AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, April 22, 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 MARCH 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 AND 10)

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

6. * 1004 NORTH EAST STREET (PROJECT NO. 25-001522)

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 and currently zoned R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1 East Addition.

7. * 2400-2500 BLOCK SOUTH EAST STREET (PROJECT NO. 25-001633)

The request of Three Oaks Development Construction Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 4.027 acres, being a part of The Preston Kitchens Survey, Abstract No. 667 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Three Oaks Addition, Section 3

8. * 510 PROGRESS DRIVE (PROJECT NO. 25-001162)

The request of Rayburn Energy Station, LLC (Owner), Frank Polma P.E. (Representative) and R-Delta Engineers, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 73.387 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Rayburn Energy Station.

9. *** 901 EAST HOUSTON STREET (PROJECT NO. 25-001179)**

The request of Gail Utter (Owner), Kirk Allen, KDA Industries, Inc. (Representative) and KRG Civil Engineers, Inc. (Engineer/Surveyor) concerning the property located at 901 East Houston Street, consisting of 1.695 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Hope on Houston Parking Lot.

10. *** 2211 NORTH HIGHWAY 75 (PROJECT NO. 25-001520)**

The request of Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2211 North Highway 75, consisting of 8.927 acres, being Lot 2, Replat of Lot 3, Block 2, Independence Square Addition Section 3, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, consisting of 8.927 acres, as follows:

Planning and Zoning Commission

Site Plan approval of Multi-flex office/shop.

11. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527) - TABLED FROM MARCH 18, 2025**

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.

12. **306 SOUTH DEWEY AVENUE (PROJECT NO. 25-000548) - TABLED FROM MARCH 18, 2025**

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.

13. **1804 NORTH HIGHWAY 75 (PROJECT NO. 25-001264)**

The request of AHM 1804 Real Estate, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1804 North Highway 75, consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-1 (Retail Business) District/75&82 Overlay District to a C-2 (General Commercial) District/75&82 Overlay District.

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75&82 Overlay District.

14. **1509 WEST HOUSTON STREET (PROJECT NO. 25-001145)**

The request of Roger Baigg (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1509 West Houston Street, consisting of 1.042 acres being a Replat of Part of Block 1, Replat of Westwood Village Subdivision and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow 0' side setback in lieu of the required 25' setback for the existing structure adjacent to a major arterial for the existing structure.

B. Public Hearing and Variance under Section 14.02.016 to allow 3.7' side setback in lieu of the required 15' for the existing structure.

15. 1024 SOUTH FIRST STREET (PROJECT NO. 25-001149)

The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.7561 acres being part of the G. B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District to a C-2 (General Commercial) District.

16. 1010 SOUTH FIRST STREET (PROJECT NO. 25-001152)

The request of BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being a part of the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

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

17. 912 SOUTH BURDETTE AVENUE (PROJECT NO. 25-001154)

The request of Ivan and Aretuza Custodio (Owners) and BDS Texas Corporation (Surveyor) for the property located at 912 South Burdette Avenue, being Lot 9, Block 1, Casa Linda Second Addition, as follows:

Planning and Zoning Commission

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

18. 1911 LOY LAKE ROAD (PROJECT NO. 25-001175)

The request of Mahan Shabani (Owner), Greg Joseph (Representative) and Pacheco Koch Consulting Engineers (Surveyor) concerning the property located at 1911 North Loy Lake Road, consisting of 1.137 acres being Lot 3, Block A in the Sheldon Pavilion Replat, as follows:

Planning and Zoning Commission

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

19. 360 EAST EVERGREEN STREET (PROJECT NO. 25-001167)

The request of Cool Water Development, LLP (Owner), David Weaver (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 360 East Evergreen Street, consisting of 0.289 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.06.016 to allow a 13.4' side setback in lieu of the required 15' for the existing metal structure.

B. Public Hearing and Variance under Section 14.04.0001(b)(1) to allow a 0' side setback to exceed the allowed 15' for the existing awning addition.

C. Public Hearing and Variance under Section 14.06.016 to allow an 8.6' rear setback in lieu of the required 25' for the existing metal structure.

Planning and Zoning Commission

D. Site Plan for a Contractor Office Addition.

20. **726 WEST LAMAR STREET (PROJECT NO. 25-001177)**

The request of Donna Brown (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, consisting of 0.227 acres being a part of the Samuel Blagg Survey, Abstract No. 56, and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow 9,869 square feet in lieu of the required 10,000 square feet for the lot area.

21. **1815 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-001188)**

The request of Acepack, Inc. (Owner), David Farrell (Representative) and PSA Engineering (Surveyor/ Engineer) for the property located at 1815 South Sam Rayburn Freeway, consisting of 12.69 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently zoned M-2 (Heavy Manufacturing) District/Sam Rayburn Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow 35.5' front setback in lieu of the required 40' for the existing structure.

B. Public Hearing and Variance under Section 14.04.001(b)(1) to allow 0' side setback in lieu of the required 25' for the existing structure.

C. Public Hearing and Variance under Section 14.04.001(b)(1) to allow 1.75' side setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under Section 14.02.020 to allow 3.16' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

E. Site Plan for Acepack Warehouse Addition.

22. **401 SOUTH SAM RAYBURN FREEWAY (PROJECT NO. 25-001189)**

AN EMAIL WAS RECEIVED BY SAM PATEL WEDNESDAY – APRIL 2, 2025 AT 11:14 A.M. REQUESTING TO TABLE THIS ITEM.

The request of Mockingbird Hospitality, LLC (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 3.31 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District and repeal Ordinance 6732.

Close Public Hearing

23. **ADJOURNMENT**

Overall Location Map

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under

the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on April 17, 2025 at 4:00 p.mand said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th day of April 2025
City of Sherman, Texas

_____

Lauren Marlow,
Development Services Planning Technician

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 2.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
APPROVE MINUTES OF THE REGULAR MARCH 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
Approval Of The Minutes Of The Regular March 18, 2025 Planning And Zoning Commission And Board Of Adjustment Meeting

Origination:
Development Services

Staff Recommendation:
Staff recommends approval of the minutes.

Attachments:
1. 2025-03-18 Action Minutes

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, March 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

Members Absent: Chairman Mahone
Alternate: Katie Dupuis

1. **CALL TO ORDER**
   Bookmarked at 00:03:42
   Vice Chairman Downtain called the meeting to order at 5:01 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR FEBRUARY 18, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:05:24
   The Planning and Zoning Commission reviewed the minutes of the February 18, 2025, Regular Meeting. Motion by Commission Member Blagg to approve the Minutes as written. Second by Commission Member Whitaker. All present voted AYE.

3. **ANNOUNCEMENTS**
   Bookmarked at 00:05:57

4. **CITIZEN COMMENTS**
   Bookmarked at 00:06:10

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12 AND 13)**
   Bookmarked at 00:06:58
   The Commission reviewed the Consent Agenda. Commission Member Whitaker moved to approve Items 6, 7, 8, 9, 10, 11, 12 and 13 on the Consent Agenda as presented. Second by Commission Member Ramirez.

   VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY
   VOTING NAY: NONE.
   MOTION CARRIED.

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

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.
Bookmarked at 00:08:59
Planning and Zoning Commission
Motion by Commission Member Manley to approve the Final Plat located at 2114 Norwood Street. Second by Commission Member Sims.

VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.

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

15. **2424 TEXOMA PARKWAY (Project No. 25-000527)**

AN EMAIL WAS RECEIVED BY PRATAP PATEL MONDAY – MARCH 17, 2025 AT 10:48 A.M. REQUESTING TO TABLE THIS ITEM.

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.

Bookmarked at 00:11:10

Planning and Zoning Commission

Motion by Commission Member Sims to table Items A, B, C, D, E and F located at 2424 Texoma Parkway. Second by Commission Member Blagg.

VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.

This item was tabled by the Commission.

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.

Bookmarked at 00:11:49

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Zone Change located at 306 South Dewey Avenue. Second by Commission Member Ramirez.

VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.

This item was tabled by the Commission.

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.

Bookmarked at 00:34:27

Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Temporary Use Permit subject to the Staff Review Letter located at 1300 South Rayburn Freeway. Second by Commission Member Whitaker.

VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ, DUPUIS AND MANLEY
VOTING NAY: NONE.
MOTION CARRIED.

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

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.

Bookmarked at 00:38:55

Board of Adjustment
Motion by Commission Member Blagg to approve the Variance located in the 1600 Block Baker Road. Second by Commission Member Whitaker.

VOTING AYE: DOWNTAIN, BLAGG, SIMS AND WHITAKER
VOTING NAY: NONE.
MOTION CARRIED.

Planning and Zoning Commission
Motion by Commission Member Whitaker to approve the Site Plan and Specific Use Permit located in the 1600 Block Baker Road. Second by Commission Member Blagg.

VOTING AYE: DOWNTAIN, BLAGG, WHITAKER, SIMS, RAMIREZ AND DUPUIS
VOTING NAY: NONE.
MOTION CARRIED.

Commission Member Manley abstained from motions.

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

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.

Bookmarked at 00:46:25

Planning and Zoning Commission
Motion by Commission Member Blagg to untable the Variance located at 2617 and 2701 South First Street. Second by Commission Member Sims.

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

This item was untabled by the Commission.

Board of Adjustment
Motion by Commission Member Blagg to approve the Variance located at 2617 and 2701 South First Street.

This motion failed due to lack of second.

No action was taken.

20. ADJOURNMENT

Bookmarked at 01:11:34

Vice Chairman Downtain adjourned the meeting at 6:09 p.m.

_____

CHAIRMAN

_____

ACTING SECRETARY

Marlow, Lauren

From: Planning
To: Pratap Patel
Subject: RE: Zone Changing Request - 2424 Texoma Parkway - CROSSROADS Inn

From: Pratap Patel
Sent: Monday, March 17, 2025 10:21 AM
To: Turner, Kerri
Cc: Planning; Rae, Rob; DCG Engineering; R Atchison
Subject: Re: Zone Changing Request - 2424 Texoma Parkway - CROSSROADS Inn

Dear City of Sherman Staff:
atn: Kerri

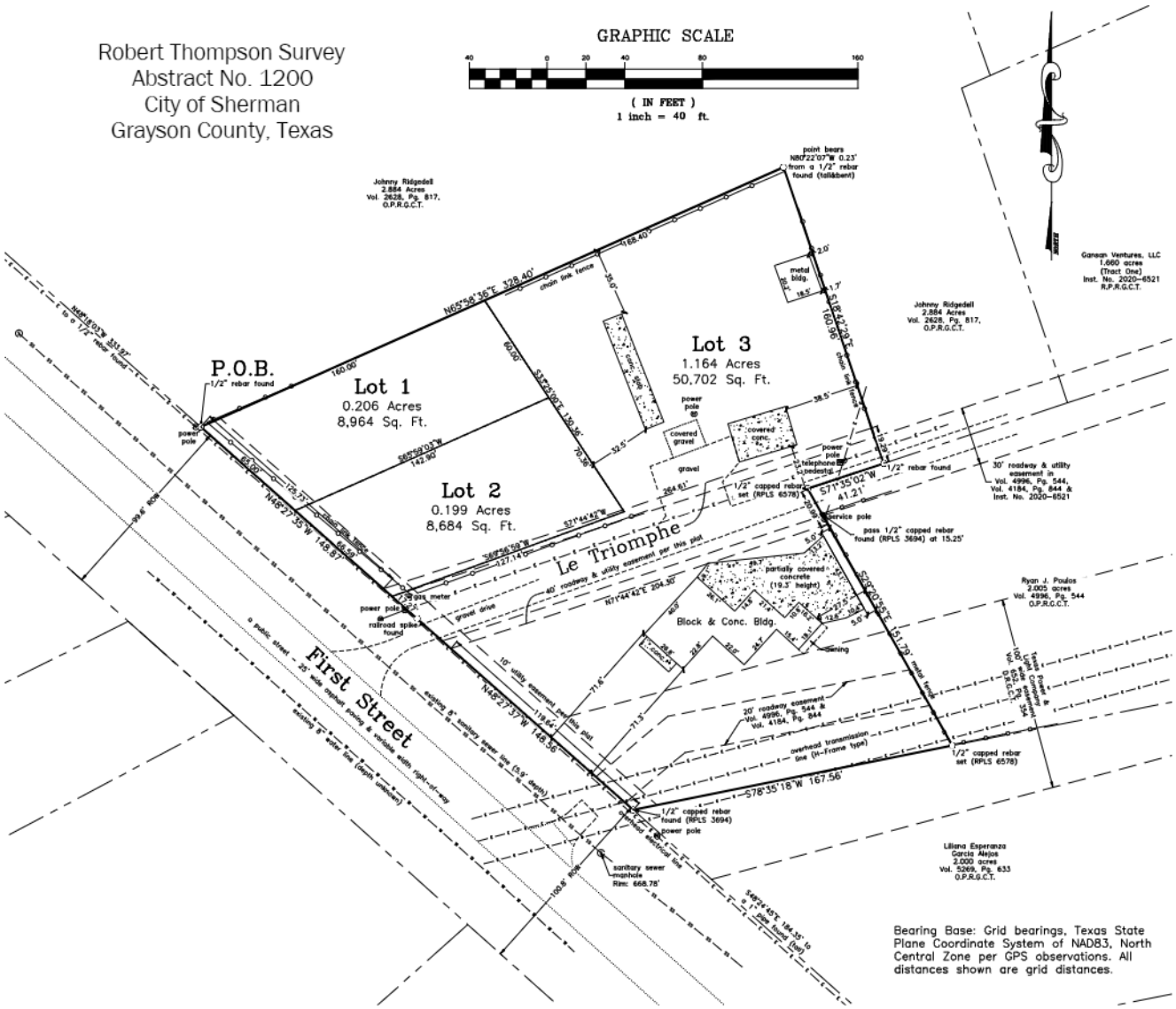
I am writing this email to inform you that PHT Hospitality has retained a professional design team, DCG ENGINEERING to evaluate the comments and work with both myself and city staff in obtaining resolutions to the issues raised by staff. However, given that they have recently been retained, **we are respectfully requesting for the case to be rescheduled in the next 4 weeks from the Planning and Zoning Meeting scheduled for March 18th 2025.**

Please reply to this email confirming my request and willingness to work with our team.

Sincerely,
Pratapbhai Patel

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

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



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

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-5 Ft Variance.dwg 1/28/2025 12:31 PM

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

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 5.

Meeting Date: 4/22/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:
CONSENT AGENDA (ITEMS 6, 7, 8, 9 AND 10)

Background:

Origination:

Staff Recommendation:

Attachments:
None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 6.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1004 NORTH EAST STREET (Project No. 25-001522)**

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 and currently zoned R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Lot 1 East Addition.

Background:

The property is located at 1004 North East Street between Vernon Holland Drive and East College Street. 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 a R-6 (Single-Family Residential) District to a R-4 (Patio Home Residential) District.
- 1/17/2025 - Preliminary Plat of East Addition (Conditionally Approved)

Origination:

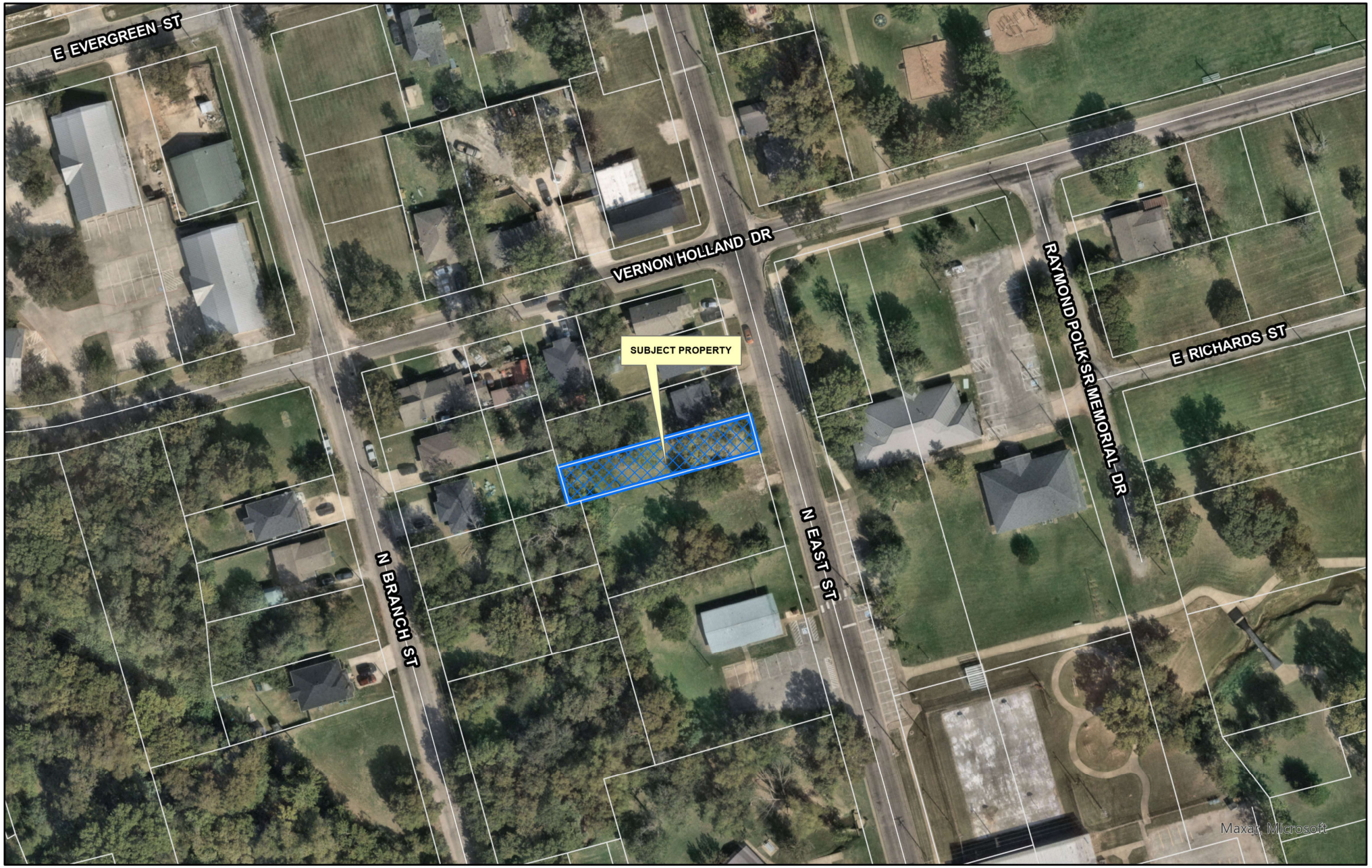
M&G Home Builders (Owner) and Helvey Wagner Surveying Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1004 N EAST ST

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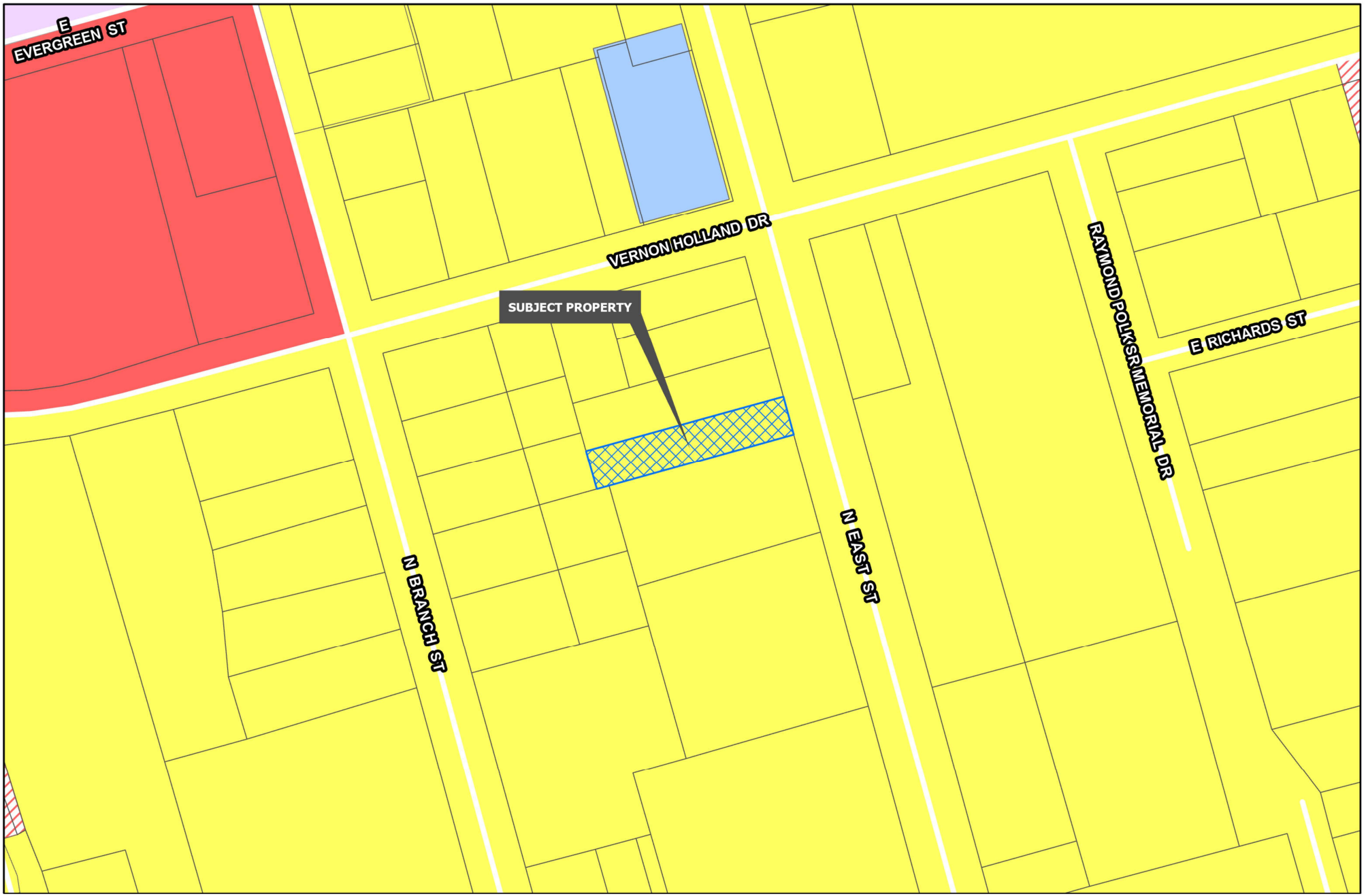

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1004 N EAST ST

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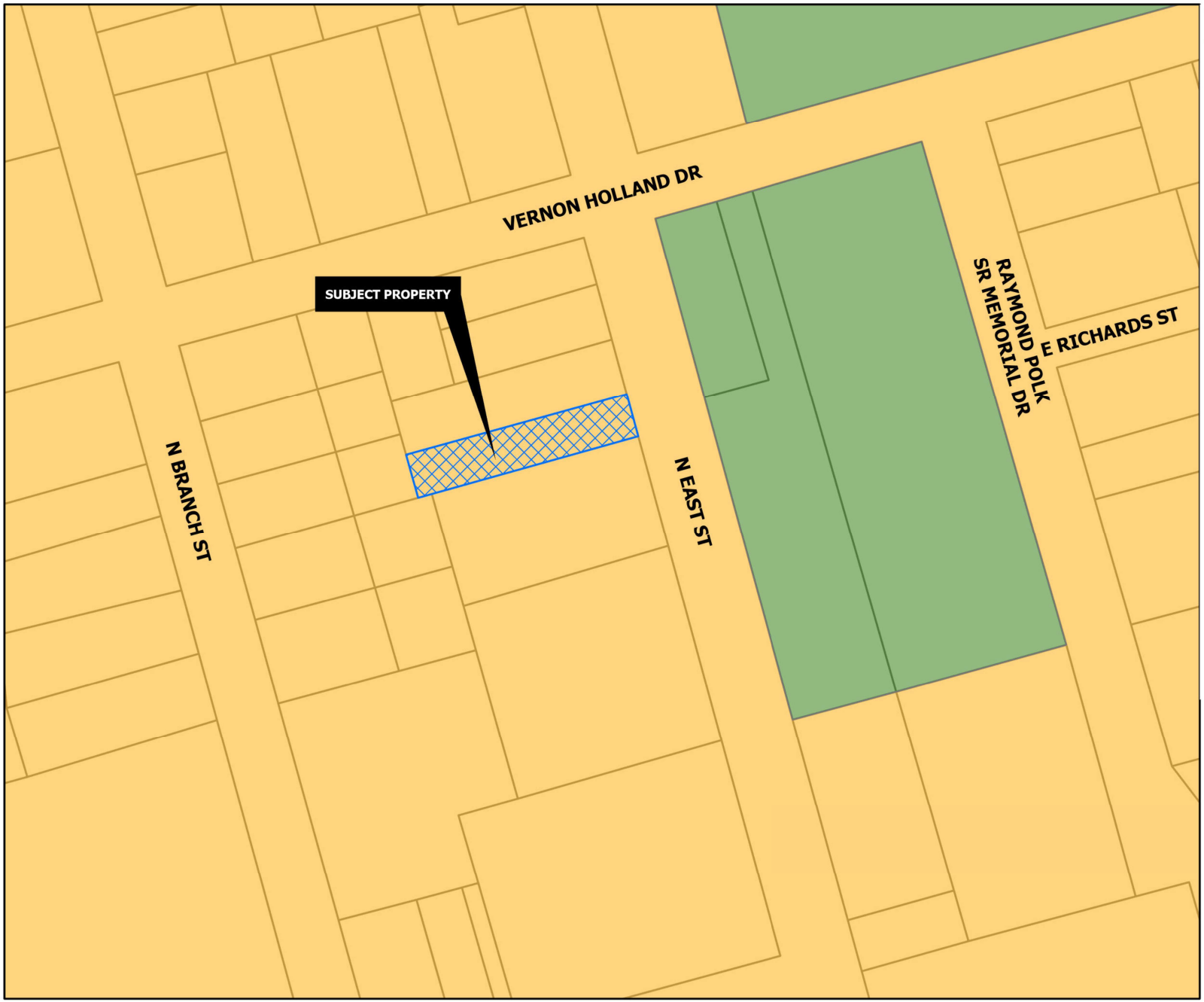

CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1004 N EAST ST

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Date: 4/2/2025 10:49 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2800-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

January 16, 2025

M&G Home Builders, LLC
1218 N. Brents Ave.
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of East 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 Comments

1. Dedicate a 10' Utility Easement along East Street. *Code of Ordinances Chapter 10.03.007(a)*
2. 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*
3. All dates on signature blocks shall be 2025 or 20__.
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)*

Zoning

4. Minimum lot width in an R-6 (Single-Family Residential) District is 60'. *(Sec. 14.02.006(1))*
    a. Lot 1 is 41' side and does not meet the minimum lot width requirements in the R-6 (Single-Family Residential) District.
        i. R-4 (Patio Home Residential) District allows a minimum 40' lot width. *(Sec. 14.02.008))*
            1. A Zone Change to R-4 (Patio Home Residential) District would need to be approved by City Council prior to the approval of 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
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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)

March 25, 2025

City of Sherman

Planning & Engineering Departments

Reference: Final Plat of Lot 1 East Addition to the City of Sherman, Texas HWS Job No. CGS570325

To Whom It May Concern:

The final plat prepared on March 25, 2025, with the above referenced job number has all items addressed from the Preliminary Plat Conditional Approval Letter dated January 16,2025.

A List of items is as follows:

1. Dedicate a 10'Utility Easement along East Street. *Code of Ordinances Chapter10.03.007(a)*
2. 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*
3. All dates on signature blocks shall be 2025 or 20___.

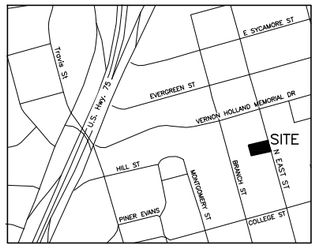
<u>Zoning</u>

4. Minimum lot width in an R-6(Single -Family Residential) District is 60'. (*Sec. 14.02.006(1))*
   a. *Lot 1 is 41' side and does not meet minimum lot width requirements in the R-6(Single-Family Residential) District*.
      i. R-4 (Patio Home Residential) District allows a minimum 40' lot with. (*Sec.14.02.008))* Approved by City Council prior to the approval of the Final Plat.

Regards,
Kate Wagner
Registered Professional Land Surveyor

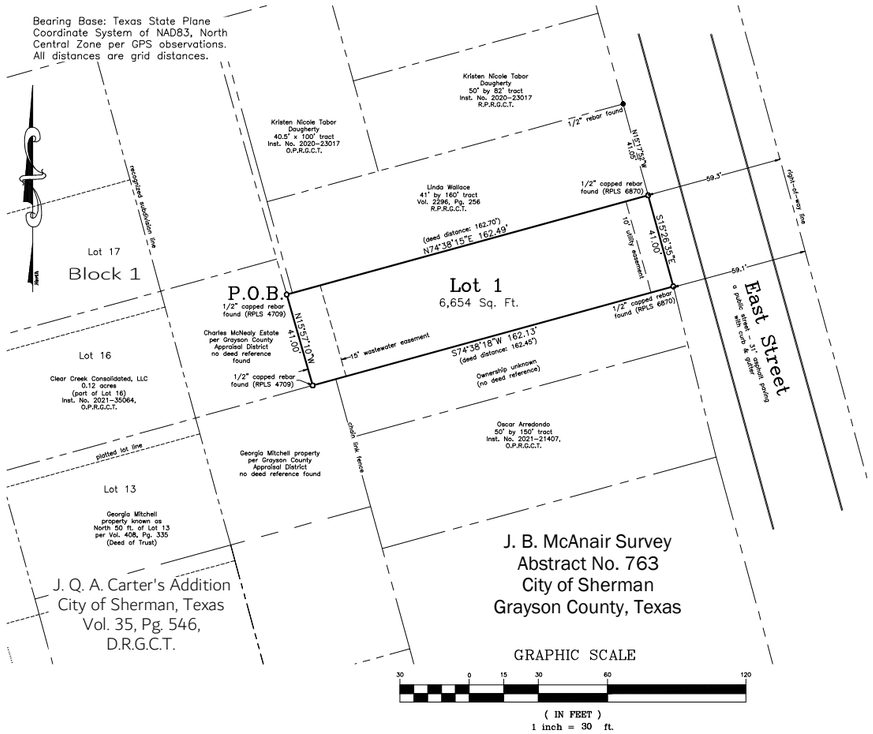
Vicinity Map

(not to scale)



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 Oncor 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat 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. 48181C0290G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 765 and all of the 0.153 acre tract of land conveyed by General Warranty Deed from Asaf Avraham to M&G Home Builders, LLC on July 12, 2023, recorded in Inst. No. 2023-17834, Real Property 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 4709) at the Northwest corner of said M&G Home Builders, LLC 0.153 ac.;

THENCE North 74 deg. 38 min. 15 sec. East, with the North line of said M&G Home Builders, LLC 0.153 ac., passing the Southwest corner of the 41 ft. by 160 ft. tract of land conveyed to Linda Wallace, recorded in Vol. 2296, Pg. 256, said Real Property Records, then continuing with the South line of said Wallace 41 ft. by 160 ft. tract, a distance of 162.49 ft. to a ½ inch capped rebar found (RPLS 6870) at the Northeast corner of said M&G Home Builders, LLC 0.153 ac. and the Southeast corner of said Wallace 41 ft. by 160 ft. tract, lying in the West line of East Street, a public street;

THENCE South 15 deg. 26 min. 35 sec. East, with the East line of said M&G Home Builders LLC 0.153 ac. and the West line of said East Street, a distance of 41.00 ft. to a 1/2 inch capped rebar found (RPLS 6870) at the Southeast corner of said M&G Home Builders, LLC 0.153 ac.;

THENCE South 74 deg. 38 min. 18 sec. West, with the South line of said M&G Home Builders, LLC 0.153 ac., a distance of 162.13 ft. at the Southwest corner of said M&G Home Builders, LLC 0.153 ac.;

THENCE North 15 deg. 57 min. 10 sec. West, with the West line of said M&G Home Builders, LLC 0.153 ac., a distance of 41.00 ft. to the **POINT OF BEGINNING** and containing **0.153 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 · KATE A. WAGNER · 6578 · REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

P:\Land Projects R2\0.153 Ac.-J. B. McAnair\Civil 3D\Final Plat.dwg Layout: Plat Plot Date Mar 24 25 Time: 3:53 PM

STATE OF TEXAS
COUNTY OF GRAYSON

I, M&G Home Builders, LLC, sole owners of East 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 M&G Home Builders, LLC
Printed Name: Martin Covarrubias

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

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

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of 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 M&G Home Builders, LLC

Printed Name: Martin Covarrubias

OWNER'S CERTIFICATE OF DEDICATION

That M&G Home Builders, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Mora's Addition, an addition to the City of Sherman, Grayson County, Texas, being 0.153 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

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

_____
Managing Member of M&G Home Builders, LLC

Printed Name: Martin Covarrubias

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

Final Plat
Lot 1
East Addition
to the
City of Sherman
Grayson County, Texas
0.153 Acres
in the
J.B. McAnair Survey
Abstract No. 763

JOB NO. CGS570325
PREPARATION DATE: MARCH 24, 2025

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 7.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2400-2500 BLOCK SOUTH EAST STREET (Project No. 25-001633)**

The request of Three Oaks Development Construction Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 4.027 acres, being a part of The Preston Kitchens Survey, Abstract No. 667 and currently zoned R-5 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Three Oaks Addition, Section 3

Background:

The property is located in the 2400-2500 Blocks South East Street between Sidney Lane and South Montgomery Street. The owner would like to plat the property into 17 lots for residential development.

The following has been approved for this location:

- 5/21/2024 - Public Hearing and Zone Change from an R-5 (Single Family Residential) District to an R-4 (Single Family Residential) District.
- 3/15/2024 - Preliminary Plat of Three Oaks Addition, Section 3 (CONDITIONALLY APPROVED)
- 3/15/2024 - Preliminary Plat of Three Oaks Addition, Section 4 (CONDITIONALLY APPROVED)
- 1/17/2024 - Preliminary Plat of Three Oaks Addition, Section 3 (CONDITIONALLY APPROVED)
- 6/20/2023 - Public Hearing and Zone Change from an R-A (Residential Agricultural) District to an R-5 (Single Family Residential) District.

Origination:

Three Oaks Development Construction Company (Owner) 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. Final Plat

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Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2400-2500 BLK S EAST ST

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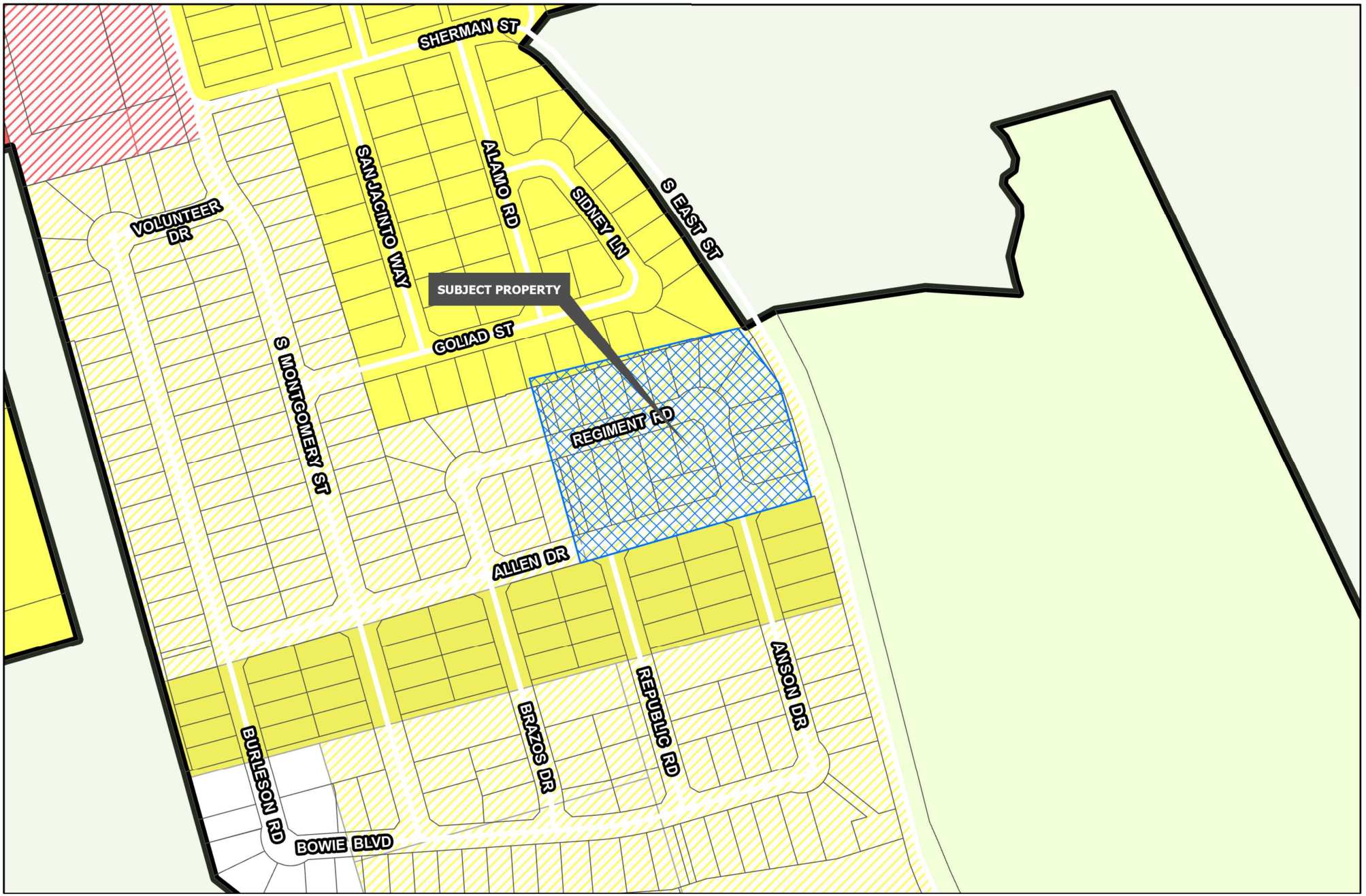

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2400-2500 BLK S EAST ST

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Sherman
CLASSIC TOWN. BROAD HORIZON.

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 5, 2024

Kirk Allen
418 E. Sherman
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Three Oaks Addition, Section 3 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. Add General note to Final Plat stating the following: "Maintenance of HOA, and Open Space lots are the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area." *Code of Ordinances, Chapter 10.02.003(b)(7)*
2. Dedicate a 15'x15' Right of Way corner clip on Southeast corner of proposed Lot 11, Block A. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
3. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10.03.003(d)(1)*
4. Modify 10' Utility Easement on corners of proposed lots to parallel new right of way created by corner clips. *Code of Ordinances 10.03.003(d)(3)*
5. Remove "East Street" from drawing. Portion of East Street was abandoned in Ordinance 3884.
6. Correct typos in metes and bounds description. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
7. Calls are omitted from metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
8. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
9. Remove Certificate of Compliance from Final Plat to comply with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
10. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(g)*

11. Verify water capacity for proposed use. Upgrade of water infrastructure by developer may be required. *Code of Ordinances 10.03.003(g)(4)*
12. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*
14. 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(3)*
15. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
16. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans are sufficiently complete. *Code of Ordinances Chapter 10.02.003(2)*
17. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7208 prior to the meeting.

Respectfully,

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

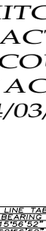
cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

JOB NO. 24010056
DFT: BAU

FINAL PLAT
THREE OAKS ADDITION
SECTION 3
AN ADDITION TO THE CITY OF SHERMAN, TEXAS
PART OF A CALLED 11.69 ACRE TRACT
RECORDED IN DOC. NO. 2024-1751, R.P.R.G.C.T.
PRESTON KITCHEN SURVEY
ABSTRACT NO. 667
GRAYSON COUNTY, TEXAS
BEING 4.027 ACRES OF LAND
04/03/2025

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°56'52" W	16.96'
L2	N 60°56'52" W	21.21'
L3	S 60°56'52" E	21.21'
L4	S 29°03'08" W	21.21'
L5	S 14°23'00" E	1.83'
L6	N 29°03'08" E	21.21'
L7	N 15°56'52" W	18.98'
L8	S 81°21'15" W	13.15'
L9	S 72°39'11" W	15.82'
L10	N 86°09'05" E	10.61'
L11	S 86°09'05" W	9.00'
L12	N 52°01'58" W	29.71'
L13	N 23°13'15" E	21.29'
L14	N 54°41'45" W	19.26'
L15	S 35°18'24" W	18.94'
L16	S 60°44'53" E	21.34'
L17	N 29°15'27" E	21.29'
L18	S 54°41'45" E	23.26'
L19	S 41°08'52" W	21.21'
L20	S 15°56'52" E	10.79'
L21	S 60°56'52" E	21.21'
L22	S 29°03'08" E	21.21'
L23	N 15°56'52" W	21.29'
L24	N 48°51'08" W	21.21'
L25	S 28°45'45" W	21.35'
L26	S 60°56'52" E	21.21'
L27	S 29°03'08" E	21.21'
L28	N 60°56'52" W	21.21'
L29	N 29°03'08" W	21.21'
L30	S 60°56'52" E	21.21'
L31	S 74°11'53" E	20.00'
L32	N 74°11'53" W	20.00'
L33	S 74°03'08" E	20.00'
L34	N 74°11'53" W	20.00'
L35	S 72°29'11" W	20.01'
L36	N 74°03'08" W	10.82'
L42	N 15°56'52" W	161.36'
L43	N 15°56'52" W	100.01'
L44	N 03°59'55" W	38.97'
L45	N 29°15'27" E	21.29'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	60.00'	49.72'	S 64°29'53" W	48.31'
C2	60.00'	36.68'	N 74°21'56" W	36.11'
C3	977.65'	24.86'	S 32°39'15" E	24.86'
C4	977.65'	129.31'	S 27°51'22" E	129.22'
C5	60.00'	29.39'	N 38°19'19" W	29.08'
C6	977.65'	50.56'	S 29°45'09" E	50.55'
C7	60.00'	34.99'	N 60°24'14" E	34.49'
C8	977.65'	14.78'	S 29°41'47" E	14.78'
C9	60.00'	32.99'	N 33°45'05" W	32.58'
C10	60.00'	54.00'	N 06°49'55" E	50.39'
C11	1068.43'	7.67'	S 16°37'22" E	7.67'
C12	60.00'	20.39'	N 41°23'49" E	20.29'
C13	60.00'	59.14'	N 29°53'16" E	56.78'
C14	725.00'	51.51'	N 76°48'27" E	51.50'
C15	725.00'	51.61'	N 80°53'15" E	51.60'
C16	725.00'	40.90'	N 84°19'40" E	40.90'
C17	60.00'	57.76'	N 80°10'24" E	55.56'
C18	60.00'	38.24'	S 52°50'50" E	37.58'
C19	60.00'	19.93'	S 16°40'56" E	19.20'
C20	60.00'	16.37'	S 10°11'52" W	16.32'
C21	1300.00'	62.42'	S 09°59'47" E	62.41'
C22	350.00'	31.38'	N 13°22'44" W	31.37'
C23	675.00'	58.62'	S 83°19'47" W	58.61'
C24	350.00'	41.50'	N 07°24'49" W	41.47'
C25	675.00'	85.22'	S 77°53'10" W	85.16'
C26	325.00'	9.18'	N 74°24'53" E	9.18'
C27	325.00'	68.63'	S 09°53'54" E	68.50'



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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OWNERS/DEVELOPER
KIRK ALLEN
418 EAST SHERMAN
SHERMAN, TEXAS 75090

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of The Preston Kitchens Survey, Abstract No.667 and being a part of a called 11.69 acre tract of land described in the deed to Three Oaks Development and Construction Company, as recorded in and all of that tract of land conveyed in Doc. No. 2024-1751, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a Set ½" steel rod at the Northeast corner of Lot 16 of the Three Oaks Addsition, Section Two, being recorded in Document Number 2023-234 of said Official Public Records;

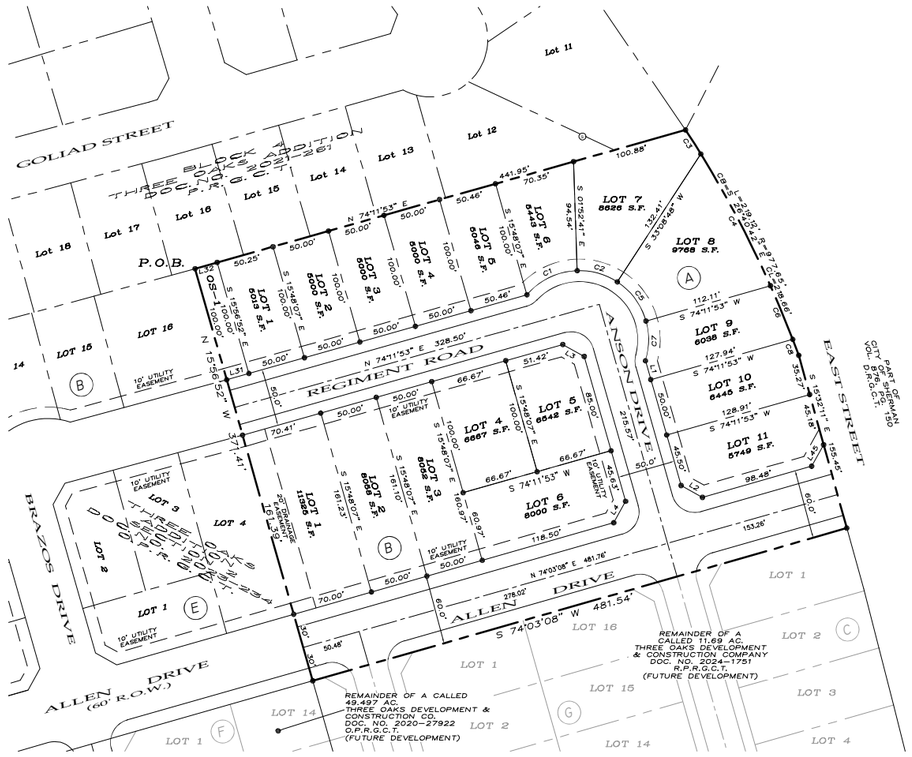
Thence North 74°11'53" East a distance of 441.95 feet to a set 1/2" steel rod;

Thence with a non-tangent curve to the right having a radius of 977.65 feet, (chord bears South 26°40'42" East, a distance of 218.66 feet) an arc length of 219.12 feet to a set 1/2" steel rod;

Thence South 15°32'11" East a distance of 155.45 feet to a set 1/2" steel rod;

Thence South 74°03'08" West a distance of 481.54 feet to a point;

Thence North 15°56'52" West a distance of 371.41 feet to the Point of Beginning and containing 4.027 acres of land.



LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

ACCEPTANCE

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

_____ Chairman

_____ Secretary

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, THREE OAKS DEVELOPMENT AND CONSTRUCTION, 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 THREE OAKS ADDITION SECTION 3, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at THREE OAKS ADDITION SECTION 3, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS _____ DAY OF _____, 2025

BY: THREE OAKS DEVELOPMENT AND CONSTRUCTION

BY: _____

OWNER'S CERTIFICATE OF DEDICATION

THAT THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as THREE OAKS ADDITION, SECTION 3, an addition to the City of Sherman, Grayson County, Texas. Being 4.027 acres situated in and being a portion of the PRESTON KITCHEN Survey, Abstract No. 667, 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 easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
KIRK ALLEN
THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY

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 Kirk Allen 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: _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, 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 thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

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

~ GENERAL NOTES ~

1. Maintenance of HOA, and Open Space lots are the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area."
2. Lot OS-1, Block A shall be owned and maintained by HOA

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 8.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 510 PROGRESS DRIVE (Project No. 25-001162)**

The request of Rayburn Energy Station, LLC (Owner), Frank Polma P.E. (Representative) and R-Delta Engineers, Inc. (Surveyor) concerning the property located at 510 Progress Drive, consisting of 73.387 acres being in the William Martin Survey, Abstract No. 765 and currently zoned M-1 (Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Rayburn Energy Station.

Background:

The property is located at 510 Progress Drive between Interurban Parkway and Howe Drive. The owner is requesting Site Plan approval of Rayburn Energy Station.

The following has been approved for this location:

- 3/5/2025 - Preliminary Plat for Rayburn Energy Station Addition (Conditionally Approved)
- 10/18/2024 - Preliminary Plat of Rayburn Energy Station Addition (Conditionally Approved)
- 5/21/2024 - A. Public Hearing and Variance under Section 14.02.018 to allow a 180’ height in lieu of the allowed 100’ height for a communication tower.
- 5/21/2024 - B. Site Plan for Rayburn Energy Communications Tower.
- 4/16/2024 - Public Hearing and Variance under Section 14.02.018 to allow a 0’ front setback in lieu of the required 40’ for new signage.

Origination:

Rayburn Energy Station, LLC (Owner), Frank Polma P.E. (Representative) and R-Delta Engineers, Inc. (Surveyor)

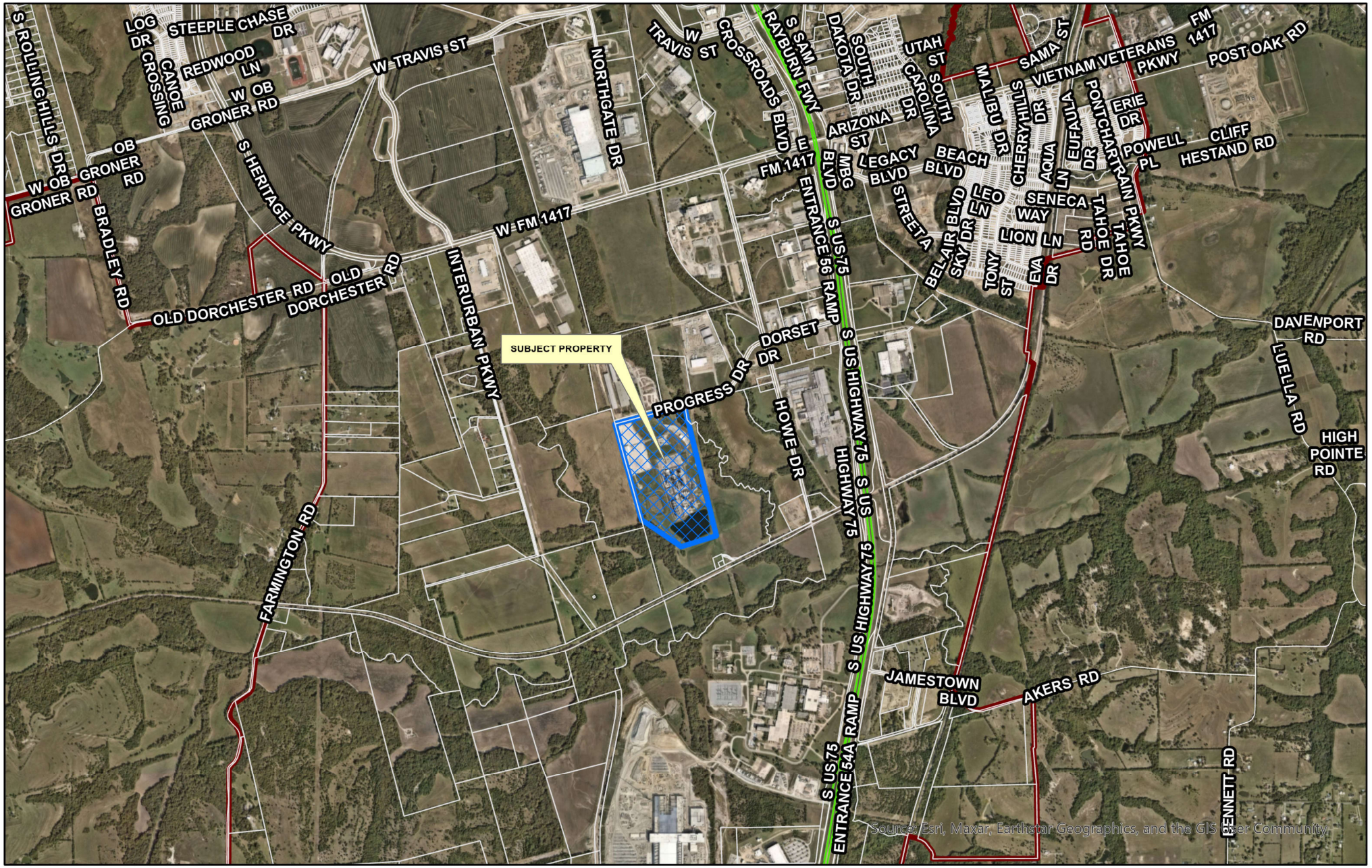
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Preliminary Plat
5. Comment Response Letter
6. Site Plan

7. Elevations



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
510 PROGRESS DR

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W E
S

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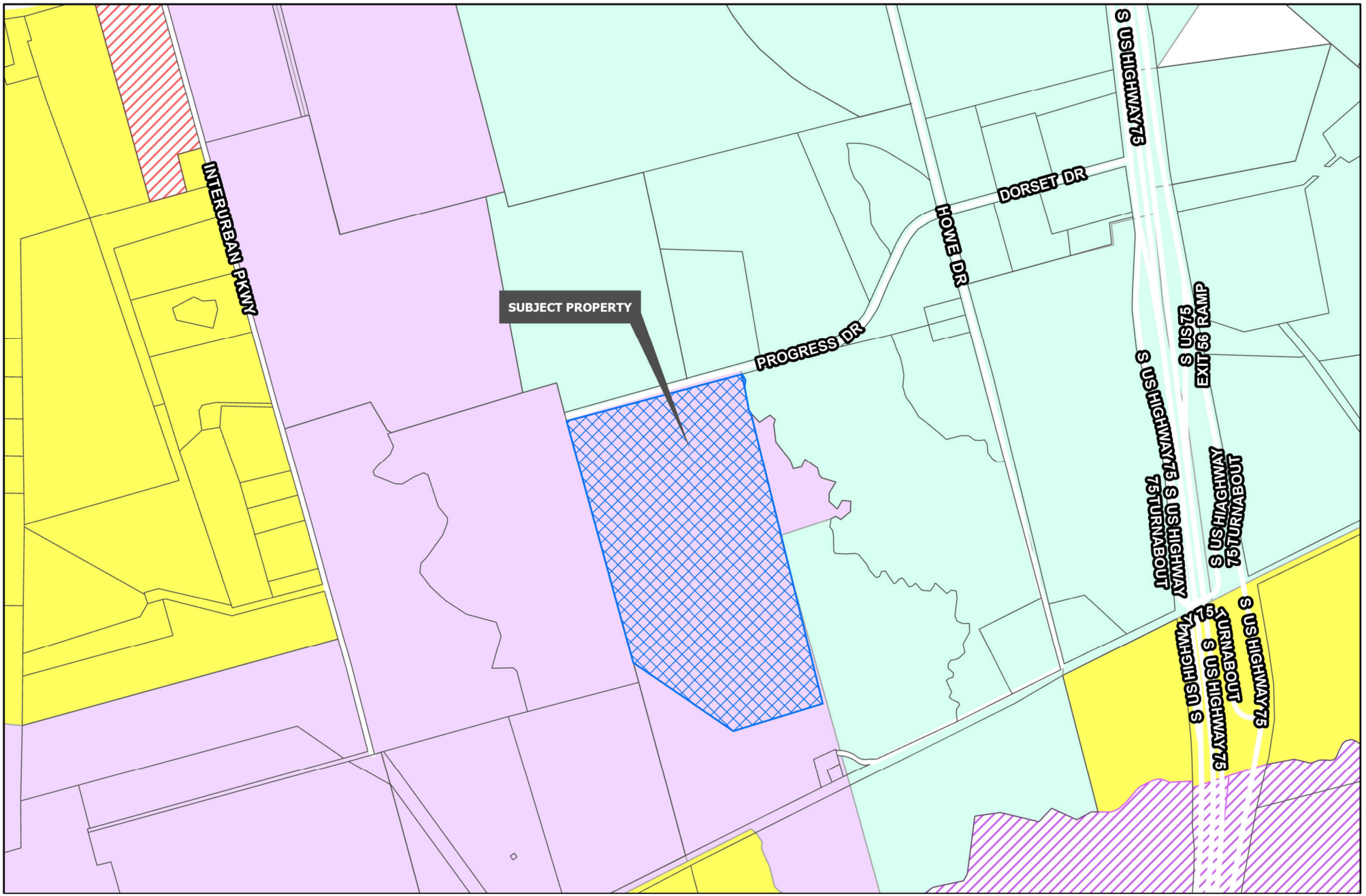

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
510 PROGRESS DR

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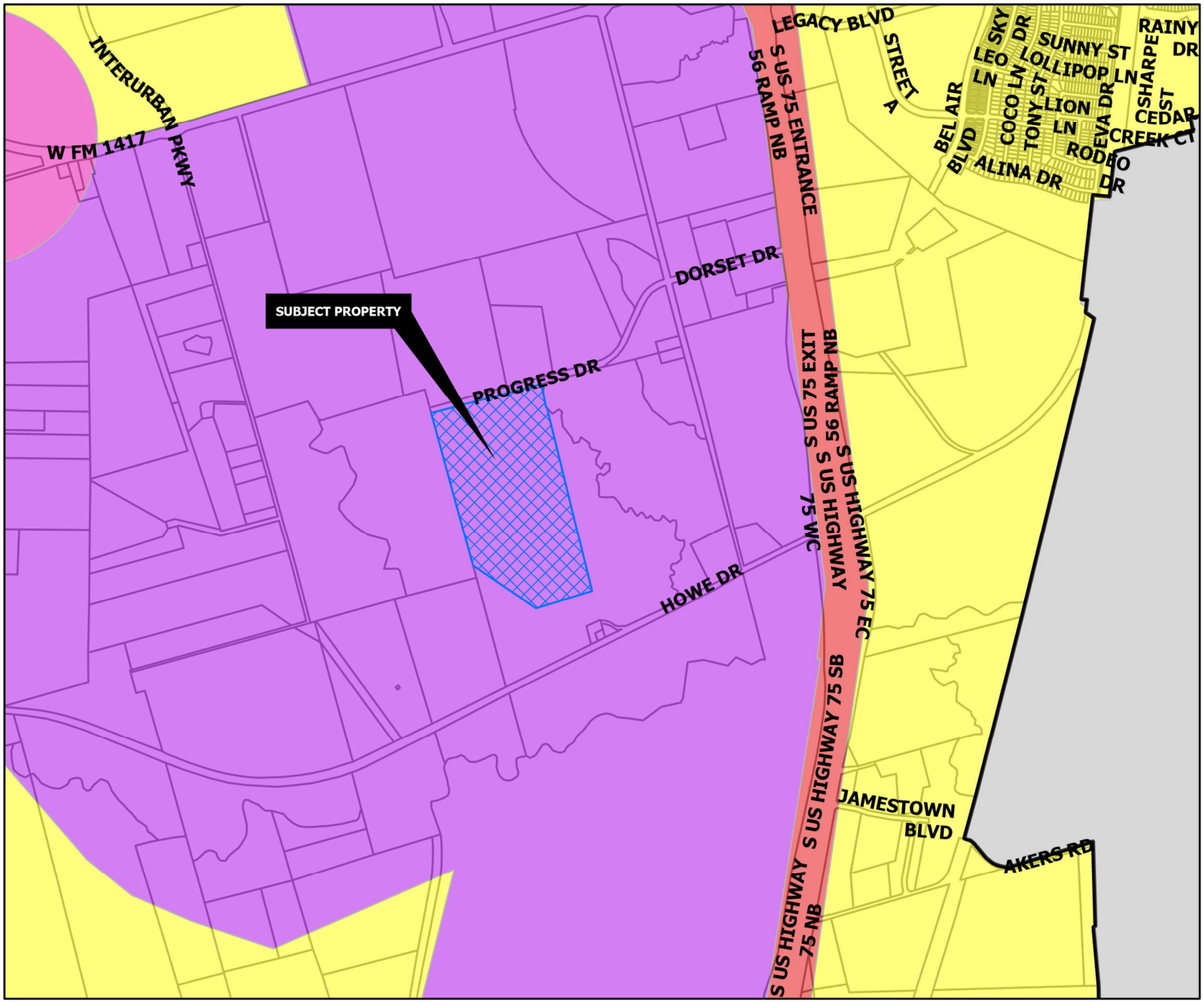
Date: 4/2/2025 10:48 PM



TECHNOLOGY HUB

Intent & Character

The Technology Hub category is intended for areas of the community that are dedicated to large-scale employment uses. These areas are generally located north and south, anchored by the airport and Texas Instruments, respectively. These areas contribute to the community by providing a tax base and employment opportunities.

Appropriate Land Use Types

- Manufacturing
- Research and Development
- Warehousing and Distribution
- Multi-Family

Compatible Zoning Districts

- Light Manufacturing
- Heavy Manufacturing
- Multi-Family Residential (MF-15 and MF-30)

Considerations

- Multi-family uses can support employment uses and provide housing variety in the community. These uses should be integrated into planned developments.
- Industrial uses should be ones that are primarily operated inside.
- Outdoor storage should be limited and screened from public view.

Sherman
CLASSIC TOWN. BROAD HORIZON.

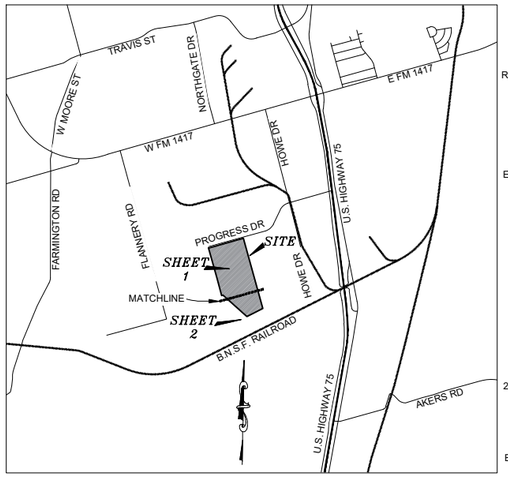
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
510 PROGRESS DR

N W E S

Date: 4/2/2025 10:49 AM



VICINITY/KEY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°20'51" E	25.00'
L2	S 15°39'09" E	39.88'
L3	S 72°46'48" W	5.47'
L4	N 17°14'36" W	85.03'
L5	S 72°46'48" W	65.51'
L6	S 15°39'09" E	39.88'
L7	S 74°32'49" W	12.50'
L8	S 15°27'11" E	15.00'
L9	N 74°32'49" E	12.50'
L10	S 15°27'11" E	22.50'
L11	S 74°32'49" W	10.63'
L12	S 15°27'11" E	15.00'
L13	N 74°32'49" E	10.63'
L14	S 74°32'49" W	10.63'
L15	S 15°27'11" E	15.00'
L16	N 74°32'49" E	10.63'
L17	S 74°32'49" W	10.63'
L18	S 15°27'11" E	15.00'
L19	N 74°32'49" E	10.63'
L20	S 74°32'49" W	10.63'
L21	S 15°27'11" E	15.00'
L22	N 74°32'49" E	10.63'
L23	S 15°27'11" E	28.74'
L24	N 82°57'40" W	24.79'
L25	N 37°57'12" W	24.79'
L26	N 07°02'47" E	24.79'
L27	N 52°02'18" E	24.79'
L28	N 82°57'40" W	39.51'
L29	N 37°57'12" W	39.51'
L30	N 07°02'47" E	39.50'
L31	N 52°02'18" E	39.50'
L32	N 74°25'20" E	24.00'

LEGEND
CC# = DOCUMENT NUMBER
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SF = SQUARE FEET
VOL. = VOLUME
SRF = STEEL ROD FOUND
RDS = 5/8-INCH STEEL ROD SET WITH PINK CAP STAMPED "R-DELTA | FIRM 10155000"

0 100 200 300
1 INCH = 100 FEET

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	210.00'	119.91'	118.29'	S 32°00'39" E	32°42'59"
C2	250.00'	134.37'	132.76'	S 32°58'17" W	30°47'42"
C3	85.00'	134.04'	120.58'	N 27°36'11" E	90°21'14"
C4	60.00'	94.27'	84.87'	S 27°46'06" W	90°01'24"
C5	60.00'	94.62'	85.11'	N 27°36'11" E	90°21'14"
C6	225.00'	120.93'	119.48'	S 32°58'17" E	30°47'42"
C7	235.00'	134.19'	132.37'	N 32°00'39" W	32°42'59"

NOTE:

THE COORDINATES SHOWN HEREON ARE ON THE PROJECTION GRID OF THE NORTH CENTRAL ZONE OF THE TEXAS COORDINATE SYSTEM OF 1983.

THE BEARINGS SHOWN HEREON REFERENCE THE Y-AXIS OF THE NORTH CENTRAL ZONE GRID AS THE BASIS FOR NORTH. THE CONVERGENCE ANGLE OR MAPPING ANGLE AT THE POINT OF BEGINNING IS 1° 1' 34"

THE PUBLISHED TXDOT COUNTY-WIDE COMBINED FACTOR FOR GRAYSON COUNTY IS 0.999880014398272. ALL DISTANCES ARE REPORTED ON THE SURFACE BY APPLYING RECIPROCAL OF THIS COMBINED FACTOR.

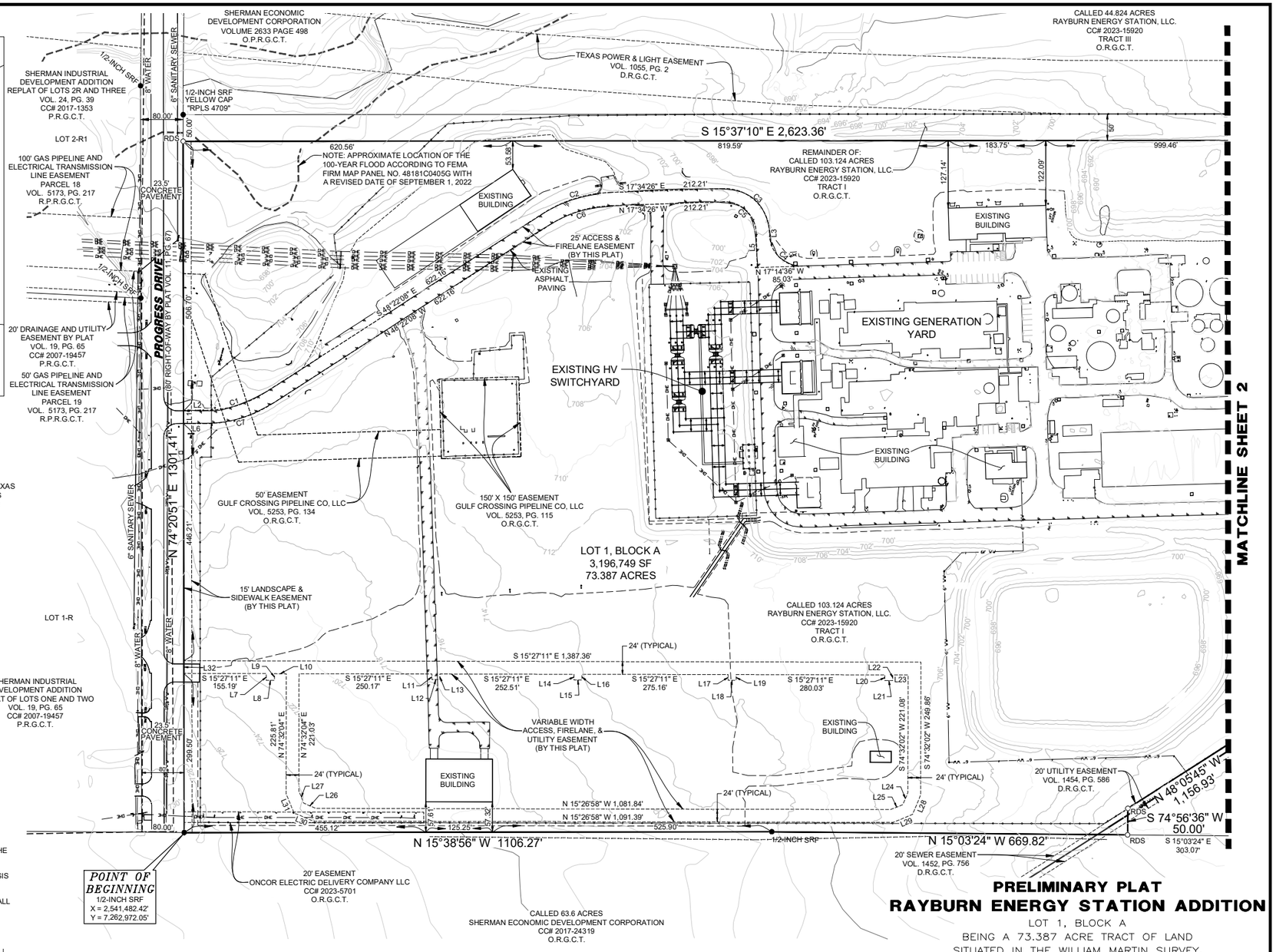
R-DELTA ENGINEERS USED THE ALLTERRA REAL-TIME KINEMATIC (RTK) NETWORK TO OBTAIN THE GRID COORDINATES TO WHICH THIS SURVEY IS RELATED.

ALL MONUMENTS LABELED RDS ARE 5/8 INCH STEEL ROD SET WITH PINK PLASTIC CAP STAMPED "R-DELTA | FIRM 10155000".

ALL EASEMENTS SHOWN HEREON WERE CREATED BY THIS PLAT UNLESS OTHERWISE DENOTED WITH A VOLUME AND PAGE OR INSTRUMENT NUMBER.

PURPOSE OF THIS PLAT IS TO DIVIDE A PORTION TRACT I INTO A SINGLE LOT.

ACCORDING TO THE SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48181C0405G WITH A REVISED DATE OF SEPTEMBER 1, 2022, A PORTION OF THIS PROPERTY LIES WITHIN A "ZONE A" - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE, DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



LOT AREA TABLE			
BLOCK	LOT NO.	SQ. FT.	ACRES
A	1	3,196,749	73.387
TOTAL:		3,196,749	73.387

PRELIMINARY PLAT
RAYBURN ENERGY STATION ADDITION
LOT 1, BLOCK A
BEING A 73.387 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM MARTIN SURVEY,
ABSTRACT NO. 765 CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS:
RAYBURN ENERGY STATION LLC
950 SIDS RD.
ROCKWALL, TX 75032
PHONE: 903-450-5678

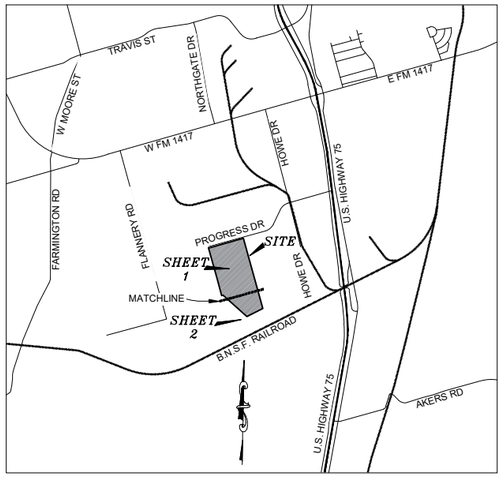
SURVEYOR:
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

RDE PROJECT No. 3181-23

r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	RDE PROJECT No.:
CBW	WCT	3297-24
SCALE:	DATE:	SHEET:
1"=100'	FEBRUARY, 2025	1 OF 3



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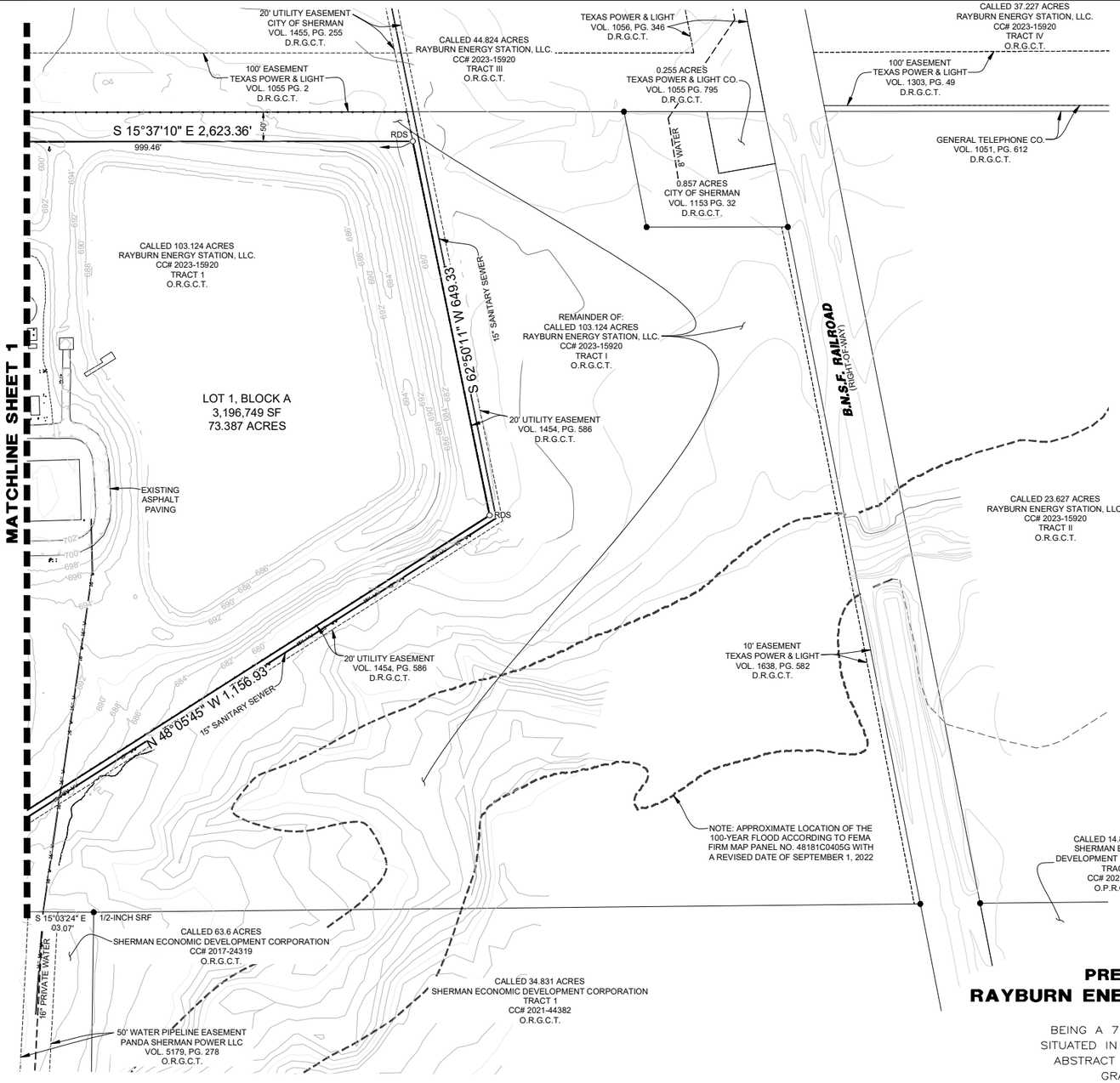

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ALL MONUMENTS LABELED RDS ARE 5/8 INCH STEEL ROD SET WITH PINK PLASTIC CAP STAMPED "R-DELTA | FIRM 10155000".

ALL EASEMENTS SHOWN HEREON WERE CREATED BY THIS PLAT UNLESS OTHERWISE DENOTED WITH A VOLUME AND PAGE OR INSTRUMENT NUMBER.

PURPOSE OF THIS PLAT IS TO DIVIDE A PORTION TRACT I INTO A SINGLE LOT.

