
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, November 19, 2024, 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>

Members Absent: Commission Member Sims

1. **CALL TO ORDER**

Bookmarked at 00:02:05

Chairman Mahone called the meeting to order at 5:00 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR OCTOBER 23, 2024 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**

Bookmarked at 00:03:27

The Planning and Zoning Commission reviewed the minutes of the October 23, 2024, Regular Meeting. Motion by Commission Member Whitaker to approve the Minutes as written. Second by Commission Member Manley. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:03:50

4. **CITIZEN COMMENTS**

Bookmarked at 00:03:57

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10 AND 11)**

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 00:04:43

Commission Member Ramirez recused himself from Item 6.

Commission Member Manley pulled Item 8 for discussion.

Items 6 and 8 were pulled off the Consent Agenda for discussion.

The Commission reviewed the Consent Agenda. Commission Member Whitaker moved to approve Items 7, 9, 10 and 11 on the Consent Agenda as presented. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * **2000 BLOCK WEST WASHINGTON STREET (Project No. 24-005337)**

The request of Mas Development 4 LLC (Owner), David Bond (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 2000 Block West Washington Street, Lot 1 consisting of 1.050 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business District)/F.M. 1417 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for W. Washington Medical Addition

Bookmarked at 00:05:30

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan located in the 2000 Block West Washington Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

7. * 4200 BLOCK NORTH HIGHWAY 75 (Project No. 24-005353)

The request of MARA Holdings, LLC, Mehrad Sadeghpour (Owner), David Bond (Representative) and Spiars Engineering, Inc. (Surveyor) concerning the property located in the 4200 Block North Highway 75, consisting of 6.861 acres being a part of the T.J. Shannon Survey, Abstract No. 1137 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows

Planning and Zoning Commission

Site Plan for Texoma Dental.

8. * 4300 BLOCK BEL AIR BOULEVARD (Project No. 24-005354)

The request of Terra Perpetua, LLC and Bel-Air Village SFR, LLC (Owner), Studio 13 Design Group, Leonard Reeves (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) concerning the property located in the 4300 Block Bel Air Boulevard being 0.937 acres in the Sharrod Dunman Survey, Abstract No. 329 and currently in the Bel-Air Planned Development, as follows:

Planning and Zoning Commission

Site Plan for Bel-Air HOA Amenity Lot.

Bookmarked at 00:06:01

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan located in the 4300 Block Bel Air Boulevard. Second by Commission Member Blagg.

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

VOTING NAY: MANLEY.

MOTION CARRIED.

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

9. * 2920 BLOCK FALLON DRIVE (Project No. 24-005589)

The request of Fallon Drive, LLC (Owner), Robert Lee (Representative) and Baird, Hampton & Brown (Surveyor) concerning the property located in the 2920 Block Fallon Drive, consisting of 4.889 acres being a Replat of a portion of Lot 5, Block 1, Midway Industrial Park Addition and all of Lot 1, Block 1, C&M Addition in the James B. Shannon Survey, Abstract No. 1085 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat of Houk Midway Industrial Addition

10. * 5000 BLOCK HOWE DRIVE (Project No. 24-005604)

The request of Sherman Economic Development Corporation (Owner), Rob Myers (Representative) and Dunaway Associates (Surveyor) for the property in the 5000 Block Howe Drive, consisting of 6.309 acres, being in the William Martin Survey, Abstract No. 765 and currently zoned Blalock Industrial Park PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat for Oncor Howe Substation Lot 1, Block 1

11. * 3400 BLOCK CANYON CREEK DRIVE (Project No. 24-005614)

The request of V Prop, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 3400 Block Canyon Creek Drive, consisting of 14.227 acres, being in the James H. Vaden Survey, Abstract No. 1288 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of West Canyon Creek Section IV

12. * 592 LUELLA ROAD (Project No. 24-005600)

The request of HMI – Sherman 592, LLC (Owners), Alex Seiler (Representative) and Walker, Warren & Jordan Surveying & Mapping (Surveyor) concerning the property located at 592 Luella Road, consisting of 73.391 acres, being a portion of

the S. Dunman Survey, Abstract No. 329 and the W. Bailey Survey, Abstract No. 64, and is currently located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of HMI Sherman No. 1

Bookmarked at 00:15:17

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Final Plat located at 592 Luella Road. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

13. 2640 BLOCK NORTH TRAVIS STREET (Project No. 24-004713)

TABLED FROM OCTOBER 23, 2024

The request of Freshpoint OZ Business, LLC (Owner), Ghader Mirak, Arris Design-Build, Inc (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located in the 2640 Block North Travis Street, consisting of 3.126 acres being part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 4 of Replat of Lot 2R of McLain Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Zone Change from an MF-30 (Multi Family Residential) District to a C-N (Neighborhood Commercial) District.

Bookmarked at 00:16:58

Planning and Zoning Commission

Motion by Commission Member Blagg to untable the Site Plan and Zone Change located at 2907 West Travis Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Zone Change located at 2640 Block North Travis Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

14. 1024 SOUTH FIRST STREET (Project No. 24-004736)

TABLED FROM OCTOBER 23, 2024

The request of Gustavo and Rosalba Ramirez (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1024 South First Street, consisting of 0.6591 acres being part of the G. B. Pilant Survey, Abstract 963, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.018 to allow a 20' front setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- B. Public Hearing and Variance under Section 14.02.018 to allow a 20.1' rear setback in lieu of the required 40' for a covered structure in a M-1 (Light Manufacturing) District.
- C. Public Hearing and Variance under Section 14.02.018 to allow a 0' side setback in lieu of the required 25' for an enclosed structure in a M-1 (Light Manufacturing) District.
- D. Public Hearing and Variance under Section 14.02.018 to allow an 8' solid metal fence in lieu of the allowed 4' decorative fence in a front yard.
- E. 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.

