
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, June 17, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. **CALL TO ORDER**
2. **APPROVE MINUTES OF THE REGULAR MAY 20, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING**
3. **ANNOUNCEMENTS**
4. **CITIZEN COMMENTS**

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

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, AND 13)**
Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
6. *** 1800 EAST IDA ROAD (PROJECT NO. 000061-2025)**
The request of City of Sherman (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1800 East Ida Road, consisting of 97.643 acre in the Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District and C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Final Plat of Sherman Animal Shelter Addition, Lots 1 & 2.
7. *** 615 EAST LAMBERTH ROAD (PROJECT NO. 000064-2025)**
The request of Sherman Development Limited Partnership No. 3, LP (Owner) Four Rivers Capital (Representative), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 615 East Lamberth Road, consisting of 6.985 acres being a part of 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
Final Plat of ESA Sherman Addition.
8. *** 1676 WHITNEY ROAD (PROJECT NO. 000065-2025)**
The request of Chapman Tillett Construction, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1676 Whitney Road, consisting of 10.06 acres being a part of the William M. Williams Survey, Abstract No. 1303 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of CTC Whitney Road Addition.

9. *** 1010 SOUTH FIRST STREET (PROJECT NO. 000066-2025)**

The request 1010 1st Street BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being part of the George Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Eleanor's 1st Addition.

10. *** 1024 SOUTH FIRST STREET (PROJECT NO. 000067-2025)**

The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.756 acres being part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Eleanor's 2nd Addition.

11. *** 4617 FARMINGTON ROAD (PROJECT NO. 000068-2025)**

The request of Charles Trowbridge (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4617 Farmington Road, consisting of 5.00 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Trowbridge Addition.

12. *** 2505 NORTH HICKORY STREET (PROJECT NO. 000069-2025)**

The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.6678 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat of The Fab Townhomes

13. *** 7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (PROJECT NO. 000049-2025)**

The request Blythe Development, LLC, Blythe Commercial, LLC (Owner), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 7000 Block FM 691 and 4000 Block North Highway 75, consisting of 12.16 acres being a part of the W.S. Thurman Survey, Abstract No. 1265 and part of A.C. Smith Survey, Abstract No. 1561 and currently zoned MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Blythe Park Multi-Family.

14. **2424 TEXOMA PARKWAY (PROJECT NO. 25-000527) - TABLED FROM MAY 20, 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 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under section 14.04.003 to allow 18' deep parking spaces in lieu of the required 20' for the existing parking spaces.

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.

15. 912 SOUTH BURDETTE AVENUE (PROJECT NO. 25-001154) - NO ACTION TAKEN FROM MAY 20, 2025

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.

16. 309 NORTH EAST STREET AND 521 EAST MULBERRY STREET (PROJECT NO. 000007-2025) - NO ACTION TAKEN FROM MAY 20, 2025

The request of Chris Vickrey (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street and 521 East Mulberry Street, consisting of 1.170 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structures along East Street being in the M-2 (Heavy Manufacturing) District.

B. Public Hearing and Variance under Section 14.02.020 to allow a 3' side setback in lieu of the required 25' the existing structure.

C. Public Hearing and Variance under Section 14.02.020 to allow a 9.2' side setback in lieu of the required 25' for the existing structure.

D. Public Hearing and Variance under Section 14.02.020 to allow 6.8' side setback in lieu of the required 25' for the existing structure.

17. 4505 AND 4511 TEXOMA PARKWAY (PROJECT NO. 000009-2025) - TABLED FROM MAY 20, 2025

The request of Kurt Himmelreich (Owner), Daniel Hinson (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4505 and 4511 Texoma Parkway, consisting of 2.621 acres being Lot 1, Block 1 of Texoma Center Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

18. 814 EAST MULBERRY STREET (PROJECT NO. 000014-2025) - TABLED FROM MAY 20, 2025

The request of Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.08 acres being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow a 37.50' lot width in lieu of the required 40' lot width.

B. Public Hearing and Variance under Section 14.02.008 to allow a lot area of 3,600 square foot in lieu of the required 4,000 square foot.

Planning and Zoning Commission

C. Public Hearing and Zone Change from an M-2 (Heavy Manufacturing) District to R-4 (Patio Home Residential) District.

19. 622 NORTH CLEVELAND AVENUE (PROJECT NO. 000038-2025) - WITHDRAWN

The request of Dr. John Randall and Linda Randall (Owner), Martyna Kowalczyk, Solartime USA, LLC (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 622 North Cleveland Avenue, being the East 93 feet of Lots 5, 6 and 7, Block 15, College Park Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow ground mounted solar panels in a R-6 (Single Family Residential) District.

20. 4809 MARSHALL STREET (PROJECT NO. 000039-2025)

The request of Dkota Investments, Inc. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4809 Marshall Street, being a Replat of Hilltop Estates, part of Block 6 John Hendrix Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

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

21. 2717 SOUTH FIRST STREET (PROJECT NO. 000044-2025)

The request of Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2717 South First Street, consisting of 2.00 acres being a part of the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-12 (Single Family Residential) District.

22. 423 SHERMAN STREET (PROJECT NO. 000046-2025)

The request of Scott Slaughter (Owner), Chris Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 423 Sherman Street, consisting of 0.326 acres being in the Preston Kitchen Survey, Abstract No. 667 being all of Lots 5 & 6 in Block 50 of South Side Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 10.3' front setback in lieu of the required 20' for the existing structure.

Planning and Zoning Commission

B. Final Plat of 423 East Sherman Addition.

23. 325 EAST LAMAR STREET (PROJECT NO. 000047-2025)

The request of Cabinets Plus (Owner), BACA Architecture (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 325 East Lamar Street, consisting of 0.432 acres being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lots 3, 4, 5, 6, 7 and 8 in Block 17 of the Original Town Plat and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structure.

B. Public Hearing and Variance under Section 14.02.020 to allow a 0' setback along the rear and east side of the property in lieu of the required 40' for the existing structure.

C. Public Hearing and Variance under Section 14.02.020 to allow a 95% impervious site coverage in lieu of the required 80% maximum.

D. Public Hearing and Variance under Section 14.02.020 to allow unscreened loading docks in lieu of the required screening for existing loading docks.

E. Public Hearing and Variance under Section 14.02.020 to allow a 0.40 acre lot area in lieu of the required 1 acre minimum.

F. Public Hearing and Variance under Section 14.02.020 to allow a 113' lot width in lieu of the required 150' minimum.

G. Public Hearing and Variance under Section 14.02.020 to allow 18' long parking spaces in lieu of the required 20'.

Planning and Zoning Commission

H. Site Plan for Audioengine World Headquarters.

24. 1818 SOUTH MONTGOMERY STREET (PROJECT NO. 000050-2025)

The request of Claudia Ledezma (Owner), Javiar Veleta Ledezma (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 1818 South Montgomery Street, being Lot 5, Block 19, Supplemental Plat of Block 19, South Sherman, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

25. 708 SOUTH MONTGOMERY STREET (PROJECT NO. 000051-2025)

The request of Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 708 South Montgomery Street, being Lot 5R, Block 3, Rivera & Cintron Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

Close Public Hearing

26. 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 June 12, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of June 2025
City of Sherman, Texas



Lauren Marlow,
City Clerk Administrative Coordinator



Planning & Zoning Commission Development Services

Agenda Item No. 2.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

APPROVE MINUTES OF THE REGULAR MAY 20, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:

APPROVE MINUTES OF THE REGULAR MAY 20, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Origination:

Development Services

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. 2025-05-20 Action Minutes

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, May 20, 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: Commission Member Dupuis

1. **CALL TO ORDER**

Bookmarked at 00:02:46

Chairman Mahone called the meeting to order at 5:02 p.m.

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

Bookmarked at 00:04:28

The Planning and Zoning Commission reviewed the minutes of the April 22, 2025, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE.

3. **ANNOUNCEMENTS**

Bookmarked at 00:05:08

CITIZEN COMMENTS

Bookmarked at 00:05:36

Open Public Hearing

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

Bookmarked at 00:06:20

The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9, 10, 11, 12 and 13 on the Consent Agenda as presented. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

6. * **1005 SOUTH TRAVIS STREET, 1012 AND 1018 SOUTH WALNUT STREET (Project No. 000031-2025)**

The request of Daniel and Laura Dominick (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1005 South Travis Street, 1012 and 1018 South Walnut Street, consisting of 0.863 acres being a Replat of Part of Lot 3, Moore's Addition and being a part of Samuel Blagg Survey, Abstract No. 56 and currently zoned R-6 (Single Family Residential) District and R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Dominick Estates.

7. * **100 BLOCK HARRELL ROAD (Project No. 000032-2025)**

The request of Brian and Meredith Neal (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 100 Block Harrell Road, consisting of 7.369 acres being a part of Benjamin Fitch Survey, Abstract No. 432 and being all of Lot 2 of Neal Addition creating Lots 1 & 2, Block 1 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of Neal on Harrell Addition

8. * **2011 AND 2019 WEST HOUSTON STREET (Project No. 000033-2025)**

The request of Rodolfo Reynoso (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2011 and 2019 West Houston Street, consisting of 9.98 acres being a part of J.B. McAnair Survey, Abstract No. 763 and currently zoned C-2 (General Commercial) District and R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Reynoso on 56 Addition.

9. * **2400 BLOCK WEST LAMBERTH ROAD AND 2500 BLOCK NORTH FRIENDSHIP ROAD (Project No. 000034-2025)**

The request of Sherman Hickory Hill, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400 Block West Lamberth Road and 2500 Block North Friendship Road, consisting of 2.02 acres being a part of the George R. Reeves Survey, Abstract No. 1020 and located in the Hickory Hill PD (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat of Hickory Hill Commercial Tract No. 1.

10. * **726 WEST LAMAR STREET (Project No. 000035-2025)**

The request of Donna Brown (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, consisting of 0.234 acre in the Samuel Blagg Survey, Abstract No. 56 and currently zoned C-1 (Retail Business) District/Sam Rayburn Overlay District, as follows:

Planning and Zoning Commission

Final Plat of DK Brown Addition.

11. * **501 WEST TAYLOR STREET (Project No. 000036-2025)**

The request of Sherman Independent School District (Owner), Matt Mantong, TNP, Inc. (Representative) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 9.984 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Fairview Elementary School Lot 1, Block 1.

12. * **521 SOUTH DEWEY AVENUE (Project No. 000037-2025)**

The request of Sherman Independent School District (Owner), Matt Mantong, TNP, Inc. (Representative) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.863 acres being in the George B. Pilant Survey, Abstract Number 963, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Crutchfield Elementary School Lot 1, Block 1.

13. * **4200 BLOCK NORTH HIGHWAY 75 (Project No. 25-000565)**

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

Planning and Zoning Commission

Site Plan for Texoma Dental.

14. **2424 TEXOMA PARKWAY (Project No. 25-000527) – TABLED FROM APRIL 22, 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 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.

- D. Public Hearing and Variance under section 14.04.003 to allow 18' deep parking spaces in lieu of the required 20' for the existing parking spaces.

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 00:07:14

Planning and Zoning Commission

Motion by Commission Member Sims to untable Items A, B, C, D, E and F located at 2424 Texoma Parkway.
Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

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 Whitaker.

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

VOTING NAY: NONE.

This item was tabled by the Commission.

15. **912 SOUTH BURDETTE AVENUE (Project No. 25-001154) – TABLED FROM APRIL 22, 2025**

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.

Bookmarked at 00:09:48

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Zone Change located at 912 South Burdette Avenue.
Second by Commission Member Blagg.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

No action was taken.

16. **360 EAST EVERGREEN STREET (Project No. 25-001167) – TABLED FROM APRIL 22, 2025**

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

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

Bookmarked at 00:10:55

Planning and Zoning Commission

Motion by Commission Member Sims to untable the Variance located at 360 East Evergreen Street. Second by Commission Member Ramirez.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve the Variance subject to the Staff Review Letter located at 360 East Evergreen Street. Second by Commission Member Sims.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

17. **401 SOUTH SAM RAYBURN FREEWAY (Project No. 25-001189) – TABLED FROM APRIL 22, 2025**

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:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.016 to allow a 8.6' side setback in lieu of required 15' for existing structure.

Planning and Zoning Commission

- B. 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.

Bookmarked at 00:18:20

Planning and Zoning Commission

Motion by Commission Member Sims to untable Items A and B located at 401 South Sam Rayburn Freeway. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

This item was untabled by the Commission.

Board of Adjustment

Motion by Commission Member Sims to approve the Variance subject to the Staff Review Letter located at 401 South Sam Rayburn Freeway. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Site Plan and Specific Use Permit being tied to Mockingbird Hospitality, LLC located at 401 South Sam Rayburn Freeway. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

18. **1410 WEST HOUSTON STREET (Project No. 000006-2025)**

The request of Laurel Acres, LTD (Owner), Brian Dunne (Representative), Gustavo Cardona (Tenant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1410 West Houston Street, consisting of 0.1928 acres being Lot 1, Block 3, of the Replat of Lots 1, 2, 3, 4 and the North 15 ft. of Lot 5, Block 3, Elliott's Gray's Hill Addition, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.017 to allow a 7.1' side setback in lieu of required 15' for existing structure.
- B. Public Hearing and Variance under Section 14.02.017(B) to allow a 34.7' setback for the existing structure for a building in the C-2 (General Commercial) District that abuts a residential zoned property.

Planning and Zoning Commission

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

Bookmarked at 00:23:16

Board of Adjustment

Motion by Commission Member Blagg to approve Items A and B subject to the Staff Review Letter located at 1410 West Houston Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Blagg to approve Item C being subject to the Staff Review Letter located at 1410 West Houston Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

19. **309 NORTH EAST STREET AND 521 EAST MULBERRY STREET (Project No. 000007-2025)**

The request of Chris Vickrey (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street and 521 East Mulberry Street, consisting of 1.170 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structures along East Street being in the M-2 (Heavy Manufacturing) District.
- B. Public Hearing and Variance under Section 14.02.020 to allow a 3' side setback in lieu of the required 25' the existing structure.
- C. Public Hearing and Variance under Section 14.02.020 to allow a 9.2' side setback in lieu of the required 25' for the existing structure.
- D. Public Hearing and Variance under Section 14.02.020 to allow 6.8' side setback in lieu of the required 25' for the existing structure.

Bookmarked at 00:35:34

Board of Adjustment

Motion by Commission Member Blagg to approve Items A, B, C and D located at 309 North East Street and 521 East Mulberry Street.

This motion failed due to lack of second.

No action was taken.

20. **712 SOUTH CROCKETT STREET (Project No. 000012-2025)**

The request of Mary Lee Homan (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) concerning the property located at 712 South Crockett Street, consisting of 0.258 acres being part of Lot 30, Block 10, Hare and Randolph's Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District/Heritage Row Historical District to R-5 (Single Family Residential) District/ Heritage Row Historical District.

Bookmarked at 00:40:25

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Zone Change located at 712 South Crockett Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

21. **4505 AND 4511 TEXOMA PARKWAY (Project No. 000009-2025)**

The request of Kurt Himmelreich (Owner), Daniel Hinson (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4505 and 4511 Texoma Parkway, consisting of 2.621 acres being Lot 1, Block 1 of Texoma Center Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

Bookmarked at 00:42:20

Planning and Zoning Commission

Motion by Commission Member Blagg to table the Site Plan and Specific Use Permit located at 4505 and 4511 Texoma Parkway. Second by Commission Member Ramirez.

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

VOTING NAY: DOWNTAIN.

This item was tabled by the Commission.

22. **314 EAST BROCKETT STREET (Project No. 000011-2025)**

The request of Garland Sunset, LLC (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 314 East Brockett Street, consisting of 0.207 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 6, G.W. Bond's Supplement No. 2, as follows:

Planning and Zoning Commission

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

B. Final Plat of Brockett Baig Addition, Lot 1R, Block 6

Bookmarked at 00:43:45

Planning and Zoning Commission

Motion by Commission Member Sims to approve Items A and B located at 314 East Brockett Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

23. **814 EAST MULBERRY STREET (Project No. 000014-2025)**

The request of Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.08 acres being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow a 37.50' lot width in lieu of the required 40' lot width.

Planning and Zoning Commission

B. Public Hearing and Zone Change from an M-2 (Heavy Manufacturing) District to R-4 (Patio Home Residential) District.

Bookmarked at 00:48:53

Board of Adjustment

Motion by Commission Member Blagg to table the Variance located at 814 East Mulberry Street. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE.

This item was tabled by the Commission.

Planning and Zoning Commission

Motion by Commission Member Sims to table the Zone Change located at 814 East Mulberry Street. Second by Commission Member Whitaker.

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

VOTING NAY: DOWNTAIN.

This item was tabled by the Commission.

24. **OTHER BUSINESS**

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Bookmarked at 00:58:41

Planning and Zoning Commission

Motion by Commission Member Sims to approve the item as written. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

25. ADJOURNMENT

Bookmarked at 01:06:44

Chairman Mahone adjourned the meeting at 6:06 p.m.



ACTING SECRETARY

CHAIRMAN



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By:

Requested Action/Proposed Use:

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

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1800 EAST IDA ROAD (Project No. 000061-2025)**

The request of City of Sherman (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1800 East Ida Road, consisting of 97.643 acre in the Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District and C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Sherman Animal Shelter Addition, Lots 1 & 2.

Background:

The property is located at 1800 East Ida Road at the corner of East Ida Road and South Dewey Avenue. The owner would like to plat the property into 2 lots for commercial development.

The following has been approved for this location:

- 5/16/2025 – Preliminary Plat of Sherman Animal Shelter Addition, Lots 1 & 2. (Conditionally Approved)
- 3/14/1989 - Zone Change from a R-1 (One Family Residential) District to C-2 (General Commercial) District

Origination:

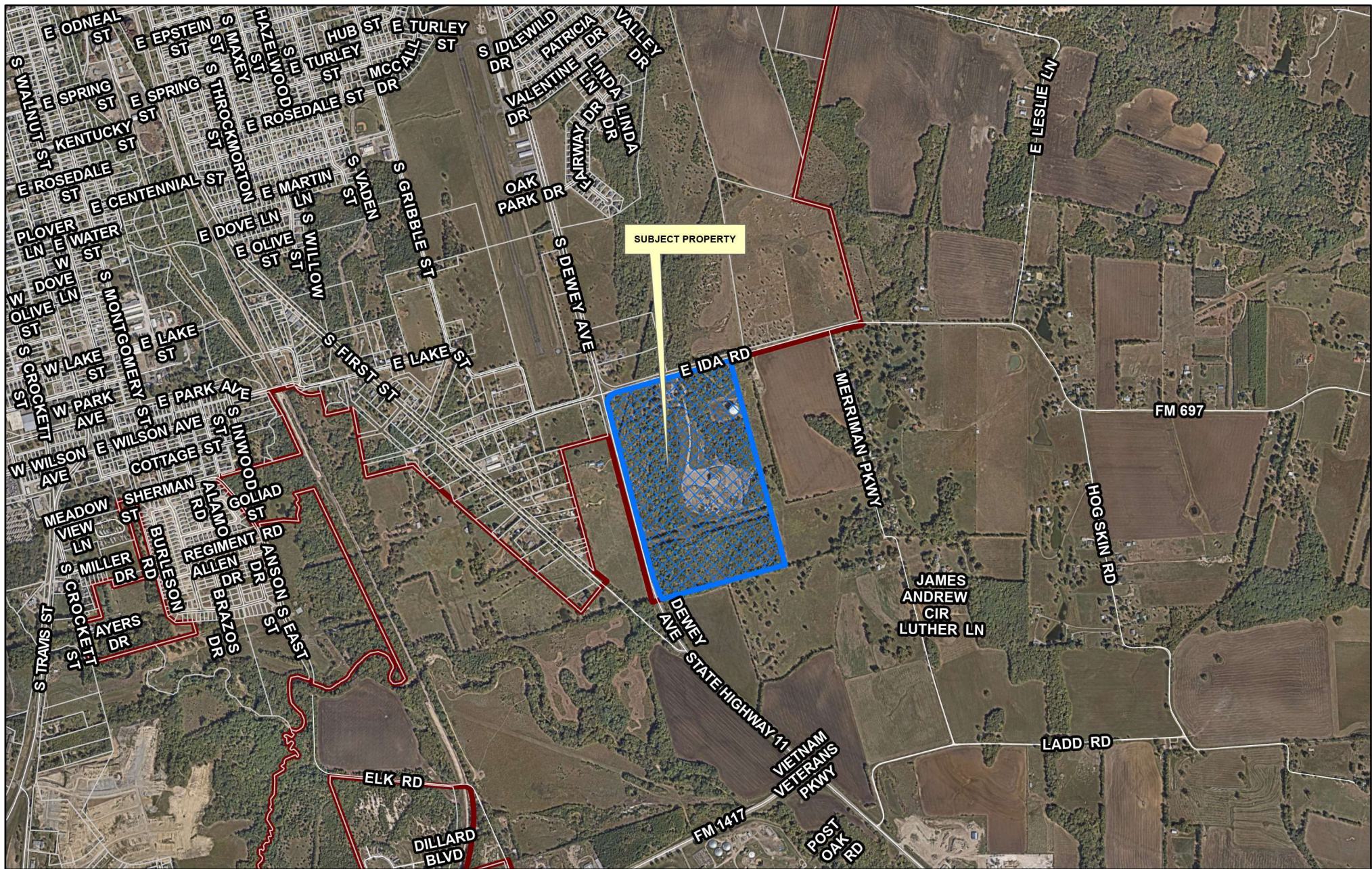
City of Sherman (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

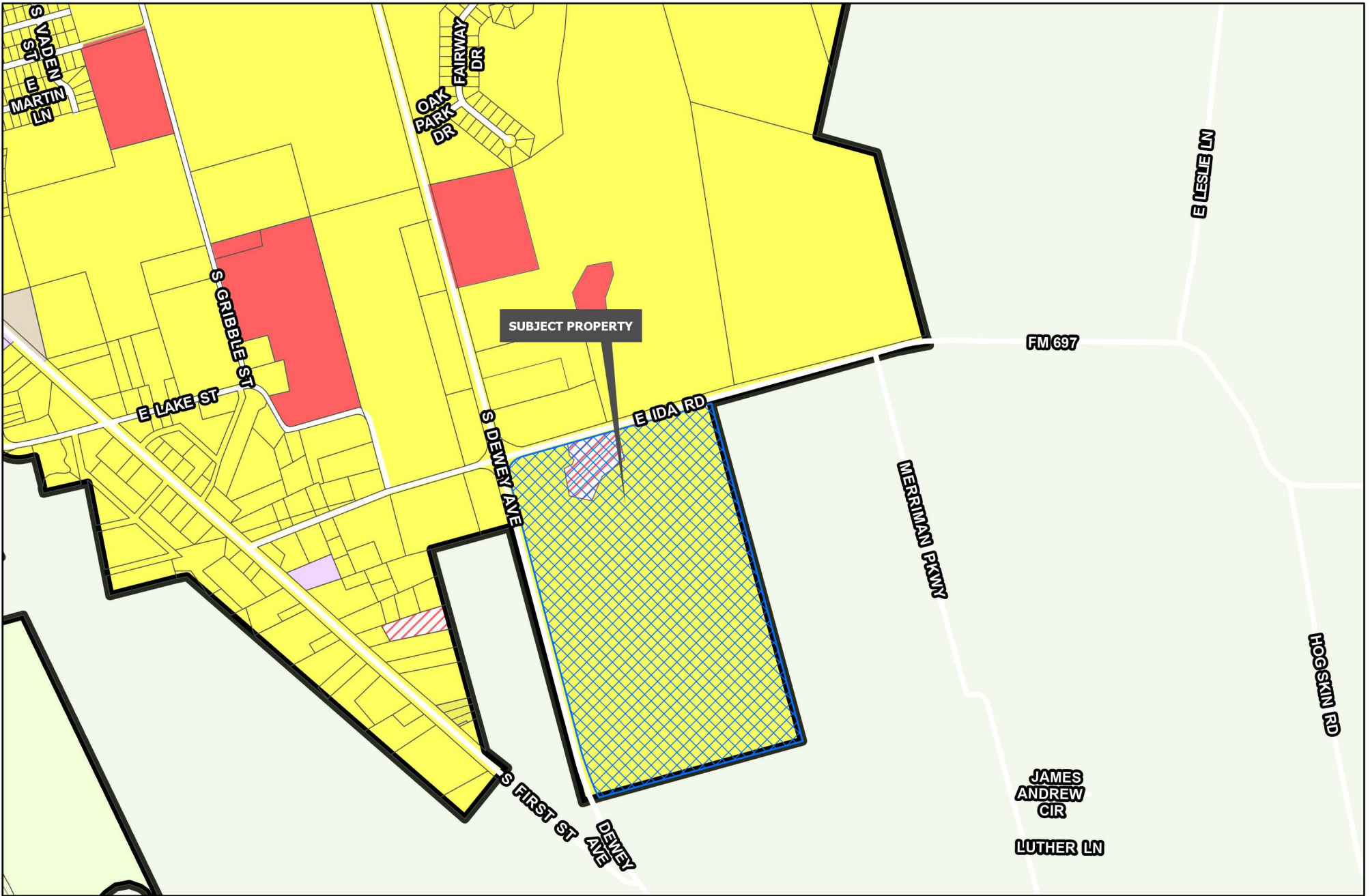


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
1800 E IDA RD**



Date: 5/24/2025 3:07 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

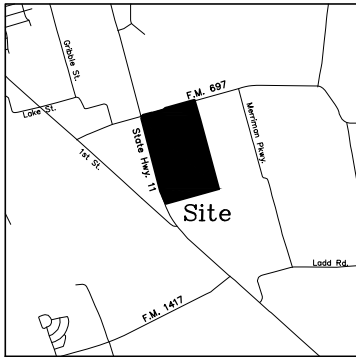
- | | | |
|--------------------------------|--------------------------------|----------------------------|
| R-A Residential Agricultural | MF-15 Multi-Family Residential | M-1.5 Medium Manufacturing |
| R-E Estate Residential | MF-30 Multi-Family Residential | M-2 Heavy Manufacturing |
| R-12 Single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

CITY OF SHERMAN
ZONING MAP
1800 E IDA RD



Date: 5/24/2025 3:07 PM

Vicinity Map
(not to scale)



BT Capital, LLC
17,498 acres
Inst. No. 2024-23841
R.P.R.G.C.T.
(formerly a part of
Austin College
78,430 acres - Tract 1
as referenced herein)

G. B. Pilant Survey
Abstract No. 963
City of Sherman
Grayson County, Texas

Ida Road
(AKA: FM 697)

Atiz Ul-Hassan Family Limited Partnership
118,877 acres
Inst. No. 2019-23206
R.P.R.G.C.T.

Merriman Hills Baptist Church
4,000 acres
Vol. 2099, Pg. 530
R.P.R.G.C.T.

Texas Utilities
Electric Co.
10' wide easement
Vol. 2120, Pg. 798

Waste Area (141.2'x200')
as shown on right-of-way
map for FM Hwy. 697
dated Dec. 10, 1946

Texas Power & Light Co.
100' wide easement
Vol. 581, Pg. 317
D.R.G.C.T.

Texas Power & Light Co.
100' wide easement
Vol. 581, Pg. 483
D.R.G.C.T.

General Telephone
Company of the
Southwest
5' wide easement
Vol. 1643, Pg. 26

City of Sherman
11,785 acres
(Second Tract)
Vol. 1342, Pg. 152
D.R.G.C.T.

City of Sherman
20' wide utility easement
Vol. 1129, Pg. 113
D.R.G.C.T.

Enterprise Texas Pipeline, LLC
50' wide Permanent Easement
(Exhibit "C")
Vol. 4593, Pg. 207

Texas Power & Light Co.
100' wide easement
Vol. 842, Pg. 477
D.R.G.C.T. 99.9986

Texas Power & Light Co.
100' wide easement
Vol. 637, Pg. 625
D.R.G.C.T.

State of Texas
Channel Easement
Vol. 869, Pg. 479

Austin College
91,717 acres - Tract 2
Vol. 2067, Pg. 611
R.P.R.G.C.T.

Robert Thompson Survey
Abstract No. 1200
Grayson County, Texas

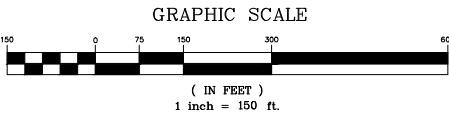
John Kitchen Survey
Abstract No. 673
Grayson County, Texas

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate
System, North Central Zone, as derived by survey-grade Global
Positioning System. All distances are grid distances.

Scale Factor (from grid to surface): 1.000152710

Parcel Line Table		
Line #	Length	Direction
L1	105.20'	N30°28'44"E
L2	248.90'	N74°28'57"E
L3	33.53'	S88°46'15"E
L4	300.00'	N74°20'44"E
L5	104.40'	N57°38'47"E

Legend:
cmf = concrete monument found
cpl = cathodic protection junction box
cra(6578) = 1/2" capped rebar set (RPLS 6578)
wmf = wood highway monument found
15' water easement per this plot
30' water easement per this plot
25' water easement per this plot



General Notes:

- Water Supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electrical service is provided by Oncor Electric Delivery Co.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 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.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- A portion of the property shown on the plat hereon lies within a Zone "A" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 G, Revised Date: September 1, 2022.
- 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.
- The owners and builders must comply with all other state and federal regulations regarding developments of this type.

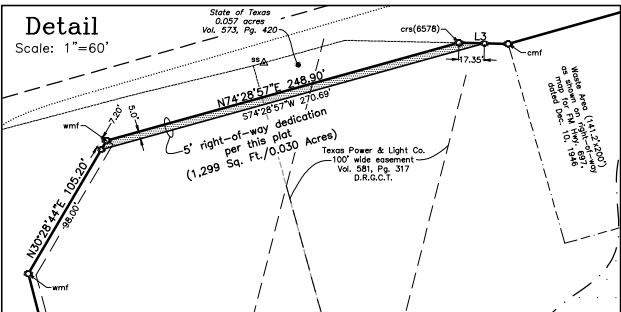
SURVEYOR:

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

Owner:
City of Sherman
P.O. Box 1106
Sherman, TX 75091

Final Plat
Lots 1 & 2
**Sherman Animal
Shelter Addition**
to the
**City of Sherman
Grayson County, Texas**
97.643 Acres
in the
**Robert Thompson Survey
Abstract No. 1200**

DATE OF PREPARATION: MAY 20, 2025
JOB No. CGS350525



LEGAL DESCRIPTION

SITUATED in the City of Sherman, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200 and being the remainder of the "called" 83.8 acre tract (First Tract) and all of the 11.7685 acre tract of land (Second Tract) conveyed by Deed of Gift from Anderson, Clayton & Co. to the City of Sherman on November 30, 1973 as recorded in Vol. 1342, Pg. 152, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 6720) in the North line of both the John Kitchen Survey, Abstract No. 673 and the 91.717 acre tract of land (Tract 2) conveyed to Austin College as recorded in Vol. 2067, Pg. 611, Real Property Records, Grayson County, Texas, in the South line of said Robert Thompson Survey, being the Southwest corner of the remainder of the 78.430 acre tract (Tract 1) as recorded in Vol. 2067, Pg. 611, said Real Property Records, and being the Southeast corner of said City of Sherman "called" 83.8 ac.;

THENCE South 74 deg. 25 min. 42 sec. West, with the North line of both said John Kitchen Survey and Austin College 91.717 ac., and the South lines of said Robert Thompson Survey and City of Sherman "called" 83.8 ac and 11.7685 ac., a distance of 1,579.14 ft. to a 1/2 inch capped rebar set (RPLS 6578) in the East right-of-way line of State Highway 11 (AKA: Dewey Avenue), at the most Southerly Southeast corner of the 6.697 acres conveyed to the State of Texas, as recorded in Vol. 962, Pg. 231, said Deed Records, at the Northwest corner of said Austin College 91.717 ac. and being the Southwest corner of both said City of Sherman 11.7685 ac. and the herein described tract;

THENCE in a Northerly direction, with the East right-of-way line of said State Highway 11, and the Easterly lines of said State of Texas 6.697 ac., and the Westerly lines of said City of Sherman 11.7685 ac., the following calls and distances:

1. North 22 deg. 54 min. 46 sec. West, a distance of 382.21 ft. to a wood monument found at an angle point;
2. North 14 deg. 40 min. 45 sec. West, a distance of 2,168.99 ft. to a wood monument found at the most Westerly Northwest corner of both said City of Sherman 11.7685 ac. and the herein described tract;
3. North 30 deg. 28 min. 44 sec. East, a distance of 105.20 ft. to a wood monument found in the South line of Ida Road (AKA: F.M. Highway 697) and being the most Northerly Northwest corner of both said City of Sherman 11.7685 ac. and the herein described tract;

THENCE North 74 deg. 28 min. 57 sec. East, with the South right-of-way line of said F.M. 697 and a Southerly line of said State of Texas 6.697 ac., then continuing with the South line of 0.057 acre tract conveyed to the State of Texas, as recorded in Vol. 573, Pg. 420 for a total distance of 248.90 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Easterly corner of said State of Texas 0.057 ac. and being an angle point of the herein described tract;

THENCE in a generally Northeasterly direction, with the South right-of-way line of said Ida Road, the following calls and distances:

1. South 88 deg. 46 min. 15 sec. East, a distance of 33.53 ft. to a concrete monument found at an angle point;
2. North 74 deg. 20 min. 44 sec. East, a distance of 300.00 ft. to a concrete monument found at an angle point;
3. North 57 deg. 38 min. 47 sec. East, a distance of 104.40 ft. to a concrete monument found at an angle point;
4. North 74 deg. 20 min. 44 sec. East, a distance of 851.56 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northwest corner of the 17.496 acre tract conveyed to BTI Capital, LLC as recorded in Inst. No. 2024-23841, said Real Property Records (formerly a part of said Austin College 78.430 ac.) and being the Northeast corner of the herein described tract;

THENCE South 15 deg. 33 min. 27 sec. East, with the West line of said BTI Capital 17.493 ac., a distance of 590.00 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southwest corner of said BTI Capital 17.496 ac.;

THENCE South 15 deg. 11 min. 00 sec. East, with the West line of said remainder of Austin College 78.430 ac., a distance of 2,052.74 ft. to the PLACE OF BEGINNING and containing 97.643 ACRES of land.

STATE OF TEXAS
COUNTY OF GRAYSON

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.



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

STATE OF TEXAS
COUNTY OF GRAYSON

I, City of Sherman, sole owner of Sherman Animal Shelter 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 for City of Sherman, Texas
Printed Name: Dr. Zachary Flores, City Manager

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, City of Sherman, 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 City of Sherman, Texas
Printed Name: Dr. Zachary Flores, City Manager

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

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

Notary Public, Grayson County, Texas

CITY ACCEPTANCE



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

Chairman Secretary

Final Plat
Lots 1 & 2
**Sherman Animal
Shelter Addition**
to the
City of Sherman
Grayson County, Texas
97.643 Acres
in the
Robert Thompson Survey
Abstract No. 1200

DATE OF PREPARATION: MAY 20, 2025
JOB No. CGS350525

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:
City of Sherman
P.O. Box 1106
Sherman, TX 75091

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

City of Sherman
317 S. Travis
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Animal Shelter 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.

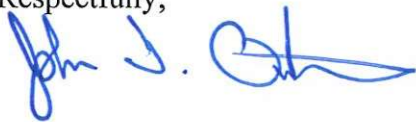
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Engineering Comments:

1. Plat layout shall be on 24x36 sized paper and shall be drawn to a scale of not to exceed 1 inch: 100 feet. *Code of Ordinances 10.02.002(e)(7); 10.02.003(f)(8)*
2. Show hatching on 25' & 30' Water Easements as different hatch marks to better distinguish between the two widths of the easements. *Code of Ordinances Chapter 10.02.003(f)(12)*
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,



Travis Overturf, PE
Senior Engineer

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

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



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 615 EAST LAMBERTH ROAD (Project No. 000064-2025)**

The request of Sherman Development Limited Partnership No. 3, LP (Owner) Four Rivers Capital (Representative), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 615 East Lamberth Road, consisting of 6.985 acres being a part of 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

Final Plat of ESA Sherman Addition.

Background:

The property is located at 615 East Lamberth Road at the corner of East Lamberth Road and Masters Street. The owner would like to plat the property into 4 lots for commercial development.

The following has been approved for this location:

- 5/16/2025 – Preliminary Plat of ESA Sherman Addition. (Conditionally Approved)
- 7/21/2005 – Variance to allow a 10' front setback in lieu of required 25' in C-1 (Retail Business) District

Origination:

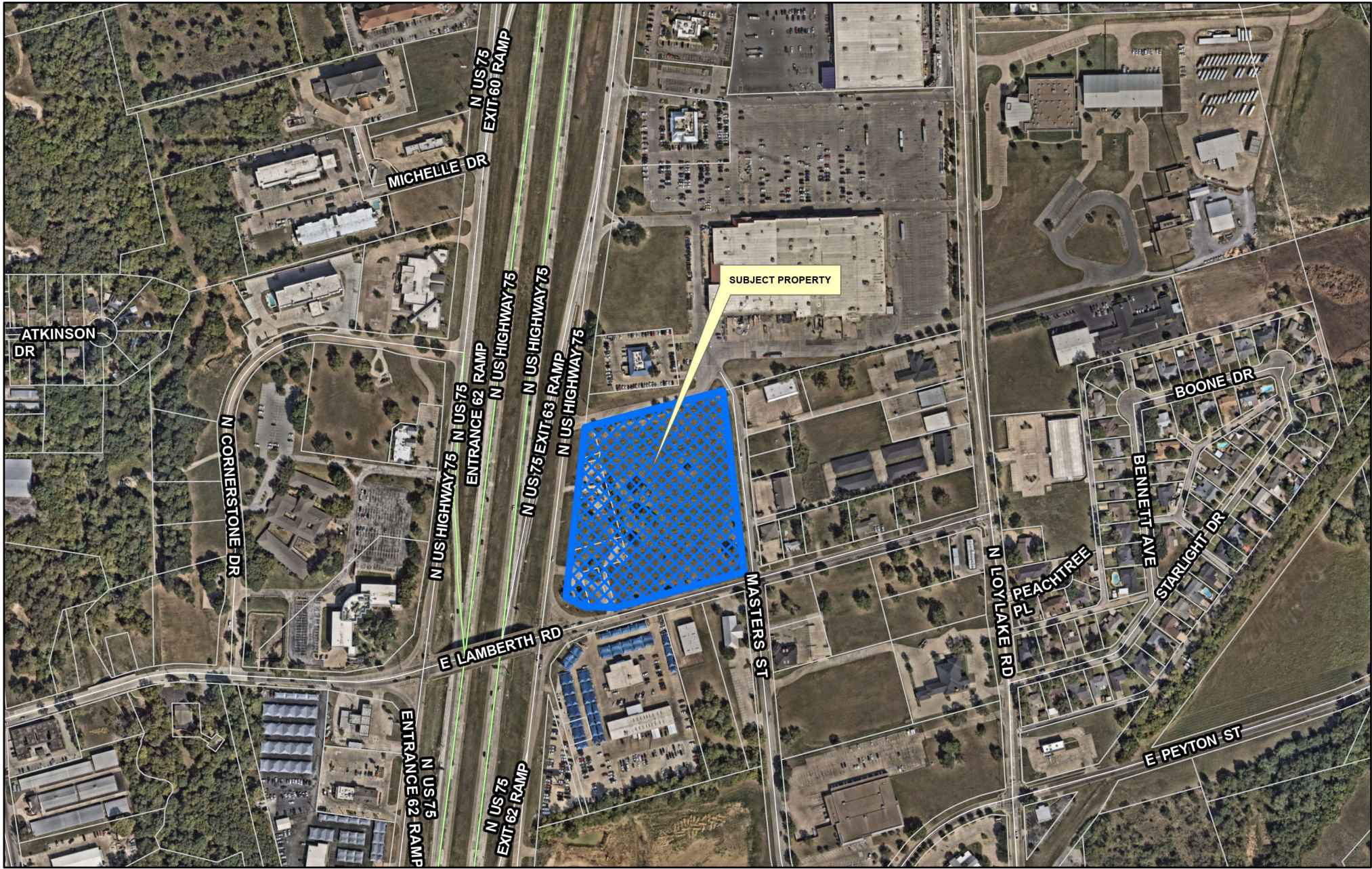
Sherman Development Limited Partnership No. 3, LP (Owner) Four Rivers Capital (Representative), and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



City of Sherman, Texas
Development Services Department

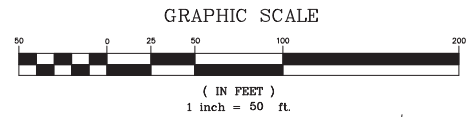
CITY OF SHERMAN
LOCATION MAP
615 E LAMBERTH RD



Date: 5/24/2025 6:21 PM



Date: 6/11/2025 9:49 AM



OWNERS/DEVELOPER
SHERMAN DEVELOPEMENT LIMITED
PARTNERSHIP NO. 3, LP
P.O. BOX 1260
FORT WORTH, TX 76101-1260

ENGINEER
VASQUEZ ENGINEERING, P.E.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TX 75042

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

LEGEND	
P.O.B. POINT OF BEGINNING	P.R.P.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
1/2" STEEL ROD SET	D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS
CONC. MON. FOUND	P.R.P.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
S.S.E. SANITARY SEWER EASEMENT	--- BOUNDARY LINE
W.E. WATER EASEMENT	--- PROPERTY LINE
B.O.C. BACK OF CURB	--- EASEMENT LINE
E.O.A. EDGE OF ASPHALT	
P.R.P.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS	

UNDERWOOD
DRAFTING & SURVEYING

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of that 0.506 acre tract of land conveyed to Sherman Development Limited Partnership No. 3, L.P., recorded in Document Number 2021-22352, Official Public Records, Grayson County, Texas, and being all of that 0.186 acre tract of land, described as Tract 6, and conveyed to Sherman Development Limited Partnership No. 3, recorded in Volume 1732, Page 639, Real Property Records, Grayson County, Texas, and being all of that 0.248 acre tract of land, described as Tract 7, conveyed to Sherman Development Limited Partnership No. 3, recorded in Volume 1732, Page 639, Real Property Records, Grayson County, Texas, and being a part of that 0.121 acre tract of land, described as Tract 1, conveyed to Sherman Development Limited Partnership No. 3, recorded in Volume 1785, Page 353, said Real Property Records, and being a part of Lots 1, 2 and 3, Block 5, and being all of Lots 1, 2, 3 and 4, Block 3, of the Dr. J. H. Carraway's Subdivision, an addition to Grayson County, Texas, as shown by plot of record in Volume 414, Page 125, Deed 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 Lot 1, Block 3;

Thence South 06°01'26" East, with the easterly line of said Lot 1, Block 3, and with the westerly Right-of-Way line of Masters Street, a distance of 579.80 feet to a 1/2" steel rod found for the southeast corner of said Lot 1, Block 3;

Thence South 74°48'43" West, with the southerly line of said Block 3 and Block 5, and with the northerly Right-of-Way line of Lamberth Road, a distance of 438.17 feet to a 1/2" steel rod found for the southwest corner of said 0.248 acre tract, said point also being the southwest corner of Lot 1, Block 5;

Thence South 84°16'19" West, with the southerly line of said 0.506 acre tract, a distance of 16.55 feet to a 1/2" steel rod found for the southeast corner of said 0.186 acre tract;

Thence South 84°19'13" West, with the southerly line of said 0.186 acre tract, a distance of 76.31 feet to a found 1/2" steel rod;

Thence North 52°53'32" West, a distance of 79.34 feet to a found 1/2" steel rod;

Thence North 06°59'23" East, with the easterly Right-of-Way line of U.S. Highway No. 75, passing en route at a distance of 152.76 feet a 1/2" steel rod found for the northwest corner of said 0.506 acre tract, and continuing on said course a total distance of 532.03 feet to a 1/2" steel rod set in the easterly Right-of-Way line of said U.S. Highway No. 75, said point also being in the westerly line of said 0.121 acre tract;

Thence North 74°36'43" East, over and across said 0.121 acre tract, with the northerly line of said Block 3, a distance of 469.79 feet to the Point of Beginning and containing 6.985 acres (304,280 square feet) of land, more or less.

ACCEPTANCE

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

Chairman

Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

Douglas W. Underwood
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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	43.36'	38.12'	N 55°42'22" W	99°21'51"
C2	49.00'	96.11'	81.43'	N 49°11'57" W	112°22'40"
C3	25.00'	43.95'	38.51'	N 43°22'31" W	100°43'47"
C4	74.00'	3.90'	3.90'	S 87°46'06" W	301°01'
C5	50.00'	8.33'	9.55'	N 80°04'21" E	105°55'18"
C6	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C7	49.00'	57.83'	54.53'	N 40°48'03" E	67°37'20"
C8	25.00'	39.27'	35.36'	S 60°23'17" E	90°00'00"
C9	25.00'	35.18'	32.35'	S 34°17'38" E	80°38'09"
C10	49.00'	69.19'	63.58'	S 34°25'39" W	80°54'10"
C11	25.00'	35.30'	32.44'	S 34°25'39" W	80°54'10"
C12	25.00'	39.27'	32.35'	S 34°17'38" E	80°38'09"
C13	25.00'	49.03'	41.54'	N 49°11'57" W	112°22'40"
C14	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C15	25.00'	43.36'	38.12'	S 55°42'22" E	99°21'51"
C16	25.00'	39.27'	35.36'	S 34°17'38" E	80°38'09"
C17	25.00'	49.03'	41.54'	N 49°11'57" W	112°22'40"
C18	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C19	25.00'	39.27'	35.36'	S 60°23'17" E	90°00'00"
C20	25.00'	35.30'	32.44'	S 34°25'39" W	80°54'10"
C21	25.00'	43.24'	38.05'	N 55°34'21" W	99°05'50"
C22	25.00'	35.18'	32.35'	N 34°17'38" E	80°38'09"
C23	25.00'	43.36'	38.12'	S 55°42'22" E	99°21'51"

LINE	BEARING	DISTANCE
L1	S 84°16'19" W	16.55'
L2	S 84°19'13" W	76.31'
L3	N 52°53'32" W	79.34'
L4	S 34°25'39" W	38.05'
L5	N 29°58'43" E	37.84'
L6	S 83°00'37" E	6.00'
L7	S 83°00'37" E	13.00'
L8	N 06°59'23" E	3.94'
L9	N 06°59'23" E	2.00'
L10	N 83°00'37" W	7.00'
L11	N 06°59'23" E	4.06'
L12	N 83°00'37" W	13.00'
L13	S 06°59'23" W	113.00'
L14	N 83°00'37" W	1.50'
L15	S 06°59'23" W	4.06'
L16	N 83°00'37" W	18.50'
L17	S 83°00'37" E	18.50'
L18	S 06°59'23" W	3.94'
L19	N 06°01'26" W	20.25'
L20	S 74°52'44" W	20.25'
L21	S 06°01'26" E	20.25'
L22	N 38°00'37" W	54.70'
L23	N 06°59'23" E	158.15'
L24	N 38°00'37" W	70.87'
L25	N 06°59'23" E	164.36'
L26	S 83°00'37" E	15.00'
L27	S 83°00'37" E	15.00'
L28	S 83°00'37" E	10.00'
L29	N 06°59'23" W	10.00'
L30	N 83°00'37" W	10.00'

- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Onco Electrical Delivery.
 - Block the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway by firm map No. 481802000, effective date September 1, 2022.
 - 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.
 - 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.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Beings and easements on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 481802000, effective date September 1, 2022.
 - Maintenance of Detention area is 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.

OWNER'S CERTIFICATE OF DEDICATION

THAT SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as ESA SHERMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 6.985 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.

WILLIAM K. BURTON
TRUSTEE-IN-LIQUIDATION
SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP

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, WILLIAM K. BURTON 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, SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ESA 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 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 ESA 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 _____ DAY OF _____, 2025.

BY: SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP

WILLIAM K. BURTON
TRUSTEE-IN-LIQUIDATION
SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP

FINAL PLAT ESA SHERMAN ADDITION

Being a part of the J. B. McAnair Survey,
Abstract Number 763.

Being in the City of Sherman
Grayson County, Texas.

Containing 6.985 acres of land

06-09-2025

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 12, 2025

Sherman Development Limited
Partnership No. 3, LP
P.O. Box 1260
Fort Worth, TX 76101-1260

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Vasquez Engineering, P.E.
1919 S. Shiloh Rd., Ste. 440
Garland, TX 75042

Dear Applicants,

The request for approval of the Preliminary Plat of ESA Sherman 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 15' Utility, Landscape, & Sidewalk Easement along the Hwy. 75 Service Road. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.1*
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along Lamberth Road. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.1*
3. Dedicate a 10' Utility Easement along Masters Street. *Code of Ordinances Chapter 10.03.007(a)*
4. Modify Utility Easement on Southeast corner of proposed Lot 1 to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
5. Wastewater main shall be extended in accordance with City criteria to serve proposed Lot 3 of proposed ESA Sherman Addition. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
6. Widening or improvement of Masters Street by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
7. Fire Lane, Access & Utility Easement may need to be reduced to Access Easement upon civil review. *Code of Ordinances Chapter 10.02.002(e)(11); 10.03.003(f)(12); Engineering Design Standards Manual Sec. 6.2*

8. Add General note to Final Plat stating the following: “Maintenance of Detention area is 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 10.02.008(c)(1)(E)*
9. City of Sherman Engineering Department shall be provided with a copy of the Certificate of Filing for Property Owner’s Association prior to submittal of final plat. *Code of Ordinances 10.02.008*
10. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)*
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
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 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)*
14. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,



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

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

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



Planning & Zoning Commission Development Services

Agenda Item No. 8.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1676 WHITNEY ROAD (Project No. 000065-2025)**

The request of Chapman Tillett Construction, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1676 Whitney Road, consisting of 10.06 acres being a part of the William M. Williams Survey, Abstract No. 1303 and located in the ETJ (Extra Territorial Jurisdiction), as follows:

Planning and Zoning Commission

Final Plat of CTC Whitney Road Addition.

Background:

The property is located at 1676 Whitney Road between Dripping Springs Road and Baker Ridge Road. The owner would like to plat the property into 4 lots for residential development.

The following has been approved for this location:

5/16/2025 – Preliminary Plat of CTC Whitney Road Addition. (Conditionally Approved)

Origination:

Chapman Tillett Construction, LLC (Owner) and Underwood Drafting & Surveying (Surveyor)

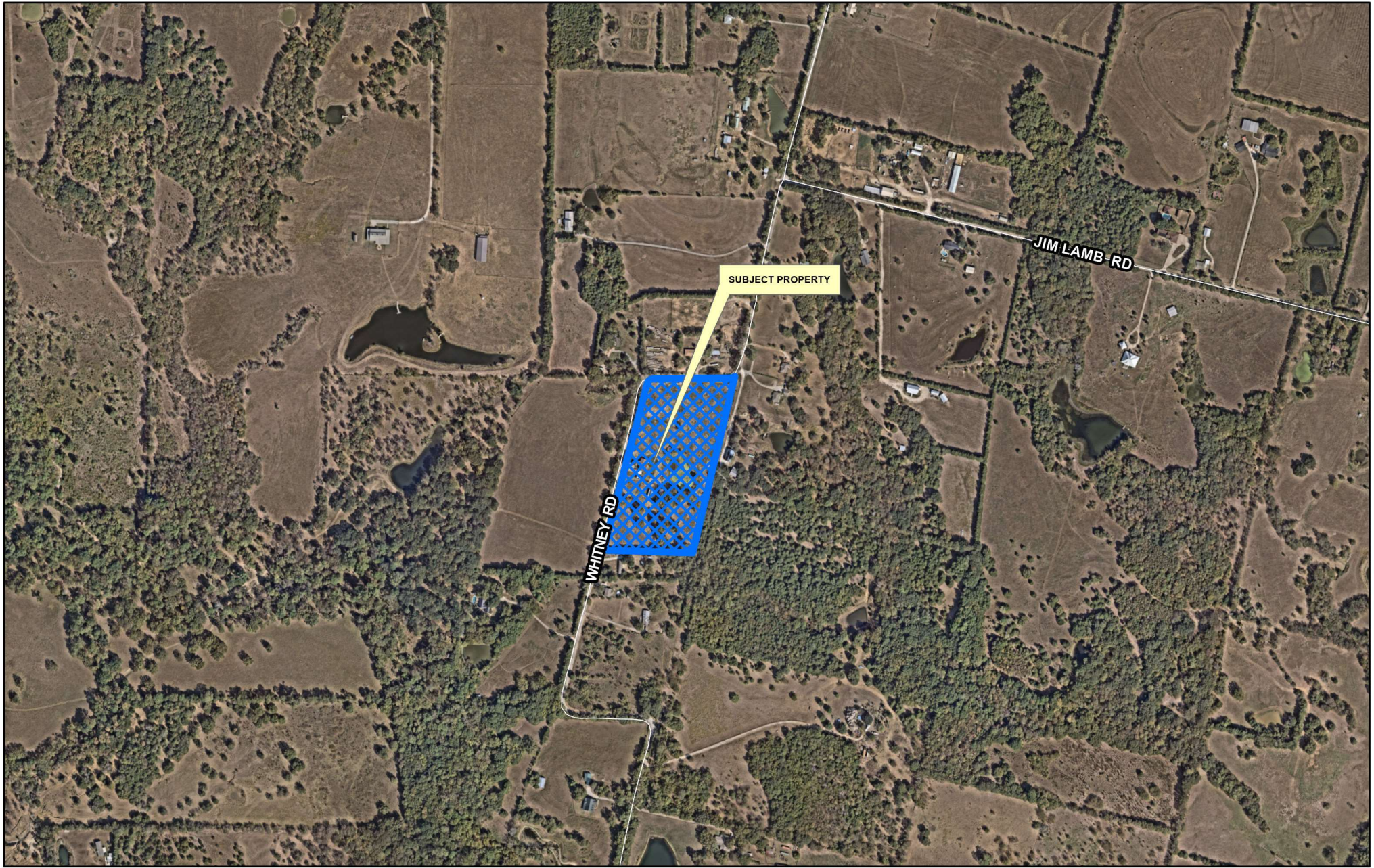
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

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City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
1676 WHITNEY RD**



Date: 5/24/2025 6:29 PM



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

Chapman Tillett Construction, LLC
875 Wortham Road
Whitewright, TX 75491

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

City of Sherman Engineering Department Comments:

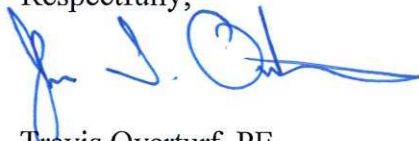
1. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
2. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Grayson County Comments:

3. On the East part of the property there is a Major Thoroughfare running along the property line. The plat will need to show the 55ft right-of-way dedication with a 50ft build line setback. GCSR4.1.5
4. The next comments need to be added to the General Notes section. GCSR 3.6.21
5. "GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION"
6. "GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASSIONED BY FLOODING OR FLOODING CONDITIONS."
7. Land use note.

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

Respectfully,



Travis Overturf, PE
Senior Engineer

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

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



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 6/17/2025

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. 000066-2025)**

The request 1010 1st Street BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being part of the George Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Eleanor's 1st Addition.

Background:

The property is located at 1010 South First Street between East Centennial Street and East Odneal Street. The owner would like to plat the property into 4 lots for residential development.

The following has been approved for this location:

- 5/16/2025 – Preliminary Plat of Eleanor's 1st Addition. (Conditionally Approved)

Origination:

1010 1st Street BHCP, LLC (Owner) and Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

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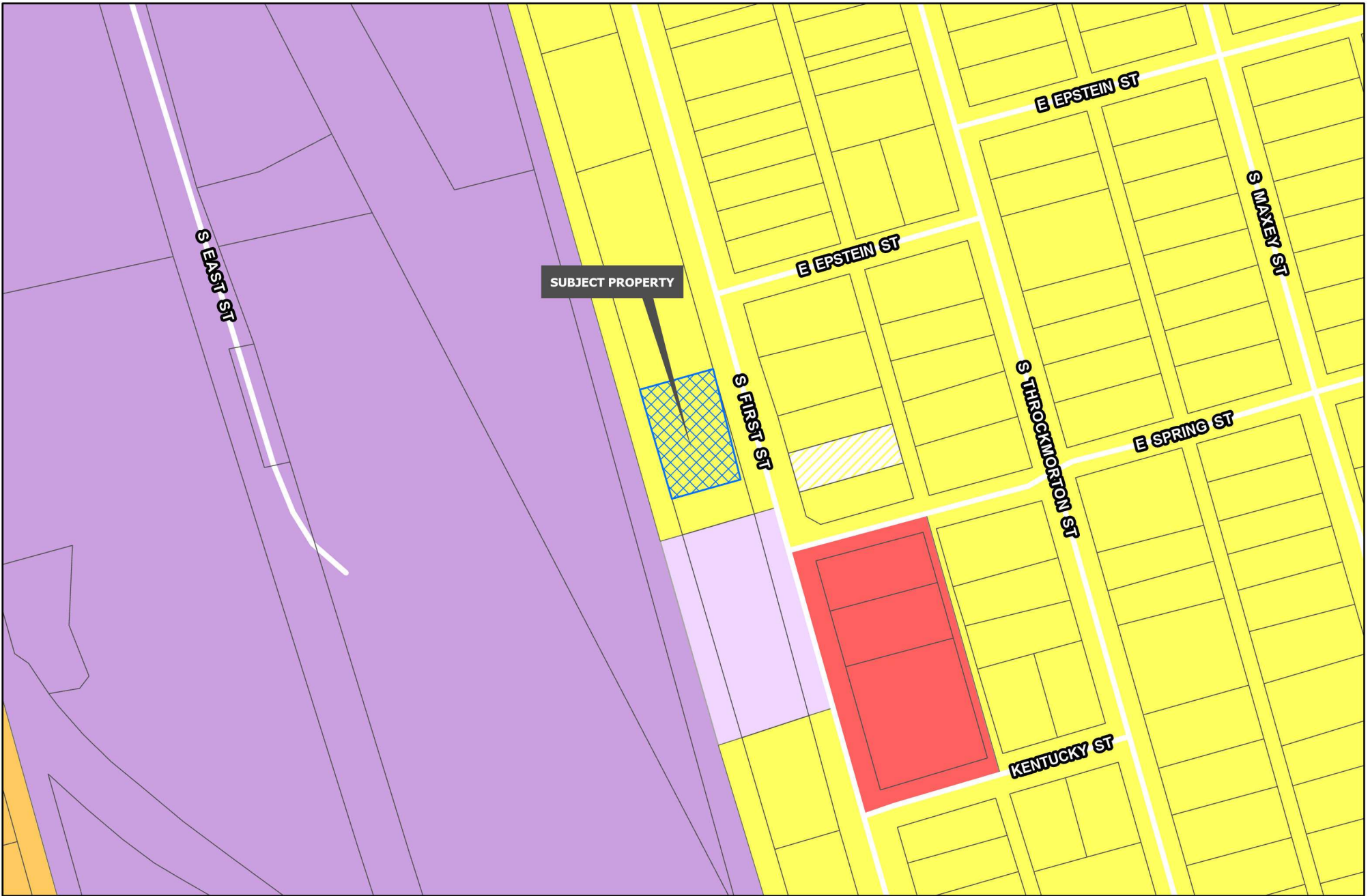


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
1010 S FIRST ST**



Date: 4/5/2025 3:01 PM



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1010 S FIRST ST



Date: 4/5/2025 3:01 PM

Cover Letter

We accept and agree with all comments and items from the attached Preliminary Plat Conditional Approval Letter.

-Terrin Bertholf

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2025

1010 1st Street – BHCP, LLC
118 W. Chestnut St.
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Eleanor's 1st 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:

Zoning Comments

1. No new division of any lot or parcel shall be made that expands the existing nonconformity or creates a new nonconforming situation. *(Sec. 10.05.001)(a)*
 - a. The request of a zone change from R-6 (Single-Family Residential) District to R-4 (Patio Home Residential) District must be approved by City Council before the final plat can be presented and approved by the Planning and Zoning Commission.

Engineering Comments

2. 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)*
3. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,



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

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

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

George Pilant Survey
Abstract No. 9630.4193 AC.
TRACT ONE
ALEJANDRO VILLATORO
VOL. 558, PAGE 844
O.P.R.G.C.T.1
LOT 1, BLOCK 2
NAH HOMES, LLC
DOCUMENT NO. 2022-12148
O.R.G.C.T.2
LOT 2, BLOCK 2
CARLOS HUMBERTO MORALES PORTILLO
DOCUMENT NO. 2020-1207
O.R.G.C.T.

Block 2

W.D. Fitch Addition
Vol. 35, Pg. 555 P.R.G.C.T.NORTH 50° LOT 3, BLOCK 2
VAUGHN RAY PRIDE
DOCUMENT NO. 2024-19211
O.R.G.C.T.CHRIS B. NICHOLS REAL ESTATE TRUST
DOCUMENT NO. 2024-7774
O.R.G.C.T.
Lot 1
Eamhartbuilt's 12th
DOCUMENT NO. 2023-100
P.R.G.C.T.Lot 1
Habitat South First Addition
Document No. 2023-24 P.R.G.C.T.P.O.B.
1/2" STEEL
ROD SET
(RPLS 6720)Lot 1
0.094 Acres
4115 Sq. Ft.Lot 2
0.095 Acres
4124 Sq. Ft.Block A
Lot 3
0.095 Acres
4134 Sq. Ft.Lot 4
0.095 Acres
4143 Sq. Ft.0.097 AC.
GUSTAVO RAMIREZ
ROSALBA RAMIREZ
DOCUMENT NO. 2023-6010
O.R.G.C.T.1/2" STEEL
ROD SET
(RPLS 6720)

B.N.S.F. RAIL ROAD

10' INSTRUMENT EASEMENT

10' INSTRUMENT EASEMENT

1/2" STEEL
ROD SET
(RPLS 6720)1/2" STEEL
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ROD SET
(RPLS 6720)1/2" STEEL
ROD SET
(RPLS 6720)

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 0.483-acre tract of land conveyed to 1010 1ST STREET - BHCP, LLC by deed of record in Document No. 2025-5037, Official 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 0.483 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, Official Public Records, Grayson County, Texas and in the west line of 1st Street;

Thence **South 15°51'00" East**, along the east line of said 0.483 acre tract and the west line of said 1st Street, a distance of **160.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northeast corner 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 Record;

Thence **South 74°07'51" West**, along the north line of said 0.097 acre tract, a distance of **105.69 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said 0.097 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 0.483 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 0.483 acre tract, the southwest corner of said 0.4193 acre tract;

Thence **North 74°07'51" East**, along the north line of said 0.483 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.

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
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429

Date

AVIGATION RELEASE

THE STATE OF TEXAS \$
COUNTY OF GRAYSON \$

WHEREAS, 1010 1ST STREET - BHCP - 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 Eleanor's 1st 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 1st 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:
TERRIN BERTHOLF
MEMBER OF 1010 1ST STREET - BHCP, LLC

- GENERAL NOTES -

- Water Supply to be provided by the City of Sherman.
- Sewer service to be provided by the City of Sherman.
- Electrical service is provided by Oncor Electrical Delivery.
- Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 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.
- The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
- Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
- The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
- Bearings are based on the City of Sherman Control Monument Network.
- The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
- All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
 - The right of the City to change the size of any facilities installed, maintained, or operated within the area.
 - The right of the City to relocate any facilities within the area, and
 - 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 divide 1 tract into 4 Lots

Vicinity Map



Owner's Certificate of Dedication

That 1010 1ST STREET - BHCP, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the ELEANOR'S 1ST ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.387 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. 1010 1ST STREET - BHCP, LLC does herein certify the following:

- The streets and alleys are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and other encumbrances.
- 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.
- 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.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 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.
- 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.
- 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).

TERRIN BERTHOLF
MEMBER OF 1010 1ST STREET - BHCP, LLCSTATE 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 TERRIN BERTHOLF 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

Final Plat

Eleanor's 1st Addition

an addition to

the City of Sherman

Grayson County, Texas

Being 0.387 acres in the George Pilant
Survey, Abstract No. 963

5/1/2025

3.83 AC.
MID-MICHIGAN RR. INC.
VOL. 2314, PG. 94
O.P.R.G.C.T.Samuel Blagg Survey
Abstract No. 56- BASIS OF BEARINGS -
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4302)0 20 40
SCALE - 1" = 20'Copley Land Surveying
1702 Verbi Lane, Sherman, Texas 75000
EX 903-415-0843,
john@copyleandsurveying.comOWNERS/DEVELOPER
1010 1ST STREET - BHCP, LLC
118 W. CHESTNUT ST.
DENISON, TEXAS 75020SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
SHERMAN, TEXAS 75020

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2025

1010 1st Street – BHCP, LLC
118 W. Chestnut St.
Denison, TX 75020

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Eleanor's 1st 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:

Zoning Comments

1. No new division of any lot or parcel shall be made that expands the existing nonconformity or creates a new nonconforming situation. *(Sec. 10.05.001)(a)*
 - a. The request of a zone change from R-6 (Single-Family Residential) District to R-4 (Patio Home Residential) District must be approved by City Council before the final plat can be presented and approved by the Planning and Zoning Commission.