ACCORDING TO THE SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP NO. 48181C0405G WITH A REVISED DATE OF SEPTEMBER 1, 2022, A PORTION OF THIS PROPERTY LIES WITHIN A "ZONE A" - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE, DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LOT AREA TABLE			
BLOCK	LOT NO.	SQ. FT.	ACRES
A	1	3,196,749	73.387
TOTAL:		3,196,749	73.387

OWNERS:
RAYBURN ENERGY STATION LLC
950 SIDS RD.
ROCKWALL, TX 75032
PHONE: 903-450-5678

SURVEYOR:
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

RDE PROJECT No. 3181-23

PRELIMINARY PLAT
RAYBURN ENERGY STATION ADDITION

LOT 1, BLOCK A
BEING A 73.387 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM MARTIN SURVEY,
ABSTRACT NO. 765 CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

rdelta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	RDE PROJECT No.:
CBW	WCT	3297-24
SCALE:	DATE:	SHEET:
1"=100'	FEBRUARY, 2025	2 OF 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

WHEREAS, Rayburn Energy Station LLC is the sole owner of a tract of land situated in the City of Sherman, Grayson County, Texas, being a part of the William Martin Survey, Abstract No. 765, and being a part of 103.124 acres of land described as Tract I in Special Warranty Deed dated June 21, 2023 from Panda Sherman Power, LLC to Rayburn Energy Station LLC, recorded in Document No. 2023-15920 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch steel rod found in the south right-of-way line of Progress Drive, an 80-foot Right-of-Way as dedicated by the Sherman Industrial Development Addition by plat of record in Volume 11, at Page 67 of the Plat Records of Grayson County, Texas, for the northwest corner of said 103.124-acre Tract I, and in the east line of a called 63.6-acre tract of land described in Warranty Deed dated November 1, 2017 from Dennis D. Topletz, Trustee to Sherman Economic Development Corporation, recorded in Document No. 2017-24319 in the Official Records of Grayson County, Texas, said 1/2-inch steel rod having coordinates of:
X = 2,541,482.42 feet,
Y = 7,262,972.05 feet;

THENCE North 74°20'51" East with the south right-of-way line of said Progress Drive a distance of 1,301.41 feet to a 5/8-inch steel rod with pink cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) set for the northeast corner of the herein described tract, and being in the north line of said 103.124-acre Tract I, from which a 1/2-inch steel rod found for the northeast corner of said Tract I and the northwest corner of a 44.824-acre tract of land described as Tract III in the same document bears North 74°20'51" East a distance of 50.00 feet;

THENCE departing said north line and across said Tract I the following (4) courses and distances:

1. South 15°37'10" East being 50 feet southwest of and parallel with the easterly line of said Tract I and the west line of the called 44.824-acre Tract III listed in the same document a distance of 2,623.36 feet to an RDS set in the north line of a 20-foot utility easement granted to the City of Sherman, a municipal corporation by easement deed recorded on November 22, 1978, in Volume 1455, at Page 255 of the Deed Records of Grayson County, Texas;

2. South 62°50'11" West with the northerly line of said utility easement a distance of 649.33 feet to an RDS set at an angle point in said utility easement;

3. North 48°05'45" West with the northerly line of said utility easement a distance of 1,156.93 feet to an RDS set;

4. South 74°56'36" West a distance of 50.00 feet to an RDS set in the westerly line of said 103.124-acre Tract I, and in the easterly line of said 63.6-acre Sherman Economic Development Corporation tract, from which a 1/2-inch steel rod found at an angle point in the west line of said Tract I, the southeast corner of said 63.6-acre Sherman Economic Development Corporation tract, and the northeast corner of a called 34.831-acre tract of land described in Special Warranty Deed dated December 30, 2021, recorded in Document No. 2021-44382 in the Official Records of Grayson County, Texas, bears South 15°03'24" East a distance of 303.07 feet;

THENCE North 15°03'24" West with the west line of said Tract I and the east line of said 63.6-acre tract, a distance of 669.82 feet to a 1/2-inch steel rod found;

THENCE North 15°38'56" West with the common line of said Tract I and 63.6-acre tract a distance of 1,106.27 feet to the POINT OF BEGINNING and containing 3,196,749 square feet or 73.387 acres of land.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Rayburn Energy Station LLC., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as RAYBURN ENERGY STATION ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 73.387 acres situated in and being a portion of the William Martin Survey, Abstract No. 765, 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.

_____
Authorized Agent

By: _____

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.

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

_____
Notary Public, State of Texas

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
§
COUNTY OF DALLAS §

That I, Wayne C. Terry, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby affirm that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the subdivision regulations of the City of Sherman, Grayson County, Texas.

WITNESS MY HAND AT DALLAS, TEXAS this the _____ day of _____, 2025.

FOR REVIEW
WAYNE TERRY, RPLS# 4184

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. FEBRUARY 7, 2025

SURVEYOR
PRELIMINARY
DO NOT FILE
SEAL

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

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

_____ _____
Chairman Secretary

PRELIMINARY PLAT
RAYBURN ENERGY STATION ADDITION

LOT 1, BLOCK A
BEING A 73.387 ACRE TRACT OF LAND
SITUATED IN THE WILLIAM MARTIN SURVEY,
ABSTRACT NO. 765 CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNERS:
RAYBURN ENERGY STATION LLC
950 SIDS RD.
ROCKWALL, TX 75032
PHONE: 903-450-5678

SURVEYOR:
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

RDE PROJECT No. 3181-23

r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

ENGINEERS, LAND PLANNERS AND LAND SURVEYORS

DRAWN BY:	CHECKED BY:	RDE PROJECT No.:
CBW	WCT	3297-24
SCALE:	DATE:	SHEET:
1"=100'	FEBRUARY, 2025	3 OF 3

Rayburn Energy Station Turbine Additions (Case 25-001162)
Responses to City of Sherman Site Plan Review Comments
R-Delta Engineers, Inc. April 7, 2025

SHEET No.	SHEET TITLE	CITY DEPARTMENT	RDE COMMENT RESPONSE
SP-1	Overall Site Plan	Planning	Label added to plan for "Material Storage Tent" for fabric tent near NE corner of site. Admin Building identified and existing building near SW corner of generation yard labelled. Building Setback Lines added around property perimeter.
SP-1	Overall Site Plan	Planning	Building Setback Lines added
SP-1	Overall Site Plan	Fire Services	Existing and proposed fire hydrants added to plan. Admin building has fire sprinkler system, other buildings do not.
SP-2	Expansion Site Plan	Planning	Label added to plan for "Material Storage Tent" for fabric tent near NE corner of site. Admin Building and existing building near SW corner of generation yard labelled. Building Lines (Setbacks) added around property perimeter.
SP-1 & SP-2	Overall and Expansion Site Plan Sheets	Fire Services	Comments 7 thru 13 acknowledged. Existing and proposed fire hydrants added to plan. Admin building has fire sprinkler system, other buildings do not. Proposed fire hydrants at new Generation Yard provide coverage for Existing Warehouse Building. No additional habitable buildings are proposed with this project. Switchyard and Generation Yard prefab metal enclosures are for control equipment and are not habitable. All new generation facilities are within 400-feet of a fire hydrant.
General		Engineering	Informational Comments 2 thru 6 acknowledged.

SITE INFORMATION (PROP. LOT 1, BLOCK A)

EXISTING ZONING: M-1 (LIGHT MANUFACTURING)

PROPOSED ZONING: NO CHANGE

PROPOSED USE: POWER GENERATION PLANT
TOTAL AREA LOT 1: 3,196,749 SQ FT 73.387 AC

MAXIMUM BUILDING HEIGHT: 100 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 1.5:1
MAXIMUM IMPERVIOUS AREA: 80%

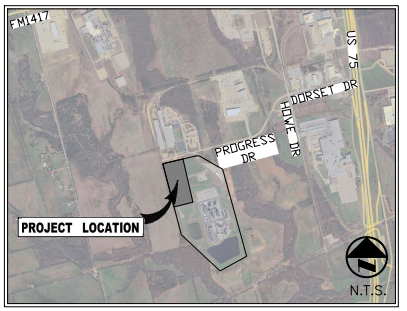
BUILDING SETBACKS:
FRONT = 40'
SIDES = 25'
REAR = 25'

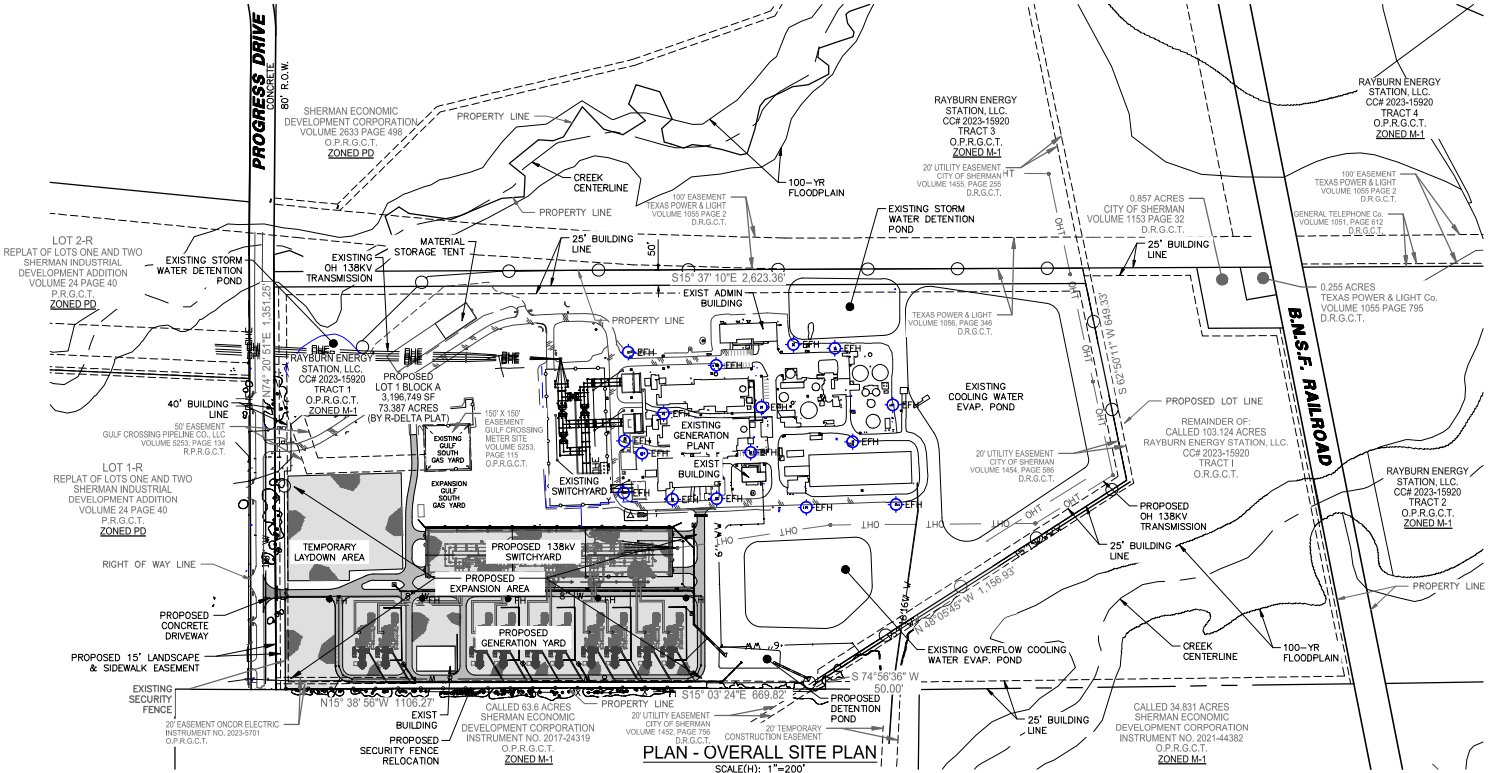
PROPOSED MAX. BUILDING HEIGHT: 65'

* PROPOSED LOT COVERAGE: 1,776,762/3,196,749 = 55.6%

* COVERAGE INCLUDES ALL BUILDINGS, FOUNDATIONS, EQUIPMENT, PAVING, STRUCTURES, AND GRAVEL SURFACING

SITE IMPERVIOUS AREA TABLE			
	PRE-PROJECT (EXISTING PLANT)	POST PROJECT (W/TURBINE ADDITIONS)	CHANGE
UNSURFACED (TURF)	1,967,091 SQFT	1,419,987 SQFT	-547,104 SQFT
IMPERVIOUS (PAVING/BUILDING/FOUNDATIONS)	391,492 SQFT	594,387 SQFT	202,895 SQFT
SEMI-PERVIOUS (GRAVEL SURFACES)	838,166 SQFT	1,182,375 SQFT	344,209 SQFT





PLAN - OVERALL SITE PLAN
SCALE(H): 1"=200'

VICINITY MAP
N.T.S.

GRAPHIC SCALE IN FEET
SCALE: 1" = 200'

LEGEND

- EXISTING SECURITY FENCE
- EXISTING POWER POLE
- EXIST./PROP. OVERHEAD TRANSMISSION
- EDGE OF ASPHALT
- PROPOSED 6.5" ASPHALT SURFACING OVER 8" COMPACTED FLEXIBLE BASE WITH GEOGRID (BY CIVIL SITE CONTRACTOR)
- PROPOSED 2" CRUSHED LIMESTONE SURFACING (BY SWITCHYARD CONTRACTOR) OVER 8" COMPACTED FLEXIBLE BASE (BY CIVIL SITE CONTRACTOR)
- PROPOSED 6" CONCRETE SURFACING OVER 6" COMPACTED FLEXIBLE BASE (BY CIVIL SITE CONTRACTOR)
- PROPOSED WATER MAIN
- PROPOSED STORM MAIN
- EXISTING BARBED WIRE FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

OWNER
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER/ APPLICANT
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

PAVEMENT INFORMATION:

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY) MACHINE	HAND
DRIVEWAYS	6"	3,600	6.0	6.5

ALL PAVEMENTS BELOW HAVE #3 BARS 18" O.C.E.W.

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	04/07/2025	RDE	FAP	RDE	SITE PLAN RESUBMITTAL

Rayburn Electric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

STATE OF TEXAS FRANK A. POLMA 80274 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON AUGUST 01, 2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3297-23
DESIGN BY	AGU
CREATED	
CODE	
PLOTTED	4/7/2025
CHECKED BY	RDE
LAST UPDATE BY	
DRAWN:	RDE
SCALE:	AS NOTED
CHECKED:	
APPROVED:	
FILENAME:	
DRAWING NO.:	SP-1
ISSUE:	0

RES II GAS TURBINE ADDITIONS
LOT 1, BLOCK A
RAYBURN ENERGY STATION ADDITION
510 PROGRESS DR
SHERMAN, TX 75092
OVERALL SITE PLAN

SITE INFORMATION: (PROP. LOT 1, BLOCK A)

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SIDES = 25'
REAR = 25'

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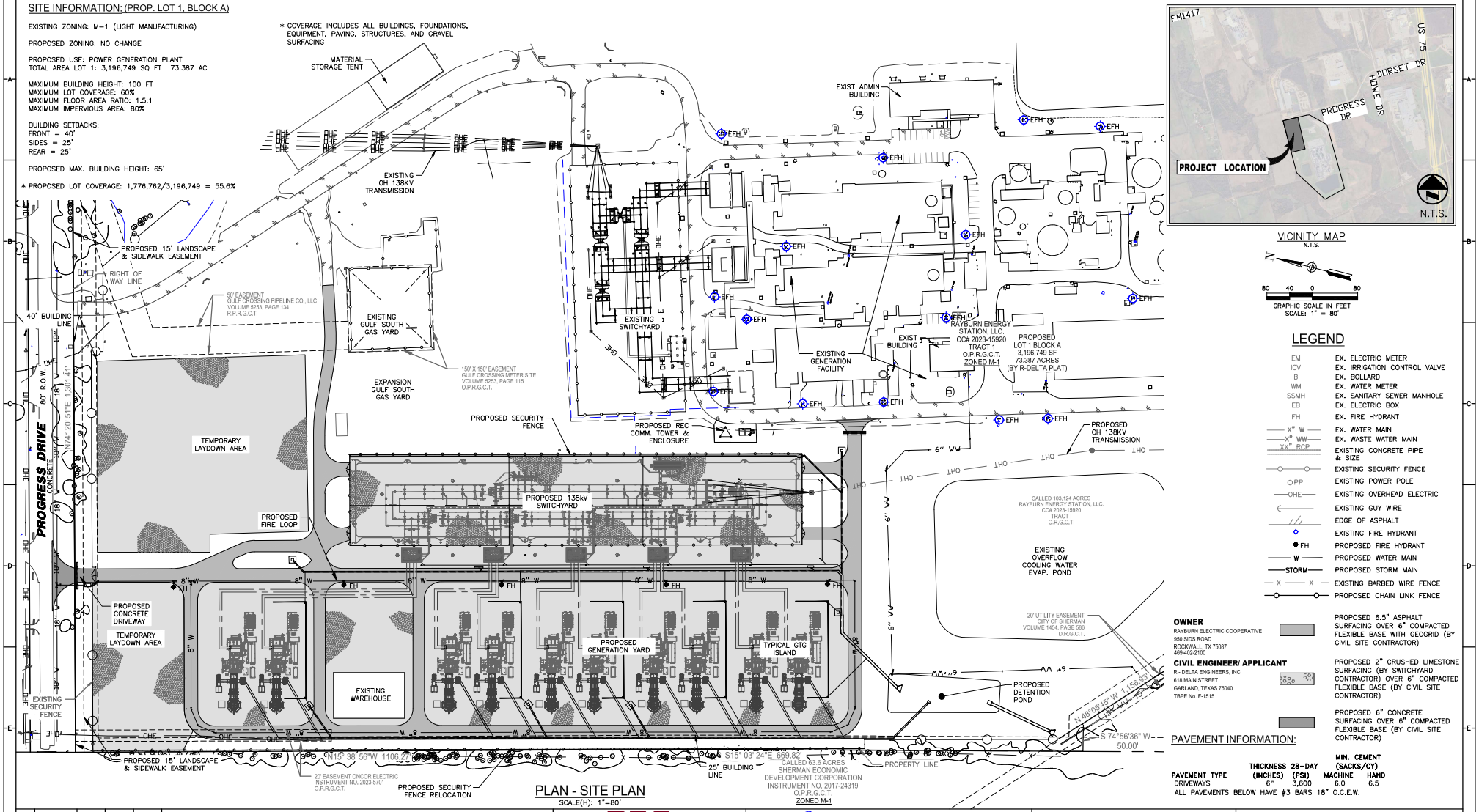

PLAN - SITE PLAN

SCALE(H): 1"=80'

VICINITY MAP
N.T.S.

80 40 0 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 80'

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN
X" WW	EX. WASTE WATER MAIN
XX" RCP	EXISTING CONCRETE PIPE & SIZE
	EXISTING SECURITY FENCE
PP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
	EXISTING GUY WIRE
	EDGE OF ASPHALT
	EXISTING FIRE HYDRANT
FH	PROPOSED FIRE HYDRANT
W	PROPOSED WATER MAIN
STORM	PROPOSED STORM MAIN
X X	EXISTING BARBED WIRE FENCE
	PROPOSED CHAIN LINK FENCE
	PROPOSED 6.5" ASPHALT SURFACING OVER 6" COMPACTED FLEXIBLE BASE WITH GEOGRID (BY CIVIL SITE CONTRACTOR)
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OWNER
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469-402-2100

CIVIL ENGINEER/ APPLICANT
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REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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TBPE No. F-1515

FRANK A. POLMA 80274 REGISTERED PROFESSIONAL ENGINEER

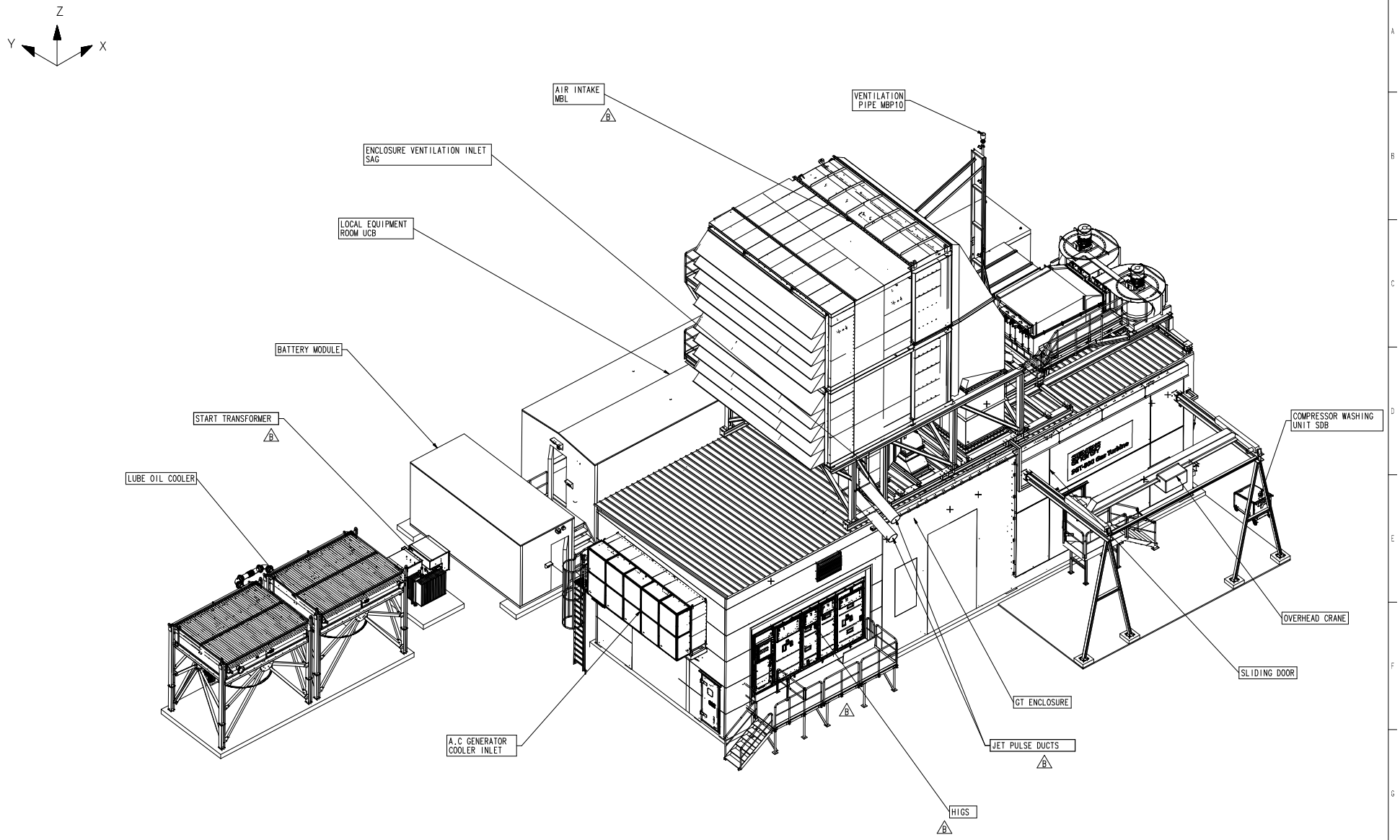
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON AUGUST 01, 2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3297-23
DESIGN BY	AGU
CREATED	
CODE	
PLOTTED	4/7/2025
CHECKED BY	RDE
LAST UPDATE BY	
DRAWN:	RDE
SCALE:	AS NOTED
CHECKED:	
APPROVED:	
FILENAME:	
DRAWING NO.:	SP-2
ISSUE:	0

RES II GAS TURBINE ADDITIONS

LOT 1, BLOCK A
RAYBURN ENERGY STATION ADDITION
510 PROGRESS DR
SHERMAN, TX 75092

EXPANSION SITE PLAN



PRELIMINARY
LAYOUT MIGHT DIFFER WITH REGARDS TO ITEMS INCLUDED IN SCOPE OF SUPPLY

1		START TRANSFORMER ADDED. NEW AIR INTAKE HIGS INSTEAD OF MTB EG ENCLOSURE INSTEAD OF SOUND WALLS
Sheet	Coordinates	Description of Change

FSP	Date	Name	Scale N.T.S.	Based On
Created	2024-10-23	2100BVCK Valentin Kahn	Title	
Reviewed	2024-10-23	2100SAMM Pasquale Sam	Tender layout Rayburn Electric	
Approved	2024-10-24	2100SAMM Pasquale Sam		Mass (kg) -
1st Appr	2024-08-27	2100SAMM Pasquale Sam		

Type	Size	Ident-Number/Document-Number	Revision	Language	Sheet
SGT-800	A1	E1B101483902	B	en	1/8

SIEMENS energy

PG 9100

Print Class Restricted IP 9100,SSB US-centrifix CuSCSE ALIN SECNN SCL:

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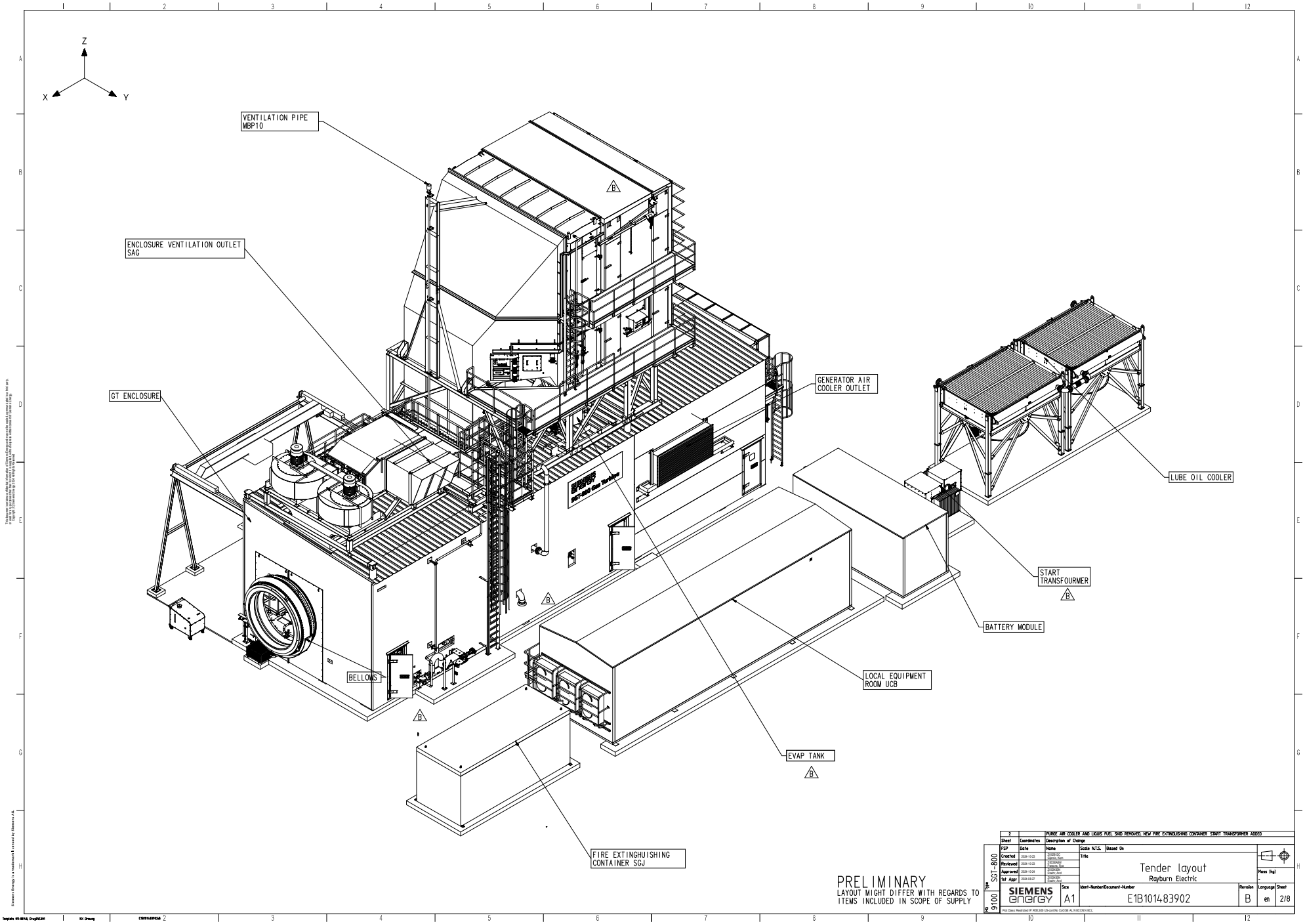
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X
Y
VENTILATION PIPE
MBP10
ENCLOSURE VENTILATION OUTLET
SAG
GT ENCLOSURE
GENERATOR AIR
COOLER OUTLET
LUBE OIL COOLER
START
TRANSFOURMER
BATTERY MODULE
LOCAL EQUIPMENT
ROOM UCB
BELLOWS
EVAP TANK
FIRE EXTINGHUISHING
CONTAINER SGJ
PRELIMINARY
LAYOUT MIGHT DIFFER WITH REGARDS TO
ITEMS INCLUDED IN SCOPE OF SUPPLY
PURGE AIR COOLER AND LIQUIS FUEL SKID REMOVED. NEW FIRE EXTINGUISHING CONTAINER START TRANSFORMER ADDED
Sheet
Coordinates
Description of Change
PSP
Date
Name
Scale N.T.S.
Based On
Created
Reviewed
Approved
1st Appr
Title
Tender layout
Rayburn Electric
Mass (kg)
SGT-800
9100
SIEMENS
energy
Size
A1
Ident-Number/Document-Number
E1B101483902
Revision
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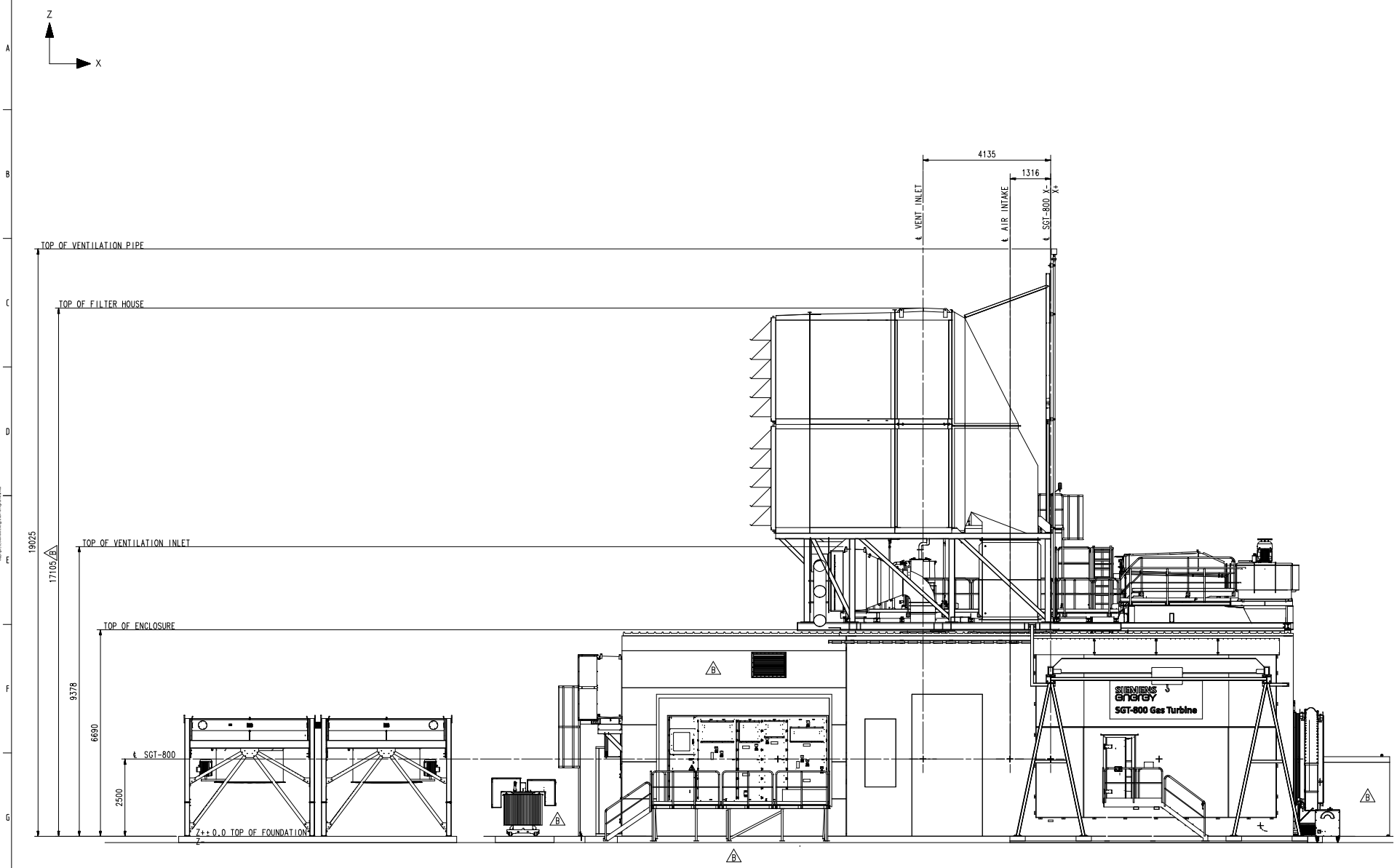
Language
en
Sheet
2/8



PRELIMINARY
LAYOUT MIGHT DIFFER WITH REGARDS TO ITEMS INCLUDED IN SCOPE OF SUPPLY

4		aACCORDING TO REVISION MARKS			
Sheet	Coordinates	Description of Change			
FSP	Date	Name	Scale N.T.S.	Based On	
Created	2024-10-23	ZIGBRUCK Kaplan, Alex	Title		
Reviewed	2024-10-23	ZIGBRUCK Fabiola, Ilse	Tender layout Rayburn Electric		
Approved	2024-10-24	ZIGBRUCK Kaplan, Alex			
1st Appr	2024-09-27	ZIGBRUCK Kaplan, Alex			
Type SGT-800					
PG 9100	SIEMENS energy	Size A1	Ident-Number/Document-Number E1B101483902	Revision B	Language en / Sheet 4/8

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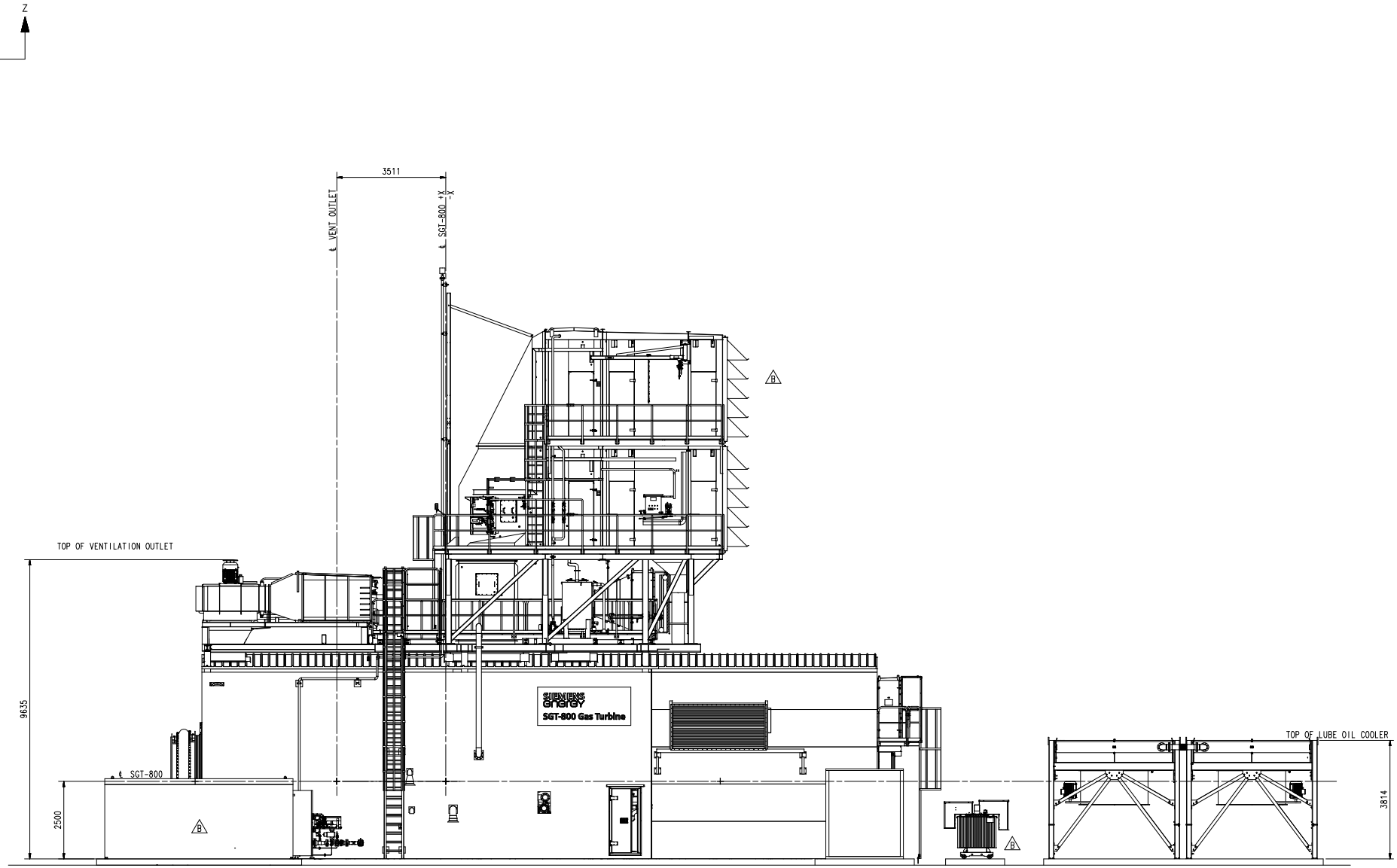

LER OMITTED FROM VIEW

PRELIMINARY
LAYOUT MIGHT DIFFER WITH REGARDS TO ITEMS INCLUDED IN SCOPE OF SUPPLY

5		ACCORDING TO REVISION MARKS			
Sheet	Coordinates	Description of Change			
PSP	Date	Name	Scale N.T.S.	Based On	
Created	2024-10-23	2SGSR100 Kaarlo, Kalle	Title		
Reviewed	2024-10-23	2SGSR400 Pakkala, Ilja	Tender layout Rayburn Electric		Mass (kg) -
Approved	2024-10-24	2SGSR200 Kaarlo, Aleksi			
1st Appr	2024-09-27	2SGSR200 Kaarlo, Aleksi			
SIEMENS energy	Size A1	Ident-Number/Document-Number E1B101483902	Revision B	Language en	Sheet 5/8

Type SGT-800
PG 9100

Print Class: Restricted IP: R10.5.0.0 US-cont/No CoD/SE ALIN SECIN N SCL:

Template: 01-0014, DragRC.RW NX Drawing E1B101483902-B

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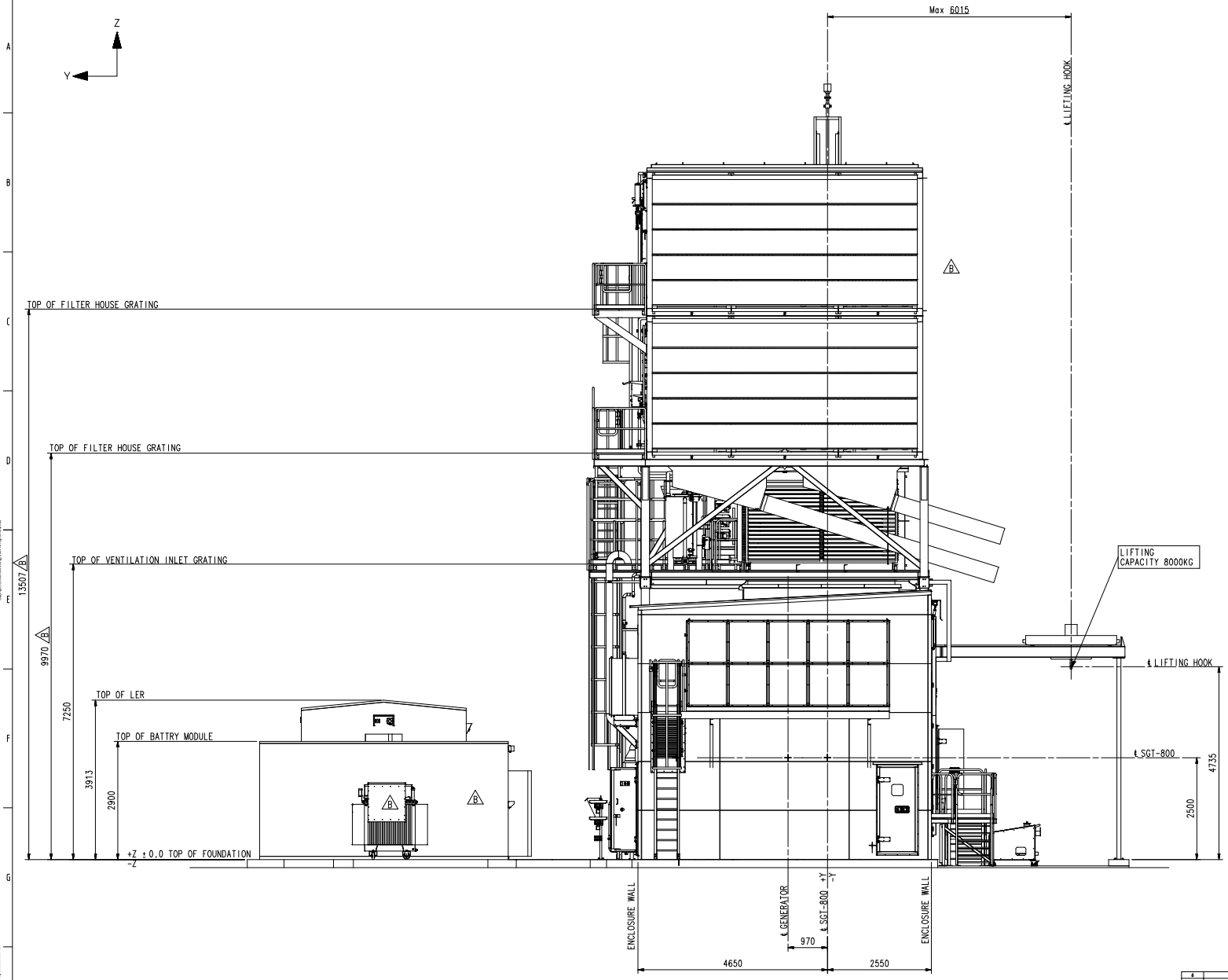
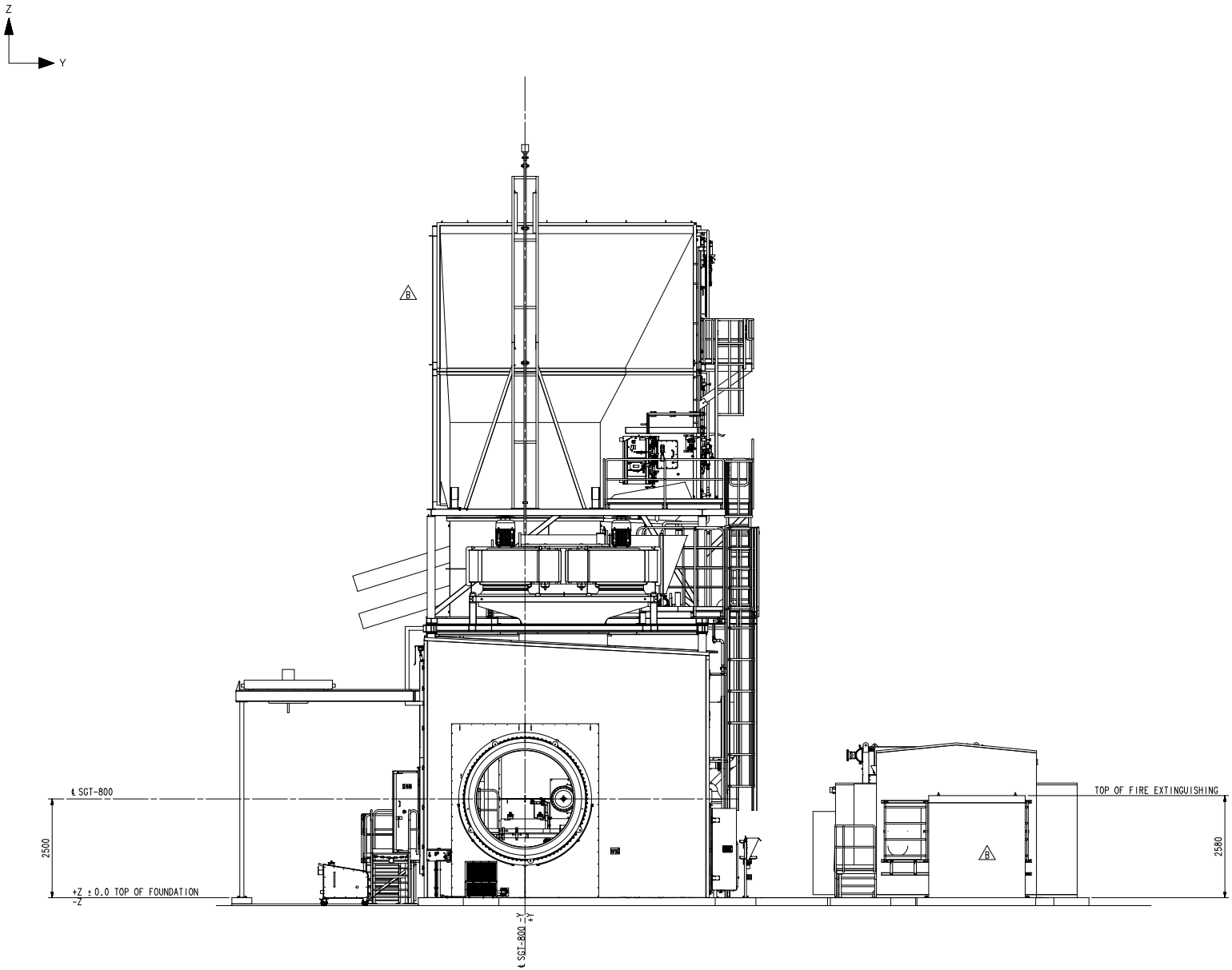


LUBE OIL COOLER OMITTED FROM VIEW.

PRELIMINARY
LAYOUT MIGHT DIFFER WITH REGARDS TO ITEMS INCLUDED IN SCOPE OF SUPPLY

6		ACCORDING TO REVISION MARKS			
Sheet	Coordinates	Description of Change			
PSP	Date	Name	Scale N.T.S.	Based On	
Created	2024-10-23	2000BRUC Roberto Bruno	Title		
Reviewed	2024-10-23	2000DAMM Patricia Dias	Tender layout		
Approved	2024-10-24	2000ADAN Kaehr Abel	Rayburn Electric		
1st Appr	2024-09-27	2000ADAN Kaehr Abel			
SIEMENS energy		Size A1	Ident-Number/Document-Number E1B101483902	Revision B	Language en
					Sheet 6/8

Type SGT-800 B5
No 9100



PRELIMINARY
LAYOUT MIGHT DIFFER WITH REGARDS TO ITEMS INCLUDED IN SCOPE OF SUPPLY

7		ACCORDING TO REVISION MARKS				
Sheet	Coordinates	Description of Change				
PSP	Date	Name	Scale N.T.S.	Based On		
Created	2024-10-23	20SBRVC Roberto Sabin	Title			
Reviewed	2024-10-23	20SDAAN Fabiola Dias	Tender layout Rayburn Electric			
Approved	2024-10-24	20SDAAN Roberto Abel				
1st Appr	2024-09-27	20SDAAN Roberto Abel				
Type SGT-800 B5					Mass (kg) -	
Rg 9100	SIEMENS energy	Size A1	Ident-Number/Document-Number E1B101483902	Revision B	Language en	Sheet 7/8

Print Class: Restricted IP: R3B_SBR US-cont/No. CoD/SE: AL IN SECTION SECL:

Template: W1-B1A0, DragPRE.RM NX Drawing E1B101483902-B

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 9.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 901 EAST HOUSTON STREET (Project No. 25-001179)**

The request of Gail Utter (Owner), Kirk Allen, KDA Industries, Inc. (Representative) and KRG Civil Engineers, Inc. (Engineer/Surveyor) concerning the property located at 901 East Houston Street, consisting of 1.695 acres, being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Site Plan for Hope on Houston Parking Lot.

Background:

The property is located at 901 East Houston Street at the corner of North Willow Street and East Houston Street. The owner is requesting Site Plan approval of Hope on Houston Parking Lot.

The following has been approved for this location:

901, 903, 917 and 921 East Houston Street:

- 12/14/2021 - Zone Change from a R-1 (One Family Residential) District to a C-1 (Retail Business) District.

901 East Houston Street:

- 7/11/1958 - Exception to allow a 5' side yard on the East, on the South maintain the existing building line, on the West maintain the existing building line except the Northwest corner of the existing building shall not extend closer than 25' to the north property line and the said 25' to be maintained for a distance of 40' beginning at the NW corner and going east along the north property line, being an open space of 25'x40' and a 5' open space shall be maintained beginning 40' east of the NW corner of the Church property and going East with the north property line to the SE corner of the Ed Holmes tract.

Origination:

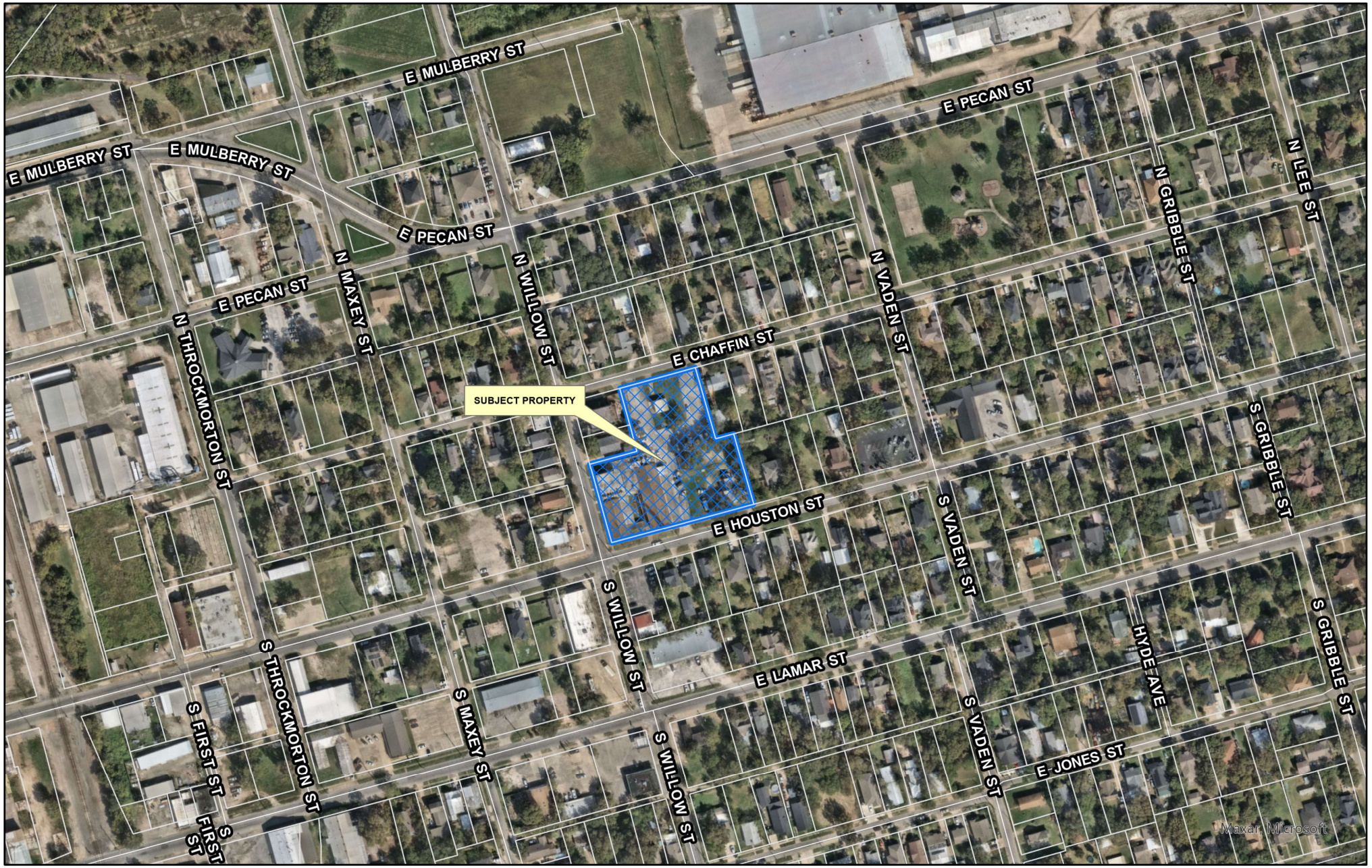
Gail Utter (Owner), Kirk Allen, KDA Industries, Inc. (Representative) and KRG Civil Engineers, Inc. (Engineer/Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Preliminary Plat
5. Site Plan
6. Landscape Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
901 E HOUSTON ST

N
W E
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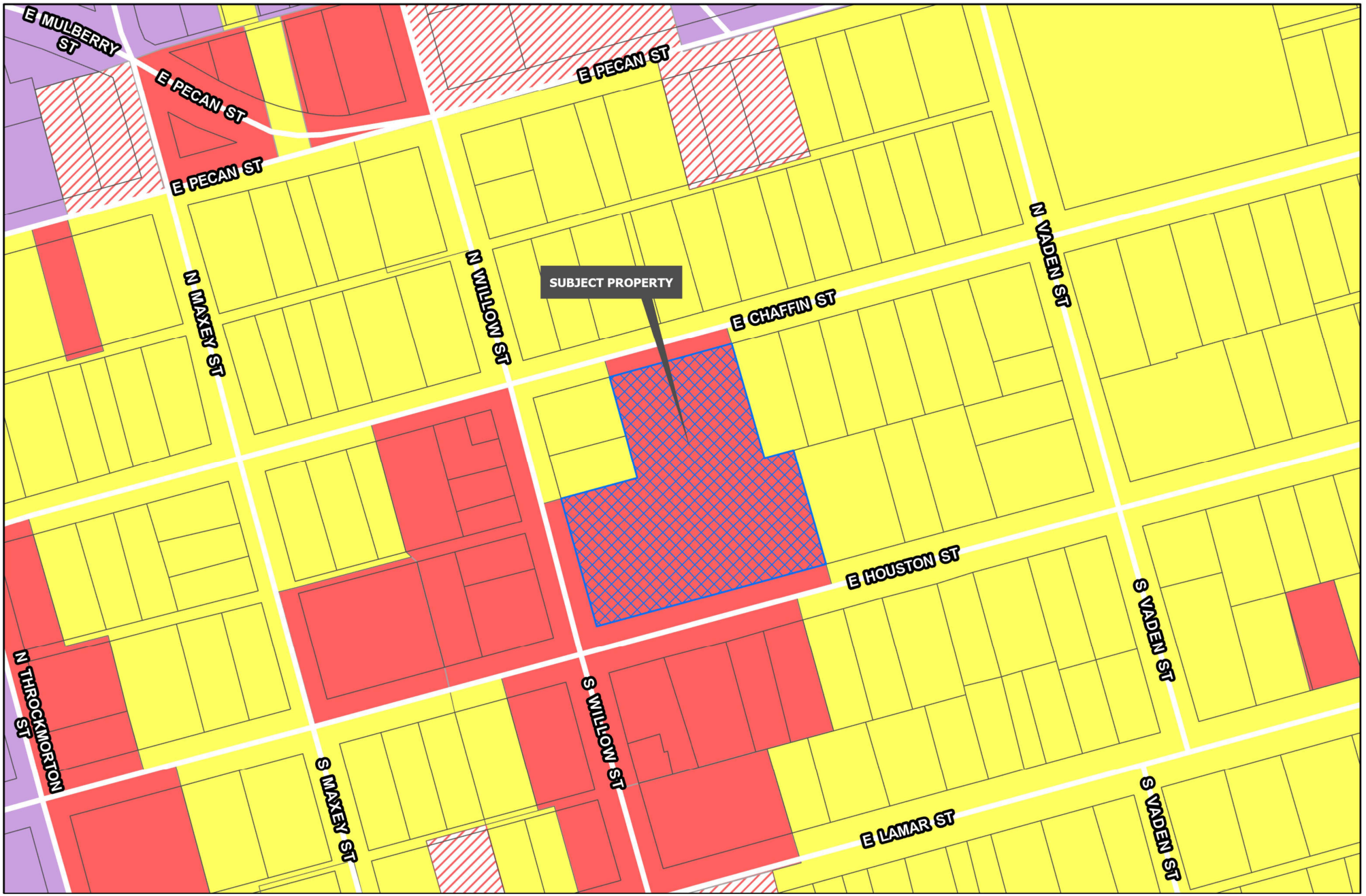
Date: 4/2/2025 10:49 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
901 E HOUSTON ST

N
W E
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Date: 4/2/2025 10:48 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
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
901 E HOUSTON ST

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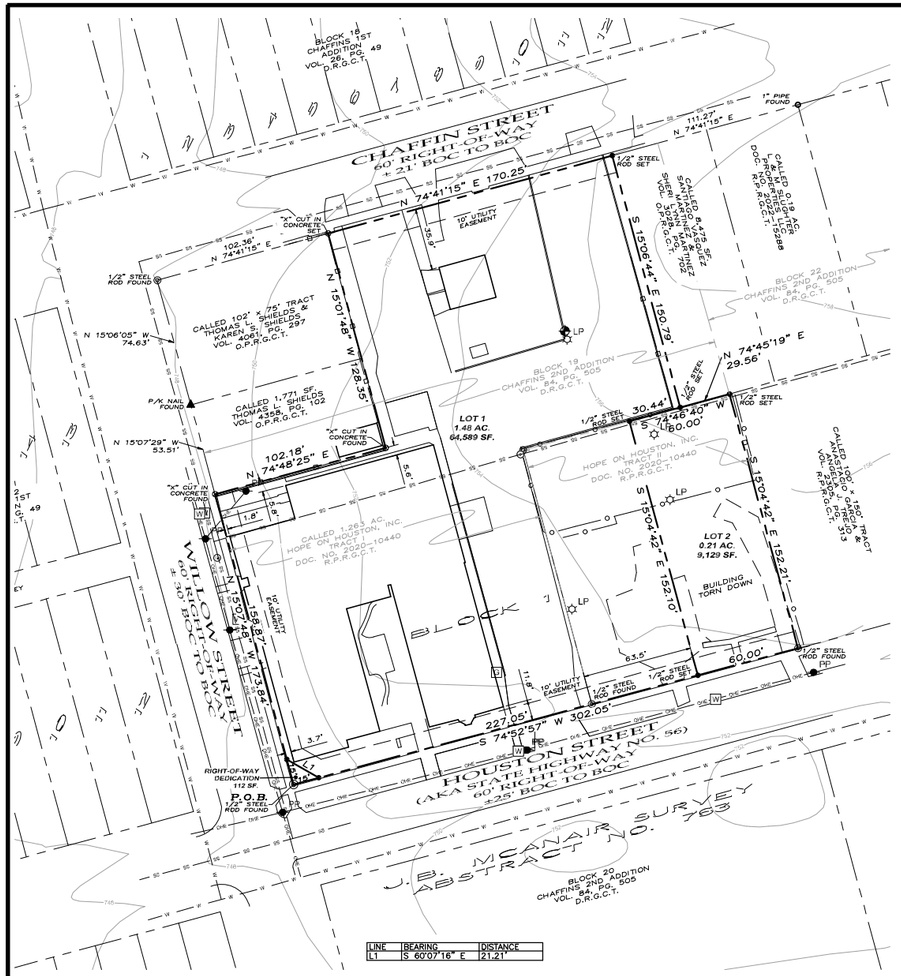
Date: 4/2/2025 0:49 PM

JOB NO. 25030249
FW: RR – DFT: BH



LINE	BEARING	DISTANCE
L1	S 60°07'16" E	21.21'

LEGEND

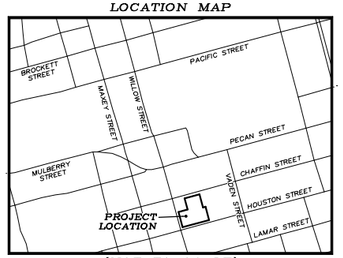
P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	1" PIPE FOUND
⊗	"X" CUT IN CONCRETE
▲	P/K NAIL FOUND
BOC	BACK OF CURB
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, 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 Oncor Electrical Delivery.
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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways 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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
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 Map No. 48181C 0290 G, effective date September 1, 2022.

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

LOCATION MAP



(NOT TO SCALE)

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNERS/DEVELOPER
HOPE ON HOUSTON INC.
2610 SHENANDOAH CIRCLE
SHERMAN, TX 75092-7650

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being part of Block 19 of Chaffins 2nd Addition, according to the plat thereof recorded in Volume 84, Page 505, Deed Records, Grayson County, Texas, and being all of a called 1.263 acre tract of land described as Tract I and all of a tract of land described as Tract II in the deed to Hope on Houston, Inc., recorded in Document No. 2022-10440, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southwest corner of said Tract I, and at the intersection of the northerly right-of-way line of Houston Street and the easterly right-of-way line of Willow Street;

Thence North 15°07'29" West, with a westerly line of said Tract I, and with the easterly right-of-way of said Willow Street, a distance of 173.87 feet to a found "X" in concrete for the western-most northwest corner of said Tract I, common to the southwest corner of a called 1,771 square foot of land described in the deed to Thomas L. Shields, recorded in Volume 4358, Page 102, Official Public Records, Grayson County, Texas;

Thence North 74°48'25" East, with a northerly line of said Tract I, and with the southerly line of said 1,771 square foot tract, a distance of 102.18 feet to a found "X" in concrete for the southeast corner of said 1,771 square foot tract;

Thence North 15°01'48" West, with a westerly line of said Tract I, and with the easterly line of said 1,771 square foot tract, and with the easterly line of a called 102-foot by 75-foot tract of land described in the deed to Thomas L. Shields and Karen Sue Shields, recorded in Volume 4061, Page 297, said Official Public Records, a distance of 128.35 feet to a set "X" in concrete for the northern-most northwest corner of said Tract I, common to the northeast corner of said 102-foot by 75-foot Tract, and on the southerly right-of-way line of Chaffin Street;

Thence North 74°41'15" East, with a northerly line of said Tract I, and with the southerly right-of-way line of said Chaffin Street, a distance of 170.25 feet to a set 1/2" steel rod for the northeast corner of said Tract I, common to the northwest corner of a called 8,475 sqare foot tract of land described in the deed to Santiago Vasquez Martinez and Sheri Lynn Martinez, recorded in Volume 3028, Page 702, said Official Public Records;

Thence South 15°06'44" East, with an easterly line of said Tract I, and with the westerly line of said 8,475 square foot tract, a distance of 150.79 feet to a set 1/2" steel rod for the eastern-most southeast corner of said Tract I, common to the southwest corner of said 8,475 sqaure foot tract, and on the northerly line of aforesaid Tract II;

Thence North 74°45'19" East, with the northerly line of said Tract II, and with the southerly line of said 8,475 square foot tract, a distance of 29.56 feet to a set 1/2" steel rod for the northeast corner of said Tract II, common to the northwest corner of a called 100-foot by 150-foot tract of land described in the deed to Anastacio Garcia and Angela J. Trejo, recorded in Volume 2305, Page 313, said Real Property Records;

Thence South 15°04'42" East, with the easterly line of said Tract II, and with the westerly line of said 100-foot by 150-foot tract, a distance of 152.21 feet to a found 1/2" steel rod for the southeast corner of said Tract II, common to the southwest corner of said 100-foot by 150-foot tract, and on the northerly right-of-way line of aforesaid Houston Street;

Thence South 74°52'57" West, with the southerly line of said Tract II, and with the northerly right-of-way line of said Houston Street, passing en route at a distance of 123.50 feet a found 1/2" steel rod for the southwest corner of said Tract II, and continuing on said course, with the southerly line of aforesaid Tract II, a total distance of 302.05 feet to the Point of Beginning and containing 1.69 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"

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

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

OWNER'S CERTIFICATE OF DEDICATION

THAT HOPE ON HOUSTON INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as HOPE ON HOUSTON ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 1.69 acres situated in and being a portion of the J.B. MCANAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
XXXX XXXXX
HOPE ON HOUSTON INC.

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, XXXX 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: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, HOPE ON HOUSTON INC., 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 HOPE ON HOUSTON ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

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

EXECUTED THIS ____ DAY OF _____, 2025.

BY: HOPE ON HOUSTON INC.

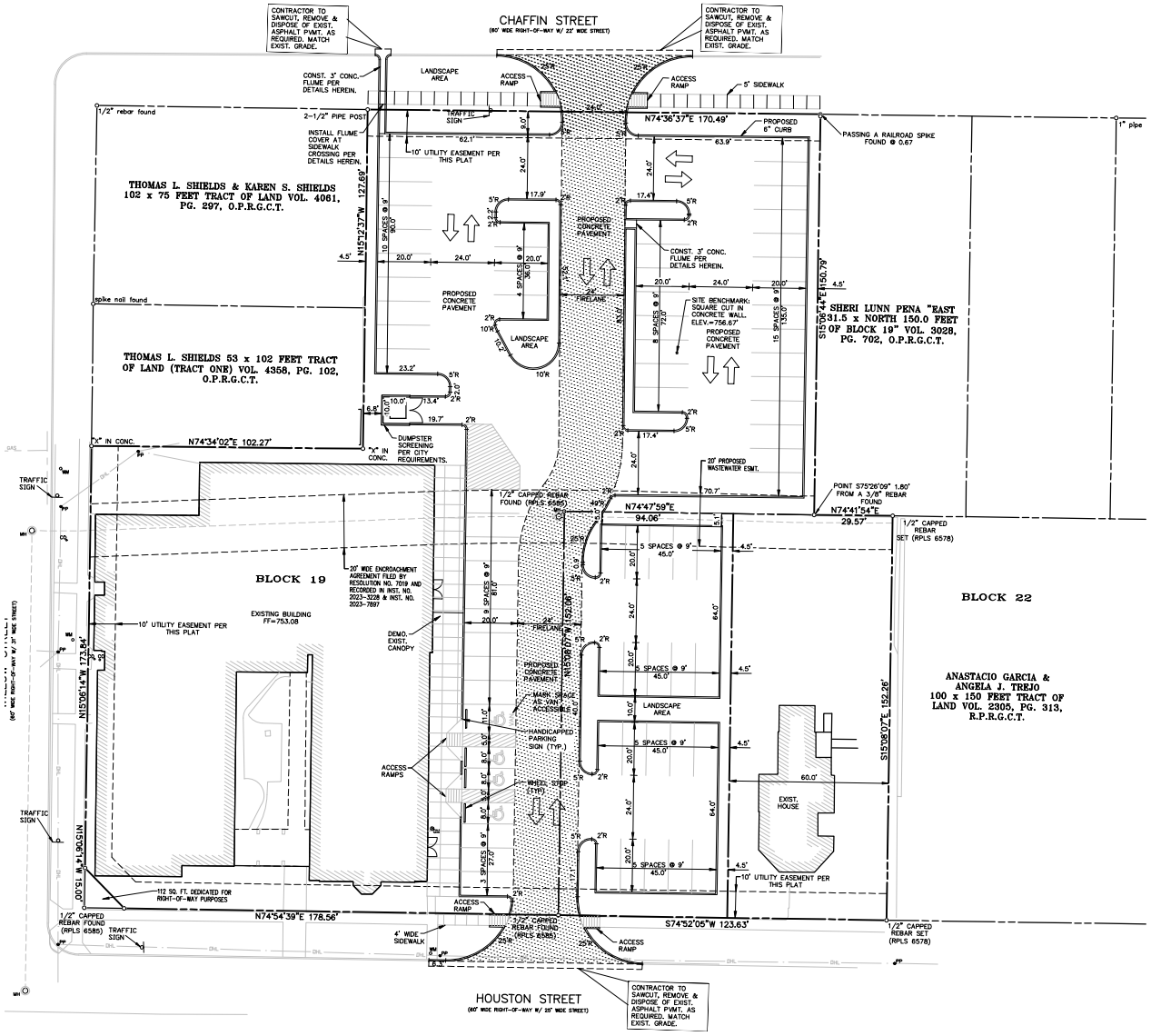
BY: _____
XXXX XXXXX

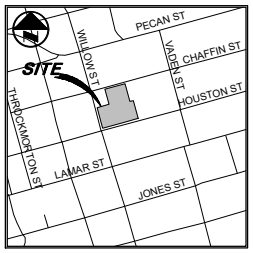
Preliminary plat, for inspection purposes only.
In no way official or approved for record purposes.

PRELIMINARY PLAT
HOPE ON HOUSTON ADDITION
Being a part of the J.B. McAnair Survey,
Abstract Number 763
Being in the City of Sherman,
Grayson County, Texas.
Containing 1.69 acres of land

04-02-2025

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151





VICINITY MAP
N.T.S.

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- VALLEY GUTTER
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
BEFORE YOU DIG...

NOTE:
ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	SEE SEAL	AS SHOWN	–

PROJECT INFORMATION
1.695 ACRE TRACT
901 E. HOUSTON ST.
SHERMAN, TEXAS 75090
GRAYSON COUNTY
J.S. MCANAIR SURVEY
ABSTRACT No. 763

CLIENT
HOPE ON HOUSTON, INC
2610 SHENANDOAH CIRCLE
SHERMAN, TEXAS 75092
MS. MANDI HASH

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 93268 ON 5/1/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
Kelvin R. Gomez

STATE OF TEXAS · KELVIN R. GOMEZ · 93268 · LICENSED · PROFESSIONAL ENGINEER

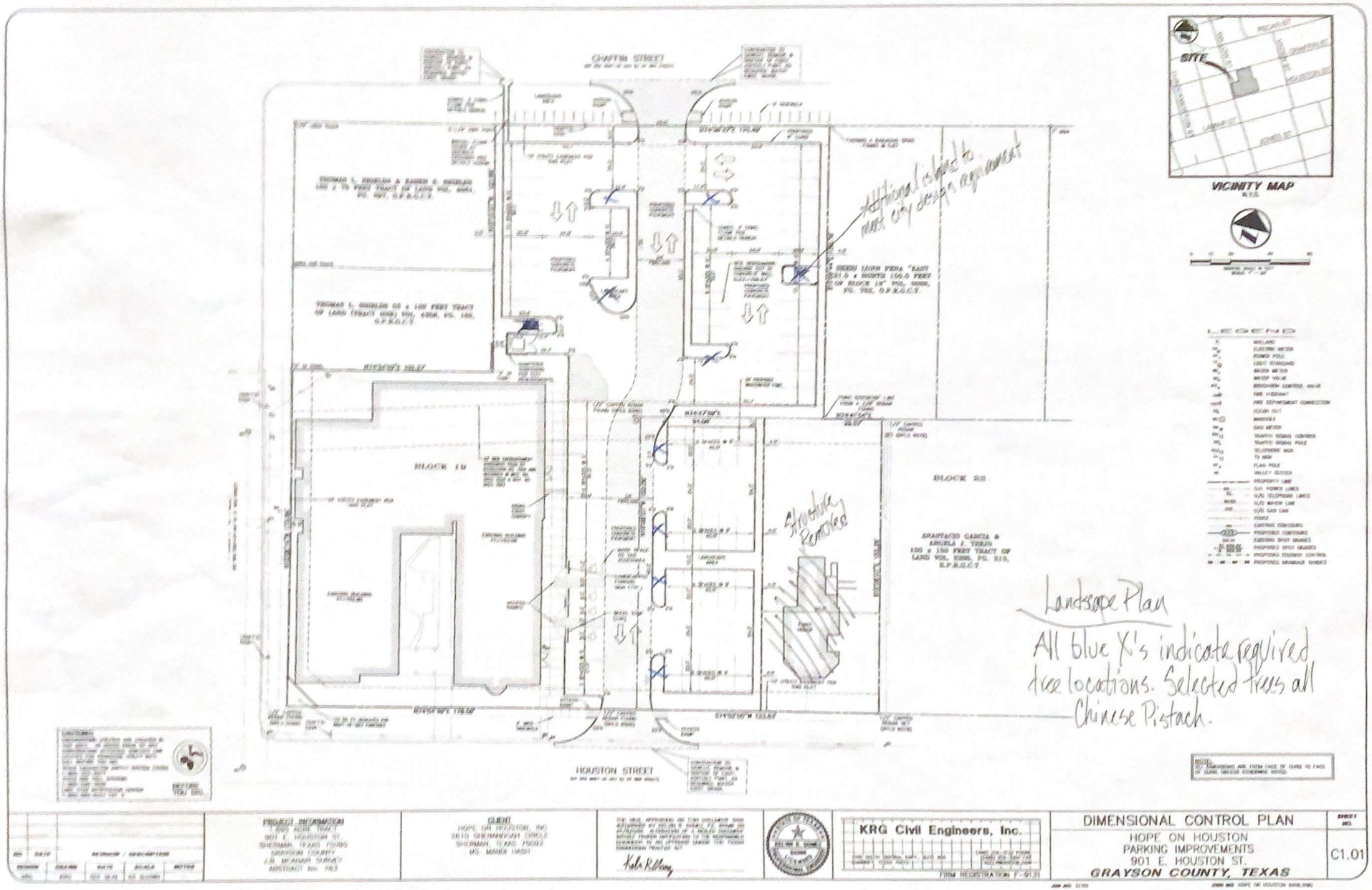
KRG Civil Engineers, Inc.
2150 SOUTH CENTRAL EXPY., SUITE 200
McKINNEY, TEXAS 75072
(469) 219-3137 PHONE
(469) 219-3201 FAX
KELLY@KRGCIVIL.COM
FIRM REGISTRATION F-9131

DIMENSIONAL CONTROL PLAN

HOPE ON HOUSTON
PARKING IMPROVEMENTS
901 E. HOUSTON ST.
GRAYSON COUNTY, TEXAS

SHEET NO. C1.01

JOB NO: 11701
DWG NO: HOPE ON HOUSTON BASE (1).DWG


CHAFFIN STREET
HOUSTON STREET
BLOCK 19
BLOCK 22
Additional island to meet city design requirement
Structure Removed
VICINITY MAP
SITE
LEGEND
Landscape Plan
All blue X's indicate required tree locations. Selected trees all Chinese Pistach.
PROJECT INFORMATION
CLIENT
HOPE ON HOUSTON, INC
2610 SHERANDOAH CIRCLE
SHERMAN, TEXAS 75092
MS. MANDI HASH
KRG Civil Engineers, Inc.
FIRM REGISTRATION F-9131
DIMENSIONAL CONTROL PLAN
HOPE ON HOUSTON
PARKING IMPROVEMENTS
901 E. HOUSTON ST.
GRAYSON COUNTY, TEXAS
C1.01

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 10.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2211 NORTH HIGHWAY 75 (Project No. 25-001520)**

The request of Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 2211 North Highway 75, consisting of 8.927 acres, being Lot 2, Replat of Lot 3, Block 2, Independence Square Addition Section 3, being a replat of Lot 1, Block 2 containing 12.186 acres in the J.B. McAnair Survey, Abstract No. 763, consisting of 8.927 acres, as follows:

Planning and Zoning Commission

Site Plan approval of Multi-flex office/shop.

Background:

The property is located at 2211 North Highway 75 between West Lamberth Road and West Taylor Street. The owner is requesting Site Plan approval of a Multi-flex office/shop.

The following has been approved for this location:

- 6/18/2024 - A. Public Hearing and Variance under Section 14.03.001 to allow architectural metal in lieu of masonry, masonry veneer, or concrete siding.
- 6/18/2024 - B. Public Hearing and Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to C-2 (General Commercial) District/75& 82 Overlay District.
- 6/18/2024 - C. Site Plan approval of Multi-flex office/shop.