Bookmarked at 00:23:50

Board of Adjustment

Motion by Commission Member Manley to untable the Variances located at 1024 South First Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A and B located at 1024 South First Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

Board of Adjustment

Motion by Commission Member Blagg to approve Items D and E located at 1024 South First Street. Second by Commission Member Whitaker.

VOTING AYE: MAHONE, DOWNTAIN, MANLEY AND WHITAKER

VOTING NAY: BLAGG.

MOTION CARRIED.

Board of Adjustment

Motion by Commission Member Manley to deny Item C located at 1024 South First Street.

Motion fails for a lack of a second.

Board of Adjustment

Motion by Vice Chairman Downtain to approve Item C with a side setback of 16.6' located at 1024 South First Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Commission Member Ramirez recused himself from the item.

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

15. 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE (Project No. 24-005333)

The request of Grow Sherman Realty, LLC (Owner), Nilesh Golakia (Representative) and Bluestar Surveying, LLC (Surveyor) concerning the property located at 2105 Texoma Parkway and 2030 Texoma Drive, consisting of 8.441 acres being in the Smith McGlothlin Survey, Abstract No. 808 and the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

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

Bookmarked at 00:34:23

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Items A and B subject to the Staff Review Letter located at 2105 Texoma Parkway and 2030 Texoma Drive. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

4312 AND 4316 TEXOMA PARKWAY (Project No. 24-005334)

The request of 4312 Texoma Parkway, LP (Owner), Roderick Tatchio (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4312 and 4316 Texoma Parkway, consisting of 12.125 acres being a part of the W.S. Patterson Survey, Abstract No. 969 and being all of Lots 1R and 2R in the Replat of Sidney Heights Additions and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Mini-Warehouse in a C-2 (General Commercial) District and repeal Ordinance No. 6535.

Bookmarked at 00:38:21

Planning and Zoning Commission

Motion by Commission Member Manley to approve the Site Plan and Specific Use Permit subject to the Staff Review Letter located at 4312 and 4316 Texoma Parkway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

17. 2000 BLOCK SOUTH FIRST STREET (Project No. 24-005347)

The request of Bhuduttravel LLC (Owner), Amit K Saha (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 2000 Block South First Street, consisting of 3.500 acres being part of the George Pilat Survey, Abstract No. 963 and the Preston Kitchen Survey, Abstract No. 667, as follows:

Planning and Zoning Commission

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

Bookmarked at 00:40:11

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located in the 2000 Block South First Street. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

301 WEST TRAVIS STREET (Project No. 24-005349)

AN EMAIL WAS RECEIVED BY KELLEN ROBERTSON FRIDAY NOVEMBER 15, 2024 AT 3:38 P.M. REQUESTING TO TABLE THIS ITEM.

The request of TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (Surveyor) concerning the property located at 301 West Travis Street, consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Planned Development District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

Bookmarked at 00:45:27

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Site Plan and Specific Use Permit located at 301 West Travis Street. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

19. 4000 BLOCK WEST HOUSTON STREET (Project No. 24-005350)

The request of Redeem Equities, LLC (Owner) and Copley Land Surveying (Representative/Surveyor) concerning the property located in the 4000 Block West Houston Street, consisting of 5.755 acres being part of the W.M. Thompson Survey, Abstract No. 1210 and being a part of the Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to C-2 (General Commercial) District.

Bookmarked at 00:45:54

Planning and Zoning Commission

Motion by Vice Chairman Downtain to deny the Zone Change located in the 4000 Block West Houston Street. Second by Commission Member Blagg.

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

This item was denied by the Commission.

500 BLOCK EAST LAMBERTH ROAD (Project No. 24-005351)

**AN EMAIL WAS RECEIVED BY STEVE MEIER FRIDAY NOVEMBER 8, 2024 AT 11:31 A.M.
REQUESTING TO TABLE THIS ITEM.**

The request of Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, LLC (Surveyor) concerning the property located in the 500 Block East Lamberth Road, consisting of 6.985 acres being in the J.B. McAnair Survey, Abstract No. 763 as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District/75&82 Overlay District.

Bookmarked at 00:51:44

Planning and Zoning Commission

Motion by Commission Member Manley to table the Site Plan and Specific Use Permit located in the 500 Block East Lamberth Road. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

This item was tabled by the Commission.

21. 3100 BLOCK TEXOMA PARKWAY (Project No. 24-005358)

The request of Sherman NEC Texoma & 82, LP (Owner), BACA Architecture (Representative) and Copley Land Surveying (Surveyor) concerning the property located in the 3100 Block Texoma Parkway, consisting of 0.844 acres being in the Reuben Hendrix Survey, Abstract No. 504, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Bookmarked at 00:52:07

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan and Specific Use Permit located in the 3100 Block Texoma Parkway. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

22. 1909 TEXOMA PARKWAY (Project No. 24-005525)

The request of GDMR Enterprises Joint Venture (Owner) and Dean Gilbert, Jr. (Representative) concerning the property located at 1909 Texoma Parkway, consisting of 5.693 acres being part of the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Bookmarked at 00:57:49

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Zone Change located at 1909 Texoma Parkway. Second by Commission Member Manley.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

23. **3600 BLOCK STEEPLE CHASE DRIVE (Project No. 24-005561) WITHDRAWN**

The request of Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) concerning the property located in the 3600 Block Steeple Chase Drive, consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a mini-warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District and repeal Ordinance No. 6605.

