
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, July 22, 2025, at 5:00 PM in the Municipal Ballroom at 405 North Rusk Street to consider the following:

1. **CALL TO ORDER**

2. **MINUTES OF THE REGULAR JUNE 17, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING WILL BE POSTED ON THE AUGUST 19, 2025 PLANNING AND ZONING 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, AND 11)**

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

6. *** 5111 BLUE FLAME ROAD (PROJECT NO. 000070-2025)**

The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Eagle Surveying (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.777 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for TDG Sherman Lot 1, Block A.

7. *** 301 WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000072-2025)**

The request of Sherman Junction, LTD (Owner), Chris LaRocco (Representative) and Peiser & Mankin Surveying, LLC (Surveyor) concerning the property located at 301 West FM 1417 (Heritage Parkway), consisting of 89.371 acres being in the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625 and currently in the Blalock Industrial Planned Development/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Sherman Junction, Lots 1-4, Block 1.

8. *** 510 PROGRESS DRIVE (PROJECT NO.000074-2025)**

The request of Rayburn Energy Station LLC (Owner), Frank Polma (Applicant) and R.Delta Engineers (Surveyor) concerning the property at 510 Progress Drive, consisting of 73.387 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for Rayburn Energy Station Addition, Lot 1, Block A

9. * 2901,2909 AND 2913 SOUTH FIRST STREET (PROJECT NO. 000104-2025)

The request of Belacoop LLC (Owner) and By-Line Surveying LLC (Surveyor) concerning the property at 2901, 2909, and 2913 South First Street, consisting of 0.87 acres being a part of the Robert Thomson Survey, Abstract No. 1200 and currently zoned R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat for Alvarado Estates.

10. * 2133 TEXOMA PARKWAY (PROJECT NO.000081-2025)

The request of Daniel Parrish (Applicant) and Rabi Viswanath (Owner) concerning the property located at 2133 Texoma Parkway, consisting of 0.5829 acres, being a part of Lot 1 and part of Lot 2 in Block 7, Highland Park Addition, Smith McGlothlin Survey, Abstract No. 808, and currently zoned C-2 (General Commercial) District as follows:

Planning and Zoning Commission

Site Plan for Jack-in-the-box restaurant.

11. * 2809 NORTH US HIGHWAY 75 (PROJECT NO. 000088-2025)

The request of Brinker International (Owner), Polo Padilla (Applicant) concerning the property located at 2809 North Highway 75, consisting of 1.42 acres, being Lot 1, Texoma Crossing, J.B. McAnair Survey, Abstract No. 763, currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Chili's restaurant.

12. 2800 CANYON CREEK DRIVE (PROJECT NO. 000062-2025)

The request of Grace United Methodist Church (Owner), Jeff Gibbens, Encore Reimage, LLC (Applicant) and Lochner (Surveyor) concerning the property located at 2800 Canyon Creek Drive, consisting of 0.0838 acres, J.B. McAnair Survey, Abstract No. 763 and being a part of the remainder of that certain called Lot 10 of Block Two of Canyon Creek Addition, Section Two "A" and currently zoned R-6 (Single Family Residential) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow an 88 square feet monument sign in lieu of the allowed 32 square feet.

13. 4700 BLOCK WEST HOUSTON STREET (PROJECT NO. 000071-2025)

The request of Grayson Property MOR Holdings, LLC (Owner), Wilson DeSonza (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4700 Block West Houston Street, consisting of 3.117 acres, being Lot 1, Hale Industrial Park, Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning

1. Public Hearing and Zone Change from a R-A (Residential Agricultural) District to C-2 (General Commercial) District.
2. Public Hearing, Site Plan and Specific Use Permit to allow automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

14. 2011 TEXOMA PARKWAY (PROJECT NO.000075-2025)

The request of Icon Group Opportunity (Owner), and Underwood Drafting & Surveying (Surveyor) for the property located at 2011 Texoma Parkway, consisting of 3.69 acres in the Grayson Plaza, Abstract No. 763, currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.017 to allow a 7.2 side setback in lieu of the required 15' for the existing structure.
2. Public Hearing and Variance under Section 14.02.017 to allow a 17' rear setback in lieu of the required 25' for the existing structure.

15. 2027 TEXOMA PARKWAY (PROJECT NO.000075-2025)

The request of Grayson County (Owner), and Underwood Drafting & Surveying (Surveyor) for the property located at 2027 Texoma Parkway, consisting of 0.93 acres in the Grayson Plaza, Abstract No. 763, currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.017 to allow 11' side set back in lieu of the required 15' for the existing structure.

16. 408 SOUTH RUSK STREET (PROJECT NO. 000078-2025)

The request of Armando Chavez & Laura Cordova (Owner), Javier Gonzalez (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 408 South Rusk Street, consisting of 0.147 acres, being part of Lot 1, Block 1, Mcbrides's Addition, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.006 to allow a 87' lot depth in lieu of the required 100'.
2. Public Hearing and Variance to allow 11.6' front setback in lieu of the required 25' for an existing structure.

Planning and Zoning Commission

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

17. 1900 BLOCK NORTH GRAND AVENUE (PROJECT NO. 000080-2025)

The request of Jay Ho-InterProperty Holdings (Owner) and Mangram Commercial, LLC (Applicant) concerning the property located in the 1900 Block North Grand Avenue, consisting of 5.73 acres, being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

18. 601 NORTH MONTGOMERY STREET (PROJECT NO. 000082-2025)

The request of Abelina Zapata (Owner) and Luis Moran (Applicant) concerning the property at 601 North Montgomery, consisting of 0.2583 acres, being Lot 7, Block 6, G.W. Bond's Second Addition, and currently zoned R-6 (Single Family Residential) District/College Park Overlay District as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the existing accessory structure.
2. Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the addition to the existing accessory structure.
3. Public Hearing and Variance under Section 14.02.006 to allow a 3.1' side setback in lieu of the required 6' for the existing main structure.

19. 521 SOUTH DEWEY AVENUE (PROJECT NO.000083-2025)

The request of Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.439 acres, being Lot 1, Block 1 Crutchfield Elementary School, G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family

Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.007 to allow a 60 square feet monument sign in lieu of the allowed 32 square feet in a residential district.

20. 501 WEST TAYLOR STREET (PROJECT NO.000084-2025)

The request of Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 9.984 acres, being Lot 1, Block 1, Fairview Elementary School, J.B. McAnair Survey, Abstract No.763, currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.007 to allow a 60-square-foot monument sign in lieu of the allowed 32 square feet in a residential district.

21. 314 WEST CHERRY STREET (PROJECT NO. 000087-2025)

The request of Santos, Samuel & Cesar Lopez c/o Samuel Lopez (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 314 West Cherry Street, consisting of 0.169 acres, being a part of the Samuel Blagg Survey, Abstract No.56, as follows:

Planning and Zoning Commission

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

22. 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000086-2025)

The request of Pradeep Singla, SBD Investments, LLC (Owner), Elliott Bogart (Applicant) and Traverse Land Surveying LLC (Surveyor) concerning the property located at 801 East FM 1417(Vietnam Veterans Parkway), consisting of 1.102 acres, being Lot 2, Block 8, Constitution Village, Preston Kitchen Survey, Abstract No. 667, currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.03.002 to allow a 25' rear setback in lieu of the required 40'
2. Public Hearing and Variance under Section 14.04.003 to allow 38 parking spaces in lieu of the required 42 spaces.

Planning and Zoning Commission

3. Site Plan for Retail/Restaurant.

Close Public Hearing

23. ADJOURNMENT

Overall Location Map

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

Clay Mahone, Chairman

ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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

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 July 17, 2025 at 4:30 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 17th Day of July 2025
City of Sherman, Texas

Naomi Lightfoot

Development Services



Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By:

Requested Action/Proposed Use:

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, and 11)

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

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 7/22/2025

Prepared By: Lauren Marlow, City Clerk Administrative Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5111 BLUE FLAME ROAD (Project No. 000070-2025)**

The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Eagle Surveying (Surveyor) for the property at 5111 Blue Flame Road, consisting of 6.777 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for TDG Sherman Lot 1, Block A.

Background:

The property is located at 5111 Blue Flame Road at the corner of Blue Flame Road and Fallon Drive. The owner would like to plat the property into 1 lot for commercial development.

The following has been approved for this location:

- 3/18/25 - Site Plan for Atmos Service Center.
- 3/14/25 - Preliminary Plat of TDG Sherman Lot 1, Block 1 (Conditionally Approved)

Origination:

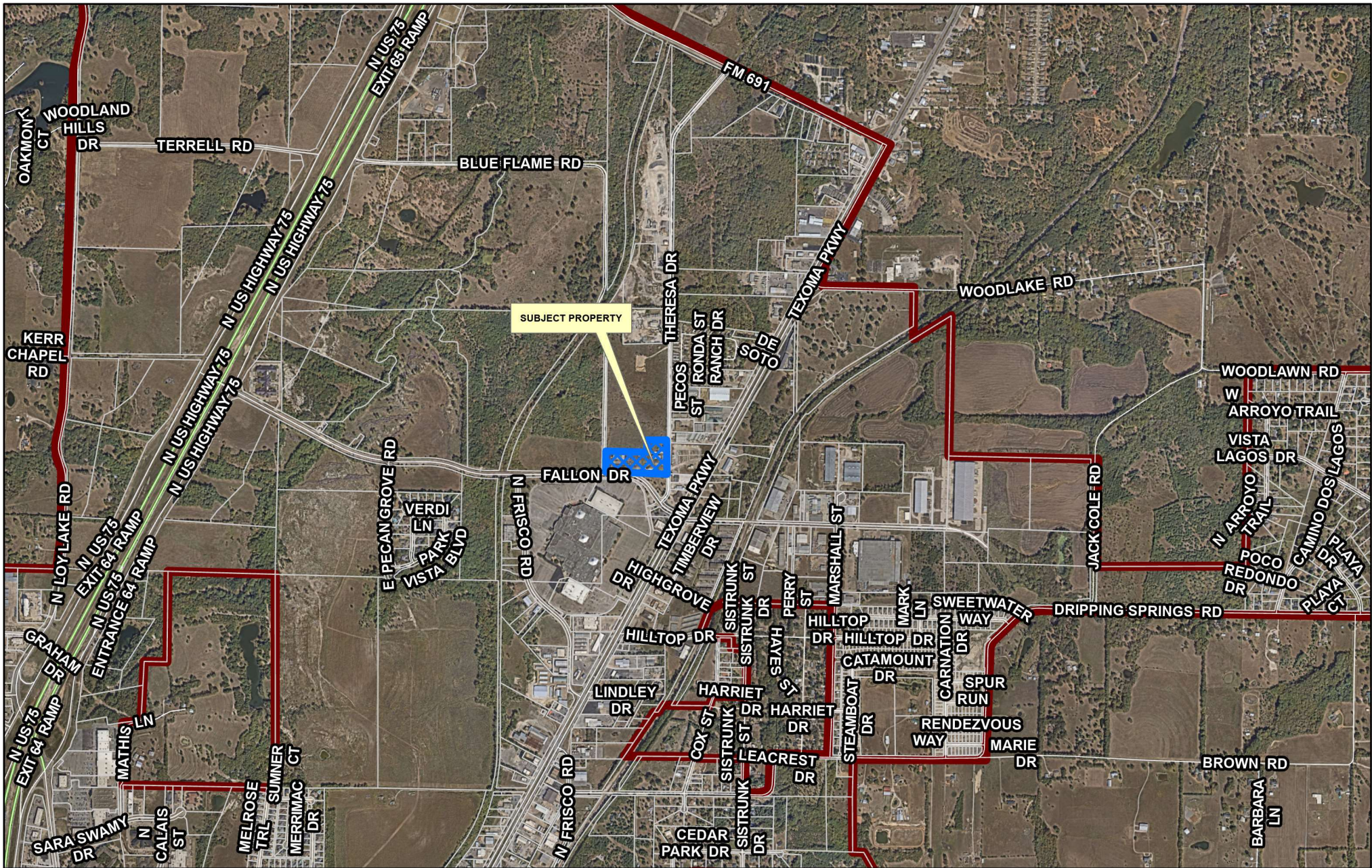
5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Representative) and Eagle Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

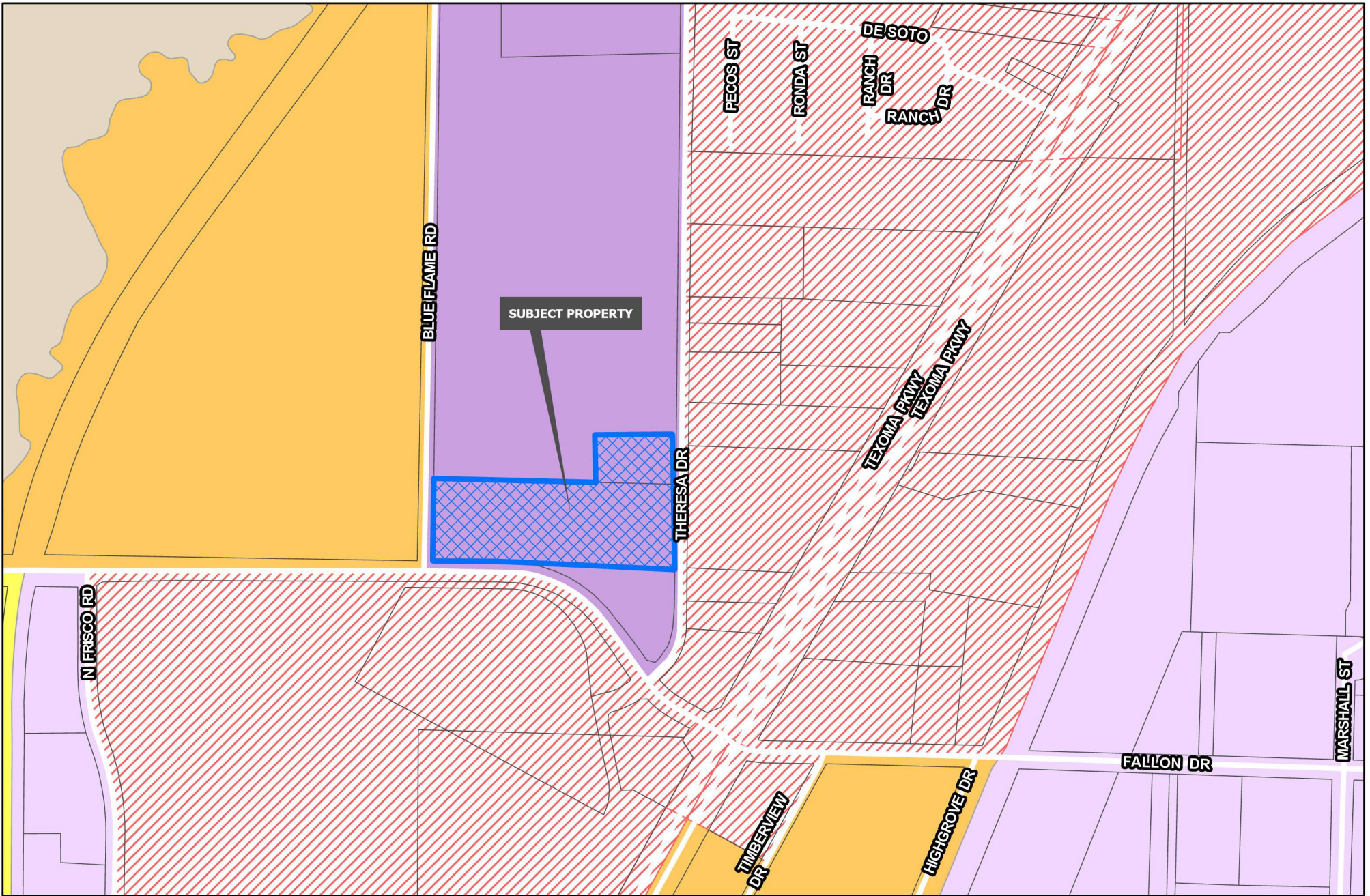


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
5111 BLUE FLAME RD**



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
5111 BLUE FLAME RD



Date: 5/25/2025 10:05 AM



Eng. File No. 2809-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 12, 2025

Lone Star Gas Company
d/b/a Enserch Corporation
P.O. Box 650205
Dallas, TX 75265

Eagle Surveying, LLC
Attn: David Jett
222 S. Elm St., Ste. 200
Denton, TX 76201

5 Guys Land Holding Company, LLC
6508 Colleyville Blvd., Ste. 300
Colleyville, TX 76034

Quiddity Engineering
Attn: Aaron Hawkins
4500 Mercantile Plaza Dr., Ste. 228
Fort Worth, TX 76137

Dear Applicants,

The request for approval of the Preliminary Plat of TDG Sherman 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 45' Right of Way Dedication from center line along Fallon Drive to total 90' Right of Way in regard to Grayson County/City of Sherman Thoroughfare Plan. The width of Right of Way Dedication shall be called out on plat. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1; Grayson County Subdivision Regulations 4.1.5*
2. Dedicate a 25' Right of Way Dedication from center line along Blue Flame Road to total 50' Right of Way in regard to Grayson County/City of Sherman Thoroughfare Plan. The width of Right of Way Dedication shall be called out on plat. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1; Grayson County Subdivision Regulations 4.1.5*
3. Dedicate 25' Right of Way Dedication from center line along Theresa Drive to total 50' Right of Way in regard to Grayson County/City of Sherman Thoroughfare Plan. The width of Right of Way Dedication shall be called out on plat. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1; Grayson County Subdivision Regulations 4.1.5*
4. Dedicate a 25'x25' Right of Way corner clip on Southwest corner of proposed Lot 1, Block A. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*

5. Modify Utility Easement on Southwest corner of proposed Lot 1, Block A to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
6. Existing 10.4'x14' metal shed lies within required 15' Utility, Landscape, and Sidewalk Easement along Fallon Drive. Proof of removal of structure or encroachment agreement approved by City Council required prior to submittal of Final Plat. Email engineering@cityofsherman.com for encroachment agreement requirements. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
7. Existing 10.4'x14' metal shed lies within required Right of Way dedication along Fallon Drive. Proof of removal of structure or encroachment agreement approved by City Council required prior to submittal of Final Plat. Email engineering@cityofsherman.com for encroachment agreement requirements. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
8. Verify contact information for owner/developer and Engineer on plat. The Owner may be mislabeled. *Code of Ordinances, Chapter 10.02.002(e)(1); 10.02.003(f)(1)*
9. Remove building setback lines from Final Plat. *Code of Ordinances, Chapter 10, Sec. 10.02.003*
10. Final Plat to have all signature blocks in compliance with Ordinance No. 6729. *Code of Ordinances Chapter 10.02.003(f)(5) ; Signature blocks are provided in the Development Guide on the City of Sherman Development Services website.*
11. Widening or improvement of Blue Flame Road by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
12. Widening or improvement of Theresa Drive by developer may be required upon development. *Code of Ordinances Chapter 10.03.003*
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
14. Dedicate a Private Drainage Easement over location of proposed detention pond. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*
16. 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)*
17. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning Comments

18. Fallon Drive and Blue Flame Road are not identified on the plat.
19. Minimum side setback in M-2 (Heavy Manufacturing) District is 25'. *(Sec. 14.02.020(1))*
 - a. A Variance must be approved by the Board of Adjustment to allow a side setback to allow 6.8' in lieu of the required 25' for the existing metal shed on the north side of the property must be obtained.
 - b. A Variance must be approved by the Board of Adjustment to allow a side setback of 11.3' in lieu of the required 25' for the existing metal shed on the south side of the property must be obtained.
 - i. Variances must be submitted according to the Planning and Zoning and Board of Adjustment Calendar to be presented to the Board of Adjustment at the same meeting or a meeting prior to the Planning and Zoning meeting that the Final Plat is to be presented.

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. 7.

Meeting Date: 7/22/2025

Prepared By: Lauren Marlow, City Clerk Administrative Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 301 WEST FM 1417 (HERITAGE PARKWAY) (Project No. 000072-2025)**

The request of Sherman Junction, LTD (Owner), Chris LaRocco (Representative) and Peiser & Mankin Surveying, LLC (Surveyor) concerning the property located at 301 West FM 1417 (Heritage Parkway), consisting of 89.371 acres being in the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625 and currently in the Blalock Industrial Planned Development/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Final Plat of Sherman Junction, Lots 1-4, Block 1.

Background:

The property is located at 301 West FM 1417 (Heritage Parkway) between Northgate Drive and Crossroads Boulevard. The owner would like to plat the property into 4 lots for commercial development.

The following has been approved for this location:

- 03/14/2025 - Preliminary Plat of Sherman Junction Phase 1, Lot 1, Block 1. (Conditionally Approved)
- 1/17/2024 – Preliminary Plat of Sherman Junction, Lots 1-4, Block 1. (Conditionally Approved)

Origination:

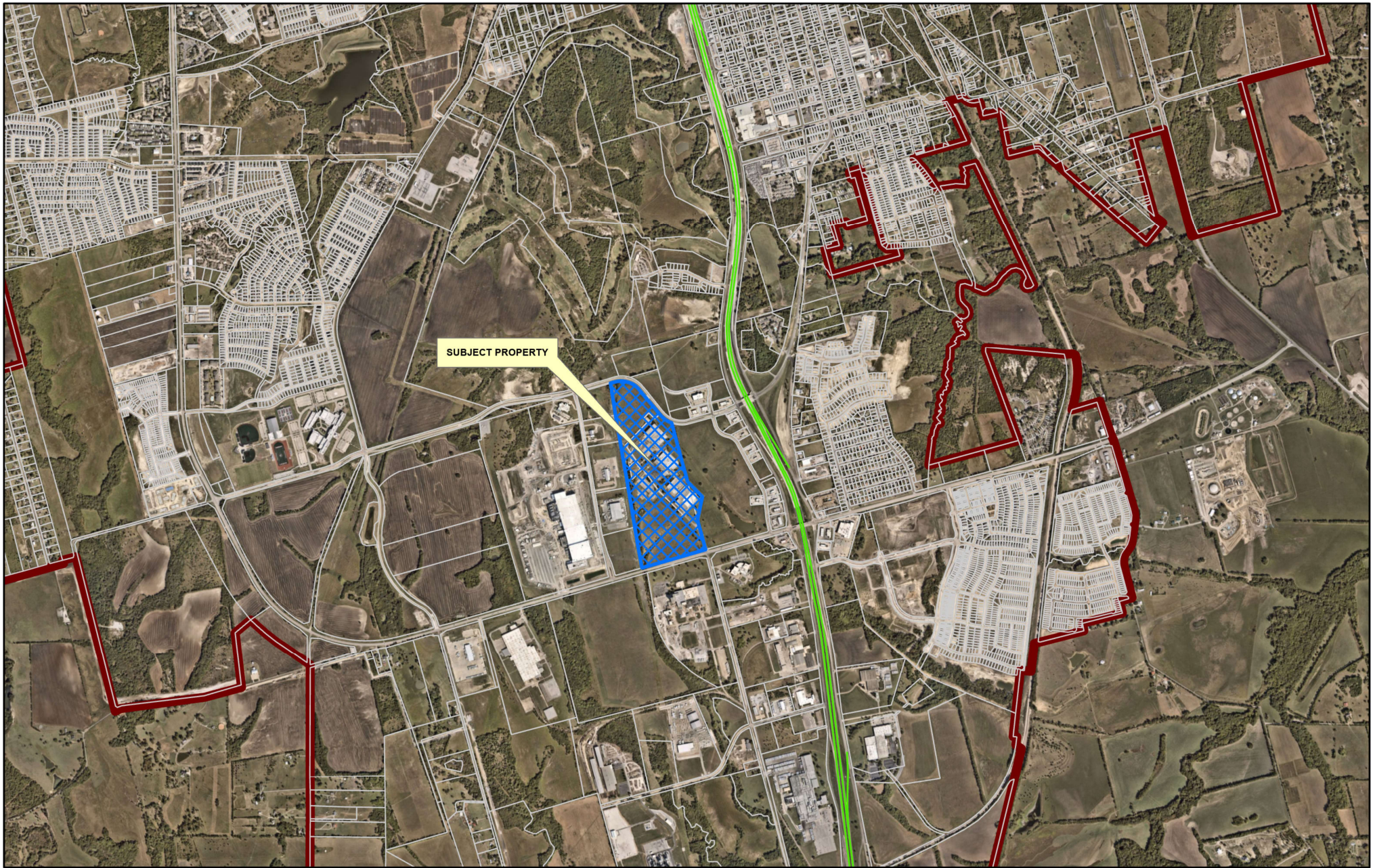
Sherman Junction, LTD (Owner), Chris LaRocco (Representative) and Peiser& Mankin Surveying, LLC (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

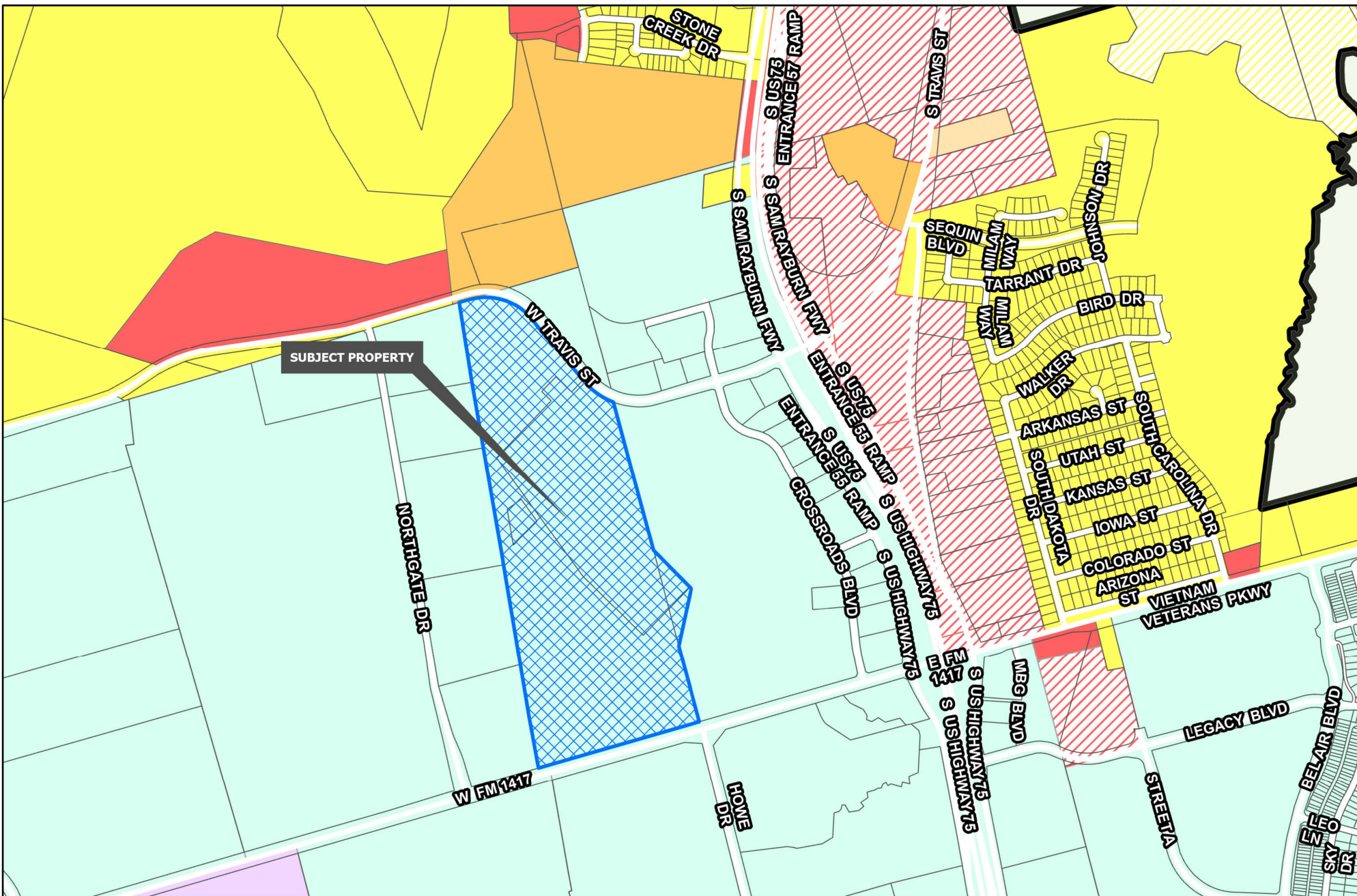


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301 W FM 1417 (HERITAGE PKWY)



Date: 7/8/2025 3:30 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

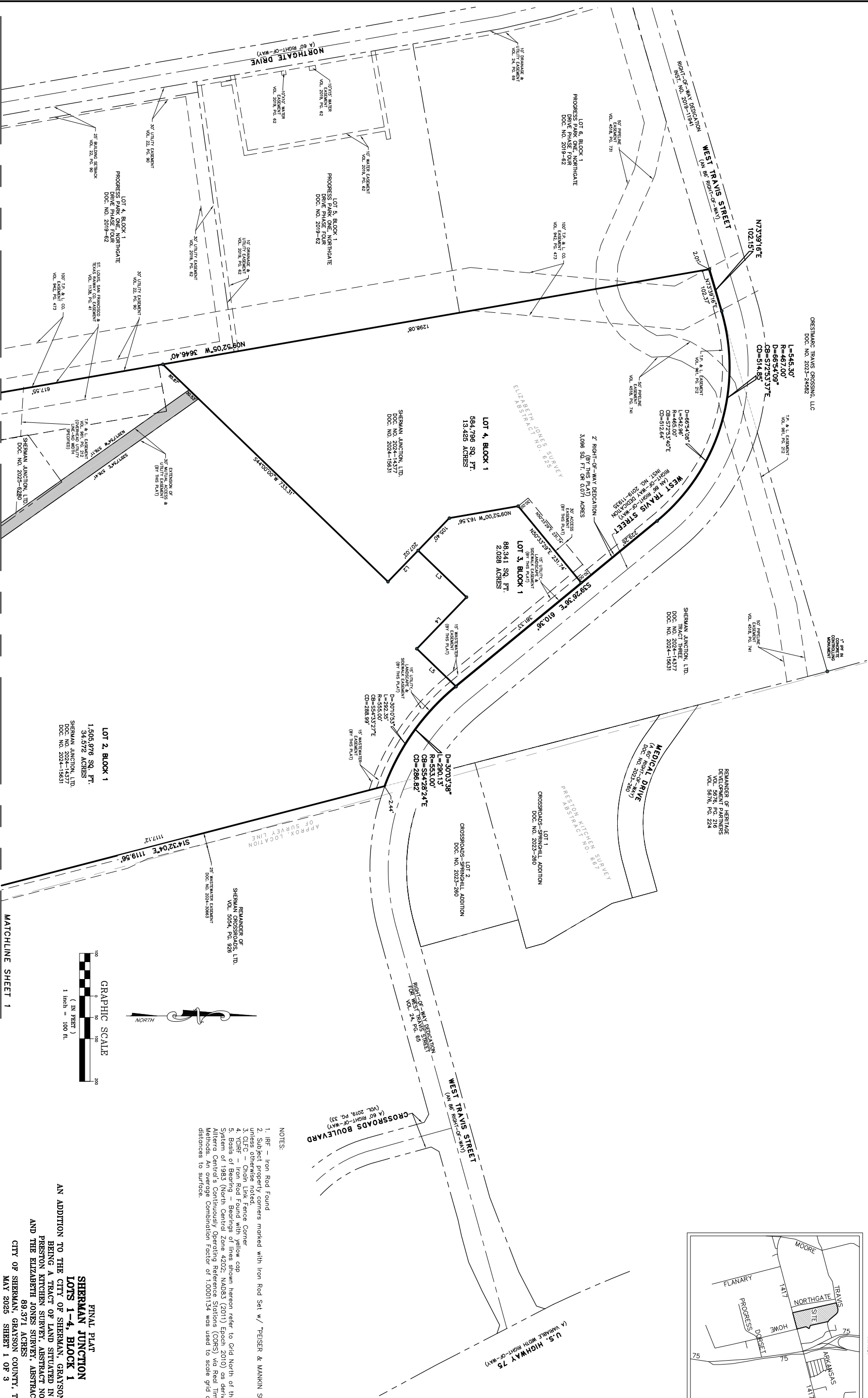
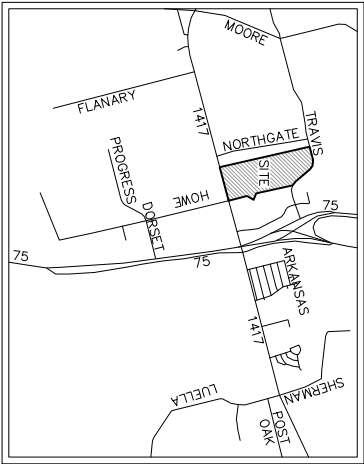
Development Services
Department

- | | | |
|--------------------------------|--------------------------------|----------------------------|
| 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
301 W FM 1417 (HERITAGE PKWY)



Date: 7/8/2025 3:30 PM



- NOTES:
1. I.R.F. - Iron Rod Found
 2. Subject property corners marked with Iron Rod Set w/ "PEISER & MANKIN SURVY" red plastic cap, unless otherwise noted.
 3. CLFC - Chain Link Fence Corner
 4. YORF - Iron Rod Found with yellow cap
 5. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; Epoch 2010) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTX) Methods. An average Combination Factor of 1.0001134 was used to scale grid coordinates and distances to surface.

FINAL PLAT
**SHERMAN JUNCTION
LOTS 1-4, BLOCK 1**
AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS,
BEING A TRACT OF LAND SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667,
AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 636
89.371 ACRES
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
MAY 2025 SHEET 1 OF 3

ENGINEER
HUITT-ZOLLARS, INC.
1800 TEAGUE DRIVE, SUITE 100
SHERMAN, TX 75090
903-328-2090 X 10304
CONTACT: CLAY BARNETT
CBARNETT@HUITT-ZOLLARS.COM

OWNER/DEVELOPER
SHERMAN JUNCTION, LTD.
1150 OAK VIEW COURT
OAK POINT, TEXAS 75068

JOB NO.:	21-0614	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE:	05/05/2025	WWW.PEISERSURVEYING.COM	2
FIELD DATE:	04/09/2024	1612 HART STREET	
SCALE:	1" = 100'	SUITE 201	
FIELD:	JDH/JRM	SHULAKE, TEXAS 76092	
DRAWN:	TRM	817-481-1586 (O)	
CHECKED:	TRM	Member Since 1877	

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

Harkinson Development
4560 Beltline Road, Ste. 400
Addison, TX 75001

Sherman Junction, LTD.
4650 Beltline Rd., Ste. 400
Addison, TX 75001

Huitt-Zollars, Inc.
Attn: Clay Barnett
1800 Teague Dr., Ste. 100
Sherman, TX 75090

Peiser & Mankin Surveying, LLC
1612 Hart Street., Ste. 201
Southlake, TX 76092

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Junction 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:

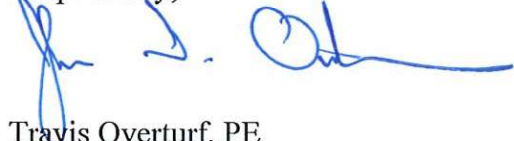
Engineering Comments:

1. Aston Drive right-of-way and easements shall be coordinated with Michael Carlisle, PE of Kimley Horn & Associates.
2. Dedicate Right of Way Dedication along FM 1417 in regard to Grayson County/City of Sherman Thoroughfare Plan. Drawing showing right of way dedication requirements has been uploaded to Self Service Portal Plan # 000026-2025-PLAT, 08 – 90% TxDOT ROW_12262024.pdf, for measurements. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1; Grayson County Subdivision Regulations 4.1.5*
3. Dedicate 65' of Right of Way for Aston Drive in regard to City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
4. Dedicate a 10' Utility Easement along to-be-dedicated Aston Drive right of way. *Code of Ordinances Chapter 10.03.007(a)*
5. Dedicate a 40'x40' Right of Way corner clip on Southeast corner of proposed Lot 1, Block 1 in lieu of the provided 25'x25' corner clip. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
6. Dedicate a 20' Utility, Landscape, & Sidewalk Easement along FM 1417. Easement must be placed adjacent to existing 20' Lone Star Gas Co. Easement and will not be permitted to overlap. *Code of Ordinances Chapter 10.03.007(a); Sherman Junction Preliminary Plat Staff Review Letter dated February 8, 2024*

7. Modify Utility Easement on Southeast corner of proposed Lot 1, Block 1 to parallel new right of way created by corner clip. *Code of Ordinances 10.03.007(a)*
8. Dedicate a 30' Mutual Access and Utility Easement crossing proposed Lot 1, Block 1 on plat. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)*
9. Call along West Travis Street does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
10. Call along Eastern boundary does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
11. City approval signature blocks do not meet City standard. Final Plat shall have all signature blocks in compliance with Ordinance No. 6729. *Code of Ordinances Chapter 10.02.003(f)(5) ; Signature blocks are provided in the Development Guide on the City of Sherman Development Services website.*
12. Remove "Current Zoning" from final plat.
13. Remove "Proposed Land Use" from final plat.
14. Verify Owner and Developer Addresses on plat drawing. Addresses are conflicting.
15. Each proposed lot shall have public infrastructure constructed and accepted by the City of Sherman prior to building permits being issued for said proposed lot. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1*
16. Subject property may not have direct access to public wastewater main. Extension of wastewater main by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
17. 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*
18. 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*
19. 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)*
20. 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. 8.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 510 PROGRESS DRIVE (Project No.000074-2025)**

The request of Rayburn Energy Station LLC (Owner), Frank Polma (Applicant) and R.Delta Engineers (Surveyor) concerning the property at 510 Progress Drive, consisting of 73.387 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for Rayburn Energy Station Addition, Lot 1, Block A

Background:

The property is located at 510 Progress Drive. The owner would like to Plat the property into 1 lot to construct additional buildings and structures on their property.

The following has been approved for this location:

- 04/22/2025 - Site Plan for Rayburn Energy Station Addition (Conditionally Approved)
- 03/05/2025 - Preliminary Plat of Rayburn Energy Station Addition (Conditionally Approved)

Origination:

Rayburn Energy Station LLC (Owner), Frank Polma (Applicant) and R.Delta Engineers (Surveyor)

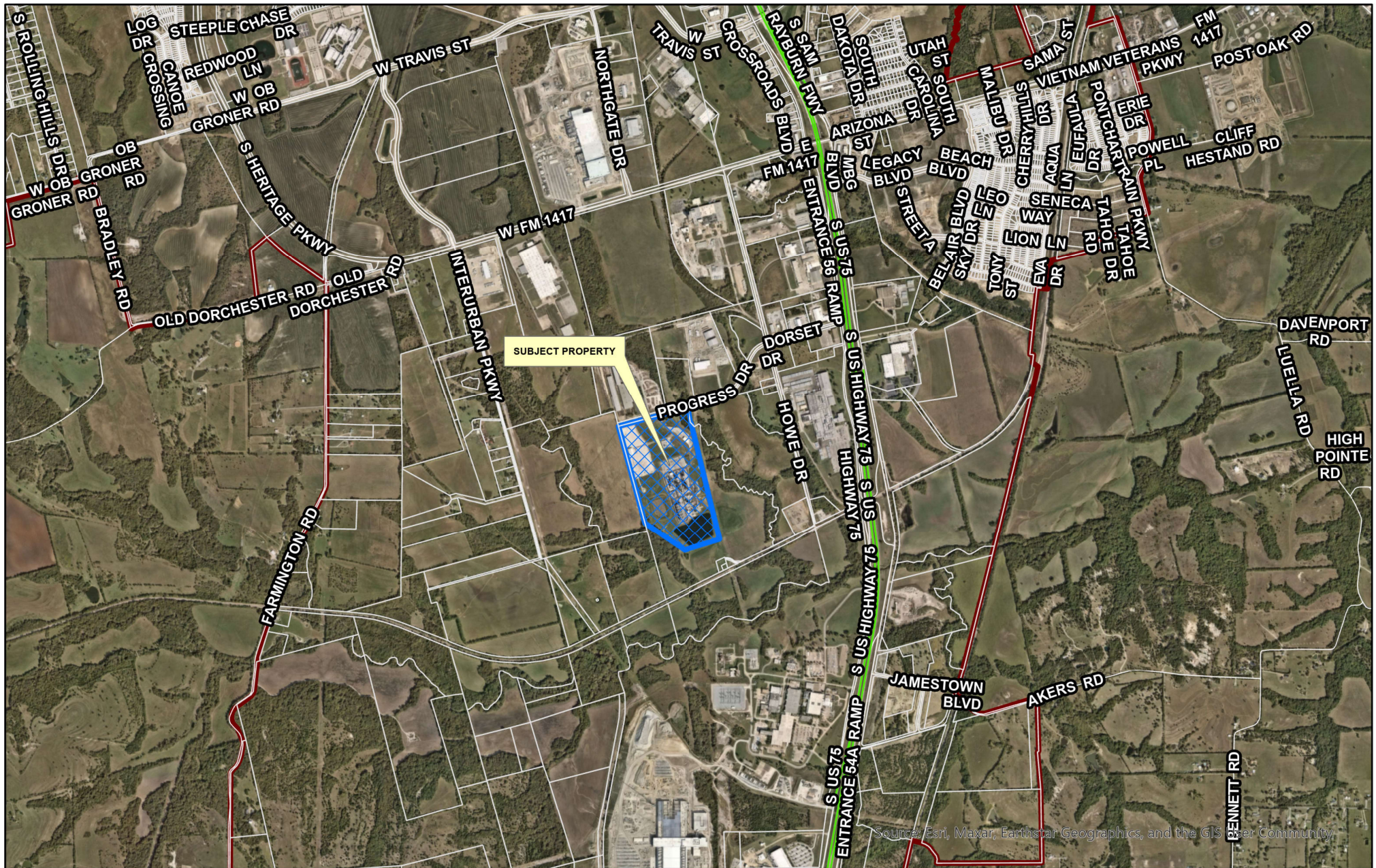
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

diagrame H:\PLANNING\Public Notification KT.aprx

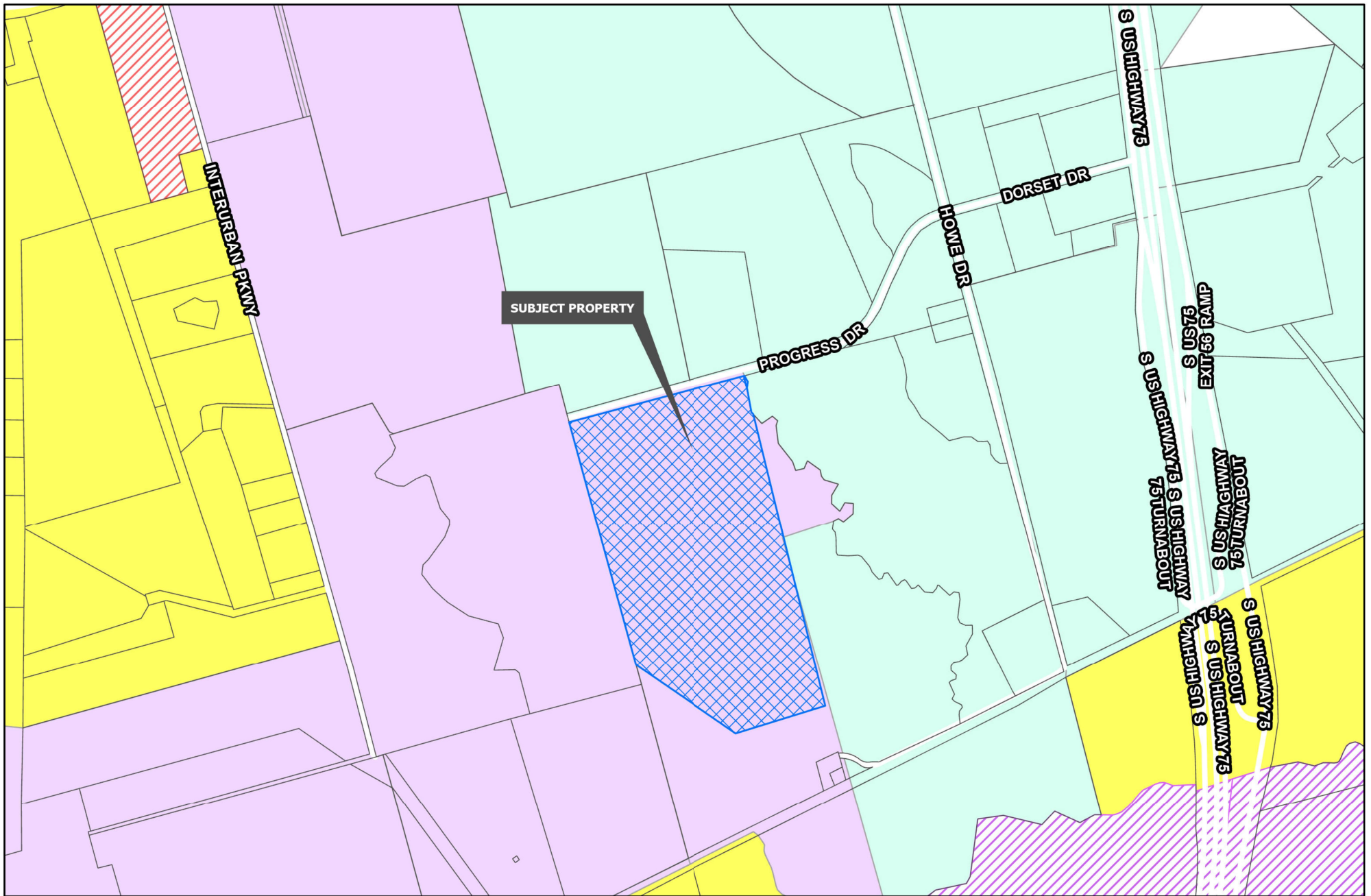


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
510 PROGRESS DR



Date: 4/2/2025 10:49 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	
R-5 Single Family Residential	C-O Office	
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	
		Planning & Zoning

CITY OF SHERMAN
ZONING MAP
510 PROGRESS DR



Date: 4/2/2025 10:49 PM



Transmittal

To: City of Sherman Planning Department
2200 W. Mulberry St.
Sherman, TX 75090

By Electronic Transmittal: planning@cityofsherman.com

From: Frank A. Polma, P.E.
R-Delta Engineers, Inc.
618 Main Street
Garland, TX 75040

Date: February 12, 2025

Re: Rayburn Energy Station – Preliminary Plat and Site Plan Submittal

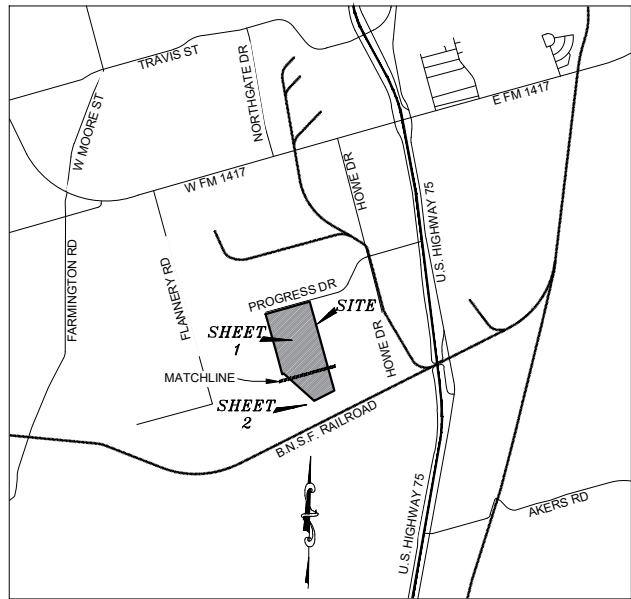
We are sending you:

- Completed Master Application Form
- Development Application Checklist
- Current Property Deed
- Preliminary Plat (24"x36")
- Site Plan (24"x36")
- Gas Turbine Generator Isometric
- Tree Survey
- Check for Development Application Fee (\$2,246.98)

We are prepared to pay the Application Fees upon request

Please feel free to contact me with any questions you may have regarding this submittal.

Cc: Mr. Stephen Geiger, P.E. – REC
Mr. Marc Cantrell – RES
Mr. Scott Donham – REC
Mr. Alexander O'Brien - RES
Rayburn Engineering

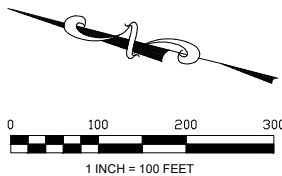


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°20'51" E	25.00'
L2	S 15°39'09" E	39.88'
L3	S 72°46'48" W	5.47'
L4	N 17°14'36" W	85.03'
L5	S 72°46'48" W	65.51'
L6	S 15°39'09" E	39.88'
L7	S 74°32'49" W	12.50'
L8	S 15°27'11" E	15.00'
L9	N 74°32'49" E	12.50'
L10	S 15°27'11" E	22.50'
L11	S 74°32'49" W	10.63'
L12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

VICINITY/KEY MAP

NOT TO SCALE

LEGEND
CC# = DOCUMENT NUMBER
P.O.B. = POINT OF BEGINNING
PG. = PAGE
O.R.G.C.T. = OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
D.R.G.C.T. = DEED RECORDS OF GRAYSON COUNTY, TEXAS
P.R.G.C.T. = PLAT RECORDS OF GRAYSON COUNTY, TEXAS
SF = SQUARE FEET
VOL. = VOLUME
SRF = STEEL ROD FOUND
RDS = 5/8-INCH STEEL ROD SET WITH PINK CAP STAMPED "R-DELTA | FIRM 10155000"



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	210.00'	119.91'	118.29'	S 32°00'39" E 32°42'59"
C2	280.00'	134.37'	132.76'	S 32°58'17" W 30°47'42"
C3	85.00'	134.04'	120.58'	N 27°36'11" E 90°21'14"
C4	60.00'	94.27'	84.87'	S 27°46'06" W 90°01'24"
C5	60.00'	94.62'	85.11'	N 27°36'11" E 90°21'14"
C6	225.00'	120.93'	119.48'	S 32°58'17" E 30°47'42"
C7	235.00'	134.19'	132.37'	N 32°00'39" W 32°42'59"

NOTE:

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

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

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

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

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

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

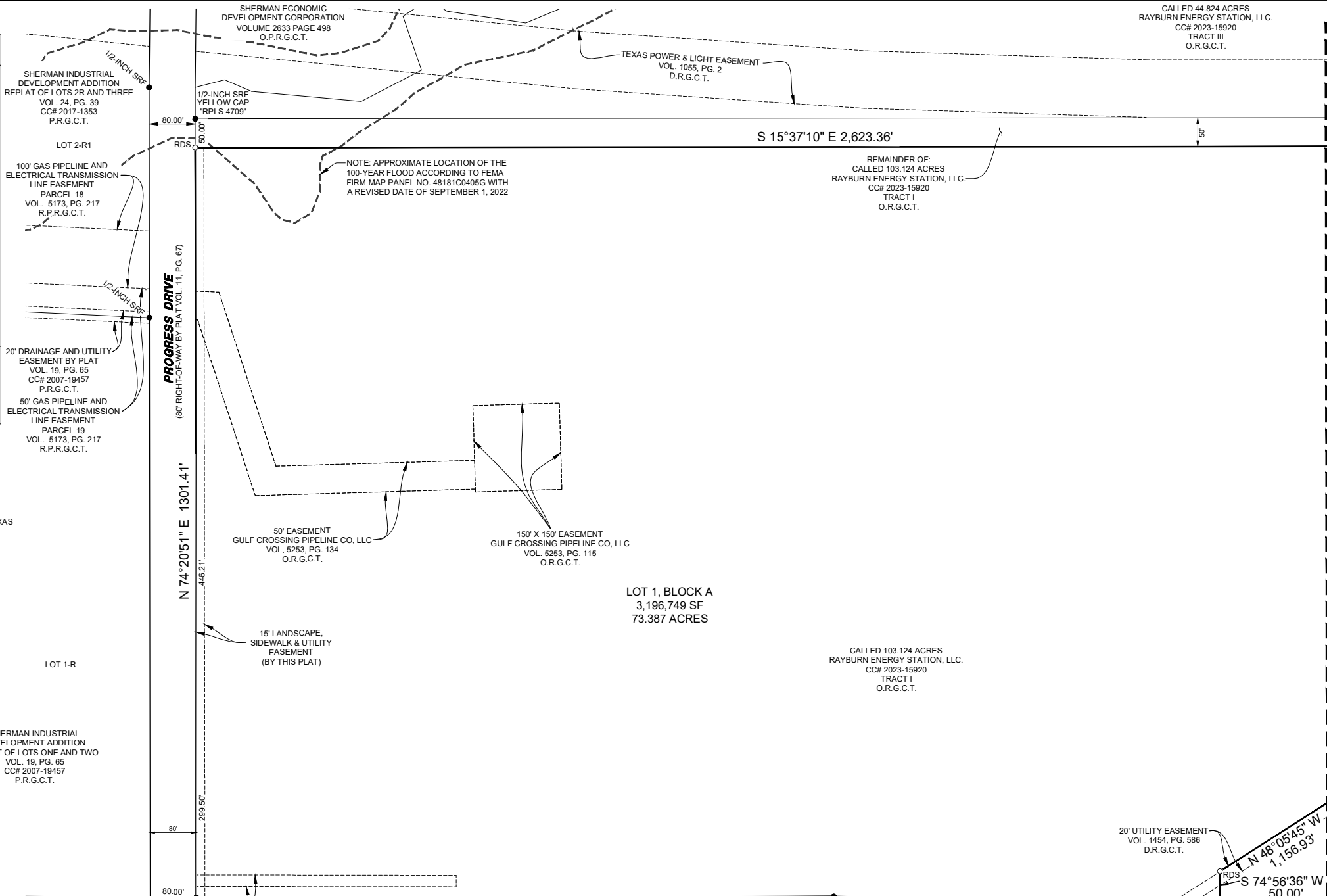
PURPOSE OF THIS PLAT IS TO DIVIDE A PORTION TRACT I INTO A SINGLE LOT.

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

SHERMAN INDUSTRIAL
DEVELOPMENT ADDITION
REPLAT OF LOTS ONE AND TWO
VOL. 19, PG. 65
CC# 2007-19457
P.R.G.C.T.

**POINT OF
BEGINNING**
1/2-INCH SRF
X = 2,541,482.42'
Y = 7,262,972.05'

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



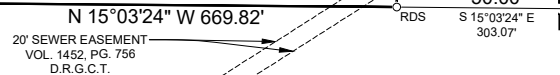
LOT 1, BLOCK A
3,196,749 SF
73.387 ACRES

CALLLED 103.124 ACRES
RAYBURN ENERGY STATION, LLC.
CC# 2023-15920
TRACT I
O.R.G.C.T.

CALLLED 63.6 ACRES
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
CC# 2017-24319
O.R.G.C.T.

