerly line of Lot 1 in Block 1 of the Bob Utter Addition according to the plat thereof recorded in Volume 19, Page 61, said Plat Records;

THENCE South 86°21'24" East, with the northerly line of said Lot 6R-A, and with the southerly line of said Lot 1, a distance of 531.38 feet to a 1/2-inch rod with plastic cap stamped "SARTIN 3694" found for the northeast corner of said Lot 6R-A, and on the westerly line of a called 2.357 acre tract of land described in the deed to Airgas USA, LLC, recorded in Volume 5337, Page 284, said Official Records;

THENCE South 28°47'09" West, with the easterly line of said Lot 6R-A, and with the easterly line of said 2.357 acre tract, passing en route at a distance of 94.26 feet a 1-1/2 inch iron pipe found for the western-most southwest corner of said 2.357 acre tract, common to the northwest corner of aforesaid 0.8083 acre tract, and on continuing on said course a total distance of 395.98 feet to the POINT OF BEGINNING and enclosing 4.054 acres (176,575 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That ALCOHOLIC SERVICES OF TEXOMA, does hereby adopt this plat designating the hereinbefore described property as REPLAT ALCOHOLIC SERVICES ADDITION, BLOCK 1, LOTS 2R-A, 6R-A1 AND 6R-A2, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, 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 part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on 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 easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

BY: ALCOHOLIC SERVICES OF TEXOMA

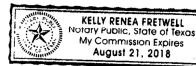
By: Bob Stoolfire
Bob Stoolfire, President

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 Bob Stoolfire, 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 9 DAY OF Nov, 2017

Kelly Fretwell
Notary Public in and for the State of 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 exist and that their location, size, and material are correctly shown.

Chris R. Noah 11-08-2017
Chris R. Noah Date
Registered Professional Land Surveyor No. 6585



OWNER:
Alcoholic Services of Texoma
P.O. Box 69
Sherman, TX 75091
Ph: 903-870-6444
Contact: Bob Stoolfire

SURVEYOR:
Chris Noah, RPLS 6585
Preston Trail Land Surveying
83493 N State Highway 289, Suite No. 5
Pottsboro, TX 75076
Ph: 903-786-6029

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

11/14/2017
Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REPLAT ALCOHOLIC SERVICES ADDITION, BLOCK 1, LOTS 2R-A, 6R-A1 AND 6R-A2 to the City of Sherman was submitted to the City Council on the 6th day of December, 2017, 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 Clerk further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 14th day of Nov, A.D. 2017

Linda Ashby
Clerk, City of Sherman, Texas

**PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE**

Accepted this 17th day of October, 2017
by the City Planning and Zoning Commission of the City of Sherman,
Texas.

Chairman Secretary

Filed for Record
in the Official Records of:
Grayson County Clerk
On: 11/16/2017 10:24:04 AM
In the PLAT Records
ALCOHOLIC SERVICES ADDITION REPLAT
Doc Number: 2017 - 3278
Number of Pages: 2
Amount: 32.00
Order#: 20171116000043
By: JM



**REPLAT
ALCOHOLIC SERVICES ADDITION
BLOCK ONE, LOTS 2R-A, 6R-A1 AND 6R-A2
4.054 Acres
Being all of Lot 2R, Block 1
Helen Perkins Addition,
and all of Lot 6R-A, Block 1,
Alcoholic Services Addition
City of Sherman, Grayson County, Texas**

**Preston Trail
LAND SURVEYING**
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TRP'S Firm No 109405 Drawn by: BNH Checked by: CRN Scale: 1"=40' Date: 09/19/2017 Project No. 17-0439 Sheet No. 2 of 2



1 SITE PLAN / LANDSCAPE PLAN
1" = 30'-0"



SITE DATA TABULATION:	
SITE AREA:	107.357 67 SF 2.485 ACRES
LANDSCAPE AREA:	49603.67 SF 42.8%
BUILDING AREAS:	5236
LOT COVERAGE:	4.9%
FAR:	0.05
IMPERVIOUS AREA:	56,091 SF
LOT COVERAGE:	52.3%
TOT. IMPERVIOUS AREA:	61,327 SF
LOT COVERAGE:	57.2%

PARKING REQUIREMENTS:

107 VEHICLE DISPLAY STALLS
105 VEHICLE & SERVICE/INVENTORY STALLS
0 CUSTOMER PARKING (BX20)
2 EMPLOYEE PARKING (BX20)

TOTAL 9X20 SPACES PROVIDED: 107

HC REQUIRED:
PROVIDED: 1

LEGAL DESCRIPTION: ALCOHOLIC SERVICES ADDITION, REPLAT LT 2R HELEN PERKINS & 6R-A AL, BLOCK 1, LOT 6-RA2

LINETYPES	
LINE	DESCRIPTION
---	NORMAL PARKING SPACE - 9'X20'
----	VEHICLE INVENTORY PARKING SPACE, TYP. 9'X18' NOM.
-X-X-X-	FENCE
---	FIRE LANE
---	EASEMENTS
---	PROPERTY LINES
---	BUILDING OUTLINE
---	FUTURE PHASED WORK

LANDSCAPE LEGEND		
SYMBOL	DESCRIPTION	QTY
	SHADE TREE CEDAR ELM - ULMUS CRASSIFOLIA MIN. 3" CALIPER AT TIME OF PLANTING	4
	ORNAMENTAL TREE CREPE MYRTLE - LAGERSTROEMIA INDICA MIN. 45G AT TIME OF PLANTING	4

BWG
ARCHITECTURE
218 Emily Ln
Van Alstyne, TX 75495
(903) 815-9273

www.bwgarchitecture.com
© B.W. Green, LLC
Bruce W. Green, Architect
Texas: 18,293
Oklahoma: 04980



project address:

BAKER RD
SHERMAN, TX

project owner:

UTTER PROPERTIES

project description:

CARWASH AND PARKING LOT
FOR UTTER PROPERTIES

consultants:

CIVIL:

STRUCTURAL:

MEP:

project team:

designed by: BWG

drafted by: BWG

project issue date:

00

project status:

CONSTRUCTION DOCUMENTS

project number:

24002

revisions:

Rev.	Description	Date

sheet name:

ARCHITECTURAL
SITE PLAN

sheet issue date:

02/05/2025

A100



218 Emily Ln
Van Alstyne, TX 75495
(903) 815-9273

www.bwgarchitecture.com

© B.W. Green, LLC

Bruce W. Green, Architect
Texas: 18-293
Oklahoma: 04980

project address:

BAKER ROAD
SHERMAN, TX

project owner:

UTTER PROPERTIES

project description:

NEW 2 BAY PRIVATE
CARWASH

consultants:

CIVIL: CHIL FONG
HOUSTON, TX
(979) 544-1100
STRUCTURAL: PENCE ENGINEERING
CHANDLER, TX
(409) 397-4400
MEP: BRADLEY ENGINEERING SERVICES
DALLAS, TX
(972) 960-0107

project team:

designed by: BWG

drafted by: BWG

project issue date:

00

project status:

CONSTRUCTION DOCUMENTS

project number:

24002

revisions:

Rev.	Description	Date
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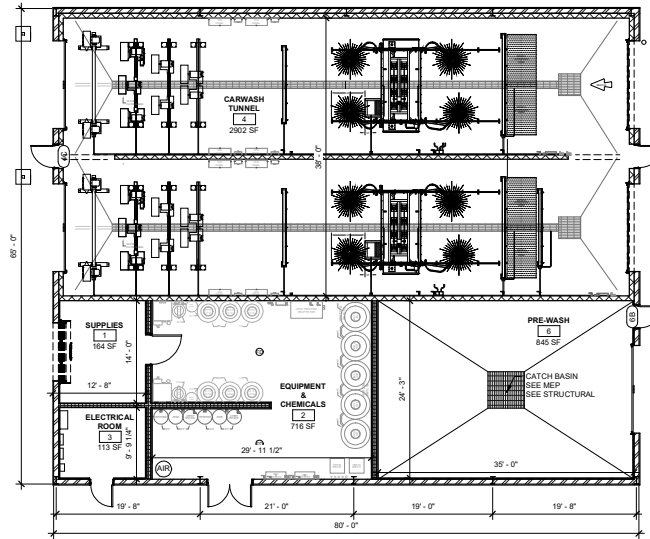
sheet name:

FLOOR PLAN

sheet issue date:

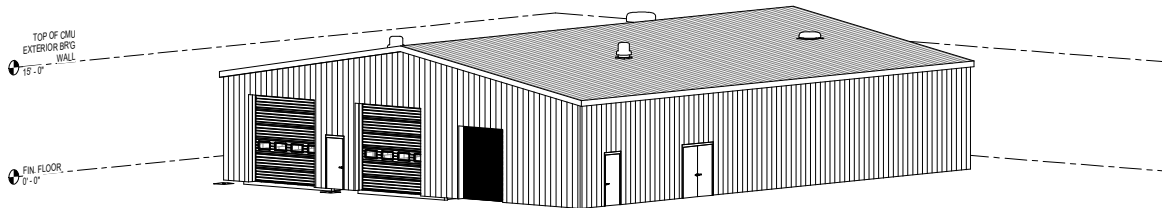
02/05/2025

A200



1 FLOOR PLAN
1/8" = 1'-0"

BAKER RD.