Bookmarked at 00:59:55

This item was withdrawn.

24. **ADJOURNMENT**

Bookmarked at 01:00:27

Chairman Mahone adjourned the meeting at 5:58 p.m.



ACTING SECRETARY



CHAIRMAN

SHERMAN EXECUTIVE OFFICE PROJECT

PROPERTY ADDRESS:

Mclain Addition -

Lot 2R- Lot- 4 , 0.782 Acres

ZONING CHANGE SUBMITTAL

ISSUE DATE: SEPTEMBER 11th, 2024

SITE:



VICINITY MAP



INDEX OF DRAWINGS:

G0-00	COVER SHEET
1 OF 1	CIVIL SITE PLAN
1 OF 1	LANDSCAPE PLAN
A1-01	ARCHITECTURE FLOOR PLAN
A3-01	SOUTH AND EAST ELEVATIONS
A3-02	NORTH AND WEST ELEVATIONS



ARCHITECT :

ADB Inc.
Architecture
Planning
Design

ARRIS DESIGN- BUILD Inc
Phone: (469) 682-5630
gmirak.architect@gmail.com
5103 Nava Drive, Frisco, TX
75034
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PROJECT :

SHERMAN
EXECUTIVE OFFICE
BUILDING PROJECT

OWNER :

Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

PROPERTY :

Sub-Division Info.:
Mclain Addition - Lot 2R-
Lot- 4 , 0.782 Acres
Property ID: 407641

SEAL & SIGNATURE:



CIVIL ENGINEER :

JDJR

JDJR ENGINEERS &
CONSULTANTS Inc
2500 TEXAS DRIVE, SUITE 100,
IRVING, TEXAS, 76062
Phone: 972-252-5357

ARCHITECT :



Architecture
Planning
Design Inc.

ARRIS DESIGN- BUILD Inc
Ghader A Mirak, Architect, NCARB,
LEED AP(bd+c)
PHONE: (469) 682-5630
Email: gmirak@sbcglobal.net

OWNER :

Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

PROJECT :

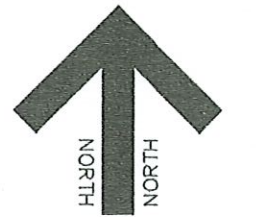
SHERMAN
EXECUTIVE OFFICE
BUILDING PROJECT

Sub-Division Info.:
Mclain Addition - Lot 2R-
Lot- 4 , 0.782 Acres
Property ID: 407641

