AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, August 19, 2025, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. CALL TO ORDER

2. APPROVE MINUTES OF THE REGULAR JUNE 17, 2025 AND JULY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17)

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. * 1501 HERITAGE RANCH TRAIL (PROJECT NO. 000105-2025)

The request of Sherman Independent School District (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1501 Heritage Ranch Trail, consisting of 23.764 acres situated in and being a portion of the Uriah Burns Survey, Abstract No.121, being all of a tract of land described by deed to Sherman Independent School District and currently zoned PD (Planned Development) District/Heritage Ranch Planned Development, as follows:

Planning and Zoning Commission

Final Plat for Parker Elementary School.

7. * 1509 WEST HOUSTON STREET (PROJECT NO. 000117-2025)

The request of Garland Sunset, LLC (Owner) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at West Houston Addition, consisting of 1.042 acres situated in Lots 1R & 2R, Block 1 West Houston Addition and being a Replat of Part of Block 1, Replat of Westwood Village Subdivision, being in the J.B. McAnair Survey, Abstract No.763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Final Plat for West Houston Addition.

8. * 2546 LUELLA ROAD (PROJECT NO. 000119-2025)

The request of Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property at 2546 Luella Road, consisting of 1.361 acres situated in Lot 1, Block A Benson Estates at Burning Hill Phase one and being a part of the Winiford Bailey Survey, Abstract No.64, and currently located in ETJ (Extraterritorial Jurisdiction) as follows:

Planning and Zoning Commission
Final Plat for Benson Estates at Burning Hill Phase One.

9. *** 2600 BLOCK LUELLA ROAD (PROJECT NO. 000120-2025)**

The request of Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property at 2600 Block Luella Road, consisting of 2.674 acres situated in Lot 1 & 2, Block Benson Estates at Burning Hill Phase Two and being a part of the Winiford Bailey Survey, Abstract No.64, and currently located in ETJ (Extraterritorial Jurisdiction) as follows:

Planning and Zoning Commission
Final Plat for Benson Estates at Burning Hill Phase Two.

10. *** 300-1200 BLOCK US HIGHWAY 82 WEST (PROJECT NO. 000122-2025)**

The request of AJH Enterprises, LTD (Owner), Bryan Weisgerber (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 300-1200 Block US Highway 82, consisting of 133.14 acres, and being in the J.B. McAnair Survey, Abstract No.763, and currently zoned R-5 (Single-Family Residential) District/ R-6 Single-Family Residential) District, as follows:

Planning and Zoning Commission
Final Plat for The Hills of Sherman.

11. *** 360 EAST EVERGREEN (PROJECT NO. 000123-2025)**

The request of Cool Water Development, LLP (Owner), David Weaver (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 360 East Evergreen, Block 1, Lot 2 Kerr's North Walnut Addition, consisting of 0.289 acres, and being in the J.B. McAnair Survey, Abstract No.763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission
Final Plat for Cool Water Addition.

12. *** 5300-5600 BLOCKS OF THERESA DRIVE (PROJECT NO. 000124-2025)**

The request of 5 Guys Land Holding Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5300-5600 Blocks of Theresa Drive, consisting of 27.020 acres, and being in the Daniel C. Shelp Survey, Abstract No.1097, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission
Final Plat for 5 Guys Land Addition.

13. *** 2611 NORTH HIGHWAY 75 (PROJECT NO.000112-2025)**

The request of SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor) The for the property located at 2611 North Highway 75, Lot 4, Block 1, ESA Sherman Addition, consisting of 2.07 acres, being in the J.B McAnair Survey, Abstract No. 763, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission
Site Plan for Bubba's 33 Restaurant.

14. *** 2601 BLOCK NORTH HIGHWAY 75 (PROJECT NO.000113-2025)**

The request of SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor) for the property located in the 2601 Block North Highway 75, Lot 2, Block 1, ESA Sherman Addition, consisting of 1.58 acres, being in the J.B McAnair Survey, Abstract No. 763, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission
Site Plan for Longhorn Steakhouse Restaurant.

15. *** 4160 TOWN CENTER STREET (PROJECT NO.000107-2025)**

The request of Target Corporation (Owner), GPD Group Professional Corporation (Representative) and Tesla, Inc. (Applicant) for the property located at 4160 Town Center Street, Lot 2, Block 4, consisting of 10.9786 acres, being in the James H. Clark Survey, Abstract No. 273, currently zoned C-1 (Retail Business)

District/75&82 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for Tesla Supercharging Station

16. * 301 BLOCK JAMESTOWN BOULEVARD (PROJECT NO. 000111-2025)

The request of Cope Equities, LLC (Owner) and Kimley-Horn (Applicant) concerning the property located at 301 Block Jamestown Boulevard, Lot 4, Block A Jamestown Square, consisting of 6.109 acres, John Chronister Survey, Abstract No. 248, currently zoned MF-30 (Multifamily Residential) District/75&82 Overlay District, as follows:
Planning and Zoning Commission
Site Plan for Creekwood Villas at Jamestown Square Multifamily.

17. * 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000086-2025)

The request of Pradeep Singla SBD Investments, LLC (Owner), Ellitt 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:
Planning and Zoning Commission
Site Plan for Retail/Restaurant.

18. 400 WEST HOUSTON STREET (PROJECT NO.000089-2025)

The request of Los Hermanos (Owner), House of Eli (Applicant) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 400 West Houston Street, consisting of 1.0705 acres, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/C-2 (General Commercial) District/Central Business District Overlay (Highway Subdistrict), as follows:
Board of Adjustment

A. Public Hearing and Variance under section 14.04.004 to allow a 6' tall chain link fence in the front yard in lieu of the allowed 4' decorative with openings in not less than fifty (50) percent and in lieu of chainlink being prohibited in the front yard.

Planning and Zoning Commission

B. Site Plan for What's Up Dawg indoor kennel

19. 200 BLOCK WEST TRAVIS STREET (PROJECT NO.000114-2025)

The request of Jeff Harkinson, Sherman Crossroads, Ltd. (Owner), and Kimley Horn (Applicant) for the property located at 200 Block West Travis Street, consisting of 3.087 acres, being in the Preston Kitchen Survey, Abstract No. 667, currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:
Board of Adjustment
A. Public Hearing and Variance under Section 14.03.007 to allow a 5' rear setback in lieu of the required 15' rear setback for a permanent stage structure
Planning and Zoning Commission
B. Site Plan for The Backyard commercial, restaurant, and stage addition.

20. 2001 SKYLINE DRIVE (PROJECT NO. 000109-2025)

The request of Dean Gilbert Jr, LLC (Owner), Pathway Fellowship Church (Applicant) and Kent Hughlett (Architect) concerning the property located in the 2001 Skyline Drive, consisting of 2.85 acres, being part of Lot 3, Block 1, Skyline Business Park Addition, Fielding Bacon Survey, Abstract No. 119, currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:
Board of Adjustment
A. Public Hearing and Variance under Section 14.02.016 to allow a 26' side setback in lieu of the required 40' for the existing structures.

Planning and Zoning
B. Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Church or Other Place of Worship in a C-1 (Retail Business) District/F.M. 1417 Overlay District.

21. 2500 BLOCK FALLON DRIVE (PROJECT NO. 000116-2025)

The request of Ali Farmehr (Owner), Greg Joseph (Applicant) and Helvey–Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2500 Block Fallon Drive, consisting of 2.482 acres, D.C. Shelp Survey, Abstract No. 1097, currently zoned C-2 (General Commercial) District, as follows:

Plannin and Zoning Commission

A. Public Hearing and Specific Use Permit under Section 14.08.001 to allow an Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District.
B. Site plan for a retail and Endurance Automotive.

22. 3100 BLOCK REX CRUSE DRIVE (PROJECT NO. 000110-2025)

The request of Malissa Hidalgo, LLC (Owner), David Vilbig - Vilbig & Associates (Applicant) concerning the property located in the 3100 Block Rex Cruse Drive, being part of Block 1, Lot 1, Turtle Creek North Addition Section 5, consisting of 10.544 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

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

Close Public Hearing

23. ADJOURNMENT

Overall Location Map

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

Clay Mahone, Chairman ATTEST: Rob Rae, Secretary

Meetings of this advisory board are open to the public

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

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

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the Planning and Zoning Commission and Board of Adjustment under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

Certification

I, the undersigned authority, do hereby certify that the above Agenda of the Regular Meeting of the Board of Adjustment and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman, Texas, a place convenient to the public and said notice was posted on August 14, 2025 at 4:00 p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of August 2025
City of Sherman, Texas

Naomi Lightfoot
Development Services

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot, Development Services Planning Coordinator

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:
APPROVE MINUTES OF THE REGULAR JUNE 17,2025 AND JULY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Background:
APPROVE MINUTES OF THE REGULAR JUNE 17,2025 AND JULY 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

Origination:
Development Services

Staff Recommendation:
Staff recommends that the P&Z Commission approve the minutes.

Attachments:
1. 2025-07-22 Action Minutes
2. 2025-06-17 Action Minutes

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

AGENDA

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

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: https://www.ci.sherman.tx.us/701/Agendas-and-Minutes

1. **CALL TO ORDER**
   Bookmarked at 00:00:02
   Chairman Vice called the meeting to order at 5:02 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR JUNE 17, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:00:22
   MINUTES FROM THE JUNE 17, 2025 WERE NOT COMPLETED IN ADVANCE OF POSTING THE AGENDA PACKET. THESE MINUTES WILL BE AVAILABLE FOR REVIEW AT AUGUST 19, 2025 P&Z MEETING.

3. **ANNOUNCEMENTS**
   Bookmarked at 00:00:54
   CITY HALL RENOVATION COMPLETE, THIS WILL BE THE LAST MEETING HELD IN THE BALLROOM AT THE MUNICIPAL BUILDING. THE AUGUST MEETING WILL BE HELD AT CITY HALL, 220 WEST MULBERRY STREET.
   PRESENTATION OF SERVICE AWARD TO PAUL MANLEY

4. **CITIZEN COMMENTS**
   Bookmarked at 00:03:30
   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)**
   Bookmarked at 00:05:05
   The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9, 10 and 11 on the Consent Agenda as presented. Second by Commission Member Downtain.

   VOTING AYE: MAHONE, DOWNTAIN, RAMIREZ, WHITAKER, SIMS, BLAGG AND DUPUIS
   VOTING NAY: NONE.
   MOTION CARRIED.
   THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

6. * **5111 BLUE FLAME ROAD (Project No. 000070-2025)** **TABLED FROM JUNE 17, 2025**
   The request of 5 Guys Land Holding Company, LLC (Owner), Aaron Hawkins (Applicant) and Eagle Surveying (Surveyor) concerning 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)** **TABLED FROM JUNE 17, 2025**
The request of Sherman Junction, LTD (Owner), Chris LaRocco (Applicant) 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, and currently in the Blalock Industrial Planned Development/Blalock Commercial Overlay District, as follows:
Planning and Zoning Commission
Final Plat/Replat 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)** **AN EMAIL WAS RECEIVED BY DAN DOMINICK ON TUESDAY-JULY 22, 2025 AT 10:41 A.M. REQUESTING TO TABLE THIS ITEM**
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.
Bookmarked at 00:06:18
Board of Adjustment
Motion by Commission Member Sims to table the Variance located at 2800 Canyon Creek Drive. Second by Commission Member Blagg.

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

This item was tabled by the Commission.

13. **4700 BLOCK WEST HOUSTON STREET (Project No. 000071-2025)** **AN EMAIL WAS RECEIVED BY WILSON DESOUZA ON MONDAY-JULY 21, 2025 AT 1:42 P.M. REQUESTING TO WITHDRAW THIS ITEM**

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

A. Public Hearing and Zone Change from a R-A (Residential Agricultural) District to C-2 (General Commercial) District.
B. 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.

Bookmarked at 00:06:39

Planning and Zoning Commission

THIS ITEM WAS WITHDRAWN BY THE APPLICANT.

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, as follows:

Board of Adjustment

A. 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.
B. 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.

Bookmarked at 00:06:55

Board of Adjustment

Motion by Commission Member Sims to approve Items A and B located at 2011 Texoma Parkway. Second by Commission Member Whitaker.

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

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

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, 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.

Bookmarked at 00:09:33

Board of Adjustment

Motion by Commission Member Sims to approve the item at 2027 Texoma Parkway. Second by Commission Member Whitaker.

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

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

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

A. Public Hearing and Variance under Section 14.02.006 to allow a 87' lot depth in lieu of the required 100'.
B. Public Hearing and Variance to allow 11.6' front setback in lieu of the required 25'.

Planning and Zoning Commission

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

Bookmarked at 00:10:24

Board of Adjustment/Planning and Zoning Commission

Motion by Commission Member Blagg to approve Items A, B, and C, located at 408 South Rusk Street.

This motion failed due to lack of No Action.

No action was taken.

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.

Bookmarked at 00:12:46

Planning and Zoning Commission

Motion by Commission Member Sims to approve the Zone Change located at 1900 Block North Grand Avenue. Second by Commission Member Downtain.

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

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

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

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.
B. 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.
C. 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.

Bookmarked at 00:14:11

Board of Adjustment

Motion by Commission Member Sims to approve the Variance items A, B, and C, located at 601 North Montgomery. Second by Commission Member Blagg.

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

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

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.

Bookmarked at 00:18:11

Board of Adjustment

Motion by Commission Member Sims to approve the Variance located at 521 South Dewey Street. Second by Commission Member Whitaker.

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

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

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, 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.

Bookmarked at 00:22:32

Board of Adjustment

Motion by Commission Member Downtain to approve the Variance located at 501 West Taylor Street. Second by Commission Member Blagg.

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

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

21. **314 WEST CHERRY STREET (Project No. 000085-2025) (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 and currently zoned MF-30 (Multi-Family Residential) District, 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.

Bookmarked at 00:23:58

Planning and Zoning Commission

Motion by Commission Member Blagg to approve the Zone Change located at 314 West Cherry Street. Second by Commission Member Dupuis.

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

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

22. **801 EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 000086-2025)**

The request of Pradeep Singla SBD Investments, LLC (Owner), Ellitt 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

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

Planning and Zoning Commission

C. Site Plan for Retail/Restaurant.

Bookmarked at 00:25:53

Board of Adjustment

Motion by Commission Member Downtain to approve item A, located at 801 East FM 1417. Second by Commission Member Blagg.

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

Board of Adjustment

Motion by Commission Member Downtain to deny item B, located at 801 East FM 1417. Second by Commission Member Sims.

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

Planning and Zoning Commission

No action was taken on Item C, located at 801 East FM 1417.

23. **ADJOURNMENT**

Bookmarked at 00:40:45

Chairman Vice adjourned the meeting at 5:43 p.m.

CHAIRMAN

ACTING SECRETARY

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, June 17, 2025, at 5:00 P.M. in the Municipal Ballroom at 405 North Rusk Street to consider the following:

All requests are subject to the Zoning Ordinance/Code of Ordinance Chapter 14, unless otherwise stated.

The Planning and Zoning Commission and Board of Adjustment meetings are Video and Audio recorded and can be viewed at: https://www.ci.sherman.tx.us/701/Agendas-and-Minutes

Members Absent: Chairman Mahone

1. **CALL TO ORDER**
   Bookmarked at 00:05:15
   Vice Chairman called the meeting to order at 5:00 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR MAY 20, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
   Bookmarked at 00:06:29
   The Planning and Zoning Commission reviewed the minutes of the May 20, 2025, Regular Meeting. Motion by Commission Member Sims to approve the Minutes as written. Second by Vice Chairman Downtain. All present voted AYE

3. **ANNOUNCEMENTS**
   Bookmarked at 00:07:02

4. **CITIZEN COMMENTS**
   Bookmarked at 00:08:05
   During this meeting, the Planning and Zoning Commission and Board of Adjustment welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours by contacting them at times other than at Planning and Zoning Commission meetings. There will also be an opportunity to speak regarding any of the public hearing items on the agenda when that item is presented.

Open Public Hearing

5. **CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13 AND 14)**
   Bookmarked at 00:09:51
   The Commission reviewed the Consent Agenda. Commission Member Sims moved to approve Items 6, 7, 8, 9, 10, 11, 12, 13 and 14 on the Consent Agenda as presented. Second by Commission Member Blagg.

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

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

6. * **1800 EAST IDA ROAD (Project No. 000061-2025)**
   The request of City of Sherman (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1800 East Ida Road, consisting of 97.643 acre in the Robert Thompson Survey, Abstract No. 1200 and currently zoned R-6 (Single Family Residential) District and C-2 (General Commercial) District, as follows:
   Planning and Zoning Commission
   Final Plat of Sherman Animal Shelter Addition, Lots 1 & 2.

7. * **615 EAST LAMBERTH ROAD (Project No. 000064-2025)**
   The request of Sherman Development Limited Partnership No. 3, LP (Owner) Four Rivers Capital (Representative), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 615 East Lamberth Road, consisting of 6.985 acres being a part of the J. B. McAnair Survey, Abstract No. 763 and currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission
Final Plat of ESA Sherman Addition.

8. * **1676 WHITNEY ROAD (Project No. 000065-2025)**
The request of Chapman Tillett Construction, LLC (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1676 Whitney Road, consisting of 10.06 acres being a part of the William M. Williams Survey, Abstract No. 1303 and located in the ETJ (Extra Territorial Jurisdiction), as follows:
Planning and Zoning Commission
Final Plat of CTC Whitney Road Addition.

9. * **1010 SOUTH FIRST STREET (Project No. 000066-2025)**
The request 1010 1st Street BHCP, LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located at 1010 South First Street, consisting of 0.387 acres being part of the George Pilant Survey, Abstract No. 963 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Eleanor's 1st Addition.

10. * **1024 SOUTH FIRST STREET (Project No. 000067-2025)**
The request of Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) concerning the property located at 1024 South First Street, consisting of 0.756 acres being part of the G.B. Pilant Survey, Abstract No. 963 and currently zoned C-2 (General Commercial) District, as follows:
Planning and Zoning Commission
Final Plat of Eleanor's 2nd Addition.

11. * **4617 FARMINGTON ROAD (Project No. 000068-2025)**
The request of Charles Trowbridge (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4617 Farmington Road, consisting of 5.00 acres being a part of the William Martin Survey, Abstract No. 765 and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat of Trowbridge Addition.

12. * **2505 NORTH HICKORY STREET (Project No. 000069-2025)**
The request of Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Copley Land Surveying (Surveyor) concerning the property located at 2505 North Hickory Street, consisting of 1.6678 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Planning and Zoning Commission
Final Plat of The Fab Townhomes

13. * **7000 BLOCK FM 691 AND 4000 BLOCK NORTH HIGHWAY 75 (Project No. 000049-2025)**
The request Blythe Development, LLC, Blythe Commercial, LLC (Owner), Bryan Weisgerber (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 7000 Block FM 691 and 4000 Block North Highway 75, consisting of 12.16 acres being a part of the W.S. Thurman Survey, Abstract No. 1265 and part of A.C. Smith Survey, Abstract No. 1561 and currently zoned MF-30 (Multi Family Residential) District, as follows:
Planning and Zoning Commission
Site Plan for Blythe Park Multi-Family.

14. **2424 TEXOMA PARKWAY (Project No. 25-000527) – TABLED FROM MAY 20, 2025**
The request of PHT Hospitality LLC, Pratapbhai R Patel (Owner) and S. Ephraim Osabutey Surveying (Surveyor) concerning the property located at 2424 Texoma Parkway, consisting of 1.15 acres being in the Rueben Hendrix Survey, Abstract No. 504, as follows:
Board of Adjustment
   A. Public Hearing and Variance under section 14.02.016 to allow a 6.1' side setback in lieu of the required 15' for the existing structure.
   B. Public Hearing and Variance under section 14.02.016 to allow a 7.7' side setback in lieu of the required 15' for the existing structure.
   C. Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.
   D. Public Hearing and Variance under section 14.04.003 to allow 18' deep parking spaces in lieu of the required 20' for the existing parking spaces.

Planning and Zoning Commission

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

Bookmarked at 00:11:01

Planning and Zoning Commission
Motion by Commission Member Blagg to untable Items A, B, C, D, E and F located at 2424 Texoma Parkway. Second by Commission Member Ramirez.

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

This item was untabled by the Commission.

Board of Adjustment
Motion by Commission Member Blagg to approve the Variances subject to the Staff Review Letter located at 2424 Texoma Parkway. Second by Commission Member Ramirez.

VOTING AYE:, WHITAKER, SIMS, BLAGG, AND RAMIREZ
VOTING NAY: DOWNTAIN.
MOTION CARRIED.

Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Site Plan and Specific Use Permit being tied to Pratapbhai R Patel with a one year expiration located at 2424 Texoma Parkway. Second by Commission Member Whitaker.

VOTING AYE: DOWNTAIN, RAMIREZ, WHITAKER, BLAGG, AND DUPUIS
VOTING NAY: SIMS.
MOTION CARRIED

15. **912 SOUTH BURDETTE AVENUE (Project No. 25-001154) – NO ACTION TAKEN FROM MAY 20, 2025**

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

Planning and Zoning Commission

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

Bookmarked at 00:35:00

Planning and Zoning Commission
Motion by Commission Member Blagg to deny the zone change located at 912 South Burdette Avenue. Second by Commission Member Sims.

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

This item was denied by the Commission.

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

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

Board of Adjustment

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

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

Bookmarked at 00:38:38

Board of Adjustment

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

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

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

17. **4505 AND 4511 TEXOMA PARKWAY (Project No. 000009-2025) – TABLED FROM MAY 20, 2025**

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

Planning and Zoning Commission

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

Bookmarked at 00:44:07

Planning and Zoning Commission

Motion by Commission Member Sims to untable the item located at 4505 and 4511 Texoma Parkway**. Second by Commission Member Blagg.**

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

This item was untabled by the Commission.

Planning and Zoning Commission

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

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

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

18. **814 EAST MULBERRY STREET (Project No. 000014-2025) – TABLED FROM MAY 20, 2025**

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.008 to allow a 37.50' lot width in lieu of the required 40' lot width.
B. Public Hearing and Variance under Section 14.02.008 to allow a lot area of 3600 square foot in lieu of the required 4000 square foot.

Planning and Zoning Commission

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

Bookmarked at 00:48:59

Planning and Zoning Commission

Motion by Commission Member Sims to untable Items A and B located at 814 East Mulberry Street. Second by Commission Member Blagg.

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

This item was untabled by the Commission.

Board of Adjustment
Motion by Commission Member Blagg to approve the Variance located at 814 East Mulberry Street. Second by Commission Member Ramirez.

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

Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Zone Change located at 814 East Mulberry Street. Second by Commission Member Dupuis.

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

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

19. **622 NORTH CLEVELAND AVENUE (Project No. 000038-2025)**

The request of Dr. John Randall and Linda Randall (Owner), Martyna Kowalczyk, Solartime USA, LLC (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 622 North Cleveland Avenue, being the East 93 feet of Lots 5, 6 and 7, Block 15, College Park Addition, as follows:
Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow ground mounted solar panels in a R-6 (Single Family Residential) District.
Bookmarked at 01:06:24

This item was withdrawn by the applicant.

20. **4809 MARSHALL STREET (Project No. 000039-2025)**

The request of Dkota Investments, Inc. (Owner) and Preston Trail Land Surveying (Surveyor) concerning the property located at 4809 Marshall Street, being a Replat of Hilltop Estates, part of Block 6 John Hendrix Survey, Abstract No. 503, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an M-1 (Light Manufacturing) District.
Bookmarked at 01:06:37
Planning and Zoning Commission
Motion by Commission Member Sims to approve Zone Change located at 4809 Marshall Street. Second by Commission Member Blagg.

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

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

21. **2717 SOUTH FIRST STREET (Project No. 000044-2025)**

The request of Liliana Garcia (Owner), Darius Stephenson and Liliana Morales (Representative) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2717 South First Street, consisting of 2.00 acres being a part of the Robert Thompson Survey, Abstract No. 1200, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an R-6 (Single Family Residential) District to an R-12 (Single Family Residential) District.
Bookmarked at 01:14:51
Planning and Zoning Commission
Motion by Commission Member Sims to approve Zone Change located at 2717 South First Street. Second by Commission Member Blagg.

VOTING AYE: DOWNTAIN, RAMIREZ, WHITAKER AND DUPUIS

VOTING NAY: NONE.
MOTION CARRIED.

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

22. **423 SHERMAN STREET (Project No. 000046-2025)**

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

Board of Adjustment

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

Planning and Zoning Commission

B. Final Plat of 423 East Sherman Addition.

Bookmarked at 01:22:11

Board of Adjustment

Motion by Commission Member Sims to approve the Variance located at 423 Sherman Street. Second by Commission Member Whitaker.

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

This item was approved by the Commission.

Planning and Zoning Commission

Motion by Commission Member Sims to approve Final Plat located at 423 Sherman Street. Second by Commission Member Whitaker.

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

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

23. **325 EAST LAMAR STREET (Project No. 000047-2025)**

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

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structure.
B. Public Hearing and Variance under Section 14.02.020 to allow a 0' setback along the rear and east side of the property in lieu of the required 40' for the existing structure.
C. Public Hearing and Variance under Section 14.02.020 to allow a 95% impervious site coverage in lieu of the required 80% maximum.
D. Public Hearing and Variance under Section 14.02.020 to allow unscreened loading docks in lieu of the required screening for existing loading docks.
E. Public Hearing and Variance under Section 14.02.020 to allow a 0.40 acre lot area in lieu of the required 1 acre minimum.
F. Public Hearing and Variance under Section 14.02.020 to allow a 113' lot width in lieu of the required 150' minimum.
G. Public Hearing and Variance under Section 14.02.020 to allow 18' long parking spaces in lieu of the required 20'.

Planning and Zoning Commission

H. Site Plan for Audioengine World Headquarters.

Bookmarked at 01:28:28
Board of Adjustment
Motion by Commission Member Sims to approve Items A,B,C,D,E,F and G located at 325 East Lamar Street. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Sims to approve Item H located at 325 East Lamar Street. Second by Commission Member Blagg.

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

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

24. **1818 SOUTH MONTGOMERY STREET (Project No. 000050-2025)**
The request of Claudia Ledezma (Owner), Javiar Veleta Ledezma (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 1818 South Montgomery Street, being Lot 5, Block 19, Supplemental Plat of Block 19, South Sherman, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from a C-1 (Retail Business) District to an R-5 (Single Family Residential) District.
Bookmarked at 01:38:50
Planning and Zoning Commission
Motion by Commission Member Sims to approve the Zone Change located at 1818 South Montgomery Street. Second by Commission Member Dupuis.

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

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

25. **708 SOUTH MONTGOMERY STREET (Project No. 000051-2025)**
The request of Alpha Rock Holdings, LLC (Owner), Adeyinka Filani (Representative) and Helvey-Wagner Surveying, Inc. (Surveyor) for the property located at 708 South Montgomery Street, being Lot 5R, Block 3, Rivera & Cintron Addition, as follows:
Planning and Zoning Commission
Public Hearing and Zone Change from an MF-30 (Multi Family Residential) District to R-2F (Duplex Residential) District.
Bookmarked at 01:43:17
Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Zone Change located at 708 South Montgomery Street. Second by Commission Member Ramirez.

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

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

26. **ADJOURNMENT**

Bookmarked at 01:50:20

Chairman Vice adjourned the meeting at 6:46 p.m.

CHAIRMAN

ACTING SECRETARY

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:
CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17)

Background:

Origination:

Staff Recommendation:

Attachments:
None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1501 HERITAGE RANCH TRAIL (Project No. 000105-2025)**

The request of Sherman Independent School District (Owner) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 1501 Heritage Ranch Trail, consisting of 23.764 acres situated in and being a portion of the Uriah Burns Survey, Abstract No.121, being all of a tract of land described by deed to Sherman Independent School District and currently zoned PD (Planned Development) District/Heritage Ranch Planned Development, as follows:

Planning and Zoning Commission

Final Plat for Parker Elementary School.

Background:

The property is located within the Heritage Ranch community in Sherman, Texas. The owner would like to plat the property.

The following has been approved for this location:

- 3/15/2024 - Preliminary Plat of Sherman New Elementary School 2025 (CONDITIONALLY APPROVED)
- 2/20/2024 - Site Plan for an Elementary School

Origination:

Sherman Independent School District (Owner) and Teague Nall & Perkins, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat

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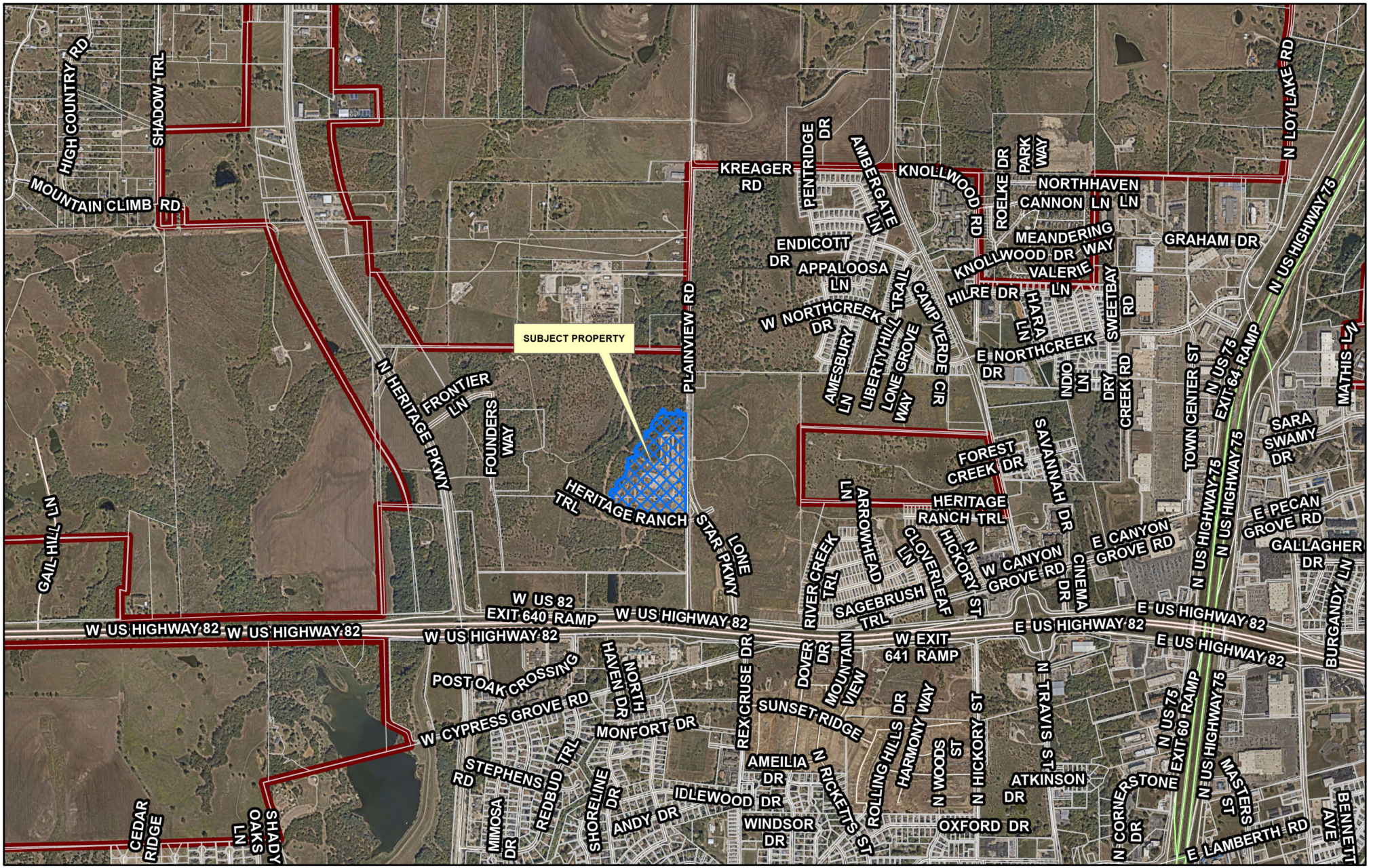
Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1501 HERITAGE RANCH TRAIL

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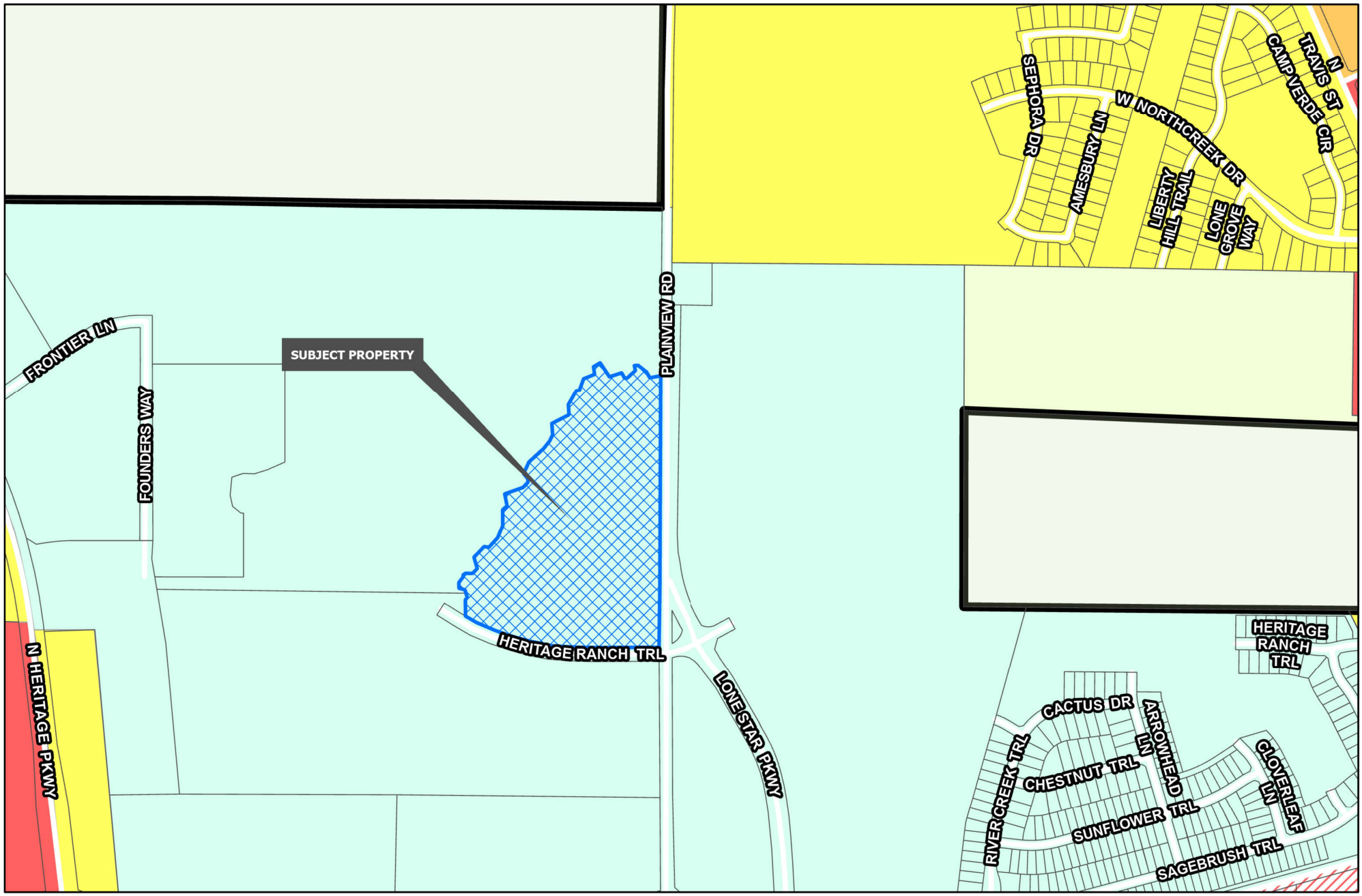

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1501 HERITAGE RANCH TRAIL

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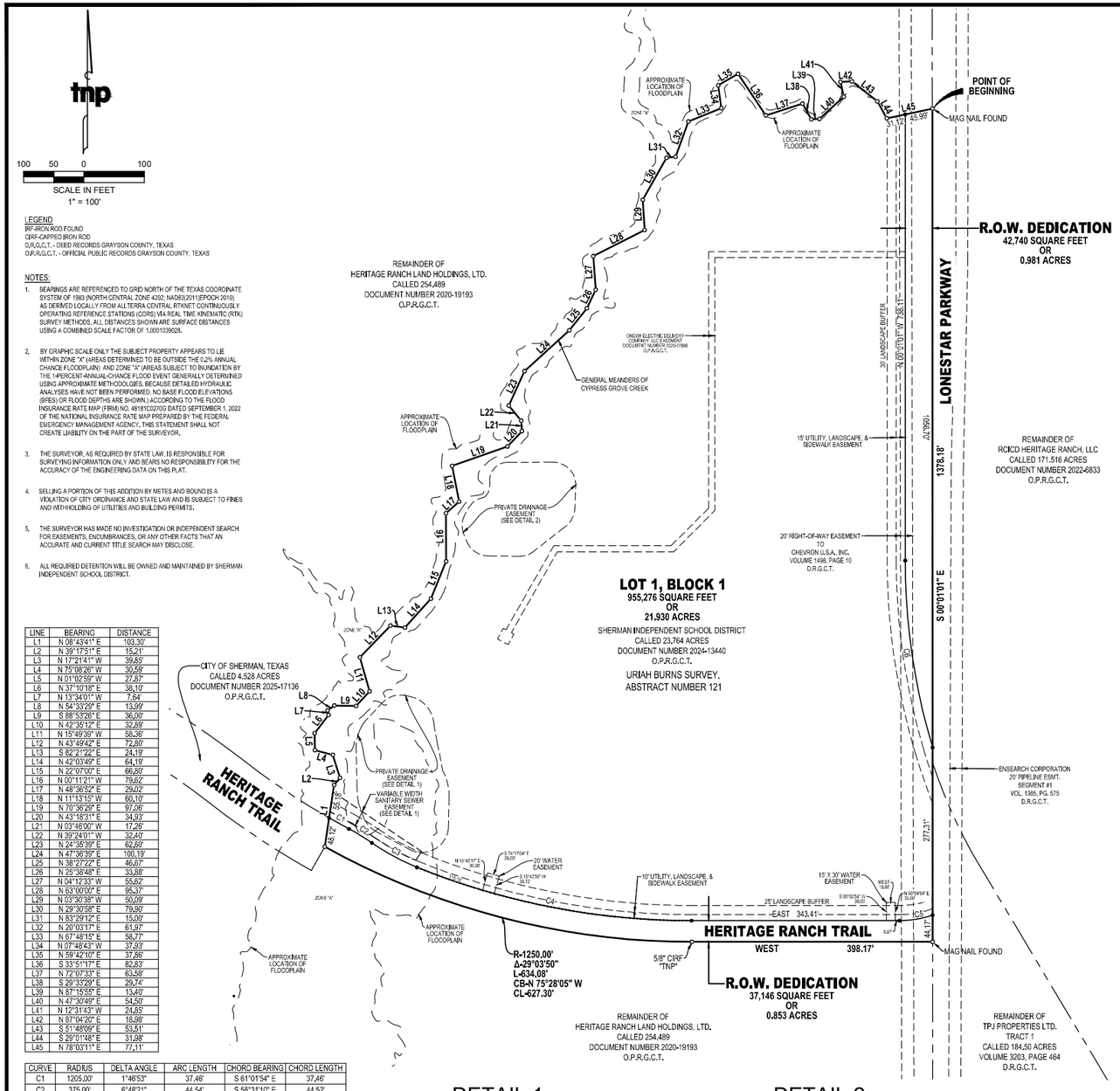
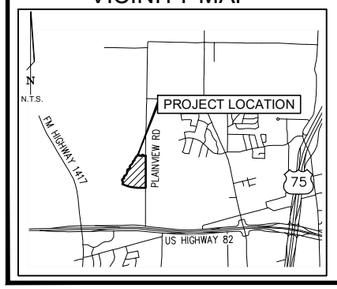


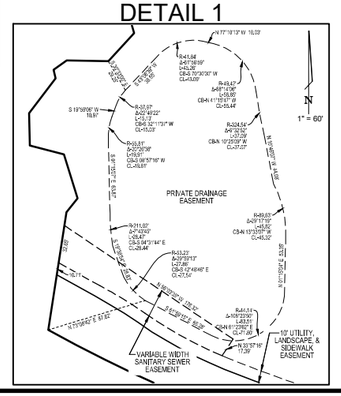
LINE	BEARING	DISTANCE
L1	N 08°43'41" E	103.30'
L2	N 39°17'51" E	15.21'
L3	N 17°21'41" W	39.65'
L4	N 75°08'26" W	30.59'
L5	N 01°02'59" W	27.87'
L6	N 37°10'18" E	38.10'
L7	N 13°34'01" W	7.64
L8	N 54°33'25" E	13.99'
L9	S 88°53'26" E	36.00'
L10	N 42°35'12" E	32.89'
L11	N 15°49'39" W	68.36'
L12	N 43°49'42" E	72.80'
L13	S 82°21'22" E	24.19'
L14	N 42°03'49" E	64.19'
L15	N 22°07'00" E	66.80'
L16	N 00°11'21" W	79.62'
L17	N 48°36'52" E	29.02'
L18	N 11°13'15" W	60.10'
L19	N 70°36'29" E	97.06'
L20	N 43°18'31" E	34.93'
L21	N 03°46'00" W	17.26'
L22	N 39°24'01" W	32.40'
L23	N 24°35'39" E	62.60'
L24	N 47°36'39" E	100.19'
L25	N 38°27'22" E	46.67'
L26	N 25°38'48" E	33.88'
L27	N 04°12'31" W	55.62'
L28	N 63°00'00" E	95.37'
L29	N 03°30'38" W	50.09'
L30	N 29°30'58" E	79.90'
L31	N 83°29'12" E	15.09'
L32	N 20°03'17" E	61.97'
L33	N 67°48'15" E	58.77'
L34	N 07°48'43" W	37.93'
L35	N 59°42'10" E	37.86'
L36	S 33°51'17" E	82.83'
L37	N 72°07'33" E	63.58'
L38	S 29°33'29" E	29.74'
L39	N 87°15'55" E	13.40'
L40	N 47°30'49" E	54.50'
L41	N 12°31'43" W	24.85'
L42	N 87°04'20" E	18.98'
L43	S 51°48'59" E	53.51'
L44	S 29°01'48" E	31.98'
L45	N 78°03'11" E	77.11'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1205.00'	1°46'53"	37.48'	S 61°01'54" E	37.46'
C2	375.00'	6°48'21"	44.54'	S 58°31'10" E	44.52'
C3	375.00'	12°58'23"	84.91'	S 61°36'10" E	84.73'
C4	1215.00'	21°57'35"	465.67'	S 79°00'17" E	462.83'
C5	169.79'	18°55'43"	56.09'	N 80°32'59" E	55.84'
C6	1084.00'	16°34'01"	313.44'	N 08°18'02" W	312.35'

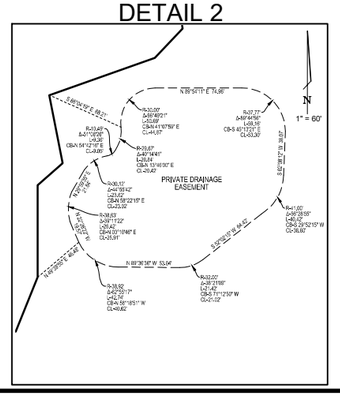
VICINITY MAP



DETAIL 1



DETAIL 2



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 23.764 acre tract of land situated in the Uriah Burns Survey, Abstract Number 121, City of Sherman, Grayson County, Texas and being all of a called 23.764 acre tract of land described by deed to Sherman Independent School District as recorded in Document Number 2024-13340 of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a Mag Nail found in the center of Plainview Road on the west line of a called 171.516 acre tract of land to RCICD Heritage Ranch, LLC as recorded in Document Number 2022-6833 of the Official Public Records of Grayson County, Texas for the northeast corner of said 23.764 acre tract;

THENCE South 00 degrees 01 minutes 01 seconds East, along the center of said Plainview Road same being the east line of said 23.764 acre tract and the west line of said 171.516 acre tract, a distance of 1378.18 feet to a Mag nail found for corner on the west line of a called 184.50 acre tract of land to TPJ Properties LTD, as recorded in Volume 3203, Page 464 of the Deed Records of Grayson County, Texas, at the southeast corner of said 23.764 acre tract;

THENCE departing the center of said Plainview Road, same being the west line of said 184.50 acre tract and along the southerly, westerly and northerly lines of said 23.764 acre tract the following courses and distances;

West, a distance of 398.17 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 1250.00 feet, a central angle of 29 degrees 03 minutes 50 seconds, an arc length of 634.08 feet, a chord bearing of North 75 degrees 28 minutes 05 seconds West, a distance of 627.30 feet to a point for corner in Cypress Grove Creek;

THENCE continuing along southerly, westerly and northerly lines of said 23.764 acre tract and generally along the meanders of said creek the following courses and distances;

North 08 degrees 43 minutes 41 seconds East, a distance of 103.30 feet to a point for corner;
North 39 degrees 17 minutes 51 seconds East, a distance of 15.21 feet to a point for corner;
North 17 degrees 21 minutes 41 seconds West, a distance of 39.65 feet to a point for corner;
North 75 degrees 08 minutes 26 seconds West, a distance of 30.59 feet to a point for corner;
North 01 degrees 02 minutes 59 seconds West, a distance of 27.87 feet to a point for corner;
North 37 degrees 10 minutes 18 seconds East, a distance of 38.10 feet to a point for corner;
North 13 degrees 34 minutes 01 seconds West, a distance of 7.64 feet to a point for corner;
North 54 degrees 33 minutes 29 seconds East, a distance of 13.99 feet to a point for corner;
South 88 degrees 53 minutes 26 seconds East, a distance of 36.00 feet to a point for corner;
North 42 degrees 35 minutes 12 seconds East, a distance of 32.89 feet to a point for corner;
North 15 degrees 49 minutes 39 seconds West, a distance of 58.36 feet to a point for corner;
North 43 degrees 49 minutes 42 seconds East, a distance of 72.80 feet to a point for corner;
South 82 degrees 21 minutes 22 seconds East, a distance of 24.19 feet to a point for corner;
North 42 degrees 03 minutes 49 seconds East, a distance of 64.19 feet to a point for corner;
North 22 degrees 07 minutes 00 seconds East, a distance of 66.80 feet to a point for corner;
North 00 degrees 11 minutes 21 seconds West, a distance of 79.62 feet to a point for corner;
North 48 degrees 36 minutes 52 seconds East, a distance of 29.02 feet to a point for corner;
North 11 degrees 13 minutes 15 seconds West, a distance of 60.10 feet to a point for corner;
North 70 degrees 36 minutes 29 seconds East, a distance of 97.06 feet to a point for corner;
North 43 degrees 18 minutes 31 seconds East, a distance of 34.93 feet to a point for corner;
North 03 degrees 46 minutes 00 seconds West, a distance of 17.26 feet to a point for corner;
North 39 degrees 24 minutes 01 seconds West, a distance of 32.40 feet to a point for corner;
North 24 degrees 35 minutes 39 seconds East, a distance of 62.60 feet to a point for corner;
North 47 degrees 36 minutes 39 seconds East, a distance of 100.19 feet to a point for corner;
North 38 degrees 27 minutes 22 seconds East, a distance of 46.67 feet to a point for corner;
North 25 degrees 38 minutes 48 seconds East, a distance of 33.88 feet to a point for corner;
North 04 degrees 12 minutes 33 seconds West, a distance of 55.62 feet to a point for corner;
North 63 degrees 00 minutes 00 seconds East, a distance of 95.37 feet to a point for corner;
North 03 degrees 30 minutes 38 seconds West, a distance of 50.09 feet to a point for corner;
North 29 degrees 30 minutes 58 seconds East, a distance of 79.90 feet to a point for corner;
North 83 degrees 29 minutes 12 seconds East, a distance of 15.00 feet to a point for corner;
North 20 degrees 03 minutes 17 seconds East, a distance of 61.97 feet to a point for corner;
North 67 degrees 48 minutes 15 seconds East, a distance of 58.77 feet to a point for corner;
North 07 degrees 48 minutes 43 seconds West, a distance of 37.93 feet to a point for corner;
North 59 degrees 42 minutes 10 seconds East, a distance of 37.86 feet to a point for corner;
South 33 degrees 51 minutes 17 seconds East, a distance of 82.83 feet to a point for corner;
North 72 degrees 07 minutes 33 seconds East, a distance of 63.58 feet to a point for corner;
South 29 degrees 33 minutes 29 seconds East, a distance of 29.74 feet to a point for corner;
North 87 degrees 15 minutes 55 seconds East, a distance of 13.40 feet to a point for corner;
North 47 degrees 30 minutes 49 seconds East, a distance of 54.50 feet to a point for corner;
North 12 degrees 31 minutes 43 seconds West, a distance of 24.85 feet to a point for corner;
North 87 degrees 04 minutes 20 seconds East, a distance of 18.98 feet to a point for corner;
South 51 degrees 48 minutes 09 seconds East, a distance of 53.51 feet to a point for corner;
South 29 degrees 01 minutes 48 seconds East, a distance of 31.98 feet to a point for corner;
North 78 degrees 03 minutes 11 seconds East, a distance of 77.11 feet to the POINT OF BEGINNING containing 1,035,162 square feet, or 23.764 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, 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.

Brian Jay Maddox II, R.P.L.S,
Texas Registration Number 6659
DATE: _____ 2025

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

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 Brian Jay Maddox II, 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 the _____ day of _____ 2025.

_____
Notary Public in and for the State of Texas

Commission Expires: _____

OWNERS CERTIFICATE OF DEDICATION

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 PARKER ELEMENTARY SCHOOL, an addition to the City of Sherman, Grayson County, Texas being 23.764 acres situated in and being a portion of the Uriah Burns Survey, Abstract Number 121, 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;

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

SHERMAN INDEPENDENT SCHOOL DISTRICT

BY: _____

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 the _____ day of _____ 2025.

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

_____ _____ _____
Chairman Secretary

FINAL PLAT
PARKER ELEMENTARY SCHOOL
LOT 1, BLOCK 1
1,035,162 SQUARE FEET
23.764 ACRES

SITUATED IN THE
URIAH BURNS SURVEY, ABSTRACT NUMBER 121,
GRAYSON COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED TO
SHERMAN INDEPENDENT SCHOOL DISTRICT AS RECORDED IN DOCUMENT NUMBER 2024-13440
OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS

OWNER
SHERMAN INDEPENDENT SCHOOL DISTRICT
P O Box 1176
Sherman, TX 75091-1176
Grayson County, Texas

PROJECT INFORMATION
Project No.: SHI 23530
Date: July 21, 2025
Drawn By: JM
Scale: 1"=100'

SHEET 1 of 1

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

Sherman
CLASSIC TOWN. BROAD HORIZON.

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 5, 2024

Heritage Ranch Land Holdings, Ltd.
Attn: Tom Johnson
2701 Loy Lake Road
Sherman, TX 75090

Teague Nall & Perkins
Attn: Amanda Mullen, P.E.
5237 N. Riverside Dr., Ste. 100
Fort Worth, TX 76137

Teague Nall & Perkins
Attn: Jay Maddox, RPLS
825 Watters Creek Blvd., M300
Allen, TX 75013

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman New Elementary School 2025 has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. Verify Plat Name. Plat name shall be reflected on the civil plans.
2. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along new right of way dedication of Heritage Ranch Trail. *Code of Ordinances Chapter 10.03.003(d)(2)*
3. Dedicate a 15' Utility, Landscape, & Sidewalk Easement along new right of way dedication of Lonestar Parkway. *Code of Ordinances Chapter 10.03.003(d)(2)*
4. Show 15' Landscape Buffer along Heritage Ranch Trail on drawing. Landscape Buffer is to be adjacent to Utility Easement. *City of Sherman Ordinance No. 6692.*
5. Show 15' Landscape Buffer along Lonestar Parkway on drawing. Landscape Buffer is to be adjacent to Utility Easement. *City of Sherman Ordinance No. 6692.*
6. Remove "Future" from street names on final plat.
7. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). *Code of Ordinances Chapter 10.02.002(b)(10); 10.02.003(b)(4); 10.02.005(b)(4); 10.03.003(b)(H)*
8. Pond Easement to be changed to Private Drainage Easement on plat. Dimensions of said easement to be shown. *Code of Ordinances Chapters 10.02.002(b); 10.02.003(b); 10.02.005(b)*
9. FEMA Floodplain shall reflect Map No. 48181C0275 G, Revised Date: September 1, 2022. *Code of Ordinances Chapter 3, Article 3.12*

10. AE Flood Study will be required prior to submitting final plat. Study must be submitted to Engineering Department for review. Flood fringe per flood study to be graphically shown on plat.
11. H&H Study to be done to create a Base Flood Elevation from FEMA Flood zone. *Code of Ordinances Chapter 3, Article 3.12*
12. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
13. Verify requirements in reference to existing oil wells and pumping jacks. *Code of Ordinances Chapter 3(c); International Fire Code 2018 5706.3.1.3*
14. Final Gas Line Easements by separate instrument to be shown on final plat.
15. Abandoned Easements shall have instrument information shown on final plat.
16. 25'x20' Water Easement adjacent to Heritage Ranch Trail shall not overlap 15' Utility, Landscape, & Sidewalk Easement. *Code of Ordinances Chapter 10.03.003(d)(1)*
17. 25'x15' Water Easement adjacent to Heritage Ranch Trail shall not overlap 15' Utility, Landscape, & Sidewalk Easement. *Code of Ordinances Chapter 10.03.003(d)(1)*
18. Remove building setback lines from Final Plat. *Code of Ordinances, Chapter 10, Sec. 10.02.003*
19. TP&L Easement along eastern portion of property shall be shown in black lines.
20. Dedicate Electric Easement along location of existing Overhead Electric lines traversing subject property. Coordinate with Oncor for easement requirements.
21. Show Point of Commencement with calls leading to Point of Beginning on drawing. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
22. Metes and bounds shall match drawing. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
23. Remove Sherman Municipal Airport's Avigation Release from plat. *Code of Ordinances Chapter 14, Article 14.02*
24. Subject property lies within the Airport Hazard Zone for North Texas Regional Airport (NTRA). Coordinate with NTRA for appropriate language to be added to plat.
25. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(g)*
26. Wastewater main must be extended in accordance with City criteria to serve proposed Lot prior to Building Permit being issued. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
27. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.003(i)*
28. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*
29. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*
30. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
31. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1509 WEST HOUSTON STREET (Project No. 000117-2025)**

The request of Garland Sunset, LLC (Owner) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at West Houston Addition, consisting of 1.042 acres situated in Lots 1R & 2R, Block 1 West Houston Addition and being a Replat of Part of Block 1, Replat of Westwood Village Subdivision, being in the J.B. McAnair Survey, Abstract No.763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Final Plat for West Houston Addition.

Background:

The property is located at 1509 West Houston Street. The owner would like to plat the property for commercial development.

The following has been approved for this location:

- 4/22/2025 - A. Public Hearing and Variance under Section 14.02.016 to allow 0' side setback in lieu of the required 25' setback for the existing structure adjacent to a major arterial for the existing structure.
- 4/22/2025 - B. Public Hearing and Variance under Section 14.02.016 to allow 3.7' side setback in lieu of the required 15' for the existing structure
- 3/14/2025 - Preliminary Plat of West Houston Addition, Lots 1R and 2R, Block 1. (Conditionally Approved)

Origination:

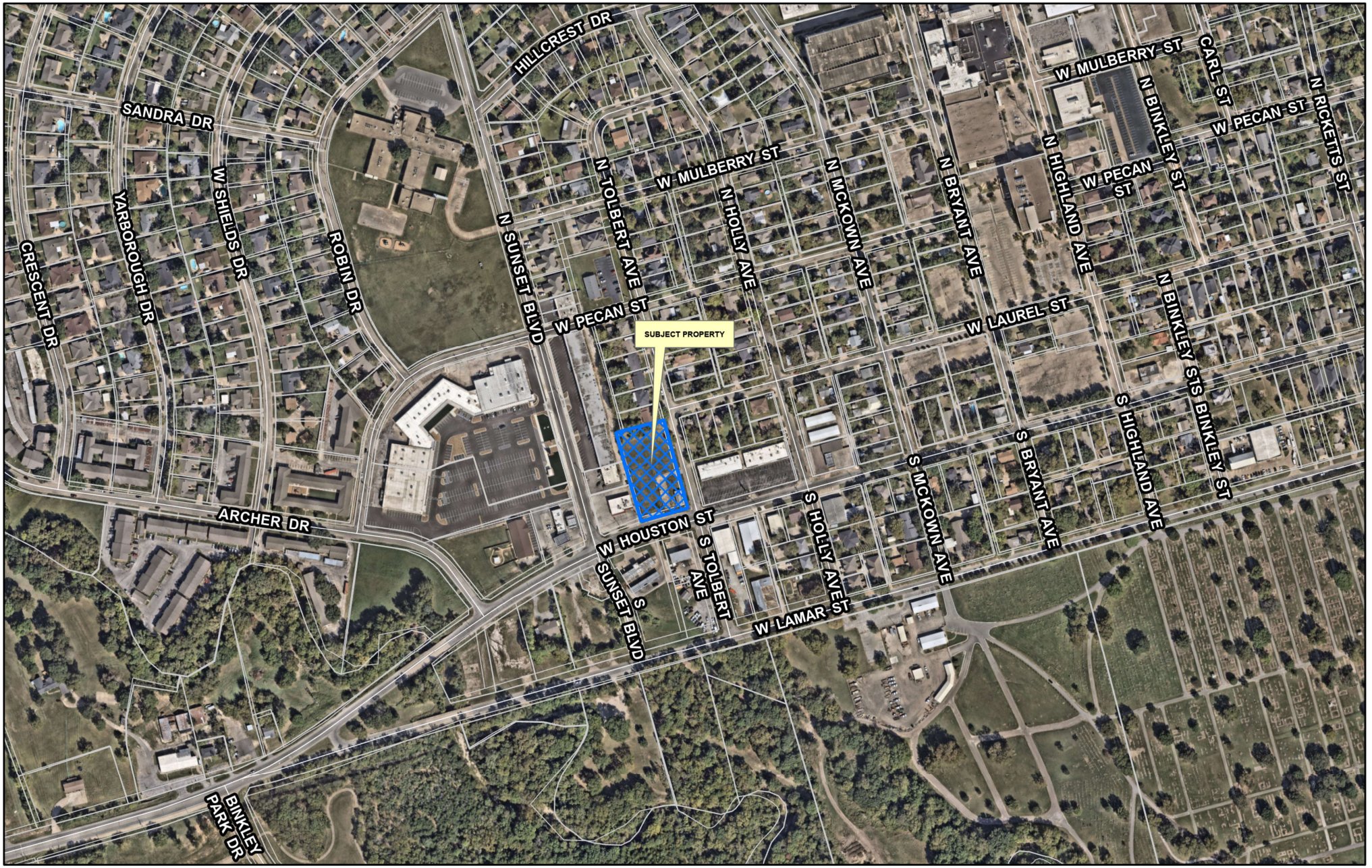
Garland Sunset, LLC (Owner) and Helvey-Wagner Surveying, Inc.(Surveyor)

Staff Recommendation:

Staff Recommends that the Planning and Zoning Commission approve this Final Plat.