2 (3D)



STAFF REVIEW LETTER

March 12, 2025

Sent via email

Utter Properties, LTD
2525 Texoma Parkway
Sherman, TX 75090

David Pryor
2525 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile laundry, carwash in a C-2 (General Commercial) District located in the 1600 Block Baker Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, March 18, 2025 at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Utter Properties, LTD is the owner or lessee of the Property.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering Informational Comments:

13. Drive approaches shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
14. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

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

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

Respectfully,



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

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



Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 3/18/2025

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) – TABLED FROM FEBRUARY 18, 2025

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 between East Ida Road and South Dewey Avenue. 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.

The following has been approved for this location:

2617 and 2701 South First Street -

- 1/22/2025 - 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.
- 12/11/2024 - Preliminary Plat of The Mansion on First Addition. **(Conditionally Approved)**

2701 South First Street -

- 9/12/1995 – Zone Change from an R-1 (One Family Residential) District to C-2 (General Commercial) District

Origination:

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

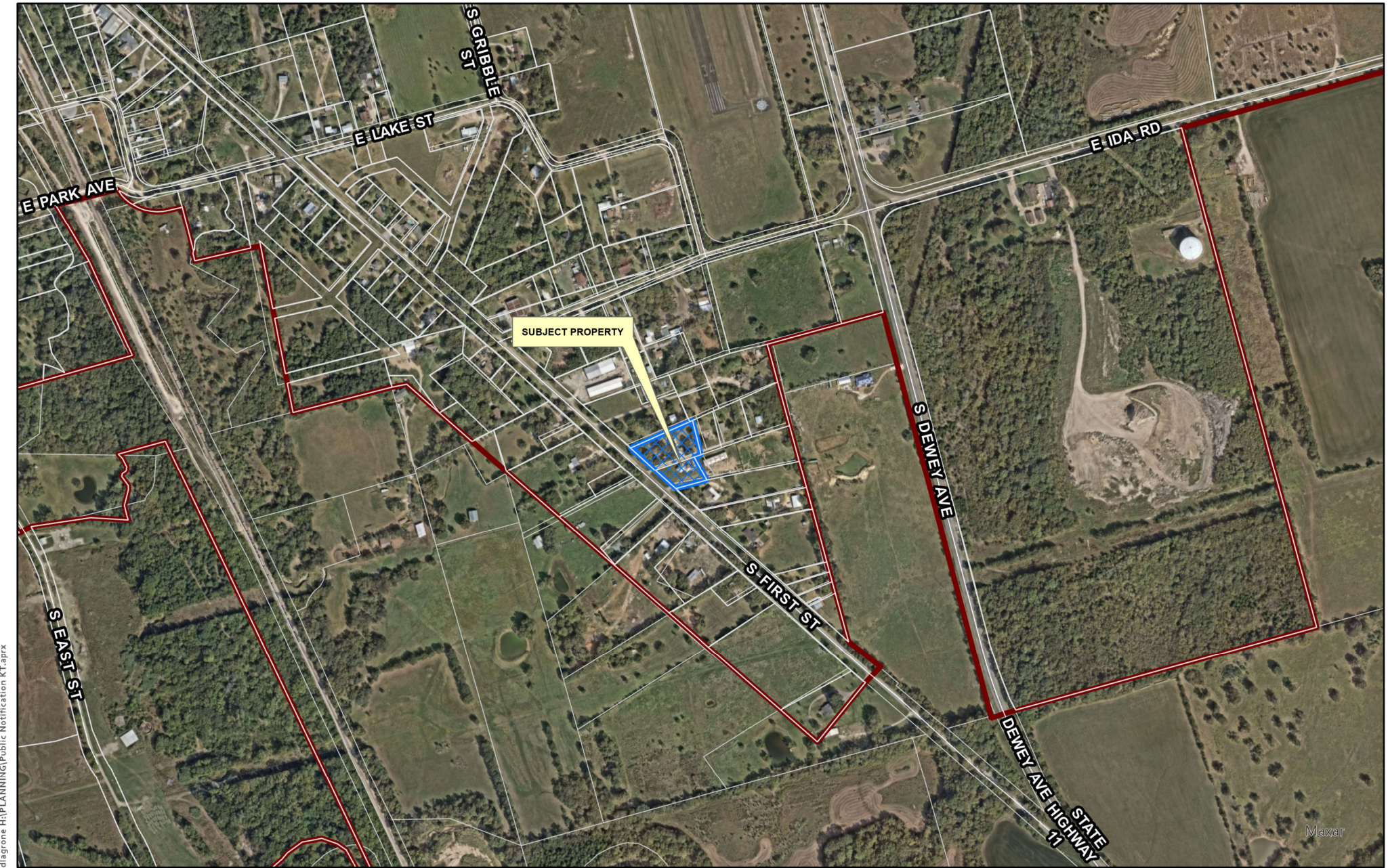
Staff Recommendation:

Staff has no objection to the approval of this variance.

Attachments:

1. Location Map
2. Zoning Map

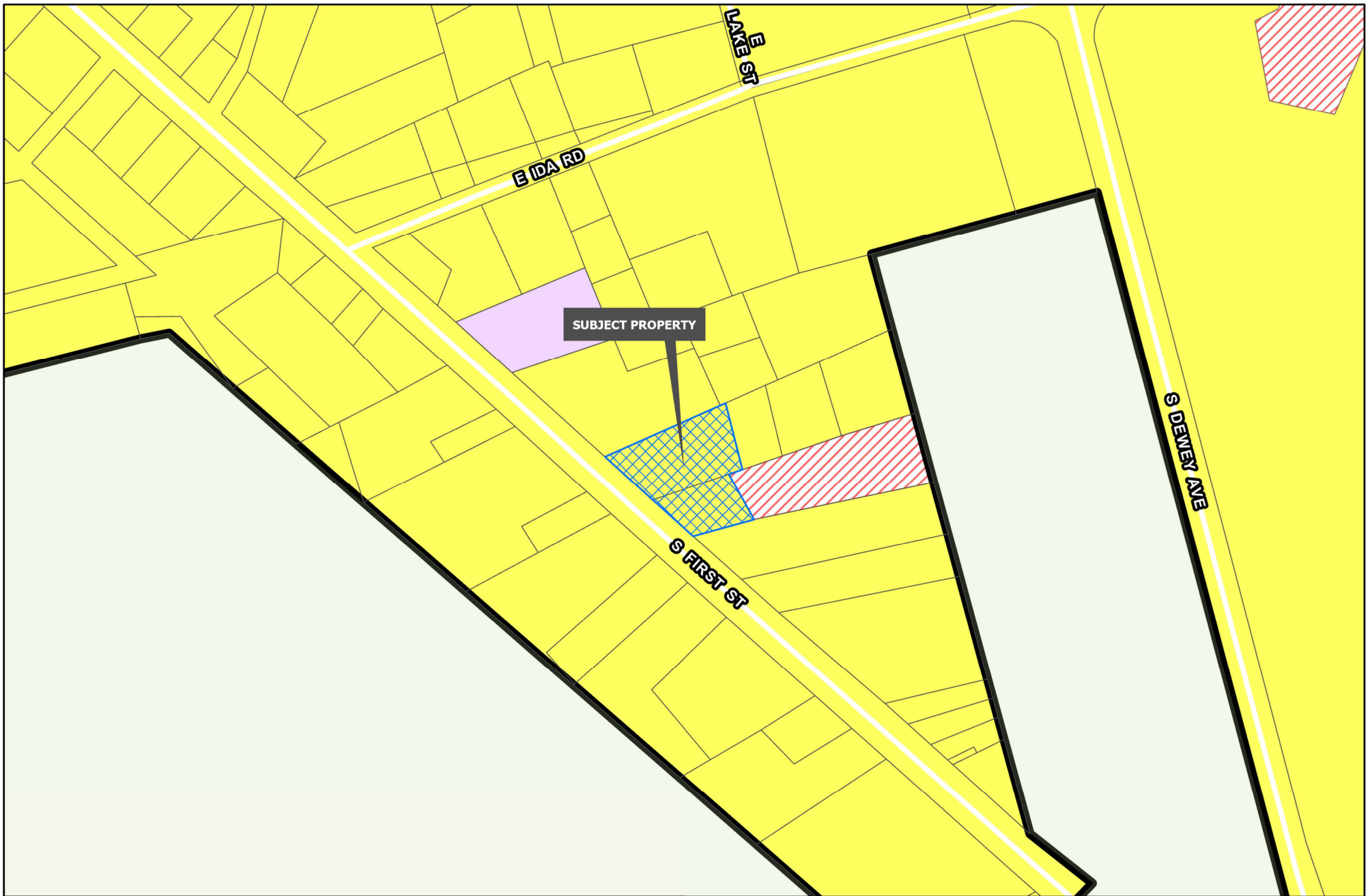
3. Future Land Use Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Site Plan
8. Elevations
9. Conditional Approval Letter
10. Preliminary Plat
11. Opposition Email Poulos
12. Opposition Email Renfro