Engineering Comments

2. 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)*
3. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,


W. A. D. GEM

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

cc: Dr. Zachary Flores, City Manager Rob R
Tom Pruitt, Utility Engineer Dillon
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 6/17/2025

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. 000067-2025)**

The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.756 acres being part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Final Plat of Eleanor's 2nd Addition.

Background:

The property is located at 1024 South First Street between East Centennial Street and East Odneal Street. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 5/16/2025 – Preliminary Plat of Eleanor's 2nd Addition. (Conditionally Approved)
- 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 – C. Public Hearing and Variance under Section 14.02.018 to allow a 0' side setback in lieu of the required 25' for an enclosed structure in a M-1 (Light Manufacturing) District. (DENIED - ALLOW 16.6' SETBACK)
- 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 and Two Family Residential) District to M-1 (Light Manufacturing) District.

Origination:

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

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

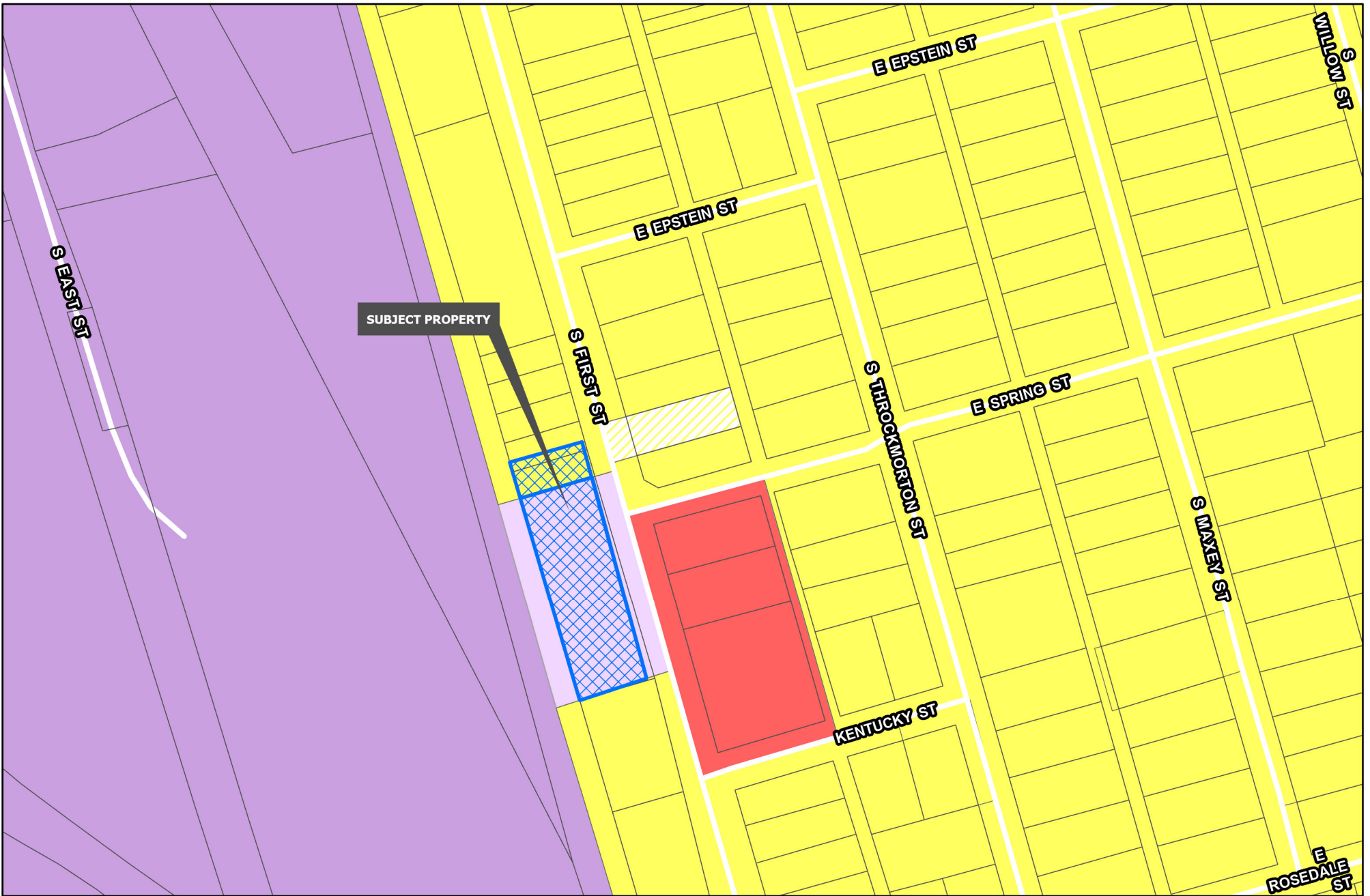


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1024 S FIRST ST



Date: 6/11/2025 9:49 AM



Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1024 S FIRST ST



Date: 6/11/2025 9:49 AM

May 21, 2025

Gustavo Ramirez
1047 S Idlewild Dr.
Sherman, TX 75090

Re: This Cover letter is to address the Staff Review Comments received on April 15, 2025 for the Preliminary Plat of Eleanor's 2nd Addition, Job#25010049P2

To Whom it May Concern,

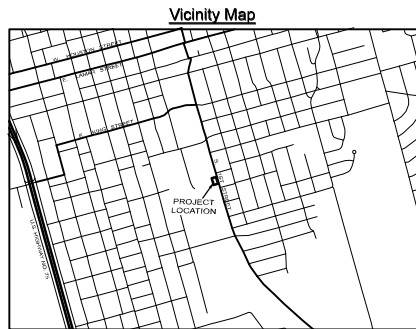
Zoning Comments

1. No new division of any lot or parcel shall be made that expands the existing nonconformity or creates a new nonconforming situation. (*Sec. 10.05.001(a)*). The request of a zone change from R-6 (Single-Family Residential) District and M-1 (Light Manufacturing) District must be approved by City Council before the final plat can be presented and approved by the Planning and Zoning Commission. **Zone change request was approved at City Council Meeting on May 19th, 2025.**

Engineering Comments

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

Thank you for your time and consideration.
Gustavo Ramirez



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

Final 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

5/1/2025

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 feet** 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 northeast 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 were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Date

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 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.

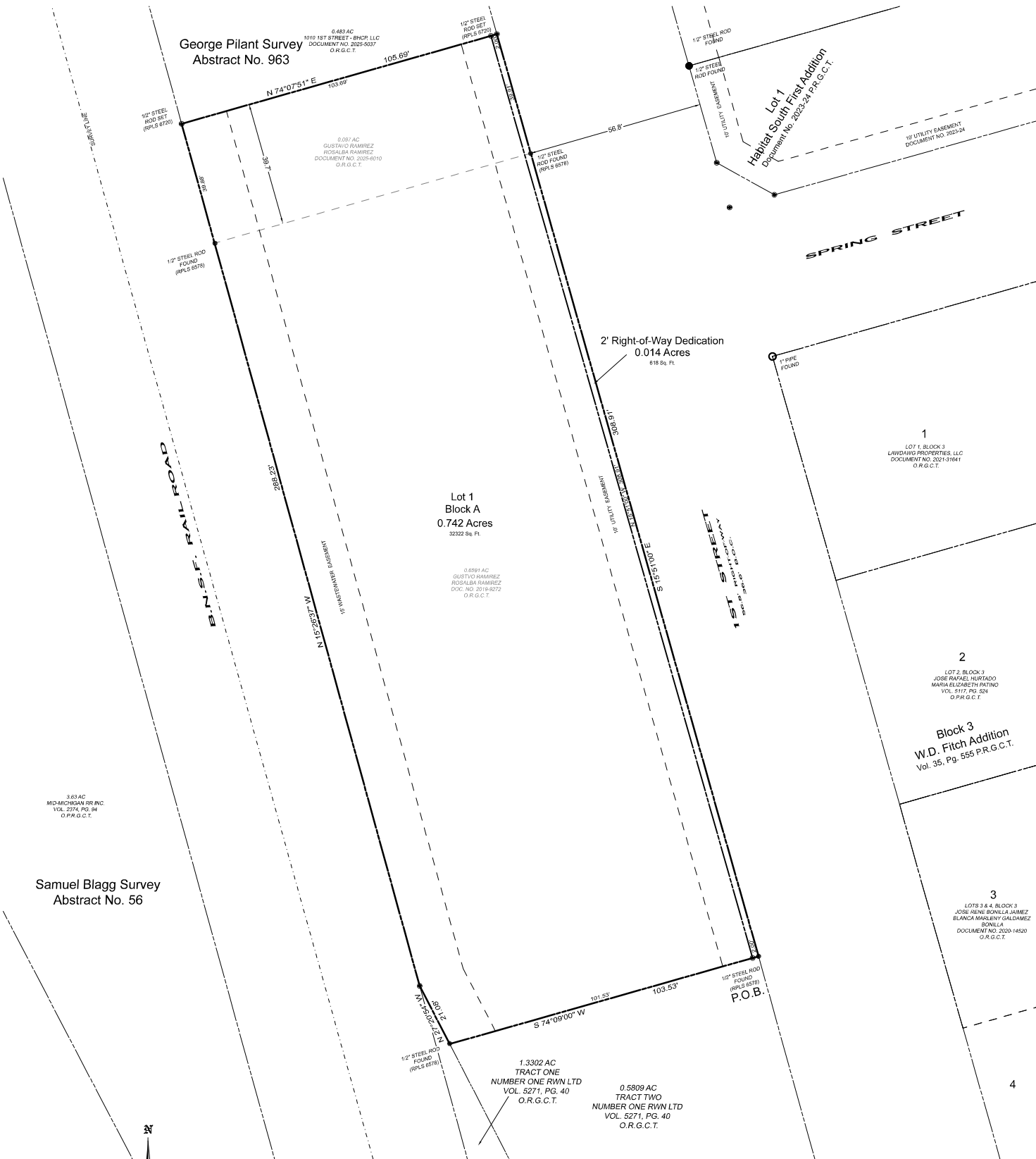
By: _____
GUSTAVO RAMIREZ

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 Onor 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.



— BASIS OF BEARINGS —
GRID NORTH, MAG. 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4600)

0 20 40
SCALE - 1" = 20'



Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75000
EN 903-415-0848,
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
702 VERDI LN.
SHERMAN, TEXAS 75090

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2025

Gustavo Ramirez
Rosalba Ramirez
1047 S. Idlewild Dr.
Sherman, TX 75090

Copley Land Surveying
1702 Verdi Lane
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of Eleanor's 2nd 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:

Zoning Comments

1. No new division of any lot or parcel shall be made that expands the existing nonconformity or creates a new nonconforming situation. *(Sec. 10.05.001)(a)*
 - a. The request of a zone change from R-6 (Single-Family Residential) District and M-1 (Light Manufacturing) District must be approved by City Council before the final plat can be presented and approved by the Planning and Zoning Commission.

Engineering Comments

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

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

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



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4617 FARMINGTON ROAD (Project No. 000068-2025)**

The request of Charles Trowbridge (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4617 Farmington Road, consisting of 5.00 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat of Trowbridge Addition.

Background:

The property is located at 4617 Block Farmington Road between West FM 1417 (Heritage Parkway) and West Shepherd Drive. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- 5/16/2025 – Preliminary Plat of Trowbridge Addition. (Conditionally Approved)

Origination:

Charles Trowbridge (Owners) and Underwood Drafting & Surveying (Surveyor)

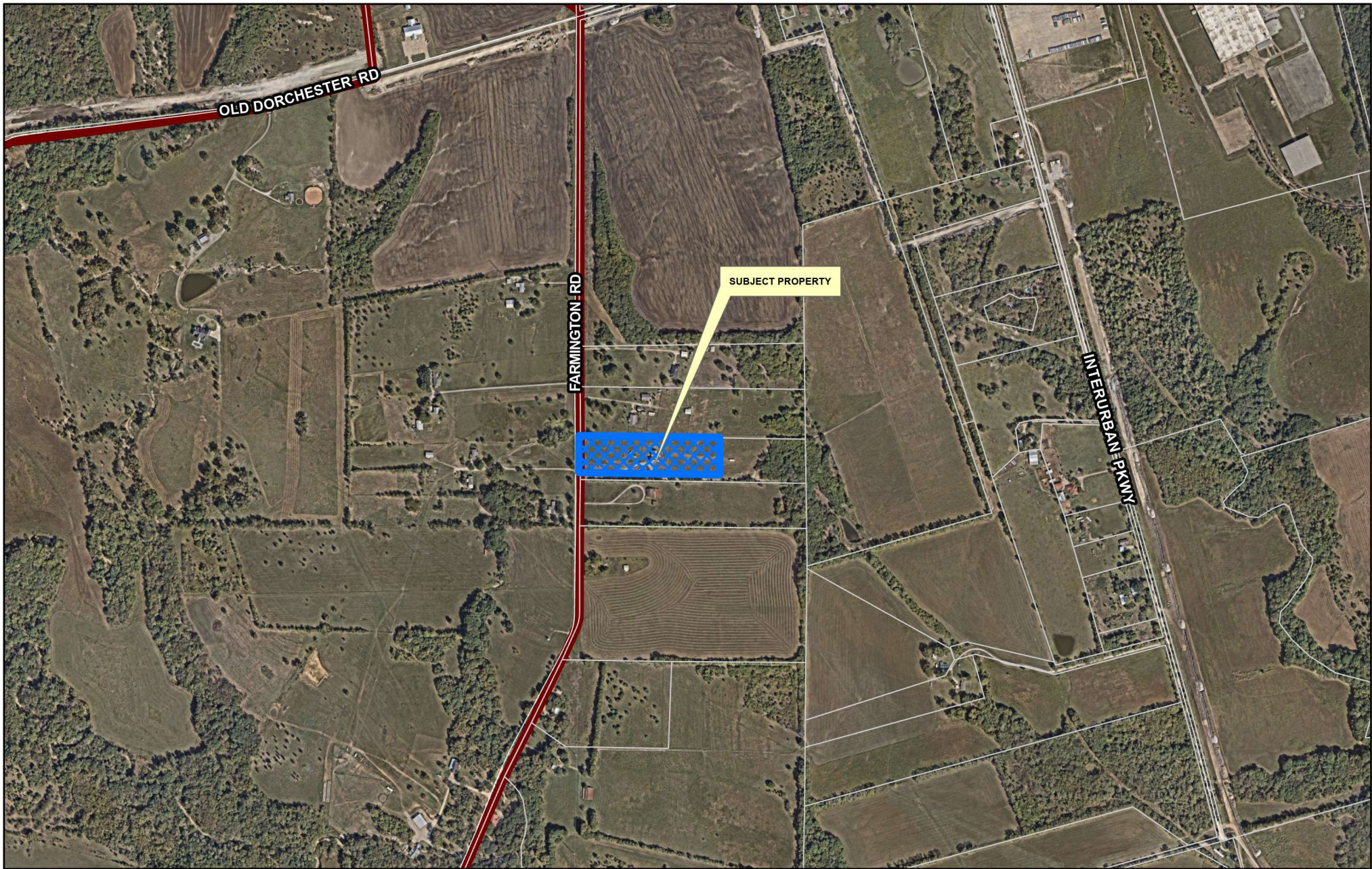
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

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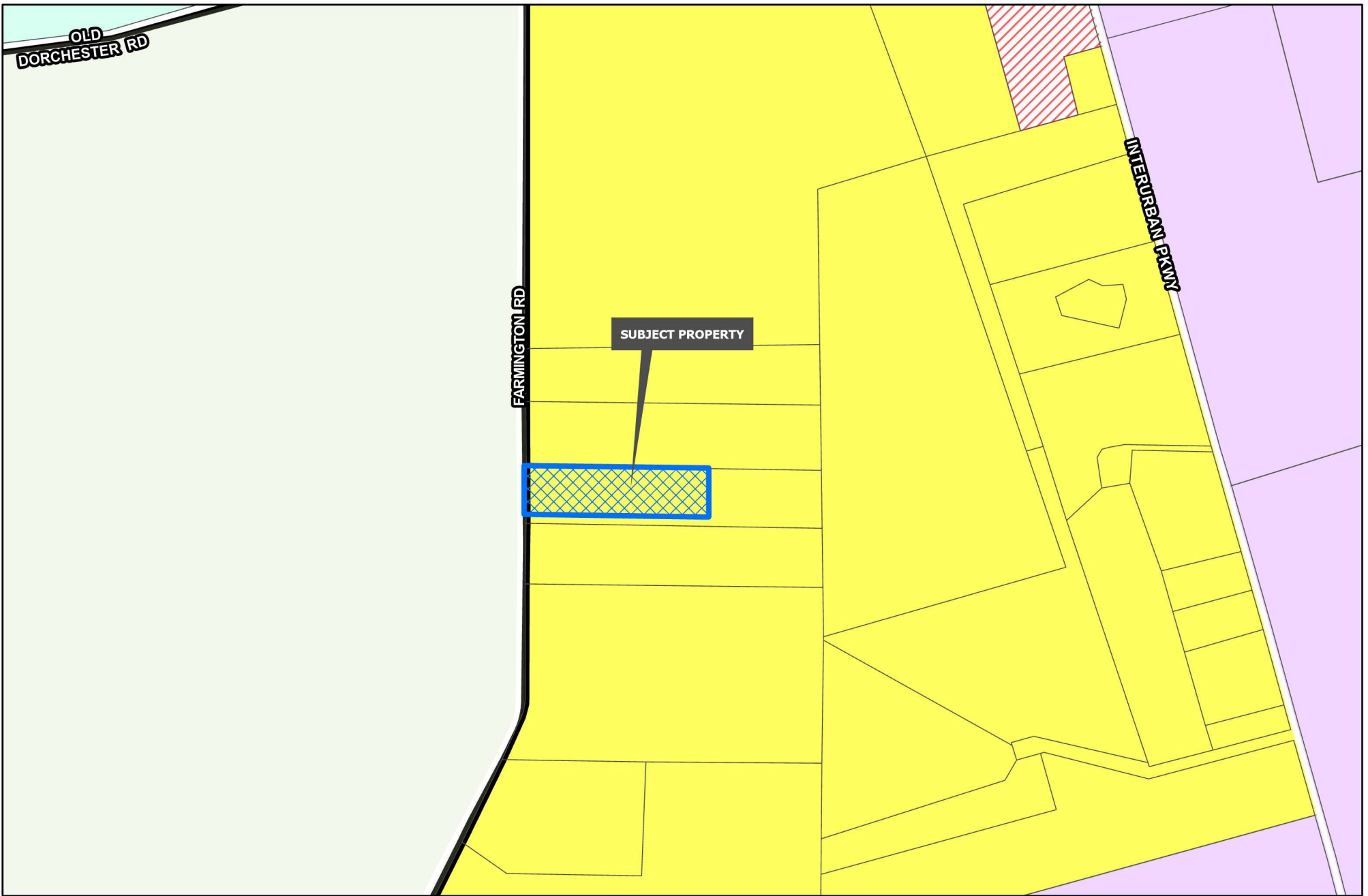


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
4617 FARMINGTON RD**



Date: 5/24/2025 6:38 PM



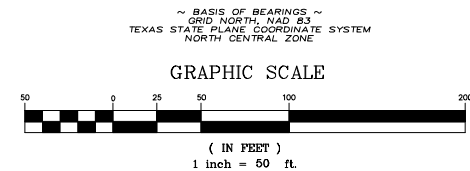
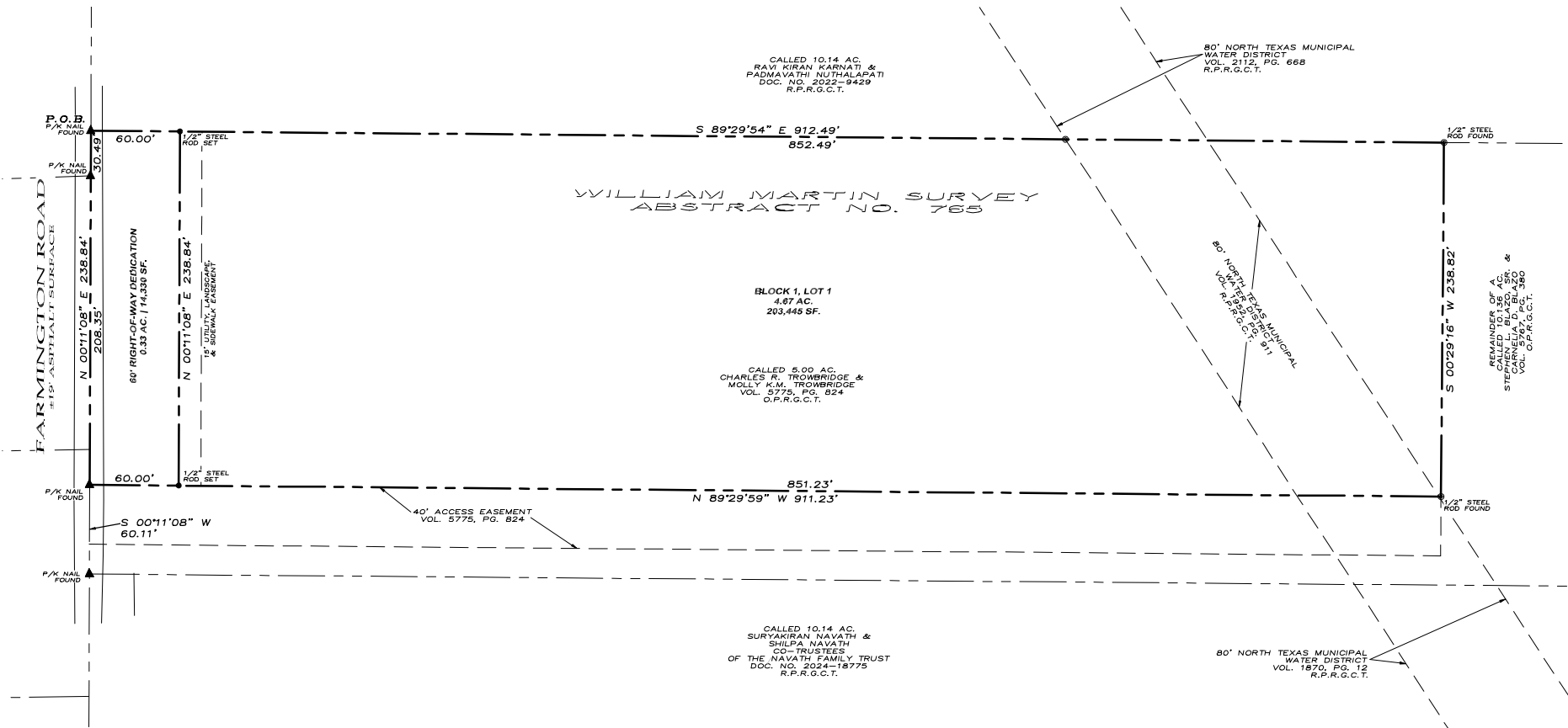
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
4617 FARMINGTON RD



Date: 5/24/2025 6:39 PM



- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by Private Septic System approved by Grayson County.
 - Electrical service is provided by Oncoor Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
 - 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.
 - 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.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 4818TC 0400 G, effective date September 1, 2022.

OWNER'S CERTIFICATE OF DEDICATION

THAT CHARLES R. TROWBRIDGE & MOLLY K.M. TROWBRIDGE, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as TROWBRIDGE ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 5.00 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 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.

CHARLES R. TROWBRIDGE

MOLLY K.M. TROWBRIDGE

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, MOLLY K.M. TROWBRIDGE 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: _____

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of William Martin Survey, Abstract No. 765, and being a retracement survey of a called 5.00 acre tract of land described in the deed to Charles R. Trowbridge and Molly K.M. Trowbridge, recorded in Volume 5775, Page 824, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found P/K nail for the northwest corner of said 5.00 acre tract, common to the southwest corner of a called 10.14 acre tract of land described in the deed to Ravi Kiran Karnati and Padmavathi Nuthalapati, recorded in Document No. 2022-9429, Real Property Records, Grayson County, Texas, and in Farmington Road;

Thence South 89°29'54" East, with the northerly line of said 5.00 acre tract, and with the southerly line of said 10.14 acre tract, a distance of 912.49 feet to a found 1/2" steel rod for the northeast corner of said 5.00 acre tract;

Thence South 00°29'16" West, with the easterly line of said 5.00 acre tract, a distance of 238.82 feet to a found 1/2" steel rod for the southeast corner of said 5.00 acre tract;

Thence North 89°29'59" West, with the southerly line of said 5.00 acre tract, a distance of 911.23 feet to a found P/K nail for the southwest corner of said 5.00 acre tract, and in aforesaid Farmington Road, and from which a found P/K nail for the southwest corner of a called 10.136 acre tract of land described in the deed to Stephen L. Blazo, Sr., and Carnelia D. Blazo, recorded in Volume 5767, Page 380, said Official Public Records bears South 00°11'08" West, a distance of 60.11 feet;

Thence North 00°11'08" East, with the westerly line of said 5.00 acre tract, and in said Farmington Road, passing en route at a distance of 208.35 feet a found P/K nail, and continuing on said course a total distance of 238.84 feet to the Point of Beginning and containing 5.00 acres of land, more or less.

LEGEND

P.O.B. POINT OF BEGINNING
● 1/2" STEEL ROD SET STAMPED "RPLS 4709"
⊙ 1/2" STEEL ROD FOUND
▲ P/K NAIL FOUND
OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
R.P.R.G.C.T. REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
— — — — — BOUNDARY LINE
— — — — — PROPERTY LINE
— — — — — EASEMENT LINE

ACCEPTANCE

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

Chairman

Secretary

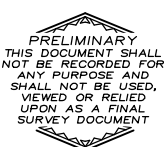
SURVEYOR'S CERTIFICATION

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



FINAL PLAT
TROWBRIDGE ADDITION
Being a part of the William Martin Survey
Abstract No. 765
Being in the City of Sherman
Grayson County, Texas
Containing 5.00 acres of land

05-20-2025

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

Charles R. Trowbridge
Molly K.M. Trowbridge
4617 Farmington Road
Sherman, TX 75092

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Trowbridge 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.

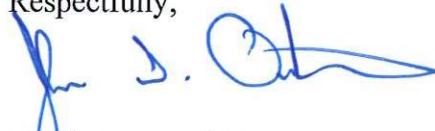
City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Engineering Comments:

1. Subject property is served by GCEC for electric services. General Notes on plat shall be updated to reflect said information.
2. 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)*
3. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,



Travis Overturf, PE
Senior Engineer

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

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



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2505 NORTH HICKORY STREET (Project No. 000069-2025)**

The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.6678 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

Final Plat of The Fab Townhomes

Background:

The property is located at 2505 North Hickory Street near the intersection of West Lamberth Road and North Hickory Street. The owner would like to plat the property into 1 lot for residential development.

The following has been approved for this location:

- January 2024 - Preliminary Plat of The Fab Townhomes (Conditionally Approved)
- 11/14/2023 - Public Hearing and Zone Change from MF-30 (Multi Family Residential) District to an MF-15 (Multi Family Residential) District.
- 2/9/1982 – Exception requiring a screening device adjacent to R-1 (One Family Residential) District and other zoning districts and allow to place such device adjacent to developed residential only.
- 11/10/1981 – Zone Change from an R-1 (One Family Residential) District to R-2 (Multi-Family Residential) District.
- 8/14/1979 – Specific Use Permit to convert an existing church building to day care center for children.

Origination:

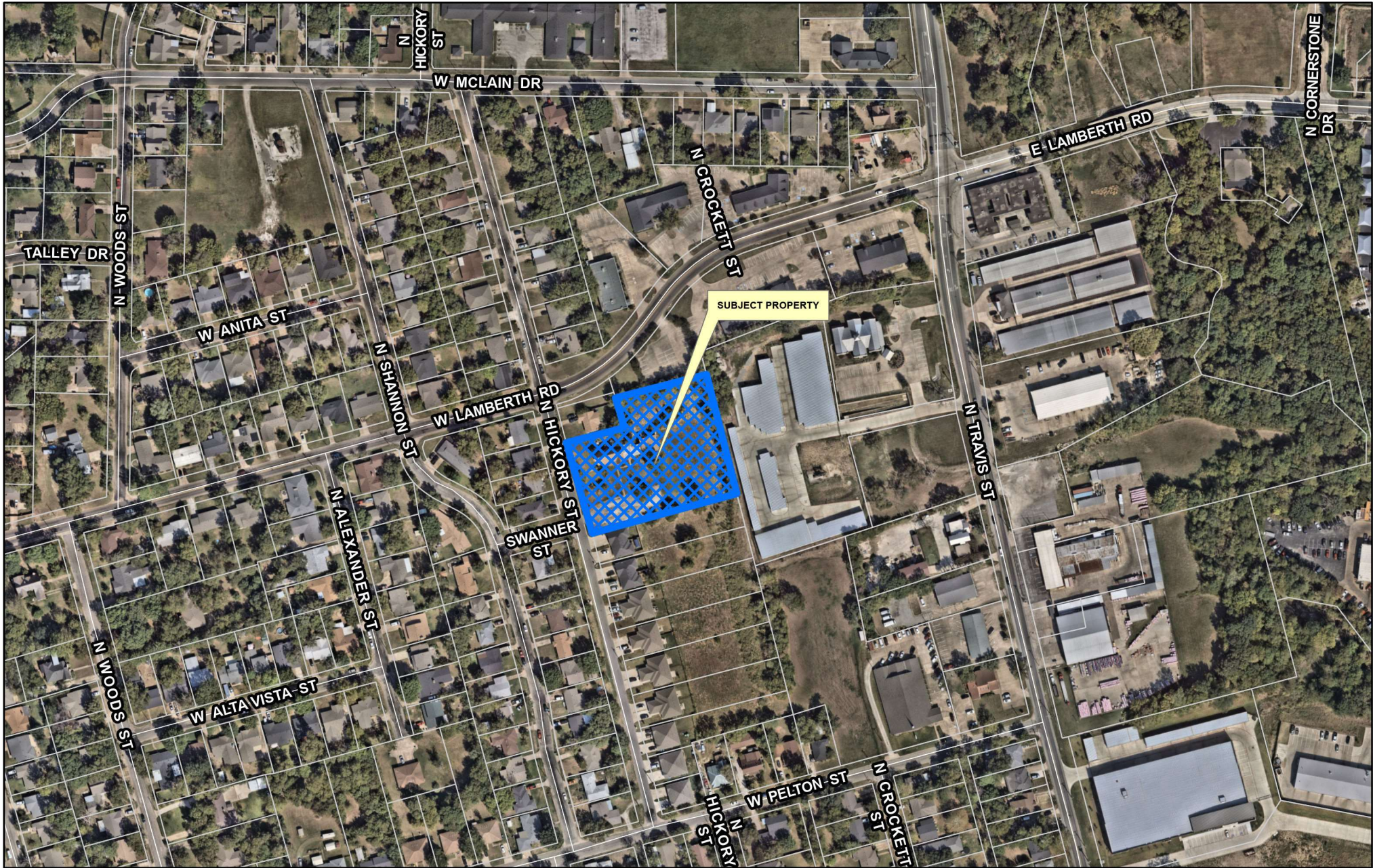
Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

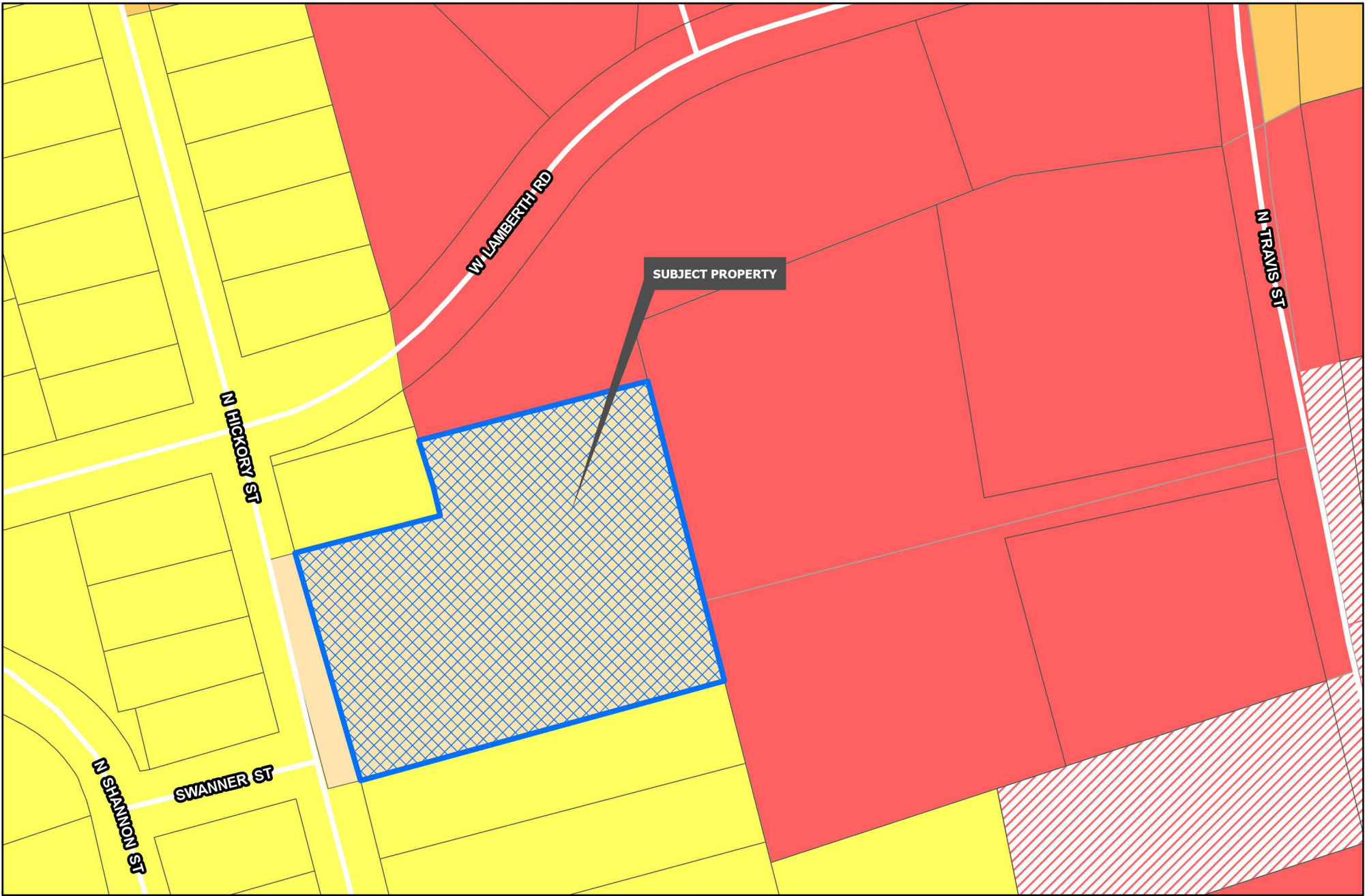


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2505 N HICKORY ST



Date: 5/24/2025 6:39 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

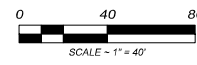
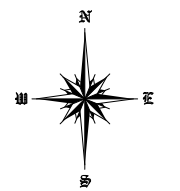
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2505 N HICKORY ST



Date: 5/24/2025 6:39 PM



~ 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 roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. 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 is to Plat this 1.673 acre tract.

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 1.6678 acre tract of land conveyed to Reality Choir NHTX LLC by deed of record in Document No. 2023-22645, Official Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at 1/2" steel rod found maintaining the northwest corner of said 1.6678 acre tract, the southwest corner of a 0.137 acre tract of land conveyed to Long Creek Investments, LLC by deed of record in Document No. 2021-38702 of said Official Public Records, and being in the east line of Hickory Street;

Thence **North 74°45'46" East**, along the north line of said 1.6678 acre tract, the south line of said 0.137 acre tract, a distance of **119.70 feet** to a 2" steel fence post corner maintaining an ell corner in the north line of said 1.6678 acre tract, and the southeast corner of said 0.137 acre tract;

Thence **North 15°11'41" West**, along the north line of said 1.6678 acre tract, the east line of said 0.137 acre tract, a distance of **50.05 feet** to a point in a 20" tree maintaining an angle point in the north line of said 1.6678 acre tract, the northeast corner of said 0.137 acre tract, the southeast corner of a tract of land conveyed to the City of Sherman by deed of record in Volume 1731, Page 58, Deed Records, Grayson County, Texas, and the southwest corner of Lot 1, Block 2, Lamberth Business Park, an addition to the City of Sherman, Texas as shown by plat of record in Volume 9, Page 14, Plat Records, Grayson County, Texas;

Thence **North 74°46'25" East**, along the north line of said 1.6678 acre tract, and the south line of said Block 2, Lamberth Business Park, a distance of **196.66 feet** to a 1/2" steel rod found maintaining the northeast corner of said 1.6678 acre tract, the southeast corner of Lot 2, Block 2 of said Lamberth Business Park, and in the west line of Lot 2, Shawn MacDonald Addition, an addition to the City of Sherman, Texas as shown by plat of record in Document No. 2022-176 of said Plat Records;

Thence **South 14°16'22" East**, along the east line of said 1.6678 acre tract, and the west line of said Lot 2, Shawn MacDonald Addition, a distance of **249.09 feet** to an 8" wood fence post corner maintaining the southeast corner of said 1.6678 acre tract, and the northeast corner of Lot 1, Menjivar's Addition, recorded in Document No. 2019-92 of said Plat Records;

Thence **South 74°36'02" West**, along the south line of said 1.6678 acre tract, and the north line of said Lot 1, Menjivar's Addition, a distance of **316.67 feet** to a 1/2" steel rod with a cap marked RPLS 6585 maintaining the southwest corner of said 1.6678 acre tract, the northwest corner of said Lot 1, Menjivar's Addition, and in the east line of said Hickory Street;

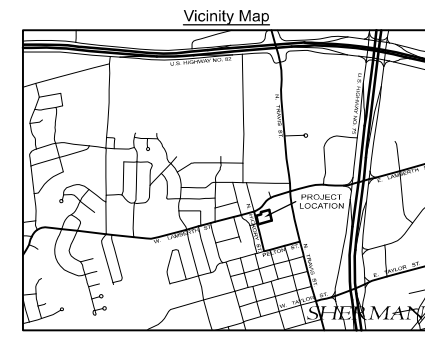
Thence **North 13°57'29" West**, along the west line of said 1.6678 acre tract, and the east line of said Hickory Street, passing a 1" pipe found, at a distance of 5.94 feet, continuing for a total distance of **199.99 feet** to the **Point-of-Beginning** and containing **1.673 acres** of land.

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 were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

Date



Owner's Certificate of Dedication

That REALITY CHOIR NHTX LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the THE FAB TOWNHOMES, an addition to the City of Sherman, Grayson County, Texas, Being 1.673 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. REALITY CHOIR NHTX LLC 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).

VAMSI KRISHNA CHITLURI
DESIGNATED SIGNED FOR REALITY CHOIR NHTX 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 VAMSI KRISHNA CHITLURI 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

Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75000
TX 903-415-0643
john@copleylandsurveying.com

OWNERS/DEVELOPER
REALITY CHOIR NHTX LLC
9720 COIT ROAD, SUITE 220-336
PLANO, TEXAS 75025

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

**Final Plat of
The Fab
Townhomes
an addition to
the City of Sherman
Grayson County, Texas**

6/2/2025



STAFF REVIEW LETTER

January 16, 2024

Sarika Mandavilli
14668 Blakehill Rd.
Frisco, TX 75035

Copley Land Surveying
Attn: John Copley
5904 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of The Fab Townhomes 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. Remove Zoning Notes from plat.
2. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
3. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*
4. 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)*
5. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*
7. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
8. 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
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

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



Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (Project No. 000049-2025)**

The request Blythe Development, LLC, Blythe Commercial, LLC (Owner), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 7000 Block FM 691 and 4000 Block North Highway 75, consisting of 12.16 acres being a part of the W.S. Thurman Survey, Abstract No. 1265 and part of A.C. Smith Survey, Abstract No. 1561 and currently zoned MF-30 (Multi Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Blythe Park Multi-Family.

Background:

The property is located in the 7000 Block FM 691 and 4000 Block North Highway 75 between Terrell Road and FM 691. The owner is requesting Site Plan approval for Blythe Park Multi-Family.

The applicant is proposing 362 multi-family units at this location.

The following has been approved for this location:

- 4/16/2024 - MF-30 Tract, consisting of 13.627 acres in the W.S. Thurman Survey, Abstract No. 1265 and in A.C. Smith Survey, Abstract No. 1561 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to MF-30 (Multi Family Residential) District.

Origination:

Blythe Development, LLC, Blythe Commercial, LLC (Owner), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying (Surveyor)

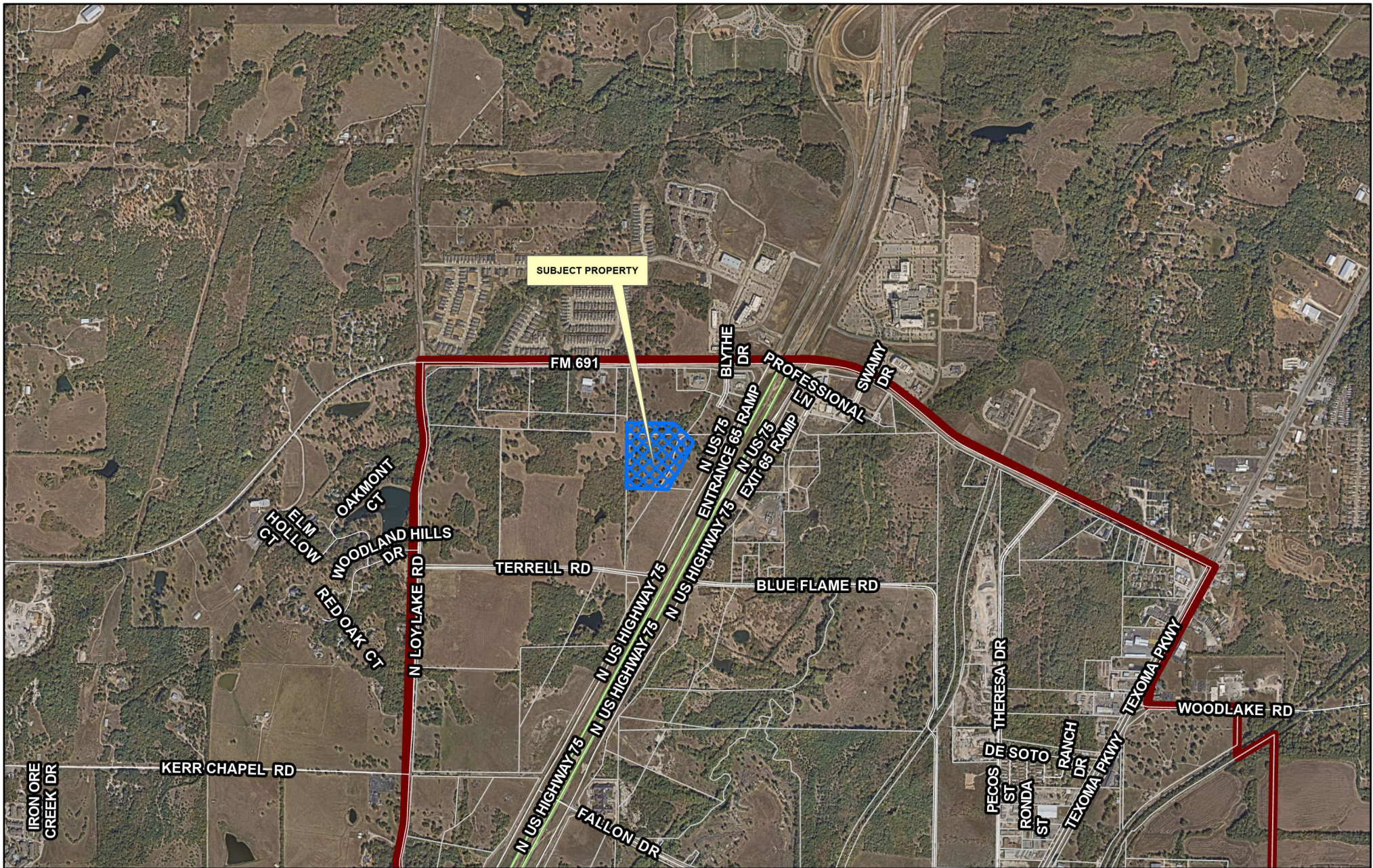
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Survey with Legal Description
5. Project Narrative
6. Comment Response Letter
7. Site Plan

8. Landscape Plan
9. Elevations

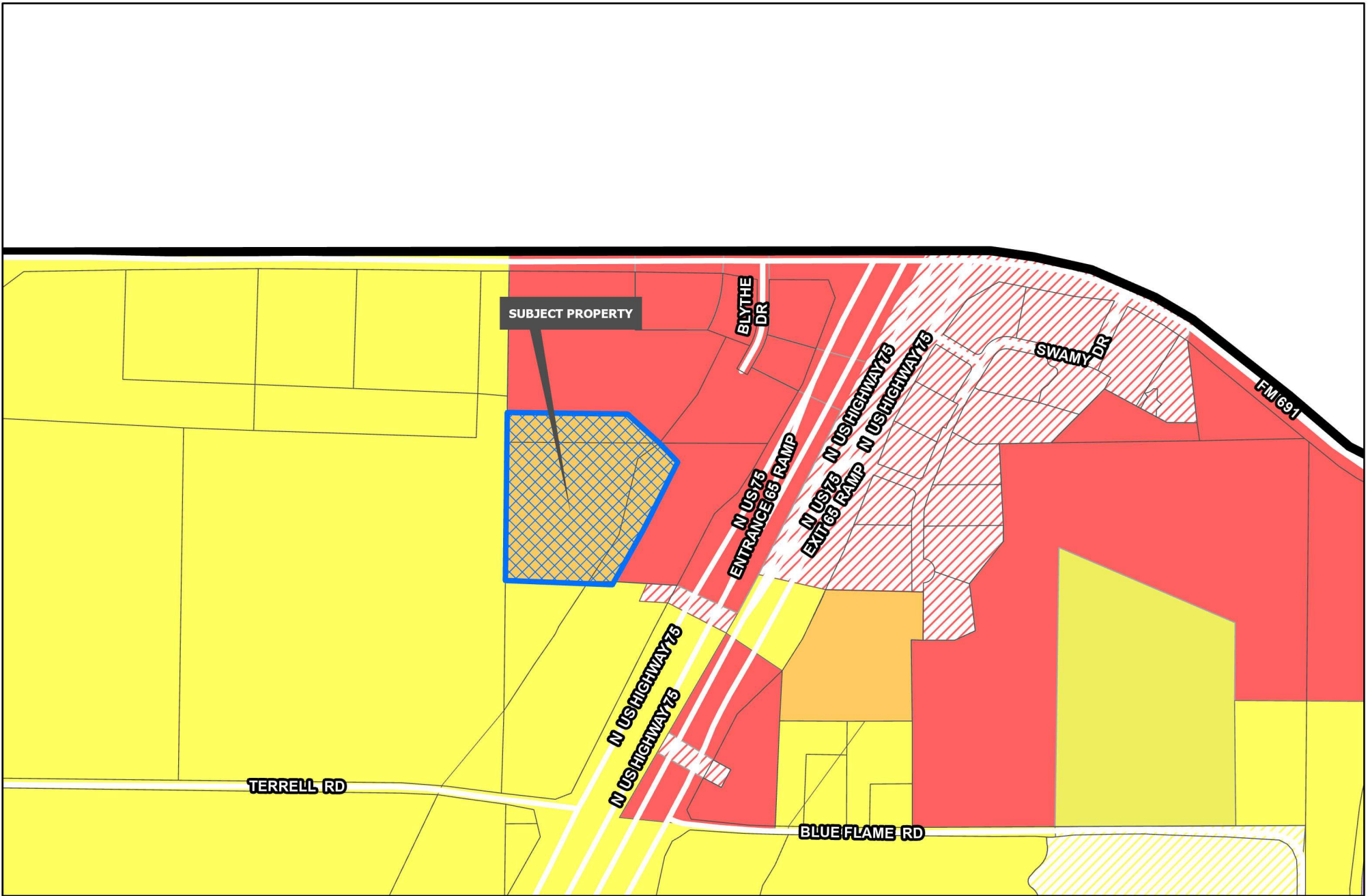


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
7000 BLK FM 691
& 4000 BLK N HWY 75



Date: 5/25/2025 10:05 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
7000 BLK FM 691
& 4000 BLK N HWY 75



Date: 5/25/2025 10:05 AM

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

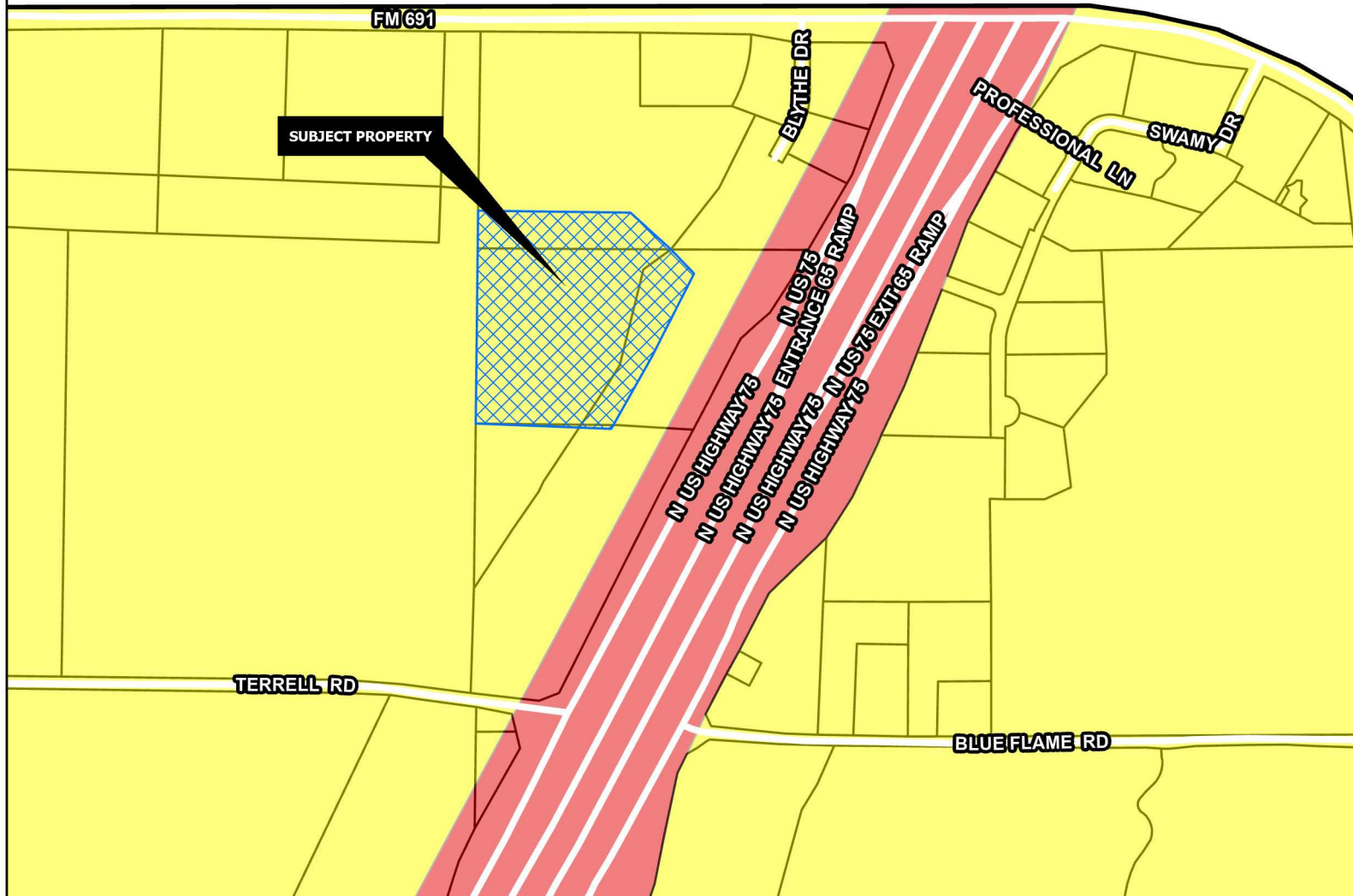
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

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

Considerations

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
7000 BLK FM 691
& 4000 BLK N HWY 75

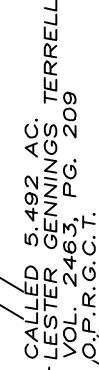


Date: 5/25/2025 10:05 AM

DFT: BH

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:

Copyright © 2025
Underwood Drafting & Surveying, Inc.
All rights reserved.



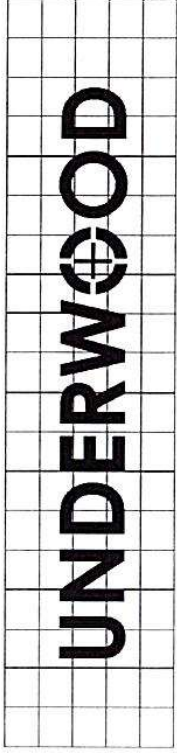
LINE	BEARING	DISTANCE
L1	S 46°20'29" E	177.83'
L2	S 01°20'29" E	21.21'
L3	S 43°39'31" W	46.83'
L4	S 00°57'34" W	21.14'

LEGEND

- EXHIBIT
FUTURE MULTI-FAMILY
DEVELOPMENT
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS**



(903)465-2151



DRAFTING & SURVEYING, INC.

Legal Description
Job No. 25050470

Situated in the County of Grayson, State of Texas, being a part of W. S. Thurman Survey, Abstract No. 1265, and a part of A.C. Smith Survey, Abstract No. 1561, and being a part of a called 13.627 acre tract of land described in the deed to Blythe Park Development LLC, recorded in Document No. 2024-30309, 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 13.627 acre tract, common to the northwest corner of a called 9.21 acre tract of land described in the deed to Lester Gennings Terrell, recorded in Volume 2666, Page 159, Official Public Records, Grayson County, Texas, and on the easterly line of a called 64.23 acre tract of land described in the deed to Lester Gennings Terrell, recorded in Volume 3874, Page 636, said Official Public Records;

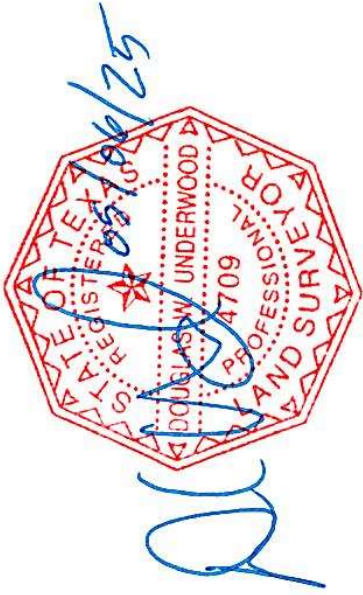
Thence North 01°13'22" East, with the westerly line of said 13.627 acre tract, and with the easterly line of said 64.23 acre tract, along or near a fence, a distance of 808.57 feet to a set 1/2" steel rod for the northwest corner of the herein described tract of land;

Thence crossing said 13.627 acre tract, the following 9 courses:

1. South 88°46'33" East, a distance of 458.84 feet to a set 1/2" steel rod;
2. With a curve to the right having a radius of 320.00 feet, (chord bears South 67°33'31" East, 231.62 feet) an arc length of 237.00 feet to a set 1/2" steel rod;
3. South 46°20'29" East, a distance of 177.83 feet to a set 1/2" steel rod;
4. South 01°20'29" East, a distance of 21.21 feet to a set 1/2" steel rod;
5. South 43°39'31" West, a distance of 46.83 feet to a set 1/2" steel rod;
6. With a curve to the left having a radius of 380.00 feet, (chord bears South 35°39'57" West, 105.68 feet) an arc length of 106.02 feet to a set 1/2" steel rod;
7. South 27°40'23" West, a distance of 298.43 feet to a set 1/2" steel rod;
8. With a curve to the left having a radius of 380.00 feet, (chord bears South 14°18'58" West, 175.57 feet) an arc length of 177.17 feet to a set 1/2" steel rod;
9. South 00°57'34" West, a distance of 21.14 feet to a set 1/2" steel rod for the southeast corner of the herein described tract of land, and on the southerly line of said 13.627 acre tract, and on the northerly line of aforesaid 9.21 acre tract;

Thence North 89°02'26" West, with the southerly line of said 13.627 acre tract, and with the northerly line of said 9.21 acre tract, a distance of 542.99 feet to the Point of Beginning and containing 12.16 acres of land, more or less.

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



CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

1720 W. Virginia St.
972.562.4409

•
•

McKinney, Texas 75069
Fax 972.562.4471

May 7, 2025

City of Sherman
Planning Department
317 S. Travis Street
Sherman, Texas 75090

Site Plan Submittal – Blythe Park Multi-Family Development

Dear City of Sherman,

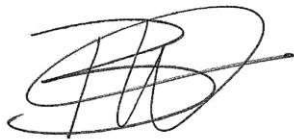
On behalf of the project owner and associated consultants, please accept the site plan submittal for the proposed Blythe Park Multi-Family Development. The subject property is located Southwest of FM HW 691/Grayson Drive and US HW 75 Frontage Road/Katy Memorial Expressway. The property is zoned MF-30 and aligns with the City's zoning requirements and supports the intended use.

The multi-family development will encompass a total of 12.2 acres and consist of one four-story building and seven two-story buildings. The project will include comprehensive grading, drainage, and utility infrastructure, along with associated paving. Additionally, the project includes public roadway and infrastructure improvements designed to support both the multi-family development and future adjacent commercial lots.

This submittal reflects the intent of the owner and design team to construct a high-quality project in full compliance with the landscape, building and engineering standards established by the City of Sherman. We appreciate the City's review and consideration of this proposal and look forward to working collaboratively to ensure a successful development.

Thank you for your time and consideration. Please feel free to contact me should you have any questions or require further information.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Bryan Weisgerber, P.E.
Project Manager

Notes and details are shown on the drawings. The drawings are the property of the Engineer and shall not be reproduced or used in any manner without the written consent of the Engineer. The drawings are the property of the Engineer and shall not be reproduced or used in any manner without the written consent of the Engineer.

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Reference Preliminary Water Plan

FDC is located at the northeast corner of the building

Exterior door is shown

Building 'B' & 'C' elevations are updated. The building height of Building 'B' & 'C' is 29'-10".

Rooms are acknowledged.

The Second means of egress needed from this area is shown.

Acknowledged

SOLID WASTE TRASH COMP. LOOKS GOOD.

Comments Understood

Engineering Dept. - 1. Platting of the property is required. Code of Ordinances Chapter 10,01,005; Texas Local Government Code Title 1, Sec. 212.004
2. Public Water Main shall be extended per City standard - Code of Ordinances Chapter 13, Sec. 13,07,282; Chapter 10,03,005
3. Public Wastewater Main shall be extended per City Standard - Code of Ordinances Chapter 13, Sec. 13,07,282; Chapter 10,03,005
4. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat, Code of Ordinances Chapter 10,03,006; Engineering Design Standards Manual Sec. 4.18
5. If Regional Detention is to be used, verification of detention pond capacity is required. Any expansion of existing detention pond shall be constructed with 1st phase of development.
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10,04; Engineering Design Standards Manual Sec. 1.9
7. Engineering Dept. - Street name shall be approved by Planning Dept.
8. Engineering - Mutual Access to be constructed with 1st phase of development
9. Engineering Dept. - Design & Construction of Proposed Blythe Road to FM 691 road to be included in civil plans for this development
10. Engineering Dept. - Design & Construction of Proposed Street A to Hwy. 75 service road to be included in civil plans for this development

UNIT DATA	MARKET SQUARE FOOTAGE	TOTAL NUMBER UNITS CONDO	TOTAL NUMBER BEDROOM TYPES	TOTAL NUMBER BEDS	% UNITS CONDO	% BEDROOM TYPE	MARKET SQUARE FOOTAGE
S1(a)	582	24	24	24	6.63%	6.63%	13,968
A1(a)	697	89	173	89	24.59%	47.79%	62,033
A2(a)	726	84	84	23.20%	0.00%	0	60,984
A3(b)	720	0	0	0.00%	0.00%	0	0
B1(a)	1,040	99	125	198	27.35%	34.53%	102,960
B2(a)	1,070	26	52	7.18%	0.00%	0	27,820
C1(a)	1,493	40	40	120	11.05%	11.05%	59,720
TOTALS:			362	567	100.00%		327,485

Issue Dates:	Revisions:	Date:
1	5/07/2025	1
2		2
3		3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS
11201 W. Virginia Street
972.562.4409
Arkansas, Texas 75009
Texas P.E. Plan No. P-0305
Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRYAN J. WEISGERBER, P.E. NO. 126777 ON 05/07/25. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SITE PLAN
BLYTHER PARK MULTI FAMILY
BLYTHER PARK DEVELOPMENT, LLC
BLYTHER PARK COMMERCIAL, LLC
CITY OF SHERMAN, TEXAS

Sheet No. **SP**
Project No. 250008



(@ least 72 hours prior to digging)

SITE DATA TABLE

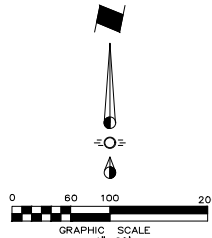
Proposed Use:	Multi-Family
Zoning District:	MF-30
Lot Area Gross:	12.160 Acres (529,499SF)
Building Data:	
Units:	362
Density:	29.8 Units/Acre
Maximum Structure Height:	<50'
Provided Structure Height:	
Building A:	45'-8 3/4" 4 Stories
Building B:	39'-1" 2 Stories
Building C:	39'-1" 2 Stories
Parking & Access:	
Parking Required:	
1.0 Spaces per Studio (24)	24
1.5 Spaces per 1-bedroom (173)	260
2.0 Spaces per 2-bedroom (125)	250
2.5 Spaces per 3-bedroom (40)	100
Total Required Parking:	634
Parking Provided:	
# Surface Parking:	496
# Garage Parking:	109
# Reserved Parking:	29
Parking Required:	
Surface:	496
Garage:	109
Reserved:	29
Total Parking Provided:	634

Comment Addressed

Zoning: Notate the Building area on the Site Plan in the Tabulation (This is the footprint of the buildings) The maximum buiding area in the MF30 shall not exceed 50%(Sec. 14.02.012(4)(C))

BUILDING DATA

BLDG TYPE	A				B		C		TOTAL
# OF BUILDINGS	1				5		2		
FLOOR	1	2	3	4	1	1			
UNIT TYPE									
S1(a)	6	6	6	6					24
A1(a)	21	20	24	24					89
A2(a)	20	20	22	22					84
A3(b)									0
B1(a)	17	26	28	28					99
B2(a)	5	7	7	7					26
C1(a)					6	5			40
TOTAL UNITS PER FLOOR	69	79	87	87	6	5			
TOTAL UNITS /BLDG	322				6	5			
TOTAL UNITS /BLDG TYPE	322				30	10	362		
TOTAL UNIT NET /FLOOR	55,679	66,482	72,802	72,802	8,958	7,465			
TOTAL UNIT NET /BLDG	267,765				8,958	7,465			
TOTAL UNIT NET /BLDG TYPE	267,765				44,790	14,930	327,485		
TOTAL GARAGES /BLDG	29				12	10			
TOTAL GARAGES /BLDG TYPE	29				60	20	109		



LEGEND

	FIRELANE AREA
	PROPOSED SIDEWALK
	BFR BARRIER FREE RAMP

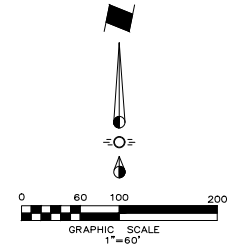
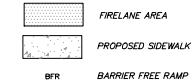
ZONED: C-1
15.8 AC
BLYTHE PARK COMMERCIAL LLC

ZONED: R-6
64.23 AC
LESTER GEMMINS TERRELL
VOL. 3874, PG. 630
O.P.A.C.C.T.

ZONED: C-2
3.2 AC
LESTER GEMMINS TERRELL
VOL. 2463, PG. 159
O.P.A.C.C.T.

ZONED: C-2
3.2 AC
LESTER GEMMINS TERRELL
VOL. 2463, PG. 159
O.P.A.C.C.T.