Origination:

Brad Tidwell, OV Sherman, LLC (Owner), Kyle Stephens (Representative/Engineer) and Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Plat
5. Narrative
6. Cover Letter

7. Site Plan
8. Elevation
9. Landscape Plan

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2211 N HWY 75

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W E
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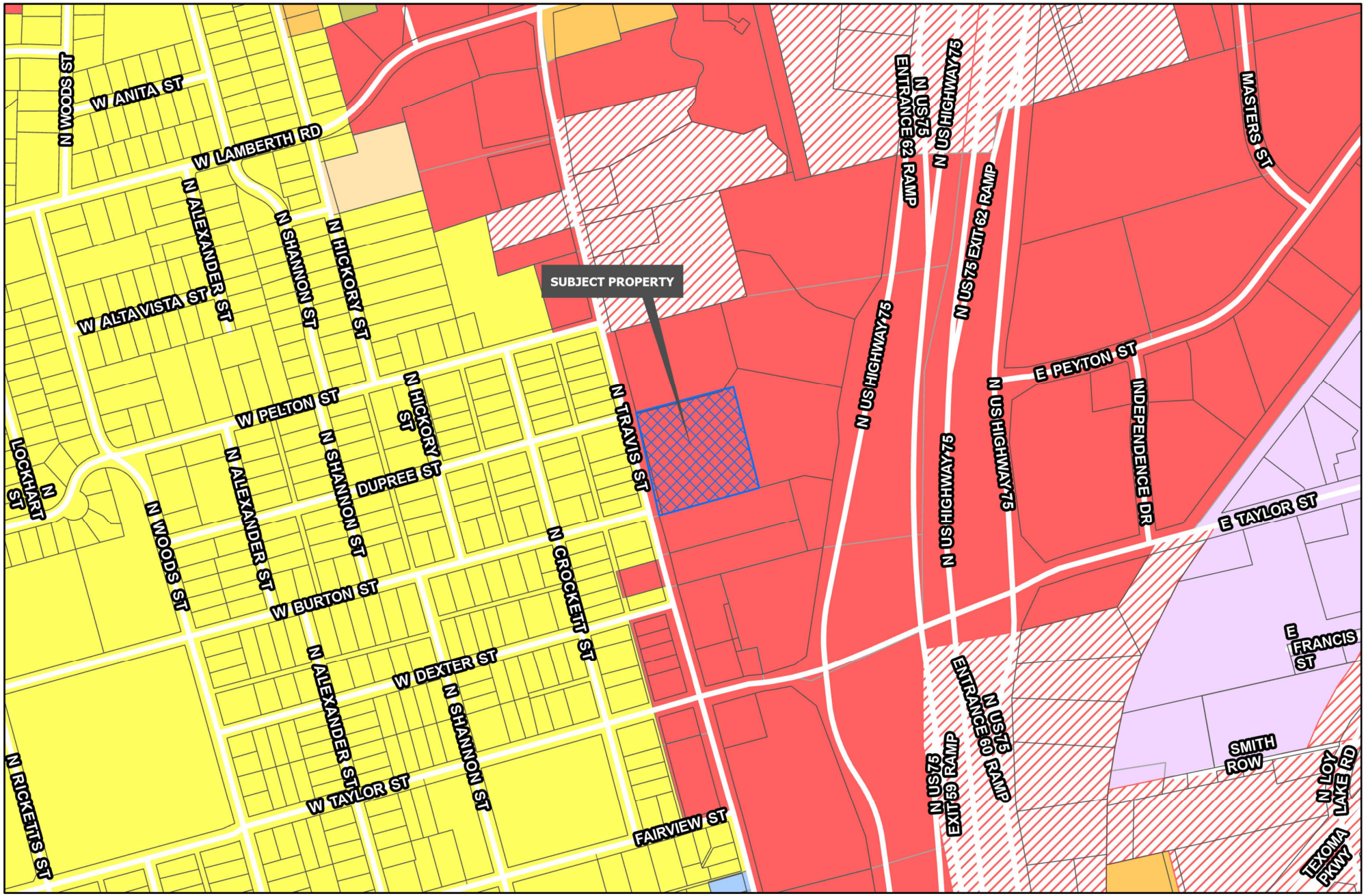
Date: 4/2/2025 10:49 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

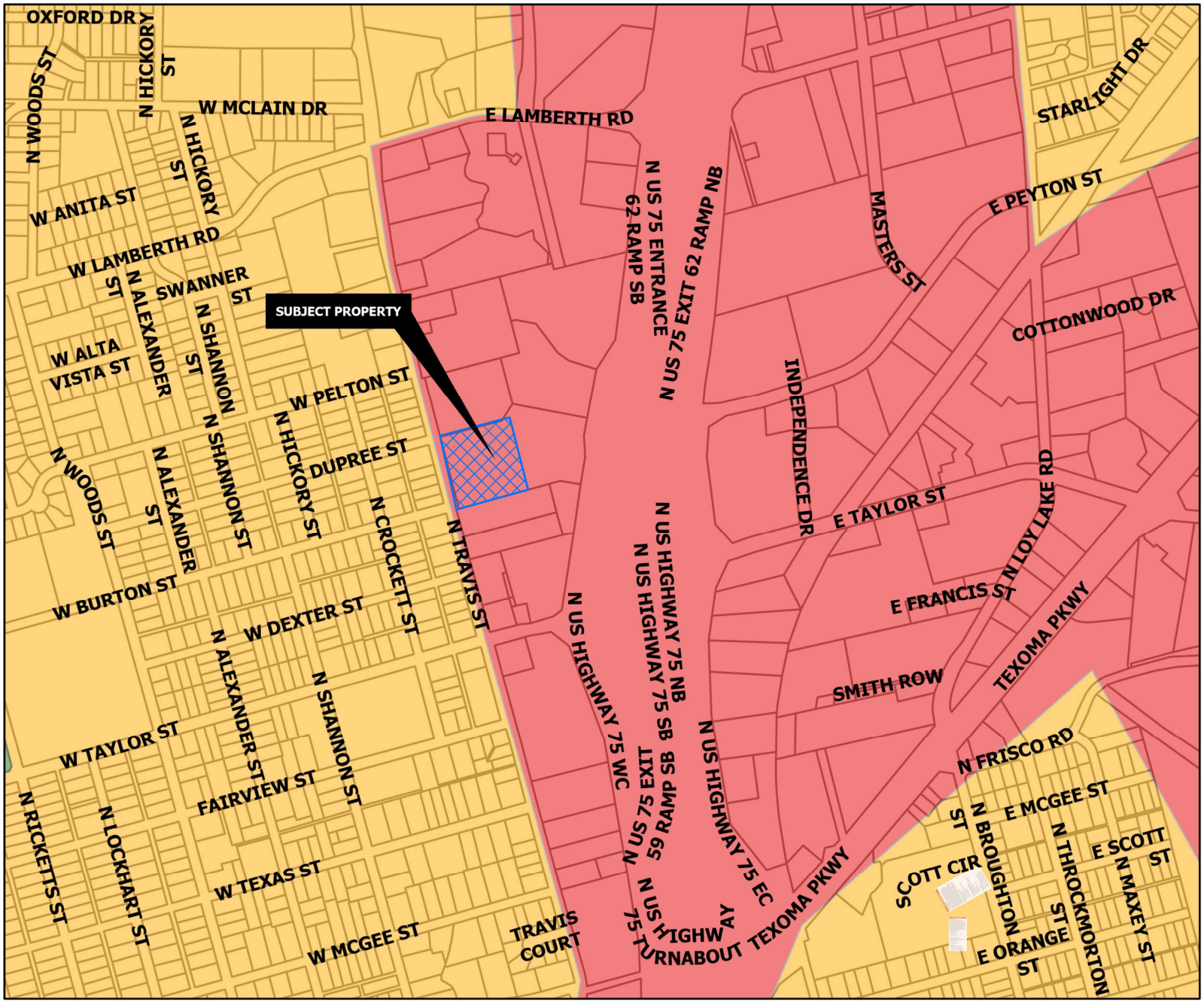
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2211 N HWY 75

N
W E
S

Date: 4/3/2025 10:49 PM



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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

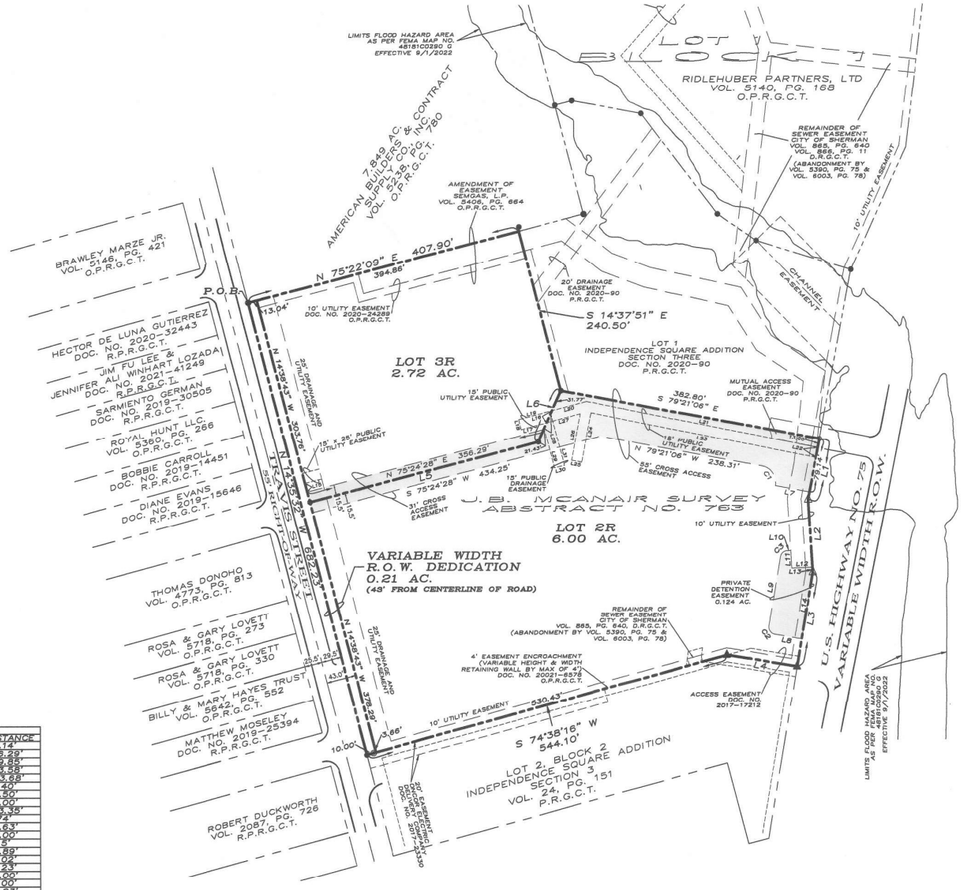
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
2211 N HWY 75

N
W E
S

Date: 4/2/2025 10:49 AM

JOB NO. 22060687



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 10°38'54" W	90.14'
L2	S 03°45'55" E	106.29'
L3	S 09°25'10" W	139.85'
L4	N 80°34'50" W	103.58'
L5	N 75°24'28" E	31.68'
L6	N 24°05'54" E	81.40'
L7	N 79°21'06" W	50.50'
L8	N 80°34'53" W	140.00'
L9	N 09°25'07" E	103.38'
L10	N 68°24'08" E	15.72'
L11	S 03°45'54" E	25.63'
L12	N 79°09'24" W	30.00'
L13	S 03°25'07" E	7.15'
L14	S 09°25'06" W	98.89'
L15	N 14°38'43" W	114.02'
L16	S 24°05'54" W	18.23'
L17	S 79°22'07" W	39.00'
L18	N 14°37'53" W	15.00'
L19	N 79°22'07" E	160.93'
L20	N 75°22'07" E	59.23'
L21	S 78°36'59" E	342.89'
L22	S 10°38'54" W	115.00'
L23	N 78°36'59" W	333.50'
L24	S 10°38'54" W	114.29'
L25	N 79°21'06" W	115.00'
L26	N 10°38'54" E	68.55'
L27	S 25°22'07" W	150.64'
L28	N 24°05'54" E	24.00'
L29	S 14°38'49" E	78.45'
L30	S 75°24'28" W	115.00'
L31	N 14°38'32" W	159.73'

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA ANGLE
C1	24.50'	38.48'	N 34°21'06" W	34.65'	90°00'00"
C2	10.00'	15.71'	N 35°34'53" W	14.14'	90°00'00"
C3	10.00'	13.44'	N 47°54'37" E	12.45'	76°58'59"

~ 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 Electrical Delivery.
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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways 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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
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 Map No. 48181C0280F, effective date September 29, 2010.

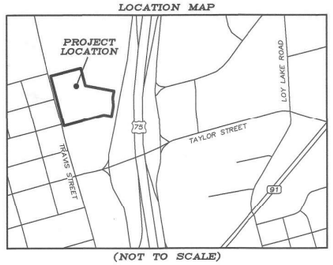
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND
- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- "X" IN CONCRETE SET
- "X" CUT IN CONCRETE
- CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

LOCATION MAP



(NOT TO SCALE)

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of Lot 2 of the Replat of Lot 3, Block 2, Independence Square Addition, Section 3, according to the plat thereof recorded in Doc. No. 2020-90, Plat Records, Grayson County, Texas, and being the same tract of land described in the deed to OV Sherman, LLC, recorded in Document No. 2022-36332, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the northwest corner of said Lot 2, common to the southwest corner of a called 7.849 acre tract of land described in the deed to American Builders & Contract Supply Co., Inc., recorded in Volume 5238, Page 780, Official Public Records, Grayson County, Texas, and on the easterly right-of-way line of Travis Street;

Thence North 75°22'09" East, with a northerly line of said Lot 2, and with the southerly line of said 7.849 acre tract, a distance of 407.90 feet to a 1/2" steel rod set for the northern-most northeast corner of said Lot 2, common to the western-most northwest corner of Lot 1 of aforesaid Replat of Lot 3, Block 2, Independence Square Addition, Section 3;

Thence South 14°37'51" East, with an easterly line of said Lot 2, and with a westerly line of said Lot 1, a distance of 240.50 feet to a set 1/2" steel rod;

Thence South 79°21'06" East, with a northerly line of said Lot 2, and with the southerly line of said Lot 1, a distance of 382.80 feet to an "X" in concrete set for the eastern-most northeast corner of said Lot 2, common to the southeast corner of said Lot 1, and on the westerly right-of-way line of U.S. Highway No. 75;

Thence with an easterly line of said Lot 2, and with the westerly line of said U.S. Highway No. 75, the following 3 courses:

1. South 10°40'31" West, a distance of 90.14 feet to a found concrete monument;
2. South 03°35'55" East, a distance of 106.29 feet to a found concrete monument;
3. South 09°25'10" West, a distance of 139.85 feet to an "X" cut in concrete found for the southeast corner of said Lot 2, common to the northeast corner of Lot 2, Block 2, Independence Square Addition, Section 3, according to the plat thereof recorded in Volume 24, Page 151, said Plat Records;

Thence North 80°34'50" West, with the southerly line of said Lot 2, a distance of 103.58 feet to a found "X" cut in concrete;

Thence South 74°38'16" West, continuing with the southerly line of said Lot 2, passing en route at a distance of 534.09 feet a 1/2" steel rod found, and continuing on said course a total distance of 544.10 feet to a 1/2" steel rod set for the southwest corner of said Lot 2, and on the easterly right-of-way line of aforesaid Travis Street;

Thence North 14°35'32" West, with the westerly line of said Lot 2, and with the easterly right-of-way line of said Travis Street, a distance of 882.23 feet to the Point of Beginning and containing 8.93 acres (388,773 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OAK VIEW SHERMAN ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 1st day of April 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 30th day of April, 2024.

Linda Ashby
Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, 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 thereon where 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

04/26/2024
Date

STATE OF TEXAS REGISTERED DOUGLAS W. UNDERWOOD 4709 PROFESSIONAL LAND SURVEYOR

ACCEPTANCE

Approved this 19th day of July 2022 2024, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

04/30/2024
Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, OV SHERMAN LLC, do hereby adopt this plat designating the hereinabove property as OAK VIEW SHERMAN ADDITION, an addition to the City of Sherman, and do 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 or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 30th day of April, 2024.

BRADLEY TIDWELL, MANAGER
OV SHERMAN LLC

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, BRADLEY TIDWELL 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 30th day of April, 2024.

Kimberly Poort
Notary Public in and for the State of Texas
Commission Expires: 9/20/24

KIMBERLY POORT
Notary ID #125059425
My Commission Expires
September 20, 2024

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property, and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

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

EXECUTED THIS 30th DAY OF April, 2024

BY: OV SHERMAN LLC

BY: BRADLEY TIDWELL, MANAGER

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 5/8/2024 10:18:18 AM
In the PLAT Records
OAK VIEW SHERMAN
Doc Number: 2024-80
Number of Pages: 1
Amount: 42.00
Order#: 20240508000043
By: CT

FINAL PLAT
OAK VIEW SHERMAN ADDITION

Being a Replat of Lot 2 of the Replat of Lot 3, Block 2
Independence Square Addition, Section 3
J.B. Survey, Abstract Number 763
Being in the City of Sherman, Grayson County, Texas.
Containing 8.93 acres of land

03-25-2024

OWNERS/DEVELOPER
OV SHERMAN LLC
178 JELLICO CIRCLE
SOUTHLAKE, TX 76092

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

SHEET 1 OF 1 — 22315

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

STEPHENS ENGINEERING

P.O. Box 6618
Longview, TX 75608

Texas Registered Engineering Firm F-20395

O: 903.215.8990
stephenseng.net

March 28, 2025

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

RE: OV Sherman, LLC
Proposed Flex Office / Shop Development
N. Travis Street
Site Plan Review Application

Dear Staff:

OV Sherman, LLC is proposing constructing a multi-flex office / shop space that will be one story. We are re-submitting the master application that requests a site plan review due to the scope of the project has decreased in size. The original application for this project was approved June 19th 2024 which approved a variance request, a rezone from C-1 to C-2 and the site plan. Per Rob Rae, the Director of Development Services, the site plan review fee has been waived.

Should you require any additional information or have any questions, please give me a call.

Sincerely,
STEPHENS ENGINEERING

Joey Scott
Project Manager

Enclosure

STEPHENS ENGINEERING

P.O. Box 6618
Longview, TX 75608

Texas Registered Engineering Firm F-20395

O: 903.215.8990
stephenseng.net

April 07, 2025

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

RE: OV Sherman, LLC
Proposed Flex Office / Shop Development
N. Travis Street
Site Plan Review Staff Comments

Dear Staff:

We received staff comments via email on April 1, 2025. Below are the comments address and attached are the updated plans per requested.

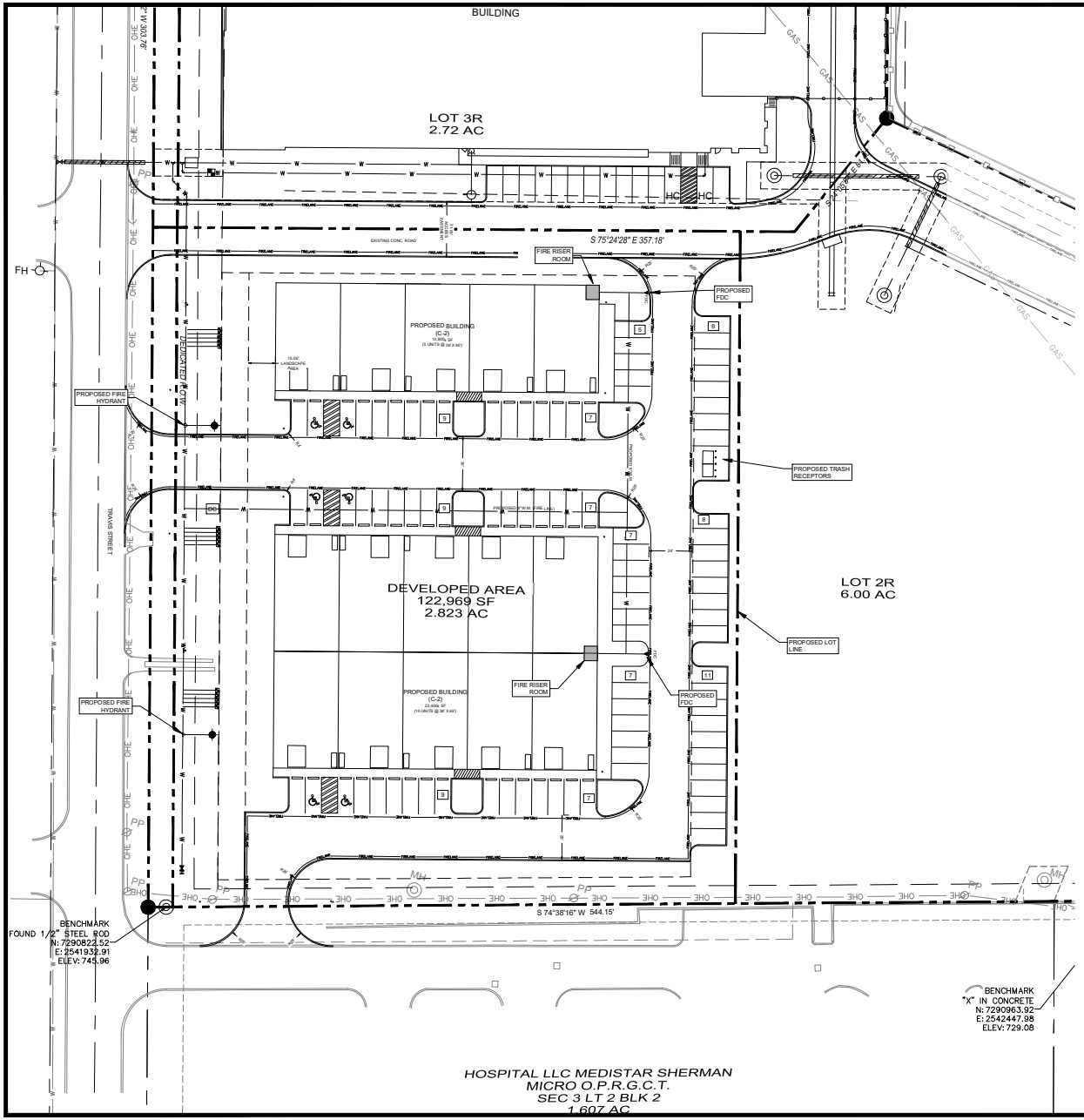
1. Minimum Requirements in C-2:
   a. The word "SETBACK" has been removed.
   b. 25.00' READ SETBACK has been removed along with the rest of them.
2. The lot line has been relocated due to the project scope being smaller. The lot is now 122, 969 SF. The "15' PUBLIC DRAINAGE EASEMENT will not be extended to the new lot.
3. The parking spaces are called out above the "General Notes: section showing typical parking spaces shall be 9' x 20'.
4. The required parking space shows 1 space per 400 SF of office space.
5. The landscape plan has been updated.
6. This has been updated.
7. This has been updated.
8. Noted.
9. We will begin the replating process after approval of the site plan, sheet 2 attached shows the entire lot.
10. The existing sanitary sewer easement will be extended to this property to allow access to sanitary sewer.
11. The property owner is working on contacting the owner and will be working on a mutual agreement with this property owner.
12. Drive approaches and sidewalks will conform to the City of Sherman.
13. Detention for this property has been considered, and an existing detention pond is on the east side of the property.
14. Civil Engineering plans will be provided after site plan approval.
15. Blank
16. The FDC location is now shown on the site plan.
17. Riser room is now shown on site plan.
18. All turning radius are 25' now.
22. The dumpster location has been updated.

Should you require any additional information or have any questions, please give me a call.

Sincerely,
STEPHENS ENGINEERING

Joey Scott
Project Manager

Enclosure



30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
A.I. - AREA INLET
C.I. - CURB INLET
G.I. - GRATE INLET

S — EXISTING SEWER LINE
W — EXISTING WATER LINE
S — PROPOSED SEWER LINE
W — PROPOSED WATER LINE
EASEMENT
PROPERTY LINE
FIRELANE — FIRE LANE
PROPERTY SETBACK

SITE DATA

SITE DATA:

GROSS/NET SITE AREA	123,010 SF
ZONING	C-2 (PROPOSED)
PROPOSED USE	OFFICE/SHOP

BUILDING DATA:

BUILDING HEIGHT	1 STORY
BUILDING AREA(GROSS)	34,200 SF
FLOOR TO AREA RATIO	0.33

PARKING SUMMARY			
PARKING REQUIRED	TOTAL SF	REQUIRED SPACES	PROVIDED
OFFICE (1 SPI/400 SF)	34,200 SF (PROP.)	86	94

NOTE:
1. **TYPICAL PARKING SPACE DIMENSIONS 9'x20' UNLESS OTHERWISE SHOWN.**

GENERAL NOTES

1. EXISTING ZONING: C-2
2. PROPOSED ZONING: C-2
3. NUMBER OF LOTS: 1
4. SETBACKS: FRONT: 25'
   REAR: 25'
   SIDE: 15'
5. BUILDING HEIGHT: <35'
6. MINIMUM LOT SIZE: N/A
7. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
8. MIN. 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
9. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
12. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
13. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
14. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT LOTS.
15. THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
16. THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
17. FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF SHERMAN SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
18. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
19. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT LOTS.
20. LANDSCAPING IS IN COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
21. BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS.
22. ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS ONTO RESIDENTIAL PROPERTIES.
23. BUILDING FACADE MATERIALS INCLUDE BRICK AND FIBER CEMENT SIDING WITH AN ASPHALT SHINGLE ROOF.
24. SIGNS BY SEPARATE PERMIT.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 04/07/25. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

PROPOSED
SITE PLAN REVIEW

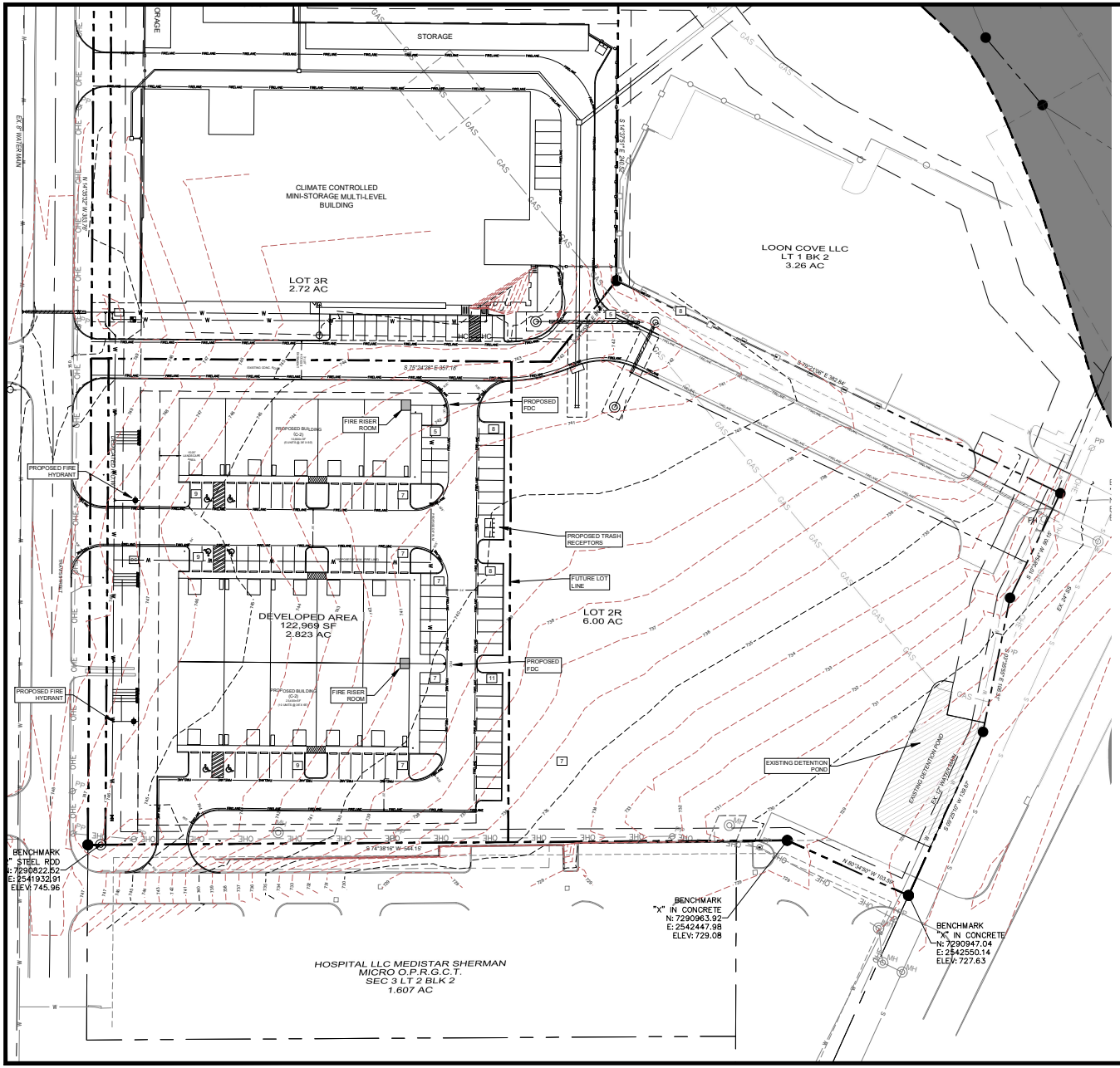
OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 RETAIL
SHERMAN, TEXAS

DRAWN BY:	K.A.S.
DESIGNED BY:	K.A.S.
DATE:	JAN. 2018
JOB NO.	N/A

STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
1



(IN FEET)
1 inch = 40 ft.

LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
A.I. - AREA INLET
C.I. - CURB INLET
G.I. - GRATE INLET

EXISTING SEWER LINE
EXISTING WATER LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
EASEMENT
PROPERTY LINE
FIRE LANE
PROPERTY SETBACK

SITE DATA

SITE DATA:

GROSS/NET SITE AREA	123,010 SF
ZONING	C-2 (PROPOSED)
PROPOSED USE	OFFICE/SHOP

BUILDING DATA:

BUILDING HEIGHT	1 STORY
BUILDING AREA(GROSS)	34,200 SF
FLOOR TO AREA RATIO	0.33

PARKING SUMMARY			
PARKING REQUIRED	TOTAL SF	REQUIRED SPACES	PROVIDED
OFFICE (1 SPI400 SF)	34,200 SF (PROP.)	86	94

NOTE:
1. **TYPICAL PARKING SPACE DIMENSIONS 9'x20' UNLESS OTHERWISE SHOWN.**

GENERAL NOTES

1. EXISTING ZONING: C-2
2. PROPOSED ZONING: C-2
3. NUMBER OF LOTS: 1
4. SETBACKS: FRONT: 25'
   REAR: 25'
   SIDE: 15'
5. BUILDING HEIGHT: <35'
6. MINIMUM LOT SIZE: N/A
7. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
8. MIN. 15' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
9. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
10. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
12. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
13. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
14. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT LOTS.
15. THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
16. THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
17. FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF SHERMAN SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
18. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
19. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT LOTS.
20. LANDSCAPING IS IN COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
21. BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS.
22. ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS ONTO RESIDENTIAL PROPERTIES.
23. BUILDING FACADE MATERIALS INCLUDE BRICK AND FIBER CEMENT SIDING WITH AN ASPHALT SHINGLE ROOF.
24. SIGNS BY SEPARATE PERMIT.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 04/07/25. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

PROPOSED
SITE PLAN REVIEW

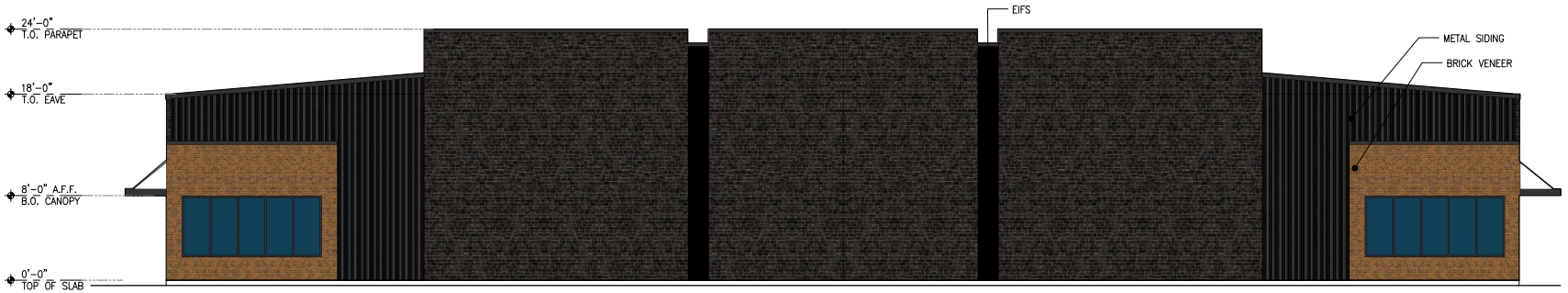
OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 RETAIL
SHERMAN, TEXAS

DRAWN BY:	K.A.S.
DESIGNED BY:	K.A.S.
DATE:	JAN. 2018
JOB NO.	N/A

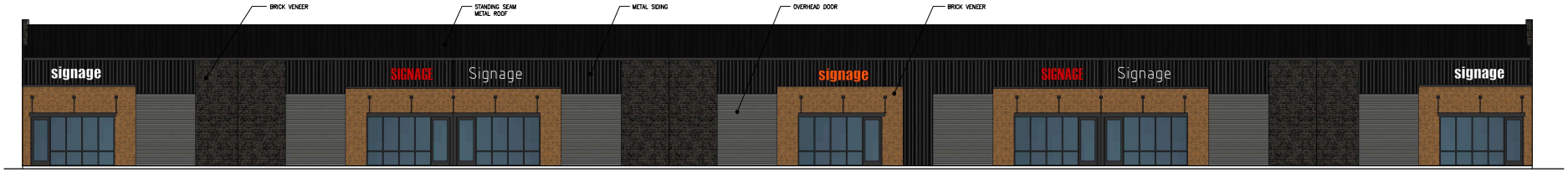
STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
2



2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



1 FRONT & BACK ELEVATIONS
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
MATERIALS, COLORS, & FINISHES TO MATCH SELF STORAGE BUILDING ON SITE

BACA
100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090
903.893.5800
www.BACA.team

SCHEMATIC DESIGN REVIEW
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS
NO. | DESCRIPTION | DATE

TIDWELL RETAIL
Sherman, TX

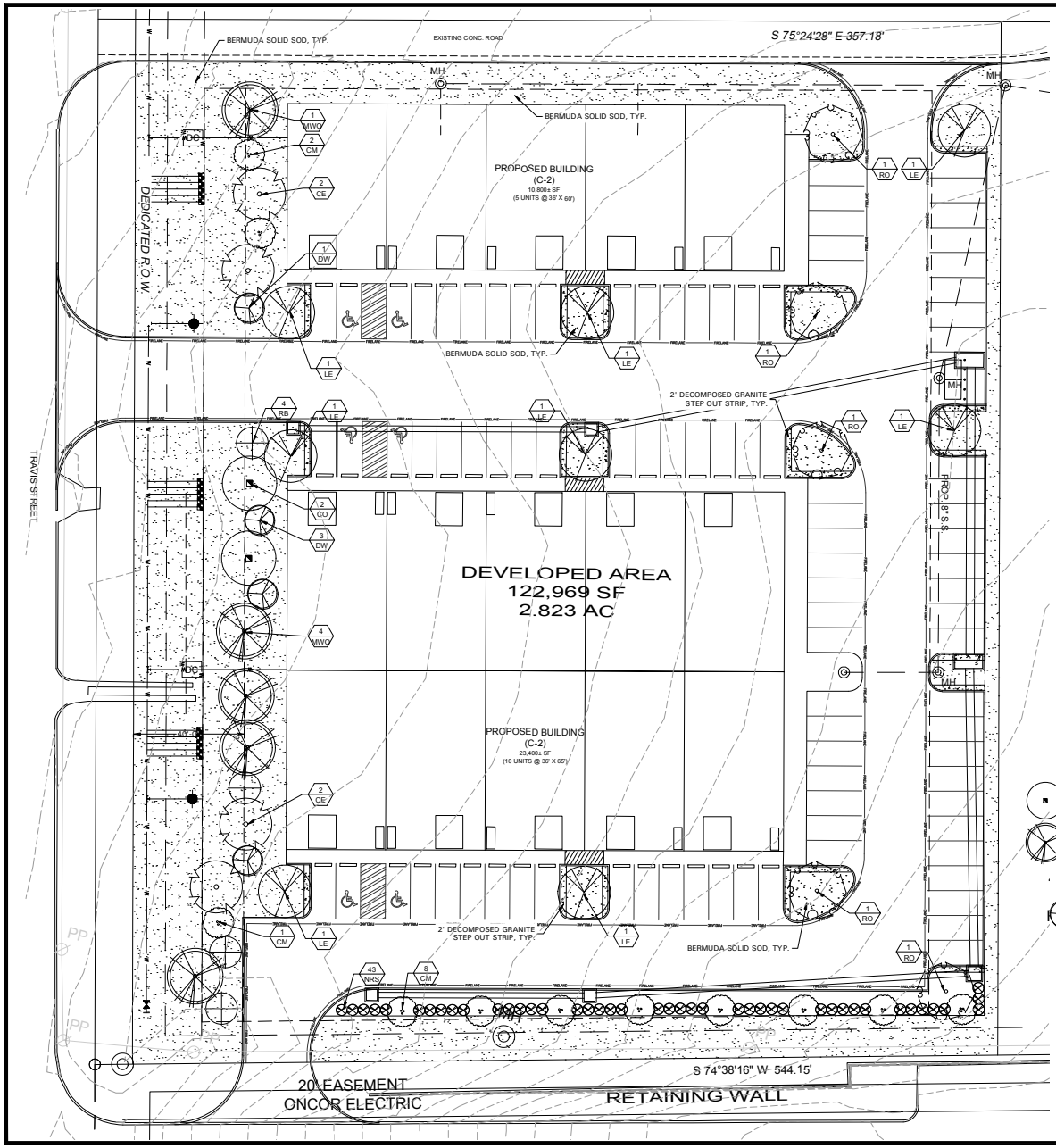
PROJECT NUMBER
5.8.24
DATE

SHEET NUMBER
A0.0

exterior elevations

signage
SIGNAGE
Signage

Signage



LANDSCAPE TABULATIONS for Sherman, TX

PARKING LOT LANDSCAPE

1. 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.
2. Minimum of 1 shade tree shall be planted in all islands and every 12 stalls.
3. Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees, or other such materials. A 2' wide step out strip to be provided for vehicles.

Parking Area = 32,059 s.f.

Parking Spaces = 94

REQUIRED	PROVIDED
3206 s.f. (10%)	4873 s.f.
8 trees	13 trees

STREET PERIMETER BUFFER

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

Travis Street - 379 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 379 l.f. = 5685 s.f.	
11 shade trees	11 shade trees
11 ornamental trees	11 ornamental trees

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FINO GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. 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.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID 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 BY PLAN.
2. 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" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDA GRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO 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.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. 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.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED 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.
2. 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.
3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
2	CO	Chinkapin Oak	*Quercus muhlenbergii*	3" cal.	12' ht., 4' spread, matching
8	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	3" cal.	12' ht., 4' spread, matching
5	MWO	Mexican White Oak	*Quercus polymorpha*	3" cal.	12' ht., 4' spread, matching
5	RO	Texas Red Oak	*Quercus buckleyi*	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
11	CM	Crepe Myrtle 'Dynamite'	*Lagerstroemia indica 'Dynamite'*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
4	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
4	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
43	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
		Bermuda Solid Sod	*Cynodon dactylon*		
		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.

GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

MARK	REVISION	DATE

LANDSCAPE PLAN

OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 RETAIL
SHERMAN, TEXAS

DRAWN BY:	A.W.R.
DESIGNED BY:	A.W.R.
DATE:	APRIL 2025
JOB NO.	OVCP-22-01

STEPHENS ENGINEERING
P.O. BOX 6618 I LONGVIEW, TX 75608
(903) 215-9990 STEPHENSENG.NET

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDSON
2754
STATE OF TEXAS

SEAL:

TBPE FIRM NO. F-20395

SHEET NO.

L1.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   2. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 23RD OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (ZX0.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROPERLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE RESULTING FROM REPLACEMENTS OR LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER 'WORK' OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER OR PREPARING A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION
   1. BALLED AND BURLAPPED B&B PLANTS; DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY
   1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
   2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE
   3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
   4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
   5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
   6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
   7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
   8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, SHOWING SIGNS OR UNDERSIZED, WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND GRASSES. LOAM CONTAINING DALLAS GRASS OR NUTGRASS SHALL BE REJECTED. FOREIGN
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY - BETWEEN 7-27%
      b. SILT - BETWEEN 15-25%
      c. SAND - LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.

D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE ON EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 140S BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONESTAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1.5" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS ON TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE POSITIONED PLUMB AND MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR YOU HAVE DRAINAGE ISSUES. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅔ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCURING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

G. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT, EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

G. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

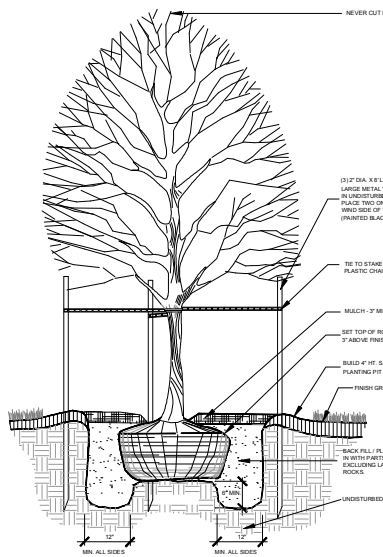
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE PERIOD SPECIFIED HEREIN WILL COMMENCE.

END OF SECTION


NEVER CUT LEADER
(3) 2" DIA. X 8' LENGTH LARGE METAL "T" POSTS IN UNDISTURBED SOIL. PLACE TWO ON PREVAILING WIND SIDE OF TREE (PAINTED BLACK)
TIE TO STAKE WITH PLASTIC CHAIN TIES
MULCH - 3" MIN. DEPTH
SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
BUILD 4" HT. SAUCER AROUND PLANTING PIT WITH TOPSOIL.
FINISH GRADE
BACK FILL / PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS.
UNDISTURBED SUBGRADE
12"

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 11.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2424 TEXOMA PARKWAY (Project No. 25-000527) - TABLED FROM MARCH 18, 2025

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)

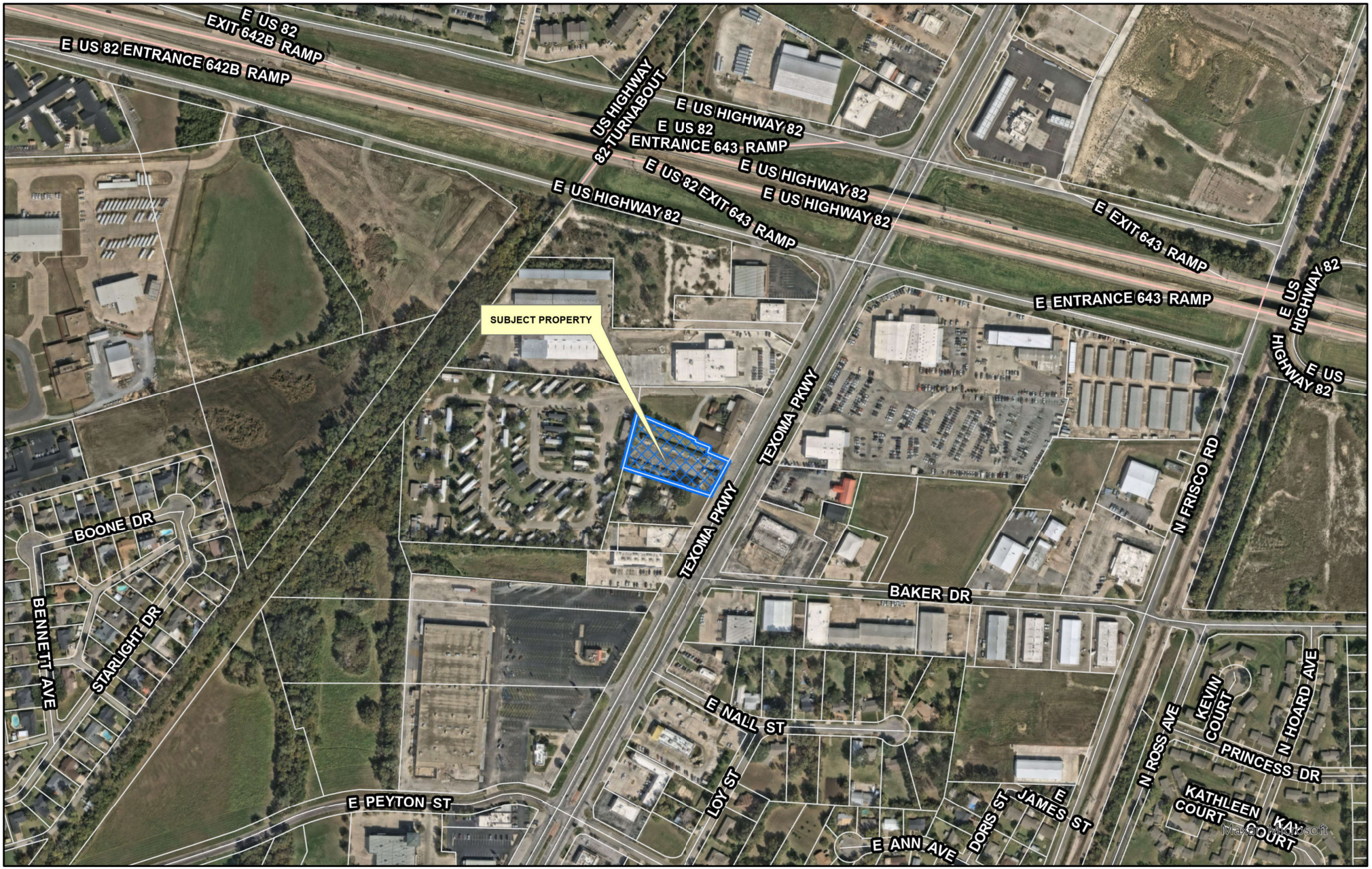
Staff Recommendation:

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. Survey
6. Narrative

7. Comment Response Letter
8. Site Plan
9. Violation Letter
10. Elevations
11. Letter of Concern
12. Amended Staff Review Letter
13. Fire Services Comments



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2424 TEXOMA PKWY

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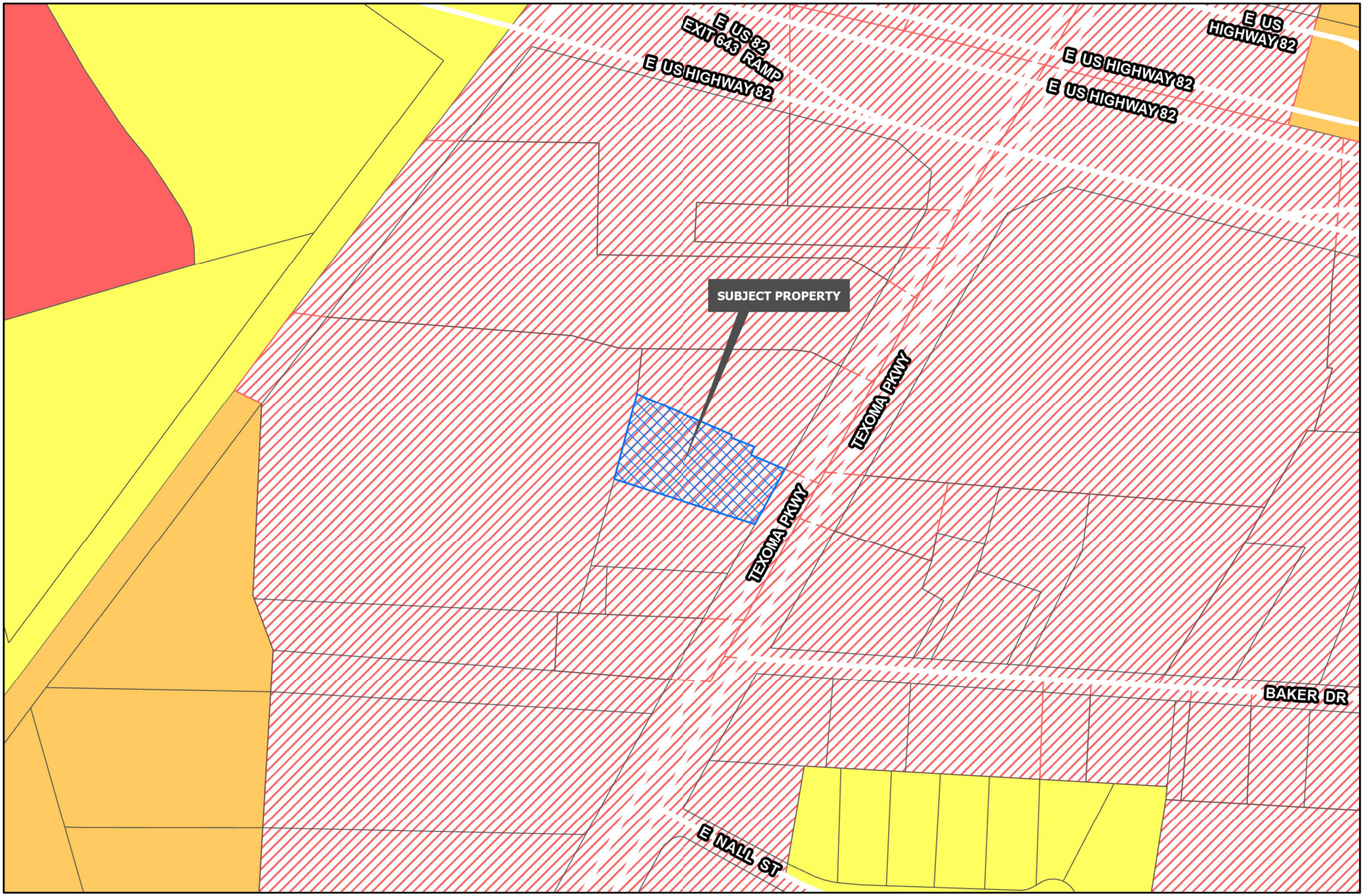

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
2424 TEXOMA PKWY

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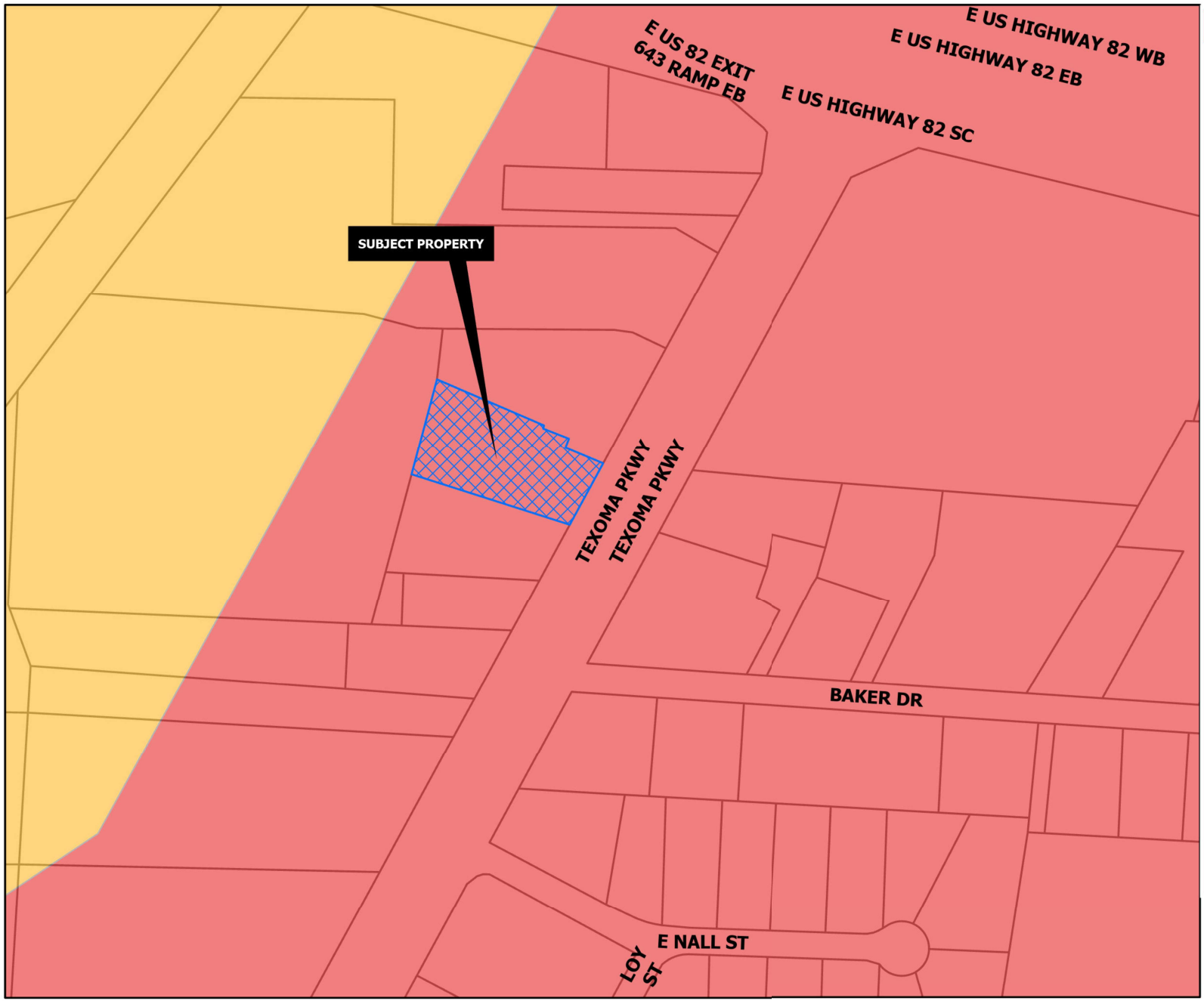

REGIONAL COMMERCIAL

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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2424 TEXOMA PKWY

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Date: 2/25/2025 1:32 PM

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.

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 SHELBY 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 SOUTHEAST 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° 09' 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;

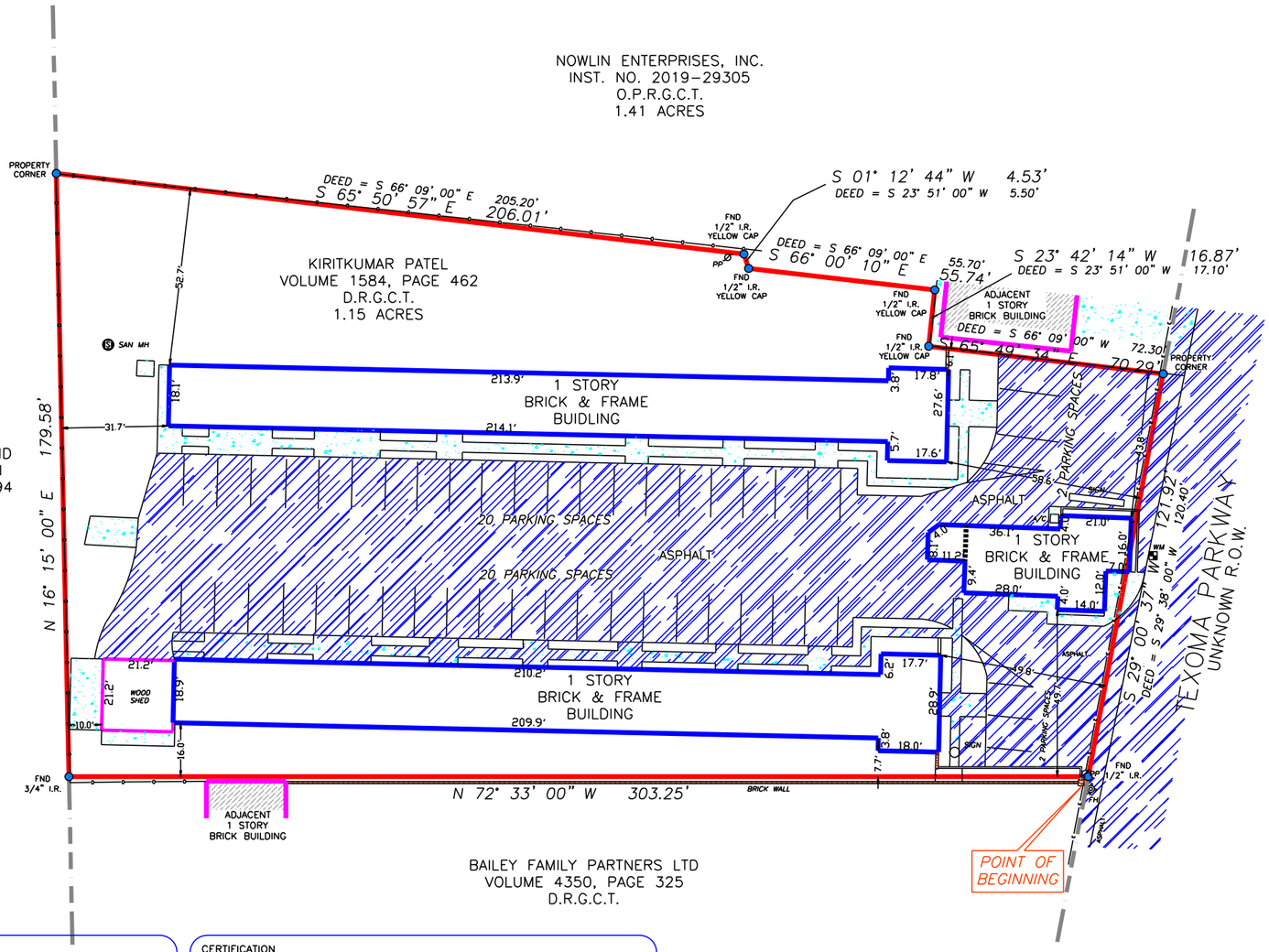
THENCE SOUTH 01° 12' 44" WEST A DISTANCE OF 4.53 FEET (DEED CALLS SOUTH 23° 51' 00" WEST A DISTANCE OF 5.50 FEET) TO A 1/2 IRON ROD FOUND WITH YELLOW CAP ALONG THE WEST EDGE OF SAID CONCRETE WALK;

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 SHELBY 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: TJLT 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.

STATE OF TEXAS REGISTERED S EPHRAIM OSABUTEY 6063 PROFESSIONAL LAND SURVEYOR

11/12/2023

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.

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 appliences
- 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.

//DCG ENGINEERING

April 8, 2025

City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

Attn: Kerri Turner

Reference: Project 2424 Texoma Parkway (Project # 25-000527)

2424 TEXOMA PARKWAY (Project No. 25-000527)

Previous comments from 2025-03 are still applicable. No updates have been received.

Zoning

1. 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.
    RESPONSE: Noted in Site Data table.

2. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. *(Sec. 14.04.003(d)(3)(A))*
    b. The size of the parking spaces must be shown on the Site Plan.
    RESPONSE: We are depicting the size of the parking spaces. Please note that we are unable to meet the city code of 20' depth of parking space given the width of available space between the existing buildings. We can accomplish an 18' deep parking space and a 4 foot wide sidewalk between the building faces. We are respectfully requesting a variance of the parking depth given this is an existing condition that we can not remedy without demolishing structures.

3. One parking space for every unit plus the required parking for retail, office, and other uses as applicable. *(Sec. 14.04.003((e)(1))*
    c. 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.
    RESPONSE: Acknowledged.

1668 Keller Parkway, Suite 100 - Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Firm No. F-21947

Engineering

Engineering Informational Comments:

4. Platting of the property is required prior to building permits being issued. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
   RESPONSE: Acknowledged.

5. 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*
   REPONSE: Acknowledged.

6. 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*
   RESPONSE: Acknowledged. We will need additional information as this is a remodel.

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.

7. [ ] 503.1.1 Amended - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Except for one- or two-family dwellings, the path of measurements shall be along a minimum ten foot (10') wide level (not exceeding 3 percent grade) and unobstructed pathway around the external walls of the structure. *(Located In City Ordinances Amendments)*
   RESPONSE: Proposed fire lane and turnaround shown.

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

8. [ ] 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'.
   RESPONSE: Acknowledged and complied.

9. [ ] 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)*
   RESPONSE: Acknowledged and complied.
10. [ ] 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)*
    RESPONSE: Acknowledged and complied.

Other Codes That May Apply.

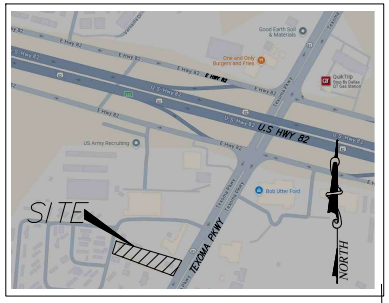
11. [ ] 503.7 Amended - Hose lay shall be measured from the centerline of the fire lane along an unobstructed and level path measuring 10 feet in width. *(Located In City Ordinances Amendments)*
RESPONSE: Acknowledged and complied.

Solid Waste Services

12. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance.
    RESPONSE: Acknowledged and complied.

Thank you.
DCG Engineering, Inc.

David Gregory, PE
President



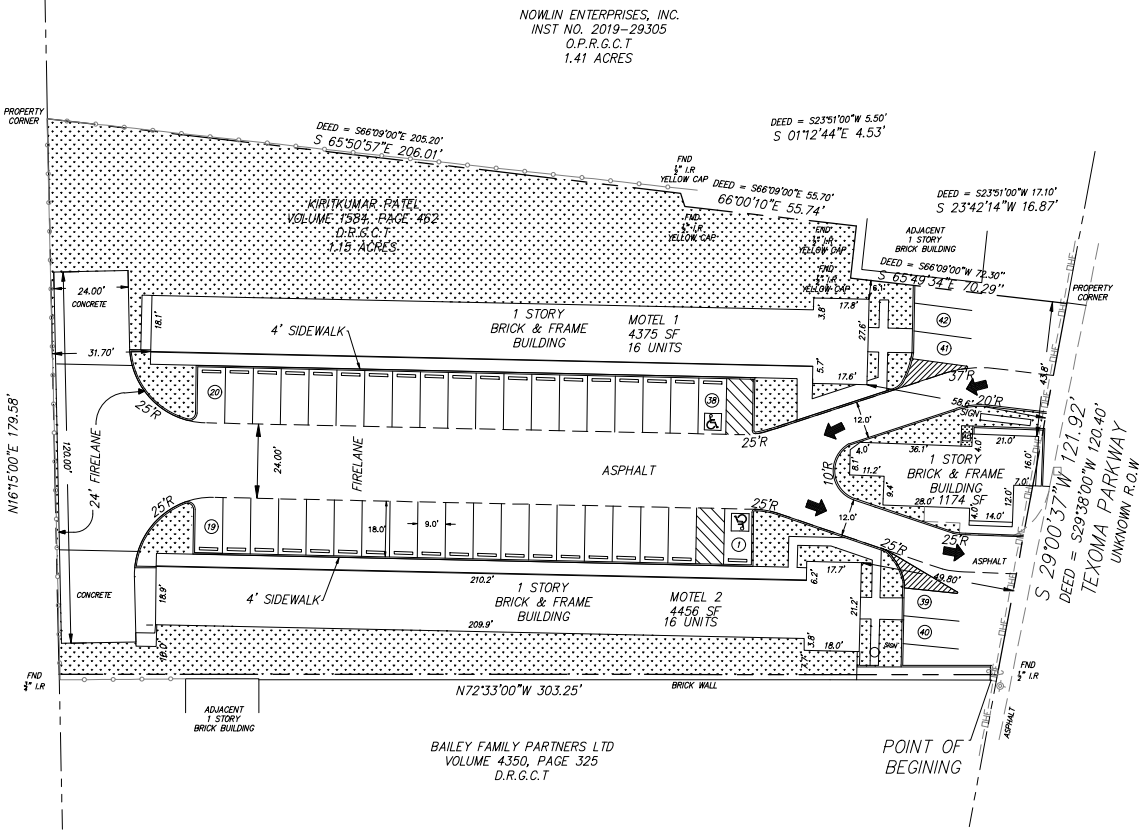
VICINITY MAP

SITE DATA FOR MOTEL

LOT AREA	50,094 SF; 1.15AC
BUILDING AREA	1174 SF OFFICE 4375 MOTEL 1 (16 UNITS) 4456 MOTEL 2 (16 UNITS)
FLOOR AREA RATIO	0.199
TOTAL IMPERVIOUS AREA	32,819.03 SF (65.52% COVERAGE)
LANDSCAPED AREA	17,274.97 SF (34.48% COVERAGE)
AREA WITHIN FLOODPLAIN	0 SF
EXISTING ZONING	C-2
PROPOSED USAGE	MOTEL
REQUIRED PARKING	1 PS PER UNIT (32 UNITS) 1 PS PER 400SF OFFICE AREA (1174SF) TOTAL: 35 PS
PROVIDED PARKING	42 (INCLUDING 2 HANDICAPPED)
EXTERIOR MATERIALS:	BRICK

NORTH

0 10 20 30 40
GRAPHIC SCALE IN FEET
SCALE: 1"=20'



OWNER/DEVELOPER:
PRATAPBHAI PATEL,
3248 BUTTERCAP LANE
CAMARILLO, CA 93012
(661) 304-5412
CONTACT: PRATHAPBHAI PATEL

DATE SUBMITTED: 04-08-2025

DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, Tx 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

JOB NO.: 11.96.01

CONTRACT DATE: --
BUILDING TYPE: MOTEL
PLAN VERSION: --
SITE NUMBER: XXXXX
STORE NUMBER: XXXXX

2424 Texoma Pkwy
SHERMAN
TEXAS-75090

SITE PLAN

PLOT DATE:

Sherman
CLASSIC TOWN. BROAD HORIZON.

Recd: 11/7/22

October 31, 2022

[redacted]

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.

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 Hefton, City Manager
Ryan Pittman, City Attorney, Abernathy Roeder Boyd & Hullett, P.C.

CROSSROADS INN
MOTEL
TOP TREE SERVICE
903-815-1795
COMMERCIAL & RESIDENTIAL
FREE ESTIMATES • TRIMMING • REMOVAL
Locally Owned & Operated
Insured
LINDMARK
FREE WI-FI INTERNET
VACANCY
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OFFICE

CROSSROADS INN
MOTEL
FREE WI-FI INTERNET
2424
VACANCY
OFFICE

Marlow, Lauren

From: Planning
To: Gary Wilson; Planning
Cc: Vickie Wilson; Renee Horstman
Subject: RE: Public Hearing for 2424 Texoma Pkwy

From: Gary Wilson
Sent: Monday, April 14, 2025 6:20 PM
To: Planning
Cc: Vickie Wilson; Renee Horstman
Subject: Re: Public Hearing for 2424 Texoma Pkwy

Hi Kerri. Thanks for meeting with me today. As I explained, we own Crossroads MH & RV Community at 2450 Texoma Pkwy, immediately to the west of this motel. We have homes that are immediately adjacent to the property line between our two properties. We would just like to make sure that whatever lighting is used, it won't be a nuisance to our residents.

Gary

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

AMENDED AND RESTATED STAFF REVIEW LETTER

March 31, 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 was 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; this item was tabled at the March 18, 2025, at the request of the applicant. **The requested Zone Change and Specific Use Permit will be placed on the agenda for the April 22, 2025 Planning and Zoning Commission meeting.**

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.

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 Chapter10.01.005; 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.

This letter amends and restates my letter dated February 26, 2025. On the execution of this letter, the provisions of the February 26, 2025 letter shall be void and of no further force or effect, and this letter shall supersede the same.

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

SITE PLAN REVIEW CHECKLIST

For Site Plan : 2424 Texoma Pkwy

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

*The single point divided entry point fire lane is not acceptable.
[ ] 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'.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 12.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

306 SOUTH DEWEY AVENUE (Project No. 25-000548) - TABLED FROM MARCH 18, 2025

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. Survey
6. Narrative
7. Floor Plan
8. Elevations

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
306 S DEWEY AVE

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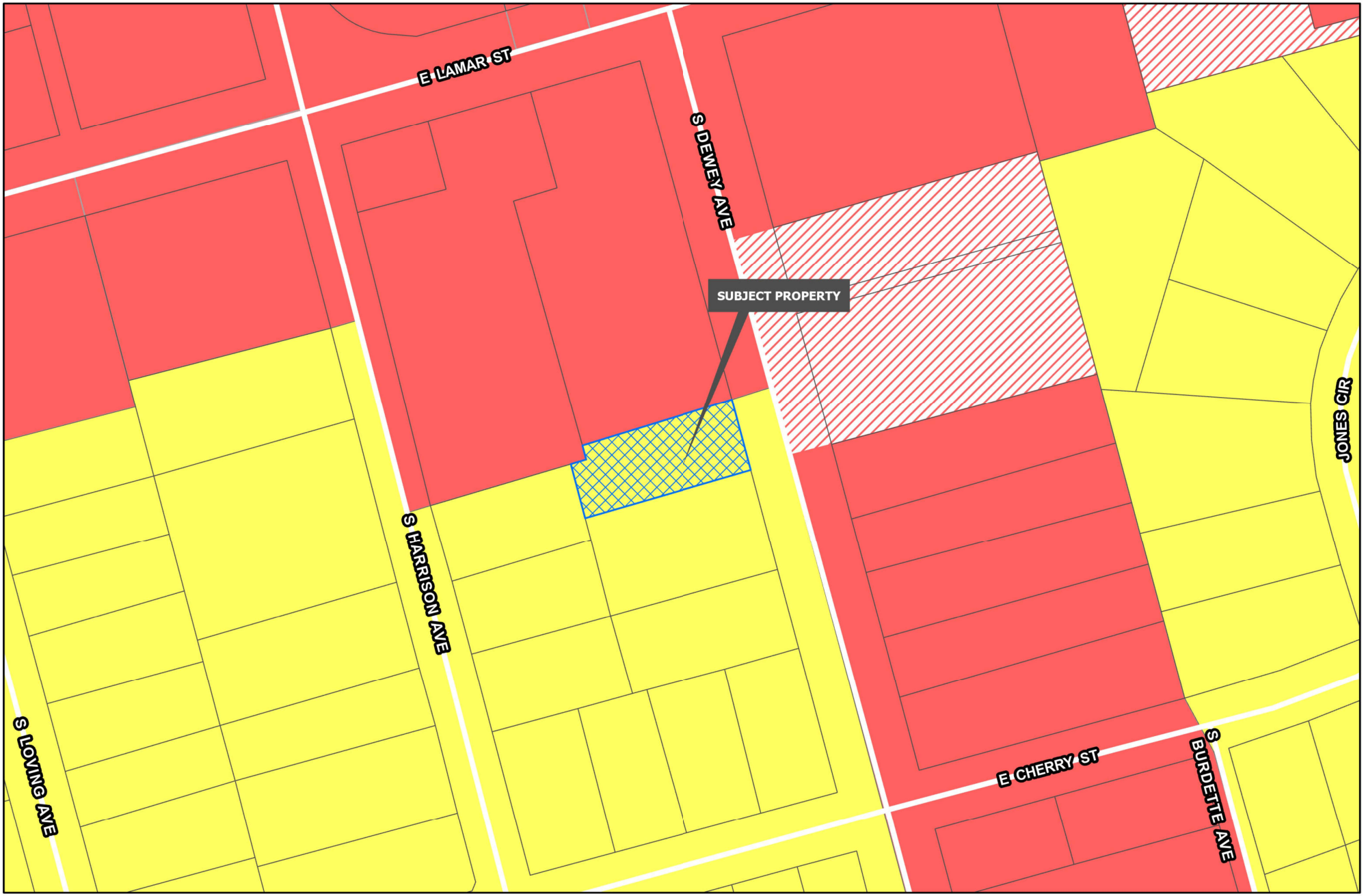
Date: 2/25/2025 1:32 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
306 S DEWEY AVE

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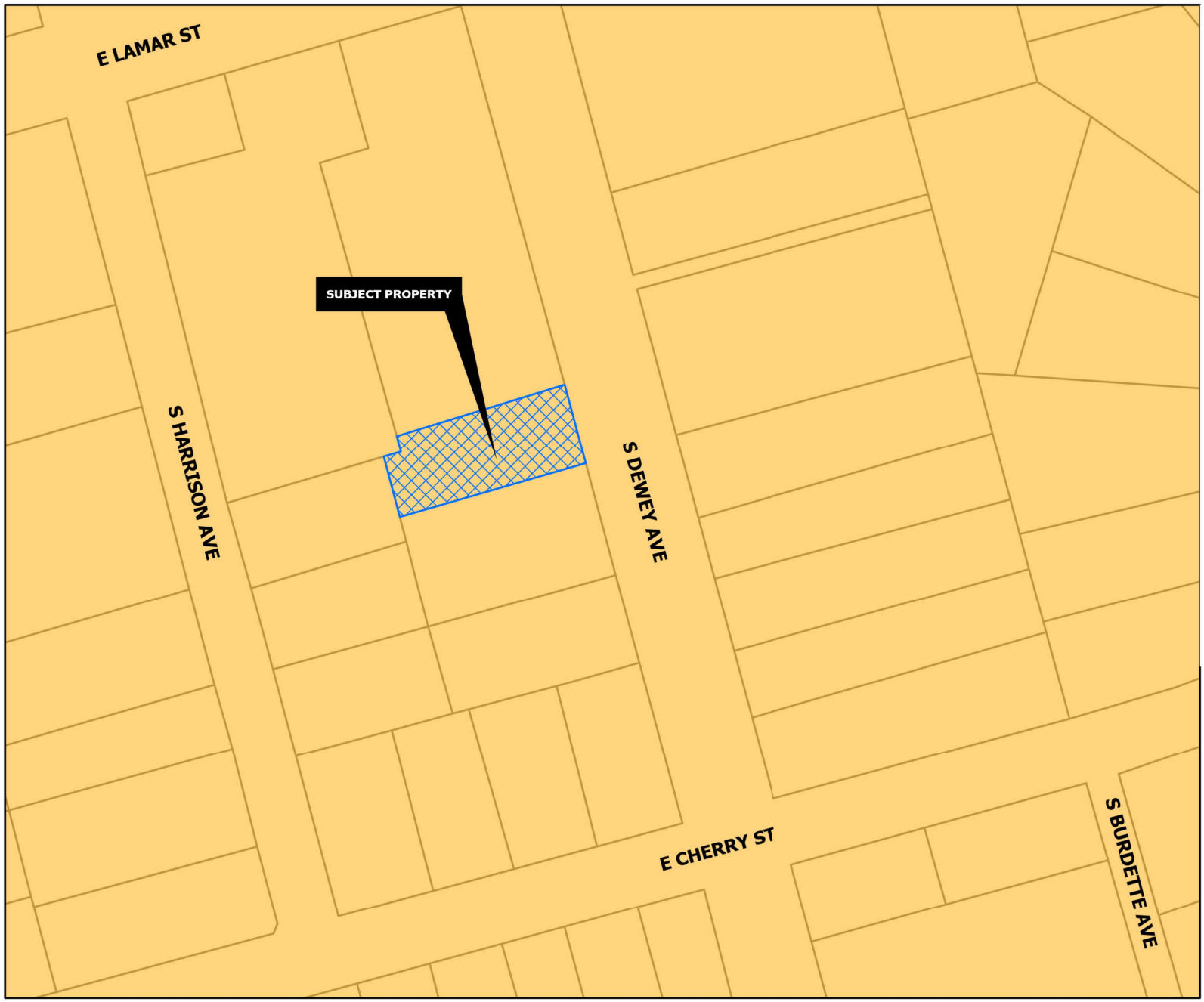

CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
306 S DEWEY AVE

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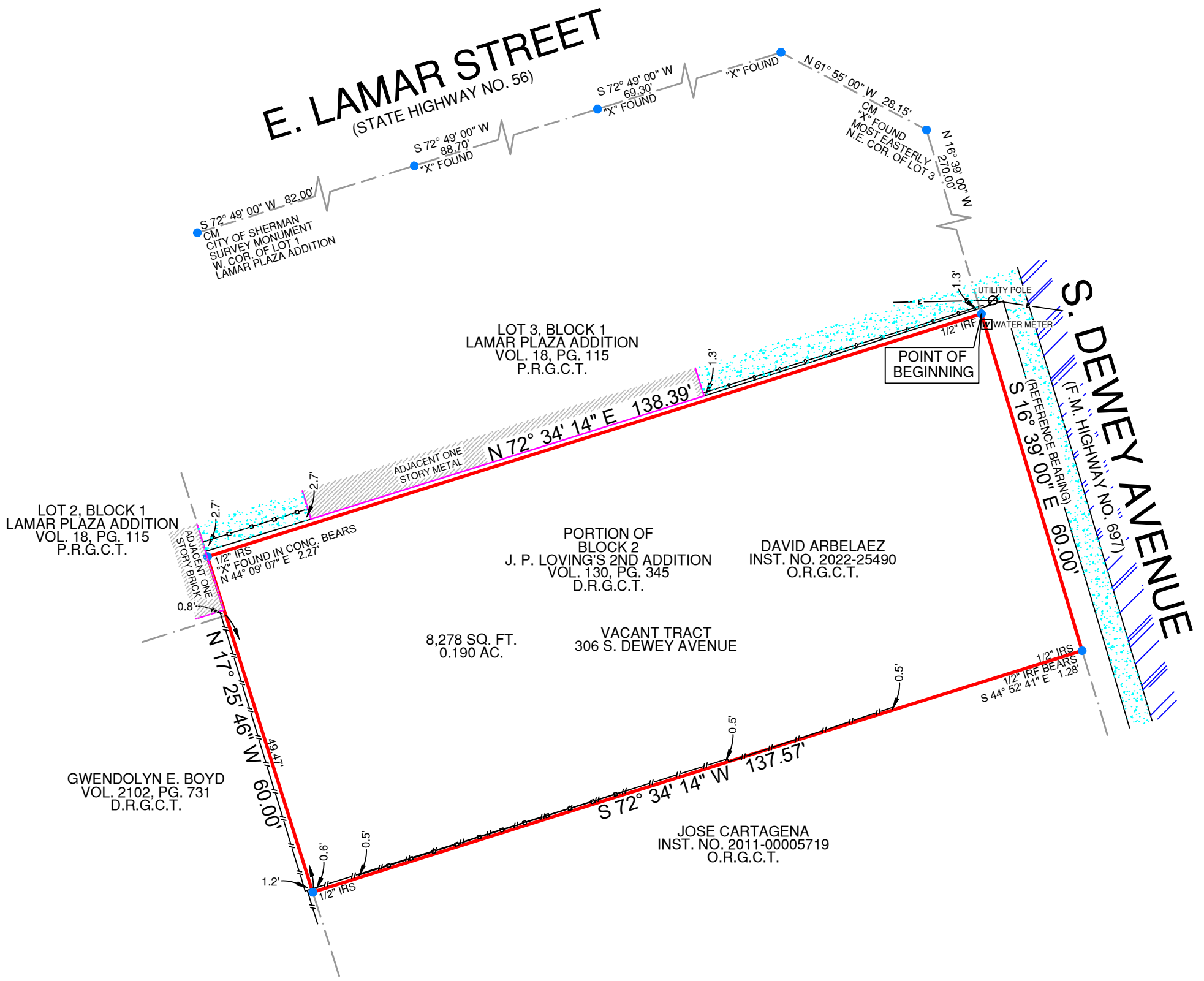
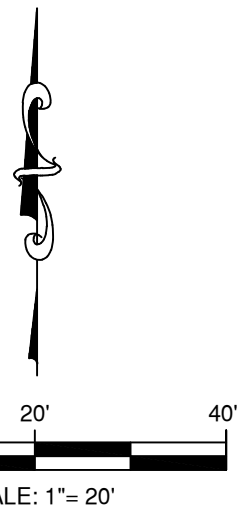
Date: 2/25/2025 1:32 PM

Sherman
CLASSIC TOWN. BRIGHT FUTURE.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 25-000548
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7226





SCALE: 1"= 20'

LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- METAL FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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

- ASPHALT =
- CONCRETE =
- GRAVEL =
- TILE =
- WOOD =
- BRICK =
- STONE =
- (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

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor

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

Premier Surveying LLC
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:

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

306 South Dewey Avenue (Project No. 25-000548)

Date: April 7, 2025
To: Planning & Zoning Department
City of Sherman, TX
From: David Arbelaez
Subject: Response to Staff Comments – Proposed Duplex Zoning Change

Zoning

1. All vehicle maneuvering shall take place on-site. (Sec. 14.04.0003(b)(2))
   Response: The design has been revised with a driveway that allows for vehicles to maneuver on site.