City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2617 & 2701 S FIRST ST



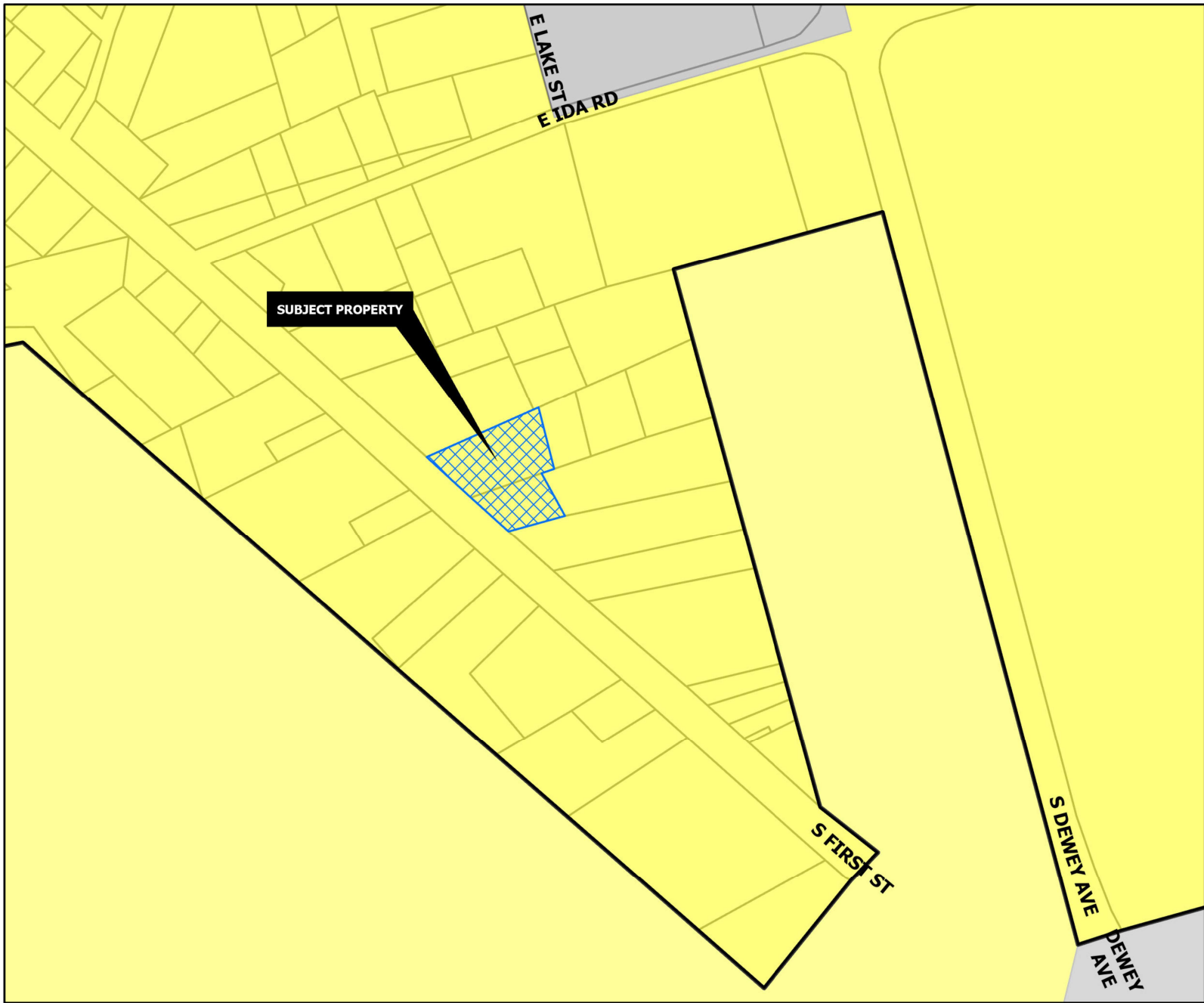


Development Services
Department

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





Project Narrative

Variance Request

Project: The Mansion on First Addition

Address: 2701 & 2617 S. First Street, Sherman, Texas

The owner is seeking a variance for the following:

1. Existing metal bldg. located on 2617 S. First Street. Current setback of 1.7 ft. in lieu of required 5 ft.
2. Partially covered concrete (under construction) attached to the existing concrete & block building located on 2701 S. First Street. Current setback of 0' (conc. corner over the property line) in lieu of required 20 ft.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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

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

Johnny Ridgedell
2.884 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. Poulos
2,005 acres
Vol. 4996, Pg. 544
O P R G C T

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

Lot 2
0.199 Acres
8,684 Sq. Ft.

Lot 3
1.164 Acres
0.702 Sq. Ft.

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 6, 2024
JOB No. CGSII0125

PROPERTY ADDRESS: 2716 & 2701 S. FIRST STREET,
SHERMAN, TEXAS

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

P:\Land Projects R2\2701-2617-S-First-Street\Civil3D\Site Plan.dwg 1/6/2025 2:40 PM













PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

December 12, 2024

The Jason Lewis Family Trust &
Jason W. Lewis
2701 S. First Street
Sherman, TX 75090

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of The Mansion on First 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:

Engineering Department

1. Proposed street names must be approved by the City of Sherman Development Services Department prior to submitting the final plat. Email planning@cityofsherman.com with proposed street name(s). Documentation of approval to be provided with Final Plat submittal. *Code of Ordinances Chapter 10.03.003(d)(2)*
2. Improvements to 40' Roadway and Utility Easement to create a minimum of 24' asphalt road is required upon development of any lot(s) fronting the private road Le Triomphe. *Code of Ordinances 10.03.003(i); Engineering Design Standards Manual 2.2(7)*
3. Electrical Easement to be dedicated over existing Overhead Transmission Lines on proposed Lot 3. Coordinate with Electric Company for required Easement width. *Code of Ordinances Chapter 10.03.007(a)*
4. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
5. 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)*
6. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Planning Department

7. 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))*
 - a. A variance approval will be required for the structure notated as ‘metal bldg.’ at the northeast side of the property to allow a 1.7’ rear setback in lieu of the required 5’ and must be presented at the same Planning and Zoning and Board of Adjustment meeting as the Final Plat.
8. The distance from the property line for all cover structures must be notated so appropriate variances can be applied for.
 - b. There is a new covered structure at the rear of the ‘Block & Conc. Bldg.’ on the east side of the property that is not shown. This must be shown so that appropriate variances may be applied for.
 - i. Accessory buildings attached to the primary building are considered an extension of the primary building and shall be subject to the regulations that apply to the primary building including, but not limited to, building setbacks. *(Sec. 14.04.002(c)(2))*
 - ii. If the structure is not attached to the main structure, the distance from the main structure must be notated as well as the distance from the property line.
 1. Accessory buildings or structures must be separated from the main building or other structures by a distance of not less than 5 feet. *(Sec. 14.04.002(b)(2))*
 2. 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))*
 3. Accessory buildings of 500 square feet or greater shall be located in the building area. *(Sec. 14.04.002(c)(8))*

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

Respectfully,

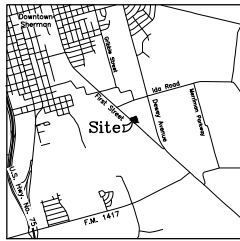


Wayne E. Lee, P.E., CFM
Director of Engineering

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

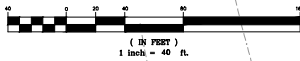
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal

Vicinity Map (not to scale)