LEGEND



SITE DATA TABLE

Proposed Use:	Multi-Family
Zoning District:	MF-30
Lot Area Gross:	12.180 Acres (529,495sf)
BUILDING DATA	
Building 'A'	92,821 sf
Building 'B' (5)	(8,171sf)*5 = 40,855 sf
Building 'C' (2)	(6,808sf)*2 = 13,616 sf
Total	147,292 sf
Lot Coverage:	27.8%
Floor to Area Ratio (FAR):	0.28:1
Units:	362
Density:	29.8 Units/Acre
Maximum Structure Height	<50'
Provided Structure Height	
Building A	49' 8 3/4" 4 Stories
Building B	29'-10" 2 Stories
Building C	29'-10" 2 Stories
PARKING & ACCESS	
Parking Required:	
1.0 Spaces per Studio (24)	24
1.5 Spaces per 1-bedroom (173)	260
2.0 Spaces per 2-bedroom (125)	250
2.5 Spaces per 3-bedroom (40)	100
Total Required Parking	634
Parking Provided:	634
# Surface Parking	496 12 Handicap
# Garage Parking	109 1 Handicap
# Reserved Parking	29

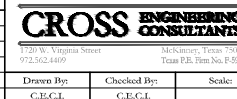
BUILDING DATA

BLDG TYPE	A				B	C	TOTAL
# OF BUILDINGS	1				5	2	
FLOOR	1	2	3	4	1	1	
UNIT TYPE							
S1(a)	6	6	6	6			24
A1(a)	21	20	24	24			89
A2(a)	20	20	22	22			84
A3(b)							0
B1(a)	17	26	28	28			99
B2(a)	5	7	7	7			26
C1(a)					6	5	40
TOTAL UNITS PER FLOOR	69	79	87	87	6	5	
TOTAL UNITS /BLDG	322				6	5	
TOTAL UNITS /BLDG TYPE	322				30	10	362
TOTAL UNIT NET /FLOOR	55,679	66,492	72,802	72,802	8,958	7,465	
TOTAL UNIT NET /BLDG	267,765				8,958	7,465	
TOTAL UNIT NET /BLDG TYPE	267,765				44,790	14,930	327,485
TOTAL GARAGES /BLDG	29				12	10	
TOTAL GARAGES /BLDG TYPE	29				60	20	109

UNIT DATA

UNIT DATA	MARKET SQUARE FOOTAGE	TOTAL NUMBER UNITS CONDITION	TOTAL NUMBER BEDROOM TYPES	TOTAL NUMBER BEDS	% UNITS CONDITION	% BEDROOM TYPE	MARKET SQUARE FOOTAGE
S1(a)	582	24	24	24	6.63%	6.63%	13,968
A1(a)	697	89	173	89	24.59%	47.79%	62,033
A2(a)	726	84		84	23.20%		60,984
A3(b)	720	0		0	0.00%		0
B1(a)	1,040	99	125	198	27.35%	34.53%	102,960
B2(a)	1,070	26		52	7.18%		27,820
C1(a)	1,493	40	40	120	11.05%	11.05%	59,720
TOTALS:			362	567		100.00%	327,485

Issue Dates:	Revisions:	Date:
1 5/07/2025	1	
2	2	
3	3	
4	4	
5	5	
6	6	



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SITE PLAN
BLYTHE PARK MULTI FAMILY
BLYTHE PARK DEVELOPMENT, LLC
BLYTHE PARK COMMERCIAL, LLC
CITY OF SHERMAN, TEXAS

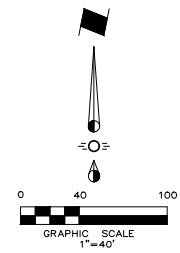
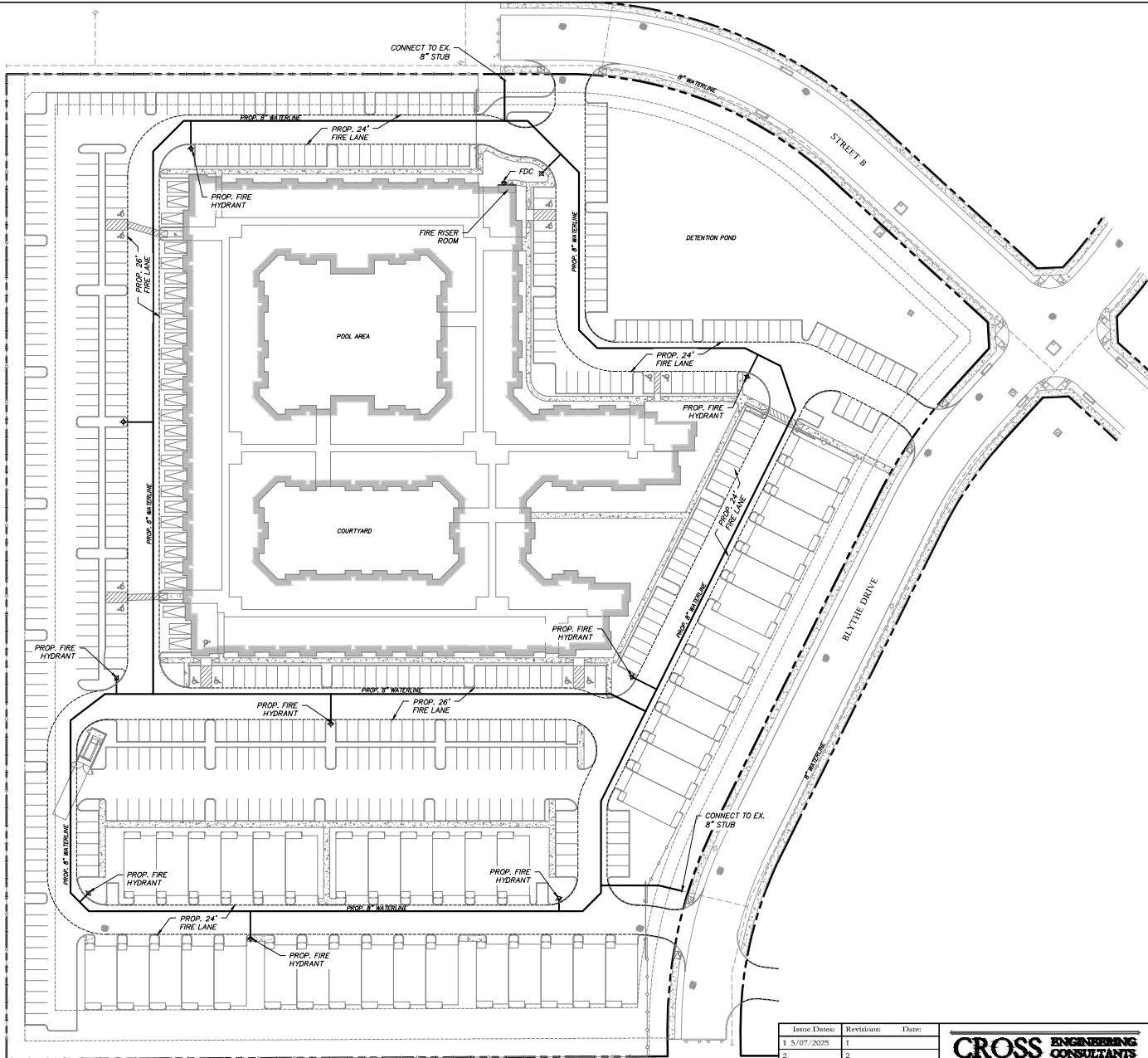
Sheet No.

SP

Project No.
25008



BLYTHE PARK MULTI FAMILY



WATER & SANITARY SEWER NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SHERMAN STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND TO THE REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTORS GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL SEWER LINES SHALL BE PVC SDR-35 UNLESS OTHERWISE INDICATED.
5. ALL WATER LINE FITTINGS SHALL HAVE CONCRETE THRUST BLOCKING IN ADDITION TO MECHANICAL JOINT RESTRAINTS.
6. MANHOLE RIM TO BE SET FLUSH WITH PAVEMENT OR 1" TO 4" ABOVE GRADE IN NON-PAVED AREAS.
7. ALL WATER PIPE 8" AND LARGER SHALL BE CLASS 150 DR 18 PVC WATER PIPE, CONFORMING TO AWWA C900 STANDARDS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH THE LATEST STANDARDS OF O.S.H.A. OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL PROVIDE AND IMPLEMENT A TRENCH SAFETY PLAN COMPLYING WITH O.S.H.A.
9. ALL SEWER SERVICES TO BE PER CITY OF SHERMAN SD-WM17 OR SD-WM19.

NOTE:
EXISTING UTILITIES SHOWN PER AS-BUILT DOCUMENTS. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- S.S. LINE
- WATER LINE
- FIRE HYDRANT
- SS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING S.S. LINE
- EXISTING WATER LINE



(@ least 72 hours prior to digging)

Issue Dates:	Revisions:	Date:
1 5/07/2025	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
11201 W. Virginia Street
972.562.4409

Arkansas, Texas 75009
Texas P.E. Plan No. F-5935

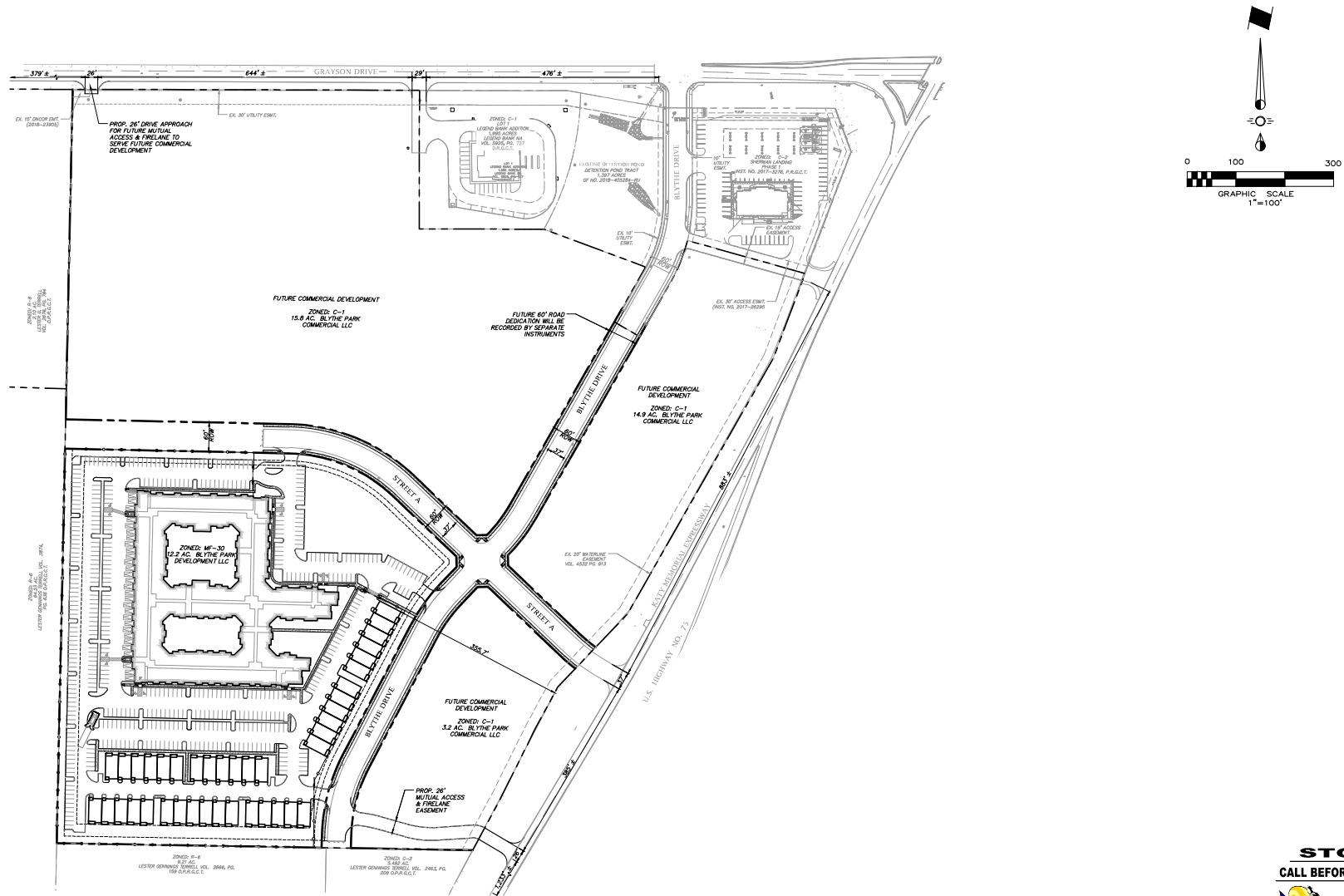
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PRELIMINARY WATER PLAN
BLYTHE PARK MULTI FAMILY
BLYTHE PARK DEVELOPMENT, LLC
BLYTHE PARK COMMERCIAL, LLC
CITY OF SHERMAN, TEXAS

Sheet No.
PWP
Project No.
250008

BLYTHE PARK MULTI-FAMILY



(@ least 72 hours prior to digging)

Issue Dates:	Revisions:	Date:
1 5/07/2025	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
11201 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-5035

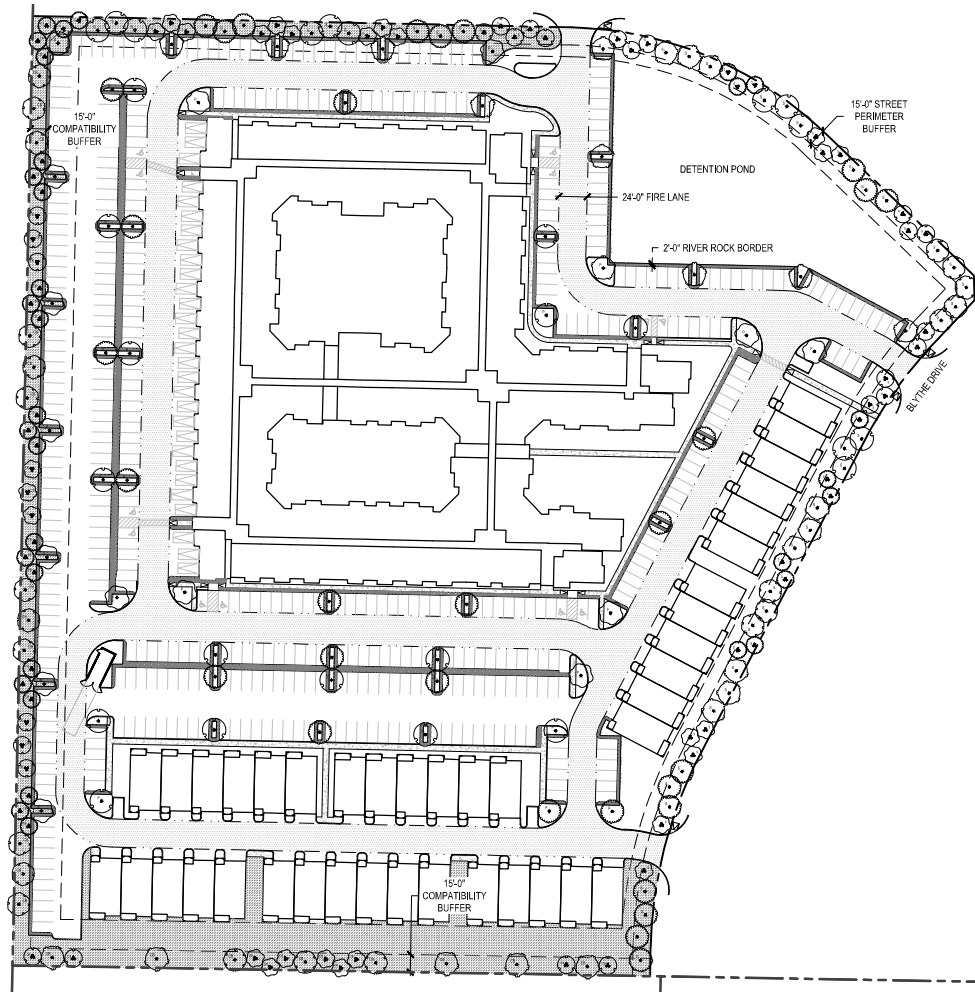
Drawn By:	Checked By:	Scale:
C.E.C.L.	C.E.C.L.	

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OVERALL SITE PLAN
BLYTHE PARK MULTI FAMILY
BLYTHE PARK DEVELOPMENT, LLC
BLYTHE PARK COMMERCIAL, LLC
CITY OF SHERMAN, TEXAS

Sheet No.
OSP
Project No.
25008

BLYTHE PARK MULTI FAMILY



NOTES:

- ALL AREAS DISTURBED TO BE RE-SEEDING WITH BERMUDA HYDROMULCH UNLESS INDICATED OTHERWISE.
- ALL PARKING ISLANDS TO BE LANDSCAPED WITH VEGETATIVE GROUND COVER.
- AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CITY AND / OR TCEQ REQUIREMENTS.



GENERAL LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT / SETBACK
---	FIRE LANE
P	PARKING LANDSCAPE TREE
CB	COMPATIBILITY BUFFER TREE
S	STREET PERIMETER BUFFER TREE

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	RIVER ROCK	13,161 SF
	STEEL EDGER	3,511 LF

PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>
TREES					
	23	CARYA ILLINOINENSIS	PECAN	B & B	3" CAL.
	31	PISTACIA CHINENSIS	CHINESE PISTACHE	B & B	3" CAL.
	14	QUERCUS SHUMARDII	SHUMARD OAK	B & B	3" CAL.
	28	ULMIUS CRASSIFOLIA	CEDAR ELM	B & B	3" CAL.
	24	ULMIUS PARVIFOLIA	LACEBARK ELM	B & B	3" CAL.
	120	SUBTOTAL:			
ORNAMENTAL TREES					
	26	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL.
	26	CHLOPSIS LINEARIS	DESERT WILLOW	B & B	2" CAL.
	33	VITEX AGNUS-CASTUS	CHASTE TREE	B & B	2" CAL.
	85	SUBTOTAL:			
GROUND COVERS					
	42,200 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	SEED	
	42,200 SF	SUBTOTAL:			

CITY OF SHERMAN LANDSCAPE ORDINANCE REQUIREMENTS

PARKING LOT LANDSCAPE AREAS

CODE DETAILS	REQUIRED	PROVIDED
* LANDSCAPE ISLAND AT END OF PARKING ROWS & THROUGHOUT LOT FOR EVERY 12 PARKING SPACES IN A ROW * LANDSCAPE AREAS SHALL NOT CONTAIN MORE THAN 50% OF NON-VEGETATIVE LANDSCAPE MATERIAL * ONE TREE IN EACH LANDSCAPE ISLAND	55 TREES	55 TREES

NON-VEGETATIVE SURFACE AREA

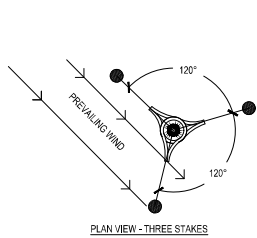
CODE DETAILS	REQUIRED	PROVIDED
* A 2'-0" WIDE NON-VEGETATIVE PERVIOUS SURFACE AREA ADJACENT TO B.O.C. ADJACENT TO ALL PARKING SPACES * MAY INCLUDE MULCH, CRUSHED GRANITE, RIVER ROCK, OR SIMILAR	2'-0" NON-VEGETATIVE BUFFER ALONG PARKING	2'-0" RIVER ROCK BUFFER ALONG PARKING

COMPATIBILITY BUFFER

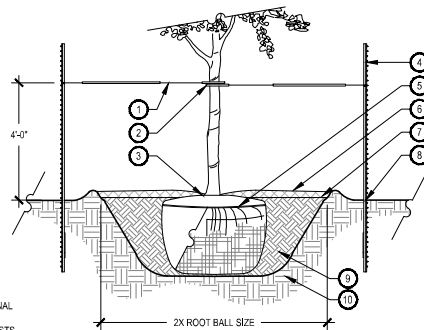
CODE DETAILS	CALCULATION BREAKDOWN	REQUIRED	PROVIDED
* A 15'-0" WIDE BUFFER PROVIDED BETWEEN DEVELOPMENT AND SINGLE FAMILY LAND USE * (1) SHADE TREE & (2) ORNAMENTAL TREES PER 1,000 SF OF BUFFER AREA	20,048 SF BUFFER AREA / 1,000 SF = 20 SHADE TREES 20,048 SF BUFFER AREA / 1,000 SF = 20 * 2 = 40 ORNAMENTAL TREES	15'-0" BUFFER 20 SHADE TREES 40 ORNAMENTAL TREES	15'-0" BUFFER 20 SHADE TREES 40 ORNAMENTAL TREES

STREET PERIMETER BUFFER

CODE DETAILS	CALCULATION BREAKDOWN	REQUIRED	PROVIDED
* A 15'-0" WIDE BUFFER PROVIDED AT PERIMETERS OF DEVELOPMENT ADJACENT TO PUBLIC R.O.W. * (2) SHADE TREES & (2) ORNAMENTAL TREES PER 1,000 SF OF BUFFER AREA	22,473 SF BUFFER AREA / 1,000 SF * 2 = 45 SHADE TREES 22,473 SF BUFFER AREA / 1,000 SF * 2 = 45 ORNAMENTAL TREES	15'-0" BUFFER 45 SHADE TREES 45 ORNAMENTAL TREES	15'-0" BUFFER 45 SHADE TREES 45 ORNAMENTAL TREES

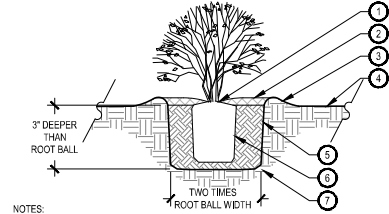


PLAN VIEW - THREE STAKES



1. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. BLACK RUBBER HOSE
3. TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE. MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
4. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE. DO NOT DISTURB ROOT BALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN

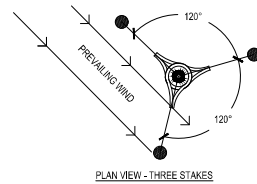
5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOT BALL. REMOVE ALL CONTAINERS FROM ROOT BALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE



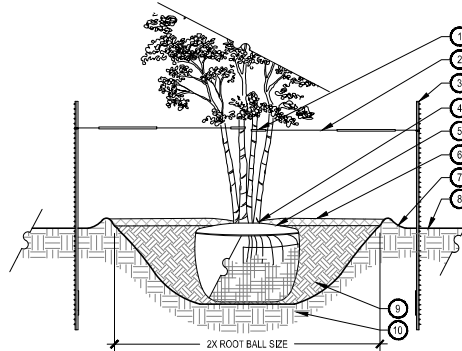
- NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
 2. SHRUB PIT INSTALLATION IN PLANTING BEDS TO BE USED ONLY IF SPECIFIED IN TECHNICAL SPECIFICATIONS.
 3. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
 4. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
 5. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 6. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 7. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

1. TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE. PLACE ROOT BALL ON COMPACTED SUBGRADE PLANTING MIX
2. 3" LAYERS OF SPECIFIED MULCH, TAPER MULCH AWAY FROM TRUNK
3. 5" HIGH WATER RETENTION BASIN
4. FINISH GRADE
5. SPECIFIED SOIL BACKFILL MIX
6. REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC.
7. UNDISTURBED SUBGRADE

1 TREE PLANTING DETAIL



PLAN VIEW - THREE STAKES

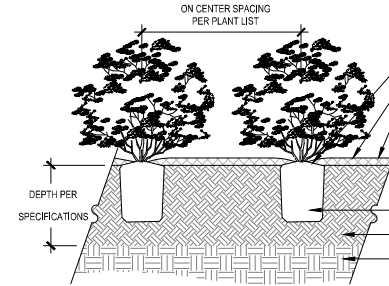


1. BLACK RUBBER HOSE, ATTACHED TO (2) MINIMUM INNER LARGER CANES
2. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
3. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE. DO NOT DISTURB ROOT BALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
4. TOP OF ROOTBALL TO BE 2" ABOVE FINISHED GRADE. MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE

5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOTBALL. REMOVE ALL CONTAINERS FROM ROOTBALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE

SCALE: 1/2" = 1'-0"

2 PIT-PLANTED SHRUB

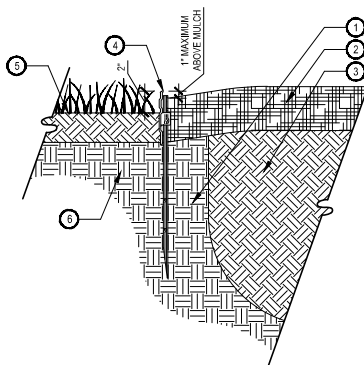


- NOTES:
1. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

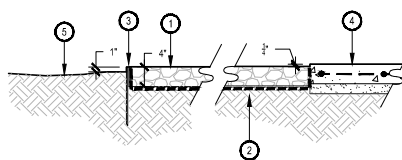
1. TOP OF ROOT BALL TO BE 1" ABOVE FINISHED GRADE. PLACE ROOT BALL ON COMPACTED SPECIFIED PLANTING MIX
2. FILL BED WITH MINIMUM 3" LAYER OF SPECIFIED MULCH, TAPER MULCH AWAY FROM TRUNK
3. FINISH GRADE
4. REMOVE CONTAINER AND ANY WRAPPING, TWINE, WIRES, ETC.
5. SPECIFIED PLANTING MIX
6. UNDISTURBED SUBGRADE

SCALE: 1/2" = 1'-0"

3 MULTISTEM TREE DETAIL



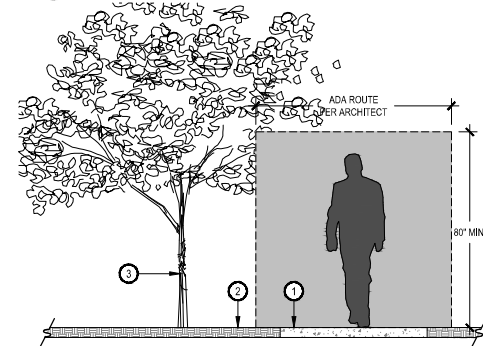
1. COMPACTED SOIL ADJACENT TO EDGING
2. 3" LAYER OF SPECIFIED MULCH
3. SPECIFIED SOIL BACKFILL MIX
4. METAL EDGING
5. FINISH GRADE
6. SUBGRADE



1. GRAVEL AS SPECIFIED, LINE BOTTOM OF GRAVEL WITH FILTER FABRIC
2. COMPACTED SUBGRADE TO 95% STANDARD PROCTOR DENSITY
3. STEEL EDGING
4. ADJACENT PAVING
5. ADJACENT LANDSCAPE

SCALE: 1/2" = 1'-0"

4 SHRUB DETAIL



1. ADA ACCESSIBLE WALKWAY
 2. PLANTING AREA
 3. TREE OR SHRUB
- NOTES:
1. ALL TREES AND SHRUBS WILL BE PRUNED TO HAVE A 80" MINIMUM CLEARANCE AROUND WALKWAYS PER AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS.
 2. REFERENCE BUILDING LIFE SAFETY PLAN FOR ACCESSIBLE ROUTE.

SCALE: 1/2" = 1'-0"

5 BED W/ STEEL EDGING

SCALE: 3" = 1'-0"

6 GRAVEL BED

SCALE: 1" = 1'-0"

7 ACCESSIBLE ROUTE CLEARANCE

SCALE: 1/2" = 1'-0"



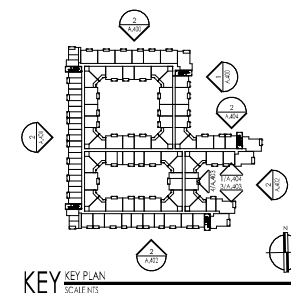
1 BLDG A ELEVATION - EAST ELEVATION
SCALE 1/8"=1'-0"

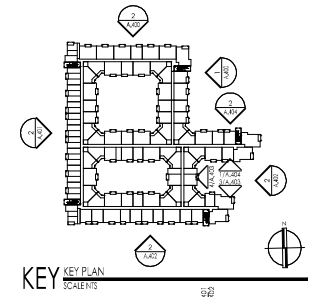


2 BLDG A ELEVATION - NORTH ELEVATION OVERALL
SCALE 1/16"=1'-0"



3 BLDG A ELEVATION - NORTH ELEVATION
SCALE 1/8"=1'-0"







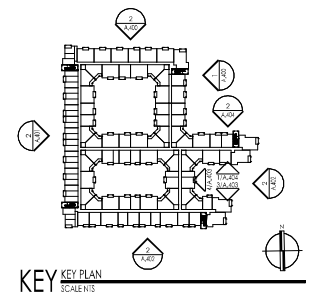
1 BLDG A ELEVATION - NORTH ELEVATION - COURTYARD 2
SCALE 1/8"=1'-0"

0 1 2 5 10 20



2 BLDG A ELEVATION - NORTH ELEVATION
SCALE 1/8"=1'-0"

0 1 2 5 10 20



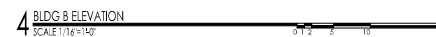
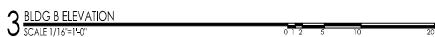


Figure 1 illustrates a 2D floor plan with a 3D visualization of the robot's position and orientation. The floor plan shows a rectangular room with a door on the right wall. A robot is positioned in the center of the room, facing the door. A 3D visualization of the robot is shown in the top right corner, indicating its position and orientation. The legend defines symbols for the robot's position, orientation, and the door.

PROJECT #
22012

DATE
05-07-2025

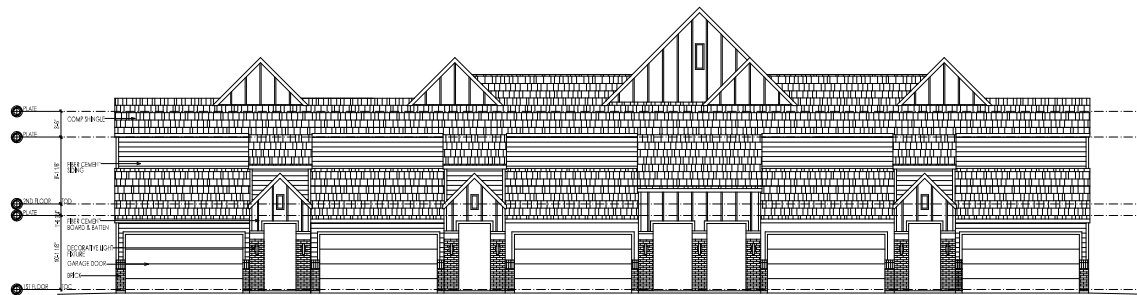
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A.410

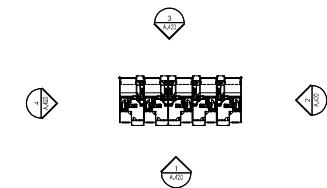
BUILDING B
BLDG ELEVATIONS



1 BLDG C ELEVATION
SCALE 1/8"=1'-0"



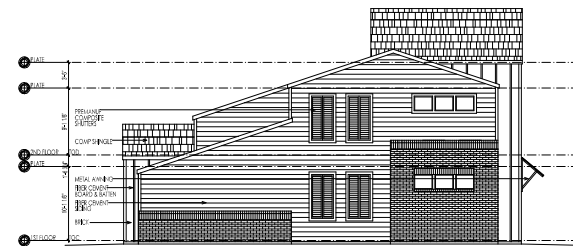
3 BLDG C ELEVATION
SCALE 1/8"=1'-0"



KEY KEY PLAN-BLDG C
SCALE N/A



2 BLDG C ELEVATION
SCALE 1/8"=1'-0"



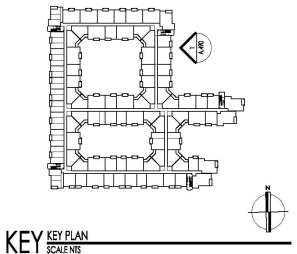
4 BLDG C ELEVATION
SCALE 1/8"=1'-0"

BUILDING ELEVATION	
LEGEND	NOTES
1ST FLOOR	2ND FLOOR
3RD FLOOR	4TH FLOOR
5TH FLOOR	6TH FLOOR
7TH FLOOR	8TH FLOOR
9TH FLOOR	10TH FLOOR
11TH FLOOR	12TH FLOOR
13TH FLOOR	14TH FLOOR
15TH FLOOR	16TH FLOOR
17TH FLOOR	18TH FLOOR
19TH FLOOR	20TH FLOOR
21TH FLOOR	22TH FLOOR
23TH FLOOR	24TH FLOOR
25TH FLOOR	26TH FLOOR
27TH FLOOR	28TH FLOOR
29TH FLOOR	30TH FLOOR
31TH FLOOR	32TH FLOOR
33TH FLOOR	34TH FLOOR
35TH FLOOR	36TH FLOOR
37TH FLOOR	38TH FLOOR
39TH FLOOR	40TH FLOOR
41TH FLOOR	42TH FLOOR
43TH FLOOR	44TH FLOOR
45TH FLOOR	46TH FLOOR
47TH FLOOR	48TH FLOOR
49TH FLOOR	50TH FLOOR
51TH FLOOR	52TH FLOOR
53TH FLOOR	54TH FLOOR
55TH FLOOR	56TH FLOOR
57TH FLOOR	58TH FLOOR
59TH FLOOR	60TH FLOOR
61TH FLOOR	62TH FLOOR
63TH FLOOR	64TH FLOOR
65TH FLOOR	66TH FLOOR
67TH FLOOR	68TH FLOOR
69TH FLOOR	70TH FLOOR
71TH FLOOR	72TH FLOOR
73TH FLOOR	74TH FLOOR
75TH FLOOR	76TH FLOOR
77TH FLOOR	78TH FLOOR
79TH FLOOR	80TH FLOOR
81TH FLOOR	82TH FLOOR
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1 BLDG A ELEVATION - MATERIAL BOARD
 SCALE 1/8"=1'-0"

B1 AMARETTO VELOUR ACME KING SIZE MORTAR GRAY	B2 DOVE GRAY VELOUR ACME KINGSIZE MORTAR GRAY	P1 SHERWIN WILLIAMS SW 7046 ANONYMOUS FIBER CEMENT, SIDING	P2 SHERWIN WILLIAMS SW 7048 URBAN BRONZE FIBER CEMENT SIDING (BALCONIES), FIBER CEMENT PANEL, DOORS, PROJECTION BALCONIES, METAL GUARDRAILS, METAL AWNINGS, STOREFRONT, METAL SEAM ROOF, DECORATIVE LIGHT FIXTURES, FASCIA	WP WOODTONE FINELINE PANELING TEXAS HONEY BROWN TOWER SOFFIT	WD1 DARK BRONZE VINYL WINDOWS





BLDG 8 ELEVATION - MATERIAL BOARD
SCALE 1/8"=1'-0"

0 1 2 5 10 20

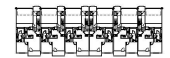


- B1**
AMARETTO
VELOUR
ACME
KING SIZE

MORTAR
GRAY
- P1**
SHERWIN WILLIAMS
SW 7046
ANONYMOUS

FIBER CEMENT,
SIDING
- P2**
SHERWIN WILLIAMS
SW 7048
URBAN BRONZE

FIBER CEMENT
SIDING
(BALCONIES), FIBER
CEMENT PANEL,
DOORS,
PROJECTION
BALCONIES, METAL
GUARDRAILS,
METAL AWNINGS,
STOREFRONT,
METAL SEAM ROOF,
DECORATIVE LIGHT
FIXTURES, FASCIA
- WD1**
DARK BRONZE
VINYL WINDOWS
- R1**
GAF
TIMBERLINE HD
WEATHERED
WOODK



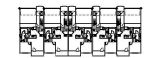
KEY KEY PLAN-BLDG 8
SCALE NBS



1 BLDG C ELEVATION - MATERIAL BOARD
SCALE 1/8"=1'-0"

0 1 2 5 10 20

				
B1 AMARETTO VELOUR ACME KING SIZE MORTAR GRAY	P1 SHERWIN WILLIAMS SW 7046 ANONYMOUS FIBER CEMENT, SIDING	P2 SHERWIN WILLIAMS SW 7048 URBAN BRONZE FIBER CEMENT SIDING (BALCONIES), FIBER CEMENT PANEL, DOORS, PROJECTION BALCONIES, METAL GUARDRAILS, METAL AWNINGS, STOREFRONT, METAL SEAM ROOF, DECORATIVE LIGHT FIXTURES, FASCIA	WD1 DARK BRONZE VINYL WINDOWS	R1 GAF TIMBERLINE HD WEATHERED WOODK



KEY KEY PLAN-BLDG C
SCALE NBS



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 6/17/2025

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 MAY 20, 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 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.
- D. Public Hearing and Variance under section 14.04.003 to allow 18' deep parking spaces in lieu of the required 20' for the existing parking spaces.

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 front and side setbacks to the existing structures and parking spaces. 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:

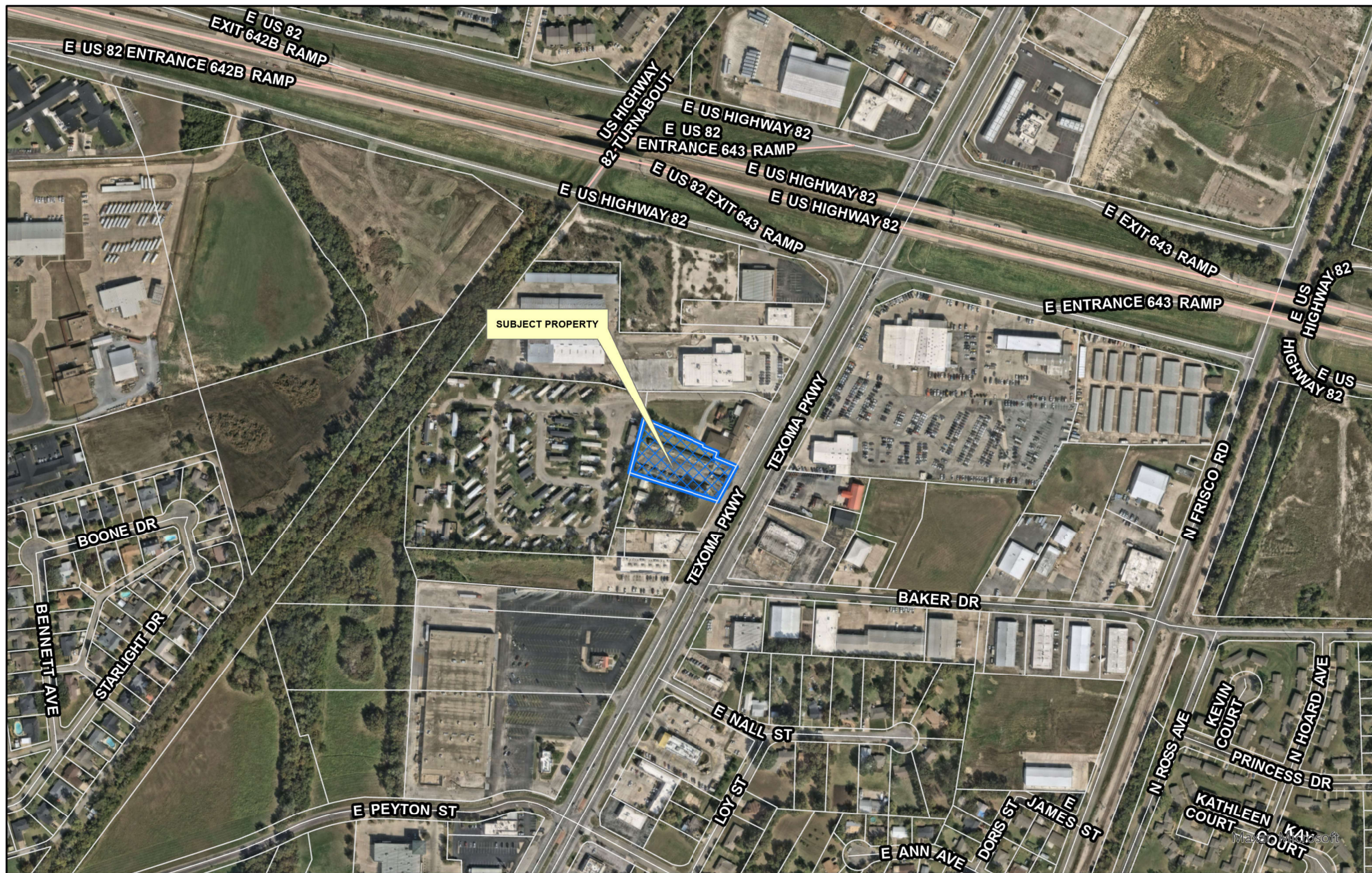
Staff does not have a recommendation at this time.

Attachments:

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

6. Site Plan
7. Elevations
8. Violation Letter
9. Letter of Concern
10. Staff Review Letter

diagrame H:\PLANNING\Public Notification KT.aprx

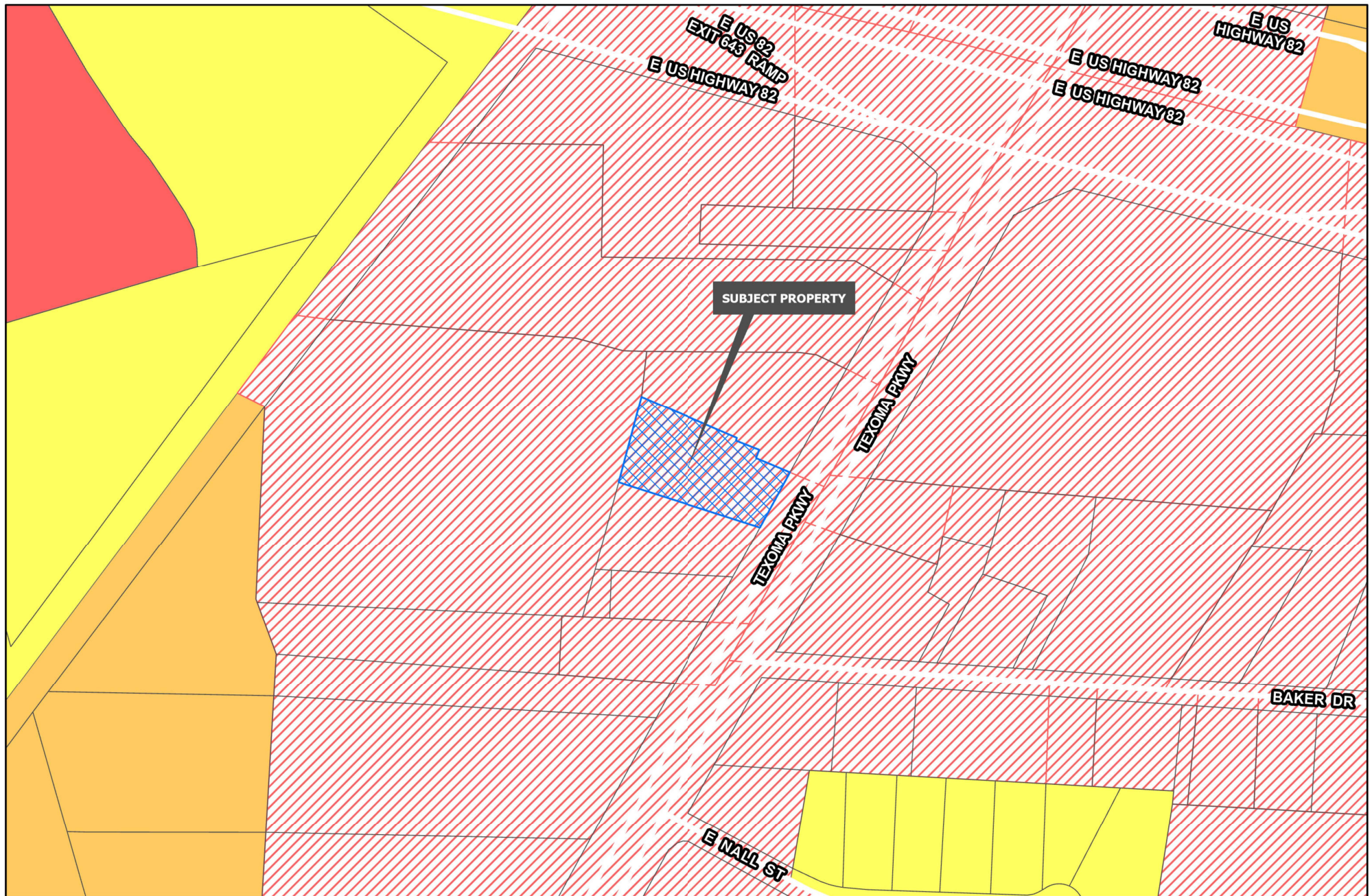


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2424 TEXOMA PKWY



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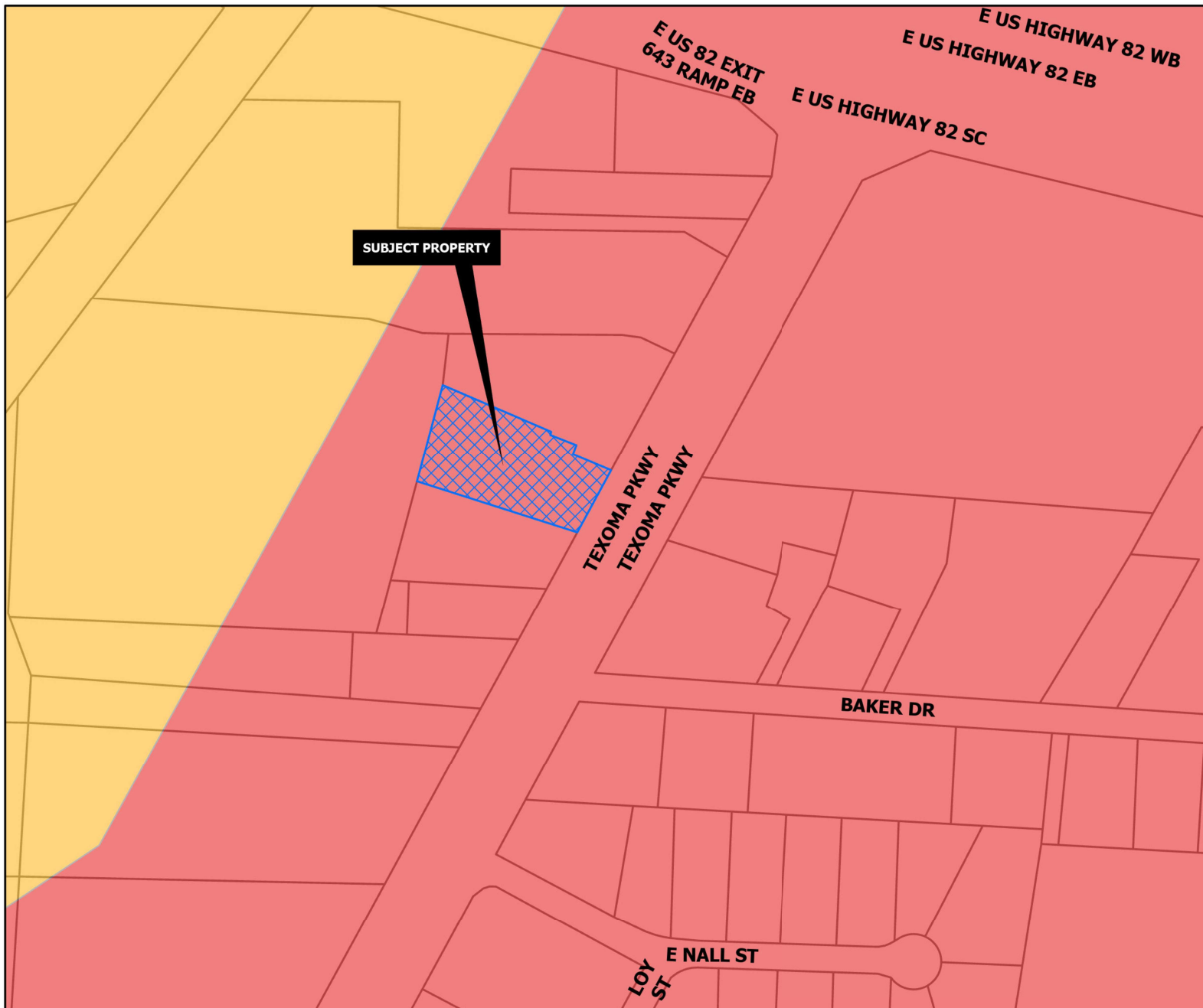
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2424 TEXOMA PKWY



Date: 2/25/2025 1:32 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."



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2424 TEXOMA PKWY



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 !

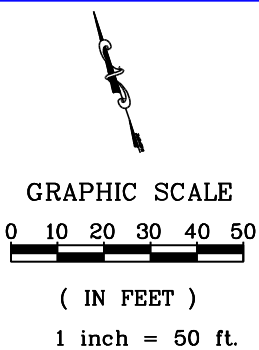
Thanks
Prat



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.



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.



S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

NOTES:

- BEARINGS BASED ON PLAT.
- 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.
- EASEMENTS AND BUILDING LINES PER RECORDED PLAT.
- 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.
- 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.
- EASEMENT: SEWER, WATER AND GAS LINES RECORDED: JULY 13, 1970 IN VOLUME 1165, PAGE 234, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.
- TERMS AND CONDITIONS CONTAINED IN DEED RECORDED ON SEPTEMBER 16, 1940, IN VOLUME 414, PAGE 190, DEED RECORDS OF GRAYSON COUNTY, TEXAS.
- SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH.

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

KIRITKUMAR PATEL
VOLUME 1584, PAGE 462
D.R.G.C.T.
1.15 ACRES

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

BAILEY FAMILY PARTNERS LTD
VOLUME 4350, PAGE 325
D.R.G.C.T.



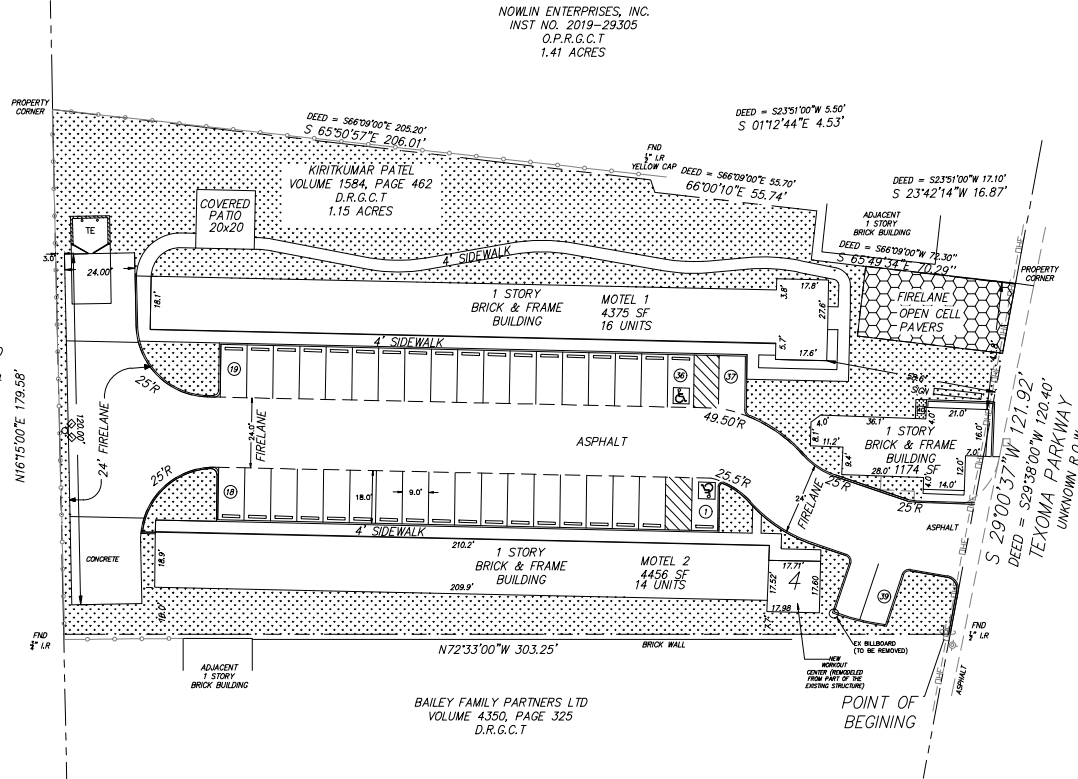
VICINITY MAP

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

SITE DATA FOR MOTEL	
LOT AREA	50,094 SQ. FT. 1.15AC
BUILDING AREA	1174 SF OFFICE 4375 SF MOTEL 1 (16 UNITS) 4456 SF MOTEL 2 (14 UNITS) 313 SF LAUNDRY AND WORKOUT CENTER
FLOOR AREA RATIO	0.206
TOTAL IMPERVIOUS AREA	33,762 SF (67.39% COVERAGE)
LANDSCAPED AREA	16,331 SF (32.60% COVERAGE)
AREA WITHIN FLOODPLAIN	0 SF
EXISTING ZONING	C-2
PROPOSED USAGE	MOTEL
REQUIRED PARKING	1 PS PER UNIT (30 UNITS) 1 PS PER 4000SF OFFICE AREA (1174SF) TOTAL: 33 PS
PROVIDED PARKING	39 (INCLUDING 2 HANDICAPPED)
EXTERIOR MATERIALS	BRICK



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



PROPOSED IMPROVEMENTS:

- 1) FRONT ENTRY IS GOING TO BE REMODELED TO HAVE A SINGLE 24' WIDE FIRE LANE ENTRY WITH THE REMAINING AREA TO BE LANDSCAPED.
- 2) ON THE FAR NORTH SIDE OF THE SITE WE ARE SHOWING A FIRE LANE WITH OPEN CELL PAVERS. PAVERS WILL SUPPORT THE FIRE TRUCK 80,000 LB BUT GRASS CAN AND WILL GROW THROUGH THE CELLS. SEE ATTACHMENT FOR A PICTURE OF AN EXISTING FIRE LANE WITH THE OPEN CELL PAVERS.
- 3) NEW COVERED PATIO WILL BE INSTALLED IN GREEN SPACE ON NORTH SIDE.
- 4) GREEN SPACE WILL BE LEFT AS A FLEX SPACE WHERE GUESTS CAN CHECK OUT AND PLAY GAMES LIKE CORNHOLE, ETC.
- 5) WEST (PEAR) FENCE WILL BE LEFT INTACT GIVEN THE LARGE AMOUNT OF TREE VEGETATION THAT EXISTS. CURRENT VEGETATION PROVIDED BETTER SCREENING AND PRIVACY THAN NEW FENCE.
- 6) APPLICANT WILL BE INSTALLING A BROOMED IRON STYLE FENCE AT THE FRONT CORNER OF EACH MOTEL TO ENCLOSE THE REAR AND SIDES OF THE PROPERTY FROM GENERAL PUBLIC ACCESS. A GATE WILL BE INSTALLED AT THE SIDEWALK (NORTHWEST CORNER OF MOTEL 1) A GUEST ACCESSIBLE LOOK.
- 7) ALL SIDEWALKS WILL BE REMOVED AND REPLACED.
- 8) EXISTING ASPHALT WILL BE MILLED AND NEW OVERLAY INSTALLED.
- 9) NEW ASPHALT PAVING WILL BE INSTALLED TO COMPLETE THE PAVING PLAN AS SHOWN FOR FIRE ACCESS.
- 10) PARKING LOT WILL BE RESTRIPTED.
- 11) NEW TRASH ENCLOSURE WILL BE BUILT.
- 12) NEW SITE LIGHTING WILL BE INSTALLED.
- 13) EXISTING HIGHWAY STYLE BILLBOARD SIGN WILL BE REMOVED.
- 14) EXISTING PYLON SIGNS WILL BE REMOVED.
- 15) NEW MONUMENT SIGN WILL BE INSTALLED AND FACILITY REBRANDED.
- 16) SOUTHERN MOTEL WILL BE PARTIALLY DEMOLISHED TO ALLOW FOR FIRE LANE TO BE INSTALLED. REMAINING ROOM WILL BE REMODELED AND UTILIZED AS A FITNESS CENTER FOR GUESTS TO UTILIZE.
- 17) LANDSCAPING UPDATED

- MOTEL FACADE AND ROOM CHANGES. (SEE MATERIAL BOARDS AND ELEVATIONS)
- 1) NEW PAINT SCHEME (EXTERIOR AND INTERIOR)
 - 2) NEW EXTERIOR DOORS
 - 3) NEW EXTERIOR LIGHT FIXTURES
 - 4) NEW ENERGY EFFICIENT SOLAR BAN WINDOWS
 - 5) NEW RESTROOMS WITH HIGH END FINISHES.
 - 6) NEW ROOM TILES
 - 7) ALL NEW FURNITURE AND WINDOW COVERINGS.
 - 8) ELECTRICAL REMODEL
 - 9) NEW INTERIOR LIGHT FIXTURES.
 - 10) FACILITY BROUGHT UP TO ENERGY CODE STANDARDS.