ISSUES AND REVISIONS

SHEET TITLE	COVER SHEET
ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	

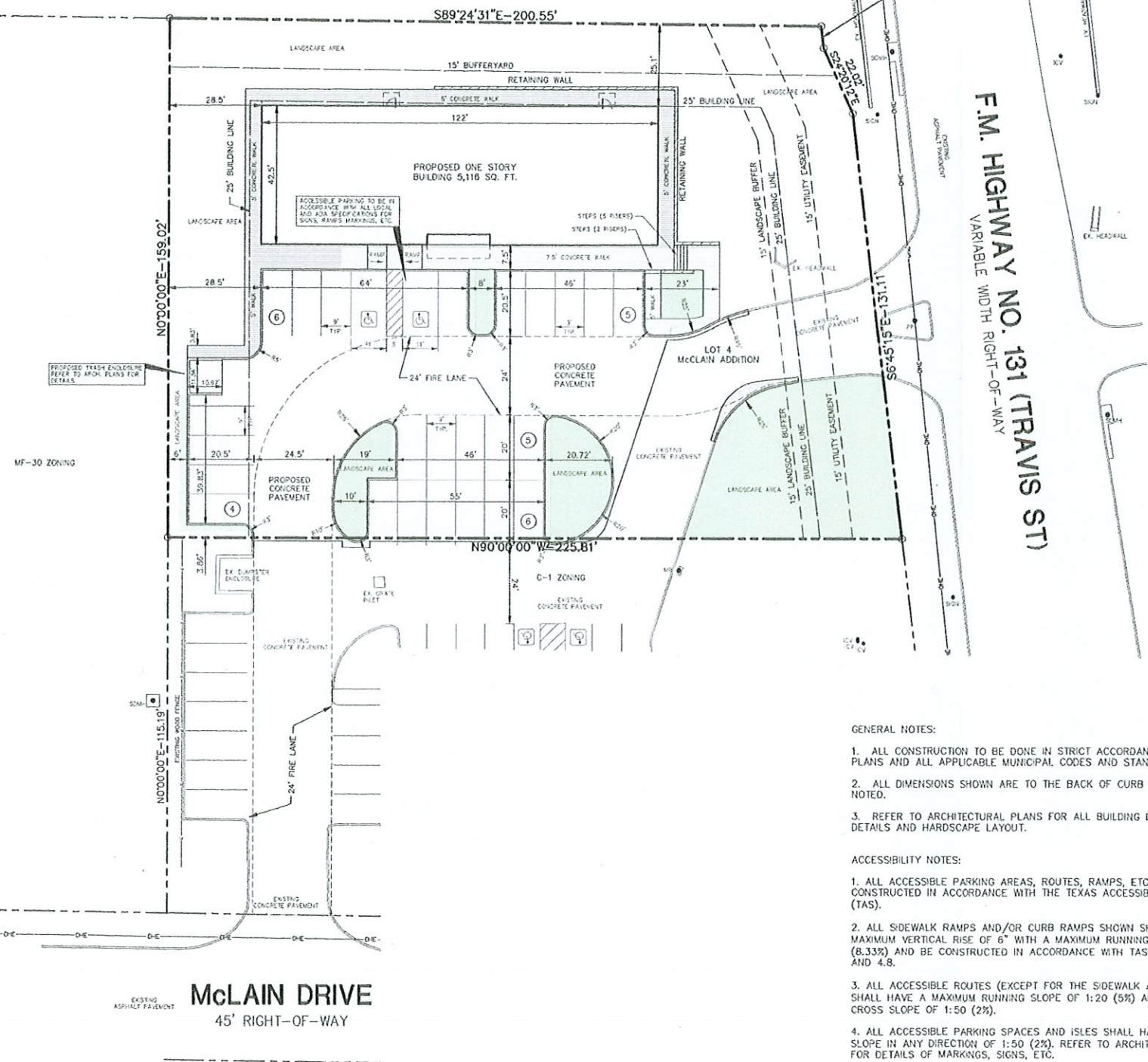
G0-00



32.084 AC.
FAYE R. PLANGMAN
TRACT ONE
VOL. 1986, P. 264
R.P.R.C.T.

R-4 ZONING

MF-30 ZONING



- GENERAL NOTES:
1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS & DETAILS AND HARDSCAPE LAYOUT.
- ACCESSIBILITY NOTES:
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

ZONING INFORMATION				
CURRENT ZONING :	MULTI-FAMILY			
PROPOSED ZONING:	CN (COMMERCIAL NEIGHBORHOOD)			
LOT AREA REQUIREMENTS				
MIN. LOT AREA :	10,000 SF			
MIN LOT WIDTH :	50'			
FRONT SETBACK:	25'			
REAR SETBACK:	25'			
SIDE SETBACKS:	0'			
THOROUGHFARE STREET SETBACK:	25'			
C-N DISTRICT ABUTTING RESIDENTIAL:	25'			
FLOOR AREA RATIO (FAR)				
REQUIRED FLOOR AREA RATIO :	MIN 2/5 (0.4) OF LOT AREA			
(FAR)	LOT AREA = 36,418 SF			
	PROPOSED FLOOR AREA = 10,370 SF			
	$10,370/36,418 = 0.28 < 0.4$			
PARKING TABULATION				
USE TYPE	FLOOR AREA	FORMULA	REQ. PARKING	PROVIDED PARKING
MEDICAL OFFICE	2,600 SF	1 PER 200 SF MEDICAL OFFICE	$2,600/200=13$	13 SP.
REGULAR OFFICE	2,516 SF	1 PER 400 SF REGULAR OFFICE	$2,516/400= 7$	14 SP.
TOTAL BLDG GROSS AREA	5,116 SF			
TOTAL PARKING			20 SPACES	27 SP.

SITE DATA	
LOT AREA	34,078 SQ. FT.
BUILDING AREA	5,116 SQ. FT.
LOT COVERAGE	5,185/34,078 = 0.150 OR 15.0%
LANDSCAPE AREA	15,647 SQ. FT. OR 45.9%
IMPERVIOUS AREA	18,431 SQ. FT. OR 54.1%

LEGEND	
	PROPOSED 6" CONCRETE PAVEMENT, (4,000 PSI ON 8" COMPACTED SUB-GRADE)
	PROPOSED CONCRETE WALK
	PROPOSED LANDSCAPE AREAS

REVISIONS	
10-8-24	CITY COMMENTS

SHEET TITLE:

SITE PLAN

PROPOSED OFFICE BUILDING

LOT 4
McLAIN ADDITION
2620 N. TRAVIS STREET
SHERMAN, TEXAS

PREPARED BY:

JDJR

ENGINEERS & CONSULTANTS, INC.

TSSPE REGISTRATION NUMBER F-8327

ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5557 Fax 972-252-6553

DATE: 9-10-24

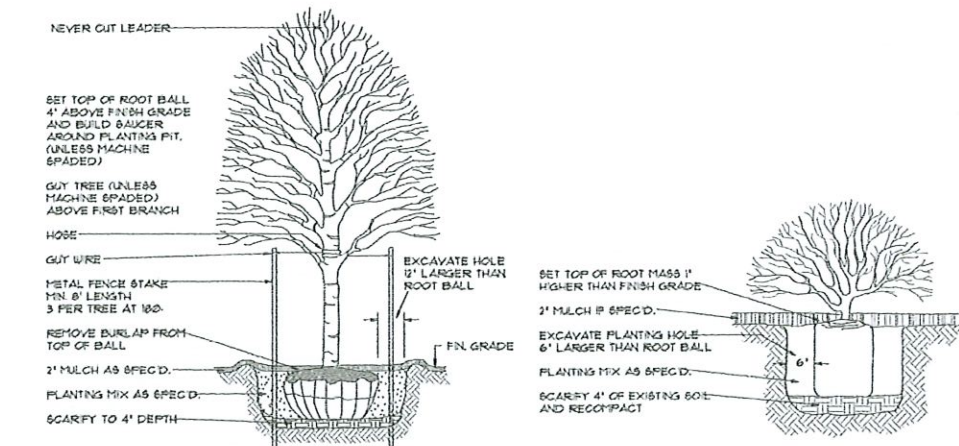
SCALE: 1" = 20'

DRAWN BY: ADL

CHECKED BY: JDJR

SHEET NO.