Attachments:

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



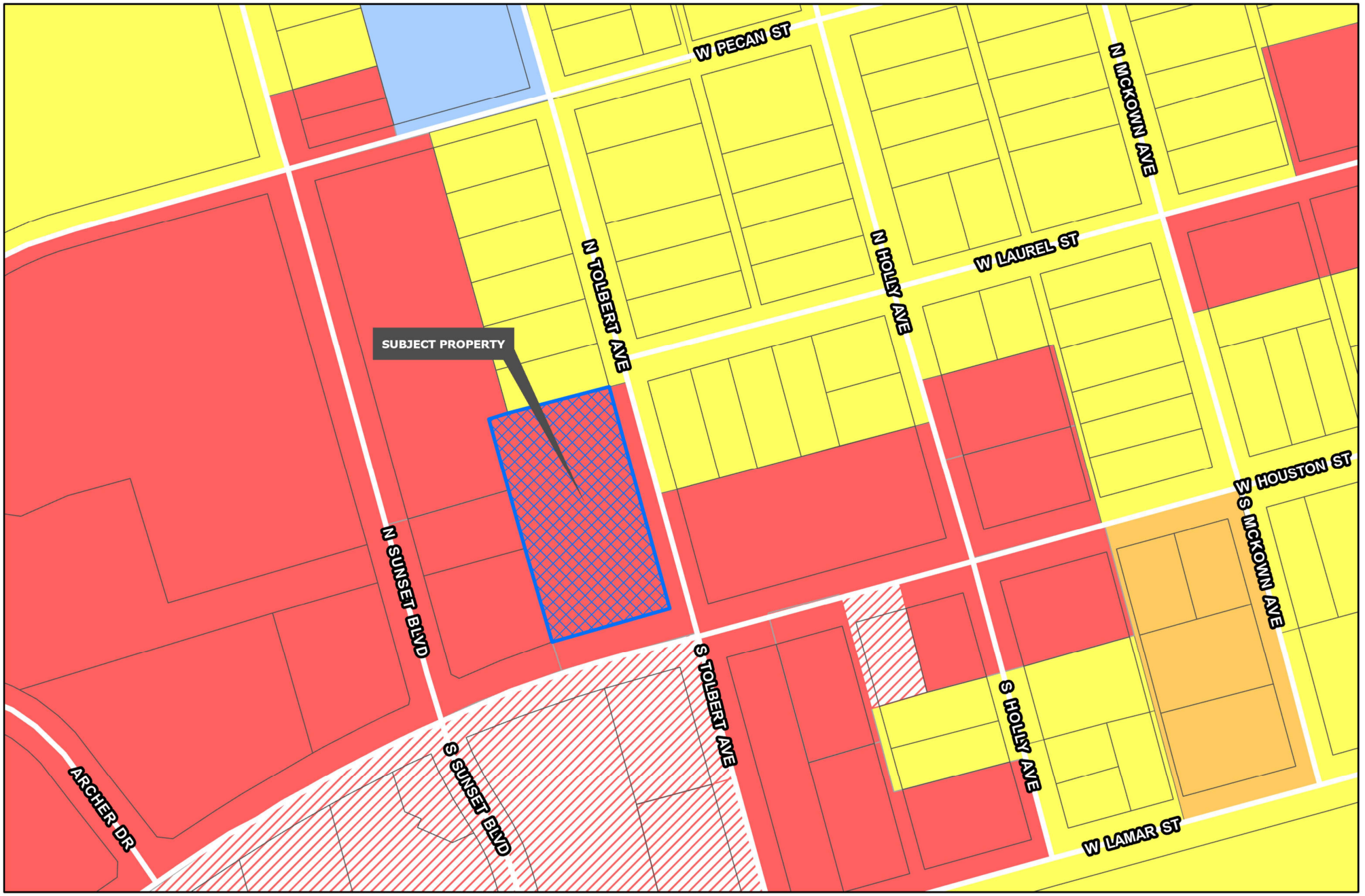
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1509 W HOUSTON ST

N
W E
S

Date: 7/23/2025 4:00 PM



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
1509 W HOUSTON ST

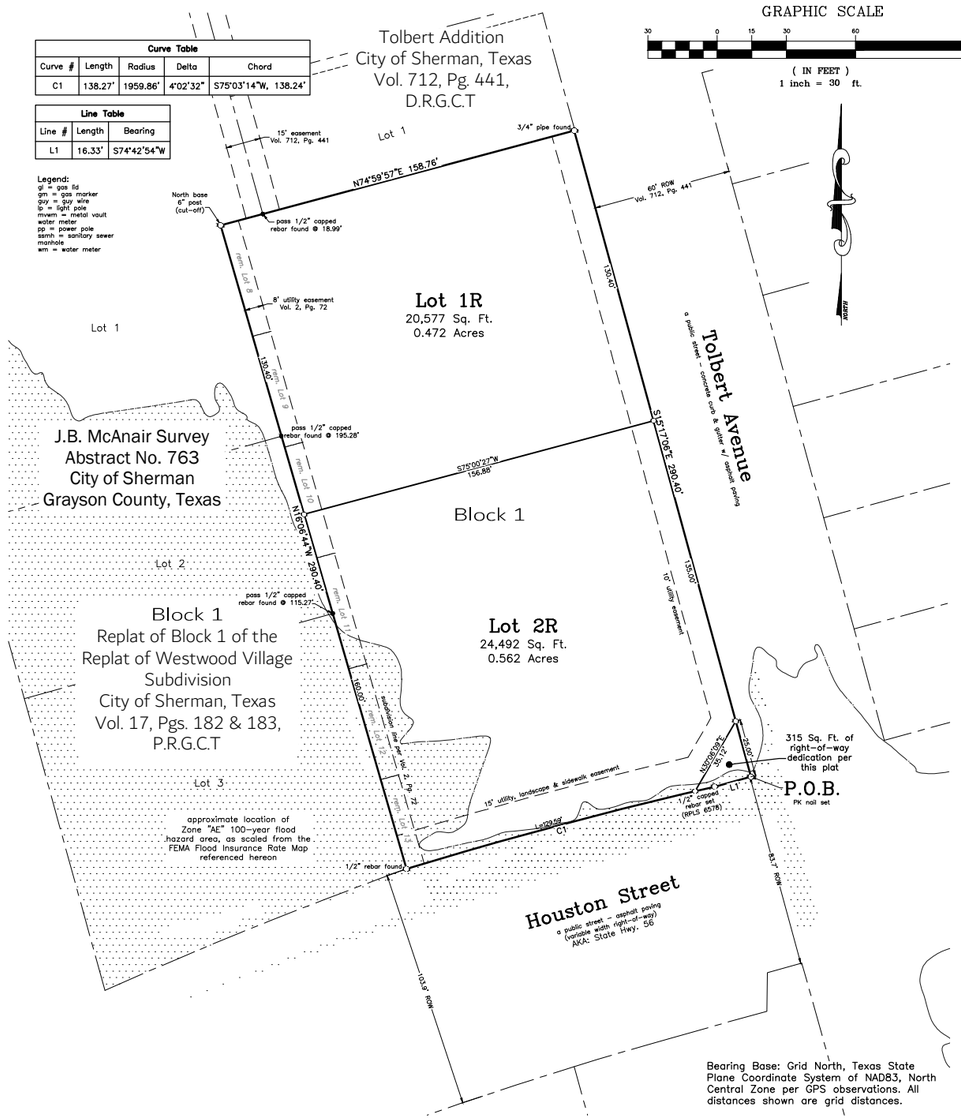
N
W E
S

Date: 7/23/2025 4:00 PM

Vicinity Map
(not to scale)

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

P:\Land Projects R2\1509-W-Houston-St-Sherman\Civil 3D\Final Plat.dwg 7/15/2025 7:06 AM

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GRAYSON

I, Garland Sunset, LLC, sole owners of West Houston Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Representative of Sunset Garland, LLC

Printed Name: Mirza Baig

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Garland Sunset, LLC, hereinafter called OWNERS, are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2025.

_____
Representative of Sunset Garland, LLC

Printed Name: Mirza Baig

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

Sherman
CLASSIC TOWN. BROAD HORIZON.

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

_____ _____
Chairman Secretary

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

DATE OF PREPARATION: JULY 15, 2025
JOB NO. CGS300725

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2810-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 12, 2025

Garland Sunset, LLC
2104 Bois D Arc Drive
Sherman, TX 75092

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

Dear Applicants,

The request for approval of the Preliminary Plat of West Houston 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. Existing frame building encroaches into the required 15' Utility, Landscape and Sidewalk Easement along Houston Street. 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)*
2. Existing frame building encroaches into the required 10' Utility Easement along Tolbert Avenue. 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)*
3. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
4. 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*
5. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
6. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning Comments

7. The minimum setbacks in C-1 (Retail Business) District are *(Sec. 14.02.016(1))*. :
   a. 25' front
   b. 25' rear
   c. 15' side
   d. 25' of any property line adjacent to a major arterial (Houston Street is a major arterial)
   e. 40' when abutting a residential district. (Informational for lot 1R)
      i. A Variance must be approved by the Board of Adjustment to allow a 0 setback in lieu of the required 25' from a major arterial and a 3.7' side setback in lieu of the required 15' for the existing structure.
         1. Variance must be submitted according to the Planning and Zoning and Board of Adjustment Calendar to be presented at the same meeting or a meeting prior to the Planning and Zoning meeting that the Final Plat is to be presented.

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
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2546 LUELLA ROAD (Project No. 000119-2025)**

The request of Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property at 2546 Luella Road, consisting of 1.361 acres situated in Lot 1, Block A Benson Estates at Burning Hill Phase one and being a part of the Winiford Bailey Survey, Abstract No.64, and currently located in ETJ (Extraterritorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat for Benson Estates at Burning Hill Phase One.

Background:

The property is located in the 2546 Luella Road. The owner would like to plat the property.

Origination:

Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends the Planning and Zoning Commission approve this Final Plat

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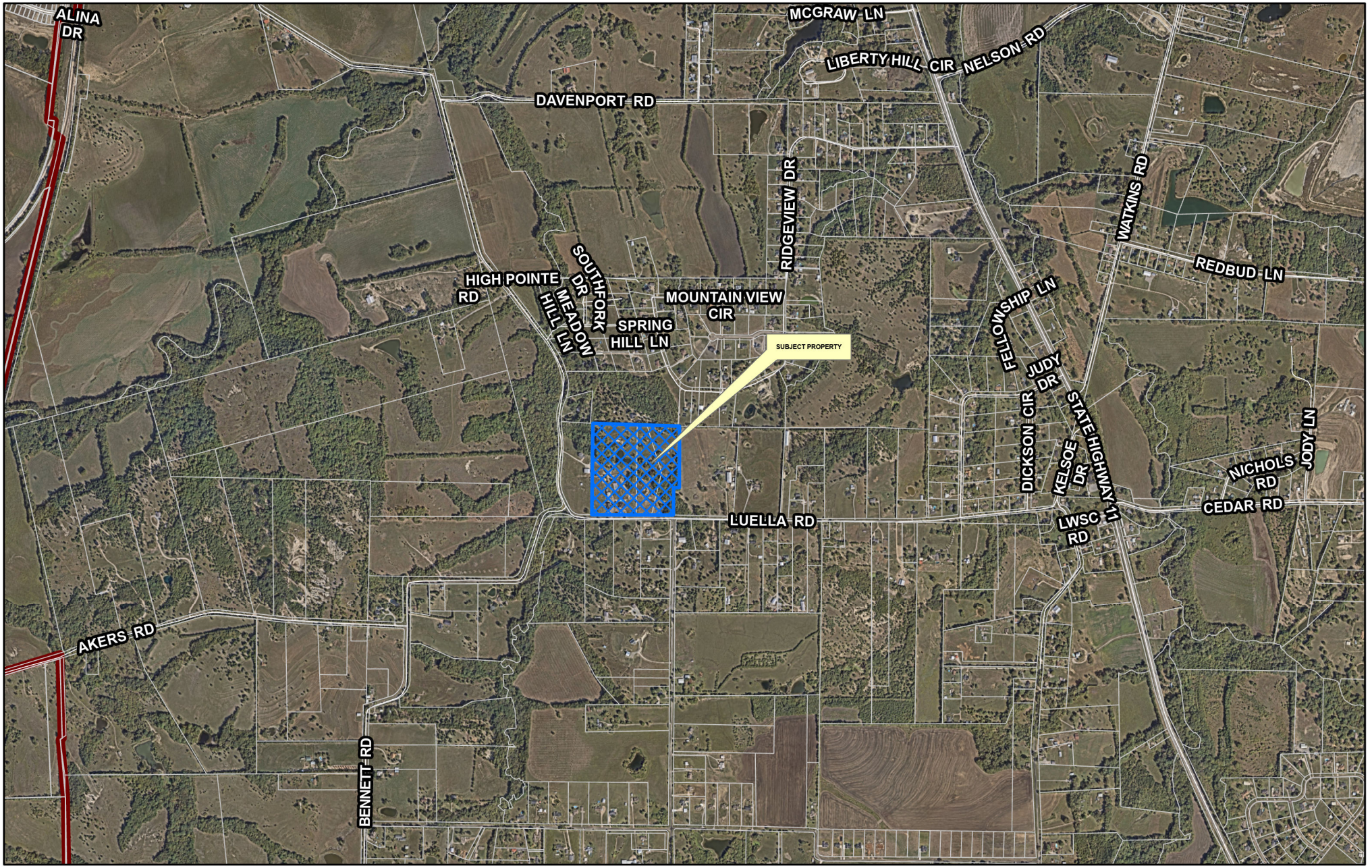
Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

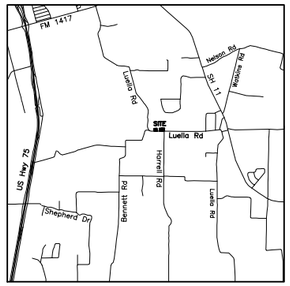
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2546 & 2600 BLK LUELLA RD

N
W E
S

Date: 8/6/2025 3:47 PM

Vicinity Map
(not to scale)



General Notes:

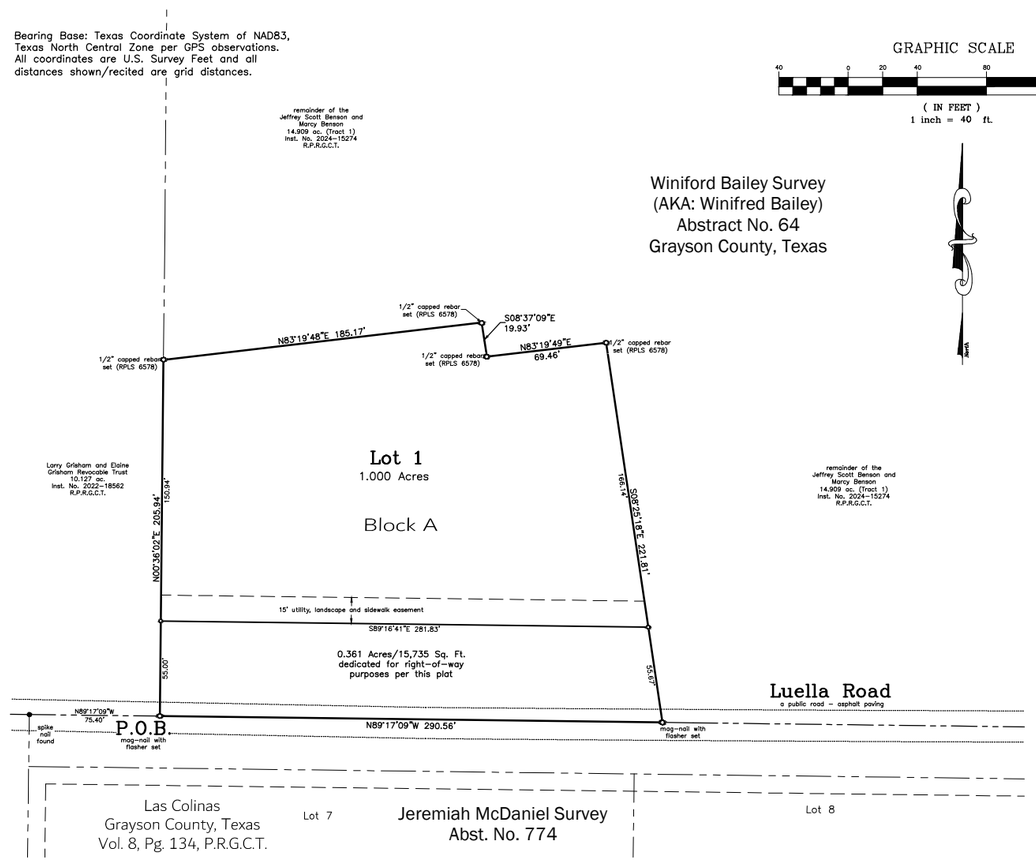
1. Water Supply to be provided by Luella Special Utility District.
2. Sewer service to be provided by on-site sewage facilities approved by Grayson County, Texas.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in 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 nor Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The subject property shown on the plat hereon lies within an unshaded Zone "X" Flood Hazard Area Designation (500-year flood), as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman, 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.
10. All lot corners are monumented by 1/2" capped rebars set, stamped "RPLS 6578", unless noted otherwise.

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the Winiford Bailey (aka: Winifred Bailey) Survey, Abstract No. 64, being a part of the 14.909 ac. tract of land (Tract One) conveyed by General Warranty Deed on June 10, 2024 from Mark Bounds and Tina Bounds to Jeffrey Scott Benson and Marcy Benson, recorded in Inst. No. 2024-15274, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a mag-nail with flasher set in or near the center of Luella Road, a public road, in the South line of said Winiford Bailey Survey and the North line of the Jeremiah McDaniel Survey, Abst. No. 74, at the Southwest corner of both said Benson 14.909 ac. and the herein described tract and the Southeast corner of the 10.127 acre tract of land conveyed to Larry Grisham and Elaine Grisham, recorded in Inst. No. 2022-18562, said Real Property Records, FROM which a spike nail found at the Northwest corner of Las Colinas, an addition to Grayson County, Texas as per plat of record in Volume 8, Page 134, Plat Records, Grayson County, Texas bears North 89 deg. 19 min. 09 sec. West, 75.40 ft.;

THENCE North 00 deg. 36 min. 02 sec. East, with the West line of said Benson 14.909 ac. and the East line of said Grisham 10.127 ac., a distance of 205.94 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northwest corner of the herein described tract;

THENCE Easterly and Southerly, over and across said Benson 14.909 ac. the following calls and distances:

1. North 89 deg. 19 min. 48 sec. East, a distance of 185.17 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Northerly Northeast corner of the herein described tract;
2. South 08 deg. 37 min. 09 sec. East, a distance of 19.93 ft. to a 1/2 inch capped rebar set (RPLS 6578) at an Ell corner of the herein described tract;
3. North 83 deg. 19 min. 49 sec. East, a distance of 69.46 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Easterly Northeast corner of said herein described tract;
4. South 08 deg. 25 min. 18 sec. East, a distance of 221.81 ft. to a mag-nail with flasher set at the Southeast corner of the herein described tract, lying in the South line of both said Benson 14.909 ac. and Winiford Bailey Survey and the North line of said Jeremiah McDaniel Survey, in or near the center of said Luella Road;

THENCE North 89 deg. 17 min. 09 sec. West, with or near the center of said Luella Road, along the South line of both said Benson 14.909 ac. and said Winford Bailey Survey and the North line of said Jeremiah McDaniel Survey, a distance of 290.56 ft. to the **POINT OF BEGINNING** and containing **1.361 ACRES** of land.

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

STATE OF TEXAS REGISTERED KATE A. WAGNER 6578 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GRAYSON

We, Jeffrey Scott Benson and Marcy Benson, sole owners of Benson Estates at Burning Hill, Phase One to Grayson County, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Jeffrey Scott Benson Marcy Benson

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

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

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

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

_____ _____
Chairman Secretary

Final Plat
Lot 1, Block A
Benson Estates at Burning Hill Phase One
Grayson County, Texas
City of Sherman ETJ Limits
1.361 Acres
in the
Winiford Bailey Survey
Abstract No. 64

DATE OF PREPARATION: JULY 16, 2025
JOB NO. CGS360725

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

Owners:
Jeffrey & Marcy Benson
1722 Rosemary Barn Lane
McKinney, Texas 75071

P:\Land Projects R2\24.905 Ac.-Benson-2568 Luella Rd\Civil 3D\Phase One-plat-Final.dwg Layout: Plat Plot Date Jul 16 25 Time: 10:40 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2836-A/01
CSS # 000101-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 15, 2025

Jeffrey & Marcy Benson
1722 Rosemary Barn Lane
McKinney, TX 75071

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

Dear Applicants,

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

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

1. Call on northern boundary does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
2. Building setback lines to be shown on Preliminary and Final Plats. *Grayson County Subdivision Regulations 4.4.4*
3. Will Serve letter from Luella SUD shall be submitted to the City of Sherman Engineering Department with submittal of Final Plat. *Code of Ordinances Chapter 10.03.014; 10.03.016(b)(2)(B)*
4. 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*
5. If on-site sewage facility (OSSF) is to be used for this development, documentation from Grayson County approving OSSFs on this site is required to be submitted with Final Plat. *Grayson County Subdivision Regulations 3.5.21; 3.5.26.1; 4.4.1; 4.4.2*
6. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
7. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2600 BLOCK LUELLA ROAD (Project No. 000120-2025)**

The request of Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property at 2600 Block Luella Road, consisting of 2.674 acres situated in Lot 1 & 2, Block Benson Estates at Burning Hill Phase Two and being a part of the Winiford Bailey Survey, Abstract No.64, and currently located in ETJ (Extraterritorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat for Benson Estates at Burning Hill Phase Two.

Background:

The property is located in the 2600 Block Luella Road.

Origination:

Scott Benson (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat

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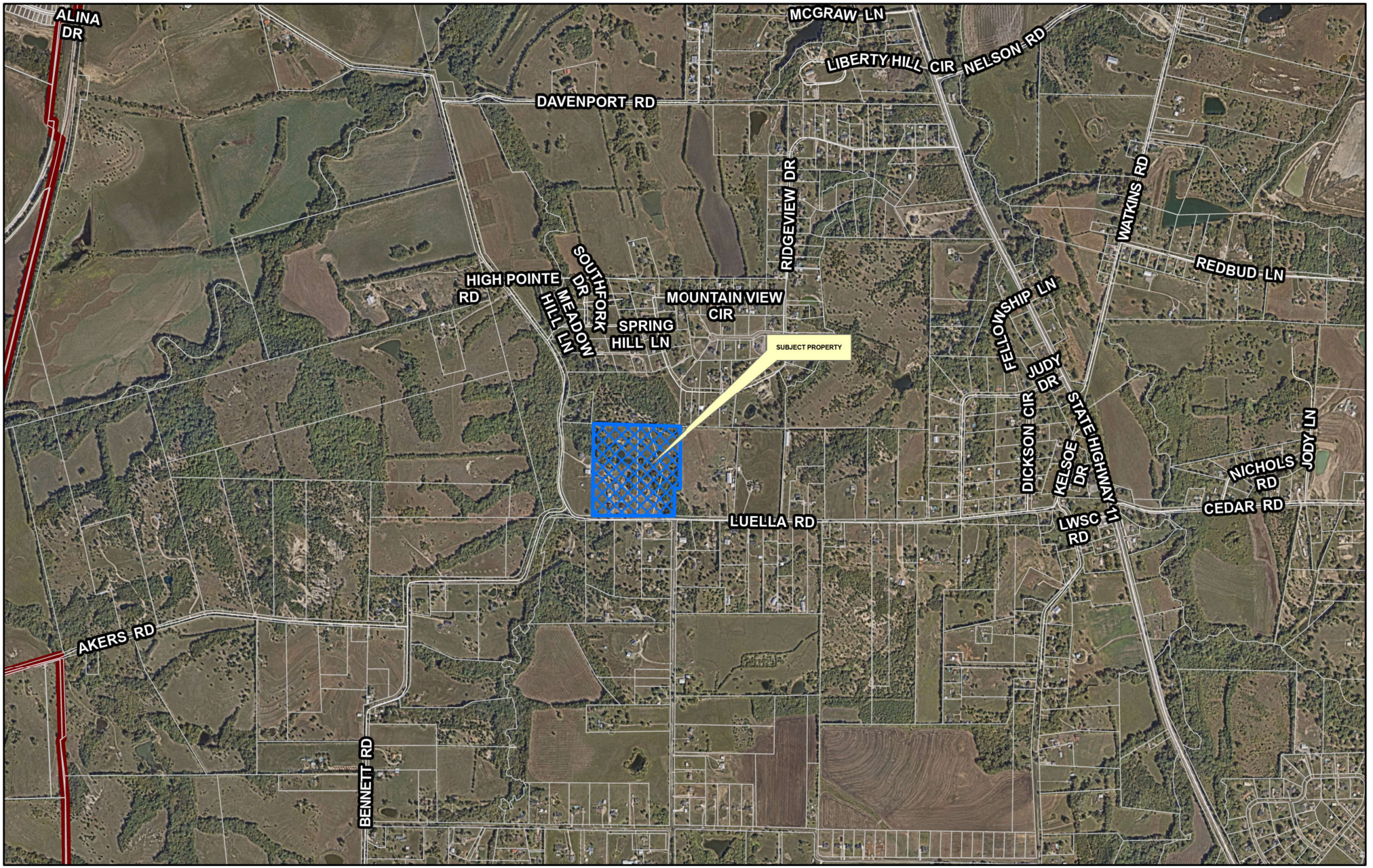
Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

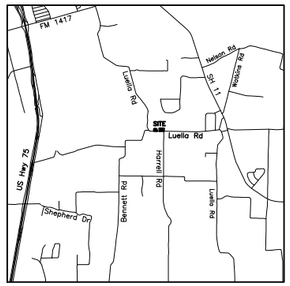
City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2546 & 2600 BLK LUELLA RD

N
W E
S

Date: 8/6/2025 3:47 PM

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by Luella Special Utility District.
2. Sewer service to be provided by on-site sewage facilities approved by Grayson County, Texas.
3. Electrical service is provided by Grayson-Collin Electric Cooperative.
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 nor Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The subject property shown on the plat hereon lies within an unshaded Zone "X" Flood Hazard Area Designation (500-year flood), as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman, 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.
10. All lot corners are monumented by 1/2" capped rebars set, stamped "RPLS 6578", unless noted otherwise.

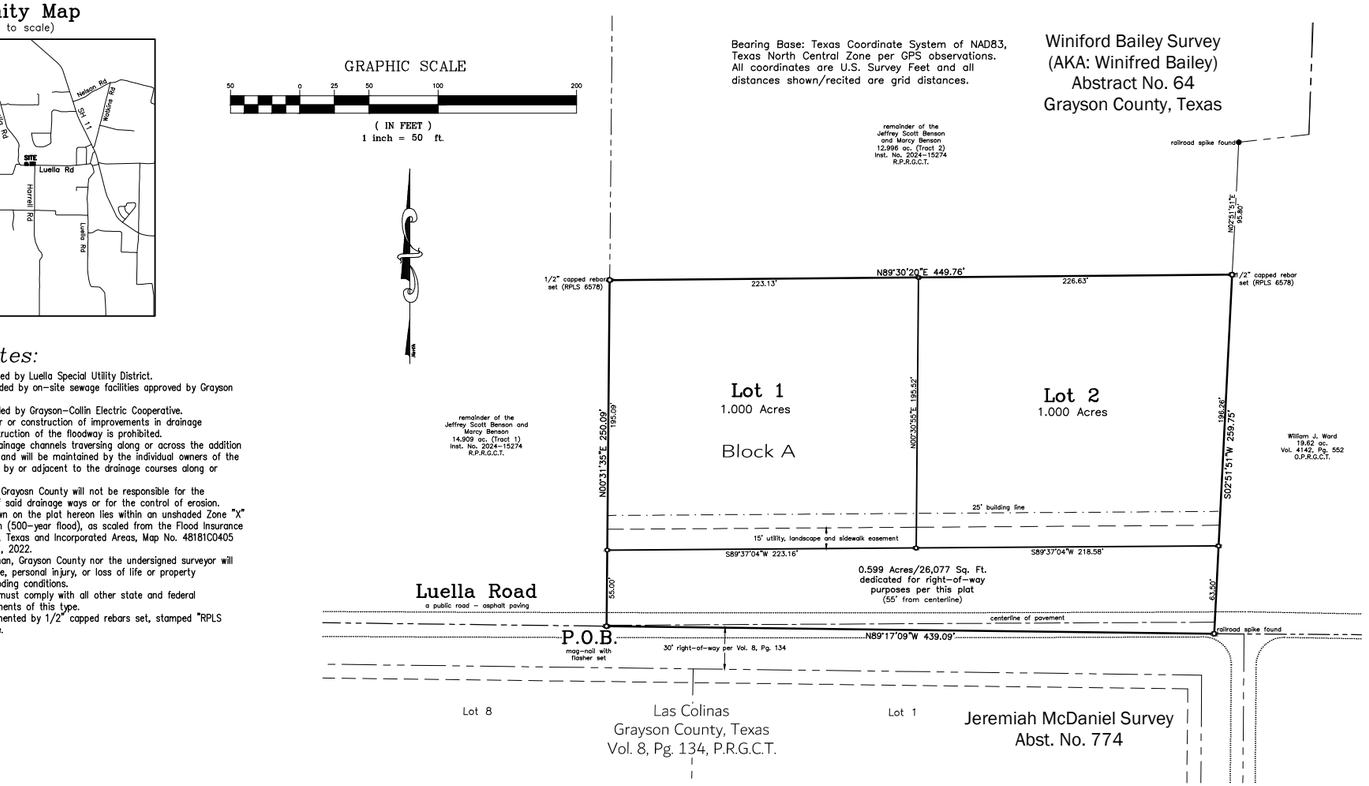
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

Winiford Bailey Survey
(AKA: Winifred Bailey)
Abstract No. 64
Grayson County, Texas



LEGAL DESCRIPTION

SITUATED in the County of Grayson, State of Texas, being a part of the Winford Bailey (aka: Winifred Bailey) Survey, Abstract No. 64, being a part of the 12.996 ac. tract of land (Tract Two) conveyed by General Warranty Deed on June 10, 2024 from Mark Bounds and Tina Bounds to Jeffrey Scott Benson and Mary Benson, recorded in Inst. No. 2024-15274, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a mag-nail with flasher set in or near the center of Luella Road, a public road, at the Southwest corner of both said Benson 12.996 and the herein described tract and the Southeast corner of the 14.909 ac. tract of land (Tract One) conveyed to Jeffrey Scott Benson and Marcy Benson, recorded in said Inst. No. 2024-15274, lying in the North line of the Jeremiah McDaniel Survey, Abst. No. 774 and the South line of said Winiford Bailey Survey;

THENCE North 00 deg. 31 min. 35 sec. East, with the West line of said Benson 12.996 ac. and the East line of said Benson 14.909 ac., a distance of 250.09 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the most Westerly Northwest corner of the herein described tract;

THENCE North 89 deg. 30 min. 20 sec. East, over and across said Benson 12.996 ac., a distance of 449.76 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Northeast corner of the herein described tract, lying in an Easterly line of said Benson 12.996 ac. and the West line of the 19.62 ac. tract of land conveyed to William J. Ward, recorded in Vol. 4142, Pg. 552, Official Public Records, Grayson County, Texas, FROM which a railroad spike found at an Ell corner of said Benson 12.996 ac. bears North 02 deg. 51 min. 51 sec. East, 95.80 ft.;

THENCE South 02 deg. 51 min. 51 sec. West, with the East line of said Benson 12.996 ac. and the West line of said Ward 19.62 ac., a distance of 259.75 ft. to a railroad spike found at the Southeast corner of both said Benson 12.996 ac. and the herein described tract and the Southwest corner of said Ward 19.62 ac., in the Southern edge of pavement of said Luella Road, lying in the North line of said Jeremiah McDaniel Survey and the South line of said Winiford Bailey Survey;

THENCE South 89 deg. 17 min. 09 sec. East, along the pavement of said Luella Road, with the South line of both said Benson 12.996 ac. and Winiford Bailey Survey and the North line of said Jeremiah McDaniel Survey, a distance of 439.09 to the **POINT OF BEGINNING** and containing **2.599 ACRES** of land.

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

STATE OF TEXAS · REGISTERED · KATE A. WAGNER · 6578 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF GRAYSON

We, Jeffrey Scott Benson and Marcy Benson, sole owners of Benson Estates at Burning Hill, Phase Two to Grayson County, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Jeffrey Scott Benson Marcy Benson

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

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

_____
Notary Public, Grayson County, Texas

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

Sherman
CLASSIC TOWN, STRONG FUTURE

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

_____ _____
Chairman Secretary

Final Plat
Lots 1 & 2, Block A
Benson Estates at Burning Hill Phase Two
Grayson County, Texas
City of Sherman ETJ Limits
2.599 Acres
in the
Winiford Bailey Survey
Abstract No. 64

DATE OF PREPARATION: AUGUST 8, 2025
JOB NO. CGS350725

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

Owners:
Jeffrey & Marcy Benson
1722 Rosemary Barn Lane
McKinney, Texas 75071

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2836-A/02
CSS # 000108-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 15, 2025

Jeffrey & Marcy Benson
1722 Rosemary Barn Lane
McKinney, TX 75071

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

Dear Applicants,

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

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

1. Remove 0.215 acre right of way reservation from east side of plat.
2. Call on southern boundary does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
3. Building setback lines to be shown on Preliminary and Final Plats. *Grayson County Subdivision Regulations 4.4.4*
4. Will Serve letter from Luella SUD shall be submitted to the City of Sherman Engineering Department with submittal of Final Plat. *Code of Ordinances Chapter 10.03.014; 10.03.016(b)(2)(B)*
5. 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*
6. If on-site sewage facility (OSSF) is to be used for this development, documentation from Grayson County approving OSSFs on this site is required to be submitted with Final Plat. *Grayson County Subdivision Regulations 3.5.21; 3.5.26.1; 4.4.1; 4.4.2*
7. 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)*
8. 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
Rob Rae, Director of Development Services
Dillon Stewart, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 300-1200 BLOCK US HIGHWAY 82 WEST (Project No. 000122-2025)**

The request of AJH Enterprises, LTD (Owner), Bryan Weisgerber (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 300-1200 Block US Highway 82, consisting of 133.14 acres, and being in the J.B. McAnair Survey, Abstract No.763, and currently zoned R-5 (Single-Family Residential) District/ R-6 Single-Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat for The Hills of Sherman.

Background:

The property is located in the 300-1200 Block US Highway 82 West. The owner would like to plat the property.

The following has been approved for this location:

- 6/18/2024 - Public Hearing and Temporary Use Permit under Section 14.06.008 to allow a concrete batch plant in a R-6 (Single-Family Residential) District, MF-30 (Multi-Family Residential) District and R-5 (Single-Family Residential) District. (90 Days from date Building Permit is pulled)
- 6/21/2022 - Preliminary Plat of The Hills of Sherman.

Origination:

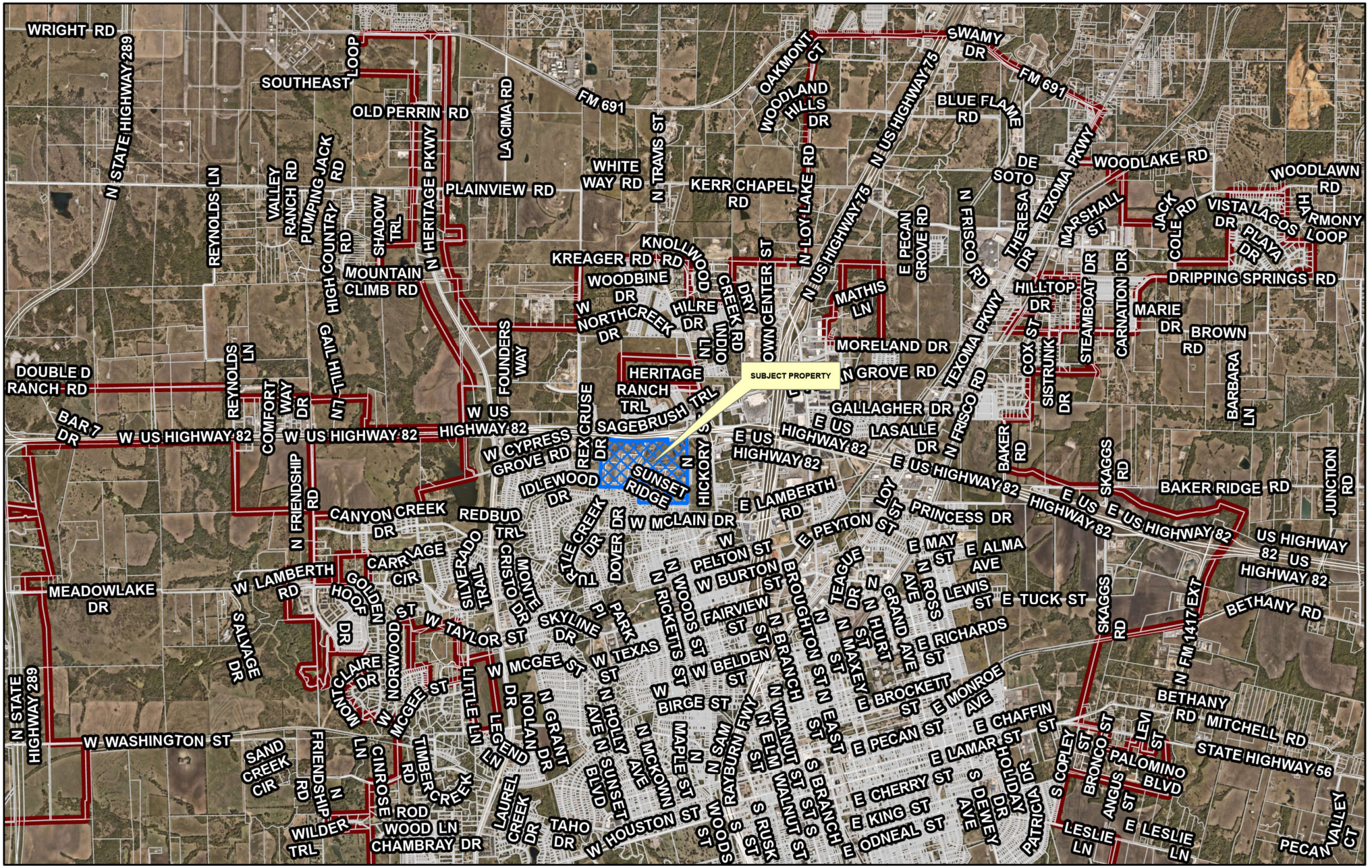
AJH Enterprises, LTD (Owner), Bryan Weisgerber (Applicant) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat



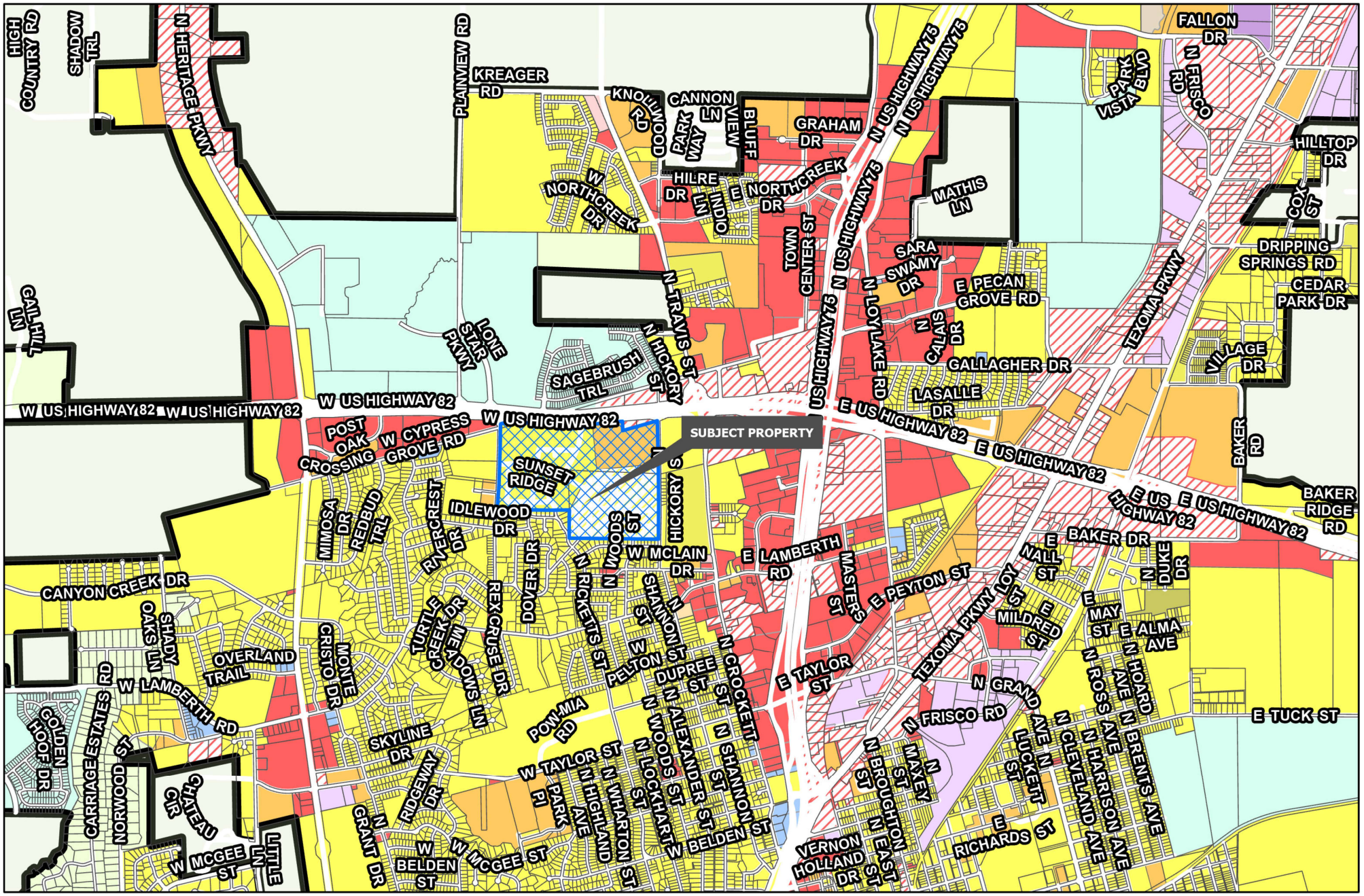
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
300-1200 BLK W HWY 82

N
W E
S

Date: 7/30/2025 3:30 PM



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
300-1200 BLK W HWY 82

N
W E
S

Date: 7/31/2025 5:31 PM

JOB NO. 22050582

U.S. HIGHWAY NO. 82
VARIABLE WIDTH
RIGHT-OF-WAY

CYPRESS GROVE ROAD

REX CRUSE DRIVE
(UNSTACKED) (FOUND)

J. B. MCANAIR SURVEY
ABST. NO. 763

HICKORY STREET
60' RIGHT-OF-WAY

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

PENDING LOMR APPROVAL SHOULD REMOVE LOT 22 OF BLOCK A AND LOTS 10-15 of BLOCK D FROM SPECIAL HAZARD AREA, ZONE A UPON FEMA APPROVAL EFFECTED LOT(S) SHALL FOLLOW FEMA AND CITY REGULATIONS.

SPECIAL FLOOD HAZARD AREA, ZONE A
FEMA FLOOD MAP NO. 48181C 0270 G
48181C 0290 G
EFFECTIVE DATE 09-01-22

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊛	1/2" STEEL ROD FOUND
○	1/2" PIPE FOUND
○	3/8" STEEL ROD FOUND
▲	P/K NAIL FOUND
△	P/K NAIL SET
□	CONC. MON. FOUND
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
P.D.E.	PRIVATE DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

SEE SHEET 3 FOR LINE/CURVE TABLE

OWNERS/DEVELOPER
AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

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

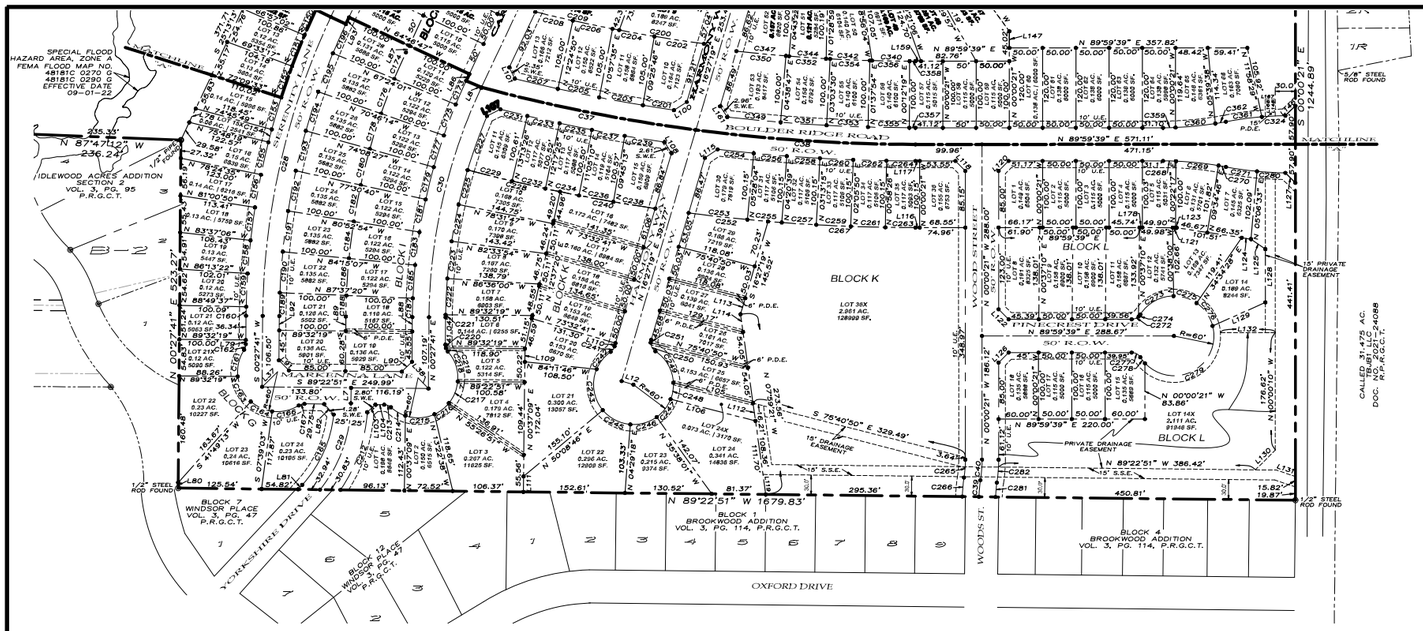
FINAL PLAT
THE HILLS OF SHERMAN

Being a part of the J.B. MCANAIR Survey, Abstract Number 763. Being in the City of Sherman, Grayson County, Texas. Containing 133.14 acres of land

08/13/2025

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

JOB NO. 22050582



LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	1/2" PIPE FOUND
◎	5/8" STEEL ROD FOUND
▲	P/K NAIL FOUND
△	P/K NAIL SET
□	CONC. MON. FOUND
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
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S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

OWNER'S CERTIFICATE OF DEDICATION

THAT AJH ENTERPRISES, LTD, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as THE HILLS OF SHERMAN, an addition to the City of Sherman, Grayson County, Texas. Being 133.157 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 addng 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.

JEROME HILL
AJH ENTERPRISES, LTD

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2025.

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

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of a called 85.22 acre tract of land described in the deed to AJH Enterprises, LTD, recorded in Instrument No. 2021-31607, Official Public Records, Grayson County, Texas, and all of a called 48.07 acre tract of land described in the deed to AJH Enterprises, LTD, recorded in Instrument No. 2021-26738, said Official Public Records, and being described by metes and bounds as follows:

Beginning at the south base of a found concrete monument;

Thence South 00°41'21" East, a distance of 1001.95 feet to a found 1/2" iron pipe;

Thence South 00°00'21" East, a distance of 1244.89 feet to a found 1/2" steel rod;

Thence North 89°22'51" West, a distance of 1679.83 feet to a found 1/2" steel rod;

Thence North 00°27'41" East, a distance of 523.27 feet to a found 1/2" steel pipe;

Thence North 87°47'12" West, a distance of 236.24 feet to a found 1/2" steel rod;

Thence North 89°17'23" West, a distance of 471.70 feet to a found 1/2" steel rod;

Thence North 88°59'07" West, a distance of 674.24 feet to a previously set P/K nail;

Thence North 05°50'06" East, a distance of 301.91 feet to a previously set P/K nail;

Thence North 01°07'56" East, a distance of 183.57 feet to a previously set P/K nail;

Thence North 00°40'41" East, a distance of 430.36 feet to a found P/K nail;

Thence North 01°24'48" East, a distance of 614.19 feet to a previously set P/K nail;

Thence North 74°46'30" East, a distance of 442.10 feet to a concrete monument found;

Thence South 84°41'30" East, a distance of 274.57 feet to a previously set 1/2" steel rod;

Thence with a tangent curve to the left having a radius of 5878.87 feet, (chord bears South 89°47'30" East, a distance of 1045.20 feet) an arc length of 1046.58 feet to a previously set 1/2" steel rod;

Thence North 85°06'30" East, a distance of 593.79 feet to a set 1/2" steel rod;

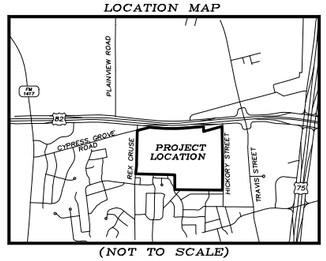
Thence South 00°27'34" West, a distance of 174.97 feet to a found corner post;

Thence North 74°47'00" East, a distance of 60.49 feet to a found 1/2" steel rod;

Thence North 74°05'23" East, a distance of 264.20 feet to a found 1/2" steel rod;

Thence North 73°50'09" East, a distance of 356.92 feet to the Point of Beginning and containing 133.14 acres (5,799,506 square feet) of land, more or less.

LOCATION MAP



(NOT TO SCALE)

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor 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. 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.
6. 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.
7. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
8. Bearings are based on the City of Sherman Control Monument Network.
9. All lots are to be Residential Lots.
10. A portion of the subject property does lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0270G & 48181C0290G, effective date September 1, 2022.

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SEE SHEET 3 FOR LINE/CURVE TABLE

OWNERS/DEVELOPER
AJH ENTERPRISES, LTD
1400 SHADY HOLLOW COURT
KELLER, TX 76248

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
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UNDERWOOD
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FINAL PLAT
THE HILLS OF SHERMAN
Being a part of the J.B. MCANAIR Survey, Abstract Number 763. Being in the City of Sherman, Grayson County, Texas. Containing 133.14 acres of land