OWNER/DEVELOPER:
PRATAPBHAI PATEL,
3248 BUTTERCAP LANE
CAMARILLO, CA 93012
(661) 304-5412
CONTACT: PRATAPBHAI PATEL
DATE SUBMITTED: 04-08-2025

DCG ENGINEERING
1688 Keller Parkway, Suite 100
Keller, TX 76248
Phone: (817) 874-2841 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

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

2424 Texoma Pkwy
SHERMAN
TEXAS 75090

PLOT DATE:



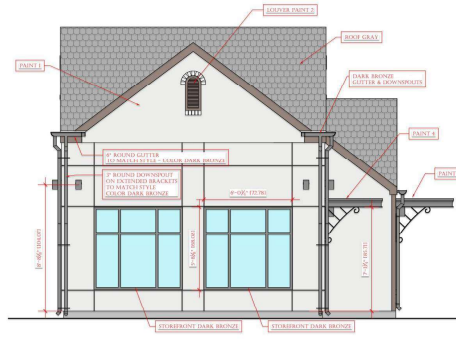
01 BUILDING SOUTH FULL ELEVATION
SCALE: 1/8"=1'-0"



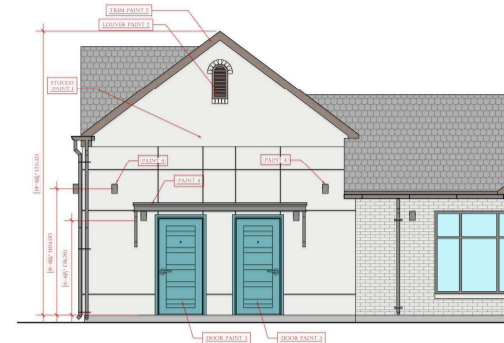
02 BUILDING NORTH FULL ELEVATION
SCALE: 1/8"=1'-0"



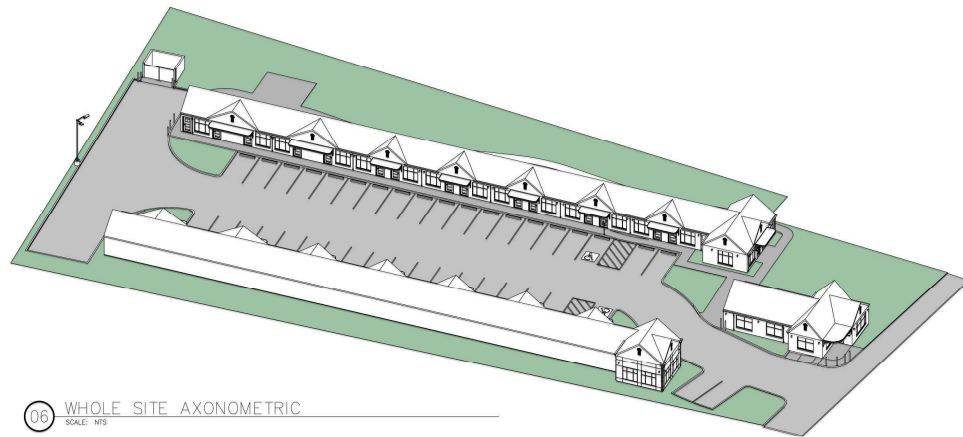
03 NEW EXERCISE / LAUNDRY ROOM ELEVATION
SCALE: 1/4"=1'-0"



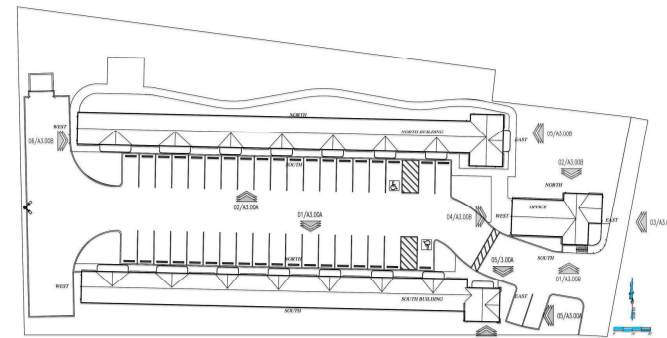
04 NEW EXERCISE / LAUNDRY ROOM STREET ELEVATION
SCALE: 1/4"=1'-0"



05 NEW EXERCISE / LAUNDRY ROOM ELEVATION
SCALE: 1/4"=1'-0"



06 WHOLE SITE AXONOMETRIC
SCALE: NTS



07 KEY PLAN
SCALE: NTS



KWA SERVICES LLC
1423 BUCKSNORT ROAD, VAN
ALSTYNE, TX 75999
KWA-SERVICES-TRANSPORTATION.COM
407-866-1777 CELL

OWNER/DEVELOPER:
PRATHAPBHAI PATEL
3348 BUTTERCAP LANE
CAMARILLO, CA 93012
6601 304-5412
CONTACT: PRATHAPBHAI PATEL
DATE SUBMITTED: 06-01-2025

NO.	DESCRIPTION:	DATE
01		
02		

A3.00A

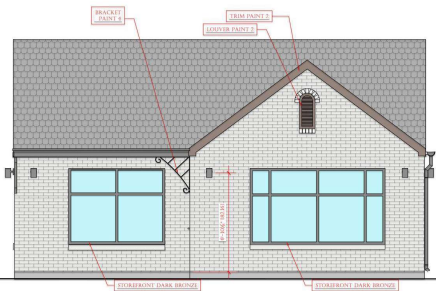
**CROSSROADS INN
MOTEL**
2424 TEXOMA PARKWAY
SHERMAN, GRAYSON COUNTY
TEXAS



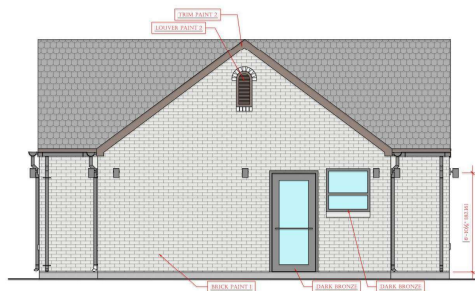
01 FRONT OFFICE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



02 FRONT OFFICE NORTH ELEVATION
SCALE: 1/4"=1'-0"



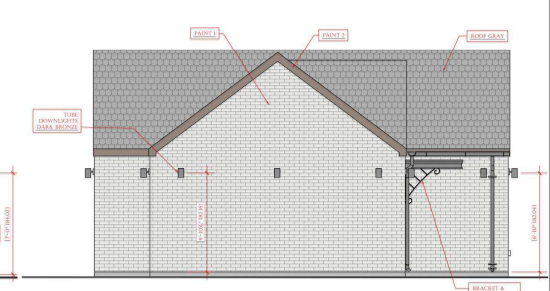
03 FRONT OFFICE EAST (STREET) ELEVATION
SCALE: 1/4"=1'-0"



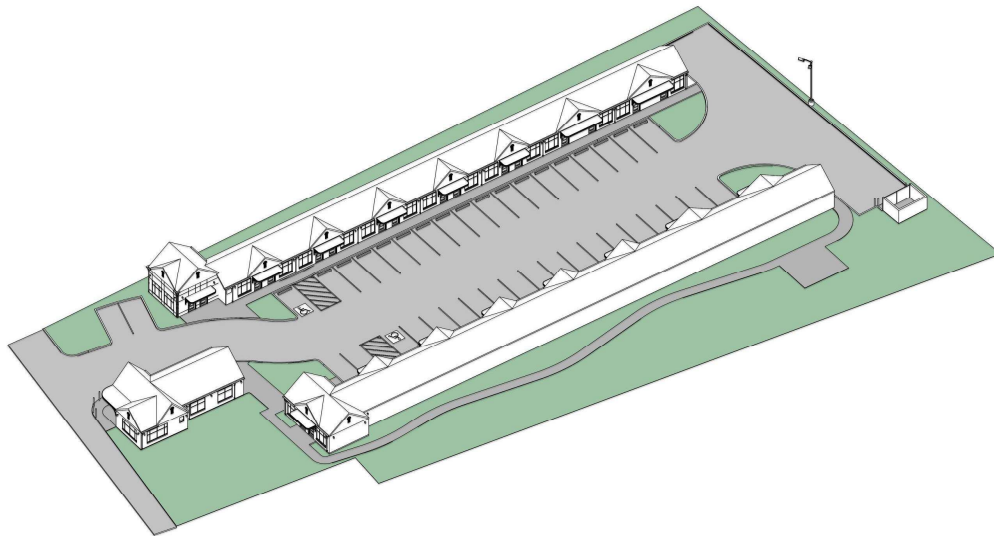
04 FRONT OFFICE WEST ELEVATION
SCALE: 1/4"=1'-0"



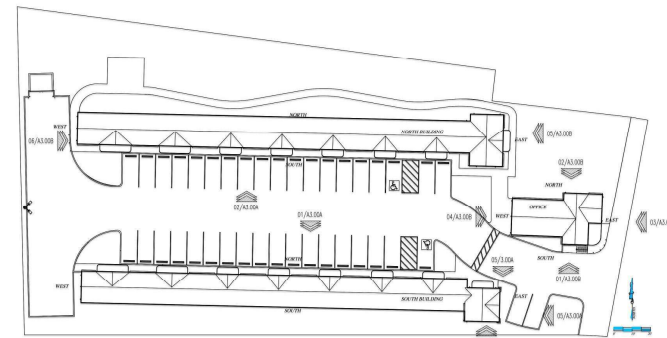
05 NORTH BUILDING EAST ELEVATION
SCALE: 1/4"=1'-0"



06 NORTH BUILDING REAR WEST ELEVATION
SCALE: 1/4"=1'-0"



07 WHOLE SITE AXONOMETRIC
SCALE: NTS



01 KEY PLAN
SCALE: NTS



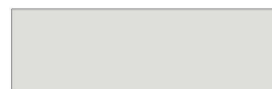
KWA SERVICES LLC
1423 BUCKSNORT ROAD, VAN
ALSTYNE, TX 75959
KWA-SERVICES-TRANSPORTATION.COM
407-566-1777 CELL

OWNER/DEVELOPER:
PRATHAPBHAI PATEL
3348 BUTTERCAP LANE
CAMARILLO, CA 93012
6601 304-5412
CONTACT: PRATHAPBHAI PATEL
DATE SUBMITTED: 06-01-2025

NO.	DESCRIPTION:	DATE
01		
02		

A3.00B

EXTERIOR MATERIAL COLOR LEGEND:



EXTERIOR PAINT 1 - BRICK & STUCCO
SHERWIN WILLIAMS SW7063
NEBULOUS WHITE (RGB 222-223-220)



EXTERIOR PAINT 2 - TRIM AND SOFFIT
SHERWIN WILLIAMS SW 6069
FRENCH ROAST (RGB 79-52-38)



EXTERIOR PAINT 3 - DOORS AND DOOR TRIM
BEHR PPU13-01
CARIBE (RGB 20-125-135)



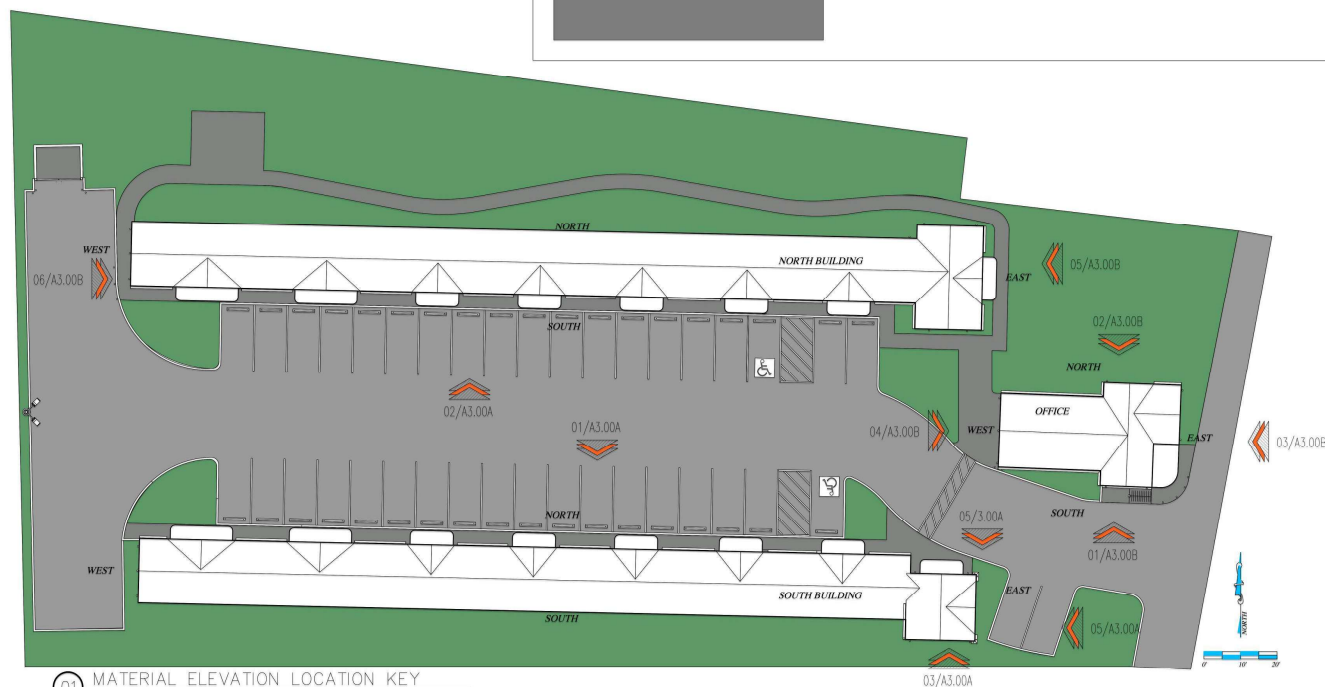
EXTERIOR PAINT 4 - METAL WORK, DOWNSPOUTS AND
HARDWARE
SHERWIN WILLIAMS SW 7069
IRON ORE (RGB 67-67-65)



STOREFRONT WINDOWS - DARK BRONZE
LIGHT FIXTURES - DARK BRONZE
DOOR HARDWARE - DARK BRONZE



ROOFING - DRIFTWOOD GRAY 40 YEAR 3 TAB SHINGLE



01 MATERIAL ELEVATION LOCATION KEY
SCALE: 1/4"=1'-0"



KWA SERVICES LLC
1423 BUCKSNORT ROAD, VAN
ALSTYNE, TX 75959
KWA.SERVICES@GMAIL.COM
409-966-1777 CELL

OWNER/DEVELOPER:
PRATHAPBHAI PATEL
3248 BUTTERCAP LANE
CAMARILLO, CA 93012
660 304-5412
CONTACT: PRATHAPBHAI PATEL
DATE SUBMITTED: 06-01-2025

NO.	DESCRIPTION:	DATE
01		
02		
A3.00C		

Recd: 11/7/22

October 31, 2022

Via Certified Mail, RRR
and First Class Mail

Certified Mail: 7022 0410 0001 4756 0195

NOTICE OF CODE VIOLATIONS

Dear Owner/Occupant,

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

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

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

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

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

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

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

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

Respectfully,



Rob Rae, AICP
Director of Development Services

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

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

AMENDED AND RESTATED STAFF REVIEW LETTER

June 10, 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 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 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, June 17, 2025, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14 and Building Regulations of Chapter 3.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal and must comply with current regulations. (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Article 14.07*)
 - a. Only one freestanding sign is permitted per platted lot. (*Sec. 14.07.009(3)*)
 - i. There are two freestanding signs placed on this lot.
 1. The sign that is located at the rear of the lot, near the northwest corner of the lot must be removed within 90 days of the Specific Use Permit (SUP) approval.
5. The proposed new monument sign shall adhere to Sec. 14.07.009(3)(B)) and shall be permitted separately.
 - a. The permit and the calculation of the sign area consists of the entire monument sign structure. (*Article 14.08*)
 - i. The existing non-conforming pylon sign must be removed within 90 days of the Specific Use Permit (SUP) approval.
6. Permanent residents are not permitted. Any hotel guest may not stay longer than 30 days.
7. 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)*)
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. 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.
12. 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.
13. 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))
14. 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.
15. 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

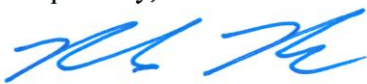
16. Platting of the property is required prior to building permits being issued. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
17. Subject property does not direct access to City wastewater main. On-site sewage facility or extension of wastewater main by developer 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*
18. 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*

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
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Steven Davis, Asst. Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer



Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 6/17/2025

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) - NO ACTION TAKEN FROM MAY 20, 2025

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:

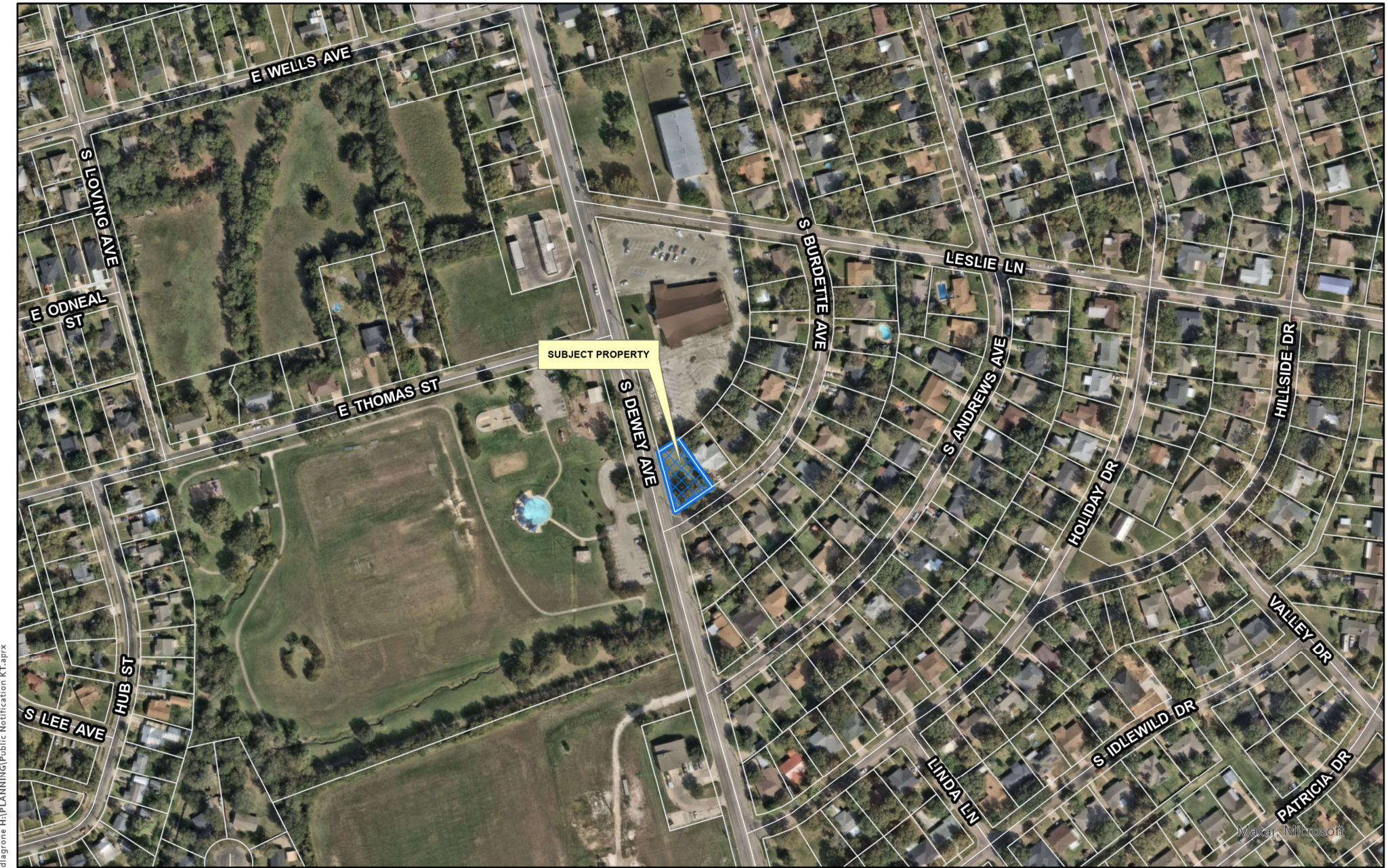
Ivan and Aretuza Custodio (Owners) and BDS Texas Corporation (Surveyor)

Staff Recommendation:

Staff does not recommend approval of this request. The lot configuration makes it difficult to develop, and there are no other duplexes in the neighborhood.

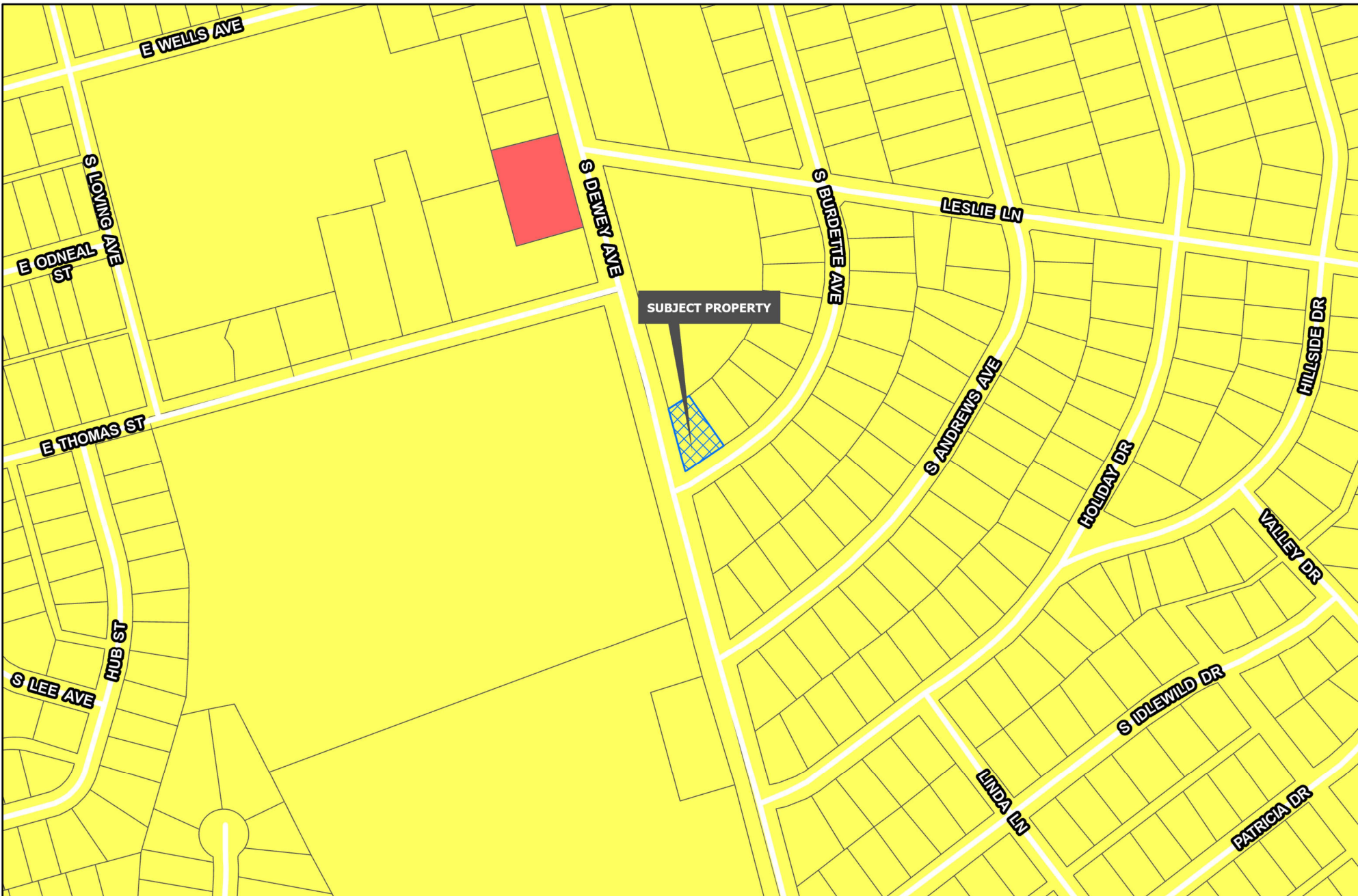
Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Narrative
7. Floor Plan
8. Measurements and Layout
9. Traditional Duplex Designs



diagrone H3\PLANNING\Public Notification K.T.aprx





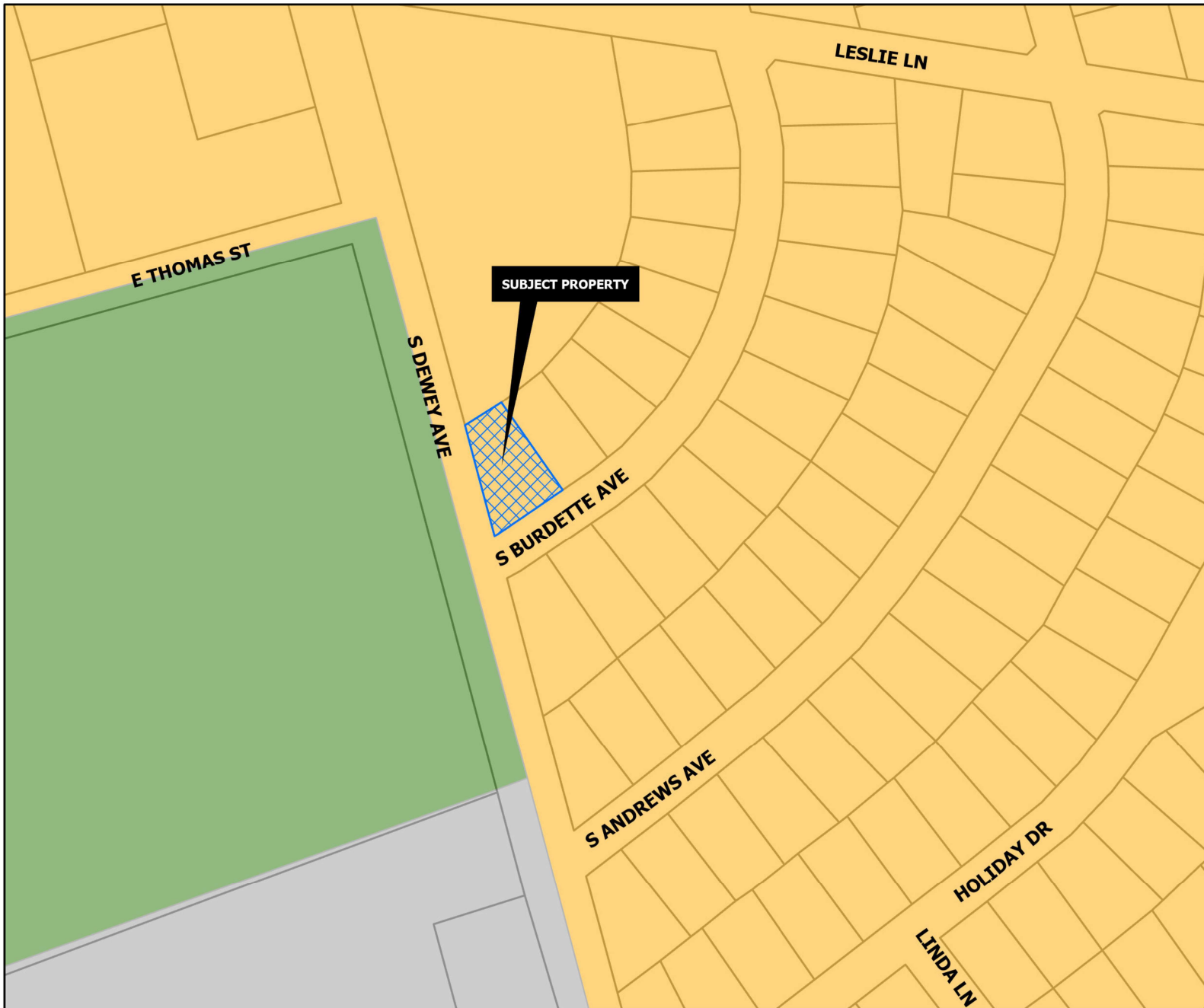
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
912 S BURDETTE AVE



Date: 4/5/2025 3:01 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.



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
912 S BURDETTE AVE



Date: 4/5/2025 3:01 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
PROPOSED ZONING
CHANGE**

PROJECT #: 25-001154

Planning & Zoning Map: 

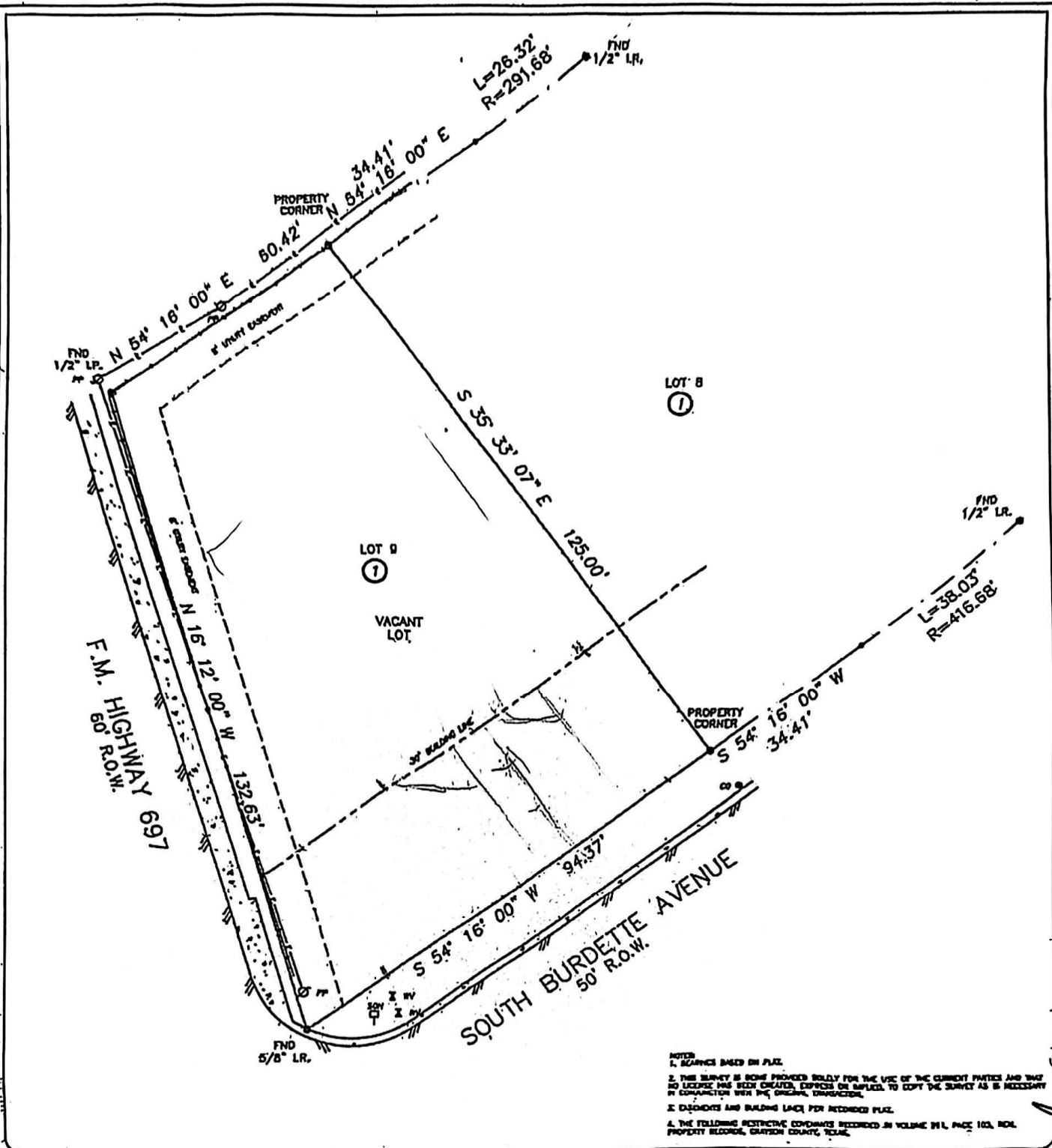
**FOR MORE INFORMATION
CONTACT:**
DEVELOPMENT SERVICES
903-892-7229

4/11/2025 at 3:00 P.M.



Norman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT # 25-001154
CITY OF NORMAN
PLANNING & ZONING DEPARTMENT
400 WEST MAIN STREET
NORMAN, OK 73101
781-251-1234

4/11/2025 at 3:00 P.M.



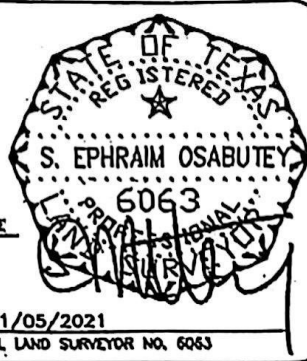
F.L.R.M. NO. 48181C PANEL 0290-F FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD
EFFECTIVE DATE 09/29/10 ZONE X INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS
NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.L.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: 900 SOUTH BURDETTE AVENUE, SHERMAN, TEXAS 75090
TEXAS PREMIER TITLE JOB NUMBER: 2021-011.208
FIELD WORK: 10/26/2021 DRAFTER: RH

PROPERTY SUBJECT TO SUBMISSION 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.
OP: TPT21-03435PPP of TEXAS PREMIER TITLE
BPP: 10/10/2021
11/05/2021
S. EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063



BDS TEXAS CORPORATION Professional Land Surveying 11325 PEGASUS STREET, SUITE 5-215 DALLAS, TEXAS 75238

Handwritten notes and signatures on the right margin, including dates 4/6/22 and 4/6/22, and a signature.

**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 setback 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
arbelpro@yahoo.com



F.M. HIGHWAY 697
60' R.O.W.

GRASS

GRASS

PROJECTION
HOUSE 1

PROJECTION
HOUSE 2

DRIVEWAY

GRASS

DRIVEWAY

SIDEWALK

DIRECTIONAL RAMPS ONLY

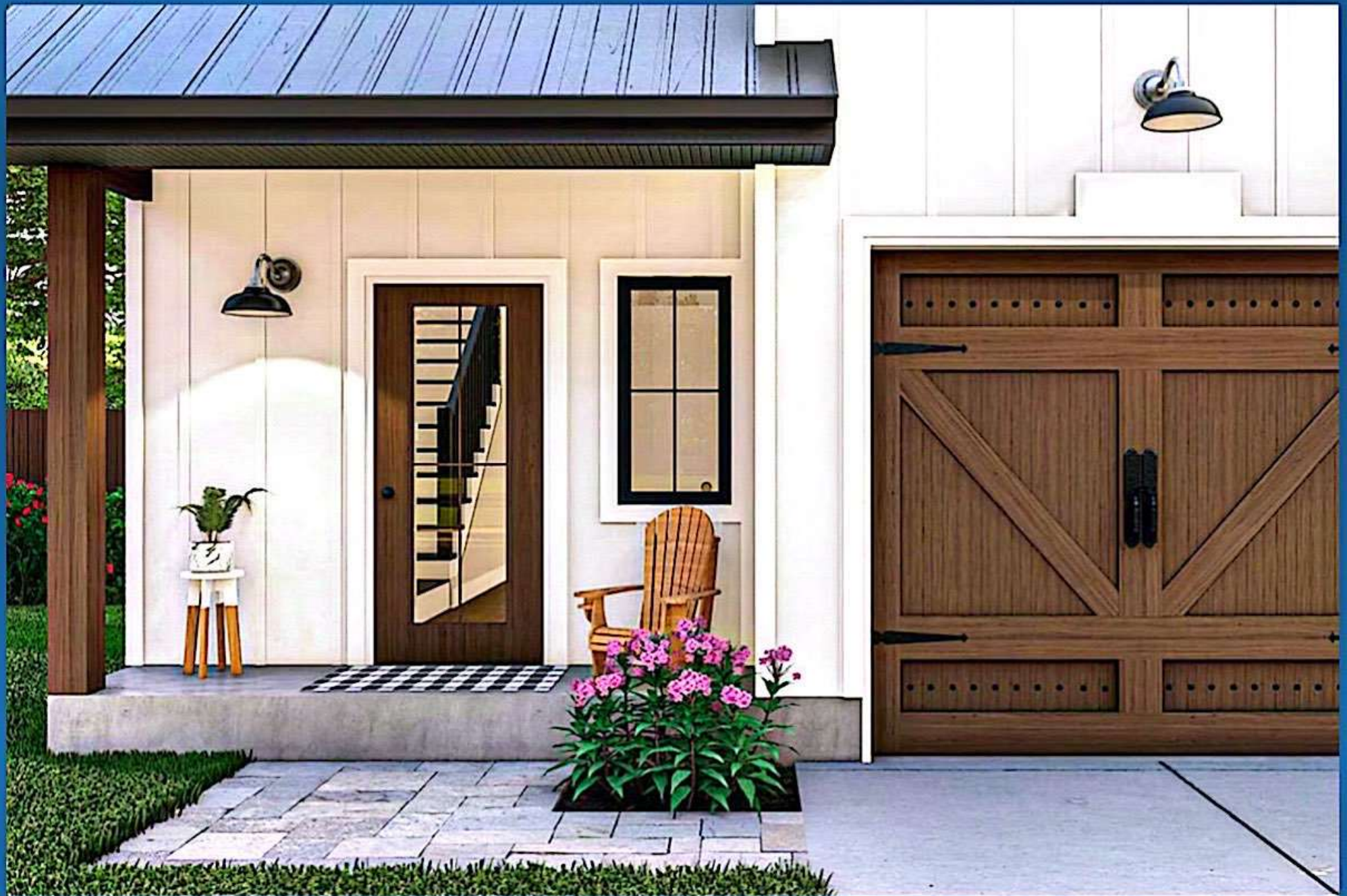
SOUTH BURNETTE AVENUE
50' R.O.W.





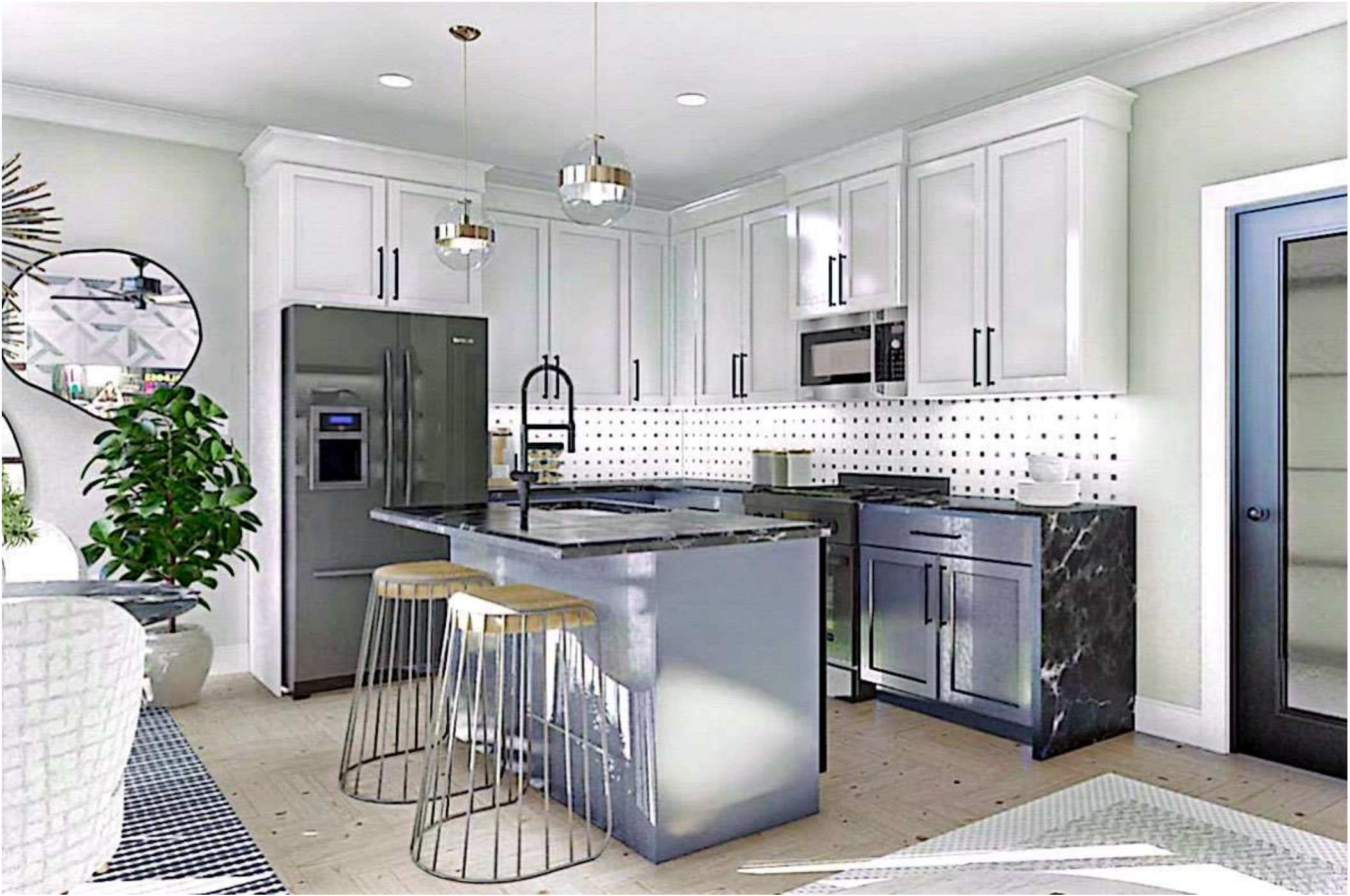














Patio
12⁰ x 10⁰

Patio
12⁰ x 10⁰

Shelves
Shelves

Shelves
Shelves

Din.
10⁴ x 8⁰
Grt. Rm.
12⁰ x 16⁸

Din.
10⁴ x 8⁰
Grt. Rm.
12⁰ x 16⁸

Island
5⁰ x 3⁰
D

Island
5⁰ x 3⁰
D

K. 10⁴ x 8⁸

K. 10⁴ x 8⁸

Pantry

Pantry

Mech.

Mech.

Gar.
11⁴ x 22⁴

Gar.
11⁴ x 22⁴

UP
Entry
PDR
3¹ x 7⁶

UP
Entry
PDR
3¹ x 7⁶

Covered
Porch
11⁰ x 3⁰

Garage Door
9⁰ x 8⁰

Covered
Porch
11⁰ x 3⁰

Garage Door
9⁰ x 8⁰

⇌ Reverse

Br.2

$11^0 \times 10^0$

Br.3

$11^0 \times 10^0$

Br.2

$11^0 \times 10^0$

Br.3

$11^0 \times 10^0$

DN

Linen

Bath

$8^{10} \times 5^0$

M. Bath

$5^5 \times 11^8$

DN

Linen

Bath

$8^{10} \times 5^0$

M. Bath

$5^5 \times 11^8$

Mbr.

$11^4 \times 14^8$

Mbr.

$11^4 \times 14^8$

D

W

Laun.

$6^7 \times 7^3$

$3^8 \times 7^3$

D

W

Laun.

$6^7 \times 7^3$

$3^8 \times 7^3$

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

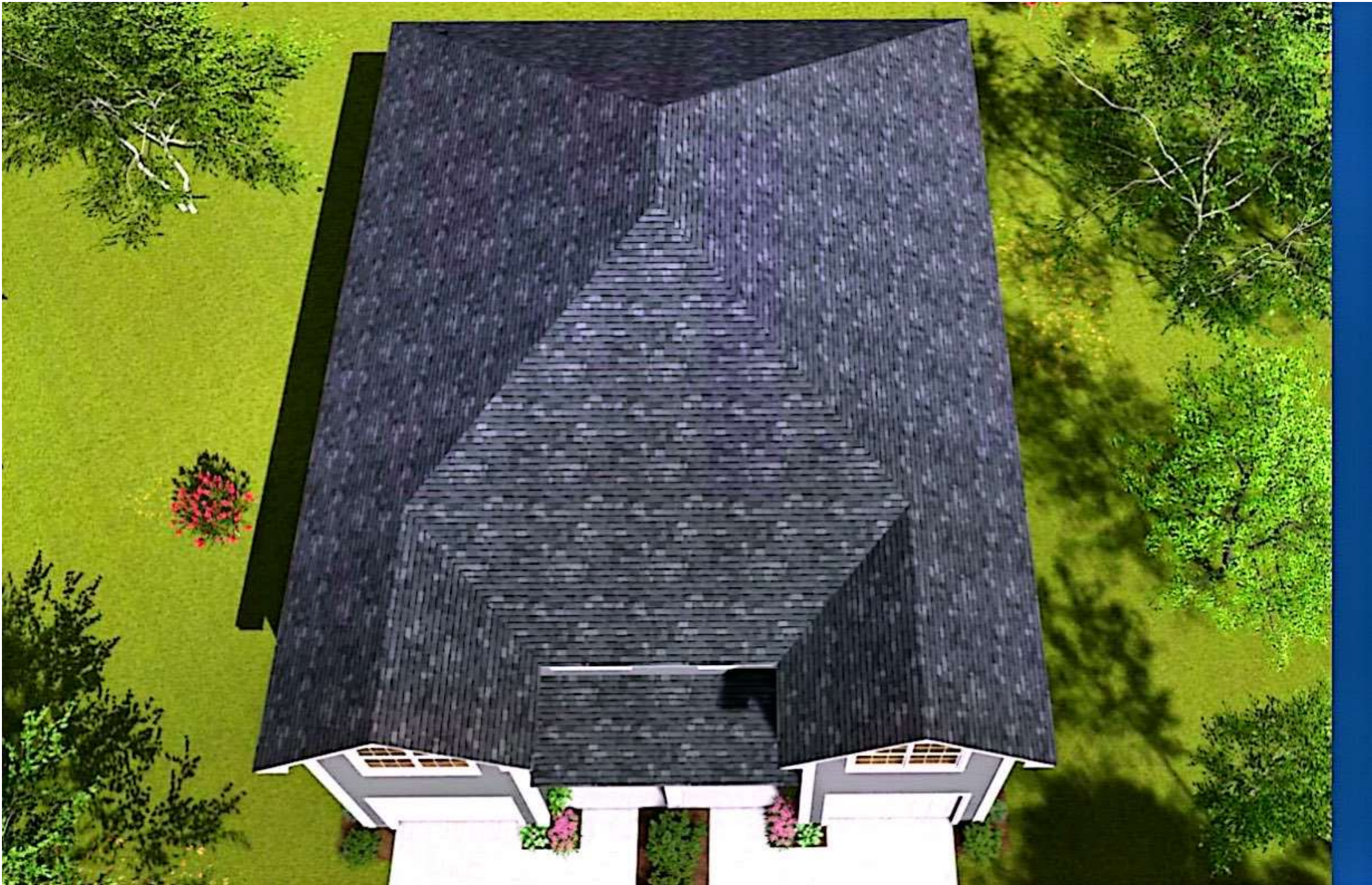
- This 2-family house plan is the **duplex** version of plan **623043DJ**. The exterior features board and batten siding and a covered porch.
- Each unit gives you 1,464 square feet of heated living space (622 square feet on the main floor; 842 square feet on the second floor), 3 beds, 3 baths, and a 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.



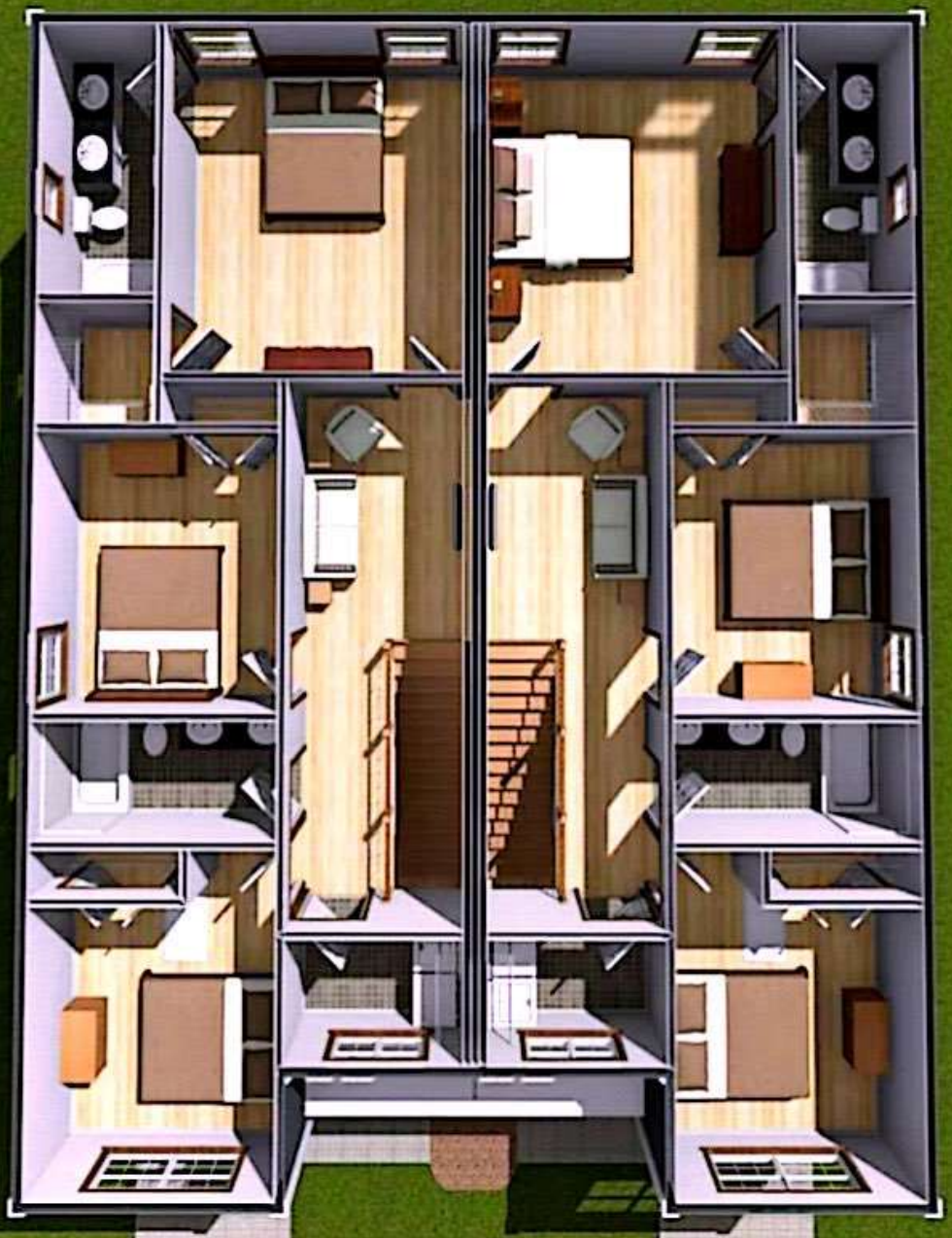


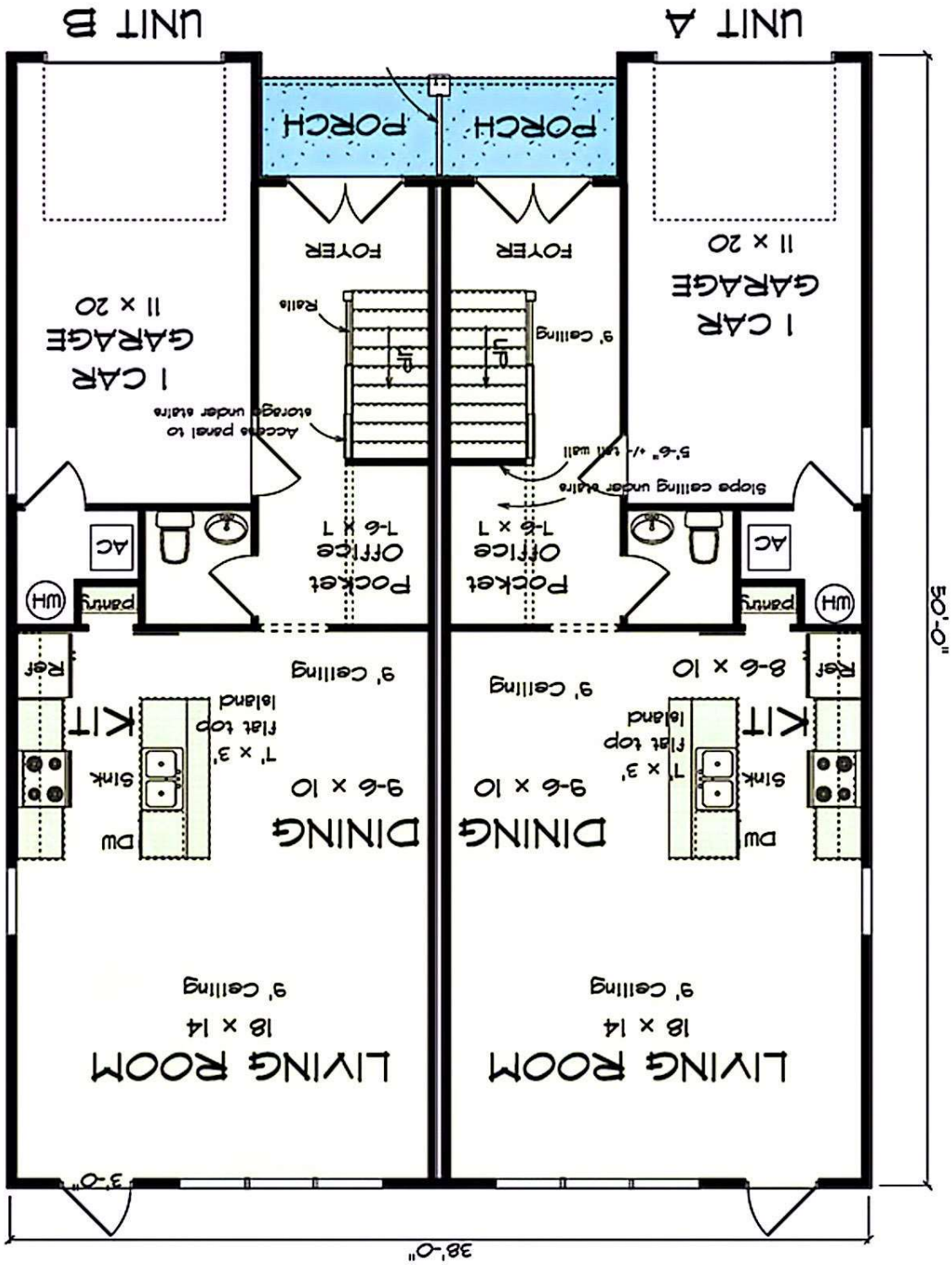


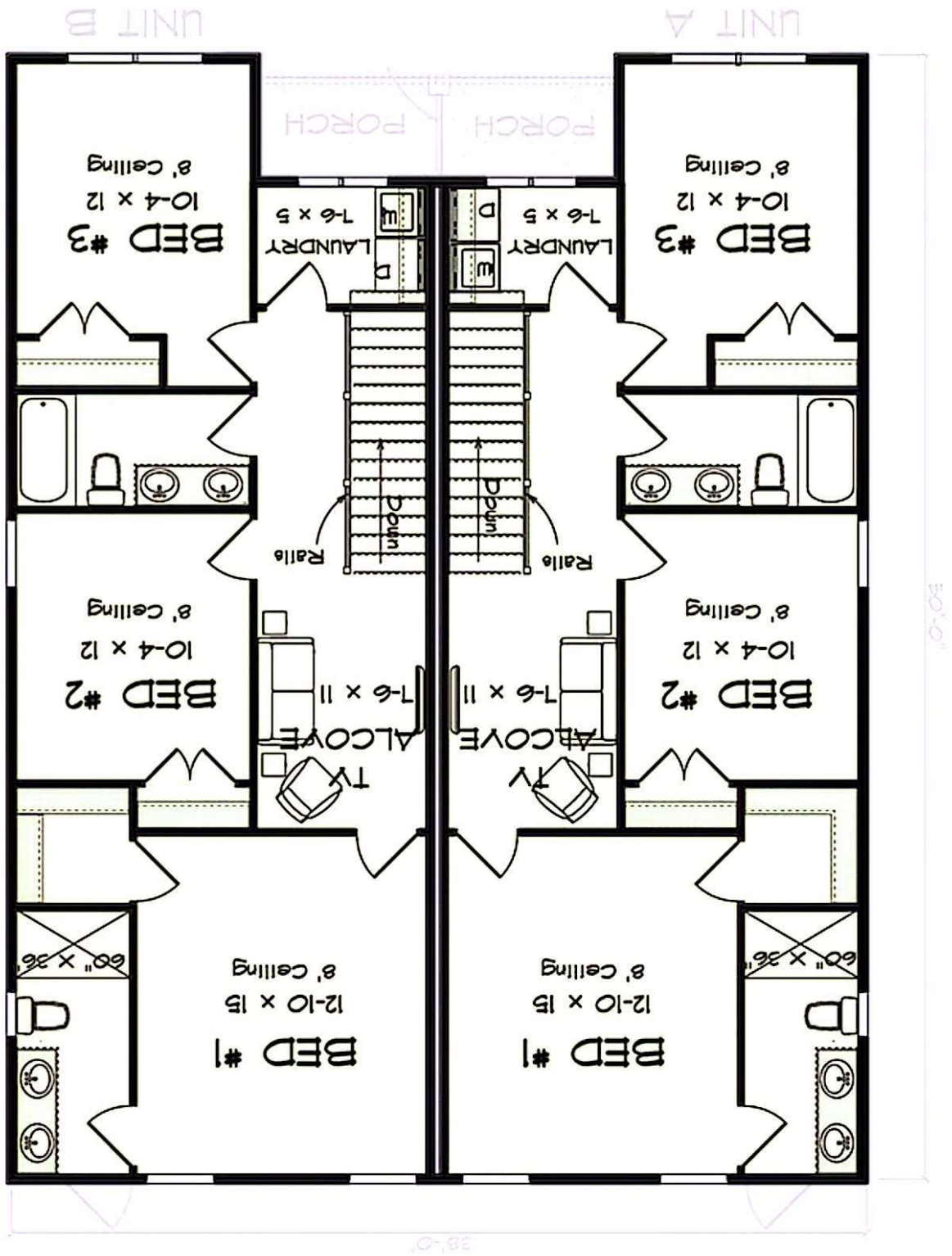










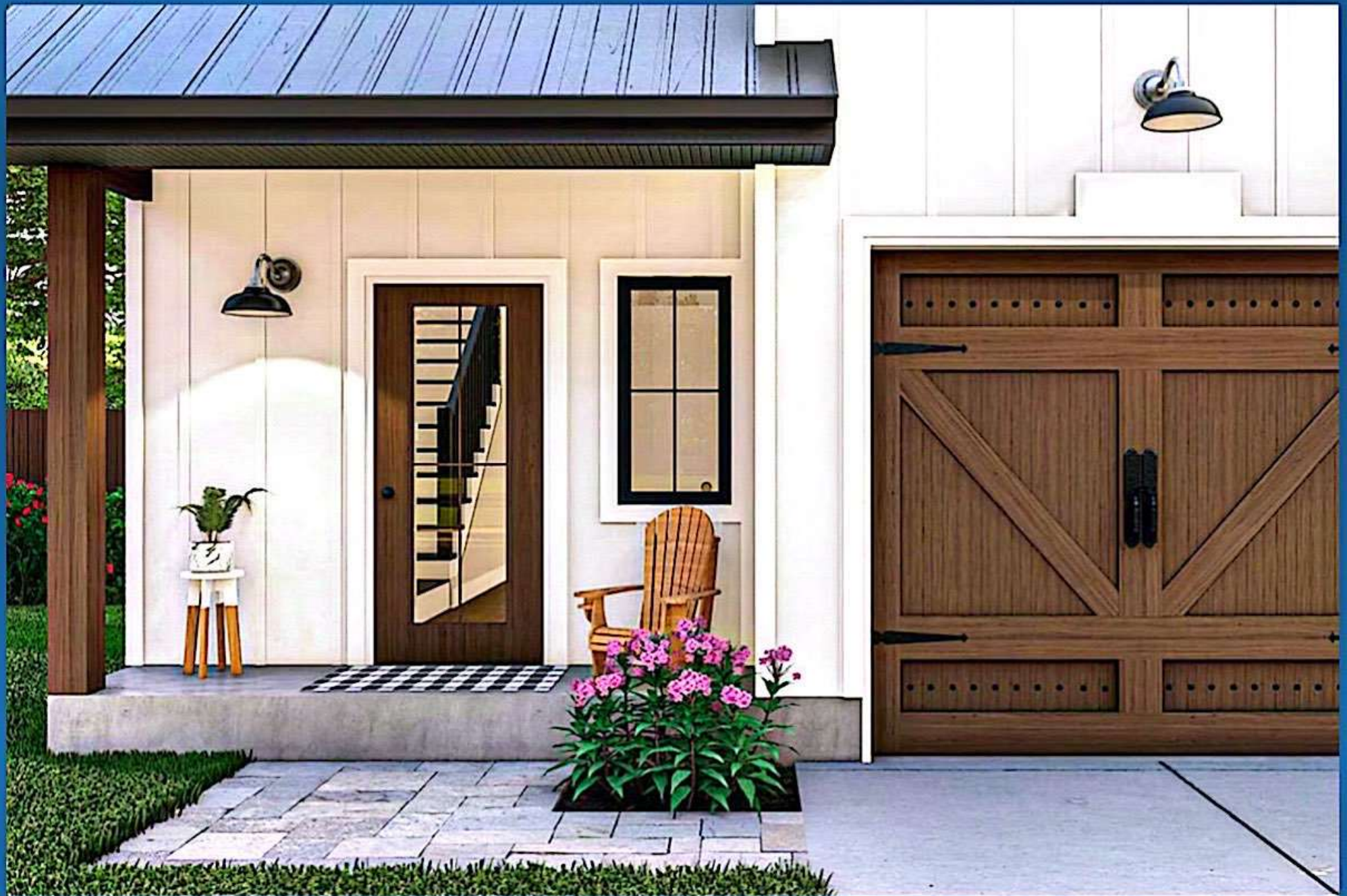






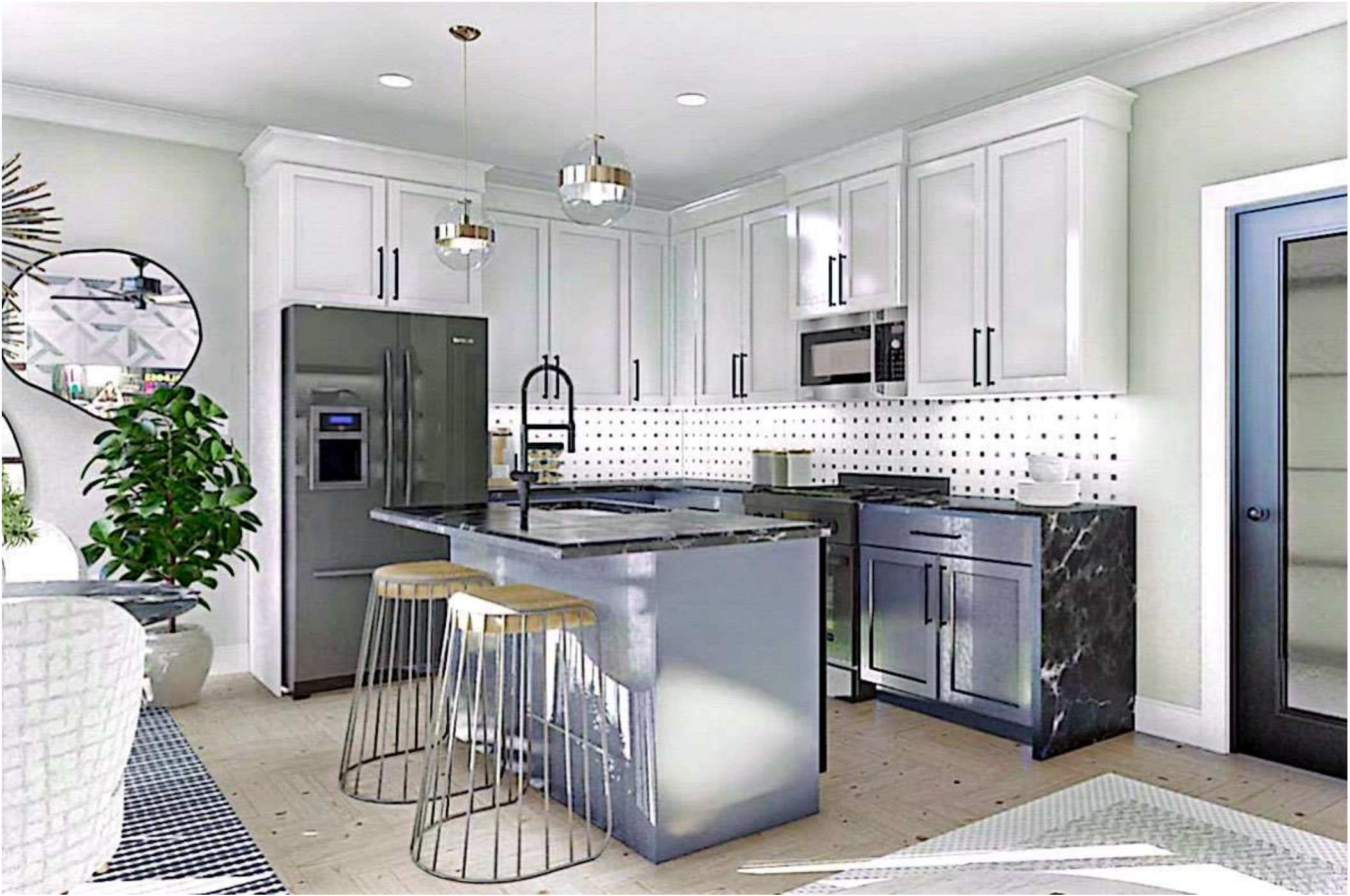














Patio
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Patio
12⁰ x 10⁰

Shelves
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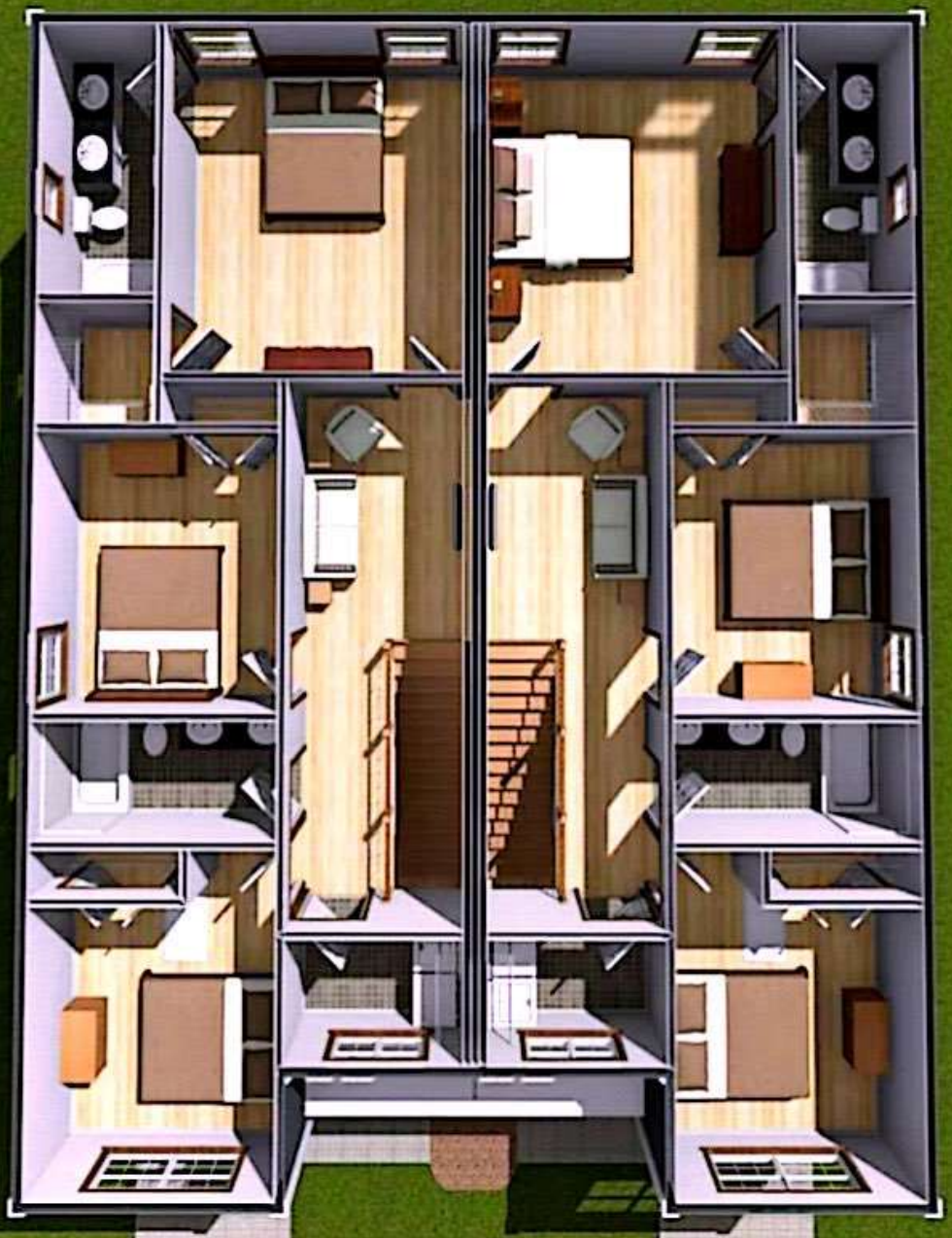


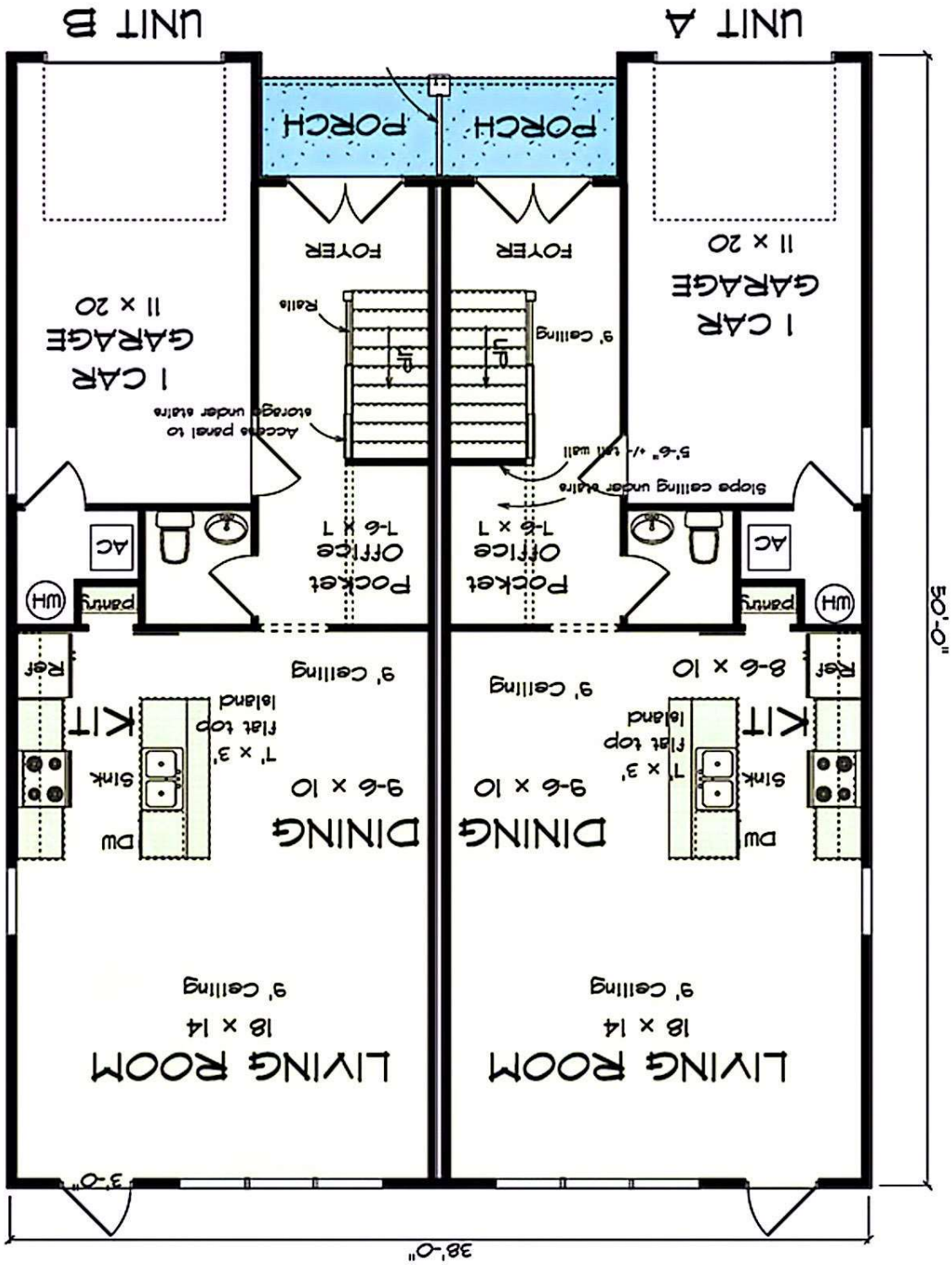


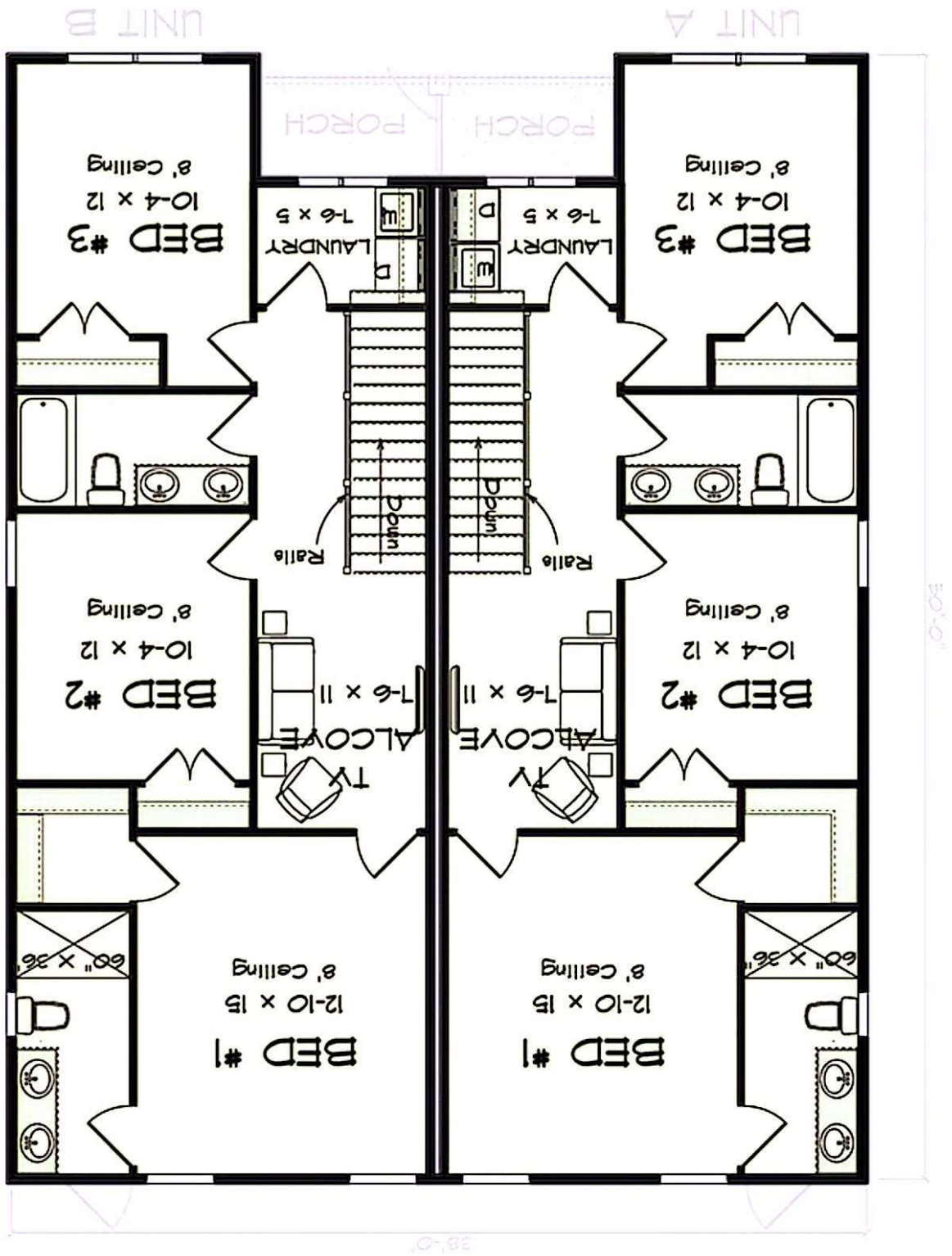














Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

309 NORTH EAST STREET AND 521 EAST MULBERRY STREET (Project No. 000007-2025) - NO ACTION TAKEN FROM MAY 20, 2025

The request of Chris Vickrey (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street and 521 East Mulberry Street, consisting of 1.170 acres being in the J.B. McAnair Survey, Abstract No. 763 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structures along East Street being in the M-2 (Heavy Manufacturing) District.
- B. Public Hearing and Variance under Section 14.02.020 to allow a 3' side setback in lieu of the required 25' the existing structure.
- C. Public Hearing and Variance under Section 14.02.020 to allow a 9.2' side setback in lieu of the required 25' for the existing structure.
- D. Public Hearing and Variance under Section 14.02.020 to allow 6.8' side setback in lieu of the required 25' for the existing structure.