2. Adequate ingress and egress to all parking spaces shall be provided. (Sec. 14.04.0003(b)(5))
   Response: The design of the driveway provides adequate space for required parking spaces.

Engineering

3. Platting of the property is required prior to building permits being issued. Code of Ordinances Chapter10.01.005;
Texas Local Government Code Title 1, Sec. 212.004
   Response: It is our intent to plat the property prior to requesting building permits.

FAMILY
12'-0" x 14'-0"
KITCHEN
12'-0" x 10'-0"
PORCH
FAMILY
12'-0" x 14'-0"
KITCHEN
12'-0" x 10'-0"
PORCH

BEDROOM
12'-0" x 14'-8"
LINEN
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PORCH

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 13.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1804 NORTH HIGHWAY 75 (Project No. 25-001264)

The request of AHM 1804 Real Estate, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1804 North Highway 75, consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from a C-1 (Retail Business) District/75&82 Overlay District to a C-2 (General Commercial) District/75&82 Overlay District.

B. Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75&82 Overlay District.

Background:

The property is located at 1804 North Highway 75 near the corner of North Travis Street and West Taylor Street. The owner is requesting a Zone Change from a C-1 (Retail Business) District/75&82 Overlay District to a C-2 (General Commercial) District/75&82 Overlay District and a Specific Use Permit to allow Automobile repair, body work, or painting.

The following has been approved for this location:

1800-1804 Blocks North Highway 75:

- 7/18/2023 - Preliminary Plat of Taylor Crossing Addition

1804 North Highway 75:

- 6/22/2021 - Specific Use Permit to allow Used Automobile Sales in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- 5/21/2013 - Specific Use Permit to allow used automobile sales, service tire sales, service and light mechanical work in a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District.
- 5/22/2007 - Variance to allow overhead doors facing the highway.
- 2/20/2007 - Specific Use Permit to allow automobile sales and repair in a C-1 (Retail Business) District & Overlay District
- 11/21/2006 - Variance to allow shade structures with a 10' front setback, to not require a screening device adjacent to an R-1 (One and Two-Family Residential) District, and a sign with a 15' setback.

Origination:

AHM 1804 Real Estate, LLC (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:
Staff has no objection to the approval of the Zone Change and Specific Use Permit.

Attachments:
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Site Plan
8. Elevations
9. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1804 N HWY 75

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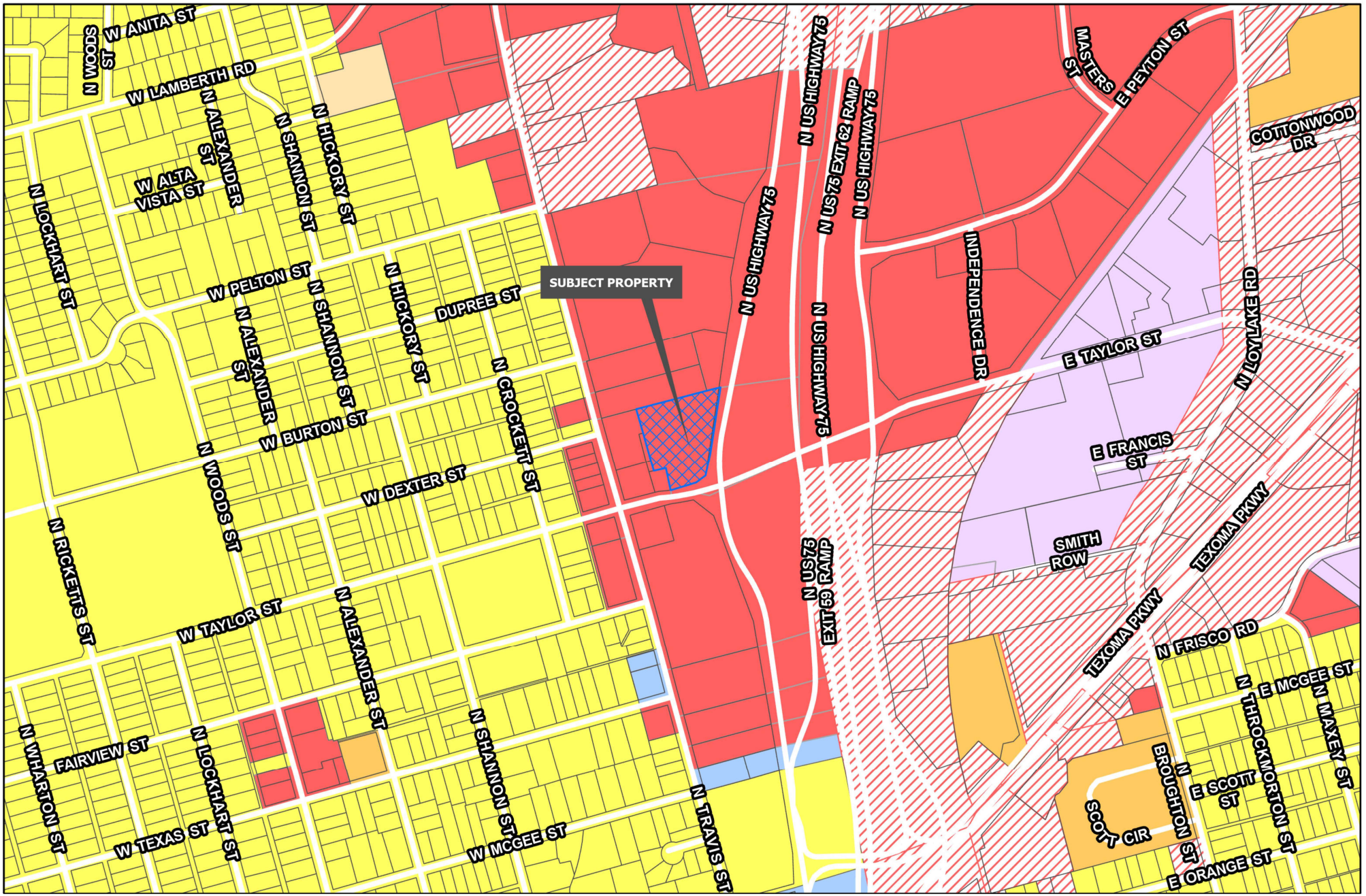

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1804 N HWY 75

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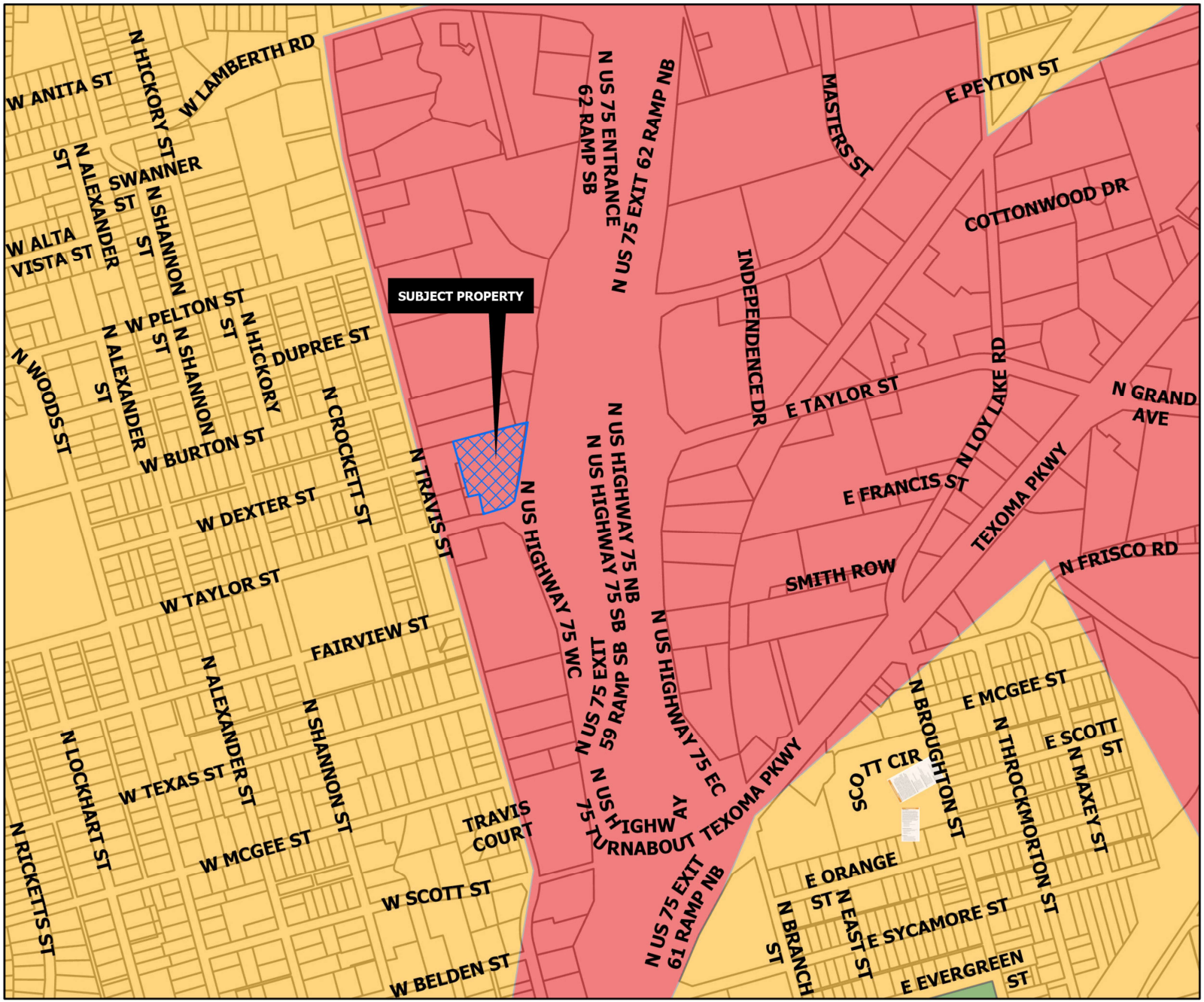

REGIONAL COMMERCIAL

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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1804 N HWY 75

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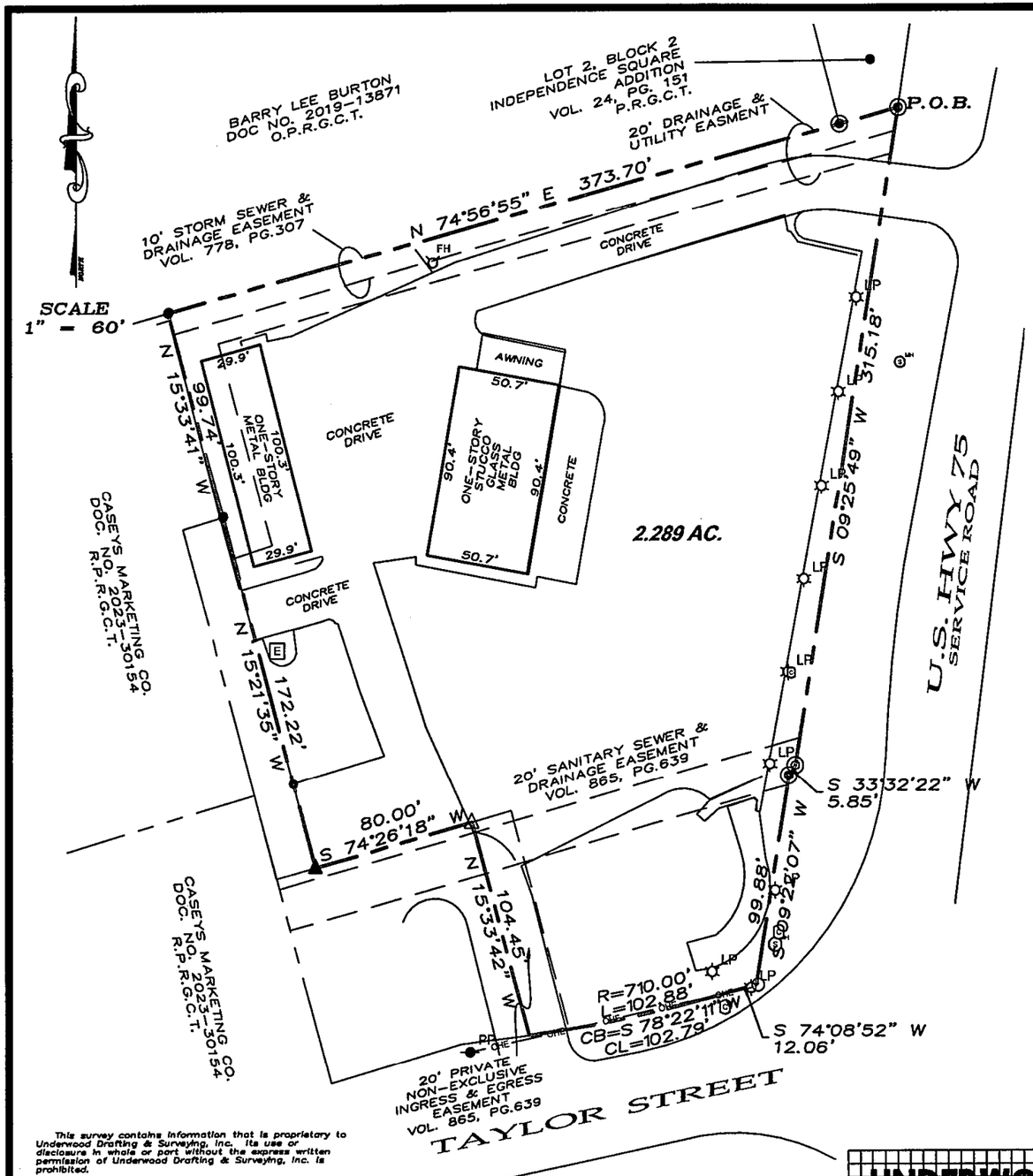
Date: 4/3/2025 10:49 AM

Sherman
NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST
PROJECT #: 25-001264
Planning & Zoning Web
FOR MORE INFORMATION
CONTACT
DEVELOPMENT SERVICES

NOTICE OF
REQUEST

JOB NO. 24030294
FW: WK – DFT: BH



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Lot 1, of the final plat of James Plaza Addition, an addition to the City of Sherman, Grayson County, Texas, Plat recorded in Volume 13, Page 60, Plat Records, Grayson County, Texas, and being the same 2.289 acre tract of land described in the deed to Sherman Pag1, LLC, recorded in Doc. No. 2021–14142, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a found 1/2" steel rod at the northeast corner of said Lot 1 in the west Right–of–Way of U.S. Hwy 75;

Thence with said west Right–of–Way of U.S. Hwy 75 the following calls and distances:

South 09°25'49" West, a distance of 315.18 feet to a found 1/2" steel rod;
South 33°32'22" West, a distance of 5.85 feet to a found 1/2" steel rod;
South 09°22'07" West, a distance of 99.88 feet to a found concrete monument;
South 74°08'52" West, a distance of 12.06 feet to a set 1/2" steel rod;

Thence with a non–tangent curve to the right having a radius of 710.00 feet, (chord bears South 78°22'11" West, a distance of 102.79 feet) an arc length of 102.88 feet to a set 1/2" steel rod;
Thence North 15°33'42" West, with the west line of said Lot 1 a distance of 104.45 feet to a found P/K nail;
Thence South 74°26'18" West, a distance of 80.00 feet to a found X cut in concrete;
Thence North 15°21'35" West, over and across said Lot 1 a distance of 172.22 feet to a set 1/2" steel rod;
Thence North 15°33'41" West, a distance of 99.74 feet to a set 1/2" steel rod;
Thence North 74°56'55" East, with the north line of said Lot 1 a distance of 373.70 feet to the Point–of–Beginning and containing 2.289 acres of land.

To: SHERMAN PAG1, LLC;

I hereby certify that on the 26th day of October, 2024, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and right–of–way and of all right–of–way, easements, and any other matters of record, or of which I have knowledge of have been advised, whether or not of record, affecting the subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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

STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this work becomes published, the following notice shall apply:

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

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

DATE OF SURVEY: 03/26/24

Project Narrative

Project Name: Sherman Auto Center

Project Address: 1804 North Highway 75, Sherman, TX 75090

Project Description:

No changes or modifications will be made to the existing property. The facility will be used as-is, with zero adjustments to the current layout, structure, or exterior.

This project involves the establishment of an automotive mechanic shop at 1804 N75, Sherman, TX 75090. The business will offer a range of services, including oil changes, vehicle repairs, diagnostics, routine maintenance, and tire services for cars and trucks. The shop will operate as a full-service facility, focusing on the repair, maintenance, and servicing of motor vehicles.

The facility will provide professional, high-quality automotive services, including:

1. Oil Changes & Lubrication – Routine oil changes and lubrication to ensure smooth vehicle operation.

2. General Repairs – Including brake repairs, engine diagnostics, battery replacement, and other essential vehicle repairs.

3. Tire Services – Sales, installation, balancing, and rotation of tires to enhance vehicle safety and performance.

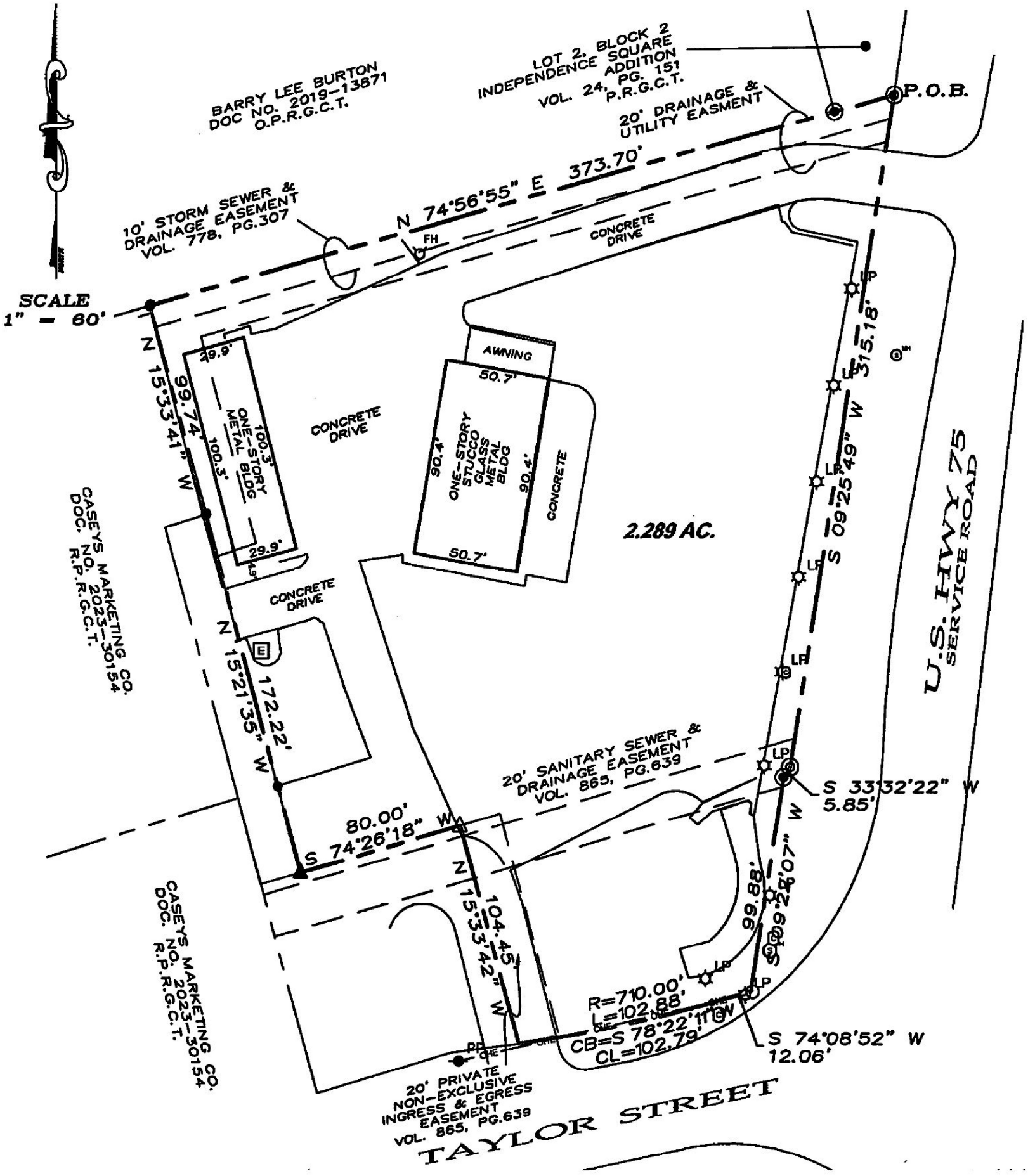
4. Preventative Maintenance – Regular inspections and maintenance to ensure vehicle safety and longevity.

The site plan is designed to ensure an efficient flow of vehicles and customers. Customer parking is located directly next to the office, allowing them to park, enter the building, and either wait inside or drop off their vehicles. Service staff will then move the vehicles into the bays for repairs or maintenance.

Additional parking spaces are located near the service bays, designated for employees and vehicles awaiting service. This setup keeps the area organized, preventing congestion and ensuring that vehicles are not stacked or left idling in front of the bays. The layout supports a smooth operational process, allowing for easy movement of both customers and service vehicles.

The proposed mechanic shop falls under the **Automotive Repair** category, which is classified as a specific use under **C2 zoning**. The requested zoning change from **C1 to C2** is necessary because automotive repair, including tire sales and installation, requires C2 zoning. Additionally, **a Specific Use Permit** will be required to align with zoning regulations and ensure full compliance with city requirements. This zoning adjustment will allow the business to operate lawfully while providing essential automotive services to the community.

We appreciate your consideration of this application and look forward to contributing to the city's commercial growth.


SCALE
1" = 60'
BARRY LEE BURTON
DOC NO. 2019-13871
O.P.R.G.C.T.
LOT 2, BLOCK 2
INDEPENDENCE SQUARE
ADDITION
VOL. 24, PG. 151
P.R.G.C.T.
P.O.B.
20' DRAINAGE & UTILITY EASEMENT
10' STORM SEWER & DRAINAGE EASEMENT
VOL. 778, PG.307
N 74°56'55" E 373.70'
FH
CONCRETE DRIVE
AWNING
50.7'
ONE-STORY STUCCO GLASS METAL BLDG
90.4'
CONCRETE
2.289 AC.
ONE-STORY METAL BLDG
100.3'
29.9'
CONCRETE DRIVE
N 15°33'41" W
99.74'
S 09°25'49" W
315.18'
U.S. HWY 75
SERVICE ROAD
CASEYS MARKETING CO.
DOC. NO. 2023-30154
R.P.R.G.C.T.
N 15°21'35" W
172.22'
20' SANITARY SEWER & DRAINAGE EASEMENT
VOL. 865, PG.639
S 33°32'22" W
5.85'
80.00'
S 74°26'18" W
N 15°33'42" W
104.45'
S 09°25'49" W
99.88'
R=710.00'
L=102.88'
CB=S 78°22'11" W
CL=102.79'
S 74°08'52" W
12.06'
20' PRIVATE NON-EXCLUSIVE INGRESS & EGRESS EASEMENT
VOL. 865, PG.639
TAYLOR STREET

1 2 3 4
PARKING
PARKING
1 2 3 4
3
2
1
PARKING
Auto Care Center
SERVICE ENTRANCE
BAYS
OFFICE
PARKING
9 8 7 6 5 4 3 2 1
OFFICE ENTRANCE
EMPTY SPACE
1 2 3 4 5 6 7
PARKING
1 2 3 4 5 6 7 8 9
PARKING
N Hwy 75
Parking Space Dimensions: 9' X 20'
Fire Lanes Width: 24'
Height of the Office: 25'
Height of the Service Bays: 15'
Office Size: 4,500 square feet
Service Bays Size: 3,000 square feet
Lot Size: 2.289 acres (99,708.84 sq. ft.)

EXPRESS SERVICE

CLASSIC
TEMPORARILY CLOSED FOR RENOVATIONS
PLEASE VISIT US AT
2020 N. US HWY 75
DENISON, TX.

1804

NAPA
AUTOCARE
CENTER
SERVICE ENTRANCE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 15, 2025 Sent via email

AHM 1804 Real Estate, LLC
15014 Yorktown Dr.
Frisco, TX 75035

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-1 (Retail Business) District/75&82 Overlay District to a C-2 (General Commercial) District/75&82 Overlay District and a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District/75&82 Overlay District located at 1804 North Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 22, 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. Taylor Crossing Addition plat is required to get Final Plat approval and filed prior to 7/18/2025.
9. All uses within the C-2 (General Commercial) District shall provide a screening device as an enclosure for garbage and trash containers. Such enclosure shall be constructed of masonry or similar durable material and position/screened in such a way that it is not visible from any street, highway or major thoroughfare. (*Sec. 14.04.004(d)(4)*)
10. 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.
11. 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))*

12. 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.
    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
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 Sherman Auto Center is the owner or lessee of the Property.
14. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.

Engineering

Engineering Informational Comments:

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

*Unable to determine fire lane width.

16. [ ] 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'.
    *Unable to determine turning radius.
17. [ ] 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)*
    *Unable to determine where fire lane ends.
18. [ ] 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)*
    *Unable to determine hydrant location.
19. [ ] D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.

Other Codes That May Apply.

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.

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)*

Solid Waste Services

21. This site does not have an enclosure that meets our ordinance.
    a. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance.

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 14.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1509 WEST HOUSTON STREET (Project No. 25-001145)

The request of Roger Baigg (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1509 West Houston Street, consisting of 1.042 acres being a Replat of Part of Block 1, Replat of Westwood Village Subdivision and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow 0' side setback in lieu of the required 25' setback for the existing structure adjacent to a major arterial for the existing structure.

B. Public Hearing and Variance under Section 14.02.016 to allow 3.7' side setback in lieu of the required 15' for the existing structure.

Background:

The property is located at 1509 West Houston Street at the corner of North Tolbert Avenue and West Houston Street. The owner is requesting Variances for the side setback to the existing structure.

The following has been approved for this location:

- 3/14/2025 - Preliminary Plat of West Houston Addition, Lots 1R and 2R, Block 1. (Conditionally Approved)
- 2/19/2008 - Specific Use Permit to allow model home and storage building sales/displays with Distribution in a C-1 (Retail Business) District.
- 5/13/1975 - Exception to allow a 6' wood fence closer than 25' to a front street.

Origination:

Roger Baigg (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variances.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Preliminary Plat
6. Narrative

7. Variance Detail Drawing

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1509 W HOUSTON ST

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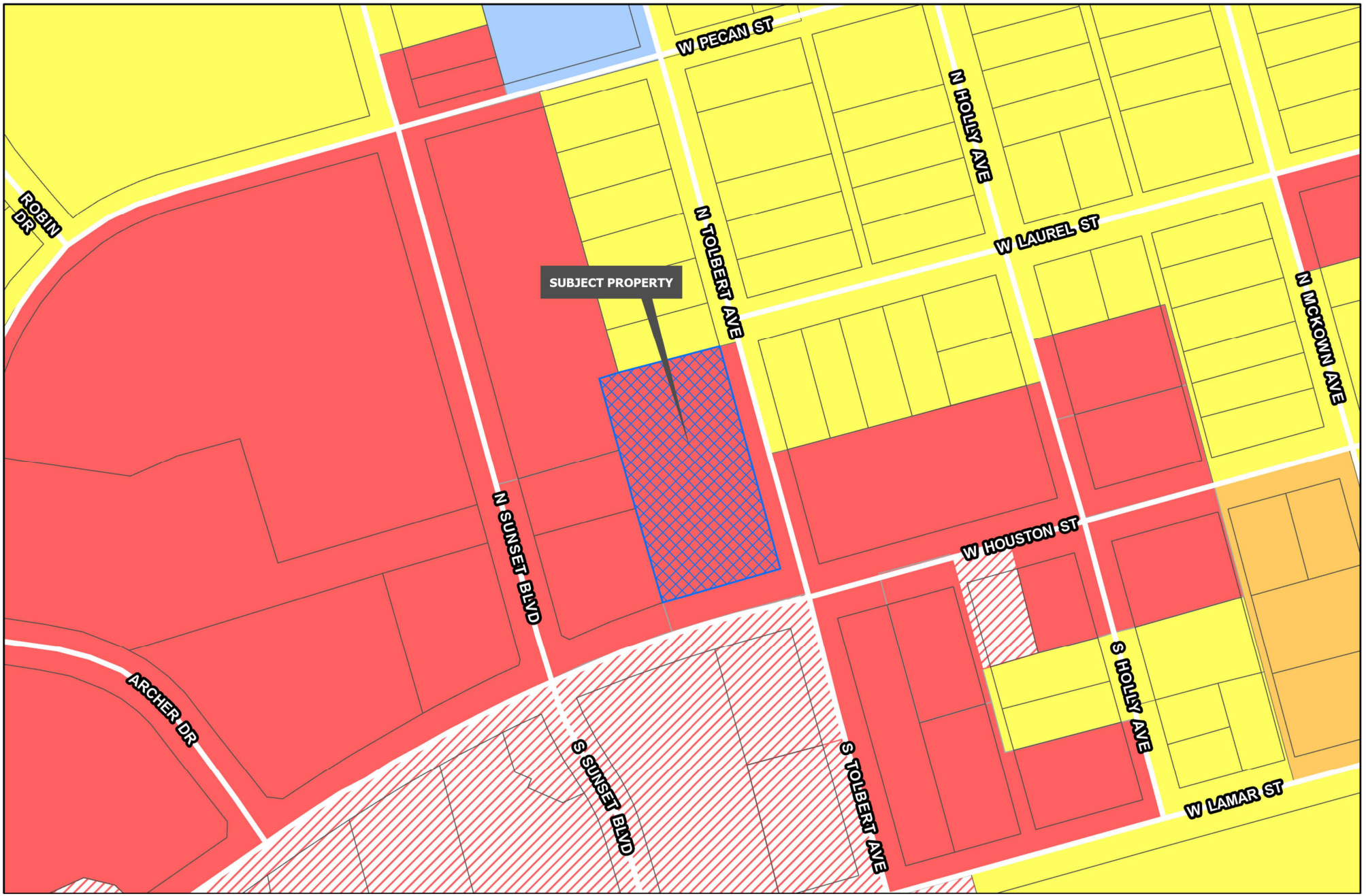
Date: 4/2/2025 10:49 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1509 W HOUSTON ST

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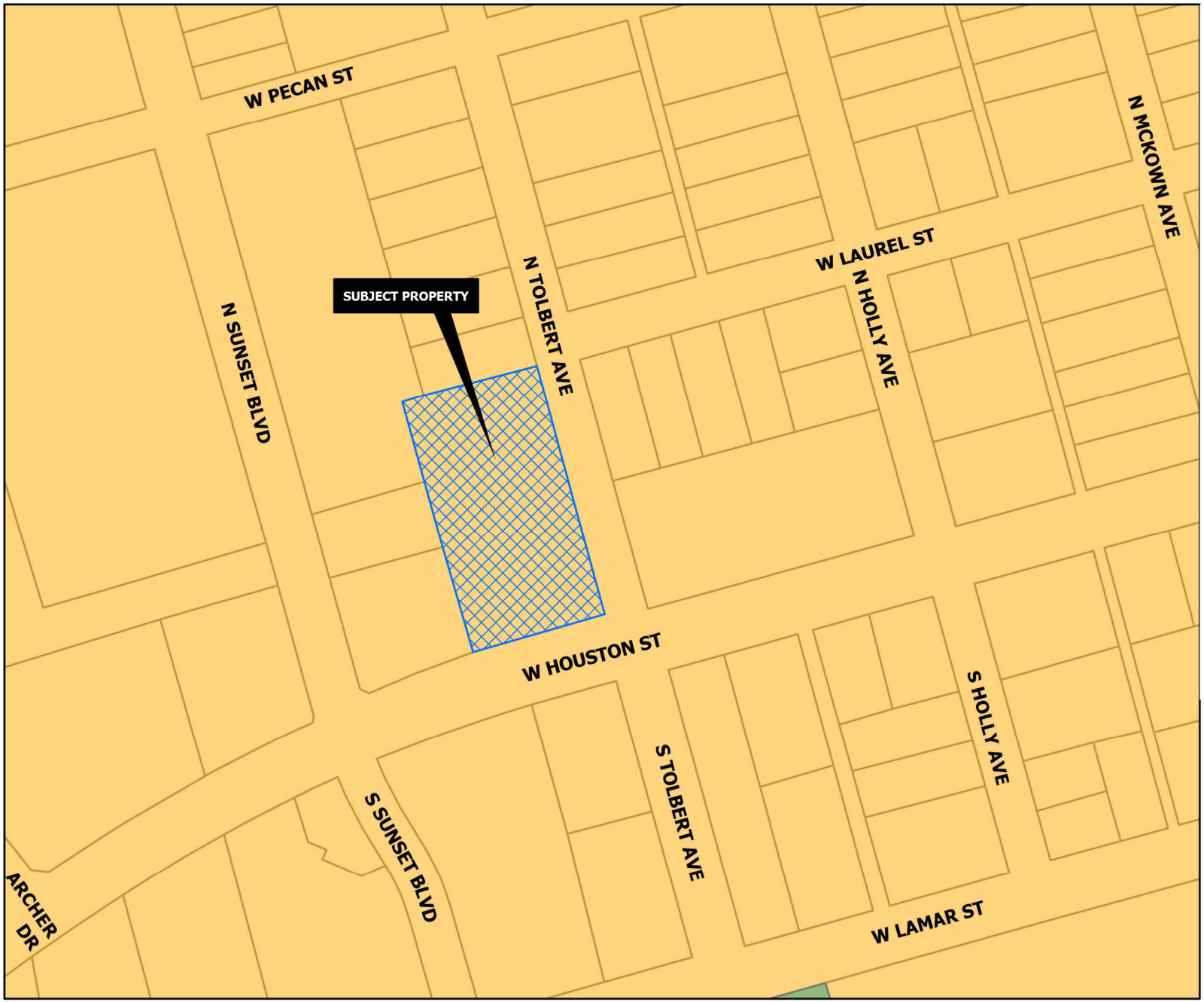
Date: 1/5/2026 9:01 AM



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

CITY OF SHERMAN
FUTURE LAND USE MAP
1509 W HOUSTON ST

N
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Date: 4/5/2023 9:01 AM

1509 W Houston St
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 25-001145
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

1509 W Houston St

Sherman

CLASSIC TOWN. BROAD HORIZON.

NOTICE OF REQUESTED VARIANCE

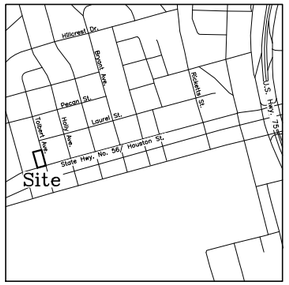
PROJECT #: 25-001145

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES
903-892-7229

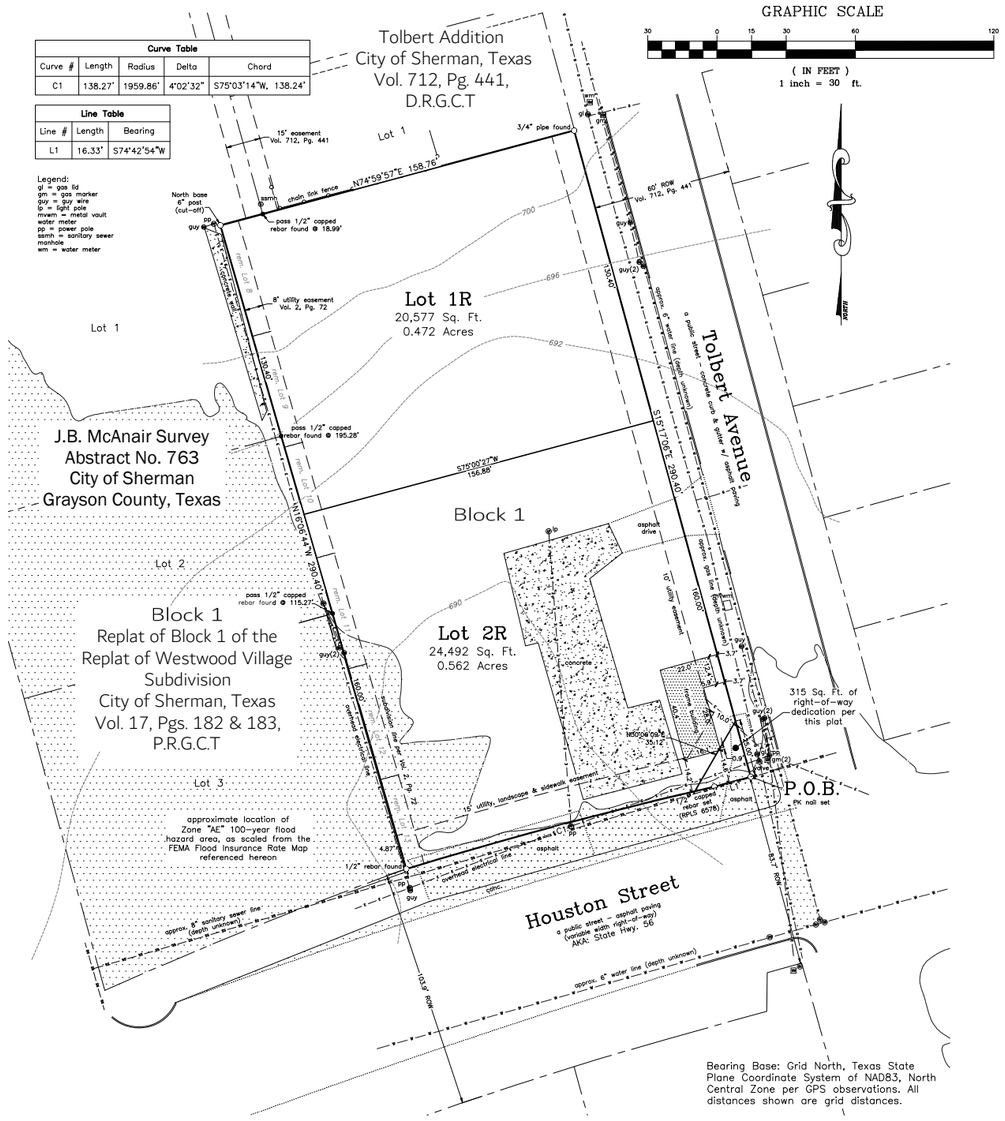
Vicinity Map
(not to scale)



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 Oncor 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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 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.

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 an on-ground topographic survey.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lots 8, 9, 10, 11, 12 & 13, Block No. One, Replat of Westwood Village Subdivision to the City of Sherman, Texas as per plat of record in Volume 2, Page 72, Plat Records, Grayson County, Texas and being the same 1.04 acre tract of land conveyed by General Warranty Deed from Leonard B. Coffman and Brenda K. Coffman to Garland Sunset, LLC on November 28, 2016 as recorded in Vol. 5911, Pg. 846, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a PK nail set at the intersection of the North line of Houston Street (aka: State Hwy. 56), a public street, with the West line of Tolbert Avenue, a public street, and being the Southeast corner of said Garland Sunset, LLC 1.04 ac.;

THENCE Southwesterly, with the North line of said Houston Street and the South lines of said Garland Sunset, LLC 1.04 ac., the following calls and distances:

1. South 74 deg. 42 min. 54 sec. West, a distance of 16.33 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the beginning of a curve;
2. Southwesterly, with a curve to the left having a radius of 1,959.86 ft. (chord bears South 75 deg. 03 min. 14 sec. West, 138.24 ft.) having an arc length of 138.27 ft. to a 1/2 inch rebar found at the Southeast corner of Lot 3 of Replat of Block 1 of the Replat of Westwood Village Subdivision to the City of Sherman, Texas as per plat of record in Vol. 17, Pg. 182, Plat Records, Grayson County, Texas and being the Southwest corner of said Garland Sunset, LLC 1.04 ac.;

THENCE North 16 deg. 06 min. 44 sec. West, over and across the remaining portions of said Lots 8 thru 13, Block 1 and with the East line of said Lot 3, Replat of Block 1 of the Replat of Westwood Village Subdivision and the West line of said Garland Sunset, LLC 1.04 ac., **PASSING** a 1/2 inch capped rebar found at the Northeast corner of said Lot 3 and being the Southeast corner of Lot 2 of said Replat of Block 1 of the Replat of Westwood Village Subdivision at 115.27 ft., continuing now with the East line of said Lot 2, **PASSING** a 1/2 inch capped rebar found at the Northeast corner of said Lot 2 and the most Southerly Southeast corner of Lot 1 of said Replat of Block 1 of the Replat of Westwood Village Subdivision at 195.28 ft. and continuing for a **TOTAL** distance of 290.40 ft. to the North base of 6-inch post (cut-off) at an Ell corner of said Lot 1 and being the Northwest corner of said Garland Sunset, LLC 1.04 ac.;

THENCE North 74 deg. 59 min. 57 sec. East,with the North line of said Garland Sunset, LLC 1.04 ac. and a South line of said Lot 1, Replat of Block 1 of the Replat of Westwood Village Subdivision, **PASSING** a 1/2 inch capped rebar found at the most Easterly Southeast corner of said Lot 1 and being the Southwest corner of Lot 1 of Tolbert Addition, as per plat of record in Vol. 712, Pg. 441, Deed Records, Grayson County, Texas at 18.99 ft. and continuing with the South line of Lot 1 said Tolbert Addition for a **TOTAL** distance of 158.76 ft. to a 3/4 inch pipe found in the West line of said Tolbert Avenue, at the Southeast corner of said Lot 1 and being the Northeast corner of said Garland Sunset, LLC 1.04 ac.;

THENCE South 15 deg. 17 min. 06 sec. East, with the West line of said Tolbert Avenue and the East line of said Garland Sunset, LLC 1.04 ac., a distance of 290.40 ft. to the **PLACE OF BEGINNING** and containing **1.042 ACRES** of land.

Owner:
Garland Sunset, LLC
2104 Bois D Arc Drive
Sherman, Texas 75092

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

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 · REGISTERED · KATE A. WAGNER · 6578 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GRAYSON

I, Garland Sunset, LLC, sole owners of West Houston 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.

_____
Representative of Sunset Garland, LLC

Printed Name: Mirza Baig

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Garland Sunset, LLC, 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, 2025.

_____
Representative of Sunset Garland, LLC

Printed Name: Mirza Baig

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Mirza Baig, 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

_____ _____
City Engineer Date
City of Sherman

ATTEST:

_____
City Clerk

Preliminary Plat
Lots 1R & 2R, Block 1
West Houston Addition
Being a Replat of Part of Block 1, Replat of Westwood Village Subdivision to the City of Sherman Grayson County, Texas
1.042 Acres
in the
J.B. McAnair Survey Abstract No. 763

DATE OF PREPARATION: MARCH 4, 2025
JOB NO. CGSI90225

P:\Land Projects R2\1509-W-Houston-St-Sherman\Civil 3D\Plat.dwg 3/4/2025 1:35 PM

PROJECT NARRATIVE/VARIANCE REQUEST:

Project: 1509 W Houston Street, Sherman, Texas

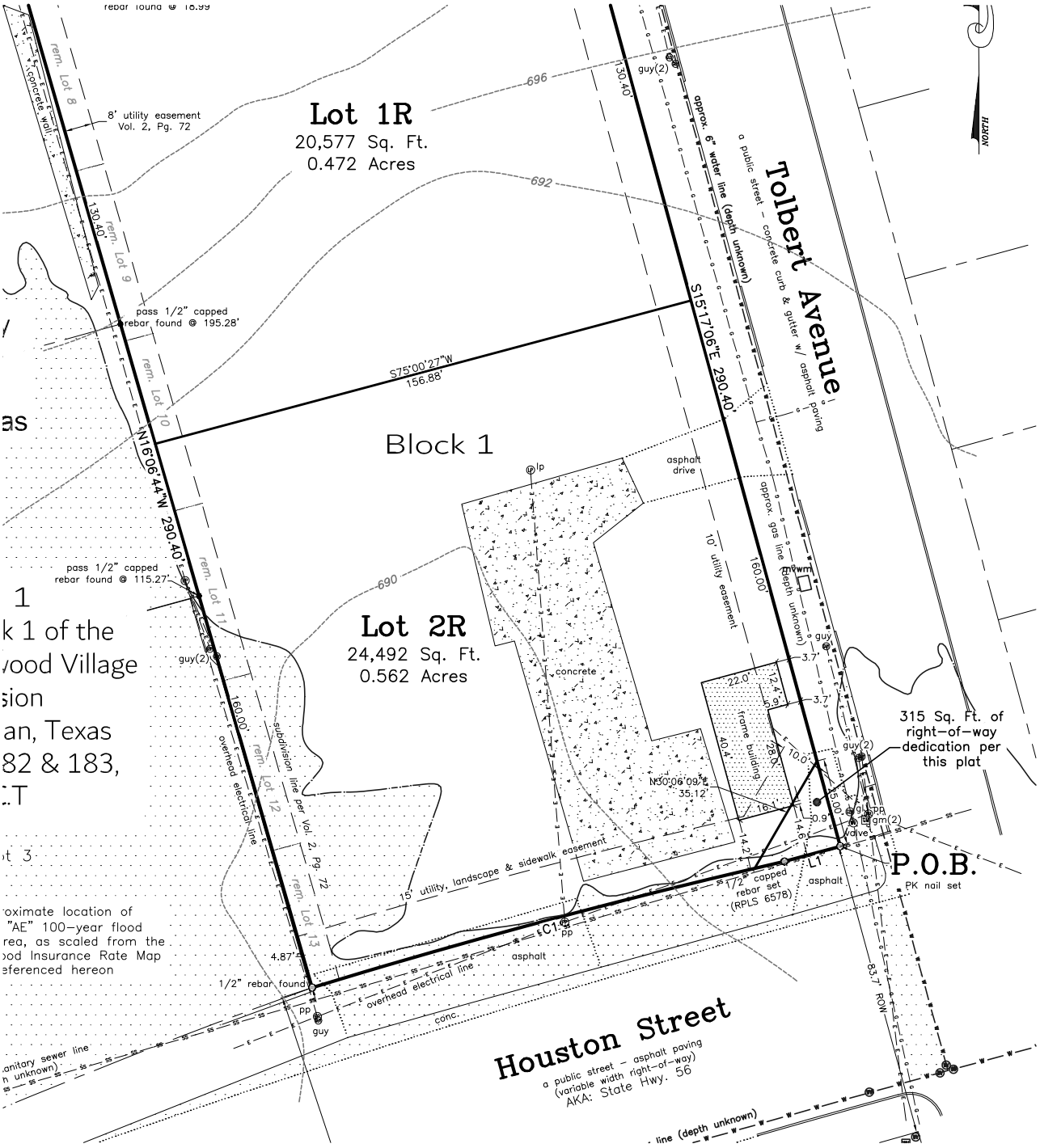
The property owner wishes to seek the following variances for the existing building as part of a plat approval to split the subject property into two lots:

1. Variance to allow 14.2' setback in lieu of the requirement 25' setback from a major arterial
2. Variance to allow a 3.7' side setback in lieu of the required 15' setback

See below preliminary plat comments received from the City of Sherman regarding this request:

Zoning

10. The minimum setbacks in C-1 (Retail Business) District are *(Sec. 14.02.016(1))*. :
    a. 25' front
    b. 25' rear
    c. 15' side
    d. 25' of any property line adjacent to a major arterial (Houston Street is a major arterial)
    e. 40' when abutting a residential district. (Informational for lot 1R)
        i. A Variance must be approved by the Board of Adjustment to allow a 14.02 setback in lieu of the required 25' from a major arterial and a 3.7' side setback in lieu of the required 15' for the existing structure.
            1. Variance must be submitted according to the Planning and Zoning and Board of Adjustment Calendar to be presented at the same meeting or a meeting prior to the Planning and Zoning meeting that the Final Plat is to be presented.



Lot 1R
20,577 Sq. Ft.
0.472 Acres
Lot 2R
24,492 Sq. Ft.
0.562 Acres
Block 1
Tolbert Avenue
a public street - concrete curb & gutter w/ asphalt paving
Houston Street
a public street - asphalt paving
(variable width right-of-way)
AKA: State Hwy. 56
315 Sq. Ft. of right-of-way dedication per this plat
P.O.B.
PK nail set
8' utility easement Vol. 2, Pg. 72
pass 1/2" capped rebar found @ 195.28'
pass 1/2" capped rebar found @ 115.27'
S75°00'27"W 156.88'
N16°06'44"W 290.40'
S15°17'06"E 290.40'
N30°06'09"E 35.12'
15' utility, landscape & sidewalk easement
10' utility easement
approx. 6" water line (depth unknown)
approx. gas line (depth unknown)
subdivision line per Vol. 2, Pg. 72
overhead electrical line
1/2" rebar found
1/2" capped rebar set (RPLS 6578)
rem. Lot 8
rem. Lot 9
rem. Lot 10
rem. Lot 11
rem. Lot 12
rem. Lot 13
concrete wall
asphalt drive
concrete
frame building
NORTH

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 15.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1024 SOUTH FIRST STREET (Project No. 25-001149)

The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.7561 acres being part of the G. B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District to a C-2 (General Commercial) District.

Background:

The property is located at 1024 South First Street at the intersection of East Spring Street and South First Street. The owner is requesting a Zone Change from an M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District to a C-2 (General Commercial) District.

The following has been approved for this location:

- 11/19/2024 - 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.
- 11/19/2024 - 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.
- 11/19/2024 - 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.
- 11/19/2024 - 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.
- 2/20/2007 - Zone Change from a R-1 (One Family Residential) District to M-1 (Light Manufacturing) District.

Origination:

Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors)

Staff Recommendation:

Staff has no objection to the approval of the Zone Change.

Attachments:

1. Location Map
2. Zoning Map

3. Future Landuse Map
4. Property Notification Sign
5. Narrative
6. Comment Response Letter
7. Survey

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1024 S FIRST ST

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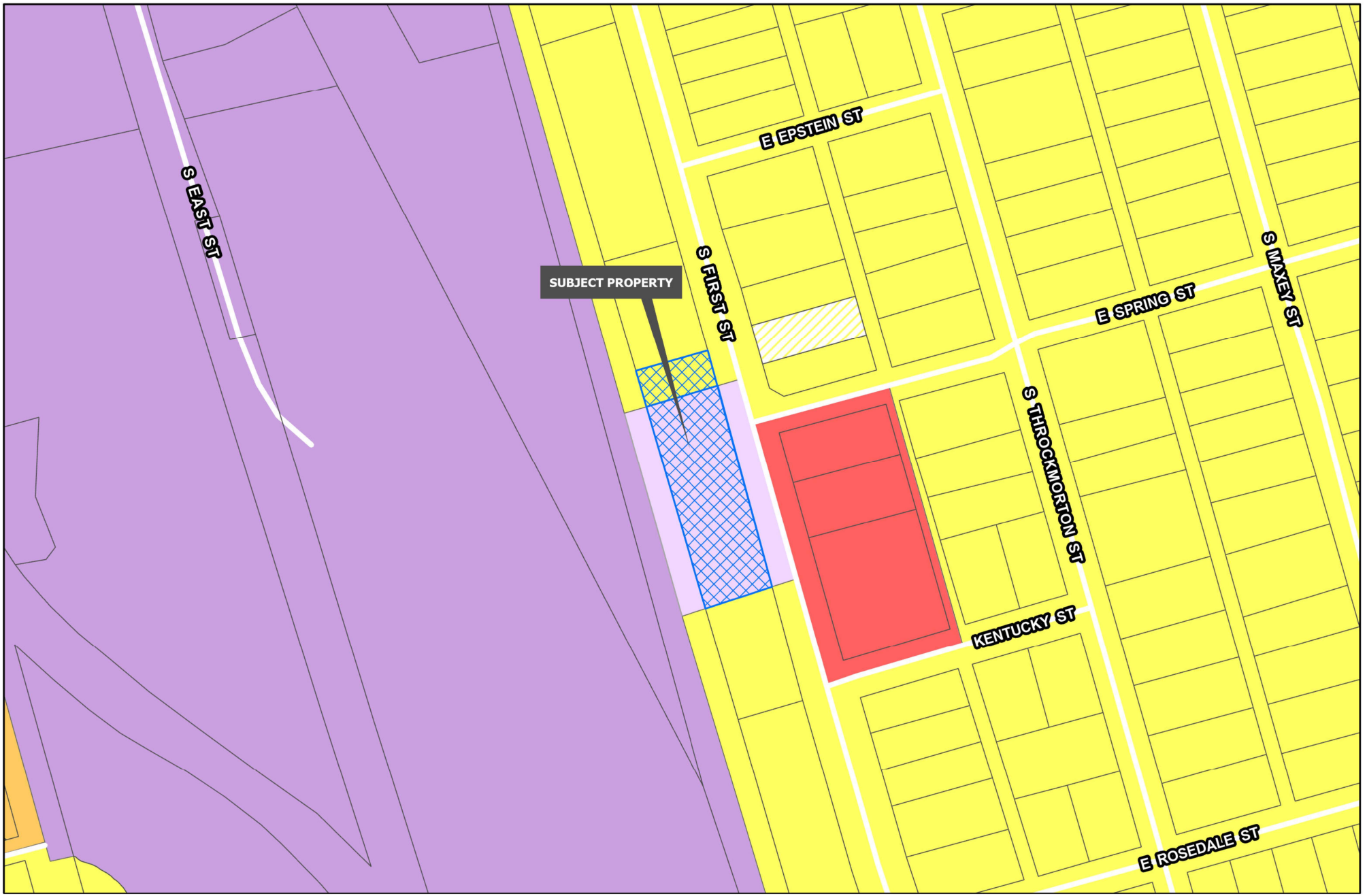

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1024 S FIRST ST

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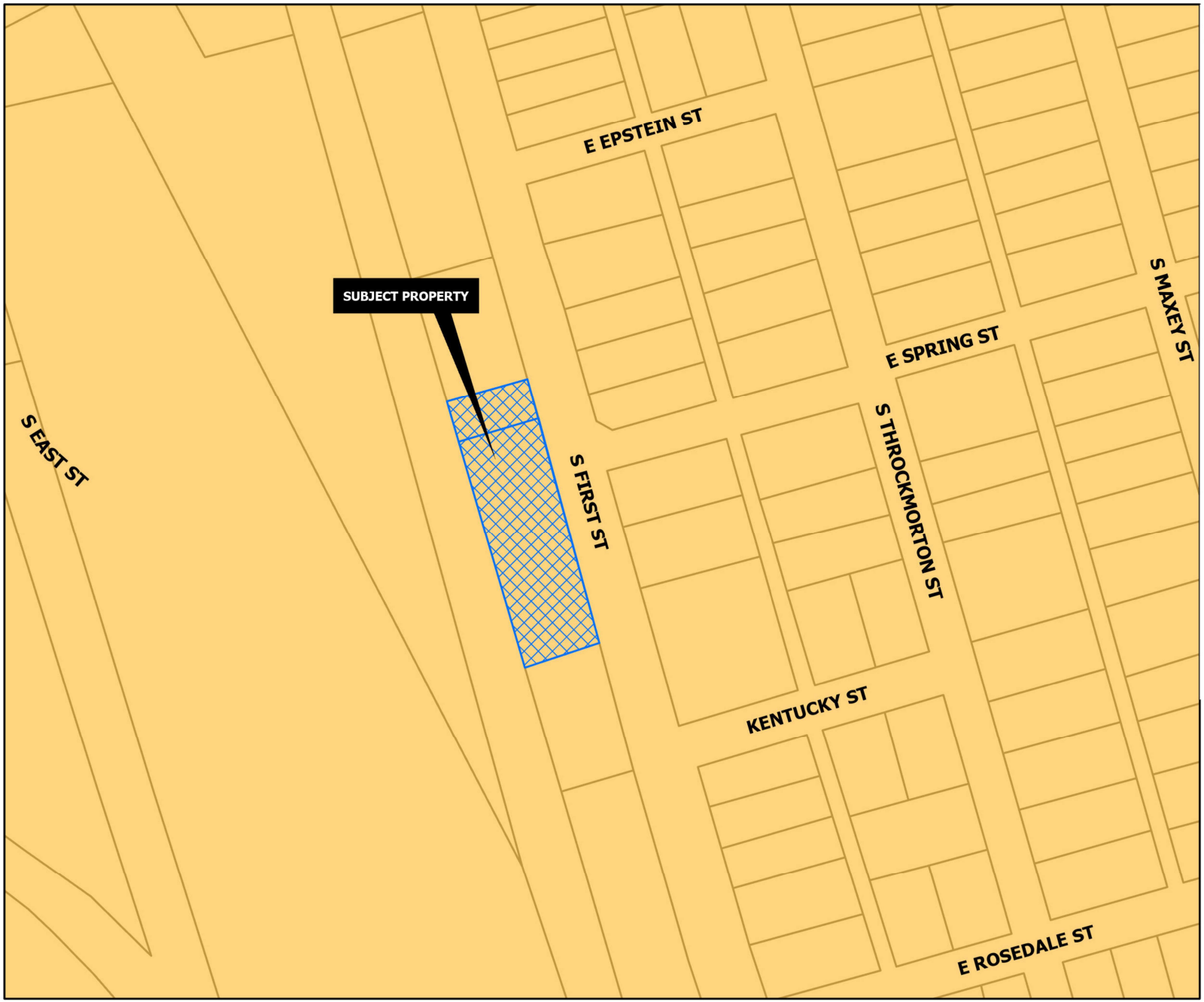

CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1024 S FIRST ST

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Date: 4/5/2023 9:01 PM

Wednesday • Apr 9, 2025 • 10:38 AM
TDRU 459594
Sherman
CLASSIC TOWN. BRIGHT FUTURE.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 25-001149
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Gustavo Ramirez

March 11, 2025
To whom it may concern,

We request your consideration for a zoning change for our property located at 1024 S. First St. and newly acquired .097 acre parcel north of the property. We are seeking to down zone from M-1 (Light Manufacturing) to C-2 to better align with the character of the surrounding area.

As the property owner and landlord, I believe the current M-1 zoning is not the best fit for this location, as it permits industrial uses that can be disruptive to the existing neighborhood. A C-2 designation would allow for a broader range of commercial uses more in harmony with the existing residential neighborhood and business environment.

Thank you for your time and consideration.
Gustavo and Rosalba Ramirez

Comment Response Letter

1024 SOUTH FIRST STREET (Project No. 25-001149)

Zoning (Informational Only)

1. Parking requirements must be met for the requested use prior to the issuance of a Certificate of Occupancy by Sherman's Building Department. (Sec. 14.04.003(e)(1)) Noted.

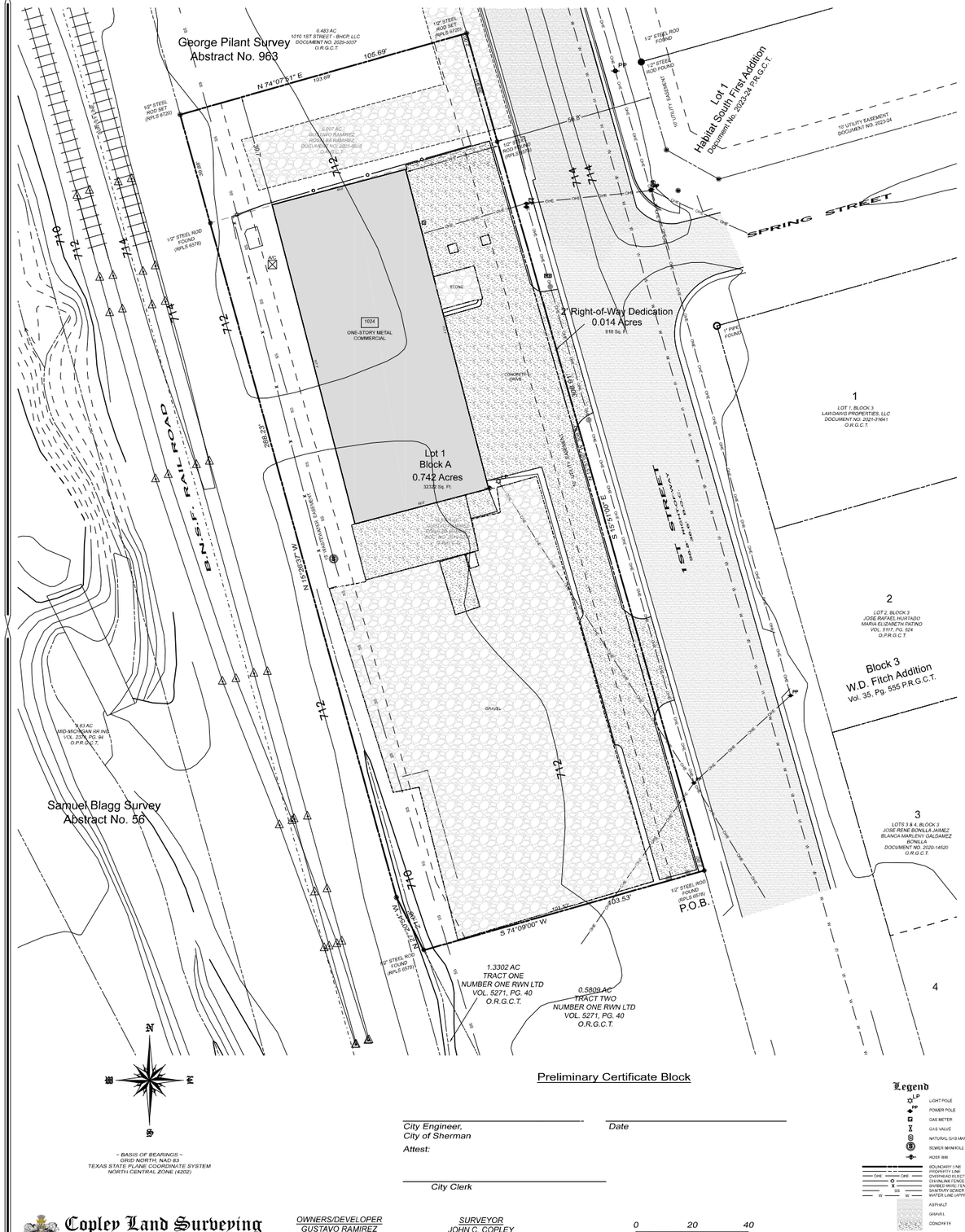
Engineering

Engineering Informational Comments:

2. 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 Noted.

3. Dedication of a 15' Wastewater Easement over the existing wastewater main along the west side of property will be required upon platting. Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual 6.2 (This has been addressed in preliminary plat submittal, will be included in final plat.)

4. New 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 Noted.



Preliminary Certificate Block

_____ _____
City Engineer, City of Sherman *Date*

Attest:

_____
City Clerk

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

Legend

- LP — LIGHT POLE
- PP — POWER POLE
- GM — GAS METER
- GV — GAS VALVE
- NG — NATURAL GAS MARKER
- SM — SEWER MANHOLE
- HOSE BIB
- BOUNDARY LINE
- PROPERTY LINE
- OHE — OVERHEAD ELECTRIC
- OHE — OVERHEAD WIRE
- FENCE
- SANITARY SEWER LINE (APPROX.)
- WATER LINE (APPROXIMATE)
- ASPHALT
- GRAVEL
- CONCRETE

0 20 40
SCALE ~ 1" = 20'

Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75090
TX 903-415-0643,
john@copleylandsurveying.com

OWNERS/DEVELOPER
GUSTAVO RAMIREZ
ROSALBA RAMIREZ
1047 S. IDLEWILD DRIVE
SHERMAN, TEXAS 75090

SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75090

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, and being all of a 0.6591 acre tract of land conveyed to Gustavo Ramirez and Rosalba Ramirez by deed of record in Document No. 2019-9272, Official Records, Grayson County, Texas, and being all of a 0.097 acre tract of land conveyed to Gustavo Ramirez and Rosalba Ramirez by deed of record in Document No. 2025-6010 of said Official Records and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked RPLS 6578 in the west line of 1st Street maintaining the southeast corner of said 0.6591 acre tract and the northeast corner of a 0.5809 acre Tract Two of lands conveyed to Number One RWN LTD by deed of record in Volume 5271, Page 40, Official Public Records, Grayson County, Texas;*

Thence ***South 74°09'00" West****, along the south line of said 0.6591 acre tract and the north line of said 0.5809 acre tract, a distance of* ***103.53 feet*** *to a 1/2" steel rod found with a cap marked RPLS 6578 maintaining the southwest corner of said 0.6591 acre tract, the northwest corner of said 0.5809 acre Tract Two and in the east line of a 1.3302 acre Tract One of lands conveyed to Number One RWN LTD, by deed of record in Volume 5271, Page 40 of said Official Records;*

Thence ***North 27°20'54" West****, along the west line of said 0.6591 acre tract and the east line of said 1.3302 acre Tract One, a distance of* ***21.08 fee****t to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east right-of-way of B.N.S.F. Railroad for an angle point in the west line of said 0.6591 acre tract and the northwest corner of said 1.3302 acre Tract One;*

Thence ***North 15°26'37" West****, along the west lines of said 0.6591 acre tract, and said 0.097 acre tract, and the east right-of-way line of said railroad, passing a 1/2" steel rod found with a cap marked RPLS 6578, at a distance of 248.27 feet, continuing for a total distance of* ***288.23 feet*** *to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.097 acre tract, and in the west line of a 0.483 acre tract of land conveyed to 1010 1st Street – BHCP, LLC by deed of record in Document No. 2025-5037 of said Official Records;*

Thence ***North 74°07'51" East****, along the north line of said 0.097 acre tract a distance of* ***105.69 feet*** *to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 0.097 acre tract, in the east line of said 0.483 acre tract and in the west line of 1st Street;*

Thence ***South 15°51'00" East****, along the east lines of said 0.097 acre tract and said 0.6591 acre tract, and the west line of said 1st Street, passing a 1/2" steel rod found with a cap marked RPLS 6578, at a distance of 39.91 feet, continuing for a total distance of* ***308.91 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.756 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

That I, John C. Copley, 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 thereon where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
John C. Copley *Date*
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, GUSTAVO RAMIREZ, 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 Eleanor's 2nd Addition, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Eleanor's 2nd Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2025.

*By:*_____
GUSTAVO RAMIREZ

*By:*_____
ROSALBA RAMIREZ

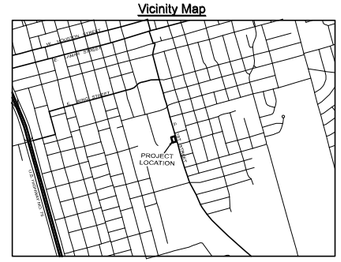
~ GENERAL NOTES ~

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 Electrical Delivery.
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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or 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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
    (i) The right of the City to change the size of any facilities installed, maintained, or operated within the area;
    (ii) The right of the City to relocate any facilities within the area; and
    (iii) The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:
The purpose of this PLAT is to COMBINE 2 tract into 1 Lot.

"PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES."

Vicinity Map



Owner's Certificate of Dedication

That Gustavo Ramirez and Rosalba Ramirez, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the ELEANOR'S 2nd ADDITION , an addition to the City of Sherman, Grayson County, Texas. Being 0.756 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. Gustavo Ramirez and Rosalba Ramirez does herein certify the following:
1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Sherman and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

WITNESS my hand at _____, _____County, Texas, this ____day of _____(year).

_____
GUSTAVO RAMIREZ

_____
ROSALBA RAMIREZ

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 GUSTAVO RAMIREZ 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, State of Texas

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 ROSALBA RAMIREZ 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, State of Texas

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

_____ _____
Chairman *Secretary*

Preliminary Plat
Eleanor's 2nd Addition
an addition to the City of Sherman Grayson County, Texas
Being 0.756 acres in the George Pilant Survey, Abstract No. 963

4/1/2025

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 16.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1010 SOUTH FIRST STREET (Project No. 25-001152)

The request of BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being a part of the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1010 South First Street near the intersection of East Spring Street and South First Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to a R-4 (Patio Home Residential) District.

Origination:

BHCP, LLC (Owner) and Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Zone Change.

Attachments:

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

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1010 S FIRST ST

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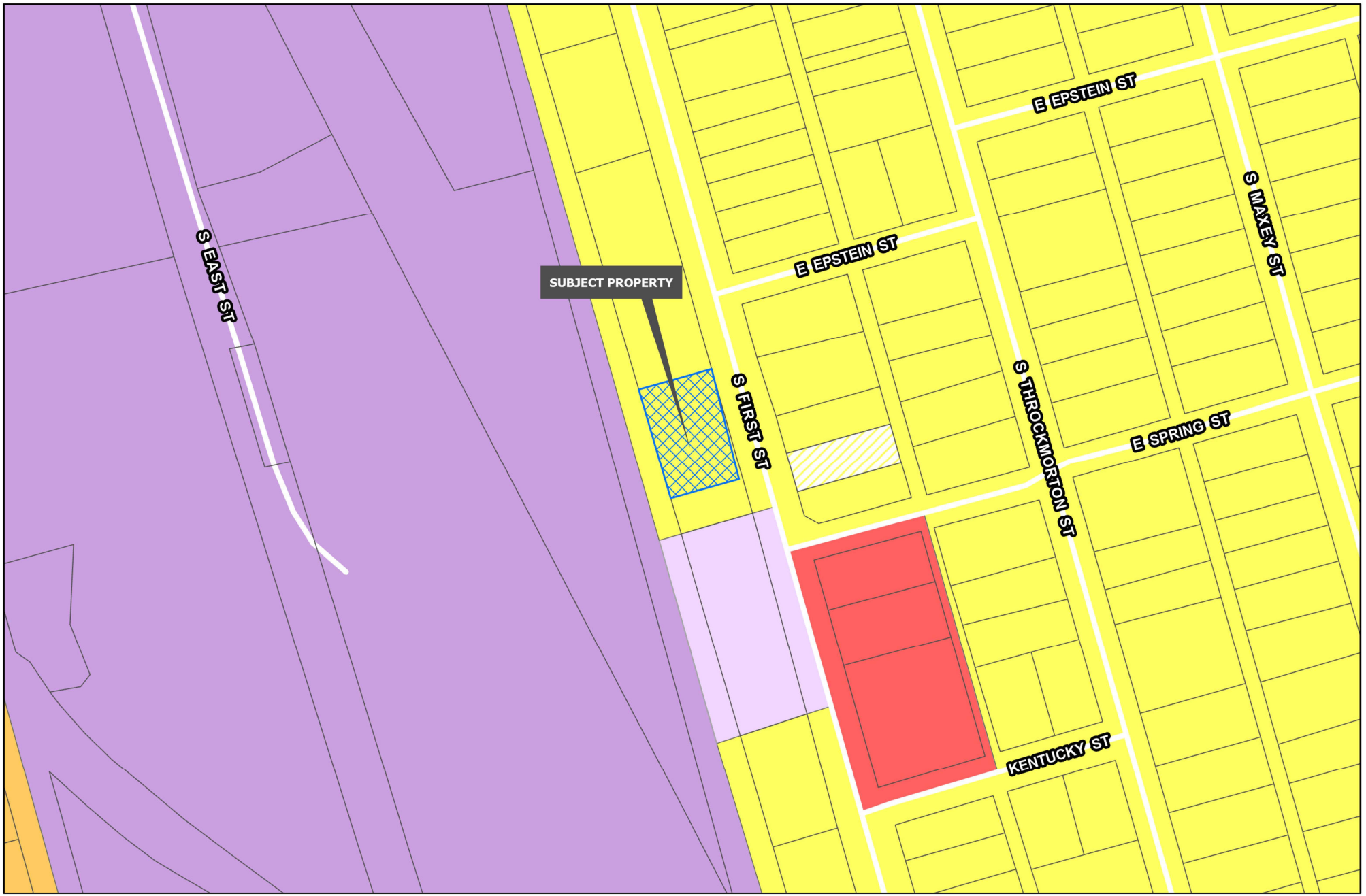
Date: 4/5/2025 3:01 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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- C-O Office
- C-1 Retail Business
- C-2 General Commercial
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- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1010 S FIRST ST

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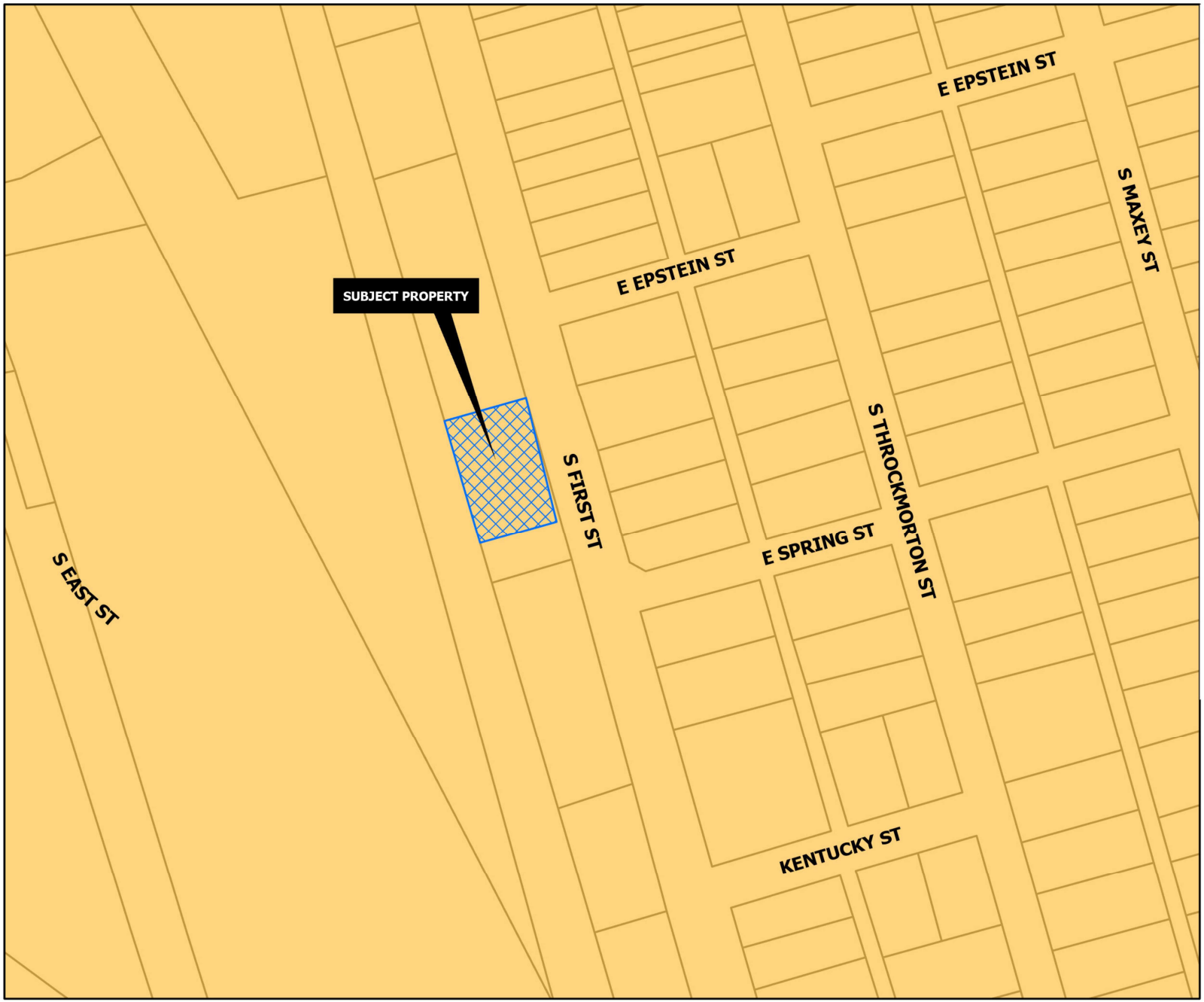
Date: 1/5/2025 3:01 PM



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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1010 S FIRST ST

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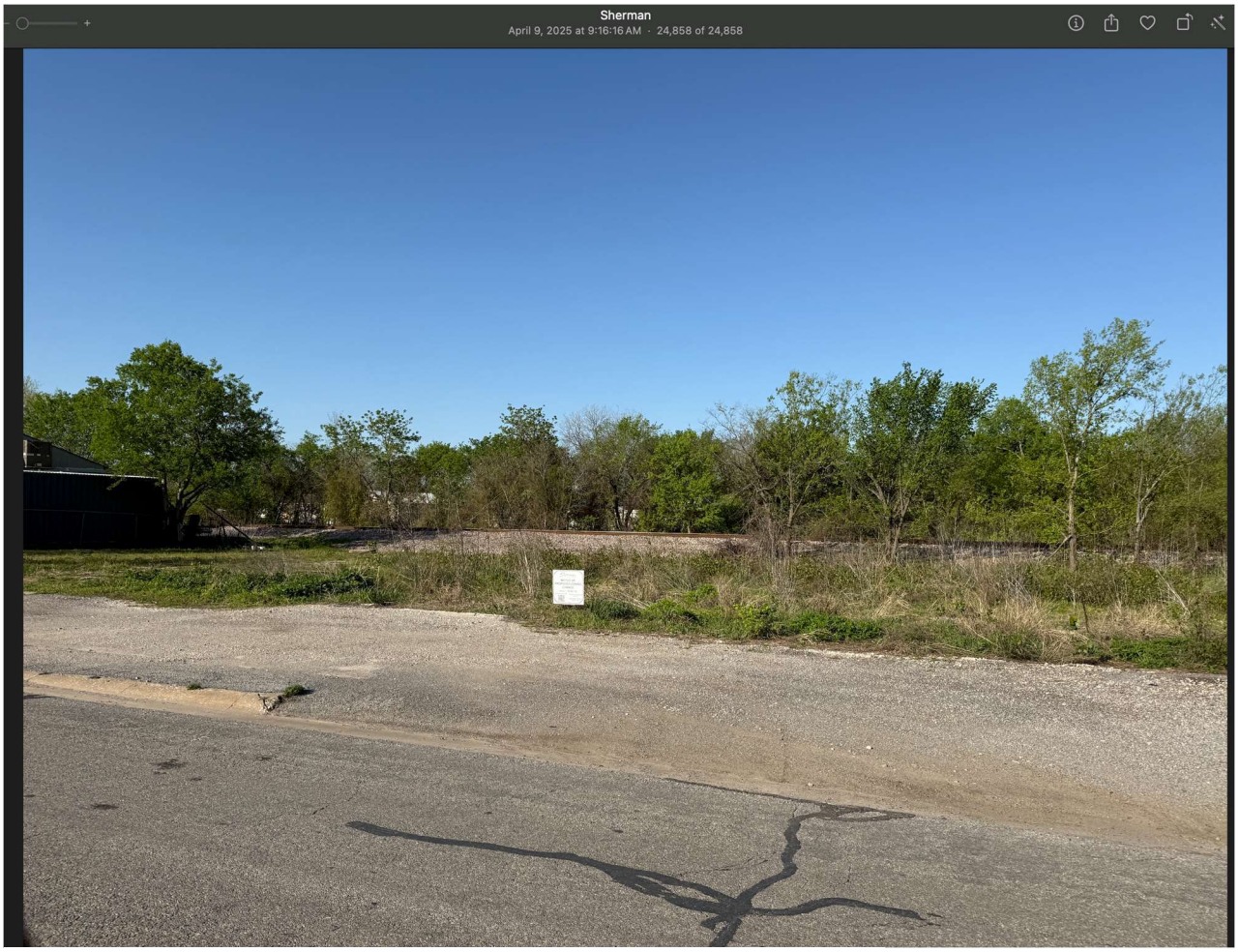
Date: 4/5/2023 3:01 PM

Marlow, Lauren

From: Planning
To: Terrin Bertholf
Subject: RE: Zoning Application 1010 S First St. Sherman, TX 75090

From: Terrin Bertholf
Sent: Wednesday, April 9, 2025 12:20 PM
To: Planning; Zach Hefton; Robby Hefton; Marlow, Lauren
Subject: Re: Zoning Application 1010 S First St. Sherman, TX 75090

Please see the attached photo with the date stamp up top.
Thanks!