08/13/2025

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5878.87'	1046.58'	1045.20'	S 89°47'30" E	10°12'00"
C2	15039.99'	522.06'	522.04'	N 04°05'24" E	1°59'20"
C3	825.00'	92.36'	92.31'	S 03°53'06" W	6°24'52"
C4	500.00'	157.90'	157.24'	S 79°48'10" E	18°05'38"
C5	200.00'	127.09'	124.96'	S 88°55'38" E	36°24'33"
C6	250.00'	129.15'	127.71'	N 87°40'03" E	29°35'53"
C7	1525.00'	69.07'	69.07'	S 76°14'09" E	2°35'43"
C8	1525.00'	252.03'	251.74'	S 70°12'14" E	9°28'09"
C9	2025.00'	63.00'	63.00'	S 66°21'39" E	1°46'58"
C10	2025.00'	183.02'	182.96'	S 69°50'29" E	5°10'42"
C11	375.00'	31.96'	31.95'	S 69°59'19" E	4°53'02"
C12	375.00'	81.01'	80.86'	S 61°21'28" E	12°22'41"
C13	250.00'	41.94'	41.89'	S 59°58'57" E	9°36'40"
C14	375.00'	176.70'	175.07'	N 77°12'42" E	26°59'49"
C15	500.00'	57.38'	57.34'	N 10°22'47" E	6°34'29"
C16	375.00'	121.66'	121.13'	S 79°34'24" E	18°35'19"
C17	250.00'	153.20'	150.81'	N 24°56'09" W	35°06'39"
C18	250.00'	61.93'	61.77'	N 35°23'41" W	14°11'36"
C19	250.00'	154.42'	151.98'	N 10°36'11" W	35°23'25"
C20	250.00'	66.25'	66.05'	N 14°41'01" E	15°10'59"
C21	375.00'	47.32'	47.29'	N 26°04'06" E	7°13'47"
C22	975.00'	96.63'	96.59'	S 85°40'51" E	5°40'51"
C23	975.00'	456.99'	452.82'	N 10°34'29" E	26°51'18"
C24	5878.87'	68.11'	68.11'	N 87°28'45" E	0°39'50"
C25	5878.87'	68.00'	68.00'	N 86°48'57" E	0°39'46"
C26	375.00'	118.12'	117.63'	N 16°11'49" E	18°02'49"
C27	2025.00'	241.78'	241.64'	S 88°31'44" E	6°50'27"
C28	1075.00'	464.53'	460.93'	S 12°50'27" W	24°45'32"
C29	210.50'	140.36'	137.77'	N 19°43'15" E	38°12'13"
C30	825.00'	356.50'	353.74'	N 12°50'27" E	24°45'32"
C31	250.00'	131.39'	129.88'	N 10°09'51" E	30°06'43"
C32	250.00'	50.08'	50.00'	N 79°22'09" E	11°28'42"
C33	250.00'	50.08'	50.00'	N 79°22'09" E	11°28'42"
C34	250.00'	93.14'	92.61'	N 05°46'55" E	21°20'49"
C35	2275.00'	118.98'	118.97'	S 84°58'47" E	2°59'59"
C36	275.00'	229.03'	222.47'	N 69°39'50" E	47°43'08"
C37	2525.00'	328.80'	328.57'	S 78°45'35" E	7°27'39"
C38	2525.00'	331.21'	330.97'	S 86°14'53" E	7°30'56"
C39	200.00'	25.12'	25.11'	N 05°13'19" E	7°11'52"
C40	200.00'	30.81'	30.78'	N 04°24'27" E	8°49'35"
C41	250.00'	59.78'	59.63'	N 81°58'00" W	13°41'58"
C42	240.50'	51.86'	51.76'	N 79°10'00" W	12°21'16"
C43	250.00'	9.28'	9.28'	N 74°03'12" W	2°07'38"
C44	525.00'	57.13'	57.10'	N 83°26'27" E	6°14'04"
C45	240.50'	5.10'	5.10'	N 85°57'03" W	1°12'51"
C46	525.00'	56.04'	56.01'	N 77°15'57" W	6°06'56"
C47	275.00'	62.95'	62.81'	S 79°25'33" W	13°06'54"
C48	175.00'	111.21'	109.34'	N 88°55'38" W	36°24'33"
C49	525.00'	31.94'	31.93'	N 72°27'55" W	3°29'07"
C50	1550.00'	26.49'	26.49'	N 77°02'40" W	0°58'45"
C51	275.00'	79.10'	78.83'	S 85°46'35" E	16°28'49"
C52	950.00'	31.82'	31.82'	N 14°26'17" E	1°55'09"
C53	60.00'	36.13'	35.59'	S 18°53'59" E	34°30'10"
C54	15.50'	11.70'	11.42'	S 14°31'46" E	43°14'36"
C55	60.00'	52.85'	51.16'	S 23°35'11" W	50°28'10"
C56	60.00'	52.92'	51.22'	S 74°05'26" W	50°32'19"
C57	15.50'	11.70'	11.42'	N 67°14'46" W	43°14'36"
C58	60.00'	36.67'	36.10'	N 63°07'56" W	35°00'56"
C59	400.00'	34.73'	34.72'	N 86°22'49" W	4°58'29"
C60	520.00'	46.95'	46.93'	S 86°16'52" E	5°10'23"
C61	950.00'	105.18'	105.13'	S 18°34'10" W	6°20'37"
C62	400.00'	56.51'	56.46'	N 79°50'44" W	8°05'41"
C63	520.00'	96.76'	96.62'	S 78°21'49" E	10°39'43"
C64	500.00'	170.59'	169.76'	N 03°42'16" E	19°32'54"
C65	500.00'	52.67'	52.65'	N 03°03'07" W	6°02'08"
C66	932.00'	45.85'	45.85'	N 01°26'36" W	2°49'08"
C67	250.00'	7.90'	7.90'	S 89°43'17" E	1°48'37"
C68	15039.99'	44.42'	44.42'	N 03°10'49" E	0°10'09"
C69	800.00'	41.59'	41.59'	S 02°10'01" W	2°58'44"
C70	15039.99'	62.00'	62.00'	N 03°22'59" E	0°14'10"
C71	850.00'	10.81'	10.81'	N 06°43'40" E	0°43'43"
C72	800.00'	47.97'	47.97'	S 05°22'27" W	3°26'09"
C73	15039.99'	62.00'	62.00'	N 03°37'09" E	0°14'10"
C74	15039.99'	62.10'	62.10'	N 03°51'20" E	0°14'12"
C75	60.00'	128.18'	105.16'	S 13°49'51" E	122°24'26"
C76	15039.99'	291.54'	291.54'	N 04°31'45" E	1°06'38"
C77	15.50'	10.90'	10.67'	S 31°13'12" W	41°16'50"
C78	60.00'	56.79'	54.69'	N 77°51'00" E	54°13'53"
C79	15.50'	7.59'	7.52'	N 64°46'08" E	28°04'10"
C80	15.50'	3.30'	3.30'	N 84°54'33" E	12°12'40"
C81	475.00'	24.56'	24.56'	N 12°11'09" E	2°57'40"
C82	850.00'	60.00'	59.99'	N 04°20'29" E	4°02'40"
C83	850.00'	24.35'	24.35'	N 01°29'54" E	1°38'30"
C84	240.50'	67.26'	67.04'	N 88°57'57" E	16°01'23"
C85	475.00'	80.74'	80.64'	S 78°09'12" E	9°44'20"
C86	475.00'	21.23'	21.23'	S 72°00'11" E	2°33'41"
C87	225.00'	142.98'	140.58'	S 88°55'38" E	36°24'33"
C88	225.00'	41.64'	41.58'	N 78°10'12" E	10°36'12"
C89	225.00'	74.59'	74.25'	S 87°01'51" E	18°59'41"
C90	1500.00'	31.22'	31.22'	N 76°56'14" E	1°11'33"
C91	1670.00'	37.21'	37.20'	N 71°13'21" W	1°16'35"
C92	1670.00'	84.76'	84.75'	N 73°18'53" W	2°54'29"
C93	1550.00'	46.52'	46.51'	N 72°43'11" W	1°43'10"
C94	1550.00'	59.70'	59.70'	N 70°45'23" W	2°12'25"
C95	1670.00'	27.14'	27.14'	S 70°07'07" E	0°55'52"
C96	1550.00'	60.00'	60.00'	N 68°32'39" W	2°13'04"
C97	1670.00'	36.27'	36.27'	S 69°01'51" E	1°14'39"
C98	1670.00'	28.38'	28.38'	S 67°55'19" E	0°58'25"
C99	2000.00'	6.82'	6.82'	N 65°34'01" W	0°11'43"
C100	1550.00'	53.18'	53.18'	N 66°27'08" W	1°57'57"
C101	1670.00'	57.30'	57.30'	S 66°27'08" E	1°57'57"
C102	1880.00'	6.41'	6.41'	S 65°34'01" E	0°11'43"
C103	2000.00'	63.83'	63.83'	N 66°34'44" W	1°49'43"
C104	1880.00'	44.49'	44.49'	S 66°20'34" E	1°21'21"
C105	1880.00'	15.51'	15.51'	S 67°15'25" E	0°28'22"
C106	2000.00'	63.83'	63.83'	N 68°24'27" W	1°49'43"
C107	1880.00'	67.38'	67.38'	S 68°31'12" E	2°03'13"
C108	400.00'	38.03'	38.02'	S 25°10'37" E	5°26'50"
C109	2000.00'	102.59'	102.58'	N 70°47'29" W	2°56'20"
C110	400.00'	12.44'	12.44'	S 28°47'31" W	1°46'57"
C111	950.00'	51.14'	51.13'	S 28°08'28" W	3°05'03"
C112	350.00'	71.08'	70.96'	S 83°02'58" E	11°38'12"
C113	60.00'	53.74'	51.96'	N 30°46'09" W	51°18'57"
C114	15.50'	15.57'	14.92'	N 27°38'51" W	57°33'34"
C115	60.00'	46.24'	45.10'	N 16°57'53" E	44°09'07"
C116	60.00'	54.53'	52.67'	N 65°04'37" E	52°04'21"
C117	60.00'	54.53'	52.67'	S 62°50'59" E	52°04'28"
C118	60.00'	46.23'	45.10'	S 14°44'19" E	44°08'52"
C119	60.00'	53.78'	52.00'	S 33°00'48" W	51°21'24"
C120	15.50'	15.57'	14.92'	S 29°54'43" W	57°33'34"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C121	1500.00'	98.19'	98.18'	S 71°23'26" E	3°45'03"
C122	350.00'	125.27'	124.60'	S 80°27'24" W	20°30'26"
C123	275.00'	47.68'	47.62'	S 14°37'52" E	9°55'59"
C124	275.00'	60.00'	59.88'	S 03°24'51" E	12°30'03"
C125	275.00'	20.43'	20.42'	S 04°57'51" W	4°15'21"
C126	1500.00'	62.00'	62.00'	S 68°19'52" E	2°22'06"
C127	275.00'	60.76'	60.64'	S 13°25'19" W	12°39'35"
C128	1500.00'	43.92'	43.92'	S 66°18'29" E	1°40'40"
C129	2050.00'	24.01'	24.01'	S 65°48'17" E	0°40'15"
C130	225.00'	113.90'	112.69'	S 27°59'22" E	29°00'14"
C131	400.00'	76.92'	76.80'	N 74°47'39" E	11°01'05"
C132	125.00'	33.12'	33.03'	S 14°41'01" W	15°10'59"
C133	275.00'	31.95'	31.93'	S 39°09'48" E	6°39'21"
C134	400.00'	69.43'	69.35'	N 85°16'33" E	9°56'44"
C135	400.00'	3.22'	3.22'	S 89°31'14" E	0°27'42"
C136	525.00'	36.93'	36.92'	N 11°39'07" E	4°01'48"
C137	225.00'	20.42'	20.42'	S 10°53'13" E	5°12'03"
C138	225.00'	47.25'	47.16'	N 13°06'30" E	12°01'57"
C139	2050.00'	85.03'	85.03'	S 69°33'53" E	2°22'36"
C140	123.40'	13.55'	13.54'	S 00°27'14" W	6°17'27"
C141	225.00'	41.01'	40.96'	N 01°52'13" E	10°26'39"
C142	123.40'	59.05'	58.49'	S 16°24'02" E	27°25'04"
C143	225.00'	108.00'	106.97'	N 17°06'10" W	27°30'07"
C144	275.00'	172.09'	169.30'	N 24°33'49" W	35°51'20"
C145	225.00'	45.70'	45.62'	N 36°40'21" W	11°38'15"
C146	123.40'	72.60'	71.56'	N 13°15'18" W	33°42'32"
C147	2050.00'	60.02'	60.02'	S 71°35'30" E	1°40'39"
C148	350.00'	105.45'	105.05'	S 63°47'58" E	17°15'42"
C149	275.00'	46.13'	46.08'	S 59°58'27" E	9°36'40"
C150	1100.00'	41.67'	41.67'	S 24°08'06" W	2°10'14"
C151	1100.00'	50.00'	50.00'	S 21°44'51" W	2°36'16"
C152	1100.00'	50.00'	50.00'	S 19°08'35" W	2°36'16"
C153	1100.00'	50.00'	50.00'	S 16°32'19" W	2°36'16"
C154	1100.00'	20.00'	20.00'	S 14°42'56" W	1°02'30"
C155	1100.00'	50.00'	50.00'	S 12°53'33" W	2°36'16"
C156	1100.00'	50.00'	50.00'	S 10°17'18" W	2°36'16"
C157	1100.00'	50.00'	50.00'	S 07°41'02" W	2°36'16"
C158	1100.00'	50.00'	50.00'	S 05°04'46" W	2°36'16"
C159	1100.00'	50.00'	50.00'	S 02°28'31" W	2°36'16"
C160	1100.00'	13.66'	13.66'	S 00°49'02" W	0°42'42"
C161	60.00'	42.01'	41.16'	S 13°25'53" W	40°07'13"
C162	15.50'	8.94'	8.81'	S 16°58'35" W	33°01'48"
C163	60.00'	43.51'	42.56'	S 27°24'16" E	41°33'04"
C164	60.00'	35.78'	35.25'	S 65°15'52" E	34°10'12"
C165	185.50'	117.69'	115.73'	S 24°03'53" W	36°21'08"
C166	60.00'	41.95'	41.10'	N 77°37'12" E	40°03'43"
C167	15.50'	8.97'	8.85'	N 74°10'25" E	33°10'09"
C168	400.00'	71.56'	71.47'	N 17°42'32" E	10°15'02"
C169	2050.00'	45.40'	45.40'	S 89°43'28" E	1°16'08"
C170	2050.00'	65.00'	65.00'	N 88°43'58" E	1°49'00"
C171	225.00'	89.99'	89.39'	S 13°45'43" W	22°55'00"
C172	2050.00'	72.04'	72.04'	N 86°49'04" E	2°00'49"
C173	850.00'	38.87'	38.87'	N 23°54'36" E	2°37'13"
C174	950.00'	43.45'	43.44'	N 23°54'36" E	2°37'13"
C175	850.00'	50.00'	49.99'	S 20°54'53" W	3°22'13"
C176	950.00'	55.88'	55.87'	N 20°54'53" E	3°22'13"
C177	850.00'	50.00'	49.99'	N 17°32'39" E	3°22'13"
C178	950.00'	55.88'	55.87'	N 17°32'39" E	3°22'13"
C179	850.00'	50.00'	49.99'	S 14°10'26" E	3°22'13"
C180	950.00'	55.88'	55.87'	N 14°10'26" E	3°22'13"
C181	850.00'	50.00'	49.99'	S 10°48'13" W	3°22'13"
C182	950.00'	55.88'	55.87'	N 10°48'13" E	3°22'13"
C183	850.00'	50.00'	49.99'	S 07°26'00" W	3°22'13"
C184	950.00'	55.88'	55.87'	N 07°26'00" E	3°22'13"
C185	850.00'	50.00'	49.99'	S 04°03'47" W	3°22'13"
C186	950.00'	55.88'	55.87'	N 04°03'47" E	3°22'13"
C187	850.00'	28.43'	28.43'	S 01°25'10" W	1°54'59"
C188	950.00'	31.78'	31.77'	N 01°25'10" E	1°54'59"
C189	1050.00'	35.12'	35.12'	N 01°25'10" E	1°54'59"
C190	1050.00'	61.76'	61.76'	N 04°03'47" E	3°22'13"
C191	1050.00'	61.76'	61.76'	N 07°26'00" E	3°22'13"
C192	1050.00'	61.76'	61.76'	N 10°48'13" E	3°22'13"
C193	1050.00'	61.76'	61.76'	N 14°10'26" E	3°22'13"
C194	1050.00'	61.76'	61.76'	N 17°32'39" E	3°22'13"
C195	1050.00'	61.76'	61.76'	N 20°54'53" E	3°22'13"
C196	1050.00'	48.02'	48.02'	N 23°54'36" E	2°37'13"
C197	400.00'	16.66'	16.66'	N 24°01'58" E	2°23'09"
C198	275.00'	65.75'	65.60'	N 07°50'51" E	13°41'58"
C199	225.00'	53.08'	52.96'	S 09°41'50" W	13°30'58"
C200	2395.00'	129.07'	129.05'	N 80°49'50" W	3°05'16"
C201	2505.00'	47.40'	47.40'	N 81°06'50" W	1°05'11"
C202	2395.00'	75.40'	75.39'	S 81°28'21" E	1°48'13"
C203	2500.00'	66.78'	66.77'	N 79°48'20" W	1°31'49"
C204	2395.00'	63.97'	63.97'	S 79°48'20" E	1°31'49"
C205	2500.00'	63.45'	63.44'	N 78°18'47" W	1°27'15"
C206	2395.00'	60.78'	60.78'	S 78°18'47" E	1°27'15"
C207	2500.00'	66.60'	66.60'	N 76°49'22" W	1°31'35"
C208	2395.00'	57.87'	57.87'	S 76°53'38" E	1°23'04"
C209	2395.00'	128.95'	128.94'	N 77°44'39" W	3°05'06"
C210	275.00'	0.22'	0.22'	N 25°11'49" E	0°02'47"
C211	275.00'	50.28'	50.21'	N 19°56'08" E	10°28'35"
C212	235.50'	125.10'	123.64'	N 18°57'34" E	30°26'13"
C213	15.55'	10.92'	10.70'	S 69°13'55" E	40°13'55"
C214	60.00'	25.37'	25.18'	S 59°19'33" E	24°13'44"
C215	60.00'	44.95'	43.90'	N 87°05'58" E	42°55'14"
C216	60.00'	27.55'	27.31'	N 52°29'10" E	26°18'23"
C217	60.00'	36.02'	35.48'	N 22°07'59" E	34°23'57"
C218	60.00'	48.84'	47.51'	N 18°23'14" W	46°38'30"
C219	15.55'	5.77'	5.74'	N 29°10'21" W	21°15'44"
C220	15.55'	5.15'	5.12'	N 09°03'24" W	18°58'11"
C221	800.00'	3.91'	3.91'	N 00°36'04" E	0°16'47"
C222	800.00'	54.62'	54.61'	N 02°41'50" E	3°54'44"
C223	800.00'	56.34'	56.33'	N 06°40'15" E	4°02'07"
C224	800.00'	56.34'	56.33'	N 10°42'22" E	4°02'07"
C225	800.00'	53.52'	53.51'	N 14°38'24" E	3°49'58"
C226	OMITTED	OMITTED	OMITTED	OMITTED	OMITTED
C227	800.00'	86.36'	86.31'	N 19°38'56" E	6°11'05"
C228	2650.50'	120.12'	120.11'	N 76°35'13" W	2°35'48"
C229	2650.50'	68.81'	68.81'	N 76°01'56" W	1°29'15"
C230	OMITTED	OMITTED	OMITTED	OMITTED	OMITTED
C231	2359.62'	41.54'	41.53'	S 76°07'16" E	1°00'31"
C232	2650.50'	51.31'	51.30'	N 77°19'50" W	1°06'33"
C233	2359.62'	49.67'	49.67'	S 77°13'42" E	1°12'22"
C234	2650.50'	51.69'	51.68'	N 78°26'38" W	1°07'02"
C235	2359.62'	49.57'	49.57'	S 78°26'00" E	1°12'13"
C236	2650.50'	52.54'	52.54'	N 79°34'13" W	1°08'09"
C237	2359.62'	50.20'	50.20'	S 79°38'41" E	1°13'09"
C238	2650.50'	63.80'	63.79'	N 80°49'40" W	1°22'45"
C239	2359.62'	60.69'	60.69'	S 80°59'28" E	1°28'25"
C240	2650.50'	145.28'	145.26'	S 79°56'49" E	3°08'26"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C241	15.50'	10.45'	10.25'	S 35°45'43" W	38°36'47"
C242	60.00'	33.83'	33.39'	S 38°54'54" W	32°18'24"
C243	60.00'	65.57'	62.36'	S 08°32'46" E	62°36'56"
C244	OMITTED	OMITTED	OMITTED	OMITTED	OMITTED
C245	60.00'	47.81'	46.56'	S 62°40'58" E	45°39'28"
C246	60.00'	42.02'	41.16'	N 74°25'39" E	40°07'19"
C247	60.00'	34.51'	34.04'	N 37°53'15" E	32°57'29"
C248	60.00'	25.26'	25.08'	N 09°20'46" E	24°07'30"
C249	60.00'	56.43'	54.37'	N 29°39'27" W	53°52'56"
C250	15.50'	15.37'	14.75'	N 28°11'03" W	56°49'44"
C251	15.50'	4.39'	4.37'	N 08°20'34" E	16°13'30"
C252	2650.15'	119.97'	119.96'	S 83°54'30" E	2°35'37"
C253	2650.15'	88.85'	88.84'	N 83°34'19" W	1°55'15"
C254	2550.00'	54.50'	54.50'	S 83°55'12" E	1°13'29"
C255	2650.15'	51.96'	51.96'	N 85°05'39" W	1°07'24"
C256	2550.00'	50.00'	50.00'	S 85°05'39" E	1°07'24"
C257	2650.15'	51.96'	51.96'	N 86°13'03" W	1°07'24"
C258	2550.00'	50.00'	50.00'	S 86°13'03" E	1°07'24"
C259	2650.15'	51.96'	51.96'	N 87°20'28" W	1°07'24"
C260	2550.00'	50.00'	50.00'	S 87°20'28" E	1°07'24"
C261	2650.15'	51.96'	51.96'	N 88°27'52" W	1°07'24"
C262	2550.00'	50.00'	50.00'	S 88°27'52" E	1°07'24"
C263	2650.15'	45.31'	45.31'	N 89°30'57" W	0°58'46"
C264	2550.00'	43.60'	43.60'	S 89°30'57" E	0°58'46"
C265	175.00'	26.89'	26.87'	S 04°23'49" W	8°48'20"
C266	225.00'	28.77'	28.75'	S 05°08'14" W	7°19'51"
C267	2650.15'	222.05'	221.98'	S 87°36'20" E	4°48'02"
C268	500.00'	19.46'	19.46'	S 88°53'27" E	2°13'48"
C269	500.00'	64.44'	64.40'	S 84°05'01" E	7°23'04"
C270	500.00'	11.11'	11.11'	S 79°45'17" E	1°16'23"
C271	500.00'	47.31'	47.29'	S 81°49'43" E	5°25'15"
C272	15.50'	11.53'	11.26'	S 68°41'35" W	42°36'08"
C273	60.00'	59.62'	57.20'	S 60°54'03" W	56°55'54"
C274	15.50'	4.05'	4.03'	S 39°54'48" W	14°57'26"
C275	60.00'	36.87'	36.29'	N 73°01'46" W	35°12'28"
C276	60.00'	42.89'	41.99'	N 34°56'45" W	40°57'36"
C277	15.50'	15.57'	14.92'	S 61°13'33" E	57°33'34"
C278	60.00'	11.37'	11.35'	S 37°52'22" E	10°51'12"
C279	60.00'	158.30'	116.22'	N 61°07'03" E	151°09'58"
C280	500.00'	42.71'	42.69'	S 86°13'09" E	4°53'17"
C281	175.00'	21.63'	21.61'	N 05°15'34" E	7°04'51"
C282	225.00'	34.58'	34.54'	N 04°23'49" E	8°48'20"
C283	350.00'	16.12'	16.12'	S 23°54'03" W	2°38'21"
C284	60.00'	24.07'	23.91'	S 11°17'45" E	22°59'04"
C285	15.50'	12.99'	12.61'	S 06°43'45" E	48°01'05"
C286	350.00'	32.38'	32.37'	S 19°55'50" W	5°18'05"
C287	60.00'	54.29'	52.46'	S 34°01'51" W	51°50'50"
C288	60.00'	54.10'	52.28'	S 85°47'09" W	51°39'37"
C289	2000.00'	31.29'	31.29'	S 89°38'34" W	0°53'47"
C290	15.50'	12.18'	11.87'	N 67°23'38" W	45°01'49"
C291	60.00'	24.62'	24.44'	N 56°37'57" W	23°30'28"
C292	2000.00'	53.00'	53.00'	S 88°26'08" W	1°31'06"
C293	1890.00'	50.08'	50.08'	S 88°26'08" E	1°31'06"
C294	2000.00'	53.00'	53.00'	S 86°55'02" W	1°31'06"
C295	1890.00'	50.08'	50.08'	N 86°55'02" E	1°31'06"
C296	2000.00'	36.64'	36.64'	S 85°38'00" W	1°02'59"
C297	1890.00'	34.62'	34.62'	N 85°38'00" E	1°02'59"
C298	225.00'	19.47'	19.47'	S 82°37'44" W	4°57'32"
C299	275.00'	24.98'	24.97'	S 76°13'52" W	5°12'18"
C300	225.00'	25.60'	25.59'	S 81°08'16" W	6°31'10"
C301	275.00'	30.11'	30.09'	S 81°58'18" W	6°16'24"
C302	60.00'	2.31'	2.31'	S 28°39'01" W	2°12'10"
C303	15.50'	15.57'	14.92'	S 56°19'43" W	57°33'34"
C304	60.00'	58.61'	56.30'	S 57°44'04" W	55°57'56"
C305	60.00'	31.28'	30.93'	N 79°20'50" W	29°52'15"
C306	60.00'	20.09'	20.00'	N 54°49'04" W	19°11'17"
C307	60.00'	51.94'	50.34'	N 20°25'20" W	49°36'12"
C308	60.00'	61.99'	59.27'	N 31°58'14" E	59°11'50"
C309	60.00'	41.68'	40.85'	N 83°28'42" E	39°48'12"
C310	15.50'	15.57'	14.92'	S 66°06'43" E	57°33'34"
C311	60.00'	41.14'	40.34'	S 56°58'34" E	39°17'16"
C312	275.00'	4.81'	4.81'	N 74°07'53" E	1°00'10"
C313	225.00'	45.08'	45.00'	N 79°22'09" E	11°28'42"
C314	275.00'	50.28'	50.21'	N 79°52'14" E	10°28'32"
C315	275.00'	70.89'	70.69'	N 08°53'55" E	14°46'08"
C316	275.00'	0.83'	0.83'	N 16°22'09" E	0°10'20"
C317	250.00'	52.96'	51.96'	N 88°08'49" W	12°07'11"
C318	2250.00'	72.78'	72.78'	N 85°33'00" W	1°51'12"
C319	60.00'	24.47'	24.31'	S 06°51'02" W	23°22'17"
C320	15.50'	17.60'	16.67'	S 27°41'30" W	65°03'14"
C321	250.00'	130.76'	129.28'	S 74°12'10" W	29°58'06"
C322	60.00'	32.37'	31.98'	N 33°59'29" E	30°54'37"
C323	60.00'	44.23'	43.24'	N 70°34'02" E	42°14'28"
C324	500.00'	35.24'	35.23'	S 87°24'08" W	4°02'17"
C325	60.00'	188.62'	120.00'	N 01°44'48" E	180°07'03"
C326	1890.00'	134.79'	134.77'	S 87°09'06" W	4°05'11"
C327	60.00'	16.61'	16.56'	S 00°10'36" W	15°51'39"
C328	225.00'	37.74'	37.70'	N 59°58'27" W	9°36'40"
C329	400.00'	46.41'	46.38'	N 58°29'33" W	6°38'52"
C330	350.00'	44.16'	44.13'	N 26°04'06" E	7°13'47"
C331	1000.00'	351.53'	349.72'	N 19°36'45" E	20°08'28"
C332	750.00'	91.51'	91.46'	N 13°02'15" E	6°59'28"
C333	271.00'	78.36'	78.09'	N 08°14'58" E	16°34'02"
C334	1018.00'	50.08'	50.08'	N 01°26'36" W	2°49'08"
C335	5878.87'	141.19'	141.18'	N 85°47'47" E	1°22'34"
C336	300.00'	24.26'	24.25'	N 60°32'22" E	4°37'59"
C337	15.50'	13.95'	13.48'	N 84°00'17" E	51°33'49"
C338	60.00'	18.83'	18.75'	S 79°12'15" E	17°58'52"
C339	300.00'	50.52'	50.46'	N 67°40'49" E	9°38'55"
C340	2400.00'	65.27'	65.27'	N 89°13'36" W	1°33'30"
C341	300.00'	50.22'	50.16'	N 77°18'00" E	9°35'28"
C342	2400.00'	69.19'	69.19'	N 87°37'17" W	1°39'06"
C343	300.00'	50.04'	49.98'	N 86°52'28" E	9°33'27"
C344	2400.00'	55.66'	55.66'	N 86°07'52" W	1°19'44"
C345	2300.00'	40.21'	40.21'	S 85°58'33" E	1°00'06"
C346	300.00'	9.79'	9.79'	S 87°24'43" E	1°52'13"
C347	2400.00'	79.63'	79.63'	N 84°30'59" W	1°54'04"
C348	2300.00'	43.96'	43.96'	S 84°55'39" E	1°05'43"
C349	2500.00'	80.67'	80.66'	N 84°25'45" W	1°50'55"
C350	2400.00'	74.89'	74.88'	S 84°27'35" E	1°47'16"
C351	2500.00'	69.30'	69.30'	N 86°08'52" W	1°35'18"
C352	2400.00'	66.53'	66.53'	S 86°08'52" E	1°35'18"
C353	2500.00'	62.24'	62.24'	N 87°39'18" W	1°25'35"
C354	2400.00'	59.75'	59.75'	S 87°39'18" E	1°25'35"
C355	2500.00'	62.24'	62.24'	N 89°04'53" W	1°25'35"
C356	2400.00'	59.75'	59.75'	S 89°04'53" E	1°25'35"
C357	2500.00'	9.21'	9.21'	N 89°54'01" W	0°12'40"
C358	2400.00'	8.84'	8.84'	S 89°54'01" E	0°12'40"
C359	500.00'	18.90'	18.90'	S 88°54'41" W	2°09'57"
C360	500.00'	60.01'	59.97'	S 84°23'25" W	6°52'35"
C361	500.00'	54.77'	54.75'	S 82°14'42" W	6°16'35"
C362	500.00'	16.10'	16.10'	S 80°01'46" W	1°50'43"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°17'23" E	2.46'
L2	N 13°40'01" E	76.87'
L3	N 07°05'32" E	13.50'
L4	N 22°16'31" E	27.68'
L5	N 22°27'12" E	54.97'
L6	N 02°51'10" W	52.03'
L7	N 00°37'09" E	23.55'
L8	N 25°13'13" E	0.83'
L9	N 04°53'30" W	11.74'
L10	N 85°06'30" E	14.95'
L11	N 04°53'30" W	9.26'
L12	N 73°32'41" W	18.49'
L13	N 88°48'59" W	7.72'
L14	N 88°48'59" W	0.79'
L15	S 55°27'14" W	19.97'
L16	N 43°48'59" W	35.36'
L17	S 07°05'32" W	17.39'
L18	N 07°05'32" E	1.26'
L19	N 88°52'04

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 360 EAST EVERGREEN (Project No. 000123-2025)**

The request of Cool Water Development, LLP (Owner), David Weaver (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property at 360 East Evergreen, Block 1, Lot 2 Kerr's North Walnut Addition, consisting of 0.289 acres, and being in the J.B. McAnair Survey, Abstract No.763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning Commission

Final Plat for Cool Water Addition.

Background:

The property is located in the 360 East Evergreen. The owner would like to plat the property for commercial development.

The following has been approved for this location:

- 5/20/2025 - Public Hearing and Variance under Section 14.04.0001(b)(1) to allow a 0' side setback to exceed the allowed 4' for the existing awning.
- 4/22/2025 - A. Public Hearing and Variance under Section 14.06.016 to allow a 13.4' side setback in lieu of the required 15' for the existing metal structure. - B. Public Hearing and Variance under Section 14.04.0001(b)(1) to allow a 0' side setback to exceed the allowed 4' for the existing awning. (TABLED) - C. Public Hearing and Variance under Section 14.06.016 to allow an 8.6' rear setback in lieu of the required 25' for the existing metal structure. - D. Site Plan for a Contractor Office Addition.

Origination:

Cool Water Development, LLP (Owner), David Weaver (Applicant) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff does not recommend approval of this final plat. The encroachment easement for the awning has not been approved and filed of record in the Grayson County Public Records (Code of Ordinances 10.03.007(d).

Attachments:

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

dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
360 E EVERGREEN ST

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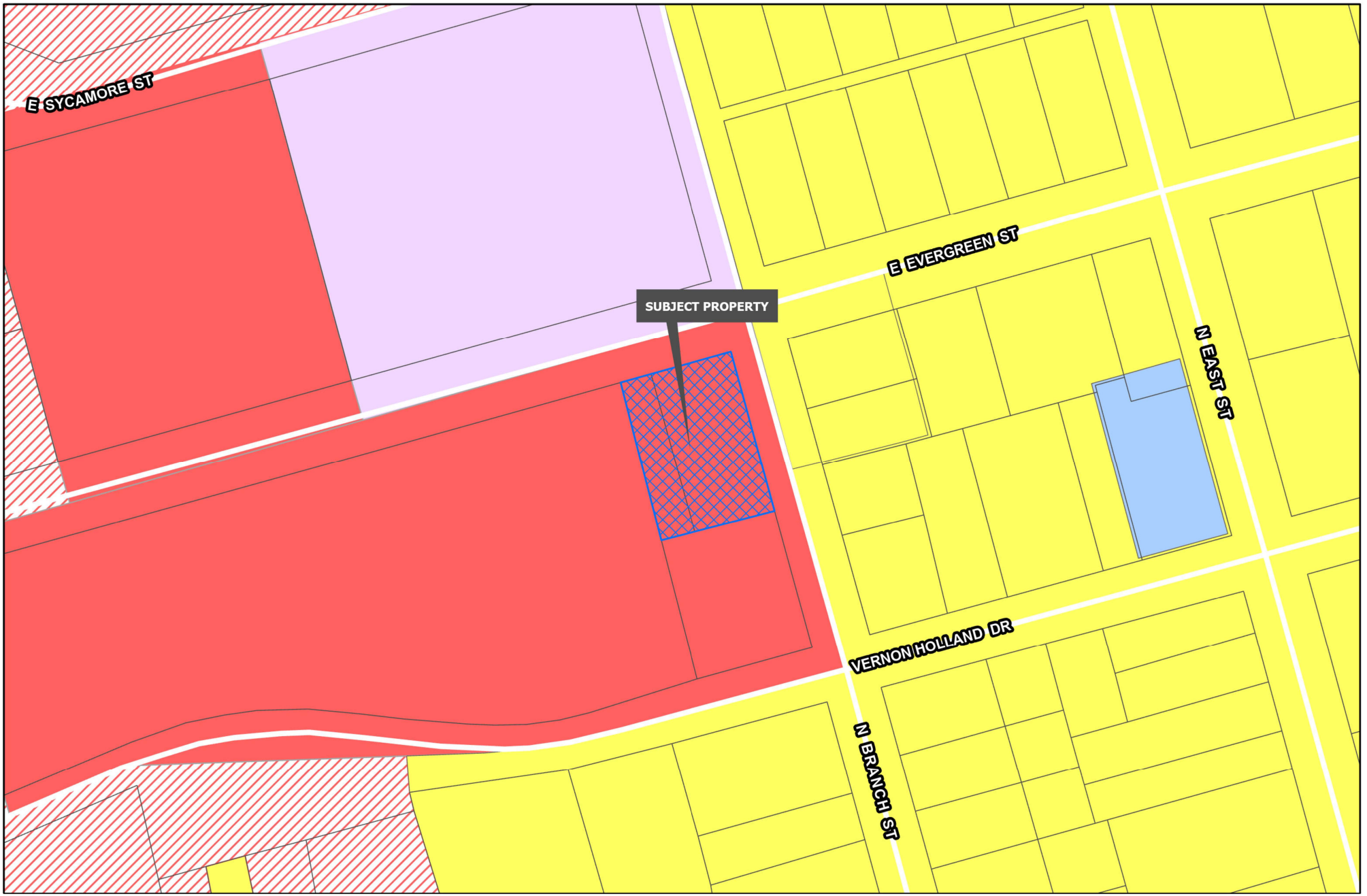
Date: 4/5/2025 3:01 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 360 E EVERGREEN ST

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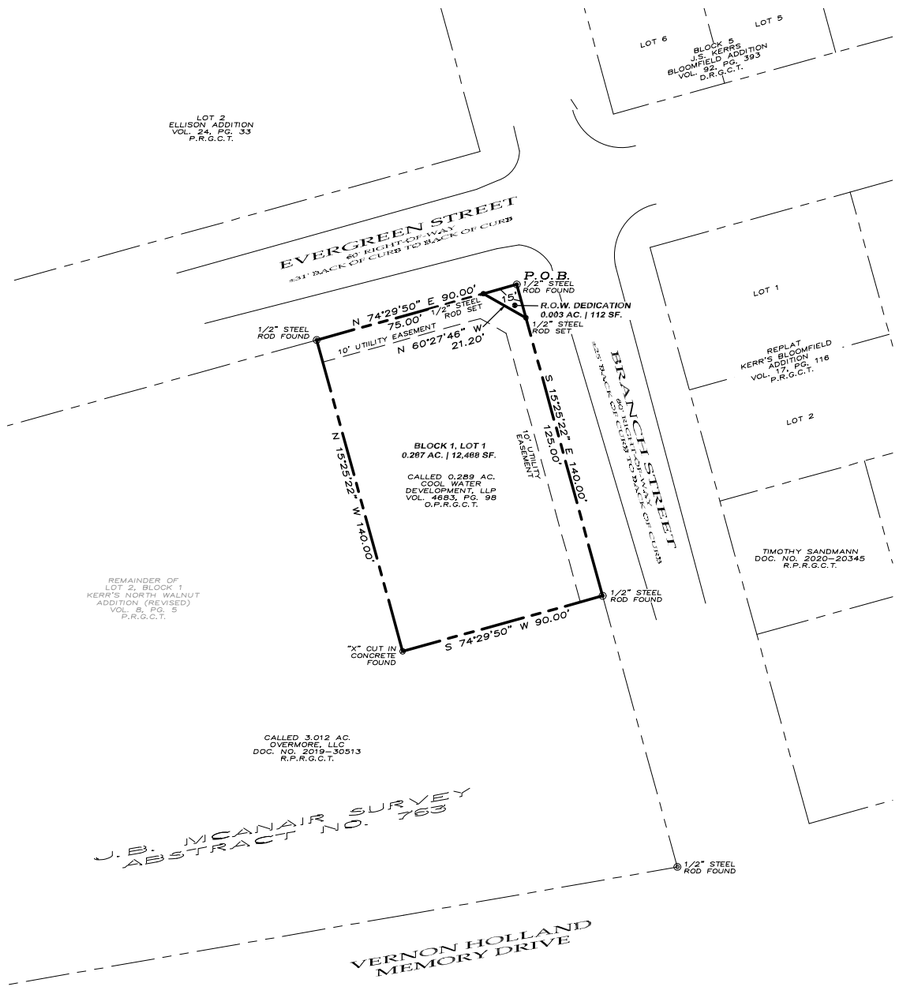
Date: 4/5/2025 3:01 PM

JOB NO. 25020205
DFT: BH



~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290G, effective date September 1, 2022.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
⊗	"X" CUT IN CONCRETE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being part of Lot 2, Block 1 of Kerr's North Walnut Addition (Revised), according to the plat thereof recorded in Volume 8, Page 5, Plat Records, Grayson County, Texas, and being a retracement of a called 0.289 acre tract of land described in the deed to Cool Water Development, LLP, recorded in Volume 4683, Page 98, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 0.289 acre tract, and at the intersection of the southerly right-of-way line of Evergreen Street and with the westerly right-of-way line of Branch Street;

Thence South 15°25'22" East, with the easterly line of said 0.289 acre tract, and with the westerly right-of-way line of said Branch Street, a distance of 140.00 feet to a 1/2" steel rod found for the southeast corner of said 0.289 acre tract, common to the eastern-most northeast corner of a called 3.012 acre tract of land described in the deed to Overmore, LLC, recorded in Document No. 2019-30513, Real Property Records, Grayson County, Texas;

Thence South 74°29'50" West, with the southerly line of said 0.289 acre tract, and with a northerly line of said 3.012 acre tract, a distance of 90.00 feet to an "X" cut in concrete found for the southwest corner of said 0.289 acre tract;

Thence North 15°25'22" West, with the westerly line of said 0.289 acre tract, and with an easterly line of said 3.012 acre tract, a distance of 140.00 feet to a 1/2" steel rod found for the northwest corner of said 0.289 acre tract, common to the northern-most northeast corner of said 3.012 acre tract, and on the southerly right-of-way line of aforesaid Evergreen Street;

Thence North 74°29'50" East, with the northerly line of said 0.289 acre tract, and with the southerly right-of-way line of said Evergreen Street, a distance of 90.00 feet to the Point of Beginning and containing 0.289 acres of land, more or less.

ACCEPTANCE

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

OWNER'S CERTIFICATE OF DEDICATION

THAT COOL WATER DEVELOPMENT, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as COOL WATER ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.289 acres situated in and being a portion of the J.B. MCANAIR Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this_____day of_____, 2025.

_____
BLAIR WEAVER
COOL WATER DEVELOPMENT, LLP

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this___day of_____, 2025.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, COOL WATER DEVELOPMENT, LLP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as COOL WATER ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

EXECUTED THIS_____DAY OF_____, 2025.

BY: COOL WATER DEVELOPMENT, LLP

_____
BLAIR WEAVER

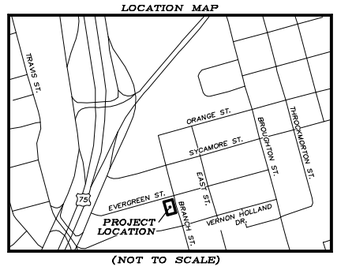
NORTH

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

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LOCATION MAP



(NOT TO SCALE)

FINAL PLAT
COOL WATER ADDITION
BEING A REPLAT OF PART OF BLOCK 1, LOT 2 KERR'S NORTH WALNUT ADDITION (REVISED) VOL. 8, PG. 5, P.R.G.C.T.
Being a part of the J.B. McAnair Survey, Abstract No. 763
Being in the City of Sherman Grayson County, Texas.
Containing 0.289 acres of land

07-16-2025

OWNERS/DEVELOPER
COOL WATER DEVELOPMENT, LLP
P.O. BOX 193
SHERMAN, TX 75091-0193

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

SHEET 1 OF 1

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2829-A
CSS # 000093-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 15, 2025

Cool Water Development, LLP
P.O. Box 193
Sherman, TX 75091-0193

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

1. City Council approval of Encroachment Agreement for existing awning that encroach into the right-of-way is required prior to submitting Final Plat. Encroachment Agreement requirements can be obtained by emailing engineering@cityofsherman.com. *Code of Ordinances 10.03.007(d)*
2. Encroachment Agreement information shall be removed from plat. Encroachment Agreements are not filed of record in the Grayson County Public Records.
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5300-5600 BLOCKS OF THERESA DRIVE (Project No. 000124-2025)**

The request of 5 Guys Land Holding Company (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property at 5300-5600 Blocks of Theresa Drive, consisting of 27.020 acres, and being in the Daniel C. Shelp Survey, Abstract No.1097, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

Final Plat for 5 Guys Land Addition.

Background:

The property is located in the 5300-5600 Blocks of Theresa Drive. The owner would like to plat the property.

The following has been approved for this location:

- 4/25/2025 - Preliminary Plat of 5 Guys Land Addition. (CONDITIONALLY APPROVED)

Origination:

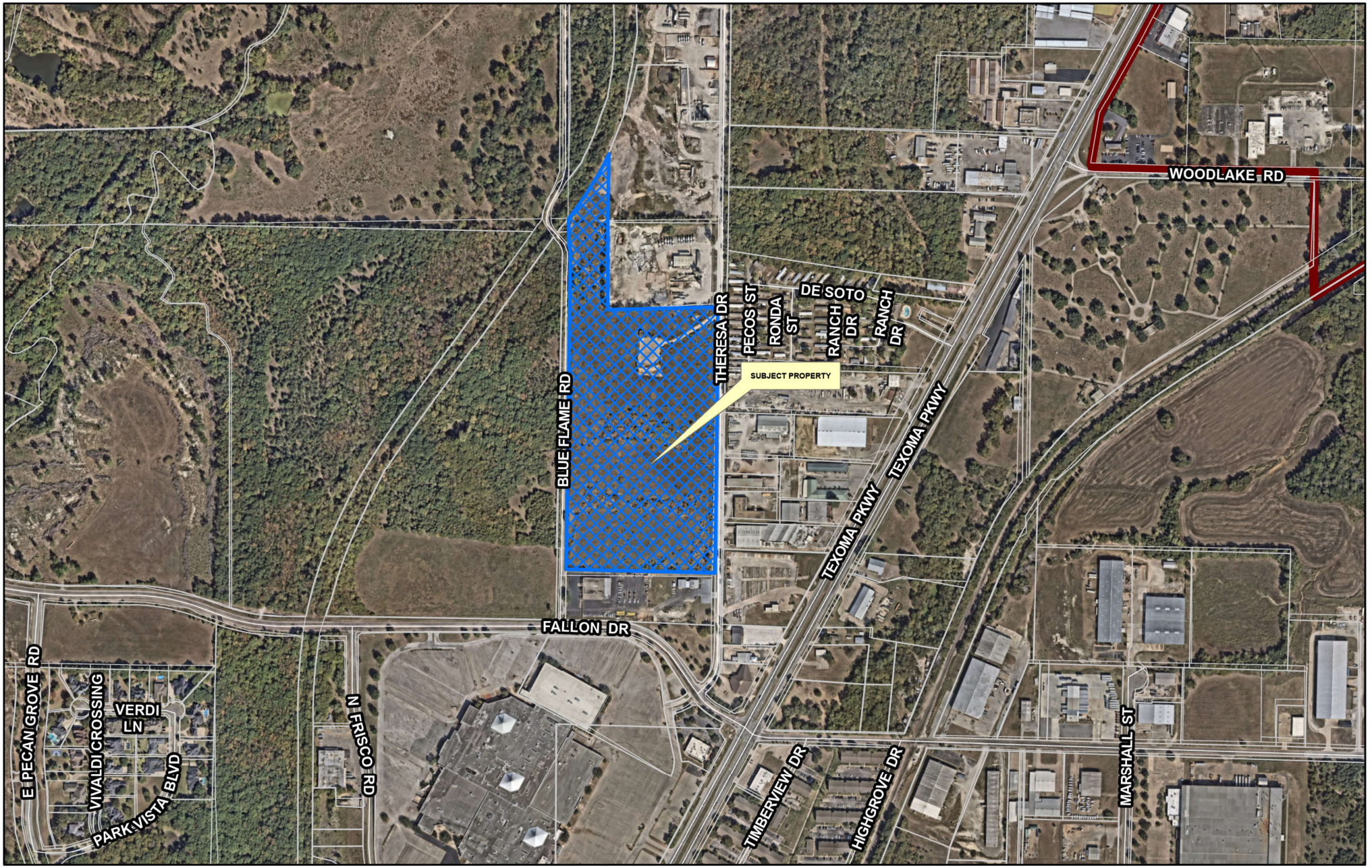
5 Guys Land Holding Company (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that the Planning and Zoning Commission approve this Final Plat.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5620 THERESA DR

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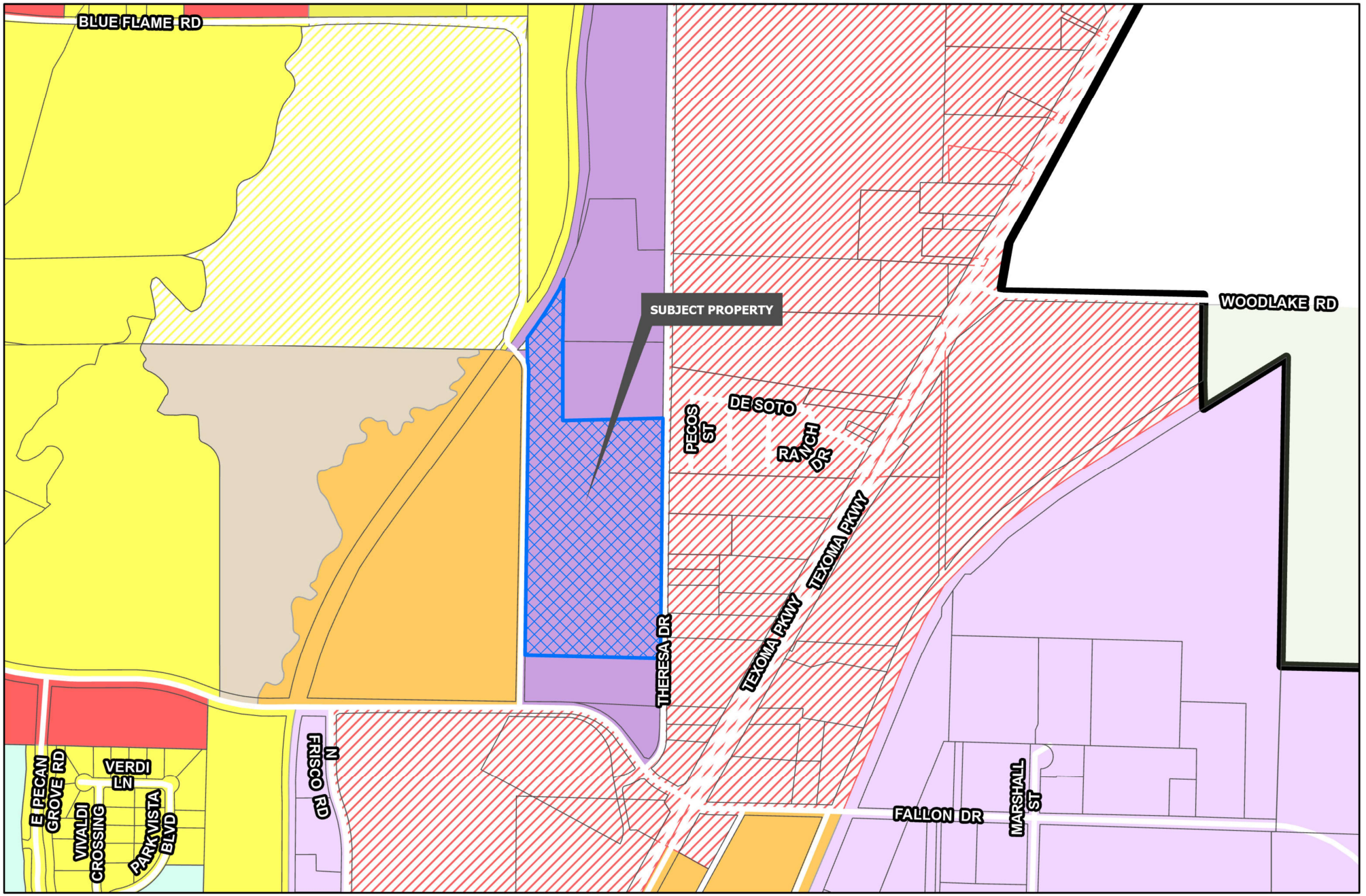

Sherman
CLASSIC TOWN. BROAD HORIZON.

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 5620 THERESA DR

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W E
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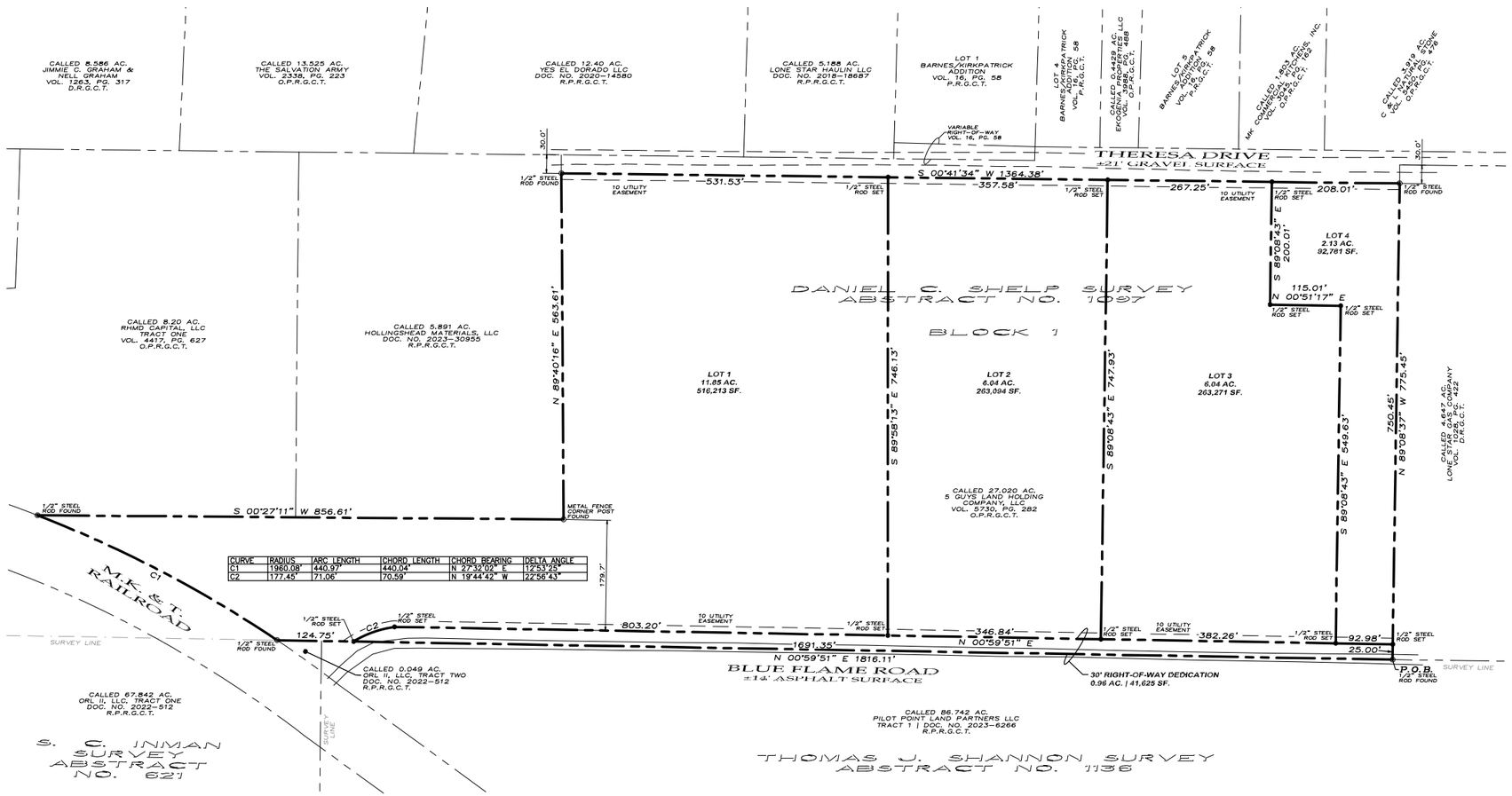
JOB NO. 25030221
FW: AM – DFT: BH



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1960.08'	440.97'	440.04'	N 27°32'02" E	12°53'25"
C2	177.45'	71.06'	70.59'	N 19°44'42" W	22°56'43"

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Daniel C. Shelp Survey, Abstract No. 1097, and being a retracement survey of a called 27.020 acre tract of land described in the deed to 5 Guys Land Holding Company, LLC, recorded in Volume 5730, Page 282, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southwest corner of said 27.020 acre tract, common to the northwest corner of a called 4.647 acre tract of land described in the deed to Lone Star Gas Company, recorded in Volume 1028, Page 422, Deed Records, Grayson County, Texas, and in Blue Flame Road;

Thence North 00°59'51" East, with the westerly line of said 27.020 acre tract, and in said Blue Flame Road, a distance of 1816.11 feet to a found 1/2" steel rod for the northwest corner of said 27.020 acre tract, and on the southeasterly right-of-way line of M.K. & T. Railroad;

Thence with the northwesterly line of said 27.020 acre tract, and with the southeasterly right-of-way line of said M.K. & T. Railroad, and with a curve to the left having a radius of 1960.08 feet, (chord bears North 27°32'02" East, 440.04 feet) an arc length of 440.97 feet to a found 1/2" steel rod for the northern-most northeast corner of said 27.020 acre tract, common to the western-most northwest corner of a called 8.20 acre tract of land described as Tract One, in the deed to RHMD Capital, LLC, recorded in Volume 4417, Page 627, said Official Public Records;

Thence South 00°27'11" West, with an easterly line of said 27.020 acre tract, and with a westerly line of said 8.20 acre tract, and with the westerly line of a called 5.891 acre tract of land described in the deed to Hollingshead Materials, LLC, recorded in Document No. 2023-30955, Real Property Records, Grayson County, Texas, a distance of 856.61 feet to a metal fence corner post found for the southwest corner of said 5.891 acre tract;

Thence North 89°40'16" East, with a northerly line of said 27.020 acre tract, and with the southerly line of said 5.891 acre tract, along or near a fence, a distance of 563.61 feet to a found 1/2" steel rod for the eastern-most northeast corner of said 27.020 acre tract, and on the westerly right-of-way line of Theresa Drive;

Thence South 00°41'34" West, with an easterly line of said 27.020 acre tract, and with the westerly right-of-way line of said Theresa Drive, a distance of 1364.38 feet to a found 1/2" steel rod for the southeast corner of said 27.020 acre tract, common to the northeast corner of a foresaid 4.647 acre tract;

Thence North 89°08'37" West, with the southerly line of said 27.020 acre tract, and with the northerly line of slad 4.647 acre tract, a distance of 750.45 feet to the Point of Beginning and containing 27.020 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

THAT 5 Guys Land Holding Company, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as 5 GUYS LAND ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 27.020 acres situated in and being a portion of the Daniel C. Shelp Survey, Abstract No. 1097, 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.

MARIA ARAUJO, Project Manager
5 GUYS LAND HOLDING COMPANY, 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, MARIA ARAUJO 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 _____

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.

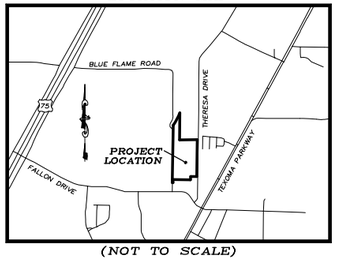
Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date _____

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by a Private Sewer System approved by Grayson County.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0280F, effective date September 29, 2010.
12. Upon development of the property, site plan and civil approval will be required prior to any building permits being issued.
13. Any drive connections to Theresa Drive will require improvements to Theresa Drive by developer prior to building permits being issued.
14. Any drive connections to Blue Flame Road will require improvements to Blue Flame Road by developer prior to building permits being issued.
15. City Water Main shall be extended by developer prior to any building permits being issued.
16. Extension of City Wastewater Main may be required by developer prior to any building permits being issued.

LOCATION MAP



(NOT TO SCALE)

LEGEND

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

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

GRAPHIC SCALE

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

OWNERS/DEVELOPER
5 GUYS LAND HOLDING COMPANY, LLC
6508 COLLEYVILLE BLVD STE 300
COLLEYVILLE, TX 76034-8032

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

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

SHEET 1 OF 1

FINAL PLAT
5 GUYS LAND ADDITION
Being a part of the Daniel C. Shelp Survey,
Abstract Number 1097.
Being in the City of Sherman
Grayson County, Texas
Containing 27.020 acres of land

08-11-2025

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2817-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2025

5 Guys Land Holding Company, LLC
6508 Colleyville Blvd., Ste. 300
Colleyville, TX 76034-8032

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of 5 Guys Land 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. Widening or improvement of Blue Flame Road by developer may be required upon development. *Code of Ordinances Chapter 10.03.003(e)(2)*
2. Widening or improvement of Theresa Drive by developer may be required upon development. *Code of Ordinances Chapter 10.03.003(e)(2)*
3. Subject property does not have direct access to public water main. Extension of water main by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
4. Subject property does not have direct access to City wastewater. 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*
5. 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*
6. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

7. 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*
8. 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)*
9. 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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2611 NORTH HIGHWAY 75 (Project No.000112-2025)**

The request of SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor) The for the property located at 2611 North Highway 75, Lot 4, Block 1, ESA Sherman Addition, consisting of 2.07 acres, being in the J.B McAnair Survey, Abstract No. 763, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Bubba's 33 Restaurant.

Background:

The property is located at 2611 North Highway 75. The owner is requesting Site Plan approval of Bubba's 33 Restaurant. This is a resubmittal of this application due to Bubba's request to change the orientation of the building and to use a slightly smaller building footprint.

The following has been approved for this location:

- 03/18/2025 - Site Plan for Bubba's 33 Restaurant
- 1/08/1995 – Zone Change from an R-1 (One-Family Residential) District to C-2 (General Commercial) District.

Origination:

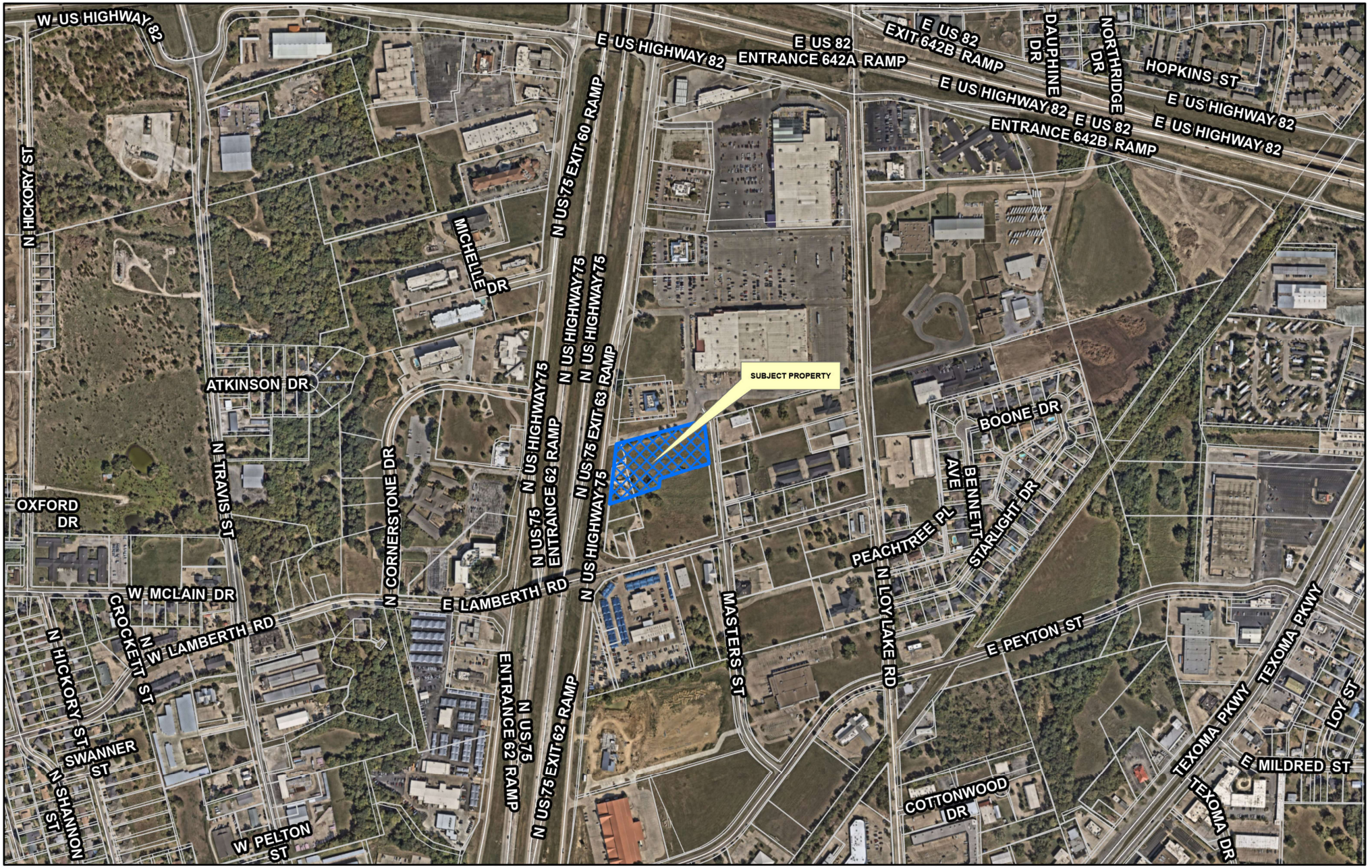
SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor)

Staff Recommendation:

Staff recommends approval.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Final Plat
5. Narrative
6. Site Plan
7. Landscape Plan
8. Elevations



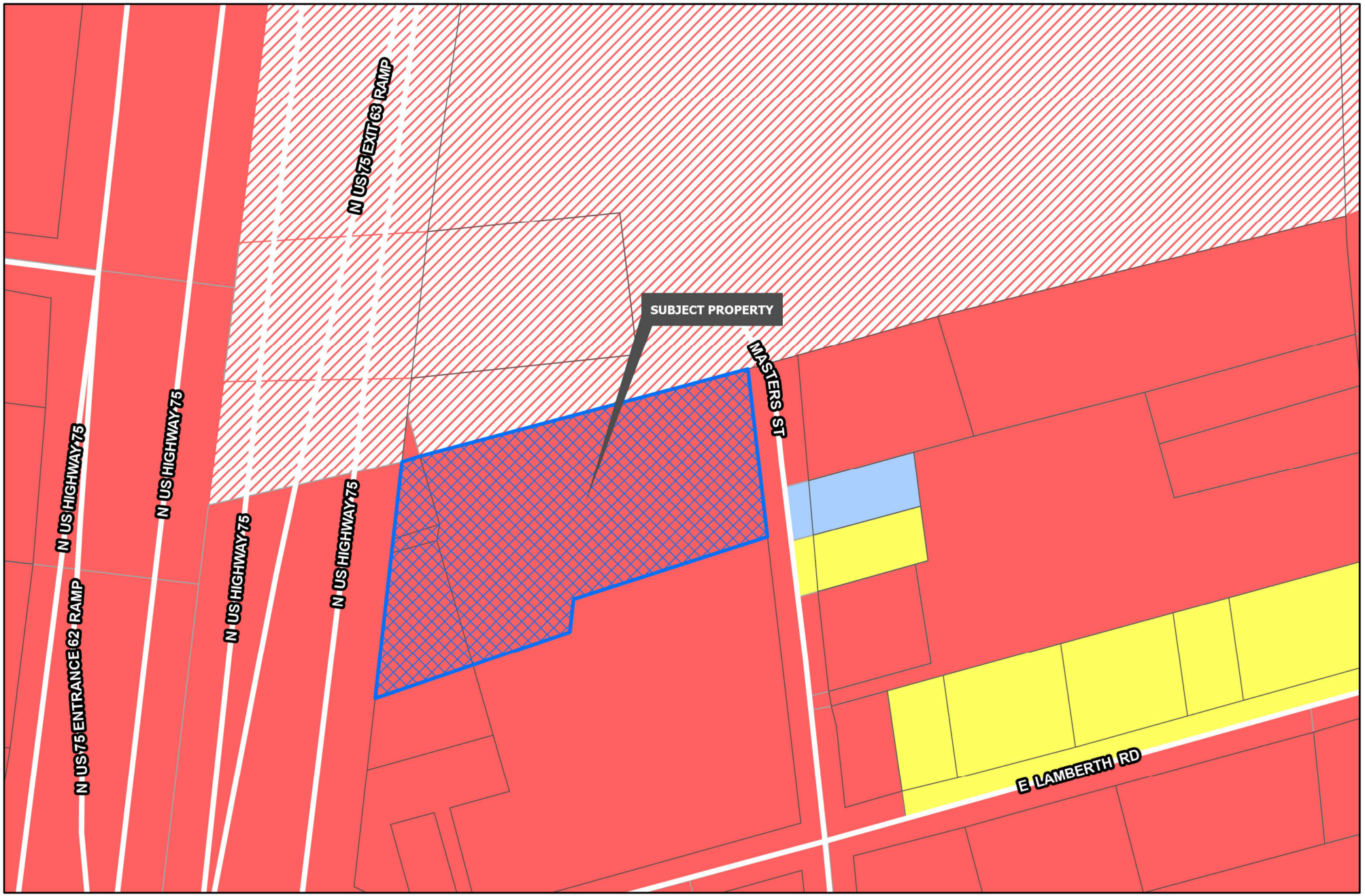
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2611 N HWY 75

N
W E
S

Date: 7/31/2025 5:31 PM



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
2611 N HWY 75

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W E
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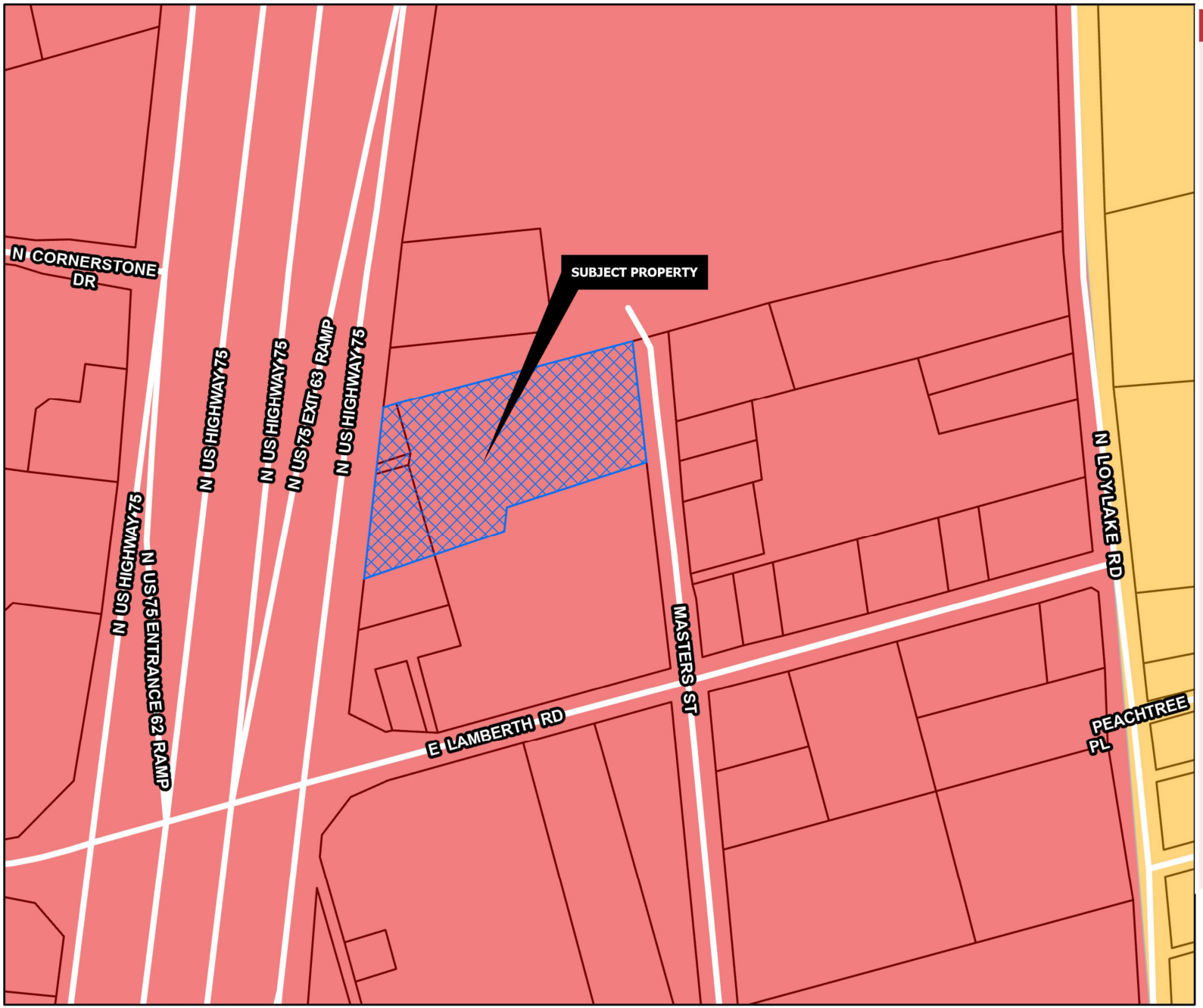
Date: 7/31/2025 5:31 PM



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2611 N HWY 75

N
W E
S

Date: 7/31/2025 5:31 PM

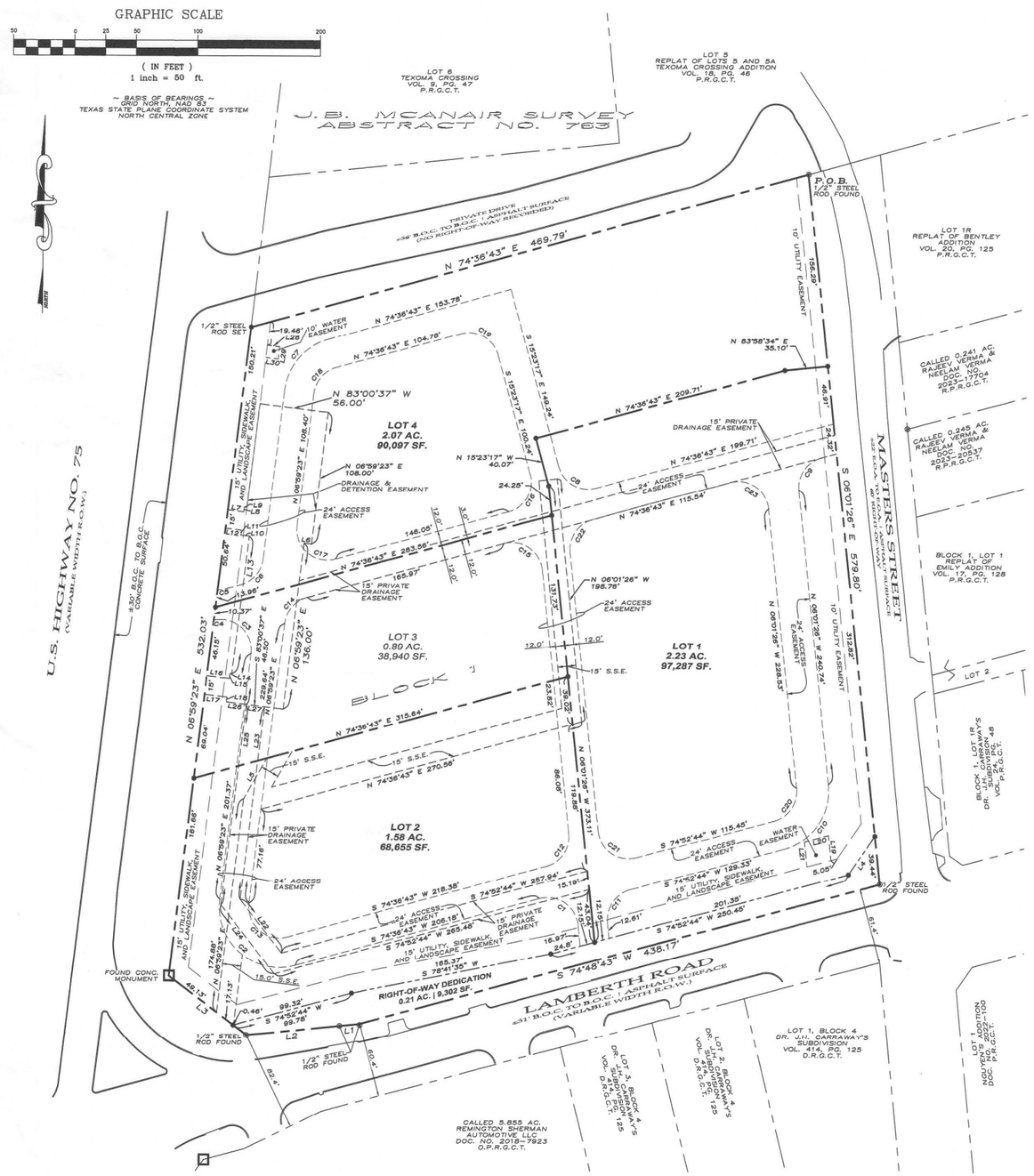
JOB NO. 25020119
FW: WK – DFT: BH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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



LEGAL DESCRIPTION

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

Beginning at a 1/2" steel rod found for the northeast corner of said Lot 1, Block 3;

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

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

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

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

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

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

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

ACCEPTANCE

Approved this 7th day of June, 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

06/25/2025
Date

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	43.36'	38.12'	N 55°42'22" W	99°21'51"
C2	49.00'	96.11'	81.43'	N 49°11'57" W	112°22'40"
C3	25.00'	43.95'	38.51'	N 43°22'31" W	100°43'47"
C4	74.00'	3.90'	3.90'	S 87°46'06" W	3°01'01"
C5	50.00'	9.53'	9.52'	N 80°04'21" E	10°55'16"
C6	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C7	49.00'	57.33'	54.53'	N 40°48'03" E	67°37'20"
C8	25.00'	39.27'	35.36'	S 60°23'17" E	90°00'00"
C9	25.00'	35.18'	32.35'	S 34°17'38" W	80°38'09"
C10	49.00'	69.19'	63.58'	S 34°29'39" W	80°54'10"
C11	25.00'	35.30'	32.44'	S 34°29'39" W	80°54'10"
C12	25.00'	35.18'	32.35'	S 34°17'38" W	80°38'09"
C13	25.00'	49.03'	41.54'	N 49°11'57" E	112°22'40"
C14	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C15	25.00'	43.36'	38.12'	S 55°42'22" E	99°21'51"
C16	25.00'	39.27'	35.36'	S 29°36'43" W	90°00'00"
C17	25.00'	49.03'	41.54'	N 49°11'57" W	112°22'40"
C18	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C19	25.00'	39.27'	35.36'	S 60°23'17" E	90°00'00"
C20	25.00'	35.30'	32.44'	S 34°29'39" W	80°54'10"
C21	25.00'	43.24'	38.05'	N 55°34'21" W	99°05'50"
C22	25.00'	35.18'	32.35'	N 34°17'38" E	80°38'09"
C23	25.00'	43.36'	38.12'	S 55°42'22" E	99°21'51"

LINE	BEARING	DISTANCE
L1	S 84°16'19" W	16.55'
L2	S 84°19'13" W	76.31'
L3	N 52°53'32" W	79.34'
L4	S 34°25'39" W	38.06'
L5	N 29°36'43" E	37.84'
L6	S 83°00'37" E	6.00'
L7	S 83°00'37" E	13.00'
L8	N 06°59'23" E	3.94'
L9	S 83°00'37" E	2.00'
L10	N 83°00'37" W	7.00'
L11	N 06°59'23" E	4.06'
L12	N 83°00'37" W	13.00'
L13	S 06°59'23" W	113.00'
L14	N 83°00'37" W	1.50'
L15	S 06°59'23" W	4.06'
L16	N 83°00'37" W	18.50'
L17	S 83°00'37" E	18.50'
L18	S 06°59'23" W	3.94'
L19	N 06°01'26" W	20.25'
L20	S 74°52'44" W	20.25'
L21	S 06°01'26" E	20.25'
L22	N 36°00'37" W	54.70'
L23	N 06°59'23" E	158.15'
L24	N 36°00'37" W	70.87'
L25	N 06°59'23" E	164.38'
L26	S 83°00'37" E	16.50'
L27	S 83°00'37" E	15.00'
L28	S 83°00'37" E	10.00'
L29	S 06°59'23" W	10.00'
L30	N 83°00'37" W	10.00'

~ GENERAL NOTES ~

1. *Water Supply to be provided by the City of Sherman.*
2. *Sewer Service to be provided by the City of Sherman.*
3. *Electrical service is provided by Oncor Electrical Delivery.*
4. *Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.*
5. *Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.*
6. *The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.*
7. *Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.*
8. *The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.*
9. *Bearings are based on the City of Sherman Control Monument Network.*
10. *The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.*
11. *The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290G, effective date September 1, 2022.*
12. *Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.*

OWNER'S CERTIFICATE OF DEDICATION

THAT SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as ESA SHERMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 6.985 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this 9th day of July, 2025.