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

SURVEYOR:
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031
RDE PROJECT No. 3181-23

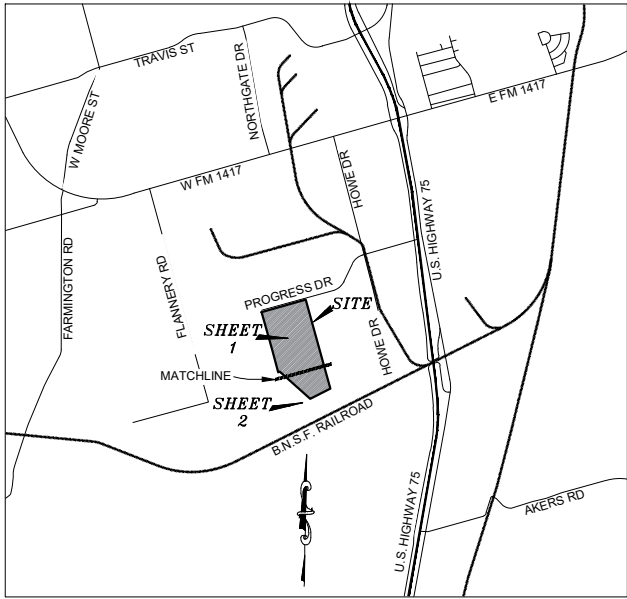


FINAL PLAT RAYBURN ENERGY STATION ADDITION

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

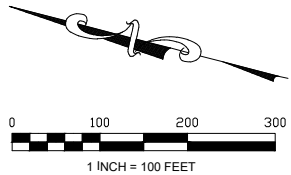
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

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



VICINITY/KEY MAP
NOT TO SCALE

LEGEND
CC# = DOCUMENT NUMBER
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O.R.G.C.T. = OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
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"R-DELTA | FIRM 10155000"



NOTE:

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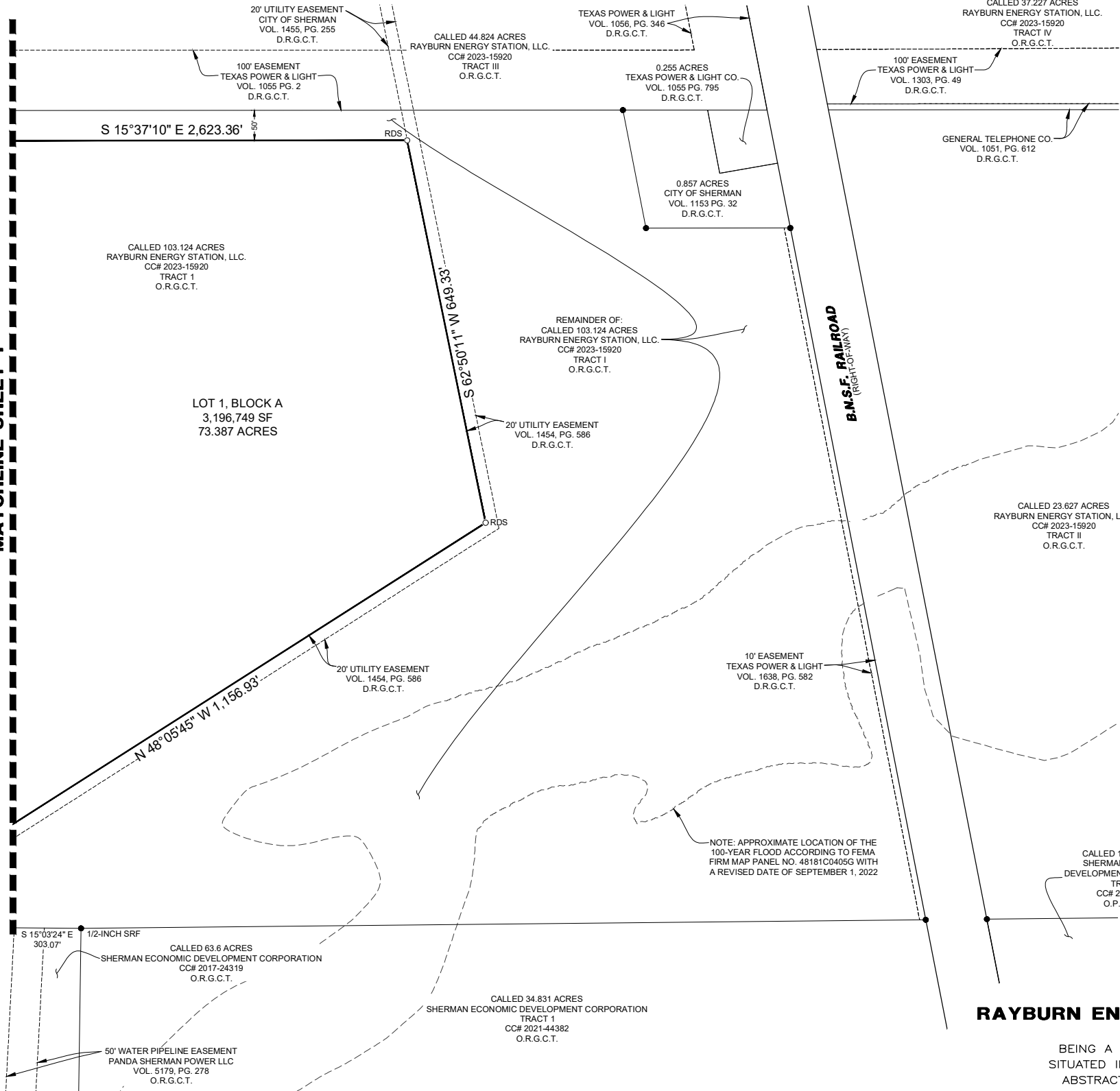
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ALL EASEMENTS SHOWN HEREON WERE CREATED BY THIS PLAT UNLESS OTHERWISE DENOTED WITH A VOLUME AND PAGE OR INSTRUMENT NUMBER.

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

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

MATCHLINE SHEET 1



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

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

SURVEYOR:
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031
RDE PROJECT No. 3181-23

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

rdelta
ENGINEERS

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

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

X = 2,541,482.42 feet,
Y = 7,262,972.05 feet;

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

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

1. South 15°37'10" East being 50 feet southwest of and parallel with the easterly line of said Tract I and the west line of the called 44.824-acre Tract III listed in the same document a distance of 2,623.36 feet to an RDS set in the north line of a 20-foot utility easement granted to the City of Sherman, a municipal corporation by easement deed recorded on November 22, 1978, in Volume 1455, at Page 255 of the Deed Records of Grayson County, Texas;
2. South 62°50'11" West with the northerly line of said utility easement a distance of 649.33 feet to an RDS set at an angle point in said utility easement;
3. North 48°05'45" West with the northerly line of said utility easement a distance of 1,156.93 feet to an RDS set;
4. South 74°56'36" West a distance of 50.00 feet to an RDS set in the westerly line of said 103.124-acre Tract I, and in the easterly line of said 63.6-acre Sherman Economic Development Corporation tract, from which a 1/2-inch steel rod found at an angle point in the west line of said Tract I, the southeast corner of said 63.6-acre Sherman Economic Development Corporation tract, and the northeast corner of a called 34.831-acre tract of land described in Special Warranty Deed dated December 30, 2021, recorded in Document No. 2021-44382 in the Official Records of Grayson County, Texas, bears South 15°03'24" East a distance of 303.07 feet;

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

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

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Rayburn Energy Station LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as RAYBURN ENERGY STATION ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 73.387 acres situated in and being a portion of the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

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

Authorized Agent

By: _____

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

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

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

Notary Public, State of Texas

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

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

~~FOR REVIEW~~
~~WAYNE TERRY, RPLS# 4184~~

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



CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

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

Chairman

Secretary

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

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

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

RDE PROJECT No. 3181-23

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

ENGINEERS, LAND PLANNERS
AND LAND SURVEYORS

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

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 12, 2025

Rayburn Energy Station LLC
950 Sids Rd.
Rockwall, TX 75032

R-Delta Engineers, Inc.
618 Main Street
Garland, TX 75042

Dear Applicants,

The request for approval of the Preliminary Plat of Rayburn Energy Station 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. Remove "FireLane" from 25' Access & Firelane Easement over existing pavement accessing property. Access Easement does not provide cross access to adjacent property. Coordinate with Engineering Department for need for Access Easement. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)*
2. Remove Variable Width Access, Firelane, and Utility Easement along western side of property. All internal utilities will be privately owned and maintained. Access Easement does not provide cross access to adjacent property. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)*
3. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
4. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,



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. 9.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2901,2909 AND 2913 SOUTH FIRST STREET (Project No. 000104-2025)**

The request of Belacoop LLC (Owner) and By-Line Surveying LLC (Surveyor) concerning the property at 2901, 2909, and 2913 South First Street, consisting of 0.87 acres being a part of the Robert Thomson Survey, Abstract No. 1200 and currently zoned R-4 (Patio Home Residential) District, as follows:

Planning and Zoning Commission

Final Plat for Alvarado Estates.

Background:

The property is located at 2901, 2909 and 2913 South First Street. The owner would like to plat the property into 4 lots for residential development.

The following has been approved for this location:

- 4/25/25 - Preliminary Plat of Alvarado Estates (Conditionally Approved)
- 9/18/24 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-4 (Patio Home Residential) District.

Origination:

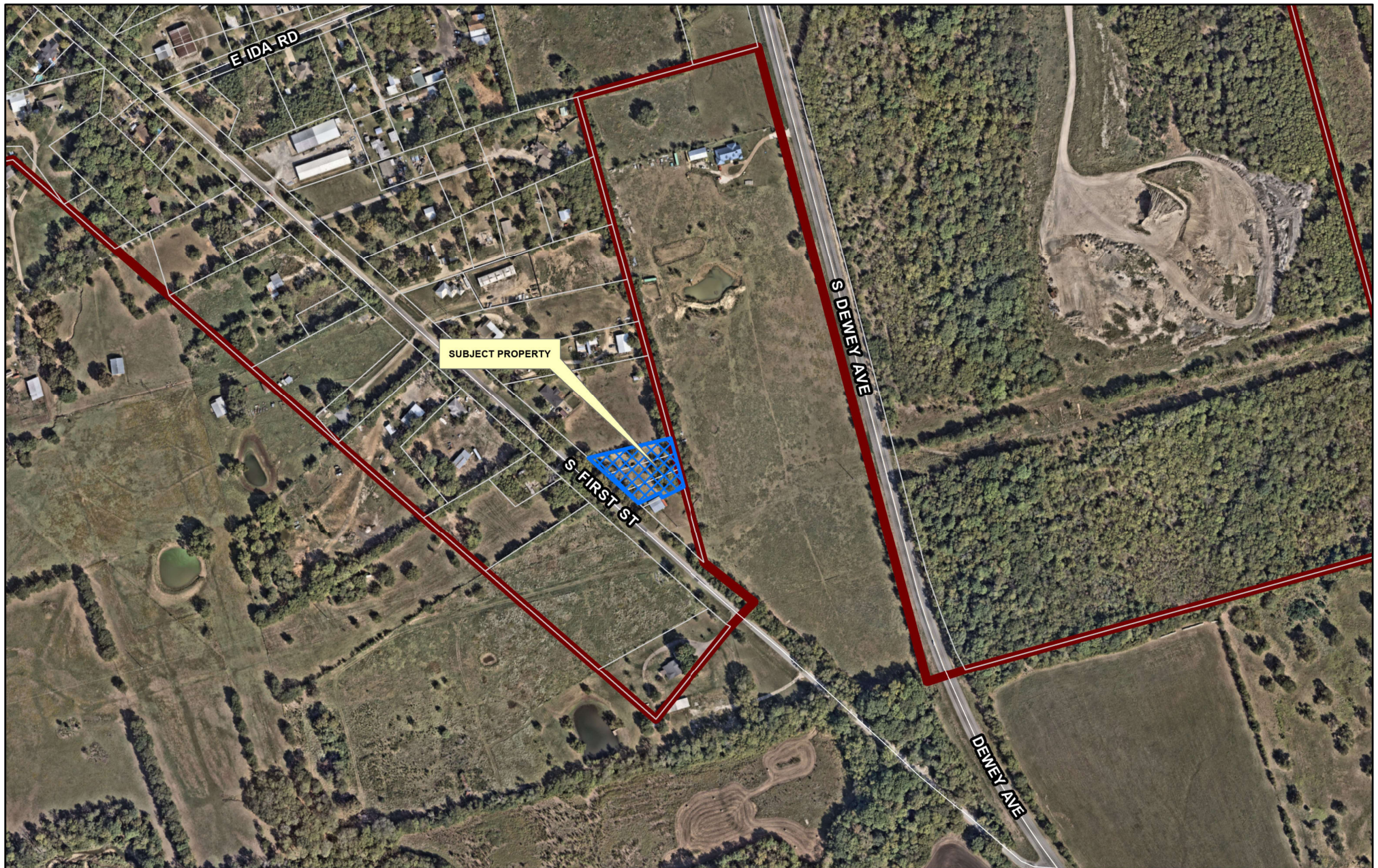
Belacoop LLC (Owner) and By-Line Surveying LLC (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

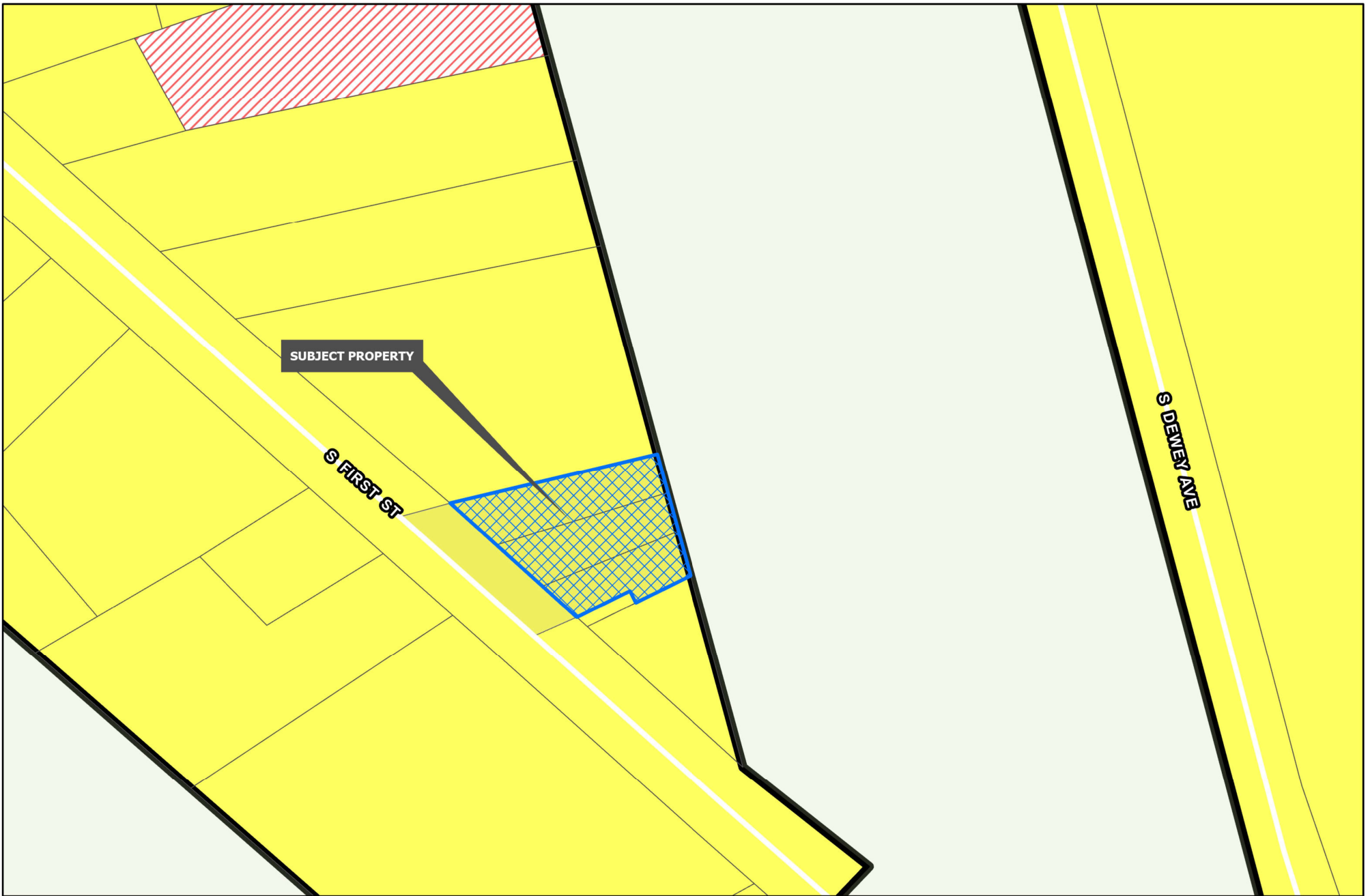


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2901 S FIRST ST



Date: 7/8/2025 3:41 PM



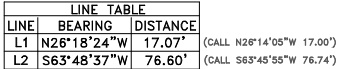
Development Services
Department

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	
R-5 Single Family Residential	C-O Office	
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	
	Planning & Zoning	

CITY OF SHERMAN
ZONING MAP
2901 S FIRST ST



Date: 7/8/2025 3:41 PM



2901, 2909, 2913, S. FIRST STREET SHERMAN, TEXAS			BY-LINE SURVEYING LLC	
DATE:	05/15/2025		P.O. BOX 834 Emory, TX 75640	
SCALE:	1" = 30'		Ph. (903) 473-5150 Firm No. 10194233	
JOB NO.:	2025-012		www.bylinesurveying.com	
OWNER / DEVELOPER:	BELACOOP LLC			
CLIENT:	BELACOOP HOMES			
TECHNICIAN:	AMN	© Copyright By-Line Surveying LLC. All rights reserved.		

OWNER/DEVELOPER
BELACOOP LLC
6215 Luther Ln, #285
Dallas, TX 75225
email: t.fields@belacoop.com
phone: (214) 354-4163
contact: Tod Fields

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2025

Belacoop, LLC

By-Line Surveying, LLC
Attn: Tina Ballard, RPLS
P.O. Box 834
Emory, TX 75440

Dear Applicants,

The request for approval of the Preliminary Plat of Replat of Alvarado Estates 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. Show complete contact information for owner/developer on plat. *Code of Ordinances, Chapter 10.02.002(e)(1); 10.02.003(f)(1)*
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



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2133 TEXOMA PARKWAY (Project No.000081-2025)**

The request of Daniel Parrish (Applicant) and Rabi Viswanath (Owner) concerning the property located at 2133 Texoma Parkway, consisting of 0.5829 acres, being a part of Lot 1 and part of Lot 2 in Block 7, Highland Park Addition, Smith McGlothlin Survey, Abstract No. 808, and currently zoned C-2 (General Commercial) District as follows:

Planning and Zoning Commission

Site Plan for Jack-in-the-box restaurant.

Background:

The property is located at 2133 Texoma Parkway at the south east corner of Texoma Parkway and Peyton Street. The owner is requesting Site Plan approval for Jack in the Box.

The project scope is to remodel the existing jack-in-the-box restaurant and update it to new current prototypical standards. There is no site work for this project. The elevations will be updated as well as the interior of the building. No additional square footage is being requested or will be added under the current scope of work.

Origination:

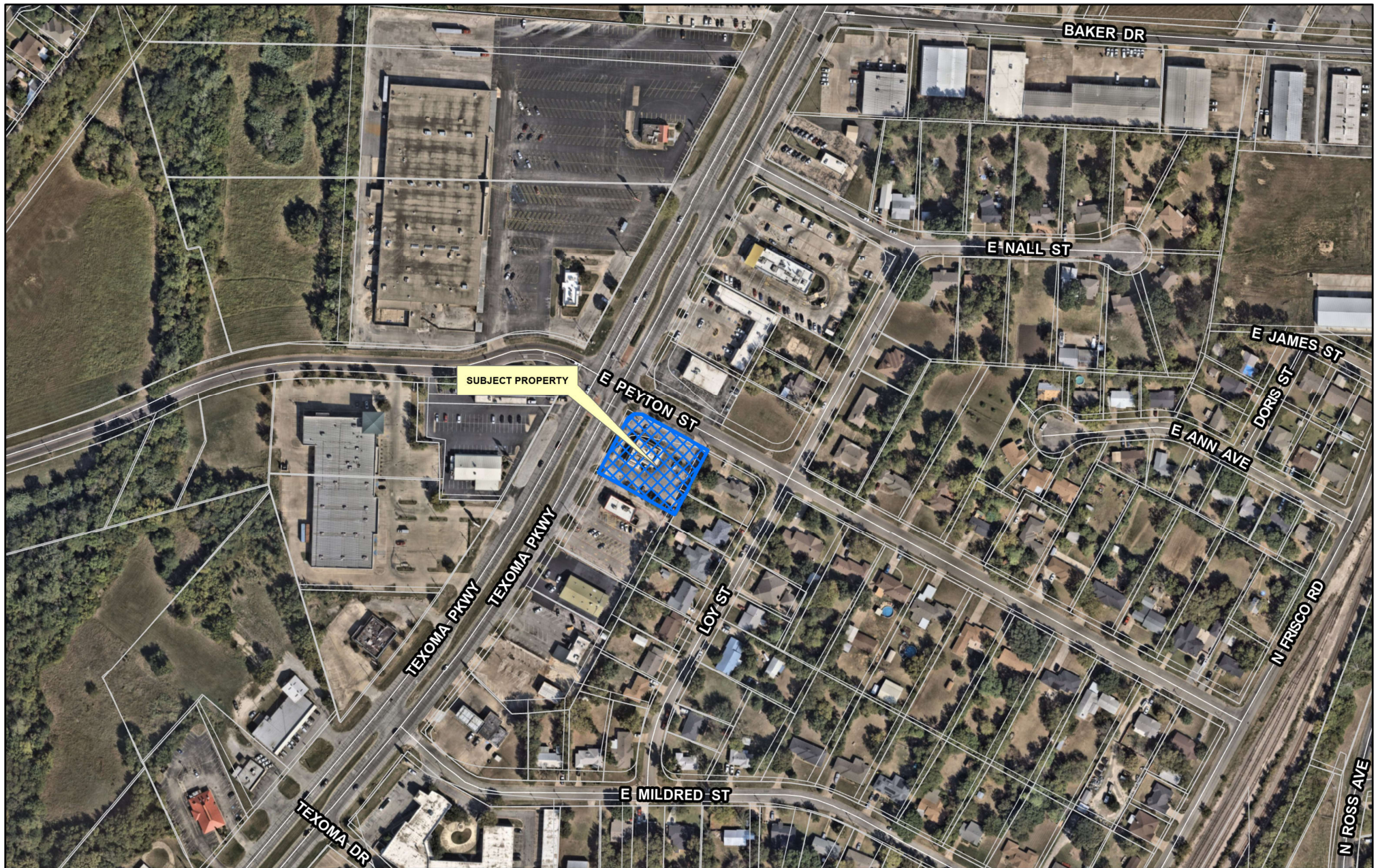
Daniel Parrish (Applicant) and Rabi Viswanath (Owner)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Survey
4. Narrative
5. Site Plan
6. Elevations

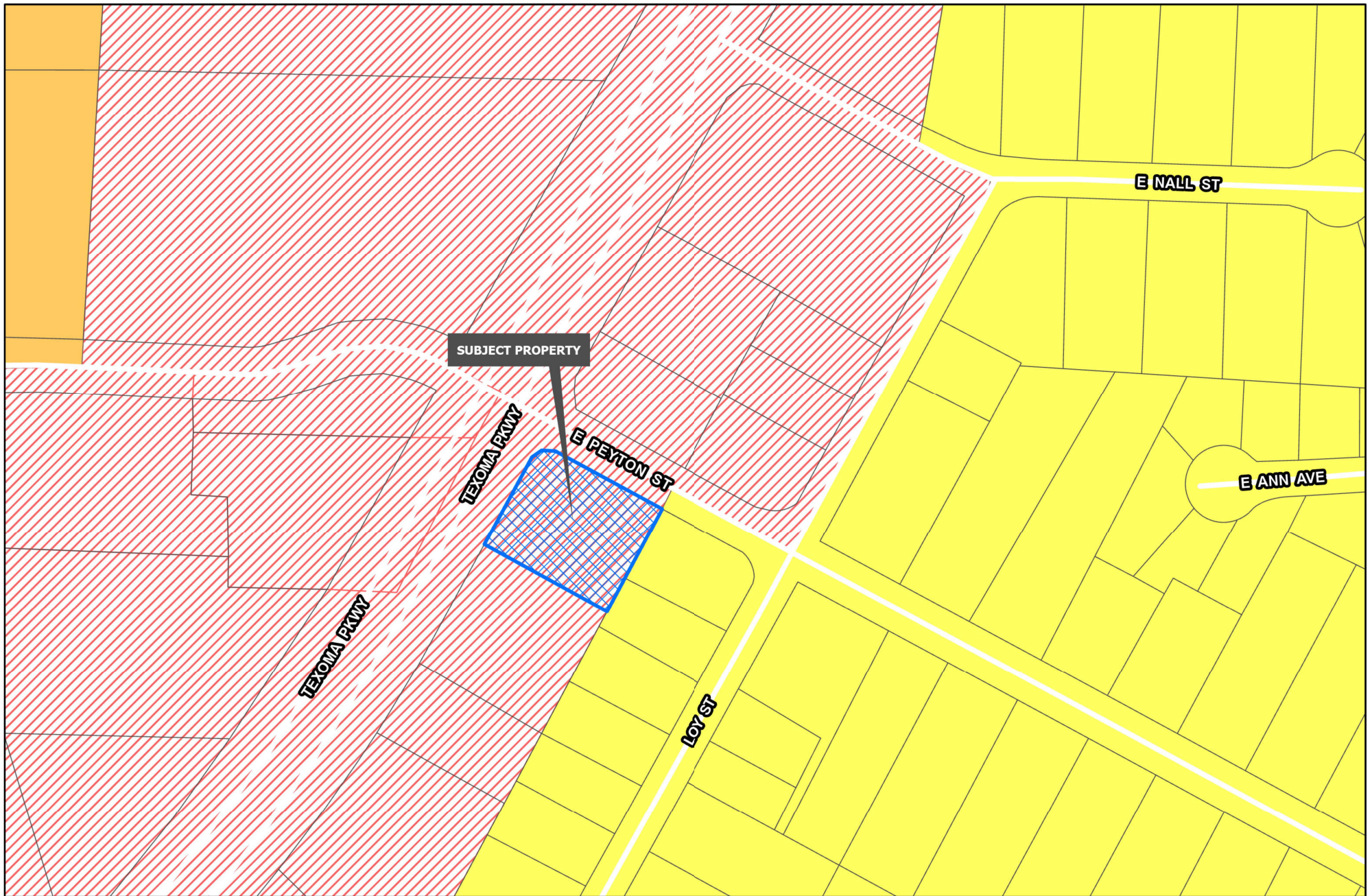


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2133 TEXOMA PKWY



Date: 7/8/2025 4:06 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	
R-5 Single Family Residential	C-O Office	
R-4 Patio Home Residential	C-1 Retail Business	
R-2F Duplex Residential	C-2 General Commercial	Planning & Zoning
R-TH Townhome Residential	M-1 Light Manufacturing	

CITY OF SHERMAN
ZONING MAP
2133 TEXOMA PKWY



Date: 7/8/2025 4:06 PM

Being all that certain tract of land situated in the Smith McGlothlin Survey, Abstract No. 808, City of Sherman, Grayson County, Texas and being all of lot 1 and a portion of lot 2, Block 7 of the Highland Park Addition as shown by the replat thereof recorded in Volume 415, Page 117 of the Deed Records of Grayson County, Texas; and the lands lying between the Easterly right-of-way of U.S. Highway 75 and the Westerly line of the said lots abandoned by the City Council of the City of Sherman, Texas by virtue of Resolution 580, recorded in Volume 1234, Page 682 of the said Deed Records; and the lands lying North of Lot 1 and Easterly of the said U.S. highway 75 right-of-way abandoned by the City Council of the City of Sherman, Texas by Resolution 612, recorded in Volume 1238, Page 134 of the said Deed Records; the subject tract being the tract described in the Deed to Foodmaker, Inc. recorded in Volume 1648, Page 256 of the said Deed Records more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the herein described tract at a 1/2 inch iron rod found in the Southerly line of Peyton Street at the Northeast corner of the said Lot 1;

THENCE South 29° 11' 07" West with the Easterly line of Lot 1, passing the Southeast corner thereof and continuing along the same course with the Easterly line of Lot 2, in all, a total distance of 141.91 feet to a 1/2 inch iron rod found at the Southeast corner of the said Foodmaker, Inc. tract and the Northeast corner of the tract described in the deed to Walter Beil recorded in Volume 1579, Page 362 of the said Deed Records;

THENCE North 62° 03' 44" West with the North line of the Beil tract, passing at 150 feet the Westerly line of Lot 2 and continuing along the same course, in all, a total distance of 176.52 feet to a 1/2 inch iron rod found at the Northwest corner thereof and the Southwest corner of the said Foodmaker, Inc. tract, in the Easterly right-of-way of U.S. Highway 75 as monumented on the ground;

THENCE South 29° 17' 00" East with the said Easterly right-of-way a distance of 146.05 feet to a 1/2 inch iron rod set for the Northwest corner of the said Foodmaker, Inc. tract in the Southerly right-of-way of Peyton Street;

THENCE South 60° 43' 00" East with the Southerly right-of-way of Peyton Street a distance of 176.23 feet to the PLACE OF BEGINNING and containing 25,390 square feet or 0.5829 acres of land, more or less.

THE FOLLOWING NOTES APPLY TO ITEMS SHOWN IN SCHEDULE R OF THE TITLE POLICY COMMITMENT ISSUED BY COMMONWEALTH TITLE COMPANY (G.F. No.: 68986522):

- THE EASEMENT TO T.P. & L. RECORDED IN VOL. 794, PG. 154 D.R.G.CO., TX. CALLS TO BE NORTHWESTERLY OF THE NORTHWEST RIGHT-OF-WAY OF HIGHWAY 6. THIS TRACT IS APPROXIMATELY 187 FEET SOUTHEASTERLY OF THE HIGHWAY AND IS THEREFORE NOT AFFECTED BY THIS EASEMENT.

THE EASEMENT TO T.P. & L. RECORDED IN VOL. 391, PG. 74 CALLS TO BE NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY AND 1 FOOT SOUTHEASTERLY OF TO THE SOUTHEASTERLY RIGHT-OF-WAY OF HIGHWAY 6 AND THEREFORE DOES NOT AFFECT THIS TRACT.

- THE 10 FOOT DRAINAGE AND UTILITY EASEMENT REFERRED TO "... ACROSS THE REAR OF SUBJECT PROPERTY ..." IS NOT SPECIFIED OR DIMENSIONED ON THE PLAT AS RECORDED IN VOL. 415, PG. 117. THE DEED FROM BONNIE DUNCAN TO CHARLES NEWTON DUNCAN AND JAMES EDWARD DUNCAN RECORDED IN VOL. 1237, PG. 814 DOES TAKE EXCEPTION TO "EASEMENT OVER THE REAR 10' OF THE PROPERTY FOR DRAINAGE & UTILITY PURPOSES..." AND IS SHOWN ON THIS SURVEY.

- THE EASEMENT FOR SANITARY SEWER RESERVED IN RESOLUTIONS 580 AND 612 IS SHOWN ON THE SURVEY AS LOCATED ON THE GROUND.

NOTES:

- I have examined the Seismic Risk Map of the United States and the subject tract does not lie in any earthquake zones.
- The City of Sherman requires 2 parking space for every 4 seats.
- I have examined the Flood Insurance Rate Map for the City of Sherman, Texas, Community Panel No. 4855090005 B, revised June 4, 1980 and the subject tract does not lie within Zone A areas of 100 year flood.

TO: Foodmaker, Inc. and Commonwealth Land Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1986; and meets the accuracy requirements of a Class A Survey, as defined therein.

Ayub R. Sandhu, Registered Professional Land Surveyor
State of Texas Surveyor No. 2910

SKETCH SHOWING
ALL OF LOT 1 & PART OF LOT 2, BLOCK 7
HIGHLAND PARK ADDITION
IN THE CITY OF SHERMAN, GRAYSON CO., TX.
SAID LOTS APPEAR ON THE PLAT AS RECORDED
IN VOL. 415, PG. 117 OF THE DEED RECORDS
OF GRAYSON CO., TX.
WE MARKED THE CORNERS AS SHOWN HEREON.
THE LOCATION OF THE IMPROVEMENTS RELATIVE
TO THE LOT LINES IS AS SHOWN HEREON,
SURVEYED ON THE GROUND ON DEC. 27, 1989.

A.R.S. Engineers, Inc.

Civil Design • Land Surveying
Planning • Hydrology • Project Management
5401 North Central Expressway, Suite 350 • Dallas, Texas 75205 • (214) 522-0970

REVISED 4-12-90

MARCH, 1990

LEASE BACK SURVEY

SALE/LEASEBACK

R 4-17-90 #37

Project Name: Jack in the Box Sherman

Project Type: Site Plan Submission

Project Location: 2133 Texoma Pkwy, Sherman, TX 75090

Date: June 8, 2025

Project Narrative

The project scope is to remodel the existing jack-in-the-box restaurant and update it to new current prototypical standards. There's no site work for this project. The elevations will be updated as well as the interior of the building. No additional square footage is being requested or will be added under the current scope of work.

DANIEL PARRISH, NOMA, AIA ASSOCIATE

Vizual Architecture

PRINCIPAL / FOUNDER

KEY NOTES

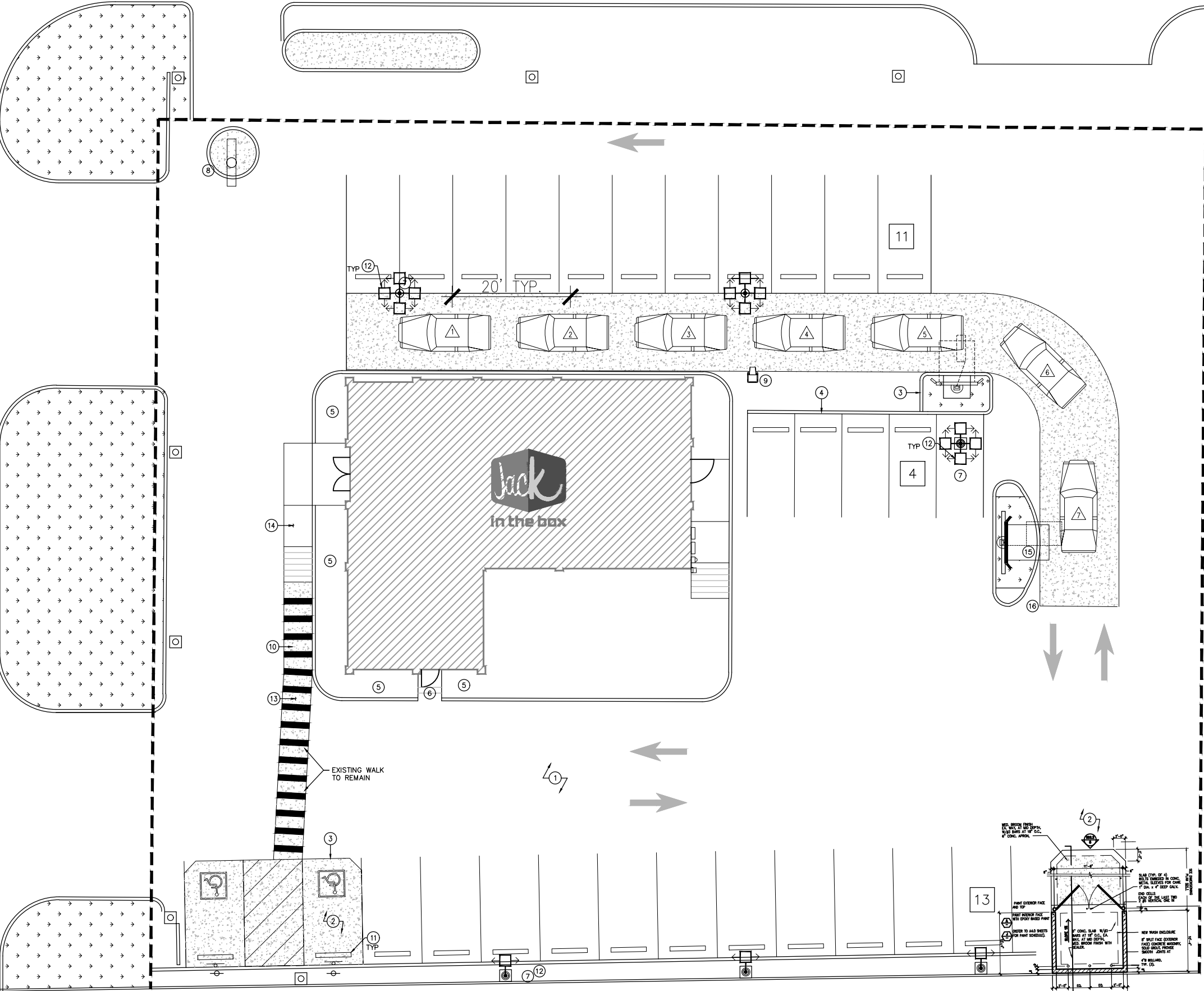
1. INSTALL ASPHALT PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
2. INSTALL CONCRETE PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3. PROVIDE THICKENED CONCRETE EDGE AT PAVING INTERFACE; SEE DETAIL 8/SD2.0.
4. CONSTRUCT CONCRETE CURB AND GUTTER; SEE DETAIL 1/SD2.0.
5. EXISTING LANDSCAPE BED TO REMAIN.
6. EXISTING STEPS AND RAILING TO REMAIN.
7. UPGRADE SITE LIGHTING TO LED ILLUMINATION. SITE-ADAPT ARCHITECT SHOULD REVIEW JIB'S SITE LIGHTING DESIGN STANDARDS AS GUIDANCE FOR EVALUATING AND DEVELOPING A SITE LIGHTING UPGRADE DESIGN FOR EACH SPECIFIC RESTAURANT.
- RE-USE EXISTING SITE LIGHT BASES AND POLES IF POSSIBLE.
 - REGARDLESS OF IF THE EXISTING SITE LIGHT POLES HAVE BEEN PREVIOUSLY PAINTED OR STILL HAVE THE FACTORY FINISH, IF THEY ARE DAMAGED, DISCOLORED, FADED, OR HAVE GRAFFITI ON THEM, THEY NEED TO BE REPAIRED, PREPPED, AND REPAINTED.
 - IF THE FINISH ON THE EXISTING CONCRETE SITE LIGHT BASES IS IN POOR CONDITION, THEN THEY SHOULD EITHER BE "SLURRY-COATED" WITH A PORTLAND CEMENT MIX IF NOT PREVIOUSLY PAINTED, OR REPAINTED WITH THE INDUSTRIAL IMAGE PAINT SPECS IF PREVIOUSLY PAINTED.
8. REFURBISH MONUMENT STREET SIGNS:
- REPLACE LOGO READER BOARD FACES TO MATCH UPDATED SIGN STANDARDS
 - PREP AND REPAINT POLE STRUCTURE & CABINETS PER UPDATED PAINT SPECS
 - CONVERT INTERNAL ILLUMINATION TO LED
 - FOR ALL 15'x15' & SMALLER SINGLE & DOUBLE FACE SIGNS, & ALL 10'x10'x10' AND SMALLER CUBE SIGNS - CONVERT TO LED MODULES PER SPECS. FOR ALL 20'x20' DOUBLE FACE SIGNS AND ALL 12'x12'x12' IN LARGER CUBE SIGNS, REPLACE EXISTING BUILDS WITH HIGH PERFORMANCE LED BULBS PER SPECS
9. INSTALL A TRASH RECEPTACLE WITH A CHUTE ANCHORED INTO PAVING OR ON A CONCRETE PAD - POSITIONED BEFORE THE BUILDING BUT AFTER THE D/T SPEAKERBOARD, SO IT IS EASILY ACCESSIBLE TO THE DRIVER OF A VEHICLE IN THE D/T LANE SO THEY CAN DEPOSIT TRASH BEFORE ARRIVING AT THE D/T WINDOW.
10. CONSTRUCT TEMPORARY ASPHALT CURB; SEE DETAIL 7/SD2.0.
11. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6-FOOT OR LESSER WIDTH SIDEWALKS; SEE DETAIL 9/SD2.0.
12. INSTALL LIGHT POLE BASE; SEE DETAIL 16/SD2.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS.
13. CONSTRUCT IN-LINE CURB RAMP; SEE DETAIL 14/SD2.0.
14. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
15. SPEAKERBOARD:
- ☒ PKG B OPTION 1 - TEMPORARILY RE-USE EXISTING MENUBOARD
- PREP & REPAINT THE MENUBOARD AND EXTENDER POLE STRUCTURE & CABINETS
 - THOROUGHLY CLEAN INSIDE & OUTSIDE OF MENUBOARD FACE AND EXTENDERS/REPLACE CLOUDED OR DAMAGED
 - REPLACE EXISTING LAMPS AND BALLASTS SO INTERNAL ILLUMINATION IS REFRESHED
 - EXISTING SPEAKER AND MIC CAN BE RE-USED IF IN GOOD CONDITION, AND ARE FULLY OPERATIONAL WITHIN EXPECTED LIFECYCLE
 - EXISTING OCS SCREEN CAN BE REUSED IF IN GOOD CONDITION AND FUNCTIONING PROPERLY
16. HEIGHT DETECTOR:
- ☐ OPTION 1 - INSTALL NEW CRAVED HEIGHT DETECTOR
- ROLL-THRU ENTRY PORTAL UPGRADE OPTION AVAILABLE UPON APPROVAL
- ☐ OPTION 2- RETROFIT EXISTING HEIGHT DETECTOR, AVAILABLE UPON APPROVAL
- VERIFY THE EXISTING BASE IF POSITIONED PROPERLY AND THE CORRECT SIZE.
17. TRASH ENCLOSURE:
- ☐ EXISTING TRASH ENCLOSURE TO REMAIN, REPAIR AS REQUIRED
- DESIGNER NOTE(S): UPDATE SCOPE BELOW PER SITE SPECIFIC REQUIREMENTS (DISCUSS RECOMMEND STANDARDS WITH FRANCHISEE AND JIB CM):
- REPAIR ANY DAMAGED ENCLOSURE WALLS, STEEL GATES, FENCES, RETAINING WALLS
 - VERIFY ENCLOSURE GATE LOCKING MECHANISMS AND CANE BOLTS ARE FUNCTIONING PROPERLY
 - REPAINT ENCLOSURE WALLS, STEEL GATES, FENCES, RETAINING WALLS USING NEW PAINT SCHEME (IF PREVIOUSLY PAINTED)
- ☒ ADD ENHANCEMENT OPTION - NEW TRASH & RECYCLE ENCLOSURE:
- INSTALL NEW TRASH. SEE DETAILS ON SHEET SD2.1

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- CURB RAMPS
- T PROPOSED TRANSFORMER LOCATION
- M PROPOSED WATER METER LOCATION
- o o PROPOSED GREASE INTERCEPTOR LOCATION
- # NUMBER OF PARKING STALLS
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHTING
- BUILDING ENTRANCE
- WHEEL STOP
- ACCESSIBLE PARKING SPACES
- BIKE RACK
- LIMITS OF WORK
- VEHICLE STACKING

GENERAL NOTES

1. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET SD1.1, FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILING.
2. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL 9/SD2.1
3. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
4. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.
5. GENERAL CONTRACTOR SHALL PROVIDE ALL ADA SIGNS AND SIGNAGE POLES. SIGNS FOR ONLINE ORDER PICKUP AND DRIVE-THRU WAITING SIGNS SHALL BE OWNER FURNISHED. ALL SIGNAGE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.

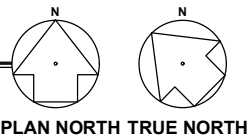


GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

SITE PLAN

SCALE: 1" = 100'



In the box

9357 SPECTRUM CENTER
SAN DIEGO, CA 92123

© 2022 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or reproduced without its previous written consent.

DATES

RELEASE: _____

P.M. UPDATES: _____

SUBMITTAL DATE: _____

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

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GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.C.).
2. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.
3. FOR PANEL SYSTEM LAYOUT, SEE SHEET A4.2.



WEST ELEVATION



EAST ELEVATION

SCALE: 1/4" = 1' - 0"

EXTERIOR FINISH SCHEDULE USE CHECKED BOX ONLY

☒ MATERIAL/FINISH COLOR ☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

1. EXTERIOR CEMENT PLASTER-SAND FLOAT FINISH & INTEGRAL COLOR, SEE SPECIFICATIONS.
☒ INTEGRAL COLOR ☒ SHERWIN WILLIAMS ACRYLIC COATING
2. PRE-FABRICATED AWNING BY JIB VENDOR (CF-E02) & (CF-E02)
3. MOUNT LIGHTING FIXTURE WITHIN CANOPY, COORDINATE WITH VENDOR MOUNTING REQUIREMENTS
4. EXISTING ALUMINUM STOREFRONT
5. EXPOSED CONCRETE CURB/ STEM WALL, PAINT TO MATCH ADJACENT WALL.
6. INTERNALLY ILLUMINATED SIGNAGE BY JIB VENDOR (O.F.O.I. UNDER SEPARATE SUBMITTAL).
7. WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.1 FOR FIXTURE ATTACHMENT.
8. SOFFIT
9. DRIVE THRU WINDOW QUICKSERV, MODEL BPSC-4236 WITH SHELF BPSC-4236-CL-JIB W/O SHELF
10. INTERNALLY ILLUMINATED 12" HIGH WHITE LETTERS (CF-E00) (PROVIDE ELECTRICAL), OR AS REQUIRED PER LOCAL JURISDICTION (O.F.O.I. UNDER SEPARATE SUBMITTAL).
11. MAIN ELECTRICAL SERVICE.
12. REFLECTIVE VINYL LETTERING "THE BEST BURGER JOINT FAMOUS FOR ITS TACOS" BY JIB VENDOR.
13. HOLLOW METAL DOORS & FRAMES, MISCELLANEOUS TRIM.
14. ALUMINUM COPING WITH FACTORY APPLIED FINISH, VERIFY W/ ROOF PLAN COPING AT LED ROPE LIGHTING LOCATION, SEE DETAILS 2/A9.0 & 4/A9.0.
15. EXISTING SLUMP CONCRETE BLOCK.
16. NOT USED.
17. NOT USED.
18. METAL FLASHING.
19. PARAPET LED ROPE LIGHTING (SHOWN DASHED).PS
20. NOT USED.
21. DISPLAY POSTER PANEL & SURROUND, SEE DETAIL 5/A9.2, 10/A9.2, & (CF-E019)
22. EXTERIOR WALL PACK LIGHT FIXTURE
23. ALUMINUM BRAKE METAL.
24. NEW ONLINE PICK UP ONLY WINDOW, SEE SHEET A8.1, DETAIL 19/D3.1 AND REMAKE "ONLINE PICK UP ONLY" SUPPLEMENT FOR ADDITIONAL INFORMATION.
25. NOT USED.
26. DOOR PULL, SEE DOOR SCHEDULE
27. NOT USED
28. ROOF TOP MECHANICAL EQUIPMENT BEYOND, SEE MECHANICAL & HOOD DWGS.
29. NOT USED
30. NOT USED
31. WINDOW SIGN (CF-E02).
32. NOT USED
33. NOT USED
34. NOT USED.
35. GRAPHIC PANEL BY JIB SIGN VENDOR (O.F.O.I. UNDER SEPARATE SUBMITTAL).
36. INTERNALLY ILLUMINATED SIGN WITH WHITE LETTERS WITH "PURPLE" BACKGROUND PROVIDED BY JIB VENDOR (O.F.O.I. UNDER SEPARATE SUBMITTAL).
37. BRAKE METAL WRAP & COLUMN, SEE SHEET A1.0 & DETAILS ON A9.1.
38. NOT USED.
39. GAS METER.
40. PRE-FABRICATED CORNER CANOPY WITH DECAL MESSAGE BY JIB VENDOR.

COLOR:

- A SHERWIN WILLIAMS: SW 7005 "PURE WHITE"
- B SHERWIN WILLIAMS: SW 7588 "SHOW STOPPER"
- C STANDARD STOREFRONT: MATCH EXISTING
- D JIB LOGOS: WHITE TEXT ON RED BACKGROUND
- E NOT USED
- F COLOR/FINISH TO MATCH ADJACENT SURFACE
- G CANOPY: SW 6832 "IMPULSIVE PURPLE"
- H COPING: MATCH WALL COLOR BELOW
- J SW7068 GRIZZLE GRAY
- K NATURAL CONCRETE, GRAY
- L SHERWIN WILLIAMS: SW 6832 "IMPULSIVE PURPLE"
- M WHITE TEXT ON PURPLE BACKGROUND



9357 SPECTRUM CENTER
SAN DIEGO, CA 92123
© 2022 Jack in the Box Inc.
These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or retransmitted without its previous written consent.

DATES

RELEASE: _____
P.M. UPDATES: _____
SUBMITTAL DATE: _____
1: _____
2: _____
3: _____
BID: _____
CONSTRUCTION: _____

REVISIONS

△
△
△
△
△
△
△



VIZUAL
ARCHITECTURE
400 N. SAINT PAUL STREET
SUITE 850
DALLAS, TEXAS 75201
OFFICE: 214-799-1755

SITE INFORMATION

MK TYPE: MKSX_SSM
JIB #: 737
ADDRESS:
2133 TEXOMA PKWY
SHERMAN, TX 75090

DRAWN BY: NH
PROJECT #: 223-02
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4.0



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2809 NORTH US HIGHWAY 75 (Project No. 000088-2025)**

The request of Brinker International (Owner), Polo Padilla (Applicant) concerning the property located at 2809 North Highway 75, consisting of 1.42 acres, being Lot 1, Texoma Crossing, J.B. McAnair Survey, Abstract No. 763, currently zoned C-2 (General Commercial) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Chili's restaurant.

Background:

The property is located at 2809 North US Highway 75. The owner would like to Site Plan for Chili's restaurant.

This project would be to re-brand the exterior elevations for Chili's new brand identity. Exterior elevation changes will include new design murals, paint color change, custom printed metal panels along with metal siding panels.

The following has been approved for this location:

- 02/08/1993 - Specific Use Permit to allow a private club in a C-2 (General Commercial) District.

Origination:

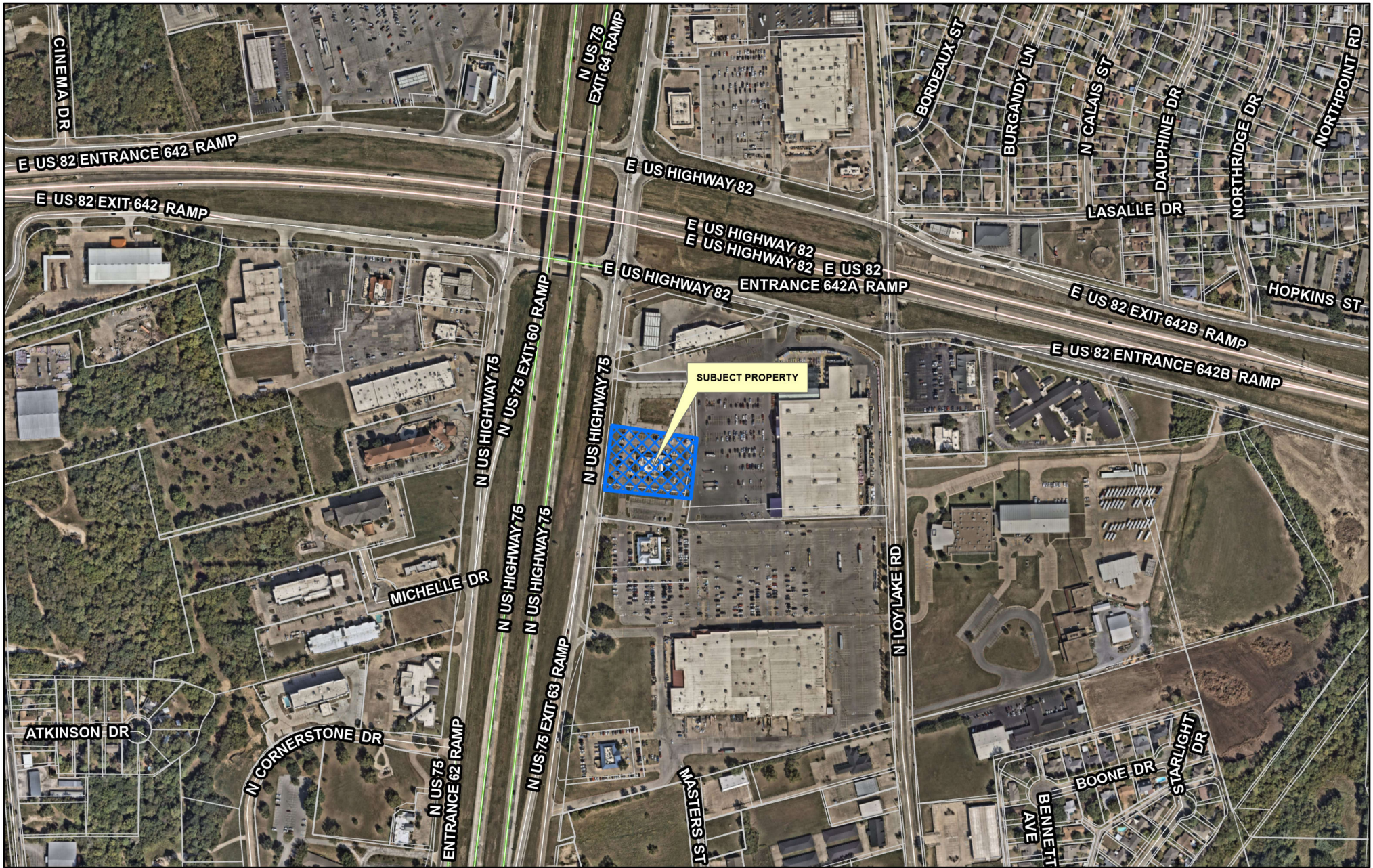
Brinker International (Owner), Polo Padilla (Applicant)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



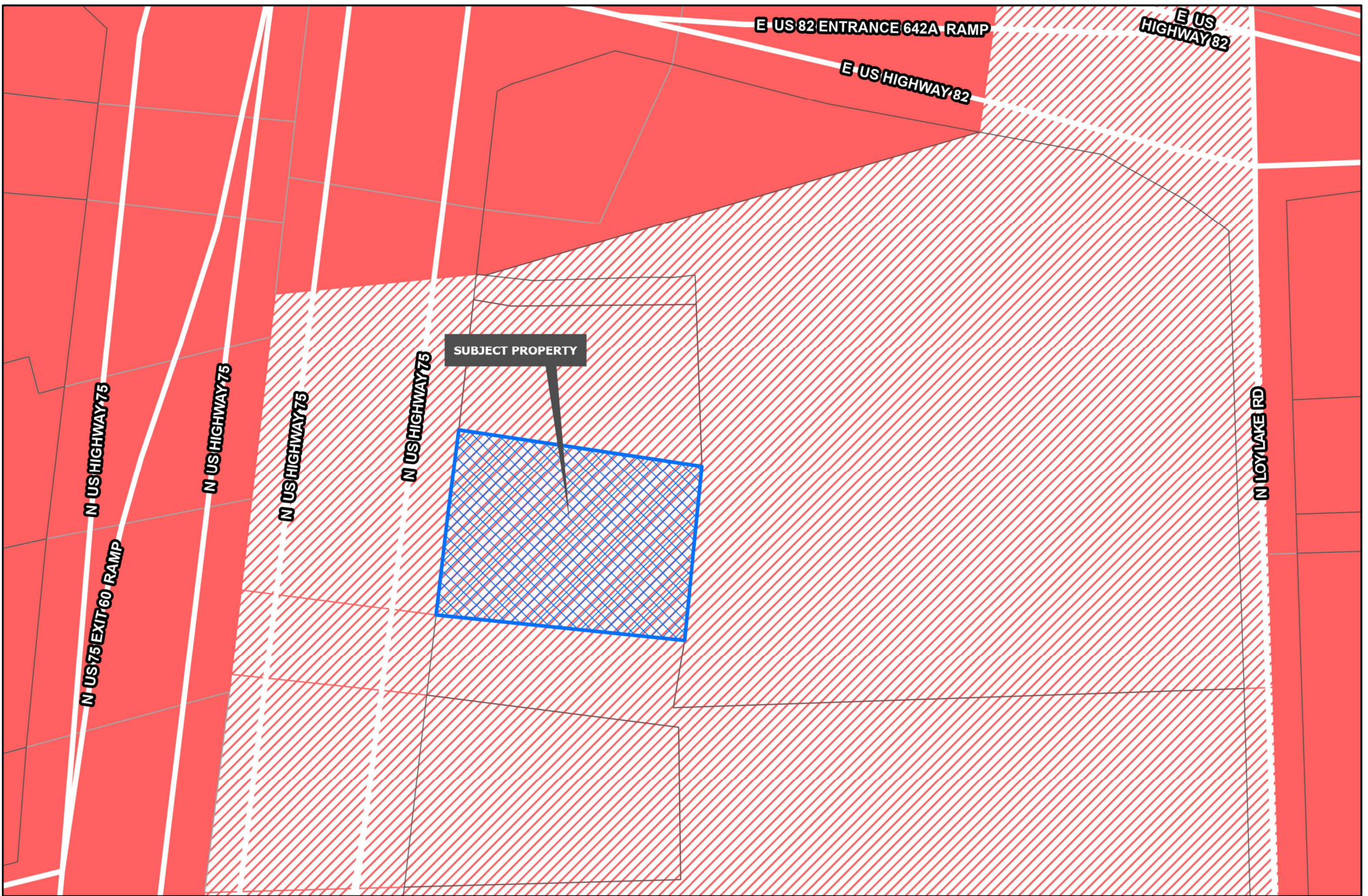
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2809 N HWY 75



Date: 7/8/2025 4:06 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	
R-5 Single Family Residential	C-O Office	
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	
	Planning & Zoning	

CITY OF SHERMAN
ZONING MAP
2809 N HWY 75

Date: 7/8/2025 4:06 PM

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Maynard L. Smith, Jr., Nancy R. Smith Collins, Fernando Soarez Leon, Trustee of the Patricia Martin Smith Trust, Comerica Bank, successor by merger to Manufacturers Bank, N. A., Co-Trustee of the Donald Martin Smith Trust for the benefit of Stuart M. Smith, Maynard L. Smith, Jr., Co-Trustee of the Donald Martin Smith Trust for the benefit of Stuart M. Smith, and Sherman Development Limited Partnership No. 3, A Texas Limited Partnership being the owners of the hereinabove described property adopt this plat designating said property as TEXOMA CROSSING an addition to the City of Sherman, Texas, and do hereby dedicate to the public use forever the street 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 may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 28th day of JUNE, 1993.