Terrin Bertholf, Broker
Partner, B&H Companies
B&H | CAPITAL PARTNERS
PALADIN BUILDING COMPANY

Project Narrative

1010 S. First St. Sherman, TX 75090

1010 1st Street - BHCP, LLC recently acquired the property located at 1010 1st Street, which is currently zoned R-6. Our intent is to rezone the site to R-4 which will accommodate four (4) 40-foot residential lots, with construction of new homes planned for completion within the year. We will be subsequently applying for the preliminary plat by 3.19.25.

The site was previously occupied by a mechanic's shop, which was demolished by the City of Sherman. With existing city utilities in place, the property is well-positioned for redevelopment. Given its location and infrastructure, the highest and best use for this site is affordable housing, which will contribute to the city's growing need for quality residential development.

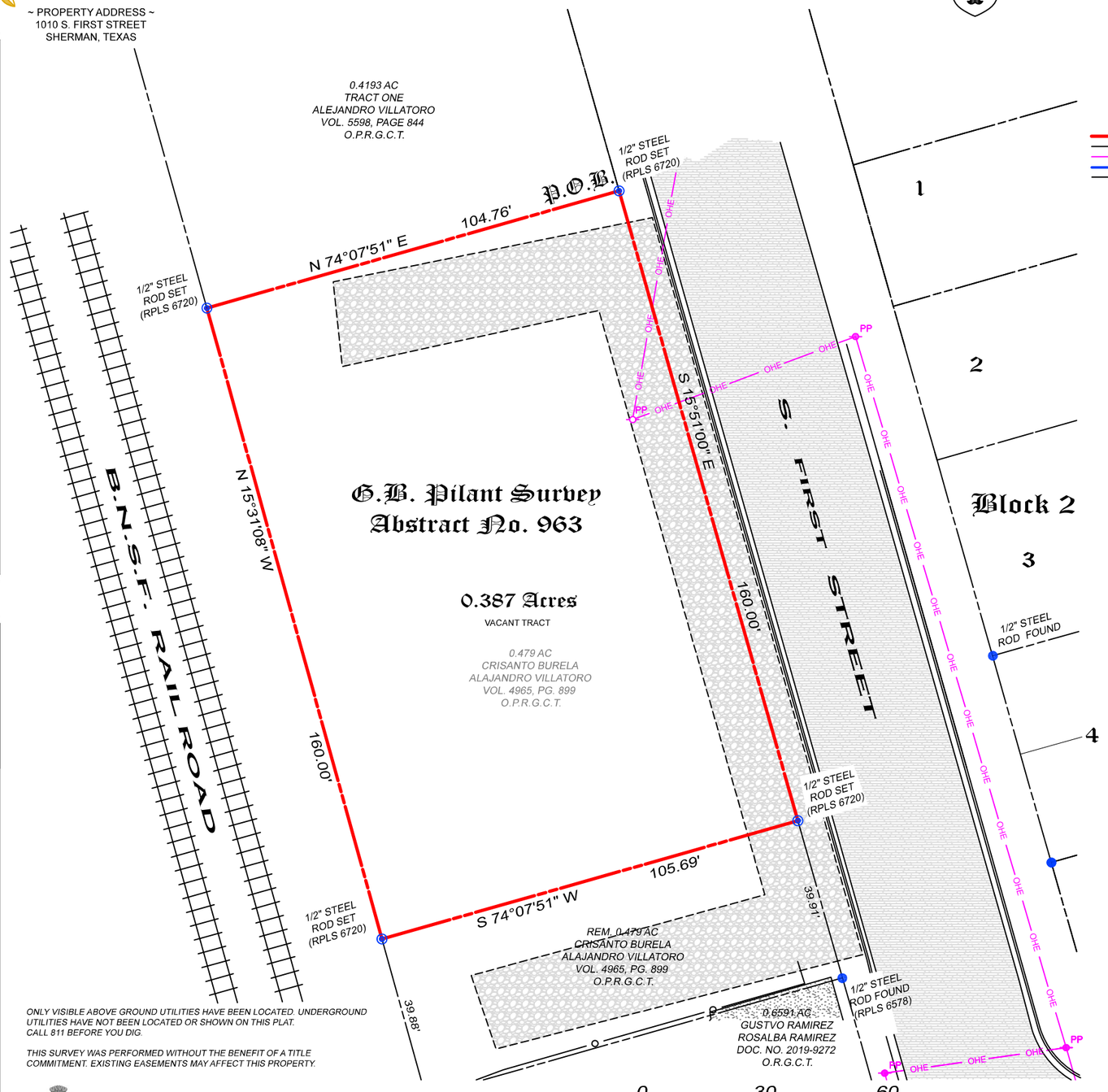
We appreciate your consideration and look forward to working with the City of Sherman to bring this project to fruition.

-Terrin Bertholf

CLS Job# 25010049FI 0.387ac

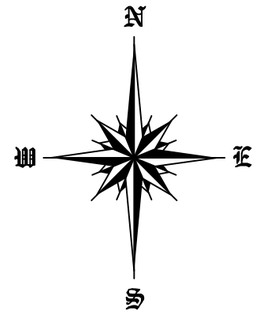
~ PROPERTY ADDRESS ~
1010 S. FIRST STREET
SHERMAN, TEXAS

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



Legend

- PP — POWER POLE
- BOUNDARY LINE
- PROPERTY LINE
- OHE — OHE — OVERHEAD ELECTRIC
- BUILDING
- CHAINLINK FENCE
- ASPHALT
- GRAVEL
- CONCRETE



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, and being a part of a 0.479 acre tract of land conveyed to Crisanto Burela and Alajandro Villatoro by deed of record in Volume 4965, Page 899 of said Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 0.479 acre tract and the southeast corner of a 0.4193 acre tract of land conveyed to Alejandro Villatoro by deed of record in Volume 5598, Page 844 of said Official Public Records and in the west line of S. First Street;*

Thence ***South 15°51'00" East****, along the east line of said 0.479 acre tract and the west line of said S. First Street, a distance of* ***160.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said 0.479 acre tract;*

Thence ***South 74°07'51" West,*** *over and across said 0.479 acre tract, a distance of* ***105.69 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said 0.479 acre tract and the in the east right-of-way line of B.N.S.F. Railroad;*

Thence ***North 15°31'08" West,*** *along the west line of said 0.479 acre tract and the east right-of-way of said B.N.S.F. Railroad, a distance of* ***160.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.479 acre tract, the southwest corner of said 0.4193 acre tract;*

Thence ***North 74°07'51" East,*** *along the north line of said 0.479 acre tract and the south line of said 0.4193 acre tract, a distance of* ***104.76 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.387 acres*** *of land.*

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 02/11/2025
DATE OF LAST REVISION: 03/07/2025

STATE OF TEXAS
REGISTERED
JOHN C. COPLEY
6720
PROFESSIONAL
LAND SURVEYOR

ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED OR SHOWN ON THIS PLAT. CALL 811 BEFORE YOU DIG.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EXISTING EASEMENTS MAY AFFECT THIS PROPERTY.

Copley Land Surveying
1702 Verdi Ln. Sherman, Texas 75076
TX 903-415-0643,
john@copleylandsurveying.com

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Copley Land Surveying, Inc.
All rights reserved.

Copley Land Surveying

0.387 Acre
Legal Description
CLS Job# 25010049

Situated *in the City of Sherman, County of Grayson, State of Texas being a part of the G.B. Pilant Survey, Abstract No. 963, and being a part of a 0.479 acre tract of land conveyed to Crisanto Burela and Alajandro Villatoro by deed of record in Volume 4965, Page 899 of said Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner of said 0.479 acre tract and the southeast corner of a 0.4193 acre tract of land conveyed to Alejandro Villatoro by deed of record in Volume 5598, Page 844 of said Official Public Records and in the west line of S. First Street;*

Thence ***South 15°51'00" East****, along the east line of said 0.479 acre tract and the west line of said S. First Street, a distance of* ***160.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said 0.479 acre tract;*

Thence ***South 74°07'51" West,*** *over and across said 0.479 acre tract, a distance of* ***105.69 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of said 0.479 acre tract and the in the east right-of-way line of B.N.S.F. Railroad;*

Thence ***North 15°31'08" West,*** *along the west line of said 0.479 acre tract and the east right-of-way of said B.N.S.F. Railroad, a distance of* ***160.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.479 acre tract, the southwest corner of said 0.4193 acre tract;*

Thence ***North 74°07'51" East,*** *along the north line of said 0.479 acre tract and the south line of said 0.4193 acre tract, a distance of* ***104.76 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.387 acres*** *of land.*

5904 Texoma Parkway, Sherman, Texas 75090, (903) 415-0643

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 17.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

912 SOUTH BURDETTE AVENUE (Project No. 25-001154)

The request of Ivan and Aretuza Custodio (Owners) and BDS Texas Corporation (Surveyor) for the property located at 912 South Burdette Avenue, being Lot 9, Block 1, Casa Linda Second Addition, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 912 South Burdette Avenue at the corner of South Dewey Avenue and South Burdette Avenue. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to a R-2F (Duplex Residential) District.

Origination:

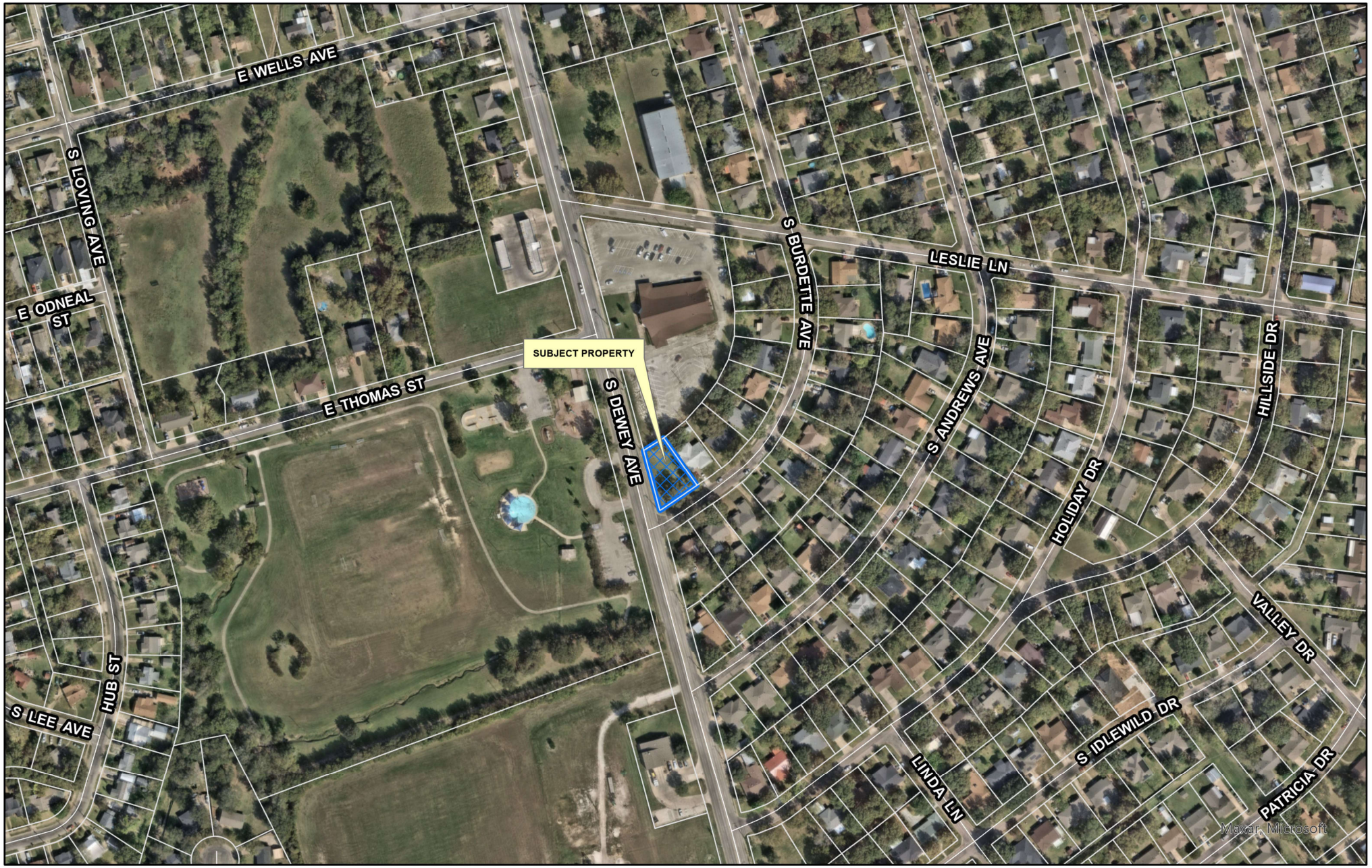
Ivan and Aretuza Custodio (Owners) and BDS Texas Corporation (Surveyor)

Staff Recommendation:

The side setback on Dewey Avenue is 25'. Staff would recommend that this application include a detailed site plan to reflect that the proposed floor plan would work.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Elevation 1
8. Elevation 1 - Floor Plan
9. Elevation 2
10. Elevation 2 - Floor Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
912 S BURDETTE AVE

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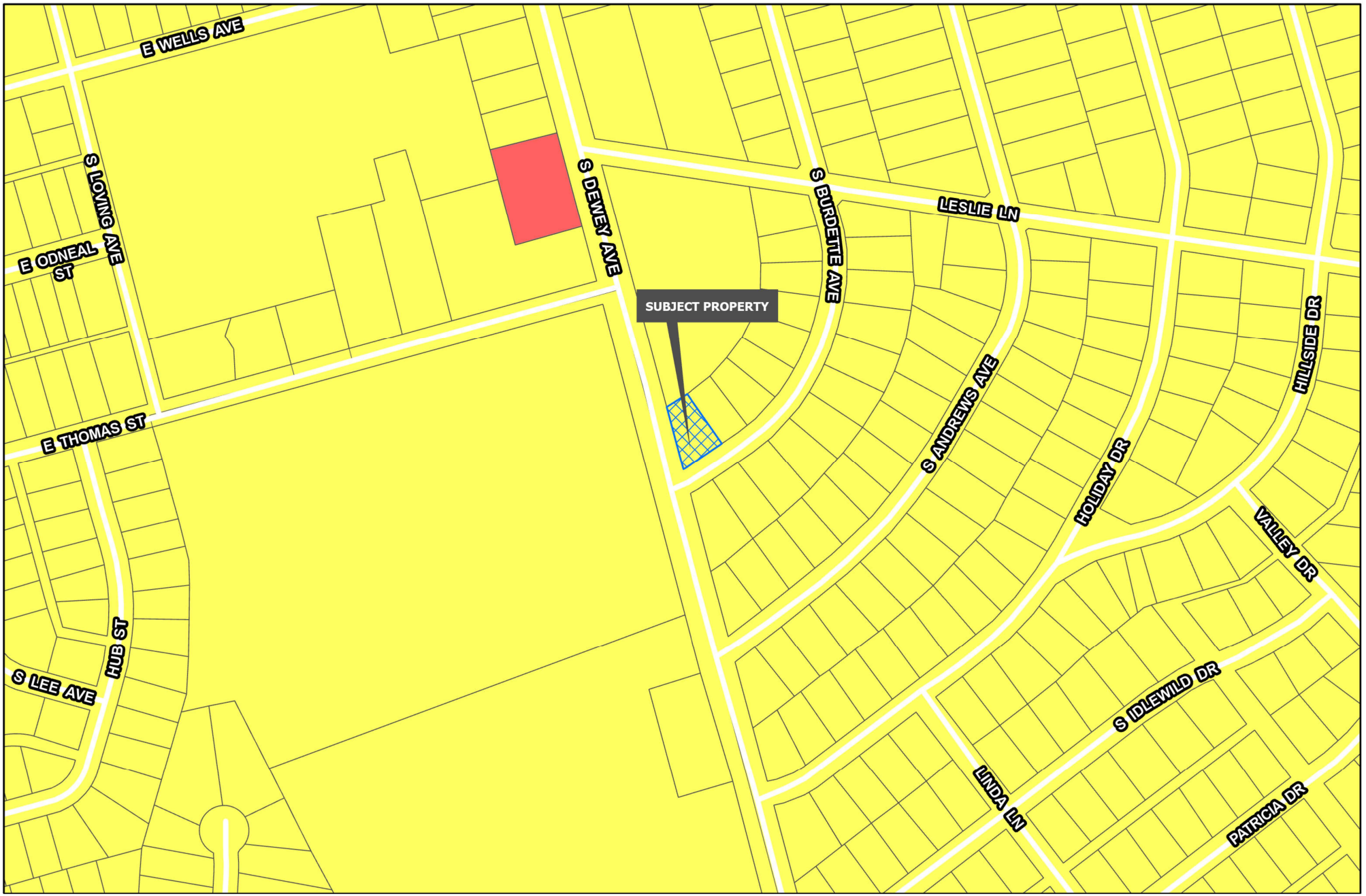

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
912 S BURDETTE AVE

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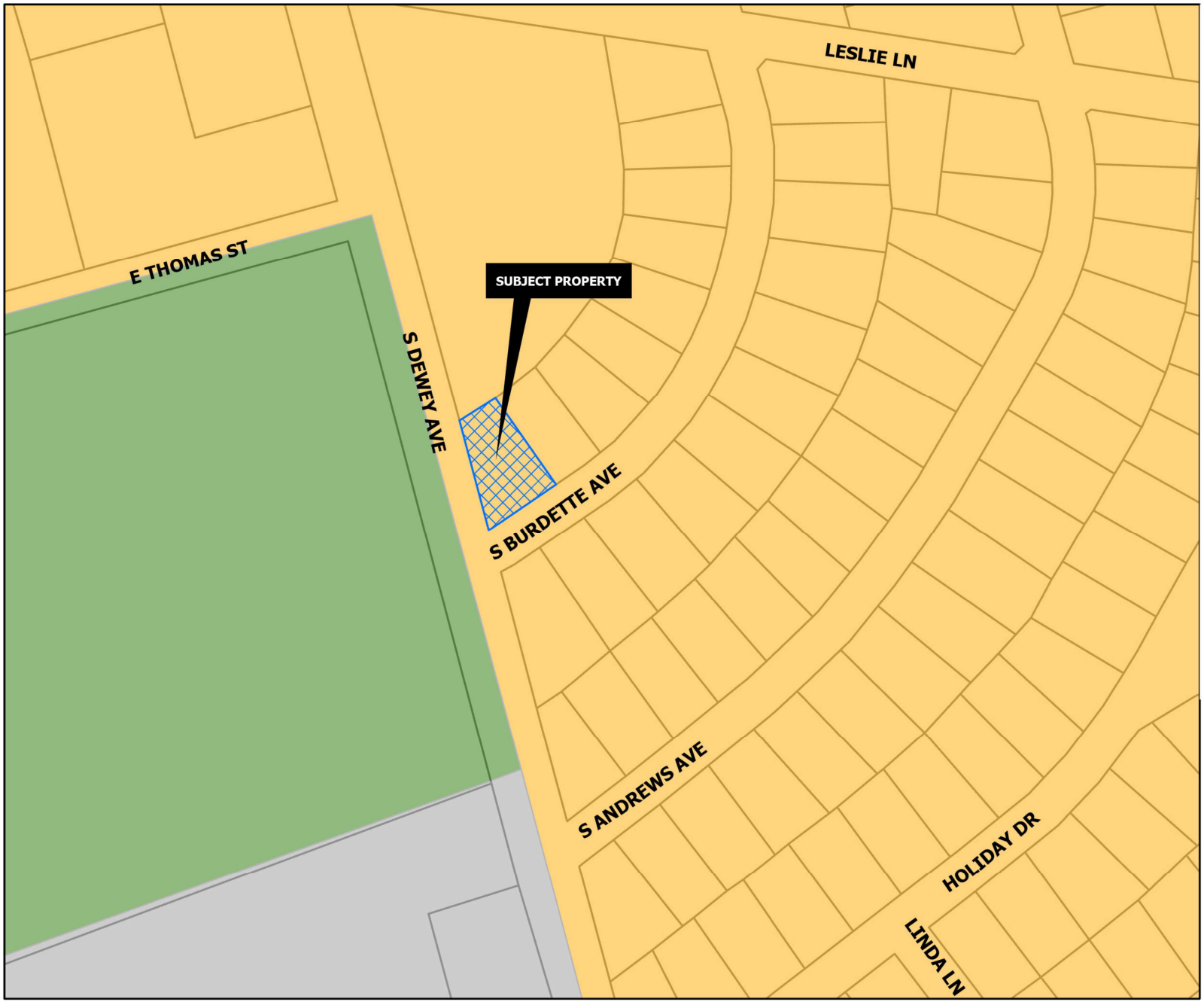

CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
912 S BURDETTE AVE

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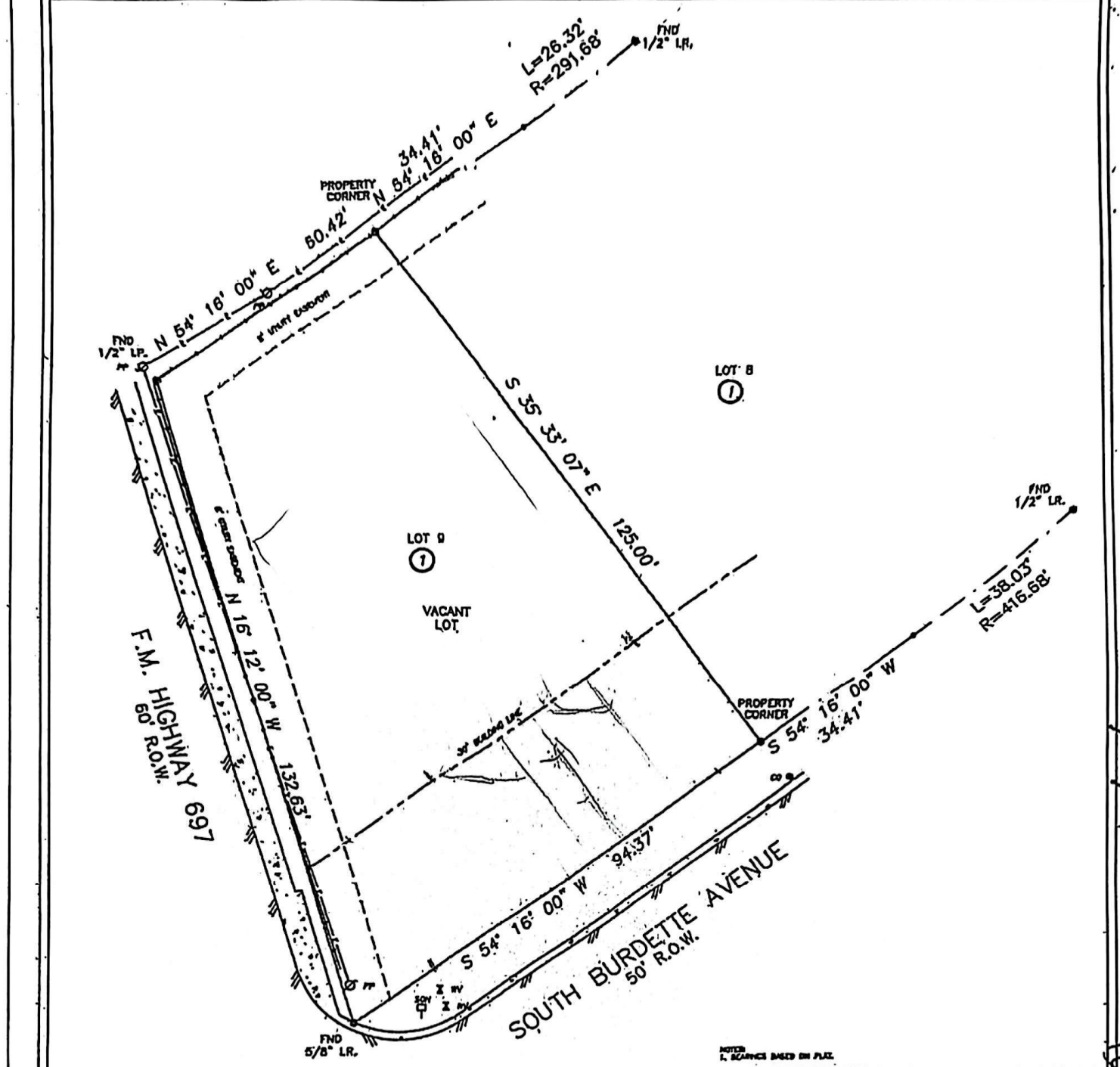
Date: 4/5/2025 3:01 PM

Sherman
CLASSIC TOWN. BROAD HORIZON
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 25-001154
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT # 25-001154



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. THE FOLLOWING RESTRICTIVE COVENANTS RECORDED IN VOLUME 941, PAGE 103, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

F.I.R.M. NO. 48181C PANEL 0290 F
EFFECTIVE DATE 09/29/10 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.

BOUNDARY SURVEY OF

BEING LOT 9, BLOCK 1, CASA LINDA SECOND ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 1, PAGE 91, PLAT RECORDS, GRAYSON COUNTY, TEXAS.

SURVEYED FOR: DONNA DECAREAU AND DIANE MARSHALL

ADDRESS: ~~908~~ 912 SOUTH BURDETTE AVENUE, SHERMAN, TEXAS 75090

TEXAS PREMIER TITLE	JOB NUMBER: 2021-011.20B
FIELD WORK: 10/26/2021	DRAFTER: RH

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

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. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. 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.

GF: TPT21-03435PPP of TEXAS PREMIER TITLE

EFF: 10/10/2021

STATE OF TEXAS
REGISTERED
S. EPHRAIM OSABUTEY
6063
PROFESSIONAL LAND SURVEYOR

11/05/2021

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

BDS TEXAS CORPORATION
Professional Land Surveying

11325 PEGASUS STREET, SUITE S-215
DALLAS, TEXAS 75238

Request for Zoning Change to Allow Duplex Construction at 912 S. Burdette Avenue Sherman Texas 75091

Dear City of Sherman Development Services

I am writing to formally request a zoning change for the property described as Lot 9, Block 1, of Casa Linda Second Addition this is a corner lot with Dewey Avenue. The property is currently zoned as Zoning R-1 and I am requesting a change to Zoning R-2F to allow for the construction of a duplex residential structure.

The proposed project involves the development of a two-unit duplex that will provide additional housing opportunities in the area. The structure will be designed to **blend seamlessly** with the existing neighborhood while utilizing modern and sustainable construction practices. The lot size is approximately 9300sqft and meet all the minimum requirements for area, width and seatback as specify chapter 14. Article 14.02 zoning districts. Each unit will be approximately 1500 sqft. The project will include off-street parking and landscaping improvements to enhance the community's aesthetic appeal.

The requested zoning change aligns with the city's long-term planning objectives and land-use policies. Specifically, this project:

- **Supports Housing Needs**: Addresses the growing demand for diverse housing options in the area.
- **Aligns with Nearby Development**: Adjacent properties or nearby areas already support multi-family or higher-density residential use.
- **Encourages Responsible Growth:** Utilizes existing infrastructure efficiently without causing strain on public utilities or roadways.
- **Enhances Property Values**: Thoughtful development contributes to increased property values and overall neighborhood appeal

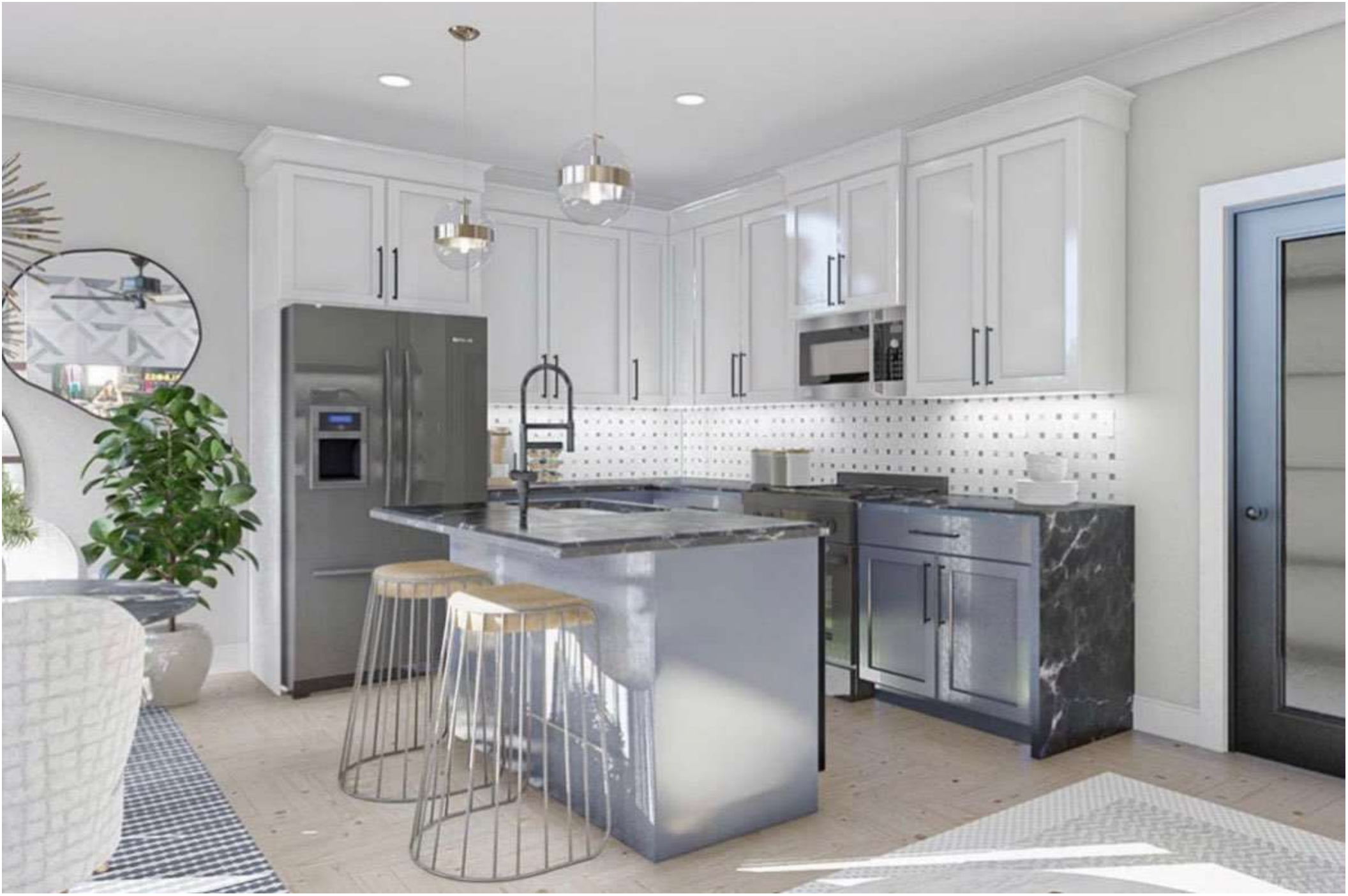
Given these factors, I respectfully request approval of the zoning change to permit the construction of a duplex on the subject property. I am happy to provide additional information, including site plans or studies, and to meet with city officials or community members to discuss this request further.

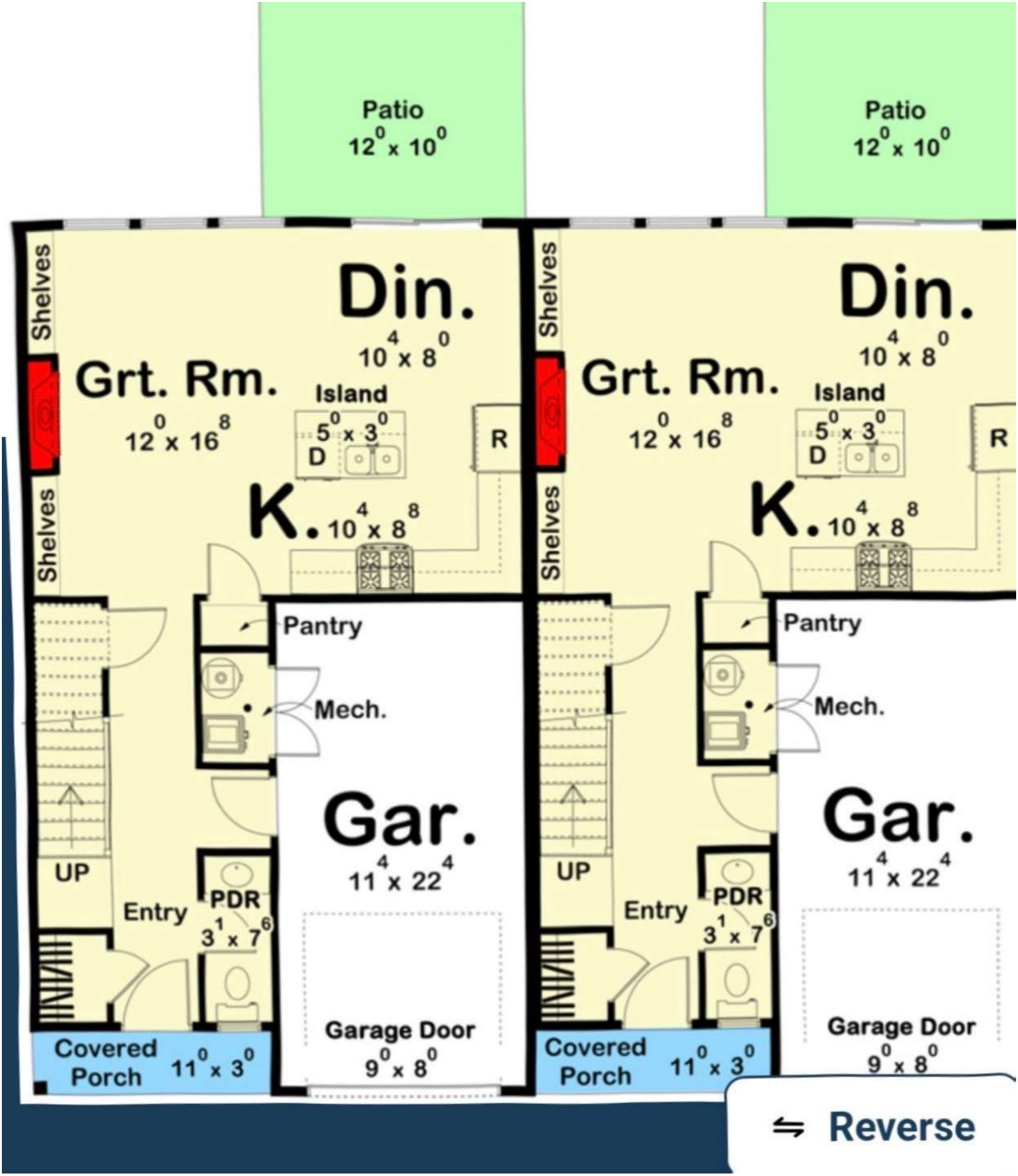
Thank you for your time and consideration. I look forward to your positive response.

Sincerely,

Ivan C. Custodio and Aretuza L. Custodio
arbeltpro@yahoo.com

GIRLBOSS




Patio
12⁰ x 10⁰
Patio
12⁰ x 10⁰
Shelves
Din.
10⁴ x 8⁰
Grt. Rm.
12⁰ x 16⁸
Island
5⁰ x 3⁰
D
R
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10⁴ x 8⁸
Shelves
Pantry
Mech.
Gar.
11⁴ x 22⁴
UP
Entry
PDR
3¹ x 7⁶
Garage Door
9⁰ x 8⁰
Covered Porch
11⁰ x 3⁰
Shelves
Din.
10⁴ x 8⁰
Grt. Rm.
12⁰ x 16⁸
Island
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Shelves
Pantry
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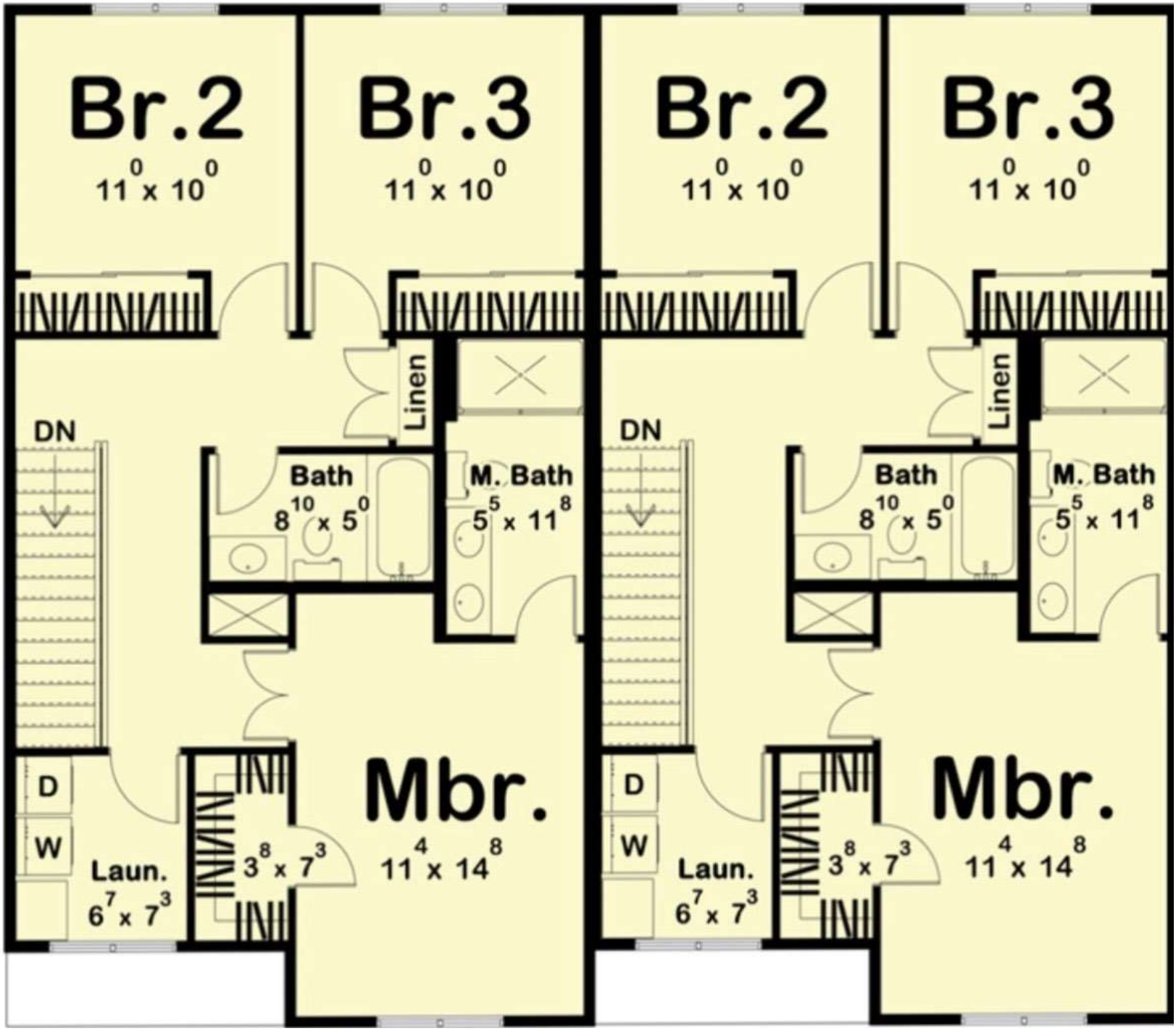
Garage Door
9⁰ x 8⁰
Covered Porch
11⁰ x 3⁰
⇋ Reverse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Mbr.
11 4 x 14 8

Unit A

1,464 Sq. Ft.	**3** Beds	**2** Full Baths
622 Sq. Ft.		**1** Half Bath
1st Floor		
842 Sq. Ft.		
2nd Floor		
1 Vehicle	**23'** width	
Attached	**40'** depth	
264 Sq. Ft.	**30'** height	

Unit B

1,464 Sq. Ft.	**3** Beds	**2** Full Baths
622 Sq. Ft.		**1** Half Bath
1st Floor		
842 Sq. Ft.		
2nd Floor		
1 Vehicle	**23'** width	
Attached	**40'** depth	
264 Sq. Ft.	**30'** height	

Dimensions

Width	**46' 0"**
Depth	**40' 0"**
Max Ridge Height	**28' 0"**

Garage

Type	**Attached**
Area	**528 sq. ft.**
Count	**2 Cars**
Entry Location	**Front**

Roof Details

Framing Type	**Stick**

Square Footage Breakdown

Total Heated Area	**2,928 sq. ft.**
1st Floor	**1,244 sq. ft.**
2nd Floor	**842 sq. ft.**
Porch, Front	**66 sq. ft.**

Beds/Baths

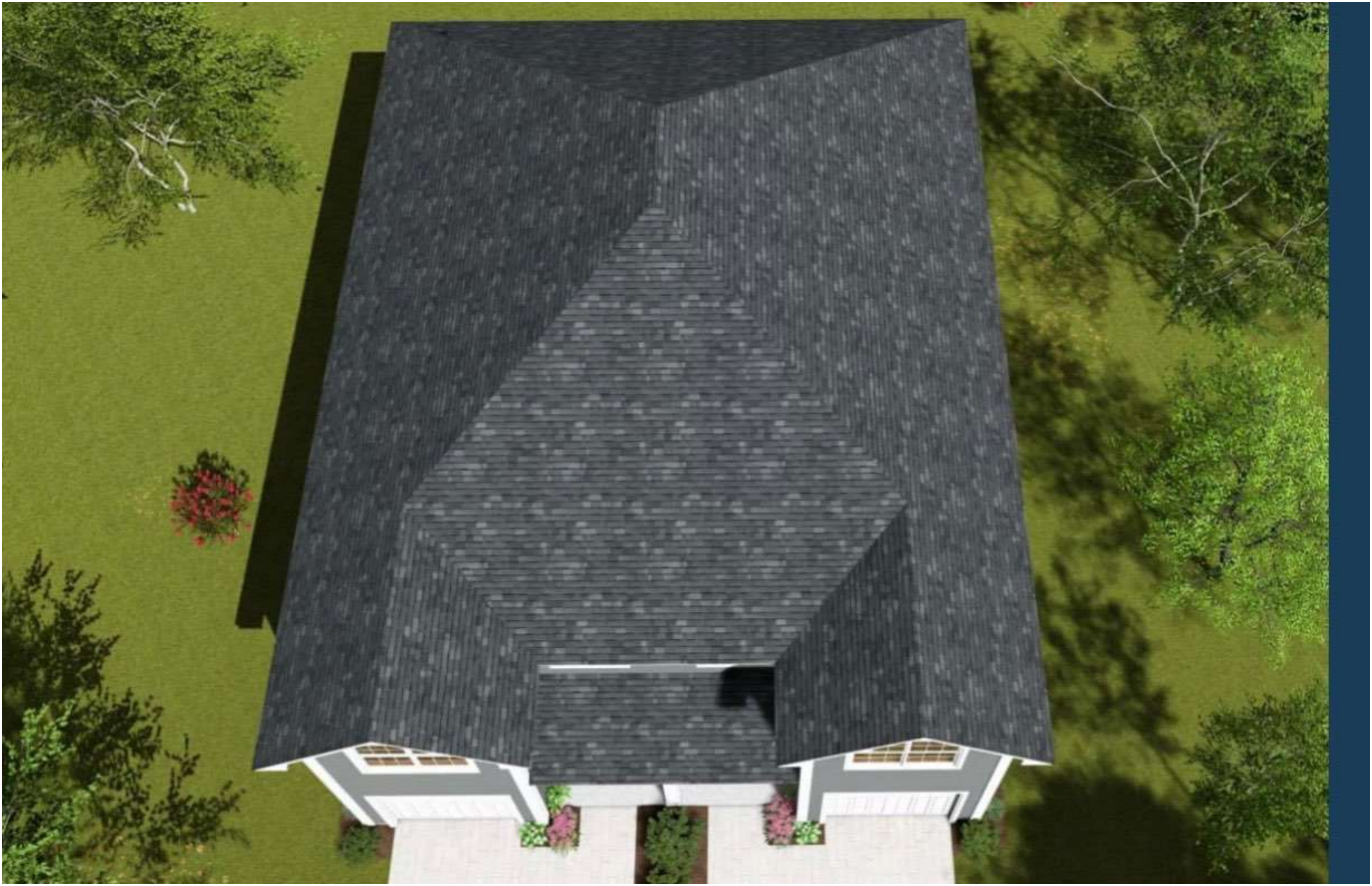
Bedrooms	**6**
Full bathrooms	**4**
Half bathrooms	**2**

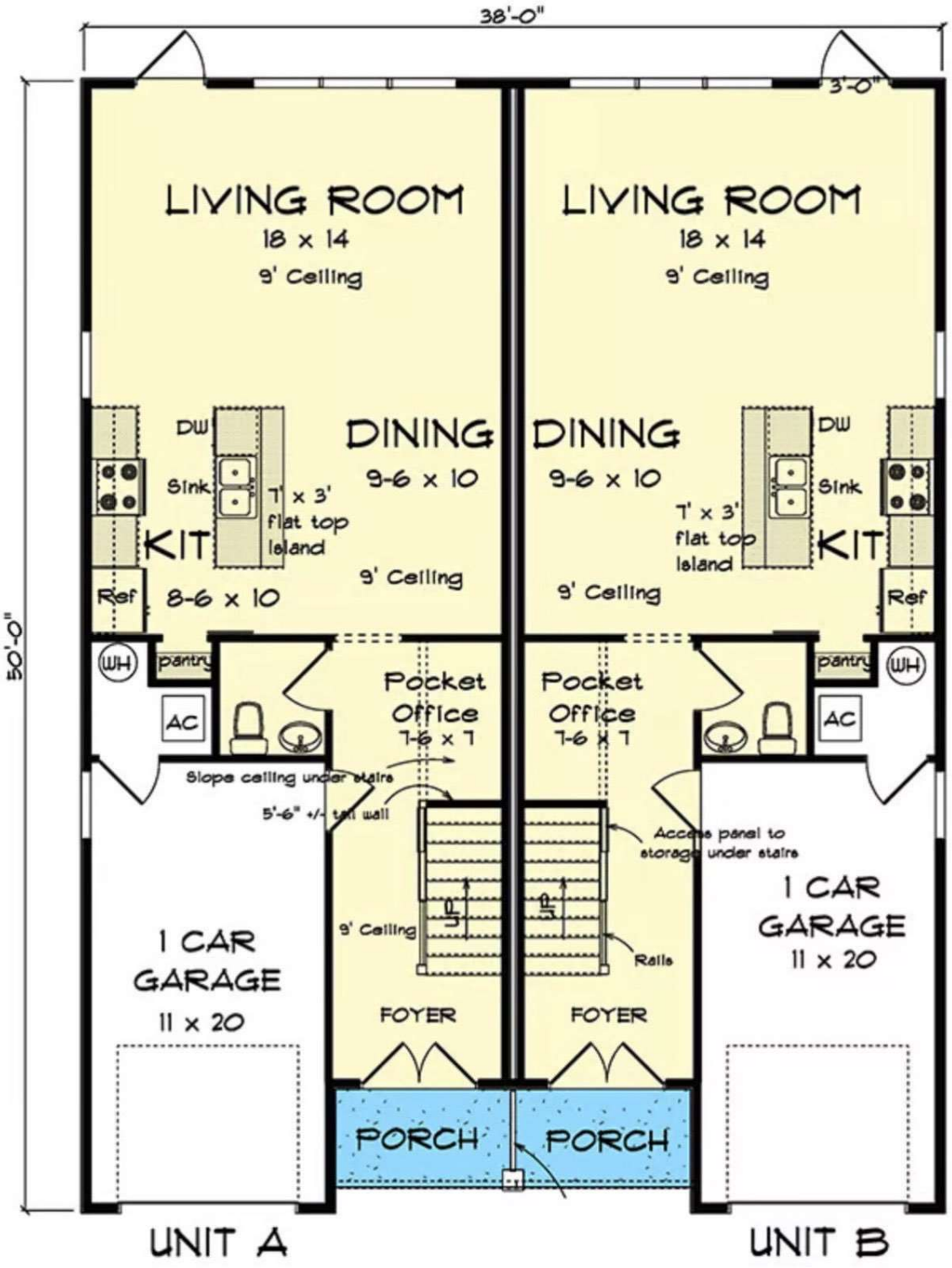
Foundation Type

Standard Foundations	**Slab**
Optional Foundations:	**Walkout, Crawl, Basement**

Plan Details

- This 2-family house plan is the **duplex** version of plan **623043DJ**. The exterior features board and batten siding and a covered porch.
- Each unit gives you 1,464 square feet of heated living space (622 square feet on the main floor; 842 square feet on the second floor), 3 beds, 3 baths, and a 262 square foot 1-car garage.
- The great room, kitchen, and dining room flow seamlessly in an open layout. The great room is warmed by a fireplace that is flanked by built-in bookshelves. The L-shaped kitchen includes an island and a reach-in pantry. A sliding glass door leads to the rear patio from the dining room.
- Upstairs, you'll find 3 bedrooms. The master suite includes a bathroom with dual vanities and a walk-in shower. Bedrooms 2 and 3 share a centrally located hall bathroom.




38'-0"
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LIVING ROOM
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LIVING ROOM
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Slope ceiling under stairs
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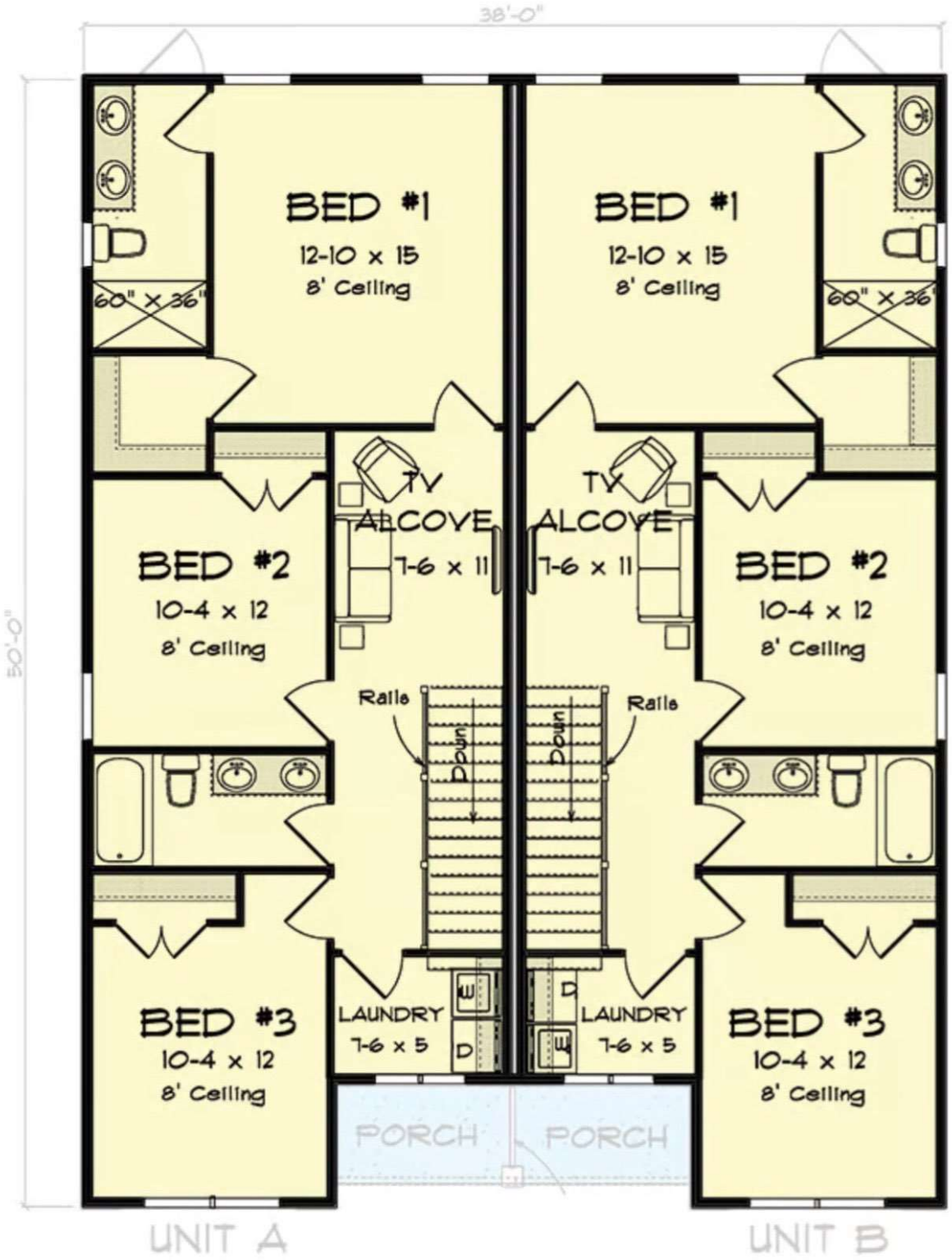
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BED #1
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60" x 36"
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ALCOVE
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ALCOVE
7-6 x 11
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BED #2
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8' Ceiling
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BED #3
10-4 x 12
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7-6 x 5
BED #3
10-4 x 12
8' Ceiling
PORCH
PORCH
UNIT A
UNIT B

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1911 LOY LAKE ROAD (Project No. 25-001175)

The request of Mahan Shabani (Owner), Greg Joseph (Representative) and Pacheco Koch Consulting Engineers (Surveyor) concerning the property located at 1911 North Loy Lake Road, consisting of 1.137 acres being Lot 3, Block A in the Sheldon Pavilion Replat, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1911 North Loy Lake Road between Cottonwood Drive and East Taylor Street. The owner is requesting a Site Plan and Specific Use Permit to allow Automobile repair, body work, or painting in a C-2 (General Commercial) District.

Origination:

Mahan Shabani (Owner), Greg Joseph (Representative) and Pacheco Koch Consulting Engineers (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Site Plan and Specific Use Permit.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Comment Response Letter
8. Site Plan
9. Site Layout
10. Elevations
11. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1911 LOY LAKE RD

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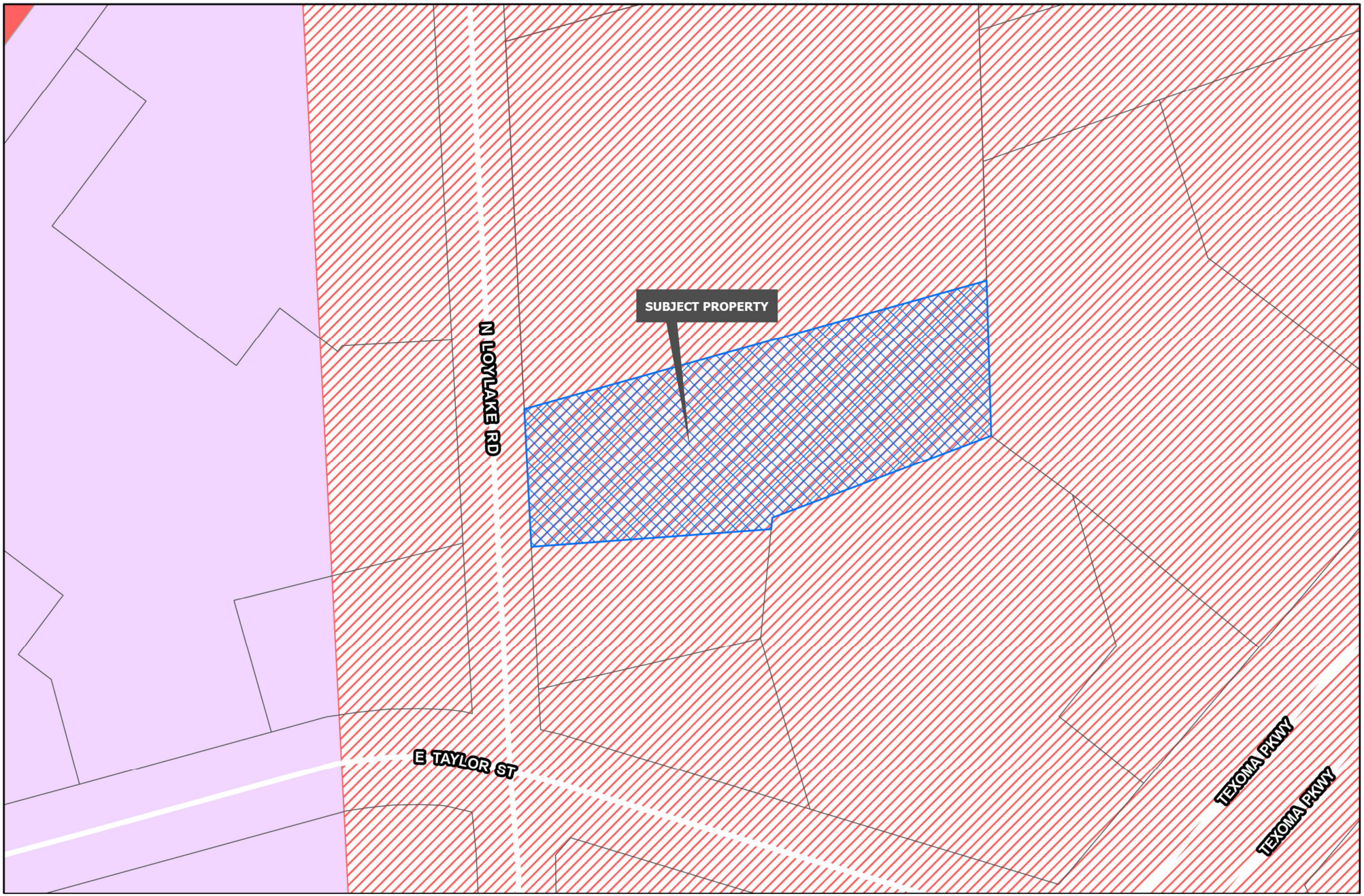

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
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- C-O Office
- C-1 Retail Business
- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development
- Road Names All
- Planning & Zoning

CITY OF SHERMAN
ZONING MAP
1911 LOY LAKE RD

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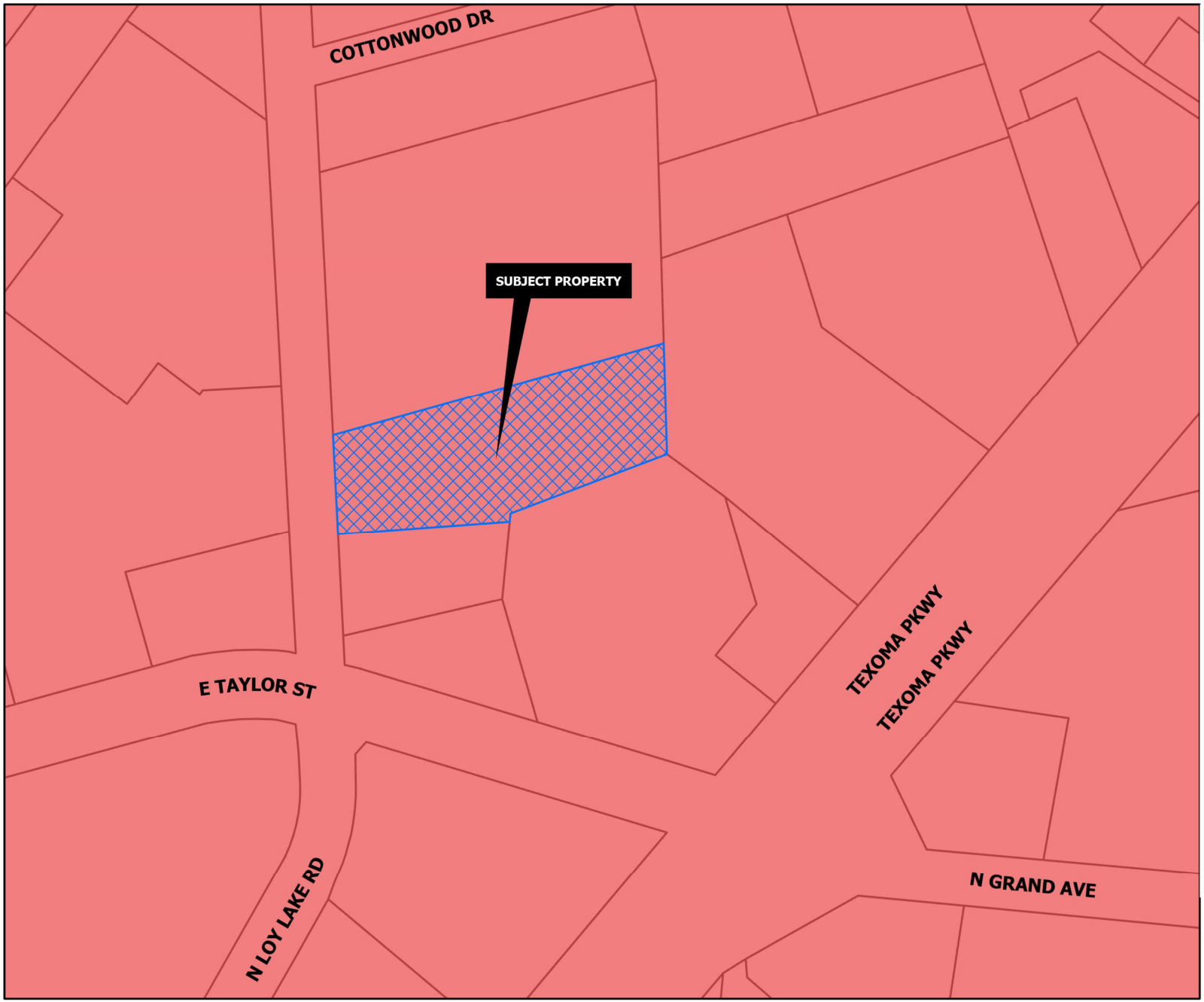


REGIONAL COMMERCIAL

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."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1911 LOY LAKE RD

N
W E
S

Date: 4/5/2023 3:01 PM

Marlow, Lauren

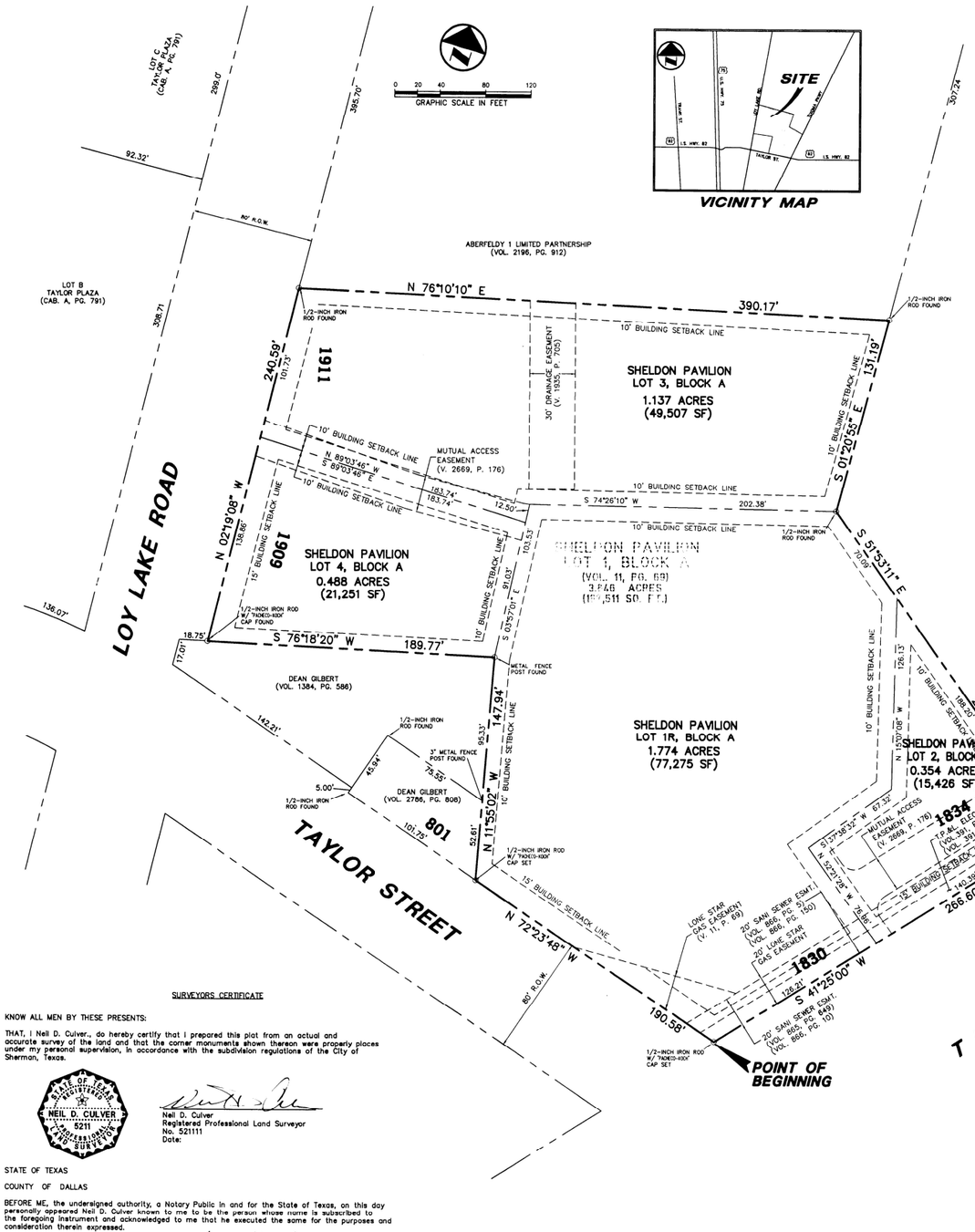
From: Planning
To: Greg Joseph
Subject: RE: 1911 Loy Lake Rd SUP submission

From: Greg Joseph
Sent: Wednesday, April 9, 2025 12:50 PM
To: Planning
Cc: Planning
Subject: Re: 1911 Loy Lake Rd SUP submission

Kerri,

Does this work?

Sincerely,
Greg Joseph
Endurance Automotive - Owner



The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing replat of Sheldon Pavilion, an addition to the City of Sherman, Texas was submitted to the City Council on the 10th day of October 2001 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 6th Day of December ,A.D. 2001.

Linda Ashby
City Clerk, City of Sherman, Texas

Approved this 9th day of October 2001 by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Scott Shadden
Secretary

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

Mayor, City of Sherman, Texas

12-6-01
Date

OWNER'S CERTIFICATE

WHEREAS, Sheldon Pavilion, L.P., and Sherman-Texoma Development, L.P. are the owners of a 3.753 acre tract of land situated in the J. B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas; said tract being Sheldon Pavilion, Lot 1, Block A, an addition to the City of Sherman, Texas according to the plat recorded in Volume 11, Page 69 of the Deed Records of Grayson County, Texas; said 3.753 acre tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the northwest line of Texoma Parkway (a variable width right-of-way) and the northeast line of Taylor Street (an 80 foot wide right-of-way), said point being the most southern corner of said Lot 1;

THENCE, North 72 degrees, 23 minutes, 48 seconds West, along the said northeast line of Taylor Street, a distance of 190.58 feet to a 1/2-inch iron rod with "Pacheco Koch" cap set for corner; said point also being the southeast corner of a tract of land described in Warranty Deed to Dean Gilbert recorded in Volume 2786, Page 808 of the Deed Records of Grayson County, Texas;

THENCE, North 11 degrees, 55 minutes, 02 seconds West, departing said northeast line of Taylor Street and along the east line of said Gilbert tract, at a distance of 52.61 feet passing a 3"-inch metal fence post found at the northeast corner of said Gilbert tract, said point also being the easternmost southeast corner of a tract of land described in Warranty Deed to Dean Gilbert, recorded in Volume 1384, Page 586, of the Deed Records of Grayson County, Texas, continuing along the west line of said Gilbert tract, in all a distance of 147.94 feet to a metal fence post found for corner;

THENCE, South 76 degrees, 18 minutes, 20 seconds West, along the north line of said Gilbert tract, a distance of 189.77 feet to a 1/2-inch iron rod with "Pacheco Koch" cap found in the east line of Loy Lake Road (an 80 foot wide right-of-way);

THENCE, North 02 degrees, 19 minutes, 08 seconds West, departing the north line of said Gilbert tract and along the said east line of Loy Lake Road, a distance of 240.59 feet to a 1/2-inch iron rod found for corner; said point being the southwest corner of a tract of land described in deed to Aberfeldy 1 Limited Partnership, recorded in Volume 2196, Page 912 of the Deed Records of Grayson County, Texas;

THENCE, North 76 degrees, 10 minutes, 10 seconds East, departing the said east line of Loy Lake Road and along the south line of said Aberfeldy tract, a distance of of 390.17 feet to a 1/2-inch iron rod found for corner; said point being the west line of a tract of land described in a Warranty Deed to Goodwill Industries of Northeast Texas, Inc., recorded in Volume 2188, Page 295 of the Deed of Records of Grayson County, Texas;

THENCE, South 01 degrees, 20 minutes, 55 seconds East, departing the south line of said Aberfeldy tract and along the said west line of the Goodwill tract, a distance of 131.19 feet to a 1/2-inch iron rod found at an angle point;

THENCE, South 51 degrees, 53 minutes, 11 seconds East, along a southwest line of said Goodwill tract, a distance of 258.29 feet to a "+" cut in concrete set in the said northwest line of Texoma Parkway;

THENCE, South 75 degrees, 51 minutes, 00 seconds West, along the said northwest line of Texoma Parkway, a distance of 2.56 feet to a 60d nail found at an angle point;

THENCE, South 41 degrees, 25 minutes, 00 seconds West, continuing along said northwest line of Texoma Parkway, a distance of 266.60 feet to the POINT OF BEGINNING;

CONTAINING, 163,459 square feet or 3.753 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SHELDON PAVILION, L.P., acting herein by and through Brett S. Sheldon, it's authorized agent, and SHERMAN-TEXOMA DEVELOPMENT, L.P. acting herein by and through Brett S. Sheldon, it's authorized agent, do hereby adopt this plat designating the herein above described property as SHELDON PAVILION ADDITION, being an addition to the City of Sherman, Texas, and does hereby dedicate to the City of Sherman Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of Sherman, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Sherman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Sherman's use thereof. The City of Sherman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Sherman and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Dallas, Texas, this the 13 day of November 2001.

By: Sheldon Pavilion, L.P.,
a Texas limited partnership
By: The Sheldon Capital Company, L.L.C.,
a Texas limited liability company,
its General Partner

Brett S. Sheldon
Title: President

By: Sherman-Texoma Development, L.P.,
a Texas limited partnership
By: The Sheldon Capital Company, L.L.C.,
a Texas limited liability company,
its General Partner

Brett S. Sheldon
Title: President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brett S. Sheldon 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November 2001.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brett S. Sheldon 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November 2001.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I Neil D. Culver., 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.

STATE OF TEXAS
NEIL D. CULVER
5211
REGISTERED PROFESSIONAL LAND SURVEYOR

Neil D. Culver
Registered Professional Land Surveyor
No. 521111
Date:

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Neil D. Culver 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of November 2001.