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of July, 2025.

Notary Public in and for
the State of Texas
Commission Expires: 11/06/2027

LORI A. TICKNOR
Notary Public, State of Texas
Comm. Expires 11-06-2027
Notary ID 10407368

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SHERMAN DEVELOPMENT LIMITED PARTNERSHIP NO. 3, LP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ESA SHERMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully 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 ESA SHERMAN ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS 9th DAY OF July, 2025.

BY: SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP

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

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 7/17/2025 9:28:28 AM
in the PLAT Records
ESA SHERMAN ADDN
Doc Number: 2025 - 136
Number of Pages: 1
Amount: 42.00
Order#: 20250717000028
By: CT

GRAYSON COUNTY, TEXAS

LEGEND

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

FINAL PLAT
ESA SHERMAN ADDITION

Being a part of the J. B. McAnair Survey, Abstract Number 763. Being in the City of Sherman Grayson County, Texas. Containing 6.985 acres of land

06-09-2025

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

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

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

22393

SHEET 1 OF 1

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

Letter of Intent

Bubba's 33 Restaurant

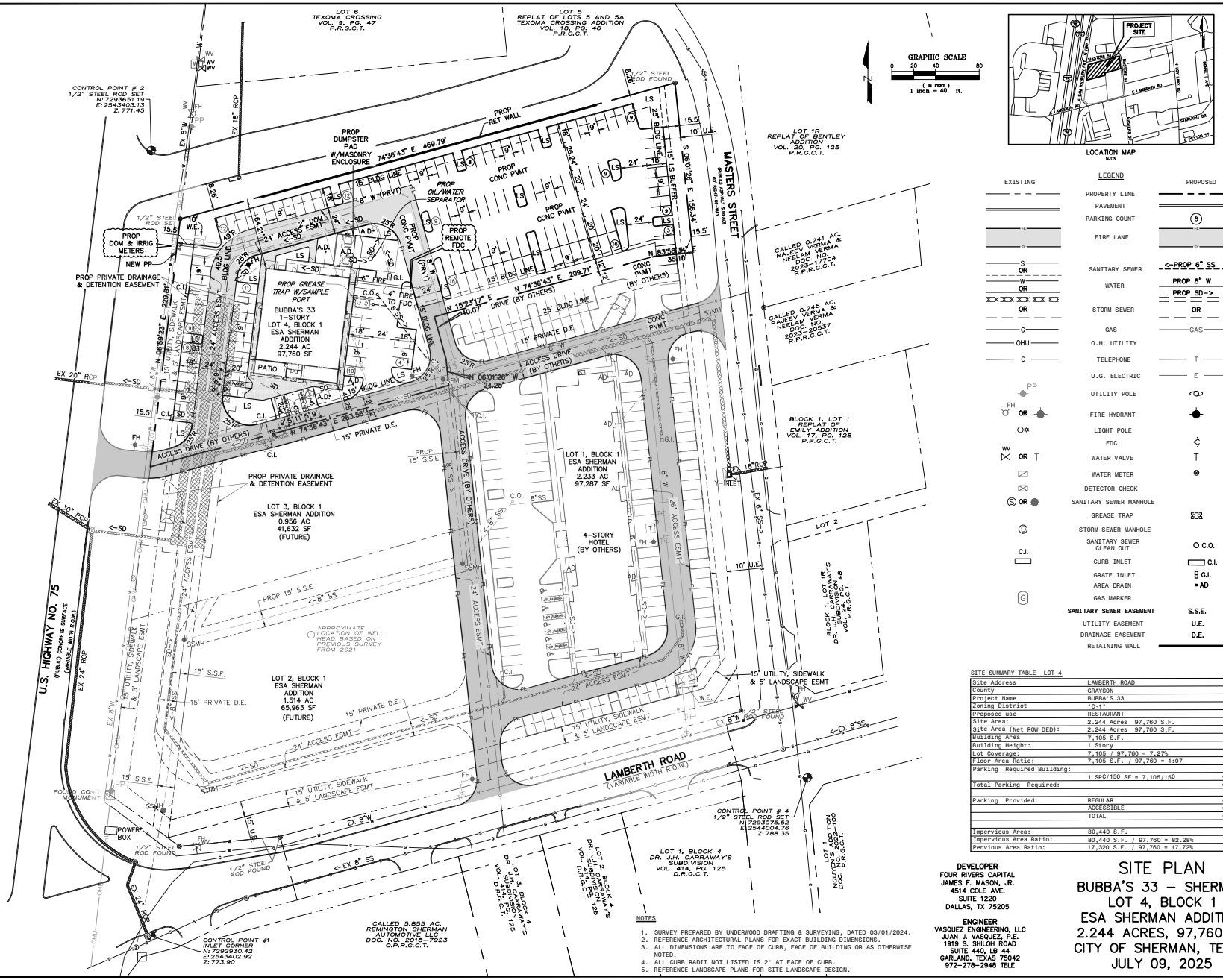
NEC of US 75 and Lamberth Road

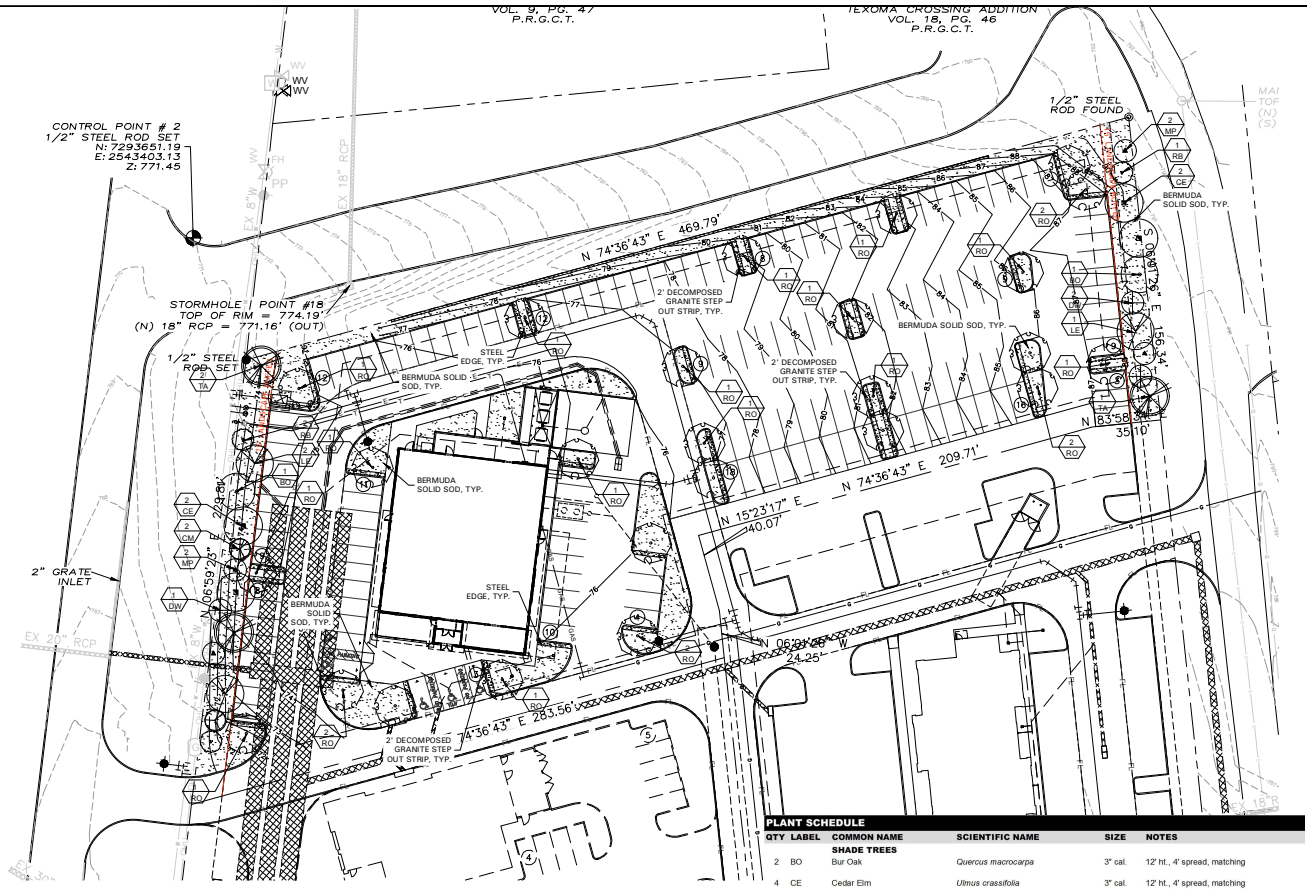
Four Rivers Capital, Inc. (FRC), intends to purchase and approximate 6.9 acre tract of land from Sherman Development Limited Partnership No. 3, LP, on which they plan to develop into a 4 lot development. On one of the proposed 4 lots, FRC wishes to develop a new single story Bubba's 33 (sit-down) restaurant.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

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

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

This is a "re-submittal" of this application due to Bubba's request to change the orientation of the building and to use a slightly smaller building footprint.


GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.
LOCATION MAP
N.T.S.
PROJECT SITE
LEGEND
EXISTING
PROPOSED
PROPERTY LINE
PAVEMENT
PARKING COUNT
FIRE LANE
SANITARY SEWER
WATER
STORM SEWER
GAS
O.H. UTILITY
TELEPHONE
U.G. ELECTRIC
UTILITY POLE
FIRE HYDRANT
LIGHT POLE
FDC
WATER VALVE
WATER METER
DETECTOR CHECK
SANITARY SEWER MANHOLE
GREASE TRAP
STORM SEWER MANHOLE
SANITARY SEWER CLEAN OUT
CURB INLET
GRATE INLET
AREA DRAIN
GAS MARKER
SANITARY SEWER EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
RETAINING WALL
<-PROP 6" SS
PROP 8" W
PROP SD->
S.S.E.
U.E.
D.E.
CONTROL POINT # 2
1/2" STEEL ROD SET
N: 7293651.19
E: 2543403.13
Z: 771.45
PROP DUMPSTER PAD W/MASONRY ENCLOSURE
PROP RET WALL
PROP OIL/WATER SEPARATOR
PROP CONC PVMT
PROP REMOTE FDC
PROP DOM & IRRIG METERS
NEW PP
PROP PRIVATE DRAINAGE & DETENTION EASEMENT
PROP GREASE TRAP W/SAMPLE PORT
BUBBA'S 33
1-STORY
LOT 4, BLOCK 1
ESA SHERMAN ADDITION
2.244 AC
97,760 SF
PATIO
LOT 3, BLOCK 1
ESA SHERMAN ADDITION
0.956 AC
41,632 SF
(FUTURE)
LOT 2, BLOCK 1
ESA SHERMAN ADDITION
1.514 AC
65,963 SF
(FUTURE)
LOT 1, BLOCK 1
ESA SHERMAN ADDITION
2.233 AC
97,287 SF
4-STORY
HOTEL
(BY OTHERS)
APPROXIMATE LOCATION OF WELL HEAD BASED ON PREVIOUS SURVEY FROM 2021
MASTERS STREET
(PUBLIC ASPHALT SURFACE WIDTH VARIES)
U.S. HIGHWAY NO. 75
(PUBLIC CONCRETE SURFACE (VARIABLE WIDTH R.O.W.)
LAMBERTH ROAD
(VARIABLE WIDTH R.O.W.)
ACCESS DRIVE (BY OTHERS)
24' ACCESS ESMT
15' PRIVATE D.E.
15' UTILITY, SIDEWALK & 5' LANDSCAPE ESMT
15' S.S.E.
PROP 15' S.S.E.
10' U.E.
25' BLDG LINE
15' BLDG LINE
LOT 6 TEXOMA CROSSING VOL. 9, PG. 47 P.R.G.C.T.
LOT 5 REPLAT OF LOTS 5 AND 5A TEXOMA CROSSING ADDITION VOL. 18, PG. 46 P.R.G.C.T.
LOT 1R REPLAT OF BENTLEY ADDITION VOL. 20, PG. 125 P.R.G.C.T.
CALLED 0.241 AC. RAJEEV VERMA & NEELAM VERMA DOC. 20221770A O.P.R.R.G.C.T.
CALLED 0.245 AC. RAJEEV VERMA & NEELAM VERMA DOC. 20221770B O.P.R.R.G.C.T.
BLOCK 1, LOT 1 REPLAT OF EMILY ADDITION VOL. 17, PG. 128 P.R.G.C.T.
BLOCK 1, LOT 1R DR. J.H. CARRAWAY'S SUBDIVISION VOL. 414, PG. 125 D.R.G.C.T.
LOT 1, BLOCK 4 DR. J.H. CARRAWAY'S SUBDIVISION VOL. 414, PG. 125 D.R.G.C.T.
LOT 2, BLOCK 4 DR. J.H. CARRAWAY'S SUBDIVISION VOL. 414, PG. 125 D.R.G.C.T.
LOT 1 ADDITION DOC. NO. 2022-100 O.P.R.G.C.T.
CALLED 5.855 AC. REMINGTON SHERMAN AUTOMOTIVE LLC DOC. NO. 2018-7923 O.P.R.G.C.T.
CONTROL POINT #1
INLET CORNER
N: 7292930.42
E: 2543402.92
Z: 773.90
CONTROL POINT # 4
1/2" STEEL ROD SET
N: 7293075.52
E: 2544004.76
Z: 788.35
FOUND CONC. MONUMENT
1/2" STEEL ROD FOUND
POWER BOX
EX 8"W
EX 8" SS
EX 6"W
EX 18" RCP
EX 20" RCP
EX 24" RCP
EX 30" RCP
EX 8" SS
EX 6" SD
EX 8"W
EX 10" W
EX 12" W
PROP 8" W (PRV'T)
PROP 6" SS
PROP 8" SD
PROP 4" FIRE
PROP 6" FIRE
PROP 2" DOM
PROP 4" C.O. TO FDC
PROP 6" G.I.
PROP 8" W
PROP 20' ACCESS ESMT
PROP 24' ACCESS ESMT
PROP 15' S.S.E.
PROP 15' PRIVATE D.E.
PROP 15' UTILITY, SIDEWALK & 5' LANDSCAPE ESMT
PROP PRIVATE DRAINAGE & DETENTION EASEMENT
PROP 25' BLDG LINE
PROP 15' BLDG LINE
PROP 10' U.E.
PROP 15' BUFFER
PROP 5' LANDSCAPE ESMT
PROP 6' SIDEWALK
PROP 15' UTILITY ESMT
PROP 20' ACCESS ESMT
PROP 24' ACCESS ESMT
PROP 15' PRIVATE D.E.
PROP 15' S.S.E.
PROP 15' UTILITY, SIDEWALK & 5' LANDSCAPE ESMT
PROP 10' U.E.
PROP 25' BLDG LINE
PROP 15' BLDG LINE



PLANT SCHEDULE

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

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

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWED" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL NORMAL AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

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

LANDSCAPE TABULATIONS for Sherman, TX

Site - 97,760 s.f.

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

PARKING LOT LANDSCAPE

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

Parking Area = 56,113 s.f.

Parking Spaces = 159

REQUIRED	PROVIDED
5611 s.f. (10%)	6102 s.f.
13 trees	25 trees

STREET PERIMETER BUFFER

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

US Highway 75 - 230 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 230 l.f. = 3450 s.f.	
7 shade trees	7 shade trees
7 ornamental trees	7 ornamental trees
Masters Street (East) - 156 l.f.	
REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 156 l.f. = 2340 s.f.	
5 shade trees	5 shade trees
5 ornamental trees	5 ornamental trees

GRAPHIC SCALE

0 30 60 FEET

Scale 1"=30' - 0"

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

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

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE

LANDSCAPE PLAN
BUBBA'S 33 – SHERMAN
LOT 4, BLOCK 1
ESA SHERMAN ADDITION
2.244 ACRES, 97,760 SF
CITY OF SHERMAN, TEXAS
JULY 09, 2025

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

07/09/2025

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

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

Scale: 1" = 30'
Designed by: JJV
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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK:

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:

1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

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

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

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBUSHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (280.1) - PLANT MATERIAL

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

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

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

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

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

1.6 JOB CONDITIONS, DELIVERY, STOR AGE AND HANDLING

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

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

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

1.7 SEQUENCING

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

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

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

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

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

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

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

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

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

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

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

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

L. REAPPLY MULCH TO BARE AND THIN AREAS.

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

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (60 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

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

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

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

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

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

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

1.9 QUALITY ASSURANCE

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

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

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

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

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

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

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

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS: DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY - BETWEEN 7-27%
b. SILT - BETWEEN 15-25 %
c. SAND - LESS THAN 52 %

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

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

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

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

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

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

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

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

2.3 MISCELLANEOUS MATERIALS

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

B. TREE STAKING: TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE. REFER TO DETAILS.

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

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

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

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

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

3.2 INSTALLATION

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

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

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

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

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

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

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

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA WILL NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL ROPE, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND; IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

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

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

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

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

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

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

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

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE 1" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

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

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

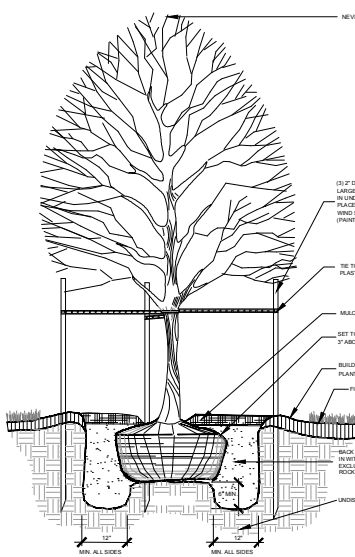
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

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

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

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

END OF SECTION



1 TREE PLANT

FRONT ELEVATION (SOUTH)

RIGHT ELEVATION (EAST)

EXTERIOR FINISH SCHEDULE

BUILDING ITEMS	DESCRIPTION
DISTRESSED FACEBRICK & ROWLOCK	COLOR #1 STATESVILLE SHERWOOD FOREST - "AUTHENTIC TUMBLED"
FACEBRICK	COLOR #1.1 STATESVILLE OLDE JEFFERSON - "AUTHENTIC TUMBLED"
FIBER CEMENT SIDING	COLOR #2 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATIK"
FIBER CEMENT TRIM & DOWNSPOUTS	COLOR #2.1 SHERWIN-WILLIAMS: SW7083 "DARKROOM"
EIFS	COLOR #3 SHERWIN-WILLIAMS 6868 "REAL RED"
EIFS	COLOR #3.1 SHERWIN-WILLIAMS SW1770 "LESS WHITE INDIGO BATIK"
METAL DOORS, FRAMES, METAL RAILS, STEEL COLUMNS, DUMPSTER GATES, & BOLLARDS	COLOR #4 PORTER PAINTS: EXTERIOR; COLOR: BLACK
SPLIT FACE CMU WALL	COLOR #5 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATIK"
ENTRY ROOF COPING	COLOR #6 METAL COPING FACED "FLAT ROOF" (24" HIGH) PRE-FINISHED DARK BRONZE
SUNSHADE CANOPY LOUVER	COLOR #6.1 RODDED (12" HIGH) PRE-FINISHED DARK BRONZE
OUTDOOR WAITING CANOPY COPING	COLOR #6.2 METAL COPING FACED "FLAT ROOF" W/ COLUMN SUPPORT (20" HIGH) PRE-FINISHED DARK BRONZE
BAR DINING ROOF COPING	COLOR #6.3 METAL COPING FACED "FLAT ROOF" (16" HIGH) PRE-FINISHED DARK BRONZE
SECURE BACK DOCK CANOPY	COLOR #6.4 NOT USED
ACCENT BAND	COLOR #7 NOT USED
STOREFRONT (FIXED)	COLOR #8 PRE-FINISHED DARK BRONZE
STOREFRONT (OPERABLE)	NOT USED
GARAGE DOORS	NOT USED
METAL COPING	NOT USED
METAL COPING	COLOR #10 PRE-FINISHED DARK BRONZE
METAL ROOF	COLOR #11 METAL SALES: CORRUGATED; PRE-FINISHED DARK BRONZE
CHAINLINK FENCE	COLOR #12 PRE-FINISHED GALVALUME

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

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CLIENT: Bubba's 33

PROJECT NAME: **BUBBA'S 33**

PROJECT ADDRESS: SEQ MASTERS STREET & HIGHWAY 75 SHERMAN, TX

PROJECT NUMBER: 20240607.0

DATE: 07/09/2025

SHEET TITLE: EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

LH 7,105 SF

SHEET NUMBER: **A2.1**

1 OF 1

EXTERIOR FINISH SCHEDULE

BUILDING ITEMS	DESCRIPTION
DISTRESSED FACEBRICK & ROWLOCK	COLOR #1 STATESVILLE SHERWOOD FOREST - "AUTHENTIC TUMBLED"
FACEBRICK	COLOR #1.1 STATESVILLE OLDE JEFFERSON - "AUTHENTIC TUMBLED"
FIBER CEMENT SIDING	COLOR #2 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATIK"
FIBER CEMENT TRIM & DOWNSPOUTS	COLOR #2.1 SHERWIN-WILLIAMS: SW7083 "DARKROOM"
EIFS	COLOR #3 SHERWIN-WILLIAMS 6868 "REAL RED"
EIFS	COLOR #3.1 SHERWIN-WILLIAMS SW1770 "LESS WHITE INDIGO BATIK"
METAL DOORS, FRAMES, METAL RAILS, STEEL COLUMNS, DUMPSTER GATES, & BOLLARDS	COLOR #4 PORTER PAINTS: EXTERIOR; COLOR: BLACK
SPLIT FACE CMU WALL	COLOR #5 SHERWIN-WILLIAMS: SW1770 "LESS WHITE INDIGO BATIK"
ENTRY ROOF COPING	COLOR #6 METAL COPING FACED "FLAT ROOF" (24" HIGH) PRE-FINISHED DARK BRONZE
SUNSHADE CANOPY LOUVER	COLOR #6.1 RODDED (12" HIGH) PRE-FINISHED DARK BRONZE
OUTDOOR WAITING CANOPY COPING	COLOR #6.2 METAL COPING FACED "FLAT ROOF" W/ COLUMN SUPPORT (20" HIGH) PRE-FINISHED DARK BRONZE
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METAL ROOF	COLOR #11 METAL SALES: CORRUGATED; PRE-FINISHED DARK BRONZE
CHAINLINK FENCE	COLOR #12 PRE-FINISHED GALVALUME

DISCLAIMER NOTE:
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REAR ELEVATION (NORTH)

LEFT ELEVATION (WEST)

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CLIENT	PROJECT NAME	PROJECT ADDRESS	PROJECT NUMBER	SHEET TITLE	SHEET NUMBER
Bubba's 33	BUBBA'S 33	SEQ MASTERS STREET & HIGHWAY 75 SHERMAN, TX	20240607.0 DATE 07/09/2025	EXTERIOR ELEVATIONS SCALE: 3/32" = 1'-0" LH 7,105 SF	A2.2 1 OF 1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2601 BLOCK NORTH HIGHWAY 75 (Project No.000113-2025)**

The request of SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor) for the property located in the 2601 Block North Highway 75, Lot 2, Block 1, ESA Sherman Addition, consisting of 1.58 acres, being in the J.B McAnair Survey, Abstract No. 763, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Longhorn Steakhouse Restaurant.

Background:

The property is located in the 2601 Block North Highway 75 near the intersection of East Lamberth Road and North Highway 75. The owner is requesting Site Plan approval of Longhorn Steakhouse Restaurant.

The following has been approved for this location:

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

Origination:

SCM2 Development (Owner), Steve Meier (Applicant) and Underwood Drafting & Surveying, INC. (Surveyor)

Staff Recommendation:

Staff recommends approval.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Final Plat
5. Narrative
6. Site Plan
7. Landscape Plan
8. Elevations

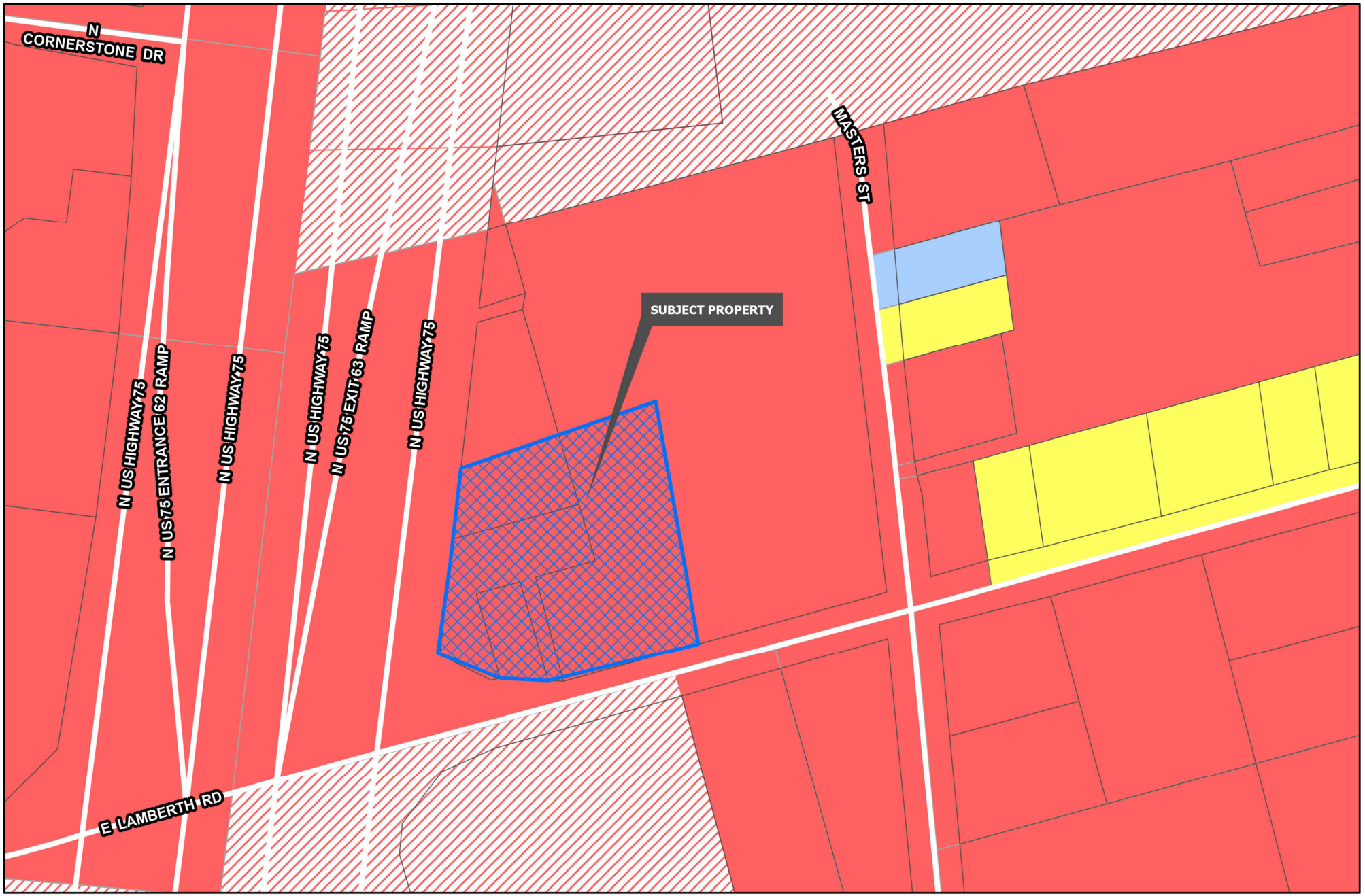
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2601 BLK N HWY 75

N
W E
S

Date: 7/31/2025 5:31 PM



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
2601 BLK N HWY 75

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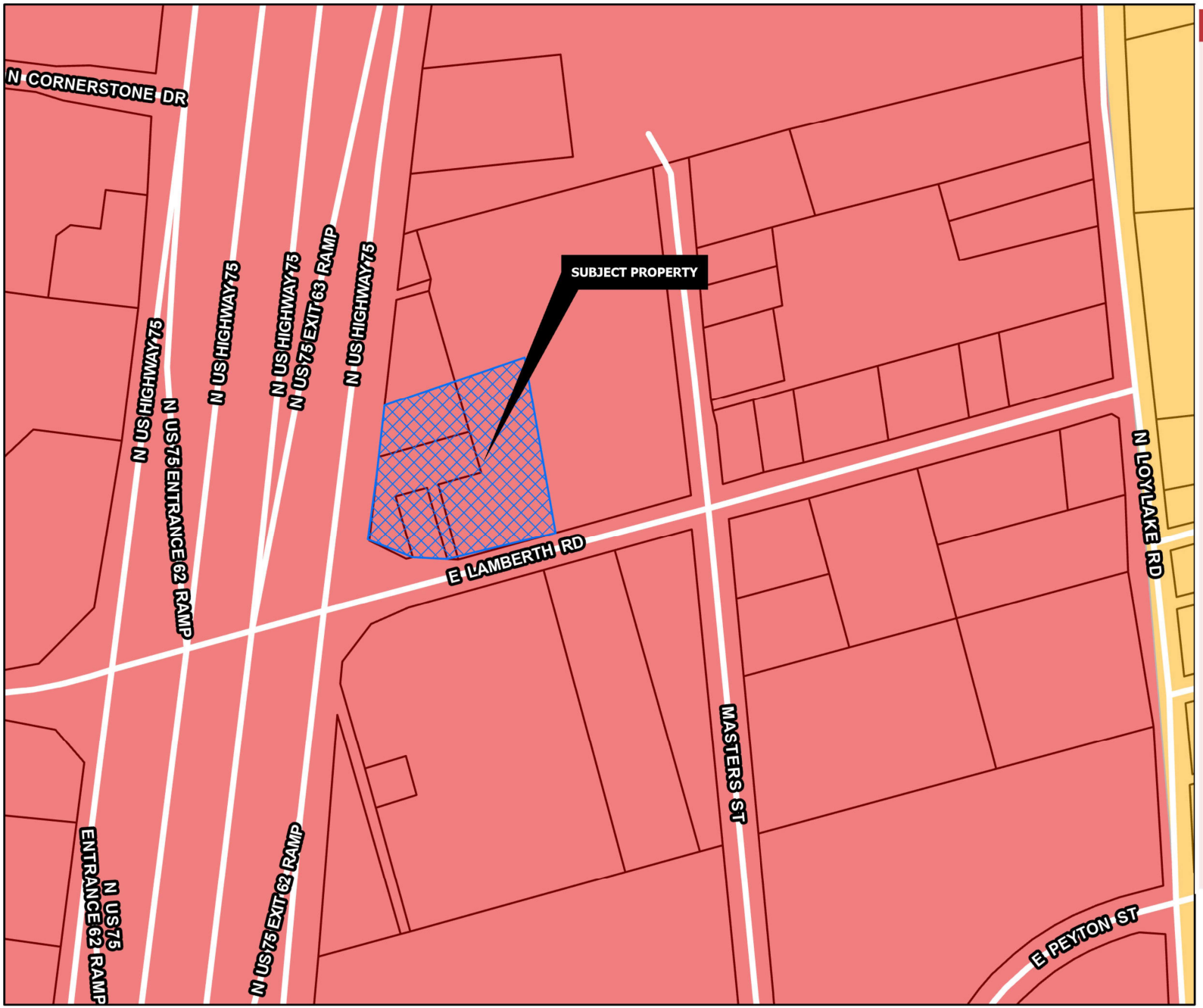
Date: 7/31/2025 5:31 PM



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2601 BLK N HWY 75

N
W E
S

Date: 7/31/2025 5:31 PM

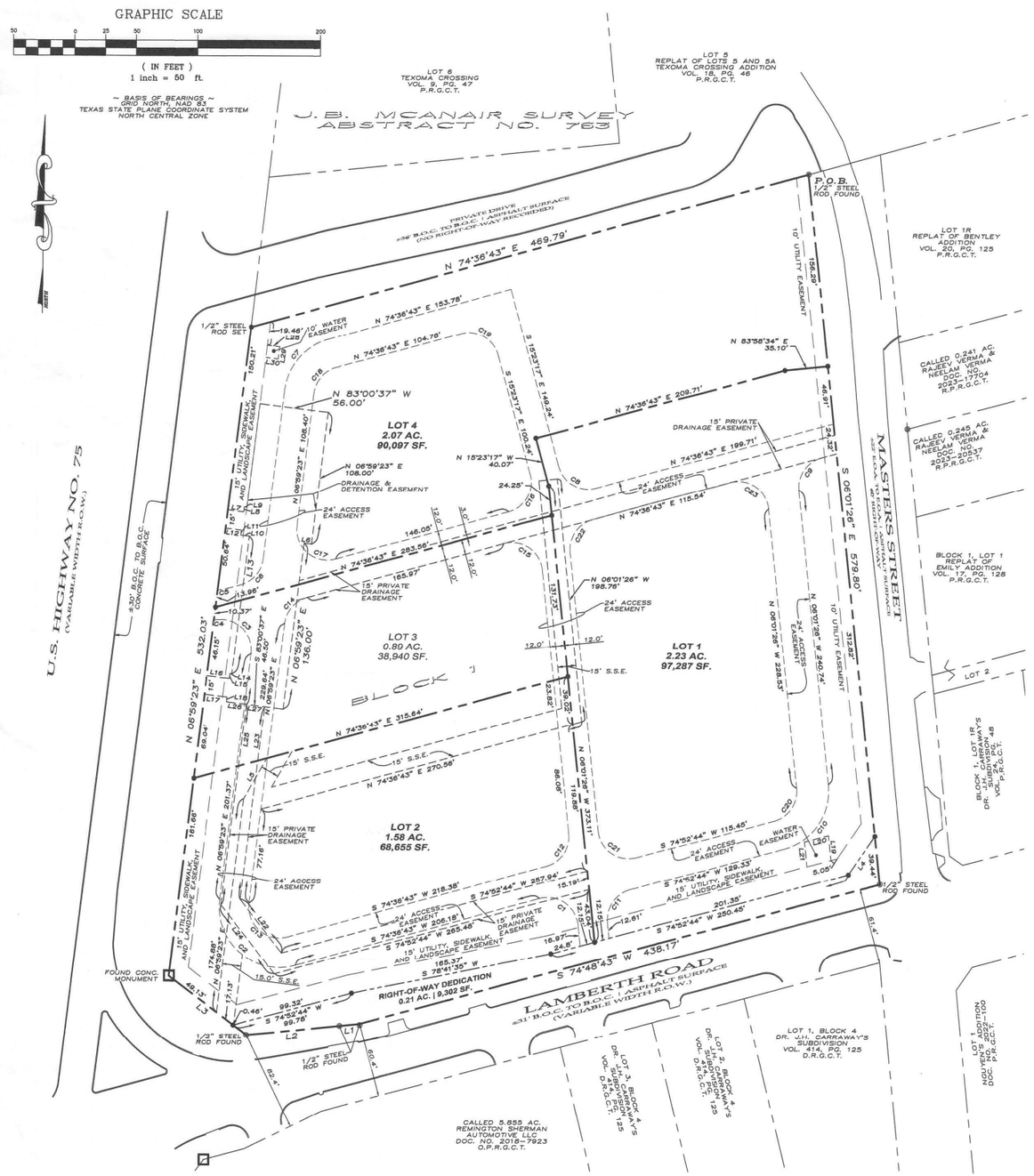
JOB NO. 25020119
FW: WK – DFT: BH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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



LEGAL DESCRIPTION

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

Beginning at a 1/2" steel rod found for the northeast corner of said Lot 1, Block 3;

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

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

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

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

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

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

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

ACCEPTANCE

Approved this 7th day of June, 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

06/25/2025
Date

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	43.36'	38.12'	N 55°42'22" W	99°21'51"
C2	49.00'	96.11'	81.43'	N 49°11'57" W	112°22'40"
C3	25.00'	43.95'	38.51'	N 43°22'31" W	100°43'47"
C4	74.00'	3.90'	3.90'	S 87°46'06" W	3°01'01"
C5	50.00'	9.53'	9.52'	N 80°04'21" E	10°55'16"
C6	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C7	49.00'	57.33'	54.53'	N 40°48'03" E	67°37'20"
C8	25.00'	39.27'	35.36'	S 60°23'17" E	90°00'00"
C9	25.00'	35.18'	32.35'	S 34°17'38" W	80°38'09"
C10	49.00'	69.19'	63.58'	S 34°29'39" W	80°54'10"
C11	25.00'	35.30'	32.44'	S 34°29'39" W	80°54'10"
C12	25.00'	35.18'	32.35'	S 34°17'38" W	80°38'09"
C13	25.00'	49.03'	41.54'	N 49°11'57" E	112°22'40"
C14	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C15	25.00'	43.36'	38.12'	S 55°42'22" E	99°21'51"
C16	25.00'	39.27'	35.36'	S 29°36'43" W	90°00'00"
C17	25.00'	49.03'	41.54'	N 49°11'57" W	112°22'40"
C18	25.00'	29.51'	27.82'	N 40°48'03" E	67°37'20"
C19	25.00'	39.27'	35.36'	S 60°23'17" E	90°00'00"
C20	25.00'	35.30'	32.44'	S 34°29'39" W	80°54'10"
C21	25.00'	43.24'	38.05'	N 55°34'21" W	99°05'50"
C22	25.00'	35.18'	32.35'	N 34°17'38" E	80°38'09"
C23	25.00'	43.36'	38.12'	S 55°42'22" E	99°21'51"

LINE	BEARING	DISTANCE
L1	S 84°16'19" W	16.55'
L2	S 84°19'13" W	76.31'
L3	N 52°53'32" W	79.34'
L4	S 34°25'39" W	38.06'
L5	N 29°36'43" E	37.84'
L6	S 83°00'37" E	6.00'
L7	S 83°00'37" E	13.00'
L8	N 06°59'23" E	3.94'
L9	S 83°00'37" E	2.00'
L10	N 83°00'37" W	7.00'
L11	N 06°59'23" E	4.06'
L12	N 83°00'37" W	13.00'
L13	S 06°59'23" W	113.00'
L14	N 83°00'37" W	1.50'
L15	S 06°59'23" W	4.06'
L16	N 83°00'37" W	18.50'
L17	S 83°00'37" E	18.50'
L18	S 06°59'23" W	3.94'
L19	N 06°01'26" W	20.25'
L20	S 74°52'44" W	20.25'
L21	S 06°01'26" E	20.25'
L22	N 36°00'37" W	54.70'
L23	N 06°59'23" E	158.15'
L24	N 36°00'37" W	70.87'
L25	N 06°59'23" E	164.38'
L26	S 83°00'37" E	16.50'
L27	S 83°00'37" E	15.00'
L28	S 83°00'37" E	10.00'
L29	S 06°59'23" W	10.00'
L30	N 83°00'37" W	10.00'

~ GENERAL NOTES ~

1. *Water Supply to be provided by the City of Sherman.*
2. *Sewer Service to be provided by the City of Sherman.*
3. *Electrical service is provided by Oncor Electrical Delivery.*
4. *Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.*
5. *Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.*
6. *The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.*
7. *Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.*
8. *The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.*
9. *Bearings are based on the City of Sherman Control Monument Network.*
10. *The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.*
11. *The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290G, effective date September 1, 2022.*
12. *Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.*

OWNER'S CERTIFICATE OF DEDICATION

THAT SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as ESA SHERMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 6.985 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this 9th day of July, 2025.

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of July, 2025.

Notary Public in and for
the State of Texas
Commission Expires: 11/06/2027

LORI A. TICKNOR
Notary Public, State of Texas
Comm. Expires 11-06-2027
Notary ID 10407368

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SHERMAN DEVELOPMENT LIMITED PARTNERSHIP NO. 3, LP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as ESA SHERMAN ADDITION, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property; and OWNER does hereby fully 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 ESA SHERMAN ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

EXECUTED THIS 9th DAY OF July, 2025.

BY: SHERMAN DEVELOPEMENT LIMITED PARTNERSHIP NO. 3, LP

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

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 7/17/2025 9:28:28 AM
in the PLAT Records
ESA SHERMAN ADDN
Doc Number: 2025 - 136
Number of Pages: 1
Amount: 42.00
Order#: 20250717000028
By: CT

GRAYSON COUNTY, TEXAS

LEGEND

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

FINAL PLAT
ESA SHERMAN ADDITION

Being a part of the J. B. McAnair Survey, Abstract Number 763. Being in the City of Sherman Grayson County, Texas. Containing 6.985 acres of land

06-09-2025

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

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

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

22393

SHEET 1 OF 1

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

Letter of Intent

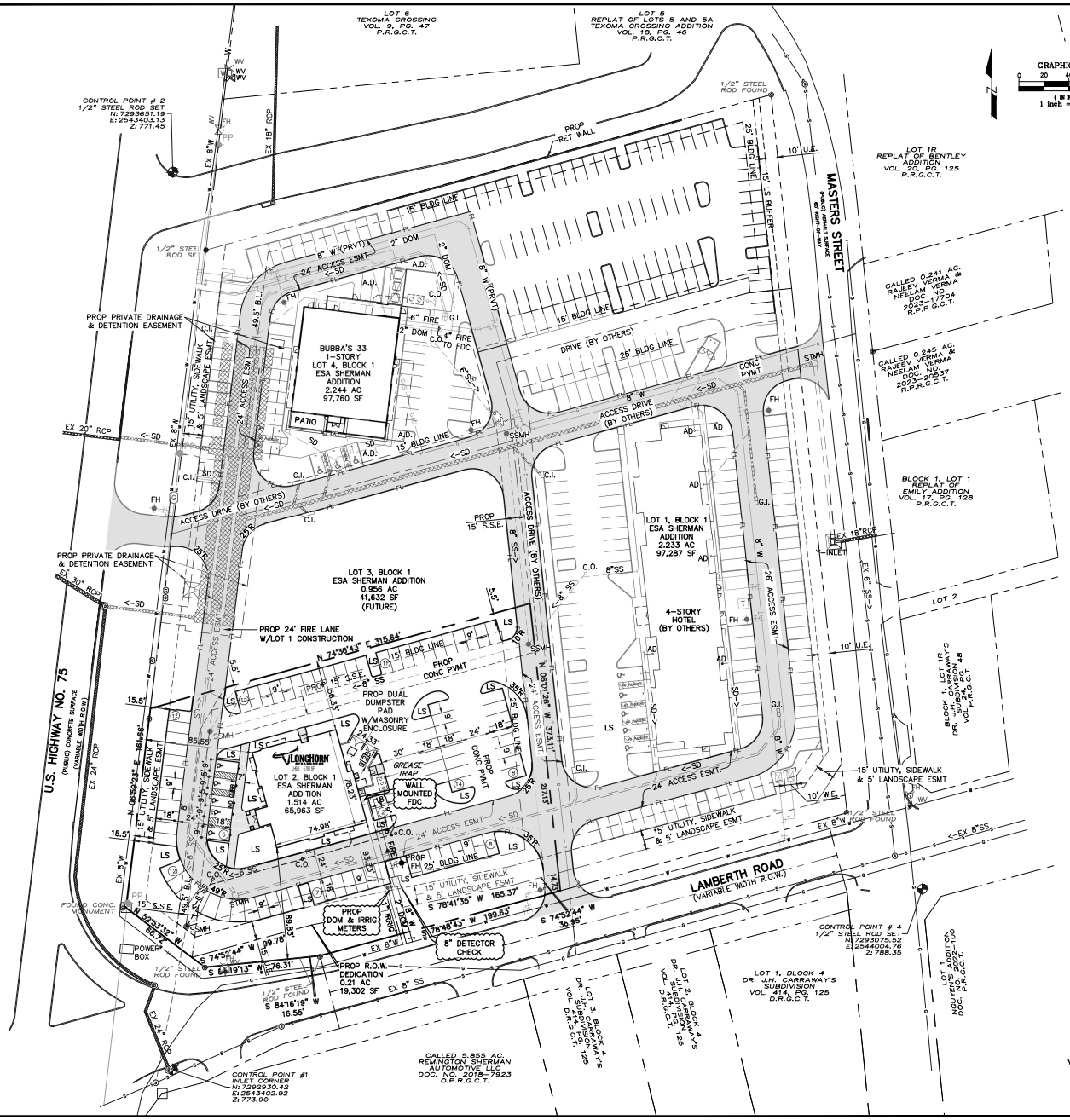
Longhorn Steakhouse Restaurant

NEC of US 75 and Lamberth Road

Four Rivers Capital, Inc. (FRC), intends to purchase and approximate 6.9 acre tract of land from Sherman Development Limited Partnership No. 3, LP, on which they plan to develop into a 4 lot development. On one of the proposed 4 lots, FRC wishes to develop a new single story Longhorn Steakhouse (sit-down) restaurant. The subject property is located at northeast corner of US 75 and Lamberth Road. The tract is currently vacant and the restaurant site is proposed to be platted as Lot 2, Block 1 of the ESA Sherman Addition.

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

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



NOTES

1. SURVEY PREPARED BY UNDERWOOD DRAFTING & SURVEYING, DATED 03/01/2024.
2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
4. ALL CURB RADII NOT LISTED IS 2' AT FACE OF CURB.
5. REFERENCE LANDSCAPE PLANS FOR SITE LANDSCAPE DESIGN.

SITE SUMMARY TABLE - LOT 4

Site Address	LAMBERTH ROAD	
County	GRAYSON	
Project Name	LONGHORN STEAKHOUSE	
Zoning District	"C-1"	
Proposed use	RESTAURANT	
Site Area:	1.514 Acres 65,963 S.F.	
Site Area (Net ROW DED):	1.514 Acres 65,963 S.F.	
Building Area	5,780 S.F.	
Building Height:	1 Story	
Lot Coverage:	5,780 / 65,963 = 8.76%	
Floor Area Ratio:	5,780 S.F. / 65,963 = 0:09	
Parking Required Building:		
	1 SPC/150 SF = 5,780/150	= 39 SPACES
Total Parking Required:		= 39 SPACES
Parking Provided:	REGULAR	= 86 SPACES
	ACCESSIBLE	= 5 SPACES
	TOTAL	= 91 SPACES
Impervious Area:	41,817 S.F.	
Impervious Area Ratio:	41,817 S.F. / 65,963 = 63.40%	
Pervious Area Ratio:	24,146 S.F. / 65,963 = 36.60%	

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

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE

SITE PLAN
LONGHORN STEAKHOUSE – SHERMAN
LOT 2, BLOCK 1
ESA SHERMAN ADDITION
1.514 ACRES, 65,963 SF
CITY OF SHERMAN, TEXAS
JULY 09, 2025

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

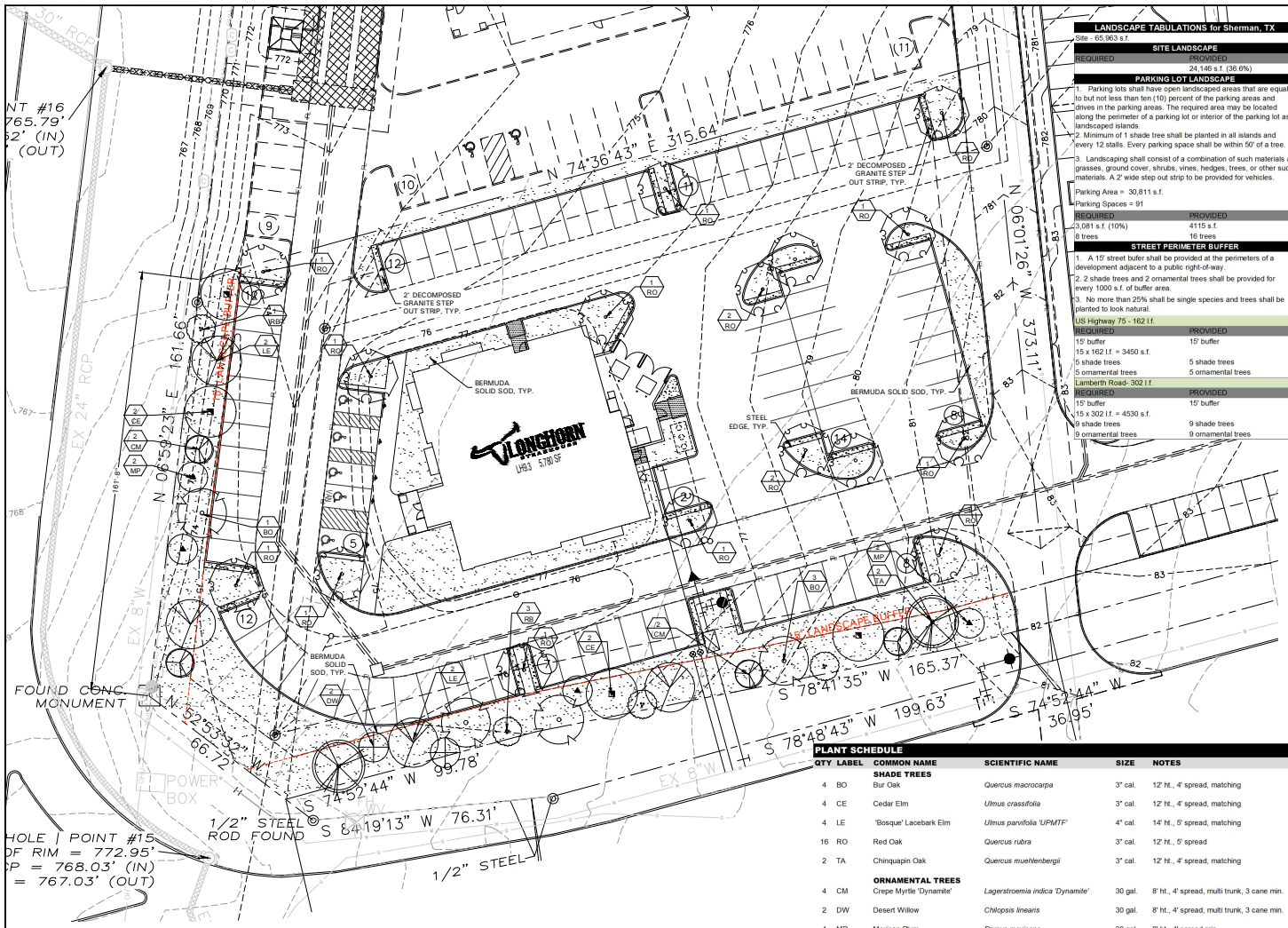
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. ON 07/09/2025

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

SITE PLAN
LONGHORN STEAKHOUSE - SHERMAN
LOT 2, BLOCK 1
ESA SHERMAN ADDITION
CITY OF SHERMAN, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
I:\S-11-Eng\SITE PLAN.dwg
Date: 07/09/2025

SHEET
SP1



LANDSCAPE TABULATIONS for Sherman, TX

Site - 65,963 s.f.

SITE LANDSCAPE	
REQUIRED	PROVIDED
	24,146 s.f. (36.6%)

PARKING LOT LANDSCAPE

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

Parking Area = 30,811 s.f.

Parking Spaces = 91

REQUIRED	PROVIDED
3,081 s.f. (10%)	4115 s.f.
8 trees	16 trees

STREET PERIMETER BUFFER

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

US Highway 75 - 162 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 162 l.f. = 3450 s.f.	
5 shade trees	5 shade trees
5 ornamental trees	5 ornamental trees

Lamberth Road- 302 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
15 x 302 l.f. = 4530 s.f.	
9 shade trees	9 shade trees
9 ornamental trees	9 ornamental trees

PLANT SCHEDULE

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

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

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45-DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 3' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW IS INSTALL PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140N WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

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

GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"

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

ENGINEER
VASQUEZ ENGINEERING, LLC
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LANDSCAPE PLAN
LONGHORN STEAKHOUSE – SHERMAN
LOT 2, BLOCK 1
ESA SHERMAN ADDITION
1.514 ACRES, 65,963 SF
CITY OF SHERMAN, TEXAS
JULY 02, 2025

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
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Ph: 972-278-2948
TX Registration # F-12266

07/02/2025

DEVELOPER:
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SUITE 1220
DALLAS, TX 75205

LANDSCAPE PLAN
LONGHORN STEAKHOUSE - SHERMAN
LOT 2, BLOCK 1
ESA SHERMAN ADDITION
CITY OF SHERMAN, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
Date: 07/01/2025

SHEET
L1.1

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

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

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

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

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (ZB0.1) - PLANT MATERIAL

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

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

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

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

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

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

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

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

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

1.7 SEQUENCING

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

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

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

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

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

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

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

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

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

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

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

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

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

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

L. REAPPLY MULCH TO BARE AND THIN AREAS.

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

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

GUARANTEE:

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

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

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH PERIOD (90 DAYS FOR ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

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

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

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

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

1.9 QUALITY ASSURANCE

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

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

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

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

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

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

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

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:
   a. CLAY - BETWEEN 7-27%
   b. SILT - BETWEEN 15-25%
   c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

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

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

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

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

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE 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.