1 of **1**



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERUS VIRGINIANA "HIGH RISE"	12	3" CAL.	AS SHOWN	BALLED/BURLAP
CREPE MYRTLE	LAGERSTROEMIA INDICA	12	6' TEN HGT.	AS SHOWN	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	13,498 SF.	-	-	HYDROMULCH OR SOLID SOD
MULCH		364 SF.	-	-	MIN. 3" THICK

PARKING AREA = 15,117 SF
PARKING LOT LANDSCAPING REQUIRED = 10% = 1,512 SF
PARKING LOT LANDSCAPING PROVIDED = 2,641 SF = 17.15%

STREET BUFFER REQUIRED = 15' MIN. OR 2,419 SQ. FT.
STREET BUFFER PROVIDED > 15'
STREET TREES REQUIRED = SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SF = $2419/1000 =$
5 SHADE TREES AND 5 ORNAMENTAL TREES
STREET TREES PROVIDED = 5 SHADE TREES AND 5 ORNAMENTAL TREES

RESIDENTIAL BUFFER REQUIRED = 15' ALONG NORTH PROPERTY LINE
RESIDENTIAL BUFFER PROVIDED = 15' OR 3,032 SQ. FT.
RESIDENTIAL BUFFER TREES REQUIRED = 1 SHADE TREE AND 2 ORNAMENTAL TREES PER 1,000 SF
RESIDENTIAL BUFFER TREE PROVIDED = 3 SHADE TREES AND 6 ORNAMENTAL TREES

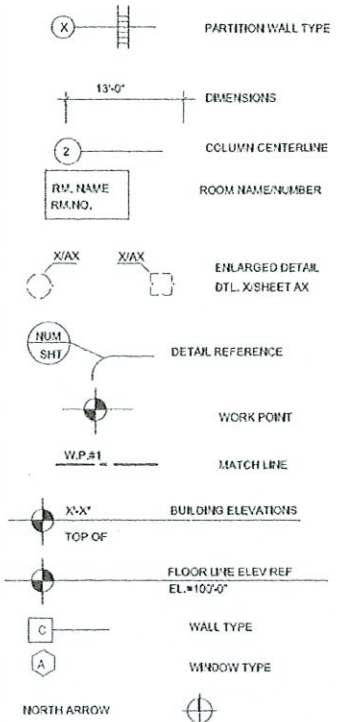
 PROPOSED LIVE OAK TREE
 HIGH RISE LIVE OAK
 PROPOSED CREPE MYRTLE TREE
 BERMUDA TURF
 NON-VEGETATIVE PERVIOUS SURFACE (MULCH) - 2' WIDE
 PARKING AREA

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RANS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHARED CYPRESS MULCH.
5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOI. CONDITIONER (BACK TO EARTH OR EQUAL).
6. ALL TREES ARE TO BE STAKED AND GUATED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

REVISIONS:	
10-8-24	CITY COMMENTS

SHEET TITLE:			
LANDSCAPE PLAN			
PROPOSED OFFICE BUILDING			
LOT 4			
McLAIN ADDITION			
2620 N. TRAVIS STREET			
SHERMAN, TEXAS			
		PREPARED BY: ENGINEERS & CONSULTANTS, INC. T8866 REGISTRATION NUMBER F-6527	
ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75082 Tel 972-252-5357 Fax 972-252-8958			
DATE: 9-10-24	DRAWN BY: ADL	SHEET NO.	
SCALE: 1" = 20'	CHECKED BY: JDJR	L1 of 1	

REFERENCE SYMBOLS



ARCHITECT :
ADB Inc.
Architecture
Planning
Design

ARRIS DESIGN- BUILD Inc
Phone: (469) 682-5630
gmirak.architect@gmail.com
5103 Nava@Drive, Frisco, TX
75034
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PROJECT :
SHERMAN
EXECUTIVE OFFICE
BUILDING PROJECT

OWNER :
Mr. Santhosh Dasari
Freshpoint OZ
6628 Via Italia Dr.
Flower Mound,
TX 75077

PROPERTY :
Sub-Division Info.:
McLain Addition - Lot 2R-
Lot- 4 , 0.782 Acres
Property ID: 407641