Notary Public in and for the State of Texas

138 582
FILED FOR RECORD
at 10:01 o'clock A M
on the 13th day of Nov A.D. 2001
Recorded in Vol. 150 Page 88
Grayson County, Texas
SABRA MACKLEY
County Clerk, Grayson County, Texas
By Lisa Williams
Deputy

Notes

1. Bearing system for this survey based on a bearing of South 41 degrees, 25 minutes, 00 seconds West for the northwest line of Texoma Parkway, as described in Warranty Deed to L.H. Consultants, Inc. recorded in Volume 2519, Page 591 of the Deed Records of Grayson County, Texas

REPLAT
SHELDON PAVILION
AN ADDITION TO THE CITY OF SHERMAN, TEXAS
AND BEING OUT OF THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763,
GRAYSON COUNTY, TEXAS

OWNER:
SHELDON PAVILION, L.P.
5001 SPRING VALLEY ROAD
STE 400 EAST
DALLAS, TEXAS 75244-3910
(972)383-1220

Pacheco Koch Consulting Engineers
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

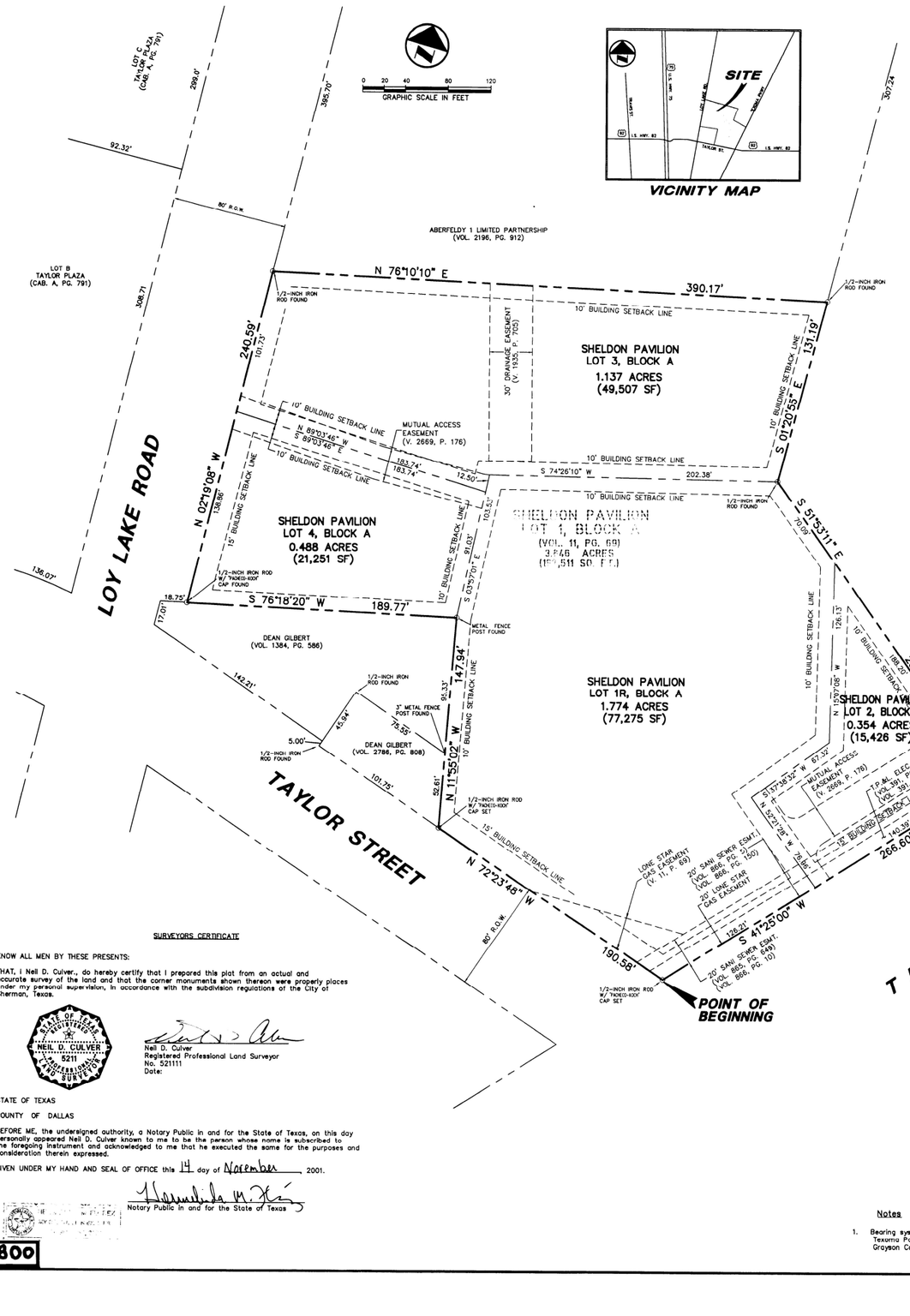
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
NDC	JAK	1"=40'	09/24/2001	1858-97.264

DWG FILE: 1858-07A.DWG

NEIL/CULVER
M:\DWG-18\1858-07A.DWG 12:48PM

10801

VOL 14 PG 88



The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing replat of Sheldon Pavilion, an addition to the City of Sherman, Texas was submitted to the City Council on the 23rd day of October 2001 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 4th Day of December ,A.D. 2001.

Linda Ashby
City Clerk, City of Sherman, Texas

Approved this 9th day of October 2001 by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Scott Shadden
Secretary

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

Mayor, City of Sherman, Texas — 12-6-01 Date

OWNER'S CERTIFICATE

WHEREAS, Sheldon Pavilion, L.P. and Sherman-Texoma Development, L.P. are the owners of a 3.753 acre tract of land situated in the J. B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas; said tract being Sheldon Pavilion, Lot 1, Block A, an addition to the City of Sherman, Texas according to the plat recorded in Volume 11, Page 69 of the Deed Records of Grayson County, Texas; said 3.753 acre tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "Pacheco Koch" cap set at the intersection of the northwest line of Texoma Parkway (a variable width right-of-way) and the northeast line of Taylor Street (an 80 foot wide right-of-way), said point being the most southern corner of said Lot 1;

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THENCE, South 41 degrees, 25 minutes, 00 seconds West, continuing along said northwest line of Texoma Parkway, a distance of 266.60 feet to the POINT OF BEGINNING;

CONTAINING, 163,459 square feet or 3.753 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SHELDON PAVILION, L.P., acting herein by and through Brett S. Sheldon, it's authorized agent, and SHERMAN-TEXOMA DEVELOPMENT, L.P. acting herein by and through Brett S. Sheldon, it's authorized agent, do hereby adopt this plat designating the herein above described property as SHELDON PAVILION ADDITION, being an addition to the City of Sherman, Texas, and does hereby dedicate to the City of Sherman Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of Sherman, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Sherman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Sherman's use thereof. The City of Sherman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Sherman and public utility entities shall at all times have the full right of ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Dallas, Texas, this the 13 day of November 2001.

By: Sheldon Pavilion, L.P.,
a Texas limited partnership
By: The Sheldon Capital Company, L.L.C.,
a Texas limited liability company,
as General Partner

Brett S. Sheldon
Title: President

By: Sherman-Texoma Development, L.P.,
a Texas limited partnership
By: The Sheldon Capital Company, L.L.C.,
a Texas limited liability company,
as General Partner

Brett S. Sheldon
Title: President

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brett S. Sheldon 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November 2001.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brett S. Sheldon 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November 2001.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I Neil D. Culver., 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 places under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

STATE OF TEXAS
REGISTERED
NEIL D. CULVER
5211
PROFESSIONAL
LAND SURVEYOR

Neil D. Culver
Registered Professional Land Surveyor
No. 521111
Date:

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Neil D. Culver 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of November 2001.

Notary Public in and for the State of Texas

FILED FOR RECORD
at 4:01 o'clock P.M.
Recorded in Vol. 14 Page 288
Records Grayson County, Texas
Deputy

137582

Notes

1. Bearing system for this survey based on a bearing of South 41 degrees, 25 minutes, 00 seconds West for the northwest line of Texoma Parkway, as described in Warranty Deed to L.H. Consultants, Inc. recorded in Volume 2319, Page 591 of the Deed Records of Grayson County, Texas

REPLAT
SHELDON PAVILION
AN ADDITION TO THE CITY OF SHERMAN, TEXAS
AND BEING OUT OF THE
J.B. McANAIR SURVEY, ABSTRACT NO. 763,
GRAYSON COUNTY, TEXAS

OWNER:
SHELDON PAVILION, L.P.
5001 SPRING VALLEY ROAD
STE 400 EAST
DALLAS, TEXAS 75244-3910
(972)383-1220

Pacheco Koch Consulting Engineers
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
NDC	JAK	1"=40'	09/24/2001	1858-97.204

10800

11/14/2001 - 12:48PM
M:\DWG-18\1858-07A.DWG

VOL 14 PG 288

ENDURANCE AUTOMOTIVE

Endurance Automotive will be a family-owned full-service auto repair shop in Sherman providing complete auto care for our customers. The first location for Endurance Automotive will be located at 1911 Loy Lake rd in Sherman.

The Lobby and employee office area is a 1000 sq ft space that will house the waiting area, retail sales and the office/admin portion of the business. Guests are more than welcome to wait on repairs or services in our comfortable waiting area complete with free coffee, snacks, Wifi and television. However, Endurance Automotive will offer complimentary shuttle service to and from the facility for guests that choose to wait in the comfort of their homes.

Directly behind the lobby is the fully enclosed production facility for the purpose of full-service auto repair on all makes and all models. The 3,000 sq ft space is sufficient to house: one 4 post 14k lb lift/alignment rack, two 2 post 12k lb lifts, and two 9k lb scissor lifts for a total of 5 lifts. The production facility will be equipped with the latest in automotive repair equipment and technology applicable to all makes and all models.

Overall, the site will have a total of 27 dedicated parking spaces. Traffic flow is easily identified on the site plan and capable of handling a large number of customers at any given time.

Endurance Automotive will be a new and complete type of automotive repair in the Texoma area. Customer service is of the upmost importance to Endurance and we will serve our customers differently than they have come to expect with automotive repair. You will see a Complete Difference. We look forward to servicing Texoma

Greg Joseph

Endurance Automotive – owner

Comment Response

Good Afternoon,

It seems from the staff comments that the resolution to most of the issues was to have a new site plan drawn with legible writing. I worked with my agent and ordered a new site plan with all legible writing and have confirmed that we have covered all of the points outlined on the staff comments.

Additionally, I am providing elevation photos of the existing building. I will send another front elevation photo with my shop logo inserted once I am able to coordinate with my graphic artist.

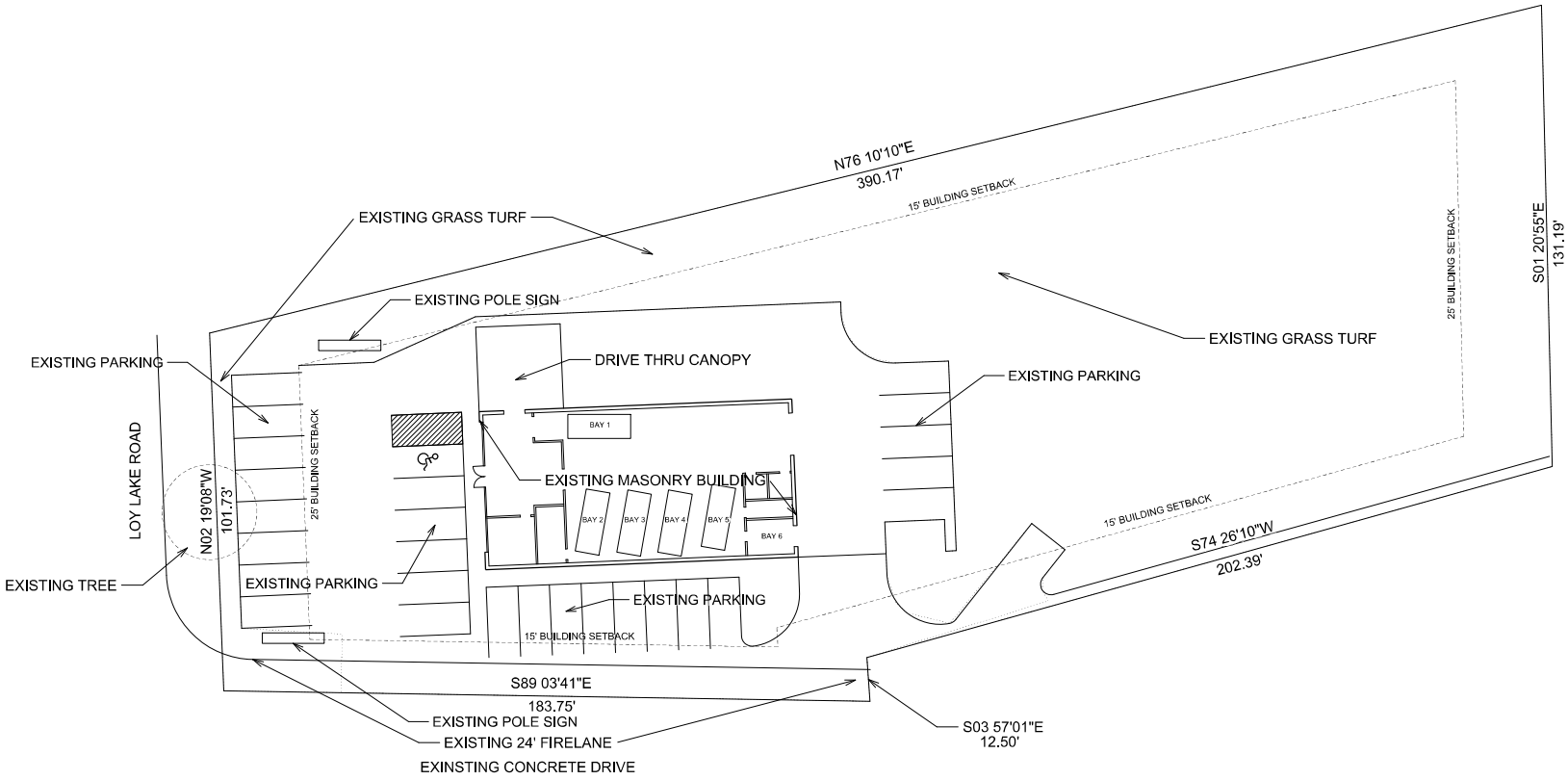
I have updated the project narrative and removed the section about additional parking on non-improved areas. I completely understand the ordinance and will not park or store vehicles on non-improved areas.

Pleas let me know if you have any questions

Greg Joseph

Endurance Automotive – Owner

Mobile – 972-658-6535



BUILDING UNIT TABLE			
UNIT TYPE	BUILDING AREA		
ENCLOSED	4050		
CANOPY	576		

SITE TABULATION TABLE	
PROPERTY SQ. FT.	49,509 SQ. FT.
PARKING REQUIRED	12 SPACES
PARKING PROVIDED	27 SPACES
CURRENT ZONING	C-2
EXISTING HARD SURFACE	20,124 SQ. FT.
HARD SURFACE AREA	20,124 SQ. FT.
LANDSCAPED AREA	29,385 SQ. FT.
FLOOR TO AREA RATIO	0.41

PARKING CALCULATIONS			
UNIT TYPE	UNITS ON SITE	PARKING REQUIREMENTS	
SERVICE BAYS	6	2 PER BAY	12
TOTAL PARKING REQUIRED			12
TOTAL PARKING PROVIDED			27

SITE PLAN

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

NORTH

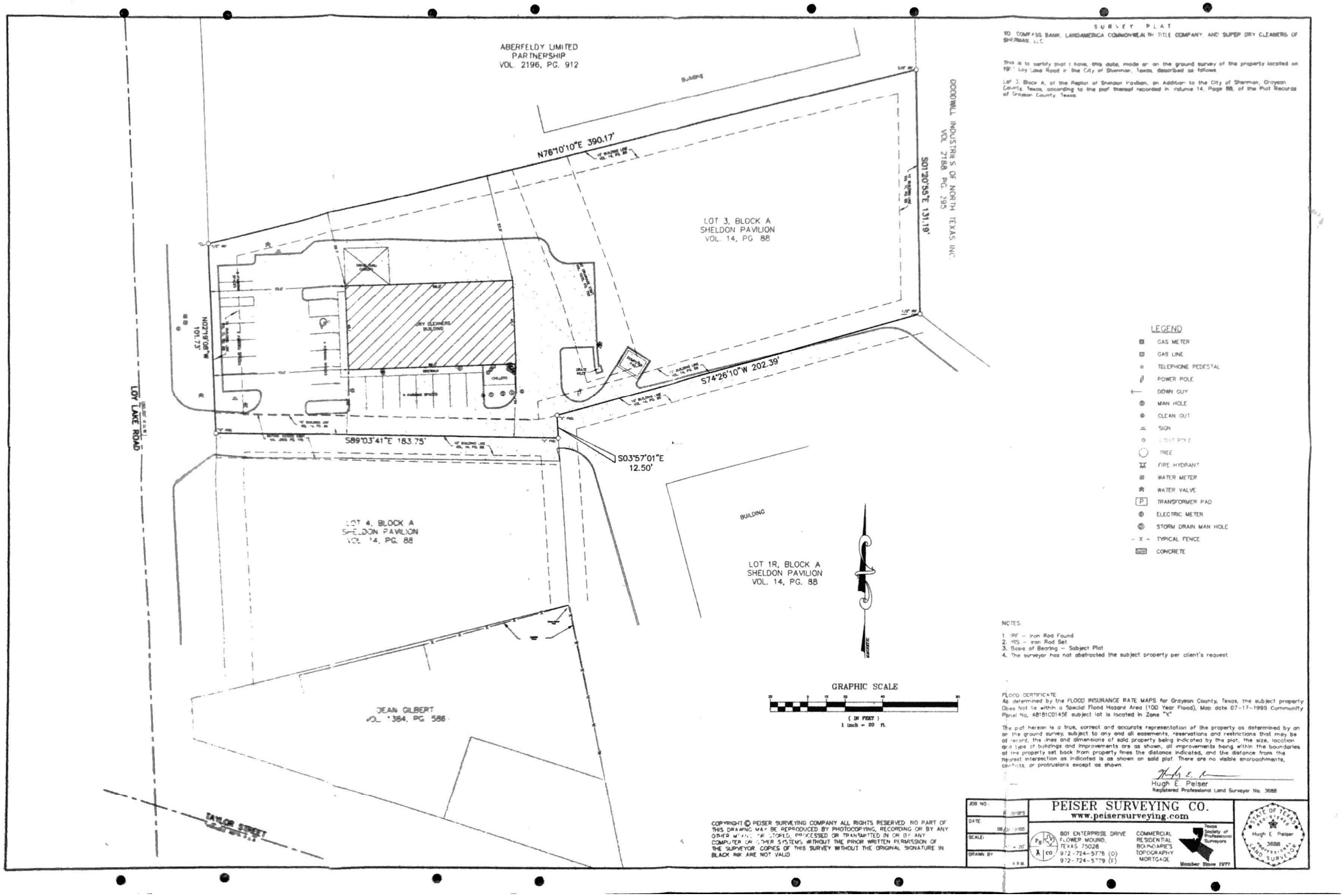
0' 10' 20' 50' 100'

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

ENDURANCE AUTOMOTIVE
1911 LOY LAKE ROAD
SHERMAN, TEXAS

A-1

APRIL 8, 2025



SURVEY PLAT

TO: COMPASS BANK, LANDAMERICA COMMONWEALTH TITLE COMPANY, AND SUPER DRY CLEANERS OF SHERMAN, L.L.C.

This is to certify that I have, this date, made or on the ground survey of the property located on 1901 Loy Lake Road in the City of Sherman, Texas, described as follows:

Lot 3, Block A, of the Replat of Sheldon Pavilion, an Addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 14, Page 88, of the Plat Records of Grayson County, Texas.

LEGEND

- GAS METER
- GAS LINE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- MAN HOLE
- CLEAN OUT
- SIGN
- LIGHT POLE
- TREE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TRANSFORMER PAD
- ELECTRIC METER
- STORM DRAIN MAN HOLE
- - X - TYPICAL FENCE
- CONCRETE

NOTES:

1. IPF – Iron Rod Found
2. IRS – Iron Rod Set
3. Basis of Bearing – Subject Plat
4. The surveyor has not abstracted the subject property per client's request.

FLOOD CERTIFICATE:
As determined by the FLOOD INSURANCE RATE MAPS for Grayson County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date 07-17-1995 Community Panel No. 48181C0145E subject lot is located in Zone "X"

The plat hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from property lines the distance indicated, and the distance from the nearest intersection as indicated is as shown on said plat. There are no visible encroachments, conflicts, or protrusions except as shown.

Hugh E. Peiser
Registered Professional Land Surveyor No. 3688

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JOB NO.	[illegible]
DATE	08/[illegible]/2008
SCALE:	1" = 20'
DRAWN BY	[illegible]

PEISER SURVEYING CO.
www.peisersurveying.com
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FLOWER MOUND, TEXAS 75028
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972-724-5779 (F)
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1911

Loy Lake

FIRE LANE

FIRE LANE

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 15, 2025 Sent via email

Greg Joseph
1814 Forest Court
Van Alstyne, TX 75495

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow an Automobile repair, body work, or painting in a C-2 (General Commercial) District located at 1911 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 22, 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)*
    a. Only one pole or pylon sign is permitted per platted lot only at locations fronting a highway or a major arterial as designated on the thoroughfare plan map.*(Sec. 14.07.009(3)(A)(i))*
        i. The sign advertising the Dry Cleaning at the northwest portion of the property is an existing, nonconforming sign that was permitted and legally built and shall adhere to Section 14.07.006 of the Zoning ordinance.
        ii. The pole sign advertising CVS at the southwest side of the property must be removed.
            1. Off-location or off-premises signs are prohibited. *(Sec. 14.07.003(a)(11))*
            2. Only one freestanding sign is permitted per platted lot. *(Sec. 14.07.009(3))*
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 required parking spaces shall be a minimum of 9' by 20' and this measurement must be shown on the Site Plan. (Sec. 14.04.003*(d)(3)(A))*
9. 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.
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.
    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
12. 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 Greg Joseph, Endurance Automotive is the owner or lessee of the Property.
13. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.

Engineering

14. Site plan does not show Mutual Access Easement as established in Volume 2669, Page 176 of the Official Public Records of Grayson County, Texas and shown on the Replat Sheldon Pavilion, filed of record in Volume 14, Page 88 of the Plat Records of Grayson County, Texas.
15. Site plan does not show 30' Drainage Easement as established in Volume 1935, Page 705 of the Real Property Records of Grayson County, Texas and shown on the Replat Sheldon Pavilion, filed of record in Volume 14, Page 88 of the Plat Records of Grayson County, Texas.
16. New 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*

Fire Services

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

17. [ ] 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)*

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

360 EAST EVERGREEN STREET (Project No. 25-001167)

The request of Cool Water Development, LLP (Owner), David Weaver (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 360 East Evergreen Street, consisting of 0.289 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.06.016 to allow a 13.4' side setback in lieu of the required 15' for the existing metal structure.

B. Public Hearing and Variance under Section 14.04.0001(b)(1) to allow a 0' side setback to exceed the allowed 15' for the existing awning addition.

C. Public Hearing and Variance under Section 14.06.016 to allow an 8.6' rear setback in lieu of the required 25' for the existing metal structure.

Planning and Zoning Commission

D. Site Plan for a Contractor Office Addition.

Background:

The property is located at 360 East Evergreen Street at the corner of North Branch Street and East Evergreen Street. The owner is requesting Variances to the side and rear setbacks for the existing structures and Site Plan for a Contractor Office Addition.

Origination:

Cool Water Development, LLP (Owner), David Weaver (Representative) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

This lot is constrained by the proposed expansion and addition of the new building. Staff is still concerned about how vehicles will be able to enter and exit the site based on the parking configuration.

Staff recommends approval for items A and C, but does not recommend approval of item B, as the awning was constructed without a permit and encroaches into the 10' utility easement.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs

5. Preliminary Plat
6. Narrative
7. Comment Response Letter
8. Site Plan
9. Floor Plan
10. Elevations
11. Landscape Plan
12. Staff Review Letter

dlagrone H:\PLANNING\Public Notification KT.aprx

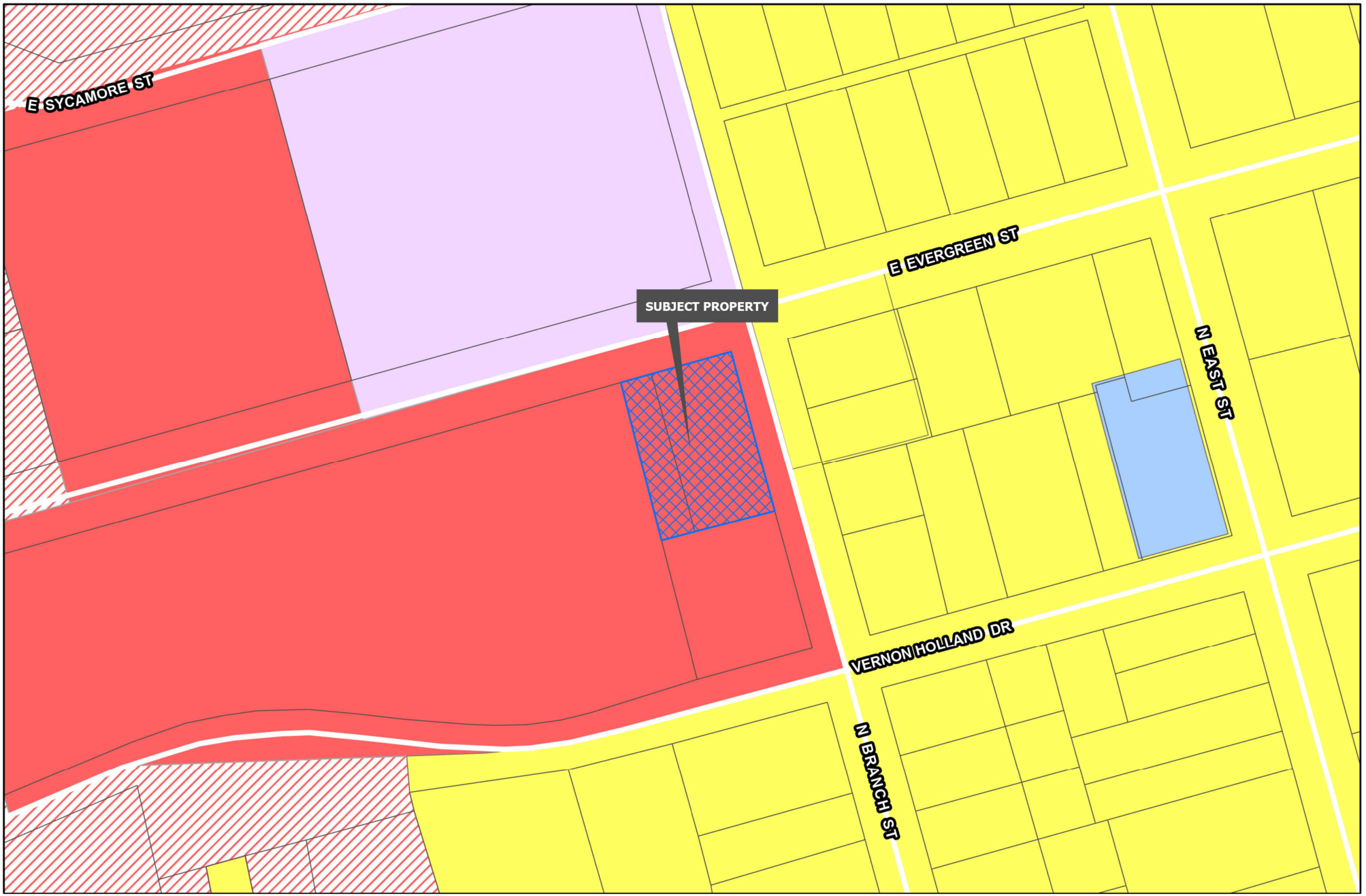
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
360 E EVERGREEN ST

N
W E
S

Date: 4/5/2025 3:01 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
360 E EVERGREEN ST

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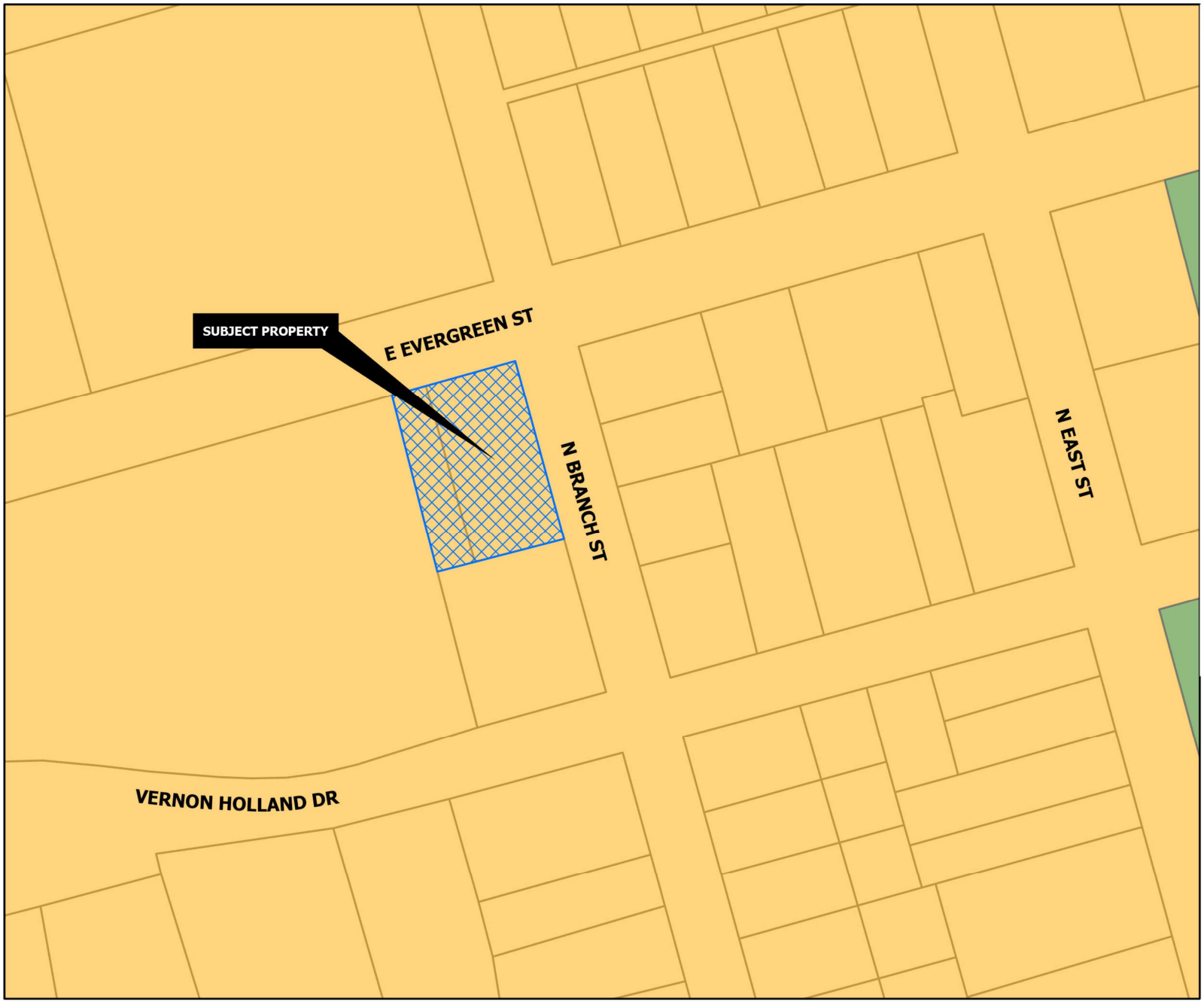

CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
360 E EVERGREEN ST

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W E
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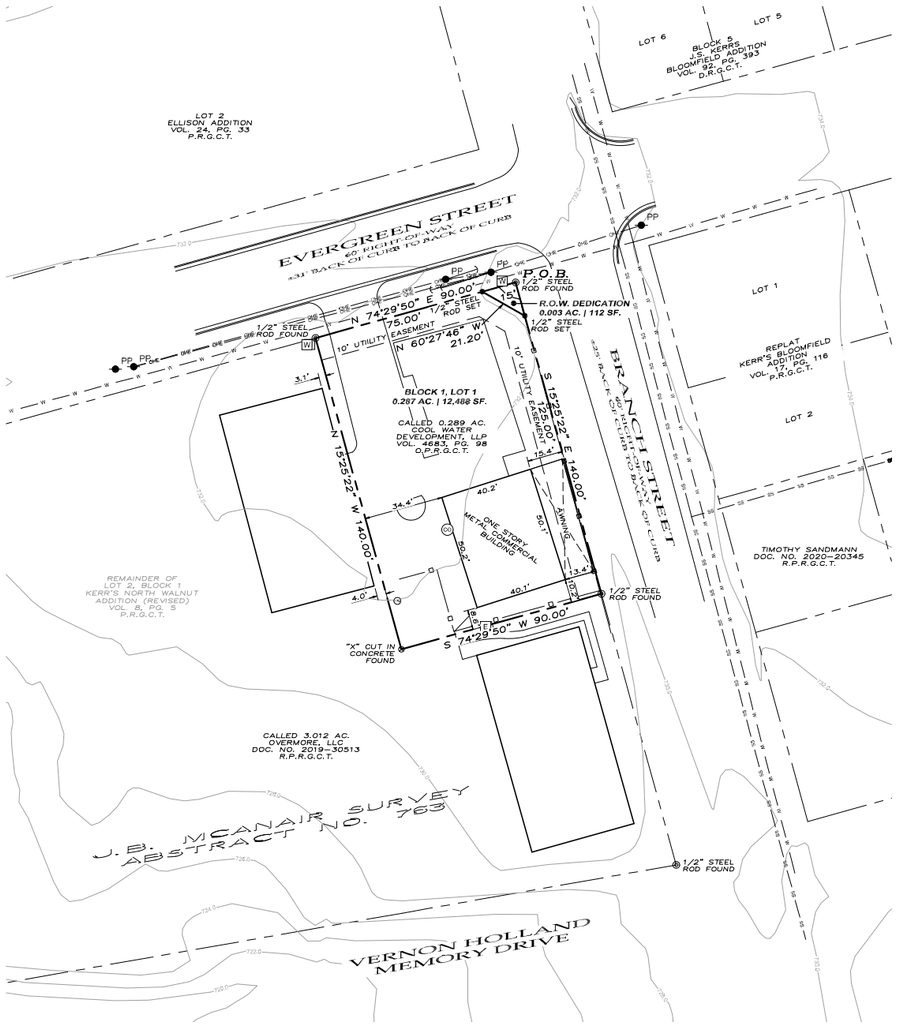
Date: 4/5/2025 8:01 PM

Sherman
NOTICE OF REQUESTED VARIANCE
PROJECT #: 25-001167
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7319
04/10/2025 11:42

Norman
NOTICE OF
REQUESTED
VARIANCE
PROJECT # 25-001167
04/10/2025 11:43



~ 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 Electrical Delivery.
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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways 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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
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 Map No. 48181C0290G, effective date September 1, 2022.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
@	1/2" STEEL ROD FOUND
⊗	"X" CUT IN CONCRETE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being part of Lot 2, Block 1 of Kerr's North Walnut Addition (Revised), according to the plat thereof recorded in Volume 8, Page 5, Plat Records, Grayson County, Texas, and being a retracement of a called 0.289 acre tract of land described in the deed to Cool Water Development, LLP, recorded in Volume 4683, Page 98, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 0.289 acre, and at the intersection of the southerly right-of-way line of Evergreen Street and with the westerly right-of-way line of Branch Street;

Thence South 15°25'22" East, with the easterly line of said 0.289 acre tract, and with the westerly right-of-way line of said Branch Street, a distance of 140.00 feet to a 1/2" steel rod found for the southeast corner of said 0.289 acre tract, common to the eastern-most northeast corner of a called 3.012 acre tract of land described in the deed to Overmore, LLC, recorded in Document No. 2019-30513, Real Property Records, Grayson County, Texas;

Thence South 74°29'50" West, with the southerly line of said 0.289 acre tract, and with a northerly line of said 3.012 acre tract, a distance of 90.00 feet to an "X" cut in concrete found for the southwest corner of said 0.289 acre tract;

Thence North 15°25'22" West, with the westerly line of said 0.289 acre tract, and with an easterly line of said 3.012 acre tract, a distance of 140.00 feet to a 1/2" steel rod found for the northwest corner of said 0.289 acre tract, common to the northern-most northeast corner of said 3.012 acre tract, and on the southerly right-of-way line of aforesaid Evergreen Street;

Thence North 74°29'50" East, with the northerly line of said 0.289 acre tract, and with the southerly right-of-way line of said Evergreen Street, a distance of 90.00 feet to the Point of Beginning and containing 0.289 acres of land, more or less.

ACCEPTANCE

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

Chairman _____ *Secretary* _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date _____

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

OWNER'S CERTIFICATE OF DEDICATION

THAT COOL WATER DEVELOPMENT, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as COOL WATER ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.289 acres situated in and being a portion of the J.B. MCANAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this _____day of_____, 2025.

DAVID WEAVER
COOL WATER DEVELOPMENT, LLP

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, DAVID WEAVER 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: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, COOL WATER DEVELOPMENT, LLP, 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 COOL WATER ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER's described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

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

EXECUTED THIS _____ DAY OF_____, 2025.

BY: COOL WATER DEVELOPMENT, LLP

DAVID WEAVER

Preliminary plat, for inspection purposes only.
In no way official or approved for record purposes.

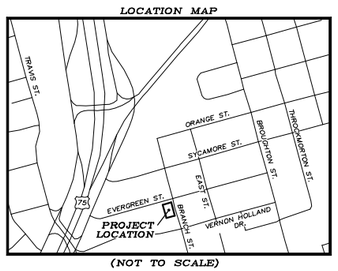
PRELIMINARY PLAT
COOL WATER ADDITION
Being a part of the J.B. McAnair Survey, Abstract No. 763
Being in the City of Sherman
Grayson County, Texas. Containing
0.289 acres of land

03-11-2025

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
COOL WATER DEVELOPMENT, LLP
P.O. BOX 193
SHERMAN, TX 75091-0193

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

SHEET 1 OF 1

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

Weaver Construction Shop Expansion

360 E. Evergreen Street

Sherman, TX. 75090

Variance / Special Exception Project Narrative

Please reference included preliminary plat as performed by Underwood Drafting and Surveying and dated 03-11-2025.

Variance Request 1

The southeast corner of the existing one-story metal commercial building is located 13.4ft from the east property line. This is less than the 15’ side setback required in the C-1 zoning district. Applicant is requesting an encroachment variance to the ordinance to allow the existing building to remain in place.

Variance Request 2

The covered awning adjacent to the one-story metal commercial building ends just before the east property line inside of the fence installed on the property line. This is less than the 6’ open air overhang setback required in the C-1 zoning district. Applicant is requesting an encroachment variance to the ordinance to allow the existing awning to remain in place.

360 EAST EVERGREEN STREET (Project No. 25-001167)

Zoning

Site Plan

1. Site Plan approval shall be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions. *(Sec. 14.02.016(4)(A))*
    a. Elevations must be provided of existing and proposed addition.
        i. Photos of the existing structure will be acceptable for the existing structure. Photos of existing elevations have been added to the plans.
    b. Elevations for the addition that were submitted in February have been added to this submittal.
        i. If this elevation has changed for the addition, updated elevations must be submitted.
    c. The Landscape Plan that was submitted in February have been added to this submittal.
        i. If this Landscape Plan has changed, an updated Landscape Plan must be submitted.
2. The required parking spaces shall be a minimum of 9' by 20'. *(Sec. 14.04.003(3)(A))*
    a. The size of the parking spaces must be notated on the Site Plan Parking space sizes shown on Site Plan
3. Update the parking ratio to:
    a. 1/400 square feet of office area Zero Square Feet of Office Area
    b. 1/1000 square feet of warehouse space 4,000 Square Feet of Warehouse Space
4. Adequate ingress and egress to all parking spaces shall be provided. *(Sec. 14.04.003(b)(5))*
    a. The Site Plan does not clearly depict how egress from the parking space back to Evergreen Street will occur. Site Plan has been updated to show ingress and egress
        i. This will be a key factor in the approval of this item
5. Parking aisle design shall adhere to *Section 14.04.003(4)*
    a. Drive aisles that are also fire lanes shall adhere to the fire codes and amendments identified in Chapter 3
    b. One-way drive aisles with angled parking shall be a minimum of 15'
        i. The width of the drive aisle must be shown on the Site Plan Site Plan has been updated to show drive aisle width
6. Structure/addition built without a permit must obtain a building permit if Variance is approved.

Engineering

Engineering Informational Comments:

7. Parking does not allow adequate ingress/egress from site. Relocation of parking slots is required to allow for safe and adequate ingress/egress. Site Plan has been updated to show ingress and egress
8. Awning encroaches into the required 10' Utility Easement, which will be required upon platting. Encroachment Agreement approved by City Council required prior to submittal of Final Plat. Email engineering@cityofsherman.com for encroachment agreement requirements. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
9. Mutual Access Easement will be required for existing parking of adjacent property that lies upon subject property upon platting. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)* Parking being used by adjacent property will be taken away. The existing fence will be reconfigured on the property line.

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.

*IF the current fence along Branch St. remains: Fence along Branch Street will be removed.

10. [ ] 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)*

11. [ ] 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'.

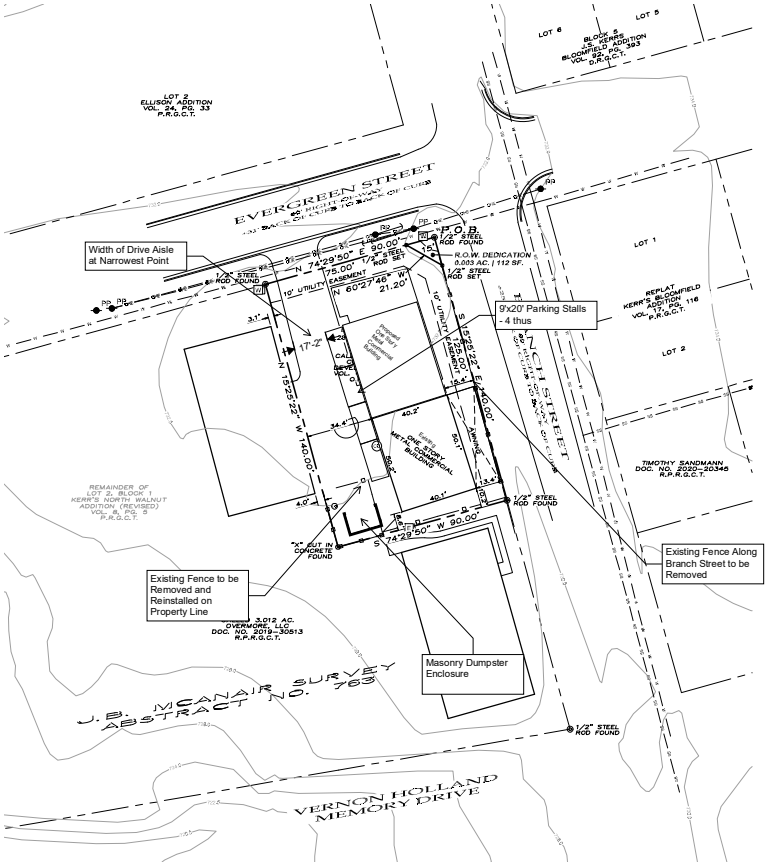
The following are informational items only that may be applicable during construction but should not hold up approval of a site plan for zoning by the Fire Marshal's Office.

12. [ ] 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)*
13. [ ] 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)*

Solid Waste Services

14. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and the City of Sherman Zoning Ordinance Section 143043004(4). Site Plan has been updated to show proposed location of the dumpster enclosure

JOB NO. 25XXXXXX
FM: XX – DFT: XX



~ 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 Electrical Delivery.
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 subject tract will be left open except as approved by the City Engineer, and will be maintained by the individual owners of the 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 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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
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 Map No. 48181C0280D, effective date September 1, 2022.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
⊗	"X" CUT IN CONCRETE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being part of Lot 2, Block 1 of Kerr's North Walnut Addition (Revised), according to the plat thereof recorded in Volume 5, Page 5, Plat Records, Grayson County, Texas, and being a retracement of a called 0.289 acre tract of land described in the deed to Cool Water Development, LLP, recorded in Volume 4683, Page 98, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 0.289 acre tract, and at the intersection of the southerly right-of-way line of Evergreen Street and with the westerly right-of-way line of Branch Street;

Thence South 15°25'22" East, with the easterly line of said 0.289 acre tract, and with the westerly right-of-way line of said Branch Street, a distance of 140.00 feet to a 1/2" steel rod found for the southeast corner of said 0.289 acre tract, common to the eastern-most northeast corner of a called 3.012 acre tract of land described in the deed to Overmore, LLC, recorded in Document No. 2019-30513, Real Property Records, Grayson County, Texas;

Thence South 74°29'50" West, with the southerly line of said 0.289 acre tract, and with a northerly line of said 3.012 acre tract, a distance of 90.00 feet to an "X" cut in concrete found for the southwest corner of said 0.289 acre tract;

Thence North 15°25'22" West, with the westerly line of said 0.289 acre tract, and with an easterly line of said 3.012 acre tract, a distance of 140.00 feet to a 1/2" steel rod found for the northwest corner of said 0.289 acre tract, common to the northern-most northeast corner of said 3.012 acre tract, and on the southerly right-of-way line of aforesaid Evergreen Street;

Thence North 74°29'50" East, with the northerly line of said 0.289 acre tract, and with the southerly right-of-way line of said Evergreen Street, a distance of 90.00 feet to the Point of Beginning and containing 0.289 acres of land, more or less.

ACCEPTANCE

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

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

OWNER'S CERTIFICATE OF DEDICATION

THAT COOL WATER DEVELOPMENT, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as COOL WATER ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.289 acres situated in and being a portion of the J.B. MCANAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this_____day of_____. 2025.

_____
DAVID WEAVER
COOL WATER DEVELOPMENT, LLP

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, DAVID WEAVER 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: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, COOL WATER DEVELOPMENT, LLP, 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 COOL WATER ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

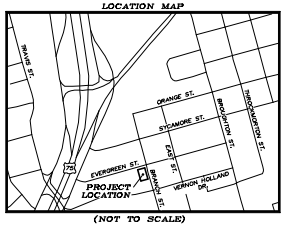
It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at COOL WATER ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant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

EXECUTED THIS_____ DAY OF_____. 2025.

BY: COOL WATER DEVELOPMENT, LLP

_____
DAVID WEAVER

4,000sf of Warehouse Space X 1/1,000sf = 4 Parking Stalls Required



OWNERS/DEVELOPER
COOL WATER DEVELOPMENT, LLP
P.O. BOX 193
SHERMAN, TX 75091-0193

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

Preliminary plat, for inspection purposes only.
In no way official or approved for record purposes.

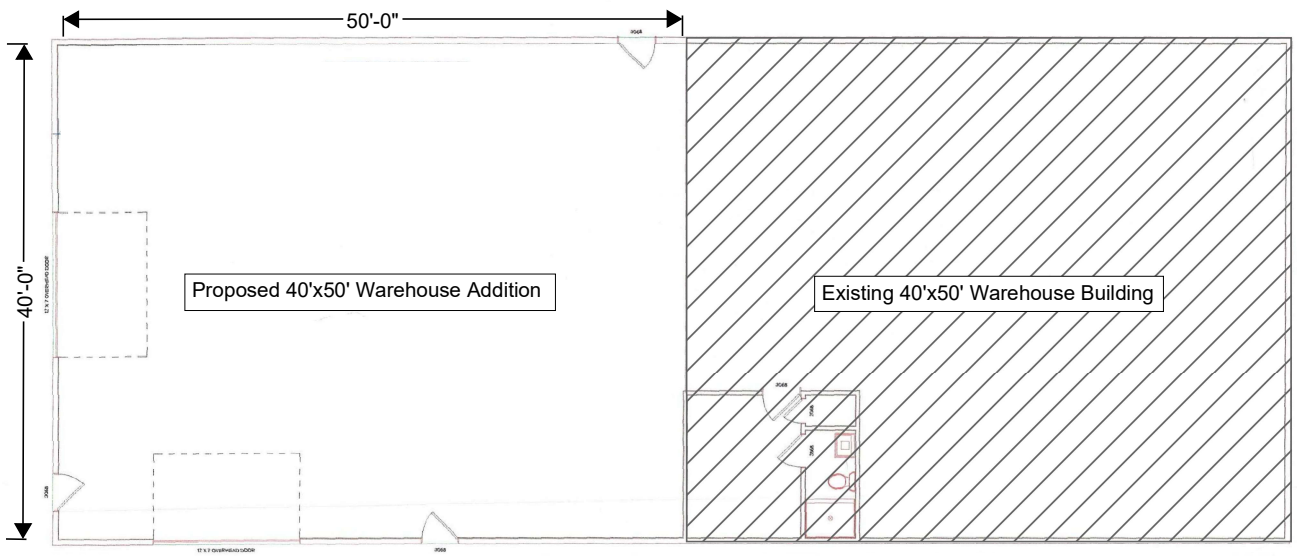
PRELIMINARY PLAT
COOL WATER ADDITION
Being a part of the J.B. McAnair Survey, Abstract No. 763
Being in the City of Sherman
Grayson County, Texas. Containing
0.289 acres of land

03-11-2025

SHEET 1 OF 1

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

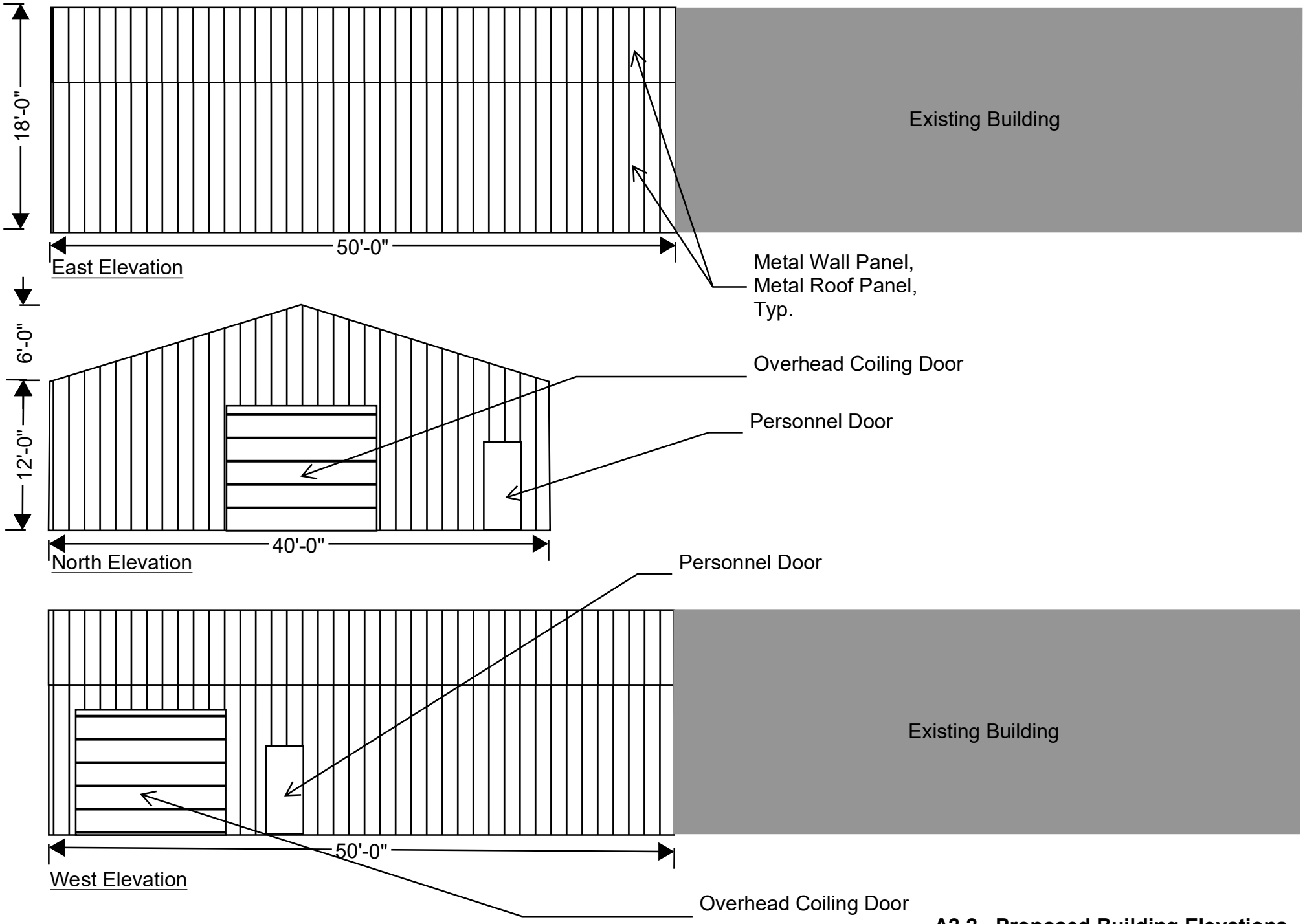
A1 - Site Plan



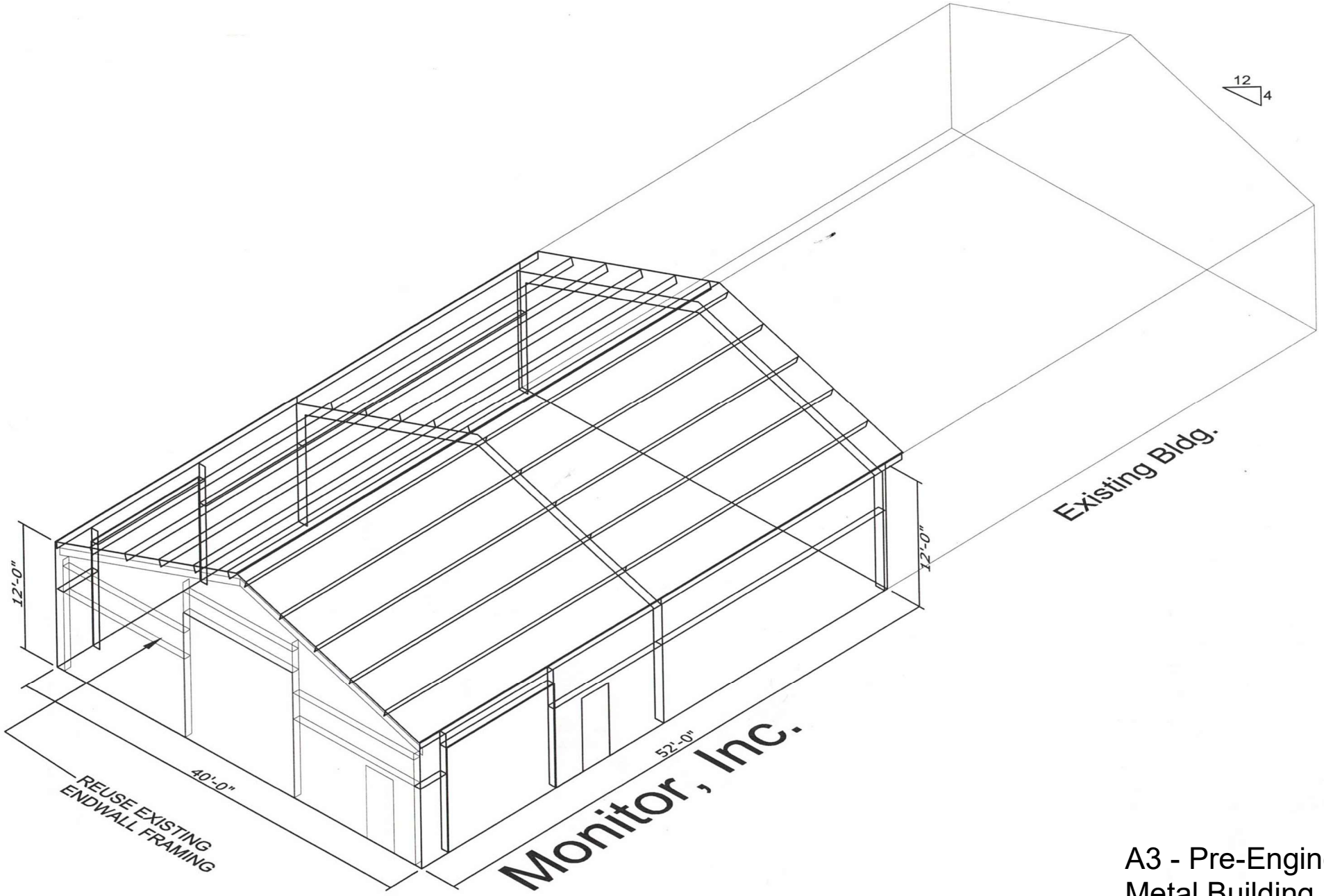
A2 - Floor Plan

North Elevation

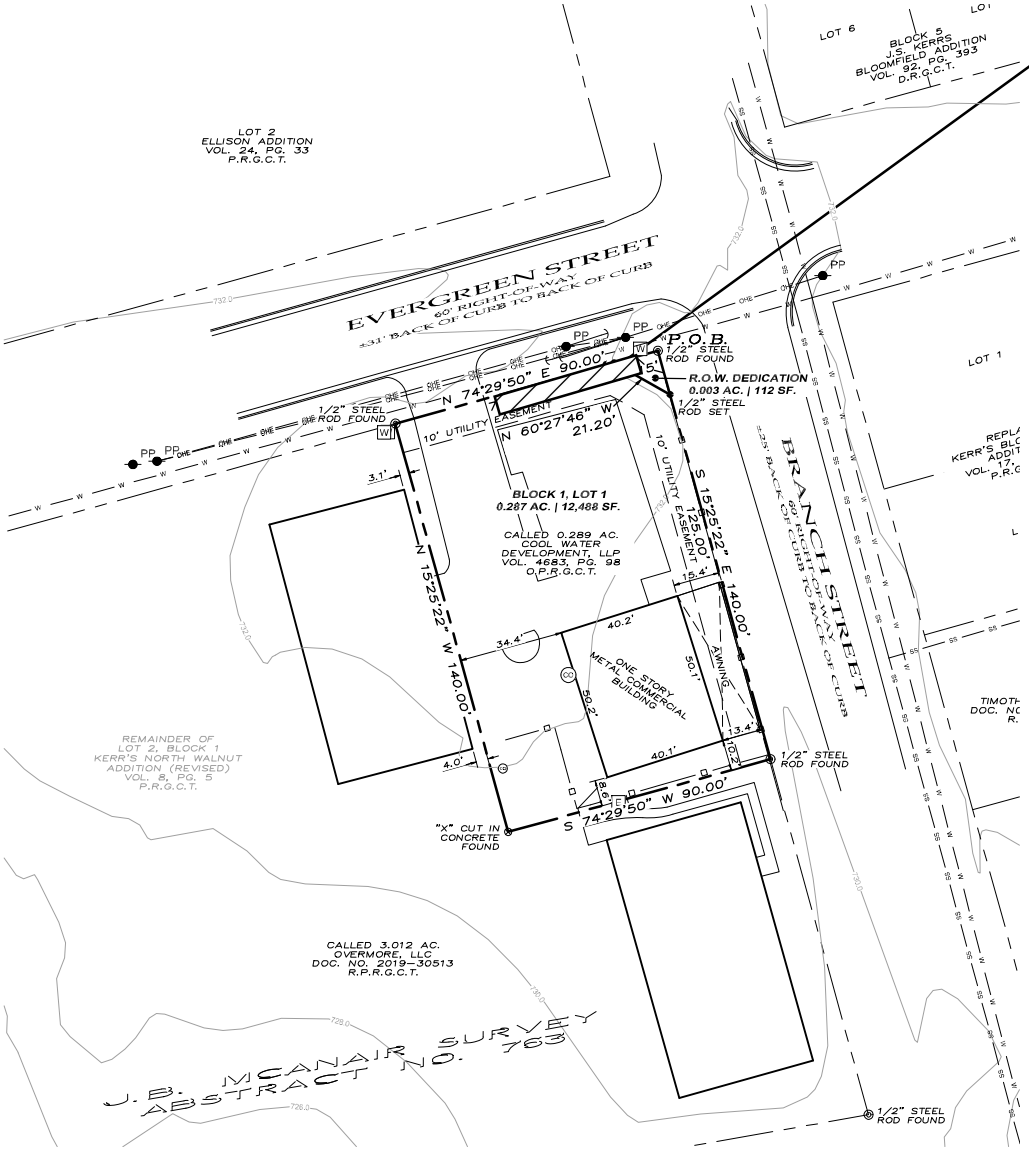
West Elevation



A2.2 - Proposed Building Elevations



A3 - Pre-Engineered
Metal Building
Isometric Plan



Existing Landscaping Area,
Refer to Inset Photo

6 ea Mature Trees on Property

L1 - Landscaping Plan

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

April 15, 2025 Sent via Email

Cool Water Development, LLP
PO Box 193
Sherman, TX 75090

David Weaver
230 E. Sycamore, Ste. 301
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.06.016 to allow a 13.4' side setback in lieu of the required 15' for the existing metal structure, a Public Hearing and Variance under Section 14.04.0001(b)(1) to allow a 0' side setback in lieu of the required 15' for the existing awning, a Public Hearing and Variance under Section 14.06.016 to allow an 8.6' rear setback in lieu of the required 25' for the existing metal structure, and Site Plan approval for a Contractor Office Addition located at 360 East Evergreen Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, April 22 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. Parallel off-street parking spaces must be a minimum of eight (8) feet wide and twenty-two (22) feet long. *(Sec. 14.04.003(d)(3)(C))*
6. Adequate ingress and egress to all parking spaces shall be provided. *(Sec.14.04.003(b)(5))*
    a. All vehicle maneuvering shall take place on-site. *(Sec. 14.04.003(b)(2))*
        i. The Site Plan must demonstrate how cars will maneuver onsite, including access into the parking spaces provided and exit from the parking spaces back to the street.
7. No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor, issued by the building official. *(Sec. 14.06.001(a))*
    a. A building permit must be obtained for the awning addition along Branch Street if the 0' setback Variance for the awning is approved by the Board of Adjustment.
        i. The awning will need to be removed if the 0' setback for the awning addition is not approved by the Board of Adjustment.
8. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*

9. The property must be properly maintained in a state of good repair and neat appearance.
10. There shall be no outdoor storage.
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 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.
13. 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

14. Parking does not allow adequate ingress/egress from site. Relocation of parking slots is required to allow for safe and adequate ingress/egress. *Code of Ordinances 14.04.003*
15. Awning encroaches into the required 10' Utility Easement, which will be required upon platting. Encroachment Agreement approved by City Council required prior to submittal of Final Plat. Email engineering@cityofsherman.com for encroachment agreement requirements. *(Sec. 10.03.007)(d))*

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

726 WEST LAMAR STREET (Project No. 25-001177)

The request of Donna Brown (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, consisting of 0.227 acres being a part of the Samuel Blagg Survey, Abstract No. 56, and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow 9,869 square feet in lieu of the required 10,000 square feet for the lot area.

Background:

The property is located at 726 West Lamar Street at the corner of West Lamar Street and South Woods Street. The owner is requesting a Variance for the minimum lot area.

The following has been approved for this location:

- 1/17/2025 - Preliminary Plat of DK Brown Addition. (Conditionally Approved)
- 12/11/2001 - Zone Change from a C-O (Office) District to C-1 (Retail Business) District.
- 10/14/1997 - Exception to not require screening device between R-1 (One Family Residential) District.
- 10/14/1997 – Zone Change from an R-1 (One Family Residential) District to C-O (Office) District.

Origination:

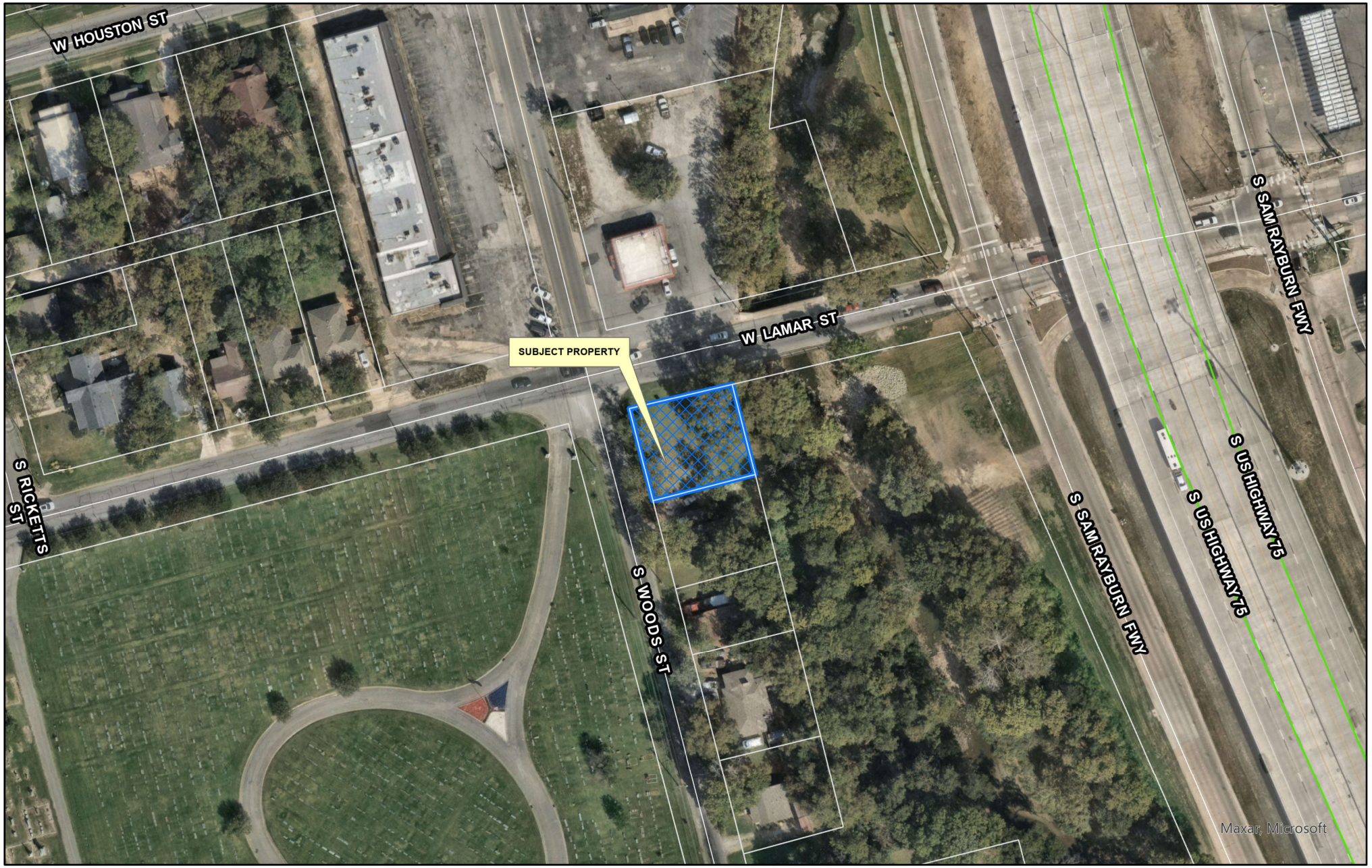
Donna Brown (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variance.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Narrative
6. Preliminary Plat
7. Floor and Roof Plan
8. Elevations



dlagrone H:\PLANNING\Public Notification KT.aprx

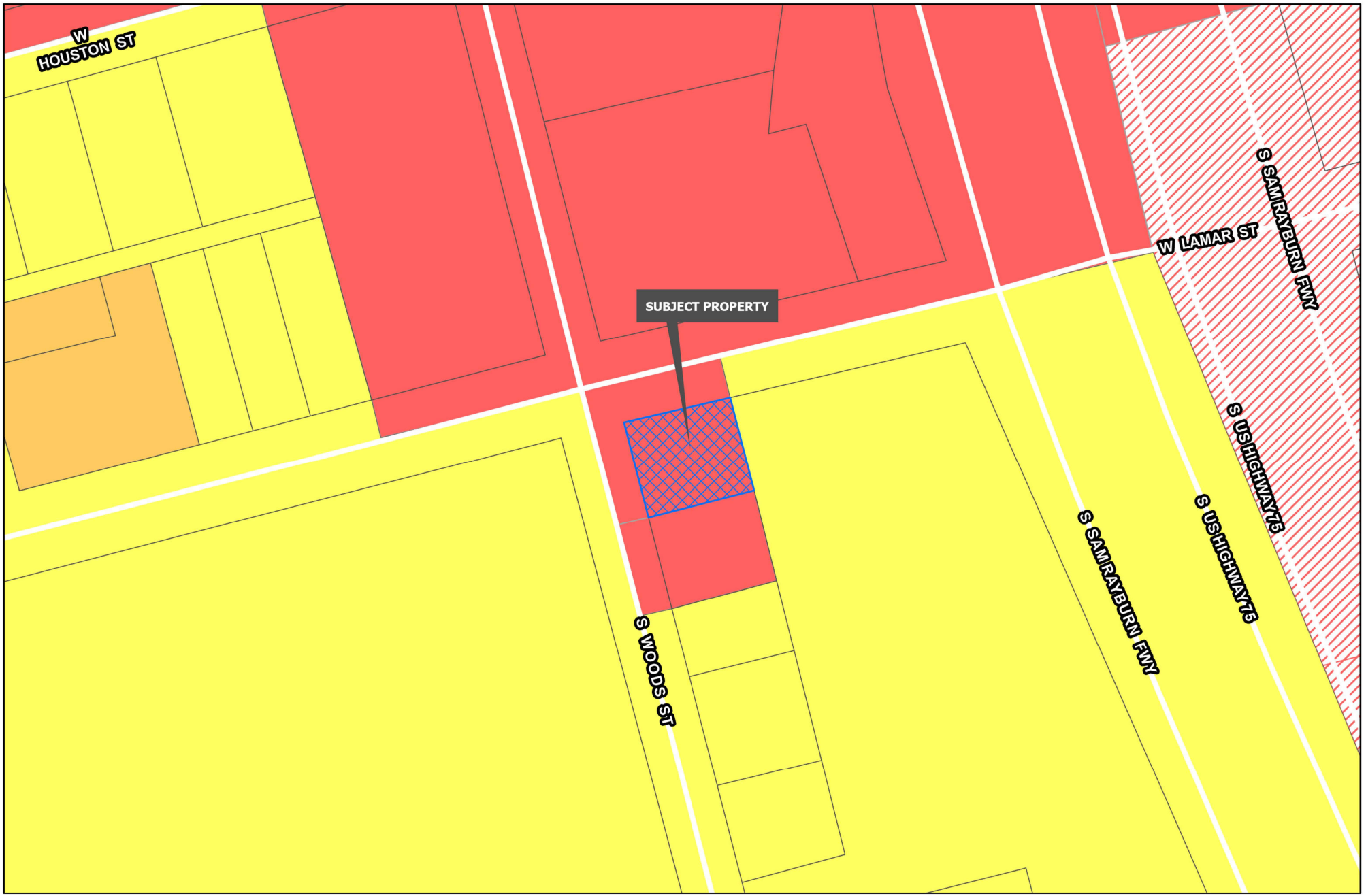
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
726 W LAMAR ST

N
W E
S

Date: 4/5/2025 3:01 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

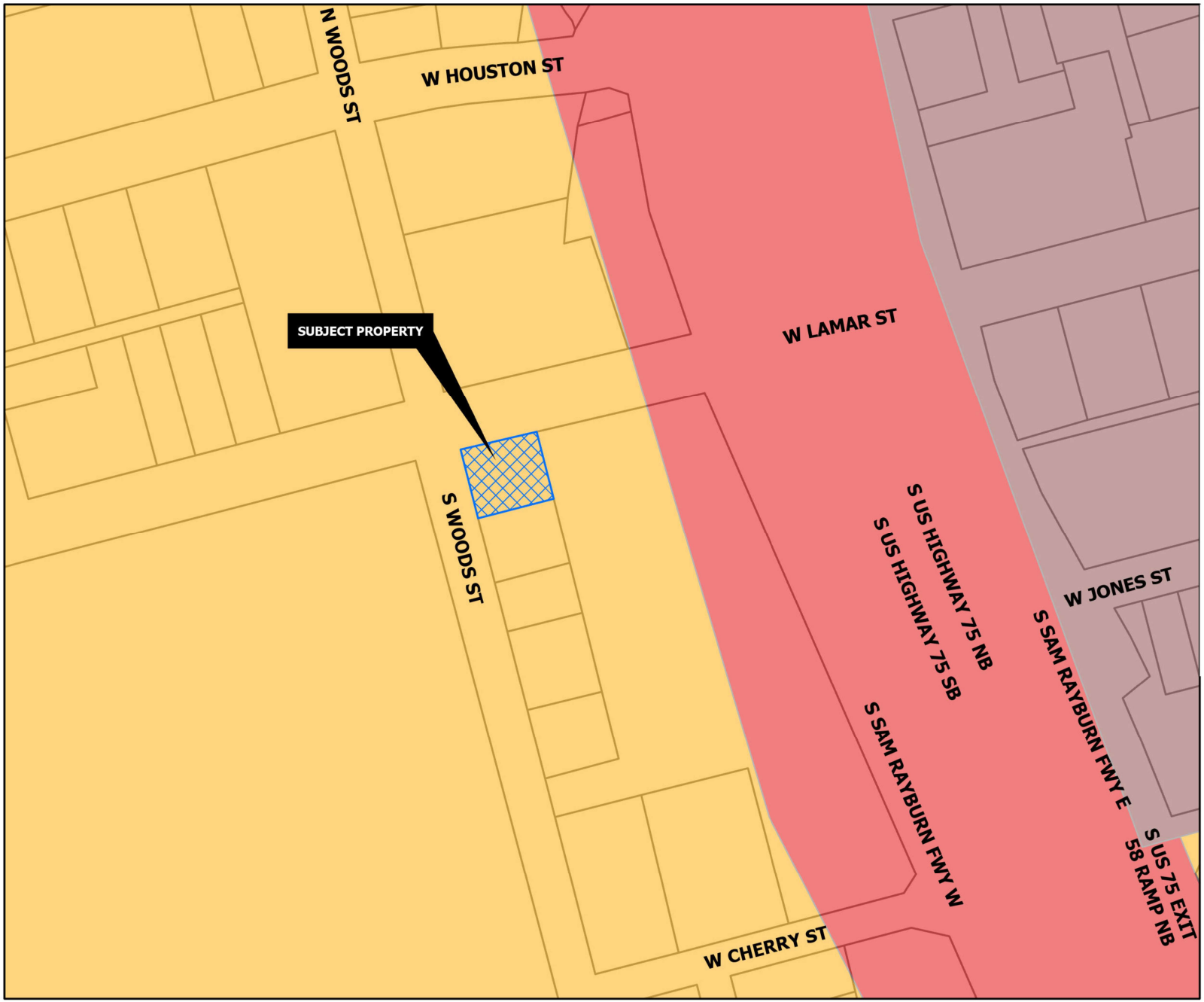
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
726 W LAMAR ST

N
W E
S

Date: 1/5/2026 2:01 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
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
726 W LAMAR ST

N
W E
S

Date: 4/5/2025 2:01 PM

Marlow, Lauren

From: Planning
To: Donna Brown
Subject: RE: 726 W Lamar photos of signs

From: Donna Brown
Sent: Thursday, April 10, 2025 9:56 AM
To: Planning
Subject: 726 W Lamar photos of signs

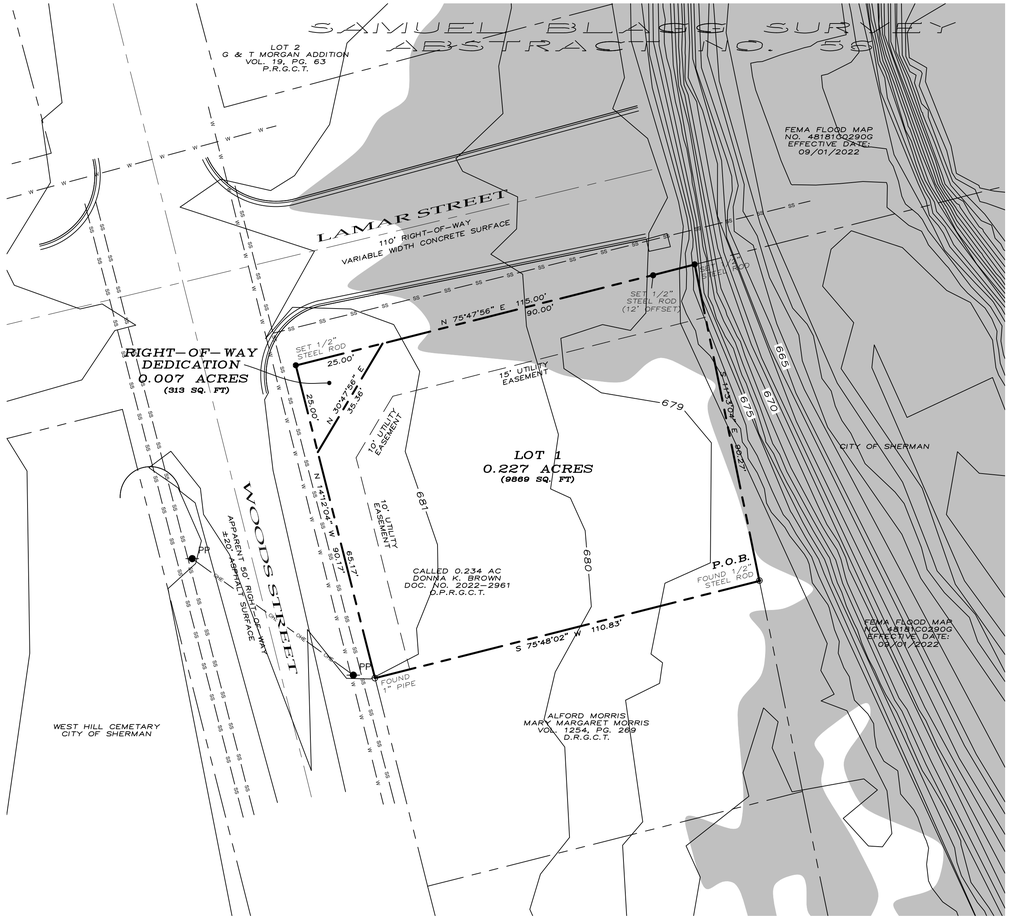
Sent from my iPhone

TO WHOM IT MAY CONCERN

THIS VARIANCE WAS REQUESTED BY THE CITY FOR MY PLAT....WORK TO PROVIDE A ROUNDED CORNER AT THE SOUTHEAST CORNER OF WOODS/LAMAR STREET, 726 W LAMAR..

THIS VARIENCE BRINGS MY LOT UNDER 10,000.