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

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

2.3 MISCELLANEOUS MATERIALS

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

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

C. FILTER FABRIC - MIRAFI 140N BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-533-0444) APPROVED FABRICS MUST ADHERE TO THE FOLLOWING ITEMS:
   C.A. NONWOVEN POLYPROPYLENE GEOTEXTILE. PROVIDE EXCELLENT WATER FLOW RATES AND DURABILITY.
   C.B. CHEMICAL STABILITY: RESISTANT TO A WIDE RANGE OF AGGRESSIVE ENVIRONMENTS.
   C.C. HIGH PERMITTIVITY: ALLOWS HIGH WATER FLOW RATES WHILE RETAINING SOIL.
   C.D. HIGH PUNCTURE AND TEAR RESISTANCE: CAN WITHSTAND INSTALLATION STRESSES

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

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

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

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

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

PART 3 - EXECUTION

3.1 PREPARATION

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

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

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

3.2 INSTALLATION

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

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

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

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

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

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

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

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

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

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

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

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

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

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

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

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

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

3.3 CLEANUP AND ACCEPTANCE

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

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

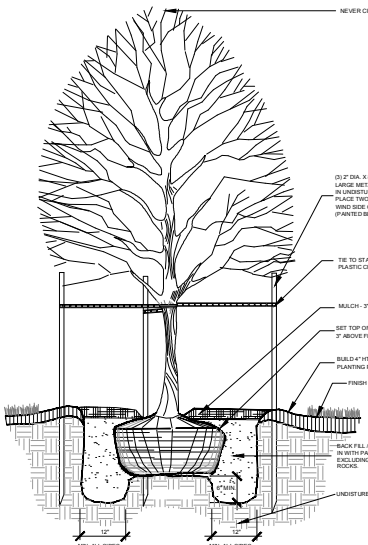
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY CONDITION.

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

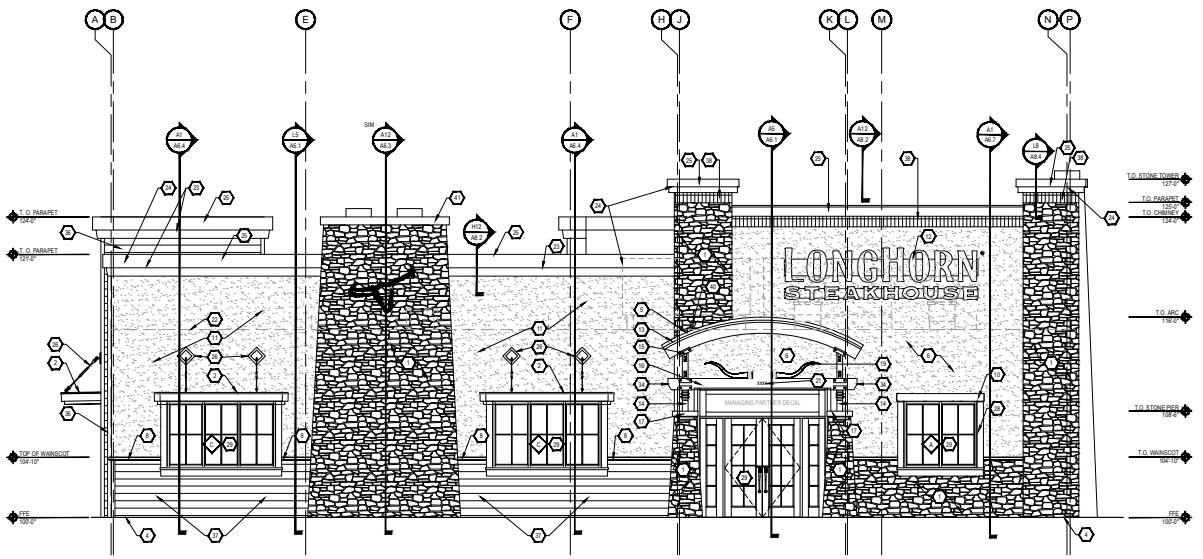
E. WHENIF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

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

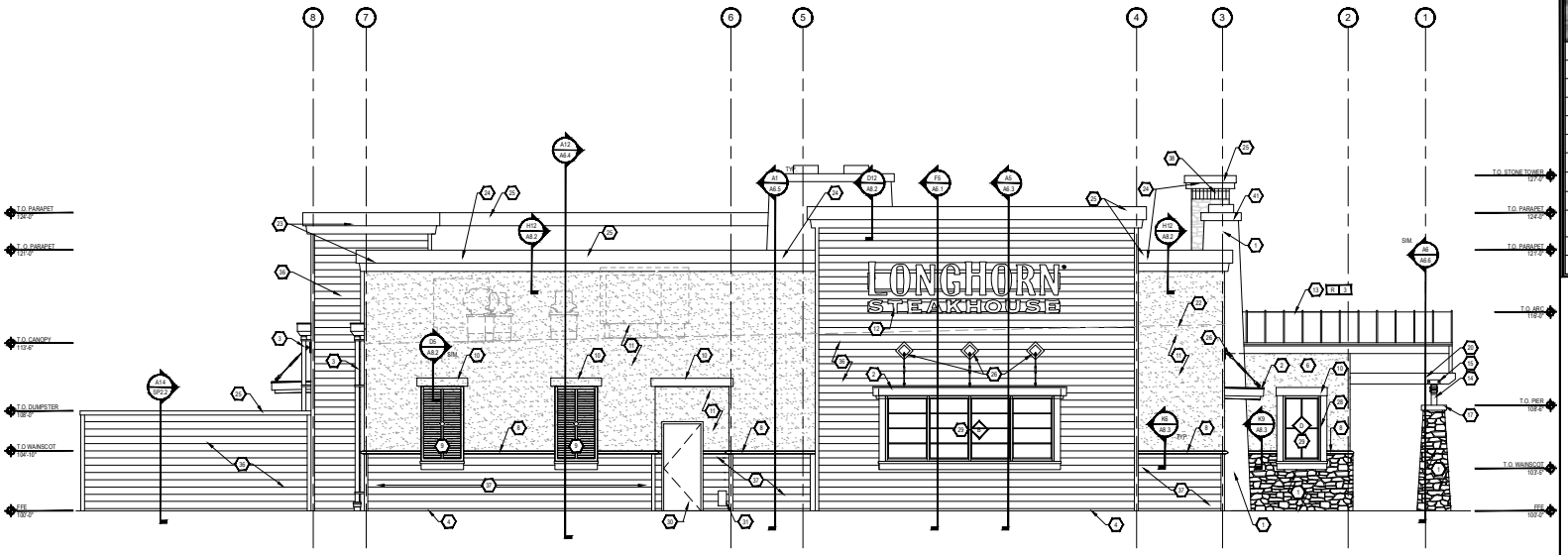
END OF SECTION


NEVER CUT LEADER
(3) 2" DIA. X 8' LENGTH LARGE METAL "T" POSTS I

BREAK AWAY STONE MUST BE A JAGGED EDGE AS INDICATED ON ELEVATIONS



H1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



A1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. ENGINEERED STONE VENEER OVER MORTAR BED STN-1
2. WOOD CANOPY
3. DOWNSPOUT - CONNECT TO STORM/WATER SYSTEM - REFER TO CIVIL DRAWINGS - REFER TO ROOF PLAN FOR SIZE, PREFINISHED DARK BRONZE
4. PAINT EXPOSED SLAB EDGES TO MATCH ADJACENT SURFACE
5. GALVANIZED METAL FLASHING
6. EIFS FINISH, STO COLOR-EF-1 (U.O.N.)
7. EIFS EXPANSION JOINT - PACK JOINT WITH FOAM ROD, CAULK WITH SEALANT AS SPECIFIED BY STO
8. ENGINEERED STONE LEDGE
9. 3'-0" x 6'-0" LOUVERED SHUTTER BY OWNER
10. 3x WOOD BASE-ROUGH SAWN-ST-5
11. EIFS FINISH, STO COLOR-EF-2 (U.O.N.)
12. SIGNAGE PROVIDED BLOCKING FOR MOUNTING. FOR RACEWAY COLORS: REFER TO A4.2 FINISH LEGEND PAINT SECTION
13. STANDING SEAM METAL ROOFING, GAL VALUME FINISH
14. ROUGH SAWN WOOD COLUMN: SEE STRUCTURAL FOR SIZE-ST-5
15. METAL BRACKET, PAINT P-15
16. GLUE LAMINATED BEAM, REFER TO STRUCTURAL FOR MORE INFORMATION. FINISH ST-5. GC TO PROVIDE CAULK AND BACKER ROD AT JOINT BETWEEN GLUE LAMINATED BEAM AND STONE
17. ENGINEERED CHISELED STONE LINTEL-SX5
18. EXTERIOR SHEATHING, TYPE X GRADE PER STRUCTURAL
19. DECORATIVE STEER HORNS BY OWNER; INSTALLED BY GC. INSTALL HORNS FACING UP
20. GLUE LAMINATED TRUSS - ST-5, REFER TO STRUCTURAL DRAWINGS FOR SIZE
21. RESTAURANT ADDRESS NUMBERS - CENTER ABOVE DOORS
22. LINE OF ROOF OR CANOPY BEYOND
23. EIFS FINISH, STO COLOR-EF-4 (U.O.N.)
24. RED LED COVE LIGHTING
25. METAL COPING, PAC-CLAD PREFINISHED MANSARD BROWN
26. CANOPY TIE BACKS
27. 3'-0" x 6'-0" LOUVERED SHUTTER BY OWNER
28. 2X6 ROUGH SAWN ST-5
29. ALUMINUM STOREFRONT SYSTEM - REFER TO SHEET A4.2 FOR MORE INFORMATION
30. METAL DOOR, REFER TO SHEET A4.2 FOR MORE INFORMATION
31. HOSE PORT, PAINT P-15, REFER TO EXTERIOR DETAIL AND EXTENSION KIT FOR CMU WALL
32. GAS PIPE, PAINT P-15
33. CT CABINETMETER, PAINT P-15
34. CORE DRILL AND RECESS R1 LIGHT FIXTURE IN BEAM
35. MOUNT 'R' LIGHT UNDER PERPENDICULAR BEAM
36. HARDIPLANK HZ5 LAP SIDING PRIMED, PAINT P-13 COUNTRY REDWOOD
37. HARDIPLANK HZ5 LAP SIDING PRIMED, PAINT P-16 MARSH BROWN
38. BELDEN BRICK SOLDIER COURSE, BR-1
39. [illegible]
40. EXTERIOR LIGHT FIXTURE 'ZZ' FOR ILLUMINATING STONE TOWER
41. CHIMNEY CAPS, PAC-CLAD PREFINISHED SLATE GREY

EXTERIOR FINISH LEGEND

PAINT	
P 1	BLACK TAR
P 13	COUNTRY REDWOOD
P 15	HASBROUCK BROWN
P 16	MARSH BROWN
STAIN	
ST 1	WALNUT STAIN
STONE	
STN 1	CORONADO STONE - OLD COUNTRY LEDGE / OLD COUNTRY RUBBLE BLEND

SIDING	
HP 1	HARDIEPLANK HZ5 LAP SIDING PRIMED, P-13
HP 16	HARDIEPLANK HZ5 LAP SIDING PRIMED, P-16
BRICK	
BR 1	BELDEN BRICK SOLDIER COURSE, QUAKER BLEND VELOR
ROOF	
R 1	STANDING SEAM METAL ROOF, GALVALUME FINISH
EIFS	
EF 1	NA15-0036 STOLIT FREEFORM, 80/166 IN HEAVY KNOCKDOWN TEXTURE WITH STOTIQUE 80/20, MOTTLING EFFECT IN COLOR NA15-0037
EF 2	NA16-0004 STOLIT FREEFORM, 80/166, IN LIGHT KNOCKDOWN TEXTURE
EF 4	NA16-6008 STOLIT 1.0 DARK, 130D

NELSON
311 Elm Street Suite 600
Cincinnati, OH 45202
513 241 3000
www.nelsonworldwide.com

ARCHITECTS PROJECT #: 00000.000

LONGHORN STEAKHOUSE

Issue Date: XX.XX.XX

REVISION INFORMATION

1
2
3
4
5
6
7
8

Restaurant #: T.B.D.

LONGHORN
LH9.2
Prototype current thru 03-31-2021

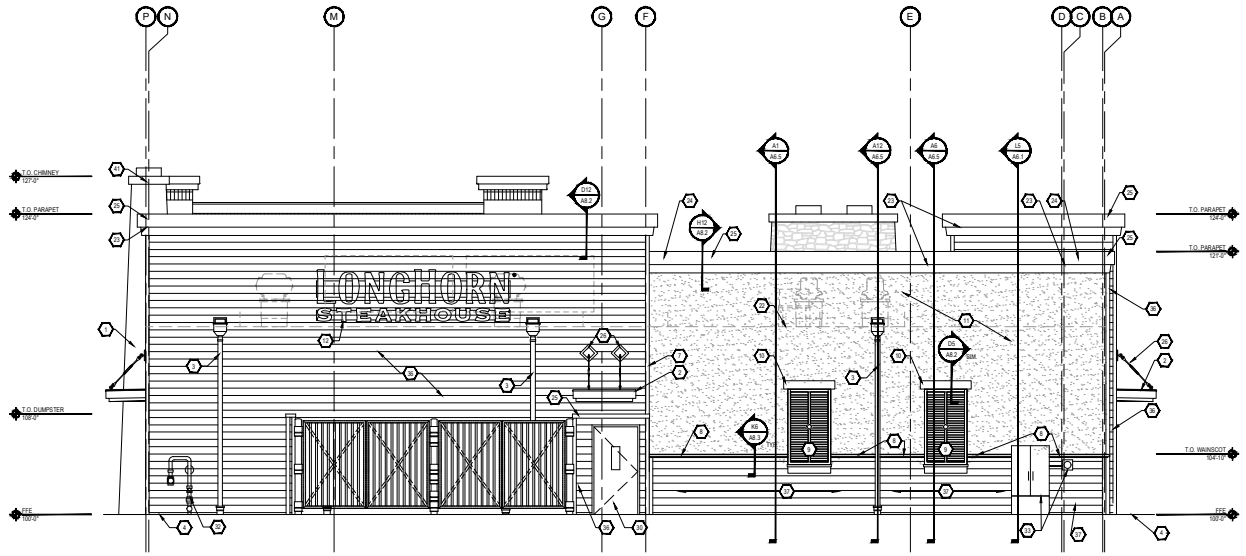
Street Address
City, State, Zip

AUTHORIZED FOR:
PERMIT / BID

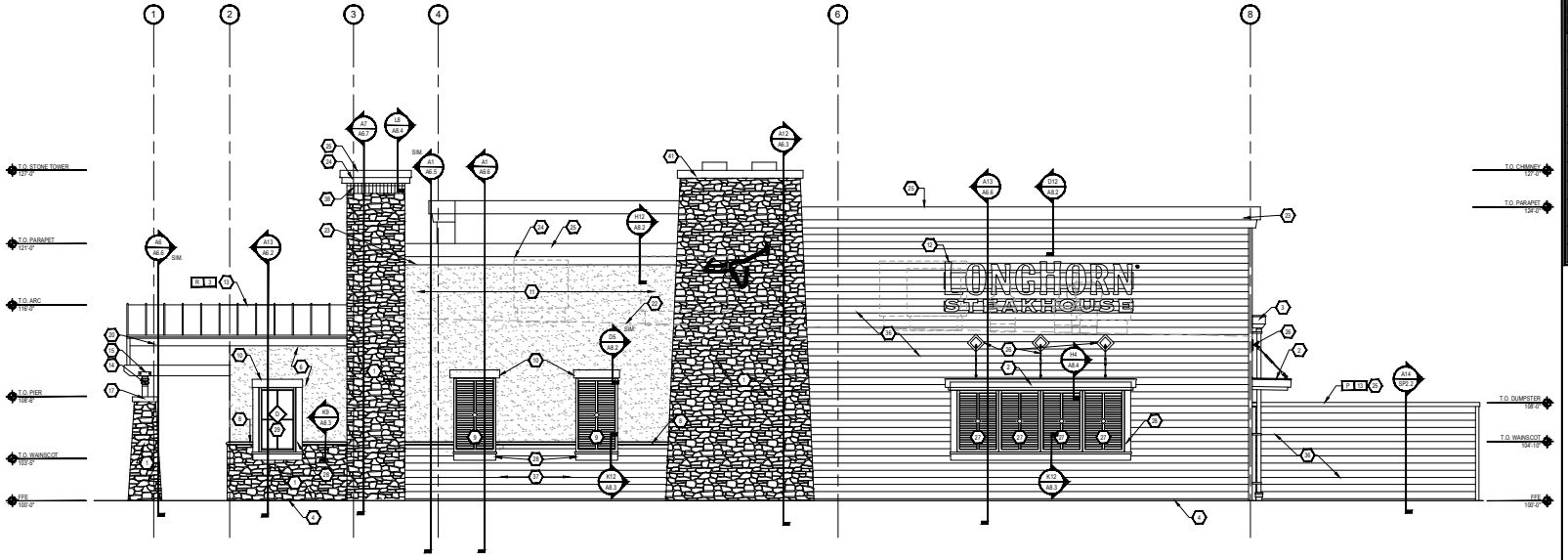
CITY, ST

Drawing
EXTERIOR ELEVATIONS

A5.1



H1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



A1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. ENGINEERED STONE VENEER OVER MORTAR BED STN-1
2. WOOD CANOPY
3. DOWNSPOUT - CONNECT TO STORMWATER SYSTEM - REFER TO CIVIL DRAWINGS - REFER TO ROOF PLAN FOR SIZE, PREFINISHED DARK BRONZE
4. PAINT EXPOSED SLAB EDGES TO MATCH ADJACENT SURFACE
5. GALVANIZED METAL FLASHING
6. EIFS FINISH, STO COLOR-EF-1 (U.O.N.)
7. EIFS EXPANSION JOINT - PACK JOINT WITH FOAM ROD, CAULK WITH SEALANT AS SPECIFIED BY STO
8. ENGINEERED STONE LEDGE
9. 3'-0" x 6'-0" LOUVERED SHUTTER BY OWNER
10. 3x WOOD BASE-ROUGH SAWN-ST-5
11. EIFS FINISH, STO COLOR-EF-2 (U.O.N.)
12. SIGNAGE PROVIDED BLOCKING FOR MOUNTING. FOR RACEWAY COLORS: REFER TO A4.2 FINISH LEGEND PAINT SECTION
13. STANDING SEAM METAL ROOFING, GAL VALUME FINISH
14. ROUGH SAWN WOOD COLUMN SEE STRUCTURAL FOR SIZE-ST-5
15. METAL BRACKET, PAINT P-15
16. GLUE LAMINATED BEAM, REFER TO STRUCTURAL FOR MORE INFORMATION. FINISH ST-5. GC TO PROVIDE CAULK AND BACKER ROD AT JOINT BETWEEN GLUE LAMINATED BEAM AND STONE
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EXTERIOR FINISH LEGEND

PAINT	
P 1	BLACK TAR
P 13	COUNTRY REDWOOD
P 15	HASBROUCK BROWN
P 16	MARSH BROWN
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ST 1	WALNUT STAIN
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R 1	STANDING SEAM METAL ROOF, GALVALUME FINISH
EIFS	
EIF 1	NA15-0036 STOLIT FREEFORM, 80156 IN HEAVY KNOCKDOWN TEXTURE WITH STOTIQUE BG03L MOTTLING EFFECT IN COLOR NA15-0037
EIF 2	NA16-0004 STOLIT FREEFORM, 80156, IN LIGHT KNOCKDOWN TEXTURE
EIF 4	NA16-0008 STOLIT 1.0 DARK, 130D

NELSON
311 Elm Street Suite 600
Cincinnati, OH 45202
513 241 3000
www.nelsonworldwide.com

ARCHITECTS PROJECT #: 00000.000

LONGHORN STEAKHOUSE

Issue Date: XX.XX.XX

REVISION INFORMATION
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Restaurant #: T.B.D.

LONGHORN
LH9.2
Prototype current thru 03-31-2021

Street Address
City, State, Zip

AUTHORIZED FOR:
PERMIT / BID

CITY, ST

Drawing
EXTERIOR ELEVATIONS

A5.2

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 4160 TOWN CENTER STREET (Project No.000107-2025)**

The request of Target Corporation (Owner), GPD Group Professional Corporation (Representative) and Tesla, Inc. (Applicant) for the property located at 4160 Town Center Street, Lot 2, Block 4, consisting of 10.9786 acres, being in the James H. Clark Survey, Abstract No. 273, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Tesla Supercharging Station

Background:

The property is located at 4160 Town Center Street. The owner is requesting Site Plan approval of a Tesla Supercharging Station. This is the location of the Target parking lot. Tesla proposes the installation of a new electric vehicle (EV) charging station on property zoned Commercial (C-1).

Origination:

Target Corporation (Owner), GPD Group Professional Corporation (Representative) and Tesla, Inc. (Applicant)

Staff Recommendation:

Staff recommends approval.

Attachments:

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Narrative
6. Site Plan
7. Aerial Site Plan
8. Landscape Plan
9. Elevations

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4160 TOWN CENTER ST

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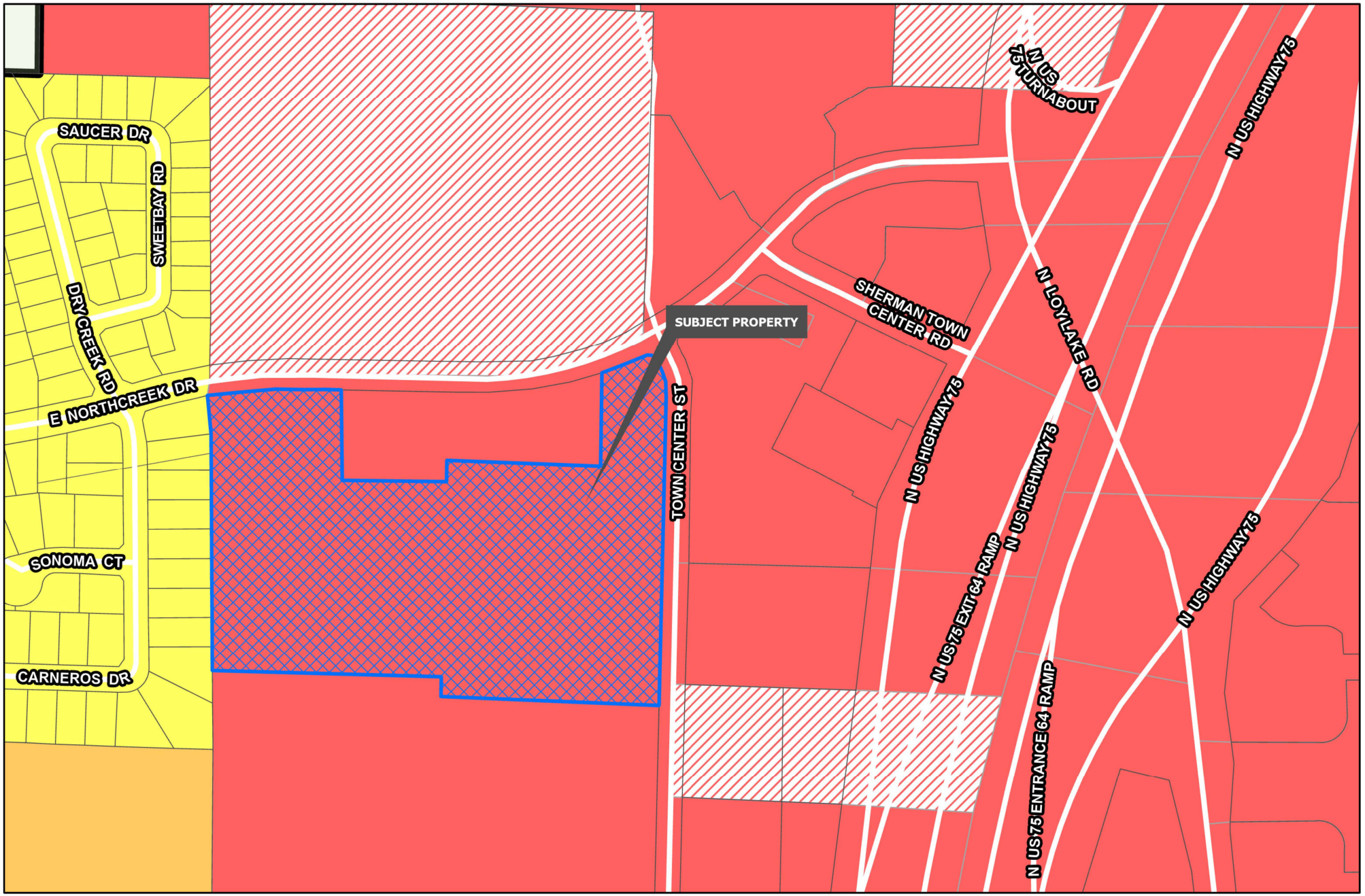
Date: 7/31/2025 5:31 PM



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
4160 TOWN CENTER ST

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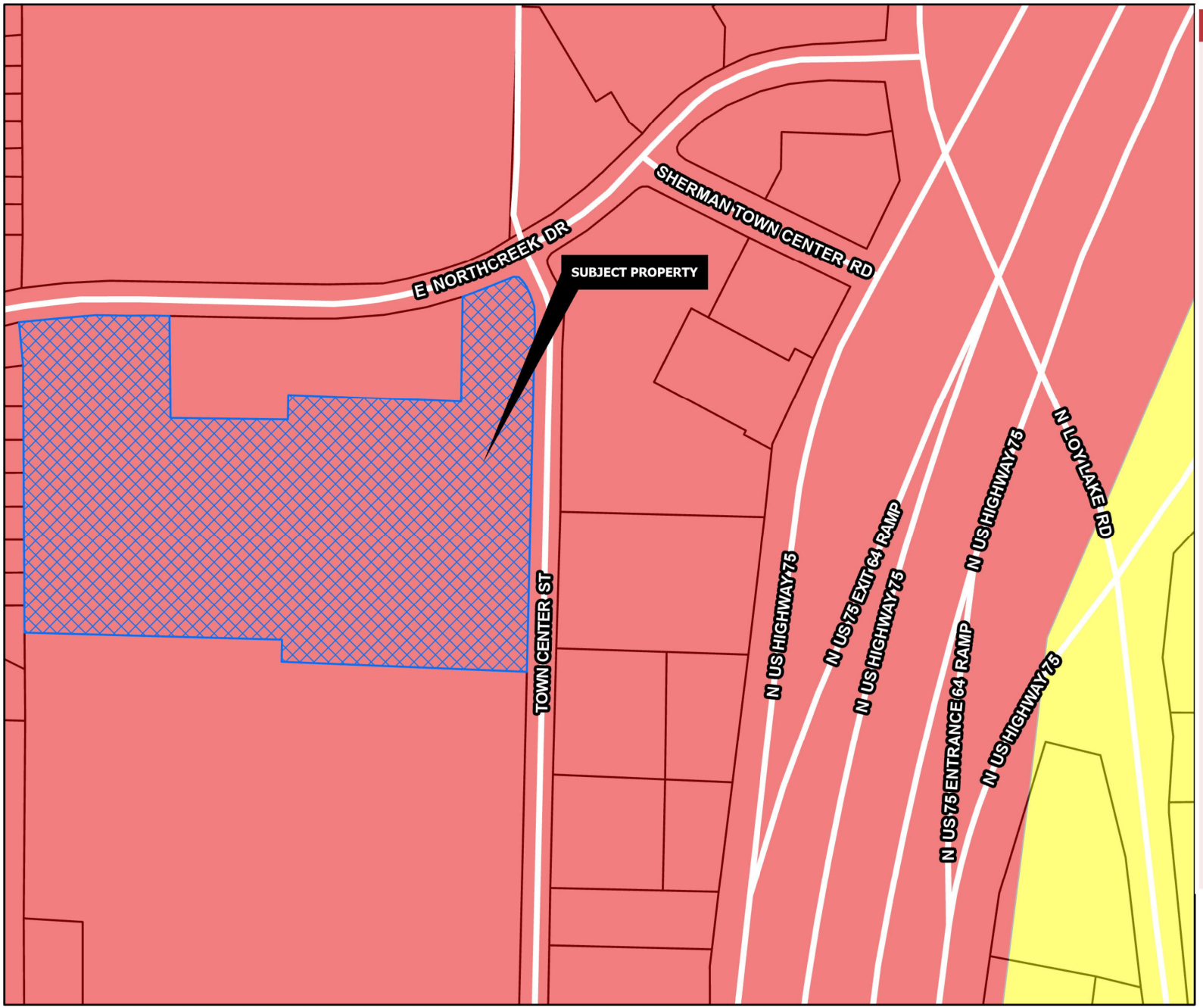
Date: 7/31/2025 5:31 PM



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
4160 TOWN CENTER ST

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Date: 7/31/2025 5:31 PM

PARENT PARCEL DESCRIPTION (ORDER NO. HA326791):

Lot 2, Block 4, Sherman Town Center Plat, recorded on February 13, 2003, in Cabinet 16, Slides 42 to 44, of the Official Records of Grayson County, Texas.

APN: 224020

EASEMENTS & ENCUMBRANCES (ORDER NO. HA326791):

Item No.

A1 ALL MATTERS SHOWN ON PLAT 16/42–44
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND AS SHOWN HEREON.

A2 MEMORANDUM OF DEVELOPER RIGHTS AGREEMENT 3399/466
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

A3 OPERATION AND EASEMENT AGREEMENT 3399/350
–OPERATION AND EASEMENT AGREEMENT HAS BEEN AMENDED PER ENCUMBRANCE NO. A9.

A4 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/624
–IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.

A5 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/631
–IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.

A6 ELECTRIC EASEMENT AND RIGHT OF WAY 3512/334
–IS NOT LOCATED ON THE SURVEY AREA.

A7 ELECTRIC EASEMENT AND RIGHT OF WAY 3512/339
–IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.

A8 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 3755/579
–OPERATION AND EASEMENT AGREEMENT HAS BEEN AMENDED PER ENCUMBRANCE NO. A9.

A9 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 3841/406
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.
NOTE: AMENDS OPERATION AND EASEMENT AGREEMENT IN ENCUMBRANCE NOS. A3 & A8.

A10 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 2023–7356, CORRECTED BY 2023–9316 AND 2023–13181
–IS NOT LOCATED ON THE SURVEY AREA.

A11 UTILITY IMPROVEMENT AGREEMENT 3399/274
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

A12 MEMORANDUM OF DEVELOPER RIGHTS AGREEMENT 3399/474
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

A13 RECIPROCAL ACCESS AND RESTRICTIVE COVENANT AGREEMENT 3399/221
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.

A14 DECLARATION OF COVENANTS AND RESTRICTIONS 3399/325
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

A15 MEMORANDUM OF DEVELOPMENT AGREEMENT 3399/504
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

A16 RESTRICTIVE COVENANTS RESERVED IN DEED 3399/190
–IS NOT LOCATED ON THE SURVEY AREA.

A17 PIPELINE EASEMENT 1896/575
–IS NOT LOCATED ON THE SURVEY AREA.

A18 DEED OF DEDICATION 3169/655
–IS NOT LOCATED ON THE SURVEY AREA.

A19 TEMPORARY GRADING AND DRAINAGE AND MAINTENANCE AGREEMENT 2314/916
–IS NOT LOCATED ON THE SURVEY AREA.

A20 MUTUAL ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT 2314/901
–IS NOT LOCATED ON THE SURVEY AREA.

A21 MUTUAL ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT 2309/603
–IS NOT LOCATED ON THE SURVEY AREA.

A22 ELECTRIC TRANSMISSION EASEMENT AND RIGHT OF WAY 248/353
–IS NOT LOCATED ON THE SURVEY AREA.

A23 ELECTRIC TRANSMISSION EASEMENT AND RIGHT OF WAY 1061/446
–IS NOT LOCATED ON THE SURVEY AREA.

A24 ELECTRIC TRANSMISSION EASEMENT AND RIGHT OF WAY 1136/35
–IS NOT LOCATED ON THE SURVEY AREA.

A25 DEED GRANTING UTILITY EASEMENT 1362/167
–IS NOT LOCATED ON THE SURVEY AREA.

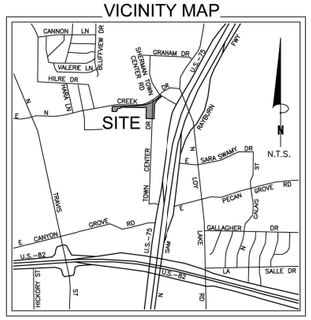
A26 PIPELINE EASEMENT AND RIGHT OF WAY 1168/218
–MAY BE LOCATED ON THE SURVEY AREA, ADDITIONAL DOCUMENT NEEDED TO PLOT.

A27 ELECTRIC TRANSMISSION EASEMENT AND RIGHT OF WAY 515/218
–IS NOT LOCATED ON THE SURVEY AREA.

A28 ELECTRIC TRANSMISSION EASEMENT AND RIGHT OF WAY 1465/677
–MAY BE LOCATED ON THE SURVEY AREA, ADDITIONAL DOCUMENT NEEDED TO PLOT.

Items not listed above are determined non–survey related items and are not plotted hereon.

VICINITY MAP



PARENT PARCEL DESCRIPTION (ORDER NO. HA326792):

Lo: 2, Block 3, Partial Amending Plat of Sherman Town Center, recorded on June 8, 2004, in Cabinet 17, Slides 9 to 11, of the Official Records of Grayson County, Texas.

Less and except the 0.2932 acre parcel described in Exhibit C–1, Reciprocal Access and Restrictive Covenant Agreement, recorded on May 3, 2005, in Book 3851, Page 542, of the Official Records of Grayson County, Texas.

APN: 224011

EASEMENTS & ENCUMBRANCES (ORDER NO. HA326792):

Item No.

B1 PIPE LINE EASEMENT AND RIGHT OF WAY 982/274
–IS NOT LOCATED ON THE SURVEY AREA.

B2 MUTUAL ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT 2309/603
–IS NOT LOCATED ON THE SURVEY AREA.

B3 MUTUAL ACCESS AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT 2314/901
–IS NOT LOCATED ON THE SURVEY AREA.

B4 RESTRICTIVE COVENANTS RESERVED IN DEED 3399/190
–IS NOT LOCATED ON THE SURVEY AREA.

B5 RECIPROCAL ACCESS AND RESTRICTIVE COVENANT AGREEMENT 3399/221
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.

B6 DECLARATION OF COVENANTS AND RESTRICTIONS 3399/325
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

B7 UTILITY IMPROVEMENT AGREEMENT 3399/274
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

B8 MEMORANDUM OF DEVELOPMENT AGREEMENT 3399/504
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

B9 NOTICE REGARDING RECIPROCAL ACCESS AND RESTRICTIVE COVENANT AGREEMENT 3472/269
–IS NOT LOCATED ON THE SURVEY AREA.

B10 OPERATION AND EASEMENT AGREEMENT 3399/350
–OPERATION AND EASEMENT AGREEMENT HAS BEEN AMENDED PER ENCUMBRANCE NO. B20.

B11 DECLARATION OF ANNEXATION 3472/275
–IS NOT LOCATED ON THE SURVEY AREA.

B12 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/612
–IS NOT LOCATED ON THE SURVEY AREA.

B13 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/618
–IS NOT LOCATED ON THE SURVEY AREA.

B14 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/638
–IS NOT LOCATED ON THE SURVEY AREA.

B15 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/656
–IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.

B16 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/665
–IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.

B17 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/675
–IS NOT LOCATED ON THE SURVEY AREA.

B18 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/647
–IS NOT LOCATED ON THE SURVEY AREA.

B19 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 3755/579
–OPERATION AND EASEMENT AGREEMENT HAS BEEN AMENDED PER ENCUMBRANCE NO. B20.

B20 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 3841/406
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.
NOTE: AMENDS OPERATION AND EASEMENT AGREEMENT IN ENCUMBRANCE NOS. B10 & B19.

B21 RECIPROCAL ACCESS AND RESTRICTIVE COVENANT AGREEMENT 3851/542
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.

B22 AGREEMENT REGARDING ENCROACHMENT ON EASEMENT 3866/642
–IS NOT LOCATED ON THE SURVEY AREA.

B23 DECLARATION OF RESTRICTIVE COVENANT 4515/401
–IS NOT LOCATED ON THE SURVEY AREA.

B24 CORRECTION DECLARATION OF RESTRICTIVE COVENANT 4606/246
–IS NOT LOCATED ON THE SURVEY AREA.

B25 ELECTRIC EASEMENT AND RIGHT OF WAY 1136/35
–IS NOT LOCATED ON THE SURVEY AREA.

B26 DEED GRANTING UTILITY EASEMENT 1362/167
–IS NOT LOCATED ON THE SURVEY AREA.

B27 ELECTRIC EASEMENT AND RIGHT OF WAY 1618/137
–IS NOT LOCATED ON THE SURVEY AREA.

B28 MEMORANDUM OF DEVELOPER RIGHTS AGREEMENT 3399/474
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

B29 RESTRICTIVE COVENANTS RESERVED IN DEED 3399/315
–IS LOCATED ON THE SURVEY AREA, AS SHOWN HEREON.
NOTE: NOW KNOWN AS TOWN CENTER DRIVE AND A PART OF NORTH CREEK DRIVE.

B30 ELECTRIC EASEMENT AND RIGHT OF WAY 3512/355
–IS NOT LOCATED ON THE SURVEY AREA.

B31 ELECTRIC EASEMENT AND RIGHT OF WAY 3512/339
–IS NOT LOCATED ON THE SURVEY AREA.

B32 ELECTRIC EASEMENT AND RIGHT OF WAY 3631/673
–IS NOT LOCATED ON THE SURVEY AREA.

B33 ELECTRIC EASEMENT AND RIGHT OF WAY 3746/431
–IS NOT LOCATED ON THE SURVEY AREA.

B34 ELECTRIC EASEMENT AND RIGHT OF WAY 3799/403
–IS NOT LOCATED ON THE SURVEY AREA.

B35 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 2023–7356, CORRECTED BY 2023–9316 AND 2023–13181
–IS NOT LOCATED ON THE SURVEY AREA.

Items not listed above are determined non–survey related items and are not plotted hereon.

Site coordinated by:

Clark

177 S. Tiffany Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

PARENT PARCEL DESCRIPTION (ORDER NO. HA327929):

Lot 1, Block 4, Sherman Town Center Plat, recorded on February 13, 2003, in Cabinet 16, Slides 42 to 44, of the Official Records of Grayson County, Texas.

APN: 224019

EASEMENTS & ENCUMBRANCES (ORDER NO. HA327929):

Item No.

C1 ALL MATTERS SHOWN ON PLAT 17/9
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND AS SHOWN HEREON.

C2 ALL MATTERS SHOWN ON PLAT 16/42
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND AS SHOWN HEREON.

C3 RESTRICTIVE COVENANTS 3399/190
–IS NOT LOCATED ON THE SURVEY AREA.

C4 RECIPROCAL ACCESS AND RESTRICTIVE COVENANT AGREEMENT 3399/221
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.

C5 DECLARATION OF COVENANTS AND RESTRICTIONS 3399/325
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C6 OPERATION AND EASEMENT AGREEMENT 3399/350
–OPERATION AND EASEMENT AGREEMENT HAS BEEN AMENDED PER ENCUMBRANCE NO. C9.

C7 DECLARATION OF ANNEXATION 3472/275
–IS NOT LOCATED ON THE SURVEY AREA.

C8 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 3755/579
–OPERATION AND EASEMENT AGREEMENT HAS BEEN AMENDED PER ENCUMBRANCE NO. C9.

C9 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 3841/406
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.
NOTE: AMENDS OPERATION AND EASEMENT AGREEMENT IN ENCUMBRANCE NOS. C6 & C8.

C10 RECIPROCAL ACCESS AND RESTRICTIVE COVENANTS AGREEMENT 3851/542
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE AND APPROXIMATE LOCATION SHOWN HEREON.

C11 DECLARATION OF RESTRICTIVE COVENANT 4515/400, CORRECTED IN 4606/246
–IS NOT LOCATED ON THE SURVEY AREA.

C12 AMENDMENT TO OPERATION AND EASEMENT AGREEMENT 2023–7356, CORRECTED IN 2023–9316 & 2023–13181
–IS NOT LOCATED ON THE SURVEY AREA.

C13 PIPELINE EASEMENT 982/274
–IS NOT LOCATED ON THE SURVEY AREA.

C14 NOTICE REGARDING RECIPROCAL ACCESS AND RESTRICTIVE COVENANT AGREEMENT 3472/269
–IS NOT LOCATED ON THE SURVEY AREA.

C15 MEMORANDUM OF DEVELOPMENT AGREEMENT 3399/504
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

C16 ELECTRIC EASEMENT AND RIGHT OF WAY 1465/677
–MAY BE LOCATED ON THE SURVEY AREA, ADDITIONAL DOCUMENT NEEDED TO PLOT.

C17 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/618
–IS NOT LOCATED ON THE SURVEY AREA.

C18 GAS PIPELINE EASEMENT AND RIGHT OF WAY 3510/675
–IS NOT LOCATED ON THE SURVEY AREA.

C19 MEMORANDUM OF DEVELOPER RIGHTS AGREEMENT 3399/474
–IS LOCATED ON THE SURVEY AREA, BLANKET IN NATURE.

C20 ELECTRIC EASEMENT AND RIGHT OF WAY 3799/403
–IS NOT LOCATED ON THE SURVEY AREA.

Items not listed above are determined non–survey related items and are not plotted hereon.

NOTES:

1. This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are for graphical reference only.
2. Any underground utilities shown have been depicted from field markings and obtained maps. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are designated as accurately as possible from the information available. Public utility locate request was made under Ticket No. 25530350S1 dated January 30, 2025 and Ticket No. 2561194211 dated April 21, 2025. This site was designated by standard RF and GPR methods.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published May 7, 2025, referencing Flood Insurance Rate Map, Map Number 48181C0290G effective date September 1, 2022, indicates this survey area is located in Zone X (Area of minimal flood hazard).
4. This survey does not constitute a title search to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, the surveyor relied upon (3) Title Search Reports, prepared by Hollerbach&Associates, Inc. with an order number of HA326791, with a certification date of January 30, 2025, an order number of HA326792, with a certification date of February 3, 2025, and an order number of HA327929, with a certification date of April 16, 2025.
5. SITE BENCHMARK: Chiseled "X" in concrete curb, as shown. Elevation: 820.00' (NAVD 88).
6. BASIS OF BEARINGS: Bearings are relative to NAD83, Texas Coordinate System, North Central Zone (4202).
7. Field work for this survey was completed on February 6, 2025 and May 4, 2025.
8. The owner names and tax parcel data shown hereon are based upon the public records available at the original date of this survey. Current ownership and tax parcel data should be verified for accuracy.
9. This site is zoned "C–1" (Retail Business District) per City of Sherman Development Services Department.
   Minimum Setbacks:
   Front: 25', Side: 15', Rear: 25'

   No zoning information provided by the client. Any zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the City of Sherman Development Services Department at 903–892–7229.

AREAS OF CONCERN:

1 Unable to determine location of underground utility lines near above ground utility features.

2 Existing building lies within current building setback.

Surveyor can revise if provided with additional documentation.

SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Texas and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

STATE OF TEXAS · REGISTERED · R.L. McCRARY · 5384 · PROFESSIONAL · LAND SURVEYOR

R.L. McCrary
Texas Professional Land Surveyor No. 5384

AMC SURVEYING
13621 HWY. 110 S
TYLER, TX. 75707
(903) 939-2900
FIRM ID 10122900

Revisions			
No.	Description	By	Date
1	Additional Survey Area	VLJ	05/12/2025

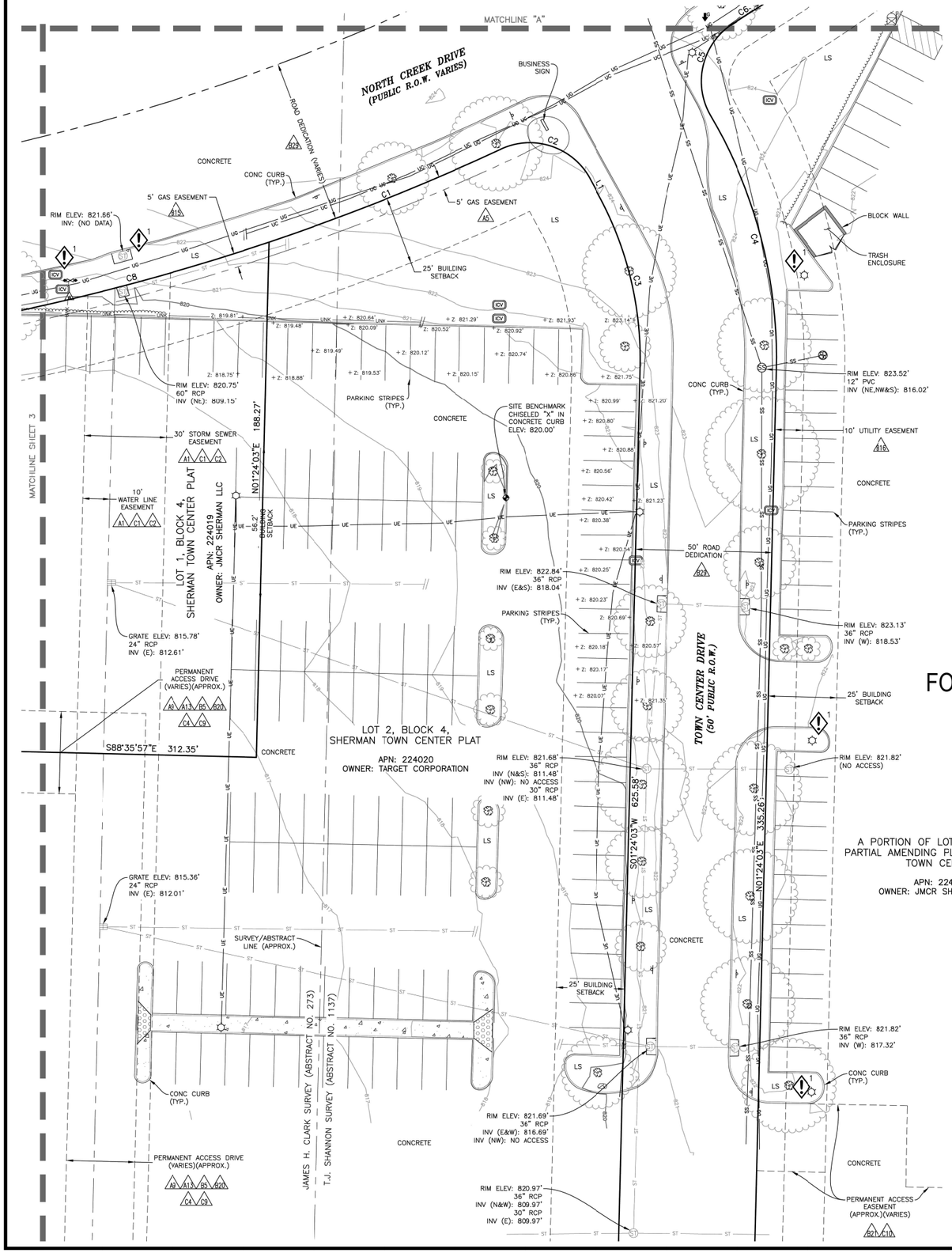
SITE NAME:
Sherman, TX

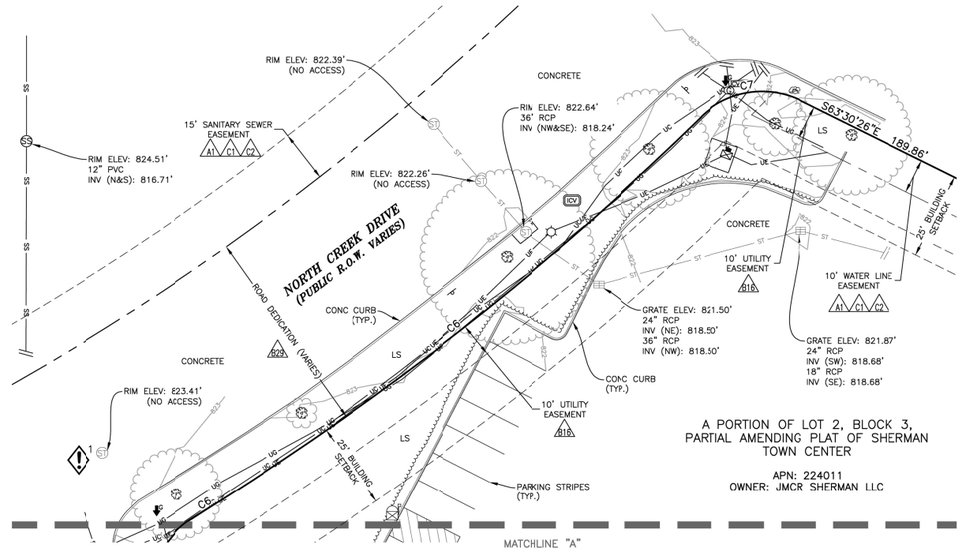
ENGINEERING DESIGN SURVEY

A PORTION OF THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273, AND T.J. SHANNON SURVEY, ABSTRACT NO. 1137, CITY OF SHERMAN, GRAYSON COUNTY, STATE OF TEXAS.

Project No. 250117

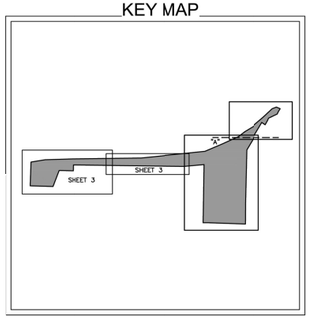
Date: 03/05/2025
Drawn By: JP
Checked By: RLM
Sheet 1 of 3





FOR REFERENCE ONLY
NOT TO SCALE

KEY MAP



LEGEND

- SITE BENCHMARK
- SANITARY MANHOLE
- CLEANOUT
- STORM MANHOLE
- STORM INLET (RECTANGLE)
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VAULT
- FIRE DEPARTMENT CONNECTION
- ABOVE GROUND WATER VALVE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC CABINET
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- COMMUNICATION VAULT
- COMMUNICATION PEDESTAL
- COMMUNICATION MARKER
- GAS MARKER
- GAS TEST STATION
- UNKNOWN TERMINUS
- MAILBOX
- DECIDUOUS TREE
- BOULDER
- LS LANDSCAPED AREA
- SIGN
- FENCE GATE
- ST STORM LINE (UNDERGROUND)
- SS SANITARY LINE (UNDERGROUND)
- UG GAS LINE (UNDERGROUND)
- UE ELECTRIC LINE (UNDERGROUND)
- OE ELECTRIC LINE (OVERHEAD)
- UC COMMUNICATION LINE (UNDERGROUND)
- UNK UNKNOWN LINE (UNDERGROUND)
- WOOD FENCE
- SHRUB LINE
- TREE DRIP EDGE
- TRUNCATED DOMES
- CONCRETE AREA
- ENCUMBRANCE NUMBER
- AREA OF CONCERN

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°21'25"	822.75'	91.28'	N68°11'50"E	91.24'
C2	86°37'08"	25.00'	37.79'	S71°40'19"E	34.30'
C3	29°45'47"	125.00'	64.93'	S13°28'51"E	64.21'
C4	31°46'28"	175.00'	97.05'	N14°29'11"W	95.81'
C5	88°38'16"	25.00'	38.68'	N13°56'44"E	34.93'
C6	13°03'50"	822.75'	187.59'	N51°44'00"E	187.19'
C7	71°17'31"	25.00'	31.11'	N80°50'48"E	29.14'
C8	822.75'	287.55'	20°01'30"	N81°23'18"E	286.09'
C9	970.00'	181.71'	10°43'59"	N86°02'03"E	181.44'

LINE	BEARING	DISTANCE
L1	S28°21'45"E	7.03'

Site coordinated by:
Clark
177 S. Tiffary Dr. Pueblo West, Co. 81007 719.633.8533
www.clarkls.com

RMC SURVEYING
13621 HWY. 110 S
TYLER, TX. 75707
(903) 939-2800
FIRM ID 10122800

No.	Description	By	Date
1	Additional Survey Area	VLJ	05/12/2025

Revisions

SITE NAME:
Sherman, TX

ENGINEERING DESIGN SURVEY

A PORTION OF THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273,
AND T.J. SHANNON SURVEY, ABSTRACT NO. 1137,
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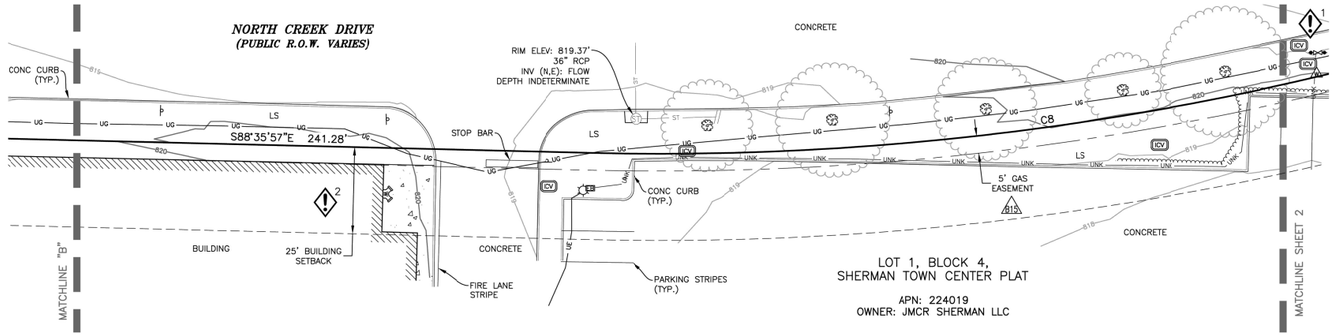
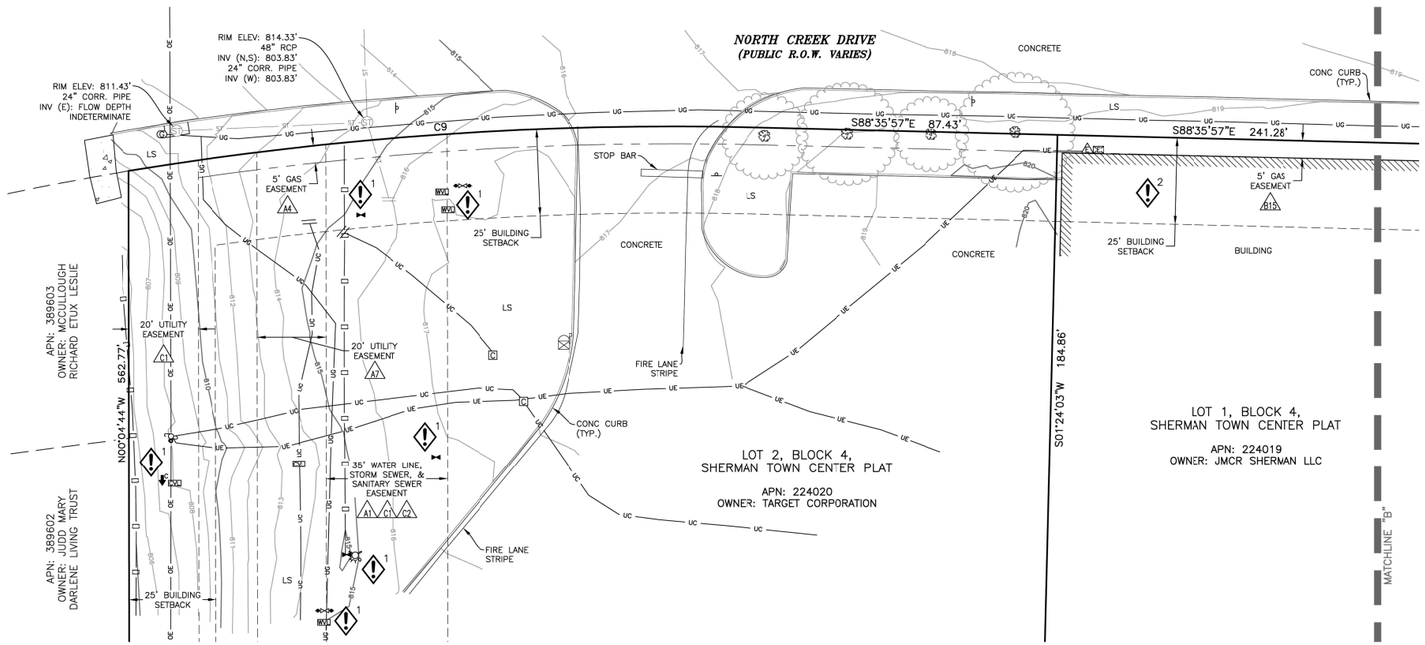
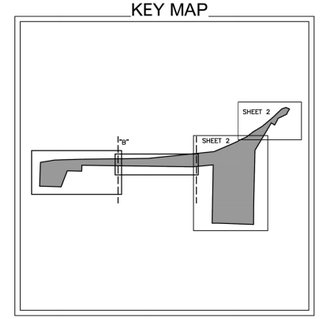
Project No. 250117
Drawn By: JP
Checked By: RLM
Date: 03/05/2025
Sheet 2 of 3





FOR REFERENCE ONLY NOT TO SCALE

KEY MAP



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Revisions By: VLJ

SITE NAME:
Sherman, TX

ENGINEERING DESIGN SURVEY

A PORTION OF THE JAMES H. CLARK SURVEY, ABSTRACT NO. 273, AND T.J. SHANNON SURVEY, ABSTRACT NO. 1137, CITY OF SHERMAN, GRAYSON COUNTY, STATE OF TEXAS.

Project No. 250117
Drawn By: JP
Checked By: RLM
Date: 03/05/2025
Sheet 3 of 3

GPD GROUP
Professional Corporation

Date: July 3rd, 2025
GPD Job#: 2025141.34

TESLA

SUPERCHARGER STATION

4160 TOWN CENTER DR (TESLA SUPERCHARGER)
SHERMAN, TX 75092
TRT ID: 456807
JB-75013603-00

Narrative Letter

Project Contact
Jacob Finley
Senior Design Engineer - Charging
JFinley@tesla.com
504-812-7053

Permit Coordinator
Sarah Honeycutt
GPD Project Coordinator
gpdchargepermits@gpdgroup.com
330-572-3508

Date: July 3rd, 2025
GPD Job#: 2025141.34

Statement of Proposal

Tesla proposes the installation of a new electric vehicle (EV) charging station on property zoned Commercial (C-1). The proposed use is designed to be compliant with all applicable standards and criteria outlined in the local zoning code.

This project has been designed to integrate seamlessly with the existing site and the surrounding area. As detailed below, the installation is not expected to generate any adverse impacts on adjacent properties or current site operations.

At A Glance: Sherman, TX EV Charger Installation	
Location	4160 Town Center Drive
Land Owner	Target Corporation
Utility Service Territory	Oncor Electric
# of Dedicated Charging Stalls	16
# of Enabled Charging Stalls	0

Existing Conditions

Location and Access

The proposed project involves the installation of a new electric vehicle (EV) charging station to support the growing EV community traveling along State Highway 75. The site is strategically located within the parking lot of Target at The Sherman Town Center, with convenient access from Town Center Drive.

The project address is 4160 Town Center Drive, Sherman, Texas, and falls within the C-1 zoning district. Primary access to the site will be via the existing driveway entrance on Town Center Drive, ensuring smooth ingress and egress for users.

Property Owner

Target Corporation

Zoning

All parcels associated with the project are zoned C-1 (Commercial), as confirmed by the zoning map available on the Town of Sherman's Planning Department website. The proposed use aligns with the permitted uses within this zoning designation.

Tesla is committed to full compliance with all applicable local, state, and federal regulations and will obtain all necessary permits and approvals required for the successful execution of this project.

Current Use of Land and Adjacent Areas

The site offers convenient access to a vibrant shopping center and a variety of restaurants, providing valuable amenities for EV owners during their charging sessions. Its proximity to major highways makes it an ideal location for expanding Tesla's Supercharging network.

This project will deliver a premium charging experience for both customers and nearby tenants, while also supporting the City of Sherman's efforts to advance electric vehicle infrastructure in Texas. By enhancing accessibility and convenience, the installation contributes to the broader adoption of sustainable transportation across the region.

Project Overview

This location is ideally suited for a Tesla Supercharger installation due to its proximity to State Highway 75, making it highly accessible for both long-distance travelers and local drivers. Tenants and visitors to the adjacent commercial center will benefit from convenient, on-site charging options.

The station will operate 24 hours a day, 7 days a week, ensuring continuous availability for all users.

When evaluating potential sites, Tesla prioritizes locations that offer amenities aligned with the needs of EV owners and their typical dwell times. The goal is to create a safe, comfortable, and user-friendly environment, supported by robust utility infrastructure capable of meeting the station's energy demands.

Location

Within the parking lot, Tesla has intentionally selected lower-demand parking stalls—those located farther from the primary retail entrances—to minimize disruption to existing customers and businesses. This strategic placement helps preserve convenient parking for the current clientele while also reducing the likelihood of non-EV vehicles occupying charging spaces.

Tesla has collaborated closely with the property owner to identify a location that balances the site's needs with the goal of delivering a premium, accessible charging experience for electric vehicle drivers.

Interconnection

The project is located within the Oncor Electric service territory. Electrical power for the charging station will be supplied via a dedicated, project-specific transformer, as detailed in the site design plans. This setup ensures reliable and sufficient power delivery to support the operational demands of the Supercharger station.

Justification

The installation of a Tesla Supercharging Station will further enhance the stable, accessible, and forward-looking environment of the site, aligning with the City of Sherman's broader goals for sustainable infrastructure and transportation. The station is intended to serve electric vehicle drivers traveling through the Sherman area, offering convenient charging alongside access to nearby retail and dining amenities.

This project is being developed in coordination with Oncor Electric and will include the installation of a dedicated utility transformer to support the station's power needs. Electricity is the only public utility required for this installation, and no additional municipal services will be improved.