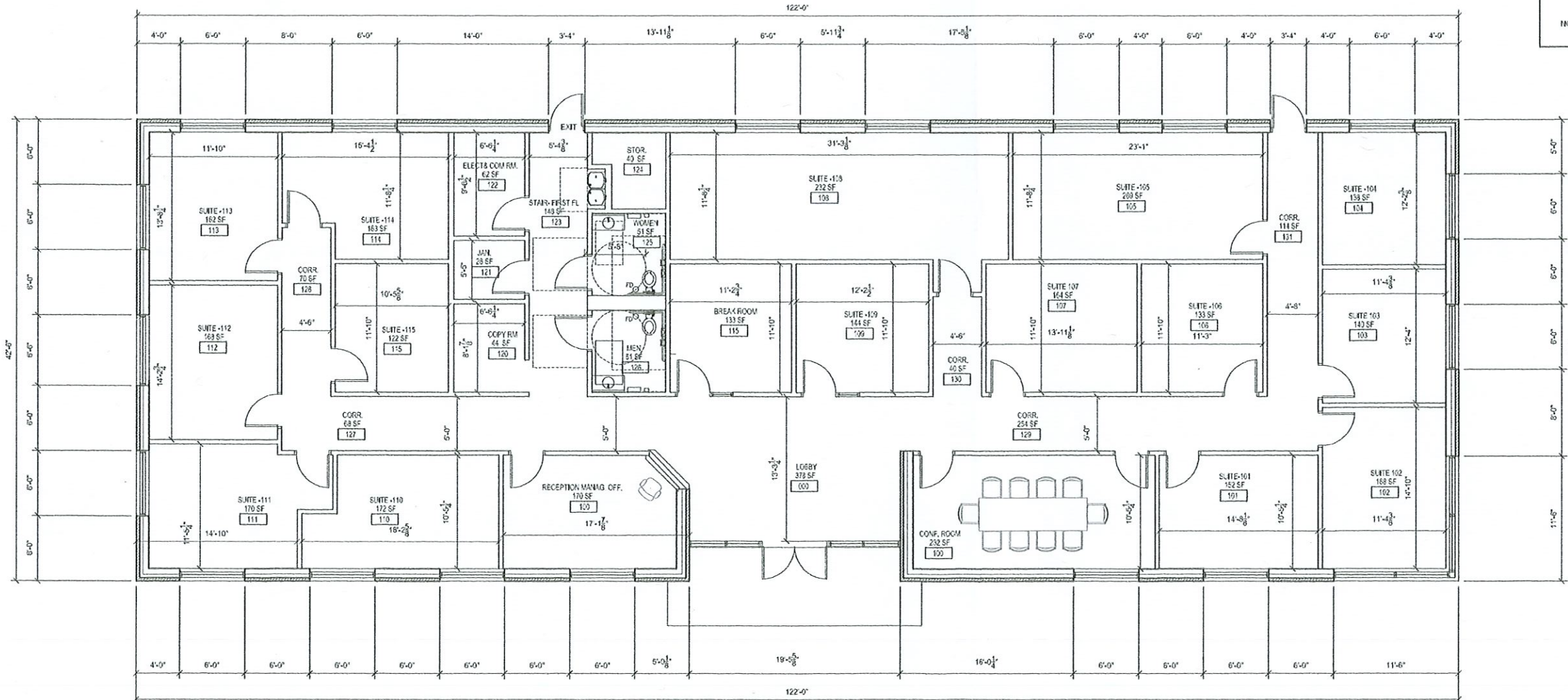
SEAL & SIGNATURE:



ISSUES AND REVISIONS

SHEET **PRELIMINARY**
TITLE **SITE PLAN**
DATE **SEPTEMBER 11th, 2024**
ISSUE **ZONING CHANGE - &**
PACKAGE **SITE PLAN SUBMITTAL**
SHEET NUMBER

A1.01

**01 PROPOSED FLOOR PLAN**

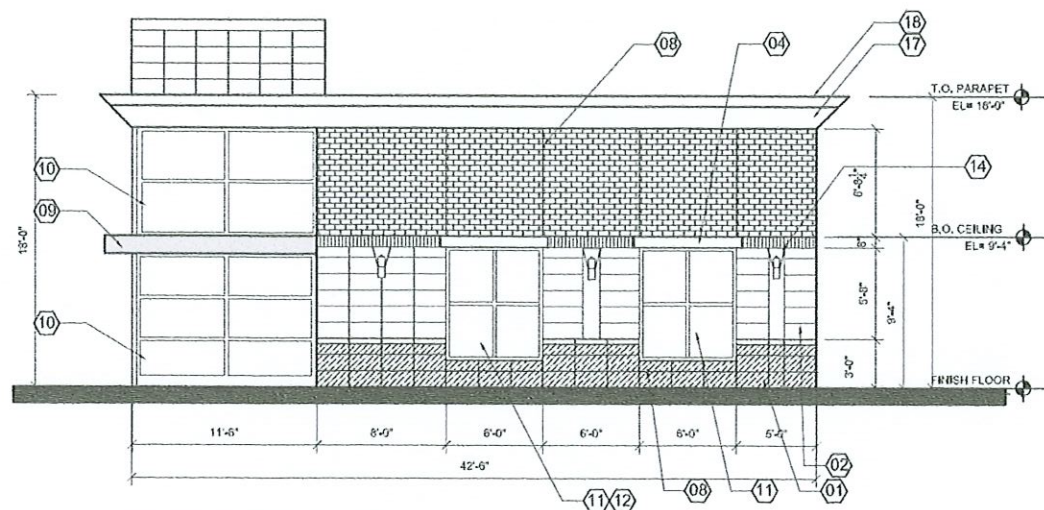
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NORTH