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

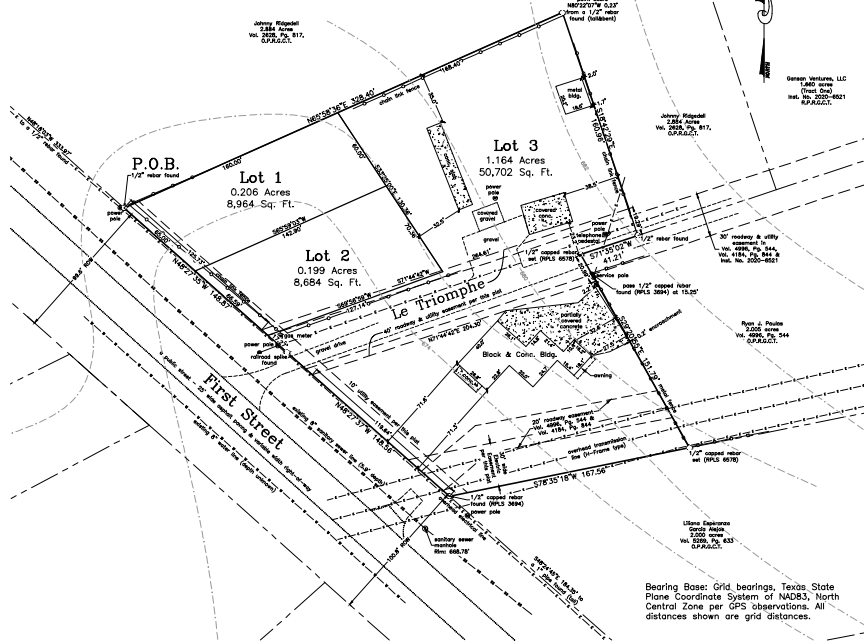
GRAPHIC SCALE



General Notes:

1. Water supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the 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 plot hereon 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. 48181C0405 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Subject property was not abstracted at the time of this survey, therefore, only those easements that surveyor has record and/or knowledge of, are shown hereon.

Notice: Preliminary plat, for inspection purposes only. In no way official or approved for record purposes. Contours shown hereon based upon City of Sherman GIS maps. This does not represent a full topographic survey.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200, being all of the "called" 0.98 acre tract of land conveyed by General Warranty Deed from Donald Lee Mistroad to The Jason Lewis Family Trust on March 5, 2019 as recorded in Inst. No. 2019-5040, Real Property Records, Grayson County, Texas and all of the "called" 0.580 acre tract of land conveyed by Warranty Deed from Sherman Title Company, Inc. to Jason W. Lewis on January 25, 2007 and recorded in Volume 4184, Page 844, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the East right-of-way line of First Street, a public street, at the most Westerly Southwest corner of the 2.864 acre tract of land conveyed to Johnny Ridgedell in Volume 2628, Page 817, said Official Public Records and the Northwest corner of both said Jason Lewis Family Trust 0.98 ac. and the herein described tract, FROM which a 1 inch rebar found at the Northwest corner of said Ridgedell 2.864 ac. bears North 48 deg. 18 min. 03 sec. West, 333.97 ft.;

THENCE North 65 deg. 58 min. 36 sec. East, with the Southerly line of said Ridgedell 2.864 ac. and the Northerly line of said Jason Lewis Family Trust 0.98 ac., a distance of 328.40 ft. to a point at an Ell corner of said Ridgedell 2.864 ac., the Northeast corner of both said Jason Lewis Family Trust 0.98 ac. and the herein described tract, SAID point bears North 80 deg. 22 min. 07 sec. West, 0.23 ft. from a 1/2 inch rebar found (tail & bent);

THENCE South 18 deg. 42 min. 29 sec. East, with the Westerly line of said Ridgedell 2.864 ac. and the Easterly line of said Jason Lewis Family Trust 0.98 ac., a distance of 140.96 ft. to a 1 inch rebar found in a gravel drive and the center of a 30 ft. wide roadway & utility easement per Vol. 4996, Pg. 544, said Official Public Records, Inst. No. 2020-6521, said Real Property Records & said Vol. 4184, Pg. 844, at the most Southerly Southwest corner of said Ridgedell 2.864 ac., the Southeast corner of said Jason Lewis Family Trust 0.98 ac. and the most Easterly Southeast corner of the herein described tract, lying in the North line of the 2.005 acre tract of land conveyed to Ryan J. Paulus in said Vol. 4996, Pg. 544;

THENCE South 71 deg. 35 min. 02 sec. West, with the center of said 30 ft. wide roadway & utility easement, along the South line of said Jason Lewis Family Trust 0.98 ac. and the North line of said Paulus 2.005 ac., a distance of 41.21 ft. to a 1 inch capped rebar set, stamped "RPLS 6578" at the Northwest corner of said Paulus 2.005 ac., the Northeast corner of said Lewis 0.580 ac. and an Ell corner of the herein described tract;