Maynard L. Smith, Jr. Nancy R. Smith Collins
Maynard L. Smith, Jr. Nancy R. Smith Collins

Fernando Soarez Leon
Trustee of the Patricia
Martin Smith Trust
By: James B. Ruckler
Trustee-in-Liquidation

Maynard L. Smith, Jr. Comerica Bank
Co-Trustee of the Donald
Martin Smith Trust for the
Benefit of Stuart M. Smith
By: Leyth R. Webb
Personal Trust Officer

STATE OF MICHIGAN
COUNTY OF WAYNE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of Michigan
Commission Expires: 9-12-95

STATE OF MICHIGAN
COUNTY OF WAYNE

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

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Carl H. Smith Jr.
Notary Public in and for the
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Commission Expires: 9-12-95

STATE OF MICHIGAN
COUNTY OF WAYNE

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Carl H. Smith Jr.
Notary Public in and for the
State of Michigan
Commission Expires: 9-12-95

STATE OF MICHIGAN
COUNTY OF WAYNE

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GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of Michigan
Commission Expires: 9-12-95

STATE OF TEXAS
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of Texas
Commission Expires: 11-30-93

STATE OF MICHIGAN
COUNTY OF WAYNE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of JUNE, 1993.

Carl H. Smith Jr.
Notary Public in and for the
State of Michigan
Commission Expires: 9-12-95

KNOW ALL MEN BY THESE PRESENTS:

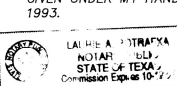
THAT I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.



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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of June, 1993.



Laurie A. Parraffka
Notary Public in and for the
State of Texas
Commission Expires: 10-19-94

Approved this 11th day of May, 1993, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman: [Signature] Secretary: [Signature]

Accepted by the City Council of the City of Sherman

Copy Mayor, City of Sherman, Texas Date 7-2-93

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, TEXOMA CROSSING, an addition to the City of Sherman, Texas, was submitted to the City Council on the 11th day of June, 1993, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 2nd day of July, 1993.

[Signature]
City Clerk, City of Sherman, Texas

Field Notes

Situated in the County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, also being a part of a 52.3247 acre tract of land as recorded in Volume 937, Page 247, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

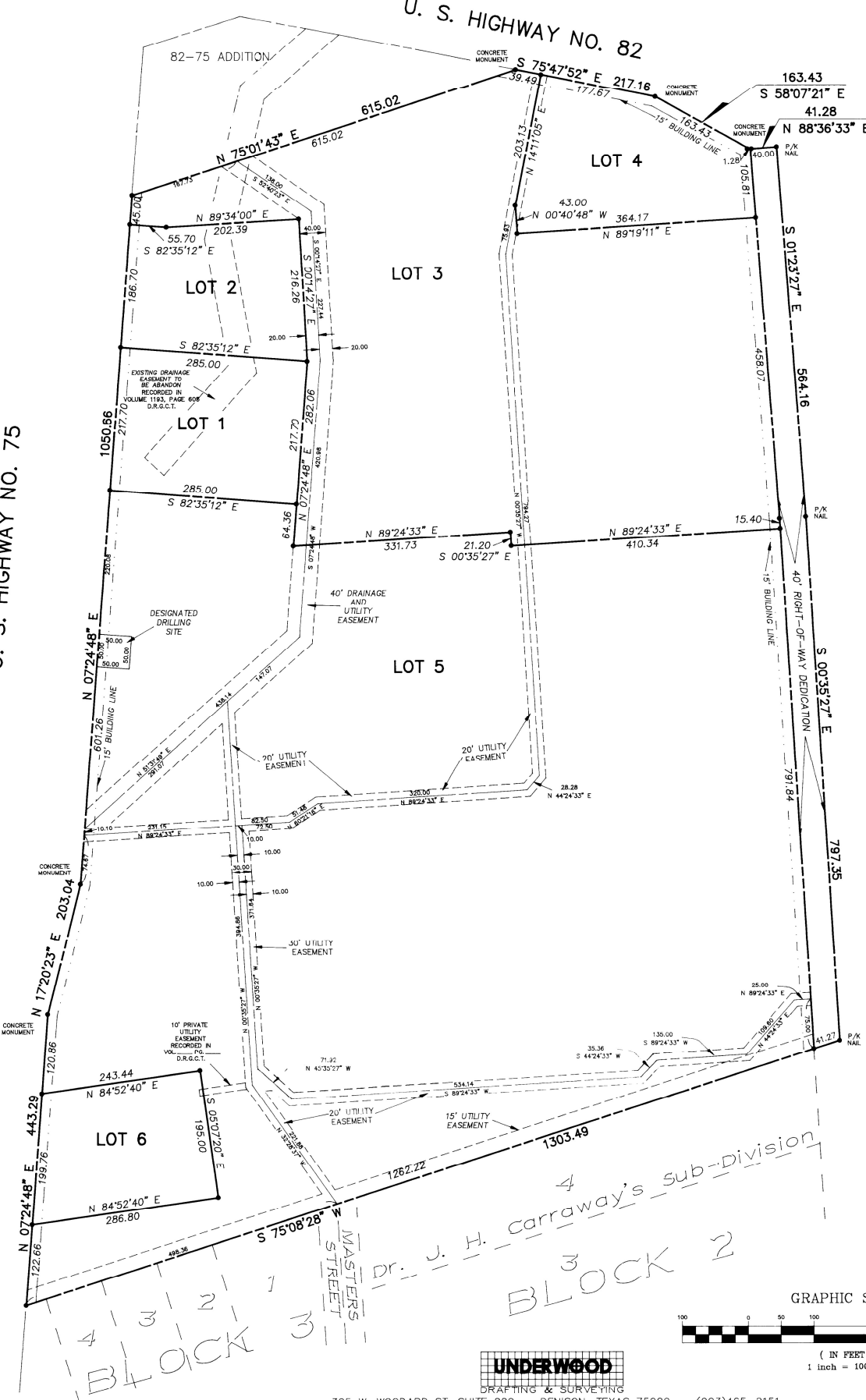
Beginning at a P/K nail at the intersection of the southerly right-of-way of U. S. Highway No. 82 and the center of Loy Lake Road;
Thence South 01°23'27" East with the center of said road a distance of 564.16 feet to a P/K nail;
Thence South 00°35'27" East with the center of said road a distance of 797.35 feet to a P/K nail at the southeast corner of said 52.3247 acre tract;
Thence South 75°08'28" West with the southerly line of said tract and the north line of Dr. J. H. Carraway's Sub-Division as recorded in Volume 414, Page 125 of said deed records, passing the southwest corner of said 52.3247 acre tract at a distance of 1271.50 feet, in all a distance of 1303.49 feet to a 1/2" steel rod in the east right-of-way line of U. S. Highway 75;
Thence with said right-of-way line the following calls and distances:

North 07°24'48" East a distance of 443.29 feet to a concrete right-of-way monument;
North 17°20'23" East a distance of 203.04 feet to a concrete right-of-way monument;
North 07°24'48" East a distance of 1050.66 feet to a 1/2" steel rod at intersection of the east right-of-way line of U. S. Highway No. 75 and the north line of said 52.3247 acre tract of land, said steel rod also being the southwest corner of 82-75 Addition to the City of Sherman as recorded in Volume 8, Page 137, Plat Records, Grayson County, Texas;
Thence North 75°01'43" East with the north line of said 52.3247 acre tract and the southerly line of said 82-75 Addition a distance of 615.02 feet to a concrete right-of-way monument on the southerly line of U. S. Highway No. 75;
Thence South 75°47'52" East with said southerly line a distance of 217.16 feet to a found concrete right-of-way monument;
Thence South 58°07'21" East and continuing with said right-of-way line a distance of 163.43 feet to a concrete monument;
Thence North 88°36'33" East and continuing with said right-of-way line a distance of 41.28 feet to the Point-of-Beginning and containing 40.186 acres of land of which 1.255 acre lies within the right-of-way of Loy Lake Road.

TEXOMA CROSSING
to the City of Sherman, Texas
a 40.186 Acre Addition
in the

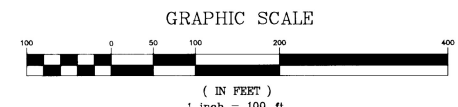
J. B. McAnair Survey, Abstract No. 763
City of Sherman, Grayson County, Texas

U. S. HIGHWAY NO. 75



009856

July 28 1993
[Signature]
[Signature]



UNDERWOOD
DRAFTING & SURVEYING

305 W. WOODARD ST. SUITE 220 DENISON, TEXAS 75020 (903)465-2151

10629



June 11, 2025

City of Sherman
Attn: Kerri Turner
317 S Travis Street
Sherman, TX 75090
903-892-7392

RE: Chili's Restaurant re-brand
2809 N Hwy 75
Sherman, TX
Project #CHI25004

City of Sherman,

This project is the existing Chili's restaurant at the above reference location. Scope of work would be to re-brand the exterior elevations for Chili's new brand identity. City of Sherman will be one of the first site locations that Chili's is rolling out new design concept. Exterior elevation changes will include new design murals, paint color change, custom printed metal panels along with metal siding panels. Exterior elevation has been updated and uploaded as part of submittal

Please feel free to contact our office should you have any questions and/or concerns for additional information. Thanks!!

Best Regards,

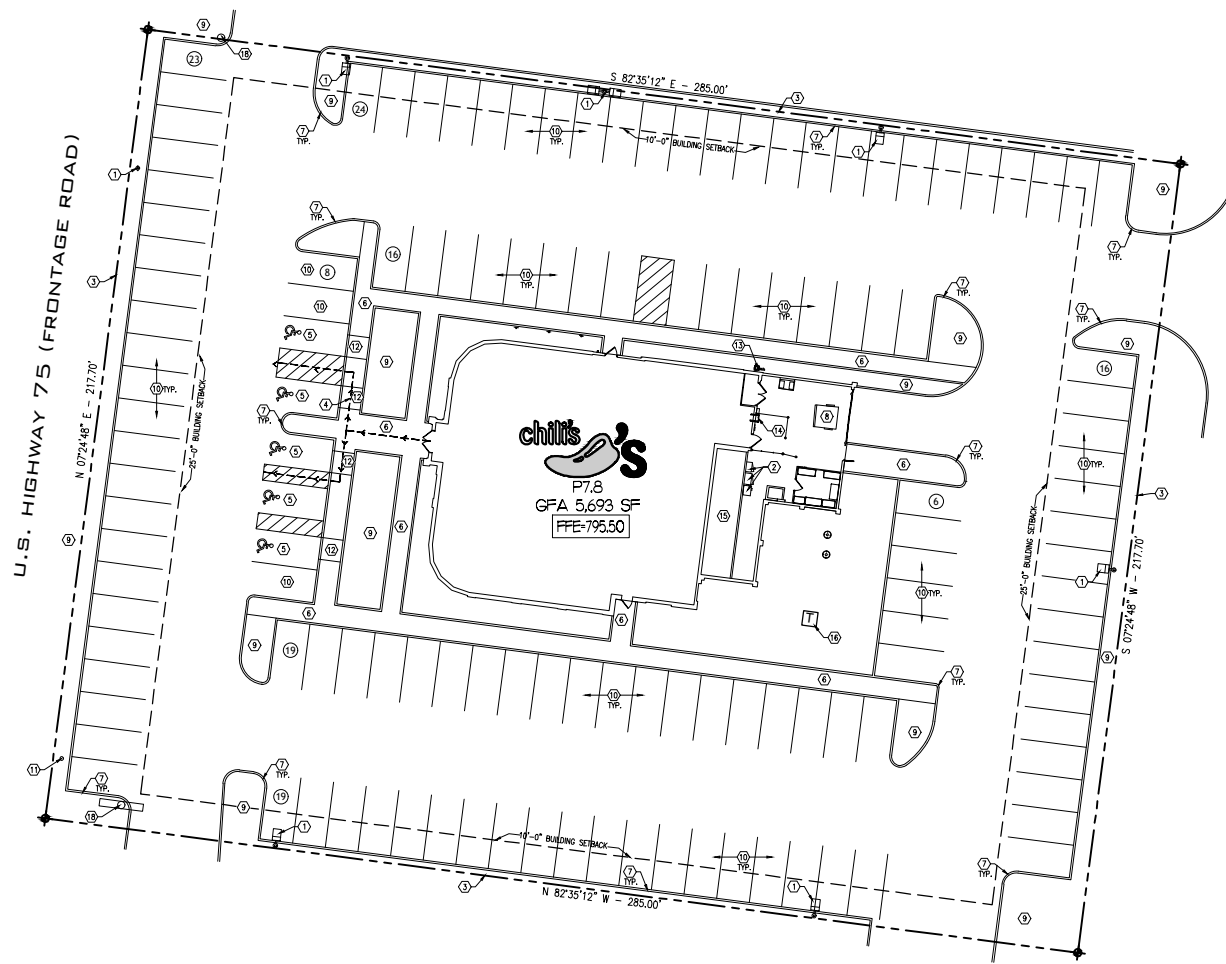
Polo Padilla

ID Studio 4, LLC
Polo Padilla
479-579-2227 / epadilla@idstudio4.com



1

A000



GENERAL NOTES	
1	ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR ADDITIONAL DETAILS AND SCOPE.
KEY NOTES	
1	EXISTING SITE LIGHTING FIXTURE.
2	EXISTING MAIN ELECTRICAL PANEL.
3	PROPERTY LINE.
4	ACCESSIBLE ROUTE.
5	EXISTING H.C. PARKING.
6	EXISTING CONCRETE SIDEWALK.
7	EXISTING CONCRETE CURB.
8	EXISTING DUMPSTER.
9	EXISTING LANDSCAPE.
10	EXISTING PARKING.
11	EXISTING ELECTRICAL POLE.
12	EXISTING H.C. RAMP.
13	EXISTING GAS METER.
14	EXISTING ROOF LADDER.
15	EXISTING COOLER/FREEZER.
16	EXISTING TRANSFORMER.
17	EXISTING MONUMENT SIGN.
18	EXISTING HYDRANT.
PARKING CALCULATIONS	
ACCESSIBLE SPACES REQUIRED:	
101 TO 150 PARKING SPACES:	
REQUIRED: 4	PROVIDED: 5
RESTAURANT (1 SPACE PER 100 S.F. OF GROSS FLOOR AREA) (VERIFY WITH LOCAL CITY REQUIRED)	
PARKING REQUIRED:	
5693 S.F. / 100 = 57 SPACES	
PARKING PROVIDED:	
131 SPACES	
AREA CALCULATIONS	
BUILDING AREA:	5693 SQUARE FEET
COOLER/FREEZER:	294 SQUARE FEET
SERVICE YARD:	1065 SQUARE FEET
SITE AREA:	62,045 SQUARE FEET (1.42 ACRES)
ZONING	
C-21 (GENERAL COMMERCIAL) DISTRICT/ 75 & 82 OVERLAY DISTRICT	



SITE PLAN
1/16" = 1'-0"

1

3000 OLYMPIUS BLVD.
DALLAS, TEXAS 75019
972.861.9917
WWW.IDSTUDIO.COM

04/21/2025

CHILI'S
SHERMAN
2809 HWY 75
SHERMAN, TX 75090
CLIENT: BRINKER TEXAS, INC.

CH25004

ARCHITECTURAL
SITE PLAN

A000



CURRENT FRONT ELEVATION
NO SCALE

1



PROPOSED FRONT ELEVATION
1/4"=1'-0"

2

EXTERIOR FINISH CALCULATIONS (EXISTING)	
FRONT ELEVATION:	
TOTAL:	1211 SQ. FT
METAL COPING/AWNING/METAL ROOFING:	320 SQ. FT
STONE / BRICK / CMU:	435 SQ. FT
WOOD SIDING:	142 SQ. FT
DOORS/WINDOW:	314 SQ. FT
METAL COPING/AWNING/METAL ROOFING:	26 %
STONE TOTAL:	36 %
WOOD SIDING TOTAL:	12 %
DOORS/WINDOWS TOTAL:	26 %
TOTAL:	100.00%

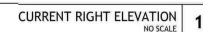
EXTERIOR FINISH CALCULATIONS (PROPOSED)	
FRONT ELEVATION:	
TOTAL:	1211 SQ. FT
METAL COPING/AWNING/METAL ROOFING:	385 SQ. FT
STONE / BRICK / CMU:	261 SQ. FT
GLAZING:	390 SQ. FT
METAL PANELING:	142 SQ. FT
CEMENT / METAL SIDING:	33 SQ. FT
METAL COPING/AWNING/METAL ROOFING:	32 %
STONE / BRICK / CMU:	21 %
GLAZING:	32 %
METAL PANELING:	12 %
CEMENT / METAL SIDING:	3 %
TOTAL:	100.00%

PAINTS

- SW7069 IRON ORE
- SW7068 GRIZZLE GREY
- SW9163 TIN LIZZIE
- SW7582 SALUTE
- SW6258 TRICORN BLACK

FINISHES

- CUSTOM PRINTED METAL PANELS
- CUSTOM BLUE METAL SIDING PANELS
- *WOOD LOOK *METAL SIDING PANELS





CURRENT RIGHT ELEVATION NO SCALE	1
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• PAINTS



SW7069 IRON ORE



SW7068 GRIZZLE GREY



SW9163 TIN LIZZIE



SW7582 SALUTE



SW6258 TRICORN BLACK

FINISHES



CUSTOM PRINTED METAL PANELS



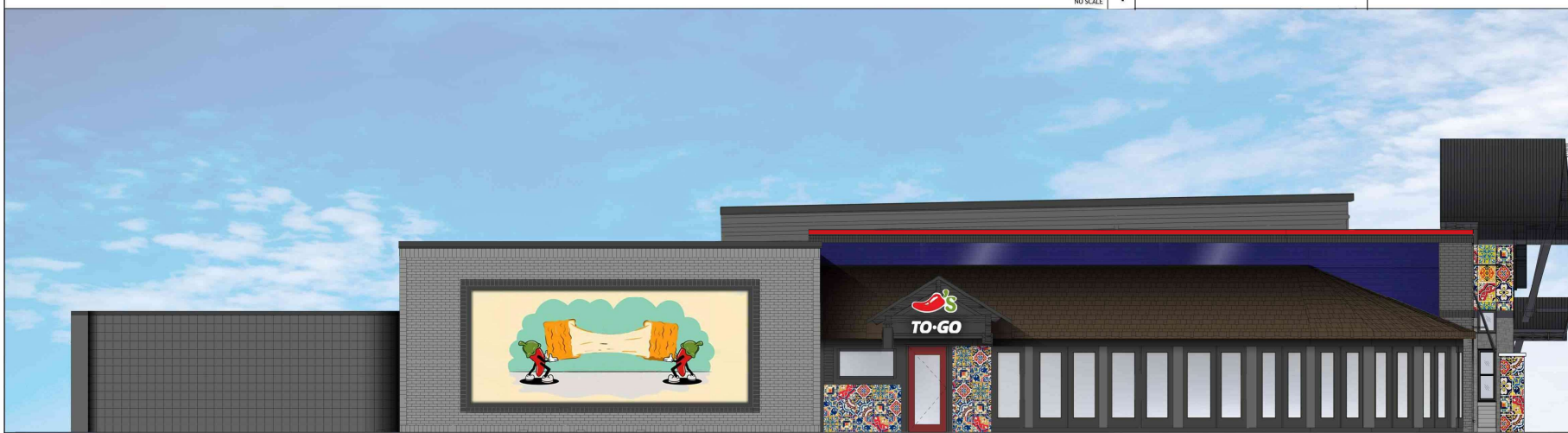
CUSTOM BLUE METAL SIDING PANELS



*WOOD LOOK *METAL SIDING PANELS

EXTERIOR FINISH CALCULATIONS (EXISTING)	
SIDE ELEVATION:	
TOTAL:	1729 SQ. F.
METAL COPING/AWNING/METAL ROOFING:	386 SQ. F.
STONE / BRICK / CMU:	590 SQ. F.
WOOD SIDING:	496 SQ. F.
DOORS/WINDOW:	257 SQ. F.
METAL COPING/AWNING/METAL ROOFING:	22 %
STONE TOTAL:	34 %
WOOD SIDING TOTAL:	29 %
DOORS/WINDOWS TOTAL:	15 %
TOTAL:	100.00%

EXTERIOR FINISH CALCULATIONS (PROPOSED)	
SIDE ELEVATION:	
TOTAL:	1729 SQ.
METAL COPING / AWNING / METAL ROOFING:	480 SQ. FT.
STONE / BRICK / CMU:	506 SQ. FT.
GLAZING:	318 SQ. FT.
METAL PANELING:	419 SQ. FT.
CEMENT / METAL SIDING:	4 SQ. FT.
METAL COPING / AWNING / METAL ROOFING:	28 %
STONE / BRICK / CMU:	29 %
GLAZING:	18 %
METAL PANELING:	24 %
CEMENT / METAL SIDING:	1 %
TOTAL:	100.00%



PROPOSED LEFT ELEVATION
1/4"=1'-0"

BRINKER TEXAS, INC.
3000 OLYMPUS BLVD.
DALLAS, TEXAS 75019
972.980.9517
www.brinker.com

PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF DESIGN DEVELOPMENT
AND PRICING THE INFORMATION
INCLUDED ON THIS SHEET IS PROVIDED
FOR REFERENCE ONLY. NO
RESPONSIBILITY FOR ERRORS,
OMISSIONS, OR CODE COMPLIANCE WITH
INFORMATION PROVIDED ON THIS SHEET
IS ASSUMED.

RESTAURANT #CH0377
PROTOTYPE 7.8

**CHILI'S
SHERMAN**
1809 HWY 75
SHERMAN, TX 75090

[illegible]

PROJECT NUMBER:
CHI25004

EXTERIOR ELEVATIONS

SAFETY MEMPHIS

A204



Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2800 CANYON CREEK DRIVE (Project No. 000062-2025)

The request of Grace United Methodist Church (Owner), Jeff Gibbens, Encore Reimage, LLC (Applicant) and Lochner (Surveyor) concerning the property located at 2800 Canyon Creek Drive, consisting of 0.0838 acres, J.B. McAnair Survey, Abstract No. 763 and being a part of the remainder of that certain called Lot 10 of Block Two of Canyon Creek Addition, Section Two "A" and currently zoned R-6 (Single Family Residential) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow an 88 square feet monument sign in lieu of the allowed 32 square feet.

Background:

The property is located at 2800 Canyon Creek Drive, the southeast corner of FM 1417 (Heritage Parkway) and Canyon Creek Drive; Grace United Methodist Church is the owner. The property is zoned R-6 (Single Family Residential) District/F.M. 1417 Overlay District. The owner is requesting a variances to allow an 88 square feet monument sign in lieu of the allowed 32 square feet for institutional signs in residential districts.

The sign proposed consists of:

- A brick foundation that matches the brick on the existing church. It would be 11 feet wide and 2 feet tall.
- A side feature of bronze colored metal that matches the feature metal siding used in the recent renovations. It will be angled at the top to match the church's feature wall's angle.
- A digital sign of 4 feet in height by 8 feet in width directly above the brick foundation.
- A static sign with the church's name, Grace United Methodist Church, directly above the digital sign.

The following has been approved for this location:

- 04/20/2021 - Public Hearing and Exception under Section 14.07.009 to allow a dark bronze architectural metal cladding on a portion of the existing church facility in lieu of the required masonry in an R-1 (One-Family Residential) District/O-1.1 (FM Highway 1417) Overlay District.

Origination:

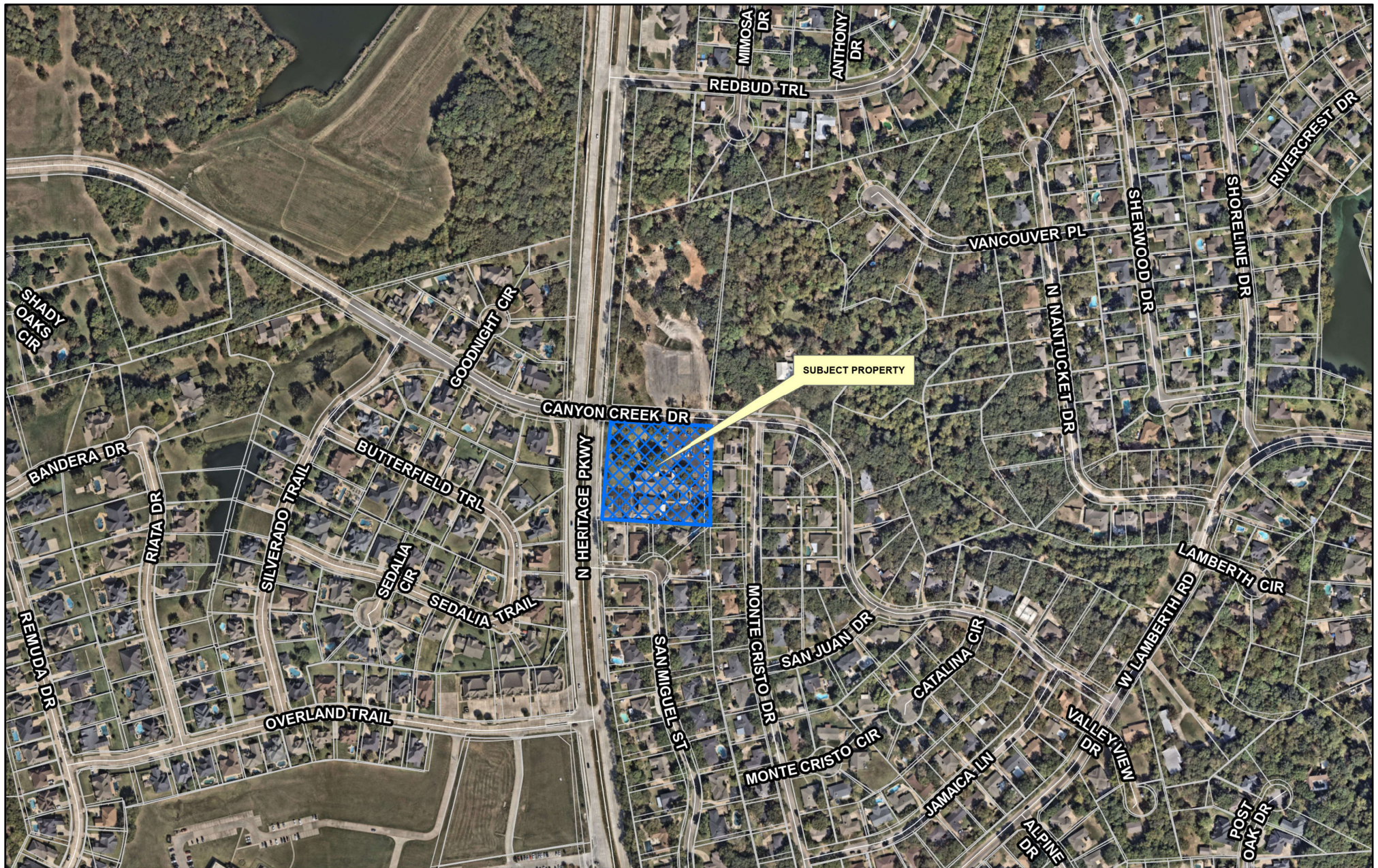
Grace United Methodist Church (Owner), Jeff Gibbens, Encore Reimage, LLC (Applicant) and Lochner (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the Variance request.

Attachments:

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

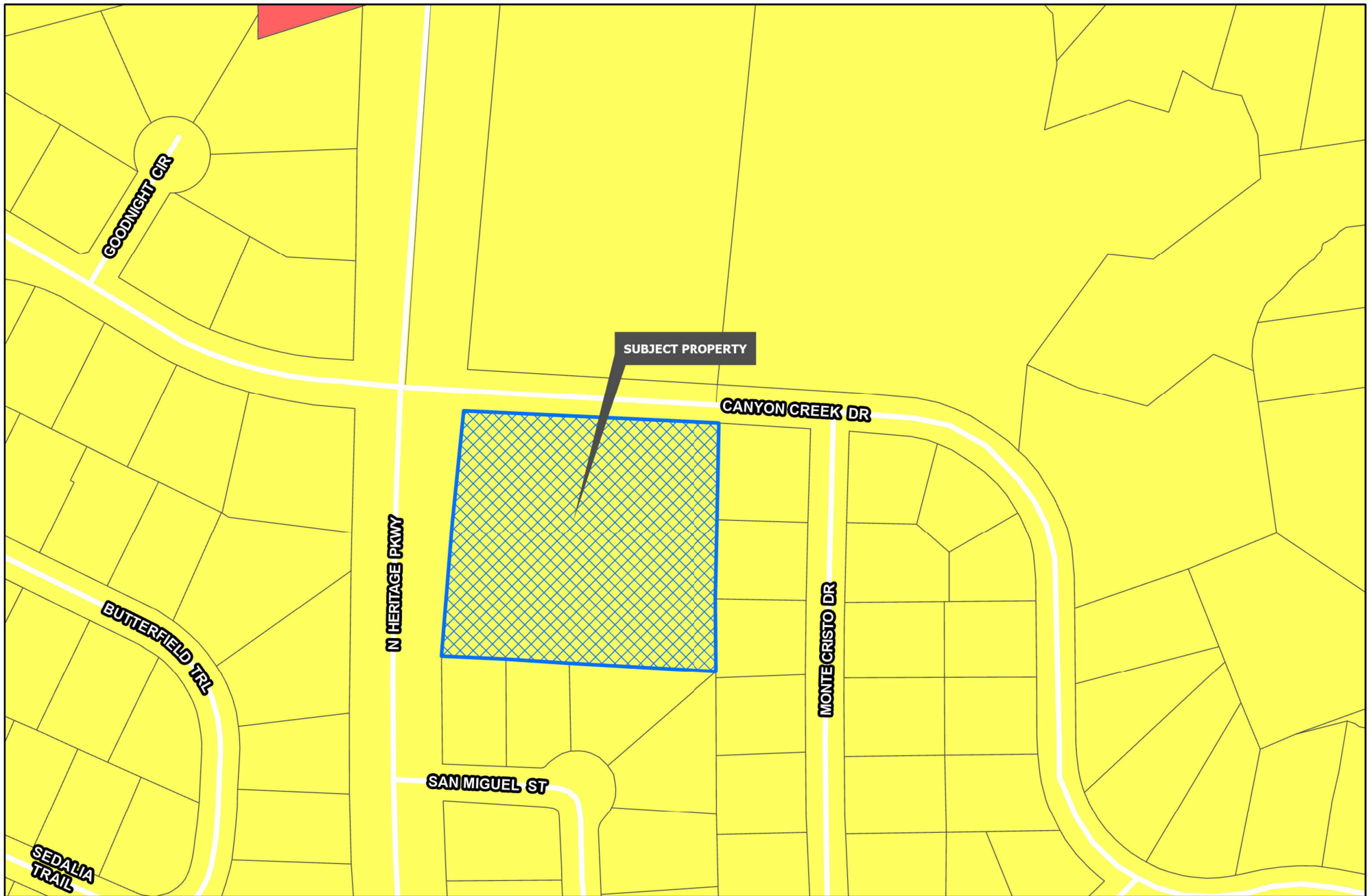


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2800 CANYON CREEK DR



Date: 7/8/2025 4:06 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

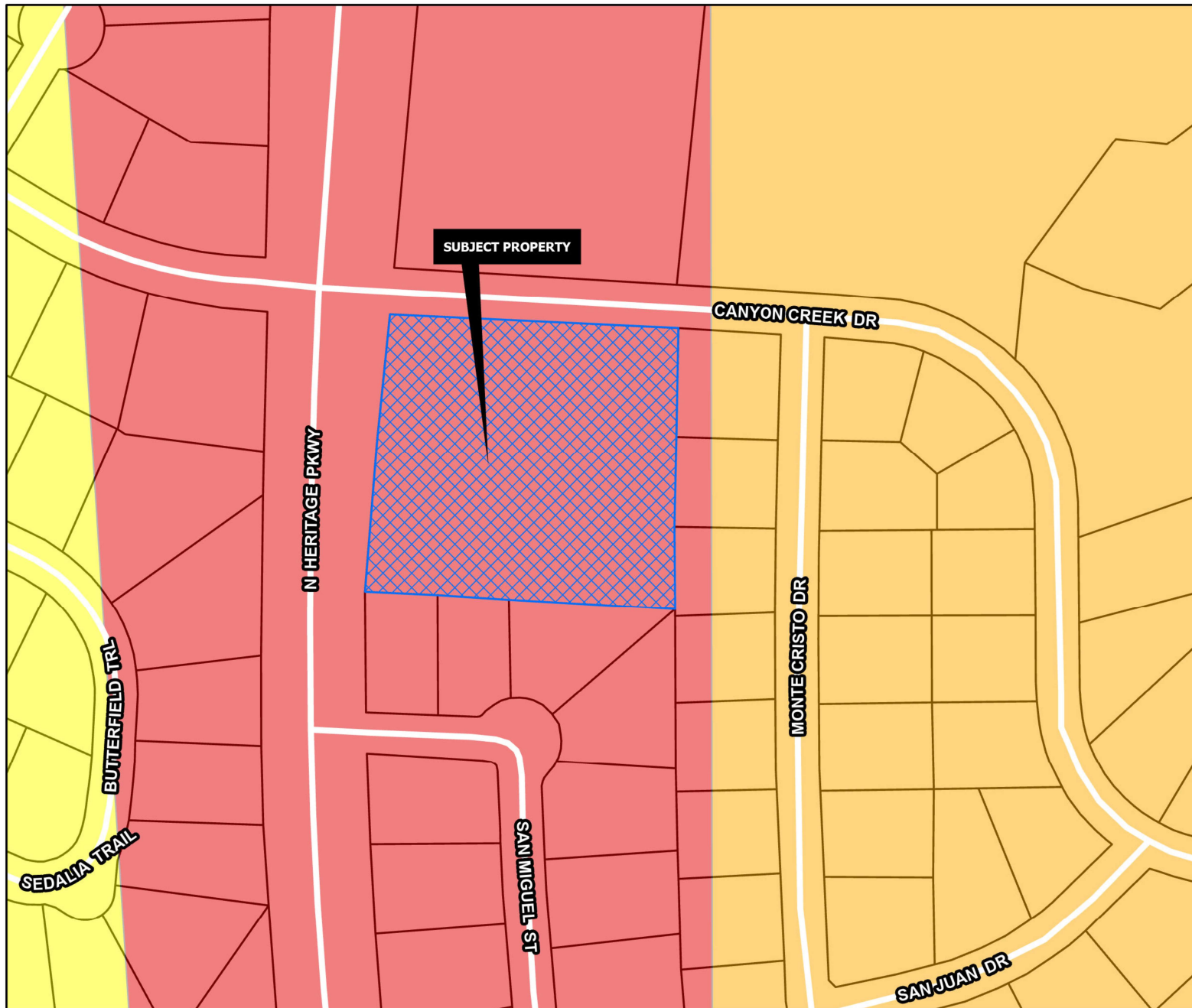
Development Services
Department

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	
R-5 Single Family Residential	C-O Office	
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	
	Planning & Zoning	

CITY OF SHERMAN
ZONING MAP
2800 CANYON CREEK DR



Date: 7/8/2025 4:06 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



CITY OF SHERMAN
FUTURE LAND USE MAP
2800 CANYON CREEK DR



Date: 7/9/2025 8:28 AM

25/14

CANYON CREEK ADDITION

SECTION TWO "A"

INCLUDING REPLAT OF ALL SECTION ONE "C" AND LOT NO. 13 OF BLOCK NO. 2 OF SECTION ONE "B"

TO THE CITY OF SHERMAN GRAYSON COUNTY, TEXAS
OWNER & DEVELOPER: DEWEY OSTEEN

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN:

MAYOR, CITY OF SHERMAN

APPROVED THIS 28 DAY OF 1972
BY THE CITY PLANNING AND ZONING COMMISSION
OF THE CITY OF SHERMAN, TEXAS.

CHAIRMAN SECRETARY

THE UNDERSIGNED, THE CITY CLERK FOR THE CITY OF SHERMAN, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF CANYON CREEK ADDITION, SECTION TWO "A" TO THE CITY OF SHERMAN WAS SUBMITTED TO THE CITY COUNCIL ON THE DAY OF 1972, AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE, ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS, AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UP-ON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS 21 DAY OF FEBRUARY A.D., 1972

CITY CLERK, CITY OF SHERMAN, TEXAS

I, DEWEY OSTEEN, OWNER AND DEVELOPER OF CANYON CREEK ADDITION, SECTION TWO "A" BEING NO PART OF MY HOMESTEAD, HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN ON PLAT OF SAID ADDITION.

DEWEY OSTEEN

KNOW ALL MEN BY THESE PRESENTS:

THAT I, E.M. BUSBY 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 SUB-DIVISION REGULATIONS OF THE CITY OF SHERMAN, TEXAS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF A.D. 1972

E.M. Busby
E.M. BUSBY, REGISTERED PUBLIC SURVEYOR NO. 1068

THE STATE OF TEXAS COUNTY OF GRAYSON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DEWEY OSTEEN 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF A.D., 1972

NOTARY PUBLIC, IN AND FOR GRAYSON COUNTY, TEXAS

FIELD NOTES

SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, BEING A PART OF THE J.B. MCANAIR SURVEY, ALSO BEING A PART OF THE W.K. O'HANLON 82.4 ACRE TRACT, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1417 WITH THE NORTH LINE OF SAID O'HANLON TRACT;

THENCE S 07° 56' W WITH SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 594.3 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 5669.65 FEET, TANGENT TO SAID CURVE AT THIS POINT BEARS S 05° 02' W;

THENCE SOUTHERLY WITH SAID CURVE FOR A DISTANCE OF 943.3 FEET TO A CONCRETE MARKER AT END OF SAID CURVE, TANGENT TO SAID CURVE AT THIS POINT BEARS S 04° 30' E;

THENCE S 08° 58' E WITH SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 191 FEET TO A STEEL ROD;

THENCE N 77° 58' E FOR A DISTANCE OF 362.16 FEET TO A STEEL ROD;

THENCE N 12° 02' W FOR A DISTANCE OF 120 FEET TO A STEEL ROD;

THENCE N 77° 58' E FOR A DISTANCE OF 120 FEET TO A STEEL ROD;

THENCE N 12° 02' W FOR A DISTANCE OF 50 FEET TO A STEEL ROD;

THENCE N 77° 58' E FOR A DISTANCE OF 173.76 FEET TO A STEEL ROD

AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 350 FEET;

THENCE NORTHEASTERLY WITH SAID CURVE FOR A DISTANCE OF 175.62

FEET TO A STEEL ROD AT END OF SAID CURVE, TANGENT TO SAID CURVE

AT THIS POINT BEARS N 49° 13' E;

THENCE S 40° 47' E FOR A DISTANCE OF 170 FEET TO A STEEL ROD;

THENCE N 49° 13' E FOR A DISTANCE OF 213.18 FEET TO A STEEL ROD;

THENCE N 54° 16' W FOR A DISTANCE OF 65.05 FEET TO A STEEL ROD;

THENCE N 12° 06' E FOR A DISTANCE OF 182.86 FEET TO A STEEL ROD;

THENCE N 19° 47' W FOR A DISTANCE OF 320 FEET TO A STEEL ROD;

THENCE S 80° 29' W FOR A DISTANCE OF 126.98 FEET TO A STEEL ROD

TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 225 FEET

TANGENT TO SAID CURVE AT THIS POINT BEARS N 13° 40' W;

THENCE NORTHWESTERLY WITH SAID CURVE FOR A DISTANCE OF 281.76

FEET TO A STEEL ROD AT END OF SAID CURVE, TANGENT TO SAID CURVE AT

THIS POINT BEARS N 85° 25' W;

THENCE N 85° 25' W FOR A DISTANCE OF 250.39 FEET TO A STEEL ROD

AT A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5314.65 FEET,

TANGENT TO SAID CURVE AT THIS POINT BEARS N 04° 51' E;

THENCE NORTHERLY WITH SAID CURVE FOR A DISTANCE OF 17 FEET

TO A STEEL ROD AT END OF SAID CURVE, TANGENT TO SAID CURVE AT THIS

POINT BEARS N 05° 02' E;

THENCE N 07° 56' E FOR A DISTANCE OF 730.37 FEET TO A STEEL

ROD IN THE NORTH LINE OF SAID O'HANLON TRACT;

THENCE S 75° 10' W WITH SAID LINE FOR A DISTANCE OF 385 FEET

TO THE PLACE OF BEGINNING, CONTAINING 25.03 ACRES OF LAND.

CURVE DATA

CURVE	ANGLE	TANGENT	LENGTH	RADIUS
A	100° 50'	211.66'	307.98'	175'
B	109° 15'	316.90'	429.05'	225'
* C	85° 25'	184.61'	298.16'	200'
* D	8° 54'	402.32'	803.03'	5,169.65'

* CURVE RADIUS ON CENTER LINE OF STREET

FILED FOR RECORD

March 3, 1972

at 1:15 p.m. o'clock

Recorded in Vol. Page

Records Grayson County

PAUL E. LEE

County Clerk, Grayson Co., Tex.

By

Posted Friday, July 11, 2025 – 2800 Canyon Creek Drive



Variance request for
Grace United Methodist Church
2800 Canyon Creek Dr. Sherman TX. 75092

Variance requested to allow an 88 square foot sign in lieu of 32 square foot sign.

The sign proposed consists of:

- A brick foundation that matches the brick on the existing church. It would be 11 feet wide and 2 feet tall.
- A side feature of bronze colored metal that matches the feature metal siding used in the recent renovations. It will be angled at the top to match the church's feature wall's angle.
- A digital sign of 4 feet in height by 8 feet in width directly above the brick foundation.
- A static sign with the church's name, Grace United Methodist Church, directly above the digital sign.

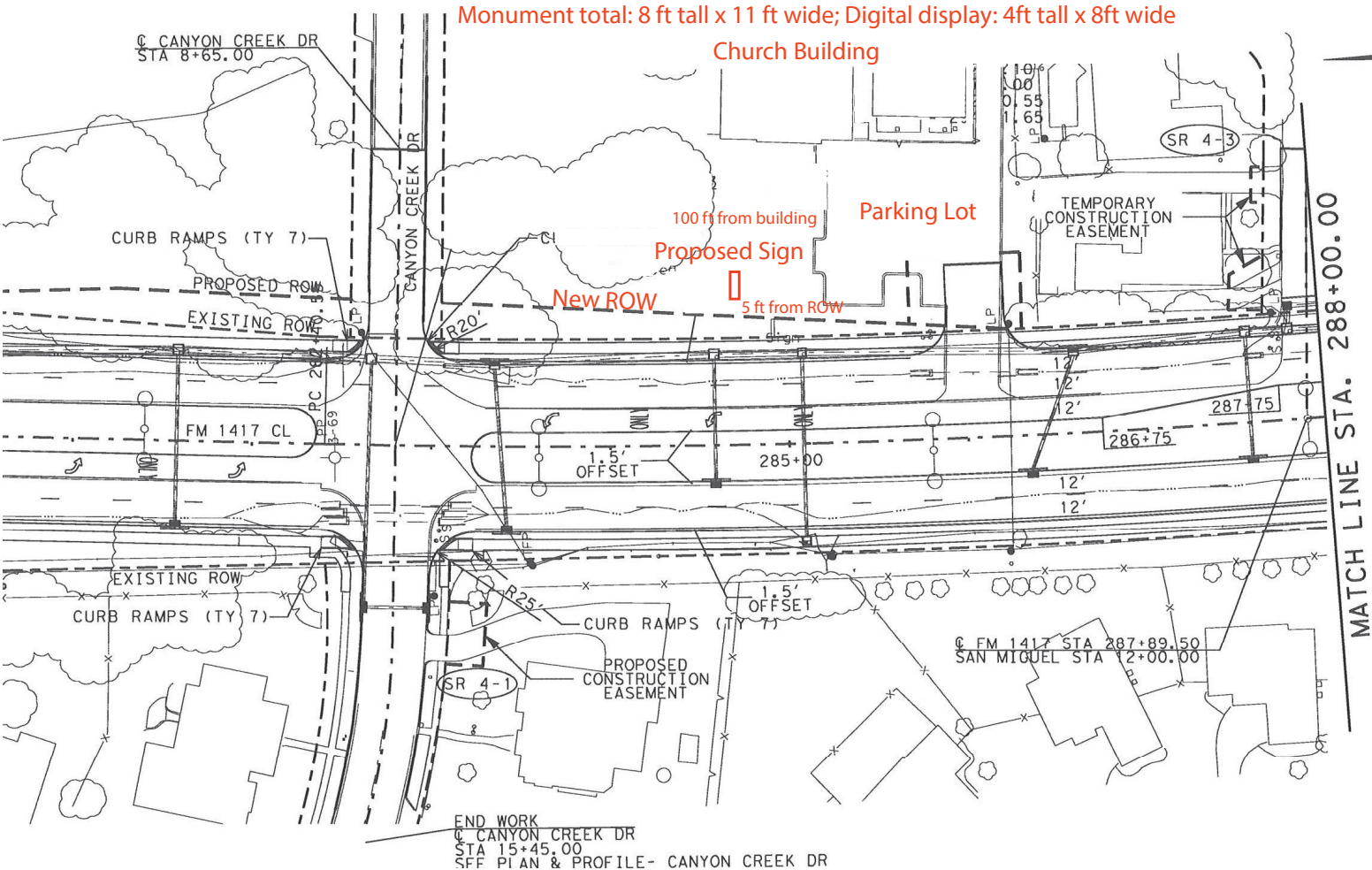
Grace United Methodist Church is hoping to build a sign that is an integrated design to announce and advertise our presence. Our previous sign was demolished when TX DOT widened FM 1417; that sign was also of brick but with a static signage lighted from the interior. We have been without a sign for several years, having to wait for the road work to be completed before we could know where to place the new sign.

Because of the road widening and the loss of our some of our western property boundary, the new sign will be in a much lower portion of land, while the road remains at the height it was previously. We must raise up the sign in order for it to be seen. Although 88 sf seems like a lot more than the allowed 32 sf, it will not appear very large because of the lowness of the land level on which it must be built.

Grace UMC wants to be a good neighbor to our close neighbors and a good citizen of Sherman. We are proposing a sign that we believe will be beautiful, will match the church's renovated aesthetics, and will tastefully advertise our presence. Because of the lower elevation of land that we now have to work from, we respectfully request a variance to allow this 88 sf sign.

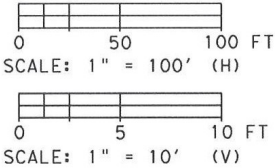
Sign Dimensions

Monument total: 8 ft tall x 11 ft wide; Digital display: 4ft tall x 8ft wide



LEGEND

- DRAINAGE FLOW ARROW
- DIRECTIONAL TRAFFIC FLOW ARROW
- SIDE ROAD (DRIVEWAYS)





Sign For Approval

SCALE 1/2" = 1' Approved by: _____ Date: _____

COLORS		JOB INFORMATION	
BACKGROUND		ORDER NUMBER:	#
TEXT		ITEM 1:	#
FRAME		ITEM 2:	#
POLE COVER		ITEM 3:	#
		ITEM 4:	#
		ITEM 5:	#



554 Hideaway Ln E., Lindale TX. 75771 - 903-330-2166

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 Unauthorized use, reproduction, or display shall render infringer
 liable for up to \$100,000.00 in statutory damages per infringement
 plus attorney fees under the U.S. COPYRIGHT ACT, 17 U.S.C.



Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4700 BLOCK WEST HOUSTON STREET (Project No. 000071-2025)

The request of Grayson Property MOR Holdings, LLC (Owner), Wilson DeSonza (Applicant) and Preston Trail Land Surveying (Surveyor) concerning the property located in the 4700 Block West Houston Street, consisting of 3.117 acres, being Lot 1, Hale Industrial Park, Fielding Bacon Survey, Abstract No. 119, as follows:

Planning and Zoning

1. Public Hearing and Zone Change from a R-A (Residential Agricultural) District to C-2 (General Commercial) District.
2. Public Hearing, Site Plan and Specific Use Permit to allow automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District.

Background:

The property is located at 4700 Block West Houston Street. The owner is requesting Zone Change, Site Plan and a Specific Use Permit. The owner intends to use 1.02 acres of the lot for the development of a small automotive dealership.

Origination:

Grayson Property MOR Holdings, LLC (Owner), Wilson DeSonza (Applicant) and Preston Trail Land Surveying (Surveyor)

Staff Recommendation:

Staff does not recommend the approval of the Zone Change and the Specific Use Permit.

Attachments:

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

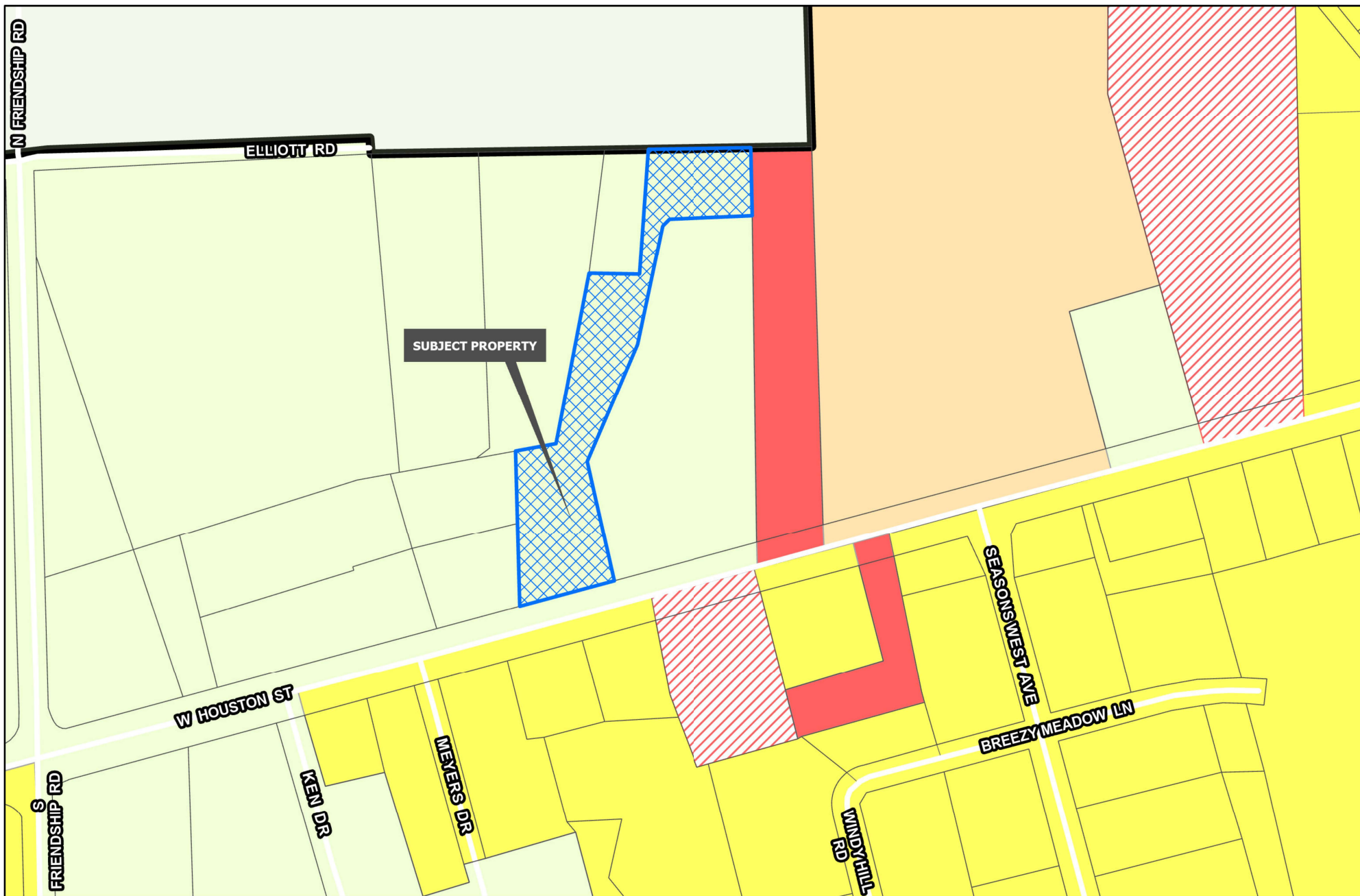


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4700 BLK W HOUSTON ST



Date: 7/9/2025 8:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

Planning & Zoning

R-A Residential Agricultural

R-E Estate Residential

R-12 Single Family Residential

R-6 Single Family Residential

R-5 Single Family Residential

R-4 Patio Home Residential

R-2F Duplex Residential

R-TH Townhome Residential

MF-15 Multi-Family Residential

MF-30 Multi-Family Residential

MH Manufactured Housing

C-N Neighborhood Commercial

C-O Office

C-1 Retail Business

C-2 General Commercial

M-1 Light Manufacturing

M-1.5 Medium Manufacturing

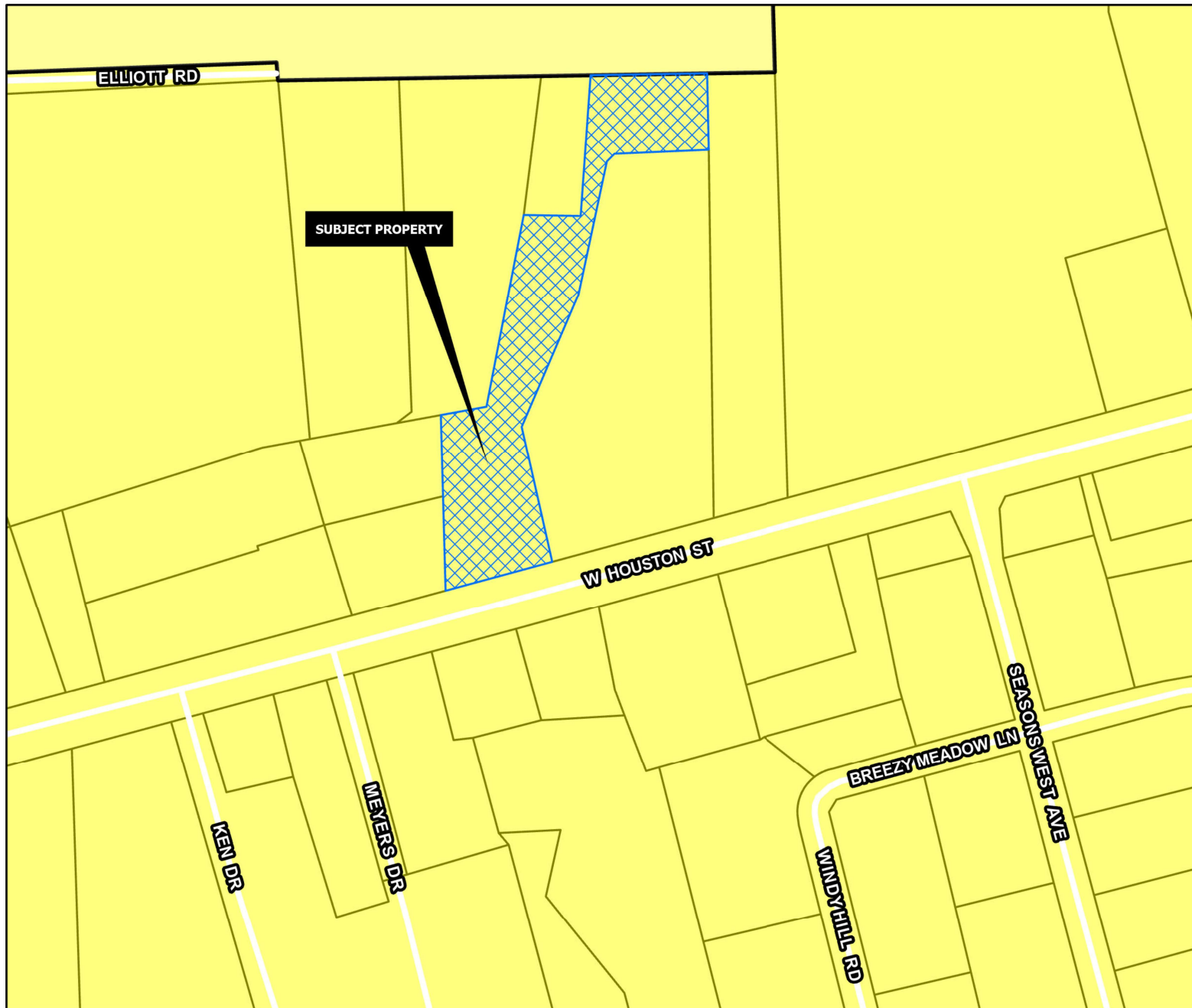
M-2 Heavy Manufacturing

PD Planned Development

CITY OF SHERMAN
ZONING MAP
4700 BLK W HOUSTON ST



Date: 7/9/2025 8:28 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	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
4700 BLK W HOUSTON ST



Date: 7/9/2025 8:28 AM

Michael E. Alexander, Sr. &
Rosemary Alexander
14.34 Acres
Vol. 2663, Pg. 318

Classic Car Liquidators, LLC
4.39 Acres - Tract One
Vol. 5238, Pg. 174

Fielding Bacon Survey
Abstract No. 119
Grayson County, Texas

Bearing Base: Geodetic North,
WGS 84 Coordinate System, as
derived by survey-grade Global
Positioning System.