Background:

The property is located at 309 North East Street and 521 East Mulberry Street a the corner of North East Street and East Mulberry Street. The owner is requesting Variances for the front and side setbacks for the existing structures.

The following has been approved for this location:

4/25/2025 - Preliminary Plat of Vickrey-Conrad Addition. (Conditionally Approved)

Origination:

Chris Vickrey (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variances.

Attachments:

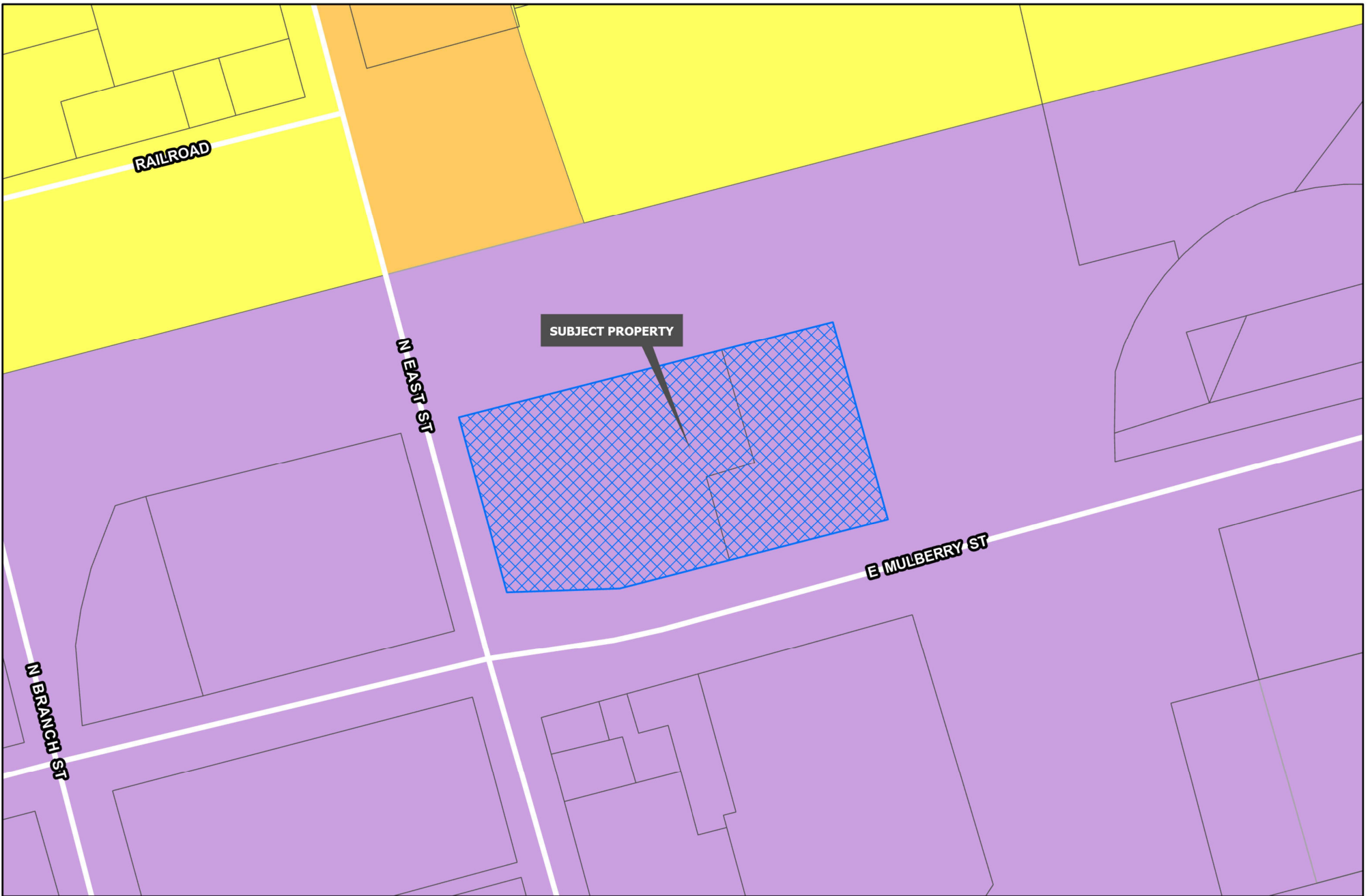
- 1. Location Map
- 2. Zoning Map
- 3. Future Landuse Map
- 4. Property Notification Signs
- 5. Survey
- 6. Narrative

7. Variance Request Locations



diagrone H3\PLANNING\Public Notification K.T.aprx



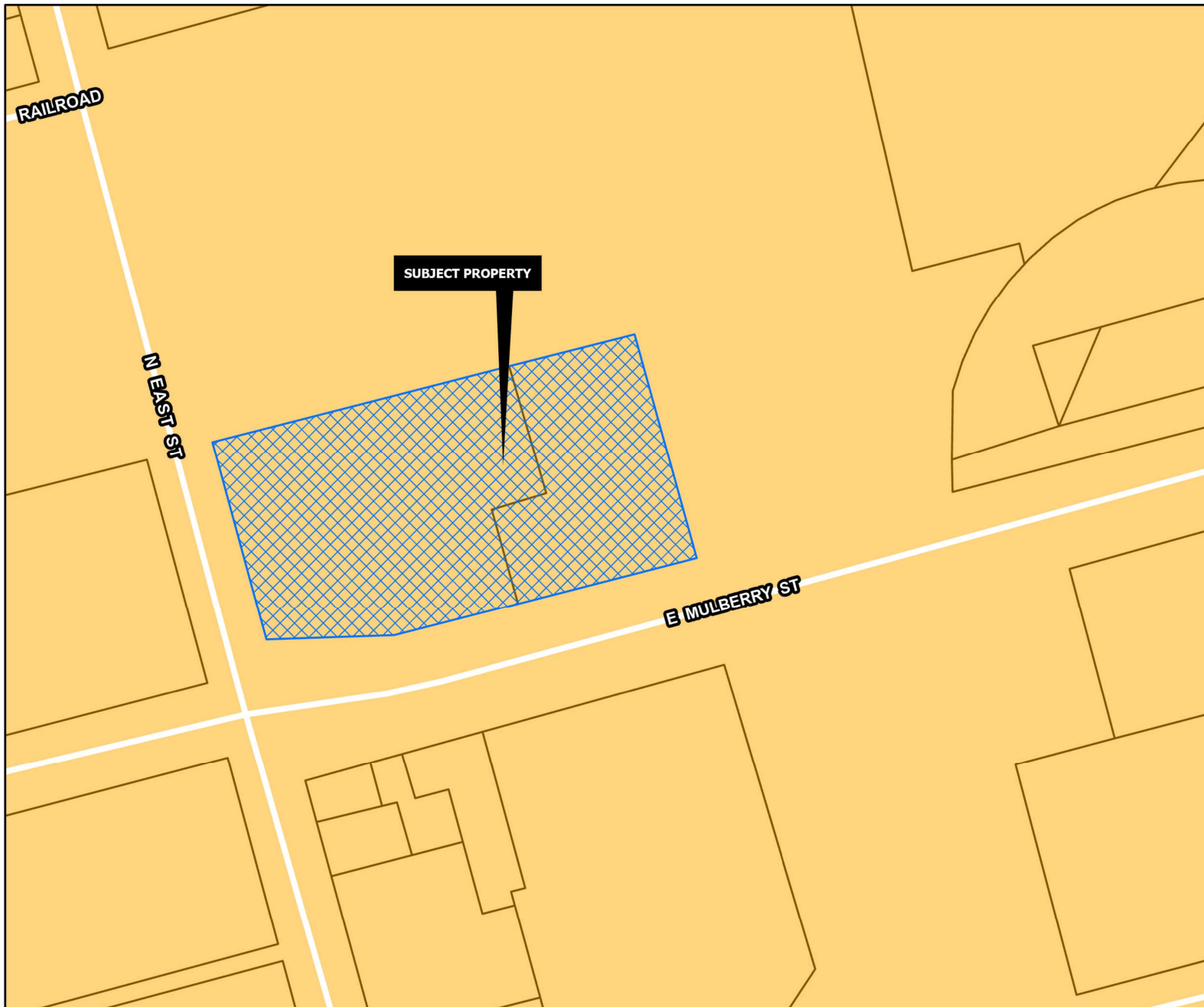


Development Services
Department

CITY OF SHERMAN
ZONING MAP
309 N EAST ST
& 521 E MULBERRY ST



Date: 5/5/2025 3:39 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
309 N EAST ST
& 521 E MULBERRY ST



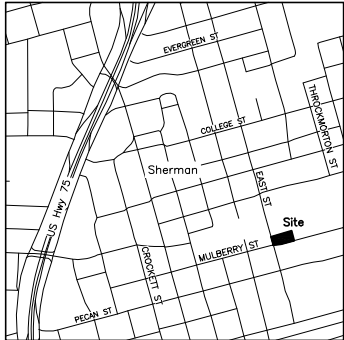
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5/6/2025 at 9:31 A.M.

Vicinity Map
(not to scale)



General Notes:

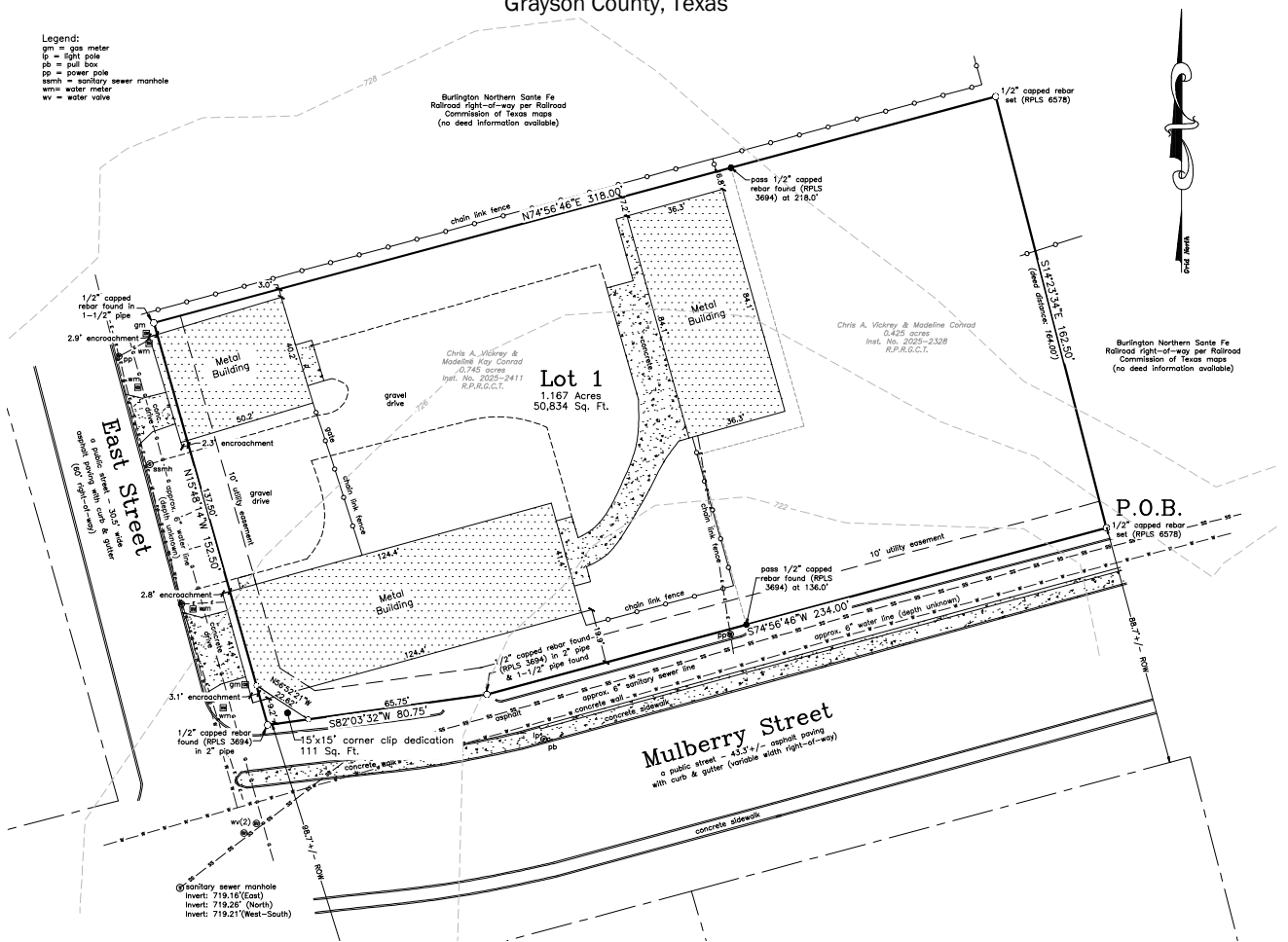
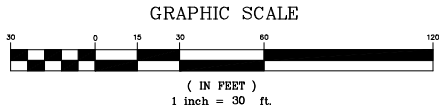
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
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. 48181C0290 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. No on-ground topographic data was collected during this survey.

J.B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas

Bearing Base: Texas Coordinate System of NAD83, North Central Zone per GPS observations. All coordinates are in U.S. Survey Feet and all distances are in surface distances.

Legend:
gm = gas meter
lg = light pole
pb = pull box
pg = power pole
ssmh = sanitary sewer manhole
wm = water meter
wv = water valve



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of the 0.745 acre tract conveyed by Warranty Deed with Vendor's Lien from Goodwill Industries of Northeast Texas, Inc. to Chris Vickrey and Madeline Kay Conrad on January 24, 2025 as recorded in Inst. No. 2025-2411, Real Property Records, Grayson County, Texas, and all of the 0.425 acre tract of land conveyed from Bethany Ann Wells, Joshua Evans Holbrook, Jason Nicholas Holbrook, Michael Drew Holbrook, Jacquelyn Michelle Melton and Joshua Holbrook, Independent Executor of the Estate of Fred Henry Holbrook to Chris A. Vickrey and Madeline Conrad on January 27, 2025 and recorded in Inst. No. 2024-2328, said Real Property Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set (RPLS 6578) in the North line of Mulberry Street, a public street, and being the Southeast corner of both said Vickrey & Conrad 0.425 ac. and the herein described tract;

THENCE South 74 deg. 56 min. 46 sec. West, with the North line of said Mulberry Street and the South line of said Vickrey & Conrad 0.425 ac., passing a 1/2 inch capped rebar found (RPLS 3694) at 136.0 ft. at the Southwest corner of said Vickrey & Conrad 0.425 ac. and the Southeast corner of said Vickrey & Conrad 0.745 ac., continuing with the South line of said Vickrey & Conrad 0.745 ac. for a TOTAL distance of 234.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) in a 2 inch and a 1-1/2 inch pipe found at an angle point;

THENCE South 82 deg. 03 min. 32 sec. West, continuing with the North line of said Mulberry Street and the South line of said Vickrey & Conrad 0.745 ac., a distance of 80.75 ft. to a 1/2 inch capped rebar found (RPLS 3694) in a 2-inch pipe at the intersection of the North line of said Mulberry Street with the East line of East Street, a public street, and being the Southwest corner of both said Vickrey & Conrad 0.745 ac. and the herein described tract;

THENCE North 15 deg. 48 min. 14 sec. West, with the East line of said East Street and the West line of said Vickrey & Conrad 0.745 ac., a distance of 152.50 ft. to a 1/2 inch capped rebar found in a 1-1/2 inch pipe at the Northwest corner of both said Vickrey & Conrad 0.745 ac. and the herein described tract;

THENCE North 74 deg. 56 min. 46 sec. East, with the North line of said Vickrey & Conrad 0.745 ac., passing a 1/2 inch capped rebar found (RPLS 3694) at the most Northerly Northwest corner of said Vickrey & Conrad 0.425 ac. and the Northeast corner of said Vickrey & Conrad 0.745 ac. at 218.0 ft., continuing now with the North line of said Vickrey & Conrad 0.725 ac. for a TOTAL distance of 162.50 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of both said Vickrey & Conrad 0.745 ac. and the herein described tract;

THENCE South 14 deg. 23 min. 34 sec. East, with the East line of said Vickrey & Conrad 0.425 ac., a distance of 162.50 ft. to the **PLACE OF BEGINNING** and containing 1.170 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:



Owners:
Chris A. Vickrey &
Madeline Conrad
P.O. Box 1372
Sherman, TX 75090

SURVEYOR:

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (803) 463-5191
Email: kate@helveywagnersurveying.net
TBPELS Firm Registration No. 10088100

STATE OF TEXAS
COUNTY OF GRAYSON

We, Chris A. Vickrey & Madeline Conrad, sole owners of Vickrey-Conrad 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.

William Bradley Douglass

Lorena Virginia Douglass

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Chris A. Vickrey & Madeline Conrad, 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.

Chris A. Vickrey

Madeline Conrad

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Chris A. Vickrey, 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

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Madeline Conrad, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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
City of Sherman

Date

ATTEST:

City Clerk

Preliminary Plat
Lot 1
Vickrey-Conrad Addition
to the
City of Sherman
Grayson County, Texas
1.170 Acres
in the
J.B. McAnair Survey
Abstract No. 763

DATE OF PREPARATION: APRIL 3, 2025
JOB No. CGS390325

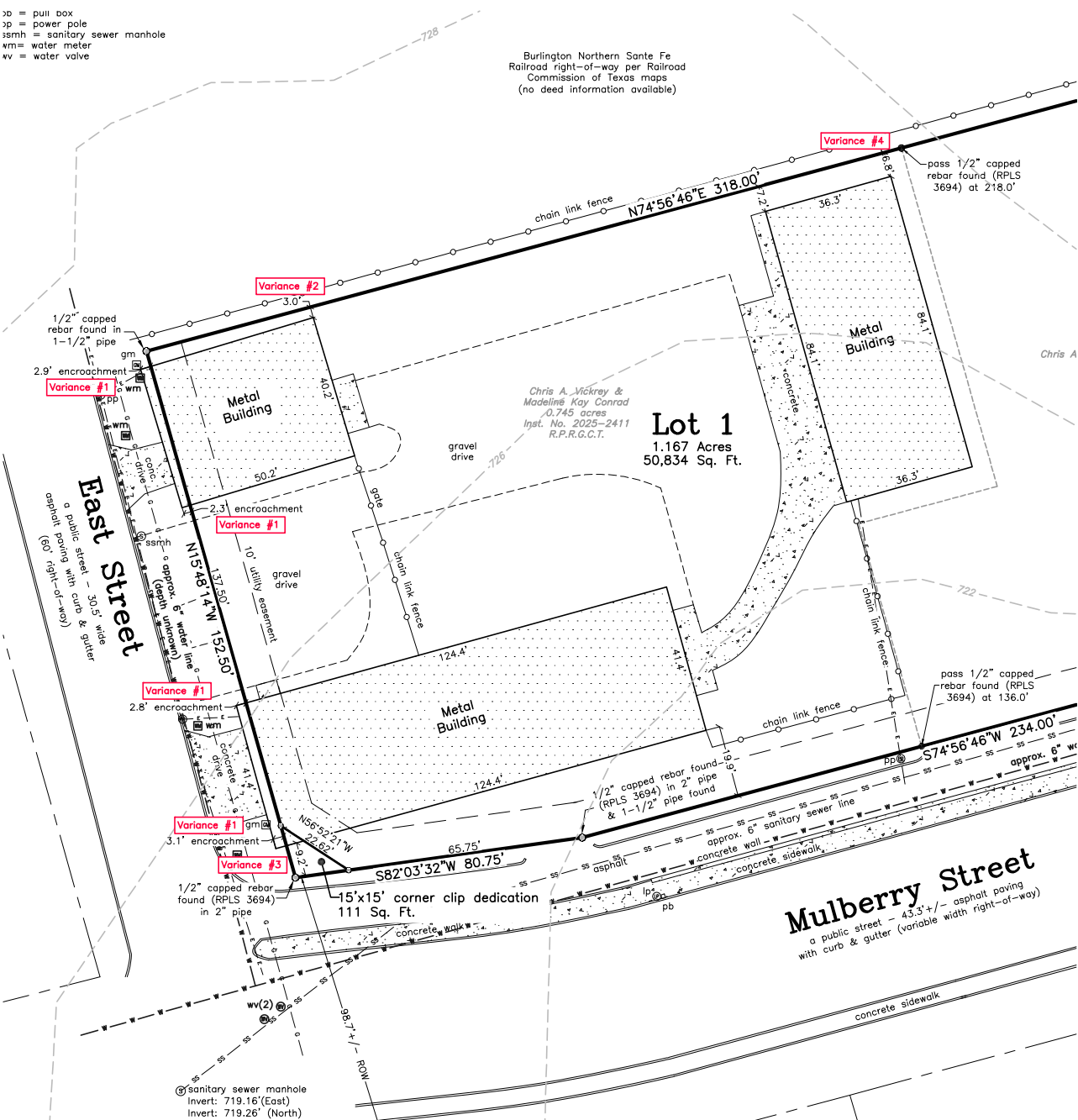
Project: Vickrey-Conrad Addition

Property Address: 309 N. East Street/521 E. Mulberry Street, Sherman

Variance Requests:

1. 0' front setback in lieu of the required 40 ft. for the existing structures along East Street
2. 3' side setback in lieu of the required 25 ft. for the existing structure along North property line
3. 9.2' side setback in lieu of the required 25 ft. for the existing structure near corner of Mulberry St & East St.
4. 6.8' side setback in lieu of the required 25 ft. for the existing structure along North property line

Burlington Northern Sante Fe
Railroad right-of-way per Railroad
Commission of Texas maps
(no deed information available)





Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4505 AND 4511 TEXOMA PARKWAY (Project No. 000009-2025) - TABLED FROM MAY 20, 2025

The request of Kurt Himmelreich (Owner), Daniel Hinson (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 4505 and 4511 Texoma Parkway, consisting of 2.621 acres being Lot 1, Block 1 of Texoma Center Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

Background:

The property is located at 4505 and 4511 Texoma Parkway between Hilltop Drive and Lindley Drive. The owner is requesting a Specific Use Permit to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

The applicant is seeking a Specific Use Permit to allow to sell boats and trailers. All inventory will be stored inside the 5000 square foot building identified on the site plan. Nothing will be stored outside of the garage.

The following has been approved for this location:

4500-4700 Block Texoma Parkway:

- 3/12/1974 - Zone Change from a R-1 (One Family Residential) District to C-2 (General Commercial) District

4505 Texoma Parkway:

- 6/22/2010 – Exception to increase the face area of an existing nonconforming freestanding sign from 51.23 sq ft to 93.42 sq ft in a C-2 (General Commercial) District.

Origination:

Kurt Himmelreich (Owner), Daniel Hinson (Representative) and Copley Land Surveying (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. Site Plan
8. Landscape Plan
9. Elevations
10. Staff Review Letter

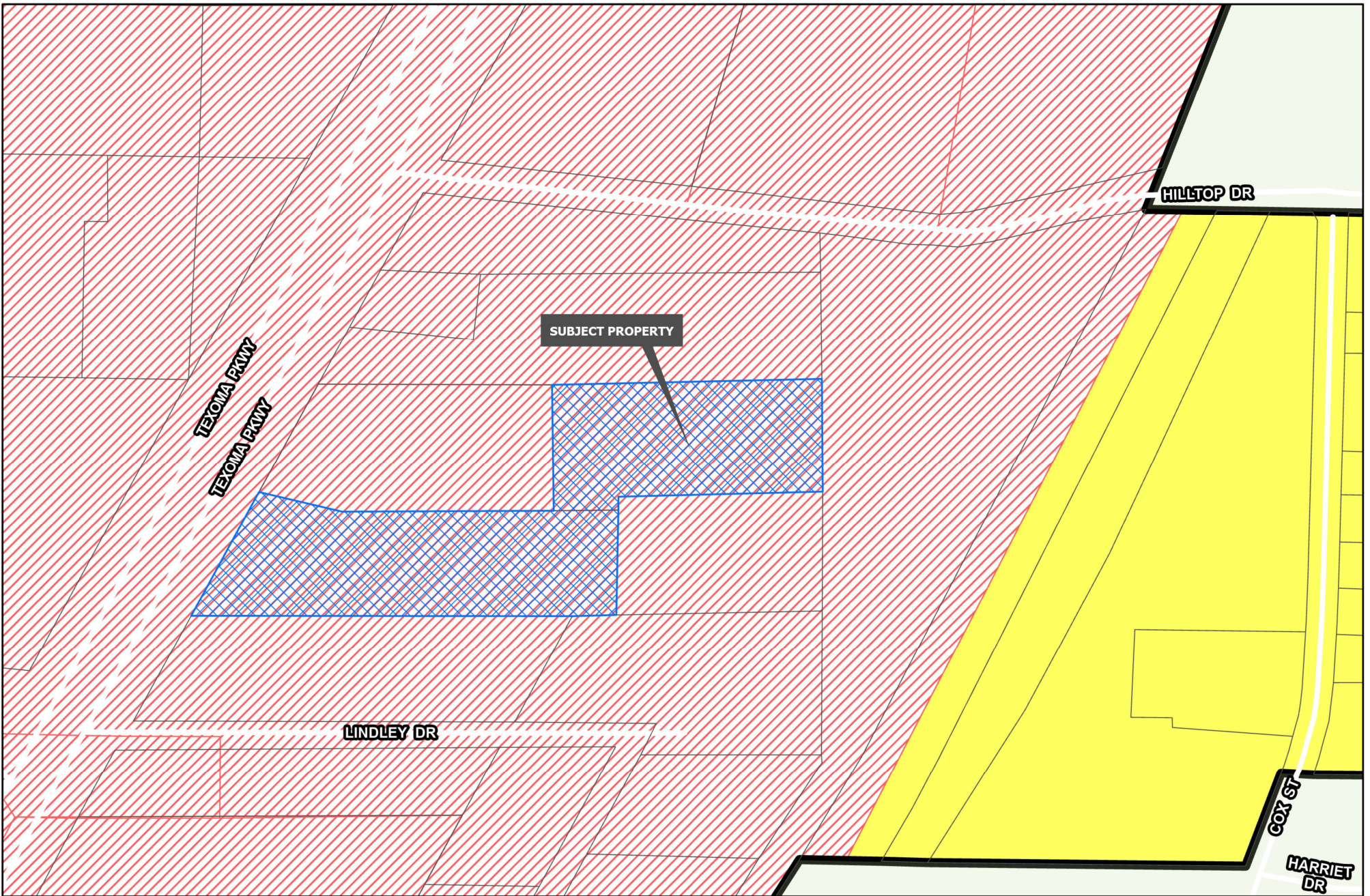


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4505 & 4511 TEXOMA PKWY



Date: 5/5/2025 3:39 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

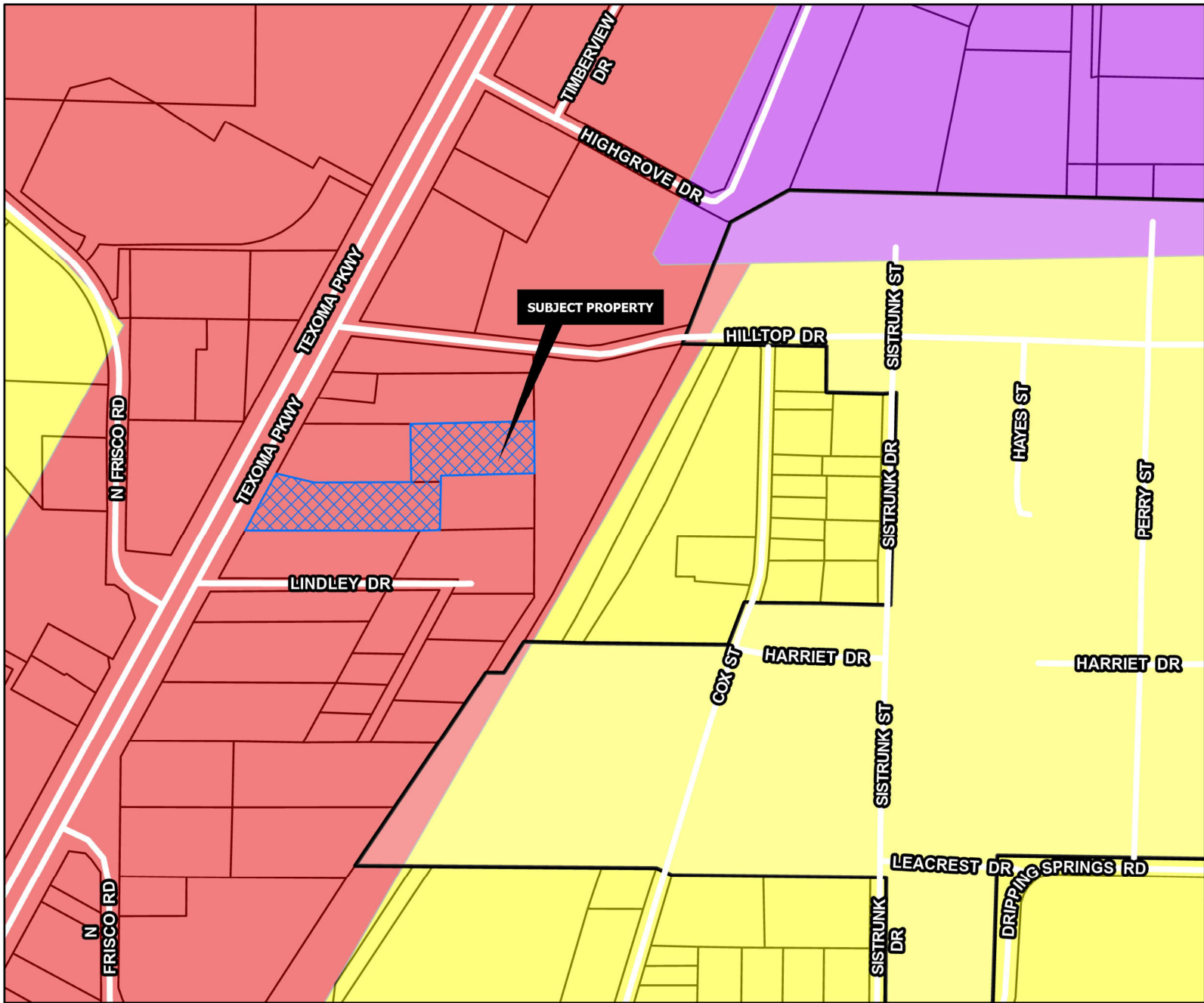
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
4505 & 4511 TEXOMA PKWY



Date: 5/5/2025 3:39 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	Core Neighborhood	Technology Hub
Airport	Downtown	Road Names All
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
4505 & 4511 TEXOMA PKWY



Date: 5/5/2025 3:39 PM

Marlow, Lauren

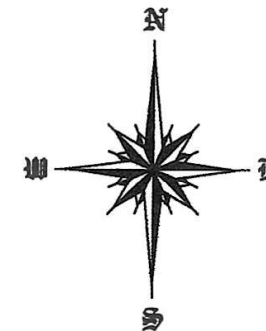
From: Planning
To: Daniel Hinson
Subject: RE: Plan 000009-2025-SUP

From: Daniel Hinson
Sent: Monday, May 5, 2025 11:36 AM
To: Planning
Cc: Planning
Subject: Re: Plan 000009-2025-SUP

Just got it out this morning. If this is not the right place to send this let me know and I can send it or upload it somewhere else. Thanks!



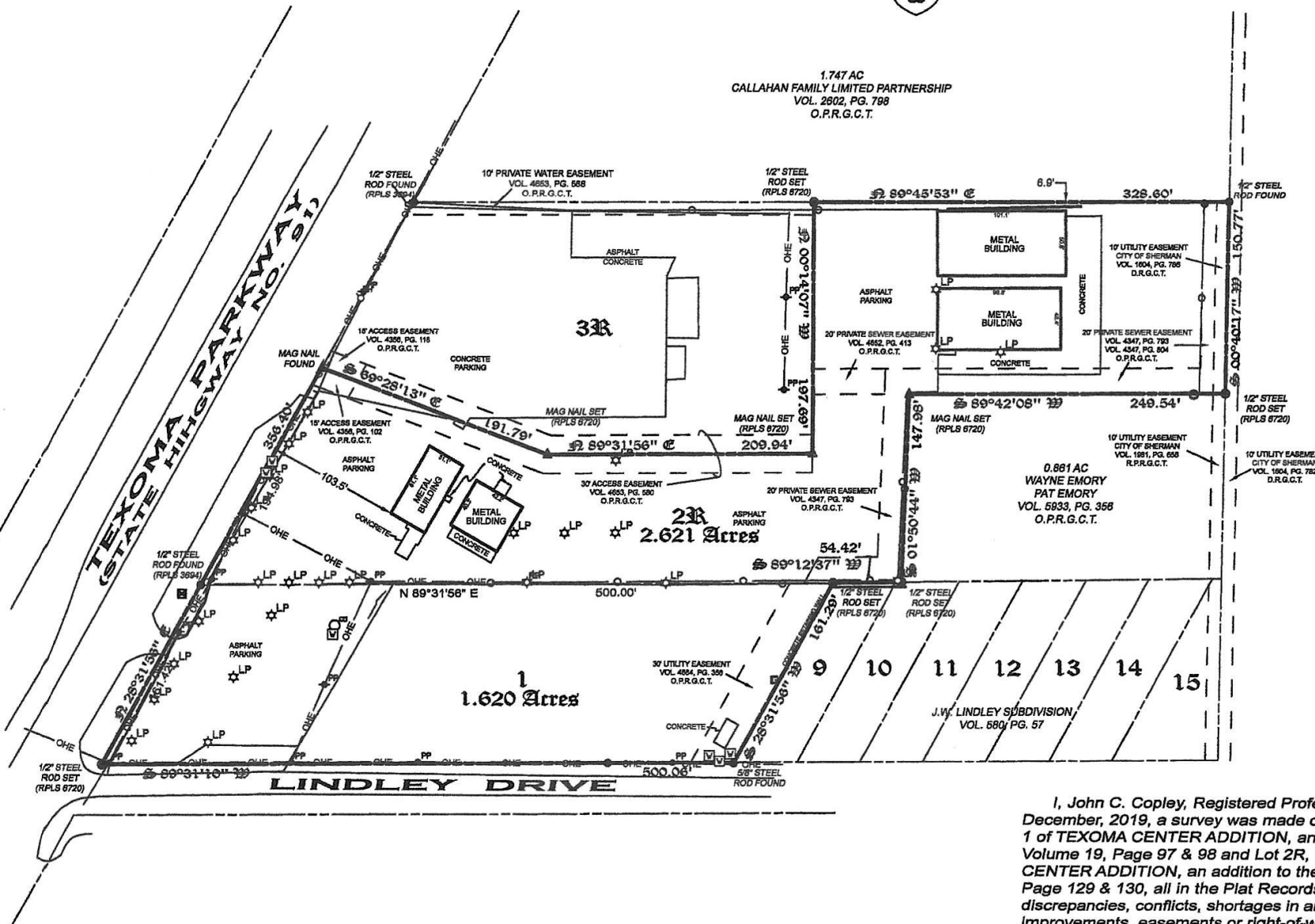
CLS Job# 19120315



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

Legend

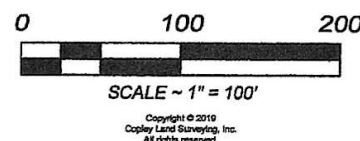
	WATER METER
	FIRE HYDRANT
	POWER POLE
	WOOD MONUMENT
	SEWER CLEANOUT
	GAS METER
	LIGHT POLE
	OVERHEAD ELECTRIC LINE
	BOUNDARY LINE
	PROPERTY LINE
	CHAINLINK FENCE
	WROUGHT IRON FENCE



I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 9th day of December, 2019, a survey was made on the ground of the property shown hereon, described as Lot 1, Block 1 of TEXOMA CENTER ADDITION, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 19, Page 97 & 98 and Lot 2R, Block 1 of the REPLAT OF LOTS 2 AND 3, BLOCK 1, TEXOMA CENTER ADDITION, an addition to the City of Sherman, Texas as shown by plat of record in Volume 20, Page 129 & 130, all in the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The buildings on said lots are known as 4501, 4505, 4511 & 4513 Texoma Parkway, Sherman, Texas, and is wholly located on said lots; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com



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



Property Address: 4511 Texoma Parkway, Sherman, TX

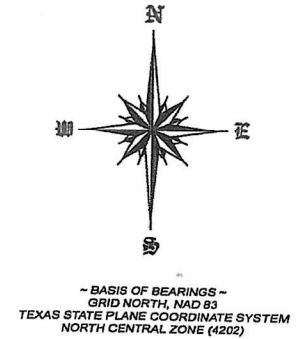
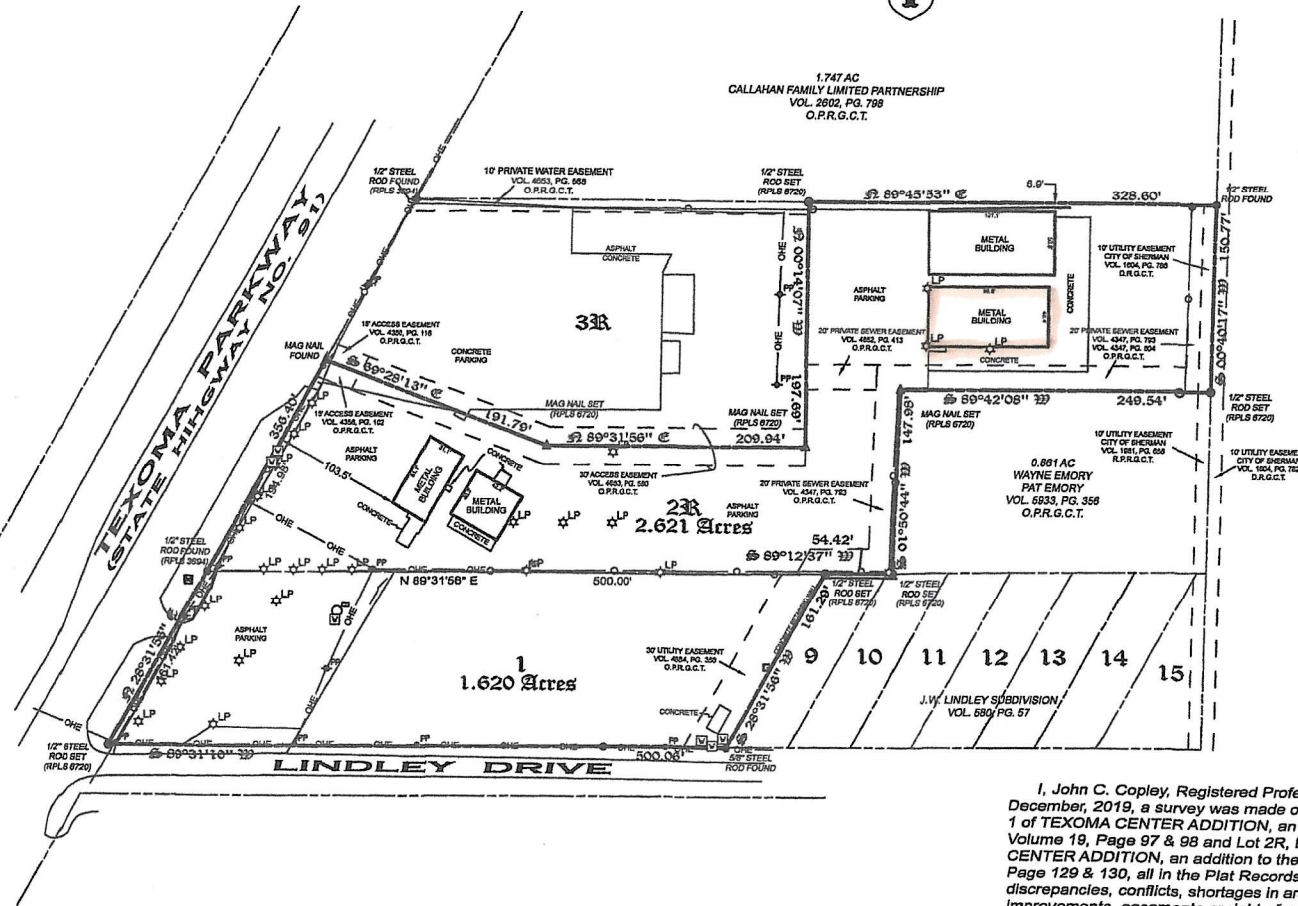
Applicant Request: SUP to allow the sale of boats and trailers

Project Overview

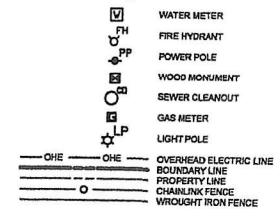
We are seeking a special use permit to allow us to sale boats and trailer. All inventory will be stored inside the 5000sqft building located at 4511 Texoma Pkwy. This will have very minimal impact to any surrounding businesses in the area. Nothing will be stored outside of the garage as to keep the boats and trailers in their best condition.

SIDE PLAN

CLS Job# 19120315



Legend



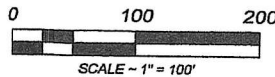
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The buildings on said lots are known as 4501, 4505, 4511 & 4513 Texoma Parkway, Sherman, Texas, and is wholly located on said lots; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.



Copley Land Surveying

1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OR 580-980-0181
john@copleylandsurveying.com



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







STAFF REVIEW LETTER

June 10, 2025

Sent via email

Daniel Hinson
530 Cotton Lake Ct
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 Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District located at 4505 and 4511 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 17, 2025 at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning:

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

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

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



Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

814 EAST MULBERRY STREET (Project No. 000014-2025) - TABLED FROM MAY 20, 2025

The request of Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.08 acres being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow a 37.50' lot width in lieu of the required 40' lot width.

B. Public Hearing and Variance under Section 14.02.008 to allow a lot area of 3,600 square foot in lieu of the required 4,000 square foot.

Planning and Zoning Commission

C. Public Hearing and Zone Change from an M-2 (Heavy Manufacturing) District to R-4 (Patio Home Residential) District.

Background:

The property is located at 814 East Mulberry Street between North Maxey Street and North Willow Street. The owner is requesting a Variance for the lot width, lot area and a Zone Change from an M-2 (Heavy Manufacturing) District to R-4 (Patio Home Residential) District.

Origination:

Gutierrez Ramirez (Owner) and Burns Surveying (Surveyor)

Staff Recommendation:

Staff does not recommend the approval of the variance to allow 37.50' lot width in lieu of the required 40' and the 3,600 square foot lot in lieu of the required 4,000 square foot lot for an R-4 District.

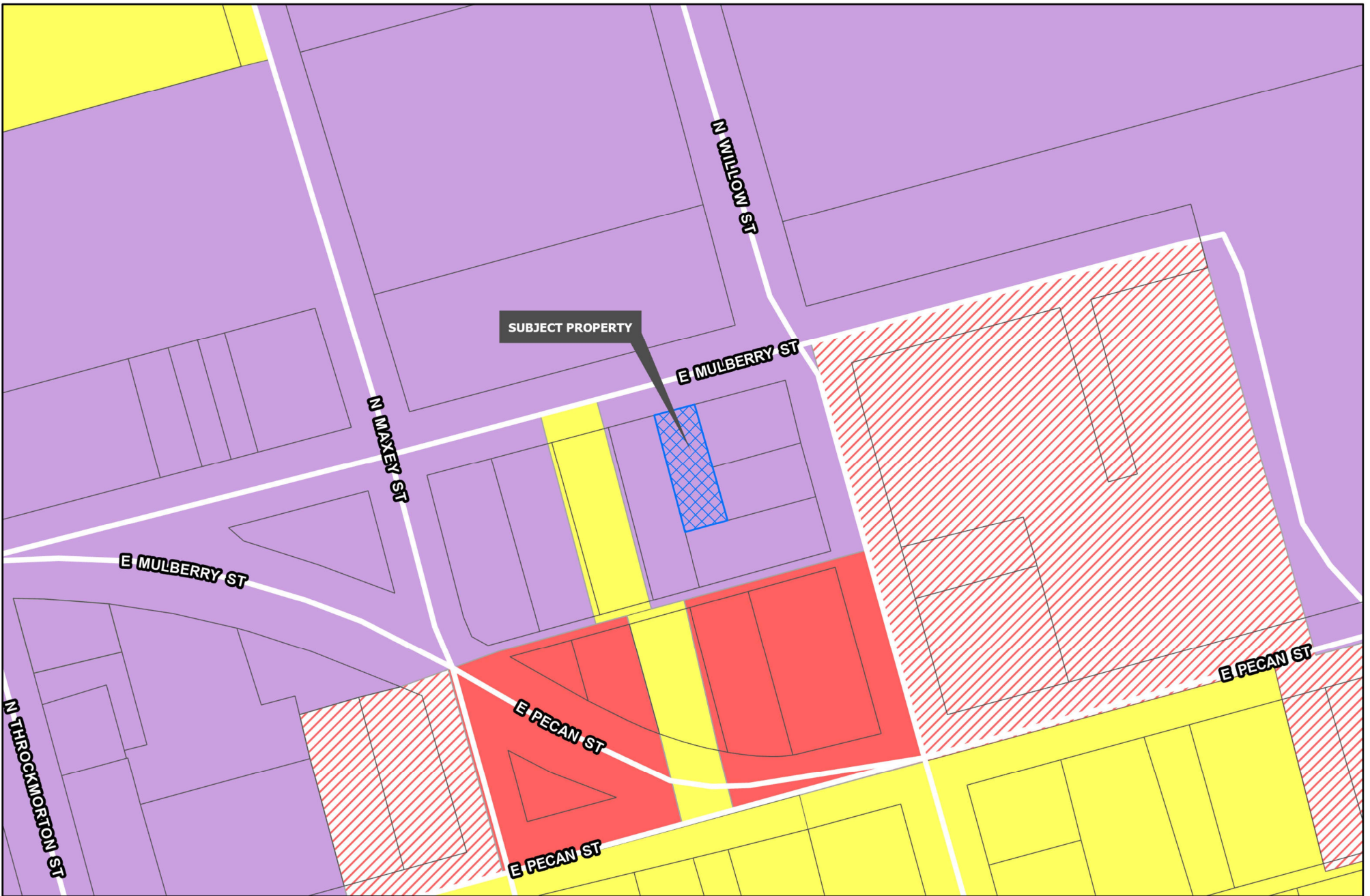
Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Narrative
7. Site Plan
8. Floor Plan & Elevation
9. Landscape Plan



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





Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
814 E MULBERRY ST



Date: 5/6/2025 9:27 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

Road Names All

Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
814 E MULBERRY ST



Date: 5/6/2025 9:27 AM

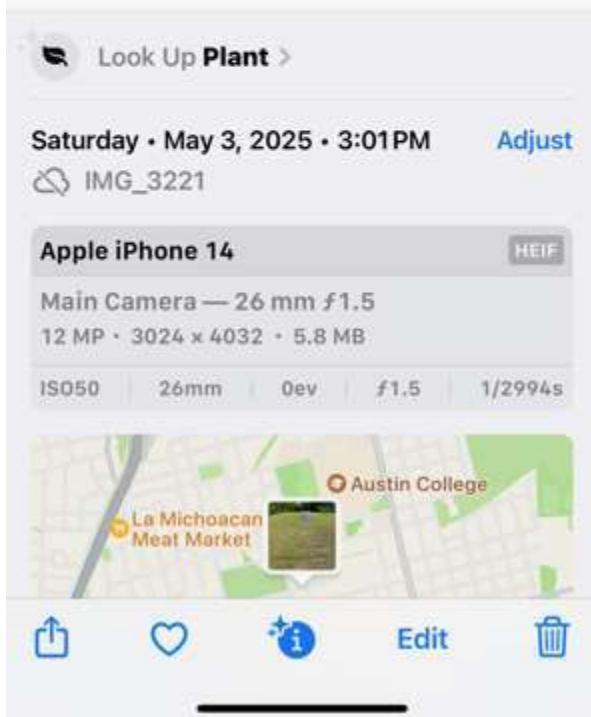
Marlow, Lauren

From: Planning
To: Ricardo; Planning
Subject: RE: Signage

From: Ricardo
Sent: Saturday, May 3, 2025 3:05 PM
To: Planning
Subject: Signage



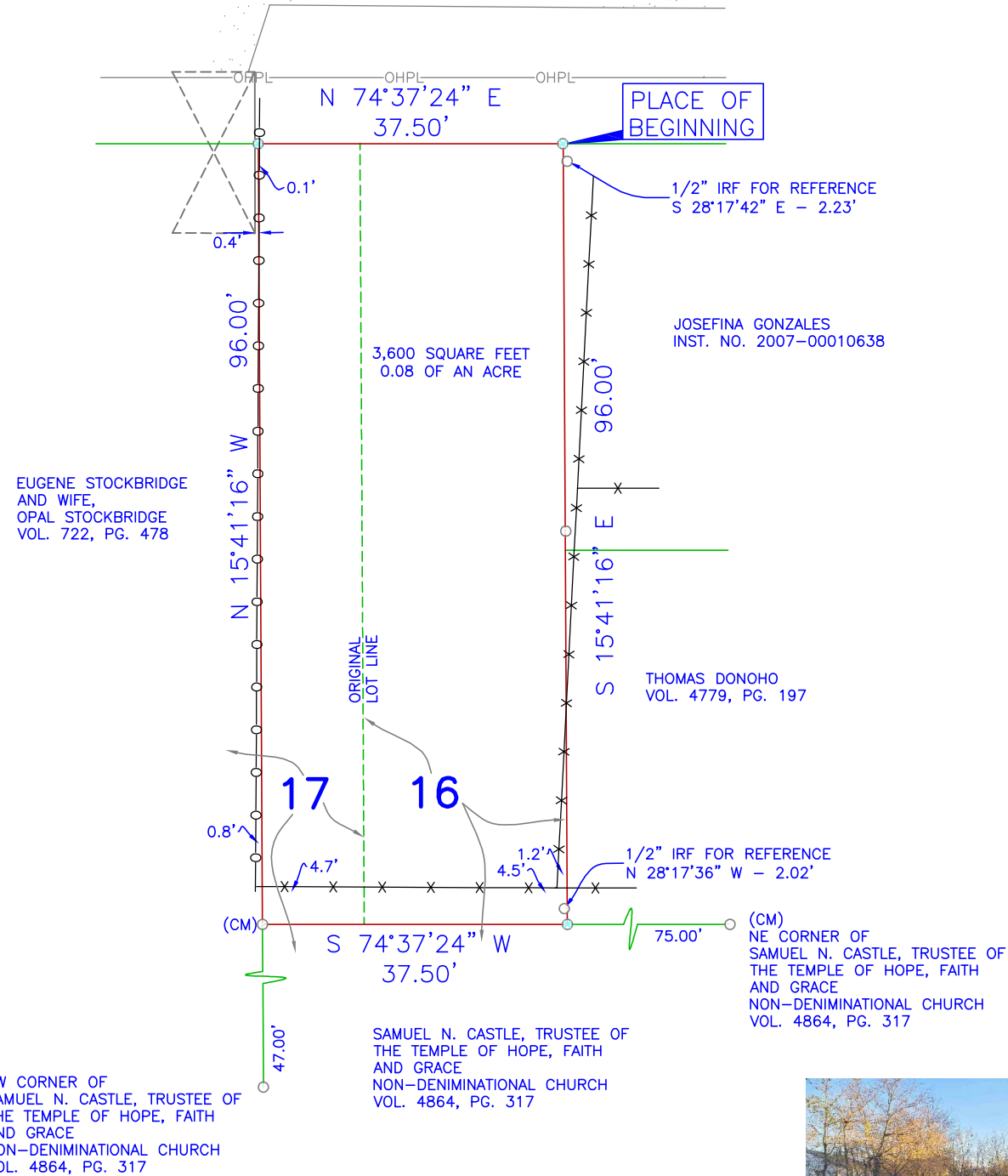
Add a Caption



Sent from my iPhone



E. MULBERRY STREET



BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 814 E. MULBERRY STREET, in GRAYSON COUNTY, Texas.

Being a portion of Lots 16 and 17, Block 14 of Chaffin's Addition, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume 26, Page 49, Plat Records, Grayson County, Texas (P.R.G.C.T.) being the same property described in deed to Marian Ann Gibbs, recorded in Instrument No. 2006-00006488, Deed Records, Grayson County, Texas (D.R.G.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch yellow capped iron rod set for corner in the South line of E. Mulberry Street, at the West corner of a tract of land described in deed to Josefina Gonzales, recorded in Instrument No. 2007-00010638 (D.R.G.C.T.) and at the North corner of said Gibbs tract, from which a 1/2 inch iron rod found for reference bears South 28 degrees 17 minutes 42 seconds East, a distance of 2.23 feet;

THENCE South 15 degrees 41 minutes 16 seconds East, a distance of 96.00 feet to a 1/2 inch yellow capped iron rod set for corner the North line of a tract of land described in deed to Samuel N. Castle, Trustee of The Temple of Hope, Faith and Grace Non-Denominational Church, recorded in Volume 4864, Page 317 (D.R.G.C.T.), at the Southwest corner of a tract of land described in deed to Thomas Donoho, recorded in Volume 4779, Page 197 (D.R.G.C.T.), from which a 1/2 inch iron rod found for reference bears North 28 degrees 17 minutes 36 seconds West, a distance of 2.02 feet;

THENCE South 74 degrees 37 minutes 254 seconds West, a distance of 37.50 feet to a 1/2 inch iron rod found for corner in the East line of that portion of a tract of land described in deed to Eugene Stockbridge and wife, Opal Stockbridge, recorded in Volume 722, Page 478 (D.R.G.C.T.), at the West corner of said Castle tract;

THENCE North 15 degrees 41 minutes 16 seconds West, a distance of 96.00 feet to a 1/2 inch yellow capped iron rod set for corner in the said South line of E. Mulberry Street, at the Northeast corner of said Stockbridge tract;

THENCE North 74 degrees 37 minutes 24 seconds East, with the said South line of E. Mulberry Street, a distance of 37.50 feet to the PLACE OF BEGINNING and containing 3,600 square feet or 0.08 of an acre of land.

ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY HUDSON TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'

Date: 11/16/2020

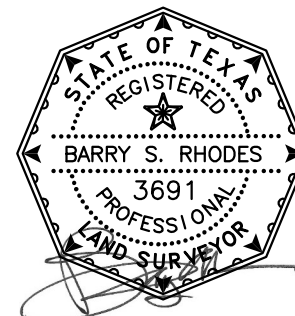
G. F. No.: SHS-2020-107

Job no.: 202009039

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR HUDSON TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	RESIDENCE
CM	CONTROLLING MONUMENT
MRO	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	
FOUND 'X'	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
C - CABLE	E - ELECTRIC
C - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	V - WATER VALVE
(UNLESS OTHERWISE NOTED)	



To Whom this may concern,

I am requesting a zoning change due to the property of 814 E Mulberry Street in Sherman, TX not meeting any requirements for any zoning districts. I would like to put a single family home in that area that I believe would enhance the neighborhood.