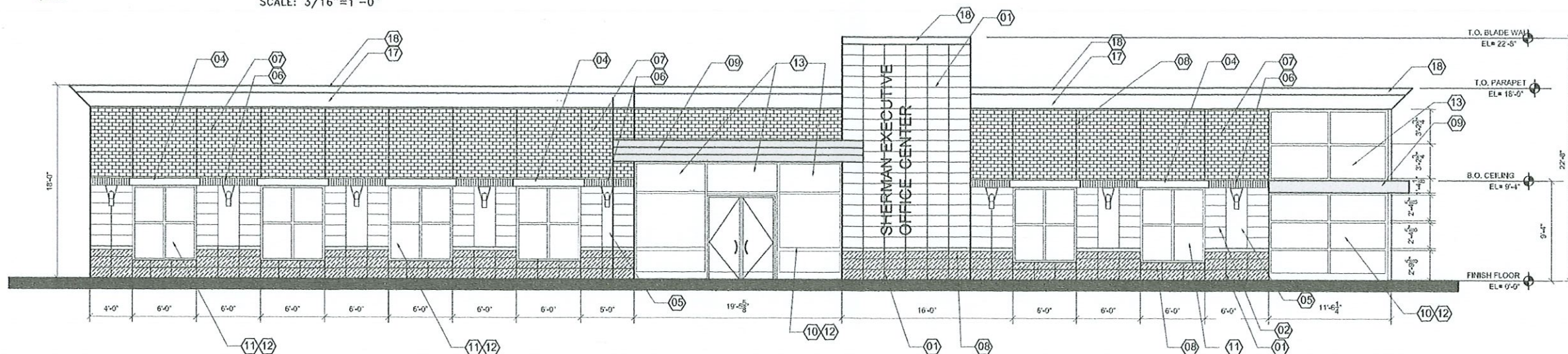


0' 8' 16' 24'

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



02 EAST ELEVATION
SCALE: 3/16"=1'-0"



01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

FACADE MATERIAL TABULATIONS	
SOUTH ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	657
BRICK (PRIMARY)	608.5
CSMU (PRIMARY)	691
EIFS CROWN (SECONDARY)	222
METAL CANOPY (ACCENT)	50.2
CAST STONE (ACCENT)	27
TOTAL	2,253.7
PRIMARY MATERIAL %	86.7 %
SECONDARY MATERIAL %	9.9%
ACCENT MATERIAL %	3.4%

EAST ELEVATION	
SOUTH ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	269
BRICK MASONRY (PRIMARY)	218.7
CSMU MASONRY (PRIMARY)	184.7
EIFS CROWN (SECONDARY)	89
CAST STONE (ACCENT)	9
OTHER MATERIAL (MTL DOOR)	0
TOTAL	770.4
PRIMARY MATERIAL %	87.2%
SECONDARY MATERIAL %	11.6%
ACCENT MATERIAL %	1.2%
OTHER MATERIAL % (MTL DOOR)	0%

ELEVATION MATERIAL KEYNOTES

- 12" X24"X3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): ROUGH FACE- BEIGE COLOR
- 12"x24"x 3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): SMOOTH FACING- BEIGE COLOR
- 8"x24"X3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): SMOOTH FACING
- CAST STONE WINDOW HEAD AND SEAL
- CAST STONE MEDALLION
- 2-3/8"x3-5/8"x7-5/8" BRICK SOLDER COURSING, TYPE SW, COLOR: RED
- 2-3/8"x3-5/8"x7-5/8" BRICK COURSING, BOND BEAM, TYPE SW, COLOR: YELLOW
- 3/8" BRICK VERTICAL CONTROL JOINTS
- PREFINISHED METAL CANOPY SYSTEM- COLOR: DARK GRAY
- CLEAR ANODIZED PRE-FINISHED ALUMINUM STOREFRONT AND DOOR SYSTEM
- CLEAR ANODIZED ALUM WINDOW
- DOUBLE LAYER INSULATED LOW-E GLASS- CLEAR
- DOUBLE LAYER INSULATED LOW-E GLASS- COLOR: GREEN
- DECORATIVE EXTERIOR LIGHT FIXTURE (DOWNWARD LIGHTING ONLY)
- 3'x7' H.M. DOOR EXIT DOOR
- GUTTERS AND DOWNSPOUTS
- EIFS FINISH DECORATIVE CROWN- COLOR: LIGHT GRAY
- PARAPET METAL COPING - COLOR: DARK GRAY