Geodetic North

Lot 2
4.428 Acres

Lot 1
3.109 Acres

P.O.B.
East base of
3" pipe post

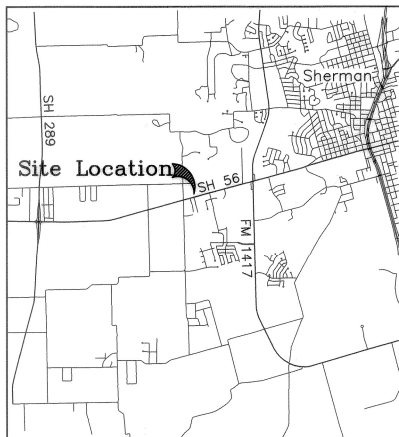
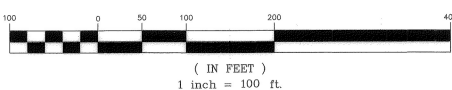
State Highway No. 56

Hale Industrial Park to Grayson County, Texas 7.537 Acres

in the Fielding Bacon Survey Abstract No. 119

Hale Southmayd Corporation
2505 Jolinda Lane
Whitesboro, TX 76273
Phone: (214) 535-3404
Owner

GRAPHIC SCALE



General Notes:

1. Water Supply to be provided by on-site water wells.
2. Sewer service to be provided by on-site septic systems, approved by Grayson County.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088

SITUATED in the County of Grayson, State of Texas, and being a part of the Fielding Bacon Survey, Abstract No. 119, and being all of the 7.54 ac. tract of land conveyed to Hale Southmayd Corporation by Charles Canady and wife, Shirley Canady by Warranty Deed with Vendor's Lien dated December 30, 1998 and recorded in Volume 2738, Page 778, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point at the East base of a 3 inch pipe post, in the North right-of-way line of State Highway No. 56, at the Southeast corner of the 1.777 ac. tract of land (Tract 1) conveyed to Eufrazio Aleman, Jr. in Volume 4904, Page 779, said Official Public Records, at the Southwest corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE North 00 deg. 56 min. 09 sec. East, with the East line of said Aleman 1.777 ac. and the West line of said Hale Southmayd Corporation 7.54 ac., a distance of 150.79 ft. to a point at the East base of a 3 inch pipe post, at an angle point in the East line of said Aleman 1.777 ac. and the West line of said Hale Southmayd Corporation 7.54 ac.;

THENCE North 04 deg. 56 min. 40 sec. West, continuing with the East line of said Aleman 1.777 ac. and the West line of said Hale Southmayd Corporation 7.54 ac., a distance of 164.35 ft. to a 1/2 inch rebar found in the South line of the 3.616 ac. tract of land (Tract 2) conveyed to Eufrazio Aleman, Jr. in said Vol. 4904, Pg. 779, at the Northeast corner of said Aleman 1.777 ac., at the most Westerly Northwest corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE North 78 deg. 57 min. 03 sec. East, with the South line of said Aleman 3.616 ac. and a North line of said Hale Southmayd Corporation 7.54 ac., a distance of 72.32 ft. to a 1/2 inch rebar found at the most Southerly Southeast corner of said Aleman 3.616 ac., at an Ell corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE North 11 deg. 39 min. 13 sec. East, with the East line of said Aleman 3.616 ac. and the West line of said Hale Southmayd Corporation 7.54 ac., a distance of 369.91 ft. to a 1/2 inch rebar found at an Ell corner of said Aleman 3.616 ac., at the middle Northwest corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE South 89 deg. 01 min. 00 sec. East, with a South line of said Aleman 3.616 ac. and a North line of said Hale Southmayd Corporation 7.54 ac., a distance of 105.07 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the most Easterly Southeast corner of said Aleman 3.616 ac., at an Ell corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE North 04 deg. 29 min. 50 sec. East, with the East line of said Aleman 3.616 ac. and the West line of said Hale Southmayd Corporation 7.54 ac., a distance of 260.72 ft. to a 1/2 inch rebar found at the Southeast corner of the 14.34 ac. tract of land conveyed to Michael E. Alexander, Sr. and Rosemary Alexander in Volume 2663, Page 318, said Official Public Records, at the Southwest corner of the 4.39 ac. tract of land (Tract One) conveyed to Classic Car Liquidators, LLC in Volume 5238, Page 174, said Official Public Records, at the Northeast corner of said Aleman 3.616 ac., at the most Northerly Northwest corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE North 89 deg. 16 min. 28 sec. East, with the South line of said Classic Car Liquidators 4.39 ac. and a North line of said Hale Southmayd Corporation 7.54 ac., a distance of 216.21 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the Northwest corner of the 2.758 ac. tract of land (Tract Two) conveyed to Classic Car Liquidators, LLC in said Vol. 5238, Pg. 174, at the Northeast corner of said Hale Southmayd Corporation 7.54 ac.;

THENCE South 00 deg. 42 min. 24 sec. East, with the West line of said Classic Car Liquidators 2.758 ac. and the East line of said Hale Southmayd Corporation 7.54 ac., a distance of 829.82 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" in the North right-of-way line of said State Highway No. 56, at the Southwest corner of said Classic Car Liquidators 2.758 ac., at the Southeast corner of said Hale Southmayd Corporation 7.54 ac., being South 75 deg. 56 min. 06 sec. West, 153.44 ft. from a 1/2 inch rebar found at the Southeast corner of said Classic Car Liquidators 2.758 ac.;

THENCE South 75 deg. 56 min. 06 sec. West, with the North right-of-way line of said State Highway No. 56 and the South line of said Hale Southmayd Corporation 7.54 ac., a distance of 500.94 ft. to the **PLACE OF BEGINNING** and containing **7.537 ACRES** of land.

I, Billy F. Helvey, 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.

Billy F. Helvey, R. P. L. S. No. 4488

Date:



I, John Roman, Authorized Agent for Hale Southmayd Corporation, owner of Hale Industrial Park, to Grayson County, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

John Roman

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared John Roman, 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 4th day of September, 2013.

Kate Ashley Wagner
Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Hale Industrial Park to Grayson County, Texas, is hereby approved this 30th day of August, 2013, by the Planning and Zoning Commission of the City of Sherman, Texas.

Don Hill
Chairman

Scott Shadden
Secretary

This, the final plat of Hale Industrial Park to Grayson County, Texas, is hereby approved this 16th day of September, 2013, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: Carolyn Walker 9/19/2013
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Hale Industrial Park to Grayson County, Texas, was submitted to the city council of Sherman, Texas, on the 16th day of September, 2013, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 19th DAY OF September, 2013, BY Sandra Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS



20166
FILED FOR RECORD
at 12:05 o'clock
Recorded in Vol. 5238 Page 174
By Wilma Blackshear Bush
County Clerk, Grayson County, Texas

Posted Thursday, July 10, 2025 – 4700 BLK W Houston Street



PROJECT NARRATIVE

GRAYSON PROPERTY MOR HOLDINGS LLC is the owner of the property located at **4625 West Houston Street, Lot 1** – Hale Industrial Park, Sherman, Grayson County, TX.

The property measures approximately 3.117 acres intend to use approximately 1.02 acres ($\pm 44,590$ square feet) of the lot for the development of a small automotive dealership, as illustrated in the attached layout plan.

THE PROPOSED SITE LAYOUT INCLUDES:

- Two 10' x 20' office containers (one with a 5' x 8' bathroom)
- A parking area with 24 spaces (9' x 18' each)
- Adequate vehicle circulation space
- Lighting infrastructure (6 poles)
- Landscape plan (expanded plan front area)
- Access from West Houston Street

This rezoning request plan aligns with the nature of surrounding developments in the Hale Industrial Park, which is transitioning toward light commercial and industrial use.

The proposed car dealership would be a low-impact, small-scale commercial operation that complements the area's evolving land use pattern while generating local business activity.

GRAYSON PROPERTY MOR HOLDINGS LLC is committed to complying with all applicable building, safety, drainage, and signage regulations required by the City of Sherman and Grayson County. I welcome any guidance or conditions the City may recommend supporting a positive integration of the project into the community.

STAFF REVIEW LETTER

July 15, 2025

Sent via email

Grayson Property MOR Holdings LLC
5900 Baleones Dr
STE 100
Austin, TX 78731

Wilson DeSouza
915 W Parker Rd #300
Plano, TX 75023

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit to allow automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District located in the 4700 Block West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 22, 2025 at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). (*Code of Ordinances Chapter 3.02(c)*)
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. (*Sec. 14.04.004*)
 - a. Remove the fencing from the Site Plan.
 - i. Metal panel fences are not permitted in any district. (*Sec. 14.04.004(b)(7)*)
 - ii. No fence or screening device shall exceed a height of four (4) feet within a front yard in a non-residential district. Fence within the front yard must be decorative with openings in not less than fifty (50) percent of the fence area. Chainlink, woven wire mesh or similar materials are prohibited. (*Sec. 14.04.004(d)(3)*)
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. Impact fees will be required at the time of the building permit application. (*Chapter 13, Article. 13.11*)
6. The Site plan shall adhere to the General Standards of the Site Plan Requirements (*Sec. 14.06.004*)
 - a. Building setbacks
 - i. The setbacks in C-2 (General Commercial) District (*Sec. 14.02.017(1)*) are:
 1. 25' front
 2. 25' rear
 3. 15' side
 4. 60' from residentially zoned property
 - a. Draw a setback line around the entire property demonstrating the setbacks.
 - b. Parking

- i. Required parking spaces shall be a minimum of nine (9) feet wide by twenty (20) feet long and must be paved concrete or asphalt. *(Sec. 14.04.003(d))*
 - 1. The size of the parking spaces must be notated on the Site Plan.
 - a. The parking notation on the Site Plan conflicts with the parking notated in the Narrative.
 - c. Zoning of adjacent property
 - d. Location of trash receptors
 - e. Fire lanes
 - f. Site Tabulation
 - i. Required parking
 - ii. Provided parking
- 7. The landscape plan shall include the landscaping requirements of the non-residential tree and landscaping ordinance. *(Sec. 14.04.006(d))*
(See the Landscape Plan Checklist in the Development Guide for submittal requirements of the Landscape Plan)
 - a. A two (2) foot wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces. This area may include mulch, crushed granite, river rock, or similar material.
 - i. This must be notated on the Landscape Plan
 - b. A minimum of one (1) shade tree shall be planted in all required landscape islands.
 - i. A legend must be provided on the landscape plan showing the type of trees.
 - 1. Trees must be from the approved tree lists *(Sec. 14.04.006(B0(1)(E))*
 - c. A fifteen (15) foot street buffer shall be provided at the perimeters of a proposed development site where adjacent to a public right-of-way
 - i. Street perimeter buffer areas shall provide two (2) shade trees and (2) ornamental trees per 1,000 square feet of buffer area (excluding any undisturbed areas with adequate tree cover)
 - 1. The trees listed in table 14.1 shall be used to satisfy the landscaping requirements outlined in this section.
 - a. A legend must be provided on the Landscape Plan identifying the trees from the approved trees list.
 - d. A fifteen (15) foot bufferyard is required between any single-family residential land use and non-single family land use. Bufferyards shall be installed on the non-single-family site. *(Sec. 14.04.006(f)(1))*
 - i. One (1) shade tree and (2) ornamental trees per 1,000 square feet are required for all required bufferyards
 - 1. The trees listed in table 14.1 shall be used to satisfy the landscaping requirements outlined in this section.
 - a. A legend must be provided on the Landscape Plan identifying the trees from the approved trees list.
- 8. A Tree Removal Permit must be obtained before a Building Permit can be issued.
- 9. The Shingles that are located at the rear of the property must be removed before a Certificate of Occupancy is issued.
- 10. 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.
- 11. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
- 12. The property must be properly maintained in a state of good repair and neat appearance.
- 13. 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.
- 14. 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 Wilson DeSouza is the owner or lessee of the Property.
- 15. 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.

16. 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)*)
17. 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.
18. 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

19. Distances of parking spaces from property line shall be shown on site plan.
20. Platted 10' Utility Easement shall be shown on site plan.
21. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); 10.03.005; Grayson County Subdivision Regulations 4.4.1; 4.4.2*
22. 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*
23. 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*
24. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

Fire Services

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

******It appears that a fire lane is required based on the measurements of the site plan provided.**

The following seven codes apply to fire lane requirements.

25. [] 503.1.1 Amended - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Except for one- or two-family dwellings, the path of measurements shall be along a minimum ten foot (10') wide level (not exceeding 3 percent grade) and unobstructed pathway around the external walls of the structure. (*Located In City Ordinances Amendments*)
26. [] 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.
27. [] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. (*Located In City Ordinances Amendments*)

28. [] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. (Located In City Ordinances Amendments)
29. [] D103.1 - Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26', exclusive of shoulders.
30. [] 503.2.1 Amended - Fire apparatus access roads and security gate openings shall have an unobstructed width of not less than the approved fire apparatus access road, except for approved security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet. (Located In City Ordinances Amendments)
31. [] 503.7 Amended - Hose lay shall be measured from the centerline of the fire lane along an unobstructed and level path measuring 10 feet in width. (Located In City Ordinances Amendments)

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

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

Solid Waste Services

1. No dumpster enclosure is shown. The dumpster enclosure must be shown on the Site Plan and shall be constructed of masonry or similar durable material and be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare (Sec. 14.04.004(4))
 - a. Dumpster enclosure shall adhere to zoning ordinance 14.04.004(4) and Article 13.06.
 - i. If no dumpster is going to be utilized, notate on the site plan how trash will be disposed of.

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

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

Respectfully,



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

CC: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer

Dillon Stewart, Fire Marshal
Steven Davis, Assistant Fire Marshal
Amber Doan, Engineering Coordinator
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

DESCRIPTIVE SITE PLAN
LANDSCAPING AND COMMERCIAL LAYOUT

Address: 4625 West Houston St. – Hale Industrial Park – Lot 1

City: Sherman, Grayson County, Texas

Lot Area: 1.02 acres (approximately 44,590 square feet)

LOT CONFIGURATION - FRONT AREA

- Irregular-shaped lot with main access from **West Houston Street**.
- Boundaries defined by survey dimensions:
 - Front: 269'00"
 - Sides: 151'40" and 163'87"
 - Rear: 72'09"

COMMERCIAL USE AREA (FRONT SECTION)

- Designated as the **front commercial use zone**, enclosed by an **8' metal fence**.
- Includes:
 - **Two 10' x 20' container units** serving as office spaces (one with internal bathroom).
 - **Asphalt parking lot** with **24 parking spaces (10' x 20')**, laid out in two rows, right and left of the front area.
 - **Sliding front gate (8' x 8')** for vehicle access.
 - **6 light poles** positioned to cover nighttime illumination.

LANDSCAPING AND ACCESS - FRONT AREA

- **Grass strip** (green color) runs along the front edge with basic landscaping on front area.
- **Side access path** of 7' wide with metal gate, leading to the **open rear section (back area) of the property.**
- Entire frontage is enclosed with an **8' security metal fence.**

ZONING AND PROPOSED USE

- Current Zoning: **R-A (Residential-Agricultural)**
- Requested Reclassification: **Light Commercial Use (Automobile Dealership)**
- Justification: Consistent with surrounding commercial/industrial properties within Hale Industrial Park.

TECHNICAL SUMMARY

- Project area (landscaped and functional): **1.02 acres / 44,590 sq ft**
- Parking: 24 vehicle spaces
- Administrative structure: 2 container offices
- Access: 8' x 8' sliding gate (**FRONT AREA**) + 7' side gate (**BACK AREA**)
- Lighting: 6 light poles
- Security: Fully fenced (metal 8" H) total front area

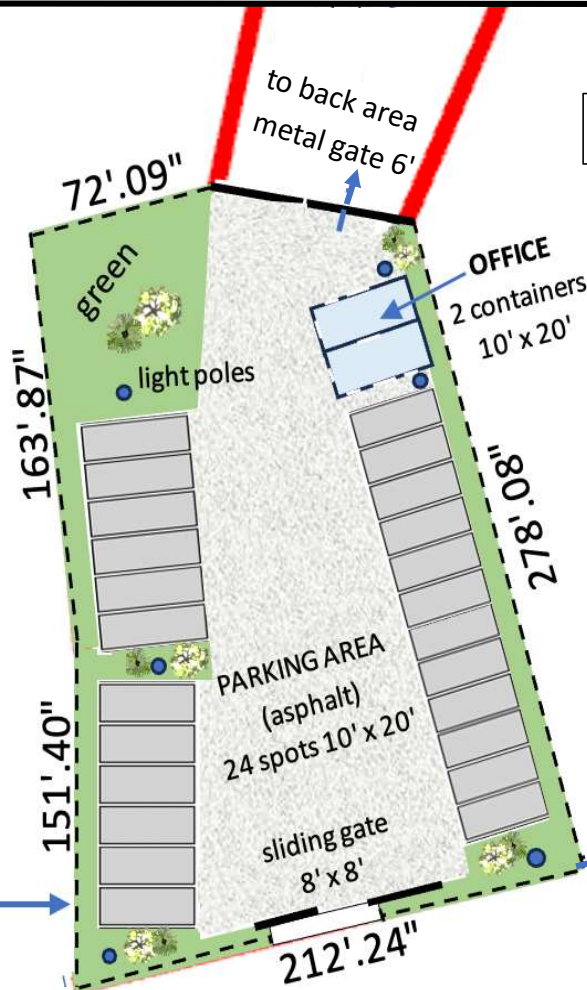
EXPANDED

LANDSCAPE PLAN

FRONT AREA

approx.= 44.590 sf = 1.02 acres

8' metal fence
front area perimeter



4625 WEST HOUSTON ST.

4625 WEST HOUSTON ST.

HALE INDUSTRIAL PARK - LOT 1 -
SHERMAN GRAYSON COUNTY, TEXAS

OWNER: GRAYSON PROPERTY MOR HOLDING LLC

prepared by:



Oneword
development
oneworlddevelopment@gmail.com

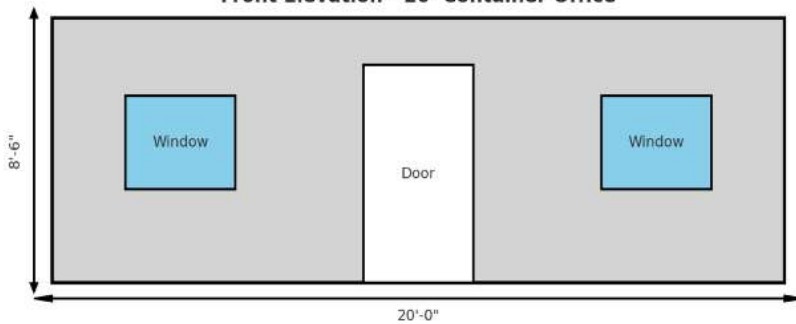
www.tidanetwork.com

4625 WEST HOUSTON ST.

HALE INDUSTRIAL PARK - LOT 1 -
SHERMAN GRAYSON COUNTY, TEXAS

OFFICE BUILDING ELEVATIONS

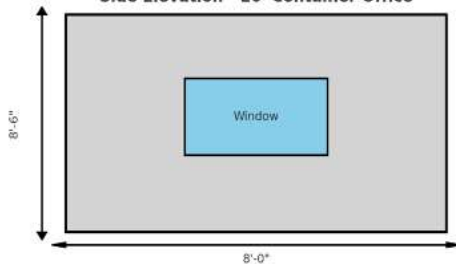
Front Elevation - 20' Container Office



standard **20' container office**,

- Two 3' x 3' windows (left and right)
- A centered 3' x 7' door
- Overall height of 8'-6" and width of 20'-0"

Side Elevation - 20' Container Office



Side Elevation of the 20' container office,
showing:

- A centered **3' x 3' window**
- Standard container dimensions: **8' width** and **8'-6" height**



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2011 TEXOMA PARKWAY (Project No.000075-2025)

The request of Icon Group Opportunity (Owner), and Underwood Drafting & Surveying (Surveyor) for the property located at 2011 Texoma Parkway, consisting of 3.69 acres in the Grayson Plaza, Abstract No. 763, currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.017 to allow a 7.2 side setback in lieu of the required 15' for the existing structure.
2. Public Hearing and Variance under Section 14.02.017 to allow a 17' rear setback in lieu of the required 25' for the existing structure.

Background:

The property is located at 2011 Texoma Parkway. The owner is requesting a variance to allow the a 7.2' side setback and a 17' rear setback for existing structures.

Origination:

Icon Group Opportunity (Owner), and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends approval of this variance request.

Attachments:

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

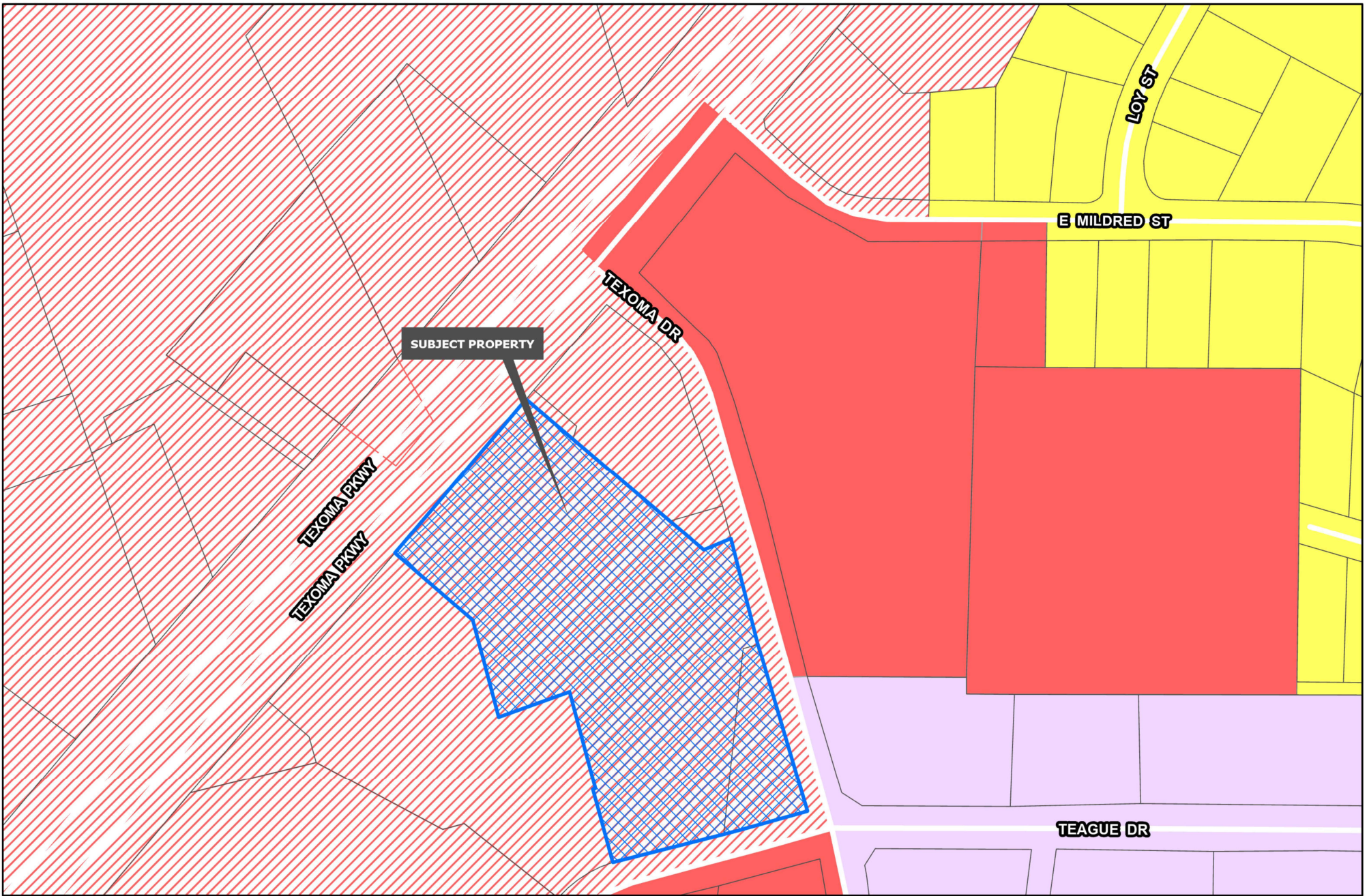


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
2011 TEXOMA PKWY**



Date: 7/9/2025 8:28 AM



Development Services
Department

Planning & Zoning

- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential

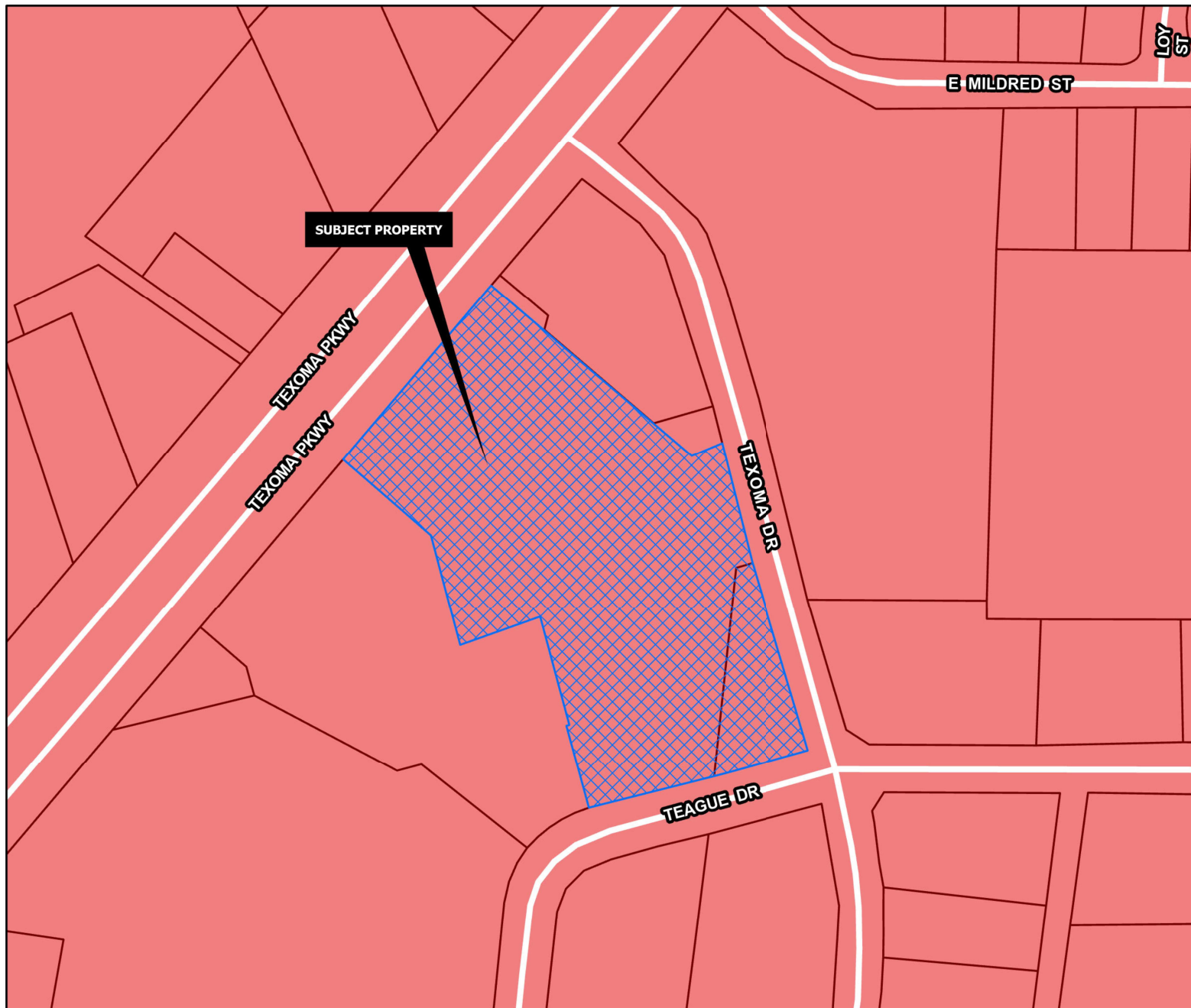
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential
- MH Manufactured Housing
- C-N Neighborhood Commercial

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

CITY OF SHERMAN
ZONING MAP
2011 TEXOMA PKWY



Date: 7/9/2025 8:28 AM



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



CITY OF SHERMAN
FUTURE LAND USE MAP
2011 TEXOMA PKWY



Date: 7/9/2025 8:28 AM

Posted July 11, 2025 – 2011 & 2027 Texoma Parkway



OWNER'S CERTIFICATE OF DEDICATION

THAT GRAYSON COUNTY & IKON GROUP OPPORTUNITY ZONE FUND LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as GRAYSON PLAZA, an addition to the City of Sherman, Grayson County, Texas. Being 4.63 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 the 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND 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, BRUCE DAWSEY 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, RAVI K. AKKINENI 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: _____

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being Lot 2 in Block A of First United Bank Addition, according to the plat thereof recorded in Document No. 2021-11, Plat Records, Grayson County, Texas, and part of Lot 5 in Block 2 of Teague Industrial Park Unit No. 2, according to the plat thereof recorded in Volume 3, Page 14, said Plat Records, and the same being tracts of land described as Tract One and Tract Two in the deed to Ikon Group Opportunity Zone Fund, LLC, recorded in Document No. 2023-3487, Real Property Records, Grayson County, Texas, and all of a called 0.817 acre tract of land described in the deed to Ikon Group Opportunity Zone Fund, LLC, recorded in Document No. 2024-29810, said Real Property Records, and all of a called 0.113 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2025-6978, said Real Property Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the most westerly corner of said Lot 2, common to the most northerly corner of Lot 1 in said Block A, and on the southeasterly right-of-way line of Texoma Parkway (AKA Highway No. 91);

Thence North 40°27'18" East, with the northwesterly line of said Lot 2, and with the northwesterly line of aforesaid Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 284.18 feet to a found 1/2" steel rod;

Thence North 40°19'57" East, continuing with the northwesterly line of said Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 150.00 feet to a found 1/2" steel rod for the most northerly corner of said Grayson County Tract, and at the intersection of the southeasterly right-of-way line of said Texoma Parkway, and with southwesterly right-of-way line of Texoma Drive;

Thence with the northeasterly line of said Grayson County Tract, and with the southwesterly right-of-way line of Texoma Drive, the following 3 courses:

1. South 50°39'54" East, a distance of 70.46 feet to a found 1/2" steel rod;
2. With a curve to the right having a radius of 170.03 feet, (chord bears South 32°02'18" East; 99.02 feet) an arc length of 100.48 feet to a found 1/2" steel rod;
3. South 15°55'21" East, a distance of 180.56 feet to a previously set P/K nail for the southeast corner of said Grayson County Tract, common to the northeast corner of aforesaid Ikon Tract;

Thence with the easterly line of said Ikon Tract, and with the westerly right-of-way line of Texoma Drive, the following 3 courses:

1. South 14°27'29" East, a distance of 143.48 feet to a found 1/2" steel rod;
2. South 18°03'19" East, a distance of 43.61 feet to a set 1/2" steel rod;
3. South 15°28'14" East, a distance of 183.21 feet to a found 1/2" steel rod for the southeast corner of said Ikon Tract, and at the intersection of the westerly right-of-way line of Texoma Drive and the northerly right-of-way line of Teague Drive;

Thence with the southerly line of said Ikon Tract, and with the northerly right-of-way line of said Teague Drive, the following 2 courses:

1. South 75°16'14" West, a distance of 256.57 feet to a found 1/2" steel rod;
2. With a curve to the left having a radius of 145.09 feet, (chord bears South 74°13'36" West; 3.69 feet) an arc length of 169 feet to a set 1/2" steel rod for the southern-most southwest corner of said Lot 2, common to the southeast corner of aforesaid Lot 1;

Thence with the westerly, northerly, southerly and southwesterly lines of said Lot 2, and with the easterly, northerly, southerly, and northeasterly lines of said Lot 1, the following 6 courses:

1. North 15°19'20" West, a distance of 97.90 feet to a set P/K nail;
2. North 75°00'58" East, a distance of 3.41 feet to a found P/K nail;
3. North 14°57'49" West, a distance of 129.35 feet to a found P/K nail;
4. South 74°59'40" West, a distance of 103.07 feet to a found 1/2" steel rod;
5. North 15°14'08" West, a distance of 123.22 feet to a found building corner;
6. North 49°33'19" West, a distance of 127.00 feet to the Point of Beginning and containing 4.63 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709" All P/K nails set with an aluminum washer stamped "RPLS 4709"

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, GRAYSON COUNTY & IKON GROUP OPPORTUNITY ZONE FUND 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 GRAYSON PLAZA, 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 of 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 on 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 release and release any right or cause of action which 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 noise, 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 GRAYSON PLAZA, 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

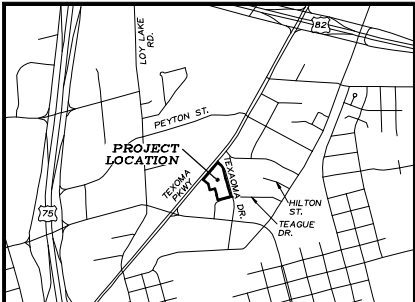
RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND LLC

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0280, effective date September 1, 2022.

LOCATION MAP



(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 66°02'22" W	45.25
L2	N 29°54'00" E	21.08
L3	N 84°50'01" E	21.40

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.03	100.48	99.02	S 32°02'18" E	33°51'28"
C2	145.09	3.69	3.69	S 74°13'36" W	1°27'28"

ACCEPTANCE

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

Chairman

Secretary

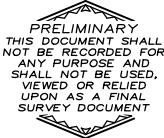
SURVEYOR'S CERTIFICATION

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.

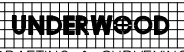
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date



LEGEND	
P.O.B.	POINT OF BEGINNING
1/2" STEEL ROD SET	P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
1/2" STEEL ROD FOUND	P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
BUILDING CORNER FOUND	P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
1" CUT IN CONCRETE	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
P/K NAIL FOUND	BOUNDARY LINE
P/K NAIL SET	PROPERTY LINE
	EASEMENT LINE

GRAPHIC SCALE



3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

OWNERS/DEVELOPER
GRAYSON COUNTY
100 HOUSTON STREET
SHERMAN, TX 75090-6019

OWNERS/DEVELOPER
IKON GROUP OPPORTUNITY
ZONE FUND LLC
901 OCONNOR ROAD, SUITE 109
IRVING, TX 75061-4512

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

Grayson County
c/o Bruce Dawsey, County Judge
100 W. Houston St.
Sherman, TX 75090

Ikon Group Opportunity Zone Fund, LLC
c/o Ravi Akkineni, Landowner
901 N. O'Connor Rd., Suite 109, Irving, TX
75061

Variance / Special Exception Project Narrative

Referencing the included Preliminary Plat as performed by Underwood Drafting and Surveying, dated 5/28/25 and assigned the City of Sherman Project Number 000058-2025-PLAT.

Variance Request 1 – 2027 Texoma Pkwy., Sherman, TX – Current Property ID: 157191

The southeast corner of the existing building is located 11 ft. from the east property line. This is less than the 15 ft. side setback required for C-1 zoning district. Applicant is requesting a variance to allow for the existing 11 ft. side setback.

Variance Request 2 – 2011 Texoma Pkwy., Sherman, TX – Current Property ID: 409343

The southwest corner of the existing building is located 7.5 ft. from the westernmost south property line. This is less than the 15 ft. side setback required for C-1 zoning district. Applicant is requesting a variance to allow the existing 7.5 ft. side setback.

Variance Request 3 – 2007 Texoma Pkwy. Drive, Sherman, TX – Current Property ID: 157354 & 409343

The southeast corner of the existing building is located 17 ft. from the easternmost south property line. This is less than the 25 ft. rear setback required for C-1 zoning district. Applicant is requesting a variance to allow the existing 17 ft. rear setback.

OWNER'S CERTIFICATE OF DEDICATION

THAT GRAYSON COUNTY & IKON GROUP OPPORTUNITY ZONE FUND LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as GRAYSON PLAZA, an addition to the City of Sherman, Grayson County, Texas. Being 4.63 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND 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, BRUCE DAWSEY 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, RAVI K. AKKINENI 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 J.B. McAnair Survey, Abstract No. 763, and being Lot 2 in Block A of First United Bank Addition, according to the plat thereof recorded in Document No. 2021-11, Plat Records, Grayson County, Texas, and part of Lot 5 in Block 2 of Teague Industrial Park Unit No. 2, according to the plat thereof recorded in Volume 3, Page 14, said Plat Records, and the same being tracts of land described as Tract One and Tract Two in Ikon Group Opportunity Zone Fund, LLC, recorded in Document No. 2023-3487, Real Property Records, Grayson County, Texas, and all of a called 0.817 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2024-29810, said Real Property Records, and all of a called 0.113 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2025-6978, said Real Property Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the most westerly corner of said Lot 2, common to the most northerly corner of Lot 1 in said Block A, and on the southeasterly right-of-way line of Texoma Parkway (AKA Highway No. 91);

Thence North 40°27'18" East, with the northwesterly line of said Lot 2, and with the northwesterly line of aforesaid Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 284.18 feet to a found 1/2" steel rod;

Thence North 40°19'57" East, continuing with the northwesterly line of said Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 150.00 feet to a found 1/2" steel rod for the most northerly corner of said Grayson County Tract, and on the southeasterly right-of-way line of said Texoma Parkway, and with southwesterly right-of-way line of Texoma Drive;

Thence with the northeasterly line of said Grayson County Tract, and with the southwesterly right-of-way line of Texoma Drive, the following 3 courses:

1. South 50°39'54" East, a distance of 70.46 feet to a found 1/2" steel rod;
2. With a curve to the right having a radius of 170.03 feet, (chord bears South 32°02'18" East, 99.02 feet) an arc length of 100.48 feet to a found 1/2" steel rod;
3. South 15°55'21" East, a distance of 180.56 feet to a previously set P/K nail for the southeast corner of said Grayson County Tract, common to the northeast corner of aforesaid Ikon Tract;

Thence with the easterly line of said Ikon Tract, and with the westerly right-of-way line of Texoma Drive, the following 3 courses:

1. South 14°27'29" East, a distance of 143.48 feet to a found 1/2" steel rod;
2. South 18°03'19" East, a distance of 43.61 feet to a set 1/2" steel rod;
3. South 15°28'14" East, a distance of 183.21 feet to a found 1/2" steel rod for the southeast corner of said Ikon Tract, and at the intersection of the westerly right-of-way line of Texoma Drive and the northerly right-of-way line of Teague Drive;

Thence with the southerly line of said Ikon Tract, and with the northerly right-of-way line of said Teague Drive, the following 2 courses:

1. South 75°16'14" West, a distance of 256.57 feet to a found 1/2" steel rod;
2. With a curve to the left having a radius of 145.09 feet, (chord bears South 74°13'56" West, 3.69 feet) an arc length of 3.69 feet to a set 1/2" steel rod for the southern-most southwest corner of said Lot 2, common to the southeast corner of aforesaid Lot 1;

Thence with the westerly, northerly, southerly and southwesterly lines of said Lot 2, and with the easterly, northerly, southerly, and northeasterly lines of said Lot 1, the following 6 courses:

1. North 15°19'20" West, a distance of 97.90 feet to a set P/K nail;
2. North 75°00'58" East, a distance of 3.41 feet to a found P/K nail;
3. North 14°57'49" West, a distance of 129.35 feet to a found P/K nail;
4. South 74°59'40" West, a distance of 103.07 feet to a found 1/2" steel rod;
5. North 15°14'08" West, a distance of 123.22 feet to a found building corner;
6. North 49°33'19" West, a distance of 127.00 feet to the Point of Beginning and containing 4.63 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"
All P/K nails set with an aluminum washer stamped "RPLS 4709"

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, GRAYSON COUNTY & IKON GROUP OPPORTUNITY ZONE FUND 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 GRAYSON PLAZA, 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 municipality 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 damaged 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 GRAYSON PLAZA, 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

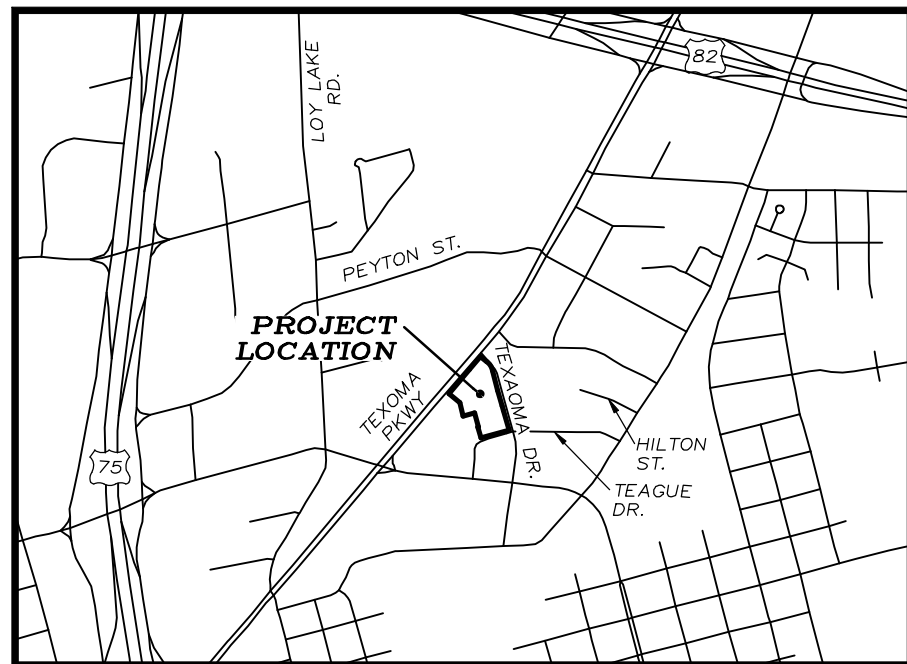
RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND LLC

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

LOCATION MAP



(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 66°02'22" W	45.25
L2	N 29°54'00" E	35.13
L3	S 84°50'01" W	35.66

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.03	100.48	99.02	S 32°02'18" E	33°51'28"
C2	145.09	3.69	3.69	S 74°13'56" W	1°27'28"

ACCEPTANCE

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

Chairman

Secretary

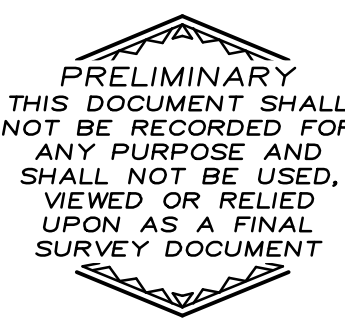
SURVEYOR'S CERTIFICATION

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.

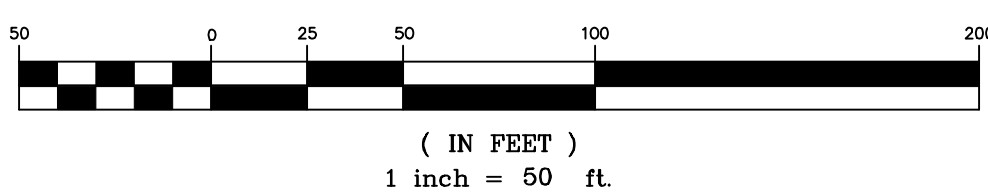
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date



P.O.B.	POINT OF BEGINNING	P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
●	1/2" STEEL ROD SET	P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
○	1/2" STEEL ROD FOUND	P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
□	BUILDING CORNER FOUND	P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
△	"X" CUT IN CONCRETE	P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
▲	P/K NAIL FOUND		BOUNDARY LINE
■	P/K NAIL SET		PROPERTY LINE
			EASEMENT LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

UNDERWOOD

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

OWNERS/DEVELOPER
GRAYSON COUNTY
100 HOUSTON STREET
SHERMAN, TX 75090-6019

OWNERS/DEVELOPER
IKON GROUP OPPORTUNITY
ZONE FUND LLC
301 OCONNOR ROAD, SUITE 109
IRVING, TX 75061-4512

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

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

PRELIMINARY PLAT
GRAYSON PLAZA
Replat of Lot 2, Block A
First United Bank Addition
Doc. No. 2021-11, P.R.G.C.T.
Replat of Part of Lot 5, Block 2
Teague Industrial Park Unit No. 2
Vol. 3, Page 14, P.R.G.C.T.
Being a part of the J.B. McAnair
Survey
Abstract Number 763
Being in the City of Sherman
Grayson County, Texas
Containing 4.63 acres of land

05-01-2025

91
Texas
gle Street View
See more dates



Elevation

Front of Building located at 2011 Texoma
Pkw., Sherman, TX



Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2027 TEXOMA PARKWAY (Project No.000075-2025)

The request of Grayson County (Owner), and Underwood Drafting & Surveying (Surveyor) for the property located at 2027 Texoma Parkway, consisting of 0.93 acres in the Grayson Plaza, Abstract No. 763, currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.017 to allow 11' side set back in lieu of the required 15' for the existing structure.

Background:

The property is located at 2027 Texoma Parkway. The applicant is requesting a variance to allow a 11' side setback for an existing structure.

Origination:

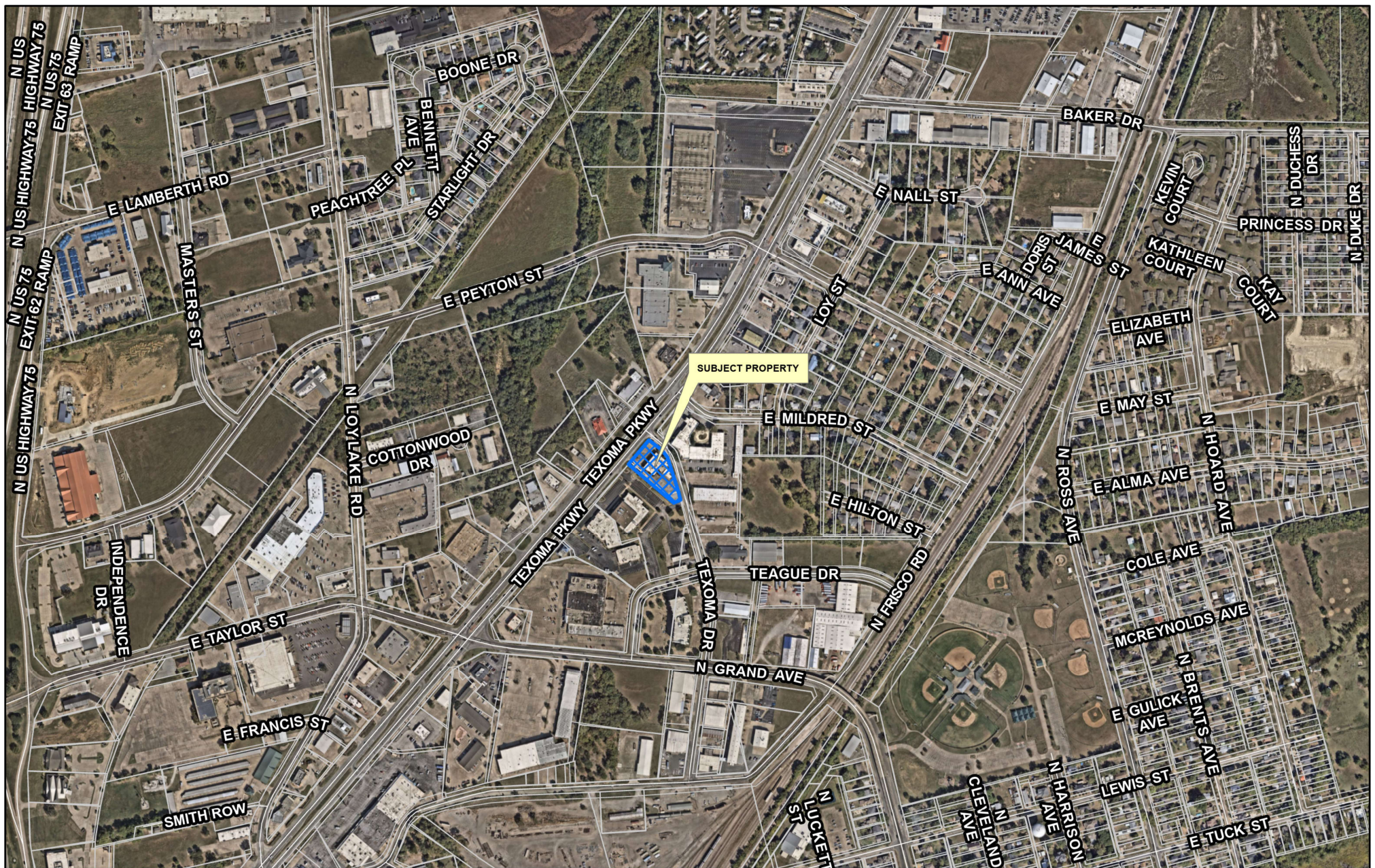
Grayson County (Owner), and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends approval of this variance request.