PLANS ARE TO BUILD AN 800 SF OFFICE BUILDING



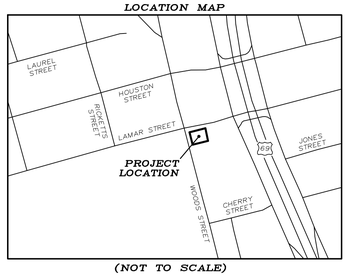
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
DONNA K. BROWN
726 W. LAMAR STREET
SHERMAN, TX 75092

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

SHEET 1 OF 1

JOB NO. 24111263
FW: RR – DFT: EB

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being a retracement survey of a 0.234 acre tract of land conveyed to Donna K. Brown as recorded in Document Number 2022–2961, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said 0.234 acre tract, common to the northeast corner of a tract of land described in the deed to Alford Morris and Mary Margaret Morris, recorded in Volume 1254, Page 269, Deed Records, Grayson County, Texas;

Thence South 75°48'02" West, with the southerly line of said 0.234 acre tract, and with the northerly line of said Morris Tract, a distance of 110.83 feet to a 1" pipe found for the southwest corner of said 0.234 acre tract, common to the northwest corner of said Morris Tract;

Thence North 14°12'04" West, with the westerly line of said 0.234 acre tract, a distance of 90.17 feet to a 3/4" pipe found for the northwest corner of said 0.234 acre tract;

Thence North 75°47'56" East, with the northerly line of said 0.234 acre tract, a distance of 115.00 feet to a 1/2" steel rod set for the northeast corner of said 0.234 acre tract;

Thence South 11°33'04" East, with the easterly line of said 0.234 acre tract, a distance of 90.27 feet to the Point of Beginning and containing 0.234 acres of land, more or less.

ACCEPTANCE

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

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

Preliminary plat, for inspection purposes only.
In no way official or approved for record purposes.

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

OWNER'S CERTIFICATE OF DEDICATION

THAT DONNA K. BROWN, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as DK BROWN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.234 acres situated in and being a portion of the Samuel Blagg Survey, Abstract No. 56, 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 easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
DONNA K. BROWN

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, DONNA K. BROWN 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: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, DONNA K. BROWN, 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 DK BROWN ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, 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 all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described 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 or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property, and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

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

EXECUTED THIS_____DAY OF_____, 2025.

BY: DONNA K. BROWN

BY: _____

~ 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 Electrical Delivery.
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. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways 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 local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
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 lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290G, effective date September 1, 2022.

PRELIMINARY PLAT

DK BROWN ADDITION

Being a part of the Samuel Blagg Survey, Abstract Number 56.
Being in the City of Sherman, Grayson County, Texas.
Containing 0.234 acres of land

12-10-2024

Window Schedule						
Count	Type	Width	Height	Sill Height	Head Height	Type Mark
4	36" x 60" SH	3' - 0"	5' - 0"	1' - 8"	6' - 8"	135
3	48" x 24" Fixed	4' - 0"	2' - 0"	13' - 6"	15' - 6"	198
2	48" x 72" Picture (Tempered)	4' - 0"	6' - 0"	2' - 0"	8' - 0"	261

Door Schedule				
Count	Type	Width	Height	Type Mark
1	(2)-2-0 x 6-8 Door-Interior-Double	4' - 0"	6' - 8"	122
1	60" x 96" Double Exterior Door	5' - 0"	8' - 0"	118
1	Door-Exterior-Single -36" x 80"	3' - 0"	6' - 8"	42
2	Door-Interior-Single - 24" x 80"	2' - 0"	6' - 8"	108
1	Door-Interior-Single - 36" x 80"	3' - 0"	6' - 8"	120

GENERAL FRAMING NOTES:

1. 2 x 4 interior walls (except those with plumbing).
2. 2 x 6 exterior walls, 16" O.C.
3. 2 x 6 interior walls that have plumbing.
4. Cabinetry dimensions to be verified before manufacturing.
5. 16' sill plates.

GENERAL EXTERIOR NOTES:

1. Metal Roofing as selected.
2. Metal Siding as selected.

GENERAL INSULATION NOTES:

1. Spray foam as selected.

GENERAL WINDOW NOTES:

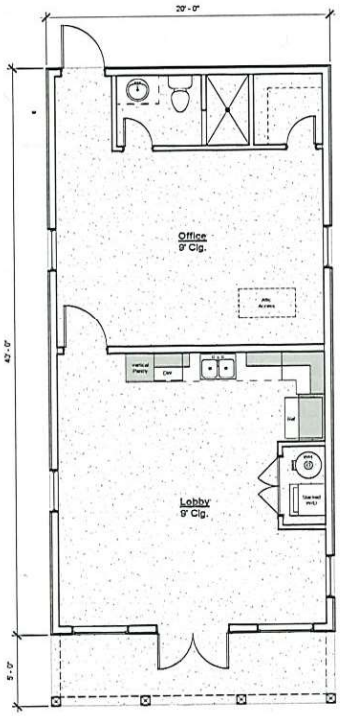
1. Low-E U-Factor .35 SHGC .22
2. Window color & grid to be determined by owner.

GENERAL ROOFING NOTES:

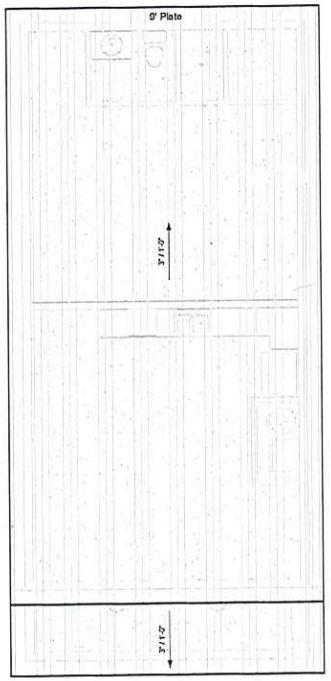
1. 1' overhang unless otherwise noted.
2. Refer to span tables for rafter size & spacing.

Square Footages:

Office Space - 800
Covered Porches - 100
Total Slab - 900



Floor Plan



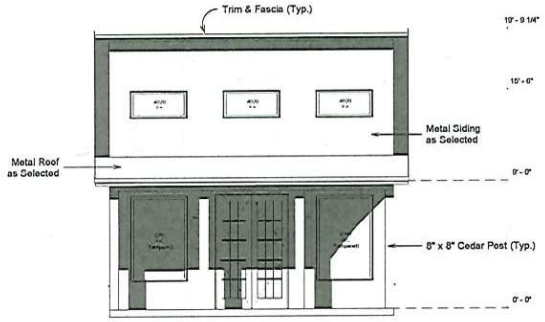
Roof Plan

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY

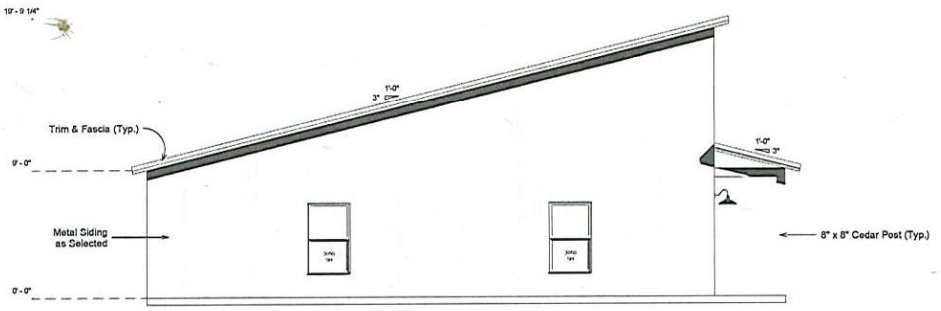
Floor & Roof Plans

A2

Project Address:
726 W. Lamar St.
Sherman, TX 75092

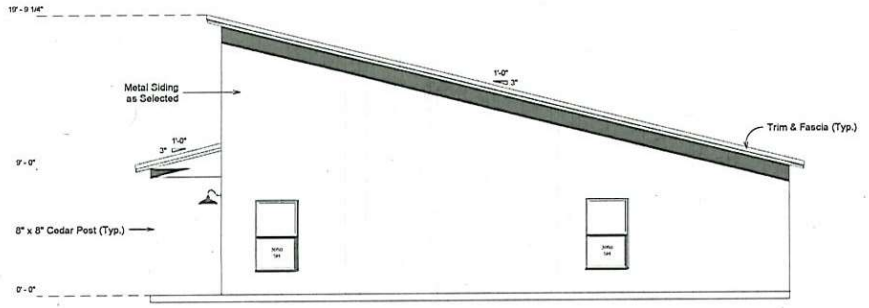


Front Elevation

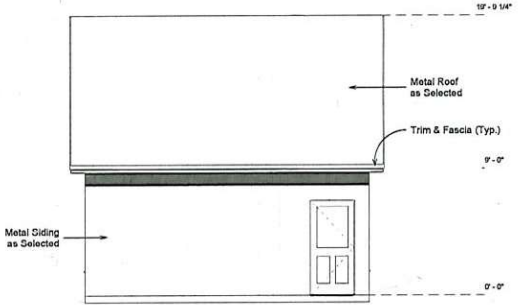


Left Elevation

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY



Right Elevation



Rear Elevation

Elevation Views

Project number: Brown
Date: 09/15/24
Drawn by: JCS
Checked by: JCS

A5

Scale 1/4" = 1'-0"

COPYRIGHT NOTICE

Project Address:
726 W. Lamar St.
Sherman, TX 75092

SJS Drafting & Design
501 Spur 316, # 102
Pottsboro, TX 75076
903-647-6651
sjasdraftinganddesign@gmail.com

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1815 SOUTH SAM RAYBURN FREEWAY (Project No. 25-001188)

The request of Acepack, Inc. (Owner), David Farrell (Representative) and PSA Engineering (Surveyor/ Engineer) for the property located at 1815 South Sam Rayburn Freeway, consisting of 12.69 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently zoned M-2 (Heavy Manufacturing) District/Sam Rayburn Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow 35.5' front setback in lieu of the required 40' for the existing structure.

B. Public Hearing and Variance under Section 14.04.001(b)(1) to allow 0' side setback in lieu of the required 25' for the existing structure.

C. Public Hearing and Variance under Section 14.04.001(b)(1) to allow 1.75' side setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under Section 14.02.020 to allow 3.16' rear setback in lieu of the required 25' for the existing structure.

Planning and Zoning Commission

E. Site Plan for Acepack Warehouse Addition.

Background:

The property is located at 1815 South Sam Rayburn Freeway between West Park Avenue and West Lake Street. The owner is requesting Variances for the front, side and rear setbacks for the existing structures and Site Plan for Acepack Warehouse Addition.

The following has been approved for this location:

- 6/21/2022 - Preliminary Plat of Acepack Warehouses Renovations.
- 4/19/2022 - Site plan approval of a warehouse for manufacturing and commercial use.
- 4/14/1998 - Exception to allow overhead doors facing the highway.
- 9/13/1966 - Exception to allow requiring 10' side yards in Manufacturing District.
- 4/12/1966 - Exception to allow off-street parking requirement for M-1 (Light Manufacturing) District.
- 4/13/1965 - Exception to allow side yard spacing requirement to allow a double garage to be centered on common property lines and serve as single garage for each dwelling unit and exception to tow off-street parking spaces for each dwelling unit.

Origination:

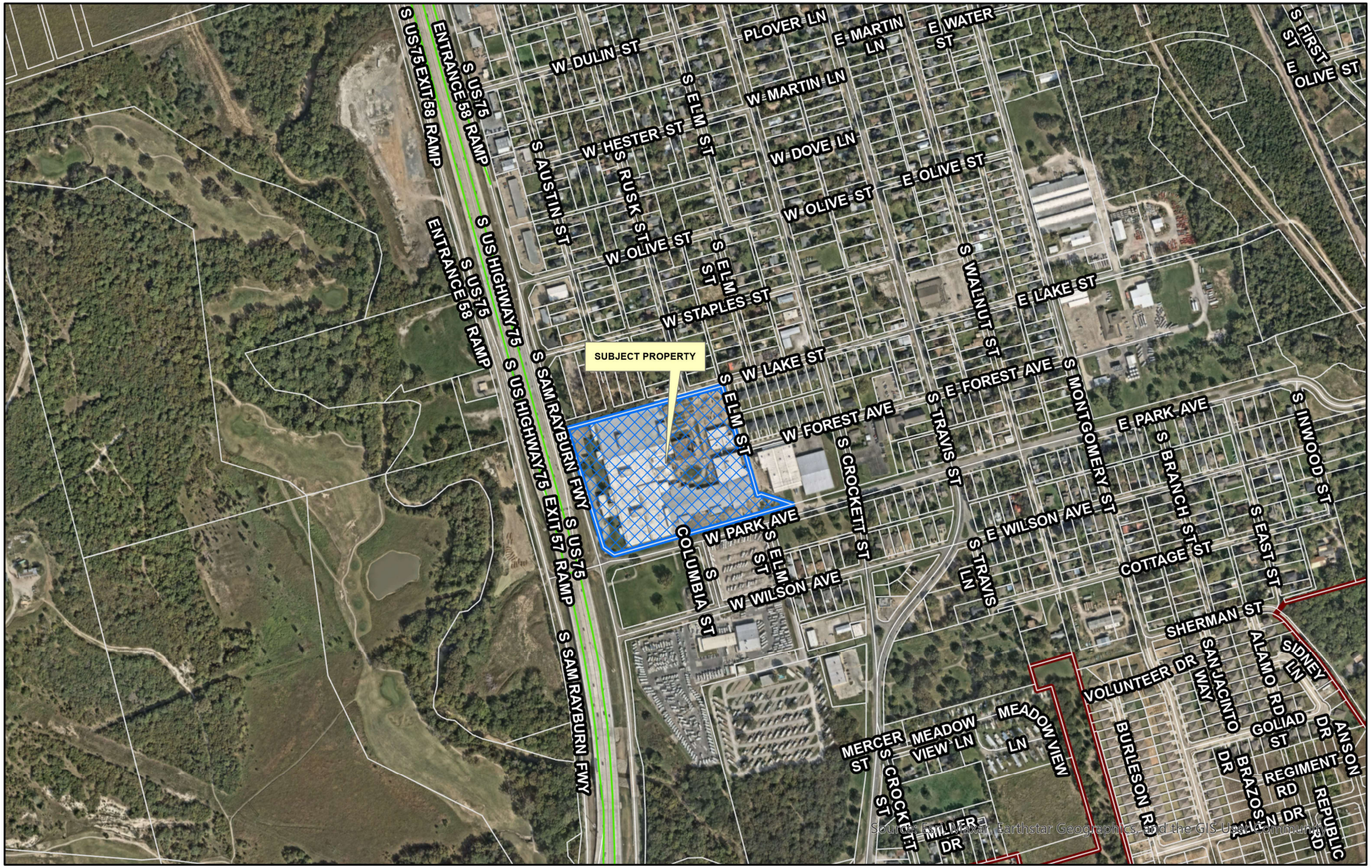
Acepack, Inc. (Owner), David Farrell (Representative) and PSA Engineering (Surveyor/ Engineer)

Staff Recommendation:

Staff has no objection to the approval of the Variances and Site Plan.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Preliminary Plat
6. Comment Response Letter
7. Site Plan
8. Variance Request
9. Scope of Project
10. Floor Plan
11. Elevations
12. Landscape Plan



dlagrone H:\PLANNING\Public Notification KT.aprx

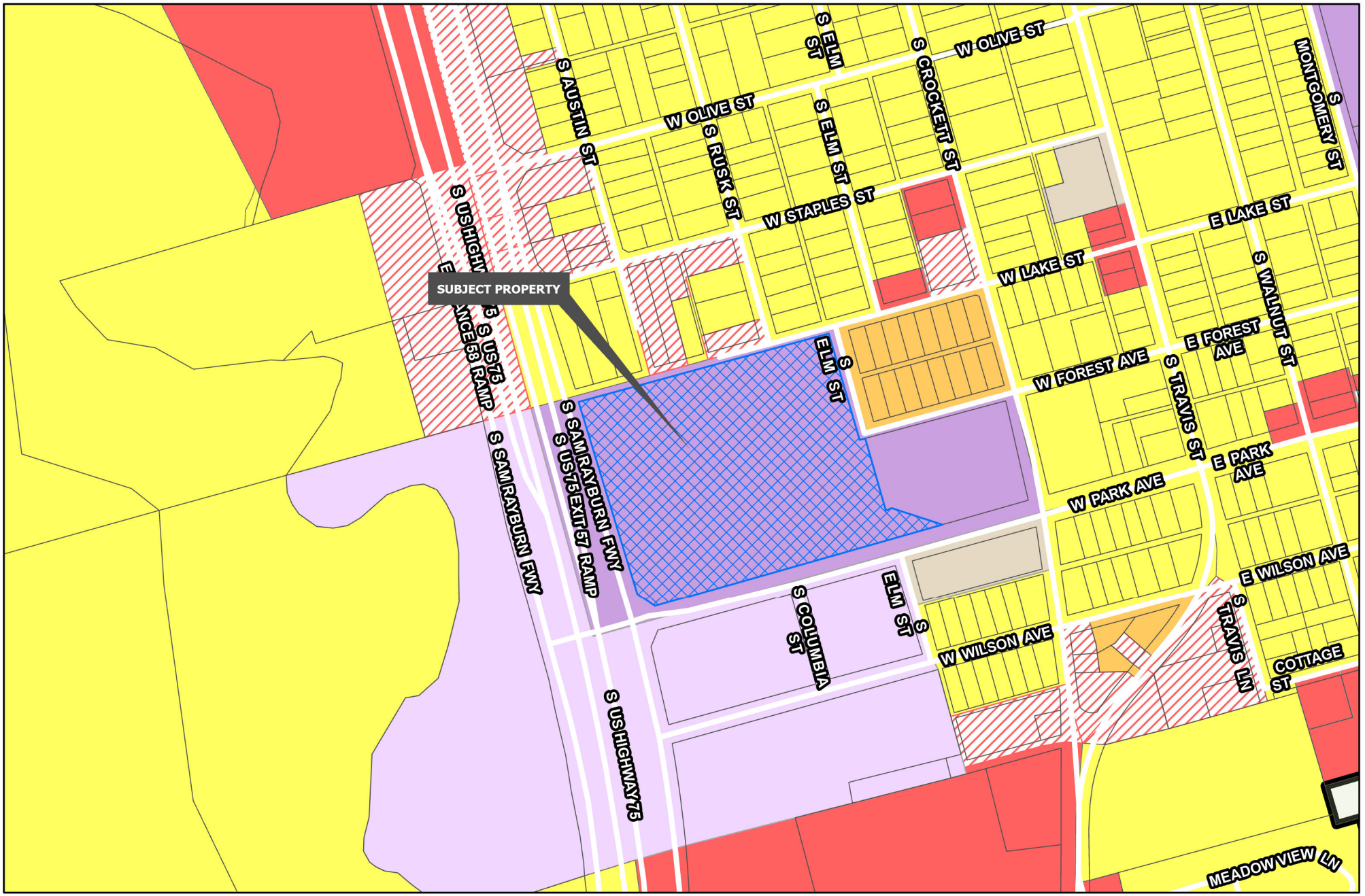
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1815 S SAM RAYBURN FWY

N
W E
S

Date: 4/5/2025 3:01 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

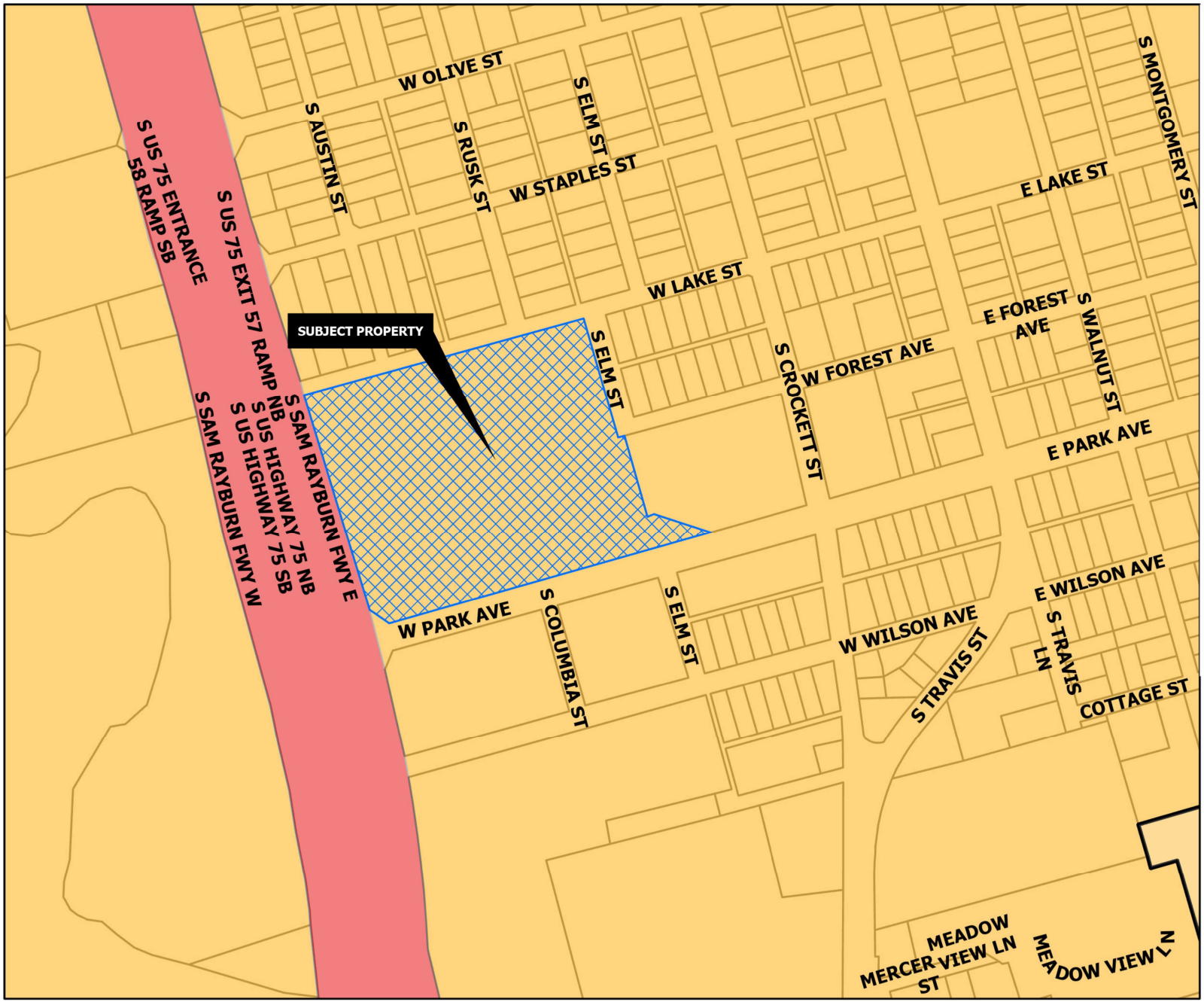
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1815 S SAM RAYBURN FWY

N
W E
S

Date: 4/14/2026 1:48 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
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
1815 S SAM RAYBURN FWY

N
W E
S

Date: 4/5/2023 4:01 PM

Add a Caption

Wednesday • Apr 9, 2025 • 2:19 PM Adjust

123_1

No camera information JPEG

No lens information

3 MP • 1536 × 2040 • 747 KB

- | - | - | - | -

Add a location...

Saved from Messages

Add a Caption

Wednesday • Apr 9, 2025 • 4:11PM Adjust

123_1

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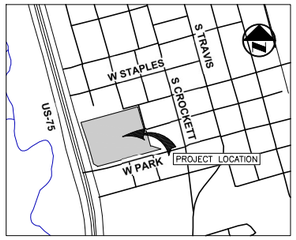
No lens information

5 MP • 2582 × 1944 • 916 KB

- | - | - | - | -

Add a location...

Saved from Messages



VICINITY MAP
(NOT TO SCALE)

LEGEND

---·---·---	PROPERTY LINE/BOUDARY LINE
- - - - - -	EASEMENT LINE
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
○	PROPERTY CORNER
1/2" IRS	1/2" IRON ROD SET
1/2" IRF	1/2" IRON ROD FOUND
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
O.R.G.C.T.	DEED RECORDS OF GRAYSON COUNTY, TEXAS

BM #1 "X" CUT IN THE CONCRETE CURB ON THE NORTHWEST OF THE PROPERTY IN THE GRASS FIELD ON CORNER ON INTERSECTION OF WEST LAKE AVENUE AND US-75 NORTHBOUND FRONTAGE ROAD
SURFACE NORTHING = 7277461.06
SURFACE EASTING = 2544212.55
ELEVATION = 666.54

BM #2 PK NAIL SET IN ASPHALT PARKING LOT ON EAST SIDE OF NORTHBOUND US HIGHWAY 75 FRONTAGE RD, APPROXIMATELY 340 FEET NORTH OF THE INTERSECTION OF W PARK AVENUE
SURFACE NORTHING = 7277107.55
SURFACE EASTING = 2544360.10
ELEVATION = 670.23

BM #3 5/8-INCH IRON ROD WITH "BGE" CAP IN GRASS FIELD ON SOUTHEAST CORNER OF INTERSECTION OF US-75 NORTHBOUND FRONTAGE RD AND W PARK AVENUE
SURFACE NORTHING = 7276761.71
SURFACE EASTING = 2544525.58
ELEVATION = 669.42

BM #4 5/8-INCH IRON ROD WITH "BGE" CAP IN GRASS FIELD ON SOUTHEAST CORNER OF INTERSECTION OF WEST PARK AVENUE AND S COLUMBIA STREET
SURFACE NORTHING = 7276853.00
SURFACE EASTING = 2544899.74
ELEVATION = 676.04

BM #5 "X" CUT IN CONCRETE CURB ON NORTH SIDE OF W PARK AVENUE AT INTERSECTION WITH S ELM STREET
SURFACE NORTHING = 7276692.65
SURFACE EASTING = 2545258.75
ELEVATION = 680.63

BM #6 "X" CUT IN CONCRETE CURB AT SOUTHWEST CORNER ON INTERSECTION OF S ELM STREET AND W FOREST AVENUE
SURFACE NORTHING = 7277346.40
SURFACE EASTING = 2545130.05
ELEVATION = 684.75

BM #7 "X" CUT IN CONCRETE CURB ON NORTH SIDE OF WEST LAKE AVENUE AT INTERSECTION WITH S ELM STREET
SURFACE NORTHING = 7277716.47
SURFACE EASTING = 2545039.94
ELEVATION = 681.86

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 22, 2021 with an applied combined scale factor of 1.00012.
2. The floodplain boundaries are approximate and are depicted hereon. The subject tract lies within Zone X as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0405G with Map Revised date September 9, 2022, which is the current Flood Insurance Rate Map for the community in which the property is located.

   Zone AE (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - Base flood elevations determined

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
3. The Surveyor submitted a locate request to Texas811 system (DIGTESS). The paint marks depicted hereon are the apparent markings placed and delineated on the property by others as a result of locate ticket #2170149799, #2170149856, #2170151651, #2170152086 & #2170152153. The surveyor assumes no responsibility for their correctness, accuracy or completeness. The depiction of these paint marks and pin flags are intended to show the approximate location of underground utilities. The existence, type or nature of the utility and actual physical underground locations of the utilities has not been field verified. The client is advised that excavation should be performed where absolute location information is required.
4. Fences depicted hereon are based on locations measured in the field; the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.

5a. Due to a vague description contained in waterline easement recorded in Volume 862, Page 11, the surveyor cannot locate the easement on or off of the subject tract.

5b. Due to a vague description contained in electric easement recorded in Volume 2078, Page 34, the surveyor cannot locate the easement on or off of the subject tract; however, overhead power lines, power poles, and guy lines were observed on the subject tract.

5c. Due to a vague description contained in electric easement recorded in Volume 2078, Page 72, the surveyor cannot locate the easement on or off of the subject tract; however, overhead power lines, power poles, and guy lines were observed on the subject tract.

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

LAKE AVENUE
(50' R.O.W.)

N 74°33'28" E ~ 830.50'

POINT OF BEGINNING

1/2" IRF

10' WATER VAULT ESMT.

5.70'

10' U.E

25' S.B.

BUILDING 1
WARE HOUSE AVAILABLE FOR LEASE
95,954 SF

12.695 ACRES
(552,974 SQ.FT.)

ACEPACK, INC.
A CALLED 12.96 ACRES
INST NO. 2021-4352
O.R.G.C.T.

US HWY 75
NORTHBOUND FRONTAGE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

N 18°14'09" W ~ 280.93'

99.00'

15' SIGN ESMT.

1/2" IRF

15' UTL., LS., & SIDEWALK ESMT.

40' S.B.

N 15°22'09" W ~ 329.20'

35.50'

YG TAPE OFFICE 7,400 SF

BUILDING 2
YG TAPE WARE HOUSE
135,120 SF

1/2" IRF

N 90°22'09" W 10.69'

1/2" IRF

BUILDING 6
WARE HOUSE AVAILABLE FOR LEASE
9,237 SF

BUILDING 5
WARE HOUSE AVAILABLE LEASE
19,211 SF

BUILDING 3
WAREHOUSE AVAILABLE FOR LEASE 25,045 SF

BUILDING 4
WARE HOUSE CHRISTMAS DESIGNERS 15,149 SF

ELM STREET
(50' PUBLIC R.O.W.)

S 15°26'32" E ~ 360.00'

N 74°33'28" E ~ 24.03'

FOREST AVENUE
(60' R.O.W.)

1/2" IRF

10' U.E

25' S.B.

25' R.O.W. DEDICATION

S 15°48'17" E ~ 290.65'

S 15°48'17" E ~ 224.72'

3.16'

N 74°23'37" E ~ 14.43'

1/2" IRF

5.65'

1/2" IRF

50' R.O.W. DEDICATION

S 71°49'11" E ~ 137.48'

S 15°48'17" E ~ 68.29'

15' U.E.

1/2" IRF

25' S.B.

15' UTL., LS., & SIDEWALK ESMT.

1.75'

49.25'

15' ELEC ESMT.

42.60'

S 74°37'01" W ~ 921.67'

1/2" IRF

PARK AVENUE
(100' R.O.W.)

8 9 10

8 7 6

BLOCK 15

9 10 11

N

40 0 40 80

SCALE IN FEET
1" = 40'

FLOODPLAIN NOTE:

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY MAP 48181C405G, EFFECTIVE DATE SEPTEMBER 9, 2022, ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

OWNER / DEVELOPER

ACEPACK, INC
322 CAMINO DE TEODORO,
WALNUT, CA 91789

PRELIMINARY PLAT

FOR

ACEPACK WAREHOUSES ADDITIONS

BEING A REPLAT OF

12.69 ACRES TRACT OF LAND

SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
AT
1815 S. SAM RAYBURN FREEWAY
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
APR 3, 2025

G-1.1

STATE OF TEXAS,
COUNTY OF GRAYSON,

WHEREAS, ACEPACK, INC is the owner of all that certain 12.695 acres Tact of land and being situated in the Peston Kitchen Survey, Abstract Number 667. Located at 1815 S. Sam Rayburn Freeway in City of Sherman, Grayson County, Texas;

Point of Beginning found at the Northwest corner of this tract and also being corner between Lake Street (50' R.O.W.) and Elm Street (50' wide public R.O.W.) and being described as follow;

THENCE S15°26'32"E, a distance of 360.00 feet to iron rod found for corner;

THENCE N74°33'28"E, a distance of 24.03 feet to iron rod found for corner;

THENCE S15°48'17"E, a distance of 224.72 feet to iron rod found for corner;

THENCE N74°23'37"E, a distance of 14.43 feet to iron rod found for corner;

THENCE S71°49'11"E, a distance of 137.48 feet to iron rod found for corner;

THENCE S74°37'01"W, a distance of 921.67 feet to iron rod found for corner;

THENCE N60°22'09"W, a distance of 70.69 feet to iron rod found for corner;

THENCE N15°22'09"W, a distance of 329.20 feet to iron rod found to a point;

THENCE N18°14'09"W, a distance of 280.93 feet to iron rod found for corner;

THENCE N74°33'28"E, a distance of 830.50 feet to the **POINT OF BEGINNING** and contain 552,974 SF. or 12.695 acres tract of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That I ACEPACK, INC, 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.

Signature: _____

Date: _____

OWNER'S CERTIFICATE OF DEDICATION
That ACEPACK, INC. , acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as - SOUTHSIDE ADDITION, an addition to the City of Sherman, Grayson County, Texas, being ___12.69_____ acres situated in and being a portion of the PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, 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 _____, (year).

_____(owner)_____

By:_____
STATE OF TEXAS
COUNTY OF GRAYSON
Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, (year).

_____
Notary Public, State of Texas

AVIGATION RELEASE
STATE OF TEXAS
COUNTY OF GRAYSON
KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, ACEPACK, INC. , hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or 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, 20_____.

_____
(Owner)

STATE OF TEXAS,
COUNTY OF GRAYSON,
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, __ACEPACK, INC__,hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or 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 purposed 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, 20___.

_____
(Owner)

NOTARY CERTIFICATE
STATE OF TEXAS,
GRAYSON COUNTY,

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared __ACEPACK, INC__,Trustee, 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 considerations therein expressed.

Given upon my hand and seal of office, this _____day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expire on

SURVEY CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Sherman.

_____
Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS
GRAYSON COUNTY

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, 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 considerations therein expressed.

Given upon my hand and seal of office, this _____day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expire on

NOTES:

A. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

B. Access easements (to be used if applicable):
The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Sherman, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

C. Drainage Easement Restriction (to be used if applicable):
No construction or filling, without the written approval of the City of Sherman shall be allowed within a drainage easement. Then only after detailed engineering plans and studies show that no flooding will result; that no obstruction to the natural flow of water will result; and subject to all property owners of the property affected by such construction becoming a part of the request may any construction take place. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the ultimate 100-year flood elevations based on land use.

D. Drainage and Detention Easement (Above Ground Detention)
This plat is hereby adopted by the Owners and approved by the City of Sherman (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the City Manager and/or designee. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

E. Drainage and Detention Easement (Underground Detention)
This plat is hereby adopted by the Owners and approved by the City of Sherman (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:
the area or areas shown on the plat is called "Drainage and Detention Easement shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detention Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Drainage and Detention Easement, unless approved by the City Manager and/or designee. Each property owner shall keep the Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials that would result in unsanitary conditions or obstruct the flow of water, The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from the failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or construct and maintain any drainage facility deemed necessary for drainage purposes.

F. Fire lanes (to be used if applicable):
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Sherman paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the Fire Department and emergency use.

G. Floodway Easement (to be used if applicable):
No construction or filling, without the written approval of the City of Sherman shall be allowed within a floodway easement. Then only after detailed engineering plans and studies show that no flooding will result; that no obstruction to the natural flow of water will result; and subject to all property owners of the property affected by such construction becoming a part of the request may any construction take place. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the ultimate 100-year flood elevations based on land use.

H. Public Open Space Easement (POSE)/Visibility Triangle:
No structure, object, or plant of any type may obstruct vision from a height of 30 inches to a height of ten (10) feet above the top of curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the plat.

I. Utility easements (to be used if applicable):
Any public utility, including the City of Sherman, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Sherman, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Preliminary plat, for inspection purposes only. In no way official or approved for record purposes :

_____ _____
City Engineer
City of Sherman Date

Attest:
_____
City Clerk

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER / DEVELOPER

ACEPACK, INC
322 CAMINO DE TEODORO,
WALNUT, CA 91789

PRELIMINARY PLAT
FOR
ACEPACK WAREHOUSES ADDITIONS
BEING A REPLAT OF
12.69 ACRES TRACT OF LAND
SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
AT
1815 S. SAM RAYBURN FREEWAY
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS
APR 3, 2025

1815 SOUTH SAM RAYBURN FREEWAY (Project No. 25-001188)

RESPONSES TO COMMENTS ARE SHOWN IN RED CAPS

Responses dated 040825

Zoning

1. The minimum setbacks in M-2 (Heavy Manufacturing) District are *(Sec. 14.02.020(1)).:*
    a. 40’ front
    b. 25’ rear
    c. 25’ side
        i. A Variance must be approved by the Board of Adjustment to allow a 35.5’ front setback in lieu of the required 40’ for the existing structure.
        ii. A Variance must be approved by the Board of Adjustment to allow a 0’ side setback in lieu of the required 25’ for the existing structure.
        iii. A Variance must be approved by the Board of Adjustment to allow a 1.75’ side setback in lieu of the required 25’ for the existing structure.
        iv. A Variance must be approved by the Board of Adjustment to allow a 3.16’ rear setback in lieu of the required 25’ for the existing structure.
            1. Variances must be submitted according to the Planning and Zoning and Board of Adjustment Calendar to be presented at the same meeting or a meeting prior to the Planning and Zoning meeting that the Final Plat is to be presented.

RESPONSE- Requested variances 1-4 (i-iv respectively) shown on sheet PZ 11

2. The Site Plan must adhere to the General Standards of the Site Plan requirements. *(Sec. 14.06.004(b)*
    a. The Architectural Site Plan does not contain the required tabulation and data.
        i. The tabulation shall list the square feet of each use
        ii. Each use must adhere to the parking requirements in *Section 14.04.003(e)(1))*
            1. Office

a. 1 space/400 square feet

2. Warehouse(Industrial)

a. 1 space/400 square feet of office area

b. 1 space/1,000 square feet of warehouse area up to 20,000 square feet

c. 1 space/2,000 square feet of warehouse area over 20,000 square feet

iii. Off-street parking shall be prohibited from encroaching into the public right-of-way. *(Sec. 14.04.003(b)(1)*

RESPONSE- Building area and parking requirements are now included on sheet PZ 02.

iv. All vehicle maneuvering shall take place on-site. *(Sex. 14.04.003(b)(2))*

1. The parking on the southeast corner of the property is not on the same lot according to the preliminary plat.

a. These spaces must be removed from the provided parking in the tabulation and should not be shown on the Site Plan.

RESPONSE- All vehicular maneuvering takes place on-site. The separate Is now not shown on site plan and parking on that lot has been removed from the parking calculations

Engineering

Revisions Required by Engineering Department:

3. Elm Street shall be shown as a 50' ROW public road on site plan.

RESPONSE- Elm Street ROW is show with a 50' ROW on sheet PZ 02

Engineering Informational Comments:

4. Replatting of the property is required prior to building permits being issued. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*

5. Right of Way dedication along Elm Street (platted as Rusk Street) shall be required upon platting to create a 50' ROW public street. *Code of Ordinances Chapter 10.03.007(a)*

6. Improvement of Elm Street to City standard is required. *Code of Ordinances 10.03.003; Engineering Design Standards Manual 2.2; Pre-Development Meeting dated 04/11/2024*

7. In lieu of dedication and improvement of Elm Street Right of Way, abandonment of Elm Street between Park Avenue and Forest Avenue to be approved by City Council with instrument information of abandonment shown in General Notes of plat. Coordinate with Engineering Department for abandonment requirements by emailing engineering@cityofsherman.com. *Code of Ordinances Chapter 10.03.007(c); Engineering Design Standards Manual 1.10(E); Pre-Development Meeting dated 04/11/2024*

8. Encroachment agreement approved by City Council required for portion of building encroaching into Lake Street Right of Way prior to submittal of Final Plat. Email engineering@cityofsherman.com for encroachment agreement requirements. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6); Pre-Development Meeting dated 04/11/2024*

9. Public wastewater main shall be relocated from beneath existing building by developer. *Code of Ordinances, 10.03.005; 14.04.002(b)(6); Preliminary Plat Staff Review Letter dated 06/10/2022*

10. Abandonment of Wastewater Easement, if any, for location of to-be-relocated public wastewater main shall be approved by City Council with abandonment information shown on plat. Coordinate with Engineering Department by emailing engineering@cityofsherman.com for abandonment requirements. *Code of Ordinances Chapter 10.03.007(c); Preliminary Plat Staff Review Letter dated 06/10/2022*

11. 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*

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*

13. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*

RESPONSE- Engineering comments have been provided to the Owner and Civil Engineer

Fire Services

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. [ ] 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)*

15. [ ] 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)*

Solid Waste Services

1. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and the City of Sherman Zoning Ordinance Section 14.04.004(4).

RESPONSE- Fire Services comments will be addressed in the construction phase of this project.

LEGEND

(C.M.)	CONTROLLING MONUMENT
PG.	PAGE
VOL.	VOLUME
D.R.G.C.T.	DEED RECORDS OF GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
	AIR CONDITIONING UNIT
	BENCHMARK
	BOLLARD
	CLEANOUT
	ELECTRIC METER
	FIRE HYDRANT / PROP. FD
	FIRE DEPARTMENT CONNECTION
	FLAGPOLE
	GRATE INLET
	MAILBOX
	MONITORING WELL
	PAINT STRIPE FIBER OPTIC
	PAINT STRIPE GAS
	PAINT STRIPE WATER
	POWER POLE
	EX./PROP. SANI SEWER MANHOLE
	SIGN
	WATER METER
	WATER VALVE
	PROP. LIGHT POLE
	ABSTRACT LINE
	EASEMENT LINE
	FLOODPLAIN
	GAS LINE
	OVERHEAD ELECTRIC LINE
	PROPERTY LINE
	UNDERGROUND TELEPHONE LINE
	TRUCK LEVEL RAMP

N

0 40

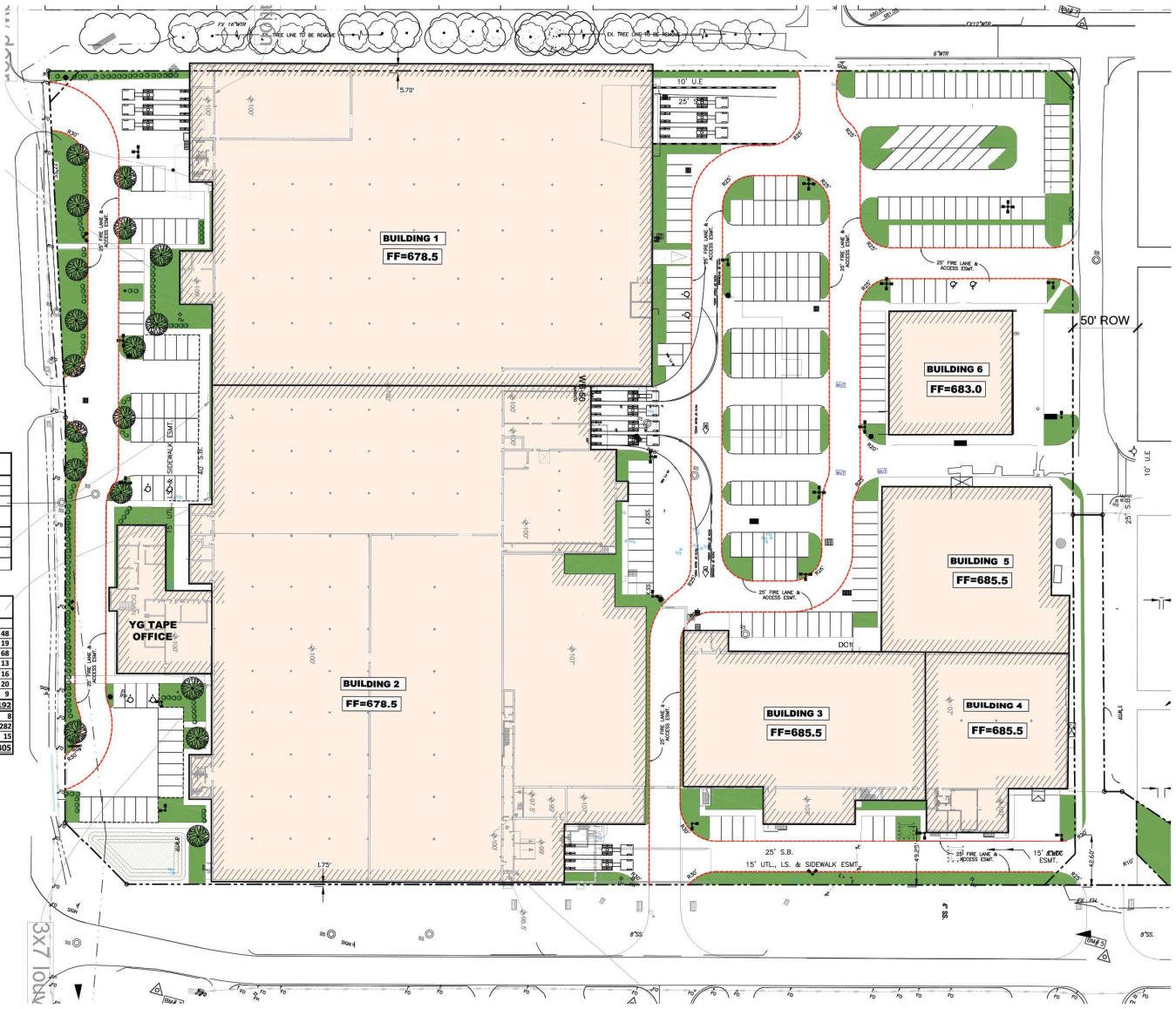
SCALE IN FEET
1" = 40'

LOT INFORMATION

ZONING	COMMERCIAL	
PROPOSED USED	WARE HOUSE & RESTAURANT	
SITE AREA	552,974 SF. OR 12.69 ACERS	
LEGAL DESCRIPTION	ACEPACK WAREHOUSE COMPLEX RENOVATION 1815 S. SAM RAYBURN FWY.,SHERMAN ,TEXAS	
LANDSCAPE AREA	43,146	SF.
IMPERVIOUS AREA	202,712	SF.
BUILDING AREA	307,116	SF.
TOTAL AREA	552,974	SF.

BLDG AREA-USE & PARKING DATA

BLG #	BLDG USE	BDG HT/ STORIES	BLDG AREA		PARKING RATIO	
BUILDING-1	W/H FOR LEASE	1 STORY	95,954	SF.	1 SPACE/2000 SF.	48
BUILDING-2	YG.TAPE OFFICE	1 STORY	7,400	SF.	1 SPACE/400 SF.	19
	YG.TAPE W/H	1 STORY	135,120	SF.	1 SPACE/2000 SF.	68
BUILDING-3	W/H FOR LEASE	1 STORY	25,045	SF.	1 SPACE/2000 SF.	13
BUILDING-4	W/H FOR LEASE	1 STORY	15,149	SF.	1 SPACE/1000 SF.	16
BUILDING-5	WINERY LEASE	1 STORY	19,211	SF.	1 SPACE/1000 SF.	20
BUILDING-6	WAREHOUSE	1 STORY	9,237	SF.	1 SPACE/1000 SF.	9
TOTAL PARKING REQUIREMENT						192
HANDICAP PARKING PROVIDED						8
SURFACE PARKING PROVIDED						282
TRUCK PARKING PROVIDED						15
TOTAL PARKING PROVIDED						305



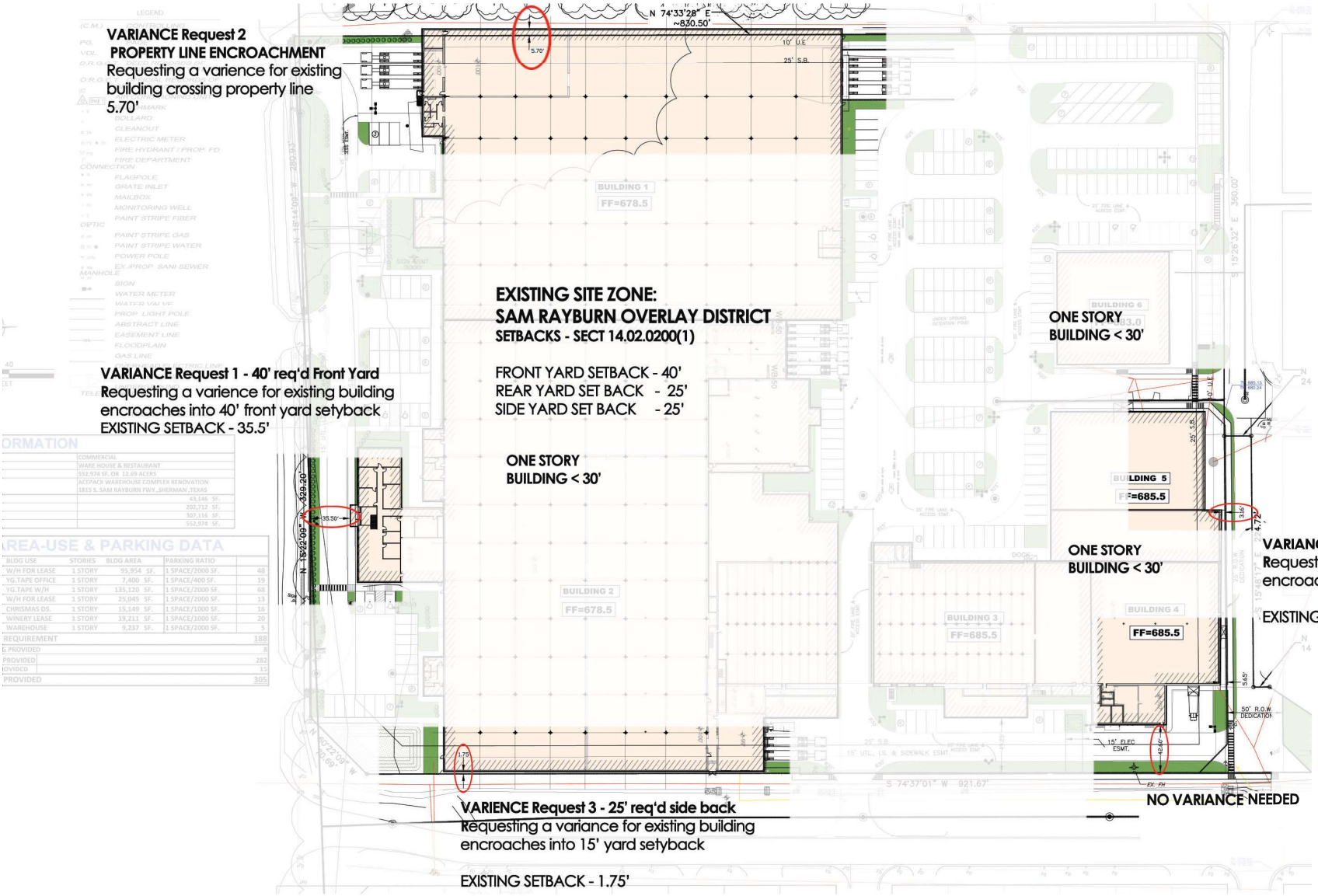
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'

FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX. 75090

OWNER / DEVELOPER
ACEPAC, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX. 75090

FARRELL ARCHITECTS
9444 Sherwood Glen
Dallas Texas
75228
214 803 1804
david@farrellarchitects.com
David Farrell RA NCARB

SHEET
PZ 02
040825



REQUESTED VARIANCE FOR BUILDING SETBACKS & PL Encroachment

UPDATED 040825

ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX. 75090

OWNER / DEVELOPER
ACEPAC, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX. 75090

FARRELL ARCHITECTS

SHEET
PZ 11
040825

ACEPACK WAREHOUSE COMPLEX

PLANNING AND ZONING SUBMITAL 040825

1815 S. SAM RAYBURN FWY. | SHERMAN, TX 75090

TDLR PROJECT#:
TABSXXXXXX

VICINITY MAP

PROJECT DIRECTORY

ARCHITECT:
FARRELL ARCHITECTS LLC
9444 SHERWOOD GLEN
DALLAS, TEXAS 75228
CONTACT: DAVID FARRELL

STRUCTURAL ENGINEER:
B C STRUCTURAL ENGINEER, LLC.
957 FALCON DRIVE
ALLEN, TX 75013
PHONE: 214-991-5117
CONTACT: STEVEN BAI

MEP ENGINEER:
PHE ENGINEERING
3839 MCKINNEY AVE., SUITE 155-743
DALLAS, TX 75204
PHONE: 214-212-7016
CONTACT: PHIL MUDD

CIVIL ENGINEER/
LANDSCAPE ARCHITECT:
PSA ENGINEERING
17819 DAVENPORT RD, SUITE 215
DALLAS, TX 75252
PHONE: 972-567-6239
CONTACT: PANN SCRIBNER

Sheet Index

PZ 01 Cover
PZ 02 Site Plan and Data
PZ 03 Basement Plan
PZ 04 Floor Plan
PZ 05 West Before and After Views
PZ 06 West Perspectives
PZ 07 South Perspectives
PZ 08 East Perspectives
PZ 09 Elevations
PZ 10 Landscape Plan
PZ 11 Variance Requests Plan

ABBREVIATION LEGEND

GENERAL ABBREVIATIONS

ABBR:	DEFINITION
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BFF	BELOW FINISHED FLOOR
BL	BLOCK LINTEL
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
EDC	ELECTRICAL DISTRIBUTION CENTER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EW	EACH WAY
FDN	FOUNDATION
FF	FINISHED FLOOR
FRP	FIBER REINFORCED PLASTIC
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAGE
GC	GENERAL CONTRACTOR
GM	GENERAL MERCHANDISE
GR	GROCERY
GYP BD	GYPSUM BOARD
H	HEIGHT
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
INFO	INFORMATION
ISO	ISOLATION
JBE	JOIST BEARING ELEVATION
JST	JOIST
JT	JOINT
KSI	KIPS PER SQUARE INCH
L	LENGTH
LB	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
PAF	POWER ACTUATED FASTENER
PCF	POUNDS PER CUBIC FOOT
PLAM	PLASTIC LAMINATE
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PMEJ	PREMOLDED EXPANSION JOINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
REF	REFER TO
REINF	REINFORCING
REQD	REQUIRED
REV	REVERSE
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SCHED	SCHEDULE
SDI	STEEL DECK INSTITUTE
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
T&B	TOP AND BOTTOM
THK	THICKNESS
TO	TOP OF
TOC/TC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOGB	TOP OF GRADE BEAM
TOM	TOP OF MASONRY
TOP/TP	TOP OF PAVING
TOS	TOP OF STEEL
TRANS	TRANSVERSE
UNO	UNLESS NOTED OTHERWISE
TYP	TYPICAL
VERT	VERTICAL

SCOPE OF WORK

RESTORATION AND RENOVATION OF EXISTING 2-STORAY WAREHOUSE. SCOPE OF WORK INCLUDES CIVIL, LANDSCAPE, ARCHITECTURE, MECHANICAL, PLUMBING, AND ELECTRICAL.

PROPOSED PROJECT

PROJECT INFORMATION

CODES:
2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE W/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2020 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2018 INTERNATIONAL ENERGY CODE W/ AMENDMENTS

HANDICAP ACCESSIBILITY GUIDELINES:
TEXAS ACCESSIBLITY STANDARDS (TAS)- 2012

FIRE PROTECTION:
FULLY SPRINKLERED.

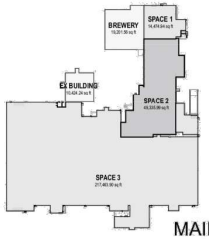
TYPE OF CONSTRUCTION:
TYPE 2B

FLOOR AREA:

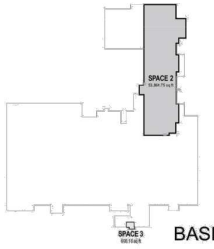
SPACE 1 LEASABLE AREA =	14,475 SF
SPACE 2 LEASABLE AREA=	103,201 SF
BASEMENT LEVEL	53,865 SF
MAIN LEVEL	49,336 SF
SPACE 3 LEASABLE AREA=	218,064 SF
BASEMENT LEVEL	600 SF
MAIN LEVEL	217,464 SF
BREWERY LEASABLE AREA=	19,202 SF
TOTAL NON-LEASABLE AREA=	3,061 SF
TOTAL BUILDING GROSS AREA =	358,003 SF

OCCUPANCY:
S1 - STORAGE

KEY PLAN

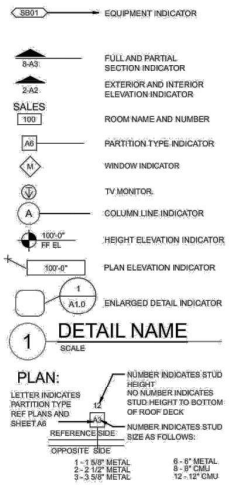


MAIN KEY PLAN



BASEMENT KEY PLAN

SYMBOLS LEGEND

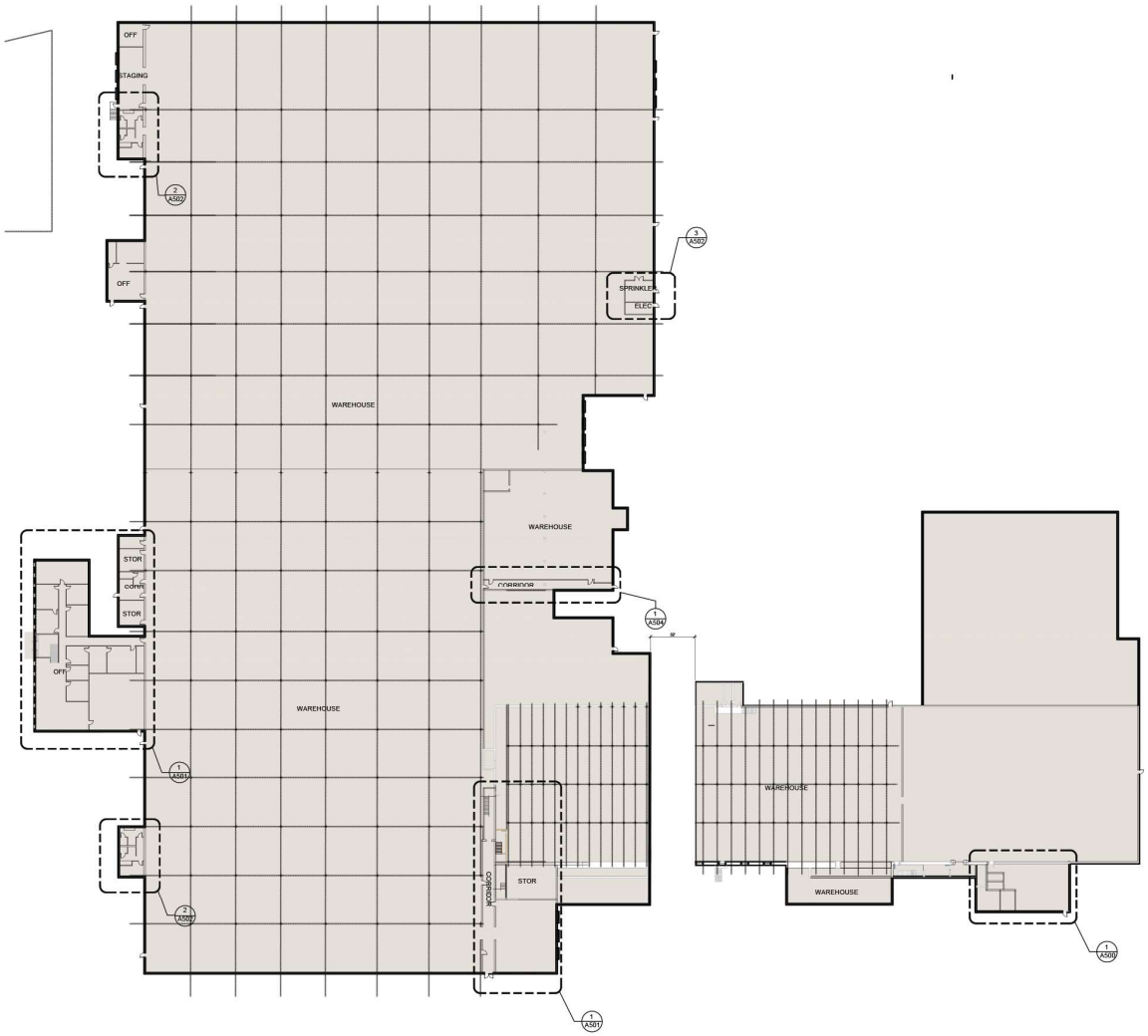


FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPAC, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

FARRELL ARCHITECTS
9444 Sherwood Glen
Dallas Texas
75228
214 803 1804
david@farrellarchitects.com
David Farrell RA NCARB

SHEET
PZ 01
MARCH 10, 2025



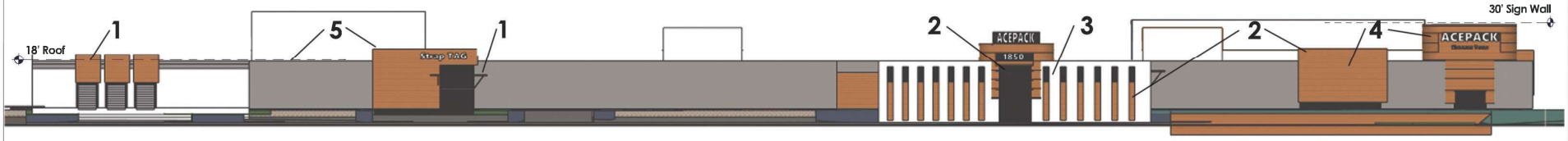
1 MAIN FLOOR PLAN
SCALE: 1" = 40'

FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

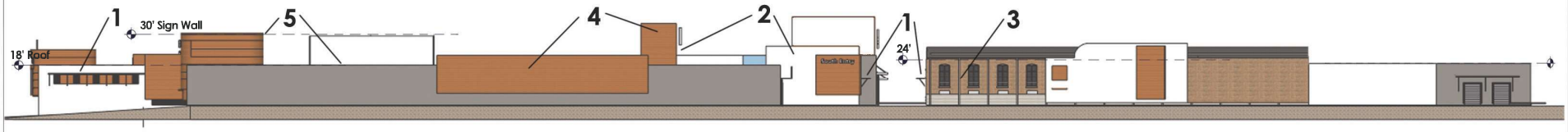
OWNER / DEVELOPER
ACEPAC, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

FARRELL ARCHITECTS
9444 Sherwood Glen
Dallas Texas
75228
214 803 1804
david@farrellarchitects.com
David Farrell RA NCARB

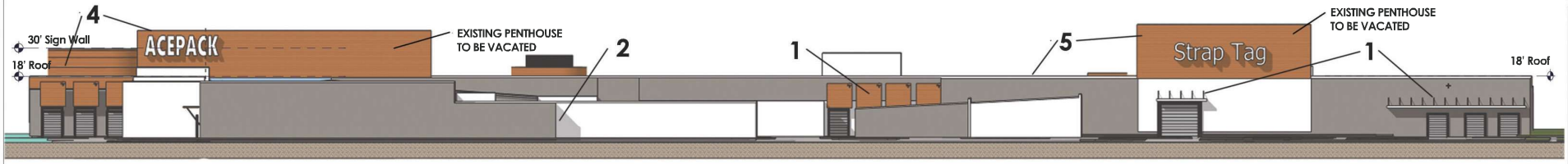
SHEET
PZ-04
MARCH 10, 2025



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION From Elm Street

ELEVATIONS

Sec. 6.8.2. O-1.2 (Sam Rayburn) Overlay District.

All buildings shall have at least four architectural features from the following list.

1 • Canopies, awnings, or porticos
2 • Recesses/projections
• Arcades (recessed porches)
• Peaked roof forms
• Arches • Outdoor patios
• Display windows
• Display windows
• Architectural details (such as tile work and moldings) integrated into the building façade
• Articulated cornice line
• Integrated planters or wing walls that incorporate landscape and sitting areas
3 • Offsets, reveals, or projecting rib used to express architectural or structural bays
4 • Accent materials, such as stone, stucco, etc. (minimum 15% of the exterior facade)
5 • Varied roof heights

Materials Legend

- New Metal Panel w/ Factory Paint
- Painted Exist. Masonry or CMU - Color 1
- Painted Exist. Masonry/CMU or New Plaster on Metal Lath - Color 2

FOR
ACEPACK WAREHOUSES
181 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

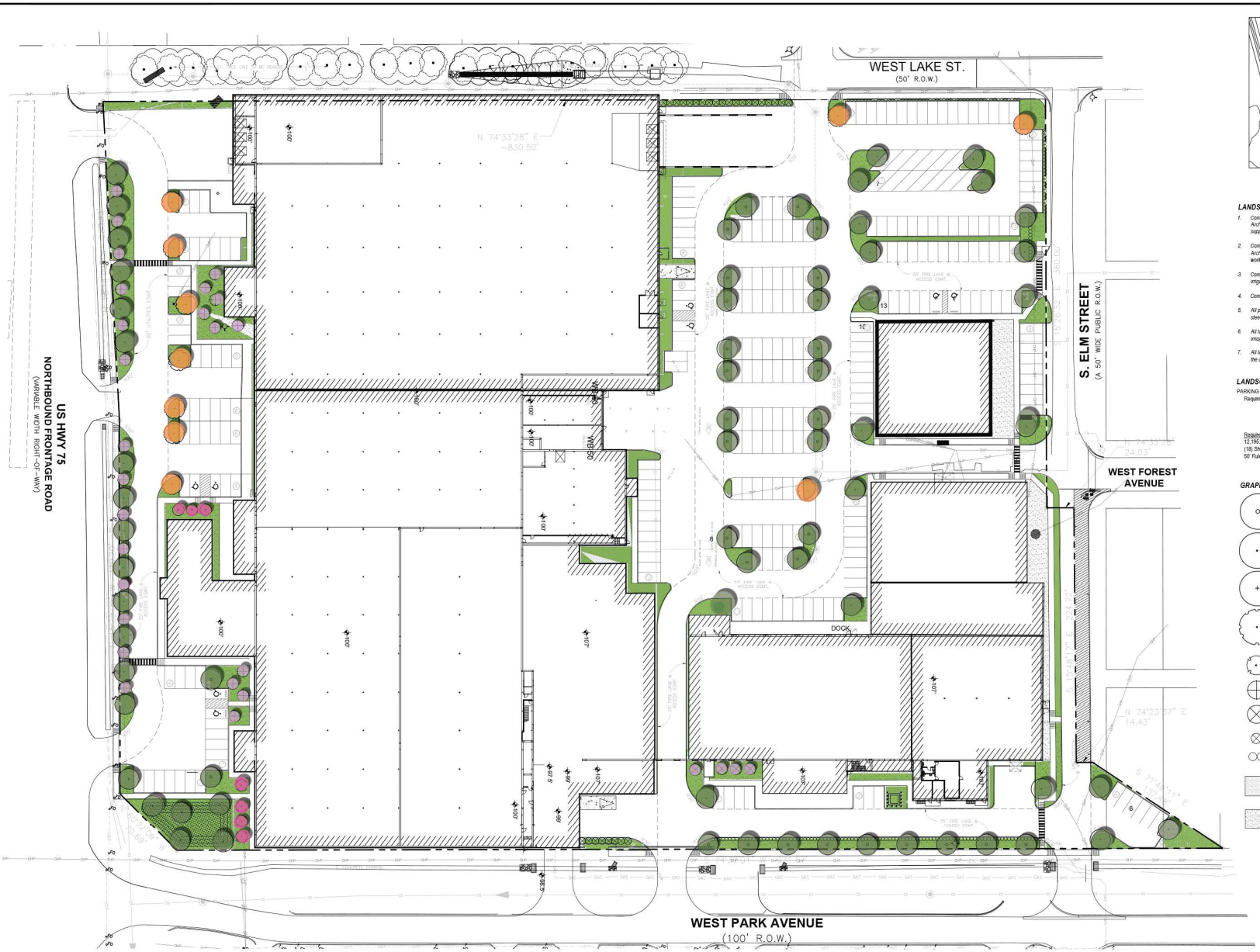
OWNER / DEVELOPER
ACEPAC, INC
181 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

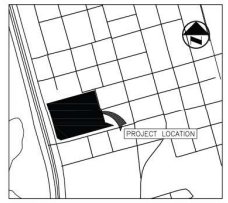
FARRELL ARCHITECTS
9444 SHERWOOD GLEN
DALLAS, TX 75228

SCALE: AS SHOWN
DESIGNED BY: PSS
DRAWN BY: CJ & TP
CHECKED BY: PSS
PROJECT NO. 22205.AWS

SHEET
PZ 09
040825

ORIGINAL SHEET SIZE: 24" X 36"





VICINITY MAP

(NOT TO SCALE)

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

LANDSCAPE TABULATIONS

PARKING LOT LANDSCAPING (121,954 s.f.)

Requirements: 10% of the total parking lot area to be landscaped. (1) shade tree to be required in every landscape island. All Parking Lot Trees shall be no further than 50 feet away from all parking spaces.

Required	Provided
12,195.4 s.f. (10%)	13,813 s.f. (11.3%)
(18) Shade Trees	(46) Shade Trees
50' Rule of Thumb	

GRAPHIC PLANT LEGEND

- CEDAR ELM, 3" cal.
- LIVE OAK, 3" cal.
- BALD CYPRESS, 3" cal.
- CHINESE PISTACHE , 3" cal.
- CREPE MYRTLE
- VITEX
- SAVANNAH HOLLY
- NELLIE R. STEVENS HOLLY
- NEEDLEPOINT HOLLY
- NATIVE BULLROCK ¾" TO 1.5" dia. with weed barrier fabric and steel edging border
- LAWN, SOLID SOD BERMUDAGRASS

CALL BEFORE YOU DIG 800-245-4545 TEXAS ONE CALL SYSTEM

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

0 20 40 80

FOR
ACEPACK WAREHOUSES
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

OWNER / DEVELOPER
ACEPAC, INC
1815 S. SAM RAYBURN FREEWAY
SHERMAN, TX 75090

Fa
FARRELL ARCHITECTS
9444 Sherwood Glen
Dallas Texas
75228
214 803 1804
david@farrellarchitects.com
David Farrell RA NCARB

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.6545
Email smr@smr-la.com

For P&Z Approval Only
March 10, 2025

They were prepared by, or under the supervision of:
Brian Denis Adams, Tx. Lic. #1761
SMR Landscape Architects, Inc.

SCALE:	AS SHOWN
DESIGNED BY:	BDA
DRAWN BY:	BDA
CHECKED BY:	BDA
PROJECT NO.	22205.AWS

SHEET
PZ 10
MARCH 10, 2025

P:\Projects 2024\Sherman Warehouse Farrell\L100 2.dwg
Plotted: Mar 09, 2025 at 6:50:45 AM by brian

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 4/22/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

401 SOUTH SAM RAYBURN FREEWAY (Project No. 25-001189)

AN EMAIL WAS RECEIVED BY SAM PATEL WEDNESDAY – APRIL 2, 2025 AT 11:14 A.M. REQUESTING TO TABLE THIS ITEM.

The request of Mockingbird Hospitality, LLC (Owner) and Sartin & Associates, Inc. (Surveyor) concerning the property located at 401 South Sam Rayburn Freeway, consisting of 3.31 acres being a part of the Samuel Blagg Survey, Abstract No. 56, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District and repeal Ordinance 6732.

Background:

The property is located at 401 South Sam Rayburn Freeway between West Cherry Street and West Center Street. The owner is requesting a Site Plan and Specific Use Permit to allow Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District and repeal Ordinance No. 6732.