The proposed Supercharger site is located along the perimeter of the existing parking lot, minimizing disruption to current operations and traffic flow. The installation is not expected to have any adverse effects on surrounding properties.

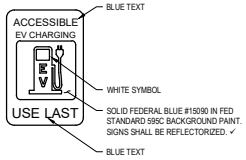
Adjacent Zoning Designations:

1. North of site: Zoning Designation – C-2 (Commercial)
2. South of site: Zoning Designation – C-1 (Commercial)
3. East of site: Town Center Drive (Public Right-of-Way)
4. West of site: Zoning Designation – R-4 (Residential)

SUPERCHARGER POST SCHEDULE

CABINET	POST	SIGN TYPE
1	1A	N/A
	1B	N/A
	1C	N/A
	1D	N/A
2	2A	N/A
	2B	N/A
	2C	N/A
	2D	N/A
3	3A	N/A
	3B	N/A
	3C	N/A
	3D	N/A
4	4A	N/A
	4B	N/A
	4C	N/A
	4D	ADA ACCESSIBLE

SIGNAGE

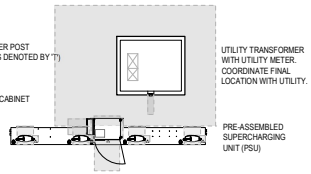


PARKING STALL ANALYSIS

EXISTING STALLS UTILIZED AS A RESULT OF THIS PROJECT	17
PROPOSED DCFC TESLA STALLS	16
RETAIL 1/250 SF	483
PARKING AVAILABLE	624
TOTAL AFTER PROJECT	623
PROPOSED LEVEL II STALLS	0
PROPOSED NON-EV STALLS	0
NET STALL COUNT	-1

PROPOSED EQUIPMENT LEGEND

- PARKING SIGN
- MINI EV FLEX BOLLARD
- DETERRENT BOLLARD
- TRASH CAN/RECYCLING BIN
- INDICATES STAR CENTER CABINET
- KNOXBOX
- LIGHT POLE
- V4 SUPERCHARGER POST (CABLE TERMINUS DENOTED BY "T")
- SUPERCHARGER CABINET



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SLOPES AND GRADES PRIOR TO CONSTRUCTION. FINAL GRADES SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR AND APPROVED BY THE CONSTRUCTION MANAGER.
5. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
6. CONTRACTOR SHALL ENSURE SLOPES OF PARKING STALL 4D AND ADJACENT TRANSVERSE STRIPED AREA(S) ARE COMPLIANT WITH NATIONAL ADA STANDARDS. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION WITHIN PARKING STALL 4D AND ADJACENT TRANSVERSE STRIPED AREA(S). CONTRACTOR SHALL REMOVE AND REGRADE AREA(S) AS REQUIRED TO ACHIEVE NECESSARY SLOPES. CONTRACTOR SHALL INSTALL FINAL PAVEMENT MARKINGS IN ACCORDANCE WITH THE CURRENT AHJ'S REGULATIONS.

PLAN KEYNOTES

1. PROPOSED CONCRETE EQUIPMENT PAD. SEE CIVIL DETAILS.
2. PROPOSED PAINTED 4" WIDE SOLID STRIPE TO MATCH EXISTING STRIPING IN COLOR. SEE PAVEMENT MARKING NOTES ON SHEET C-003.
3. PROPOSED PAINTED 4" WIDE TRANSVERSE STRIPING TO MATCH EXISTING STRIPING IN COLOR. STRIPING SHALL BE 3'-0" O.C. SEE PAVEMENT MARKING NOTES ON SHEET C-003 AND CIVIL DETAILS.
4. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE RETURNED TO MATCH EXISTING GROUND CONDITIONS UNLESS OTHERWISE NOTED. FINAL MATERIAL SHALL BE COORDINATED WITH OWNER.
5. PROPOSED PRIMARY BROADCAST UNIT. MOUNT TO LIGHT POLE WHERE APPLICABLE. SEE ELECTRICAL DETAILS.
6. PROPOSED CONCRETE CURB TO MATCH EXISTING. SEE CIVIL DETAILS.
7. UNDERGROUND UTILITY TO BE FIELD LOCATED, VERIFIED, AND RELOCATED AS REQUIRED.
8. PROPOSED FLUSH CURB AND INTEGRATED WALK. SEE CIVIL DETAILS.
9. PROPOSED WIRELESS ACCESS POINT. MOUNT TO LIGHT POLE WHERE APPLICABLE. SEE ELECTRICAL DETAILS.
10. PROPOSED CONCRETE CURB TO MATCH EXISTING. SEE CIVIL DETAILS.
11. PROPOSED KNOXBOX REMOTE POWER BOX. SEE ELECTRICAL DETAILS

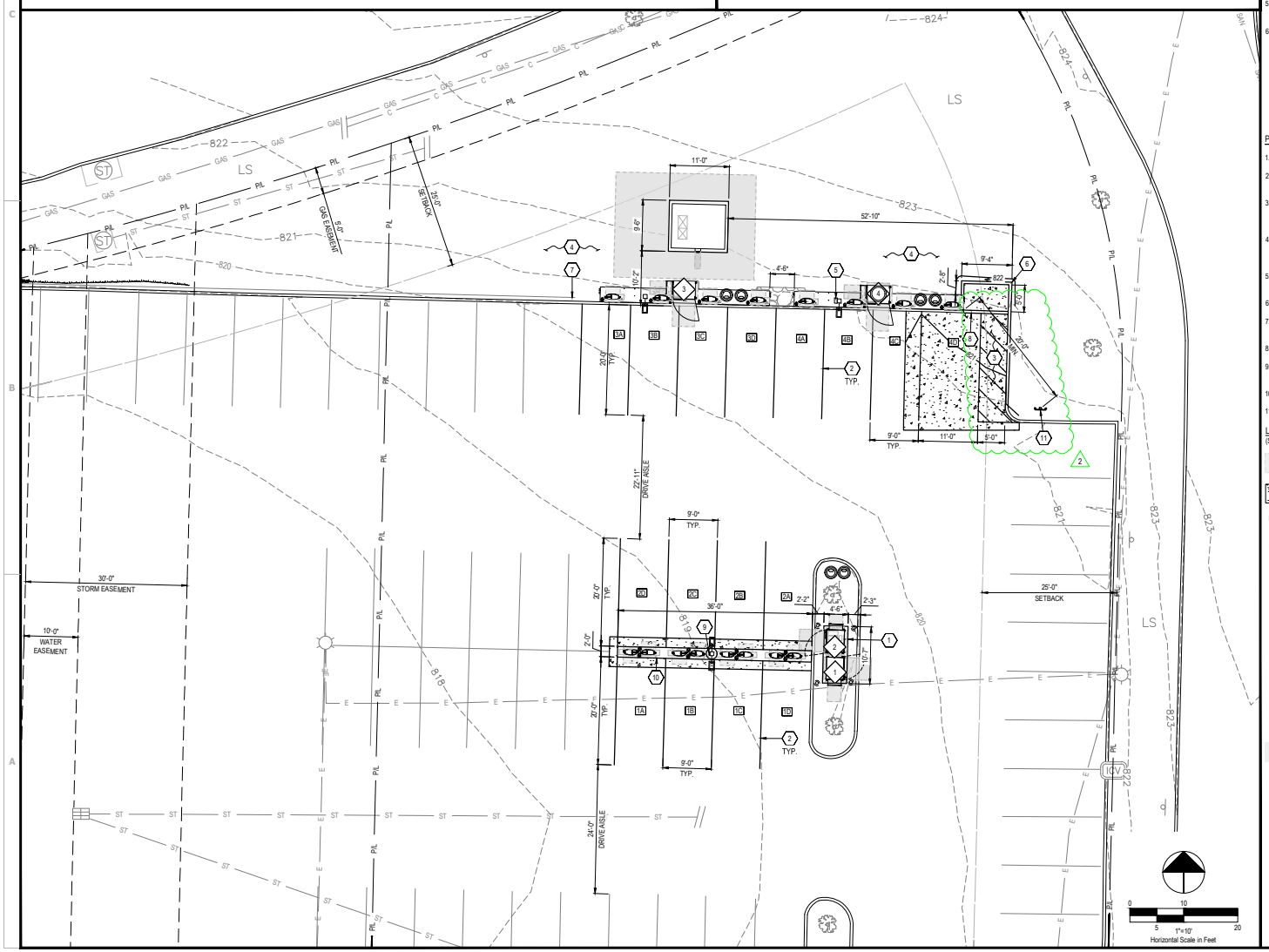
LEGEND

(SEE SHEET C-003 FOR EXISTING LEGEND)

PROPOSED EQUIPMENT CLEAR SPACE

PROPOSED CONCRETE PAVEMENT TO MATCH EXISTING IN TYPE AND DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. TRENCHING NOT INCLUDED. CONTRACTOR SHALL REPLACE ANY FABRIC ENCOUNTERED DURING EXCAVATION INCLUDING BUT NOT LIMITED TO; GEOTEXTILE, WATER-PROOFING, PAVING FABRICS, ETC. THE REPLACEMENT MATERIAL(S) SHALL BE EQUAL TO OR BETTER THAN EXISTING AND SHALL BE CONFIRMED BY THE MANUFACTURER'S REPRESENTATIVE TO BE COMPATIBLE WITH THE EXISTING INSTALLATION.

X.X% EXISTING DRAINAGE SLOPE & ARROW



TESLA
GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

REV.	DATE	DESCRIPTION
A	05/29/2025	ISSUED FOR 90% REVIEW
0	06/18/2025	ISSUED FOR SIGN & SEAL
1	07/01/2025	REVISED PER PRE-MEETING COMMENTS
2	07/30/2025	REVISED SAS PER 07/29/25 AHJ COMMENTS

GPD Group, Professional Corporation
Texas Registration No. 16477

STATE OF TEXAS
LEONARDO A. SFERRA
128294
LICENSED
PROFESSIONAL ENGINEER
07/30/25

TESLA SUPERCHARGER STATION
4160 TOWN CENTER DR (TESLA SUPERCHARGER)
SHERMAN, TX 75092

CIVIL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	SJH

JOB NO. 2025141.34

C-111

Drawing Name: O:\2025\2025141.34 - TRT 4580\7 - Sherman, TX\IW\2025141.34 - Sherman, TX - CD100.dwg
July 30, 2025 10:53 AM - Rohrpaul

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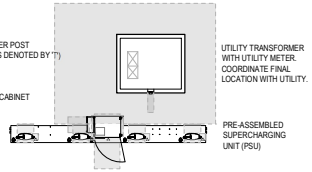
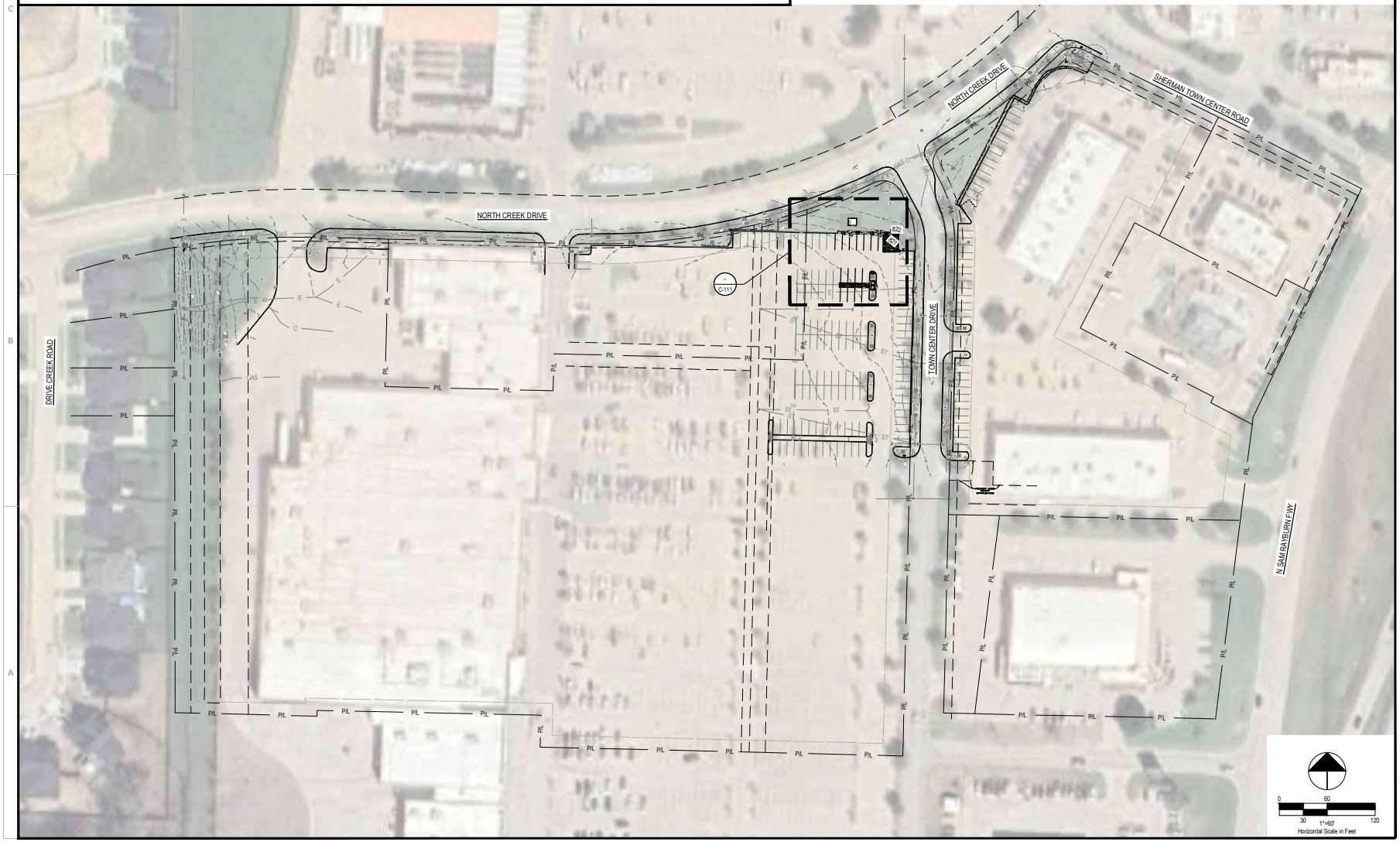
- INDICATES STAR CENTER CABINET
- KNOXBOX



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.



0 60 120
30 1"=60'
Horizontal Scale in Feet

TESLA
3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

REV.	DATE	DESCRIPTION
A	05/29/2025	ISSUED FOR 90% REVIEW
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1	07/01/2025	REVISED PER PRE-MEETING COMMENTS
2	07/30/2025	REVISED S&S PER 07/29/25 AHJ COMMENTS

GPD Group, Professional Corporation
Texas Registration No. 16477

STATE OF TEXAS
LEONARDO A. SFERRA
128294
LICENSED
PROFESSIONAL ENGINEER
07/30/25

TESLA SUPERCHARGER STATION
4160 TOWN CENTER DR (TESLA SUPERCHARGER)
SHERMAN, TX 75092

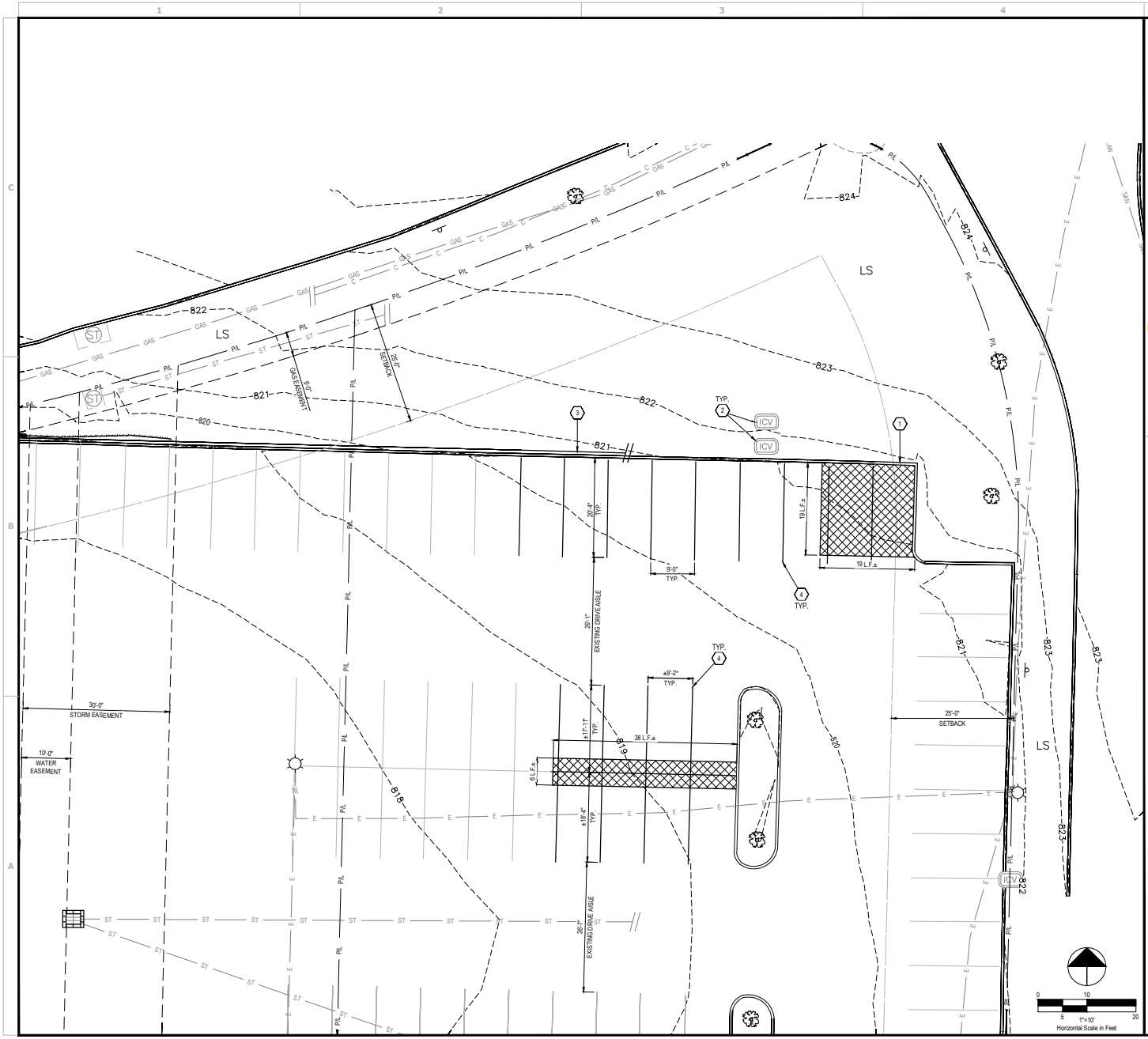
CIVIL SITE PLAN

PROJECT MANAGER	DESIGNER
IM	SJH

JOB NO.
2025141.34

C-100

Drawing Name: O:\2025\2025141.34_TRT 486/07 - Sherman, TX\DWG\2025141.34 - Sherman, TX - C0100.dwg
July 30, 2025 10:53 AM - Rohrpaul



GENERAL SHEET NOTES

1. EXISTING PROPERTY LINES, RIGHT-OF-WAY BOUNDARIES, EASEMENT BOUNDARIES, SETBACKS, AND UTILITIES ARE SHOWN FOR REFERENCE ONLY.
2. WHEN REQUIRED, CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS OR PAVEMENT MODIFICATIONS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS AND/OR MODIFICATIONS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
3. CONTRACTOR SHALL DE-LIMB EXISTING TREES AS NECESSARY TO MAINTAIN NEC CLEARANCES, EQUIPMENT MANUFACTURER CLEARANCES, AND UTILITY REQUIRED CLEARANCES. CONTRACTOR SHALL MAKE TREE SHAPELY AND TYPICAL OF SPECIES PER ANSI A300 AND HORTICULTURAL STANDARDS.

PLAN KEYNOTES

1. EXISTING CURB TO BE REMOVED.
2. EXISTING IRRIGATION CONTROL VALVE TO BE RELOCATED.
3. EXISTING UNDERGROUND UTILITY TO BE FIELD LOCATED, VERIFIED, AND RELOCATED AS REQUIRED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY PRIOR TO RELOCATING UTILITIES.
4. EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING, SAND BLASTING, WATER BLASTING OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER OF RECORD. TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVER PAINT OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL. WATER BLASTING METHOD SHALL NOT BE USED DURING FREEZING WEATHER CONDITIONS.
5. TESLA WILL NOT MODIFY, ADD OR REMOVE ANY LANDSCAPING IN THE PROJECT AREA.

LEGEND
(SEE SHEET C-003 FOR EXISTING LEGEND)

EXISTING CONCRETE TO BE REMOVED TO THE NEAREST JOINT. TRENCHING NOT INCLUDED.

#L.F.± DENOTES LIMITS OF PAVEMENT DISTURBANCE IN LINEAR FOOT (L.F.)

PROPOSED INLET PROTECTION. CONTRACTOR TO VERIFY PER LOCAL JURISDICTION'S BEST MANAGEMENT PRACTICES.

APPROXIMATE LIMITS OF DISTURBANCE

EXISTING TREE TO REMAIN

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LEONARDO A. SFERRA
128294
LICENSED
PROFESSIONAL ENGINEER
07/02/25

TESLA SUPERCHARGER STATION
4160 TOWN CENTER DR (TESLA SUPERCHARGER)
SHERMAN, TX 75092

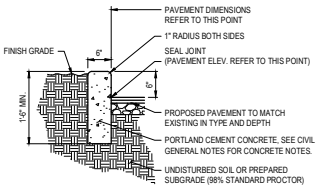
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT MANAGER	DESIGNER
IM	SJH

JOB NO.
2025141.34

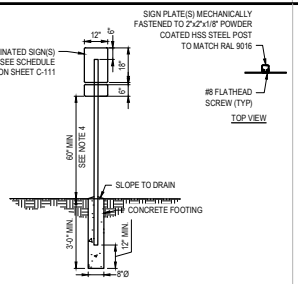
C-101

Drawing Name: O:\2025\2025141.34 - TRT 486807 - Sherman, TX\DWG\2025141.34 - Sherman, TX - C0100.dwg
July 1, 2025 6:28 PM - stoneyd1



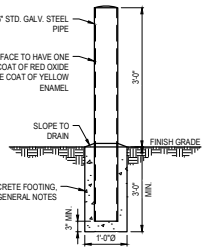
NOTE:
CONTRACTOR SHALL ASSESS EXISTING CURB AND INSTALL PROPOSED CURB TO MATCH. ABOVE DETAILS TO BE USED AS MINIMUM STANDARDS.

C-1 CONCRETE CURB
N.T.S.



1. GENERAL CONTRACTOR TO SUPPLY HARDWARE & POST
2. IF PAINT FINISH IS DAMAGED DURING INSTALLATION, CONTRACTOR SHALL REPAINT AS REQUIRED (VERIFY REFLECTIVITY WITH OWNER).
3. SIGN POST SHALL BE PLUGGED & CAPPED TO PREVENT WATER INTRUSION FROM TOP.
4. VERIFY SIGNAGE FOR EACH DISPENSER WITH SCHEDULE ON SHEET C-111. LOWEST MOUNTED SIGN SHALL HAVE A 60" MINIMUM CLEARANCE. WHEN INSTALLED IN PEDESTRIAN WALKWAY, CLEARANCE SHALL BE 80".

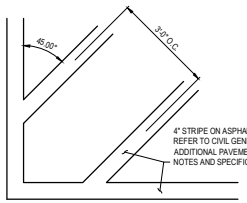
C-2 NON-ILLUMINATED SIGN ON BOLLARD
N.T.S



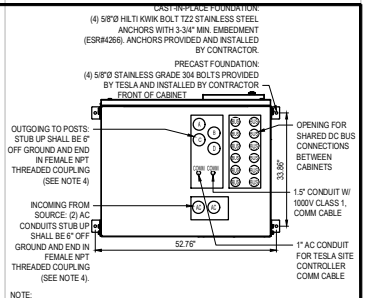
NOTES:
DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.

BOLLARDS PROTECTING UTILITY EQUIPMENT TO BE INSTALLED PER UTILITY DETAILS AND REQUIREMENTS. VERIFY WITH UTILITY PRIOR TO CONSTRUCTION.

C-3 DETERRENT BOLLARD
N.T.S.

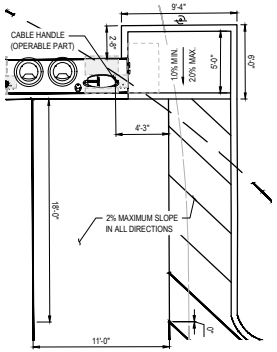


C-4 TRANSVERSE STRIPING
N.T.S.



NOTE:
1. TESLA PROVIDED TEMPLATE PLATE TO BE USED TO LAYOUT CHARGING CABINET ANCHORING BOLT LOCATIONS AND CONDUIT STUB UP LOCATIONS.
2. BOLT HOLES FOR REFERENCE ONLY.
3. USE DOTTIE DUCT SEAL COMPOUND PC 8130 (CAT NO LHD1) TO SEAL ENDS OF CONDUIT (TYP. ALL CONDUITS FOR CHARGING CABINETS AND CHARGE POSTS)
4. USE BELL FITTINGS ON ALL AC AND DC CONDUIT STUBS
5. SEE DETAIL THIS SHEET FOR FOUNDATION DETAIL IF APPLICABLE

C-5 TESLA SUPERCHARGER CABINET ANCHOR BOLT PLAN
N.T.S



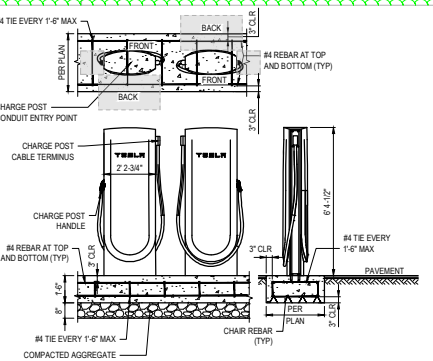
B-1 ACCESSIBLE REACH PLAN
N.T.S.

NOTES

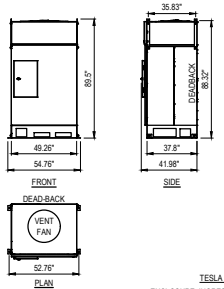
1. DETAIL IS SCHEMATIC IN NATURE. CONTRACTOR SHALL REFERENCE SITE-PLAN FOR ALL SURFACE GRADING AND DIMENSIONS. REFERENCE DETAILS FOR MATERIAL SPECIFICATIONS.
2. CONTRACTOR SHALL TRANSITION FROM 2% MAX GUTTER/PAVEMENT SLOPE WITHIN THE AREA IN FRONT OF THE ACCESSIBLE STALL(S) AND ACCESS AISLE, TO SLOPE OF EXISTING GUTTER/PAVEMENT ADJACENT TO THE ACCESSIBLE STALL(S)/AISLE. TRANSITION SHALL BE DONE IN A MANNER THAT MAINTAINS POSITIVE DRAINAGE AND PREVENTS WATER FROM PONDING IN FRONT OF THE ACCESSIBLE STALL(S) AND ACCESS AISLE. TRANSITION OF GUTTER/PAVEMENT SLOPE SHALL OCCUR GRADUALLY TO AVOID PONDING OR DRASTIC GRADE CHANGES WITHIN TRANSITION AREA (5% MAXIMUM GRADE).
3. ALL PROPOSED SLOPES TO BE MINIMUM OF 1% TO MAINTAIN POSITIVE DRAINAGE TO EXISTING/PROPOSED GUTTER.
4. WHERE CCS1 ADAPTORS ARE INSTALLED, CONTRACTOR TO UTILIZE TESLA MODIFIED POST FOR ACCESSIBLE STALL LOCATIONS.

NOTES
1. CONTRACTOR SHALL PROTECT EXISTING CURB AND PAVEMENT DURING INSTALLATION. REPAIR OR REPLACE AS REQUIRED, MATCHING OR EXCEEDING EXISTING CONDITIONS/SPECIFICATIONS.
2. BOLLARD MUST BE FROM TESLA AND WELDED ON FIXTURE ATTACHMENTS PADS.
3. THE 4.33W, 315mA COMBINED TESLA LOGO AND TASK LIGHT LED ASSEMBLIES DRAW POWER FROM THE CHARGING POST
4. CONTRACTOR SHALL FIT REAR SKIN DURING INSTALLATION AND REMOVE REAR SKIN UNTIL TESLA INSPECTION IS COMPLETE.
5. SEE PROPOSED LAYOUT AND FOUNDATION LENGTH ON SITE PLAN.
6. CHARGING POSTS AND PROPOSED FOUNDATION SHALL FOLLOW GRADE AS EVENLY AS POSSIBLE.
7. ALL PAVEMENT SHALL BE LAID ON A STRAIGHT, EVEN, AND UNIFORM GRADE WITH A MINIMUM OF 1% SLOPE TOWARD THE COLLECTION POINTS UNLESS OTHERWISE SPECIFIED ON THE GRADING PLAN. DO NOT ALLOW NEGATIVE GRADES OR PONDING OF WATER.
8. REINFORCING BAR TO BE ASTM A615 GRADE 60.
9. ALL REINFORCING TO HAVE MINIMUM CONCRETE COVER PER ACI SPECIFICATIONS.
10. ALL CONCRETE MATERIALS AND WORKMANSHIP SHALL CONFORM TO ACI 318-14 AND TX STATE BUILDING CODE.

ANCHORAGE NOTES
1. 1/2" DIA. SS THREADED ROD WITH HILTI HIT-HY 200 V3 ADHESIVE ANCHOR SYSTEM WITH 6" MIN EMBEDMENT PER ESR-4868, OR APPROVED EQUAL.



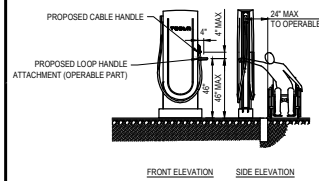
B-3 TESLA SUPERCHARGER ON CONTINUOUS CURB
N.T.S



TESLA CHARGING CABINET
ENCLOSURE: INGRESS PROTECTION IP66
WEIGHT: 1110 kg, 2448 lbs.
COMPLIANCE: UL 2202

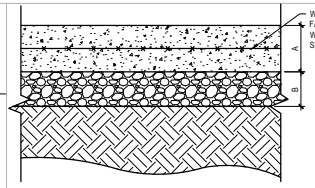
NOTES:
1. CABINET SHOULD BE LIFTED USING ROOF MOUNTED EYE HOOKS. A FORKLIFT OR PALLET JACK CAN ALSO BE USED TO MOVE CABINET IF DONE PROPERLY.
2. VERIFY CABINET PART# AND ASSOCIATED DIMENSIONS PRIOR TO CONSTRUCTION.

B-5 TESLA SUPERCHARGER CABINET DIMENSIONS
N.T.S



THIS ELEVATION IS A REFERENCE TO THE 2022 TEXAS ACCESSIBILITY STANDARD, SEE SECTION 308, FIGURE 308.3.1, UNOBSTRUCTED SIDE REACH, 48" MAX REACH HEIGHT.

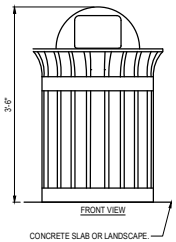
A-1 ACCESSIBLE REACH ELEVATION
N.T.S.

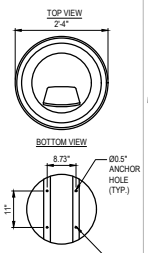


CONCRETE PAVING NOTES
1. SUBGRADE TO BE FIRM AND UNYIELDING.
2. AGGREGATE BASE COURSE TO CONFORM TO (STATE DOT) STANDARDS FOR BASE COURSE COMPACTED TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY.
3. ALL FURNISHED SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF DEPARTMENT OF TRANSPORTATION SPECIFICATIONS OR EOR ALTERNATIVE.
4. REINFORCE AS SHOWN.
5. CONTROL JOINTS AND EXPANSION JOINTS SHALL BE ADDED PER ACI RECOMMENDATIONS AND/OR AS SHOWN. CONTRACTOR SHALL MATCH EXISTING CONTROL AND EXPANSION JOINTS WHERE POSSIBLE.
6. FIELD VERIFY EXISTING PAVEMENT THICKNESS AND MATCH. VALUES LISTED ABOVE ARE THE MINIMUM PAVEMENT THICKNESS TO BE MET.

A-2 CONCRETE PAVEMENT SECTION
N.T.S.

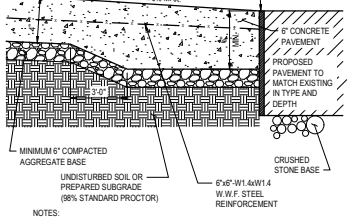
NOTE:
TRASH BIN AND RECYCLING TO BE PROVIDED BY OWNER.





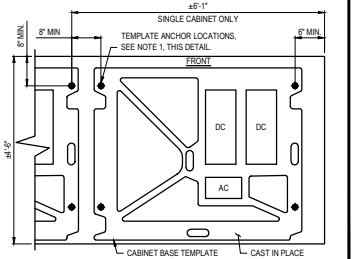
A-3 TRASH CAN/RECYCLING BIN
N.T.S.

FOR CONCRETE PAVEMENT UTILIZE 1/2" EXP. JOINT MATERIAL FULL HEIGHT OF INTERFACE W/CAP, AND SIKAFLEX FLOWABLE JOINT SEALER OR APPROVED EQUAL; FOR ASPHALT PAVEMENT ONLY PROVIDE A HOT APPLIED JOINT SEAL.



NOTES:
1. REFER TO CIVIL GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
2. SIDEWALK WIDTH AS SHOWN ON SITE PLAN.

A-4 FLUSH CURB WITH INTEGRATED WALK
N.T.S.



NOTES
1. CHARGING CABINET SHALL BE ANCHORED TO CAST-IN-PLACE FOUNDATION WITH ANCHORS AS DENOTED IN DETAIL C-5, THIS SHEET. PROVIDED AND INSTALLED BY CONTRACTOR. PROVIDE 6" MIN. EDGE DISTANCE AND 8" MIN. BOLT SPACING.
2. CHARGING CABINET BASE TEMPLATE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH TESLA FOR EXACT DIMENSIONS AND SPECIFICATIONS.
3. SEE SITE PLAN FOR OVERALL PAD SIZE AND CABINET QUANTITIES.

A-5 TESLA SUPERCHARGER CABINET BASE TEMPLATE
N.T.S

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520 South Main Street, Suite 2531
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LEONARDO A. SFERRA
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LICENSED
PROFESSIONAL ENGINEER
07/02/25

TESLA SUPERCHARGER STATION
4160 TOWN CENTER DR (TESLA SUPERCHARGER)
SHERMAN, TX 75092

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	SJH

JOB NO.
2025141.34

C-201

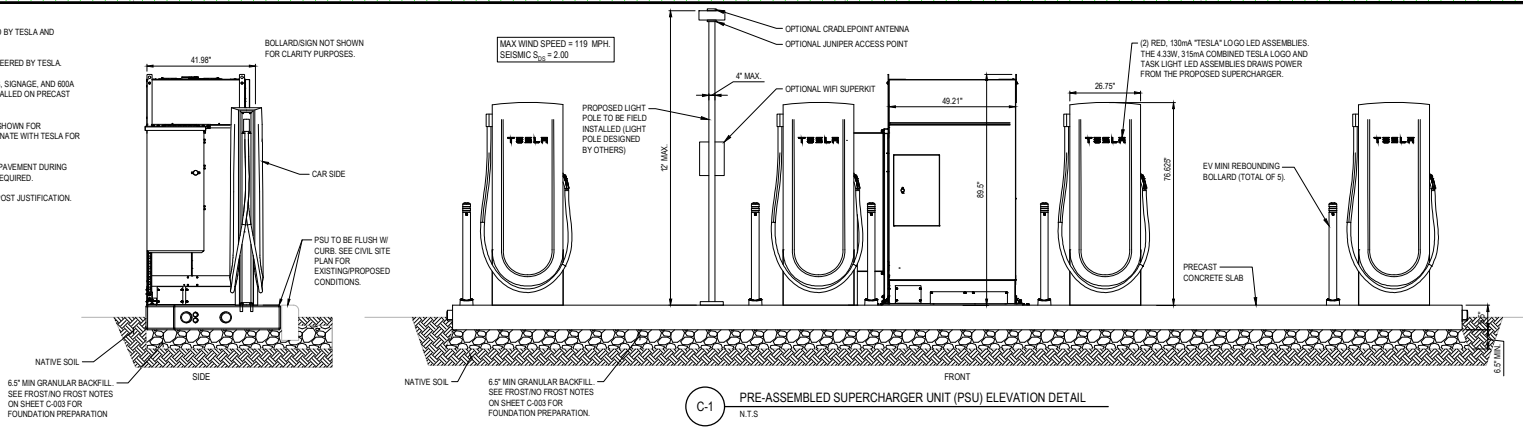
Drawing Name: O:\2025\2025141.34 - TRT 486807 - Sherman, TX\DWG\2025141.34 - Sherman, TX - CD100.dwg
July 1, 2025 6:28 PM - dcreyolt

PRE-ASSEMBLED SUPERCHARGER UNIT NOTES:

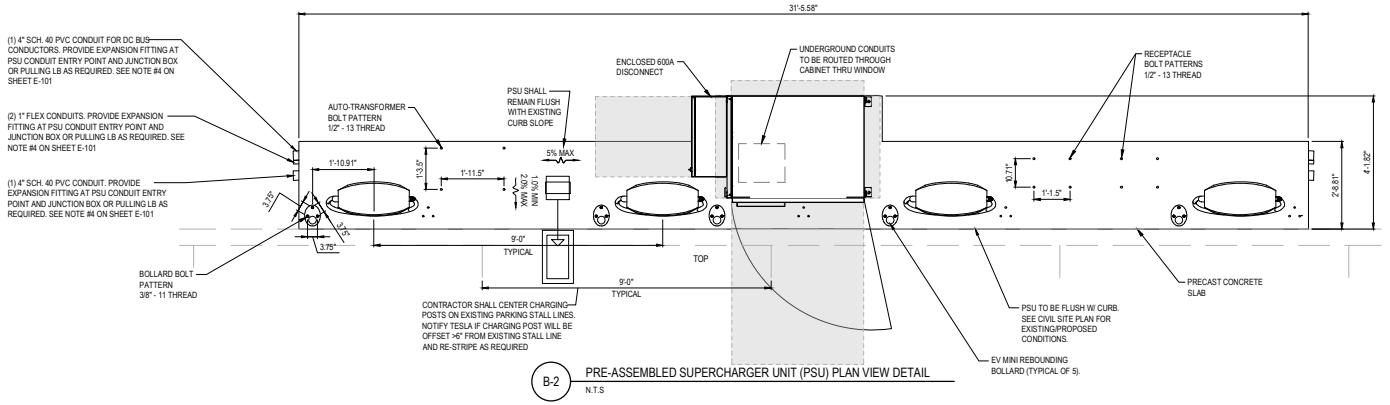
1. PRE-ASSEMBLED SUPERCHARGER UNIT SUPPLIED BY TESLA AND INSTALLED BY CONTRACTOR.
2. PRECAST CONCRETE SLAB DESIGNED AND ENGINEERED BY TESLA.
3. CHARGING CABINET, CHARGING POST, BOLLARDS, SIGNAGE, AND 600A DISCONNECT (IF APPLICABLE) ARE FACTORY INSTALLED ON PRECAST CONCRETE SLAB BY TESLA.
4. PRECAST CONCRETE FOUNDATION DIMENSIONS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH TESLA FOR EXACT DIMENSIONS AND SPECIFICATIONS.
5. CONTRACTOR TO PROTECT EXISTING CURB AND PAVEMENT DURING INSTALLATION OF PSU. REPAIR OR REPLACE AS REQUIRED.
6. REFER TO SITE PLAN FOR PSU PLACEMENT AND POST JUSTIFICATION.

TESLA CHARGING CABINET

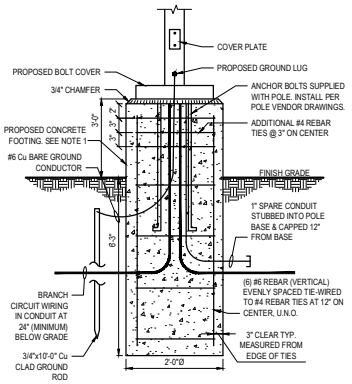
ENCLOSURE: INGRESS PROTECTION IP66
WEIGHT: 1110 kg, 2448 lbs.
COMPLIANCE: UL 2202



C-1 PRE-ASSEMBLED SUPERCHARGER UNIT (PSU) ELEVATION DETAIL
N.T.S

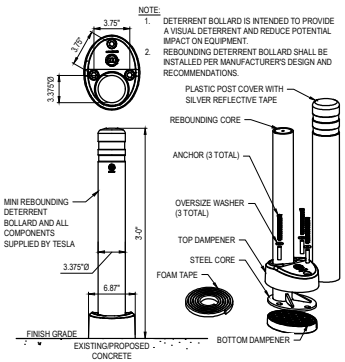


B-2 PRE-ASSEMBLED SUPERCHARGER UNIT (PSU) PLAN VIEW DETAIL
N.T.S



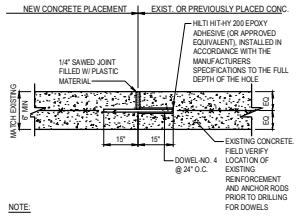
NOTE:
1. RUB CONCRETE TO REMOVE SONOTUBE FORM LINES AND FILL ALL HOLES FOR SMOOTH FINISH. WEATHERSEAL ALL EXPOSED CONCRETE.
2. SEE CIVIL GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
3. DETAIL ASSUMES GROUNDWATER IS NOT PRESENT. IF GROUNDWATER IS ENCOUNTERED, CONTACT EOR IMMEDIATELY.

A-1 LIGHT POLE FOUNDATION
N.T.S.



NOTE:
1. DETERRENT BOLLARD IS INTENDED TO PROVIDE A VISUAL DETERRENT AND REDUCE POTENTIAL IMPACT ON EQUIPMENT.
2. REBOUNDING DETERRENT BOLLARD SHALL BE INSTALLED PER MANUFACTURER'S DESIGN AND RECOMMENDATIONS.

A-2 MINI REBOUNDING DETERRENT BOLLARD
N.T.S.



NOTE:
1. THE CONTRACTOR SHALL OBTAIN AND BECOME FAMILIAR WITH REFERENCED EPOXY INSTALLATION PROCEDURES AND RECOMMENDATIONS.

A-3 LONGITUDINAL CONCRETE JOINT
N.T.S.

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0	06/16/2025	ISSUED FOR SIGN & SEAL
1	07/01/2025	REVISED PER PRE-MEETING COMMENTS

LEONARDO A. SFERRA
128294
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
07/02/25

TESLA SUPERCHARGER STATION
4160 TOWN CENTER DR (TESLA SUPERCHARGER)
SHERMAN, TX 75092

CIVIL DETAILS

PROJECT MANAGER	DESIGNER
IM	SJH

JOB NO.
2025141.34

C-202

Drawing Name: O:\2025\2025141.34 - TRT 486807 - Sherman, TX\DWG\2025141.34 - Sherman, TX - CD100.dwg
July 1, 2025 6:28 PM - dcreyes

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 301 BLOCK JAMESTOWN BOULEVARD (Project No. 000111-2025)**

The request of Cope Equities, LLC (Owner) and Kimley-Horn (Applicant) concerning the property located at 301 Block Jamestown Boulevard, Lot 4, Block A Jamestown Square, consisting of 6.109 acres, John Chronister Survey, Abstract No. 248, currently zoned MF-30 (Multifamily Residential) District/75&82 Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Creekwood Villas at Jamestown Square Multifamily.

Background:

The property is located in the 301 Block Jamestown Boulevard. The owner would like to Site Plan the property into lots for residential development.

The following has been approved for this location:

- 10/19/2021 - Zone Changes:

- Tract 1 – Being 14.949 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to a C-1 (Retail Business) District/O-1 (75 & 82) Overlay District
- Tract 2 – Being 19.347 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an R-2 (Multi-Family Residential) District.
- Tract 3 – Being 20.232 acres in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District to an SF-1 (Single-Family Residential) District.

- 4/19/2022 - Zone change and Conceptual Site Plan approval under Ordinance No. 2280, Section 12, from an C-1 (Retail Business) District and SF-1 (Single Family Residential) District to an R-2 (Multi-Family Residential) District. (Tract 2)
- 4/19/2022 - Zone change under Ordinance No. 2280, Section 12, from an M-1.5 (Medium Manufacturing) District and SF-1 (Single Family Residential) District to an R-1 (One-Family Residential) District. (Tract 3)
- 6/21/2022 - Preliminary Plat approval Jamestown Square, Block A, Lots 1-7.
- 6/21/2022 - Site Plan Approval Jamestown Square Multi-Family Development, Phase One, Block A, Lot 4.
- 8/22/2023 - Public Hearing and Zoning Text Amendment to add regulations to Chapter 14, Zoning Ordinance, Section 14.02.010 R-TH (Townhome Residential) District to allow 22’ wide lots for Townhomes with Rear Loaded Garages in a R-TH (Townhome Residential) District

- 8/22/2023 - Tract 2, consisting of 14.287 acres in the John Chronister Survey, Abstract No. 248 - Public Hearing, Site Plan and Zone Change from C-1 (Retail Business) District and MF-30 (Multi-Family Residential) District/75 & 82 Overlay District to MF-30 (Multi-Family Residential) District/75 & 82 Overlay District.
- 8/22/2023 - Tract 3, consisting of 7.796 acres in the John Chronister Survey, Abstract 248 - Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi-Family Residential) District/75 & 82 Overlay District to R-TH (Townhome Residential) District/75 & 82 Overlay District.
- 10/17/2023 - Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Zone Change from R-6 (Single-Family Residential) District and MF-30 (Multi Family Residential) District/75 & 82 Overlay District to MF-15 (Multi-Family Residential) District/75 & 82 Overlay District.
- 10/17/2023 - Tract 4, consisting of 18.903 acres in the John Chronister Survey, Abstract 248 – Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Build to Rent MF-15 (Multi-Family Residential) District in an R-6 (Single-Family Residential) District75 & 82 Overlay District.
- 10/17/2023 - Conceptual Site Plan of the Build to Rent Addition

Origination:
Cope Equities, LLC (Owner) and Kimley-Horn (Applicant)

Staff Recommendation:
Staff recommends approval.

Attachments:
1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Final Plat
5. Narrative
6. Site Plan
7. Landscape Plan
8. Elevations

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
301 BLK JAMESTOWN BLVD

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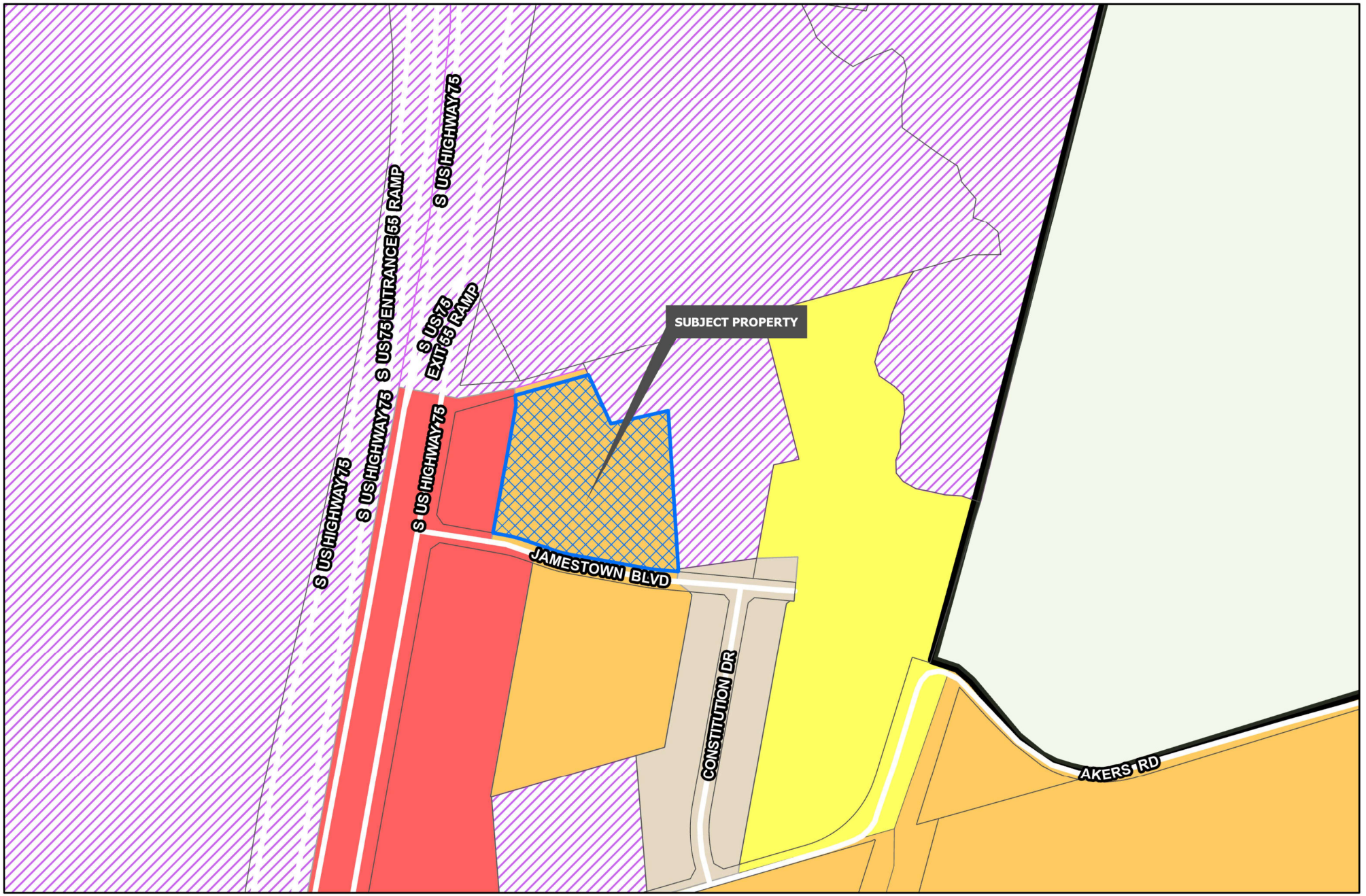

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
301 BLK JAMESTOWN BLVD

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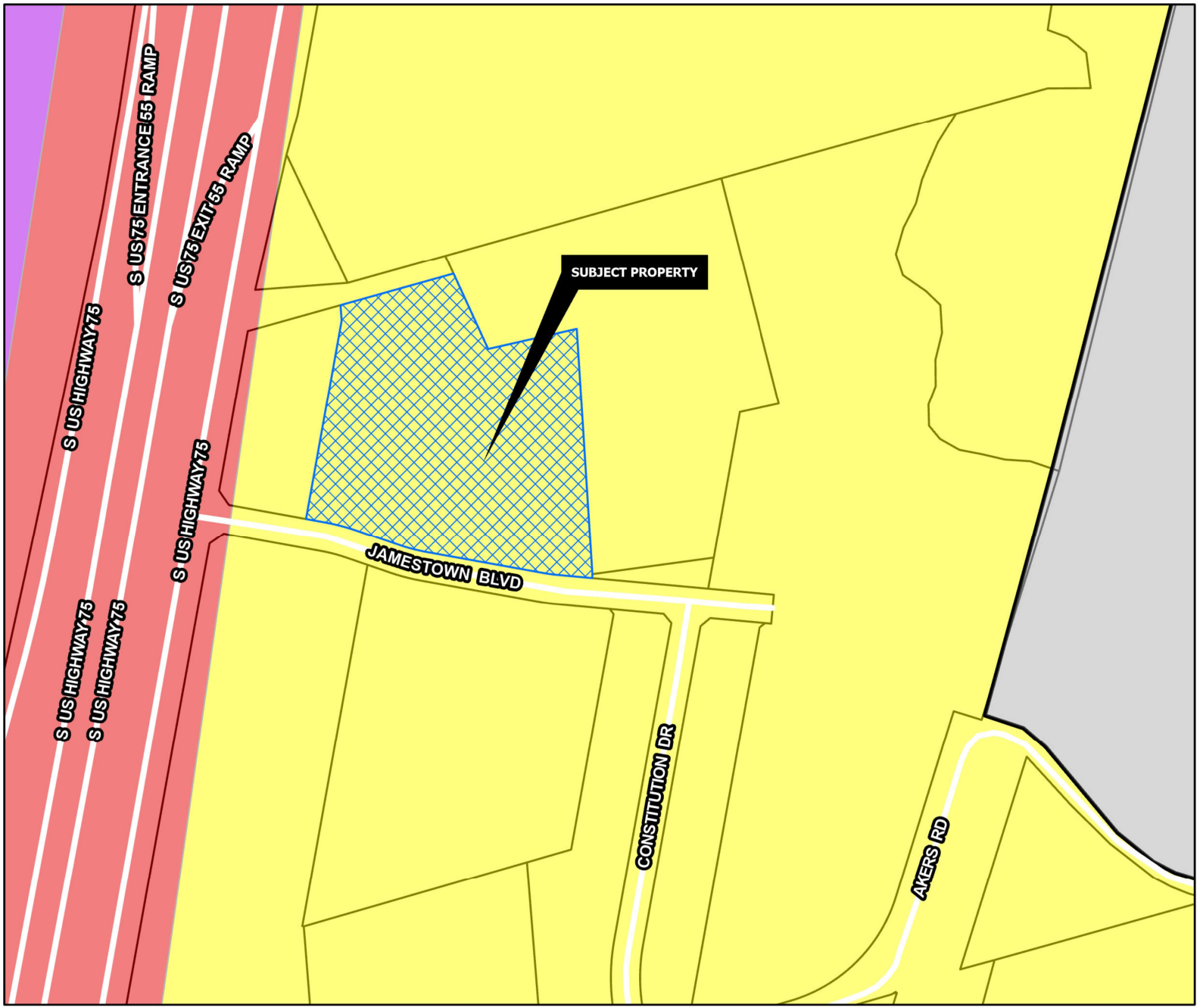

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
301 BLK JAMESTOWN BLVD

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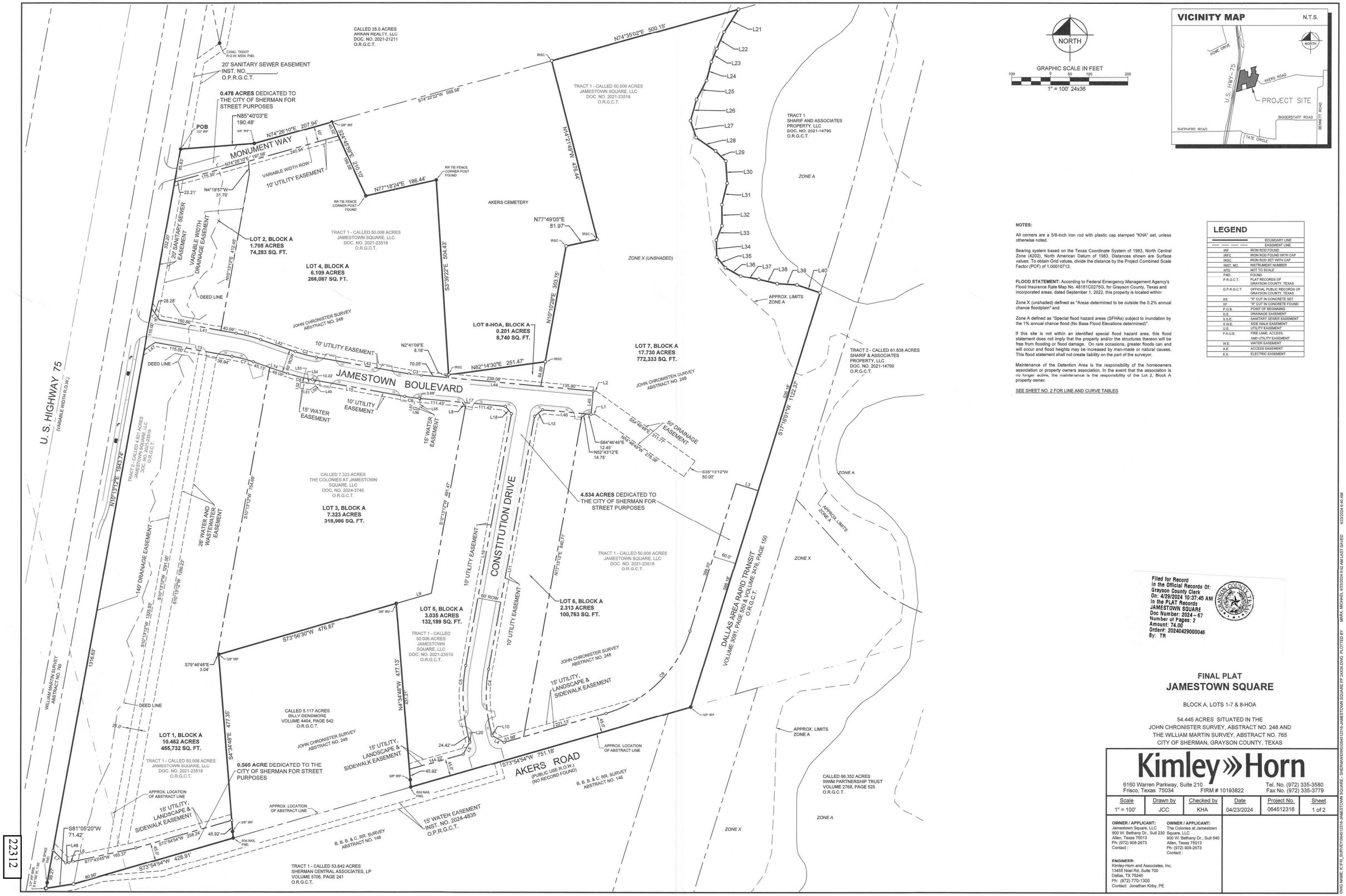


VICINITY MAP

N.T.S.

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, divide the distance by the Project Combined Scale Factor (PCF) of 1.00010712.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0275G, for Grayson County, Texas and Incorporated areas, dated September 1, 2022, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and

Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)".

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Maintenance of the Detention Area is the responsibility of the homeowners association or property owners association. In the event that the association is no longer active, the maintenance is the responsibility of the Lot 2, Block A property owner.