Thanks,

Ricardo Gutierrez Ramirez

Address: 814 E. Mulberry St

SITE PLAN

Construction Type: New Residential Single Family

Corner lot? No

Legal Description: Chaffins 1st addn

Block 14, Lot pt 16 and pt 17

Acres .0800

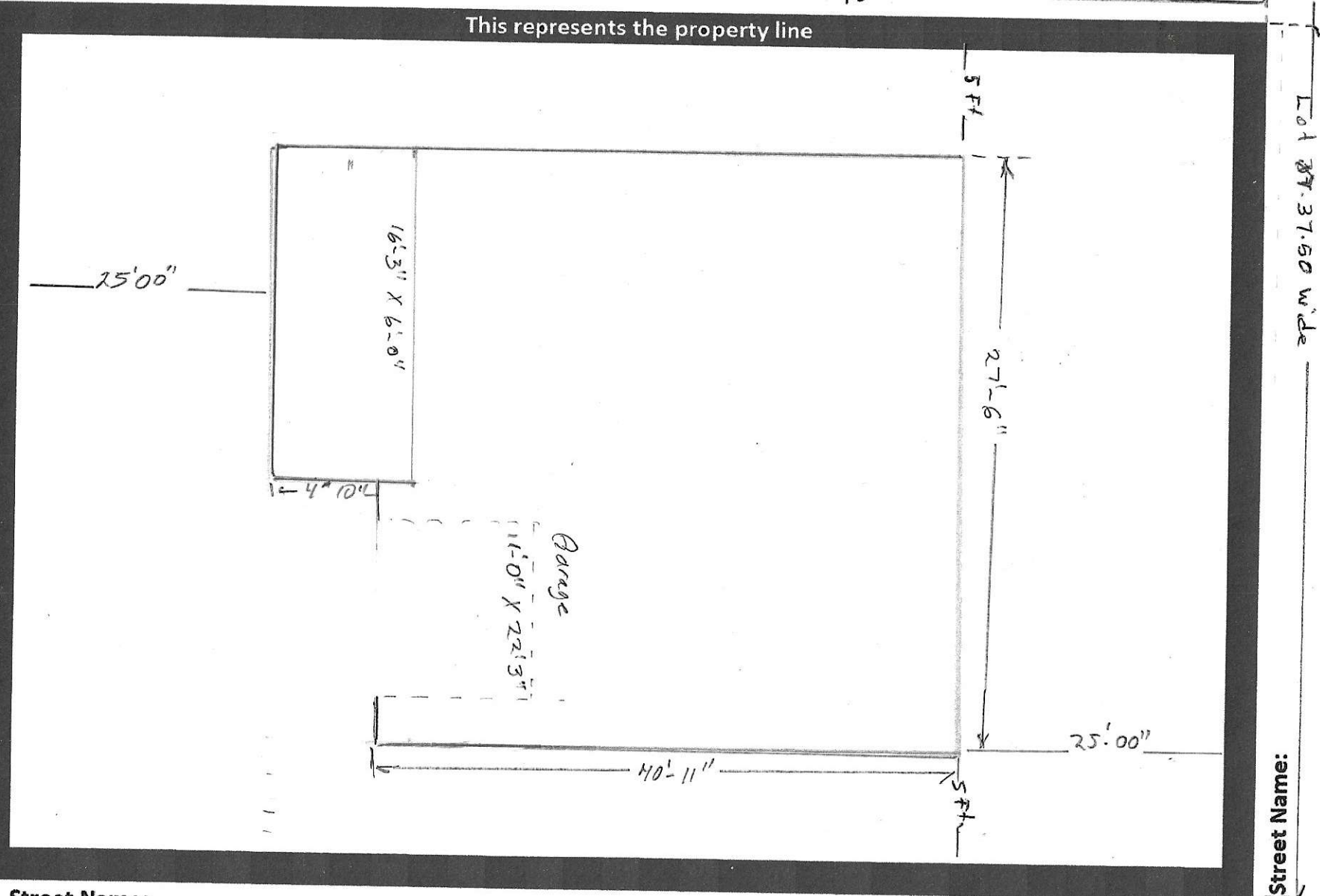
- Must include address and legal description of property.
- The front building line is measured from the property line, not the street or curb.
- Show all property lines.
- Show all proposed structures and dimensions.
- Show driveway and driveway approach with dimensions.
- Include lot dimensions width and length

Lot 96'

This represents the property line

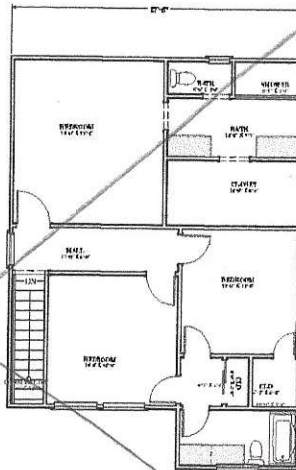
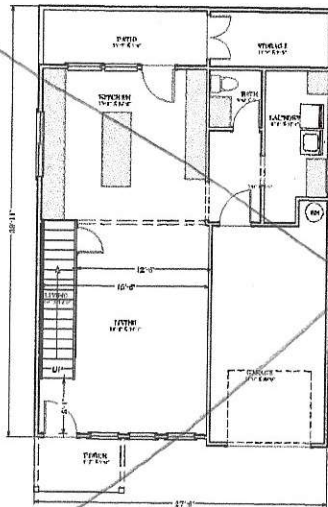
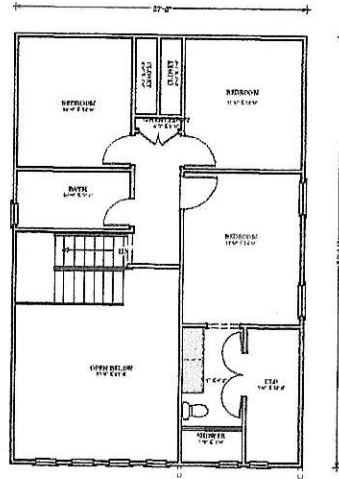
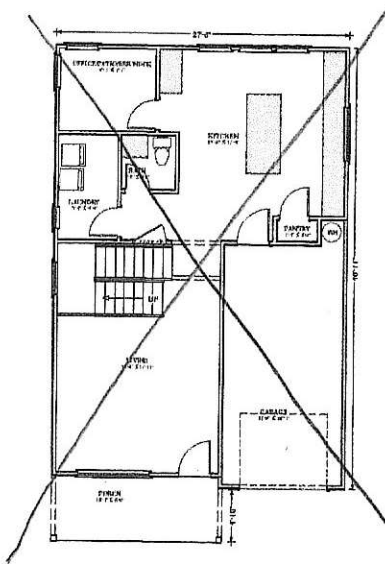
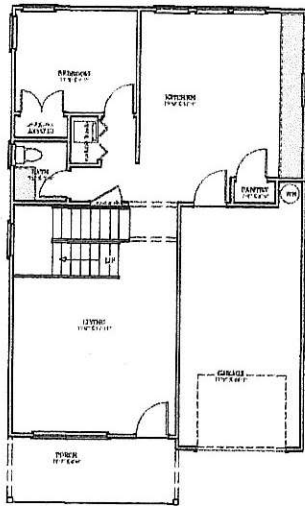
814 E. Mulberry St

Street Name:



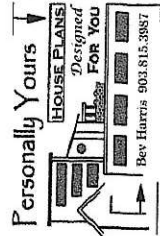
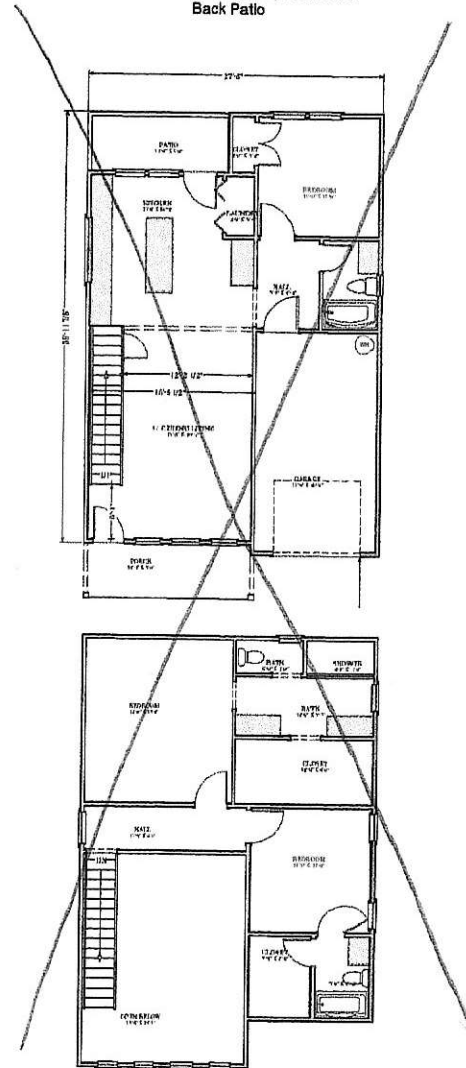
Street Name:

OPTION 1: Living Rm 2-story ceiling
 First Floor: option A= 4th bedroom, laundry stackable
 option B= flex room, laundry room
 2nd Floor: 3 bedrooms, 2 baths



OPTION 3:
 All 3 bedrooms upstairs
 Living Rm single story ceiling
 Back Patio with Outdoor Storage Rm

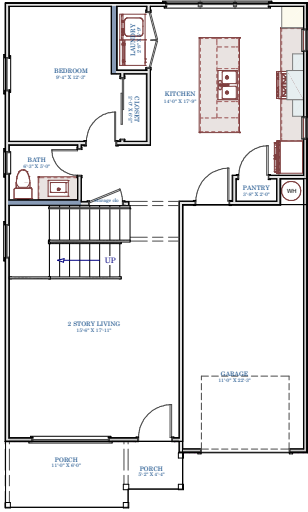
OPTION 2: 2-story Living rm
 3 bedrooms, 3 full baths
 Back Patio



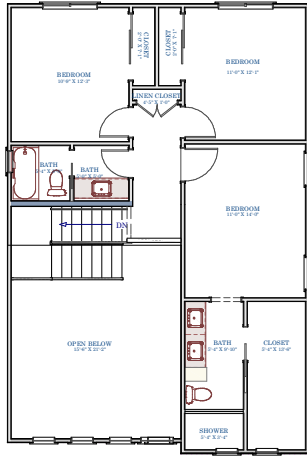
LOCATION:
 East Mulberry Street
 Sherman, Texas

SAMPLE DRAWINGS DOB:
 Suzette Morgan
 903.271.9469

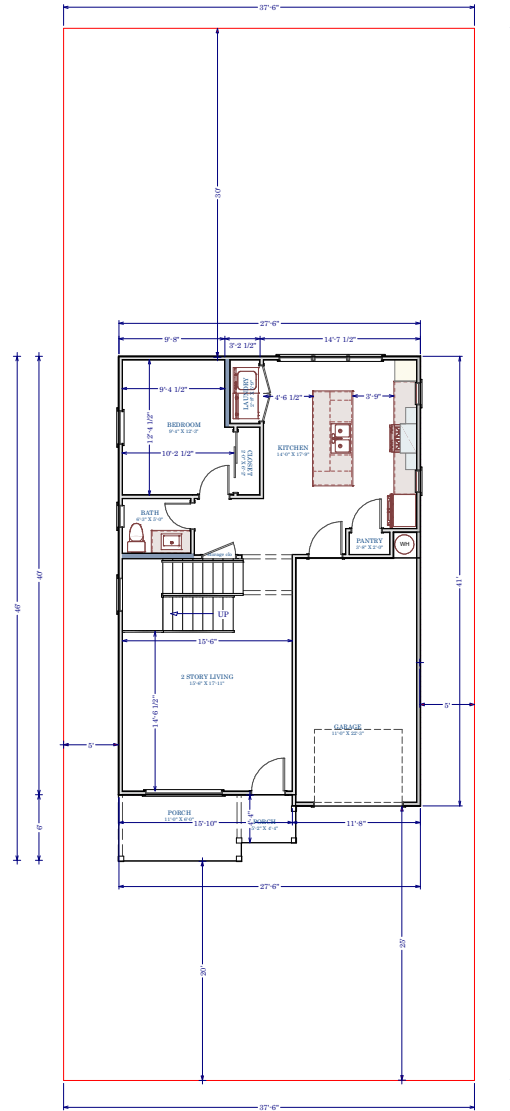
DATE:
 August 27, 2024
 SCALE: 1/8" = 1'



First Floor
854 sq ft Living



Second Floor
827 sq ft Living



Proposed Plot Plan
Lot Size 37'6" x 96'

First Floor:	854 sq ft Living Area
Second Floor:	827 sq ft Living Area
Total Living:	1,681 sq ft Living
Garage:	257 sq. ft
Porch:	88 sq. ft
Total Slab:	1,200

LOCATION:	East Mulberry Street Sherman, Texas
PROPOSED DRAFT PLANS FOR:	Suzette Morgan 903.271.9469

DATE:	April, 2025
SCALE:	1/8" = 1'

Address: 814 E. Mulberry St

SITE PLAN

Construction Type: New Residential Single Family

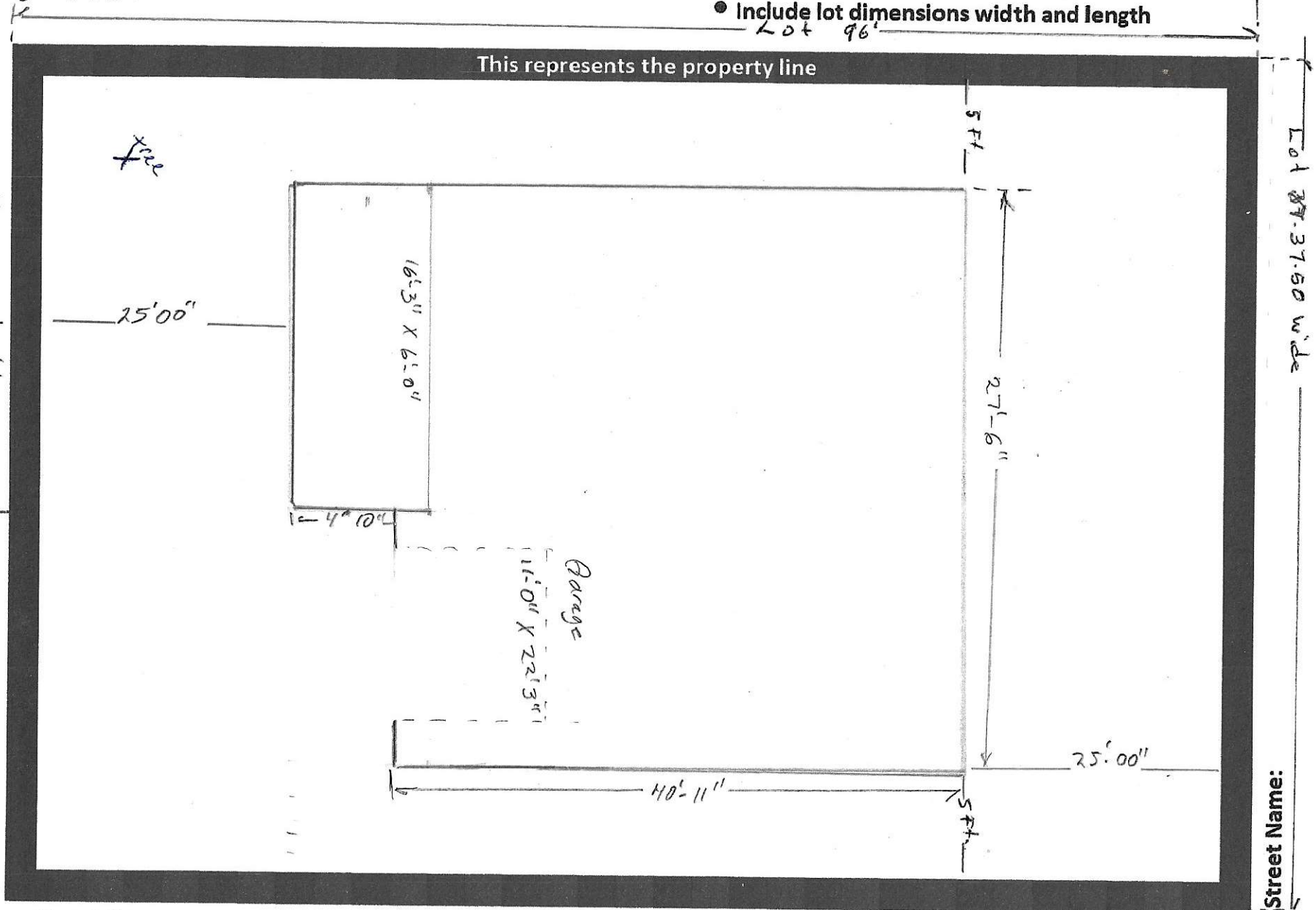
Legal Description: Chaffins 1st addn Corner lot?
Block 14, Lot pt 16 and pt 17 Yes or No

Acres .0800

- Must include address and legal description of property.
- The front building line is measured from the property line, not the street or curb.
- Show all property lines.
- Show all proposed structures and dimensions.
- Show driveway and driveway approach with dimensions.
- Include lot dimensions width and length

814 E. Mulberry St

Street Name:



Street Name:



Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

622 NORTH CLEVELAND AVENUE (Project No. 000038-2025) - ~~WITHDRAWN~~

The request of Dr. John Randall and Linda Randall (Owner), Martyna Kowalczyk, Solartime USA, LLC (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 622 North Cleveland Avenue, being the East 93 feet of Lots 5, 6 and 7, Block 15, College Park Addition, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow ground mounted solar panels in a R-6 (Single Family Residential) District.

Background:

The property is located at 622 North Cleveland Avenue at the intersection of East Brockett Street and North Cleveland Avenue. The owner is requesting a Specific Use Permit to allow ground mounted solar panels in a R-6 (Single Family Residential) District.

The following has been approved for this location:

- 5/29/1967 – Specific Use Permit to allow a parking lot in an R-1 (One Family Residential) District.

Origination:

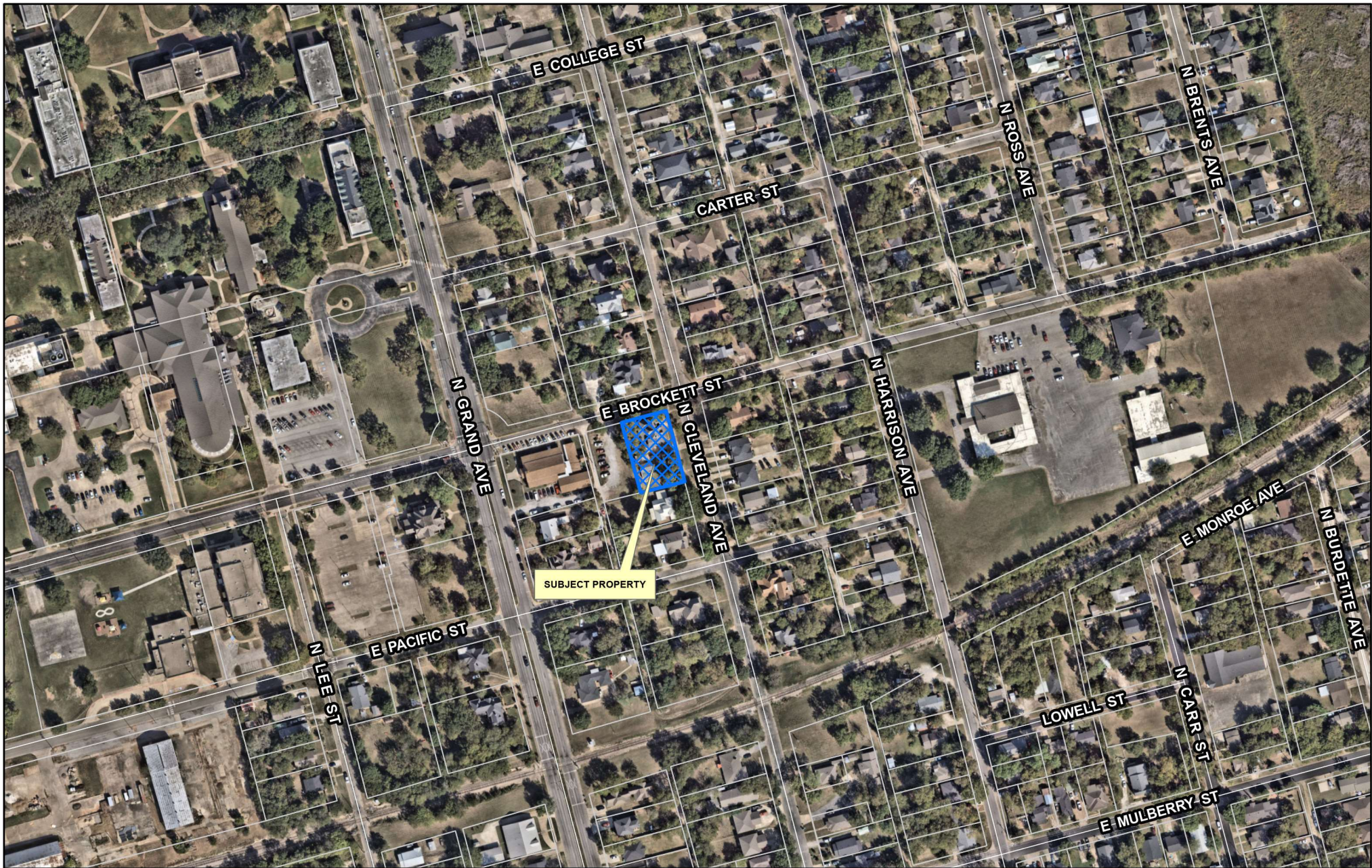
Dr. John Randall and Linda Randall (Owner), Martyna Kowalczyk, Solartime USA, LLC (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

No Recommendation

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Survey with Legal Description
5. Project Narrative
6. Comment Response Letter
7. Site Plan
8. Landscape Plan
9. Elevations

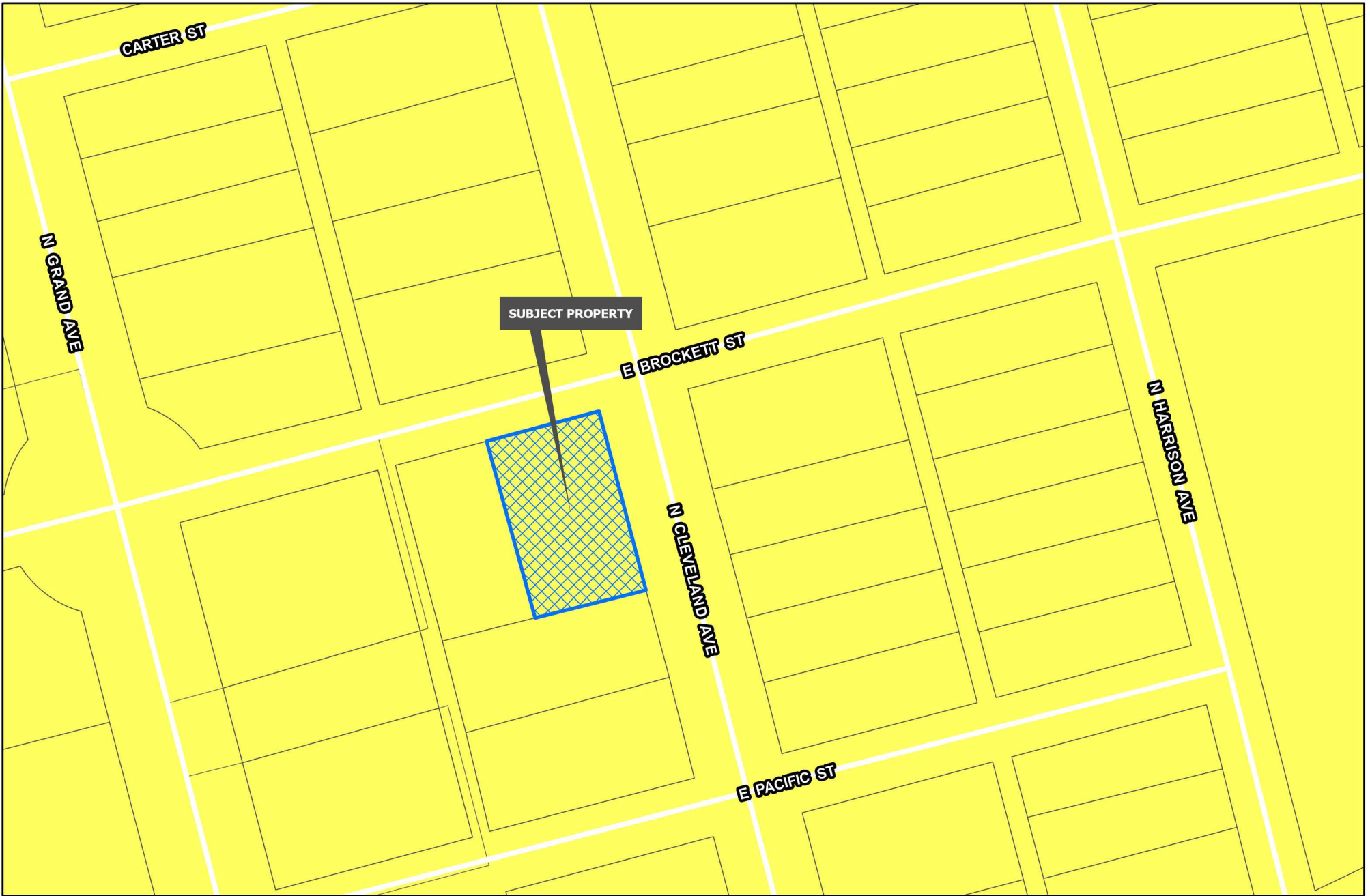


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
622 N CLEVELAND AVE



Date: 5/25/2025 10:05 AM



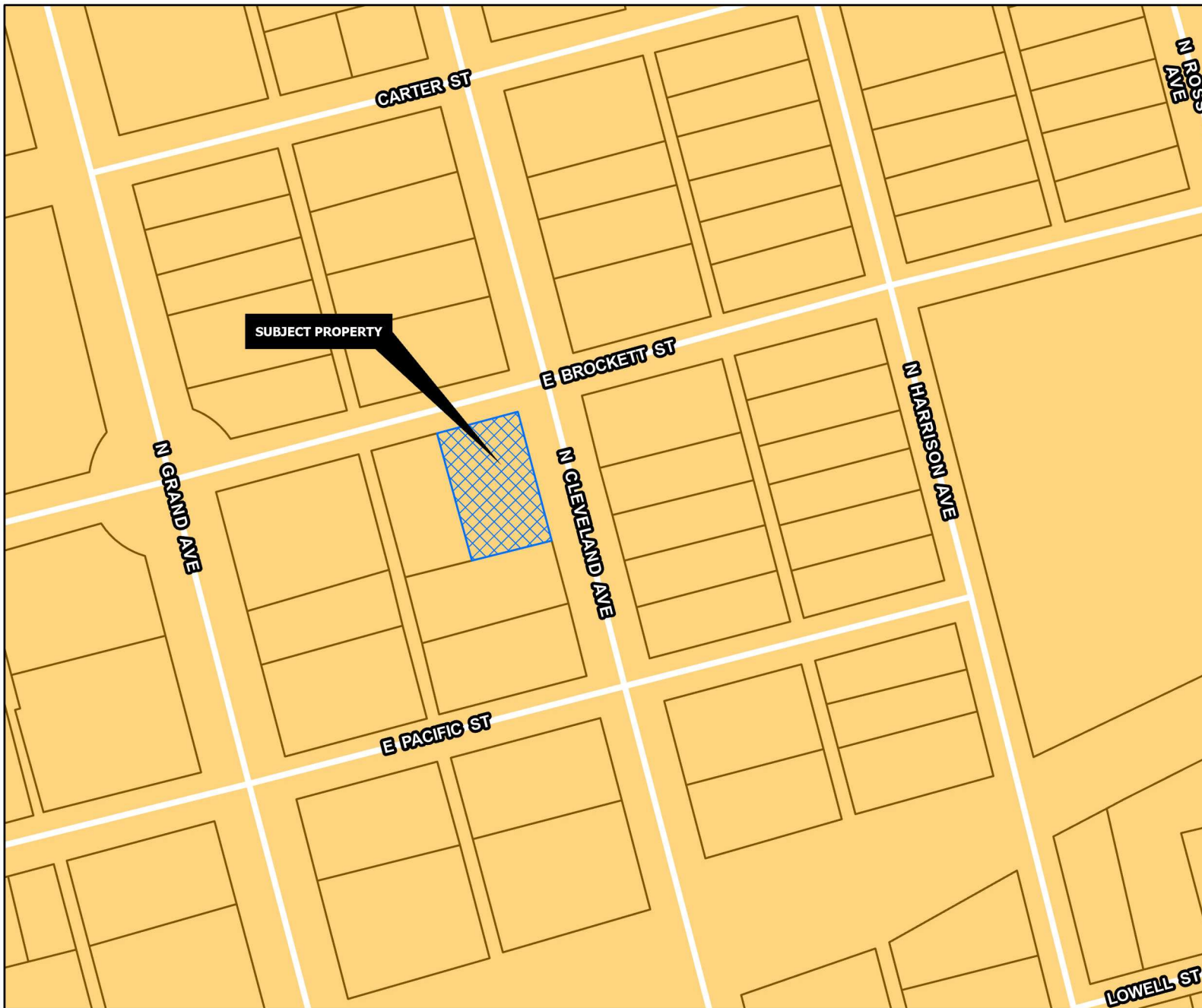
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
622 N CLEVELAND AVE



Date: 5/25/2025 10:05 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.



Development Services
Department

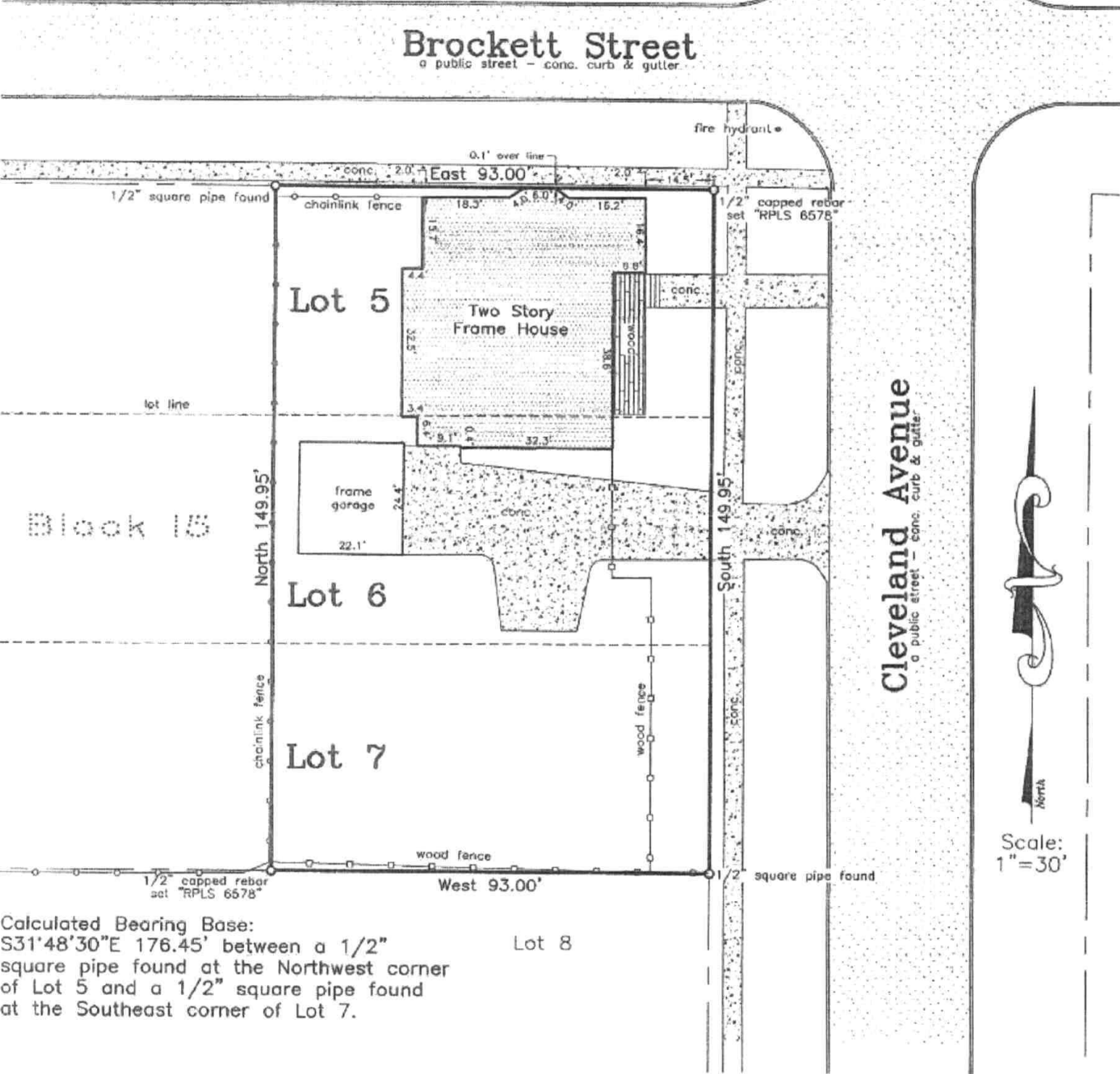
 Agriculture/Rural	 Core Neighborhood	 Technology Hub
 Airport	 Downtown	Road Names All
 City Parkland	 Regional Commercial	
 Community Commercial	 Suburban Neighborhood	 Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
622 N CLEVELAND AVE



Date: 5/25/2025 10:05 AM

Job No. AGS19317



Calculated Bearing Base:
S31°48'30"E 176.45' between a 1/2" square pipe found at the Northwest corner of Lot 5 and a 1/2" square pipe found at the Southeast corner of Lot 7.

Owner: John G. Randall &
Linda K. Randall

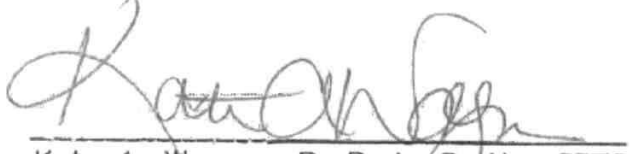
Address: 622 N. Cleveland Avenue
Sherman, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that the above plat was prepared from a survey made on the ground of the East 93 feet of Lots 5, 6, and 7, Block 15, College Park Addition to the City of Sherman, Texas, as per plat of record in Volume 81, Page 438, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Email: helveysurvey@cableone.net
Texas Board of Professional Land Surveying
Firm Registration No. 1008810


Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: March 10, 2017



PROJECT NARRATIVE

Dr. John Gilbert Randall is requesting approval to install a solar energy system at his residence, with the goal of reducing energy costs and supporting a more sustainable, environmentally responsible future.

In keeping with his commitment to preserving the historical integrity of his home, Dr. Randall has opted not to install solar panels on the main house, as doing so would compromise its architectural character and diminish its historic value. To balance this preservation with the urgent need for renewable energy, we propose the installation of ground-mounted solar panels on the property.

The attached plans detail a carefully considered layout that is both efficient and respectful of the home's historic surroundings. This approach allows Dr. Randall to significantly reduce his reliance on nonrenewable energy sources while maintaining the home's aesthetic integrity.

We strongly urge your support of this thoughtful and forward-looking request. Approving this proposal not only honors the importance of historical preservation, but also demonstrates leadership in embracing clean, renewable energy solutions in our community.

Thank you for your time and consideration.

Martyna Kowalczyk

President and C.E.O.

1758 Firman Drive

Solartime USA, LLC

Suite 100

www.solartimeusa.com

Richardson, TX 75081

phone: 972.675.7725

fax: 972.864.3520

email: office@solartimeusa.com

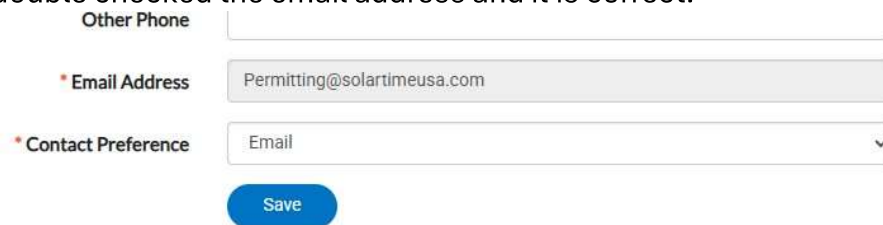
email: permitting@solartimeusa.com

"When you think Solar, think Solartime!"

From: permitting@solartimeusa.com
Sent: June 5, 2025 10:32 AM
To: 'KerriT@cityofsherman.com'; 'planning@cityofsherman.com'
Cc: '123gil@msn.com'; 'mikec@solartimeusa.com'
Subject: RE: Plan 000038-2025-SUP

Good Morning,

I have logged into your portal and reviewed the requested information. Please note that we have not received any notification, emails or communications indicating these items were required. Going forward, I only knew about the meeting because I logged into the portal and see it on the dashboard. I have double checked the email address and it is correct:



The screenshot shows a web form with the following fields and values:

- Other Phone:** An empty text input field.
- * Email Address:** A text input field containing the value "Permitting@solartimeusa.com".
- * Contact Preference:** A dropdown menu with "Email" selected.
- Save:** A blue button located below the form fields.

Just a suggestions. This may be a systems issue that your Information Technology department should look into immediately as this could cause hazardous issues for many organizations.

Now that I have read through the review notations, please see my responses below. I will also upload these responses to the portal for record:

An Elevation of the proposed structure shall be provided showing the height of the structure above ground. **This can be found on page 8 of the originally submitted the document titled " Site Plan Site Plan-622-CLEVELAND-AVE-DRJGR Solar Plans_v1.pdf**

The elevation provided in the plans set does not clearly identify the above ground height of the structure Zoning (Site Plan)- **I revised the document with blue squares to indicate where to look for these dimensions. I have also pasted the plan to the email below. The height does not extend above the fence line any all sides.**

Accessory structures must have a rear and side yard setback of not less than 5' (Sec. 14.04.002(2)) – **This has been corrected. The setbacks were 9' (not 1) and 5' from the property lines.**

Engineering Dept - Property is not cleanly platted; filed plat of College Park Addition does not show easements in location of proposed solar panels. Engineering Dept. has no requirements.- **Correct. We were unable to find any indication of easements on the property via ded recording or Grayson CAD property search.**

Please let me know if you need any additional information.

Thank you,
Kathryn

Structure height:



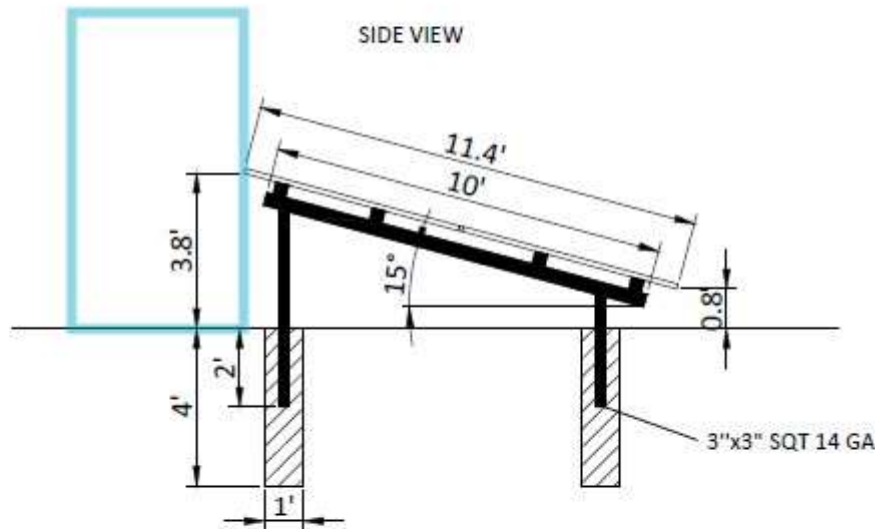
551 W. GALENA PARK BLVD. STE. 10
DRAPER, UTAH 84020



02/20/

Firm License Nu
VSE Project Number

Vector Structural Engineering I
structure with loading from the
connections to the existing fra
racking system, racking conne
structural is by others. Mechar
other nonstructural aspects of
Electrical is by others, unless :



FENCE HEIGHT ON SOUTH SIDE: 8'
ALL OTHER SIDES- 4'

NOTE:
AC DISCONNECT LOCATED ON ACCESSIBLE
EXTERIOR WALL WITHIN 10 FEET OF METER

STRUCTURAL REVIEW - JC

SHEET: STRUCTURAL REVIEW	SERVICE ADDRESS: 622 N CLEVELAND AVE SHERMAN, TX 75090	HOMEOWNER: JOHN GILBERT RANDALL	ESI ID#: 10443720003724186 METER NUMBER: 163541588LG	SYSTEM SIZE: 11.2 kWp	CONTRACTOR: SOLARTIME USA, LLC	SYSTEM INTEGRATOR: SOLARTIME USA 1758 FIRMAN DR RICHARDSON, TX
--------------------------------	---	---------------------------------------	---	--------------------------	-----------------------------------	---

APPLICABLE CODES

2023 NATIONAL ELECTRICAL CODE (NEC)
 2021 INTERNATIONAL FIRE CODE (IFC)
 2021 INTERNATIONAL BUILDING CODE (IBC)
 W/SHERMAN AMENDMENTS
 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)

VISIBLE, LOCKABLE, LABELED, DISCONNECT (VLLD)
 (W/ EXTERNAL HANDLE)
 LOCATED LESS THAN 10 FEET FROM METER
 ON EXTERIOR WALL
 LABELLED "MAIN PHOTOVOLTAIC SYSTEM
 AC DISCONNECT"

MAIN SERVICE PANEL
 INSIDE HOUSE

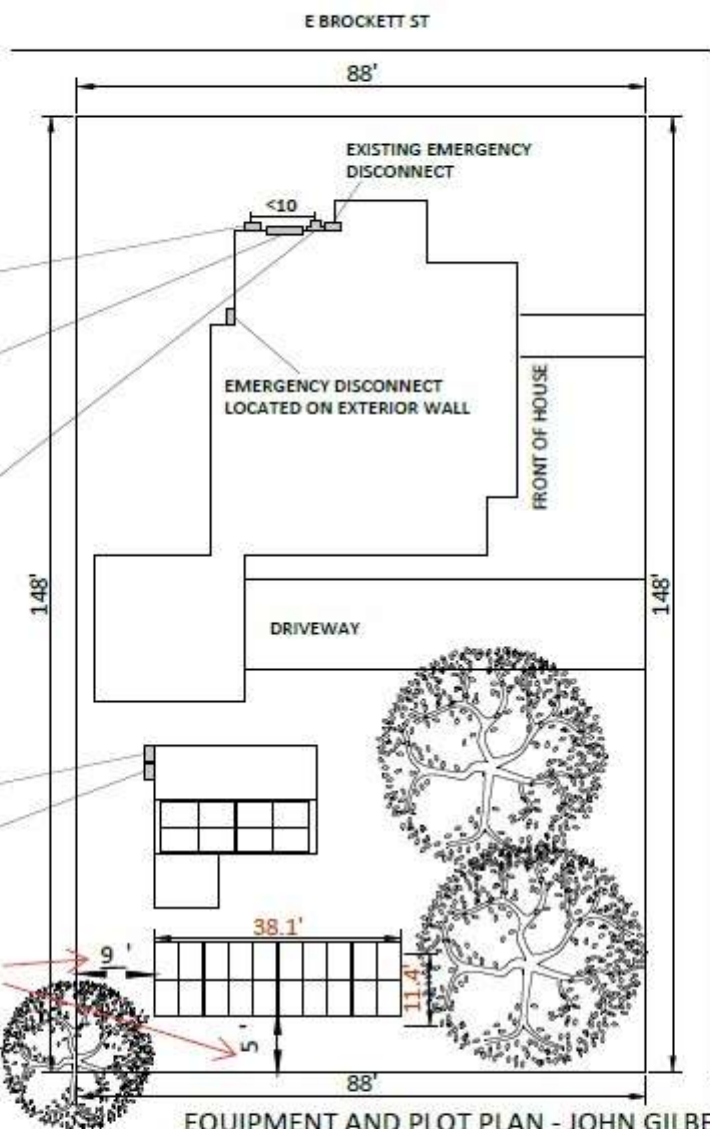
UTILITY METER LOCATED
 ON EXTERIOR WALL

SMA SUNNY BOY INVERTER (UL-1741)
 W/ DC DISCONNECT

SMA SUNNY BOY INVERTER (UL-1741)
 W/ DC DISCONNECT

SET-BACKS FROM
 FENCE
 9' AND 5'

NOTE:
 AC DISCONNECT LOCATED ON ACCESSIBLE
 EXTERIOR WALL WITHIN 10 FEET OF METER



SHEET:	SERVICE ADDRESS:	HOMEOWNER:	ESI ID#:	SYSTEM SIZE:	CONTRACTOR:	SYSTEM INTEGRATOR:	DESIGNED:
SITE PLAN	622 N CLEVELAND AVE	JOHN GILBERT	1044372000377-186	11.2 kW	SOLARTIME USA, LLC	 SOLARTIME USA 1758 FIRMAN DR SUITE 100 RICHARDSON, TX 75081	JASON DEFREESE
METER NUMBER: R-1088LG							

Zoning
 Accessory structures must have a
 rear and side yard setback of not
 less than 5' (Sec. 14.04.002(2))

From: permitting@solartimeusa.com <permitting@solartimeusa.com>

Sent: June 4, 2025 4:41 PM

To: 'noreply@epl.cityofsherman.com' <noreply@epl.cityofsherman.com>; '123gil@msn.com' <123gil@msn.com>

Cc: 'KerriT@cityofsherman.com' <KerriT@cityofsherman.com>; 'planning@cityofsherman.com'

<planning@cityofsherman.com>

Subject: RE: Plan 000038-2025-SUP

Hi, we did not receive any update requests or communication other than the phone call to pick up the sign.

I checked all of our emails and have not seen anything responses. Should I be checking the portal daily for communication?

Please see attached- I am not sure where the 1' set back came from but that is not accurate. The set backs at 10' and 5'- I will have to see what I can locate on easements and have these to you tomorrow.

From: noreply@epl.cityofsherman.com <noreply@epl.cityofsherman.com>

Sent: June 4, 2025 4:14 PM

To: Permitting@solartimeusa.com; 123gil@msn.com

Cc: KerriT@cityofsherman.com; planning@cityofsherman.com

Subject: Plan 000038-2025-SUP

Good Afternoon.

The requested updates were not received by June 3, 2025, 14 days prior to the Planning and Zoning meeting.

Please email planning@cityofsherman.com and advise on how you would like to proceed.

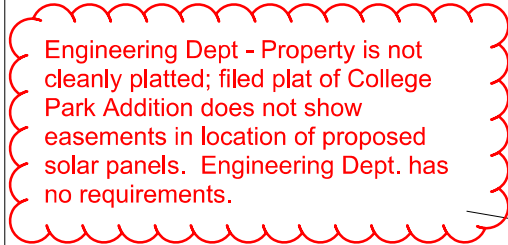
If you wish to proceed with the 1' setbacks from the property line(s), please apply for a variance to allow 1' from the property line(s) in lieu of the required 5'.

If you would like to proceed with the required 5', please supply an updated Site Plan that exhibits the appropriate setbacks and show any easements that are located in the area that you are planning on building the Solar Panel structure.

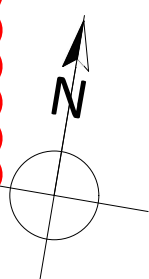
Please have updates and/or additional requests submitted no later than June 11, 2025 so that the item can be placed on the July 22, 2025 Planning and Zoning/Board of Adjustment meeting.

This is a no-reply e-mail address. To contact us, please send an e-mail to planning@cityofsherman.com

Zoning
Accessory structures must have a rear and side yard setback of not less than 5' (Sec. 14.04.002(2))



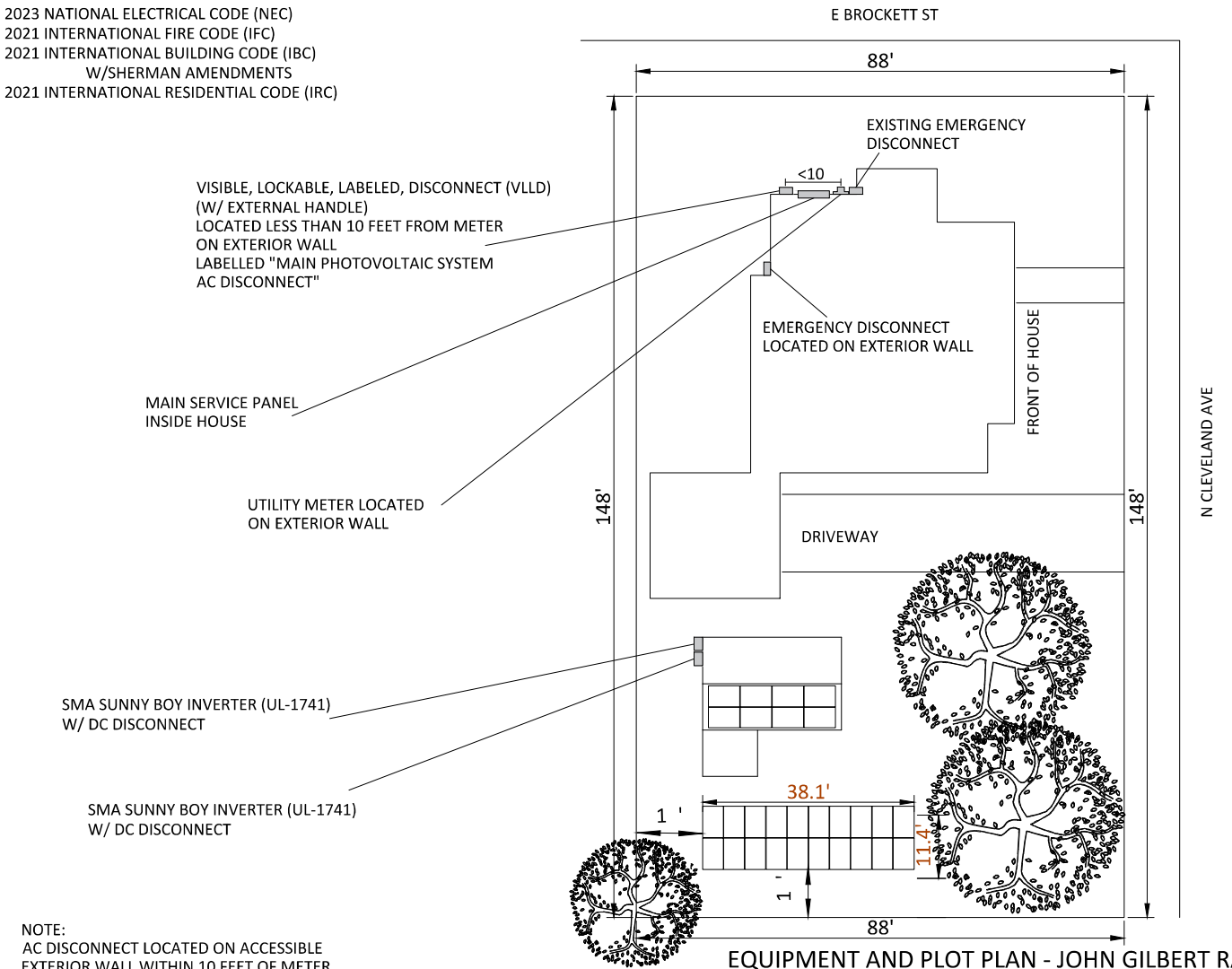
Vector Structural Engineering has reviewed the existing structure with loading from the solar array and screw connections to the existing framing. The design of the racking system, racking connections, and all other structural is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others, unless stamped by Dean Levorsen



EQUIPMENT AND PLOT PLAN - JOHN GILBERT RANDALL

SHEET:	SERVICE ADDRESS:	HOMEOWNER:	ESI ID#:	SYSTEM SIZE:	CONTRACTOR:	SYSTEM INTEGRATOR:	DESIGNED:	REVIEWED:	BILL OF MATERIALS:	SCALE
SITE PLAN	622 N CLEVELAND AVE	JOHN GILBERT	10443720003721186	11.2 kW	SOLARTIME USA, LLC	 SOLARTIME USA 1758 FIRMAN DR SUITE 100 RICHARDSON, TX 75081	JASON DEFREESE	MARTYNA KOWALCZYK	(28) PHONO SOLAR PS400M6-18/VHB (2) SMA SUNNY BOY INVERTER (12) K2 CROSSRAIL MID CLAMP (8) K2 CROSSRAIL END CLAMP (1) SURGE PROTECTOR (1) EMERGENCY DISCONNECT	1:20
Zoning Accessory structures must have a rear and side yard setback of not			METER NUMBER:							
			3P4588LG							

2023 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL BUILDING CODE (IBC)
W/SHERMAN AMENDMENTS
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)



EQUIPMENT AND PLOT PLAN - JOHN GILBERT RANDALL

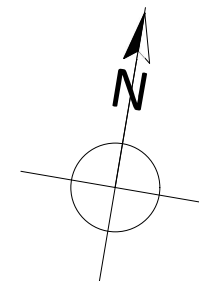


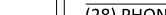
02/20/2025

Firm License Number: F11411

VSE Project Number: U4014-0386-251

Vector Structural Engineering has reviewed the existing structure with loading from the solar array and screw connections to the existing framing. The design of the racking system, racking connections, and all other structural is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others. unless stamped by Dean Levorsen.



SHEET:	SERVICE ADDRESS:	HOMEOWNER:	ESI ID#:	SYSTEM SIZE:	CONTRACTOR:	SYSTEM INTEGRATOR:	DESIGNED:	REVIEWED:	BILL OF MATERIALS:	SCALE
SITE PLAN	622 N CLEVELAND AVE SHERMAN, TX 75090	JOHN GILBERT RANDALL	10443720003724186 METER NUMBER: 163541588LG	11.2 kWp	SOLARTIME USA, LLC	 SOLARTIME USA 1758 FIRMAN DR SUITE 100 RICHARDSON, TX 75081	JASON DEFREESE	MARTYNA KOWALCZYK	(28) PHONO SOLAR PS400M6-18/VHB (2) SMA SUNNY BOY INVERTER (12) K2 CROSSRAIL MID CLAMP (8) K2 CROSSRAIL END CLAMP (1) SURGE PROTECTOR (1) EMERGENCY DISCONNECT	1:20



02/20/2025

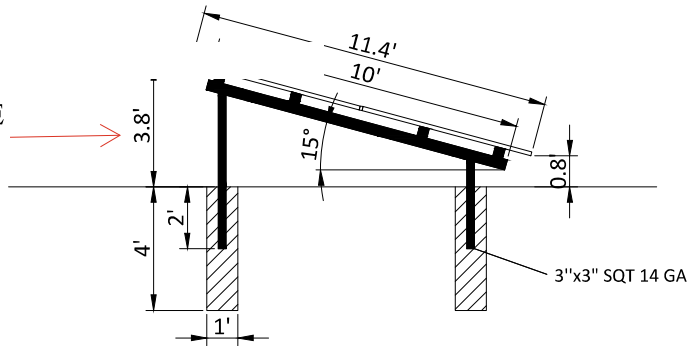
Firm License Number: F11411

VSE Project Number: U4014-0386-251

Vector Structural Engineering has reviewed the existing structure with loading from the solar array and screw connections to the existing framing. The design of the racking system, racking connections, and all other structural is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others, unless stamped by Dean Levorsen.

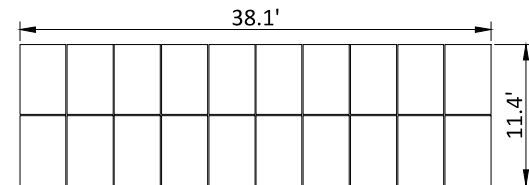
SIDE VIEW

STRUCTURE
HEIGHT



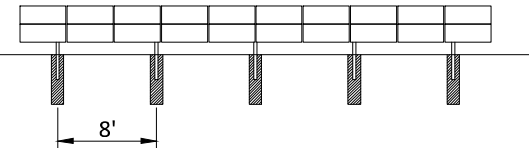
FENCE HEIGHT ON SOUTH SIDE: 8'
ALL OTHER SIDES- 4'

VIEW FROM ABOVE



FRONT VIEW

GROUND LEVEL



NOTE:
AC DISCONNECT LOCATED ON ACCESSIBLE
EXTERIOR WALL WITHIN 10 FEET OF METER

STRUCTURAL REVIEW - JOHN GILBERT RANDALL

NOTE:
AC DISCONNECT LOCATED ON ACCESSIBLE
EXTERIOR WALL WITHIN 10 FEET OF METER

SHEET:	SERVICE ADDRESS:	HOMEOWNER:	ESI ID#:	SYSTEM SIZE:	CONTRACTOR:	SYSTEM INTEGRATOR:	
STRUCTURAL REVIEW	622 N CLEVELAND AVE SHERMAN, TX 75090	JOHN GILBERT RANDALL	10443720003724186 METER NUMBER: 163541588LG	11.2 kWp	SOLARTIME USA, LLC	 SOLARTIME USA 1758 FIRMAN DR SUITE 100 RICHARDSON, TX 75081	



Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4809 MARSHALL STREET (Project No. 000039-2025)

The request of Dkota Investments, Inc. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4809 Marshall Street, being a Replat of Hilltop Estates, part of Block 6 John Hendrix Survey, Abstract No. 503, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 4809 Marshall Street near the intersection of Sweetwater Way and Marshall Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to an M-1 (Light Manufacturing) District.

Origination:

Dkota Investments, Inc. (Owner) and Preston Trail 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 Land Use Map
4. Survey with Legal Description
5. Project Narrative
6. Site Plan
7. Landscape Plan
8. Building Elevation
9. Property Notification Sign

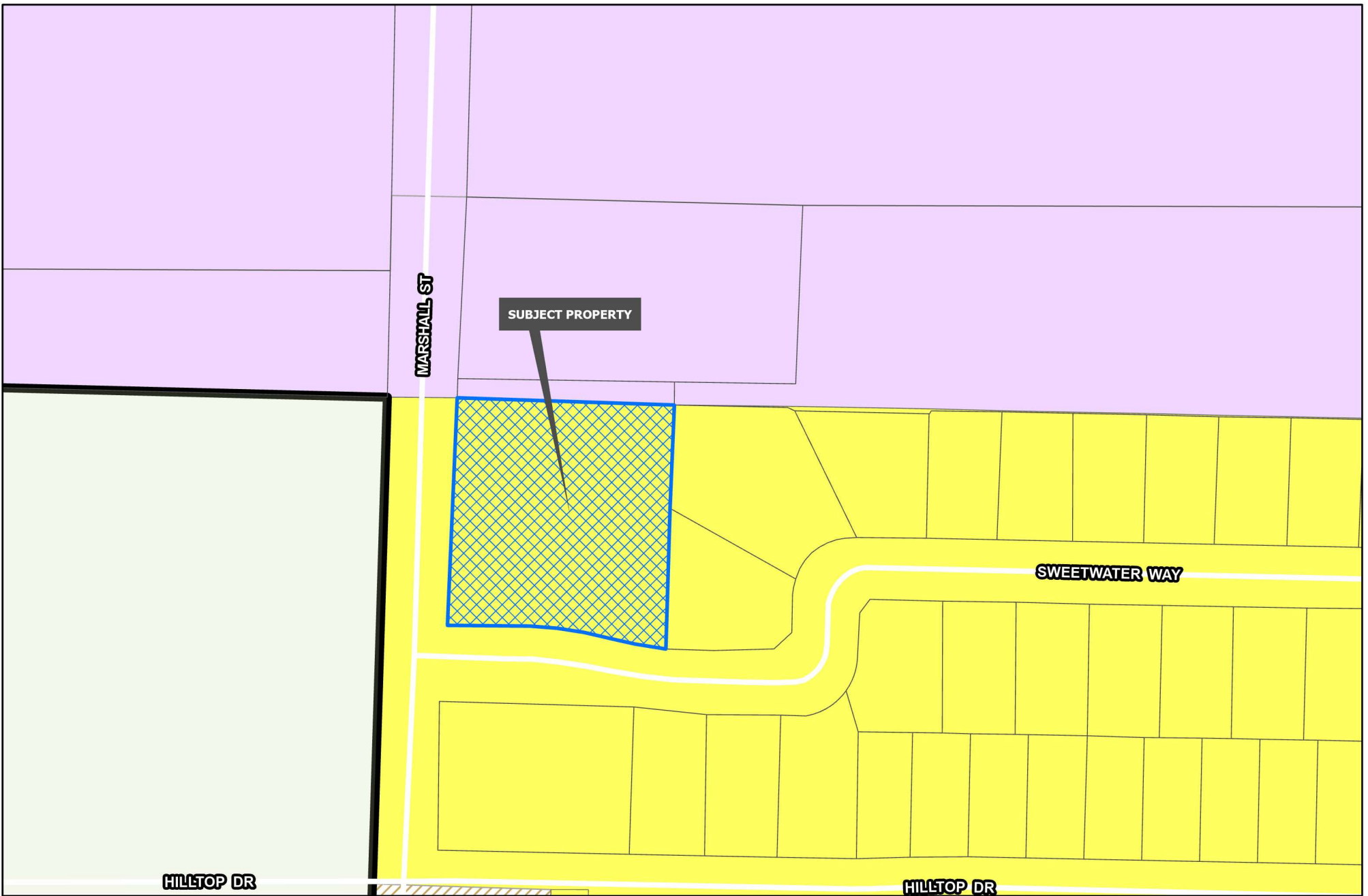


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4809 MARSHALL ST



Date: 5/25/2025 10:05 AM



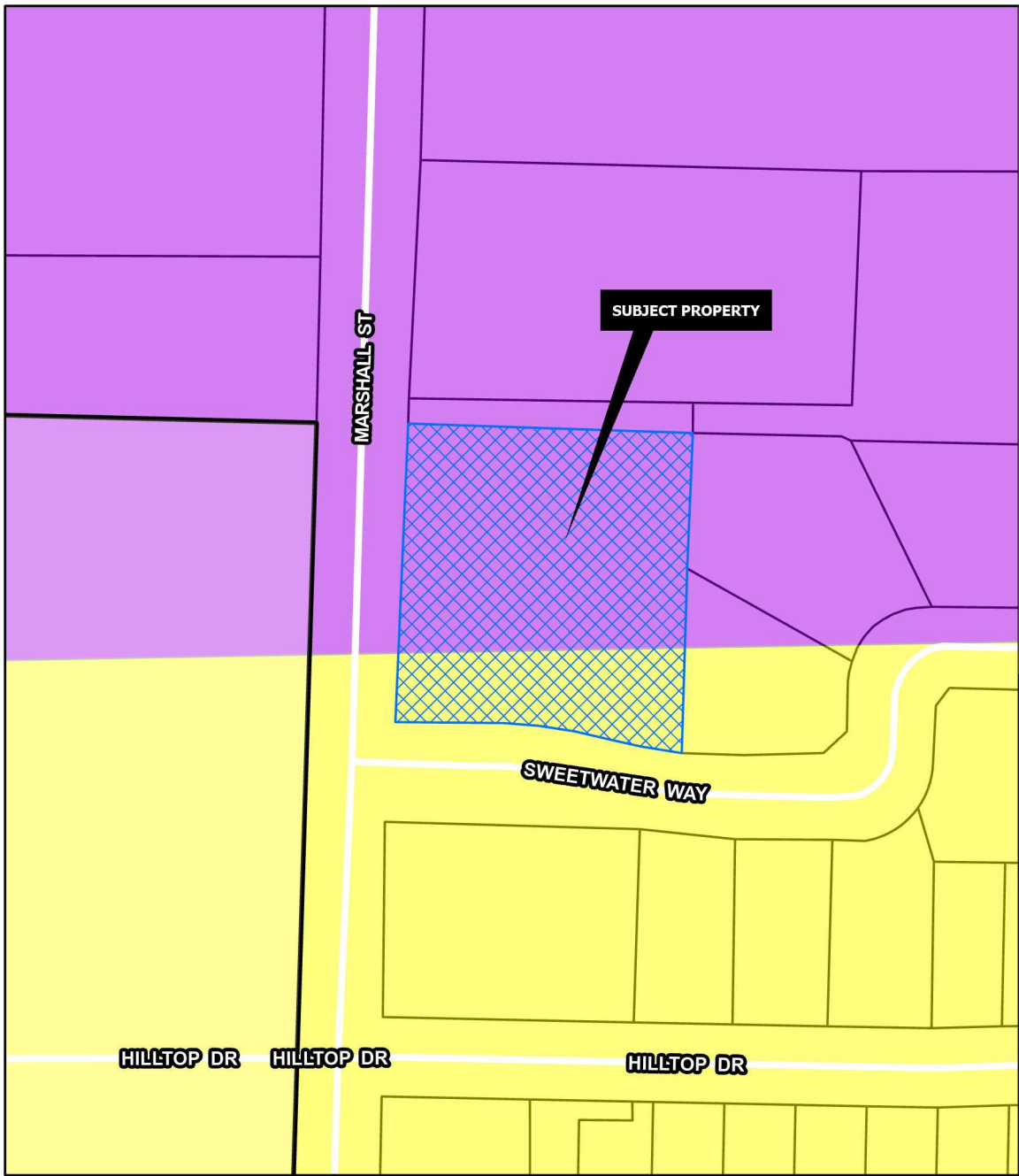
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
4809 MARSHALL ST



Date: 5/25/2025 10:05 AM



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.

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

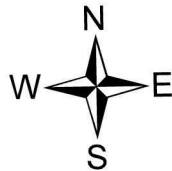
- Street connections to existing and future developments.
- Smaller lots and denser development can serve as a transition from the local commercial areas.



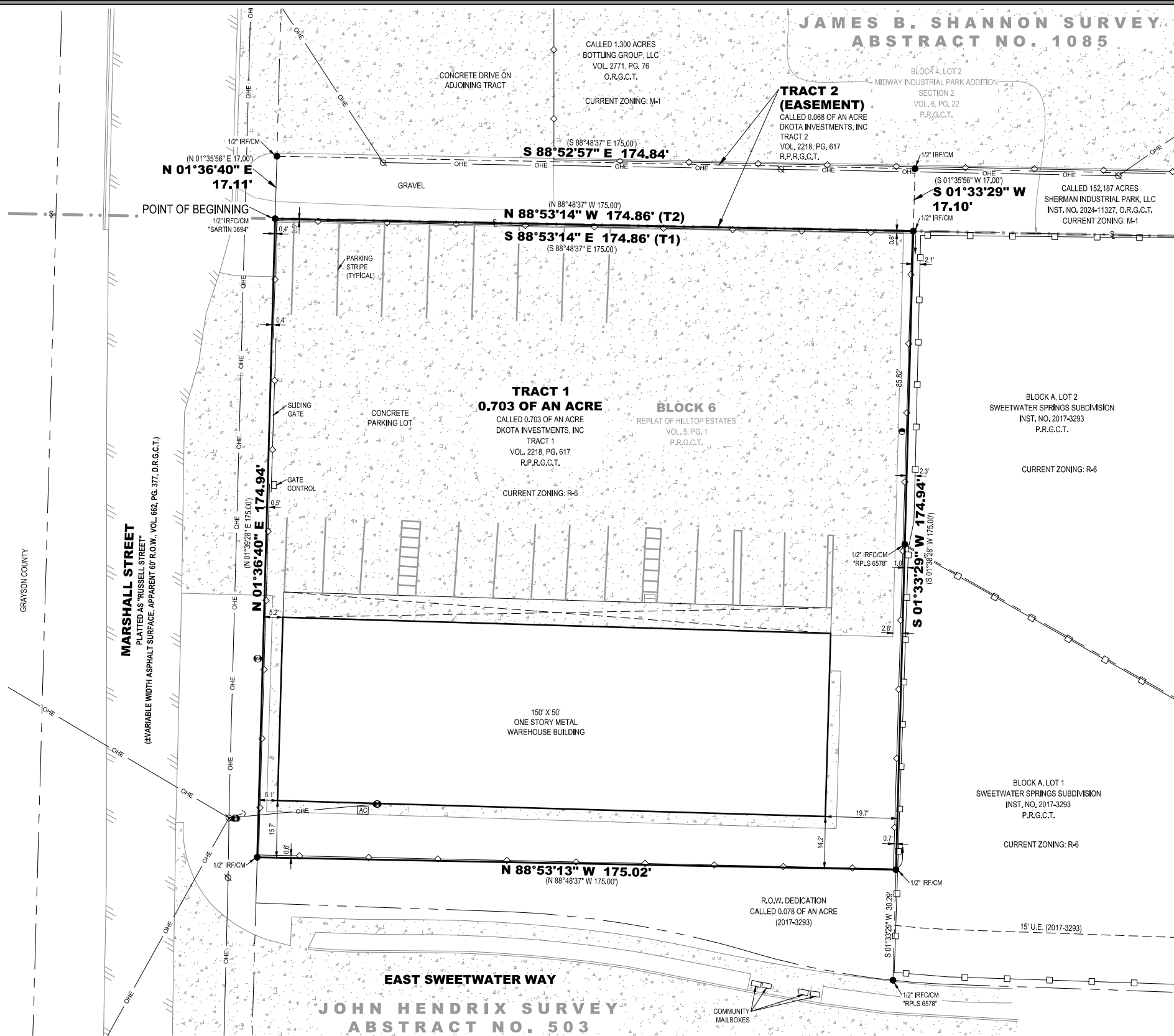
Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
4809 MARSHALL ST



Date: 5/25/2025 10:05 AM



Certify to: Dkota Investments, Inc;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 03/31/2025, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors.