The following has been approved for this location:

- 1/21/2025 - Public Hearing and Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District. (went to council for zoning correction)
- 5/21/2024 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District.
- 4/16/2024 - Public Hearing and Zone Change from a C-2 (General Commercial) District/Sam Rayburn Overlay District to a C-1 (Retail Business) District/Sam Rayburn Overlay District.
- 5/19/2009 - Specific Use Permit to allow a private club (sports bar) in C-2 (General Commercial) District
- 5/18/2004 - Specific Use Permit to allow a private club in C-2 (General Commercial) District
- 4/8/2003 - Specific Use Permit to allow a private club in C-2 (General Commercial) District
- 1/12/1993 – Specific Use Permit to allow a private club in a C-2 (General Commercial) District
- 2/13/1990 – Specific Use Permit to allow a private club in a C-2 (General Commercial) District

Origination:

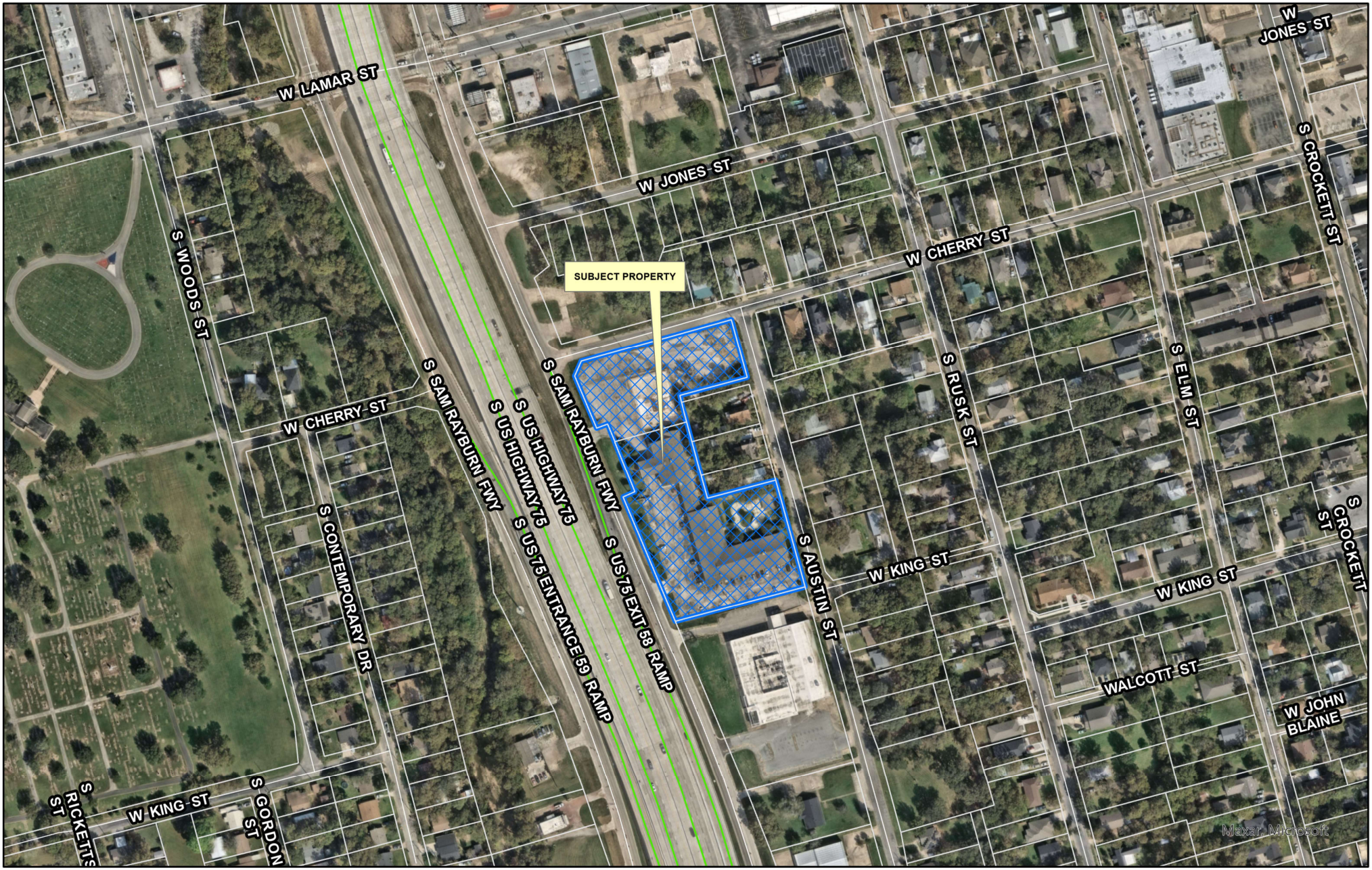
Mockingbird Hospitality, LLC (Owner) and Sartin & Associates, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission table this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Concept Plan
8. Ordinance 6732
9. Request to Table



dlagrone H:\PLANNING\Public Notification KT.aprx

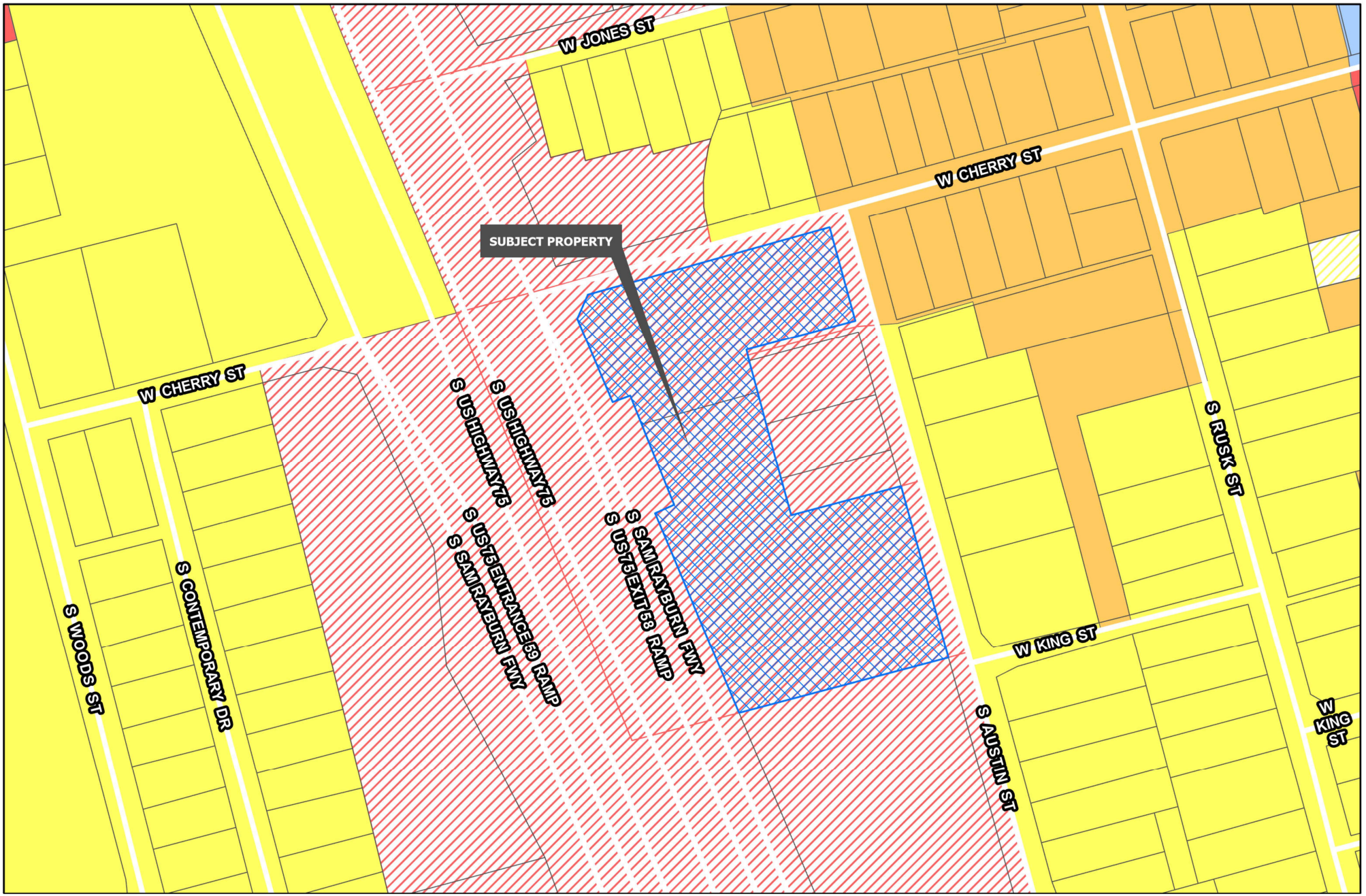
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
401 S SAM RAYBURN FWY

N
W E
S

Date: 4/5/2025 3:01 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
401 S SAM RAYBURN FWY

N
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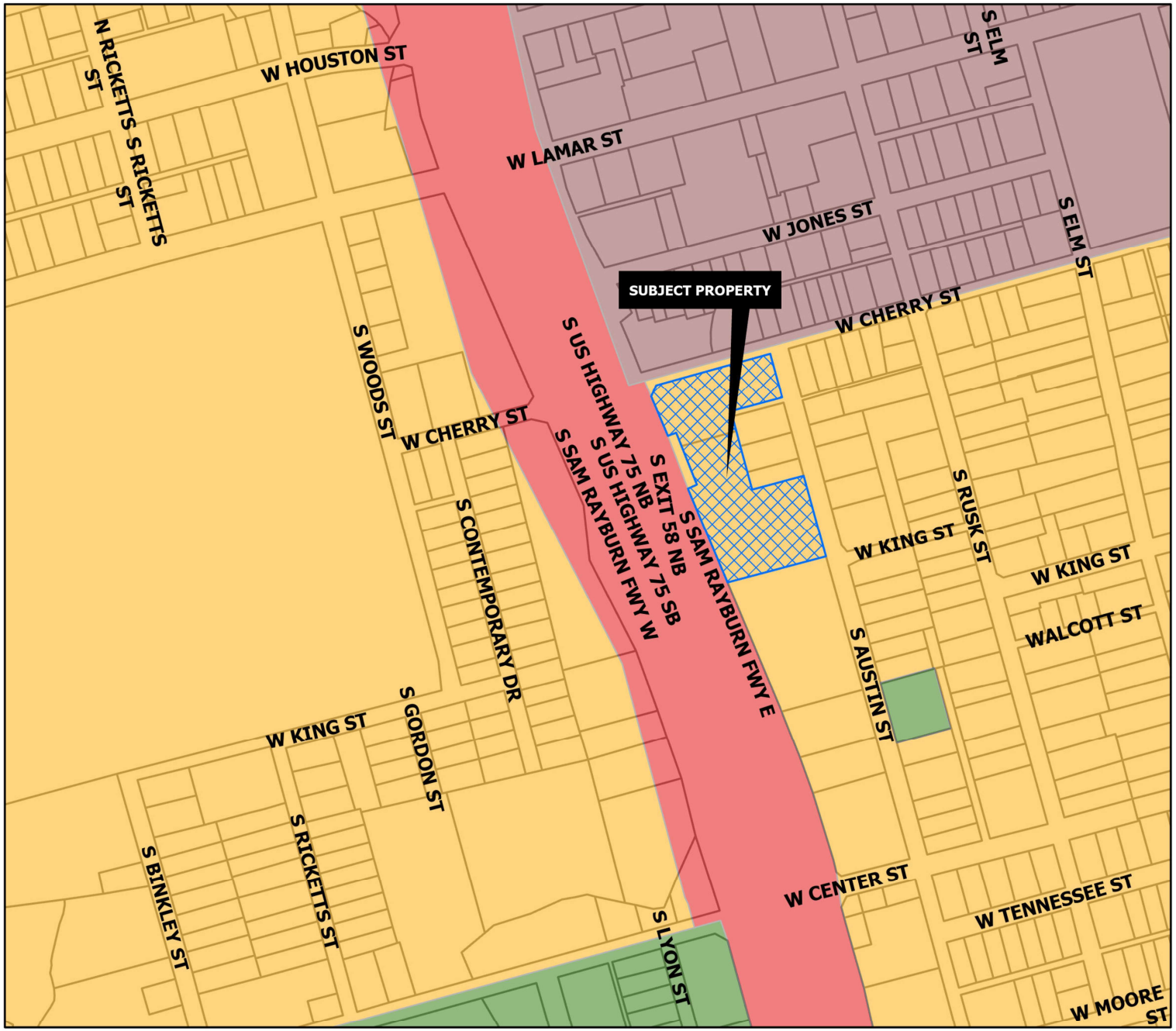
Date: 1/5/2023 2:01 PM



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

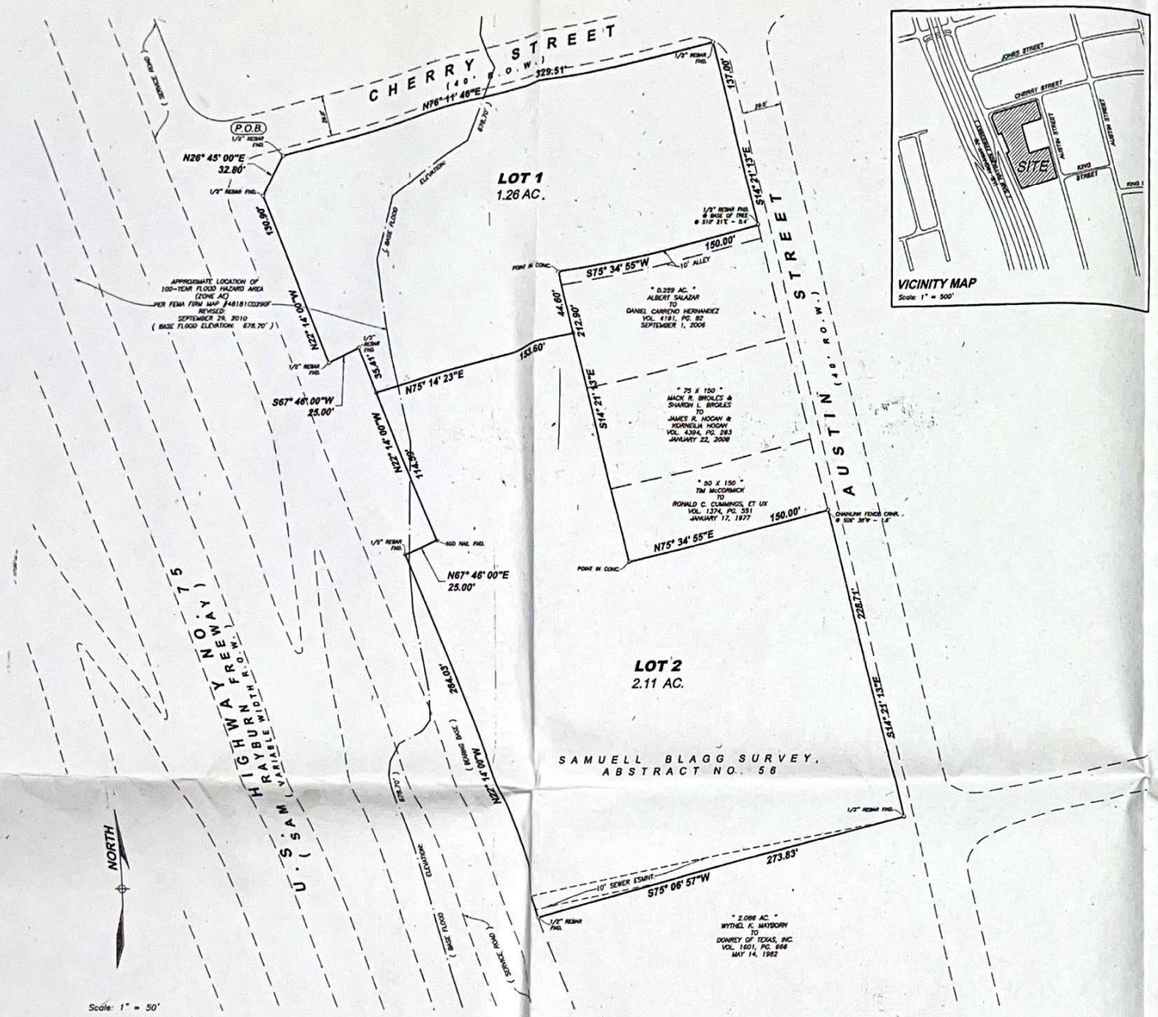
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

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

N
W E
S

Date: 3/27/2023 1:09 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 25-001189
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
4/9/2025 at 3:06 P.M.



VICINITY MAP
Scale: 1" = 500'

FINAL PLAT
OF
TRAVELERS INN ADDITION
TO
THE CITY OF SHERMAN, TEXAS

BEING 3.37 ACRES OUT OF THE
SAMUELL BLAGG SURVEY ABST. NO. 56
A REPLAT OF LOTS SEVEN (7), EIGHT (8), AND NINE (9) OF BLOCK ONE (1) OF McBRIDE'S ADDITION

FIELD NOTES

SITUATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING THE SAME 3.37 ACRE TRACT CONVEYED BY SCJAL CORPORATION TO J. R. PATEL, ET UX BY DEED DATED JULY 23, 2002, RECORDED IN VOLUME 3385, PAGE 850, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAID 3.37 ACRE TRACT ENCOMPASSES LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK ONE (1) OF MCBRIDES ADDITION TO THE CITY OF SHERMAN, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 125, PAGE 53, DEED RECORDS, GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT;

BEGINNING AT FOUND ½ INCH REBAR MAINTAINING THE NORTHERLY NORTHWEST CORNER OF SAID 3.37 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 75, (ALSO KNOWN AS SAM RAYBURN FREEWAY) WITH THE SOUTH LINE OF CHERRY STREET;

THENCE NORTH 76 DEG. 11 MIN. 46 SEC. EAST, WITH THE SOUTH LINE OF SAID CHERRY STREET, A DISTANCE OF 329.51 FEET TO A FOUND ½ INCH REBAR AT THE INTERSECTION OF THE SOUTH LINE OF SAID CHERRY STREET WITH THE WEST LINE OF AUSTIN STREET;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID AUSTIN STREET, A DISTANCE OF 137.00 FEET TO THE NORTHEAST CORNER OF AN 0.259 ACRE TRACT CONVEYED BY ALBERT SALAZAR TO DANIEL CARRENO HERNANDEZ BY DEED DATED SEPTEMBER 1, 2006, RECORDED IN VOLUME 4191, PAGE 82, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, FROM WHICH A FOUND ½ INCH REBAR AT THE BASE OF A TREE MAINTAINING BEARS SOUTH 10 DEG. 21 MIN. EAST, 0.4 FEET

THENCE SOUTH 75 DEG. 34 MIN. 55 SEC. WEST, WITH THE NORTH LINE OF SAID 0.259 ACRE TRACT, A DISTANCE OF 150.00 FEET ITS NORTHWEST CORNER IN CONCRETE;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID 0.259 ACRE TRACT, PASSING ITS SOUTHWEST CORNER, THE NORTHWEST CORNER OF A 75 X 150 FOOT TRACT CONVEYED BY MACK R. BROILES AND SHARON L. BROILES TO JAMES E. HOGAN AND KORNELIA HOGAN BY DEED DATED JANUARY 22, 2008, RECORDED IN VOLUME 4394, PAGE 263, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND CONTINUING WITH THE WEST LINE OF SAID 75 X 150 FOOT TRACT, PASSING ITS SOUTHWEST CORNER, THE NORTHWEST CORNER OF A 50 X 150 FOOT TRACT CONVEYED BY TIM MCCORMACK TO RONALD C. CUMMINGS, ET UX BY DEED DATED JANUARY 17, 1977, RECORDED IN VOLUME 1374, PAGE 351, DEED RECORDS, GRAYSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 212.80 FEET TO THE SOUTHWEST CORNER OF SAID 50 X 150 FOOT TRACT;

THENCE NORTH 75 DEG. 34 MIN. 55 SEC. EAST, WITH THE SOUTH LINE OF SAID 50 X 150 FOOT TRACT, A DISTANCE OF 150.00 FEET TO ITS SOUTHEAST CORNER ON THE WEST LINE OF SAID AUSTIN STREET FROM WHICH A CHAIN LINK FENCE CORNER POST BEARS SOUTH 04 DEG. 52 MIN. 18 SEC. WEST, 1.8 FEET;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID AUSTIN STREET, A DISTANCE OF 229.71 FEET TO A FOUND ½ INCH REBAR MAINTAINING THE NORTHEAST CORNER OF A 2.086 ACRE TRACT CONVEYED BY WYTHEL K. MAYBORN TO DOWDY OF TEXAS, INC. BY OUTCLAIM DEED AND ASSIGNMENT DATED MAY 12, 1982, RECORDED IN VOLUME 1601, PAGE 666, DEED RECORDS, GRAYSON COUNTY, TEXAS;

THENCE SOUTH 75 DEG. 06 MIN. 57 SEC. WEST, WITH THE NORTH LINE OF SAID 2.086 ACRE TRACT, A DISTANCE OF 273.83 FEET TO A FOUND ½ INCH REBAR MAINTAINING ITS NORTHWEST CORNER, ON THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 75;

THENCE IN A NORTHERLY DIRECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 75, THE FOLLOWING CALLS AND DISTANCES:
NORTH 22 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 384.03 FEET TO A FOUND ½ INCH REBAR;
NORTH 67 DEG. 46 MIN. 00 SEC. EAST, A DISTANCE OF 25.00 FEET TO A FOUND SPIKE NAIL;
NORTH 22 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 150.00 FEET TO A FOUND ½ INCH REBAR;
SOUTH 67 DEG. 46 MIN. 00 SEC. WEST, A DISTANCE OF 25.00 FEET TO A FOUND ½ INCH REBAR;
NORTH 22 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 130.90 FEET TO A FOUND ½ INCH REBAR;
NORTH 28 DEG. 45 MIN. 00 SEC. EAST, A DISTANCE OF 32.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.37 ACRES OF LAND MORE OR LESS.

I, MARSHALL SARTIN, REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS

MARSHALL SARTIN, R.P.L.S. # 3694 DATE:

THAT, J.R. PATEL, OWNER AND DEVELOPER OF TRAVELERS INN, TO THE CITY OF SHERMAN, TEXAS, DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

J.R. PATEL, DATE:

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NAME, 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_____ 2015.

NOTARY PUBLIC, STATE OF TEXAS

APPROVED THIS_____DAY OF_____2015 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN

SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ON THIS_____DAY OF _____ 2015

MAYOR, CITY OF SHERMAN

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of TRAVELERS INN ADDITION to the City of Sherman, was submitted to the City Council on the_____ day of_____ 2015 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESS MY HAND THIS_____DAY OF_____ 2015

CITY CLERK, City of Sherman, Texas

OWNER / DEVELOPER:

J.R. PATEL

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
109 S. Travis, • P.O. Box 843 • Sherman, Texas 75091-1843
PH. 903-892-8003 • FAX 903-868-2970 • EMAIL msartin@gcecisp.com

Narrative:

As a part owner and manager of Mockingbird Hospitality LLC, I'm excited to share that we have officially acquired the Travelers Inn at 401 S Sam Rayburn Fwy on February 28th, 2025. In the coming months, we have ambitious plans to transform this property into a dual branded experience, featuring the welcoming Red Roof Inn Plus, alongside the comfortable Hometowne Studios. We are well aware of the city's previous frustration from inaction by the previous ownership, but we are definitely more driven, experienced, and determined to get this asset opened up quickly. For us, hospitality is not a transaction, it's a way of life. With over 40 years of combined experience and 25 hotels in total, we know and understand the importance of what it takes to be successful in today's business environment. Our $1,700,000 renovation scope will not only bring this property back to life, but it will also be a pleasant site for any individual driving along the Sam Rayburn Fwy. We will focus our attention on curb appeal and ensure that this hotel will be a place where many consumers will leave with memorable experiences. We have already started working on cosmetic items, and we are well ahead of plans on starting the full renovation. We already have all of our trades, vendors and partners in hand to start supporting our needs for this asset. The SUP for this asset was renewed last year to another ownership group and they were unable to deliver on their false promises. We have partnered with a local bank in Sherman and we have already secured our renovation dollars. We are very hopeful the planning department will grant us this SUP and we will deliver on our promise to renovate this property and open very soon as a dual branded reliable accommodation option for Sherman, TX.

I am hopeful by the time the planning and zoning meeting occurs, we will be well under renovations but I will also be able to provide a couple of renderings for what is to come. Please feel free to reach out if you have any questions or concerns. Thank you.

Sam Patel
1125 Executive Circle, STE 220
Irving, Texas 75038

RRI1543-HTS1544 Sherman, TX

March 10, 2025

Exterior Concept & Lobby Refresh

The following design options are compliant with the Exterior schemes & Lobby Layout in the September 2024 Design Master Specifications Manual provided by Design & Construction. Please sign and confirm which exterior option the above location has chosen and agreed to follow.

Franchisee Signature: _____
Franchisee Date: _____
Exterior Scheme Option:

- **Suede Gray Scheme** ☐
- **Gray Matters Scheme** ☐
- **First Star (Beta Test)** ☐

Design & Construction Signature: _____
Design & Construction Date: _____

Lobby Layout Review ☐

Information in this document is confidential. Unauthorized disclosure, reproduction, distribution or use of this information without written authorization is strictly prohibited.
All Inns must comply to its local ADA Codes. The franchisee is responsible to ensure the building is compliant with all applicable codes and ADA requirements

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

Suede Gray (Exterior Scheme 1)

ROOF LINE TO BE PAINTED **'SUN DRIED TOMATO'**

PORTE COCHERE ACCENT TO BE PAINTED **'SUEDE GRAY'**

BUILDING ACCENTS TO BE PAINTED **'IRON ORE'**

FIELD WALLS TO BE PAINTED **'SONIC SILVER'**

WINDOW/DOOR TRIM TO BE PAINTED **'SUEDE GRAY'**

'Sonic Silver'
Behr HDC-MD-26
Field Walls

'Suede Gray'
Behr PPU18-17
Accents, Trims, PTACs

'Sun Dried Tomato'
SW 7585
Railing Caps

'Iron Ore'
SW 7069
Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

Suede Gray (Exterior Scheme 1)

HAND RAIL CAPS TO BE PAINTED **'SUN DRIED TOMATO'**

GUESTROOM DOORS TO BE PAINTED **'SUN DRIED TOMATO'**

WINDOW/DOOR TRIM TO BE PAINTED **'SUEDE GRAY'**

WALKWAY CEILINGS TO BE PAINTED **'BURNISHED CLAY'**

METAL HAND RAILS TO BE PAINTED **'IRON ORE'**

BUILDING POSTS AND BALCONY TO BE PAINTED **'SUEDE GRAY'**

FIELD WALLS TO BE PAINTED **'SONIC SILVER'**

'Sonic Silver'	**'Suede Gray'**	**'Burnished Clay'**	**'Sun Dried Tomato'**	**'Iron Ore'**
Behr HDC-MD-26	Behr PPU18-17	Behr PPU18-9	SW 7585	SW 7069
Field Walls	Accents, Trims, PTACs	Walkway Ceilings	Railing Caps	Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

Gray Matters (Exterior Scheme 3)

ROOF LINE TO BE PAINTED **'SUN DRIED TOMATO'**

PORTE COCHERE ACCENT TO BE PAINTED **'CITYSCAPE'**

BUILDING ACCENTS TO BE PAINTED **'IRON ORE'**

FIELD WALLS TO BE PAINTED **'GRYA MATTRS'**

WINDOW/DOOR TRIM TO BE PAINTED **'CITYSCAPE'**

'Gray Matters'	**'Cityscape'**	**'Sun Dried Tomato'**	**'Iron Ore'**
SW 7066	SW 7067	SW 7585	SW 7069
Field Walls	Accents, Trims, PTACs	Railing Caps	Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

Gray Matters (Exterior Scheme 3)

HAND RAIL CAPS TO BE PAINTED **'SUN DRIED TOMATO'**

GUESTROOM DOORS TO BE PAINTED **'SUN DRIED TOMATO'**

WINDOW/DOOR TRIM TO BE PAINTED **'CITYSCAPE'**

WALKWAY CEILINGS TO BE PAINTED **'BURNISHED CLAY'**

METAL HAND RAILS TO BE PAINTED **'IRON ORE'**

BUILDING POSTS AND BALCONY TO BE PAINTED **'CITYSCAPE'**

FIELD WALLS TO BE PAINTED **'GRAY MATTERS'**

'Gray Matters'	**'Cityscape'**	**'Burnished Clay'**	**'Sun Dried Tomato'**	**'Iron Ore'**
SW 7066	SW 7067	Behr PPU18-9	SW 7585	SW 7069
Field Walls	Accents, Trims, PTACs	Walkway Ceilings	Railing Caps	Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

First Star (Exterior Scheme 4 - Beta Test)

ROOF LINE TO BE PAINTED **'SUN DRIED TOMATO'**

PORTE COCHERE ACCENT TO BE PAINTED **'TIN LIZZIE'**

BUILDING ACCENTS TO BE PAINTED **'IRON ORE'**

FIELD WALLS TO BE PAINTED **'FIRST STAR'**

WINDOW/DOOR TRIM TO BE PAINTED **'TIN LIZZIE'**

'First Star'	**'Tin Lizzie'**	**'Sun Dried Tomato'**	**'Iron Ore'**
SW 7646	SW 9163	SW 7585	SW 7069
Field Walls	Accents, Trims, PTACs	Railing Caps	Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

First Star (Exterior Scheme 4 - Beta Test)

HAND RAIL CAPS TO BE PAINTED **'SUN DRIED TOMATO'**

GUESTROOM DOORS TO BE PAINTED **'SUN DRIED TOMATO'**

WINDOW/DOOR TRIM TO BE PAINTED **'TIN LIZZIE'**

WALKWAY CEILINGS TO BE PAINTED **'BURNISHED CLAY'**

METAL HAND RAILS TO BE PAINTED **'IRON ORE'**

BUILDING POSTS AND BALCONY TO BE PAINTED **'TIN LIZZIE'**

FIELD WALLS TO BE PAINTED **'FIRST STAR'**

'First Star'	**'Tin Lizzie'**	**'Burnished Clay'**	**'Sun Dried Tomato'**	**'Iron Ore'**
SW 7646	SW 9163	Behr PPU18-9	SW 7585	SW 7069
Field Walls	Accents, Trims, PTACs	Walkway Ceilings	Railing Caps	Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Exterior Concept

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

Suede Gray - Hometowne Studios Door Sample

HAND RAIL CAPS TO BE PAINTED **'VILLAGE GREEN'**

GUESTROOM DOORS TO BE PAINTED **'VILLAGE GREEN'**

WINDOW/DOOR TRIM TO BE PAINTED **'SUEDE GRAY'**

WALKWAY CEILINGS TO BE PAINTED **'BURNISHED CLAY'**

METAL HAND RAILS TO BE PAINTED **'IRON ORE'**

BUILDING POSTS AND BALCONY TO BE PAINTED **'SUEDE GRAY'**

FIELD WALLS TO BE PAINTED **'SONIC SILVER'**

'Sonic Silver'
Behr HDC-MD-26
Field Walls

'Suede Gray'
Behr PPU18-17
Accents, Trims, PTACs

'Burnished Clay'
Behr PPU18-9
Walkway Ceilings

'Village Green'
Behr N410-5
Guestroom Doors

'Iron Ore'
SW 7069
Metal Hand Rail

PLEASE NOTE: COLORS RENDER DIFFERENTLY ON SCREEN THAN REAL LIFE. PLEASE OBTAIN PAINT SAMPLES TO MAKE A DECISION ON COLOR SCHEME FOR ACCURATE COLOR REPRESENATION.

Lobby Refresh

PHASE I: REMOVE ANY WALL COVERING, APPLY KNOCKDOWN TEXTURE AND PRIME WALLS

PHASE I: REPLACE CARPET ON STAIRS

PHASE I: PAINT WALLS, CEILING, TRIM PER DIRECTIONS IN BOTTOM RIGHT

PHASE I: STAIN ALL WOOD TRIM COCOBALA

PHASE I: INSTALL BRAND APPROVED COFFEE BAR WITH WHITE QUARTZ TOP; FN-13B/SS-2

PHASE I: REPLACE ALL FLOORING IN LOBBY TO TILE; FF-15

KNOCKDOWN TEXTURE AND PAINT REQUIRED THROUGHOUT. PAINT ALL WALLS IN PUBLIC SPACES P-101; 'NATURAL CHOICE' UNLESS NOTED OTHERWISE. ALL CEILINGS TO BE PAINTED P-5 'EXTRA WHITE, UNLESS NOTED OTHERWISE. ALL DOORS AND TRIM TO BE PAINTED 'MEGA GREIGE'; P-102, UNLESS NOTED OTHERWISE.

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

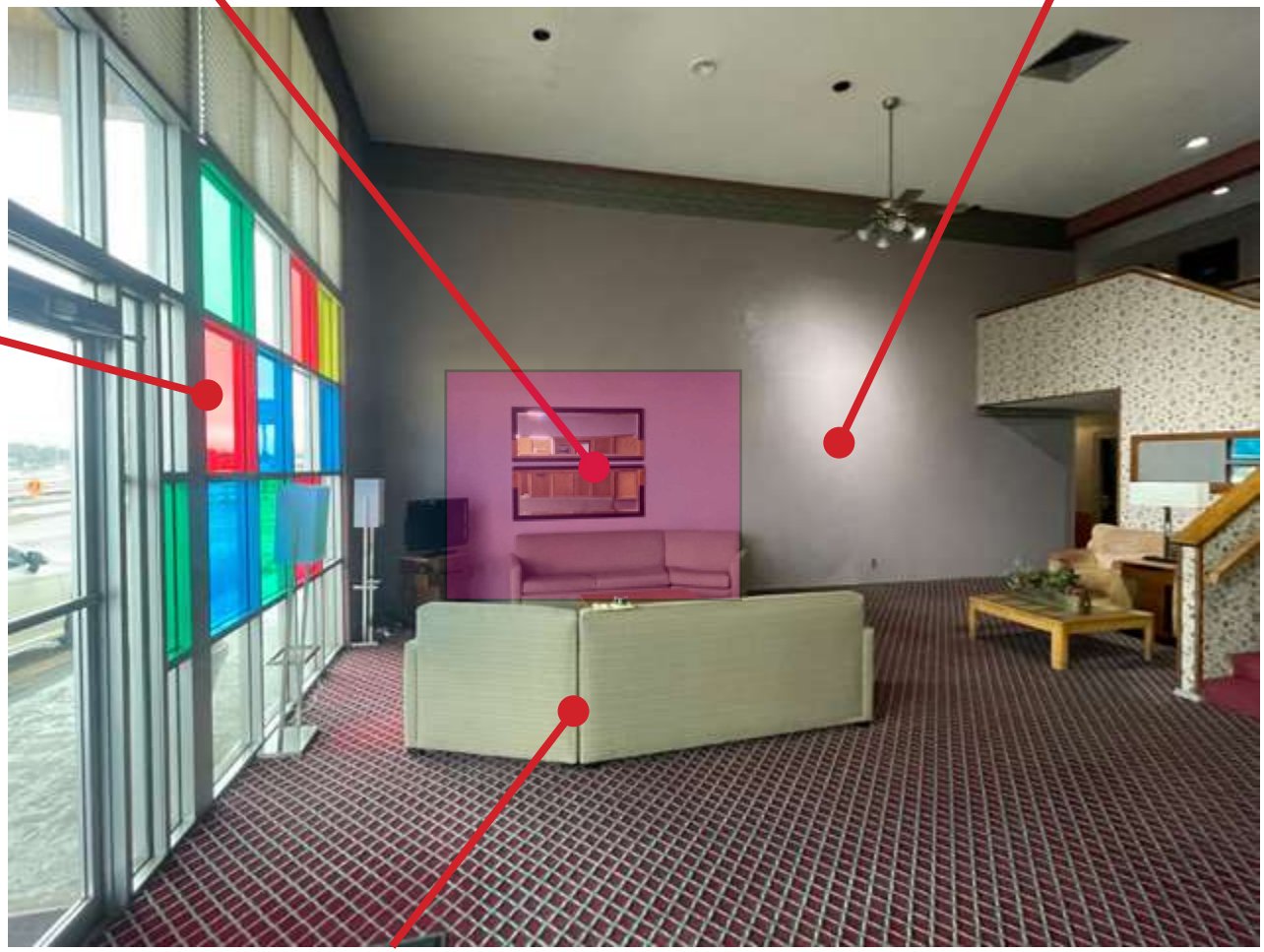
PLEASE NOTE: ALL ITEMS CALLED OUT IN THIS LOBBY REFRESH ARE ITEMS REQUIRED PER THE PIP

Lobby Refresh

PHASE I: INSTALL STONE WALL WITH DUAL BRAND SIGN ON WALL

PHASE I: INSTALL NEW LOBBY/OFFICE ARTWORK AND BRAND SIGNAGE; ART-1

PHASE I: REPLACE MULTICOLOR WINDOW PANES WITH CLEAR GLASS PANES. ALL PANES IN LOBBY SHOULD BE CONSISTENT IN COLOR



PHASE I: REPLACE LOBBY FURNITURE; SOFA (FN-6), LOBBY BENCH (FN-8), COFFEE TABLE (FN-11)

KNOCKDOWN TEXTURE AND PAINT REQUIRED THROUGHOUT. PAINT ALL WALLS IN PUBLIC SPACES P-101; 'NATURAL CHOICE' UNLESS NOTED OTHERWISE. ALL CEILINGS TO BE PAINTED P-5 'EXTRA WHITE, UNLESS NOTED OTHERWISE. ALL DOORS AND TRIM TO BE PAINTED 'MEGA GREIGE'; P-102, UNLESS NOTED OTHERWISE.

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

PLEASE NOTE: ALL ITEMS CALLED OUT IN THIS LOBBY REFRESH ARE ITEMS REQUIRED PER THE PIP

Lobby Refresh

PHASE I: REPLACE FACE LAMINATES ON FRONT DESK AND ANY COUNTERS/CABINETS VISIBLE TO GUESTS; PL-1

PHASE I: INSTALL MARKETING TV BEHIND FRONT DESK (37"-45")

PHASE I: INSTALL WHITE QUARTZ COUNTERTOPS AT LOBBY FRONT DESK AND ALL TOPS VISIBLE TO GUESTS; SS-2

PHASE I: REMOVE MAIL SLOT IN DESK OR REPLACE SIGN

KNOCKDOWN TEXTURE AND PAINT REQUIRED THROUGHOUT. PAINT ALL WALLS IN PUBLIC SPACES P-101; 'NATURAL CHOICE' UNLESS NOTED OTHERWISE. ALL CEILINGS TO BE PAINTED P-5 'EXTRA WHITE, UNLESS NOTED OTHERWISE. ALL DOORS AND TRIM TO BE PAINTED 'MEGA GREIGE'; P-102, UNLESS NOTED OTHERWISE.

PHASE I: RENOVATIONS MUST BE COMPLETED PRIOR TO OPENING

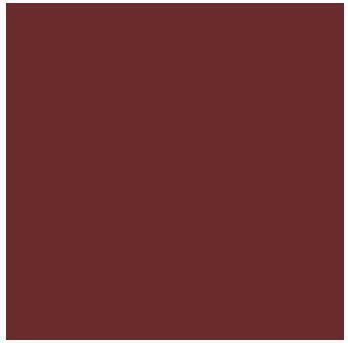
PLEASE NOTE: ALL ITEMS CALLED OUT IN THIS LOBBY REFRESH ARE ITEMS REQUIRED PER THE PIP

Lobby Materials & Finishes

P-5
CEILING PAINT
BEHR PAINTS
ITEM# RR 7006
SHERWIN WILLIAMS
ITEM# SW 7006

P-101
FIELD WALL PAINT
BEHR PAINTS
ITEM# RR 7011
SHERWIN WILLIAMS
ITEM# SW 7011

P-102
ACCENT WALL PAINT
BEHR PAINTS
ITEM# RR 7031
SHERWIN WILLIAMS
ITEM# SW 7031

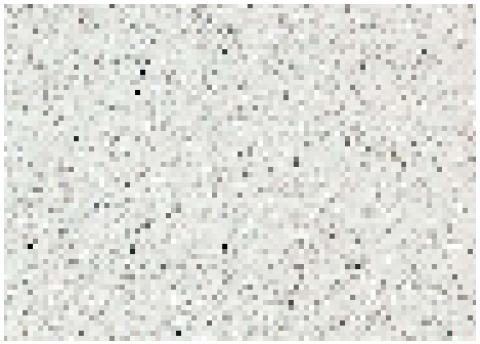


P-2
FRONT DESK ACCENT WALL PAINT
BEHR PAINTS
ITEM# RR 7585
SHERWIN WILLIAMS
ITEM# SW 7585

PL-1
'COCOBALA' LAMINATE
SOURCE LOCALLY FROM WILSONART DEALER (HOME DEPOT, LOWE'S, ETC)
COLOR: 7942K-07

FF-16
LOBBY FLOOR TILE
DALTILE
MORE OPTIONS AVAILABLE IN MASTER SPECIFICATION MANUAL

WF-8
LOBBY STONE WALL
DALTILE 'GOLDEN SUN'
MSI 'GOLDEN HONEY'



SS-2
QUARTZ COUNTER TOPS
DALTILE
ITEM# NQ66 'FRESH LINEN'
LIGHTHOUSE ITEM# 'WHITE QUARTZ'
MSI ITEM# QSL-ICED WHT 'ICED WHITE'

ACC-1003
DUAL BRANDED LOBBY SIGN
HARLAN GRAPHICS

PLEASE NOTE: ALL VENDOR INFORMATION CAN BE FOUND IN YOUR MASTER SPECIFICATION MANUAL

Lobby Materials & Finishes

FN-13B
COFFEE BAR
APNEWALA
DICKSON FURNITURE
PARTH HOSPITALITY

FN-9
COFFEE TABLE
APNEWALA
DICKSON FURNITURE
PARTH HOSPITALITY

FN-7B
LOBBY LOUNGE CHAIR
APNEWALA
DICKSON FURNITURE
PARTH HOSPITALITY

FN-11
LOBBY END TABLE
APNEWALA
DICKSON FURNITURE
PARTH HOSPITALITY

FN-6
LOBBY SOFA
APNEWALA
DICKSON FURNITURE
PARTH HOSPITALITY

FN-8
LOBBY BENCH
APNEWALA
DICKSON FURNITURE
PARTH HOSPITALITY

ART-1
TRIPTYCH ARTWORK
ART BY INTERIA

PLEASE NOTE: ALL VENDOR INFORMATION CAN BE FOUND IN YOUR MASTER SPECIFICATION MANUAL

ORDINANCE NO. 6732

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A HOTEL OR MOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT/SAM RAYBURN OVERLAY DISTRICT., LOCATED AT 401 SOUTH SAM RAYBURN FREEWAY, CONSISTING OF 2.11 ACRES BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING LOT 2 IN BLOCK 1 OF TRAVELERS INN ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR); PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

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

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

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 401 South Sam Rayburn Freeway, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to a Hotel or motel, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property on **Exhibit A – Survey and Legal Description**.

SECTION 2. That this Specific Use Permit is granted on the following conditions:

Zoning:

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.

1. Fire access, lanes and codes shall be coordinated with the Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
2. 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)*
3. 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)*
4. Permanent residents are not permitted. Any hotel guest may not stay longer than 30 days.
5. A tabulation providing number of units, retail, office and other uses, required parking and provided parking is not shown on the Site Plan.

a. 1 parking space for every unit plus the required parking for retail, office, and other uses as applicable *(Sec. 14.04.003(e)(1))*
b. Parking shown must indicate size of parking spaces.

6. Parking lot improvements shall be implemented within 90 days of the granting of this Specific Use Permit.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. 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.
9. 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.
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

13. Drive approaches and sidewalks must 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.(f)

Fire Services

Below are the fire codes and/or ordinances that could not be confirmed or were in violation. This is not all the codes and/or ordinances that shall be followed.

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

14. [ ] 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)*
15. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' 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.

Building is equipped throughout with an approved automatic sprinkler system.

16. [ ] 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)*
17. [ ] 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.
18. [ ] 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)*
19. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments*

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

20. [ ] 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'.
21. [ ] 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)*
22. [ ] 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)*
23. [ ] D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.

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

24. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

25. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
26. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 26 feet or approved by fire code official. *(Located In City Ordinances Amendments)*
27. [ ] 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 26' wide fire lane. *(Located In City Ordinances Amendments)*
28. [ ] D104.1 - Buildings or facilities exceeding 30' or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

Other Codes That May Apply.

29. [ ] 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)*
30. [ ] 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)*

Solid Waste Services

31. All refuse areas shall be screened. Enclosures shall be constructed of masonry or similar durable material *(Sec. 14.04.004(d)(4))*
32. Enclosure shall be 10' wide by 10' deep.

Additional Conditions:

33. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit B.**
34. 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 Haresh Surti is the lessee of the Property.
35. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

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

INTRODUCED on this the 17th day of June 2024.

ADOPTED on this the 17th day of June 2024.

EFFECTIVE DATE on this the 17th day of June 2024.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID R. LYLER, MAYOR

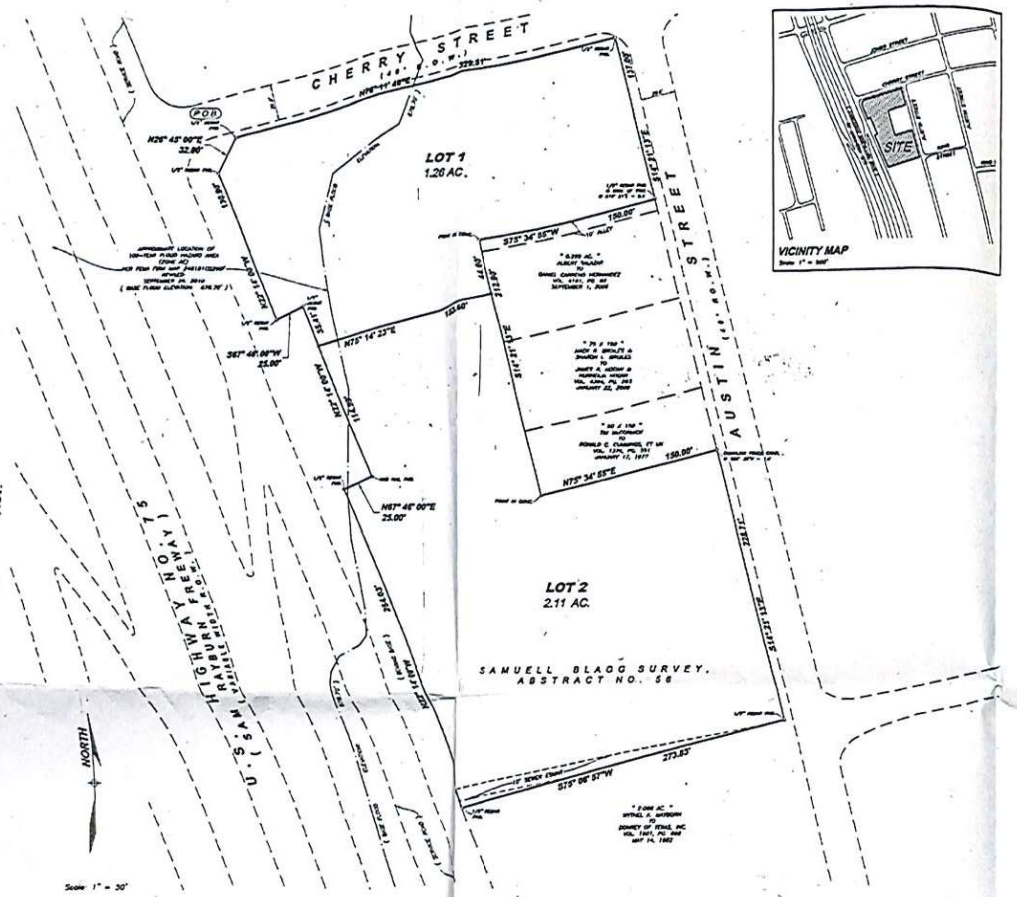
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

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

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A



FINAL PLAT

OF

TRAVELERS INN ADDITION

TO

THE CITY OF SHERMAN, TEXAS

BEING 3.37 ACRES OUT OF THE

SAMUELL BLAGG SURVEY ABST. NO. 58

A REPLAT OF LOTS SEVEN (7), EIGHT (8), AND NINE (9) OF BLOCK ONE (1) OF McBRIDE'S ADDITION

SHEET 01 OF 02

FIELD NOTES

SITUATED IN THE CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 58, BEING THE SAME 3.37 ACRE TRACT CONVEYED BY SEAL CORPORATION TO J. R. PATEL ET UX BY DEED DATED JULY 23, 2002, RECORDED IN VOLUME 3265, PAGE 696, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAID 3.37 ACRE TRACT, ENCOMPASSES LOTS SEVEN (7), EIGHT (8) AND NINE (9) IN BLOCK ONE (1) OF MCBRIDE'S ADDITION TO THE CITY OF SHERMAN, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 139, PAGE 52, DEED RECORDS, GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT FOUND ½ INCH REBAR MARKING THE NORTHERLY NORTHWEST CORNER OF SAID 3.37 ACRE TRACT, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 75, (ALSO KNOWN AS SAM RAYBURN FREEWAY) WITH THE SOUTH LINE OF CHERRY STREET;

THENCE NORTH 78 DEG. 11 MIN. 48 SEC. EAST, WITH THE SOUTH LINE OF SAID CHERRY STREET, A DISTANCE OF 329.51 FEET TO A FOUND ½ INCH REBAR AT THE INTERSECTION OF THE SOUTH LINE OF SAID CHERRY STREET WITH THE WEST LINE OF AUSTIN STREET;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID AUSTIN STREET, A DISTANCE OF 137.00 FEET TO THE NORTHEAST CORNER OF AN 0.298 ACRE TRACT CONVEYED BY ALBERT SALAZAR TO DANIEL SAMANIEGO HERNANDEZ BY DEED DATED SEPTEMBER 1, 2006, RECORDED IN VOLUME 4181, PAGE 82, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, FROM WHICH A FOUND ½ INCH REBAR AT THE BASE OF A TREE MONUMENTING BEARS SOUTH 10 DEG. 21 MIN. EAST, 0.4 FEET;

THENCE SOUTH 75 DEG. 34 MIN. 55 SEC. WEST, WITH THE NORTH LINE OF SAID 0.298 ACRE TRACT, A DISTANCE OF 150.00 FEET TO A NORTHWEST CORNER IN CONCRETE;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID 0.298 ACRE TRACT, PASSING ITS SOUTHWEST CORNER, THE NORTHWEST CORNER OF A 75 X 150 FOOT TRACT CONVEYED BY JAMES E. BROILES AND SHARON L. BROILES TO JAMES E. HOGAN AND ESPERZA HOGAN BY DEED DATED JANUARY 22, 2006, RECORDED IN VOLUME 4,286, PAGE 263, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS AND CONTINUING WITH THE WEST LINE OF SAID 75 X 150 FOOT TRACT, PASSING ITS SOUTHWEST CORNER, THE NORTHWEST CORNER OF A 50 X 150 FOOT TRACT CONVEYED BY THE MCCONNEY ITS WITHELL O. CLABORNE, ET UX BY DEED DATED JANUARY 17, 1977, RECORDED IN VOLUME 1374, PAGE 551, DEED RECORDS, GRAYSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 312.90 FEET TO THE SOUTHWEST CORNER OF SAID 50 X 150 FOOT TRACT;

THENCE NORTH 75 DEG. 34 MIN. 55 SEC. EAST, WITH THE SOUTH LINE OF SAID 50 X 150 FOOT TRACT, A DISTANCE OF 150.00 FEET TO ITS SOUTHEAST CORNER ON THE WEST LINE OF SAID AUSTIN STREET FROM WHICH A CHAIN LINK FENCE CORNER POST BEARS SOUTH 04 DEG. 32 MIN. 19 SEC. WEST, 1.4 FEET;

THENCE SOUTH 14 DEG. 21 MIN. 13 SEC. EAST, WITH THE WEST LINE OF SAID AUSTIN STREET, A DISTANCE OF 328.71 FEET TO A FOUND ½ INCH REBAR MARKING THE NORTHEAST CORNER OF A 2.066 ACRE TRACT CONVEYED BY WITHELL R. MYERSON TO DOWNEY OF TEXAS, INC. BY SHERIFF'S DEED AND ASSIGNMENT DATED MAY 12, 1982, RECORDED IN VOLUME 1801, PAGE 844, DEED RECORDS, GRAYSON COUNTY, TEXAS;

THENCE SOUTH 75 DEG. 06 MIN. 57 SEC. WEST, WITH THE NORTH LINE OF SAID 2.066 ACRE TRACT, A DISTANCE OF 273.93 FEET TO A FOUND ½ INCH REBAR MARKING ITS NORTHWEST CORNER, ON THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 75;

THENCE IN A NORTHERLY DIRECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID U. S. HIGHWAY NO. 75, THE FOLLOWING CALLS AND DISTANCES:

NORTH 23 DEG. 19 MIN. 00 SEC. WEST, A DISTANCE OF 184.03 FEET TO A FOUND ½ INCH REBAR;
NORTH 67 DEG. 19 MIN. 00 SEC. EAST, A DISTANCE OF 25.00 FEET TO A FOUND CONC. MON.;
NORTH 23 DEG. 19 MIN. 00 SEC. WEST, A DISTANCE OF 150.00 FEET TO A FOUND ½ INCH REBAR;
SOUTH 67 DEG. 19 MIN. 00 SEC. WEST, A DISTANCE OF 25.00 FEET TO A FOUND ½ INCH REBAR;
NORTH 23 DEG. 19 MIN. 00 SEC. WEST, 128.65 A DISTANCE OF FEET TO A FOUND ½ INCH REBAR;
NORTH 29 DEG. 45 MIN. 00 SEC. EAST, A DISTANCE OF 33.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.37 ACRES OF LAND MORE OR LESS.

I, MARSHALL SARTIN, REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS.

MARSHALL SARTIN, R.P.L.S. # 3694 DATE:

THAT, J.R. PATEL, OWNER AND DEVELOPER OF TRAVELERS INN, TO THE CITY OF SHERMAN, TEXAS, DO HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER.

J.R. PATEL DATE:

THE STATE OF TEXAS:
COUNTY OF GRAYSON:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NAME, 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_____ 2015.

NOTARY PUBLIC, STATE OF TEXAS

APPROVED THIS_____DAY OF_____2015 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN

SECRETARY

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS ON THIS_____DAY OF_____ 2015

MAYOR, CITY OF SHERMAN

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of TRAVELERS INN ADDITION to the City of Sherman, was submitted to the City Council on the_____ day of_____ 2015 and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESS MY HAND THIS_____DAY OF_____ 2015

CITY CLERK, City of Sherman, Texas

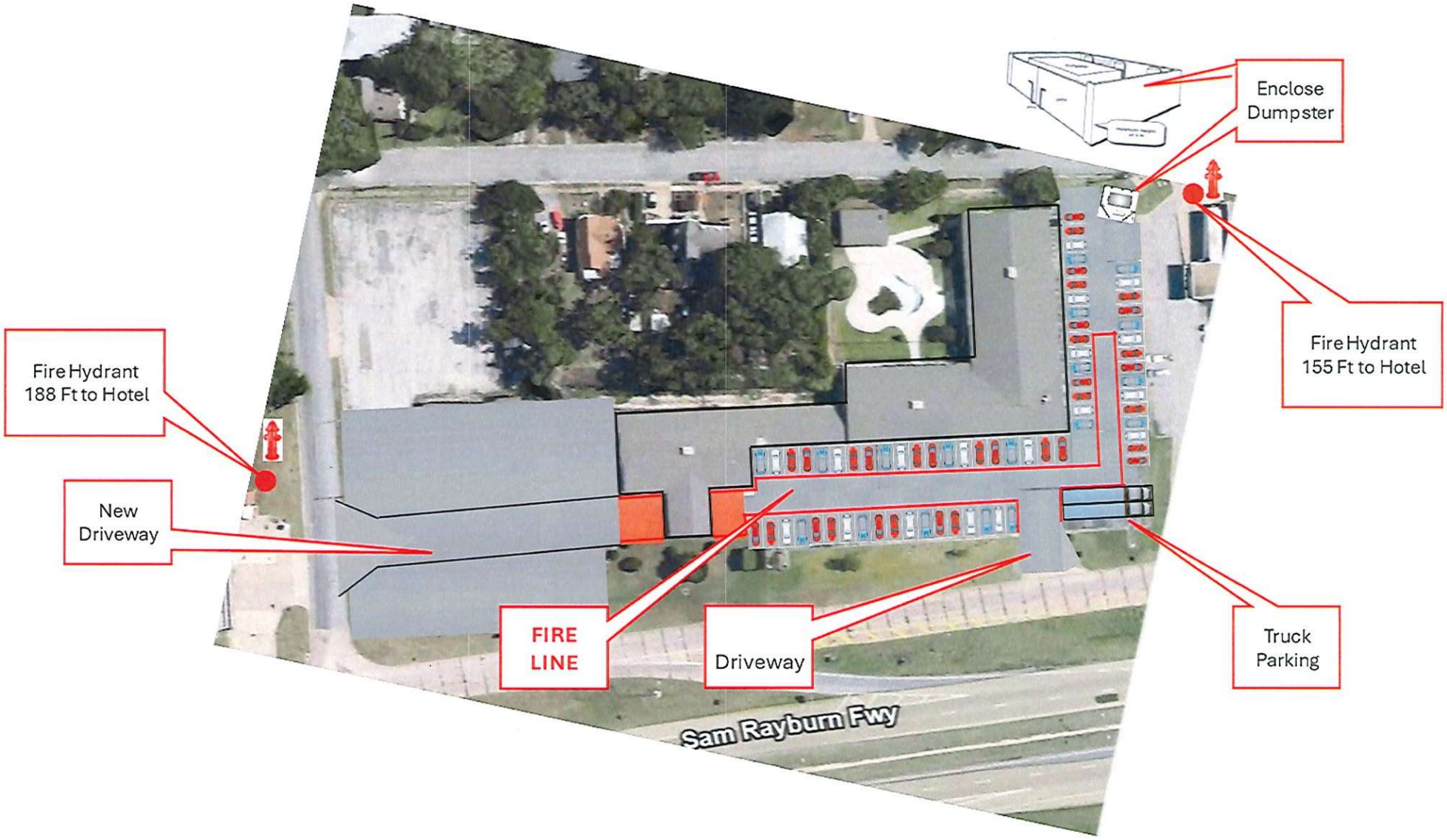
OWNER / DEVELOPER:

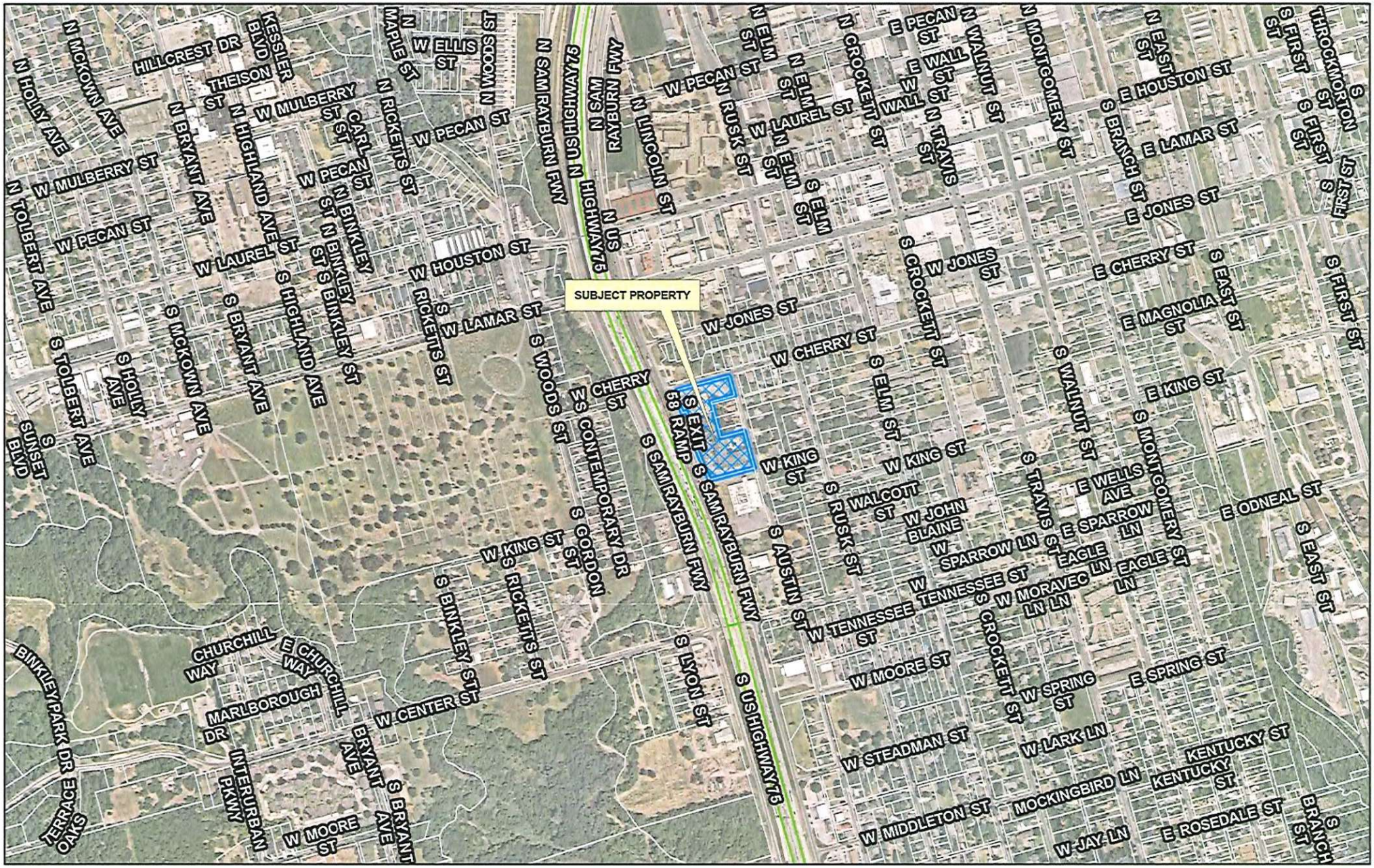
J. R. PATEL

SARTIN & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
109 S. Travis, * P.O. Box 1210 * Sherman, Texas 75091-1843
PH. 903-892-8003 * FAX 903-868-2370 * EMAIL msartin@gocrisp.com

SHEET

- Property Line Boundary
- Red Line is Property line
- Orange Line / White box is the distance


Enclose Dumpster
Fire Hydrant 155 Ft to Hotel
Fire Hydrant 188 Ft to Hotel
New Driveway
FIRE LINE
Driveway
Truck Parking
Sam Rayburn Fwy



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
401 S SAM RAYBURN FWY

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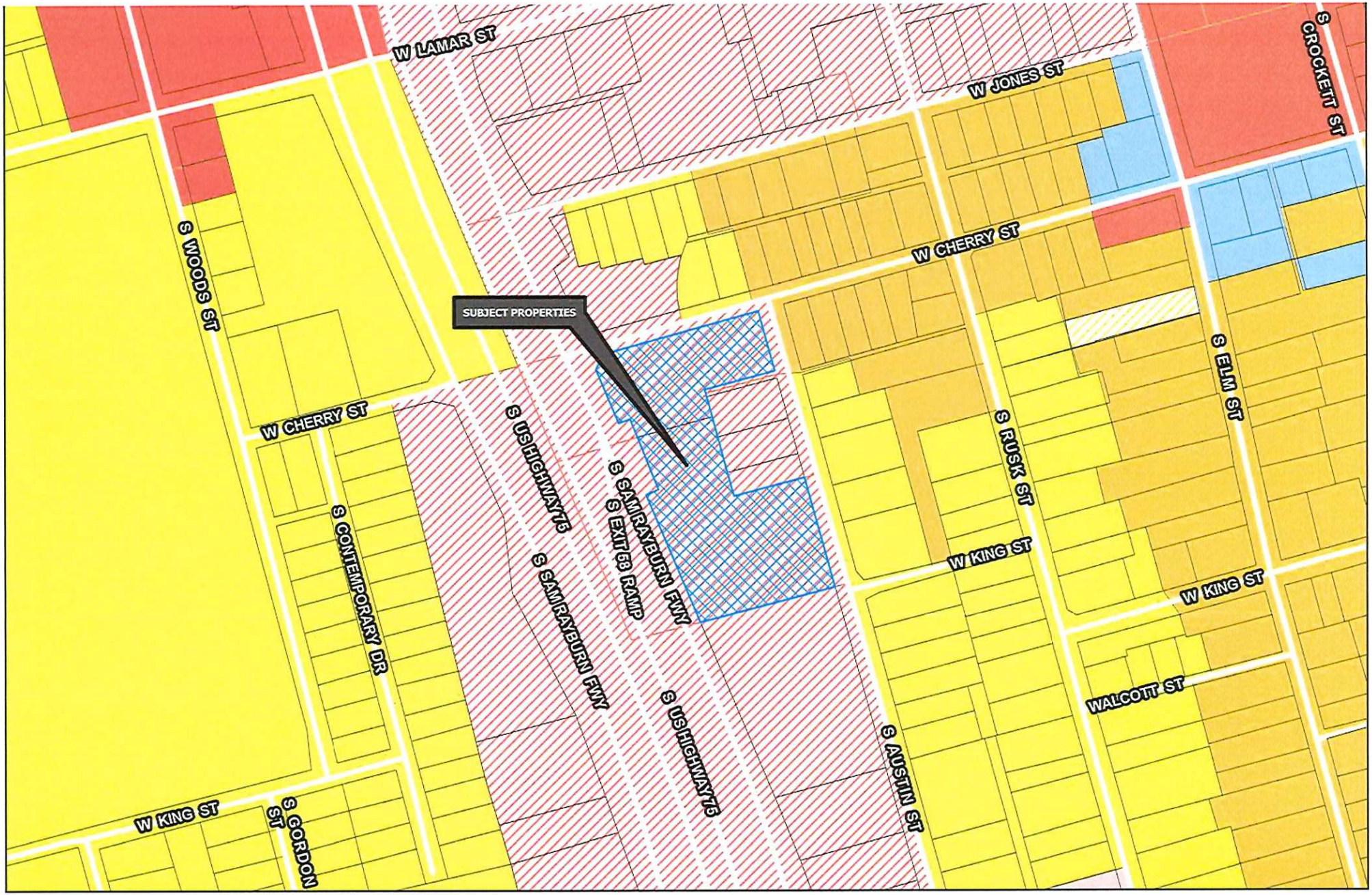
Date: 3/27/2024 3:10 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN
ZONING MAP
401 S SAM RAYBURN FWY

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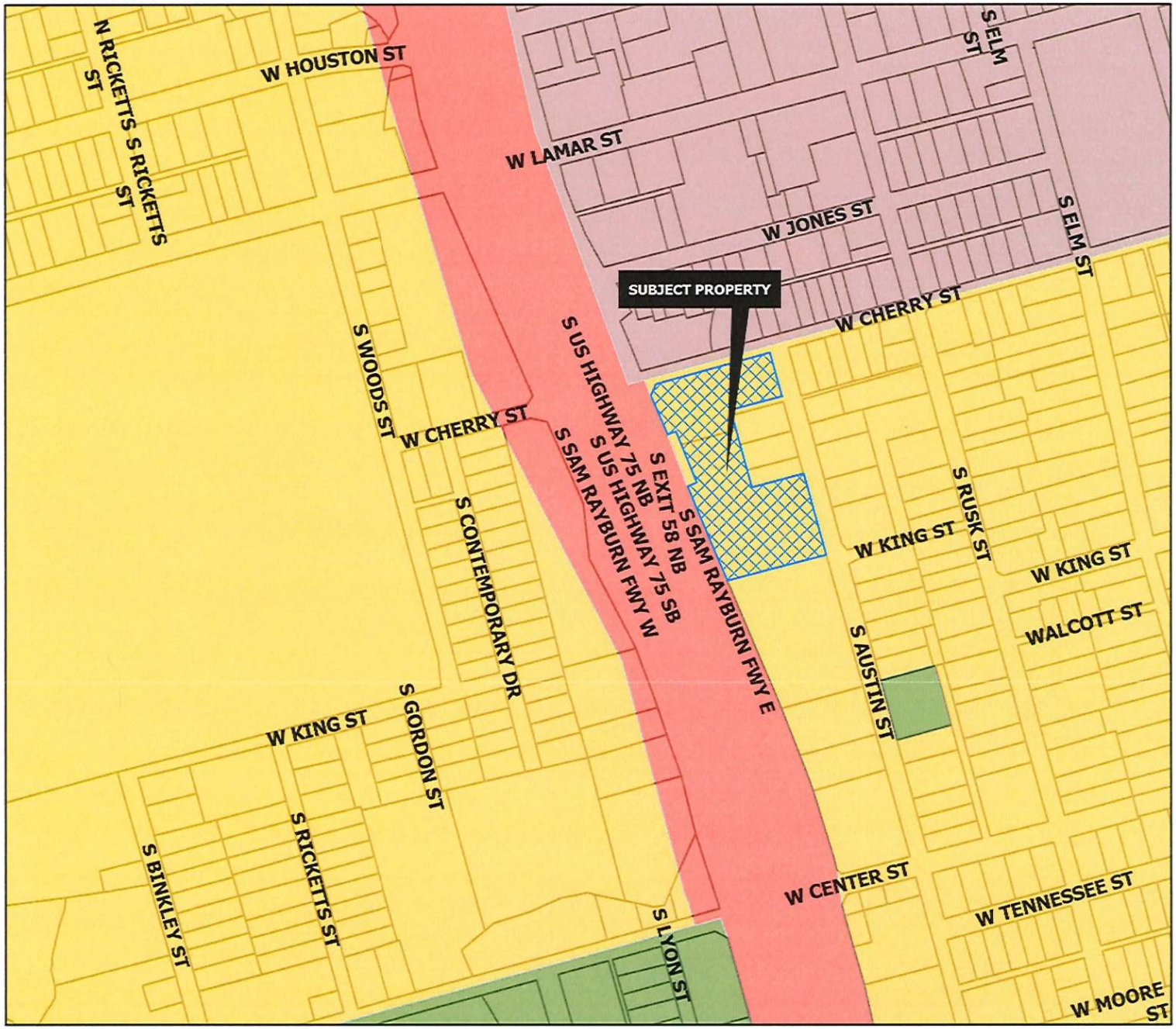
Date: 3/27/2024 3:10 PM



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

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

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W E
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Date: 3/27/2024 3:10 PM

Marlow, Lauren

From: Planning
To: Shawn Smith; Planning
Subject: RE: Traveler's Inn - Sherman

From: Shawn Smith
Sent: Tuesday, April 2, 2024 11:22 AM

Subject:

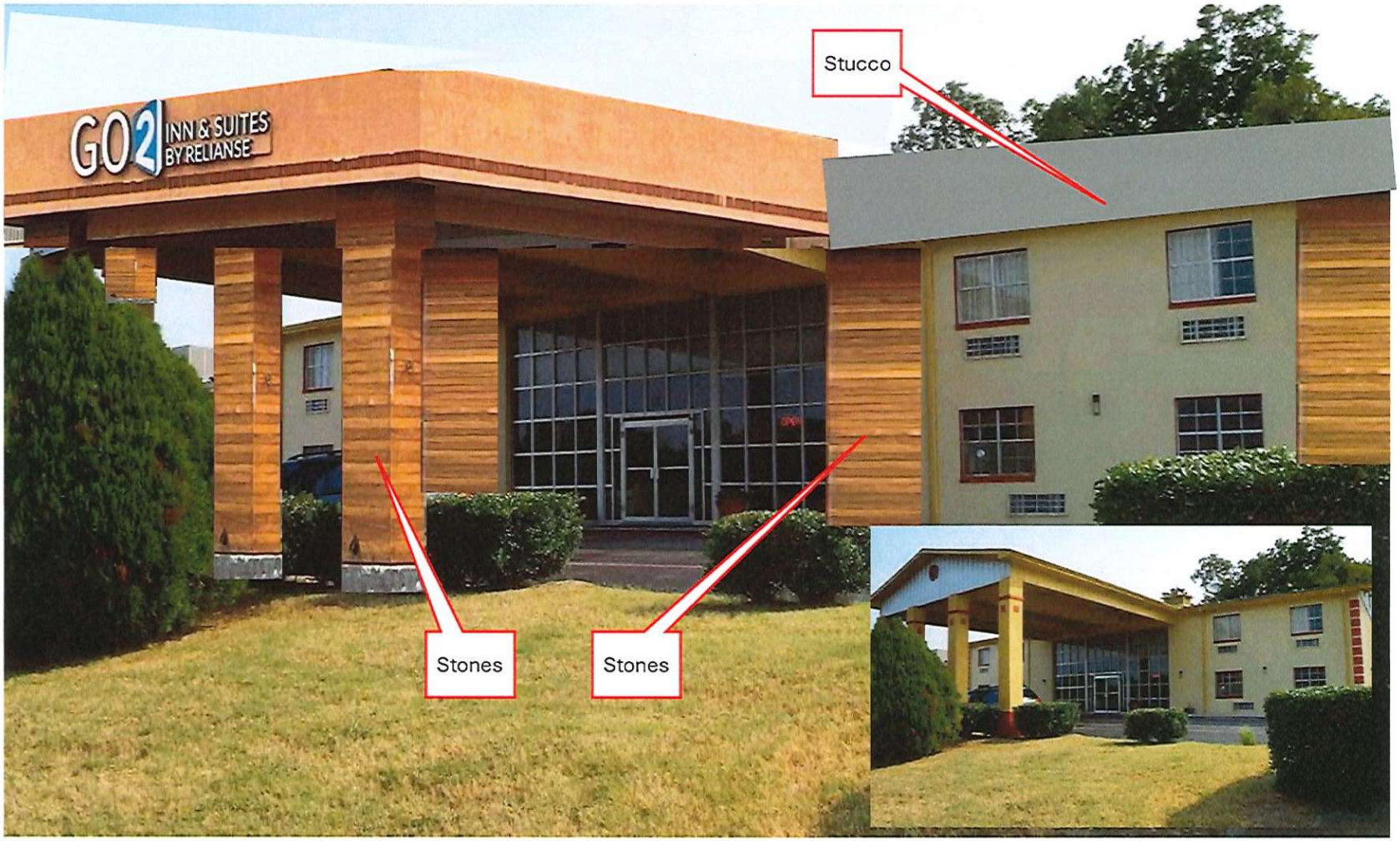
Sent from my iPhone

401 South Sam Rayburn Freeway, Sherman, TX

Current

401 South Sam Rayburn Freeway, Sherman, TX

After



Current

Face Lift with Stucco

After

After: Color Concept

Relianse Xtra LLC purchased Sherman based property "Traveler's Inn", Motel located at 401 South Sam Rayburn Freeway, Sherman, Texas 75090.

Update property to current code, rebrand to GO2 By Relianse

This in a nightly motel brand, not extended. Stays not to exceed 8 days maximum. Keeping the interior and exterior guest to keep the good feel for our guest. This brand is to keep the area clean from homeless; drug addiction; and prostitution. Intent for business travelers and Families.

Exterior would be updating parking lot, restriping, relocating the trash to the rear of the property, repainting all exterior of the building, doors, replace windows where needed. Parking lighting through out the property.

Pool area renovated to code, and landscaping throughout.

Being the property was separated from the corner lot, a separate entrance may be considered for people exiting the freeway.

Interior of rooms, replace with fresh case goods, remove carpet, for laminate flooring, fresh texture on walls, (changes are more replace item for likable item, new version. Interior Hallways will replace carpets and textured walls, Lobby will be brought to current as well, new flooring, textured walls, Lighting, replacing entry doors.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

May 14, 2024 Sent via Email

Haresh Surti
P.O. Box 3104
McKinney, TX 75070

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a Hotel or motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District located at 401 South Sam Rayburn Freeway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, May 21, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (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. Permanent residents are not permitted. Any hotel guest may not stay longer than 30 days.
6. A tabulation providing number of units, retail, office and other uses, required parking and provided parking is not shown on the Site Plan.
    a. 1 parking space for every unit plus the required parking for retail, office, and other uses as applicable *(Sec. 14.04.003(e)(1))*
    b. Parking shown must indicate size of parking spaces.
7. Parking lot improvements shall be implemented within 90 days of the granting of this Specific Use Permit.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. 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.
10. 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.
11. 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))*
12. 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.

13. 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

14. Drive approaches and sidewalks must 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.(f)

Fire Services

Below are the fire codes and/or ordinances that could not be confirmed or were in violation. This is not all the codes and/or ordinances that shall be followed.

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

15. [ ] 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)*
16. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' 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.

Building is equipped throughout with an approved automatic sprinkler system.

17. [ ] 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)*
18. [ ] 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.
19. [ ] 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)*
20. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments*

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

21. [ ] 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'.
22. [ ] 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)*
23. [ ] 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)*
24. [ ] D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.

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

25. [ ] D105.2 - Aerial fire apparatus access roads shall have a minimum unobstructed width of 26', exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
26. [ ] D105.3 - One or more of the required access routes meeting this condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of

the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

27. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 26 feet or approved by fire code official. *(Located In City Ordinances Amendments)*
28. [ ] 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 26' wide fire lane. *(Located In City Ordinances Amendments)*
29. [ ] D104.1 - Buildings or facilities exceeding 30' or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

Other Codes That May Apply.

30. [ ] 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)*
31. [ ] 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)*

Solid Waste Services

32. Provide a Site Plan showing where the Dumpster shall be relocated.
33. All refuse areas shall be screened. Enclosures shall be constructed of masonry or similar durable material *(Sec. 14.04.004(d)(4))*
34. Enclosure shall be 10' wide by 10' deep.

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: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Dillon Stewart, Fire Chief
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Marlow, Lauren

From: Planning
To: Sam Patel
Subject: RE: SUP - Travelers inn Sherman TX - 401 S SAM RAYBURN

From: Sam Patel
Sent: Wednesday, April 2, 2025 11:14 AM
To: Planning
Cc: samit patel; Ankur Patel
Subject: Re: SUP - Travelers inn Sherman TX - 401 S SAM RAYBURN

Can we table the item for now and we will submit as soon as we receive it.

We also understand once submitted the city may have comments to addresses and we will fully cooperate with city to amend or rectify whatever is needed.

I just don't want to delay this sup process for us. Thank you in advance for your assistance with this.

> On Apr 2, 2025, at 11:08 AM, Planning <Planning@cityofsherman.com> wrote:
>
> Sam,
>
> I will need an updated Site Plan showing the arrangement of all the buildings and structures, setbacks, FAR, Building area, required tabulation, etc. by April 8.
>
> https://ecode360.com/41402548
>
> To my understanding, the improvements survey was to get the required information for the site plan so that you could use that improvement survey and add other required information, such as the tabulation to meet the requirements of the Site Plan.
>
> April 18 is after the date we must publish and will not allow staff time to review.
>
> You can request to table the item, or provide an accurate Site Plan with all of the required information.
>
> *Thank you.*
>
> *Kerri Turner, Development Services Planning Technician*
> *City of Sherman*
> *Development Services Department*
> *Main Number: (903)892-7229*
> *Direct Line: (903)892-7392*
> planning@cityofsherman.com
> www.ci.sherman.tx.us

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 4/22/2025

Prepared By:

Approved By:

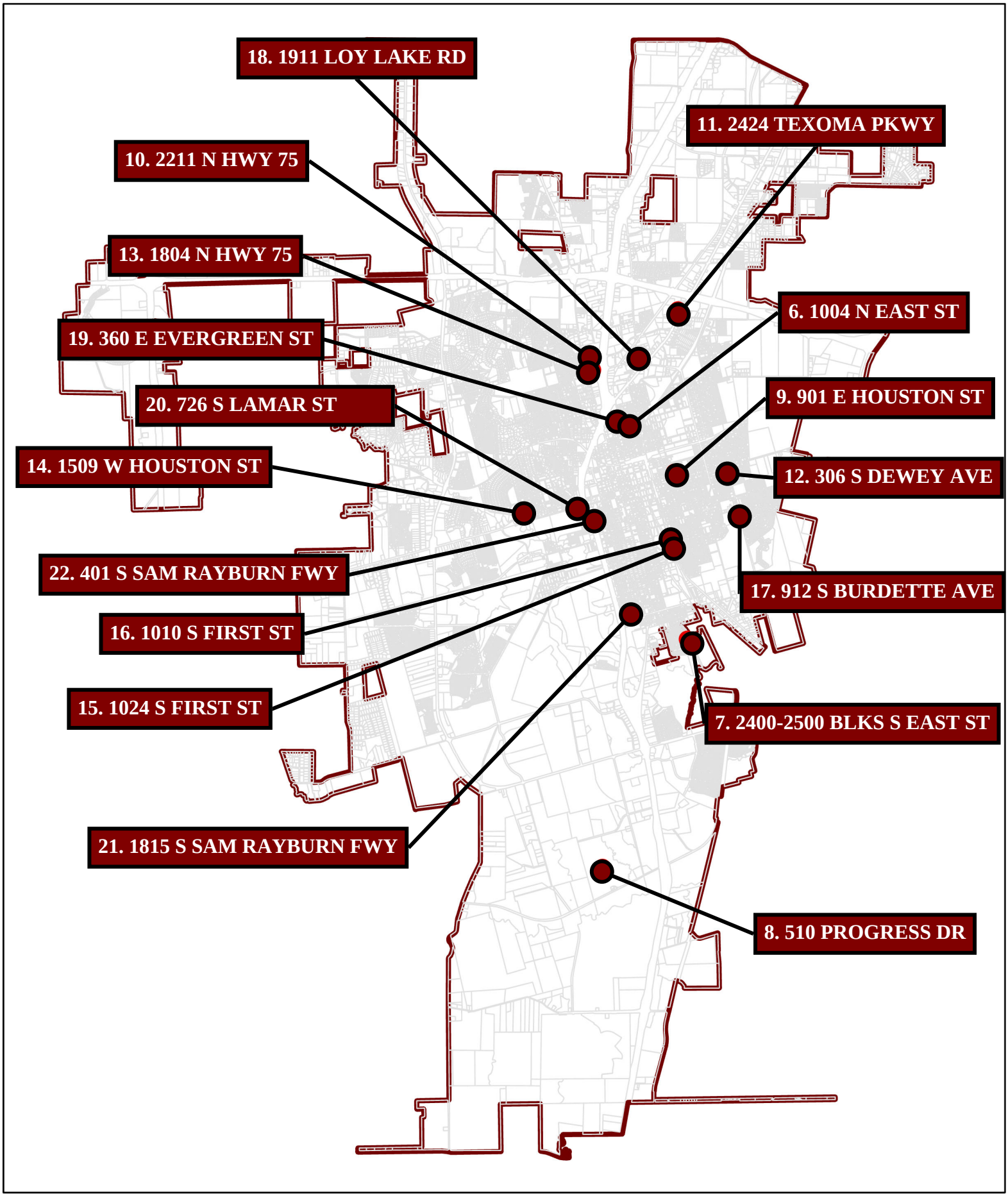
Requested Action/Proposed Use:
ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:
None



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
4/22/2025

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Date: 4/15/2025 1:53 PM