THENCE South 29 deg. 20 min. 55 sec. East, with the West line of said Paulus 2.005 ac. and the East line of said Lewis 0.580 ac., a distance of 151.79 ft. to a 1 inch capped rebar set, stamped "RPLS 6578" in the North line of the 2.000 acre tract of land conveyed to Liliana Esperanza Garcia Alejos in Volume 5269, Page 633, said Official Public Records, at the Southwest corner of said Paulus 2.005 ac. and the Southeast corner of said Lewis 0.580 ac., at the most Southerly Southeast corner of the herein described tract;

THENCE South 78 deg. 35 min. 18 sec. West, with the North line of said Alejos 2.000 ac. and the South line of said Lewis 0.580 ac., a distance of 167.56 ft. to a 1 inch capped rebar found (RPLS 3694) at the Northwest corner of said Alejos 2.000 ac. and the Southwest corner of both said Lewis 0.580 ac. and the herein described tract, lying in the East right-of-way line of said First Street, FROM which a 1 inch pipe found (tail) at the Southwest corner of said Alejos 2.000 ac. bears South 48 deg. 24 min. 49 sec. East, 184.32 ft.;

THENCE North 48 deg. 27 min. 37 sec. West, with the East right-of-way line of said First Street and the Westerly line of said Lewis 0.580 ac., a distance of 148.56 ft. to a railroad spike found in the center of said 30 ft. wide roadway & utility easement, at the Northwest corner of said Lewis 0.580 ac. and the Southwest corner of said Jason Lewis Family Trust 0.98 ac.;

THENCE North 48 deg. 27 min. 35 sec. West, continuing with the East right-of-way line of said First Street and the West line of said Jason Lewis Family Trust 0.98 ac., a distance of 148.97 ft. to the PLACE OF BEGINNING and containing 1.569 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

We, The Jason Lewis Family Trust & Jason W. Lewis, sole owners of The Mansion on First Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Individual and as Representative for Jason Lewis Family Trust

Printed Name: Jason W. Lewis

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jason Lewis & Jason Lewis Family Trust, hereinafter called OWNERS, are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2024.

Individual and as Representative for Jason Lewis Family Trust

Printed Name: Jason W. Lewis

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

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE



City Engineer

City of Sherman

Date

ATTEST:

City Clerk

Preliminary Plat
Lots 1, 2 & 3
The Mansion on First Addition
to the
City of Sherman
Grayson County, Texas
1.569 Acres
in the
Robert Thompson Survey
Abstract No. 1200
DATE OF PREPARATION: NOVEMBER 26, 2024
JOB NO. CGS301124

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., Dallas, Texas 75202
Phone (817) 463-8191
Email: info@helveywagner.com
TSPS Firm Registration No. 10088100

Marlow, Lauren

From: Planning
Subject: RE: 2617 and 2701 S First St planning meeting today

From: ryan
Sent: Monday, February 17, 2025 4:20 PM
To: Planning
Subject: 2617 and 2701 S First St planning meeting today

Hello Development Services and Planning Team,

I'd like to submit my formal opposition to allowing for the variance on the structure built at 2701 S first street that touches the property line behind it. Nothing should be that close to any property line legally, so consider this my formal opposition. I wanted to attend the meeting but I'm traveling for work and have no ability to attend in person.

After speaking to the City in-depth on my future if this structure were to remain, I have no other choice then to oppose any variance in this instance.

I also don't approve the re-plat as it will possibly affect my existing fence being moved to account for the new road width. If this happens, I'd expect Jay Lewis to pay to have that done and rebuilt. This is his request for the re-plat that will possibly affect my property.

Thank you,
Ryan Poulos
2701 A S First St – (I'm the property directly behind the structure – it is touching my property line)

Marlow, Lauren

From: Planning
Subject: RE: 2617 and 2701 S First meeting today

From: Allaboutchicks
Sent: Monday, February 17, 2025 5:02 PM
To: Planning
Subject: 2617 and 2701 S First meeting today

I received a letter on a meeting around request to approve some variances for 2617 and 2701 S First St. Im opposed to the structure being built and all the vehicles and trailers with people living in them.

My family has owned the property across the street since before the current owner acquired 2617 and 2701.

We do not approve of any variance for the large structure they built, nor do we like all the RV's and trailers scattered about.

I have called numerous times and complained about all the things going on over there, and the City has done nothing.

Both 2617 and the front building need cleaned up.

This affects my land value. At a minimum they should build a privacy fence all the property.

Thank you.
B Renfro
2712 S First St



Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 3/18/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