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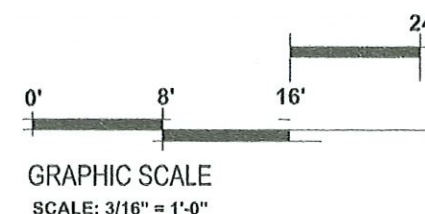
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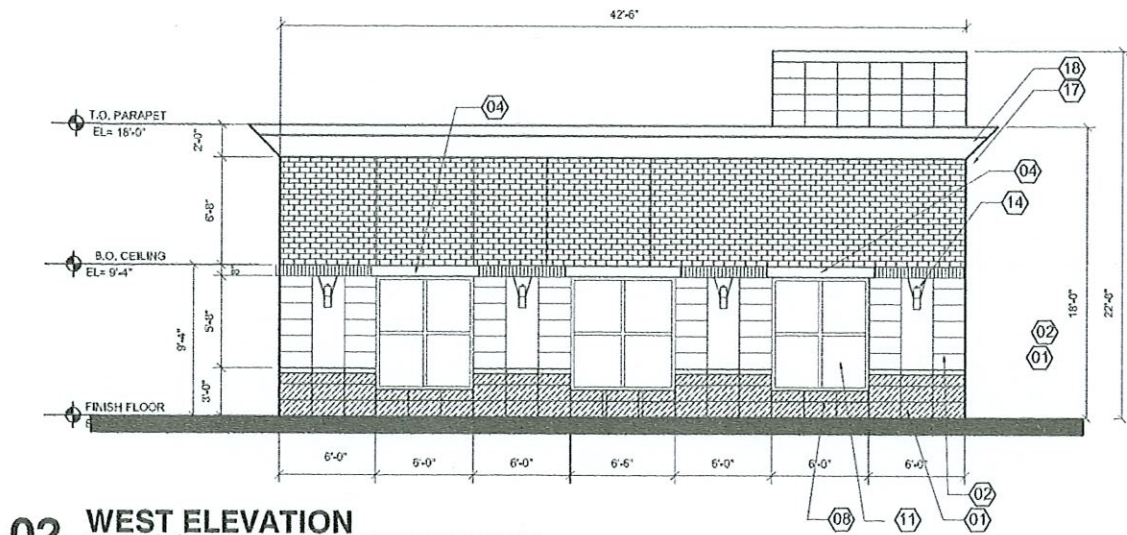


ISSUES AND REVISIONS

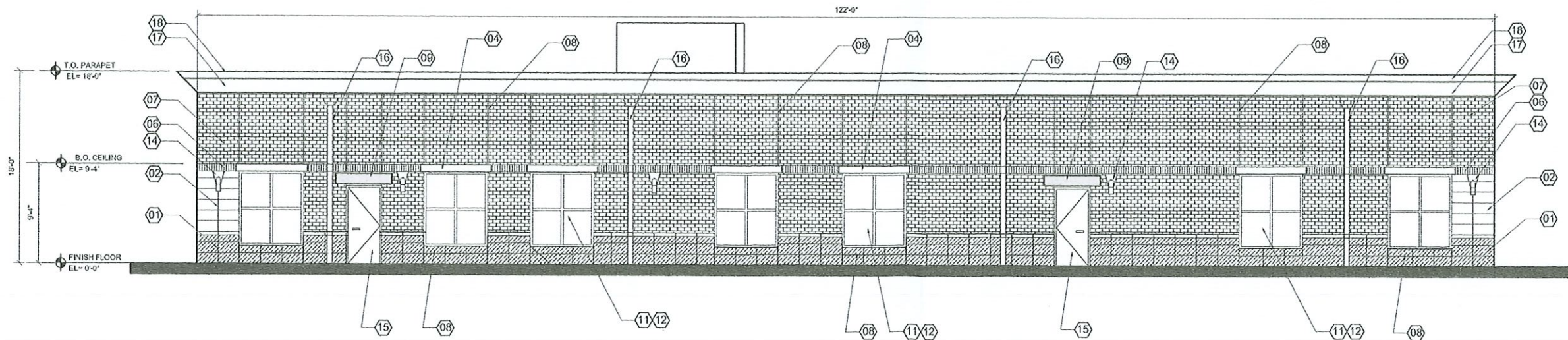
SHEET	ELEVATIONS
TITLE	
ISSUE	SEPTEMBER 11th, 2024
DATE	
ISSUE	ZONING CHANGE - &
PACKAGE	SITE PLAN SUBMITTAL
SHEET	
NUMBER	

A3.01





02 WEST ELEVATION
SCALE: 3/16"=1'-0"



01 NORTH ELEVATION
SCALE: 3/16"=1'-0"

FACADE MATERIAL TABULATIONS	
NORTH ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	294
CSMU- MASONRY (PRIMARY)	334.7
BRICK (PRIMARY)	1,225
EIFS CROWN (SECONDARY)	247.3
CAST STONE (ACCENT)	32
METAL CANOPY (ACCENT)	10.6
OTHER MATERIAL (METAL DOOR)	42
TOTAL	2,185
PRIMARY MATERIAL %	84.8%
SECONDARY MATERIAL %	11.3%
ACCENT MATERIAL %	2.0%
OTHER MATERIAL % (EXTERIOR DOOR)	1.9%

FACADE MATERIAL TABULATIONS	
WEST ELEVATION	SF. CALCULATION
GLASS (PRIMARY)	126
CSMU- MASONRY (PRIMARY)	241
BRICK (PRIMARY)	299
EIFS CROWN (SECONDARY)	89
METAL CANOPY (ACCENT)	0
CAST STONE (ACCENT)	14
TOTAL	769
PRIMARY MATERIAL %	86.61 %
SECONDARY MATERIAL %	11.57 %
ACCENT MATERIAL %	1.82 %

ELEVATION MATERIAL KEYNOTES	
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03	8"x24"X3-5/8" CALCIUM SILICATE MASONRY UNITS (CSMU): SMOOTH FACING
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05	CAST STONE MEDALLION
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18	PARAPET METAL COPING - COLOR: DARK GRAY



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BUILDING ELEVATIONS	
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ISSUE DATE	SEPTEMBER 11th, 2024
ISSUE PACKAGE	ZONING CHANGE - & SITE PLAN SUBMITTAL
SHEET NUMBER	

A3.02