Attachments:

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

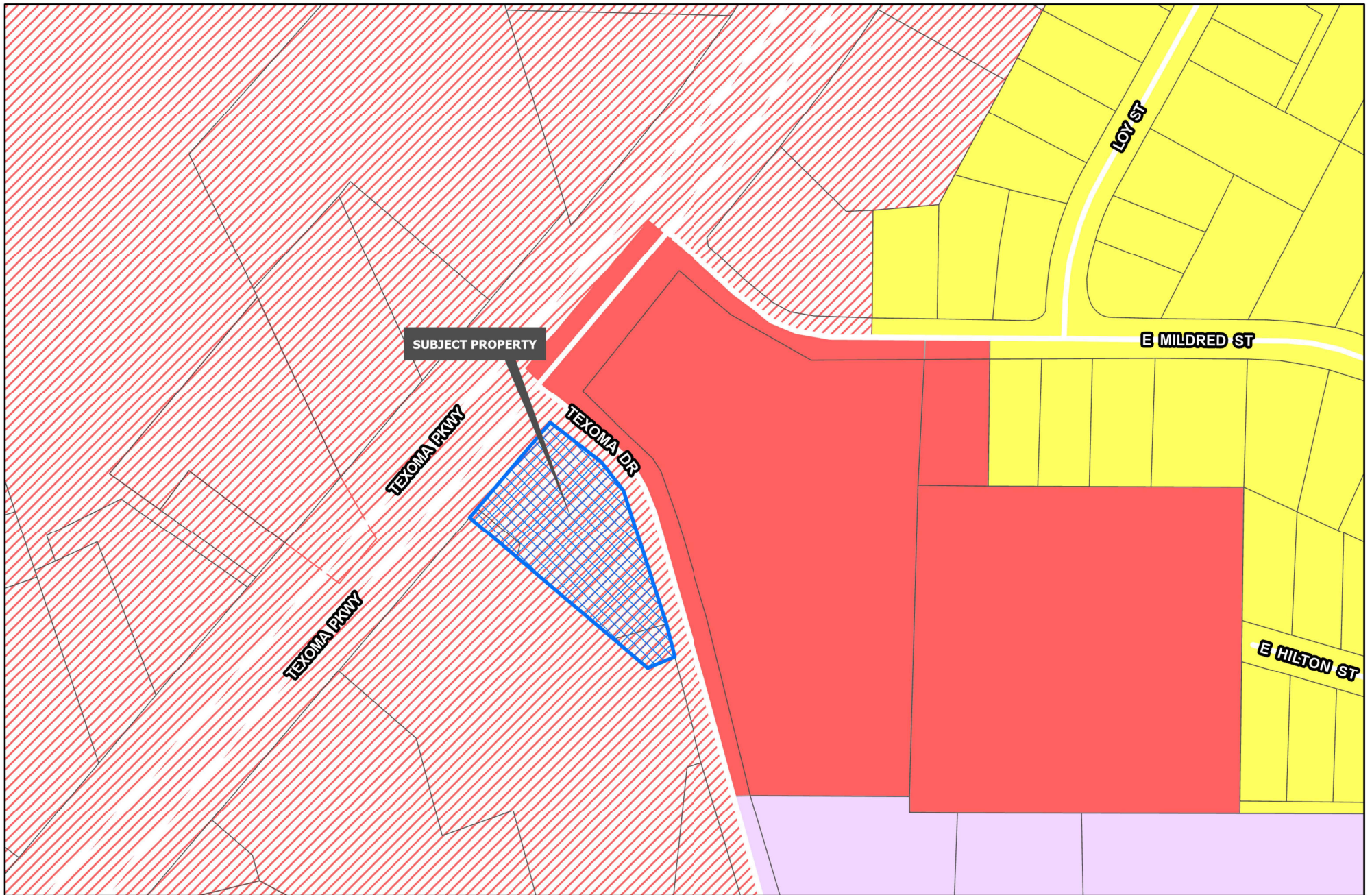


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2027 TEXOMA PKWY



Date: 7/9/2025 8:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

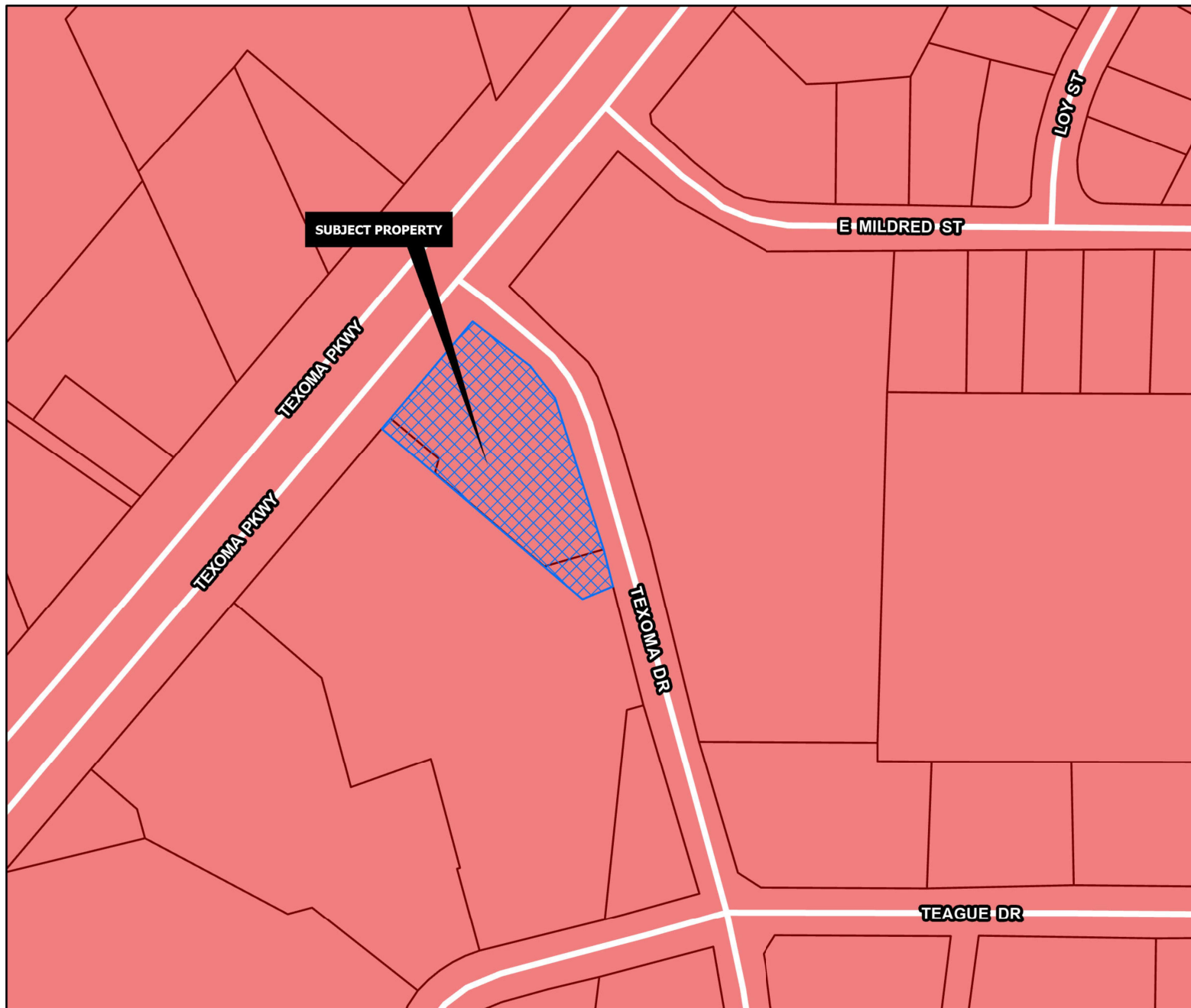
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
2027 TEXOMA PKWY



Date: 7/9/2025 8:28 AM



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



CITY OF SHERMAN
FUTURE LAND USE MAP
2027 TEXOMA PKWY



Date: 7/9/2025 8:28 AM

OWNER'S CERTIFICATE OF DEDICATION

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

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND 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, BRUCE DAWSEY 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

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LEGAL DESCRIPTION

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Beginning at a found 1/2" steel rod for the most westerly corner of said Lot 2, common to the most northerly corner of Lot 1 in said Block A, and on the southeasterly right-of-way line of Texoma Parkway (AKA Highway No. 91);

Thence North 40°27'18" East, with the northwesterly line of said Lot 2, and with the northwesterly line of aforesaid Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 284.18 feet to a found 1/2" steel rod;

Thence North 40°19'57" East, continuing with the northwesterly line of said Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 150.00 feet to a found 1/2" steel rod for the most northerly corner of said Grayson County Tract, and at the intersection of the southeasterly right-of-way line of said Texoma Parkway, and with southwesterly right-of-way line of Texoma Drive;

Thence with the northeasterly line of said Grayson County Tract, and with the southwesterly right-of-way line of Texoma Drive, the following 3 courses:

1. South 50°39'54" East, a distance of 70.46 feet to a found 1/2" steel rod;
2. With a curve to the right having a radius of 170.03 feet, (chord bears South 32°02'18" East; 99.02 feet) an arc length of 100.48 feet to a found 1/2" steel rod;
3. South 15°55'21" East, a distance of 180.56 feet to a previously set P/K nail for the southeast corner of said Grayson County Tract, common to the northeast corner of aforesaid Ikon Tract;

Thence with the easterly line of said Ikon Tract, and with the westerly right-of-way line of Texoma Drive, the following 3 courses:

1. South 14°27'29" East, a distance of 143.48 feet to a found 1/2" steel rod;
2. South 18°03'19" East, a distance of 43.61 feet to a set 1/2" steel rod;
3. South 15°28'14" East, a distance of 183.21 feet to a found 1/2" steel rod for the southeast corner of said Ikon Tract, and at the intersection of the westerly right-of-way line of Texoma Drive and the northerly right-of-way line of Teague Drive;

Thence with the southerly line of said Ikon Tract, and with the northerly right-of-way line of said Teague Drive, the following 2 courses:

1. South 75°16'14" West, a distance of 256.57 feet to a found 1/2" steel rod;
 2. With a curve to the left having a radius of 145.09 feet, (chord bears South 74°13'36" West; 3.69 feet) an arc length of 169 feet to a set 1/2" steel rod for the southern-most southwest corner of said Lot 2, common to the southeast corner of aforesaid Lot 1;
- Thence with the westerly, northerly, southerly and southwesterly lines of said Lot 2, and with the easterly, northerly, southerly, and northeasterly lines of said Lot 1, the following 6 courses:

1. North 15°19'20" West, a distance of 97.90 feet to a set P/K nail;
2. North 75°00'58" East, a distance of 3.41 feet to a found P/K nail;
3. North 14°57'49" West, a distance of 129.35 feet to a found P/K nail;
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5. North 15°14'08" West, a distance of 123.22 feet to a found building corner;
6. North 49°33'19" West, a distance of 127.00 feet to the Point of Beginning and containing 4.63 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709" All P/K nails set with an aluminum washer stamped "RPLS 4709"

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, GRAYSON COUNTY & IKON GROUP OPPORTUNITY ZONE FUND 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 GRAYSON PLAZA, 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 of 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 on 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 release and release any right or cause of action which 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 noise, 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 GRAYSON PLAZA, 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

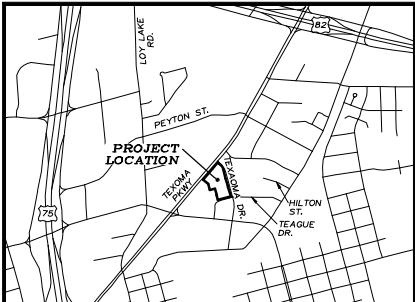
RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND LLC

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 45181C 0250, effective date September 1, 2022.

LOCATION MAP



(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 66°02'22" W	45.25
L2	N 29°54'00" E	21.08
L3	N 84°50'01" E	21.40

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.03	100.48	99.02	S 32°02'18" E	33°51'28"
C2	145.09	3.69	3.69	S 74°13'36" W	1°27'28"

ACCEPTANCE

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

Chairman

Secretary

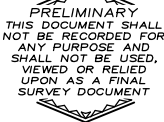
SURVEYOR'S CERTIFICATION

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



LEGEND	
P.O.B.	POINT OF BEGINNING
1/2" STEEL ROD SET	P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
1/2" STEEL ROD FOUND	P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
BUILDING CORNER FOUND	P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
"T" CUT IN CONCRETE	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
P/K NAIL FOUND	BOUNDARY LINE
P/K NAIL SET	PROPERTY LINE
	EASEMENT LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

OWNERS/DEVELOPER
GRAYSON COUNTY
100 HOUSTON STREET
SHERMAN, TX 75090-6019

OWNERS/DEVELOPER
IKON GROUP OPPORTUNITY
ZONE FUND LLC
901 O'CONNOR ROAD, SUITE 109
IRVING, TX 75061-4512

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

Posted July 11, 2025 – 2011 & 2027 Texoma Parkway



OWNER'S CERTIFICATE OF DEDICATION

THAT GRAYSON COUNTY & IKON GROUP OPPORTUNITY ZONE FUND LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as GRAYSON PLAZA, an addition to the City of Sherman, Grayson County, Texas. Being 4.63 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND 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, BRUCE DAWSEY 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, RAVI K. AKKINENI 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 J.B. McAnair Survey, Abstract No. 763, and being Lot 2 in Block A of First United Bank Addition, according to the plat thereof recorded in Document No. 2021-11, Plat Records, Grayson County, Texas, and part of Lot 5 in Block 2 of Teague Industrial Park Unit No. 2, according to the plat thereof recorded in Volume 3, Page 14, said Plat Records, and the same being tracts of land described as Tract One and Tract Two in Ikon Group Opportunity Zone Fund, LLC, recorded in Document No. 2023-3487, Real Property Records, Grayson County, Texas, and all of a called 0.817 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2024-29810, said Real Property Records, and all of a called 0.113 acre tract of land described in the deed to Grayson County, Texas, recorded in Document No. 2025-6978, said Real Property Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the most westerly corner of said Lot 2, common to the most northerly corner of Lot 1 in said Block A, and on the southeasterly right-of-way line of Texoma Parkway (AKA Highway No. 91);

Thence North 40°27'18" East, with the northwesterly line of said Lot 2, and with the northwesterly line of aforesaid Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 284.18 feet to a found 1/2" steel rod;

Thence North 40°19'57" East, continuing with the northwesterly line of said Grayson County Tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 150.00 feet to a found 1/2" steel rod for the most northerly corner of said Grayson County Tract, and on the southeasterly right-of-way line of said Texoma Parkway, and with southwesterly right-of-way line of Texoma Drive;

Thence with the northeasterly line of said Grayson County Tract, and with the southwesterly right-of-way line of Texoma Drive, the following 3 courses:

1. South 50°39'54" East, a distance of 70.46 feet to a found 1/2" steel rod;
2. With a curve to the right having a radius of 170.03 feet, (chord bears South 32°02'18" East, 99.02 feet) an arc length of 100.48 feet to a found 1/2" steel rod;
3. South 15°55'21" East, a distance of 180.56 feet to a previously set P/K nail for the southeast corner of said Grayson County Tract, common to the northeast corner of aforesaid Ikon Tract;

Thence with the easterly line of said Ikon Tract, and with the westerly right-of-way line of Texoma Drive, the following 3 courses:

1. South 14°27'29" East, a distance of 143.48 feet to a found 1/2" steel rod;
2. South 18°03'19" East, a distance of 43.61 feet to a set 1/2" steel rod;
3. South 15°28'14" East, a distance of 183.21 feet to a found 1/2" steel rod for the southeast corner of said Ikon Tract, and at the intersection of the westerly right-of-way line of Texoma Drive and the northerly right-of-way line of Teague Drive;

Thence with the southerly line of said Ikon Tract, and with the northerly right-of-way line of said Teague Drive, the following 2 courses:

1. South 75°16'14" West, a distance of 256.57 feet to a found 1/2" steel rod;
2. With a curve to the left having a radius of 145.09 feet, (chord bears South 74°13'56" West, 3.69 feet) an arc length of 3.69 feet to a set 1/2" steel rod for the southern-most southwest corner of said Lot 2, common to the southeast corner of aforesaid Lot 1;

Thence with the westerly, northerly, southerly and southwesterly lines of said Lot 2, and with the easterly, northerly, southerly, and northeasterly lines of said Lot 1, the following 6 courses:

1. North 15°19'20" West, a distance of 97.90 feet to a set P/K nail;
2. North 75°00'58" East, a distance of 3.41 feet to a found P/K nail;
3. North 14°57'49" West, a distance of 129.35 feet to a found P/K nail;
4. South 74°59'40" West, a distance of 103.07 feet to a found 1/2" steel rod;
5. North 15°14'08" West, a distance of 123.22 feet to a found building corner;
6. North 49°33'19" West, a distance of 127.00 feet to the Point of Beginning and containing 4.63 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"
All P/K nails set with an aluminum washer stamped "RPLS 4709"

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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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 GRAYSON PLAZA, 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.

BRUCE DAWSEY, COUNTY JUDGE
GRAYSON COUNTY

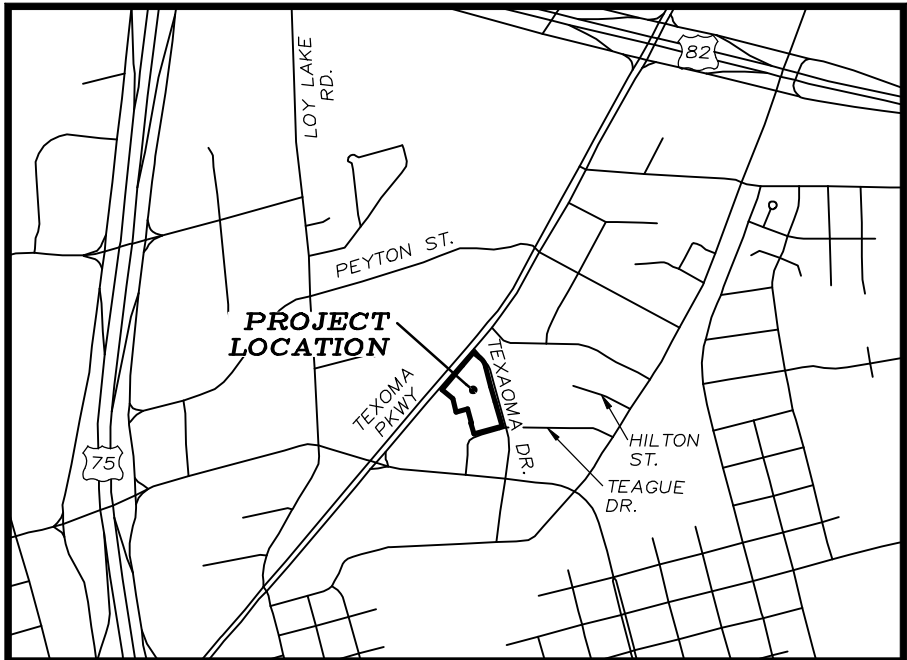
RAVI K. AKKINENI, MANAGING MEMBER
IKON GROUP OPPORTUNITY ZONE FUND LLC

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

LOCATION MAP



(NOT TO SCALE)

LINE	BEARING	DISTANCE
L1	S 66°02'22" W	45.25
L2	N 29°54'00" E	35.13
L3	S 84°50'01" W	35.66

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.03	100.48	99.02	S 32°02'18" E	33°51'28"
C2	145.09	3.69	3.69	S 74°13'56" W	1°27'28"

ACCEPTANCE

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

Chairman

Secretary

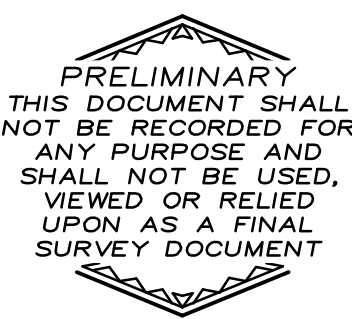
SURVEYOR'S CERTIFICATION

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.

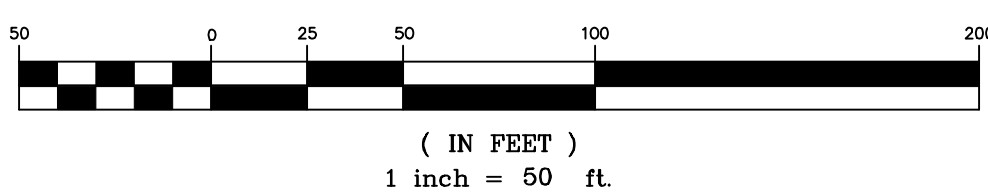
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date



LEGEND	
P.O.B. POINT OF BEGINNING	P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
1/2" STEEL ROD SET	P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
1/2" STEEL ROD FOUND	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
BUILDING CORNER FOUND	P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
"X" CUT IN CONCRETE	BOUNDARY LINE
P/K NAIL FOUND	PROPERTY LINE
P/K NAIL SET	EASEMENT LINE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

UNDERWOOD

3404 INTERURBAN ROAD DENISON, TEXAS 75021

(903)465-2151

OWNERS/DEVELOPER
GRAYSON COUNTY
100 HOUSTON STREET
SHERMAN, TX 75090-6019

OWNERS/DEVELOPER
IKON GROUP OPPORTUNITY
ZONE FUND LLC
301 OCONNOR ROAD, SUITE 109
IRVING, TX 75061-4512

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

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

PRELIMINARY PLAT
GRAYSON PLAZA
Replat of Lot 2, Block A
First United Bank Addition
Doc. No. 2021-11, P.R.G.C.T.
Replat of Part of Lot 5, Block 2
Teague Industrial Park Unit No. 2
Vol. 3, Page 14, P.R.G.C.T.
Being a part of the J.B. McAnair
Survey
Abstract Number 763
Being in the City of Sherman
Grayson County, Texas
Containing 4.63 acres of land

05-01-2025

Grayson County
c/o Bruce Dawsey, County Judge
100 W. Houston St.
Sherman, TX 75090

Ikon Group Opportunity Zone Fund, LLC
c/o Ravi Akkineni, Landowner
901 N. O'Connor Rd., Suite 109, Irving, TX
75061

Variance / Special Exception Project Narrative

Referencing the included Preliminary Plat as performed by Underwood Drafting and Surveying, dated 5/28/25 and assigned the City of Sherman Project Number 000058-2025-PLAT.

Variance Request 1 – 2027 Texoma Pkwy., Sherman, TX – Current Property ID: 157191

The southeast corner of the existing building is located 11 ft. from the east property line. This is less than the 15 ft. side setback required for C-1 zoning district. Applicant is requesting a variance to allow for the existing 11 ft. side setback.

Variance Request 2 – 2011 Texoma Pkwy., Sherman, TX – Current Property ID: 409343

The southwest corner of the existing building is located 7.5 ft. from the westernmost south property line. This is less than the 15 ft. side setback required for C-1 zoning district. Applicant is requesting a variance to allow the existing 7.5 ft. side setback.

Variance Request 3 – 2007 Texoma Pkwy. Drive, Sherman, TX – Current Property ID: 157354 & 409343

The southeast corner of the existing building is located is located 17 ft. from the easternmost south property line. This is less than the 25 ft. rear setback required for C-1 zoning district. Applicant is requesting a variance to allow the existing 17 ft. rear setback.



Elevation
Front of Building located at 2027 Texoma Pkwy.,
Sherman, TX



Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

408 SOUTH RUSK STREET (Project No. 000078-2025)

The request of Armando Chavez & Laura Cordova (Owner), Javier Gonzalez (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 408 South Rusk Street, consisting of 0.147 acres, being part of Lot 1, Block 1, Mcbrides's Addition, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.02.006 to allow a 87' lot depth in lieu of the required 100'.
2. Public Hearing and Variance to allow 11.6' front setback in lieu of the required 25' for an existing structure.

Planning and Zoning Commission

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

Background:

The property is located at 408 South Rusk Street. The owner is requesting a Variance to allow a 87' lot depth in lieu of the required 100', and to allow 11.6' front setback in lieu of the required 25'. The owner is also requesting a Zone Change from an MF-30 (Multifamily Residential) District to an R-6 (Single-Family Residential) District.

The applicant is requesting to have the lot rezoned to R-6 in order to plat the property correctly and construct a home addition. They want to remodel the existing house and add a small laundry room to improve its functionality and livability.

The following has been approved for this location:

- 05/16/25 - Preliminary Plat of Chavez-Cordova (Conditionally Approved)

Origination:

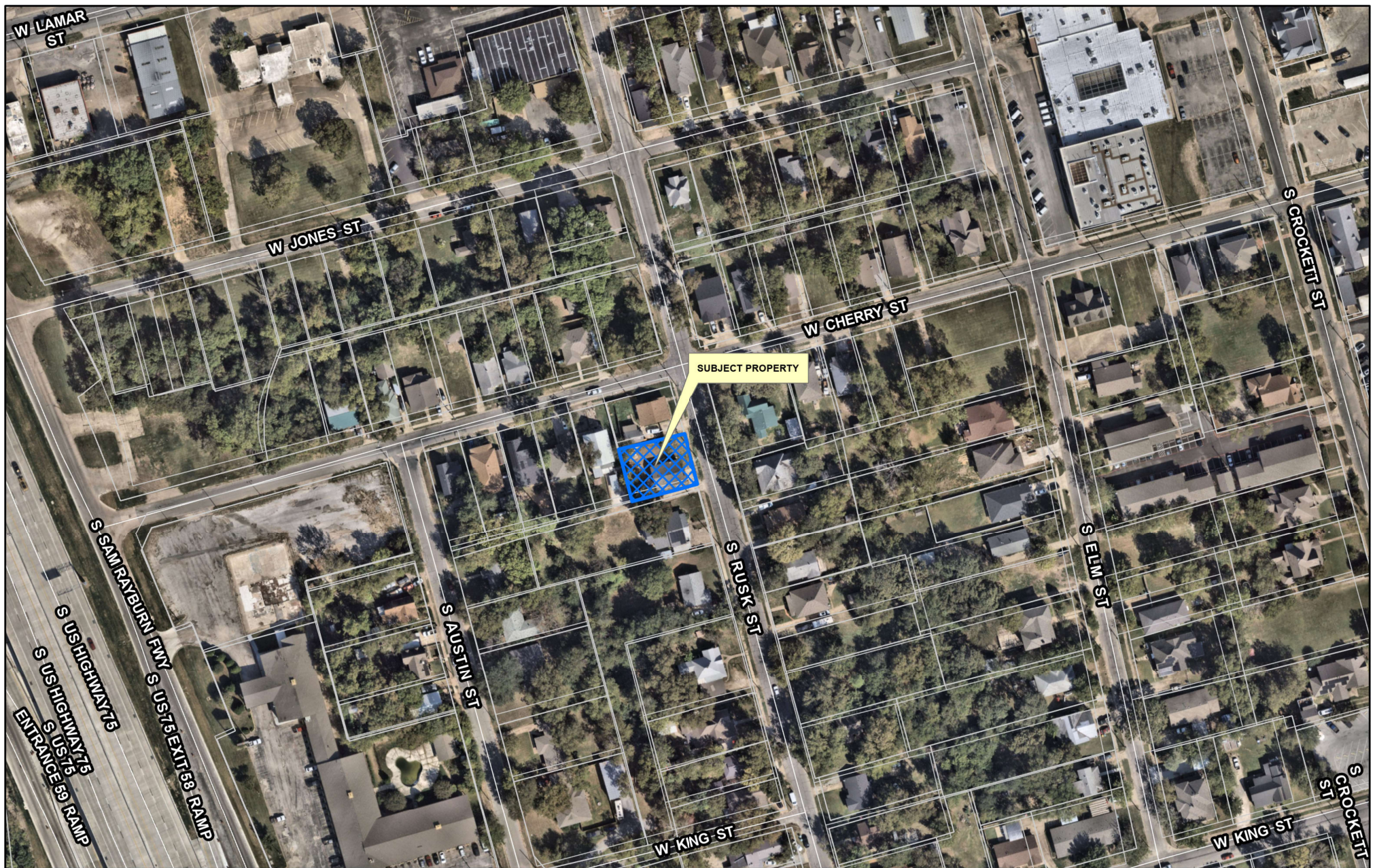
Armando Chavez & Laura Cordova (Owner), Javier Gonzalez (Applicant) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of the variance and zone change.

Attachments:

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

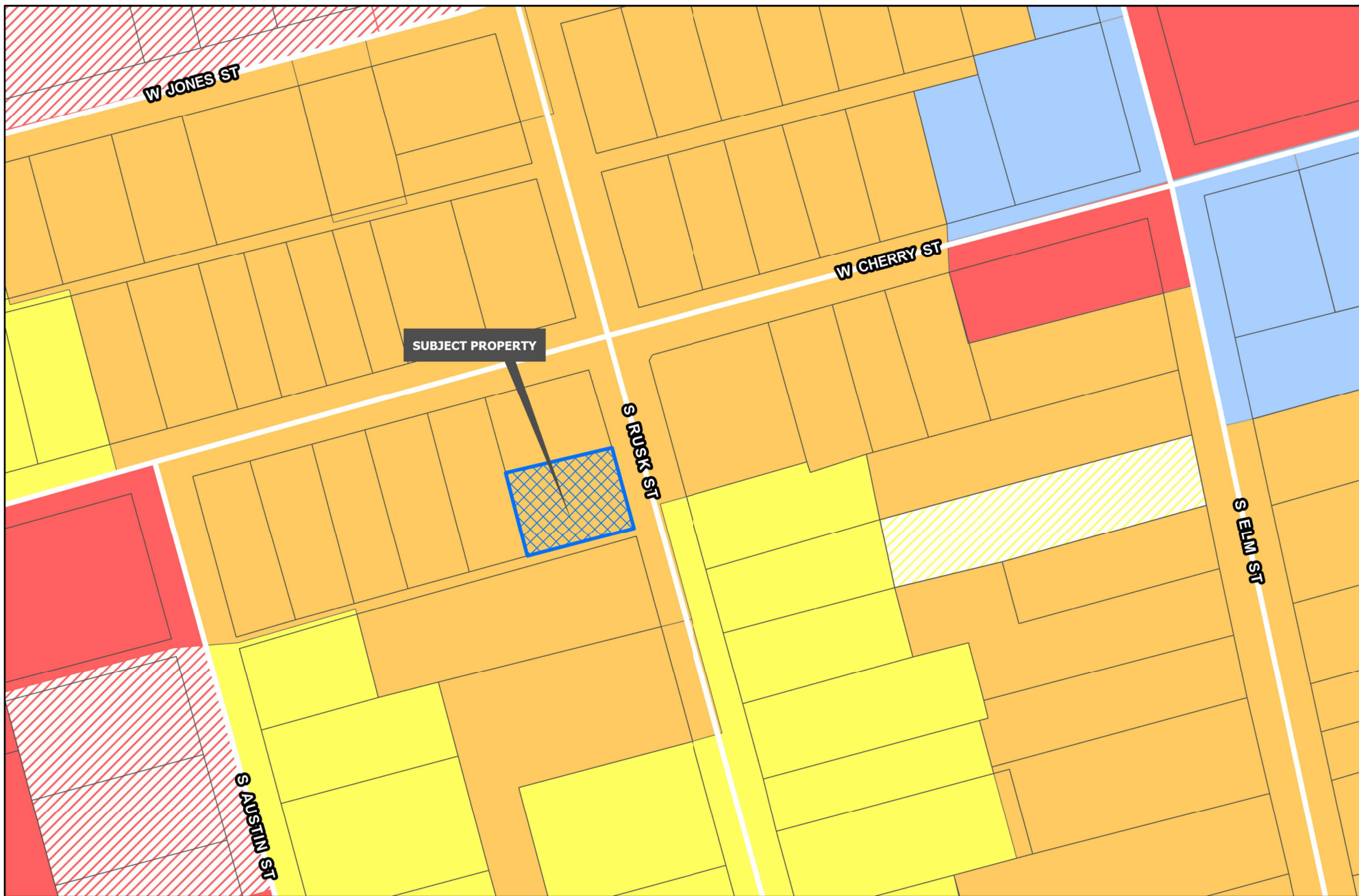


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
408 S RUSK ST



Date: 7/9/2025 8:28 AM



Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

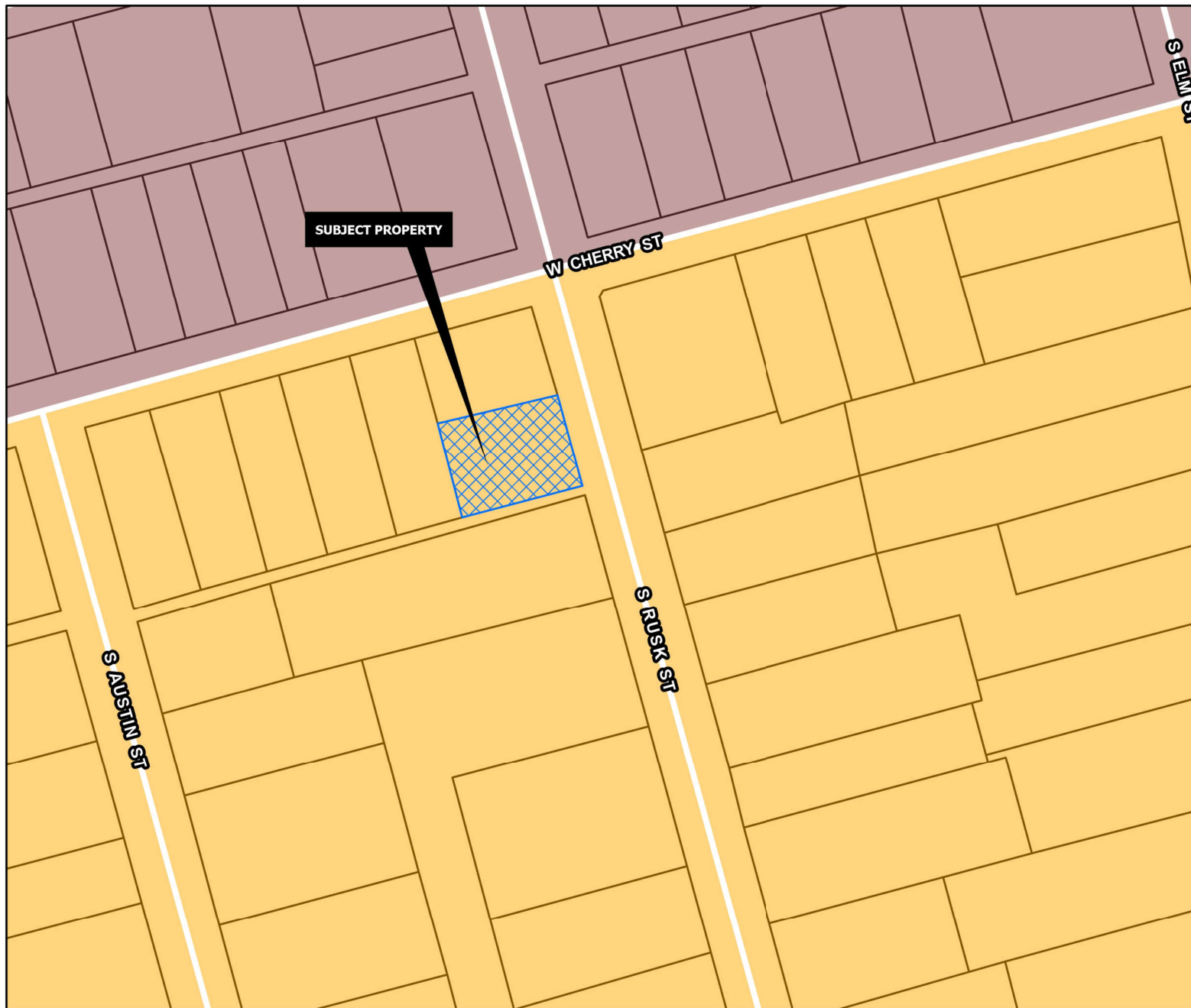
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
408 S RUSK ST



Date: 7/9/2025 8:28 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

Agriculture/Rural

Airport

City Parkland

Community Commercial

Core Neighborhood

Downtown

Regional Commercial

Suburban Neighborhood

Technology Hub

Planning & Zoning

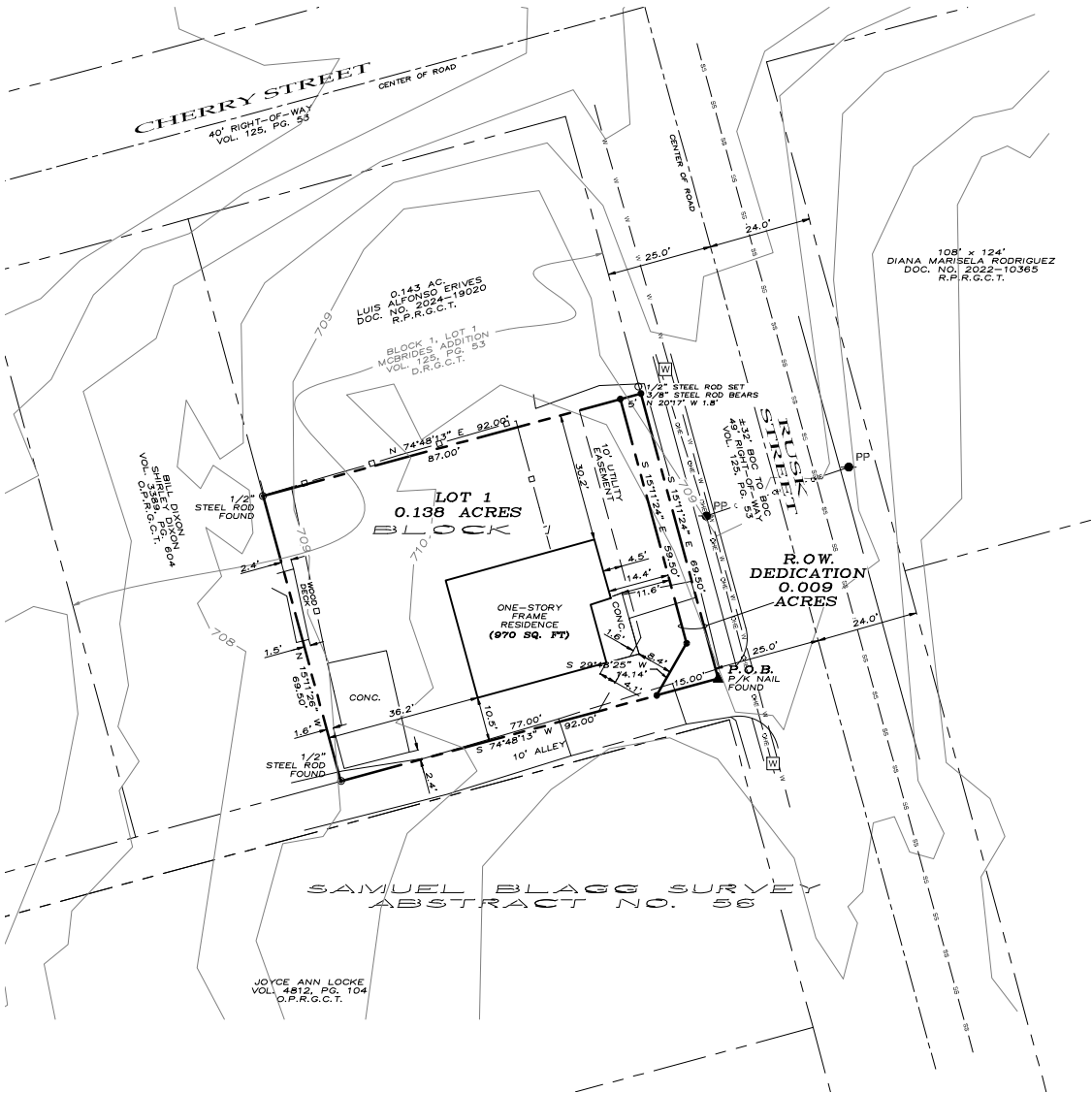
CITY OF SHERMAN
FUTURE LAND USE MAP
408 S RUSK ST



Date: 7/9/2025 8:28 AM

Posted Wednesday, July 9, 2025 – 408 South Rusk Street





- ~ 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 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.
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 - 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. 48181C290G, effective date September 1, 2022.

LEGEND	
P.O.B. POINT OF BEGINNING	
● 1/2" STEEL ROD SET	
○ 1/2" STEEL ROD FOUND	
○ 3/8" STEEL ROD FOUND	
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS	
R.P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS	
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	
--- BOUNDARY LINE	
--- PROPERTY LINE	
--- EASEMENT LINE	

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part Lot 1, Block 1, of the McBride's Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 125, Page 53, Deed Records, Grayson County, Texas, and being a retracement survey of that 69-1/2' x 92' tract of land conveyed to Armando Chavez and Laura Alejandra Cordova as recorded in Document Number 2021-19591, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a P/K nail found for the southeast corner of said 69-1/2' x 92' Tract, said point also being the southeast corner of said Lot 1, Block 1;

Thence South 74°48'13" West, with the southerly line of said 69-1/2' x 92' Tract, and with the northerly line of a 10 foot alley, a distance of 92.00 feet to a 1/2" steel rod found for the southwest corner of said 69-1/2' x 92' Tract, common to the southeast corner of that tract of land described in the deed to Bill Dixon and Shirley Dixon, recorded in Volume 3389, Page 604, said Official Public Records;

Thence North 15°11'26" West, with the westerly line of said 69-1/2' x 92' Tract, and with the easterly line of said Dixon Tract, a distance of 69.50 feet to a 1/2" steel rod found for the northwest corner of said 69-1/2' x 92' Tract;

Thence North 74°48'13" East, with the northerly line of said 69-1/2' x 92' Tract, a distance of 92.00 feet to a 1/2" steel rod set for the northeast corner of said 69-1/2' x 92' Tract, said point being in the West Right-of-Way line of Rusk Street;

Thence South 15°11'24" East, with the easterly line of said 69-1/2' x 92' Tract, and with the westerly Right-of-Way line of said Rusk Street, a distance of 69.50 feet to the Point-of-Beginning and containing 0.147 acres of land, more or less.

ACCEPTANCE

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

Chairman

Secretary

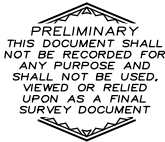
SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date



OWNER'S CERTIFICATE OF DEDICATION

THAT ARMANDO CHAVEZ AND LAURA ALEJANDRA CORDOVA, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as CHAVEZ-CORDOVA ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.147 acres situated in and being a portion of the SAMUEL BLAGG Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

ARMANDO CHAVEZ

LAURA ALEJANDRA CORDOVA

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, LAURA ALEJANDRA CORDOVA 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, ARMANDO CHAVEZ AND LAURA ALEJANDRA CORDOVA, 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 CHAVEZ-CORDOVA 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 noise, 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 CHAVEZ-CORDOVA ADDITION, 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: ARMANDO CHAVEZ

BY: _____

BY: LAURA ALEJANDRA CORDOVA

BY: _____

**PRELIMINARY PLAT
CHAVEZ-CORDOVA
ADDITION**

Being a part of the SAMUEL BLAGG Survey, Abstract Number 56. Being in the City of Sherman, Grayson County, Texas. Containing 0.147 acres of land

04-15-2025

UNDERWOOD

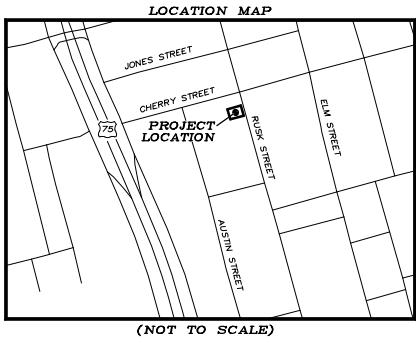
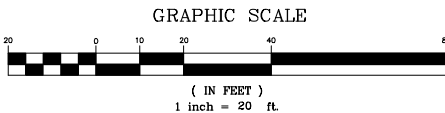
DRAFTING & SURVEYING

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

OWNERS/DEVELOPER
ARMANDO CHAVEZ
LAURA ALEJANDRA CORDOVA
222 PUMPING JACK ROAD
SHERMAN, TX 75092

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

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



Armando Chavez
222 Pumping Jack Rd
Sherman, TX 75092
(903)-818-8573

To whom this may concern,

I am writing to formally express our intentions regarding the property located at 408 S Rusk St Sherman, Tx 75090. PID-163603

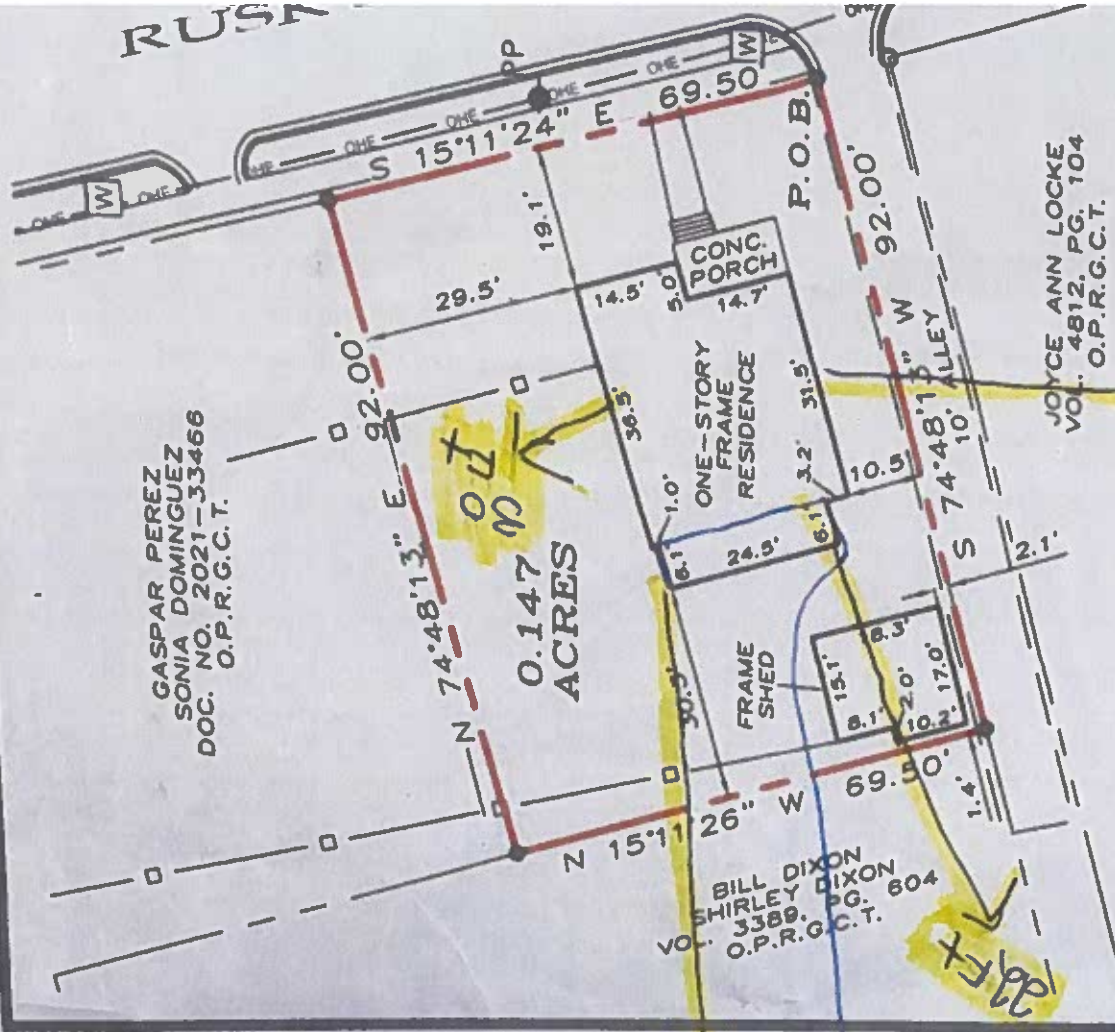
We are seeking to have the lot rezoned to Residential R-6. In addition, we will be requesting a variance, as the lot falls a few feet short of the required depth for this zoning classification.

Our plan, upon approval, is to remodel the existing house and add a small laundry room to improve its functionality and livability. We are committed to ensuring that the renovation aligns with neighborhood aesthetics and city development guidelines.

Thank you for your time and consideration. Please feel free to contact me with any questions or for additional documentation.

Thank you , Armando

RUSK



LEGEND

●	1/2" STEEL ROD SET
○	3/4" PIPE FOUND
PP	POWER POLE
W	WATER METER
P.O.B.	POINT OF BEGINNING
---	BOUNDARY LINE
---	PROPERTY LINE
---	STOCKADE FENCE

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

This survey contains information that is to be used in the practice of Surveying, in the construction of maps or plans, or in the construction of structures, and is prohibited under the copyright laws of the United States. If this work becomes public, the following notice shall be published:

JOYCE ANN LOCKE
VOL. 4812, PG. 104
O.P.R.G.C.T.

From addition
22' + 23 Ft
To back of property

From addition
11 Ft + 30 Ft
PLEASE SEE ABOVE
ARROWS

The addition in place of demo
with additional width + length

Demo
24.5 width
6.1 long

ADD in place of
above Demo
28.10 width
14.0 long





Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1900 BLOCK NORTH GRAND AVENUE (Project No. 000080-2025)

The request of Jay Ho-InterProperty Holdings (Owner) and Mangram Commercial, LLC (Applicant) concerning the property located in the 1900 Block North Grand Avenue, consisting of 5.73 acres, being in the J.B. McAnair Survey, Abstract No. 763, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1900 Block North Grand Avenue. The owner is requesting a zone change from an M-1 (Light Manufacturing) District to a C-2 (General Commercial) District.

This is an existing commercial retail center that is zoned manufacturing. The applicant is requesting a zone change for consistency between the zoning district and the uses conducted at this property.

Origination:

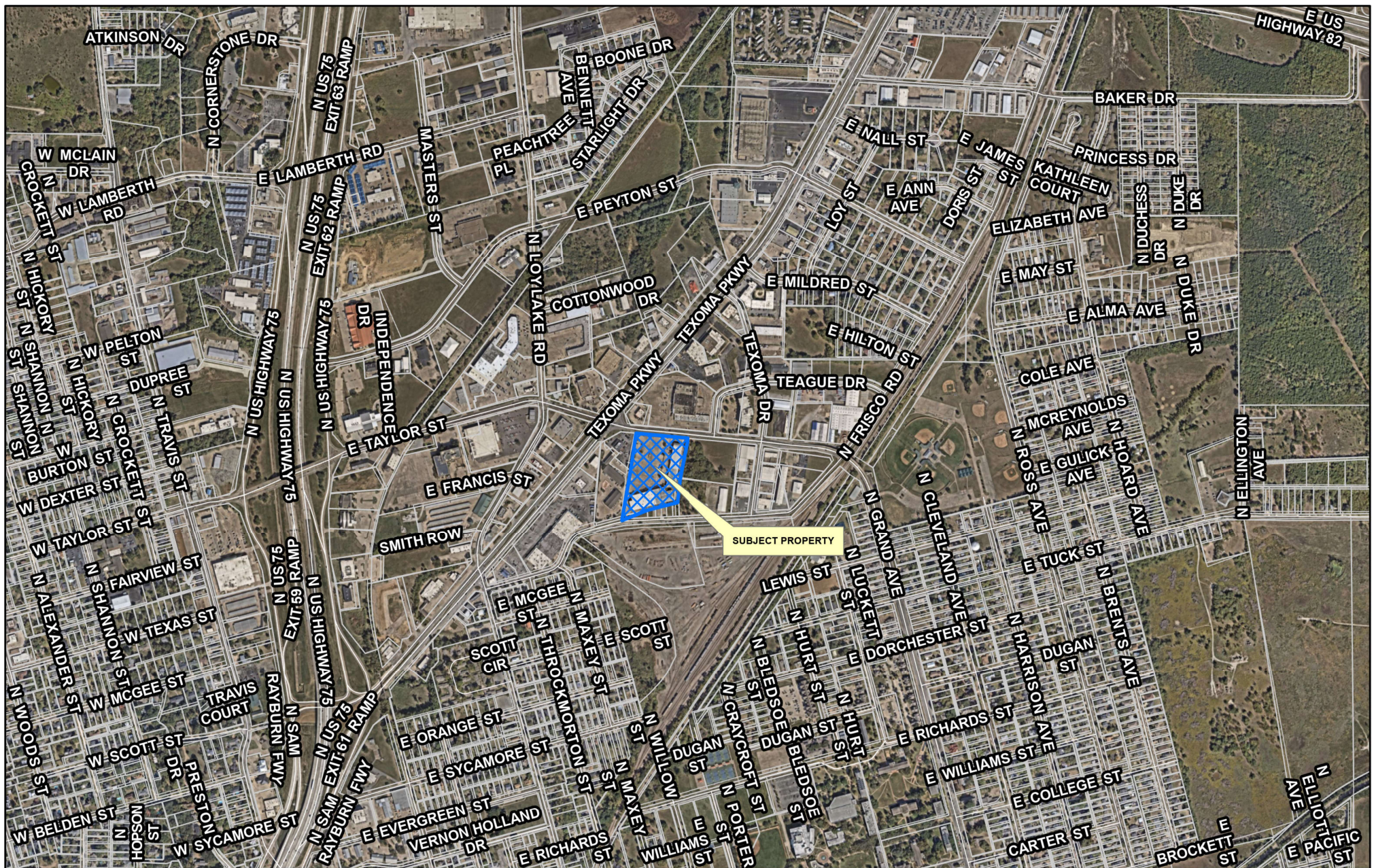
Jay Ho-InterProperty Holdings (Owner) and Mangram Commercial, LLC (Applicant)

Staff Recommendation:

Staff recommends that P&Z approve this zone change request.