Chris R. Noah
Chris R. Noah, R.P.L.S. No. 6585



FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TITLE SURVEY
REPLAT OF HILLTOP ESTATES, PART OF BLOCK 6
JOHN HENDRIX SURVEY, ABSTRACT NO. 503
TRACT 1: 0.703 OF AN ACRE
TRACT 2: 0.068 OF AN ACRE (EASEMENT)
4809 Marshall Street, Sherman
Grayson County, Texas



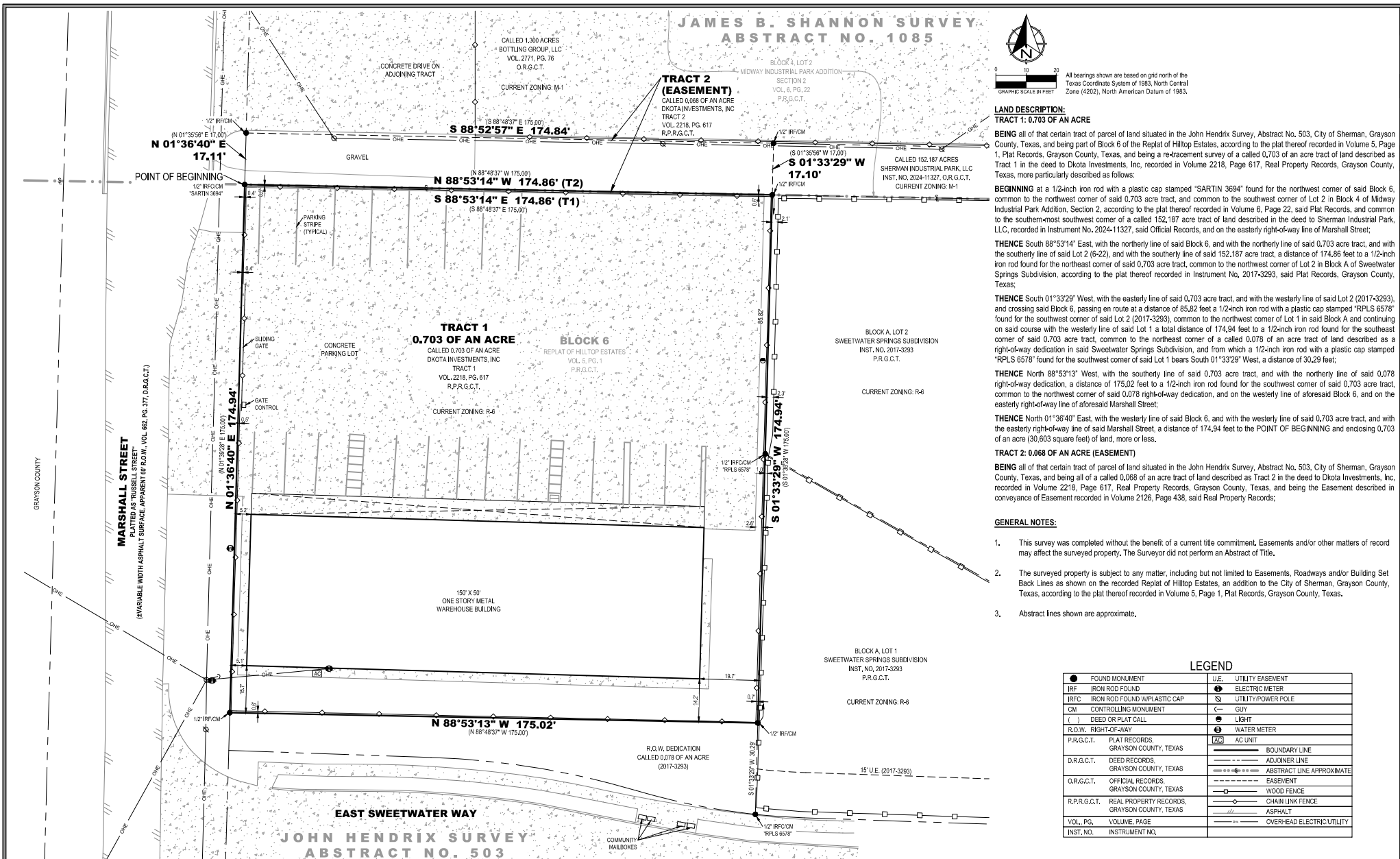
787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=20' Date: 04/02/2025	Project No. 25-0090 Sheet No. 1 of 1
----------------------------	----------------------------------	-----------------------------------	---

I purchased the property at 4809 Marshall Street in 1990. I built the building at leased to Frito-Lay until 2025. At some point, the City of Sherman annexed the property. At the time of annexation, the property was designated R-1. Frito-Lay has vacated the property and Dkota Investments would like to continue to use the property as a distribution warehouse. The company is requesting Planning and Zoning approve a M-1 designation. Thank you for your consideration.

Russell Leitch

President



Certify to: Dkota Investments, Inc;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 03/31/2025, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors.



Chris R. Noah, R.P.L.S., No. 6585

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LAND DESCRIPTION:

TRACT 1: 0.703 OF AN ACRE

BEING all of that certain tract of parcel of land situated in the John Hendrix Survey, Abstract No. 503, City of Sherman, Grayson County, Texas, and being part of Block 6 of the Replat of Hilltop Estates, according to the plat thereof recorded in Volume 5, Page 1, Plat Records, Grayson County, Texas, and being a re-tracement survey of a called 0.703 of an acre tract of land described as Tract 1 in the deed to Dkota Investments, Inc. recorded in Volume 2218, Page 617, Real Property Records, Grayson County, Texas, more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said Block 6, common to the northwest corner of said 0.703 acre tract, and common to the southwest corner of Lot 2 in Block 4 of Midway Industrial Park Addition, Section 2, according to the plat thereof recorded in Volume 6, Page 22, said Plat Records, and common to the southern-most southwest corner of a called 152.187 acre tract of land described in the deed to Sherman Industrial Park, LLC, recorded in Instrument No. 2024-11327, said Official Records, and on the easterly right-of-way line of Marshall Street;

THENCE South 88°53'14" East, with the northerly line of said Block 6, and with the northerly line of said 0.703 acre tract, and with the southerly line of said Lot 2 (S-22), and with the southerly line of said 152.187 acre tract, a distance of 174.86 feet to a 1/2-inch iron rod found for the northeast corner of said 0.703 acre tract, common to the northwest corner of Lot 2 in Block A of Sweetwater Springs Subdivision, according to the plat thereof recorded in Instrument No. 2017-3293, said Plat Records, Grayson County, Texas;

THENCE South 01°33'29" West, with the easterly line of said 0.703 acre tract, and with the westerly line of said Lot 2 (2017-3293), and crossing said Block 6, passing en route at a distance of 85.82 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 6578" found for the southwest corner of said Lot 2 (2017-3293), common to the northwest corner of Lot 1 in said Block A and continuing on said course with the westerly line of said Lot 1 a total distance of 174.94 feet to a 1/2-inch iron rod found for the southeast corner of said 0.703 acre tract, common to the northeast corner of a called 0.078 of an acre tract of land described as a right-of-way dedication in said Sweetwater Springs Subdivision, and from which a 1/2-inch iron rod with a plastic cap stamped "RPLS 6578" found for the southwest corner of said Lot 1 bears South 01°33'29" West, a distance of 30.29 feet;

THENCE North 88°53'13" West, with the southerly line of said 0.703 acre tract, and with the northerly line of said 0.078 right-of-way dedication, a distance of 175.02 feet to a 1/2-inch iron rod found for the southwest corner of said 0.703 acre tract, common to the northwest corner of said 0.078 right-of-way dedication, and on the westerly line of aforesaid Block 6, and on the easterly right-of-way line of aforesaid Marshall Street;

THENCE North 01°36'40" East, with the westerly line of said Block 6, and with the westerly line of said 0.703 acre tract, and with the easterly right-of-way line of said Marshall Street, a distance of 174.94 feet to the POINT OF BEGINNING and enclosing 0.703 of an acre (30,603 square feet) of land, more or less.

TRACT 2: 0.068 OF AN ACRE (EASEMENT)

BEING all of that certain tract of parcel of land situated in the John Hendrix Survey, Abstract No. 503, City of Sherman, Grayson County, Texas, and being all of a called 0.068 of an acre tract of land described as Tract 2 in the deed to Dkota Investments, Inc. recorded in Volume 2218, Page 617, Real Property Records, Grayson County, Texas, and being the Easement described in conveyance of Easement recorded in Volume 2126, Page 438, said Real Property Records;

GENERAL NOTES:

- This survey was completed without the benefit of a current title commitment, Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
- The surveyed property is subject to any matter, including but not limited to Easements, Roadways and/or Building Set Back Lines as shown on the recorded Replat of Hilltop Estates, an addition to the City of Sherman, Grayson County, Texas, according to the plat thereof recorded in Volume 5, Page 1, Plat Records, Grayson County, Texas.
- Abstract lines shown are approximate.

TITLE SURVEY
REPLAT OF HILLTOP ESTATES, PART OF BLOCK 6
JOHN HENDRIX SURVEY, ABSTRACT NO. 503
TRACT 1: 0.703 OF AN ACRE
TRACT 2: 0.068 OF AN ACRE (EASEMENT)
4809 Marshall Street, Sherman
Grayson County, Texas



18PLS Firm No. 10194175
Drawn by: LGT
Checked by: CRN
Scale: 1"=20'
Date: 04/02/2025
Project No. 25-0090
Sheet No. 1 of 1

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903-786-6029







4809 Marshall Street





Planning & Zoning Commission Development Services

Agenda Item No. 21.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2717 SOUTH FIRST STREET (Project No. 000044-2025)

The request of Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2717 South First Street, consisting of 2.00 acres being a part of the Robert Thompson Survey, Abstract No. 1200, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-12 (Single Family Residential) District.

Background:

The property is located at 2717 South First Street between East Ida Road and South Dewey Street. The owner is requesting a Zone Change from an R-6 (Single Family Residential) District to an R-12 (Single Family Residential) District.

Origination:

Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (Representative) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

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

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Survey with Legal Description
6. Project Narrative

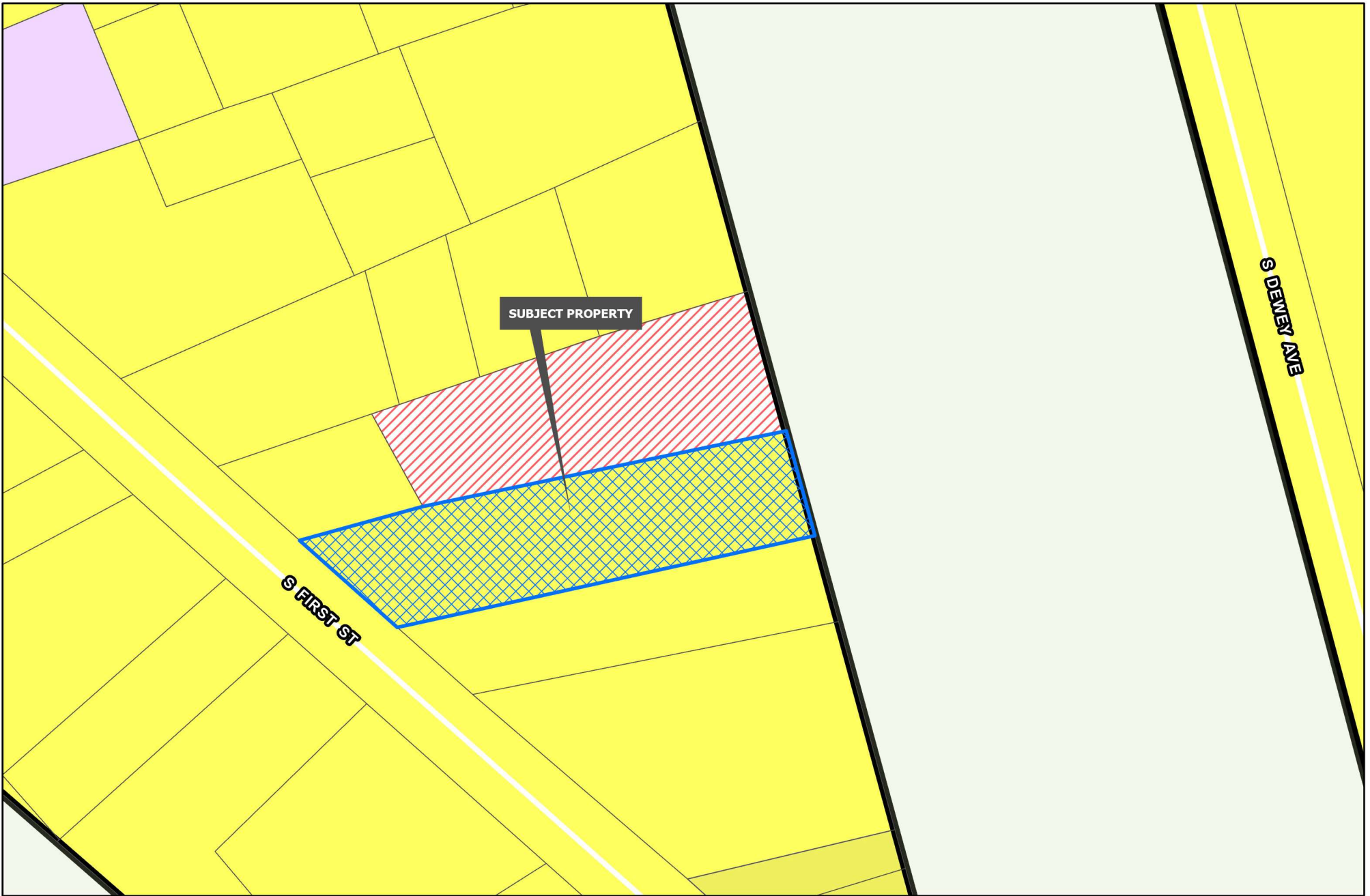


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
2717 S FIRST ST**



Date: 5/25/2025 10:05 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

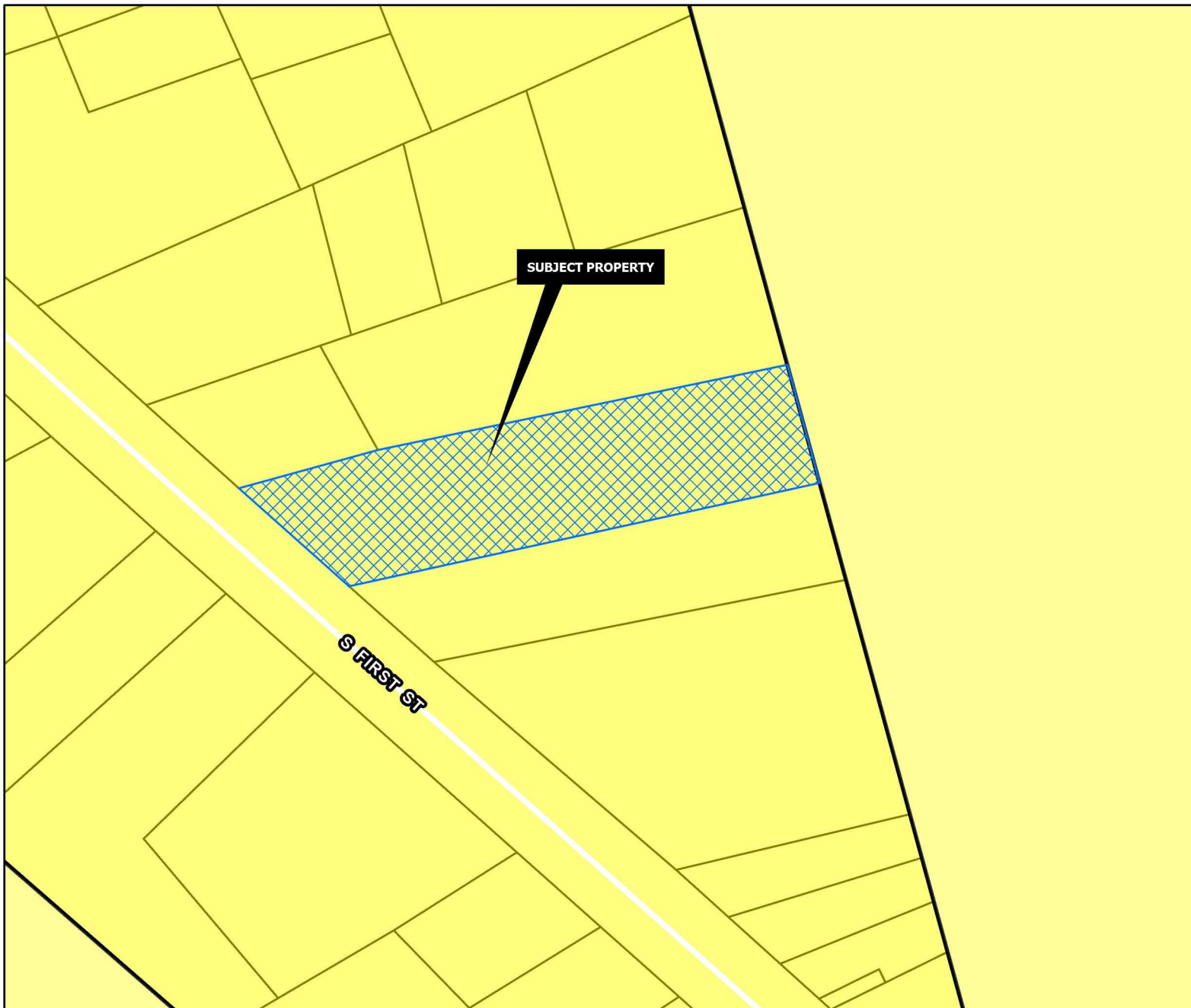
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
2717 S FIRST ST



Date: 5/25/2025 10:05 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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



Development Services
Department

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

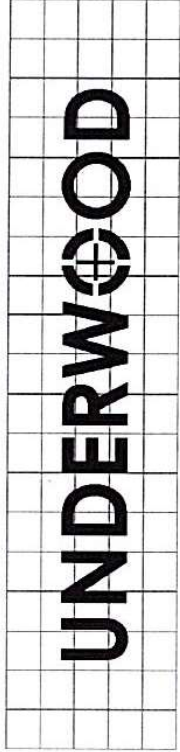
CITY OF SHERMAN
FUTURE LAND USE MAP
2717 S FIRST ST



Date: 5/25/2025 10:05 AM

2717 S FIRST STREET





DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Robert Thompson Survey, Abstract No. 1200, and being a retracement survey of that 2.000 acre tract of land conveyed to Liliana Esperanza Garcia Alejos as recorded in Volume 5269, Page 633, 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 northwest corner of said 2.000 acre tract, common to the southwest corner of that 0.580 acre tract of land conveyed to Jason W. Lewis as recorded in Volume 4184, Page 844, said Official Public Records, said point also being in the easterly Right-of-Way line of 1st Street;

Thence North 78°58'35" East, with the northerly line of said 2.000 acre tract, and with the southerly line of said 0.580 acre tract, and with the southerly line of that 2.005 acre tract of land conveyed to Ryan J. Poulos as recorded in Volume 4996, Page 544, said Official Public Records, a distance of 643.74 feet to a 1/2" steel rod set for the northeast corner of said 2.000 acre tract, common to the southeast corner of said 2.005 acre tract, said point also being in the westerly line of that 23.602 acre tract of land conveyed to Luis A. Erives as recorded in Volume 5913, Page 98, said Official Public Records;

Thence South 16°04'39" East, with the easterly line of said 2.000 acre tract, and with the westerly line of said 23.602 acre tract, a distance of 147.19 feet to a 1" pipe found for the southeast corner of said 2.000 acre tract, common to the northeast corner of that 1.167 acre tract of land conveyed to Dawn M. Larson and Michael D. Taylor as recorded in Document Number 2020-9228, Real Property Records, Grayson County, Texas;

Thence South 78°59'40" West, with the southerly line of said 2.000 acre tract, and with the northerly line of said 1.167 acre tract, a distance of 544.78 feet to a 1" pipe found for the southwest corner of said 2.000 acre tract, common to the northwest corner of said 1.167 acre tract, said point being in the easterly Right-of-Way line of said 1st Street;

Thence North 48°24'48" West, with the westerly line of said 2.000 acre tract, and with the easterly Right-of-Way line of said 1st Street, a distance of 184.32 feet to the Point of Beginning and containing 2.00 acres of land, more or less.

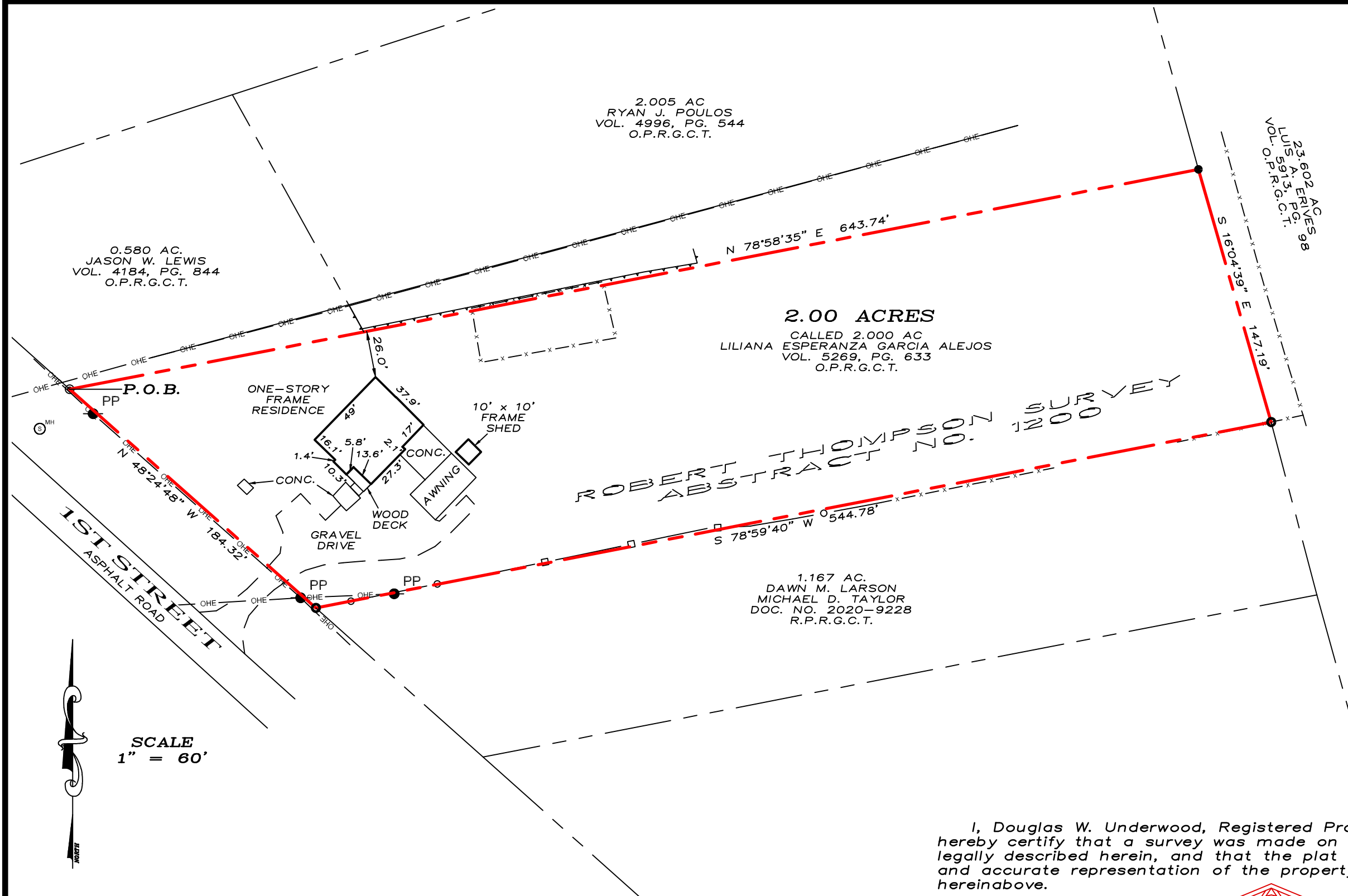
All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"



DW Underwood 04/04/2025

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
○	1" PIPE FOUND
PP	POWER POLE
Ⓜ	SEWER MANHOLE
---	BOUNDARY LINE
- - -	PROPERTY LINE
x x x	BARBWIRE FENCE
○	CHAINLINK FENCE
□	STOCKADE FENCE
OHE	OVERHEAD ELEC.



ROBERT THOMPSON SURVEY
ABSTRACT NO. 1200

SEE LEGAL
ATTACHED

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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:

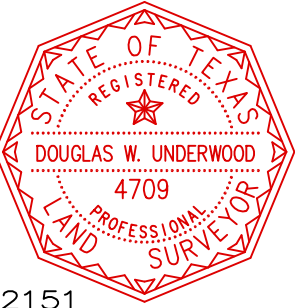
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~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE



DRAFTING & SURVEYING

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



Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/01/25

Project Narrative

S&M Elevations - Single-Family Residential Home

Property Address: 2717 S First St, Sherman, TX

Zoning: R-12 - Single-Family Residential

Lot Size: 2.00 acres (approx. 87,120 sq ft)

Proposed Structure: 1-Story Single-Family Home

Total Living Area: ~2,500-2,700 sq ft

Bedrooms: 4

Bathrooms: 3

Parking: 3-Car Covered Carport

Project Description:

S&M Elevations proposes the construction of a new single-family residence at 2717 S First St, Sherman, TX, on a 2.00-acre lot zoned R-12 (Single-Family Residential). The proposed development will conform to all zoning requirements for setbacks, lot coverage, and allowable uses under the R-12 district.

The home will be approximately 2,500 to 2,700 square feet in size and will include the following features:

- 4 bedrooms
- 3 full bathrooms
- Open-concept living, dining, and kitchen areas
- Laundry/mudroom
- 3-car covered carport
- Covered front porch and rear patio for outdoor living

Site Work:

The site will be prepared with proper grading and drainage to maintain natural flow patterns and comply with local engineering standards. Utility connections (water, sewer, and electric) will be installed as required. Erosion control measures and tree protection (if applicable) will be maintained throughout the project.

Code Compliance:

All construction will meet or exceed requirements of:

- 2021 International Residential Code (IRC)
- 2021 International Energy Conservation Code (IECC)
- City of Sherman local amendments and ordinances
- R-12 zoning regulations as adopted by the City of Sherman

Utilities:

Utility service connections will be coordinated with the City of Sherman and all applicable providers. Water, sanitary sewer, and electrical service will be extended to serve the residence per current city specifications.



Planning & Zoning Commission Development Services

Agenda Item No. 22.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

423 SHERMAN STREET (Project No. 000046-2025)

The request of Scott Slaughter (Owner), Chris Noah (Representative) and Preston Trail Land Surveying (Surveyor) concerning the property located at 423 Sherman Street, consisting of 0.326 acres being in the Preston Kitchen Survey, Abstract No. 667 being all of Lots 5 & 6 in Block 50 of South Side Addition and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 10.3' front setback in lieu of the required 20' for the existing structure.

Planning and Zoning Commission

B. Final Plat of 423 East Sherman Addition.

Background:

The property is located at 423 Sherman Street at the intersection of South East Street and Sherman Street. The owner is requesting a Variance for the front setback for the existing structure and to plat the property into 2 lots for residential development.

The following has been approved for this location:

- 4/25/2025 - Preliminary Plat of 423 East Sherman Addition. (Conditionally Approved)

Origination:

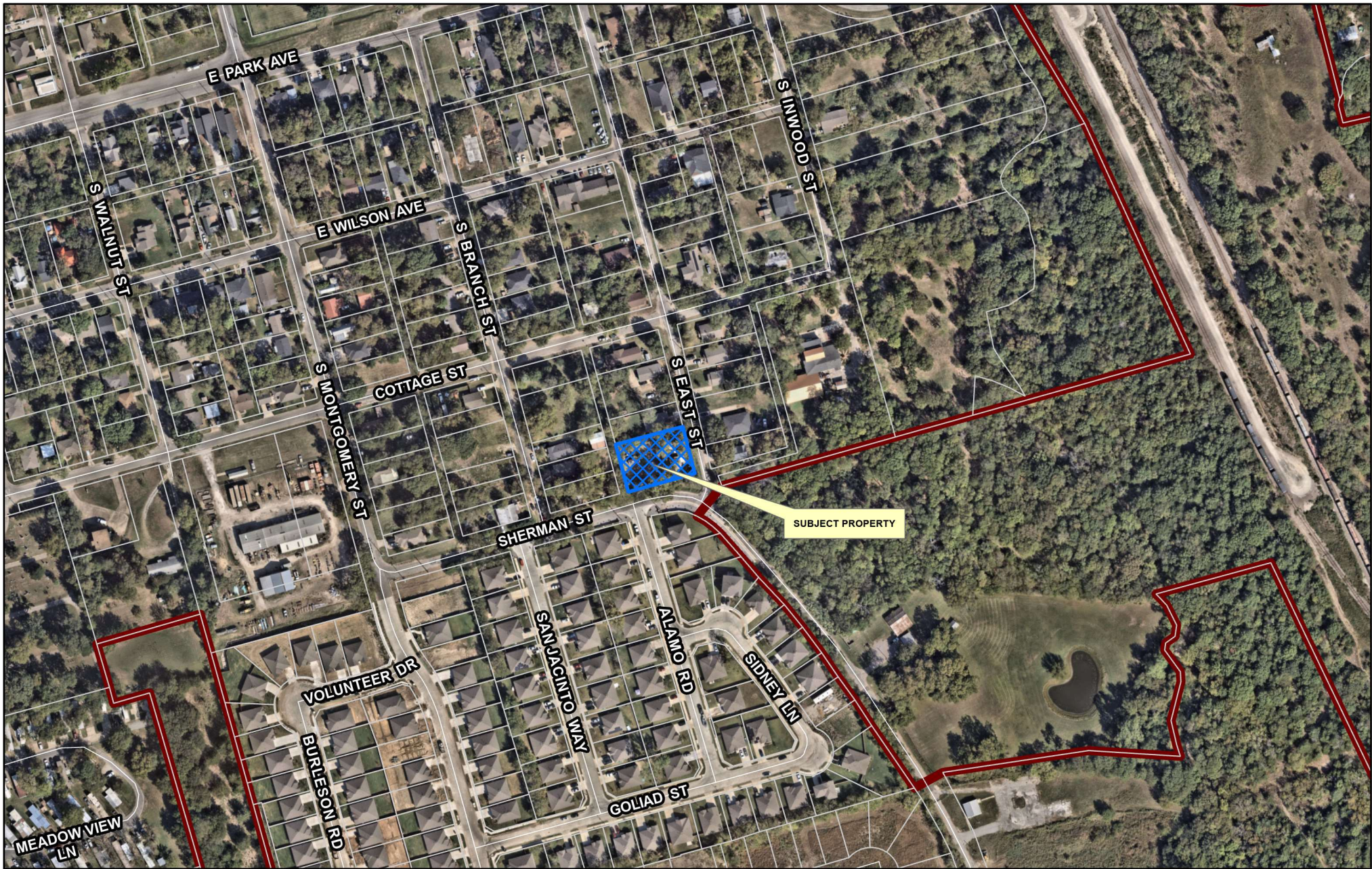
Scott Slaughter (Owner), Chris Noah (Representative) and Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

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

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Project Narrative
6. Site Plan
7. Final Plat Cover Letter
8. Final Plat
9. Building Photos



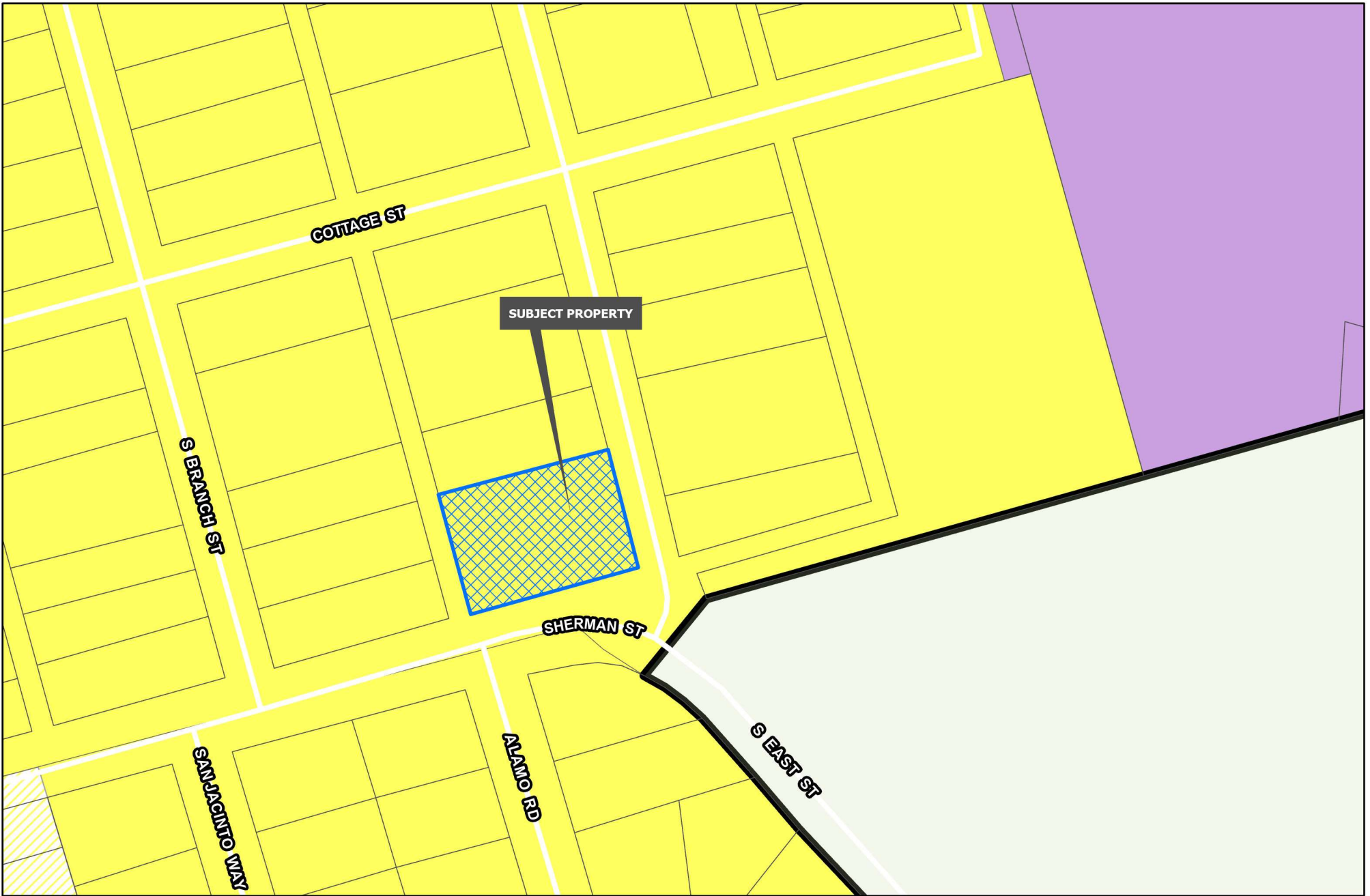
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
423 SHERMAN ST



Date: 5/25/2025 10:05 AM



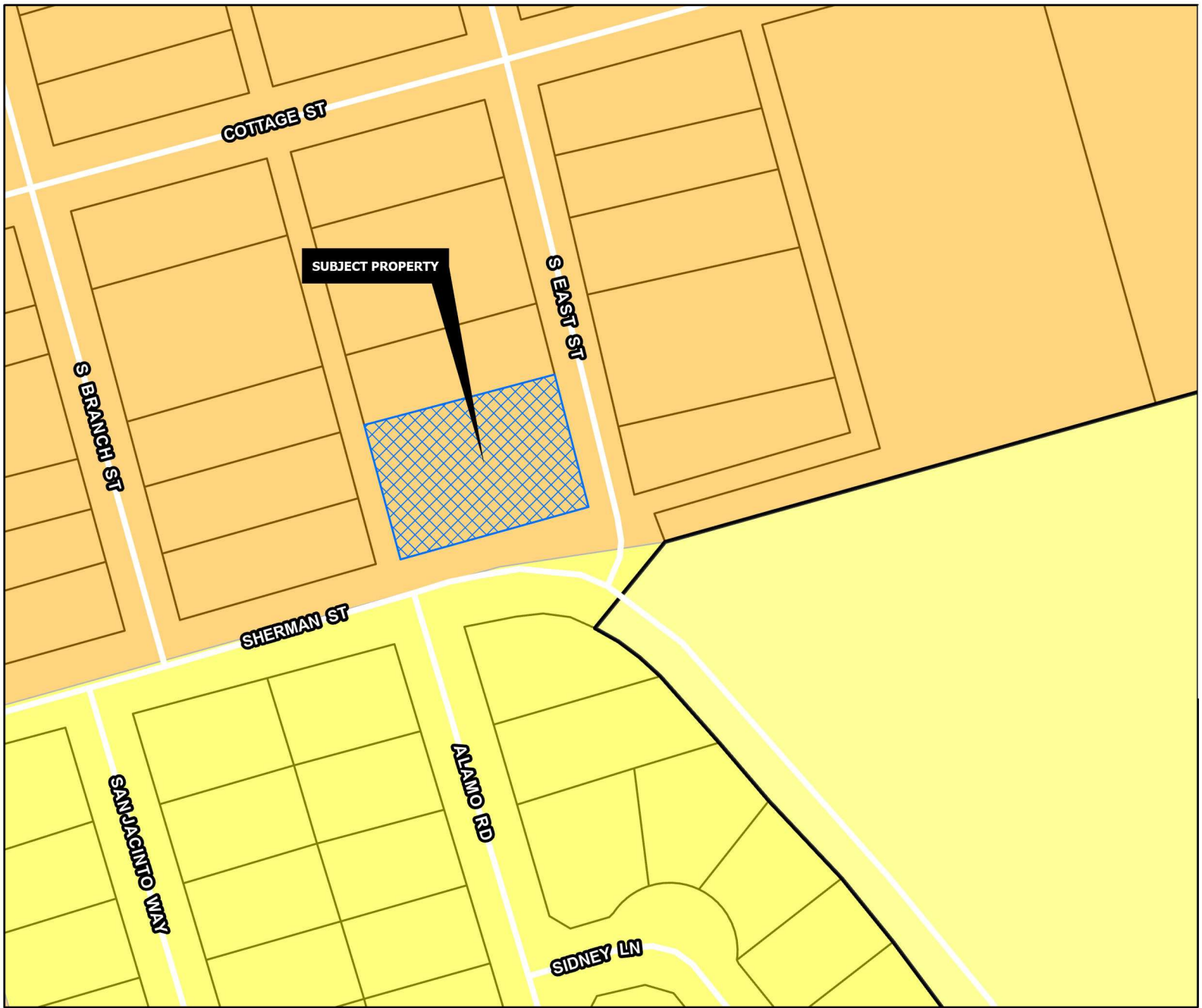
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
423 SHERMAN ST



Date: 5/25/2025 10:05 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.



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
423 SHERMAN ST



Date: 5/25/2025 10:05 AM

423 SHERMAN



Tuesday, May 6, 2025

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Project Narrative – Variance Request associated with replat of 423 East Sherman Addition,
Eng. File No. 2812-A

Existing Lots 5 and 6, in Block 50, South Side Addition, are platted to front on East Street. Existing single family home built on Lot 6 fronts on Sherman Street.

Property owner has proposed a re-plat to reconfigure Lots 5 and 6, so they both front onto Sherman Street, to harmonize with the existing single family home.

As required by Preliminary Plat Conditional Approval Letter dated April 15, 2025, property owner is requesting a 10.3-foot front setback in lieu of the required 20-foot setback for the existing single family home.

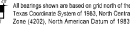
Sincerely,



05-06-2025

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

Date



1. Preliminary plot, for inspection purposes only. In no way official or approved for record purposes.
2. The land use is intended for Residential use only.
3. Topographic Information shown per City of Sherman GIS.
4. Water Supply to be provided by City of Sherman.
5. Sewer Service to be provided by City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery.

WHEREAS Scott Slaughter is the owner of all of that tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, and being all of Lots 5 & 6 in Block 50 of South Side Addition, according to the plat thereof recorded in Volume 94, Page 134, Deed Records, Grayson County, Texas, and being a re-measurement survey of a tract of land described in the deed to Scott Slaughter, recorded in Instrument No. 2024-31665, Official Records, and being more particularly described as follows:

the southeast corner of Lot 6, common to the southeast corner of said Slaughter Tract, and at the intersection of the westerly right-of-way line of East Street and the northerly right-of-way line of Sherman Street;

THENCE South 74°48'34" West, with the southerly line of said Lot 6, and with the southerly line of said Slaughter Tract, and with the northerly right-of-way line of Sherman Street, a distance of 142.33 to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3684" found for the southwest corner of said Lot 6, common to the southwest corner of said Slaughter Tract and on the easterly line of a called 16-foot alley way in said Block 50;

THENCE North 15°40'07" West, with the westerly line of said Lot 6 part of the way, and with the westerly line of aforesaid Lot 5, and with the westerly line of said Slaughter Tract, and with the easterly line of said alley, a distance of 100.13 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said Lot 5, common to the northwest corner of said Slaughter Tract, and common to the southwest corner of Lot 4 in said Block 50;

THENCE North 74°53'22" East, with the northerly line of said Lot 5, and with the northerly line of said Slaughter Tract, and with the southerly line of said Lot 4, a distance of 142.04 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3604" found for the northeast corner of said Lot 5, common to the northeast corner of said Slaughter Tract, and common to the southeast corner of Lot 4, and on the westerly right-of-way line of aforesaid East Street;

THENCE South 15°50'38" East, with the easterly line of said Lot 5 part of the way, and with the easterly line of aforesaid Lot 8, and with the westerly line of said Slaughter Tract, and with the westerly right-of-way line of said East Street, a distance of 99.93 feet to the POINT OF BEGINNING and enclosing 0.326 of an acre (14,222 square feet) of land, more or less.

SURVEYORS CERTIFICATE

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

Chris R. Noah
Registered Professional Land Surveyor No. 6585

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

KNOW ALL MEN BY THESE PRESENTS

The Scott School District, does hereby adopt this plat designating the hereinbefore described property as 428 EAST SHERMAN ADDITION, BEING A REPLAT OF BLOCK 60, LOTS 5 & 6 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 10 WEST, COUNTY OF CLATSOP, OREGON, and does hereby dedicate to the public use forever all streets, right-of-ways, alleys and easements shown therein. The City or any public utility shall have the right to remove and sweep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way encroaches or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress and free and unobstructed passage over and under the same for the purpose of reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: Scott Slaughter

STATE OF TEXAS 8
COUNTY OF GRAYSON 8

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

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

Notary Public in and for the State of Texas



I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0405 G of said map. This flood statement does not imply that the property and/or structures therein will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNERS/DEVELOPERS
Scott Slaughter
308 Davis Street
Howe, TX 75459

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

**PRELIMINARY PLAT
423 EAST SHERMAN ADDITION
0.326 OF AN ACRE
BLOCK 50, LOTS 5R & 6R
BEING A REPLAT OF SOUTHSIDE ADDITION
BLOCK 50, PART OF LOTS 5 & 6
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
City of Sherman
Grayson County, Texas**



TBPELS Firm No. 10194475	Drawn by: LGT Checked by: CBN	Scale: 1"=20' Date: 02/26/2025	Project No. 24-0443.1 Sheet No. 1 of 1
-----------------------------	----------------------------------	-----------------------------------	---

Tuesday, April 15, 2025

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

RE: Cover Letter for Final Plat Submittal of 423 East Sherman Addition

Preliminary Plat Conditional Approval Letter Items:

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

Sincerely,



04/15/2025

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

Date



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

GENERAL NOTES:

- The land use is intended for Residential use only.
- Topographic Information shown per City of Sherman GIS.
- Water Supply to be provided by City of Sherman.
- Sewer Service to be provided by City of Sherman.
- Electrical service is provided by Oncor Electric Delivery.

LEGEND

●	FOUND MONUMENT
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/PLASTIC CAP
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
U.E.	UTILITY EASEMENT
---	BOUNDARY LINE
- - -	ADJOINER LINE
///	ASPHALT

OWNER'S CERTIFICATE

WHEREAS Scott Slaughter is the owner of all of that of that certain tract of parcel of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, and being all of Lots 5 & 6 in Block 50 of South Side Addition, according to the plat thereof recorded in Volume 94, Page 134, Deed Records, Grayson County, Texas, and being a re-acement survey of a tract of land described in the deed to Scott Slaughter, recorded in Instrument No. 2024-31665, Official Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southeast corner of Lot 6, common to the southeast corner of said Slaughter Tract, and at the intersection of the westerly right-of-way line of East Street and the northerly right-of way line of Sherman Street;

THENCE South 74°48'34" West, with the southerly line of said Lot 6, and with the southerly line of said Slaughter Tract, and with the northerly right-of-way line of Sherman Street, a distance of 142.33 to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the southwest corner of said Lot 6, common to the southwest corner of said Slaughter Tract and on the easterly line of a called 16-foot alley way in said Block 50;

THENCE North 15°40'37" West, with the westerly line of said Lot 6 part of the way, and with the westerly line of aforesaid Lot 5, and with the westerly line of said Slaughter Tract, and with the easterly line of said alley, a distance of 100.13 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northwest corner of said Lot 5, common to the northwest corner of said Slaughter Tract, and common to the southwest corner of Lot 4 in said Block 50;

THENCE North 74°53'22" East, with the northerly line of said Lot 5, and with the northerly line of said Slaughter Tract, and with the southerly line of said Lot 4, a distance of 142.04 feet to a 1/2-inch iron rod with a plastic cap stamped "SARTIN 3694" found for the northeast corner of said Lot 5, common to the northeast corner of said Slaughter Tract, and common to the southeast corner of Lot 4, and on the westerly right-of-way line of aforesaid East Street;

THENCE South 15°50'38" East, with the easterly line of said Lot 5 part of the way, and with the easterly line of aforesaid Lot 6, and with the westerly line of said Slaughter Tract, and with the westerly right-of-way line of said East Street, a distance of 99.93 feet to the POINT OF BEGINNING and enclosing 0.326 of an acre (14,222 square feet) of land, more or less.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

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

Chairman

Secretary

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, Scott Slaughter, 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 **423 EAST SHERMAN ADDITION, BEING A REPLAT OF BLOCK 50, LOTS 5 & 6 OF SOUTHSIDE 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 **423 EAST SHERMAN ADDITION, BEING A REPLAT OF BLOCK 50, LOTS 5 & 6 OF SOUTHSIDE ADDITION**, an addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

Executed this ____ day of _____, 20____.

BY: _____
Scott Slaughter

By: _____
Scott Slaughter

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

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

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

Chris R. Noah
Registered Professional Land Surveyor No. 6585

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

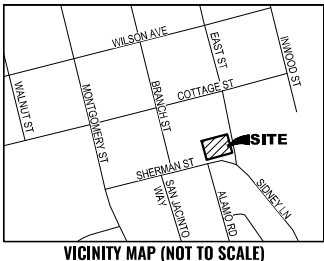
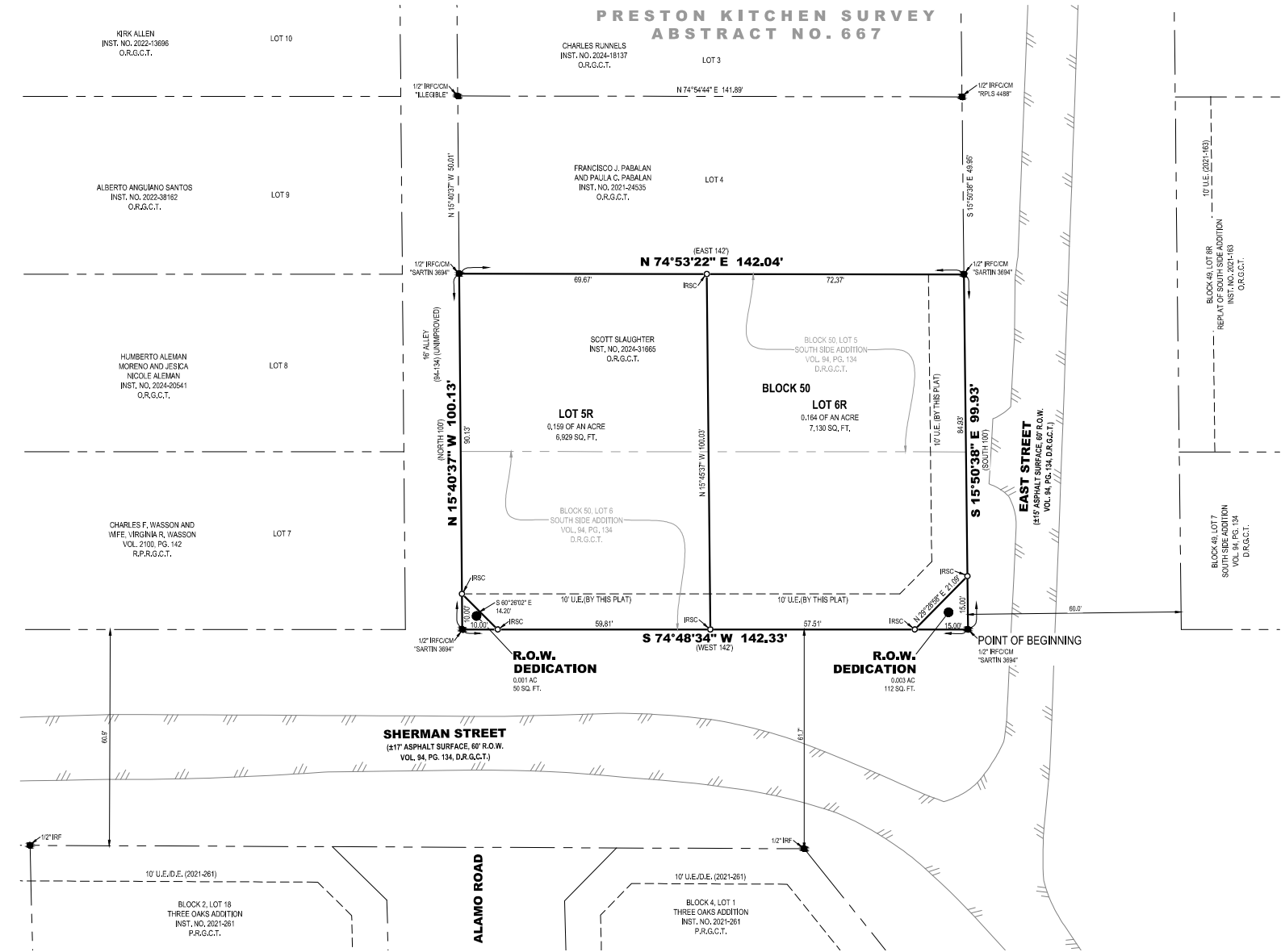
FINAL PLAT
423 EAST SHERMAN ADDITION
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BLOCK 50, LOTS 5R & 6R
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BLOCK 50, PART OF LOTS 5 & 6
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
City of Sherman
Grayson County, Texas

Preston Trail
LAND SURVEYING

TBPELS Firm No. 10194175
Drawn by: LGT
Checked by: CRN
Scale: 1"=20'
Date: 04/15/2025
Project No. 24-04432
Sheet No. 1 of 1

OWNER/DEVELOPER:
Scott Slaughter
308 Davis Street
Howe, TX 75459

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



FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0405 G of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.











Planning & Zoning Commission Development Services

Agenda Item No. 23.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

325 EAST LAMAR STREET (Project No. 000047-2025)

The request of Cabinets Plus (Owner), BACA Architecture (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor) concerning the property located at 325 East Lamar Street, consisting of 0.432 acres being a part of the J.B. McAnair Survey, Abstract No. 763, and being a part of Lots 3, 4, 5, 6, 7 and 8 in Block 17 of the Original Town Plat and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structure.
- B. Public Hearing and Variance under Section 14.02.020 to allow a 0' setback along the rear and east side of the property in lieu of the required 40' for the existing structure.
- C. Public Hearing and Variance under Section 14.02.020 to allow a 95% impervious site coverage in lieu of the required 80% maximum.
- D. Public Hearing and Variance under Section 14.02.020 to allow unscreened loading docks in lieu of the required screening for existing loading docks.
- E. Public Hearing and Variance under Section 14.02.020 to allow a 0.40 acre lot area in lieu of the required 1 acre minimum.
- F. Public Hearing and Variance under Section 14.02.020 to allow a 113' lot width in lieu of the required 150' minimum.
- G. Public Hearing and Variance under Section 14.02.020 to allow 18' long parking spaces in lieu of the required 20'.

Planning and Zoning Commission

- H. Site Plan for Audioengine World Headquarters.

Background:

The property is located at 325 East Lamar Street at the intersection of South Branch Street and East Lamar Street. The owner is requesting Variances for the front, rear, side setbacks, impervious coverage, screening, lot area/width, parking and Site Plan approval for Audioengine World Headquarters.

The proposed use of the existing historical 1902 building and property in the original manufacturing area of Sherman is for the primary offices of Audioengine, along with the majority of the building remaining as warehouse space. No manufacturing will be performed at this site. The building, with some minor modifications, will be kept as original as possible, but a new parking lot and landscaping will be constructed where there is currently a gravel parking area with no landscaping.

Origination:

Cabinets Plus (Owner), BACA Architecture (Representative) and Underwood Drafting & Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variances and Site Plan.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Survey with Legal Description
6. Project Narrative
7. Site Plan

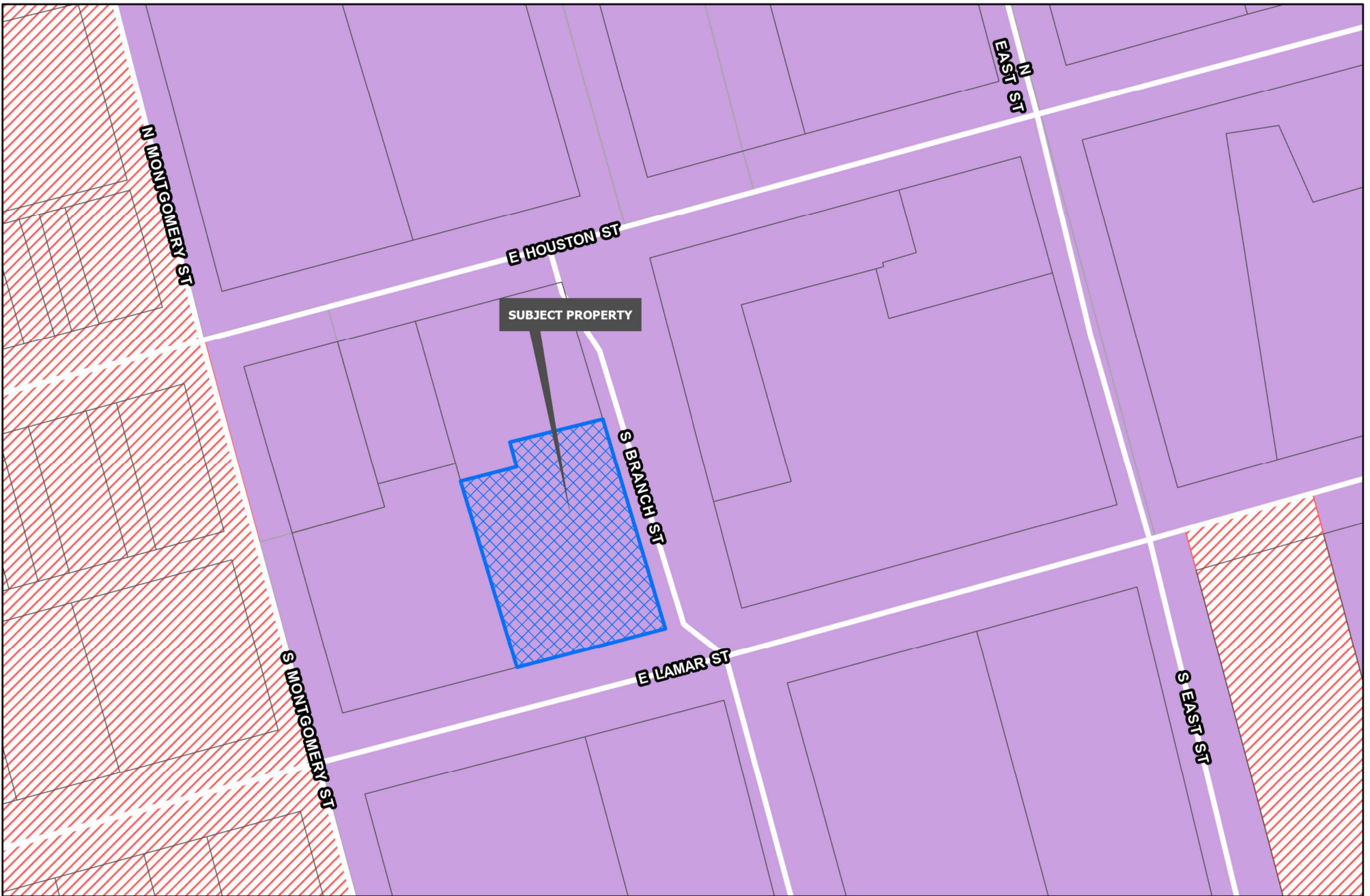


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
325 E LAMAR ST



Date: 5/25/2025 10:05 AM



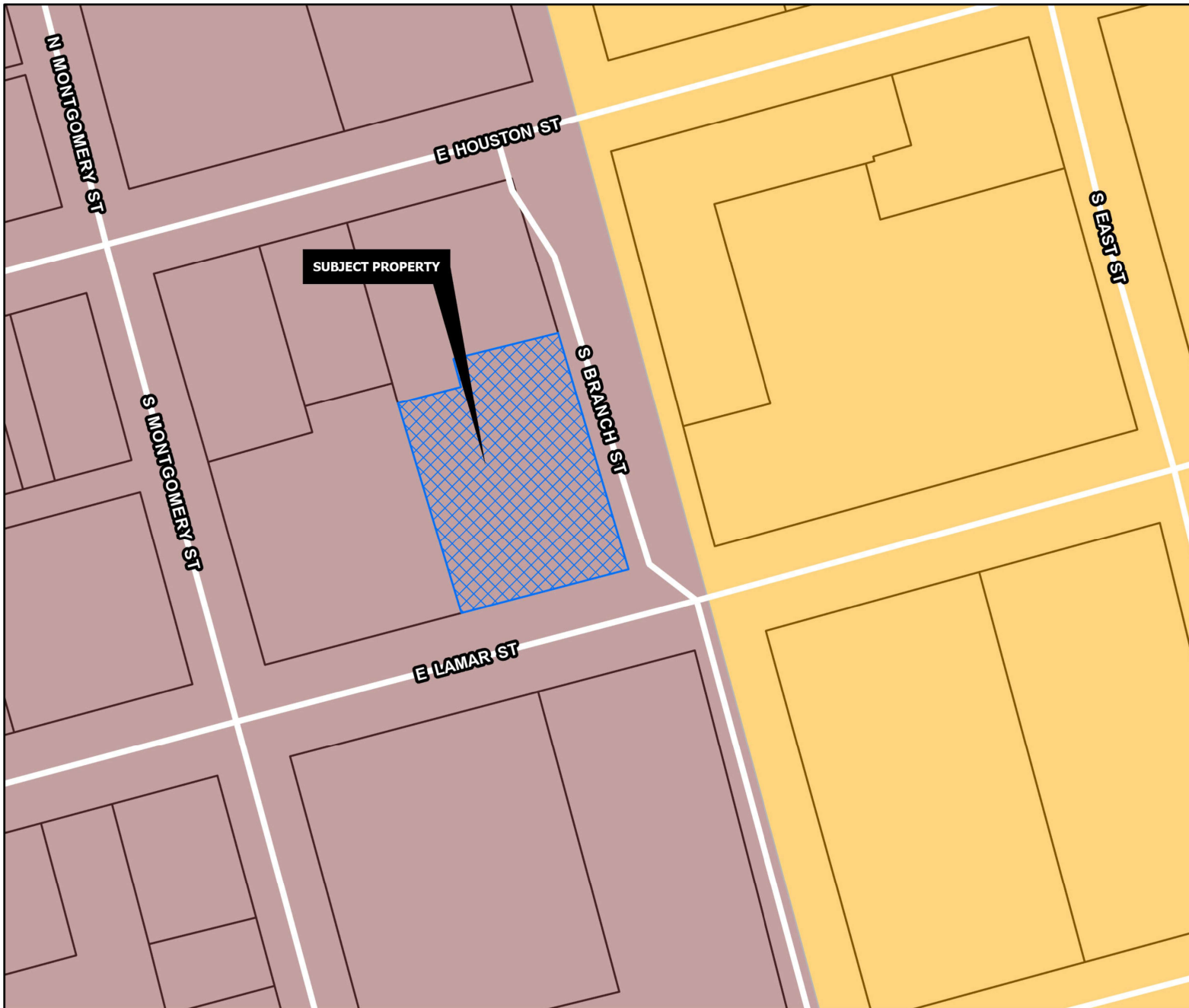
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
325 E LAMAR ST



Date: 5/25/2025 10:05 AM



DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department



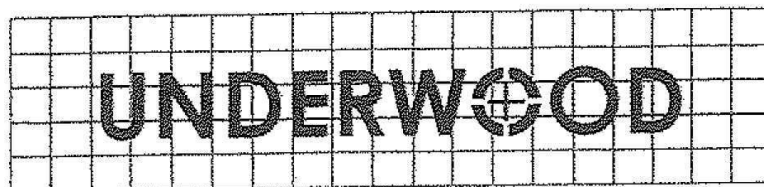
CITY OF SHERMAN
FUTURE LAND USE MAP
325 E LAMAR ST



Date: 5/25/2025 10:05 AM

325 E LAMAR ST





DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnir Survey, Abstract No. 763, and being a part of Lots 3, 4, 5, 6, 7, and 8 in Block 17 of the Original Town Plat of said City of Sherman, and being the same tract of land referred to as Tract One conveyed by Recovery, Inc. to Russell Charles Spears by deed dated January 1, 1999, recorded in Volume 2778, Page 346, 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 marking the Southeast corner of said Tract One in the South line of both said Block 17 and Lot 8 and North right-of-way line of Lamar Street, said rod lying South 74°26'20" West a distance of 50.00 feet from the Southeast corner of said Block 17 and Lot 8;

Thence South 74°36'20" West with said South line of Block 17 and North right-of-way line of Lamar Street a distance of 113.00 feet to a spike nail set marking the Southwest corner of said Tract One and the Southeast corner of the same tract of land conveyed by TXU Electric Company to Donald F. Brewster by deed dated January 2, 2002, recorded in Volume 3182, Page 879, said Official Public Records;

Thence North 15°23'40" West with the East line of the said Brewster tract a distance of 159.60 feet to a spike nail set marking the most Westerly Northwest corner of said Tract One and the Southwest corner of the same tract of land described as 8,078.32 square feet and referred to as Tract No. 1 as conveyed by Charles R. Baze et al to Billy Joe Baze and Opal Louise Fanning by deed dated January 26, 1987, recorded in Volume 1890, Page 509, Real Property Records, Grayson County, Texas;

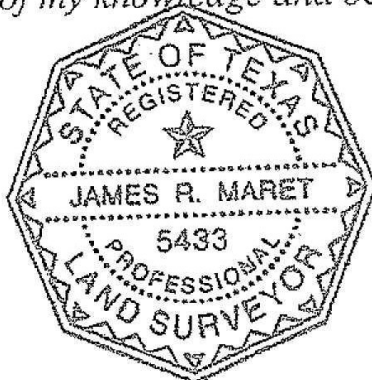
Thence North 74°36'20" East a distance of 58.96 feet to a 1/2" steel rod found maintaining an inside "L" corner to said Tract One;

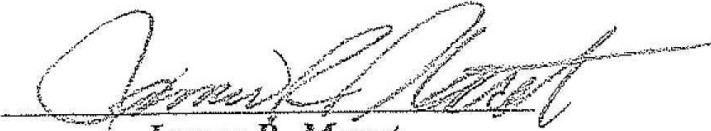
Thence North 15°23'43" West a distance of 14.50 feet to a 1/2" steel rod found maintaining the most Northerly Northwest corner of said Tract One in the South line of the same tract of land referred to as Tract No. 2 in said Volume 1890, Page 509;

Thence North 74°36'20" East a distance of 54.04 feet to a 1/2" steel rod found maintaining the Northeast corner of said Tract One and the Southeast corner of said Tract No. 2;

Thence South 15°23'40" East a distance of 174.10 feet to the Point-of-Beginning and containing 0.432 acres of land more or less.....