SEE SHEET NO. 2 FOR LINE AND CURVE TABLES

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
F.A.U.E.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
W.E.	WATER EASEMENT
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 4/29/2024 10:37:45 AM
In the PLAT Records
JAMESTOWN SQUARE
Doc Number: 2024 – 67
Number of Pages: 2
Amount: 74.00
Order#: 20240429000046
By: TR

FINAL PLAT
JAMESTOWN SQUARE

BLOCK A, LOTS 1-7 & 8-HOA

54.445 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND
THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 100'	JCC	KHA	04/23/2024	064512316	1 of 2

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

OWNER / APPLICANT:
The Colonies at Jamestown Square, LLC
900 W. Bethany Dr., Suit 540
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

22312

DWG NAME: K:\FW_SURVEY\064512316-JAMESTOWN SQUARE - SHERMAN\DWG\064512316-JAMESTOWN SQUARE FP 24X36.DWG PLOTTED BY: MARX, MICHAEL 4/23/2024 6:40 AM LAST SAVED: 4/23/2024 6:40 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS JAMESTOWN SQUARE, LLC AND THE COLONIES AT JAMESTOWN SQUARE, LLC, is the owner of a tract of land situated in the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas, and being all of Tract 1 (called 50.006-acres) and all Tract 2 (called 4.521-acres), described in a Special Warranty Deed to Jamestown Square, LLC, as recorded in Document No. 2021-23519 of the Official Records of Grayson County, Texas, and all of a called 7.323-acre tract of land described in a Special Warranty Deed to The Colonies at Jamestown Square, LLC, recorded in Document No. 2024-3740 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-inch iron rod found for the northwest corner of said Tract 2 (called 4.521-acres) and the southwest corner of a called 35.0-acre tract of land, described in a Warranty Deed to Arkan Realty, LLC, as recorded in Document No. 2021-21211 of the Official Records of Grayson County, Texas, same also being on the easterly right of way line of U. S. Highway 75, a variable width right of way;

THENCE North 85°40'03" East, departing the easterly right of way line of said U. S. Highway 75, along the northerly line of said Tract 2 (called 4.521-acres), the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 190.48 feet to a 3/8-inch iron rod found for corner;

THENCE North 74°26'10" East, continuing along the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 207.94 feet to a 3/8-inch iron rod found for a northeast corner of said Tract 1, same being the occupied northwest corner of Akers Cemetery, no record found;

THENCE South 24°45'59" East, departing the southerly line of said 35.0-acre tract, along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 210.10 feet to a railroad tie fence corner post found for corner;

THENCE North 77°18'24" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 186.44 feet to railroad tie fence corner post found for corner;

THENCE South 03°39'22" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 504.43 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Akers Cemetery;

THENCE North 82°14'30" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 251.47 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for southerly, southeast corner of said Akers Cemetery;

THENCE North 10°10'28" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 303.75 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 77°49'05" East, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 81.97 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 14°21'49" West, continuing along the common line of said Tract 1 (called 50.006-acres) and said Akers Cemetery, a distance of 476.44 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said Akers Cemetery, same being a northwest corner of said Tract 1 and being on the southerly line of aforesaid 35.0-acre tract;

THENCE North 74°35'02" East, along the northerly line of said Tract 1 (called 50.006-acres) and the southerly line of said 35.0-acre tract, a distance of 500.15 feet to a point for corner in the center of a creek, same being the northeast corner of said Tract 1;

THENCE in a southerly direction, along the easterly line of said Tract 1 (50.006-acres) and generally along the center of said creek, the following:

South 32°09'35" West, a distance of 69.41 feet to a point for corner;

South 23°34'54" West, a distance of 47.12 feet to a point for corner;

South 22°39'45" West, a distance of 36.50 feet to a point for corner;

South 14°18'21" West, a distance of 49.87 feet to a point for corner;

South 27°19'29" West, a distance of 55.67 feet to a point for corner;

South 16°02'42" West, a distance of 56.61 feet to a point for corner;

South 18°07'31" East, a distance of 46.70 feet to a point for corner;

South 55°23'48" East, a distance of 60.83 feet to a point for corner;

South 45°39'44" East, a distance of 37.23 feet to a point for corner;

South 03°28'02" East, a distance of 56.90 feet to a point for corner;

South 13°49'55" West, a distance of 56.56 feet to a point for corner;

South 00°31'56" East, a distance of 53.95 feet to a point for corner;

South 21°15'44" West, a distance of 40.72 feet to a point for corner;

South 01°28'07" East, a distance of 43.78 feet to a point for corner;

South 39°51'00" East, a distance of 35.14 feet to a point for corner;

South 60°42'51" East, a distance of 45.53 feet to a point for corner;

South 79°10'04" East, a distance of 47.15 feet to a point for corner;

South 76°58'44" East, a distance of 48.68 feet to a point for corner;

South 86°16'37" East, a distance of 51.87 feet to a point for corner;

South 71°20'01" East, a distance of 62.69 feet to the easterly, northeast corner of said Tract 1, same being on the westerly line of the Dallas Area Transit right of way as described in a deed, recorded in Volume 3091, Page 550 and Volume 3476, Page 150, both of the Official Records of Grayson County, Texas;

THENCE South 17°16'01" West, continuing along the easterly line of said Tract 1 (50.006-acres) and the westerly line of said Dallas Area Transit tract, a distance of 1,122.37 feet to a 3/8-inch iron rod found for the southeast corner of said Tract 1, same being in the pavement of Akers Road, a public use right of way, no record found;

THENCE South 73°54'54" West, along the southerly line of said Tract 1 (50.006-acres) and along said Akers Road, a distance of 751.18 feet to a 60d nail found for the southeast corner of a called 5.117-acre tract of land, described in a General Warranty Deed, recorded in Volume 4404, Page 542 of the Official Records of Grayson County, Texas;

THENCE North 04°34'48" West, departing said Akers Road, along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, passing at a distance of 18.79 feet, a found 3/8-inch iron rod, continuing for a total distance of 477.13 feet to a 3/8-inch iron rod found for the northeast corner of said 5.117-acre tract, same being on the southerly line od said 7.323-acre tract;

THENCE South 73°56'30" West, along the common line of said 5.117-acre tract and said 7.323-acre tract, a distance of 470.07 feet to a 3/8-inch iron rod found for the northwest corner of said 5.117-acre tract;

THENCE South 04°34'48" East, departing the southerly line of said 7.323 -acre tract and along the common line of said Tract 1 (50.006-acres) and said 5.117-acre tract, passing at a distance of 460.42 feet, a found 3/8-inch iron rod, continuing for a total distance of 477.35 feet to a 60d nail found in aforesaid Akers Road, for the southeast corner of said 5.117-acre tract;

THENCE South 73°54'54" West, along the southerly line of said Tract 1 (50.006-acres) and along said Akers Road, a distance of 428.91 feet to the southwest corner of said Tract 1 and the southeast corner of aforesaid Tract 2 (called 4.521-acres);

THENCE South 81°05'20" West, along the southerly line of said Tract 2 (called 4.521-acres) and along said Akers Road, a distance of 71.42 feet to the southwest corner of said Tract 2, same being on the easterly right of way line of aforesaid U. S. Highway 75, from which, a found 1/2-inch iron rod bears South 81°05' West, 1.90 feet;

THENCE North 10°13'12" East, along the westerly line of said Tract 2 (called 4.521-acres) and the easterly right of way line of said U. S. Highway 75, passing a found railroad spike at a distance of 14.52 feet, continuing for a total distance of 1,943.74 feet to the **POINT OF BEGINNING** and containing 2,371,639 square feet or 54.445 acres of land, more or less.

LINE TABLE			LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	N84°46'48"W	12.31'	L31	S13°49'55"W	56.56'	C1	8°46'34"	430.00'	65.86'	N75°23'31"W	65.80'
L2	S84°46'48"E	8.39'	L32	S00°31'56"E	53.95'	C2	8°46'34"	370.00'	56.67'	S75°23'31"E	56.62'
L3	S72°43'59"E	60.00'	L33	S21°15'44"W	40.72'	C3	5°00'00"	370.00'	32.29'	S82°16'48"E	32.28'
L4	S61°05'06"E	35.36'	L34	S01°28'07"E	43.78'	C4	26°18'18"	370.00'	169.87'	S02°55'57"E	168.38'
L5	N28°54'54"E	35.36'	L35	S39°51'00"E	35.14'	C5	26°18'18"	430.00'	197.42'	S02°55'57"E	195.69'
L6	S73°54'54"W	11.32'	L36	S60°42'51"E	45.53'	C6	8°46'34"	430.00'	65.86'	S75°23'31"E	65.80'
L7	N44°20'44"W	46.38'	L37	S79°10'04"E	47.15'	C7	8°46'34"	370.00'	56.67'	N75°23'31"W	56.62'
L8	S37°16'48"E	13.51'	L38	S76°58'44"E	48.68'	C8	5°00'00"	430.00'	37.52'	S82°16'48"E	37.51'
L9	S73°56'30"W	94.40'	L39	S86°16'37"E	51.87'	C9	56°38'53"	320.00'	316.38'	N45°35'28"E	303.65'
L10	S16°05'06"E	3.59'	L40	S71°20'01"E	62.69'						
L11	S10°13'12"W	666.29'	L41	N79°46'48"W	160.86'						
L12	S50°13'12"W	25.98'	L42	N71°00'14"W	94.21'						
L13	S79°46'48"E	200.94'	L43	N79°46'48"W	242.72'						
L14	S71°00'14"E	49.08'	L44	N84°46'48"W	239.08'						
L15	S79°46'48"E	242.72'	L45	N05°13'12"E	60.00'						
L16	N34°46'48"W	35.36'	L46	N84°46'48"W	113.69'						
L17	S84°46'48"E	111.42'	L47	S55°13'12"W	35.36'						
L18	S39°46'48"E	24.76'	L48	S81°05'20"W	8.49'						
L19	S10°13'12"W	661.91'	L49	S10°13'12"W	4.89'						
L20	S16°05'06"E	3.59'	L50	S55°13'12"W	16.82'						
L21	S32°09'35"W	69.41'	L51	N79°46'48"W	26.81'						
L22	S23°34'54"W	47.12'	L52	N10°13'12"E	15.00'						
L23	S22°39'45"W	36.50'	L53	N79°46'48"W	20.60'						
L24	S14°18'21"W	49.87'	L54	S55°13'12"W	2.58'						
L25	S27°19'29"W	55.67'	L55	S10°13'12"W	20.18'						
L26	S16°02'42"W	56.61'	L56	N79°46'48"W	15.00'						
L27	S18°07'31"E	46.70'	L57	S10°13'12"W	19.02'						
L28	S55°23'48"E	60.83'									
L29	S45°39'44"E	37.23'									
L30	S03°28'02"E	56.90'									

22312

OWNER'S CERTIFICATE OF DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **JAMESTOWN SQUARE, LLC AND THE COLONIES AT JAMESTOWN SQUARE, LLC,** acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein described real property as **JAMESTOWN SQUARE,** an addition to the City of Sherman, Grayson County, Texas, being 54.445 acres situated in and being a portion of the John Chronister Survey, Abstract No. 248 and the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part 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, this 23rd day of April, 2024.

BY: **JAMESTOWN SQUARE, LLC,** a Texas limited liability company

By: _____

Printed Name: STEPHEN C. COPE

Title: MANAGING MEMBER

STATE OF TEXAS §

COUNTY OF Collin §

REGINA PRAY
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 128225464

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Stephen Cope, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day of April, 2024.

_____
Notary Public, State of Texas

WITNESS, my hand, this 23rd day of April, 2024.

BY: **THE COLONIES AT JAMESTOWN SQUARE, LLC,** a Texas limited liability company

By: _____

Printed Name: Mark A. Cope

Title: Manager

STATE OF TEXAS §

COUNTY OF Collin §

REGINA PRAY
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 128225464

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark A. Cope, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day of April, 2024.

_____
Notary Public, State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS, JAMESTOWN SQUARE, LLC AND THE COLONIES AT JAMESTOWN SQUARE, LLC, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as **JAMESTOWN SQUARE**, 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 home-rule municipality, hereinafter called CITY, and the Sherman Municipal Airport, hereinafter called AIRPORT, and their respective successors and assigns, of and from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of any and all aircraft ("aircraft" being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, including but not limited to jet, propeller-driven, civil, military, experimental or commercial aircraft and helicopters, regardless of existing or future noise levels, designed or used for the purpose of transporting persons or property through the air, by whoever owned or operated), in the airspace over OWNER's property. Such release shall include, but not be limited to, any damages to OWNER'S property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, taking off from, operating at or on, or being maintained at the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

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

Executed this 23rd day of April, A.D. 2024.

_____
Jamestown Square, LLC

Executed this 23rd day of April, A.D. 2024.

Mark A. Cope
The Colonies at Jamestown Square, LLC

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof 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.

_____
Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS
REGISTERED
MICHAEL B. MARX
5181
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 23rd day of April, 2024.

_____
Notary Public, State of Texas

ELIZABETH M. HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441687

Approved this 11th day of April, 2024 by the City Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 4/29/2024 10:37:45 AM
In the PLAT Records
JAMESTOWN SQUARE
Doc Number: 2024 – 67
Number of Pages: 2
Amount: 74.00
Order#: 20240429000046
By: TR

FINAL PLAT
JAMESTOWN SQUARE

BLOCK A, LOTS 1-7 & 8-HOA

54.445 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248 AND
THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
NA	JCC	KHA	04/23/2024	064512316	2 of 2

OWNER / APPLICANT:
Jamestown Square, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

OWNER / APPLICANT:
The Colonies at Jamestown Square, LLC
900 W. Bethany Dr., Suit 540
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

DWG NAME: K:\FW_SURVEY\064512316-JAMESTOWN SQUARE - SHERMAN\DWG\064512316-JAMESTOWN SQUARE FP 24X36.DWG PLOTTED BY: MARX, MICHAEL 4/23/2024 6:42 AM LAST SAVED: 4/23/2024 6:40 AM

July 7, 2025

City of Sherman
Development Services
220 West Mulberry
P.O. Box 1106
Sherman, Texas 75090
903-892-7229
Planning@CityofSherman.com

RE: ***Jamestown – Creekwood Multi-family – Site Plan***
Project Narrative

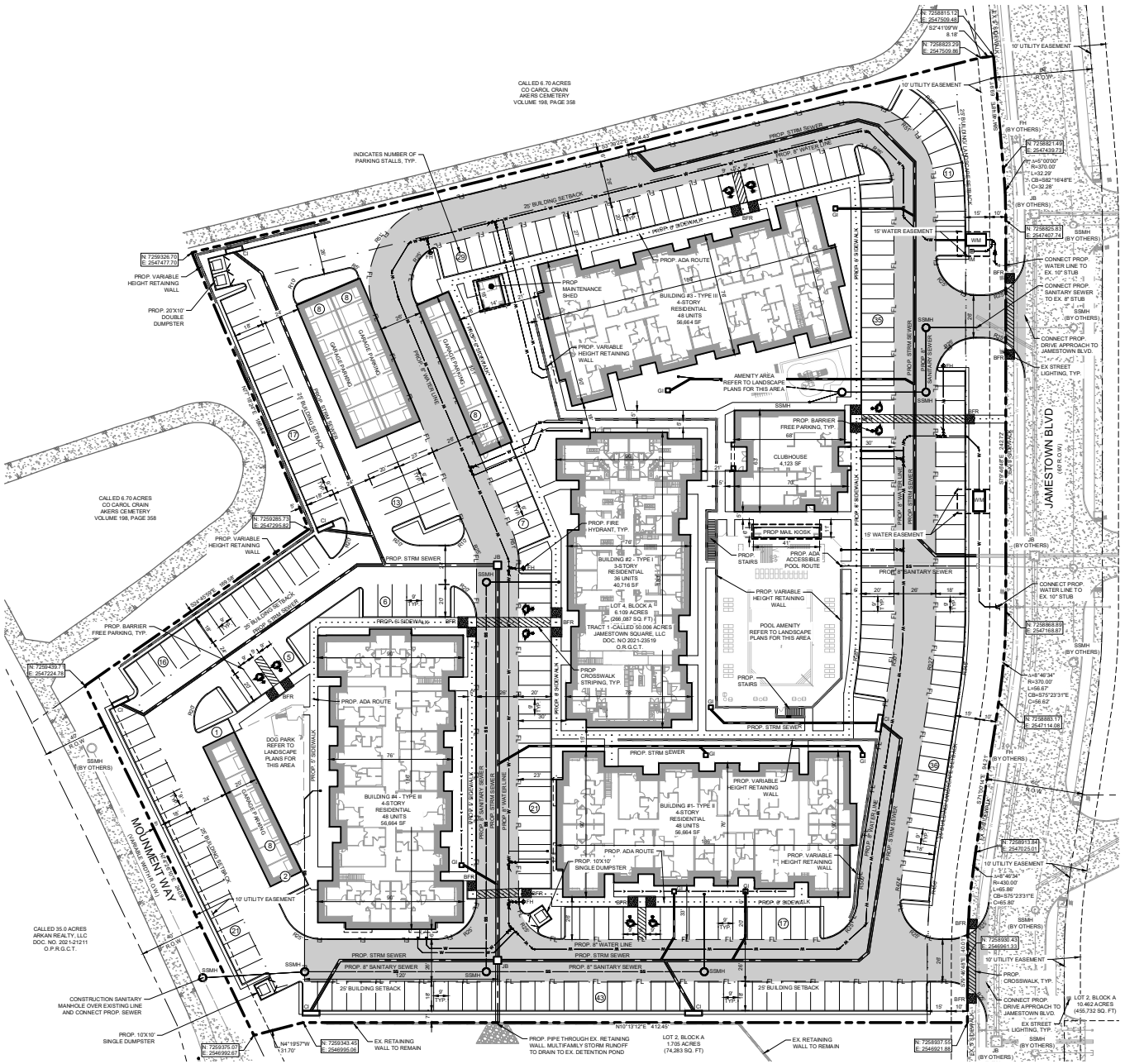
To whom it may concern:

The purpose of this site plan is to request approval of the proposed garden style multi-family development. The site is located at the northeast corner of the U.S. 75 and Akers Road intersection in Sherman, Texas. The site is ±6.11 acres Block A, Lot 4 of the Jamestown development. There are 4 proposed residential unit buildings, 1 clubhouse, 4 covered parking structures, 1 mail kiosk, and 1 maintenance shed. Proposed amenities include a dog park and pool. There are 180 proposed dwelling units.

Regards,

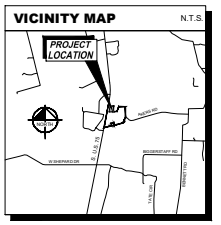
KIMLEY-HORN AND ASSOCIATES, INC.

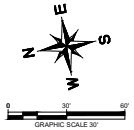
Caleb Jones, P.E. – Project Manager



VICINITY MAP

N.T.S.





- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- PROPOSED BUILDING
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING
- PROP. — PROPOSED

SITE SUMMARY TABLE

LOT INFORMATION	
CURRENT ZONING	MF-30
PROPOSED ZONING	MF-30
PROPOSED LAND USE	MULTIFAMILY
LOT AREA	6.109 ACRES / 266,108 SF
MINIMUM LOT AREA	5 ACRES
MINIMUM LOT DIMENSIONS	85'X100'
SETBACKS	FRONT: 25' REAR: 25' SIDE: 25' *40' BUILDING SETBACK FROM ANY "R" (RESIDENTIAL) ZONED PROPERTIES *15' LANDSCAPE BUFFER ADJ. TO ROW (NON-INCLUSIVE OF UTILITY ESMTS)
LANDSCAPED AREA	126,881 SF
IMPERVIOUS AREA	139,227 SF
BUILDING INFORMATION	
PROVIDED BUILDING AREA	56,070 SF
MAX LOT COVERAGE	50% OF THE GROSS AREA OF THE LOT
PROVIDED LOT COVERAGE	56,070/266,108 = 21.1%
FLOOR-TO-AREA RATIO (FAR)	210,708 / 266,108 = 0.792
MAXIMUM BUILDING HEIGHT	50'
PROPOSED BUILDING HEIGHT	TYPE I BUILDING: 3-STORIES / TYPE II BUILDING: 4-STORIES
1-BEDROOM UNITS	96 UNITS
2-BEDROOM UNITS	78 UNITS
2-BEDROOM UNITS	6 UNITS
TOTAL UNITS	180 UNITS
PARKING	
	MULTIFAMILY: 1-BEDROOM UNIT: 1.5 SPACES PER UNIT = 96*1.5 = 144 SPACES REQUIRED 2-BEDROOM UNIT: 2 SPACES PER UNIT = 78*2 = 156 SPACES REQUIRED 3-BEDROOM UNIT: 2.5 SPACES PER UNIT = 6*2.5 = 15 SPACES REQUIRED
TOTAL REQUIRED PARKING	TOTAL PARKING REQUIRED = 315 SPACES REQUIRED
TOTAL PROVIDED PARKING	313 SPACES PROVIDED
PROVIDED UNCOVERED PARKING	281 SPACES PROVIDED (89.8%)
PROVIDED GARAGE PARKING	32 COVERED SPACES PROVIDED (10.1%)
REQUIRED ACCESSIBLE PARKING	8 SPACES REQUIRED
PROVIDED ACCESSIBLE PARKING	10 SPACES PROVIDED

SITE PLAN

CREEKWOOD VILLAS AT JAMESTOWN SQUARE MULTIFAMILY

LOT 4, BLOCK A

JAMESTOWN SQUARE

BEING A TOTAL OF 6.109 ACRES

JOHN CHRONISTER SURVEY, ABSTRACT NO. 248

City of Sherman, Grayson County, Texas

AUGUST 5, 2025

Owner:
Jamestown Square, LLC
900 West Bethany Drive Ste. 540
Allen, Texas 75013
Contact: James Cruser
Phone: (972) 908-2673
Email: james@copedfw.com

Developer:
Jamestown Square, LLC
900 West Bethany Drive Ste. 540
Allen, Texas 75013
Contact: James Cruser
Phone: (972) 908-2673
Email: james@copedfw.com

Engineer:
Kimley-Horn and Associates, Inc.
2600 North Central Expressway, Ste. 400
Richardson, Texas 75080
Contact: Caleb Jones, P.E.
Phone: (972) 471-9403
Email: caleb.jones@kimley-horn.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN
2600 NORTH CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
PHONE: 972-770-1300
TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 068102322
DATE AUGUST 2025
SCALE AS SHOWN
DESIGNED BY AJM
DRAWN BY JWD
CHECKED BY CBJ

CREEKWOOD VILLAS AT JAMESTOWN SQUARE
LOT 4, BLOCK A
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
C1.00

MARKS
(DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT) (DO NOT PLOT)
LAST SAVED BY: JWD
LAST PLOTTED: 8/13/2025 10:53:44 AM
PLOTTED BY: JWD
DIGITAL CAD LOCATION: C:\KHA\JAMESTOWN\REMARKS\CREEKWOOD - JAMESTOWN MF PHASE II\DGN\LAYOUT.DWG
XREFS: (None)
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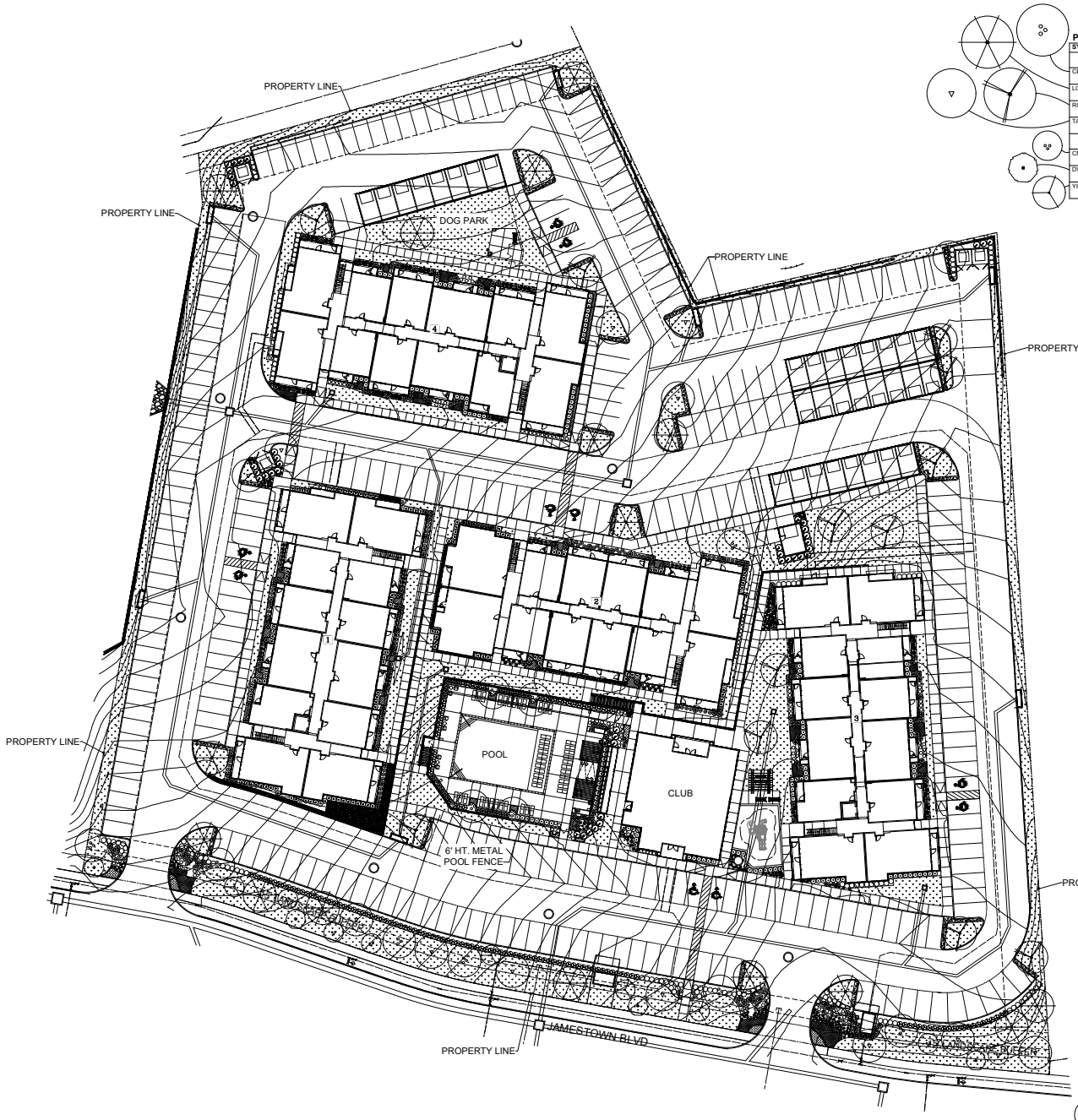


PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	SPECIFICATIONS
	SHADE TREES				
CE	Ulmus crassifolia	Cedar Elm	11	Minimum 3" Cal.	Min. 12'- 14' ht. w/ 6-8' min. spread
LO	Quercus virginiana	Live Oak	16	Minimum 3" Cal.	Min. 12'- 14' ht. w/ 6-8' min. spread
RO	Quercus shumardii	Shumard Red Oak	12	Minimum 3" Cal.	Min. 12'- 14' ht. w/ 6-8' min. spread
TA	Ulmus	Lacebark Elm	13	Minimum 3" Cal.	Min. 12'- 14' ht. w/ 6-8' min. spread
	ORNAMENTAL TREES				
CM	Lagerstroemia indica 'Natchez'	Crepe Myrtle 'Natchez'	6	Minimum 3" Cal.	Min. 8'- 10' ht. w/ 4-6' min. spread
DW	Chilopsis linearis	Desert Willow	7	Minimum 3" Cal.	Min. 8'- 10' ht. w/ 4-6' min. spread
YH	Ilex vomitoria	Yaupon Holly	7	Minimum 3" Cal.	Min. 8'- 10' ht. w/ 4-6' min. spread

LANDSCAPE REQUIREMENTS

SITE LANDSCAPE:

REQUIRED: 10% OF THE PARKING AREAS/DRIVES IS TO BE LANDSCAPED.
10% OF 120,453 S.F. = 12,045.3 S.F.
1 SHADE TREE PER PARKING ISLAND

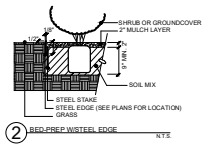
PROVIDED: 12,046+ S.F. OF LANDSCAPE AREA
1 SHADE TREE PER PARKING ISLAND

STREET PERIMETER BUFFER:

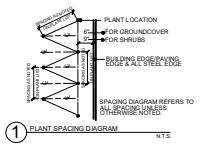
REQUIRED: 15 FOOT WIDE STREET BUFFER
2 SHADE TREES AND 2 ORNAMENTAL TREES FOR EVERY 1,000 S.F. OF REQUIRED BUFFER
9,010 S.F. OF BUFFERYARD / 1,000 S.F. =
(18) SHADE TREES & (18) ORNAMENTAL TREES

PROVIDED: MINIMUM 15 FOOT WIDE BUFFERYARD
(18) SHADE TREES AND (18) ORNAMENTAL TREES

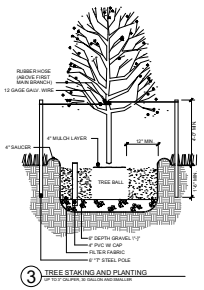
ALL PARKING SPACES ADJACENT TO A PARKING ISLAND TO HAVE A 2' WIDE CRUSHED GRANITE OR MULCH BORDER.



2 BED-PREP W/STEEL EDGE N.T.S.



1 PLANT SPACING DIAGRAM N.T.S.



3 TREE STAKING AND PLANTING

1 LANDSCAPE PLAN
SCALE: 1" = 60'-0"

0 30 60
GRAPHIC SCALE IN FEET

N

ISSUES:
- 07-02-25 SITE PLAN SUBMITTAL

REVISIONS:
- 08-05-25 CITY COMMENTS

CLIENT:
COPE EQUITIES
950 W. BETHANY DRIVE
SUITE 540
ALLEN, TX 75013

CREEKSIDE

SHERMAN, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

07-02-25

ISSUE FOR PERMIT

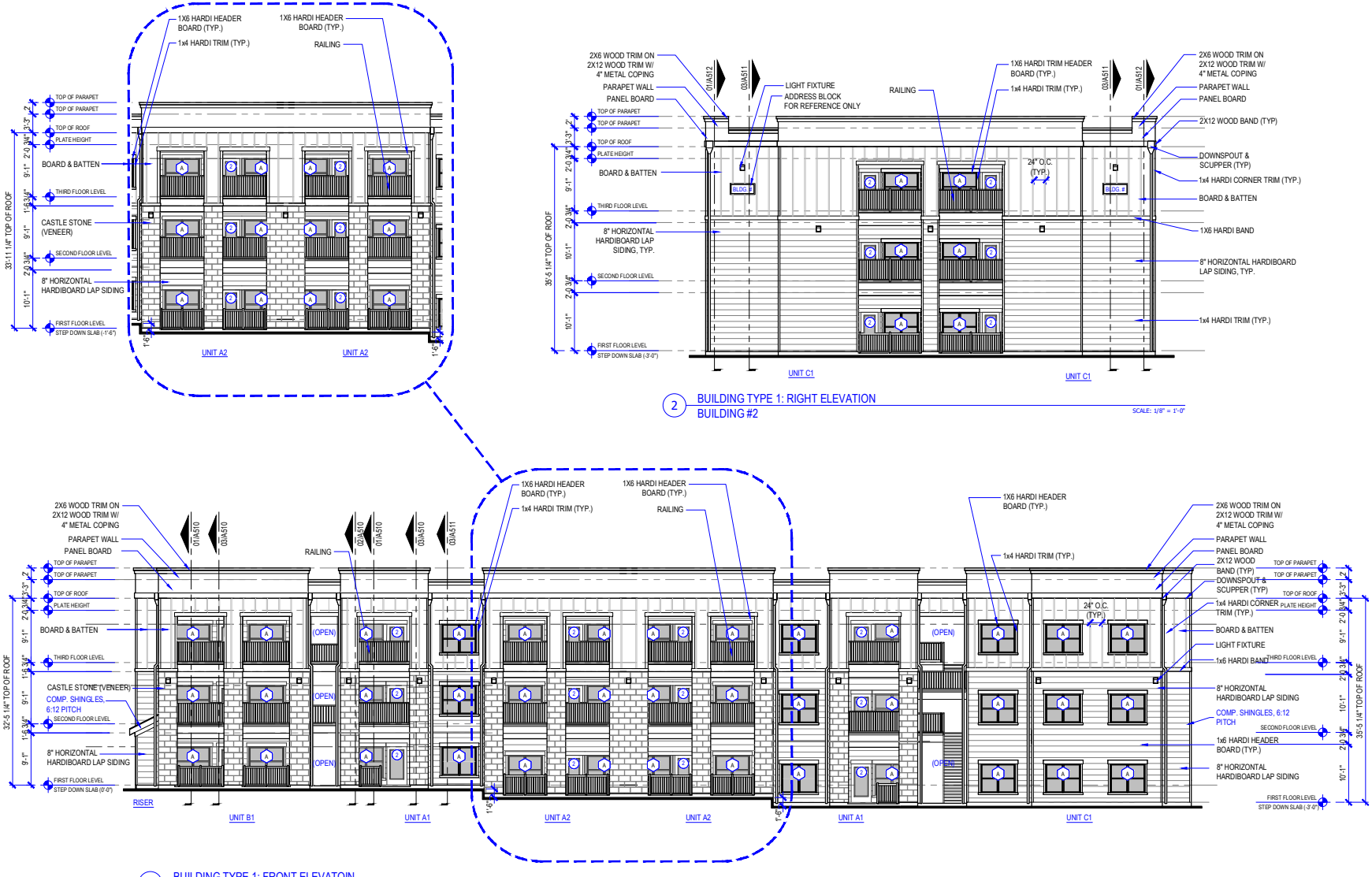
CREEKSIDE

SHERMAN, TEXAS

JOB NUMBER: DBA-2408

CITY-
LANDSCAPE PLAN

LP0.01



DBA ARCHITECTS
1111 N. BOWSER, SUITE 310 RICHARDSON, TEXAS 75081 972.644.2800

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

BUILDING TYPE I
EXTERIOR ELEVATIONS

(NOT FOR CONSTRUCTION)

Revisions	Date

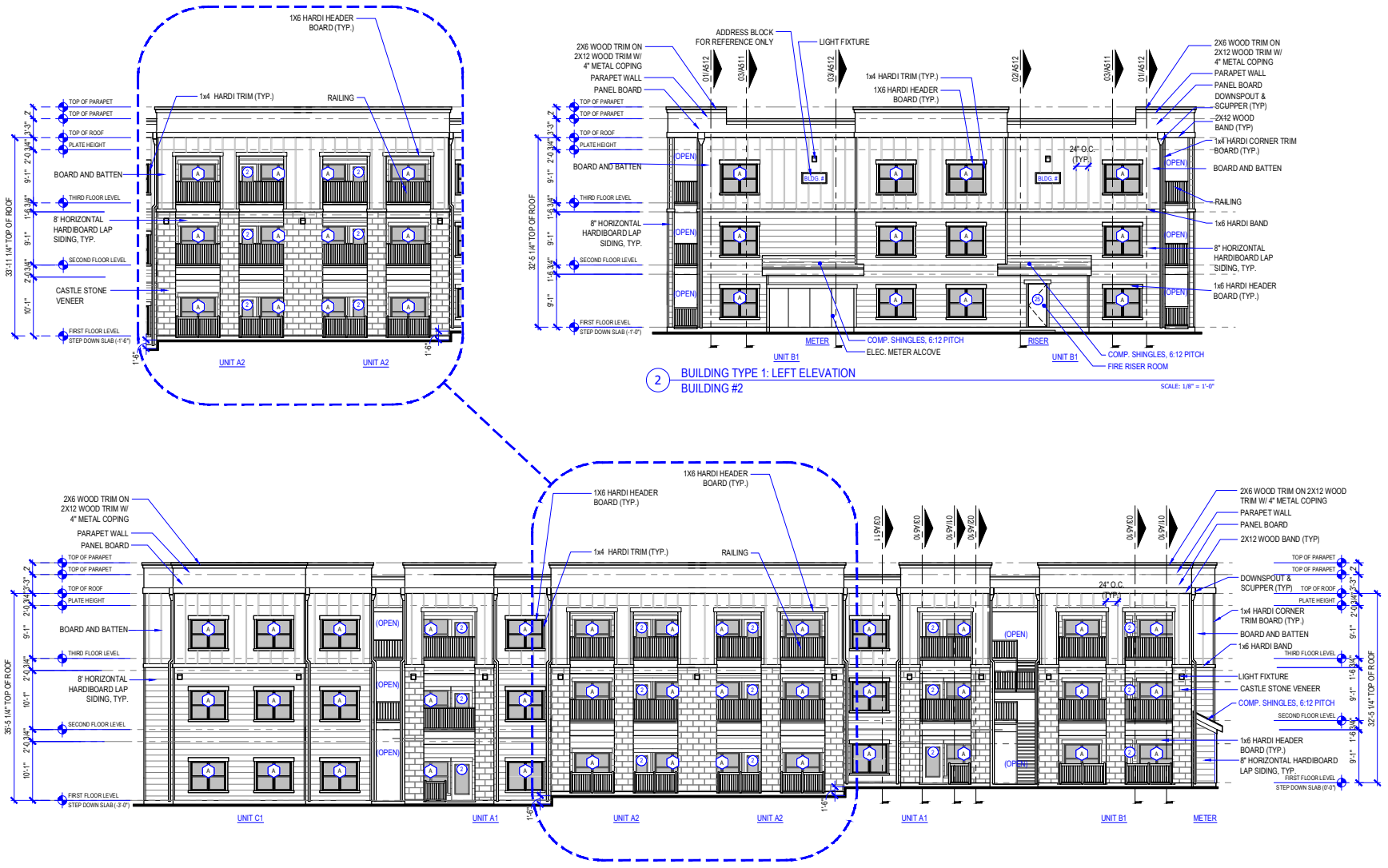
Issue Dates:

Drawn By: VARIES
Checked by: RM

Sheet
A405

Project No.

CITY SUBMITTAL: 07-03-2025



DBA ARCHITECTS
111 E. KENTUCKY, SUITE 200 MCKINNEY, TEXAS 75069 (972) 542-0900

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

BUILDING TYPE I
EXTERIOR ELEVATIONS

Revisions	Date

Issue Dates:

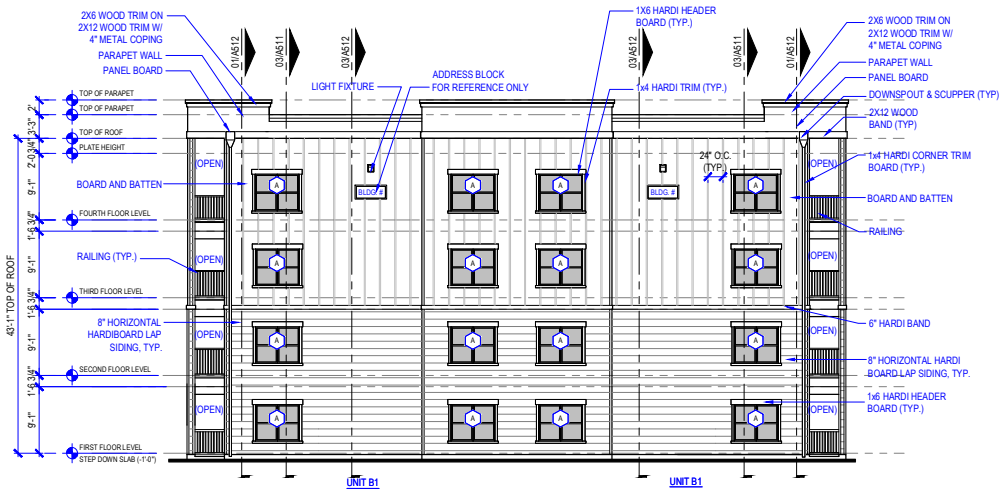
Drawn By: VARIES
Checked by: RM

Sheet
A406

Project No.

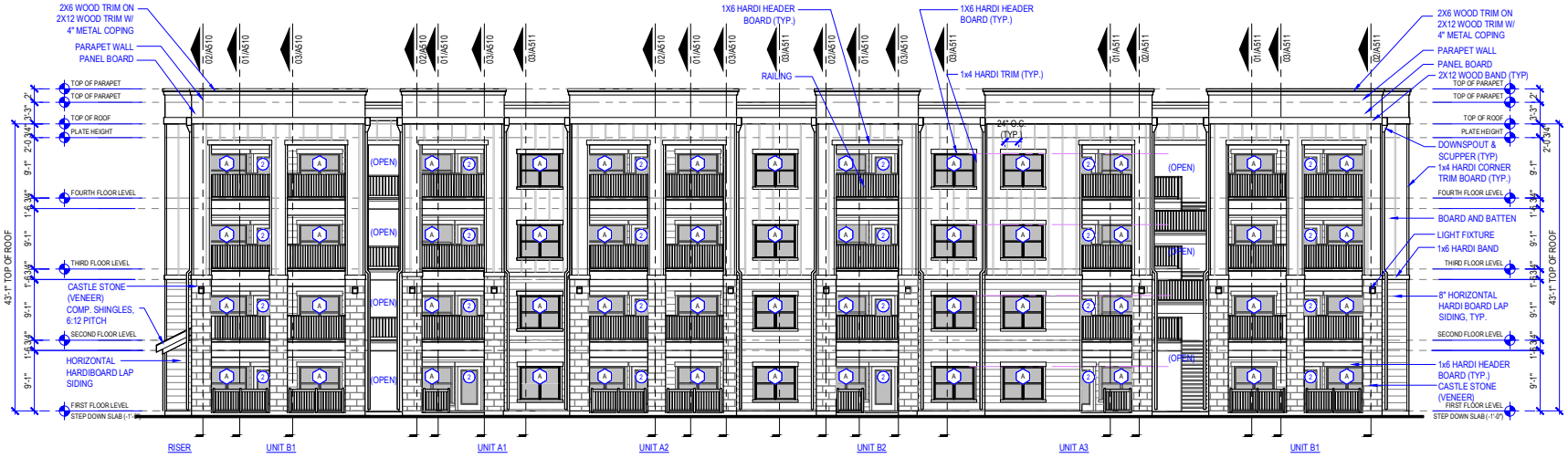
(NOT FOR CONSTRUCTION)

CITY SUBMITTAL: 07-03-2025



2 BUILDING TYPE 2: RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 2: FRONT ELEVATOIN

SCALE: 1/8" = 1'-0"

DBA ARCHITECTS

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

BUILDING TYPE 2
EXTERIOR ELEVATIONS

(NOT FOR CONSTRUCTION)

Revisions	Date

Issue Dates:

CITY SUBMITTAL: 07-03-2025

Drawn By: VARIES
Checked by: RM

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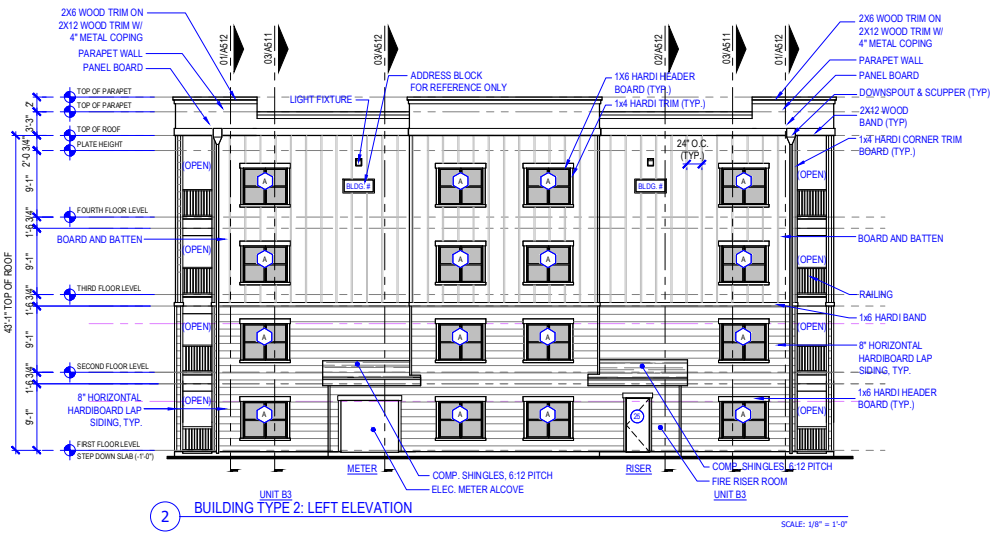
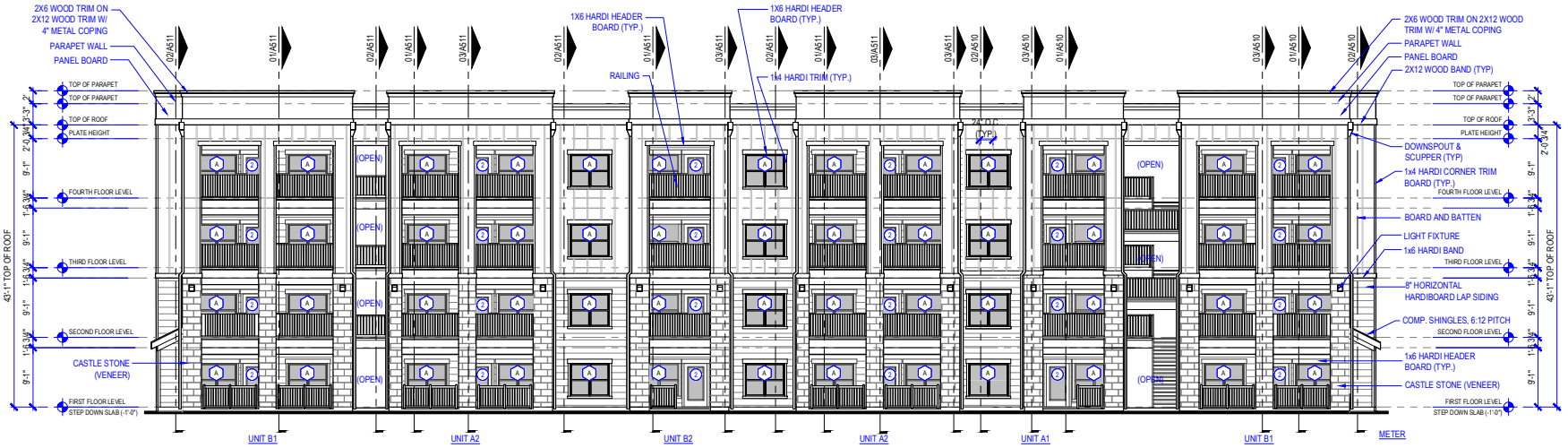
Project No.



2 BUILDING TYPE 2: LEFT ELEVATION

SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 2: REAR ELEVATION

SCALE: 1/8" = 1'-0"

DBA ARCHITECTS
1715 SOUTHCREST SUITE 200 DENTON, TEXAS 76205 940.243.0990

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

BUILDING TYPE 2
EXTERIOR ELEVATIONS

(NOT FOR CONSTRUCTION)

Revisions	Date

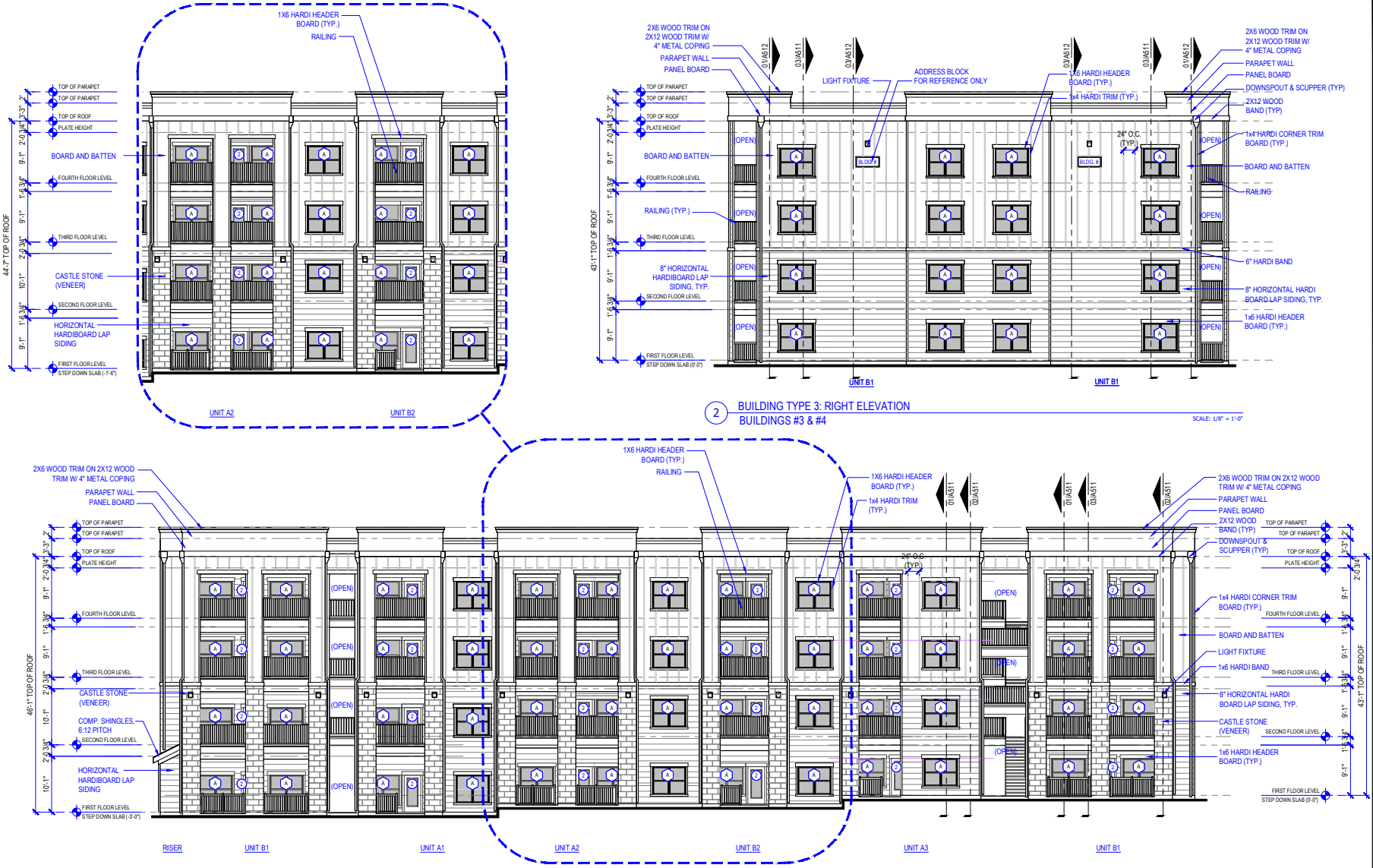
Issue Dates:

CITY SUBMITTAL: 07-03-2025

Drawn By: VARIES
Checked by: RM

Sheet
A417

Project No.



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DBA ARCHITECTS

Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

BUILDING TYPE III
EXTERIOR ELEVATIONS

(NOT FOR CONSTRUCTION)

Revisions	Date

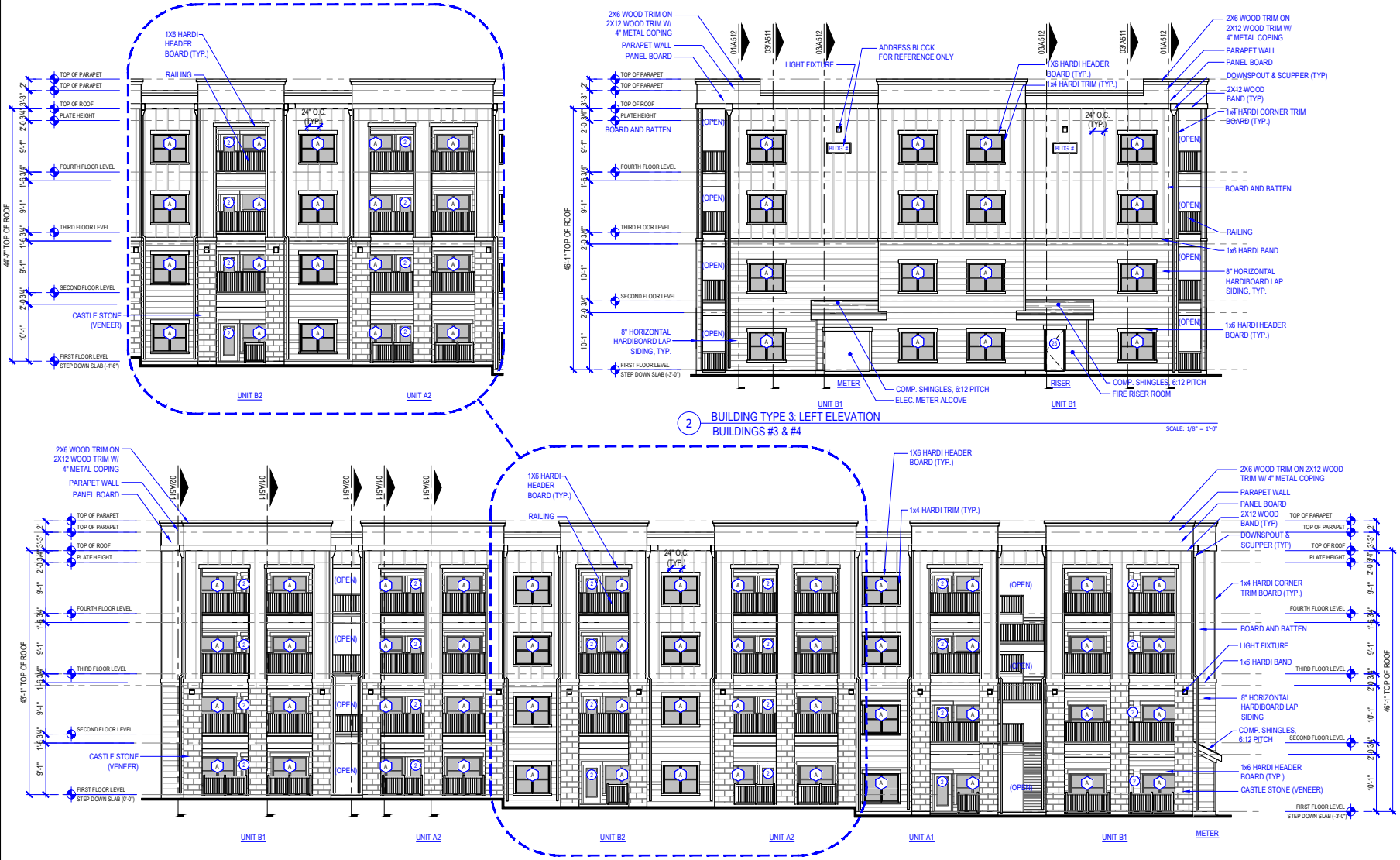
Issue Dates:

CITY SUBMITTAL: 07-03-2025

Drawn By: VARIES
Checked by: RM

Sheet
A426

Project No.



DBA ARCHITECTS

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

BUILDING TYPE III
EXTERIOR ELEVATIONS

(NOT FOR CONSTRUCTION)

Revisions	Date

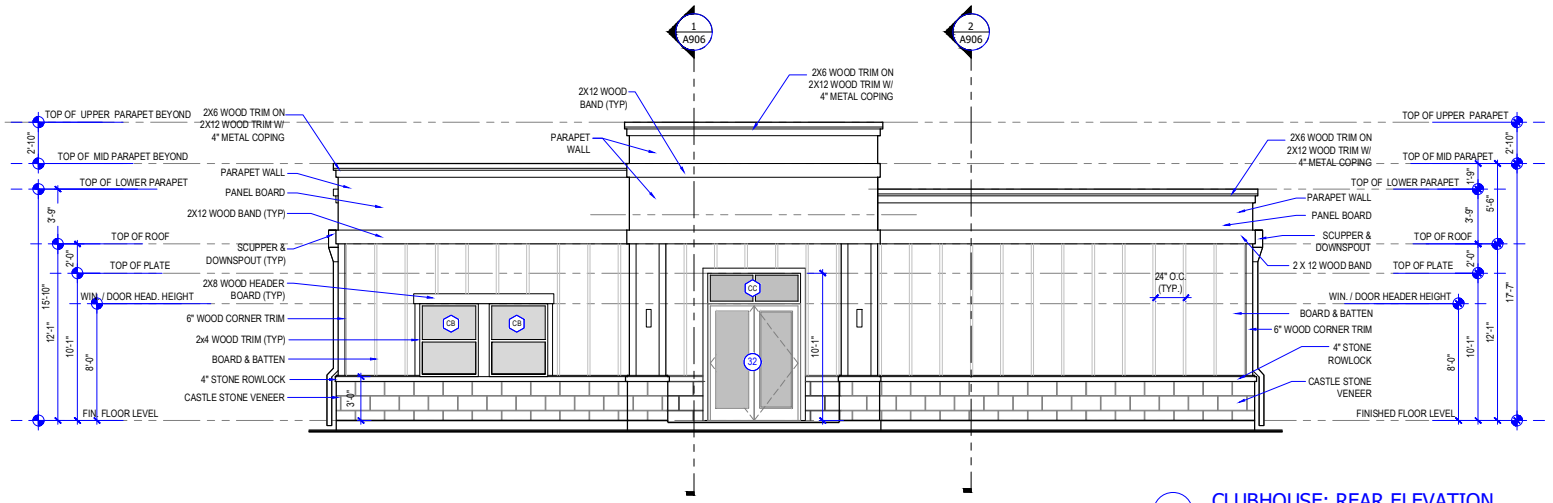
Issue Dates:

Drawn By: VARIES
Checked by: RM

Sheet
A427

Project No.

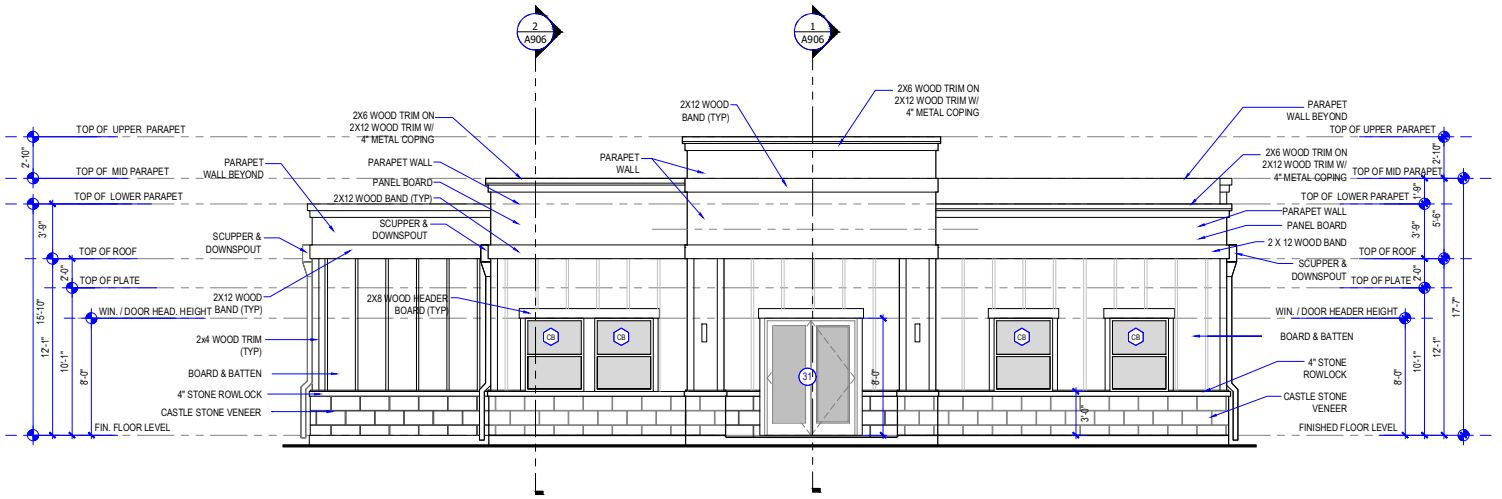
CITY SUBMITTAL: 07-03-2025



2 CLUBHOUSE: REAR ELEVATION

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

FACADE AREA - 1,013 SQ FT
GLAZING AREA - 110 SQ FT
TOTAL AREA- 1,136 SQ FT



1 CLUBHOUSE: FRONT ELEVATION

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

FACADE AREA - 856 SQ FT
GLAZING AREA - 136 SQ FT
TOTAL AREA- 992 SQ FT

TOTAL ELEVATION AREA
FACADE AREA - 3,676 SQ FT
GLAZING AREA - 498 SQ FT
TOTAL AREA- 4,174 SQ FT

DBA ARCHITECTS
111 E. KENTUCKY, SUITE 200 · MCKINNEY, TEXAS 75069 · 972.547.0100

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

CLUBHOUSE

(NOT FOR CONSTRUCTION)

CITY SUBMITTAL: 07-03-2025

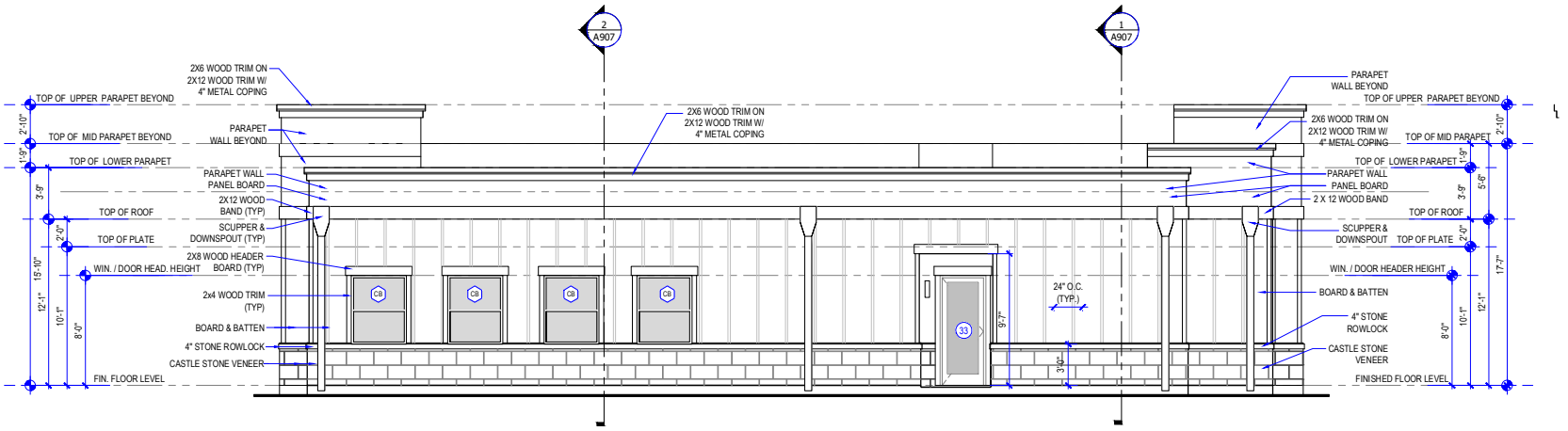
Revisions	Date

Issue Dates:

Drawn By: VARIES
Checked by: RM

Sheet
A904

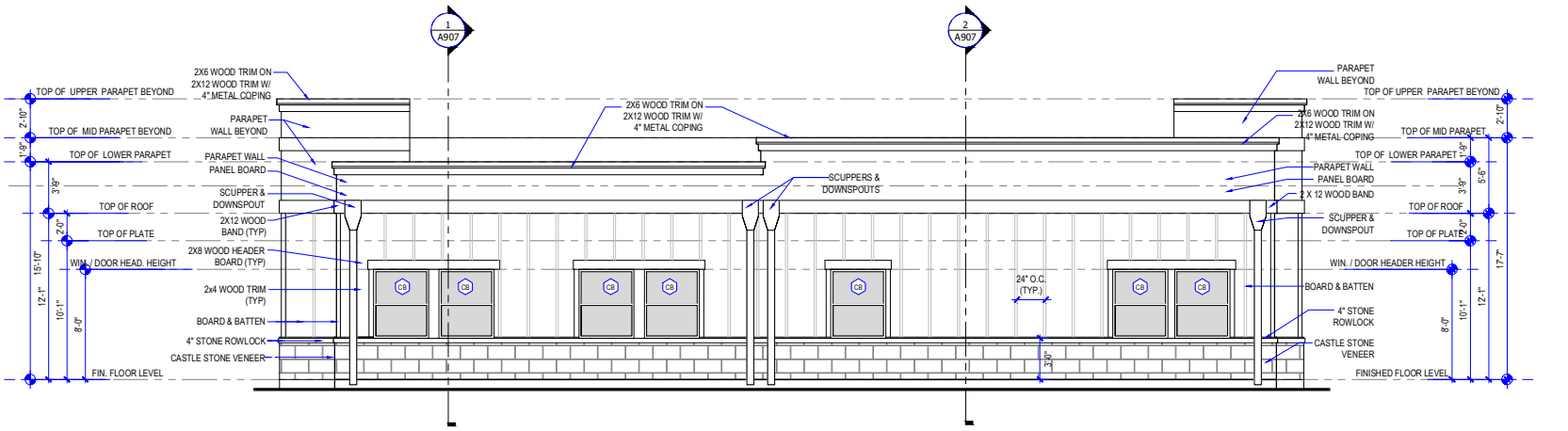
Project No.