Attachments:

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

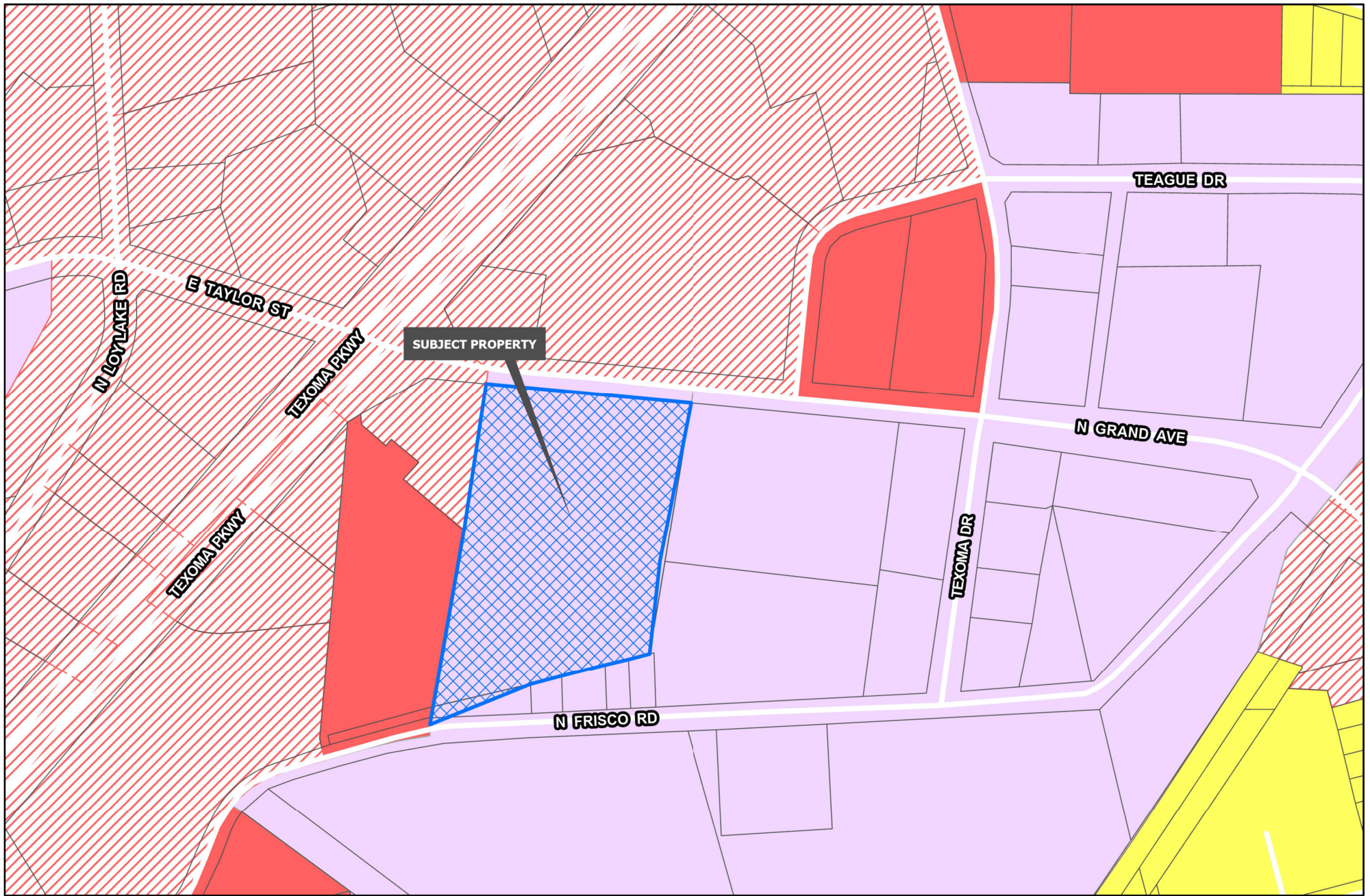


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
1900 N GRAND AVE**



Date: 7/9/2025 8:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

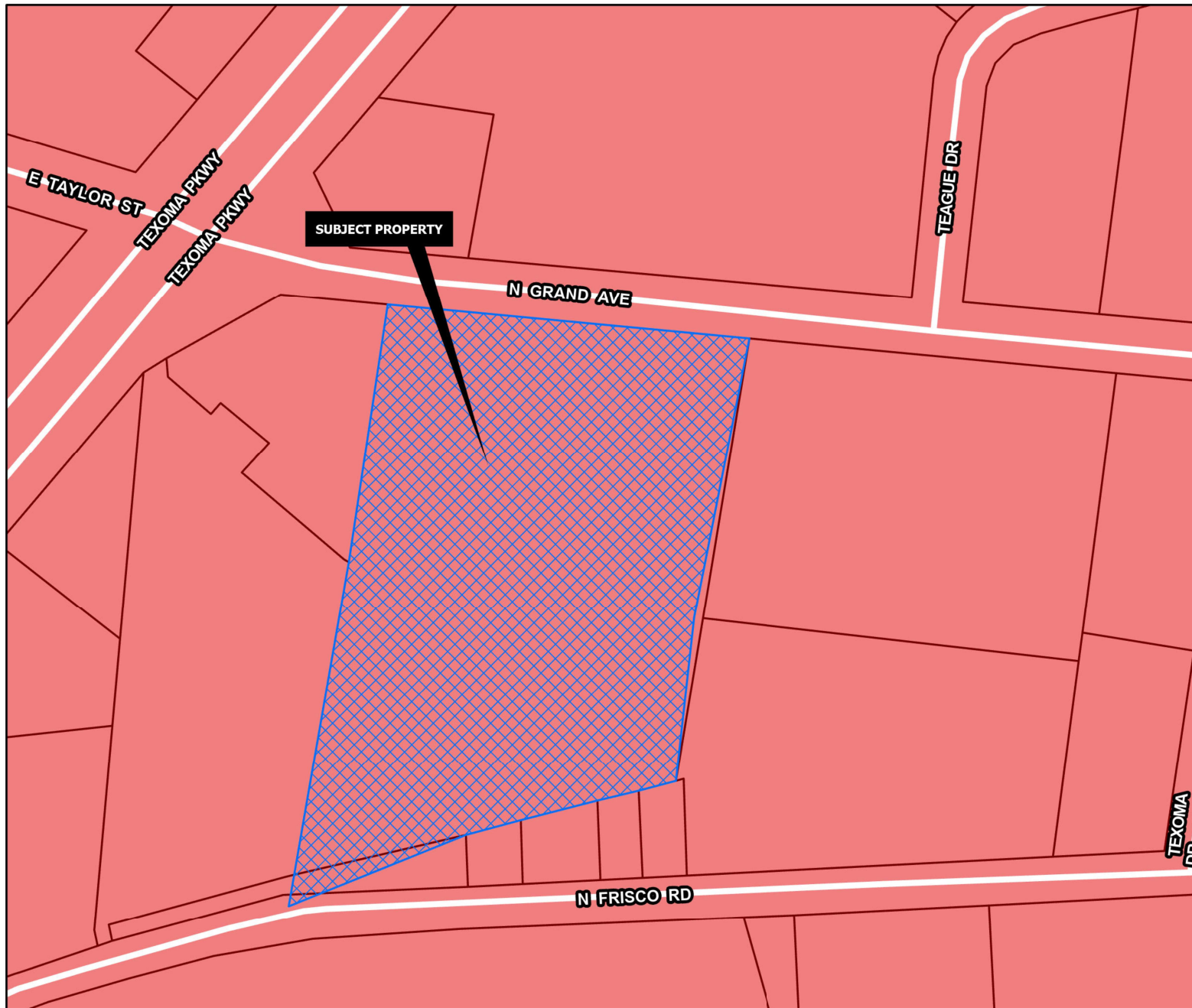
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
1900 N GRAND AVE



Date: 7/9/2025 8:28 AM



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



CITY OF SHERMAN
FUTURE LAND USE MAP
1900 N GRAND AVE



Date: 7/9/2025 8:28 AM

Posted Friday, July 11, 2025 - 1900 Block North Grand



EXHIBIT "A"
DEMISED PREMISES

Grand Avenue

Bldg. A

1900
1908
1910
1914
1916
1918
1922
1924
1924A
1926
1928

Bldg. B

1932

1942

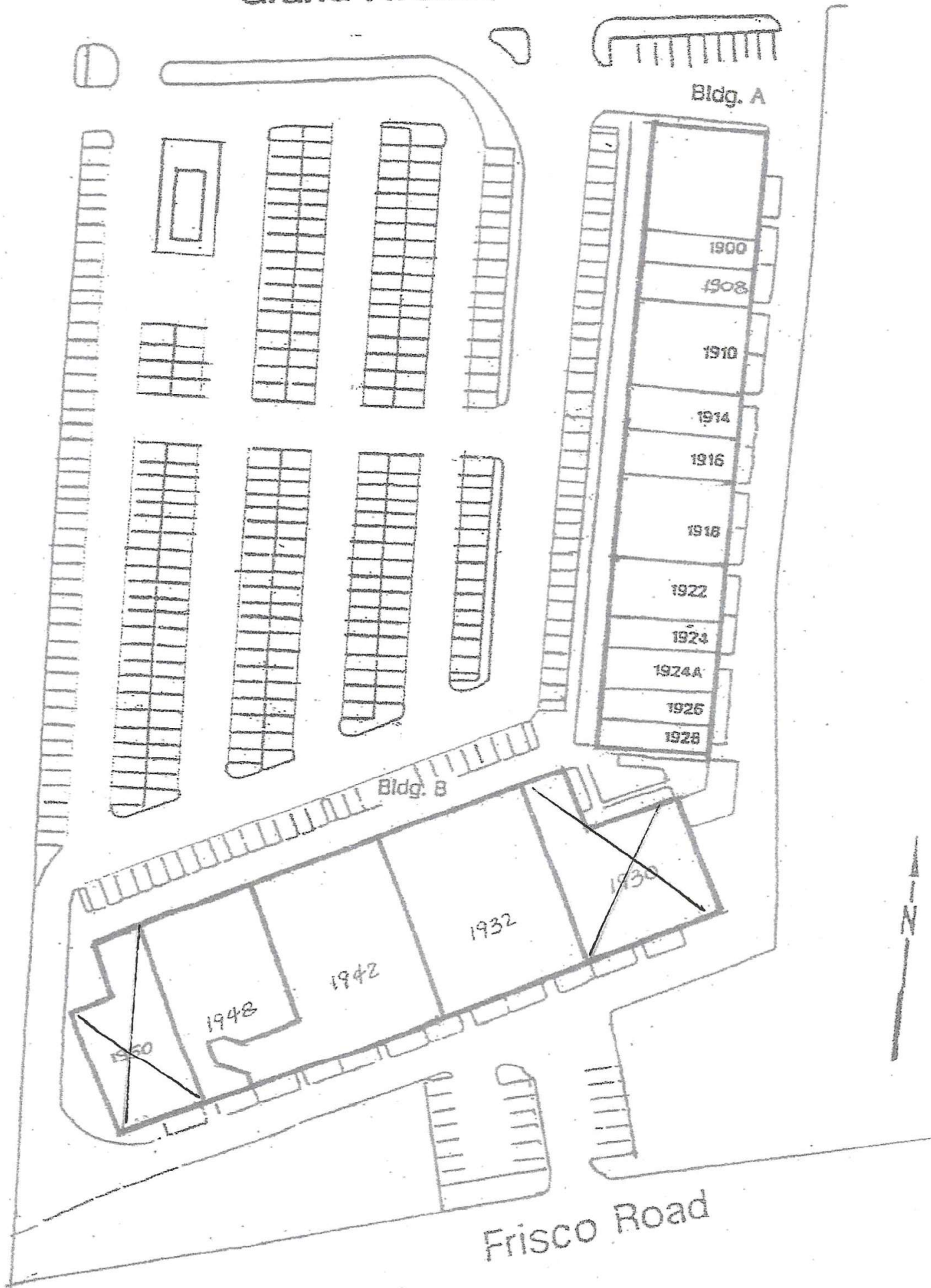
1948

1950

Frisco Road

JAMESTOWN PLAZA

Sherman, Texas





Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

601 NORTH MONTGOMERY STREET (Project No. 000082-2025)

The request of Abelina Zapata (Owner) and Luis Moran (Applicant) concerning the property at 601 North Montgomery, consisting of 0.2583 acres, being Lot 7, Block 6, G.W. Bond's Second Addition, and currently zoned R-6 (Single Family Residential) District/College Park Overlay District as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the existing accessory structure.
2. Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the addition to the existing accessory structure.
3. Public Hearing and Variance under Section 14.02.006 to allow a 3.1' side setback in lieu of the required 6' for the existing main structure.

Background:

The property is located at 601 North Montgomery Street. The owner is requesting Variances for side setbacks in lieu of the existing structure for the purpose of adding an extension to the garage.

Origination:

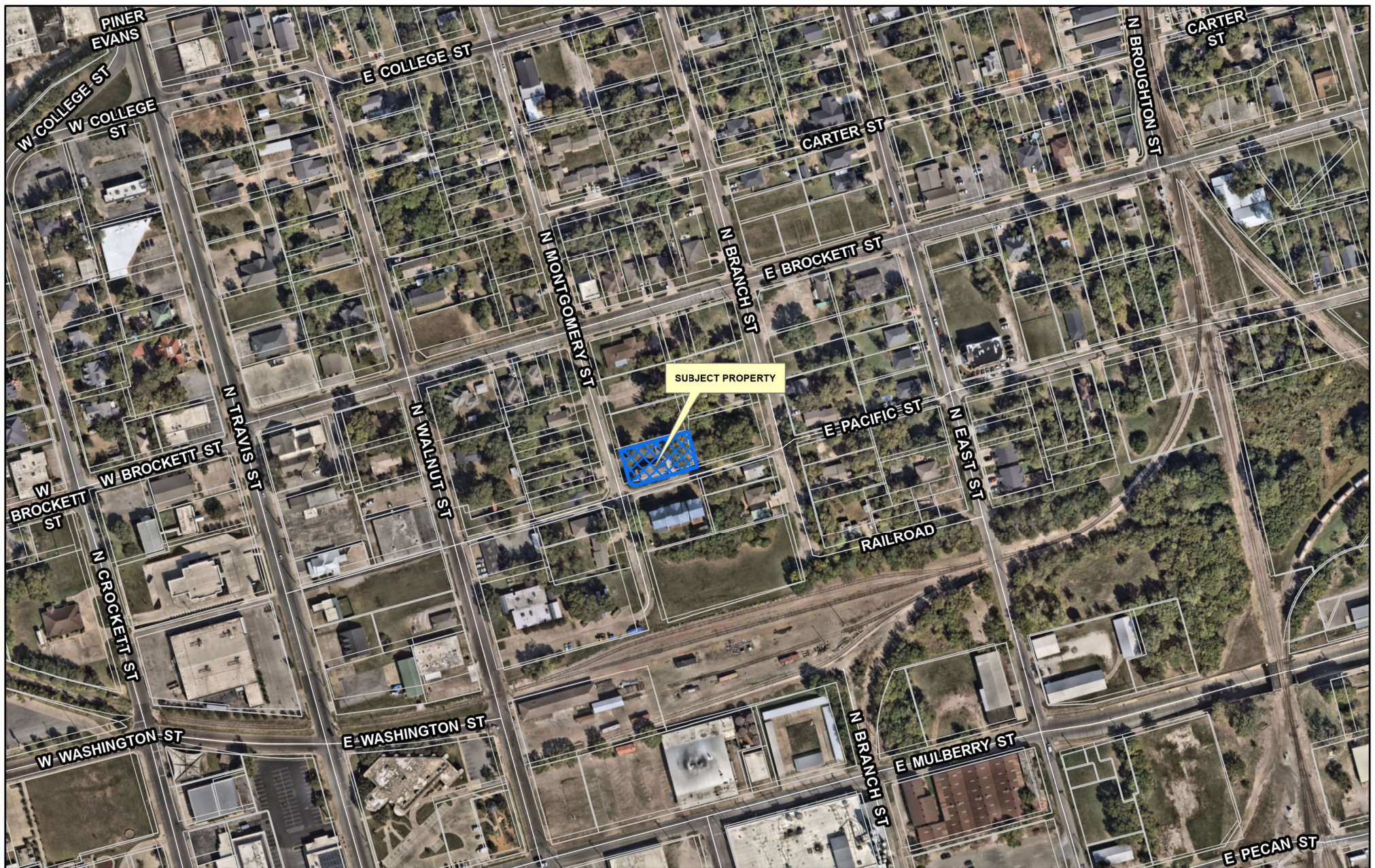
Abelina Zapata (Owner) and Luis Moran (Applicant)

Staff Recommendation:

Staff has no objection to the requested variance; however, it should be noted that the perimeter fence along the south property line is encroaching on the city's right-of-way. A Staff Review Letter has been provided to the applicant.

Attachments:

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

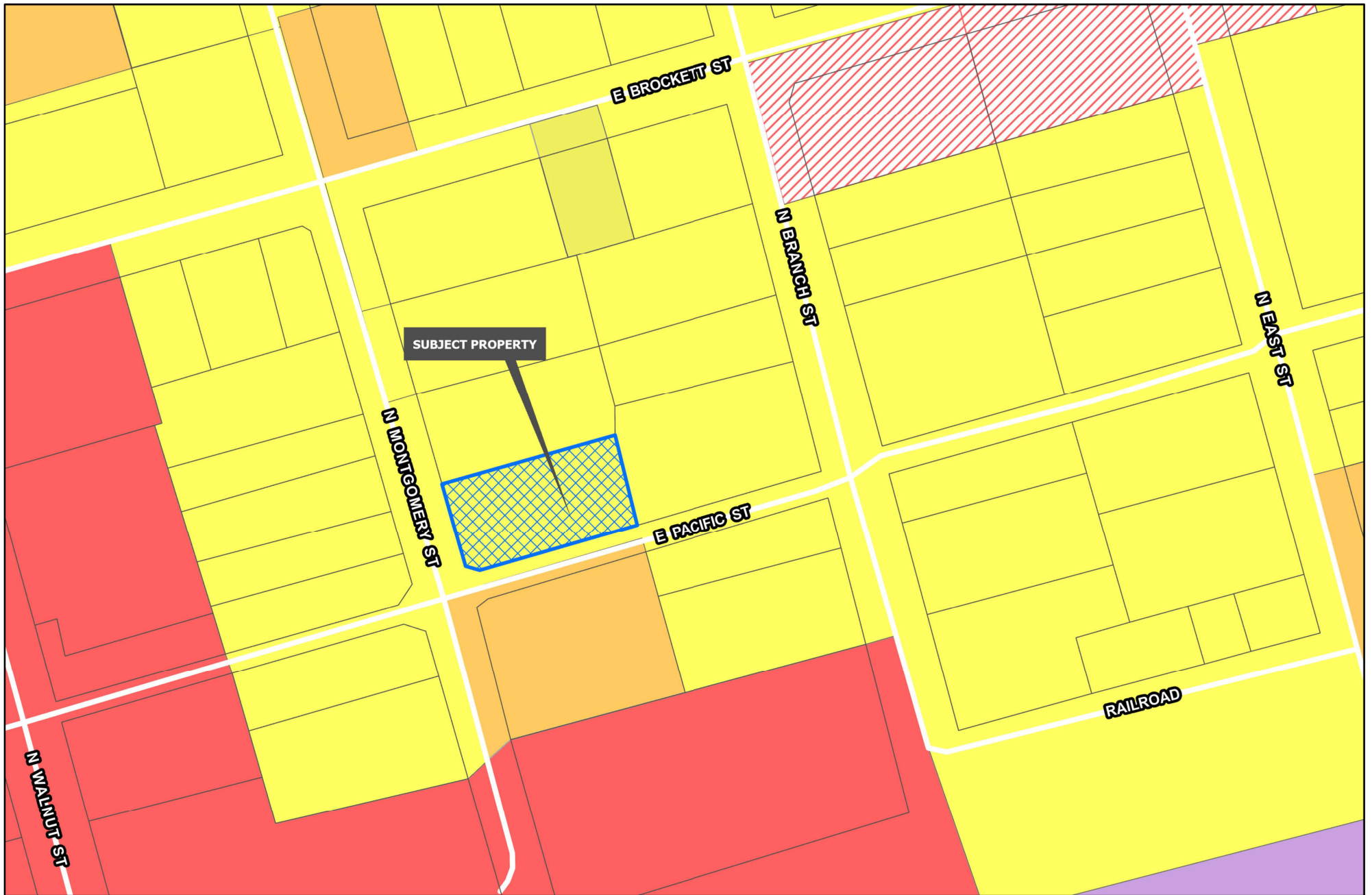


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
601 N MONTGOMERY ST



Date: 7/9/2025 8:28 AM



Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

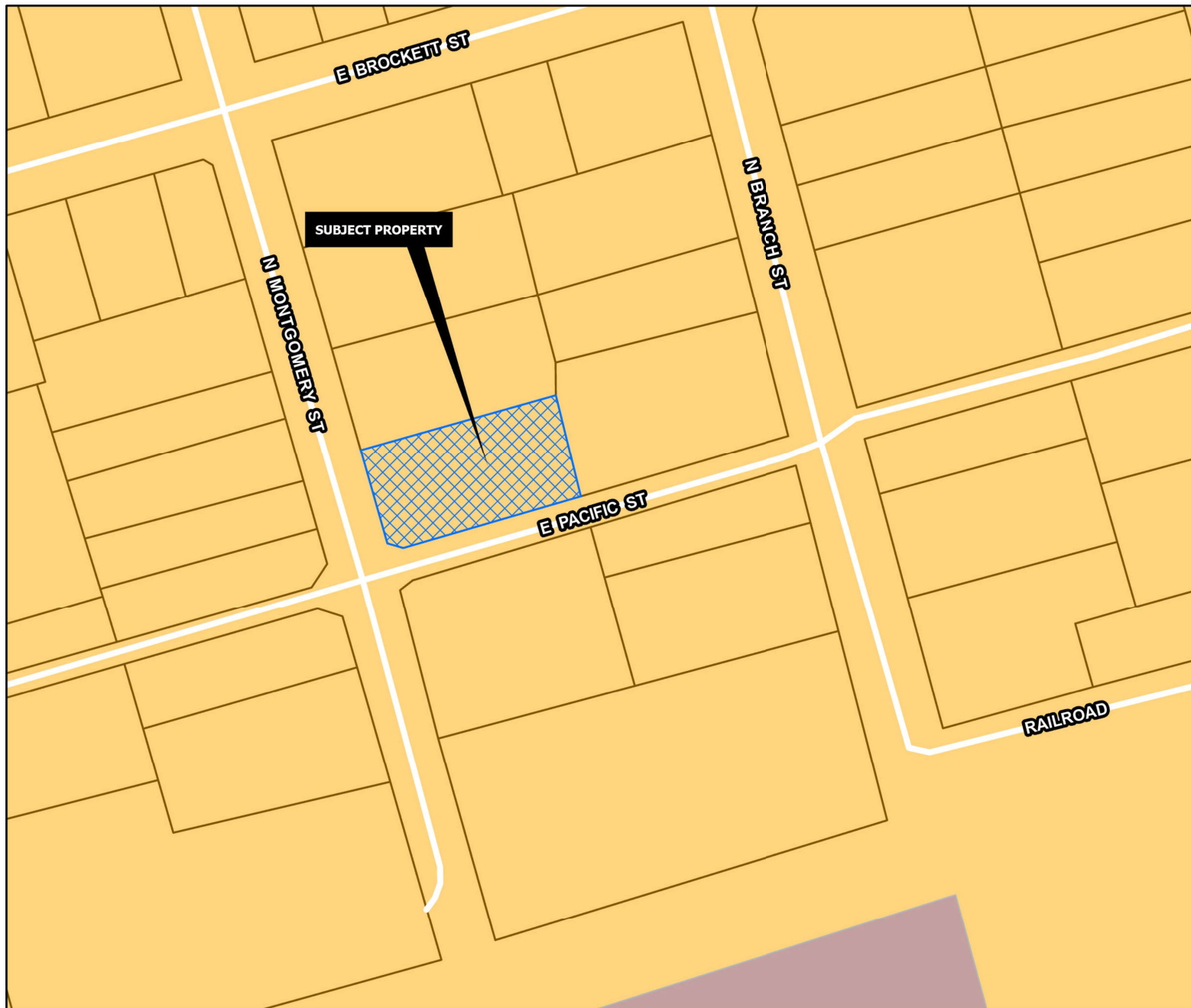
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
601 N MONTGOMERY ST



Date: 7/9/2025 8:28 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		Planning & Zoning
	City Parkland		Regional Commercial		
	Community Commercial		Suburban Neighborhood		

CITY OF SHERMAN
FUTURE LAND USE MAP
601 N MONTGOMERY ST



Date: 7/9/2025 8:28 AM

Project Narrative

Current frame garage sits 4' from the property line. We'd like to bring it to current city regulation for the purpose of adding an extension to that garage.

Posted Friday, July 11, 2025 - 601 North Montgomery Street





601 N. Montgomery Street

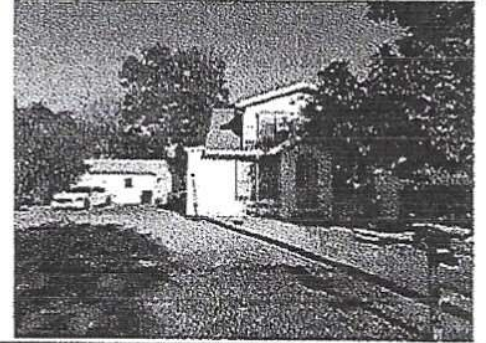
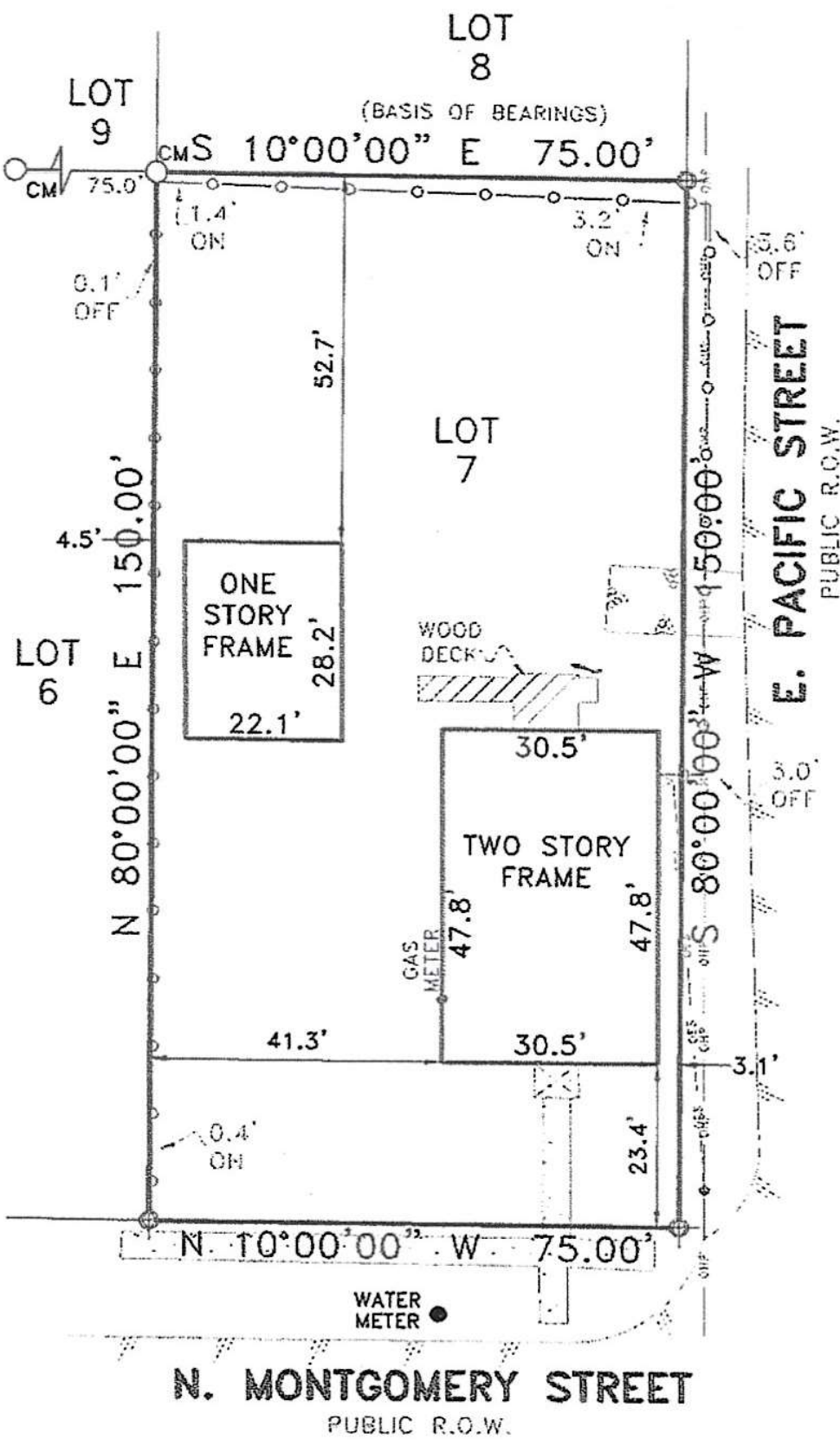
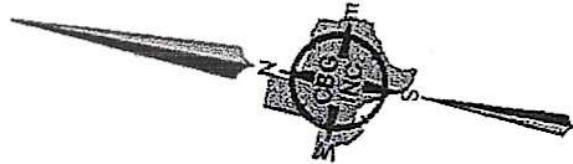
Being Lot 7, in Block No. Six (6), of G.W. Bond's Second (2nd) Addition in Sherman, Grayson County, Texas, as shown by Plat of record in Volume "M", Page 63 of the Deed Records of Grayson County, Texas.



PATTEN LAW FIRM
A CLOSING OFFICE FOR TEXAS AMERICAN TITLE COMPANY
Raising the Bar for Closing Services

LEGEND

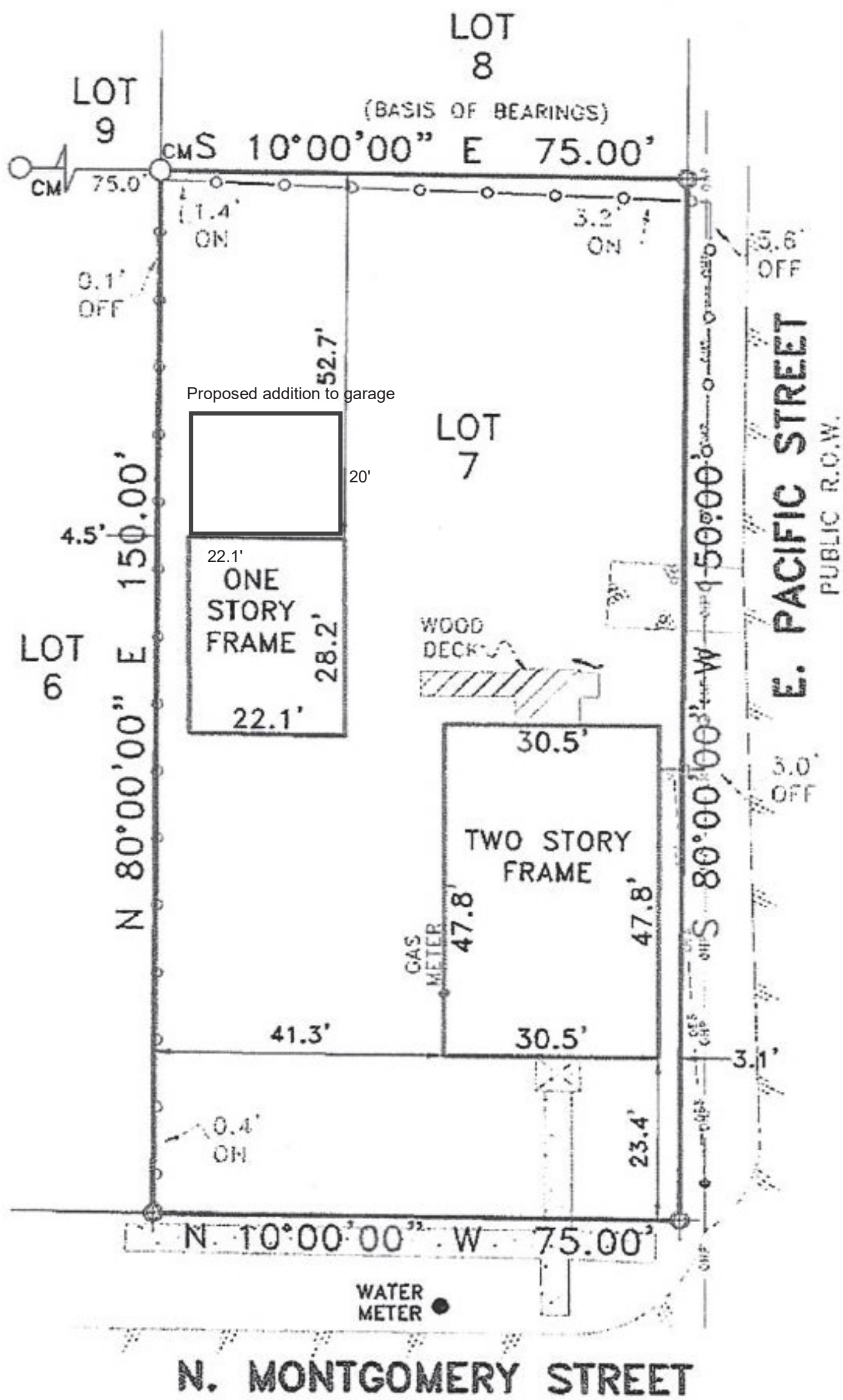
- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- OOD FENCE 0.5' WIDE TYPICAL
- II— IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /— EDGE OF ASPHALT
- △— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



EXCEPTIONS:

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



STAFF REVIEW LETTER

July 22, 2025

Sent via Email

Abelina Zapata
601 N Montgomery St
Sherman, TX 75090

Luis Moran
910 S Travis St
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the existing accessory structure, Public Hearing and Variance under Section 14.04.002 to allow a 4.5' side setback in lieu of the required 6' for the addition to the existing accessory structure and a Public Hearing and Variance under Section 14.02.006 to allow a 3.1' side setback in lieu of the required 6' for the existing main structure located at 601 North Montgomery has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 22, 2025, at 5:00 P.M., in the Municipal Ballroom at 405 North Rusk Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including, but not limited, to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. 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)
 - a. The fence along Pacific must be moved onto the property/property line and out of the right-of-way before a building permit can be issued for the requested addition.
 - i. A Building Permit for the fence will be required.
 1. An Improvement Survey that shows the fence is located on the property and not in the Right-of-Way must be provided with the building permit for both the addition and the fence.

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



Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

521 SOUTH DEWEY AVENUE (Project No.000083-2025)

The request of Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor) concerning the property located at 521 South Dewey Avenue, consisting of 9.439 acres, being Lot 1, Block 1 Crutchfield Elementary School, G.B. Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.007 to allow a 60 square feet monument sign in lieu of the allowed 32 square feet in a residential district.

Background:

The property is located at 521 South Dewey Avenue. The owner is requesting a variance to allow a 60-square-foot monument sign in lieu of the allowed 32 square feet in a residential district.

The following has been approved for this location:

- 5/20/2025 - Final Plat of Crutchfield Elementary School Lot 1, Block 1
- 1/17/2024 - Preliminary Plat of Crutchfield Elementary School Replacement (CONDITIONALLY APPROVED)
- 1/9/2024 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow schools; elementary, high, college and universities, public, private, or denominational in an R-6 (Single Family Residential) District.

Origination:

Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor)

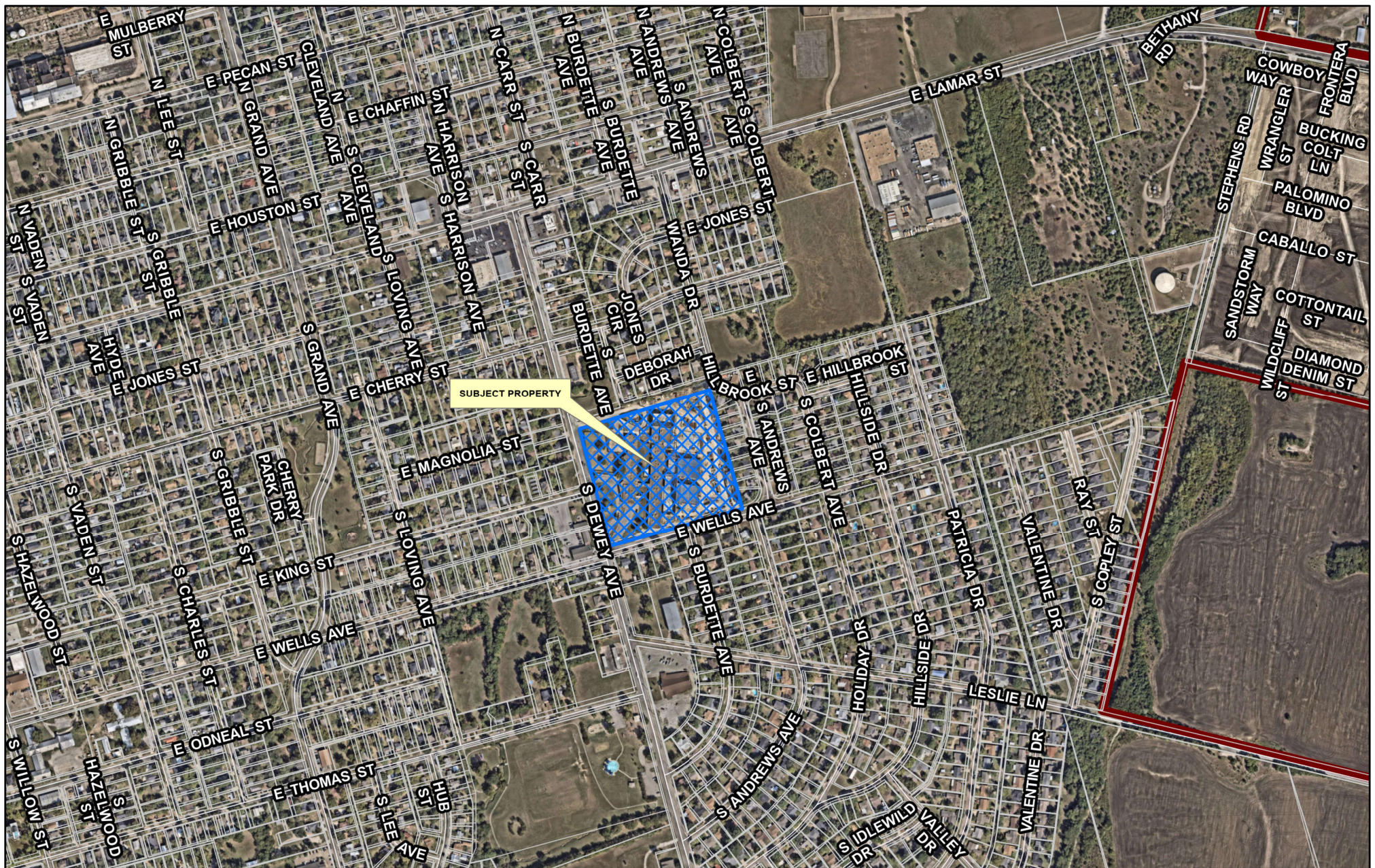
Staff Recommendation:

Staff has no objection to the approval of this variance request.

Attachments:

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

7. Site Plan
8. Elevations

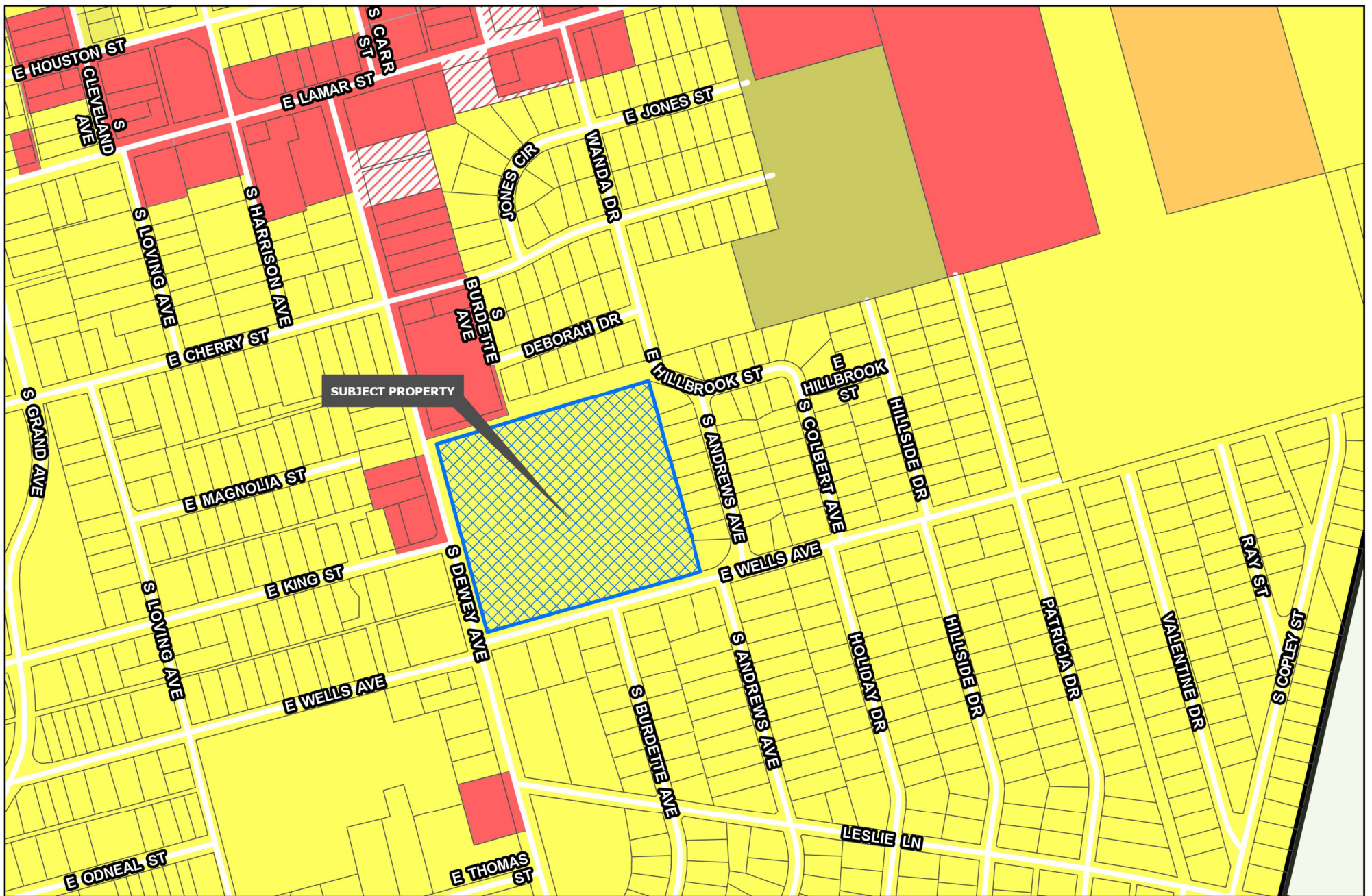


City of Sherman, Texas
Development Services Department

**CITY OF SHERMAN
LOCATION MAP
521 S DEWEY AVE**



Date: 7/9/2025 8:28 AM



Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

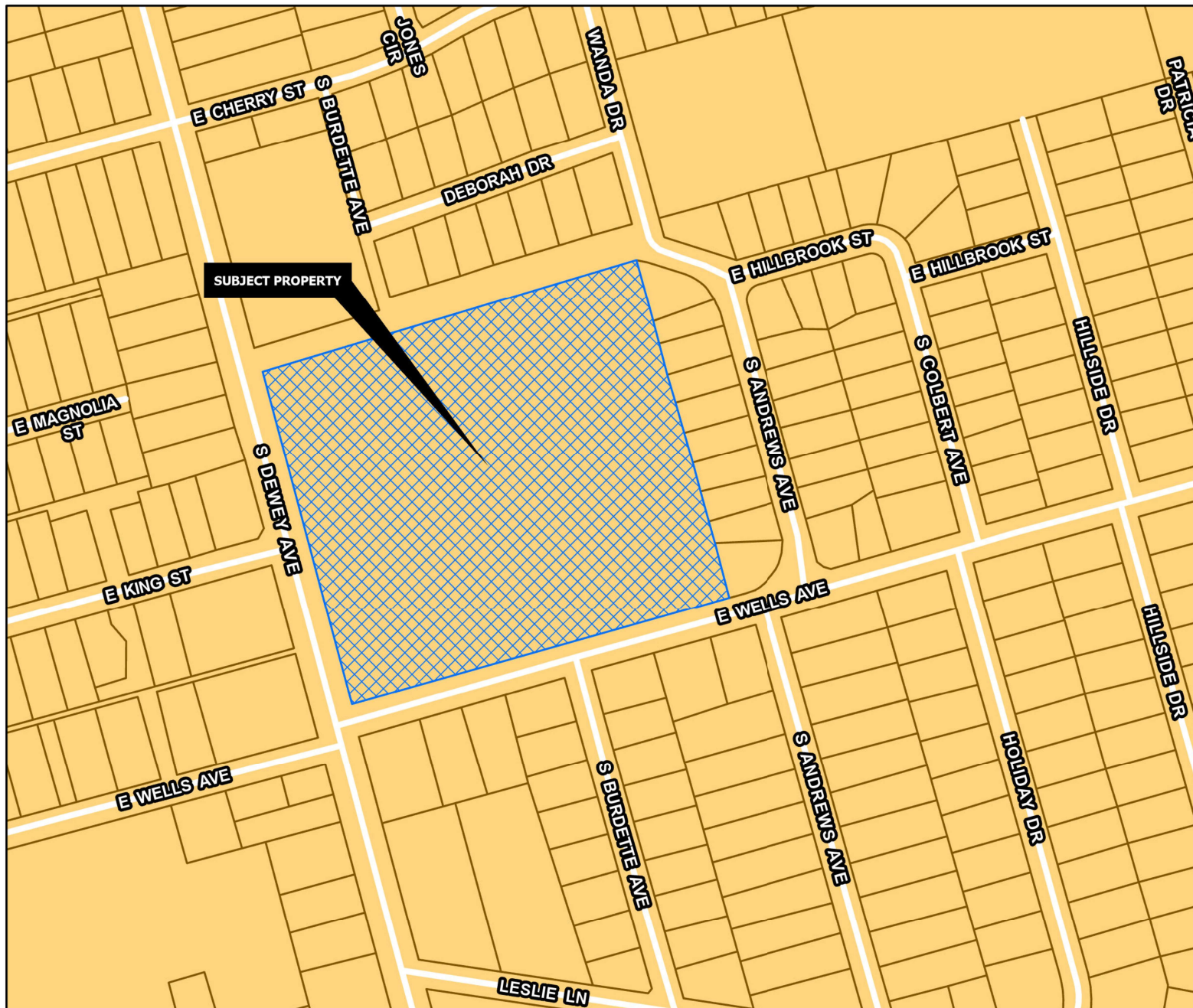
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
521 S DEWEY AVE



Date: 7/9/2025 8:28 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		Planning & Zoning
	City Parkland		Regional Commercial		
	Community Commercial		Suburban Neighborhood		

CITY OF SHERMAN
FUTURE LAND USE MAP
521 S DEWEY AVE



Date: 7/9/2025 8:28 AM



PROJECT NARRATIVE

Replacing the existing monument sign with LED displays to be consistent between the 3 campuses (replacement elementary Crutchfield and new elementary Parker).

Posted Friday, July 11, 2025 - 521 South Dewey Avenue



Revised: 11/20/2024 10:00 AM Crutchfield ES Replacement (Lot 1, Block 1) Final Plat 2024. Calculated final plat date at Jan 18, 2024 4:30 PM by jordan



OWNER
SHERMAN INDEPENDENT SCHOOL DISTRICT
P O Box 1176
Sherman, TX 75051-1176
Grayson County, Texas

SURVEYOR
TEAGUE, NALL & PERKINS, INC.
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPLA Registration No. 10194361
www.tnppinc.com

PROJECT INFORMATION
Project No.: SHI 22041
Date: January 12, 2024
Drawn By: WS
Scale: 1"=100'

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION & CERTIFICATIONS

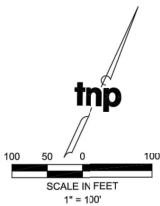
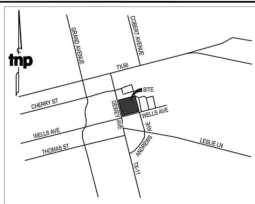
FINAL PLAT CRUTCHFIELD ELEMENTARY SCHOOL

LOT 1, BLOCK 1
429,652 SQUARE FEET
9.863 ACRES

411,142 SQUARE FEET
9.439 ACRES
NET AFTER RIGHT OF WAY DEDICATION

BEING A PORTION OF A CALLED 12.20 ACRE TRACT OF LAND
SITUATED IN THE G.B. PLANT SURVEY ABSTRACT NO. 963
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SHEET 1 OF 2



LEGEND

(C/M) CONTROLLING MONUMENT
CRS-CAPPED IRON ROD FOUND
CRS-CAPPED IRON ROD SET
VOL., VOLUME
PG., PAGE
INST., INSTRUMENT
NO., NUMBER
SQ., SQUARE FEET
AC., ACRES
P.R.G.C.T., PLAT RECORDS GRAYSON COUNTY, TEXAS
D.R.G.C.T., DEED RECORDS GRAYSON COUNTY, TEXAS
O.P.R.G.C.T., OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4302, NAD83/2011 EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.0001007.
- BY GRAPHIC SCALE THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD HAZARD) ACCORDING TO MAP NO. 48191Z0006, DATED SEPTEMBER 1, 2002 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.



OWNER
SHERMAN INDEPENDENT SCHOOL DISTRICT
P O Box 1176
Sherman, TX 75051-1176
Grayson County, Texas

SURVEYOR
TEAGUE, NALL & PERKINS, INC.
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPLA Registration No. 10194361
www.tnppinc.com

PROJECT INFORMATION
Project No.: SHI 22041
Date: January 12, 2024
Drawn By: WS
Scale: 1"=100'

SEE SHEET 1 OF 2 FOR PLAT DRAWING, LINE TABLE & LEGEND

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 9.863 acre tract of land situated in the G.B. Plant Survey, Abstract Number 963, City of Sherman, Grayson County, Texas and being a portion of a called 12.20 acre tract of land described by deed to Sherman Independent School District as recorded in Volume 700, Page 163 of the Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set on the northerly right-of-way of Wells Avenue, a variable width right-of-way, and the westerly line of Crutchfield Addition, an addition to the City of Sherman, Texas as recorded in Volume 1, Page 30 of the Plat Records of Grayson County, Texas, from which the southwest corner of said Crutchfield Addition bears South 15 degrees 41 minutes 03 seconds East, a distance of 11.25 feet, from which a 1/2 inch iron rod with yellow plastic cap found bears North 15 degrees 41 minutes 03 seconds West, a distance of 1.24 feet;

THENCE South 74 degrees 13 minutes 45 seconds West along the northerly right-of-way of said Wells Avenue, a distance of 719.46 feet to a mag nail set for corner in the easterly right-of-way of Dewey Avenue, a variable width right-of-way;

THENCE North 14 degrees 57 minutes 50 seconds West departing the northerly right-of-way of said Wells Avenue and along the easterly right-of-way of said Dewey Avenue, a distance of 585.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the southerly right-of-way of Magnolia Street, a variable width right-of-way;

THENCE North 73 degrees 31 minutes 09 seconds East departing the easterly right-of-way of said Dewey Avenue and along the southerly right-of-way of said Magnolia Street, a distance of 712.04 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner in the easterly line of the aforementioned 12.20 acre tract, same being the westerly line of said Crutchfield Addition;

THENCE South 15 degrees 41 minutes 03 seconds East along the westerly line of said Crutchfield Addition, same being the easterly line of said 12.20 acre tract, a distance of 604.74 feet to the POINT OF BEGINNING containing 429,652 square feet, or 9.863 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT John L. Melton, Registered Professional Land Surveyor, State of Texas, 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.

*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". Release Date: 01/15/2024

John L. Melton, R.P.L.S.
Texas Registration Number 4268
DATE: _____, 2024

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John L. Melton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Commission Expires: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT SHERMAN INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as CRUTCHFIELD ELEMENTARY SCHOOL, an addition to the City of Sherman, Grayson County, Texas being 9.863 acres situated in and being a portion of the G.B. Plant Survey, Abstract Number 963, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all of part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without permission of anyone. This plat is approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas;

SHERMAN INDEPENDENT SCHOOL DISTRICT

BY: _____ Date: _____, 2024.
Authorized Agent

Printed Name _____

Title _____

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

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

Notary Public in and for the State of Texas

Commission Expires: _____

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

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

Chairman _____ Secretary _____

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas _____ Date _____

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of FAIRVIEW ELEMENTARY SCHOOL, an Addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this _____ day of _____, 2024.

City Clerk, City of Sherman, Texas

FINAL PLAT CRUTCHFIELD ELEMENTARY SCHOOL

LOT 1, BLOCK 1
429,652 SQUARE FEET
9.863 ACRES

411,142 SQUARE FEET
9.439 ACRES
NET AFTER RIGHT OF WAY DEDICATION

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SITUATED IN THE G.B. PLANT SURVEY ABSTRACT NO. 963
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SHEET 2 OF 2



VLK|ARCHITECTS

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

CIVIL ENGINEER

Teague, Nall, & Perkins, Inc.
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
Main Phone: 817.336.5773
www.tnppinc.com

LANDSCAPE / IRRIGATION

Teague, Nall, & Perkins, Inc.
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
Main Phone: 817.336.5773
www.tnppinc.com

**THIS SHEET IS
FOR
INFORMATION
ONLY**

ISSUED: JAN 23, 2024

REVISIONS

Revision No.	Revision Date
--------------	---------------

Director	Drawn By
MSW	TNP
Designer	Quality Control
PCV	TNP
Proj. Arch.	
VLK	

PROJECT NO.

23-051.00

SHEET TITLE

FINAL PLAT

SHEET NO.

C21.04

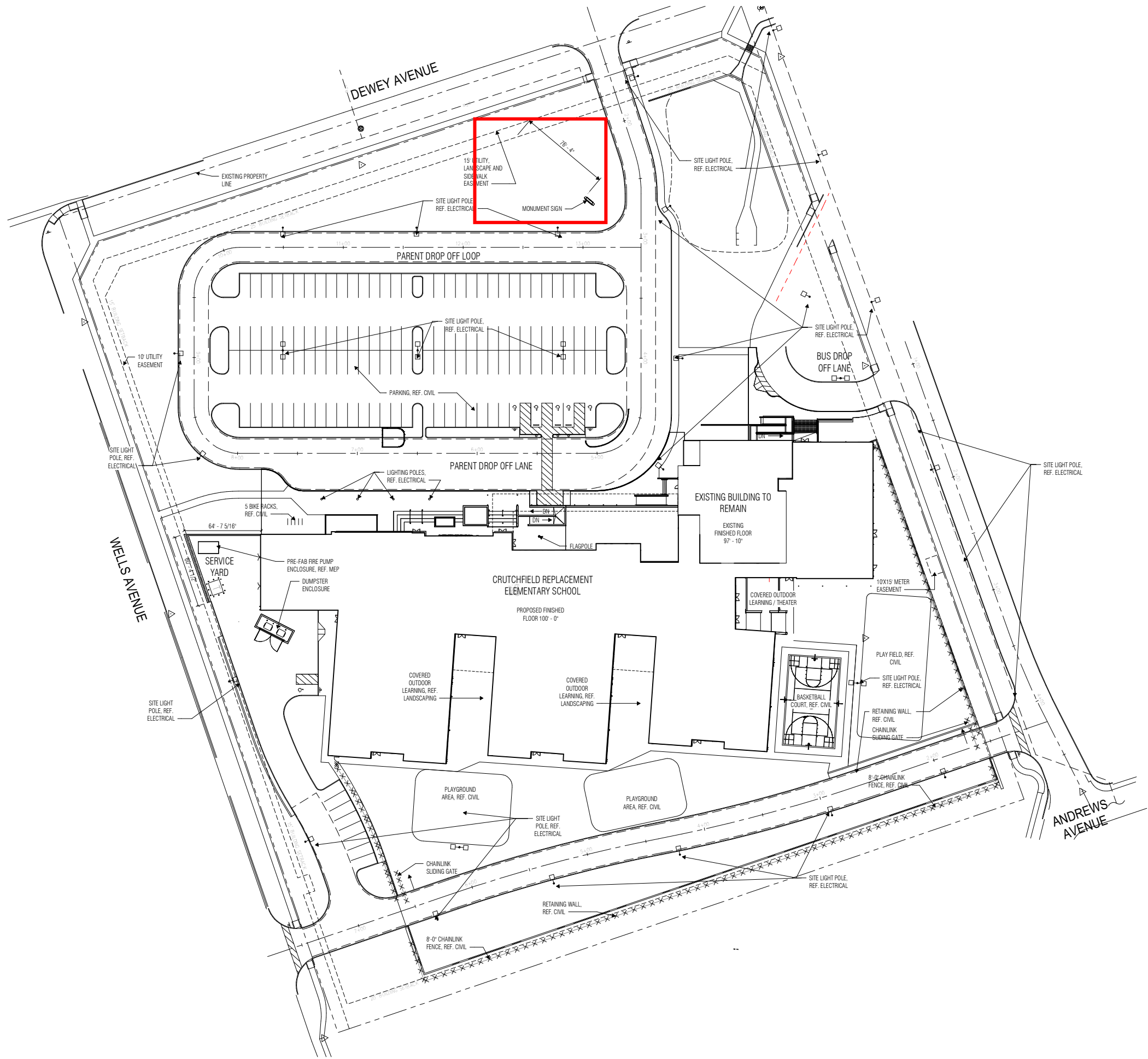
TNP PROJECT NO. VLK23279
TBPELS& ENGR F-230; SURV 1001600, 1001601, 10164361
GBPE: PEF00743; TEAE: BR 2678

Copyright © 2024 VLK ARCHITECTS

Fairview & Crutchfield Replacement ES

VOLUME 2:
CRUTCHFIELD ES

SHERMAN ISD
SHERMAN, TEXAS



1 SITE PLAN
SCALE: 1/32" = 1'-0"

P&Z
SUBMISSION



ISSUED: JANUARY 23, 2024

REVISIONS	
Revision No.	Revision Date
1 PR 002	04-05-2024
2 ASI 005	06-06-2024

Director CS	Drawn By VLK
Designer ET	Quality Control VLK
Proj. Arch. JD	

PROJECT NO.

23-051.00

SHEET TITLE

SITE PLAN

SHEET NO.

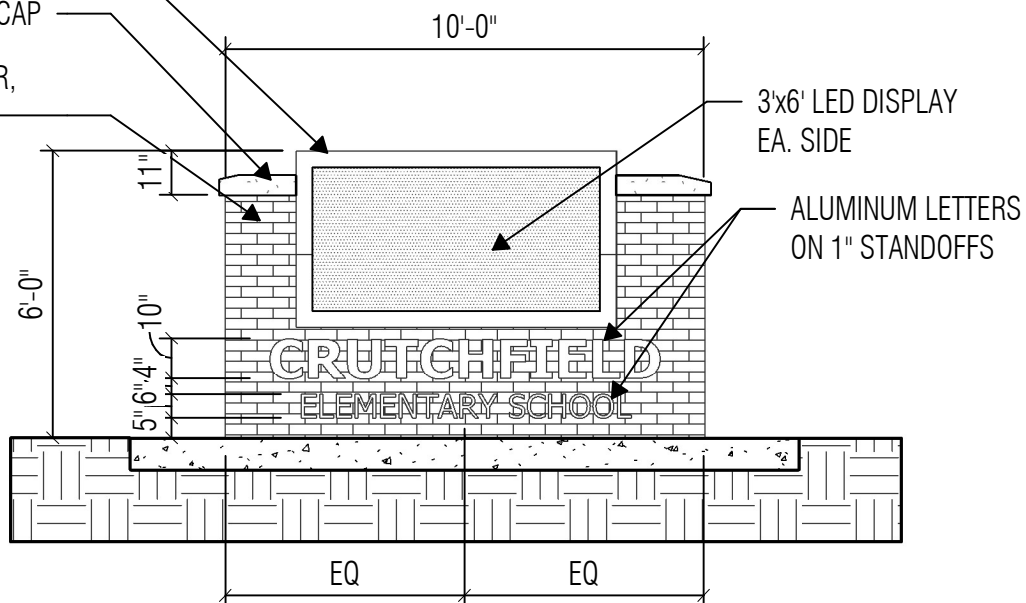
P&Z

PREFINISHED METAL
CABINET AND TRIM

CAST STONE CAP

BRICK VENEER,
TYPE 2C

ELEVATION TYPICAL FOR EACH
SIDE OF SIGN - MIRROR TEXT



1

MONUMENT ELEVATION

SCALE: 1/4" = 1'-0"



06/09/2025



Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

501 WEST TAYLOR STREET (Project No.000084-2025)

The request of Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor) concerning the property located at 501 West Taylor Street, consisting of 9.984 acres, being Lot 1, Block 1, Fairview Elementary School, J.B. McAnair Survey, Abstract No.763, currently zoned R-6 (Single-Family Residential) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.007 to allow a 60-square-foot monument sign in lieu of the allowed 32 square feet in a residential district.