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that the above legal description was prepared from an actual survey made on the ground and is true and correct to the best of my knowledge and belief.




James R. Maret
Registered Professional
Land Surveyor No. 5433
05-04-2018

JOB NO. 15030203

HOUSTON STREET

BAYAN AIR SURVEY
ABST. NO. 768

TRACT NO. 1

TRACT NO. 2

BILLY JOE BAZE-
OPAL LOUISE FANNING
VOL. 1890, PG. 509
O.P.R.G.C.T.

RAILROAD PROPERTY

BRANCH MAIN LINE TRACKS

CONTROL SHED

SPIKE NAIL SET

N 15°23'40" W 14.50'

N 74°36'20" E 58.96'

DONALD F. BREWER
VOL. 3182, PG. 879
O.P.R.G.C.T.

N 15°23'40" W 158.60'

BRICK BUILDING (COMMERCIAL)

LAMAR STREET

SCALE
1" = 30'

~ BASIS OF BEARINGS ~
GPS OBSERVATION
TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE
NAD 83

SEE LEGAL DESCRIPTION ATTACHED

I, James R. Maret, Registered Professional Land Surveyor,
hereby certify that this plat was prepared from an actual survey
performed on the ground.

James R. Maret
Registered Professional
Land Surveyor No. 5433
05-04-2018

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. The 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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Underwood Drafting & Surveying, Inc.
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FIRM #10005300

UNDERWOOD
DRAFTING & SURVEYING

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

STATE OF TEXAS
REGISTERED
JAMES R. MARET
5433
PROFESSIONAL
LAND SURVEYOR

Building Sketch

Borrower/Client				
Property Address 325 E Lamar St				
City	Sherman	County	State TX	Zip Code
Lender				

176.6'

15.7'

49'

12.7'

7.6'

20.8'

176.5'

176.5'

49'

176.5'

1st Level

2nd Level

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	8572.08 Sq ft	20.79 × 7.6 = 158.01 0.5 × 7.6 × 0.01 = 0.03 15.7 × 7.6 = 119.32 49 × 168.9 = 8276.1 0.5 × 168.9 × 0.19 = 16.16 0.5 × 49 × 0.1 = 2.45
Second Floor	8648.5 Sq ft	176.5 × 49 = 8648.5
Total Living Area (Rounded):	17221 Sq ft	



INFORMATION SOURCES

Notice to Prospective Purchaser

Property Address: 325 East Lamar Street, Sherman, TX 75090 Date: 04/25/2025

Associates of PARAGON, REALTORS® (Broker) have obtained the following information published in the MLS and marketing materials from the respective sources noted below. The Broker and the Broker’s Associates have relied on this information in the marketing of the Property and have no reason to believe the information to be false or inaccurate except as noted below, if any.

Neither Broker nor Broker’s Associates represent, warrant, or guarantee the accuracy of the information; the Purchaser must make independent verification of the information before relying on or basing an offer upon the information. Figures should be considered approximate.

☒ Square Footage: <u>10,105</u>	Source 1:	☒ Tax	☐ Appraiser	☐ Seller	☐ Plans	☐ Other
☐ Square Footage: _____	Source 2:	☐ Tax	☐ Appraiser	☐ Seller	☐ Plans	☐ Other
☐ Lot Size/Acreage: _____	Source 1:	☐ Tax	☐ Survey	☐ Seller	☐ Other	
☐ Lot Size/Acreage: _____	Source 2:	☐ Tax	☐ Survey	☐ Seller	☐ Other	
☐ Year Built: _____	Source 1:	☐ Tax	☐ Permits	☐ Seller	☐ Other	
☐ Year Built: _____	Source 2:	☐ Tax	☐ Permits	☐ Seller	☐ Other	
☐ Room Measurements/Dimensions	Source:	☐ Agent Measured		☐ Seller	☐ Plans	☐ Other
☐ School District/Assigned Schools	Source:	☐ School District		☐ Seller	☐ Other	
☐ HOA Information	Source:	☐ HOA	☐ Seller	☐ Other		
☐ MUD, PUD, or PID District Info	Source:	☐ District	☐ Seller	☐ Other		
☐ Historic/Conservation/Overlay Info	Source:	☐ City	☐ Seller	☐ Other		
☐ Other Property Details	Source:	☐ Seller	☐ Agent Visual	☐ Inspection Report	☐ Other	

Other information obtained by Broker or information which conflicts with the above:

Square footage: 17,221

Attachments: ☐ Seller’s Disclosure Notice ☐ Survey ☒ Appraiser Measurement ☐ Other:

Measured by Bryan Bentley, Appraiser

Note regarding marketing materials and dimensions: While an accurate portrayal of the property is intended, rooms or features may appear smaller or larger, brighter or darker, and colors may vary in person, in print, or on various electronic screens. Purchaser should visit the Property in person prior to making an offer and not rely solely on photographs, videos or any room measurements provided.

Purchaser's Initials to Confirm Receipt Only

07 May 2025

Rob Rae, AICP
Director of Development Services
City of Sherman
417 South Travis Street
Sherman, Texas 75090

RE: Audioengine World Headquarters – 325 E Lamar

Dear Mr. Rae,

The attached documents and Zoning application are for seeking approval of a Site Plan, with variances, of the property shown in the attached drawings for the proposed new Audioengine World Headquarters.

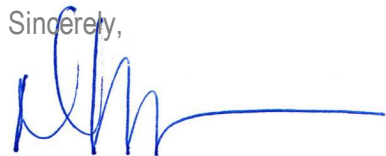
The proposed use of the existing historical 1902 building and property in the original manufacturing area of Sherman, is for the primary offices of Audioengine along with the majority of the building remaining as warehouse space. No manufacturing will be performed at this site. The building, with some minor modifications will be kept as original as possible, but a new parking lot and landscaping will be constructed where there is currently a gravel parking area with no landscaping.

The Variances requested are to bring this “non-conforming” existing facility into compliance with Sherman’s current zoning standards. The variances we’re requesting are as follows:

- Allow zero foot setbacks along the front, rear, and east side of the property in lieu of the required 40’ front yard, and 25’ rear and side yards.
- Allow for 95% impervious site coverage in lieu of the required 80% maximum.
- Allow for no screening of loading docks from thoroughfares, as has been the case over many decades that the building has been used in the same capacity.
- Allow for a Lot Area of .40 Acres in lieu of the required minimum of 1 Acre.
- Allow for a Lot Width of 113’ in lieu of the required minimum of 150’.
- Allow for a minimum of 18’ deep parking spaces due to the physical limitations of the existing facility.

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,

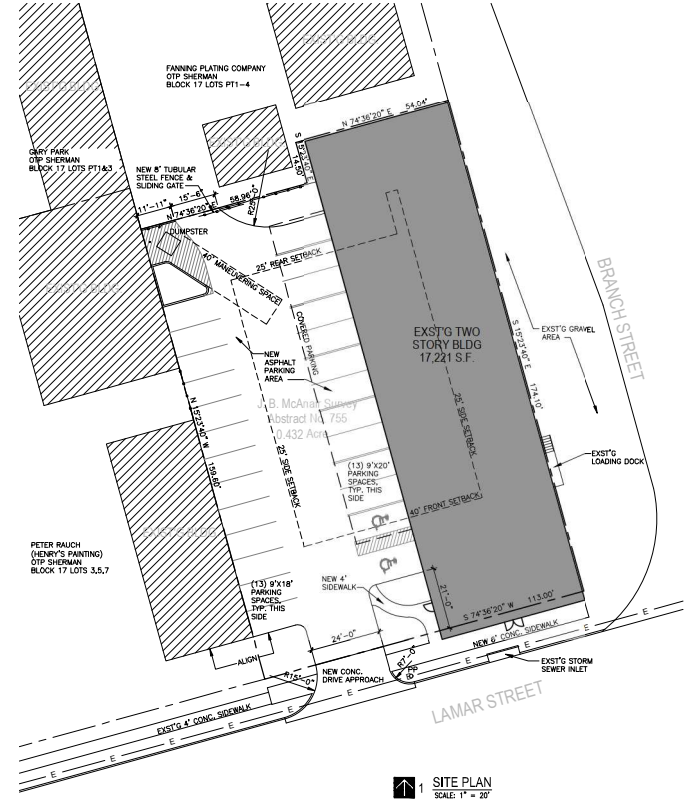
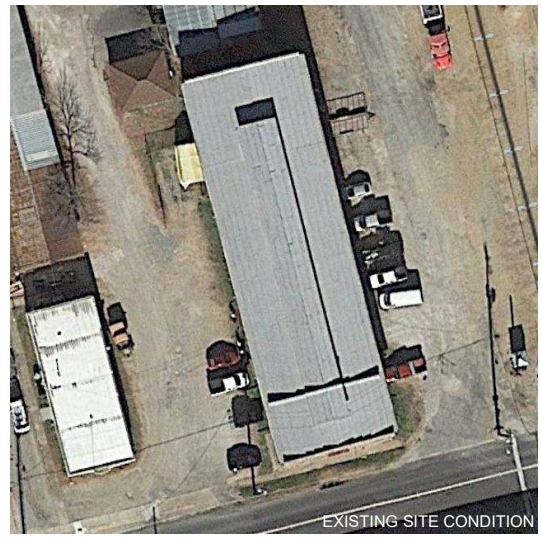


David Baca AIA, Architect + Principal

REVISIONS	DATE
DESCRIPTION	
NO.	



MARK	TYPE/USE	COMMON NAME	BOTANICAL NAME	SIZE	PLANT SPACING	NO.
RD	CANOPY TREE	SHAWNEE RED OAK	QUERCUS SHAWNEE	4" CAL. & 20' HEIGHT	REFER TO PLAN	2
LT	CANOPY TREE	LACINIAE CUP	LANIUS PARVIFLUA	4" CAL. & 15' HEIGHT	REFER TO PLAN	3
CM	ORNAMENTAL TREE	CRAPPE MYRTLE	LACEROSTROGMA X MUSHROOM	4" CAL. & 15' HEIGHT	REFER TO PLAN	2
NS	PRIVACY SHRUB	NELLIE R STEVENS	LEX NELLIE R STEVENS	30 CAL. OR 8' HEIGHT	7' & REFER TO PLAN	5
KAL	SCREENING SHRUB	NATIVE EVERGREEN TRE	TRU	10 CAL. OR 2' HEIGHT	3' & REFER TO PLAN	23
	GROUND COVER	NATIVE GROUNDCOVER			AS REQUIRED	



SITE PLAN STATISTICS:	
ZONING:	M-2, HEAVY MANUFACTURING
LOT AREA:	0.432 ACRES (18,818 S.F.)
BUILDING AREA:	17,221 S.F.
IMPERVIOUS AREA:	17,311 S.F. (92% SITE COVERAGE)
LANDSCAPED AREA:	1507 S.F.
PARKING REQUIRED:	13,721 SF WAREHOUSE 1 SPACE/1000 SF=
	3,500 SF OFFICE AREA
	1 SPACE/400 SF=
TOTAL REQUIRED:	23 SPACES (1 H.C. SPACE)
PARKING PROVIDED:	28 SPACES (2 H.C. SPACES)

GENERAL SITE PLAN NOTES:	
1.	SITE SURVEY, DATED 05.04.2018, WAS PREPARED BY LANDSCAPE DRAFTING & SURVEYING, 3404 INTERURBAN ROAD, DENISON, TEXAS 75021.
2.	PROVIDE FIRE LANE STRIPPING IN ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS. FIRE LANE SHOWN SHADED.
3.	LANDSCAPING SHALL BE INSTALLED IN COMPLIANCE WITH CITY LANDSCAPING STANDARDS.
4.	ALL RADII NOT DIMENSIONED ARE 3'-0" TYPICAL.



Planning & Zoning Commission Development Services

Agenda Item No. 24.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1818 SOUTH MONTGOMERY STREET (Project No. 000050-2025)

The request of Claudia Ledezma (Owner), Javier Veleta Ledezma (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 1818 South Montgomery Street, being Lot 5, Block 19, Supplemental Plat of Block 19, South Sherman, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

Background:

The property is located at 1818 South Montgomery Street between East Forest Avenue and East Park Avenue. The owner is requesting a Zone Change from an C-1 (Retail Business) District to an R-5 (Single Family Residential) District.

Origination:

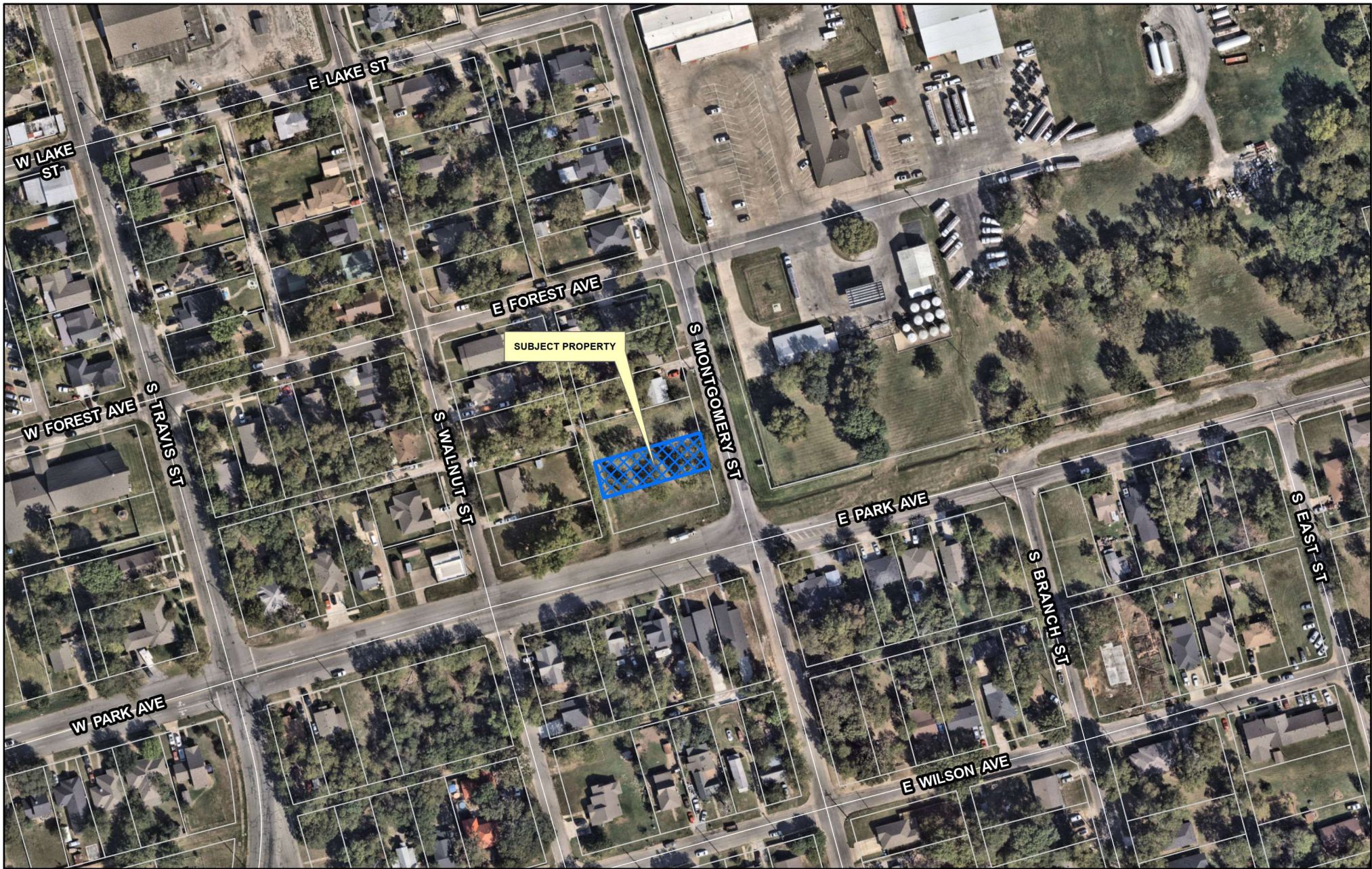
Claudia Ledezma (Owner), Javier Veleta Ledezma (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

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

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Survey with Legal Description
5. Project Narrative
6. Staff Comments
7. Site Plan
8. Staff Review Letter (English)
9. Staff Review Letter (Spanish)

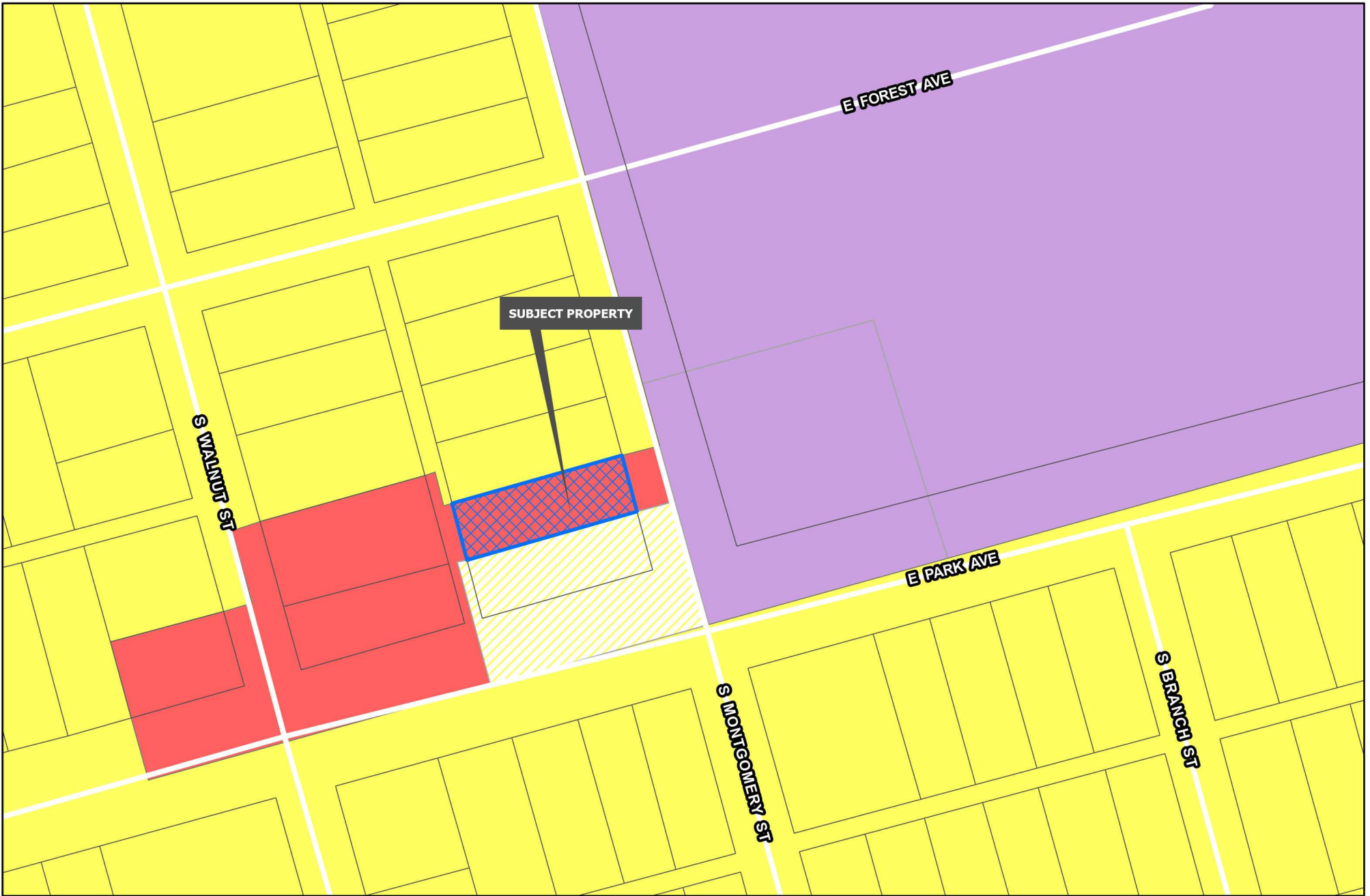


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
1818 S MONTGOMERY ST**



Date: 5/25/2025 10:05 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

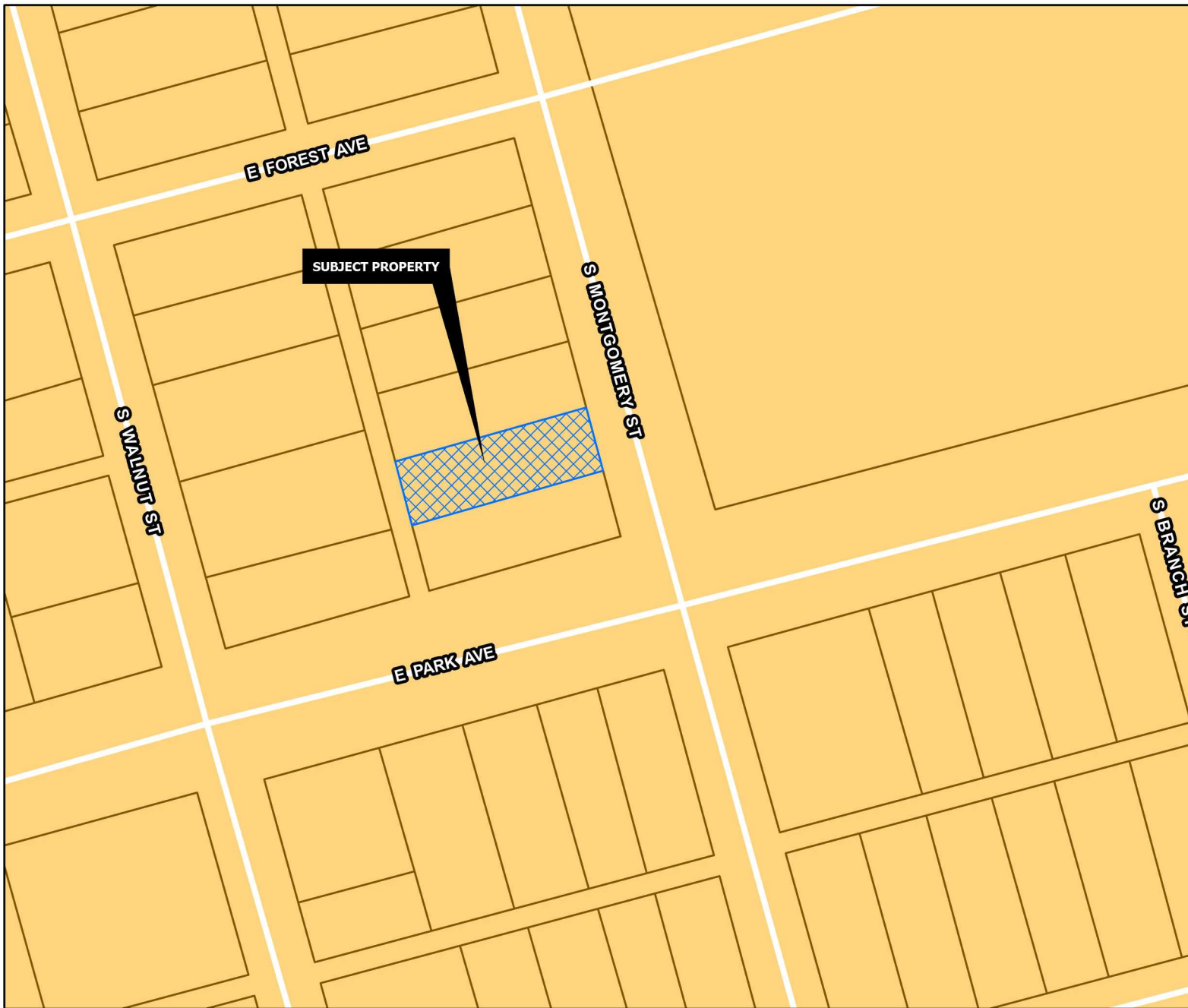
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
1818 S MONTGOMERY ST



Date: 5/25/2025 10:05 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.



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1818 S MONTGOMERY ST



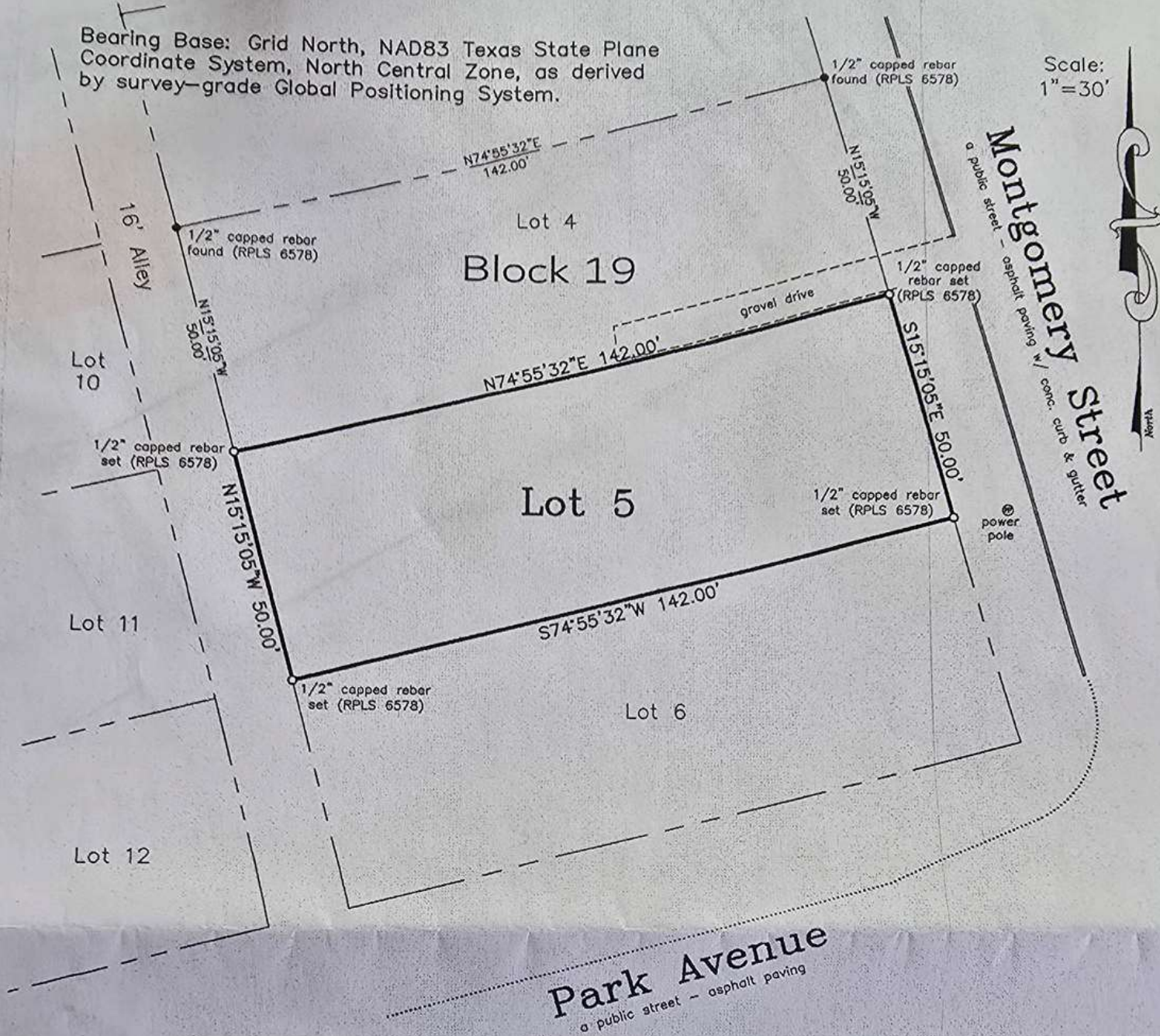
Date: 5/25/2025 10:05 AM

Bearing Base
Coordinate
by survey-

Bearing Base: Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone, as derived
by survey-grade Global Positioning System.

Scale:
1"=30'

Scale:
1"=30'



Owner: Douglas Distributing Company

Address: 1818 S. Montgomery Street
Sherman, Texas

This survey is for the sole benefit of the Owners stated
hereon and is null and void for any other transaction.
Any unauthorized use of this survey without the sole
consent of the undersigned surveyor will infringe upon
state and federal copyright statutes. Any violation of
said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby
certify that a survey was performed on the ground of the property shown
hereinabove and that this survey complies with the current Texas Society of
Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS
Land Title Survey and is a true and correct representation of the property shown
hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 5, Block 19, Supplemental Plat of Block
19, South Sherman, otherwise known as South Side Addition to the City of
Sherman, Texas, as per plat of record in Volume 231, Page 112, Deed Records,
Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any
designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood
Insurance Rate Map for Grayson County, Texas, Map No. 48181C0405 G, Revised
Date: September 1, 2022.

Note: This survey was done without the benefit of a title commitment.

Job No. AGS090124

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



Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: January 8, 2024

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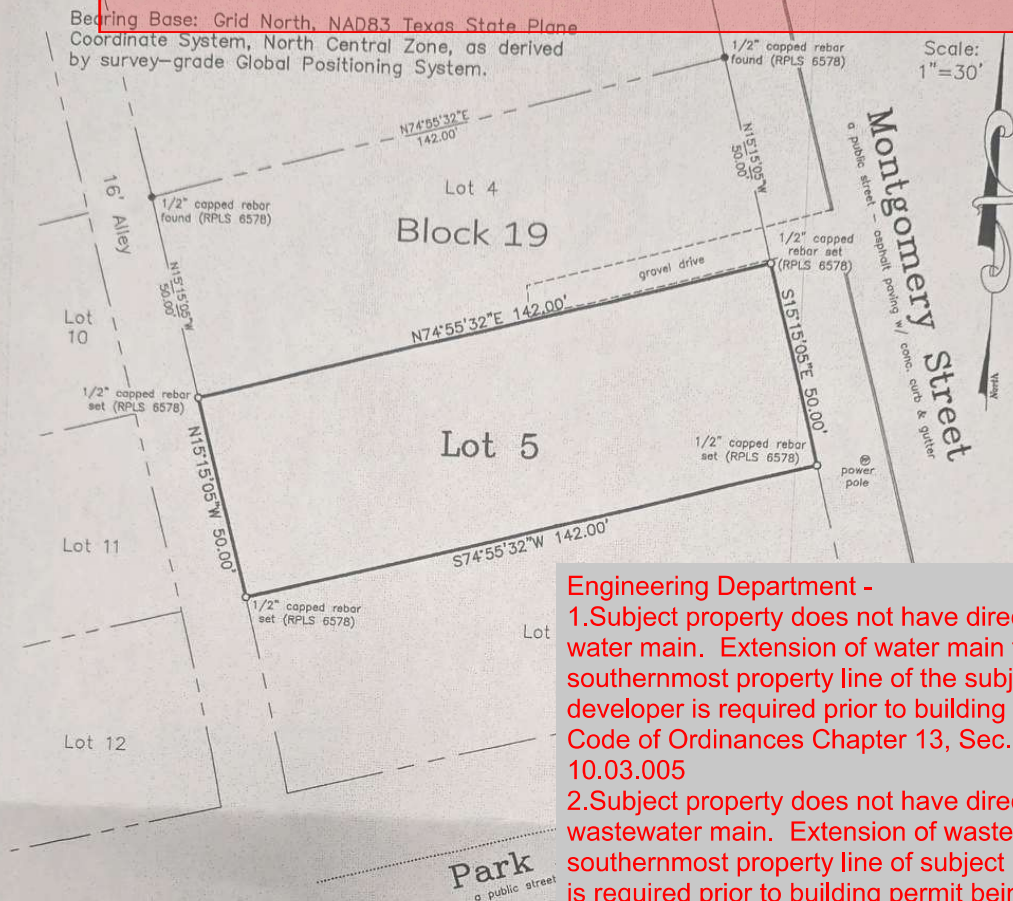
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S

E

SW, no comments

Fire: No comment



Engineering Department -

1. Subject property does not have direct access to public water main. Extension of water main from Forest Avenue to southernmost property line of the subject property by developer is required prior to building permit being issued. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005
2. Subject property does not have direct access to public wastewater main. Extension of wastewater main to southernmost property line of subject property by developer is required prior to building permit being issued. Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005
3. Civil Engineering plans shall be provided to the Engineering Department for review and approval. 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

Owner: Douglas Distributing Company
Address: 1818 S. Montgomery Street
Sherman, Texas

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I, Kate A. Wagner, Registered Professional Surveyor, certify that a survey was performed on the ground hereinabove and that this survey complies with the Professional Surveyors' Manual of Practice for a Land Title Survey and is a true and correct representation hereon to the best of my knowledge and belief.

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Note: This survey was done without the benefit of a title commitment.

Job No. AGS090124

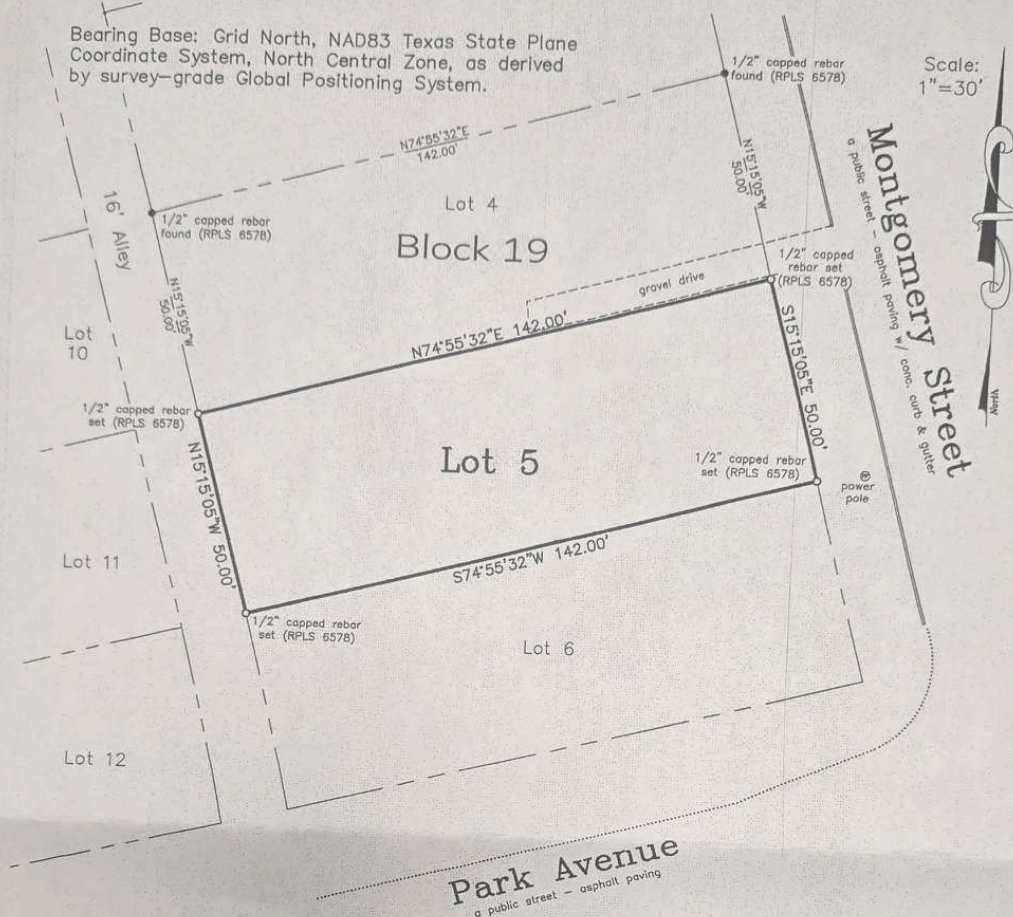
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurveying.net
TBPELS Firm Registration No. 10088100



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: January 8, 2024

Bearing Base: Grid North, NAD83 Texas State Plane
Coordinate System, North Central Zone, as derived
by survey-grade Global Positioning System.

Scale:
1"=30'



Owner: Douglas Distributing Company
Address: 1818 S. Montgomery Street
Sherman, Texas

This survey is for the sole benefit of the Owners stated
hereon and is null and void for any other transaction.
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Date: September 1, 2022.

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Job No. AGS090124

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



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: January 8, 2024

STAFF REVIEW LETTER

June 10, 2025

Sent via Email

Javiar Ledezma
1808 S. Montgomery St.
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District located at 1818 South Montgomery Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, June 17, 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. Impact fees will be required at the time of building permit application. (*Chapter 13, Article. 13.11*)
3. 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.

Engineering

4. Subject property does not have direct access to public water main. Extension of water main from Forest Avenue to southernmost property line of the subject property by developer is required prior to building permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
5. Subject property does not have direct access to public wastewater main. Extension of wastewater main to southernmost property line of subject property by developer is required prior to building permit being issued. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

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

If additional information or clarification is needed, 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
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Steven Davis, Asst. Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer

STAFF REVIEW LETTER

June 10, 2025

Sent via Email

Javiar Ledezma
1808 S. Montgomery St.
Sherman, TX 75090

Estimados solicitantes,

La solicitud de una Audiencia Pública y Cambio de Zona de un Distrito C-1 (Negocio Minorista) a un Distrito R-5 (Residencial Unifamiliar) ubicado en 1818 South Montgomery Street ha sido programada para ser escuchada por la Comisión de Planificación y Zonificación el martes 17 de junio de 2025, a las 5:00 p.m., en el Salón de Baile Municipal en 405 North Rusk Street.

El personal de la ciudad ha revisado su solicitud y es necesario anotar / abordar los siguientes elementos:

Zonificación:

1. Cumplimiento de las ordenanzas, reglamentos, normas y reglas aplicables de la Ciudad y otras leyes, tal como existan o puedan ser enmendadas, incluidas, entre otras, la Ordenanza de Zonificación / Código de Ordenanzas de la Ciudad Capítulo 14.
2. Se requerirán tarifas de impacto en el momento de la solicitud del permiso de construcción. (*Capítulo 13, Artículo 13.11*)
3. El uso de la propiedad debe cumplir con todas las Leyes y Regulaciones Federales y Estatales y con todas las Ordenanzas, Reglas y Regulaciones de la Ciudad de Sherman.

Ingeniería

4. La propiedad en cuestión no tiene acceso directo a la red pública de agua. Se requiere la extensión de la tubería principal de agua desde Forest Avenue hasta la línea de propiedad más al sur de la propiedad en cuestión por parte del desarrollador antes de que se emita el permiso de construcción. *Código de Ordenanzas, Capítulo 13, Sec. 13.07.282; Capítulo 10.03.005*
5. La propiedad en cuestión no tiene acceso directo a la red pública de aguas residuales. Se requiere la extensión de la tubería principal de aguas residuales hasta el límite más al sur de la propiedad en cuestión por parte del desarrollador antes de que se emita el permiso de construcción. *Código de Ordenanzas, Capítulo 13, Sec. 13.07.282; Capítulo 10.03.005*
6. Los planos de Ingeniería Civil se proporcionarán al Departamento de Ingeniería para su revisión y aprobación. Los requisitos para la presentación del Plan Civil se pueden encontrar en la Guía de Desarrollo en el sitio web de la Ciudad de Sherman. *Código de Ordenanzas, Capítulo 10.04; Manual de Normas de Diseño de Ingeniería Sec. 1.9*

Es política de la Comisión de Planificación y Zonificación y de la Junta de Ajuste no considerar una solicitud a menos que el solicitante o su representante asista a la reunión en la que se considera la solicitud. Por la presente se le notifica que presente su caso en la fecha y hora indicadas anteriormente.

Si necesita información adicional o aclaraciones, no dude en ponerse en contacto con los Servicios de Desarrollo enviando un correo electrónico planning@cityofsherman.com antes de la reunión.

Respetuosamente



Rob Rae

Acting Secretary, Planning and Zoning Board and Board of Adjustment

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



Planning & Zoning Commission Development Services

Agenda Item No. 25.

Meeting Date: 6/17/2025

Prepared By: Lauren Marlow, Development Services Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

708 SOUTH MONTGOMERY STREET (Project No. 000051-2025)

The request of Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 708 South Montgomery Street, being Lot 5R, Block 3, Rivera & Cintron Addition, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

Background:

The property is located at 708 South Montgomery Street between South Wells Avenue and East Sparrow Lane. The owner is requesting a Zone Change from an MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.

Origination:

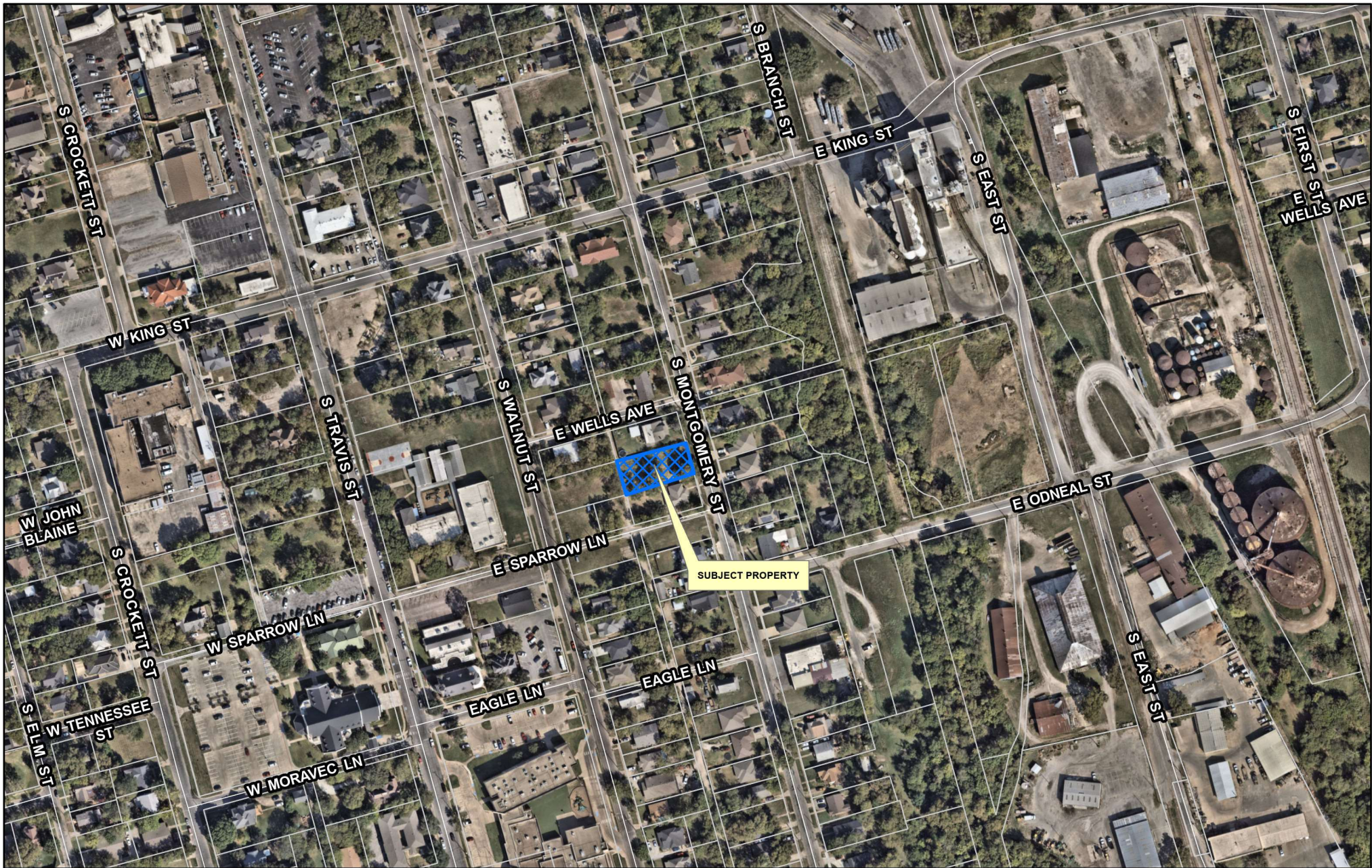
Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

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

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Property Notification Sign
5. Survey with Legal Description
6. Project Narrative
7. Site Plan
8. Building Elevation

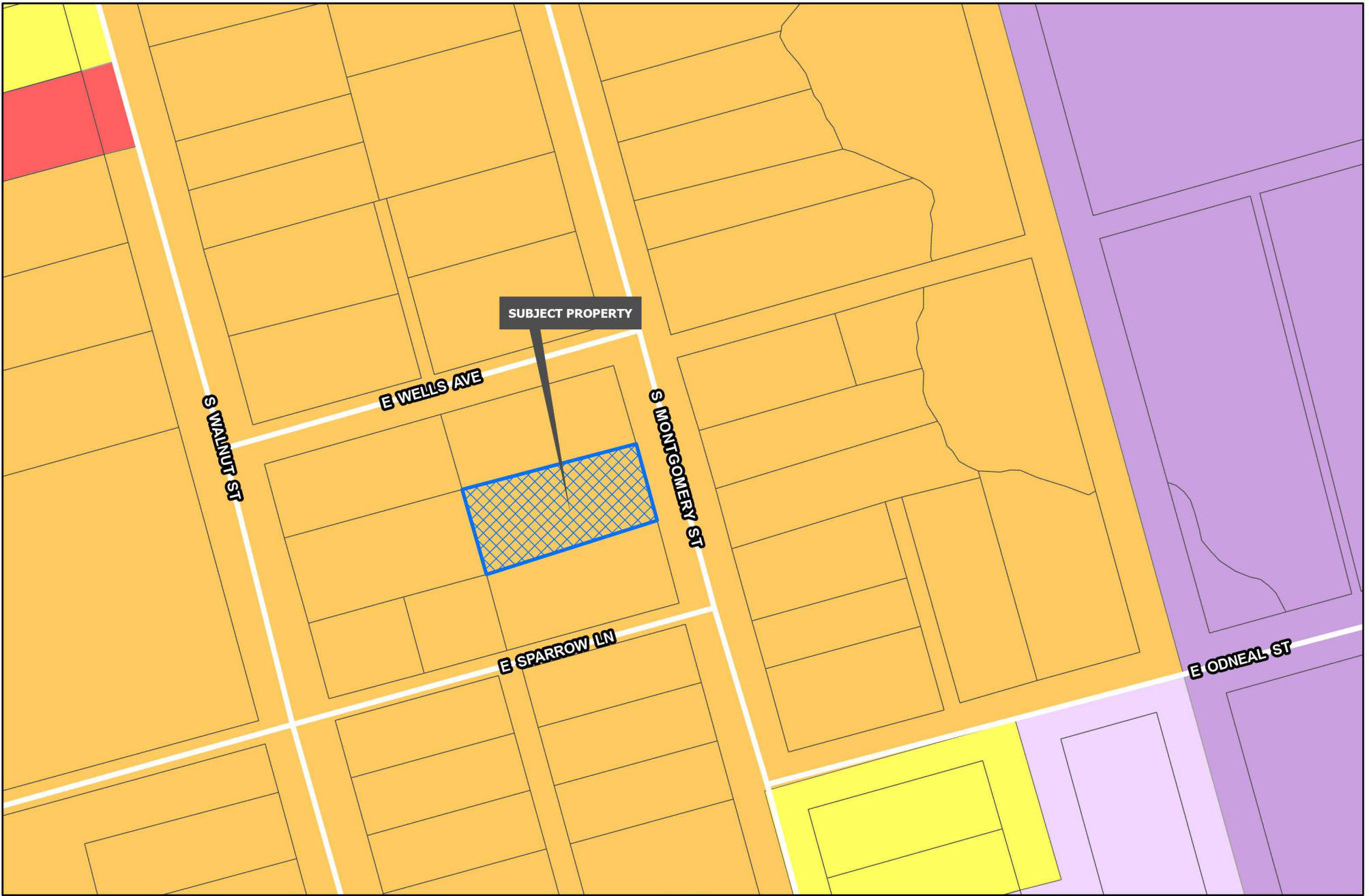


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
708 S MONTGOMERY ST



Date: 5/25/2025 10:05 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

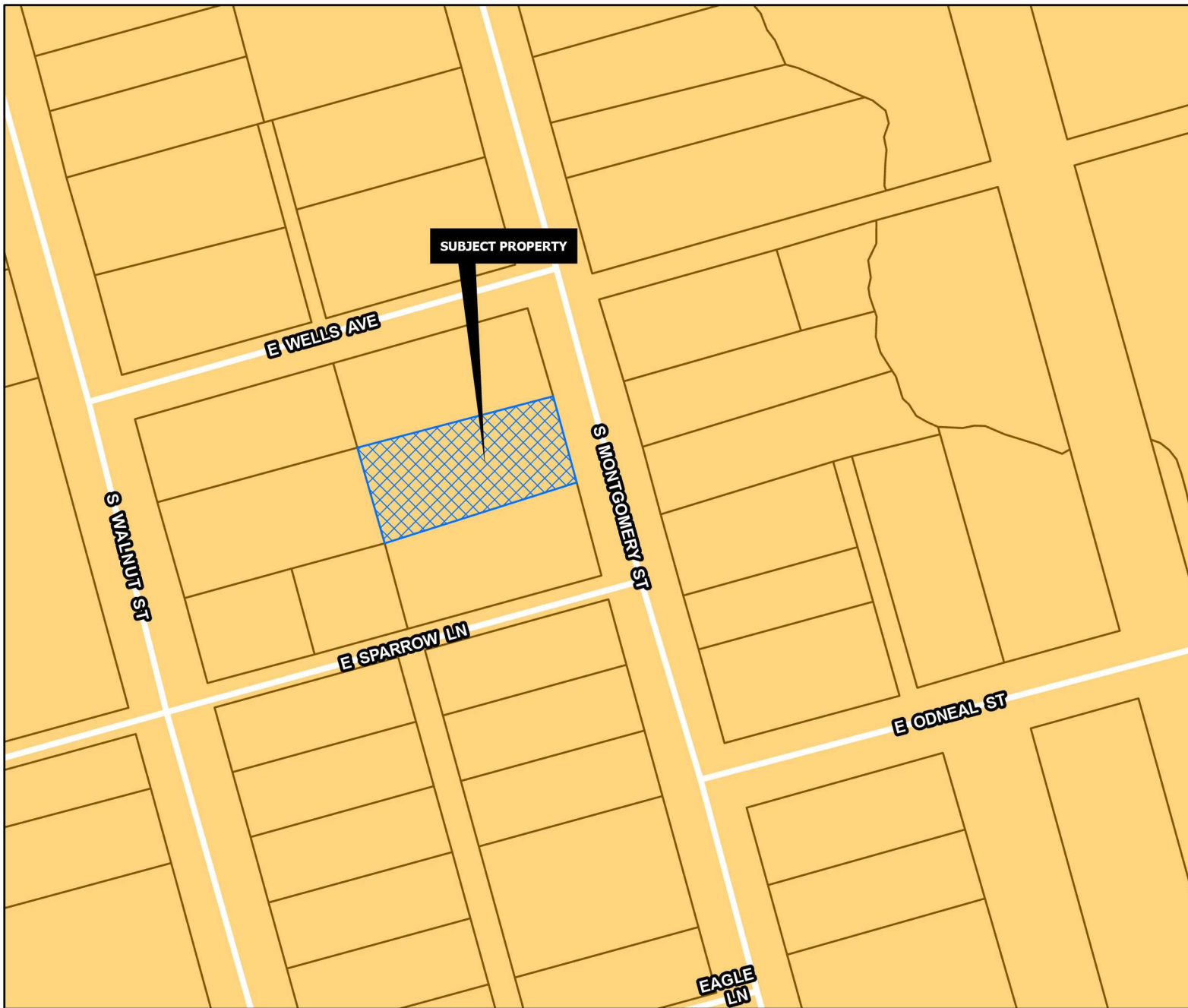
Development Services
Department

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

CITY OF SHERMAN
ZONING MAP
708 S MONTGOMERY ST



Date: 5/25/2025 10:05 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
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- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

Considerations

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



Development Services
Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
708 S MONTGOMERY ST



Date: 5/25/2025 10:05 AM

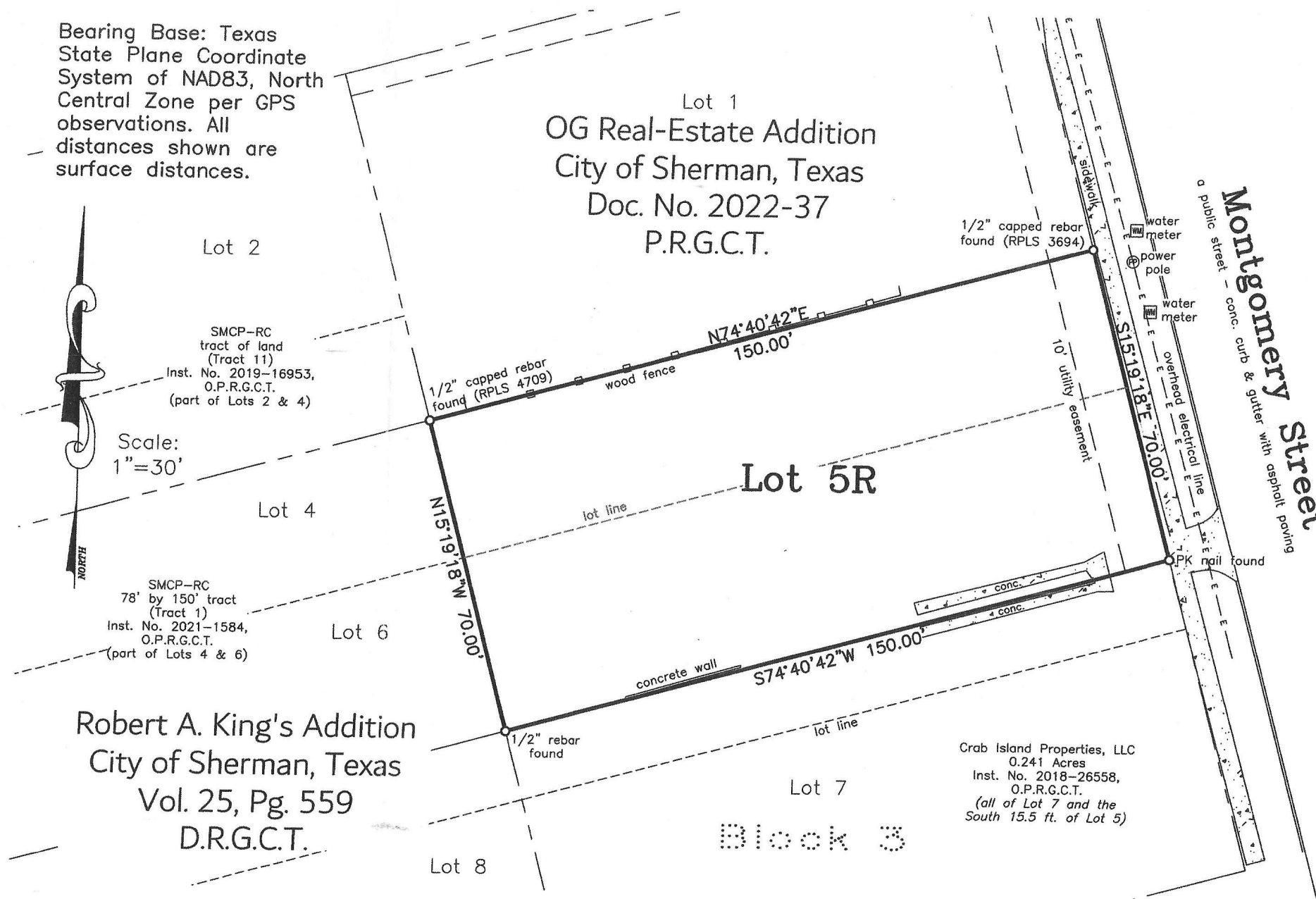
708 S MONTGOMERY



708 S MONTGOMERY



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



Owner: S. Montgomery, LLC
Buyer: Alpha Rock Holding, LLC
Alpha Rock Holdings, LLC
Address: 708 S. Montgomery Street
Sherman, Texas

I, Kate A. Wagner, Registered
Professional Land Surveyor, do hereby
certify that a survey was performed on
the ground of the property shown
hereon and that this survey complies
with the current Texas Society of
Professional Surveyors Manual of
Practice for a Category 1A, Condition
3, TSPS Land Title Survey and is a
true and correct representation of the
property shown hereon to the best of
my knowledge and belief.

Legal Description is as follows: Lot 5R,
Block 3, Rivera & Cintron Addition to
the City of Sherman, Texas, as per
plat of record in Doc. No. 2022-6,
Plat Records, Grayson County, Texas.

The subject property shown hereon
does not lie within the limits of any
designated 100-year Flood Hazard
Areas, as shown on the "FEMA" Flood
Insurance Rate Map for Grayson County,
Texas, Map No. 48181C0290 G, Revised
Date: September 1, 2022.



Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: November 21, 2024

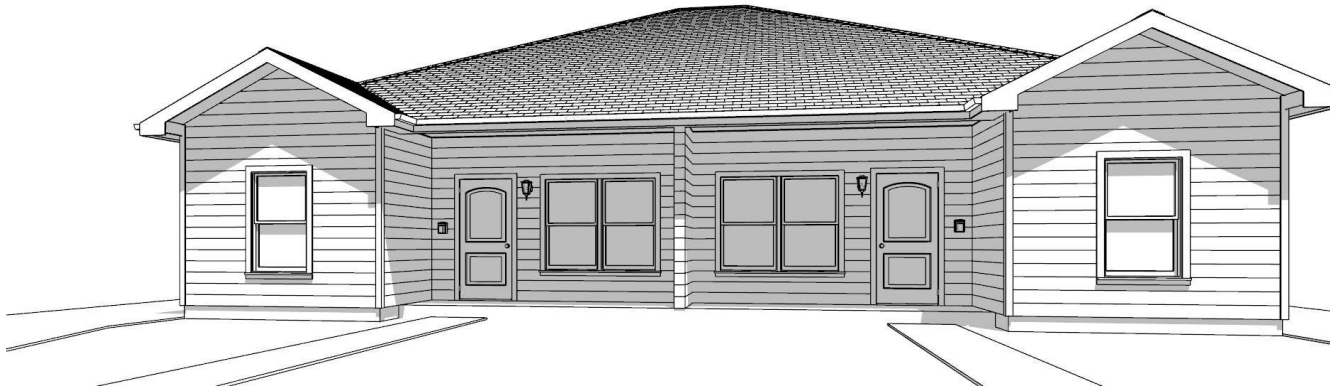
Job No. AGS481124

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

This survey is for the sole benefit of the Owners and
Buyers Stated hereon and is null and void for any other
transaction. Any unauthorized use of this survey without
the sole consent of the undersigned surveyor will infringe
upon state and federal copyright statutes. Any violation
of said statutes will be aggressively pursued.

Project Narrative for 708 S. Montgomery St, Sherman TX 75090

Project is the construction of a duplex with one car detached garage. The request for zone change is to be able to fulfil the City's requirements for permit application. The lot was originally zoned for MF-30, but the size of the lot does not meet City's requirement. Hence the request for rezoning to R-2F (Duplex Residential) since it meets the zoning requirement.



PERSPECTIVE VIEW

NEW DUPLEX RESIDENCE

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

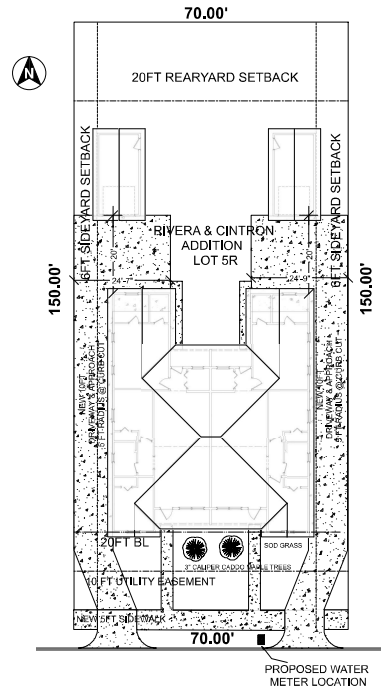
AREA TOTALS

LIVING SPACE = 1233 SQFT
FRONT PORCH = 58 SQFT
BACK PORCH = 46 SQFT

EACH UNIT TOTAL = 1337 SQFT

TOTAL BUILDING AREA = 2674

3 BED/ 2 BATH UNITS
9FT CEILING HEIGHT
UNLESS NOTED OTHERWISE



708 S MONTGOMERY ST

SITE PLAN
SCALE: 1" = 20'

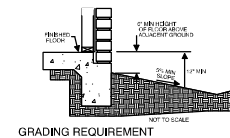
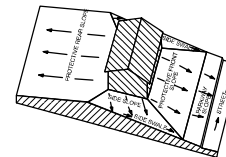
LOT GRADING & DRAINAGE:

TYPE "B" LOT GRADING
DRAINAGE BOTH TO STREET & TO REAR LOT LINE

ONLY SIDE SWALES ARE NEEDED TO DRAIN BOTH TO THE STREET AND TO THE REAR LOT LINE. THEY SHOULD EXTEND BACK OF THE LINE OF THE REAR BUILDING WALL; THEN SPLASH BLOCKS FROM REAR ROOF DOWNSPOUTS SHOULD BE PLACED TO DIRECT ROOF WATER TO THE SIDE SWALES FOR DRAINAGE DIRECTLY TO THE ABUTTING STREET. THUS THE AMOUNT OF WATER CARRIED ON THE REAR SLOPE TO EASEMENTS OR OTHER PROPERTIES IS KEPT AS SMALL AS POSSIBLE. THIS REDUCES EROSION AND DISPOSAL PROBLEMS.

A CURB-TOP ON LOT LINE EXTENSION AT HIGHEST LOT CORNER
A-B PARKWAY SLOPE
B-C SIDE SWALE
C-D PROTECTIVE SIDE SLOPE AT EXTENSION OF REAR WALL

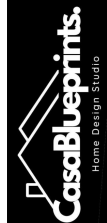
*CALL 811 FOR UTILITY LOCATIONS BEFORE DIGGING.



GRADING REQUIREMENT



3/01/2025



DRAWN BY:
CHRIS CHAVEZ
817-819-1342

THIS PLAN SET
SUBMITTED
WITH 2021 IBC, INC.,
IPC, IBC
& THE 2023 NEC
PER THE CITY OF
SHERMAN, TEXAS.



PROJECT ADDRESS:
708 S MONTGOMERY ST
SHERMAN, TEXAS

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ELEVATIONS	8

OFFICE:
3544 RYAN AVE
Ft. WORTH, TX
76110

DATE:

2/28/25

SHEET:

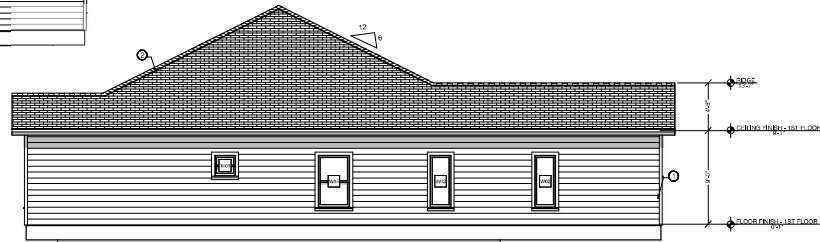
1



FRONT ELEVATION
SCALE: 3/16" = 1'



LEFT ELEVATION
SCALE: 1/8" = 1'



RIGHT ELEVATION
SCALE: 1/8" = 1'



BACK ELEVATION
SCALE: 3/16" = 1'

DRAWN BY:
CHRIS CHAVEZ
817-819-1342

THIS PLAN SET
SHALL COMPLY
WITH 2021 IRC, IMC,
IPC, IECC
& THE 2023 NEC
PER THE CITY OF
SHERMAN, TEXAS.



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OFFICE:
3644 RYAN AVE
FT. WORTH, TX
76110

DATE:

2/28/25

SHEET:

8



Planning & Zoning Commission Development Services

Agenda Item No. 26.

Meeting Date: 6/17/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

13. 7000 BLK 691 & 4000 BLK N HWY 75

20. 4809 MARSHALL ST

17. 4505 & 4511 TEXOMA PKWY

8. 1676 WHITNEY RD

7. 615 E LAMBERTH RD

12. 2505 N HICKORY ST

14. 2424 TEXOMA PKWY

18. 814 E MULBERRY

19. 622 N CLEVELAND AVE

16. 309 N EAST & 521 E MULBERRY ST

15. 912 S BURDETTE AVE

23. 325 E LAMR ST

6. 1800 BLK IDA RD

25. 708 S MONTGOMERY

9. 1010 S FIRST ST

21. 2717 S FIRST ST

10. 1024 S FIRST ST

22. 423 SHERMAN ST

11. 4617 FARMINGTON RD

24. 1818 S MONTGOMERY ST



City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
6/17/2025