Background:

The property is located at 501 West Taylor Street. The owner is requesting a Variance to allow a 60-square-foot monument sign in lieu of the allowed 32 square feet in a residential district.

The following has been approved for this location:

- 05/20/2025 - Final Plat of Fairview Elementary School Lot 1, Block 1.
- 01/17/2024 - Preliminary Plat of Fairview Elementary School Replacement (Conditionally Approved)
- 01/09/2024 - Public Hearing, Site Plan and Specific Use Permit to allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.

Origination:

Sherman ISD (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, INC. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this variance request.

Attachments:

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

8. Elevations

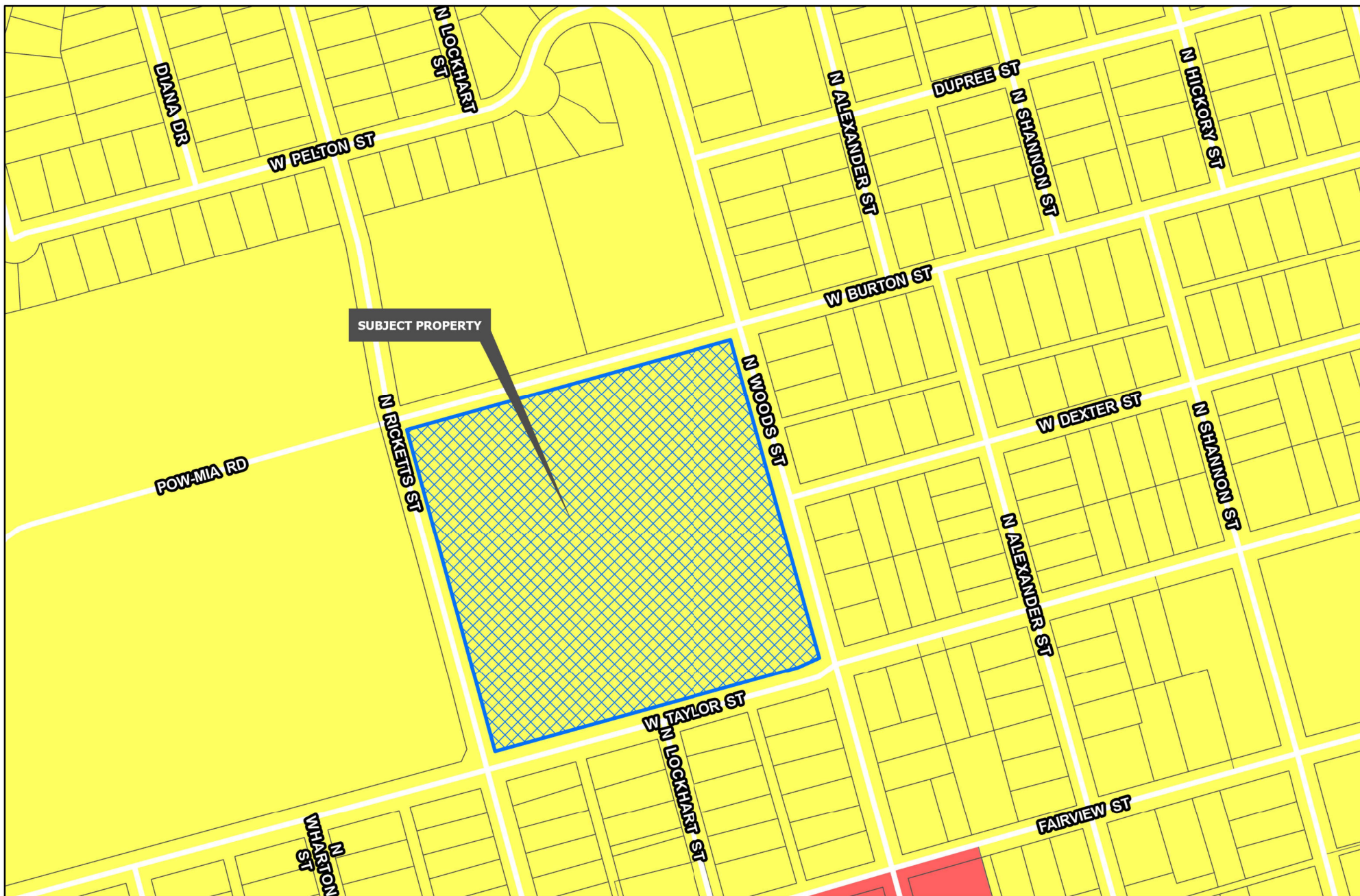


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
501 W TAYLOR ST



Date: 7/9/2025 8:28 AM



Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

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 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

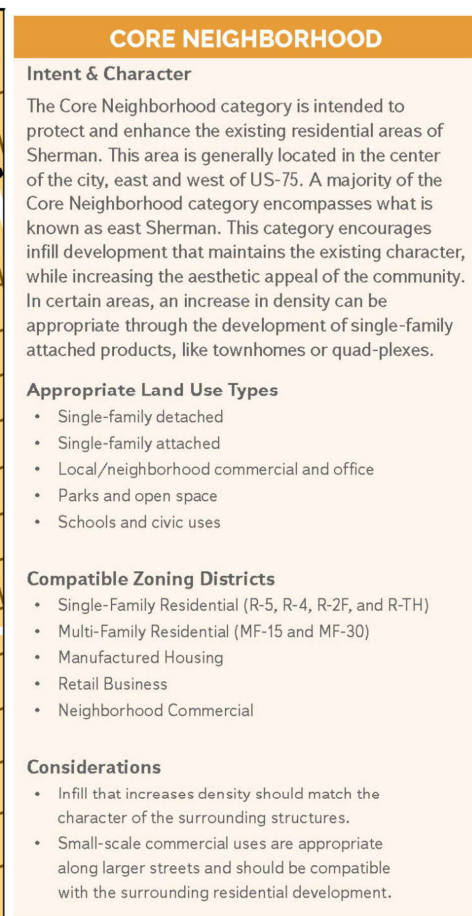
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
501 W TAYLOR ST



Date: 7/9/2025 8:28 AM



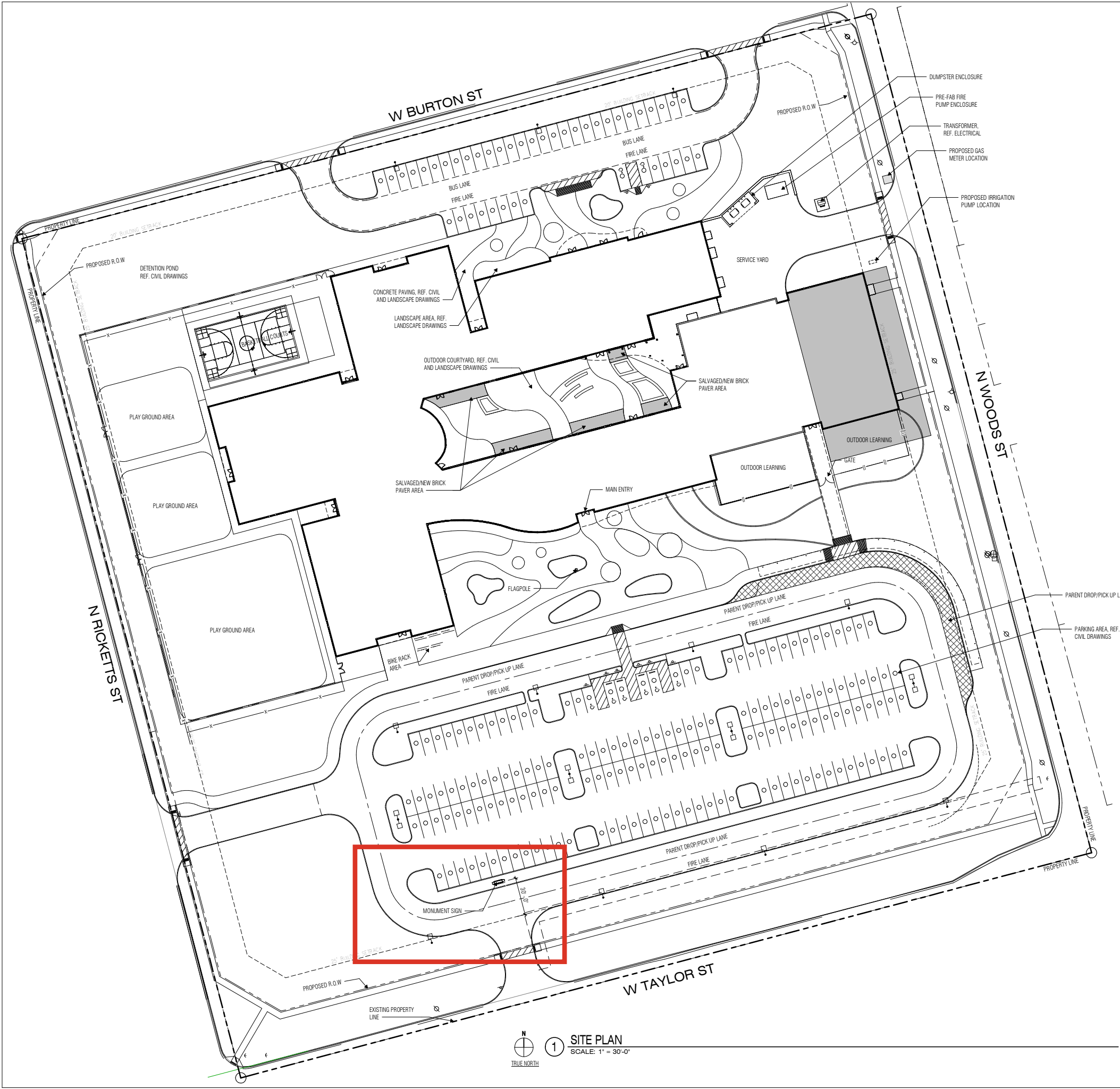
Posted Thursday, July 10, 2025 – 501 West Taylor Street





PROJECT NARRATIVE

Replacing the existing monument sign with LED displays to be consistent between the 3 campuses (replacement elementary Crutchfield and new elementary Parker).



SITE PLAN NOTES

1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the Architect of conflicts or variations prior to commencement of construction.

2. To prevent damage to existing trees and shrubs in proximity to the Work, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.

SITE PLAN LEGEND

---	FIRE LANE (PER CITY STANDARDS)
-x-x-x-	CHAIN LINK FENCE, See Plan for Heights
-x-x-x-	EXISTING CHAIN LINK FENCE, See Plan for Heights
-o-o-o-	WOOD FENCE, See Plan for Heights
-o-o-o-	EXISTING WOOD FENCE, See Plan for Heights
-□-□-□-	ORNAMENTAL FENCE, See Plan for Heights
-□-□-□-	EXISTING ORNAMENTAL FENCE, See Plan for Heights

ARCHITECT

VLK Architects, Inc.
1320 Hemphill Street, Suite 400
Fort Worth, Texas 76104
Main Phone: 817.633.1600
www.vlkarchitects.com

P&Z SUBMISSION

ISSUED: JANUARY 23, 2024

REVISIONS	
Revision No.	Revision Date

Director CWS	Drawn By VLK
Designer AA/ET	Quality Control VLK
Proj. Arch. SR/BP	

PROJECT NO.
23-051.00

SHEET TITLE
SITE PLAN

SHEET NO.

P&Z

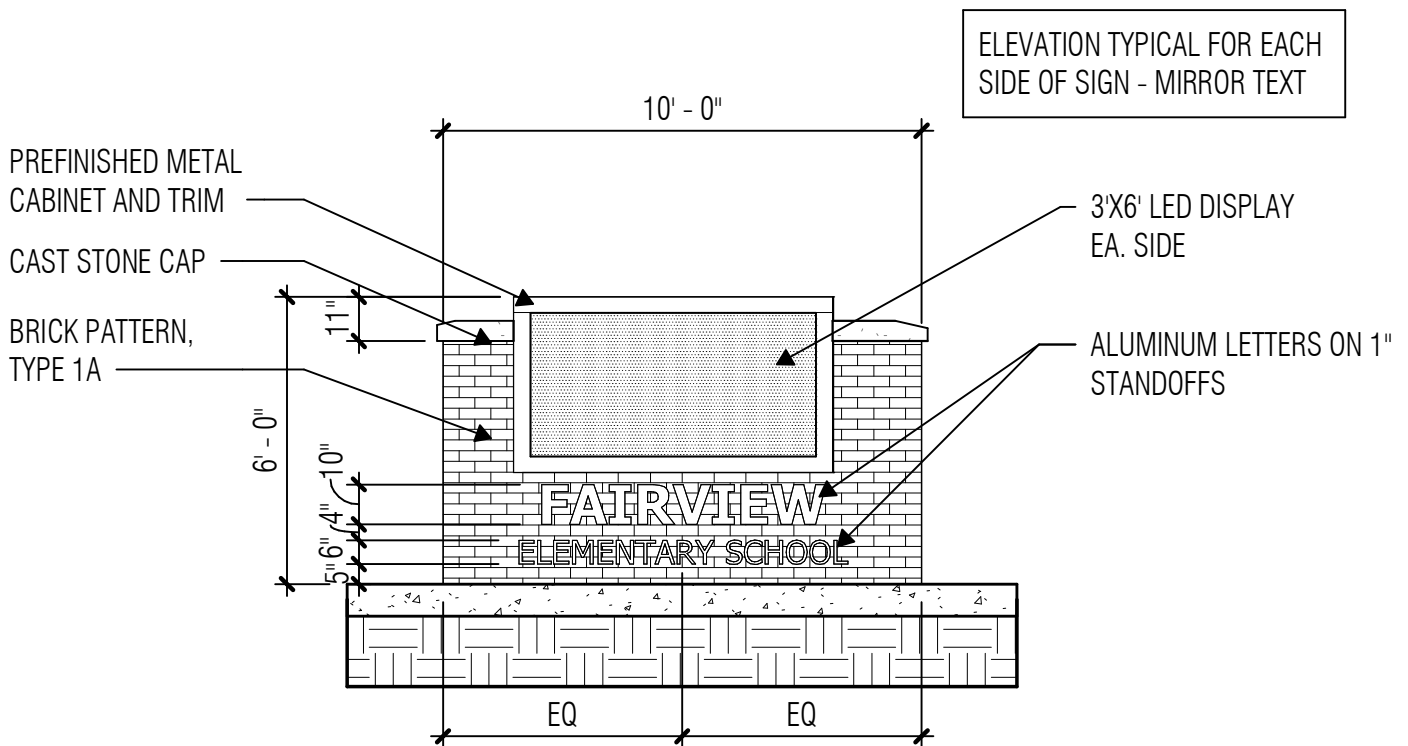
COPYRIGHT © 2025 VLK ARCHITECTS

Fairview & Crutchfield Replacement ES

SHERMAN, TEXAS

VOLUME 1:
FAIRVIEW ES

1 SITE PLAN
SCALE: 1" = 30'-0"



1

MONUMENT ELEVATION

SCALE: 1/4" = 1'-0"



06/09/2025



Planning & Zoning Commission Development Services

Agenda Item No. 21.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

314 WEST CHERRY STREET (Project No. 000087-2025)

The request of Santos, Samuel & Cesar Lopez c/o Samuel Lopez (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 314 West Cherry Street, consisting of 0.169 acres, being a part of the Samuel Blagg Survey, Abstract No.56, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 314 West Cherry Street. The owner is requesting a Zone Change from an MF-30 (Multi-Family Residential) District to an R-5 (Single-Family Residential) District.

Origination:

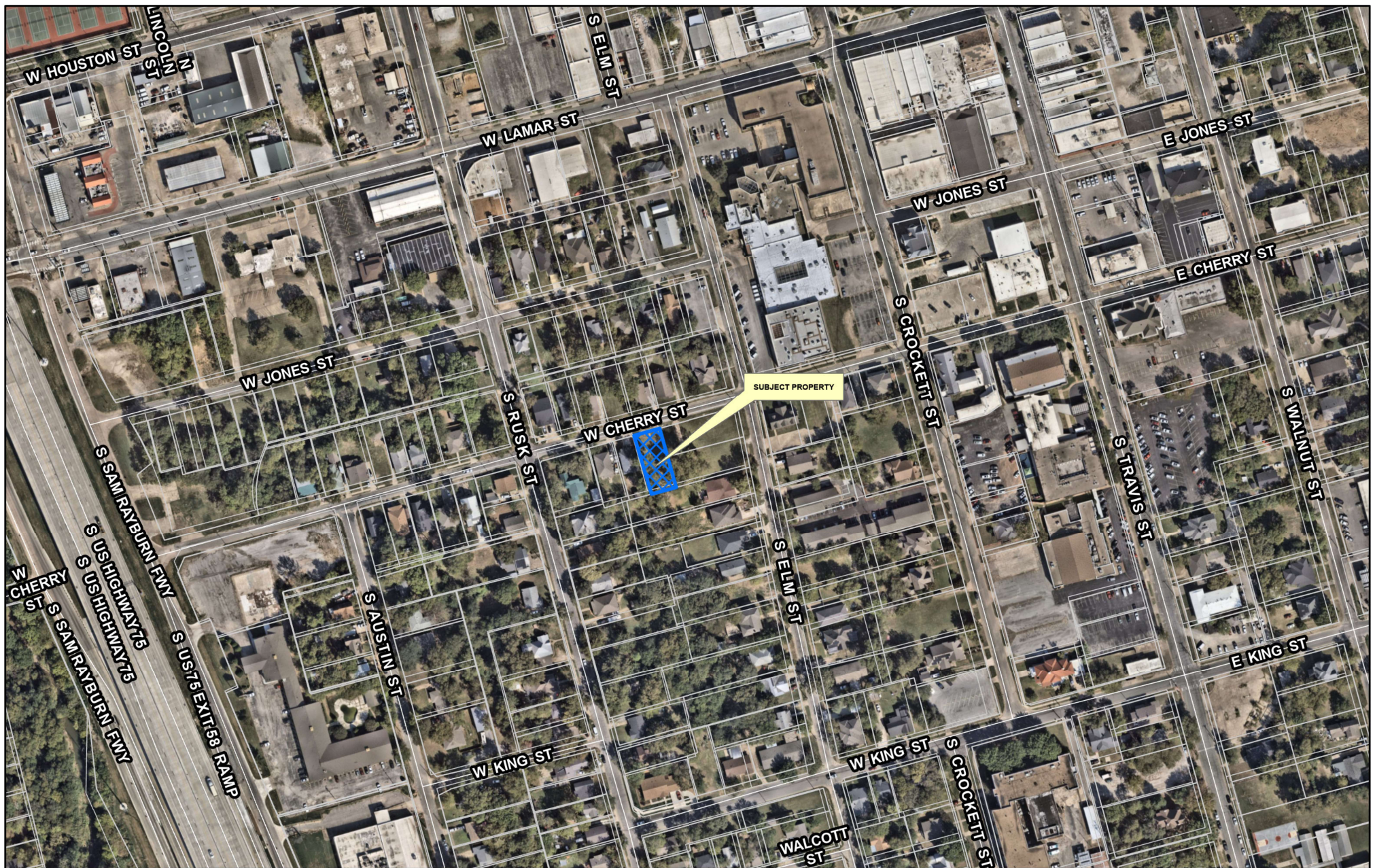
Santos, Samuel & Cesar Lopez c/o Samuel Lopez (Owner), and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends approval of the requested zone change.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary Plat
5. Narrative
6. Site Plan
7. Elevation

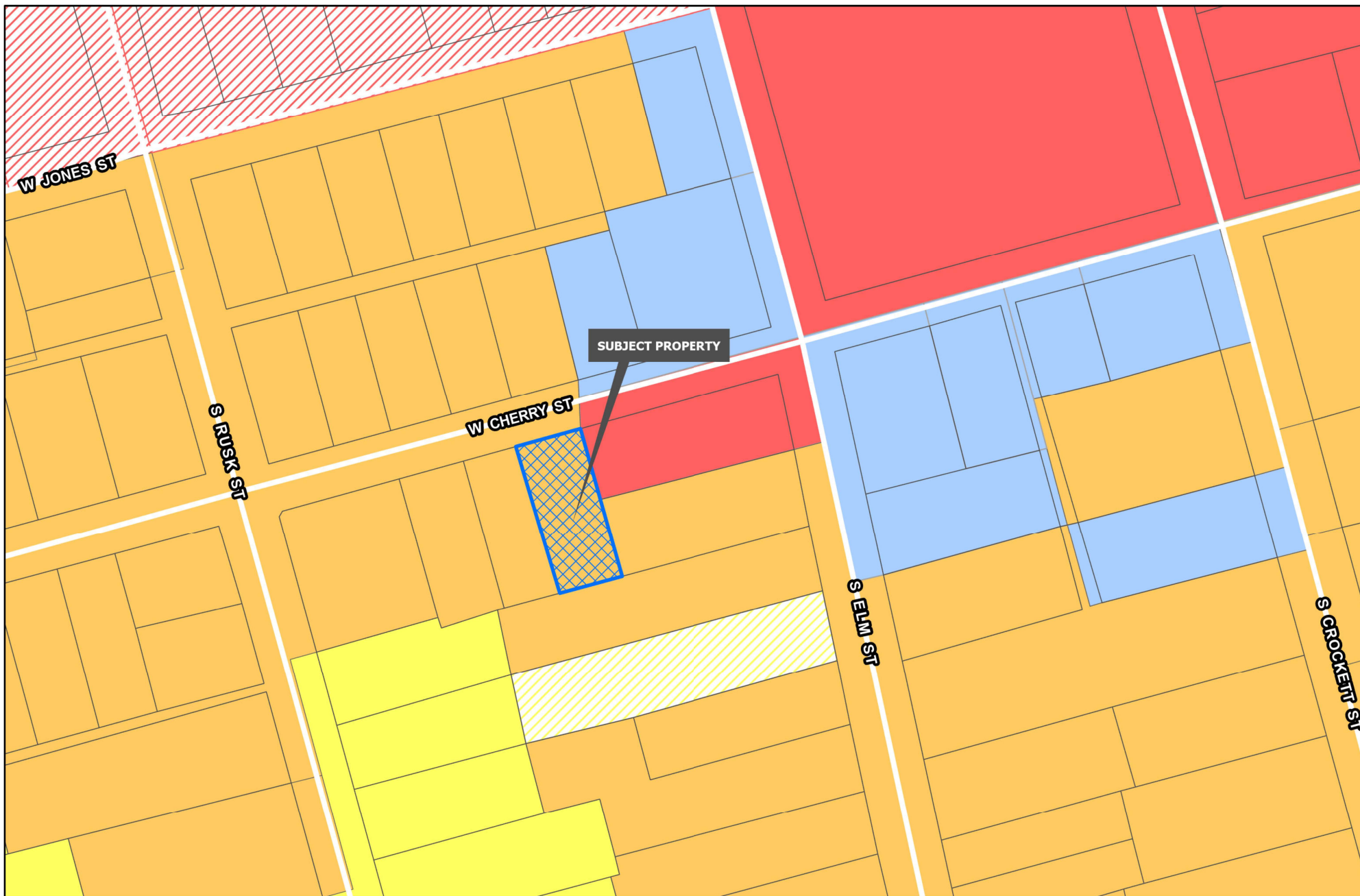


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
314 W CHERRY ST



Date: 7/9/2025 8:28 AM



Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural

 R-E Estate Residential

 R-12 Single Family Residential

 R-6 Single Family Residential

 R-5 Single Family Residential

 R-4 Patio Home Residential

 R-2F Duplex Residential

 R-TH Townhome Residential

 MF-15 Multi-Family Residential

 MF-30 Multi-Family Residential

 MH Manufactured Housing

 C-N Neighborhood Commercial

 C-O Office

 C-1 Retail Business

 C-2 General Commercial

 M-1 Light Manufacturing

 M-1.5 Medium Manufacturing

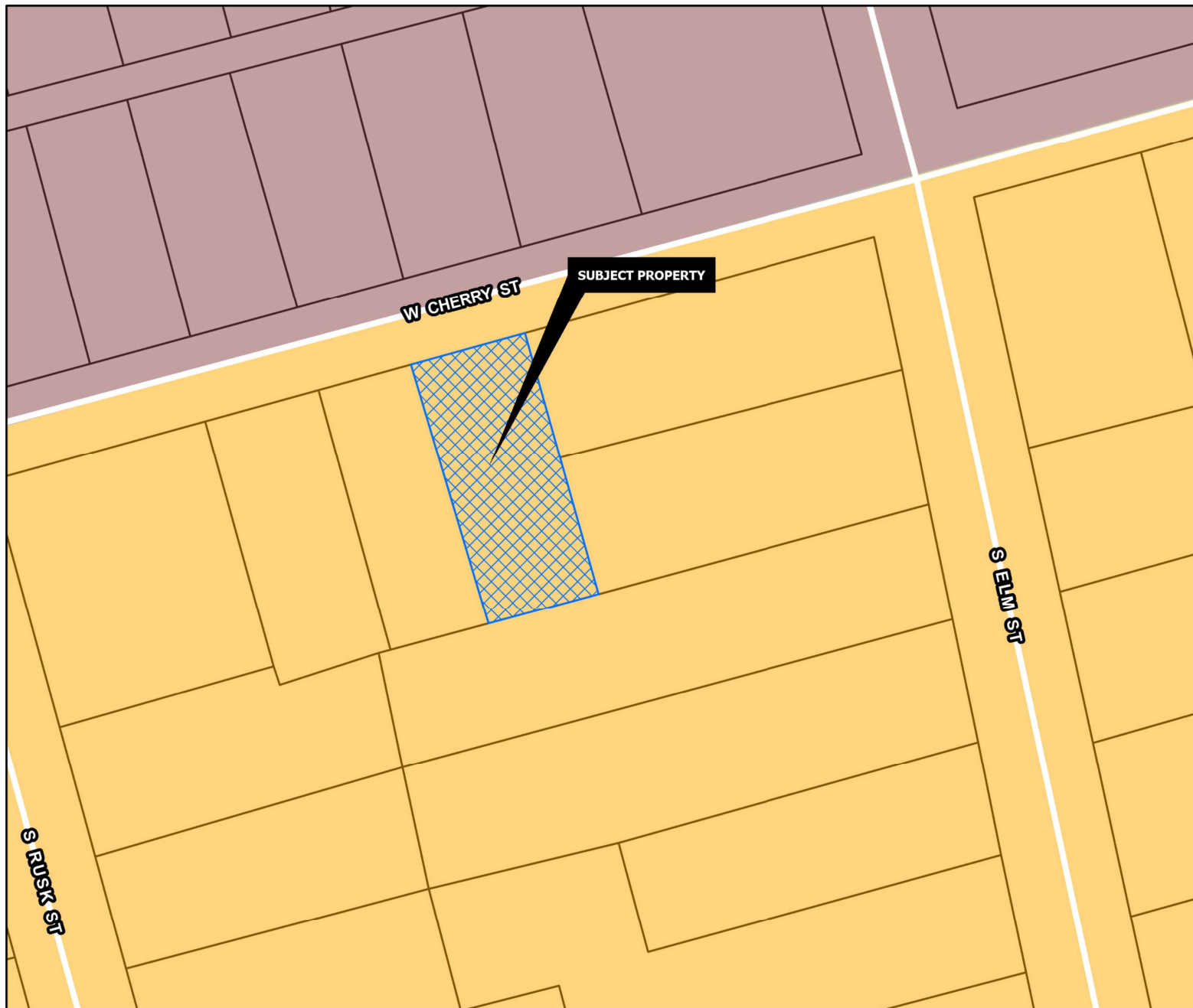
 M-2 Heavy Manufacturing

 PD Planned Development

CITY OF SHERMAN
ZONING MAP
314 W CHERRY ST



Date: 7/9/2025 8:28 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

Airport

City Parkland

Community Commercial

Core Neighborhood

Downtown

Regional Commercial

Suburban Neighborhood

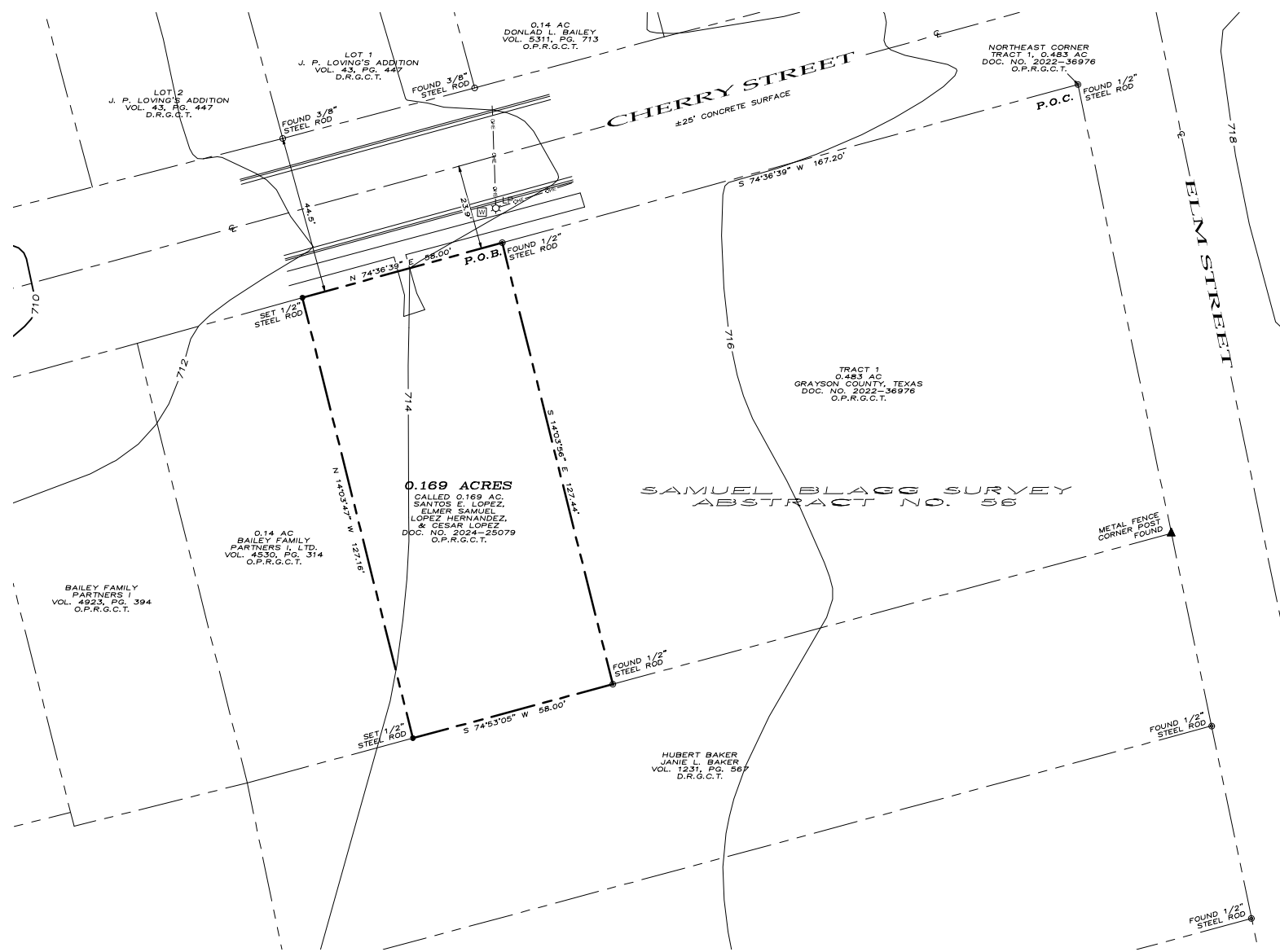
Technology Hub

Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
314 W CHERRY ST



Date: 7/9/2025 8:28 AM



BAILEY FAMILY PARTNERS VOL. 4523, PG. 394 O.P.R.G.C.T.

0.14 AC BAILEY FAMILY PARTNERS, L.P., LTD. VOL. 4530, PG. 314 O.P.R.G.C.T.

LOT 1 J. P. LOVING'S ADDITION VOL. 43, PG. 447 D.R.G.C.T.

FOUND 3/8" STEEL ROD

0.14 AC DONALD L. BAILEY VOL. 5311, PG. 713 O.P.R.G.C.T.

P.O.B. FOUND 1/2" STEEL ROD

NORTHEAST CORNER TRACT 1, 0.483 AC DOC. NO. 2022-36976 O.P.R.G.C.T.

FOUND 1/2" STEEL ROD

TRACT 1, 0.483 AC GRAYSON COUNTY, TEXAS DOC. NO. 2022-36976 O.P.R.G.C.T.

0.169 ACRES CALLED 0.169 AC, SANTOS E. LOPEZ, ELMER SAMUEL LOPEZ HERNANDEZ, & CESAR LOPEZ DDC. NO. 2024-25079 O.P.R.G.C.T.

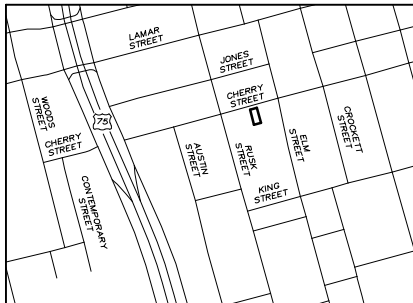
SAMUEL BLAGG SURVEY ABSTRACT NO. 56

HUBERT BAKER JANIE L. BAKER VOL. 1231, PG. 567 D.R.G.C.T.

~ 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 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. 4818TC0290G, effective date September 1, 2022.

LOCATION MAP



(NOT TO SCALE)

LEGEND	
●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
○	3/8" STEEL ROD FOUND
▲	METAL FENCE CORNER POST
—	CENTERLINE OF ROAD
—	P.O.B. POINT OF BEGINNING
—	P.O.C. POINT OF COMMENCEMENT
---	BOUNDARY LINE
---	PROPERTY LINE

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

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

OWNERS/DEVELOPER
SANTOS E. LOPEZ
ELMER SAMUEL LOPEZ HERNANDEZ
CESAR LOPEZ
525 S. MONTGOMERY STREET
SHERMAN, TX 75090

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being a retracement survey of that tract of land, known as Tract Ten, conveyed to NRG Investments LLC as recorded in Document Number 2024-6543, Official Public Records, Grayson County, Texas, and being that same 0.169 acre tract of land conveyed to Santos E. Lopez, Elmer Samuel Lopez Hernandez and Cesar Lopez as recorded in Document Number 2024-25079, said Official Public Records, and being described by metes and bounds as follows:

Commencing at a 1/2" steel rod found for the northeast corner of that 0.483 acre tract, known as Tract 1, conveyed to Grayson County, Texas, as recorded in Document Number 2022-36976, said point also being at the intersection of the southerly Right-of-Way line of Cherry Street and the westerly Right-of-Way line of Elm Street;

Thence South 74°36'39" West, with the northerly line of said Tract 1, and with the southerly Right-of-Way line of said Cherry Street, a distance of 167.20 feet to a 1/2" steel rod set for the northeast corner of said Tract Ten, common to the northwest corner of said Tract 1, said point also being the True Point of Beginning;

Thence South 14°03'56" East, with the easterly line of said Tract Ten, and with the westerly line of said Tract 1, a distance of 127.44 feet 1/2" steel rod set for the southeast corner of said Tract Ten, common to the southwest corner of said Tract 1, said point also being in the northerly line of that tract of land conveyed to Hubert Baker and Janie L. Baker as recorded in Volume 1231, Page 567, Deed Records, Grayson County, Texas;

Thence South 74°53'05" West, with the southerly line of said Tract Ten, and with the northerly line of said Baker Tract, a distance of 58.00 feet to a 1/2" steel rod set for the southwest corner of said Tract Ten, common to the southeast corner of that 0.14 acre tract of land conveyed to Bailey Family Partners I, LTD., as recorded in Volume 4530, Page 314, said Official Public Records, said point also being in the northerly line of said Baker Tract;

Thence North 14°03'47" West, with the westerly line of said Tract Ten, and with the easterly line of said 0.14 acre tract, a distance of 127.16 feet to a 1/2" steel rod set for the northwest corner of said Tract Ten, common to the northeast corner of said 0.14 acre tract, said point also being in the southerly Right-of-Way line of said Cherry Street;

Thence North 74°36'39" East, with the northerly line of said Tract Ten, and with the southerly Right-of-Way line of said Cherry Street, a distance of 58.00 feet to the Point of Beginning and containing 0.169 acres of land, more or less.

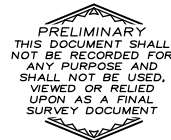
SURVEYOR'S CERTIFICATION

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



AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SANTOS E. LOPEZ, ELMER SAMUEL LOPEZ HERNANDEZ AND CESAR LOPEZ, 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 LOPEZ ON CHERRY STREET 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 LOPEZ ON CHERRY STREET 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: SANTOS E. LOPEZ

BY: _____

EXECUTED THIS _____ DAY OF _____, 2025.

BY: ELMER SAMUEL LOPEZ HERNANDEZ

BY: _____

EXECUTED THIS _____ DAY OF _____, 2025.

BY: CESAR LOPEZ

BY: _____

OWNER'S CERTIFICATE OF DEDICATION

THAT SANTOS E. LOPEZ, ELMER SAMUEL LOPEZ HERNANDEZ AND CESAR LOPEZ, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as LOPEZ ON CHERRY STREET ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.169 acres situated in and being a portion of the SAMUEL BLAGG Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

SANTOS E. LOPEZ

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

ELMER SAMUEL LOPEZ HERNANDEZ

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

CESAR LOPEZ

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 SANTOS E. LOPEZ, 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 ELMER SAMUEL LOPEZ HERNANDEZ, 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 ELMER CESAR LOPEZ, 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: _____

ACCEPTANCE

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

Chairman

Secretary

PRELIMINARY PLAT
LOPEZ ON
CHERRY STREET
ADDITION

Being a part of the Samuel Blagg Survey, Abstract Number 56. Being in the City of Sherman, Grayson County, Texas. Containing 0.169 acres of land

06-03-2025

314 W Cherry Sherman TX

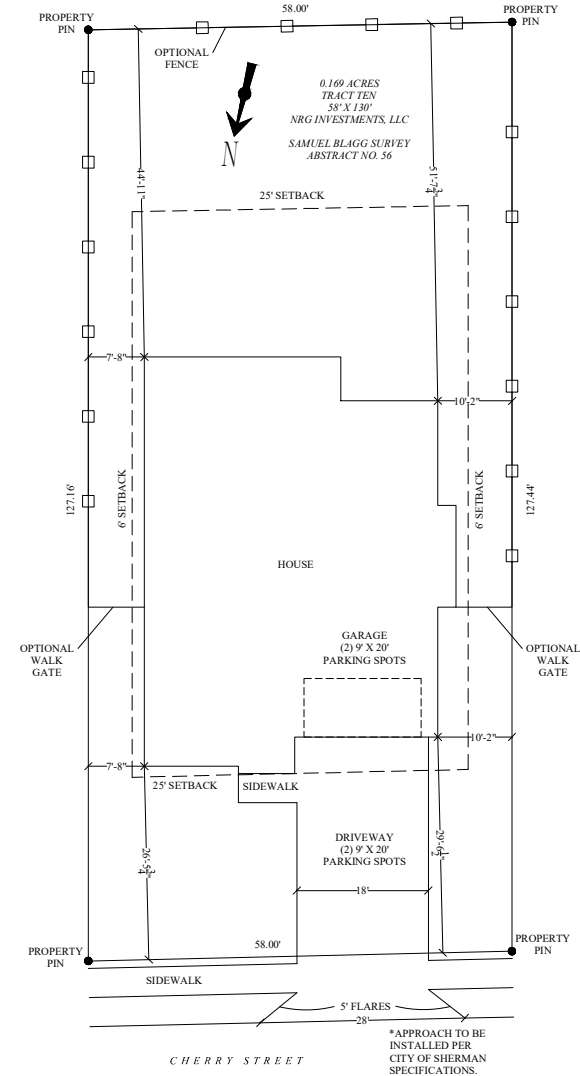
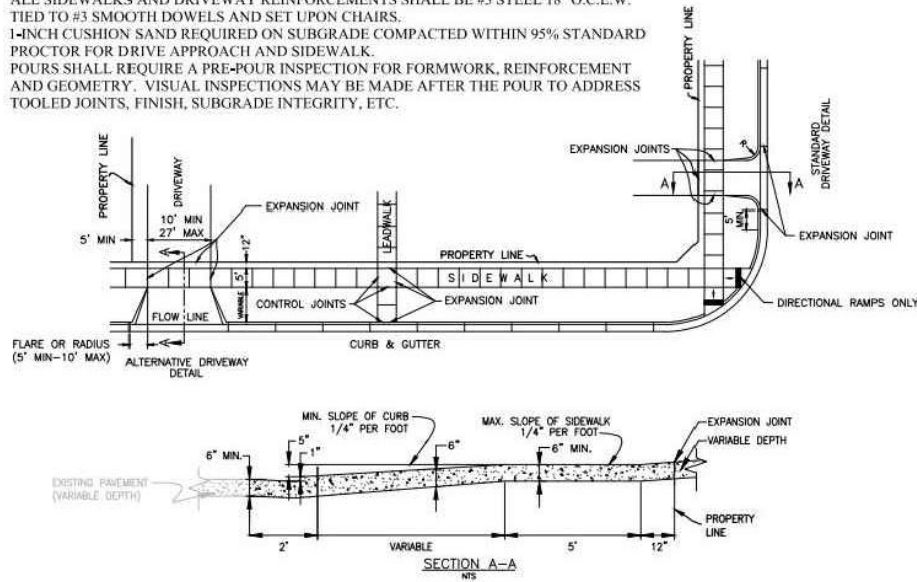
The proposed project involves the construction of a single-family residence on a parcel currently zoned MF-30. The single-family home will meet all applicable building codes and design standards for the R-6 zoning district. Approval of the rezoning will allow the property owner to make appropriate use of the land in accordance with its intended residential purpose.

GENERAL NOTES:

1. SIDEWALKS ARE REQUIRED PER CITY ORDINANCE NO. 5356.
2. CONSTRUCTION OF NEW SIDEWALKS SHALL BE DOWELED INTO EXISTING SIDEWALKS.
3. DRIVE APPROACHES SHALL BE DOWELED INTO EXISTING PAVEMENT.
4. WHEN REMOVING EXISTING CURB AND GUTTER, SAWCUTTING IS REQUIRED.
5. GRADE LOT 1/4" PER FT FROM BACK OF CURB TO PROPERTY LINE IN NEW SUB-DIVISIONS.

CONSTRUCTION NOTES:

1. RADIUS MARKED R- 5' MIN- 10' MAX
2. EXPANSION JOINTS - 3/4" REDWOOD OR 1/2" ASPHALT BOARD.
3. ALL SIDEWALKS AND DRIVEWAY REINFORCEMENTS SHALL BE #3 STEEL 18" O.C.E.W. TIED TO #3 SMOOTH DOWELS AND SET UPON CHAIRS.
4. 1-INCH CUSHION SAND REQUIRED ON SUBGRADE COMPACTED WITHIN 95% STANDARD PROCTOR FOR DRIVE APPROACH AND SIDEWALK.
5. POURS SHALL REQUIRE A PRE-POUR INSPECTION FOR FORMWORK, REINFORCEMENT AND GEOMETRY. VISUAL INSPECTIONS MAY BE MADE AFTER THE POUR TO ADDRESS TOOLED JOINTS, FINISH, SUBGRADE INTEGRITY, ETC.



LOPEZ HOUSE PLAN

314 W. CHERRY STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
02/07/25

SHEET
SITE

SCALE
1/8" = 1'

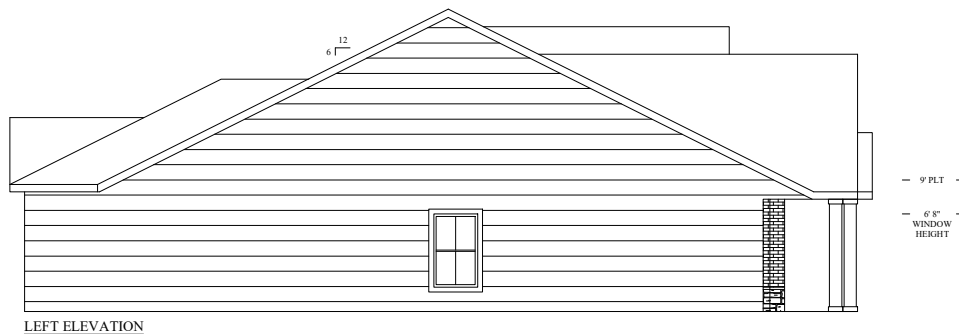
SITE PLAN



- NOTES:**
- OWNER & CONTRACTOR TO REVIEW AND APPROVE ALL PLANS PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY AND SPECIFY ALL MATERIALS USED FOR CONSTRUCTION.
 - CONTRACTOR AND MATERIAL SUPPLIER'S ENGINEER TO EITHER CONFIRM ALL SIZING IS ADEQUATE TO ACCOMMODATE THEIR MATERIAL LOADS AND SPANS, OR CONSULT A STRUCTURAL ENGINEER. CONTRACTOR AND SUPPLIER MUST CONTACT DESIGNER IF THEY NEED TO MAKE ANY CHANGES. DESIGNER IS NOT RESPONSIBLE FOR ANY MATERIAL RELATED ISSUES.
 - BLOCK ALL BATHROOMS FOR FUTURE GRAB BARS.
 - HOUSE TO BE BUILT BY DIMENSIONS WITH LINES, NOT BY DIMENSIONS ON ROOM LABELS.
 - HOUSE TO BE BUILT PER 2021 IRC CODES.
 - IF A DOOR OR WINDOW IS NOT DIMENSIONED, IT IS EITHER 6" OFF A WALL OR CENTERED IN A WALL.
 - ALL WALLS ARE 2X4, UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE
HEATED: 1463
FRONT PORCH: 139
BACK PORCH: 98
HEATED GARAGE: 434
TOTAL: 2134

PLAN DESIGNER:
D2L DESIGNS, LLC
D2LDESIGNS@YAHOO.COM
903.267.1284



ELEVATION PLAN

LOPEZ HOUSE PLAN

314 W. CHERRY STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
02/07/25
SHEET
ELEVATION
SCALE
1/4" = 1'



Planning & Zoning Commission Development Services

Agenda Item No. 22.

Meeting Date: 7/22/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

801 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 000086-2025)

The request of Pradeep Singla, SBD Investments, LLC (Owner), Elliott Bogart (Applicant) and Traverse Land Surveying LLC (Surveyor) concerning the property located at 801 East FM 1417(Vietnam Veterans Parkway), consisting of 1.102 acres, being Lot 2, Block 8, Constitution Village, Preston Kitchen Survey, Abstract No. 667, currently zoned C-1 (Retail Business) District/FM Highway 1417 Overlay District, as follows:

Board of Adjustment

1. Public Hearing and Variance under Section 14.03.002 to allow a 25' rear setback in lieu of the required 40'
2. Public Hearing and Variance under Section 14.04.003 to allow 38 parking spaces in lieu of the required 42 spaces.

Planning and Zoning Commission

3. Site Plan for Retail/Restaurant.

Background:

The property is located at 801 Vietnam Veterans Parkway. The owner is requesting Variances for a rear set back to the existing structure and parking spaces. The owner is also requesting a Site Plan for Retail/Restaurant.

The following has been approved for this location:

- 09/21/2021 - Public Hearing and Zone Change from an R-1 (Single Family Residential) District to a C-1 (Retail Business) District.

Origination:

Pradeep Singla, SBD Investments, LLC (Owner), Elliott Bogart (Applicant) and Traverse Land Surveying LLC (Surveyor)

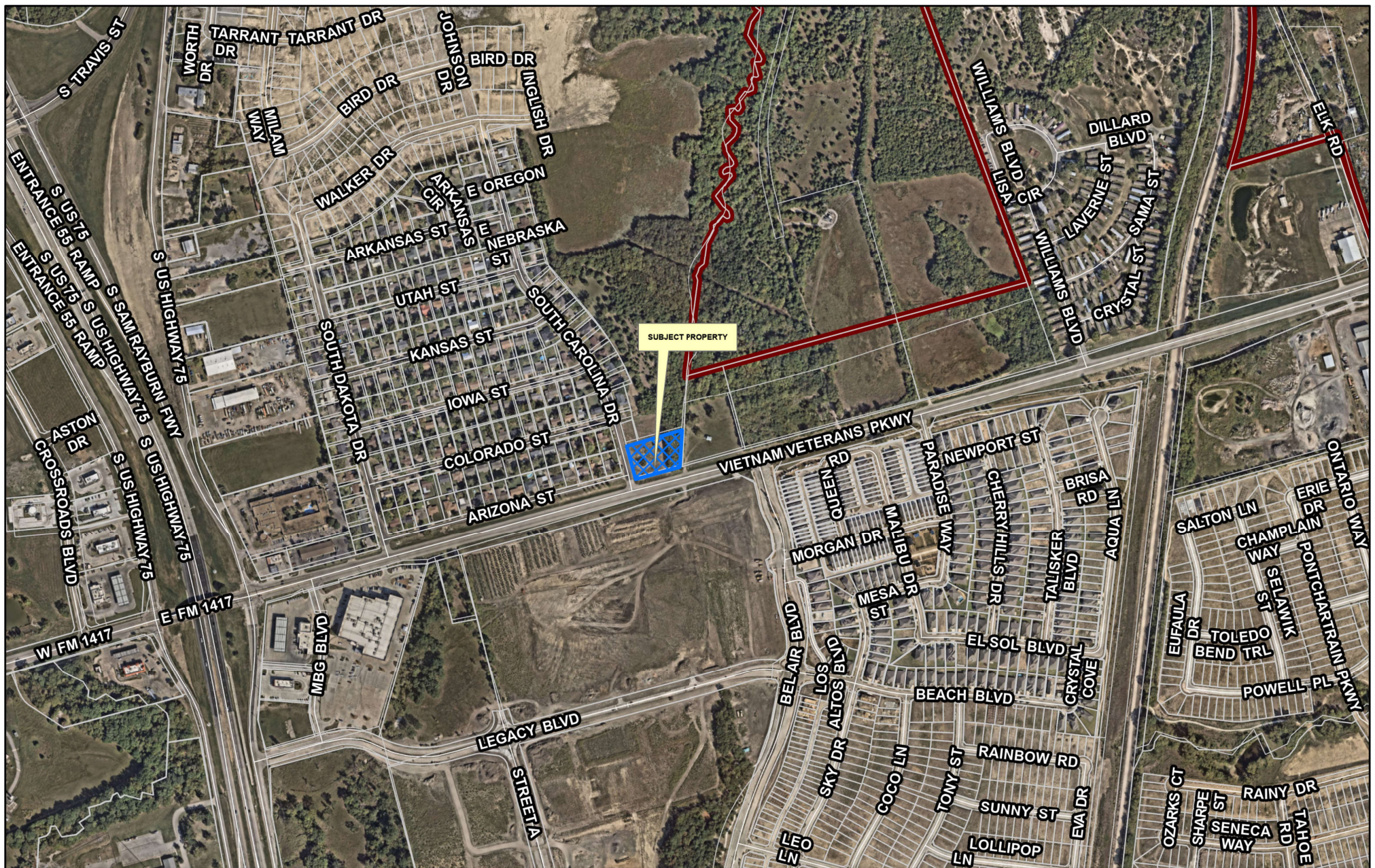
Staff Recommendation:

Staff does not recommend approval of the variances or the site plan.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Narrative

5. Survey
6. Property Notification Sign
7. Site Plan
8. Elevation
9. Landscape Plan

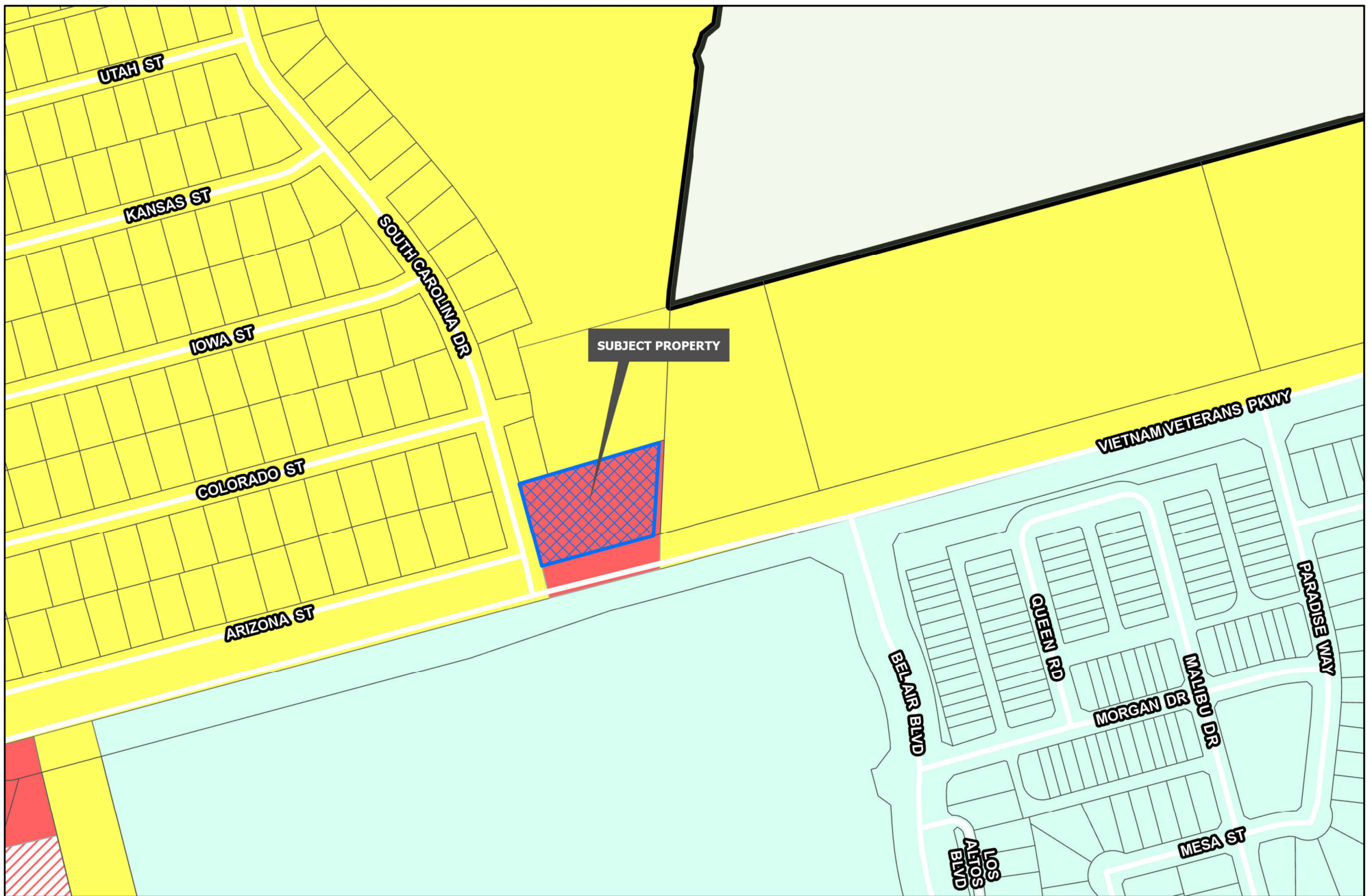


City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
801 E FM 1417
(VIETNAM VETERANS PKWY)



Date: 7/9/2025 8:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services
Department

 Planning & Zoning

 R-A Residential Agricultural
 R-E Estate Residential
 R-12 Single Family Residential
 R-6 Single Family Residential
 R-5 Single Family Residential

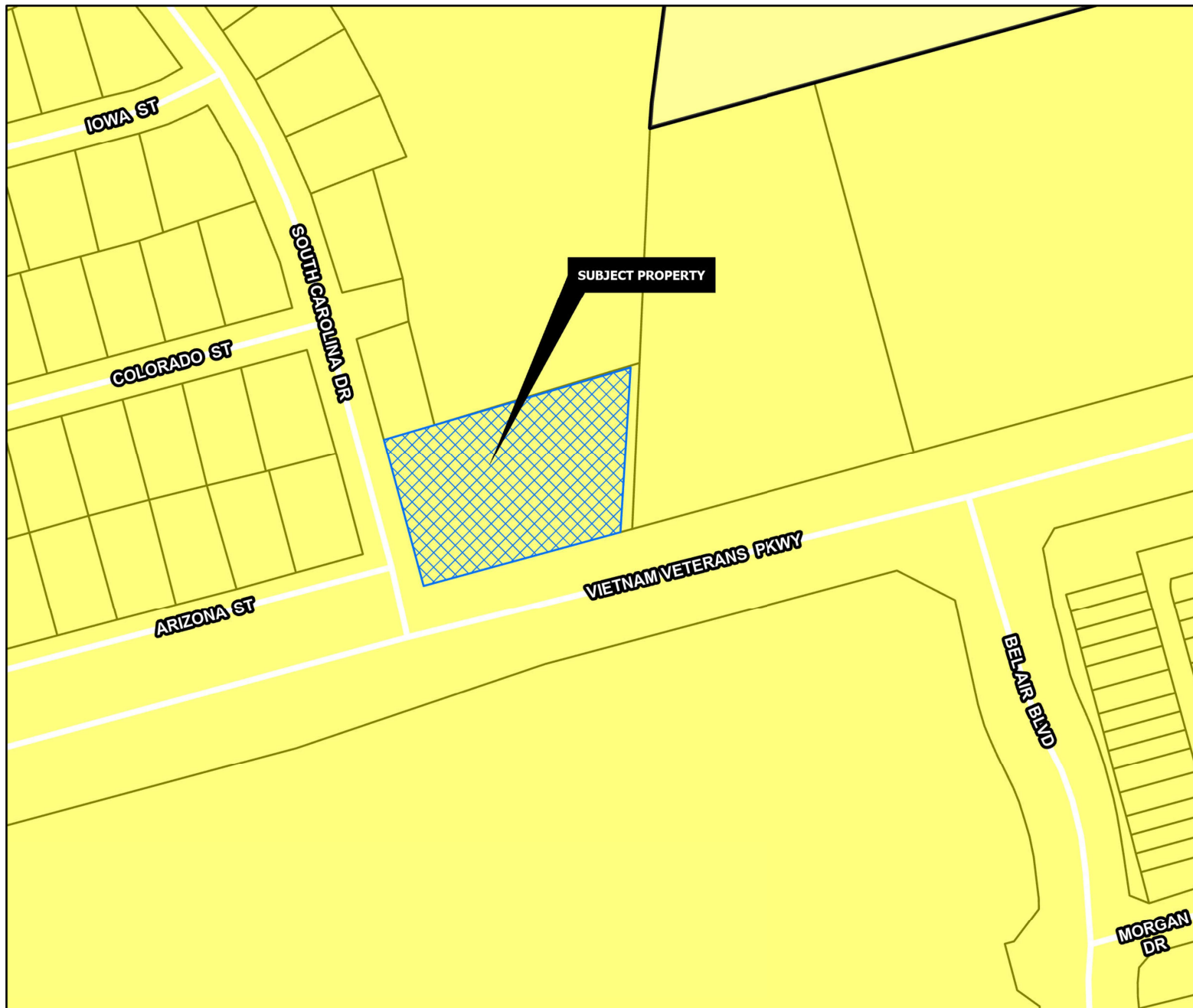
 R-4 Patio Home Residential
 R-2F Duplex Residential
 R-TH Townhome Residential
 MF-15 Multi-Family Residential
 MF-30 Multi-Family Residential
 MH Manufactured Housing
 C-N Neighborhood Commercial

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

CITY OF SHERMAN
ZONING MAP
801 E FM 1417
(VIETNAM VETERANS PKWY)



Date: 7/9/2025 8:28 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	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

CITY OF SHERMAN
FUTURE LAND USE MAP
801 E FM 1417
(VIETNAM VETERANS PKWY)



Date: 7/9/2025 8:28 AM



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

June 11, 2025

Attn: City of Sherman – Planning and Zoning Department
220 W Mulberry St.
Sherman, TX 75090

Ref: Variances for South Carolina Retail at the Northeast Corner of South Carolina Drive and FM 1417

To Whom it May Concern,

This letter is to inform the city of Sherman of the requested variances for the above-referenced site development application. This site is approximately 1.10 acres located at the northeast corner of South Carolina Drive and FM 1417 in Sherman, Texas. The proposed development includes an 8,650 square foot building with a mixture of retail and restaurant uses and a drive through.

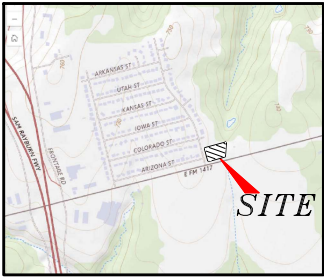
The first variance being requested is for a reduction in the building setback on the north side of the site. The current required building setback on the north side is 40 feet due to the adjacent land being zoned residential. We would like to request a reduction from 40 feet to 25 feet to provide more usable space on the site. Not only are the 40-foot building setbacks on all sides of this small 1.10-acre site incredibly restrictive for this lot, but the proposed subdivision to the north that is responsible for developing the land directly adjacent to the north of this lot has no plans to develop said portion of land, even though the residential subdivision is fully planned out.

The second variance being requested is for a reduction in parking requirements for this site plan. The current breakdown of retail uses to restaurant uses results in a parking requirement of 42 spaces. The current site plan can only provide a maximum of 38 spaces. We believe that this 9.5% reduction in parking is small enough to justify due to the previously mentioned restrictive setbacks on the site. Furthermore, the presence of a drive-through implies a slightly reduced parking demand for some restaurant square footage, since a percentage of travelers to the site will use the drive-through and leave without parking.

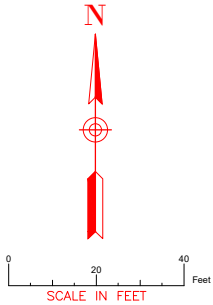
Thank you for your time and please do not hesitate to reach out with any questions or concerns.

Sincerely,

Elliott Bogart, EIT
Project Manager
Triangle Engineering, LLC
1782 W. McDermott Dr.
Allen, TX 75013
(469) 331-8566 ext. 122
elliott@triangle-engr.com



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Altimera RTK Network and adjusted to surface using a surface scale factor of 1.00012.

LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
---	OVERHEAD ELECTRIC LINE
---	SET OR FOUND MONUMENT (AS NOTED)
---	GAS METER
---	GAS VALVE
---	UNDERGROUND GAS SIGN
---	UNDERGROUND GAS MARKER
---	UNDERGROUND CABLE SIGN
---	UNDERGROUND WATER MARKER
---	UNDERGROUND CABLE TV VAULT
---	PROPANE TANK
---	TELEPHONE PEDESTAL
---	ELECTRIC PEDESTAL
---	AIR CONDITIONING
---	WATER METER
---	WATER VALVE
---	WATER MAIN HOLE
---	CLEANOUT
---	BOLLARD
---	FIRE HYDRANT
---	SANITARY SEWER MAN HOLE
---	STORM MAN HOLE
---	ELECTRIC METER
---	ELECTRIC VAULT
---	TRANSFORMER
---	POWER POLE
---	OUT ANCHOR
---	LIGHT POLE
---	IRRIGATION CONTROL VALVE
---	CABLE VAULT
---	TRAFFIC SIGNAL VAULT
---	TRAFFIC SIGNAL LIGHT
---	TRAFFIC SIGN
---	LIGHT POLE
---	FLAG POLE
---	MAIL BOX
---	BENCH MARK
---	CONTROL MONUMENT
---	UTILITY EASEMENT
---	BUILDING LINE
---	VOLUME, PAGE
---	CAD, P.S. CARNET, PAGE
---	DOC. NO. DOCUMENT NUMBER
---	OFFICIAL PUBLIC RECORDS
---	GRAYSON COUNTY, TEXAS
---	D.R.D.G.T. DEED RECORDS
---	GRAYSON COUNTY, TEXAS
---	P.R.D.G.T. PLAT RECORDS
---	GRAYSON COUNTY, TEXAS

BENCHMARK NOTES

The Benchmarks and elevations shown are based on the North American Vertical Datum 1988 (NAVD88) by using GPS observations in conjunction with the Altimera RTK Network.

City of Sherman Observed Benchmarks:
Station Name: "BM 1-107"
Elevation = 787.66'

Station Name: "BM 1-108"
Elevation = 681.13'

Other Observed Benchmarks:

Benchmark No. 1
Box cut with "X" on a concrete headwall at the Northwest corner of E. FM 1417 & S. Carolina Dr.
Elevation = 727.64'

Benchmark No. 2
Box cut with "X" on the top back of concrete curb at the Northeast corner of S. Carolina Dr. & Colorado St.
Elevation = 731.70'

DIGTESS NOTE

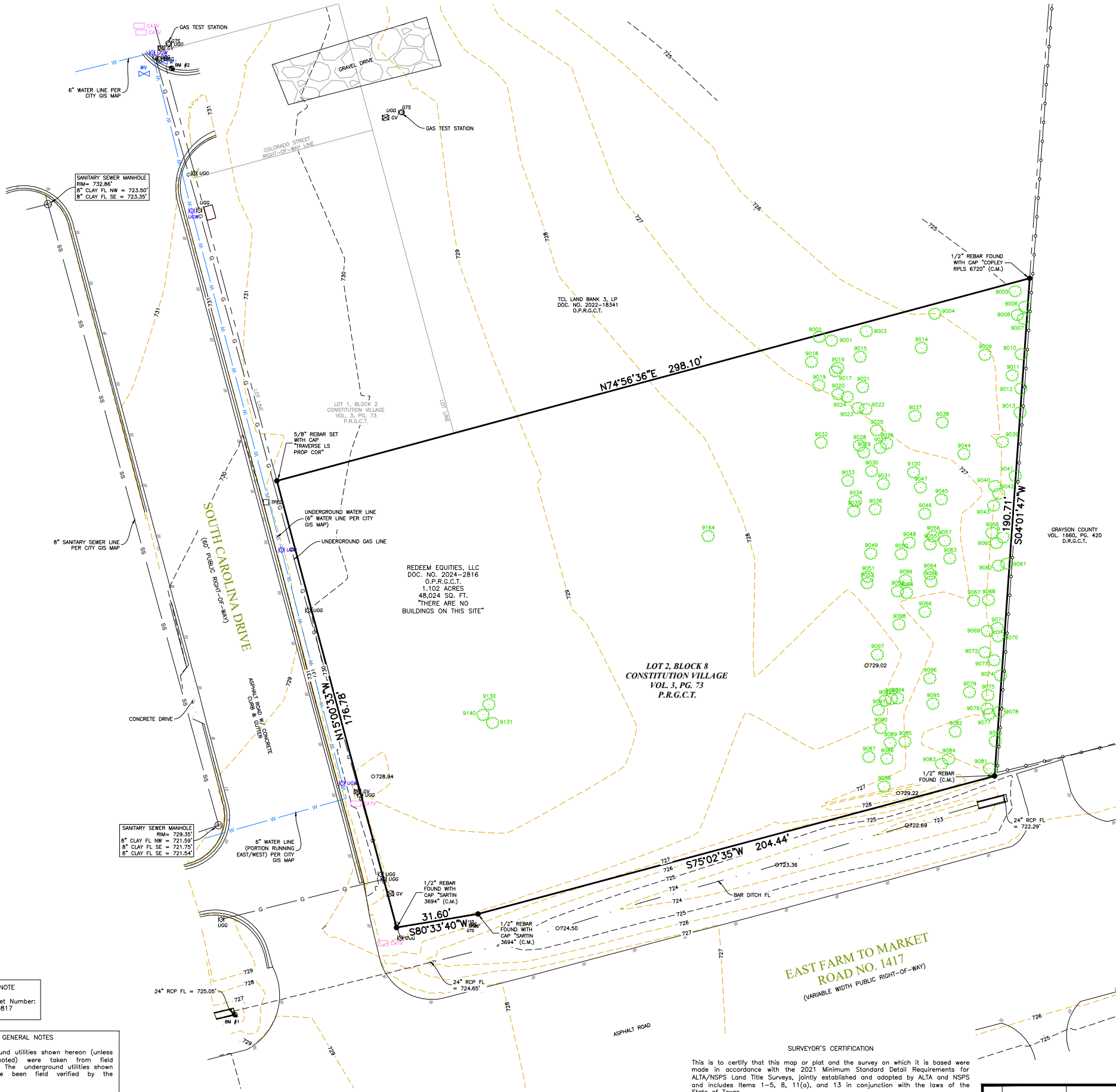
Texas 811 Ticket Number:
2559210817

GENERAL NOTES

- All underground utilities shown hereon (unless otherwise noted) were taken from field observations. The underground utilities shown hereon have been field verified by the surveyor.
- This survey was produced without the benefit of a Commitment for Title Insurance.

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48181C0405G, dated September 1, 2022 by graphic plotting only, this property appears to be within "Zone X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its 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 causes. This statement shall not create liability on the part of the surveyor.



LAND DESCRIPTION
BEING Lot 2, Block 8, of Constitution Village, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume 3, Page 73, Plat Records of Grayson County, Texas.

TREE TABLE		
TAG #	SPECIES	SIZE (INCHES)
9001	ELM	8
9002	ELM	10
9003	ELM	10
9004	ELM	6
9005	ELM	6
9006	ELM	10X2
9007	ELM	8X2
9008	HACKBERRY	6
9009	OAK	12
9010	ELM	8
9011	ELM	8
9012	HACKBERRY	8
9013	ELM	14
9014	ELM	10X2
9015	ELM	6X2
9016	ELM	6
9017	ELM	10
9018	HACKBERRY	8
9019	ELM	8X2
9020	ELM	8
9021	ELM	8
9022	ELM	8
9023	HACKBERRY	6
9024	ELM	6
9025	ELM	6
9026	HACKBERRY	6
9027	ELM	10
9028	ELM	8
9029	HACKBERRY	10
9030	ELM	8
9031	ELM	8
9032	ELM	12
9033	ELM	10
9034	ELM	10
9035	ELM	10
9036	ELM	8
9037	HACKBERRY	6
9038	ELM	6
9039	ELM	8
9040	HACKBERRY	8
9041	HACKBERRY	10
9042	HACKBERRY	6
9043	ELM	8
9044	ELM	6
9045	ELM	6
9046	ELM	8
9047	ELM	6
9048	ELM	6
9049	ELM	8
9050	ELM	6
9051	ELM	16
9052	ELM	10
9053	ELM	10
9054	ELM	10
9055	ELM	6
9056	ELM	6
9057	ELM	6
9058	ELM	6X2
9059	HACKBERRY	8
9060	HACKBERRY	8
9061	ELM	10
9062	ELM	8
9063	ELM	8
9064	ELM	6
9065	ELM	6
9066	HACKBERRY	8
9067	HACKBERRY	14
9068	HACKBERRY	10
9069	HACKBERRY	6
9070	HACKBERRY	10
9071	HACKBERRY	10
9072	HACKBERRY	8
9073	HACKBERRY	8
9074	HACKBERRY	12
9075	HACKBERRY	8
9076	HACKBERRY	8
9077	HACKBERRY	8
9078	ELM	8
9079	ELM	8
9080	HACKBERRY	6
9081	HACKBERRY	14X2
9082	HACKBERRY	8
9083	ELM	8
9084	ELM	8
9085	OAK	36
9086	HACKBERRY	6
9087	CEDAR	8
9088	ELM	8
9089	ELM	6
9090	HACKBERRY	12
9091	HACKBERRY	10
9092	HACKBERRY	8
9093	HACKBERRY	8
9094	ELM	12
9095	HACKBERRY	6X2
9096	HACKBERRY	8
9097	LOCUST	12
9098	ELM	6
9099	ELM	6
9100	ELM	8
9130	ELM	24
9131	ELM	14
9140	HACKBERRY	6
9164	ELM	18

GRAYSON COUNTY
VOL. 1680, PG. 420
D.R.G.C.T.

EAST FARM TO MARKET
ROAD NO. 1417
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-5, 8, 11(a), and 13 in conjunction with the laws of the State of Texas.
The fieldwork was completed on April 4, 2025.

Date of Plat or Map: April 16, 2025

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

David F. McCullough
Registered Public Land Surveyor
Texas Registration No. 4023



NO.	DATE	DESCRIPTION	BY

ALTA/NSPS LAND TITLE SURVEY
LOT 2, BLOCK 8
CONSTITUTION VILLAGE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS



Surveying | Construction Staking | Platting
14200 Midway Road, Suite 130, Dallas, TX 75224 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

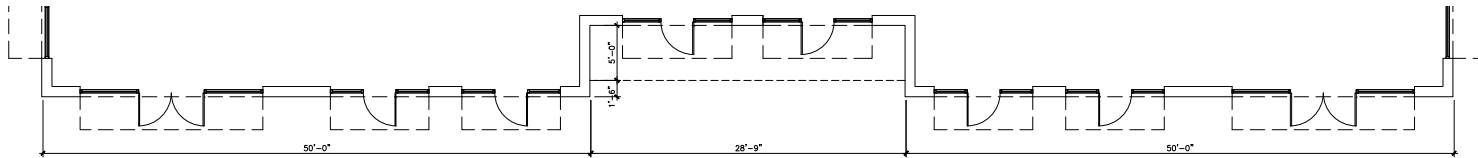
DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
CMC	DFM	2025-04-16	1" = 20'	TR-189-25	1

Posted Saturday, July 12, 2025 - 801 Vietnam Veterans Parkway

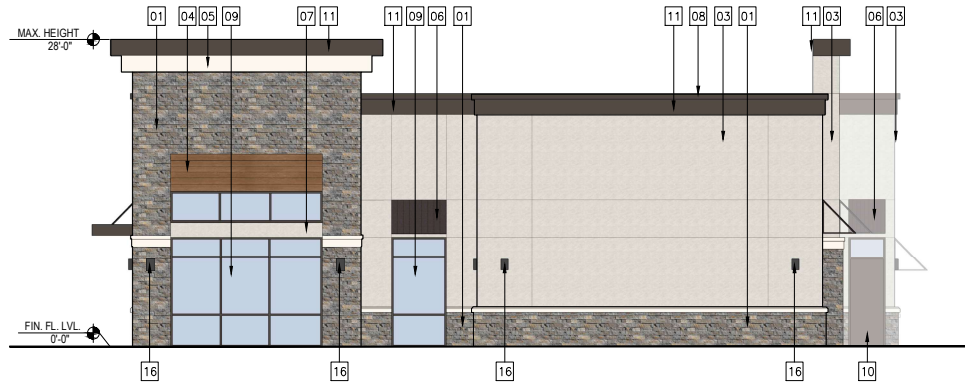




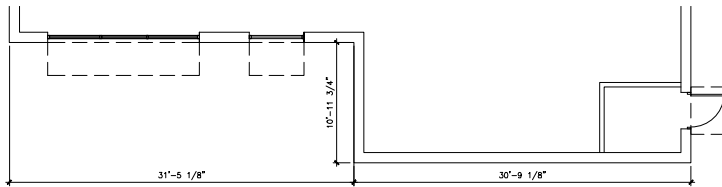
1 SOUTH ELEVATION
FP-1 SCALE: 3/16"=1'-0"



2 SOUTH FACADE ARTICULATION PLAN
FP-1 SCALE: 3/16"=1'-0"

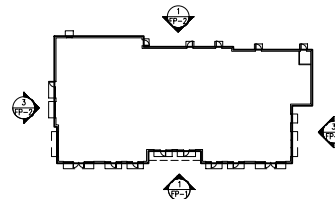


3 EAST ELEVATION
FP-1 SCALE: 3/16"=1'-0"



4 EAST FACADE ARTICULATION PLAN
FP-1 SCALE: 3/16"=1'-0"

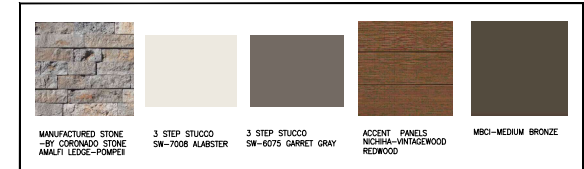
SOUTH ELEVATION:	
TOTAL FACADE AREA	= 3,826 SF
GLASS/DOOR AREA	= 1,033 SF
NET FACADE AREA	= 2,792 SF
STONE AREA	= 832 SF (32%)
STUCCO AREA	= 1,830 SF (59%)
NICHIA PANEL	= 225 SF (8%)
TOTAL MASONRY AREA	= 2,367 SF (91%)
SECONDARY MATERIALS	= 225 SF (8%)



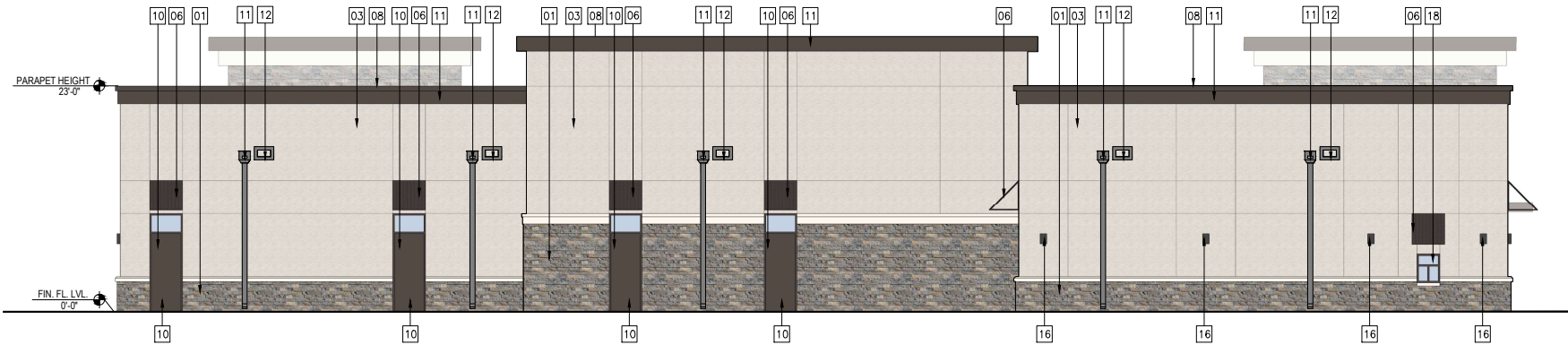
5 BUILDING PLAN
FP-1 SCALE: 1/16"=1'-0"

EAST ELEVATION:	
TOTAL FACADE AREA	= 1,561 SF
GLASS/DOOR AREA	= 228 SF
NET FACADE AREA	= 1,333 SF
STONE AREA	= 430 SF (32%)
STUCCO AREA	= 855 SF (64%)
NICHIA PANEL	= 48 SF (4%)
TOTAL MASONRY AREA	= 1,285 SF (96%)
SECONDARY MATERIALS	= 48 SF (4%)

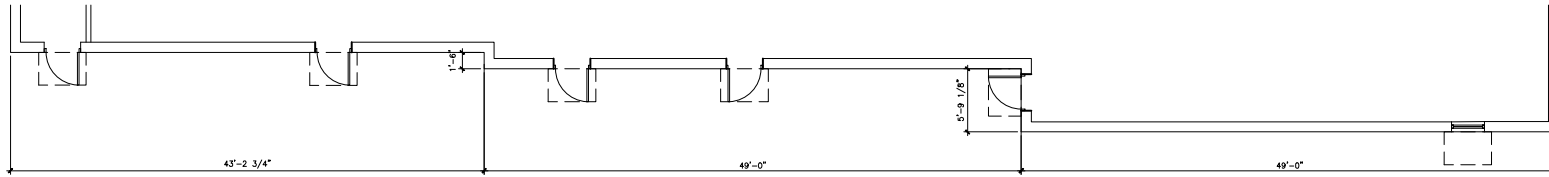
ELEVATION MATERIAL KEY	
01	MANUFACTURED STONE BY COROWOOD STONE AMALFI LEDGE-POMPEI
02	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-6075 GARRET GRAY
03	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-7008 ALABASTER
04	ACCENT WOOD LOOK WALL & SOFFIT PANELS COLOR: EQUAL TO NICHIA VINTAGEWOOD, REDWOOD
05	STUCCO OVER EIFS SW-7008 ALABASTER
06	SLOPED METAL AWNING COLOR: EQUAL TO MCCI MEDIUM BRONZE
07	ALUMINUM CANTILEVERED AWNING COLOR: EQUAL TO MCCI MEDIUM BRONZE
08	PRE-FINISHED METAL CORNING COLOR: MATCH MCCI MEDIUM BRONZE
09	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED CLEAR GLASS U-VALUE (0.29) SH-G.C. (0.25) COLOR: #40 KAWNEER DARK BRONZE
10	INSULATED HOLLOW METAL DOOR PAINT: EQUAL TO MCCI MEDIUM BRONZE
11	STUCCO OVER FASCIA & SOFFIT COLOR: EQUAL TO MCCI MEDIUM BRONZE
12	6" SQ. DOWNSPOUT (TYPICAL) COLOR: PAINTED TO MATCH SW-7019 GAUNTLET GREY
13	12"x8" OVERFLOW ROOF SCUPPER (TYPICAL) COLOR: PAINTED TO MATCH SW-7019 GAUNTLET GREY
14	ROOF LINE BEYOND (SHOWN DASHED)
15	FUTURE ROOF TOP UNIT LOCATIONS BEYOND
16	EXTERIOR DECORATIVE WALL SCANCES
17	EXTERIOR WALL PACK ABOVE REAR DOOR
18	DRIVE-THRU WINDOW
CITY OF SHERMAN STANDARD NOTES	
1. ALL SIGNAGE (SHOWN AS DASHED BOX ON FRONT AND SIDE ELEVATIONS) IS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL: SEC. 22.100.4A	
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH LOCAL ORDINANCE.	
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.	
NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.	



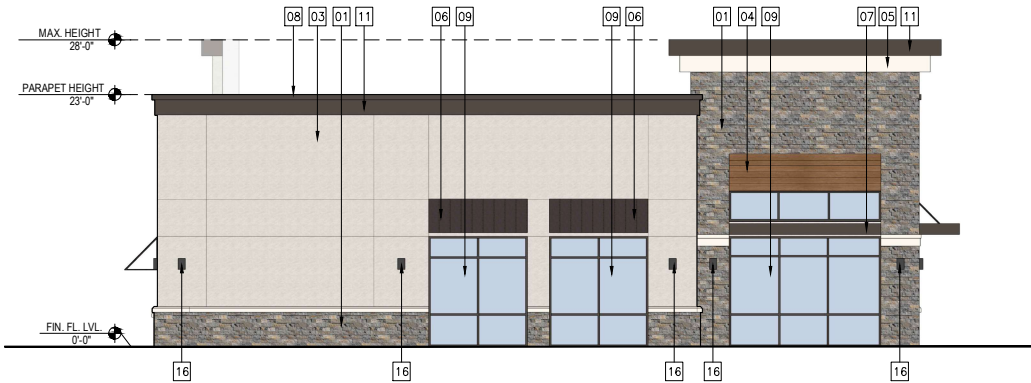
EXTERIOR ELEVATION EXHIBIT		
RETAIL & RESTAURANT DEVELOPMENT		
NEC FM 1417 & SOUTH CAROLINA DRIVE, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS-75090 CONSTITUTION VILLAGE, BLOCK-N, LOT-2		
DATE OF PREPARATION: 06/06/2025		
OWNER/DEVELOPER	#	REVISION DATE
MILESTONE CONSTRUCTION CONTACT: Rajwinder (Raj) Singh Dhalwal PH. NO. Office: 702-433-6453 Cell: 702-429-7354 E-MAIL: raj@milestoneconet.us CC: prodeepsingh07@gmail.com		
rashmi C Inc. ARCHITECTURE, PLANNING, INTERIORS 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016 CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com		 SHEET NO. FP-1



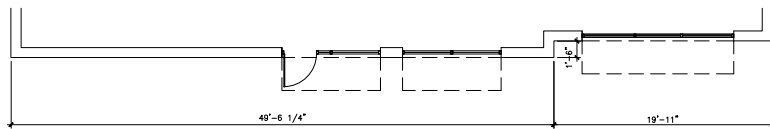
1 NORTH ELEVATION
FP-2 SCALE: 3/16"=1'-0"



2 NORTH FACADE ARTICULATION PLAN
FP-2 SCALE: 3/16"=1'-0"

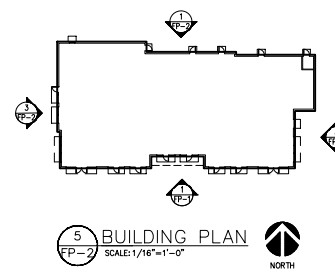


3 WEST ELEVATION
FP-2 SCALE: 3/16"=1'-0"



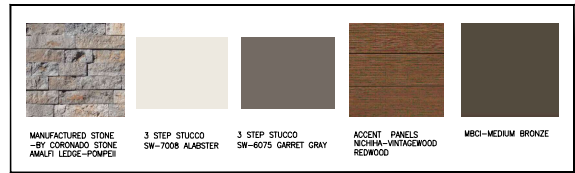
4 WEST FACADE ARTICULATION PLAN
FP-2 SCALE: 3/16"=1'-0"

NORTH ELEVATION:	
TOTAL FACADE AREA	= 3,503 SF
GLASS/DOOR AREA	= 141 SF
NET FACADE AREA	= 3,362 SF
STONE AREA	= 737 SF (32%)
STUCCO AREA	= 2,425 SF (68%)
TOTAL MASONRY AREA	= 3,362 SF (100%)
SECONDARY MATERIALS	= 0 SF (00%)



5 BUILDING PLAN
FP-2 SCALE: 1/16"=1'-0"

WEST ELEVATION:	
TOTAL FACADE AREA	= 1,731 SF
GLASS/DOOR AREA	= 356 SF
NET FACADE AREA	= 1,375 SF
STONE AREA	= 390 SF (28%)
STUCCO AREA	= 937 SF (68%)
NICHHA PANEL	= 48 SF (3%)
TOTAL MASONRY AREA	= 1,327 SF (96%)
SECONDARY MATERIALS	= 48 SF (3%)

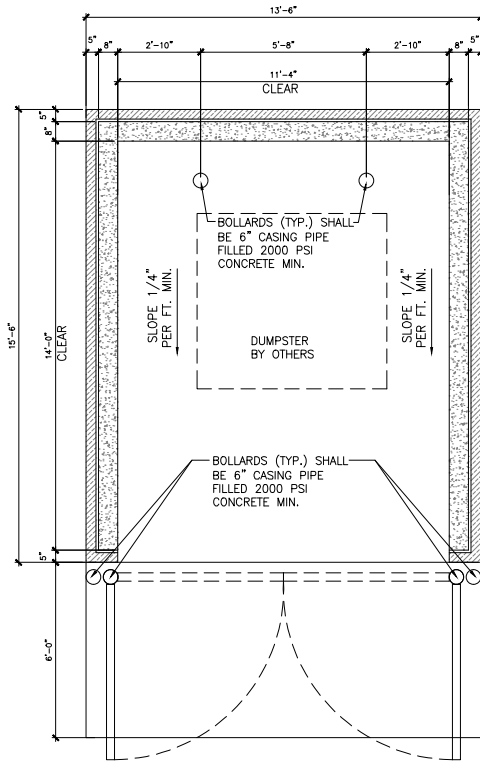


ELEVATION MATERIAL KEY	
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02	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-6075 GARRET GRAY
03	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-7008 ALABASTER
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05	STUCCO OVER EPS SW-7008 ALABASTER
06	SLOPED METAL AWNING COLOR: EQUAL TO MBI MEDIUM BRONZE
07	ALUMINUM CANTILEVERED AWNING COLOR: EQUAL TO MBI MEDIUM BRONZE
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17	EXTERIOR WALL PACK ABOVE REAR DOOR
18	DRIVE-THRU WINDOW

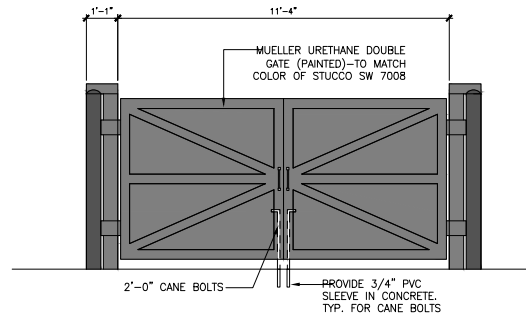
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3.	UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.

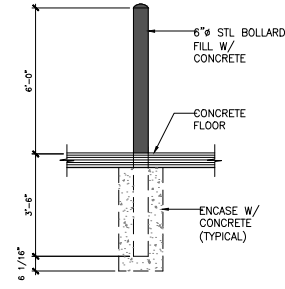
EXTERIOR ELEVATION EXHIBIT		
RETAIL & RESTAURANT DEVELOPMENT		
NEC FM 1417 & SOUTH CAROLINA DRIVE, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS-75090 CONSTITUTION VILLAGE, BLOCK-S, LOT-2		
DATE OF PREPARATION : 06/06/2025		
OWNER/DEVELOPER	#	REVISION DATE
MILESTONE CONSTRUCTION		
CONTACT: Rajwinder (Raj) Singh Dhalwal		
PH NO.		
Office: 702-433-6453		
Cell: 702-429-7354		
E-MAIL: raj@milestoneconet.us		
CC: pradeepsingh87@gmail.com		
		SHEET NO.
rashmi C Inc. ARCHITECTURE, PLANNING, INTERIORS 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016 CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com		FP-2



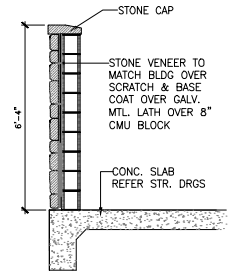
1 DUMPSTER ENCLOSURE- PLAN
FP-3 SCALE: 1/2"=1'-0"



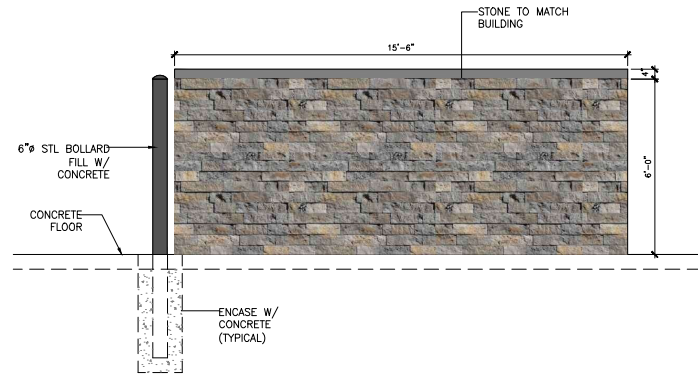
2 DUMPSTER ENCLOSURE-FRONT ELEVATION
FP-3 SCALE: 1/2"=1'-0"



4 BOLLARD DETAIL
FP-3 SCALE: 1/2"=1'-0"



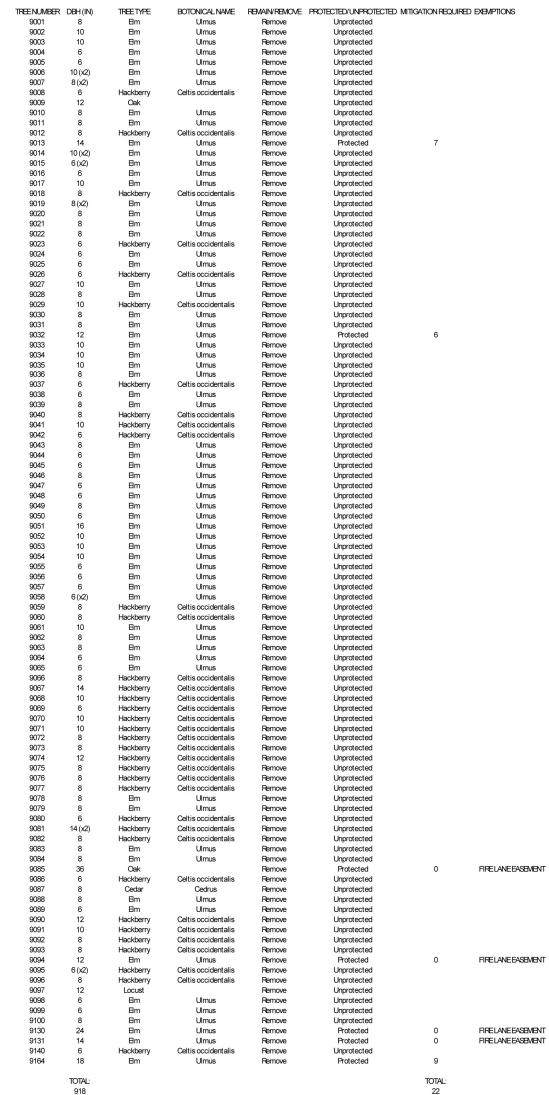
5 DUMPSTER ENCLOSURE- WALL SECTION
FP-3 SCALE: 1/2"=1'-0"



3 DUMPSTER ENCLOSURE- SIDE ELEVATION
FP-3 SCALE: 1/2"=1'-0"

OWNER/DEVELOPER		#	REVISION DATE
MILESTONE CONSTRUCTION			
CONTACT: Rajwinder (Raj) Singh Dhalwal			
PH. NO.			
Office: 702-433-6453			
Cell: 702-429-7354			
E-MAIL: raj@milestoneconet.us			
CC: pradeepsingla57@gmail.com			

DATE OF PREPARATION : 06/06/2025	
rashmi C Inc. ARCHITECTURE, PLANNING, INTERIORS 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TX-76016 CONTACT: RASHMINDER CHANDEL PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com SHEET NO. FP-3	



06.05.2025

1



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1722 W. INDEPENDENT DR.
ALLEN, TEXAS 75013
(409) 398-4448
CHRS@STUDIOGREENSPOT.COM



08.05.2025

RESTURANT/ RETAIL
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

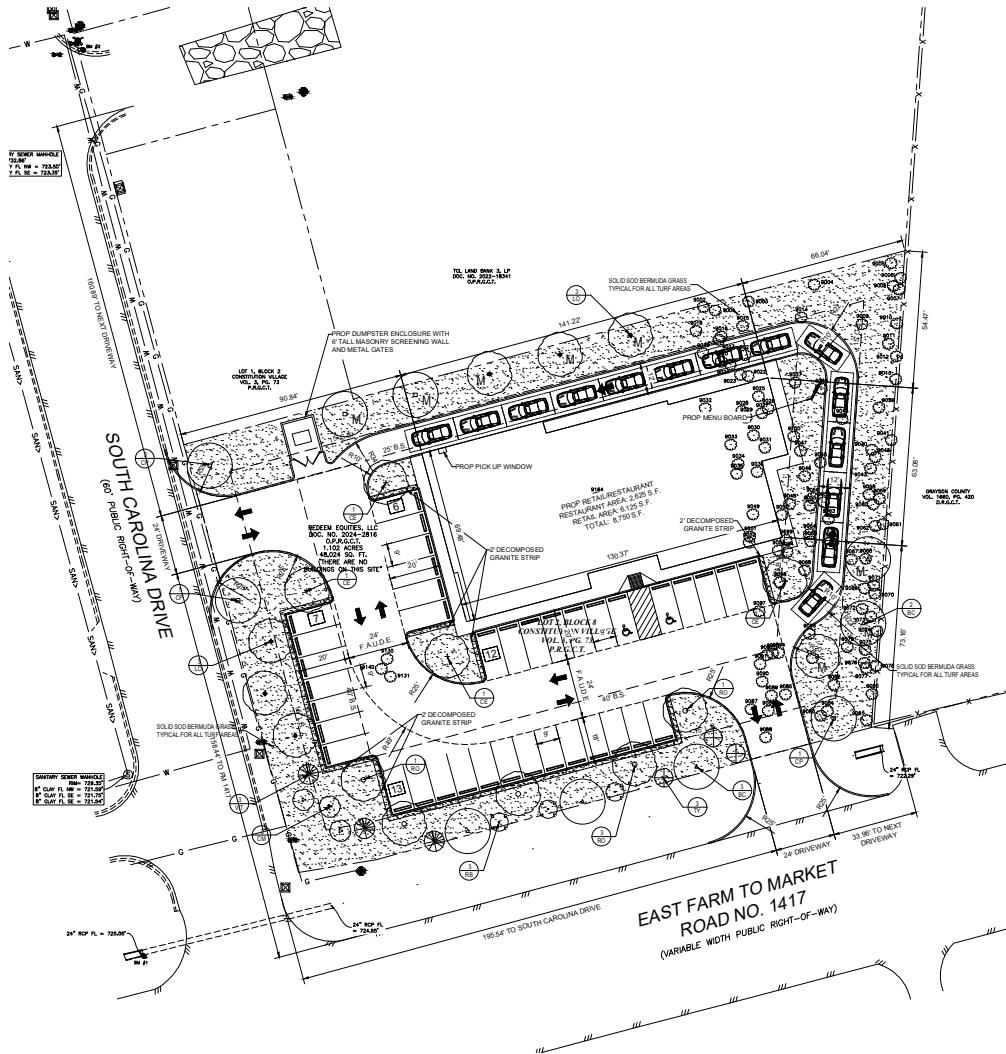
ISSUE:
FOR APPROVAL 08.05.2025

DATE:
08.05.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2



LANDSCAPE LEGEND:

- Cedar Elm - 3" Caliper
- Red Oak - 3" Caliper
- Live Oak - 3" Caliper
- Chinese Pistache - 3" Caliper
- Vibex - 2" Caliper
- Tree Yagoun - 2" Caliper
- Crape Myrtle - 2" Caliper
- Redbud - 2" Caliper
- Bermuda Grass - Solid Sod
- Decomposed Granite

LANDSCAPE TABULATIONS:

LANDSCAPE AREA:
Requirement: Parking lots shall have open landscape areas equal to but not less than ten (10) percent of the parking areas and drives in parking areas. A minimum of one (1) shade tree shall be planted in parking lot islands. A minimum one (1) parking lot island shall be provided per ten (10) parking spaces. No parking spaces shall be more than fifty (50) feet from a parking lot tree. A two (2) foot wide non-vegetative strip to be provided on the back of curb for all parking spaces.

Total Parking Area - 15,803 S.F.
Total Parking Spaces - 38 Spaces

Required:
Landscape Area - 1,581 (10%)
Parking Lot Islands with Shade Trees - 4
All Parking Spaces within 50' Parking Lot Trees
Non-Vegetative Strip - 2'

Provided:
Landscape Area - 13,169 (84%)
Parking Lot Islands with Shade Trees - 5
All Parking Spaces within 50' Parking Lot Trees
Non-Vegetative Strip - 2'

STREET AREA:
Requirement: A minimum of a fifteen (15) foot street buffer shall be provided along all public right of way. A minimum of two (2) shade tree and two (2) ornamental trees to be provided per one thousand (1,000) square feet of buffer area.

South Carolina Drive - 2,665 S.F.

Required:
10' Street Buffer
(5) Shade Trees (3" cal.)
(5) Ornamental Trees (2" cal.)

Provided:
10' Street Buffer
(5) Shade Trees (3" cal.)
(5) Ornamental Trees (2" cal.)

FM 1417 - 3,518 S.F.

Required:
10' Street Buffer
(7) Shade Trees (3" cal.)
(7) Ornamental Trees (2" cal.)

Provided:
10' Street Buffer
(7) Shade Trees (3" cal.)
(7) Ornamental Trees (2" cal.)

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	5	Bald Cypress	Taxodium distichum	3" cal.	container, 12" ht., 5' spread, 6' straight trunk
CE	5	Cedar Elm	Ulmus crinitus	3" cal.	PAK, 12" ht., 5' spread, 6' straight trunk
LO	5	Live Oak	Quercus virginiana	3" cal.	container, 12" ht., 5' spread, 6' straight trunk
RD	5	Red Oak	Quercus rubra	3" cal.	container, 12" ht., 5' spread, 6' straight trunk
CP	5	Chinese Pistache	Pistacia chinensis	3" cal.	container, 12" ht., 5' spread, 6' straight trunk
RB	5	Red Bud	Gliricidia sepium	2" cal.	container, 8" ht., 4' spread, single trunk
CM	3	Crape Myrtle	Lagerströmia indica	2" cal.	container, 8" ht., 4' spread, 3 trunks, tree form
VT	3	Vibex	Viburnum acerifolium	2" cal.	container, 8" ht., 4' spread, 3 trunks, tree form
TY	3	Yagoun Holly	Ilex verticillata	2" cal.	container, 8" ht., 4' spread, 3 trunks, tree form
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BS	1	Bermudagrass	Cynodon dactylon	4' x 5'	acid soil refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and to be matching within varieties.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS HAS SUPPLEMENTED CHANGES.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- THE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT UNDERSLANTAGES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELLOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL FREE FROM LAMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY VENTED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROADS 34" DIAMETER AND LARGER, DIRT CLOSURE STOCKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON LAWN AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL, 2" BELLOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELLOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDED AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT UNDERSLANTAGES AND AREAS WHERE WATER MAY STAGNATE.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELLOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS AREAS BY HAND WITH TOPSOIL TO FILL VIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNUSUAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, DRAINING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVERSEED WITH WINTER RYEGRASS AT A RATE OF 45 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN
SCALE: 1"=20'-0"



06.05.2025

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCES DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work includes: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in accordance with the landscaping covered in these specifications and landscaping plans, including:

- Planting trees, shrubs, and grass
- Soil preparation and fertilization
- Fertilization of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Book published by American Association of Nurserymen; 27 October 1985, Edition, by American National Standards Institute, Inc. (200-1) - plant material
- American Joint Committee on Horticultural Nomenclature 1942 Edition of Standard Plant Names
- Texas Association of Nurserymen, Grapes and Standards
- Hortus Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and soil preparation required for the project. Plants, including trees, shrubs, and grass, and soil, must be of the same size and quantity as specified, and shall be delivered to the site in a timely manner. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Three (3) representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, use, install, and maintain as representative specimens for final installed plant materials.
- The Certificate of inspection of plant material by state, county, and federal authorities will be submitted to the Architect.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOBS CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor installation of any portion of landscape installation. General Contractor shall have planting beds at least 12" x 12" inches from grade at all locations. Gravel and mulch shall be placed on the drainage. All lawn areas to be installed shall be at least 1" x 1" inch below the finish grade of finished, stone, and concrete. All construction shall be to meet or exceed the Landscape Contractor's requirements.
- General Contractor shall provide topsoil as described in Section 02200, Earthwork.
- Storage of materials and equipment at the jobsite will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance: The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. This includes, but is not limited to, watering, fertilizing, weeding, pruning, and all other work necessary to maintain the landscape in a healthy and attractive condition. A written notice requesting that inspection and acceptance shall be submitted to the Owner at least seven (7) days prior to completion. An in-site inspection by the Owner and Landscape Contractor will be conducted prior to final acceptance. After final acceptance of installation, the Landscape Contractor will not be responsible for any of the above listed work.
- Guarantee: A. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall provide all the necessary care to ensure the health and survival of the plants. If a plant is found to be dead or dying, it shall be replaced at the Contractor's expense. B. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full-time supervision by a qualified licensee acceptable to Landscape Architect.
- Selection of Plant Material: A. Meet with the Architect immediately upon obtaining notice of contract acceptance to select and select materials. Develop a program of maintenance, pruning and fertilization which will ensure the purchased materials will meet and/or exceed project specifications. B. Landscape Architect will provide a key identifying each location on site. Verify installation of all plants and materials. C. Owner and/or Architect shall inspect all plant materials when received at place of origin. Plants, including trees, shrubs, and grass, must be of the same size and quantity as specified, and shall be delivered to the site in a timely manner. D. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. E. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. F. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. G. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. H. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. I. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. J. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. K. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. L. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. M. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. N. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. O. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. P. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. Q. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. R. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. S. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. T. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. U. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. V. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. W. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. X. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. Y. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period. Z. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation: A. Ball and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and foliage arrangement. B. Container Grown Plants: Deliver plants in right container to final destination and protect root mass.

A. Delivery

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted on one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by burlapping with sawdust or other approved material retaining and retaining root balls within 24 hours of delivery.
- Plant plants during delivery in a secure storage in a shaded or shaded area of trees. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect immediately if a plant is found to be dead or dying at place of origin. Plants shall be replaced at the Contractor's expense if they are found to be dead or dying within the twelve (12) month period.
- To avoid damage or stress, do not lift, move, adjust to plants, or otherwise manipulate plants by stem or trunk.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1, grade or better nursery grown stock. Listed plant heights are from top of root balls to highest point of canopy. Plant spread refers to normal mature width of the plant, not to the root ball size. Plants will be mutually approved by the Architect and the designer as to their acceptability shall be final.
- Guarantee: The drawings and specifications are complementary. Anything called for on one and not the other is as indicated as shown and called for on the plan. The plant schedule is an end to all orders only. Confirm all quantities on plan.
- Quality and size: Plant materials and conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, signs to the bark or trunk, broken branches, or other defects. Plants shall be of the same size and quantity as specified, and shall be delivered to the site in a timely manner.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found to be dead or dying at the time of delivery, shall be replaced at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Tree and shrub: Well-shaped, well-developed and shall meet the final demand and height requirements of the plant schedule. Balls shall be firm, well, slightly tapered, and well rooted in burlap. All tree trunks in the ball or with trunk ball at time of planting will be measured. Balls shall be firm (1" inch in diameter for each 1" inch of trunk diameter). Measured at 12" inches above soil.
- Planting: All planting of trees and shrubs, as directed by the Landscape Architect, shall be completed by the Landscape Contractor at no additional cost to the Owner.

1.3 SOIL PREPARATION MATERIALS

A. Sandy Loam

- Fertile, fertile, dark, heavy soil, free of clumps, subsoil, stones and other objectionable material and is composed of two weeks and foreign grasses. Loam containing 20-30% sand and 10-20% silt and clay.
- Physical properties as follows: Clay - between 7-27 percent Sand - less than 52 percent Silt - between 15-25 percent
- Organic matter shall be 2% to 5% of total dry weight. If required, provide a certified soil analysis conducted by an approved testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Prepared Bedding Soil as supplied by Living Earth Technologies, Golden, Texas or Acid Grass Municipal Soil as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Shredded Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilized, Sulfate, or Green Sulfate or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic (Nitrogen (N) or U) with a minimum 1% sulfur and 1% iron, plus micronutrients.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Plywood "Tubing Cutting", 1/2" x 4" with dikes 4" on center.
- Staking Material for Shade Trees: A. Stake: Double "F" Stake, #1 Arrows with anchor plate 6" length, paint green. B. Stake: 1/2" diameter, single stake, galvanized steel. C. Stake: 1/2" diameter, single stake, galvanized steel. D. Stake: 1/2" diameter, single stake, galvanized steel. E. Stake: 1/2" diameter, single stake, galvanized steel. F. Stake: 1/2" diameter, single stake, galvanized steel. G. Stake: 1/2" diameter, single stake, galvanized steel. H. Stake: 1/2" diameter, single stake, galvanized steel. I. Stake: 1/2" diameter, single stake, galvanized steel. J. Stake: 1/2" diameter, single stake, galvanized steel. K. Stake: 1/2" diameter, single stake, galvanized steel. L. Stake: 1/2" diameter, single stake, galvanized steel. M. Stake: 1/2" diameter, single stake, galvanized steel. N. Stake: 1/2" diameter, single stake, galvanized steel. O. Stake: 1/2" diameter, single stake, galvanized steel. P. Stake: 1/2" diameter, single stake, galvanized steel. Q. Stake: 1/2" diameter, single stake, galvanized steel. R. Stake: 1/2" diameter, single stake, galvanized steel. S. Stake: 1/2" diameter, single stake, galvanized steel. T. Stake: 1/2" diameter, single stake, galvanized steel. U. Stake: 1/2" diameter, single stake, galvanized steel. V. Stake: 1/2" diameter, single stake, galvanized steel. W. Stake: 1/2" diameter, single stake, galvanized steel. X. Stake: 1/2" diameter, single stake, galvanized steel. Y. Stake: 1/2" diameter, single stake, galvanized steel. Z. Stake: 1/2" diameter, single stake, galvanized steel.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows: A. Prepare new planting beds by scraping away existing grass and weeds as necessary. B. Grading and a depth of soil 12" inches prior to planting ground and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add soil to 12" inches of soil and compact to a depth of 12" inches of soil. C. Backfill for tree pits shall be as follows: Use existing soil on site (use imported backfill as needed) free from large clumps, rocks, debris, refuse, subsoil, etc. as well as in new (12" inch layers and watered in thoroughly. D. Do not overwater. E. Do not overplant. F. Do not overplant. G. Do not overplant. H. Do not overplant. I. Do not overplant. J. Do not overplant. K. Do not overplant. L. Do not overplant. M. Do not overplant. N. Do not overplant. O. Do not overplant. P. Do not overplant. Q. Do not overplant. R. Do not overplant. S. Do not overplant. T. Do not overplant. U. Do not overplant. V. Do not overplant. W. Do not overplant. X. Do not overplant. Y. Do not overplant. Z. Do not overplant.

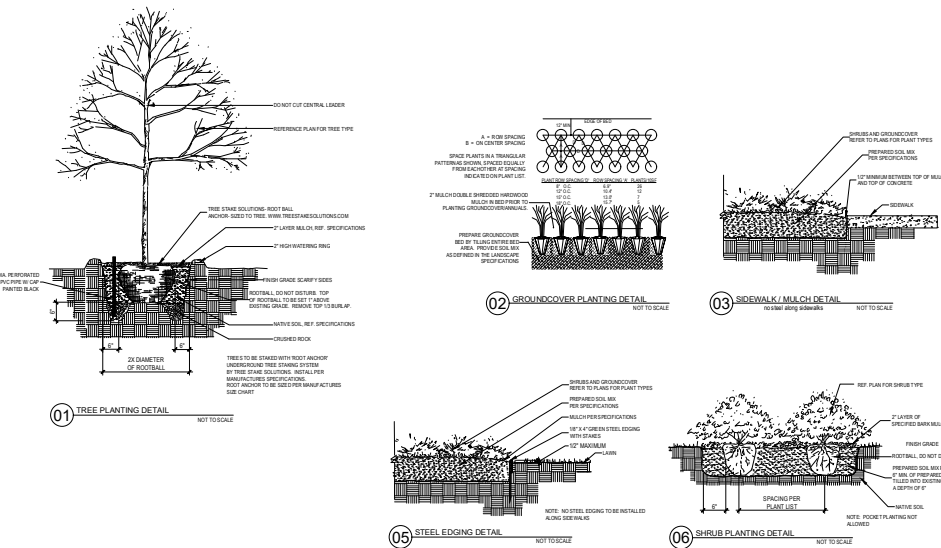
3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipment of nursery materials shall be brought promptly from the drying yards during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of 8" x 8" plants shall be kept covered with soil or other acceptable material. All plants within the property of the Contractor shall be acceptable.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant material.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

1.3 CLEANUP AND ACCEPTANCE

- General: During the final inspection, shall be final and only at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All tools and debris shall be removed from the site as work progresses. Keep ground areas clean by watering or hosing at end of each day's work.

END OF SECTION



ISSUE:
FOR APPROVAL: 06.05.2025

DATE:
06.05.2025

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



Planning & Zoning Commission Development Services

Agenda Item No. 23.

Meeting Date: 7/22/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