2 CLUBHOUSE: LEFT ELEVATION

FACADE AREA - 951 SQ FT
GLAZING AREA - 112 SQ FT
TOTAL AREA-1,063 SQ FT

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



1 CLUBHOUSE: RIGHT ELEVATION

FACADE AREA - 843 SQ FT
GLAZING AREA - 140 SQ FT
TOTAL AREA- 983 SQ FT

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

DBA ARCHITECTS
111 E. KINGSLEY, SUITE 200 DALLAS, TEXAS 75208 (214) 943-0000

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Creekwood Villas
AT JAMESTOWN SQUARE
JAMESTOWN BOULEVARD
SHERMAN, TEXAS

CLUBHOUSE

(NOT FOR CONSTRUCTION)

Revisions	Date

Issue Dates:

CITY SUBMITTAL: 07-03-2025

Drawn By: VARIES
Checked by: RM

Sheet
A905

Project No.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

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), Ellitt 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:

Planning and Zoning Commission

Site Plan for Retail/Restaurant.

Background:

The property is located at 801 East FM 1417 (Vietnam Veterans Parkway). The owner is requesting Site Plan approval for a Retail/Restaurant commercial building.

The following has been approved for this location:

- 7/22/2025 - A.Public Hearing and Variance under Section 14.03.002 to allow a 25’ rear setback in lieu of the required 40’
- 9/21/2021 - Zone Change from R-1 to C-2.

Origination:

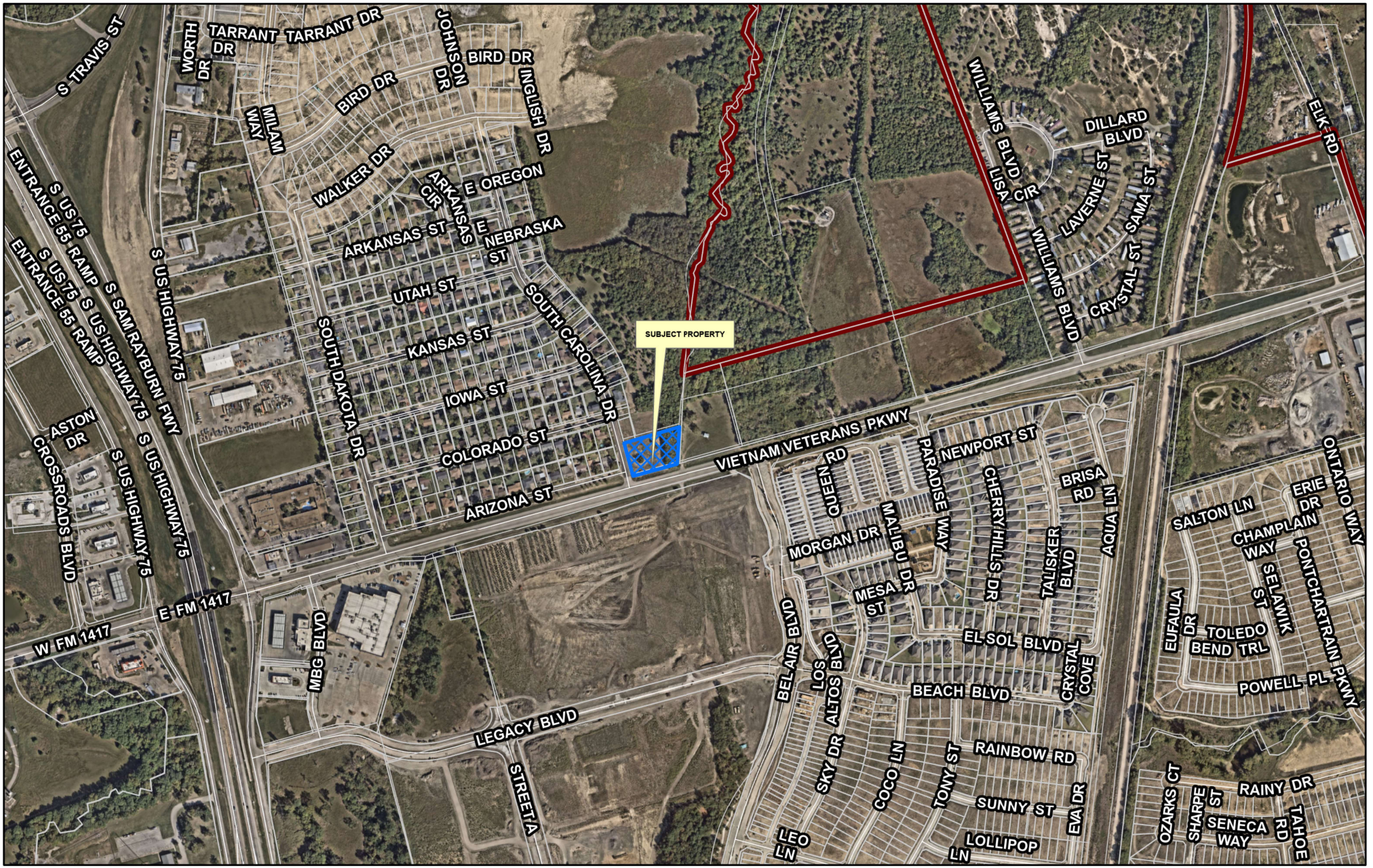
Pradeep Singla SBD Investments, LLC (Owner), Ellitt Bogart (Applicant) and Traverse Land Surveying LLC (Surveyor)

Staff Recommendation:

Staff recommends approval.

Attachments:

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



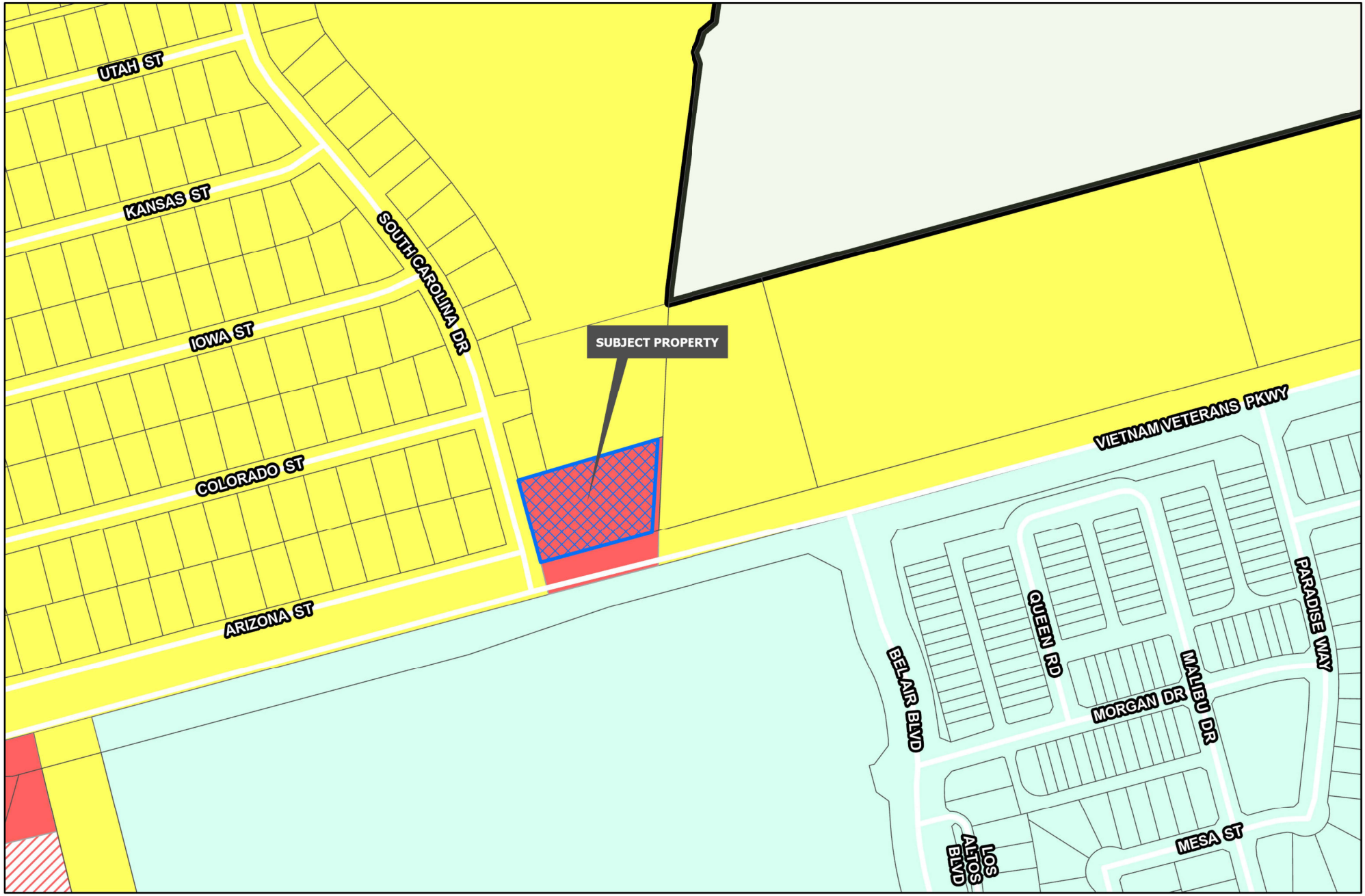
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

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

N
W E
S

Date: 7/9/2025 8:28 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.

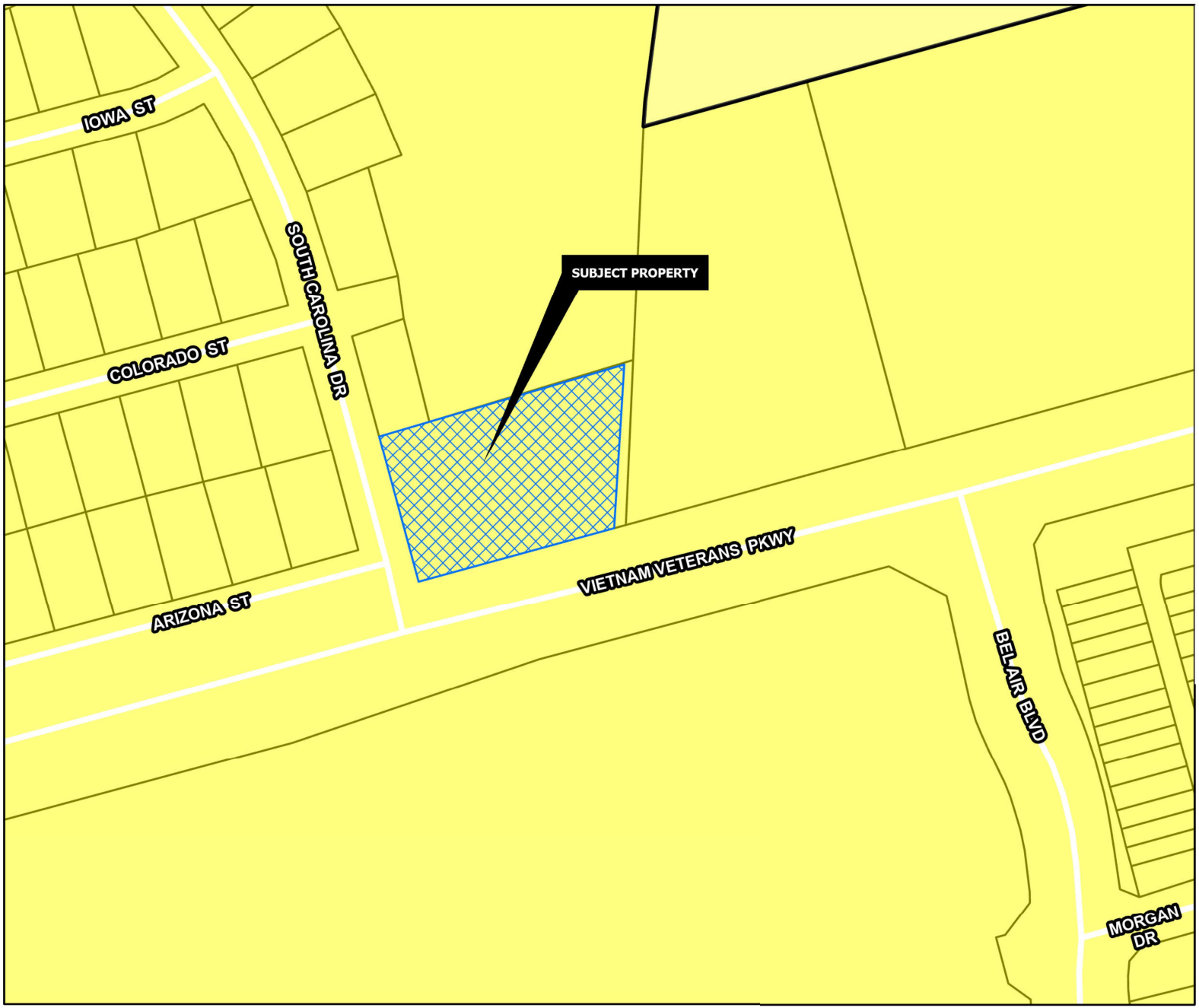
Development Services Department

- 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)

N
W E
S

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.

Sherman
CLASSIC TOWN. BROAD HORIZON.

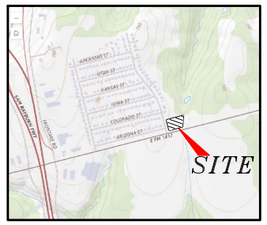
Development Services Department

- 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
801 E FM 1417
(VIETNAM VETERANS PKWY)

N
W E
S

Date: 7/9/2025 8:28 AM



VICINITY MAP
NOT TO SCALE

N

0 20 40 Feet
SCALE IN FEET

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

LEGEND

	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE (AS NOTED)
OHE	OVERHEAD ELECTRIC LINE
●	SET OR FOUND MONUMENT (AS NOTED)
G	GAS METER
GV	GAS VALVE
UGG	UNDERGROUND GAS SIGN
UGGS	UNDERGROUND GAS MARKER
UGA	UNDERGROUND CABLE SIGN
UGW	UNDERGROUND WATER MARKER
CATV	UNDERGROUND CABLE TV VAULT
	PROPANE TANK
TPED	TELEPHONE PEDESTAL
EPED	ELECTRIC PEDESTAL
A	AIR CONDITIONING
WM	WATER METER
WV	WATER VALVE
	WATER MAN HOLE
CO	CLEANOUT
BOL	BOLLARD
	FIRE HYDRANT
SS	SANITARY SEWER MAN HOLE
S	STORM MAN HOLE
EM	ELECTRIC METER
	ELECTRIC VAULT
TRANS	TRANSFORMER
PP	POWER POLE
	GUY ANCHOR
LP	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
CATV	CABLE VAULT
	TRAFFIC SIGNAL VAULT
TSL	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	LIGHT POLE
	FLAG POLE
MB	MAIL BOX
	BENCH MARK
(C.M.)	CONTROL MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
VOL., PG.	VOLUME, PAGE
CAB., PG.	CABINET, PAGE
DOC. NO.	DOCUMENT NUMBER
O.P.R.G.C.T.	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

GAS TEST STATION
6" WATER LINE PER CITY GIS MAP
BM #2
GRAVEL DRIVE
COLORADO STREET RIGHT-OF-WAY LINE
SANITARY SEWER MANHOLE
RIM= 732.86'
8" CLAY FL NW = 723.50'
8" CLAY FL SE = 723.35'
8" SANITARY SEWER LINE PER CITY GIS MAP
SOUTH CAROLINA DRIVE
(60' PUBLIC RIGHT-OF-WAY)
CONCRETE DRIVE
ASPHALT ROAD & CONCRETE CURB & GUTTER
SANITARY SEWER MANHOLE
RIM= 729.35'
8" CLAY FL NW = 721.59'
8" CLAY FL SE = 721.75'
8" CLAY FL SE = 721.54'
6" WATER LINE (PORTION RUNNING EAST/WEST) PER CITY GIS MAP
24" RCP FL = 725.05'
BM #1
ASPHALT ROAD
LOT 1, BLOCK 2
CONSTITUTION VILLAGE
VOL. 3, PG. 73
P.R.G.C.T.
5/8" REBAR SET WITH CAP "TRAVERSE LS PROP COR"
UNDERGROUND WATER LINE (6" WATER LINE PER CITY GIS MAP)
UNDERGROUND GAS LINE
REDEEM EQUITIES, LLC
DOC. NO. 2024-2816
O.P.R.G.C.T.
1.102 ACRES
48,024 SQ. FT.
"THERE ARE NO BUILDINGS ON THIS SITE"
TCL LAND BANK 3, LP
DOC. NO. 2022-18341
O.P.R.G.C.T.
N74°56'36"E 298.10'
1/2" REBAR FOUND WITH CAP "COPLEY RPLS 6720" (C.M.)
GRAYSON COUNTY
VOL. 1660, PG. 420
D.R.G.C.T.
S04°01'47"W 190.71'
LOT 2, BLOCK 8
CONSTITUTION VILLAGE
VOL. 3, PG. 73
P.R.G.C.T.
N15°00'33"W 179.78'
O728.94
O729.02
O729.22
O722.69
O723.36
O724.50
1/2" REBAR FOUND WITH CAP "SARTIN 3694" (C.M.)
31.60'
S80°33'40"W
S75°02'35"W 204.44'
1/2" REBAR FOUND (C.M.)
24" RCP FL = 722.29'
24" RCP FL = 724.65'
BAR DITCH FL
EAST FARM TO MARKET ROAD NO. 1417
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
ASPHALT ROAD

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

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 AllTerra 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

1. 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.
2. 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.

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. McCullah
Registered Public Land Surveyor
Texas Registration No. 4023

SCAN HERE FOR FIELD IMAGES, OR CLICK THE LINK BELOW:
FIELD IMAGES

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

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

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

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.

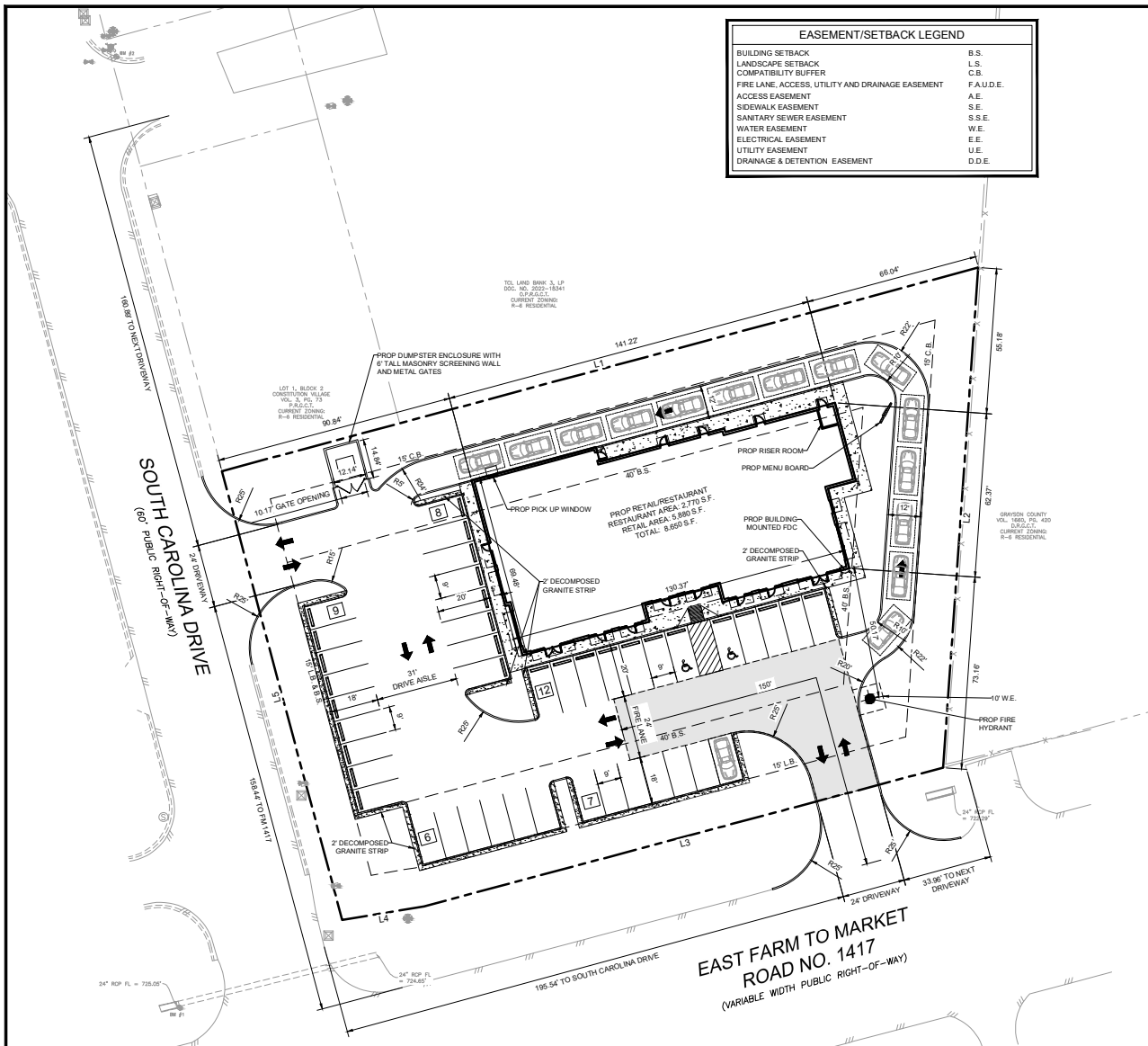
The first variance being requested is for a reduction in the building setback on the north side of the site. The current required building setback on the north side is 40 feet due to the adjacent land being zoned residential. We would like to request a reduction from 40 feet to 25 feet to provide more 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



EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
COMPATIBILITY BUFFER	C.B.
FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT	F.A.U.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	WATER VALVE	GRAVEL
3/8" IR FOUND	FIRE HYDRANT	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	GAS TEST STATION	BOUNDARY
POINT FOR CORNER	OVERHEAD UTILITY LINE	HIGHBANK LINE
CON. MONUMENT	GUY WIRE ANCHOR	PARKING STRIPE
3/4" IP FOUND	BARBED WIRE FENCE	HANDICAP SPACE
TELE. BOX	IRON FENCE	
CABLE BOX	CHAINLINK FENCE	
ELECTRIC BOX	WOOD FENCE	
BRICK COLUMN	PIPE RAIL FENCE	
STONE COLUMN	COVERED AREA	
STORM DRAIN MH.	ASPHALT	
SAN. SEW. CO.	FIRE LANE STRIPE	
BOLLARD POST	BRICK RET. WALL	
LIGHT POLE	STONE RET. WALL	
SAN. SEW. MH.	CON. RET. WALL	

SITE DATA SUMMARY TABLE

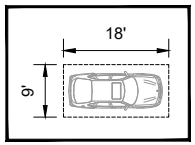
SITE ACREAGE:	1.10 ACRES (48,024 S.F.)
ZONING:	C1 COMMERCIAL
PROPOSED USE:	RETAIL/RESTAURANT
BUILDING AREA:	8,650 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	T.B.D.
BUILDING COVERAGE:	18.0%
FLOOR AREA RATIO:	0.18
IMPERVIOUS AREA:	29,667 S.F.(61.6%)
PERVIOUS/LANDSCAPE AREA:	18,494 S.F. (38.4%)
REGULAR PARKING REQUIRED: RETAURANT: 1 SP PER 150 S.F. RETAIL: 1 SP PER 250 S.F.	42 SPACES
REGULAR PARKING PROVIDED:	40 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	42 SPACES

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
STRIPING
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
HANDICAP LOGO
HANDICAP SIGN
RAMP
BOLLARD
TRAFFIC ARROW
FIRE HYDRANT
DUMPSTER
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT
SANITARY SEWER SAMPLE PORT
GREASE TRAP
DOMESTIC WATER METER
IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE

REQUESTED VARIANCES:

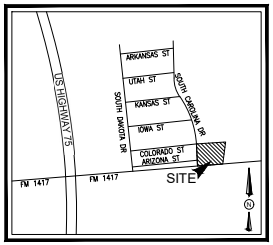
1. REDUCED BUILDING SETBACK ON NORTH SIDE OF SITE FROM 40' TO 25'.



Know what's below. Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	05/16/25	1st SITE PLAN SUBMITTAL	EB
2	07/07/25	2nd SITE PLAN SUBMITTAL	EB
3	07/14/25	3rd SITE PLAN SUBMITTAL	EB
4	07/23/25	4th SITE PLAN SUBMITTAL	EB
5	08/05/25	5th SITE PLAN SUBMITTAL	EB
.	.	.	.
.	.	.	.

KARTAVYA S. PATEL 97534 LICENSED PROFESSIONAL ENGINEER
08/05/25



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. FIRE DEPARTMENT CONNECTION SHALL BE EQUIPPED WITH LOCKING KNOX CAPS THAT OPERATE WITH THE AUTHORITY HAVING JURISDICTION'S KNOX KEY.

BOUNDARY LINE TABLE

LINE #	DISTANCE	BEARING
L1	298.10'	N74°56'36"E
L2	190.71'	S04°01'47"W
L3	204.44'	S75°02'35"W
L4	31.60'	S80°33'40"W
L5	176.78'	N15°00'33"W

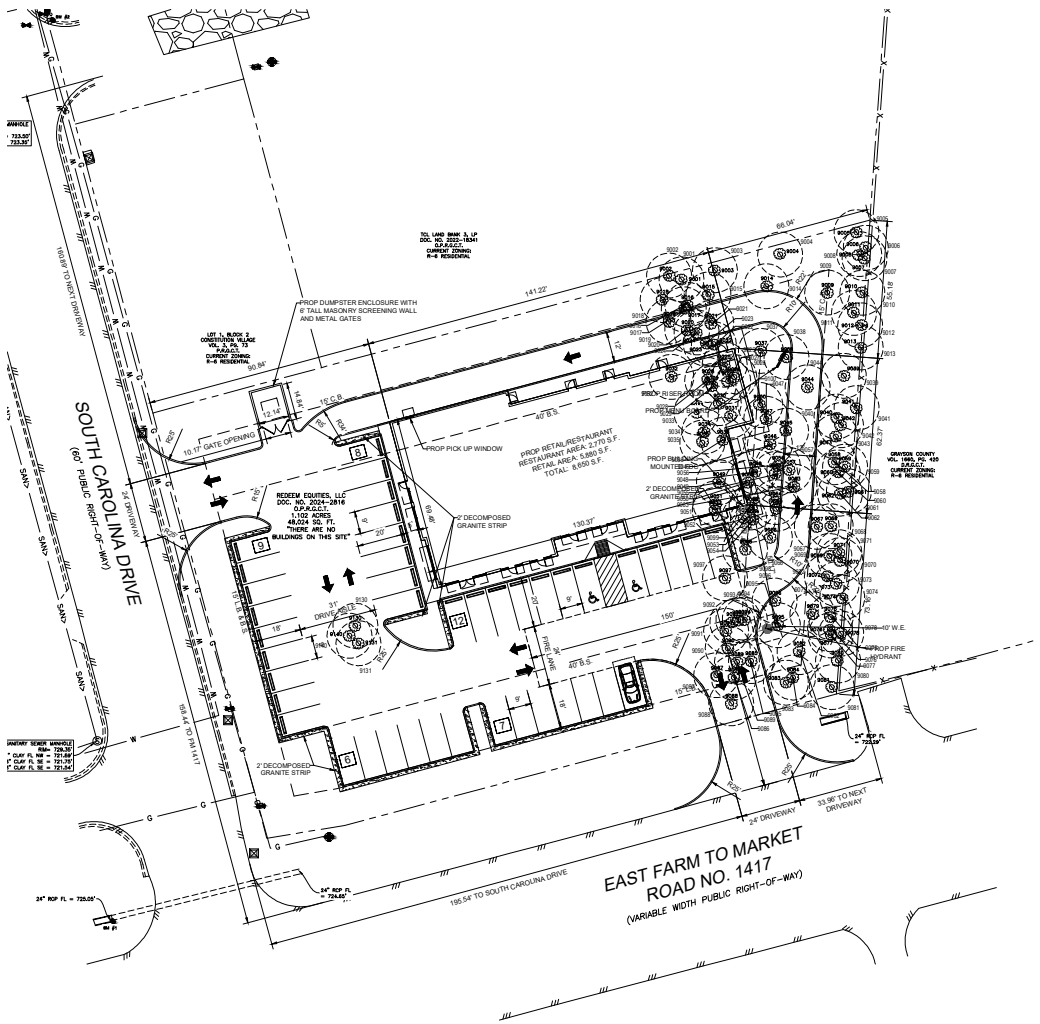
SITE PLAN

RETAIL/REST. AT FM 1417 & SOUTH CAROLINA DR.
NEC FM 1417 & SOUTH CAROLINA DRIVE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS 75090
CONSTITUTION VILLAGE, BLOCK 8, LOT 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	08/05/25	SEE SCALE BAR	068-25	C-3.0

TX. P.E. FIRM #11525



TREE NUMBER	DBH (IN)	TREE TYPE	BOTONICAL NAME	REMAIN/REMOVE	PROTECTED/UNPROTECTED	MITIGATION REQUIRED	EXEMPTIONS
9001	8	Elm	Ulmus	Remove	Unprotected		
9002	10	Elm	Ulmus	Remove	Unprotected		
9003	10	Elm	Ulmus	Remove	Unprotected		
9004	6	Elm	Ulmus	Remove	Unprotected		
9005	6	Elm	Ulmus	Remove	Unprotected		
9006	10 (x2)	Elm	Ulmus	Remove	Unprotected		
9007	8 (x2)	Elm	Ulmus	Remove	Unprotected		
9008	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9009	12	Oak		Remove	Unprotected		
9010	8	Elm	Ulmus	Remove	Unprotected		
9011	8	Elm	Ulmus	Remove	Unprotected		
9012	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9013	14	Elm	Ulmus	Remove	Protected	7	
9014	10 (x2)	Elm	Ulmus	Remove	Unprotected		
9015	6 (x2)	Elm	Ulmus	Remove	Unprotected		
9016	6	Elm	Ulmus	Remove	Unprotected		
9017	10	Elm	Ulmus	Remove	Unprotected		
9018	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9019	8 (x2)	Elm	Ulmus	Remove	Unprotected		
9020	8	Elm	Ulmus	Remove	Unprotected		
9021	8	Elm	Ulmus	Remove	Unprotected		
9022	8	Elm	Ulmus	Remove	Unprotected		
9023	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9024	6	Elm	Ulmus	Remove	Unprotected		
9025	6	Elm	Ulmus	Remove	Unprotected		
9026	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9027	10	Elm	Ulmus	Remove	Unprotected		
9028	8	Elm	Ulmus	Remove	Unprotected		
9029	10	Hackberry	Celtis occidentalis	Remove	Unprotected		
9030	8	Elm	Ulmus	Remove	Unprotected		
9031	8	Elm	Ulmus	Remove	Unprotected		
9032	12	Elm	Ulmus	Remove	Protected	6	
9033	10	Elm	Ulmus	Remove	Unprotected		
9034	10	Elm	Ulmus	Remove	Unprotected		
9035	10	Elm	Ulmus	Remove	Unprotected		
9036	8	Elm	Ulmus	Remove	Unprotected		
9037	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9038	6	Elm	Ulmus	Remove	Unprotected		
9039	8	Elm	Ulmus	Remove	Unprotected		
9040	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9041	10	Hackberry	Celtis occidentalis	Remove	Unprotected		
9042	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9043	8	Elm	Ulmus	Remove	Unprotected		
9044	6	Elm	Ulmus	Remove	Unprotected		
9045	6	Elm	Ulmus	Remove	Unprotected		
9046	8	Elm	Ulmus	Remove	Unprotected		
9047	6	Elm	Ulmus	Remove	Unprotected		
9048	6	Elm	Ulmus	Remove	Unprotected		
9049	8	Elm	Ulmus	Remove	Unprotected		
9050	6	Elm	Ulmus	Remove	Unprotected		
9051	16	Elm	Ulmus	Remove	Unprotected		
9052	10	Elm	Ulmus	Remove	Unprotected		
9053	10	Elm	Ulmus	Remove	Unprotected		
9054	10	Elm	Ulmus	Remove	Unprotected		
9055	6	Elm	Ulmus	Remove	Unprotected		
9056	6	Elm	Ulmus	Remove	Unprotected		
9057	6	Elm	Ulmus	Remove	Unprotected		
9058	6 (x2)	Elm	Ulmus	Remove	Unprotected		
9059	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9060	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9061	10	Elm	Ulmus	Remove	Unprotected		
9062	8	Elm	Ulmus	Remove	Unprotected		
9063	8	Elm	Ulmus	Remove	Unprotected		
9064	6	Elm	Ulmus	Remove	Unprotected		
9065	6	Elm	Ulmus	Remove	Unprotected		
9066	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9067	14	Hackberry	Celtis occidentalis	Remove	Unprotected		
9068	10	Hackberry	Celtis occidentalis	Remove	Unprotected		
9069	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9070	10	Hackberry	Celtis occidentalis	Remove	Unprotected		
9071	10	Hackberry	Celtis occidentalis	Remove	Unprotected		
9072	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9073	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9074	12	Hackberry	Celtis occidentalis	Remove	Unprotected		
9075	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9076	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9077	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9078	8	Elm	Ulmus	Remove	Unprotected		
9079	8	Elm	Ulmus	Remove	Unprotected		
9080	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9081	14 (x2)	Hackberry	Celtis occidentalis	Remove	Unprotected		
9082	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9083	8	Elm	Ulmus	Remove	Unprotected		
9084	8	Elm	Ulmus	Remove	Unprotected		
9085	36	Oak		Remove	Protected	0	FIRE LANE EASEMENT
9086	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9087	8	Cedar	Cedrus	Remove	Unprotected		
9088	8	Elm	Ulmus	Remove	Unprotected		
9089	6	Elm	Ulmus	Remove	Unprotected		
9090	12	Hackberry	Celtis occidentalis	Remove	Unprotected		
9091	10	Hackberry	Celtis occidentalis	Remove	Unprotected		
9092	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9093	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9094	12	Elm	Ulmus	Remove	Protected	0	FIRE LANE EASEMENT
9095	6 (x2)	Hackberry	Celtis occidentalis	Remove	Unprotected		
9096	8	Hackberry	Celtis occidentalis	Remove	Unprotected		
9097	12	Locust		Remove	Unprotected		
9098	6	Elm	Ulmus	Remove	Unprotected		
9099	6	Elm	Ulmus	Remove	Unprotected		
9100	8	Elm	Ulmus	Remove	Unprotected		
9130	24	Elm	Ulmus	Remove	Protected	0	FIRE LANE EASEMENT
9131	14	Elm	Ulmus	Remove	Protected	0	FIRE LANE EASEMENT
9140	6	Hackberry	Celtis occidentalis	Remove	Unprotected		
9164	18	Elm	Ulmus	Remove	Protected	9	
TOTAL: 918						TOTAL: 22	

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO D1/L1.00

22" caliper inches of trees to be replaced on site
(8) 3" caliper trees to be planted back on site.
Refer to sheet L.2 for proposed tree locations

01 TREE PRESERVATION PLAN

SCALE 1"=20'-0"

0 10 20 40

Studio Green Spot

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MCDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

08.06.2025

RESTURANT/ RETAIL

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

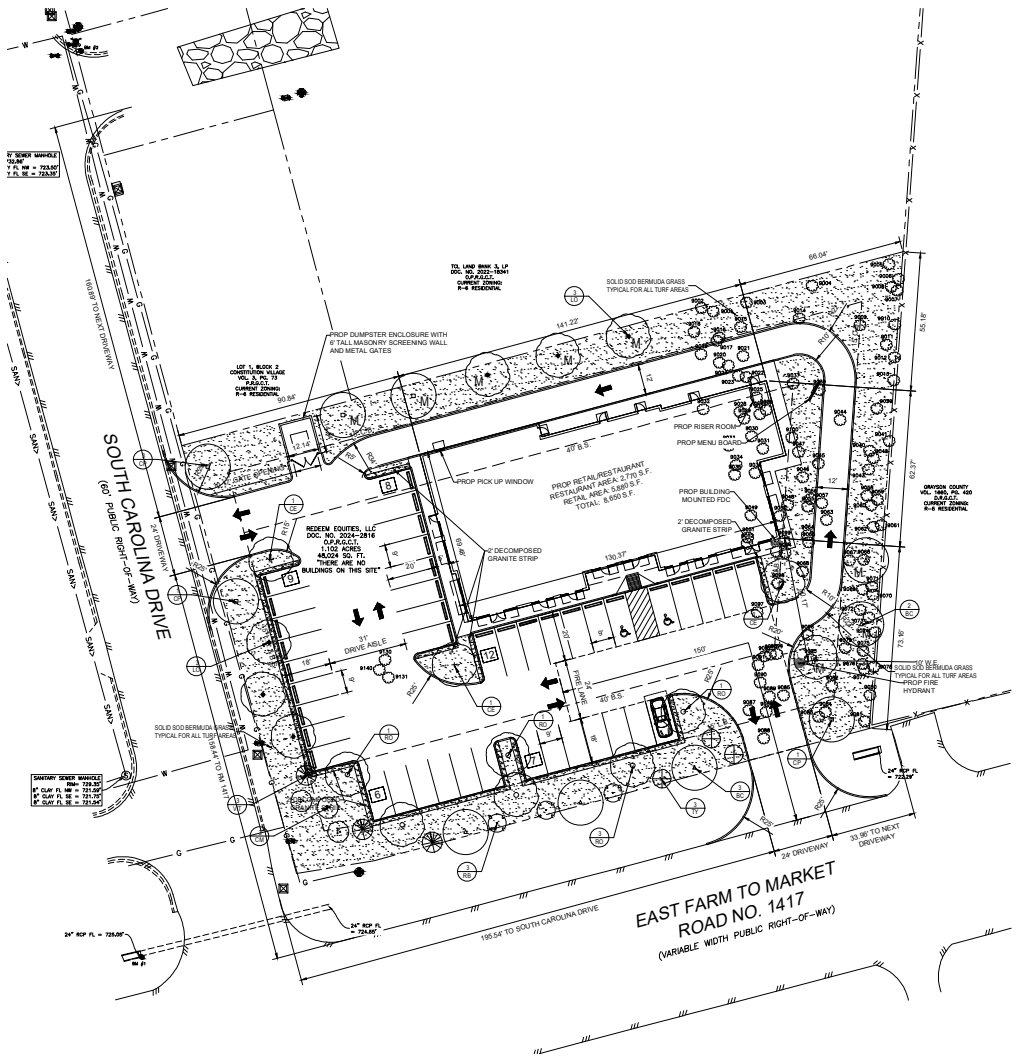
ISSUE:
FOR APPROVAL 08.06.2025

DATE:
08.06.2025

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



LANDSCAPE LEGEND:

- Cedar Elm - 3" Caliper
- Red Oak - 3" Caliper
- Live Oak - 3" Caliper
- Chinese Pistache - 3" Caliper
- Vitex - 2" Caliper
- Tree Yaupon - 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 twelve (12) parking spaces. No parking space 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 - 15,603 S.F.
Total Parking Spaces - 38 Spaces

Required:	Provided:
Landscape Area - 1,561 (10%)	Landscape Area - 15,111 (10%)
Parking Lot Islands with Shade Trees - 4	Parking Lot Islands with Shade Trees - 5
All Parking Spaces within 50' Parking Lot Trees	All Parking Spaces within 50' Parking Lot Trees
Non-Vegetative Strip - 2'	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:	Provided:
15' Street Buffer	15' Street Buffer
(5) Shade Trees (3" cal.)	(5) Shade Trees (3" cal.)
(5) Ornamental Trees (2" cal.)	(5) Ornamental Trees (2" cal.)

FM 1417 - 3,518 S.F.

Required:	Provided:
15' Street Buffer	15' Street Buffer
(7) Shade Trees (3" cal.)	(7) Shade Trees (3" cal.)
(7) Ornamental Trees (2" cal.)	(7) Ornamental Trees (2" cal.)

PLANT MATERIAL SCHEDULE

TREES					
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	4	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 12' ht., 5' spread, 6' straight trunk
LO	5	Live Oak	*Quercus virginiana*	3" cal.	container, 12' ht., 5' spread, 6' straight trunk
RO	6	Red Oak	*Quercus shumardi*	3" cal.	container, 12' ht., 5' spread, 6' straight trunk
CP	5	Chinese Pistache	*Pistachia chinensis*	3" cal.	container, 12' ht., 5' spread, 6' straight trunk
RB	3	Red Bud	*Cercis candidensis*	2" cal.	container grown, 8' ht., 4' spread, single trunk
CM	3	Crape Myrtle	*Lagerstroemia indica*	2" cal.	container, 8' ht., 4' spread, 3 trunks, tree form
VIT	3	Vitex	*Vitex angus-castus*	2" cal.	container, 8' ht., 4' spread, 3 trunks, tree form
TY	3	Yaupon Holly	*Ilex vomitoria*	2" cal.	container, 6' ht., 4' spread, 3 trunks, tree form
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Bermudagrass '419'	*Cynodon dactylon '419'*		solid sod 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 be matching within varieties.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN
SCALE 1"=20'-0"
0 10 20 40

Studio Green Spot
LANDSCAPE ARCHITECT
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08.06.2025

RESTURANT/ RETAIL
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 08.06.2025

DATE:
08.06.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen; 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1978 - Cornell University.

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive sold sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. 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 replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, fall, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall 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, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter. Measured six (6") inched above ball.
   Nomenclature conforms to the customary nursery usage. for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense 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.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 6% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below finish grade, but not less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Pine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

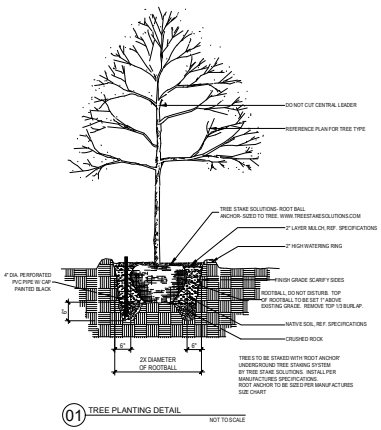
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owner's approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

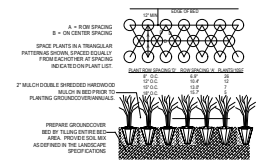
3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE



02 GROUNDCOVER PLANTING DETAIL
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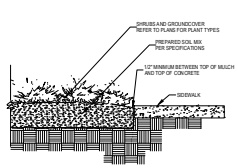
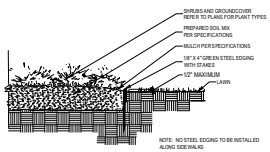
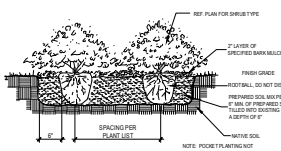


03 SIDEWALK / MULCH DETAIL
no steel along sidewalks
NOT TO SCALE



05 STEEL EDGING DETAIL
NOT TO SCALE



06 SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1752 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

08.06.2025

RESTURANT/ RETAIL

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

ISSUE:
FOR APPROVAL 08.06.2025

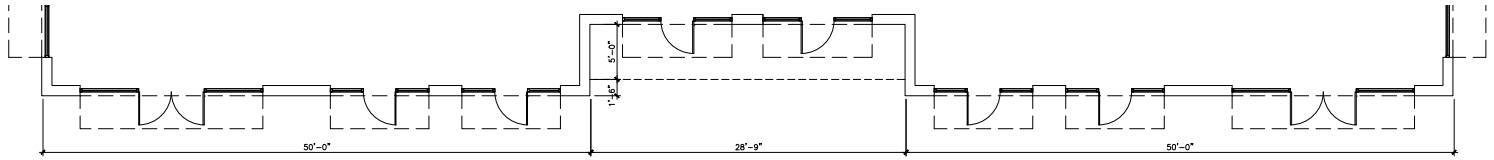
DATE:
08.06.2025

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3

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



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

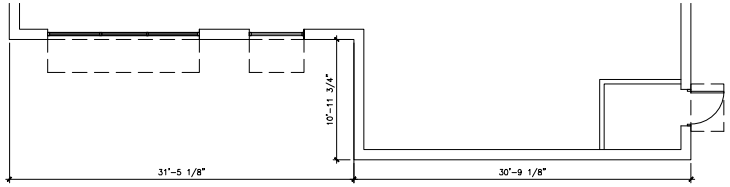
ELEVATION MATERIAL KEY	
01	MANUFACTURED STONE BY CORONADO STONE AMALFI LEDGE-POMPEII
02	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-6075 GARRET GRAY
03	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-7008 ALABSTER
04	ACCENT WOOD LOOK WALL & SOFFIT PANELS COLOR: EQUAL TO NICHIHA VINTAGEWOOD, REDWOOD
05	STUCCO OVER EIFS SW-7008 ALABSTER
06	SLOPED METAL AWNING COLOR: EQUAL TO MBCI MEDIUM BRONZE
07	ALUMINUM CANTILEVERED AWNING COLOR: EQUAL TO MBCI MEDIUM BRONZE
08	PRE-FINISHED METAL COPING COLOR: MATCH MBCI MEDIUM BRONZE
09	ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED CLEAR GLASS U- VALUE (0.29) S.H.G.C (0.25) COLOR: #40 KAWNEER DARK BRONZE
10	INSULATED HOLLOW METAL DOOR PAINT: EQUAL TO MBCI MEDIUM BRONZE
11	STUCCO OVER FASCIA & SOFFIT COLOR: EQUAL TO MBCI 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 SCONCES
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 ZONING ORDINANCE.
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

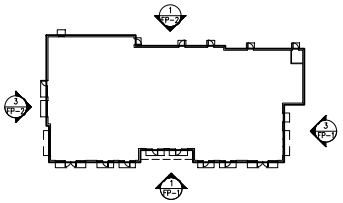
NOTE: CONTRACTOR SHALL OBTAIN CITY APPROVED COLORED FACADE PLANS FOR REFERENCE OF VARIOUS MATERIALS & COLORS DURING CONSTRUCTION FROM ARCHITECT.

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



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

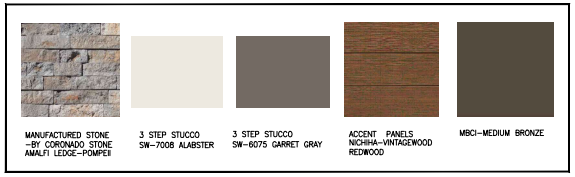
SOUTH ELEVATION:		
TOTAL FACADE AREA	= 3,625 SF	
GLASS/DOOR AREA	= 1,033 SF	
NET FACADE AREA	= 2,592 SF	
STONE AREA	= 832 SF	(32%)
STUCCO AREA	= 1,535 SF	(59%)
NICHIHA PANEL	= 225 SF	(09%)
TOTAL MASONRY AREA	= 2,367 SF	(91%)
SECONDARY MATERIALS	= 225 SF	(09%)



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

NORTH

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%)
NICHIHA PANEL	= 48 SF	(04%)
TOTAL MASONRY AREA	= 1,285 SF	(96%)
SECONDARY MATERIALS	= 48 SF	(04%)



EXTERIOR ELEVATION EXHIBIT

RETAIL & RESTAURANT DEVELOPMENT

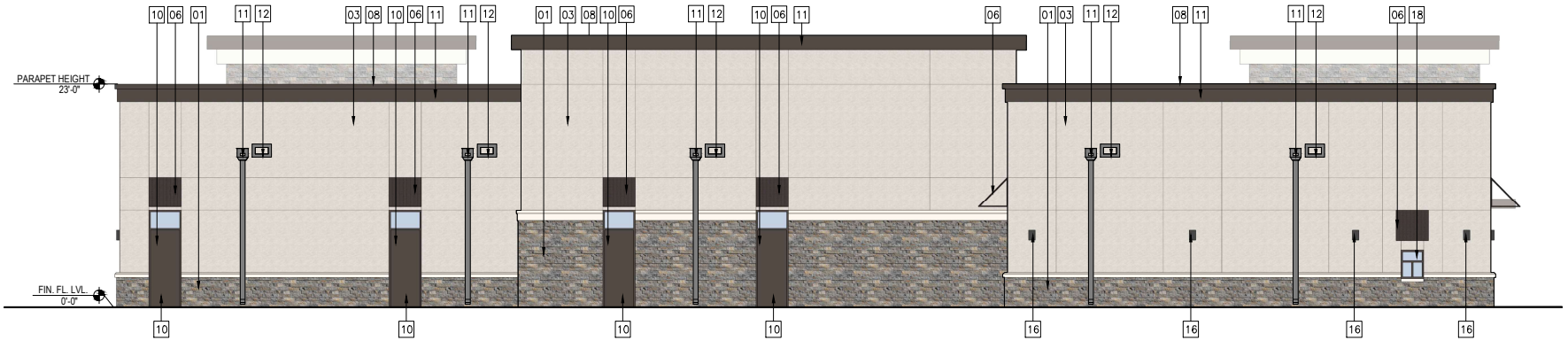
NEC FM 1417 & SOUTH CAROLINA DRIVE,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS-75090
CONSTITUTION VILLAGE, BLOCK-8, LOT-2

DATE OF PREPARATION : 06/06/2025

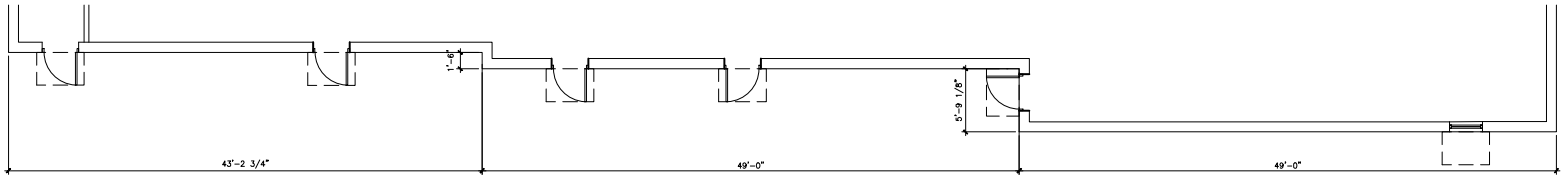
OWNER/DEVELOPER	#	REVISION DATE
MILESTONE CONSTRUCTION CONTACT:Rajwinder (Raj) Singh Dhaliwal PH NO. Office: 702-433-6453 Cell: 702-429-7354 E-MAIL:raj@milestoneconst.us CC:pradeepsingla87@gmail.com		

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

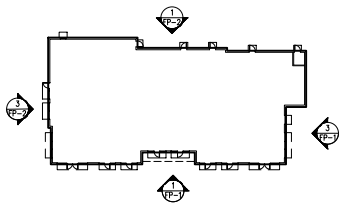


1 FP-2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

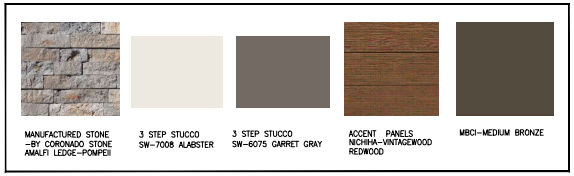


2 FP-2 NORTH FACADE ARTICULATION PLAN
SCALE: 3/16"=1'-0"

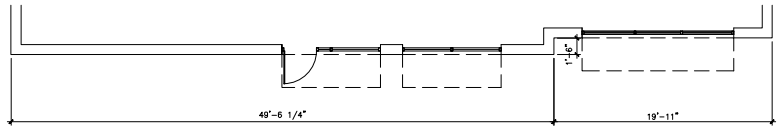
NORTH ELEVATION:		
TOTAL FACADE AREA	=	3,503 SF
GLASS/DOOR AREA	=	141 SF
NET FACADE AREA	=	3,362 SF
STONE AREA	=	737 SF (32%)
STUCCO AREA	=	2,625 SF (59%)
TOTAL MASONRY AREA	=	3,362 SF (100%)
SECONDARY MATERIALS	=	0 SF (00%)



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



3 FP-2 WEST ELEVATION
SCALE: 3/16"=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%)
NICHIHA PANEL	=	48 SF (04%)
TOTAL MASONRY AREA	=	1,327 SF (96%)
SECONDARY MATERIALS	=	48 SF (04%)

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

ELEVATION MATERIAL KEY	
01	MANUFACTURED STONE BY CORONADO STONE AMALFI LEDGE-POMPEII
02	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-6075 GARRET GRAY
03	3 STEP STUCCO COLOR: EQUAL TO SHERWIN WILLIAMS SW-7008 ALABSTER
04	ACCENT WOOD LOOK WALL & SOFFIT PANELS COLOR: EQUAL TO NICHIHA VINTAGEWOOD, REDWOOD
05	STUCCO OVER EIFS SW-7008 ALABSTER
06	SLOPED METAL AWNING COLOR: EQUAL TO MBCI MEDIUM BRONZE
07	ALUMINUM CANTILEVERED AWNING COLOR: EQUAL TO MBCI MEDIUM BRONZE
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11	STUCCO OVER FASCIA & SOFFIT COLOR: EQUAL TO MBCI 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 SCONCES
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2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING 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

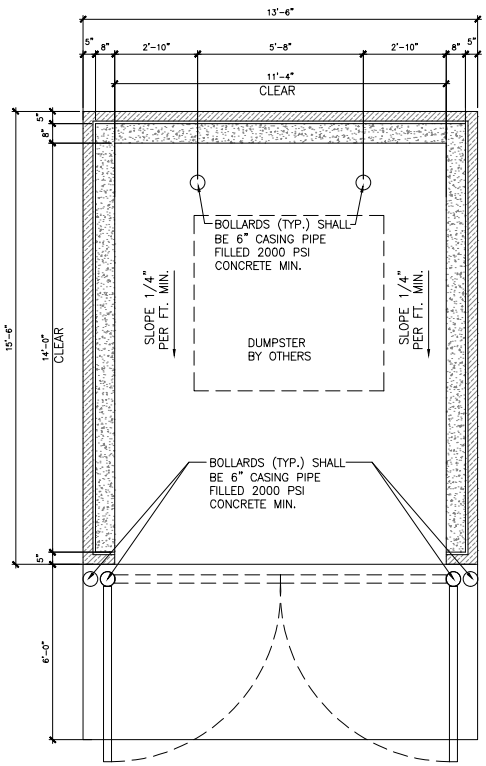
NEC FM 1417 & SOUTH CAROLINA DRIVE,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS-75090
CONSTITUTION VILLAGE, BLOCK-8, LOT-2

DATE OF PREPARATION : 06/06/2025

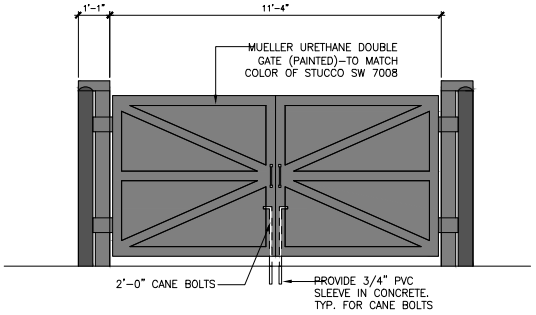
OWNER/DEVELOPER	#	REVISION DATE
MILESTONE CONSTRUCTION CONTACT:Rajwinder (Raj) Singh Dhaliwal PH NO. Office: 702-433-6453 Cell: 702-429-7354 E-MAIL:raj@milestoneconst.us CC:pradeepsinglo87@gmail.com		

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

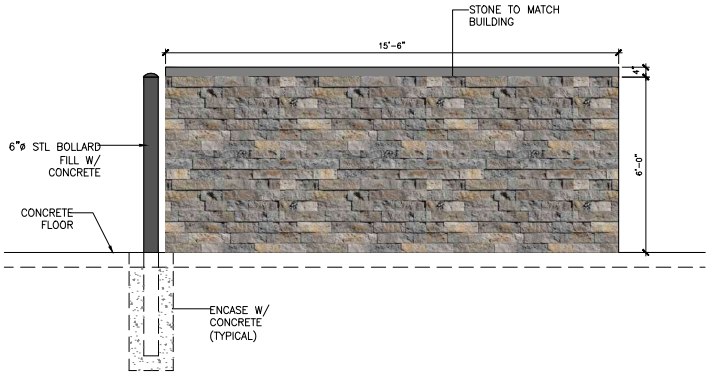
SHEET NO.
FP-2



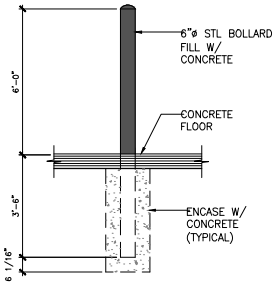
1 FP-3 DUMPSTER ENCLOSURE- PLAN
SCALE: 1/2"=1'-0"



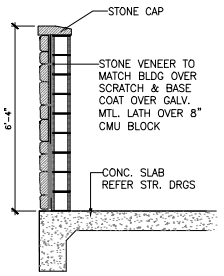
2 FP-3 DUMPSTER ENCLOSURE-FRONT ELEVATION
SCALE: 1/2"=1'-0"



3 FP-3 DUMPSTER ENCLOSURE- SIDE ELEVATION
SCALE: 1/2"=1'-0"



4 FP-3 BOLLARD DETAIL
SCALE: 1/2"=1'-0"



5 FP-3 DUMPSTER ENCLOSURE- WALL SECTION
SCALE: 1/2"=1'-0"

EXTERIOR ELEVATION EXHIBIT

RETAIL & RESTAURANT DEVELOPMENT

NEC FM 1417 & SOUTH CAROLINA DRIVE,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS-75090
CONSTITUTION VILLAGE, BLOCK-8, LOT-2

DATE OF PREPARATION : 06/06/2025

OWNER/DEVELOPER	#	REVISION DATE
MILESTONE CONSTRUCTION CONTACT: Rajwinder (Raj) Singh Dhaliwal PH NO. Office: 702-433-6453 Cell: 702-429-7354 E-MAIL: raj@milestoneconst.us CC: pradeepsingla87@gmail.com		

rashmi C Inc.
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CONTACT: RASHMINDER CHANDEL
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

SHEET NO.
FP-3

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

400 WEST HOUSTON STREET (Project No.000089-2025)

The request of Los Hermanos (Owner), House of Eli (Applicant) and Helvey & Associates Surveying, Inc. (Surveyor) concerning the property located at 400 West Houston Street, consisting of 1.0705 acres, being in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/C-2 (General Commercial) District/Central Business District Overlay (Highway Subdistrict), as follows:

Board of Adjustment

A. Public Hearing and Variance under section 14.04.004 to allow a 6’ tall chain link fence in the front yard in lieu of the allowed 4’ decorative with openings in not less than fifty (50) percent and in lieu of chainlink being prohibited in the front yard.

Planning and Zoning Commission

B. Site Plan for What’s Up Dawg indoor kennel

Background:

The property is located in the 400 West Houston Street. The owner would like to request a Variance for a 6' chain link fence in the front yard and Site Plan approval.

Origination:

Los Hermanos (Owner), House of Eli (Applicant) and Helvey & Associates Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff recommends that the Board of Adjustment deny the variance for the chain link fence in the front yard. In addition, the trash enclosure is shown on the site plan as being constructed of cedar fencing. The ordinance states that the garbage enclosure shall consist of masonry. (Section 14.04.004(d)(4)(C))

Attachments:

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

9. Landscape Plan
10. Elevations
11. Fence Elevation

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
400 W HOUSTON ST

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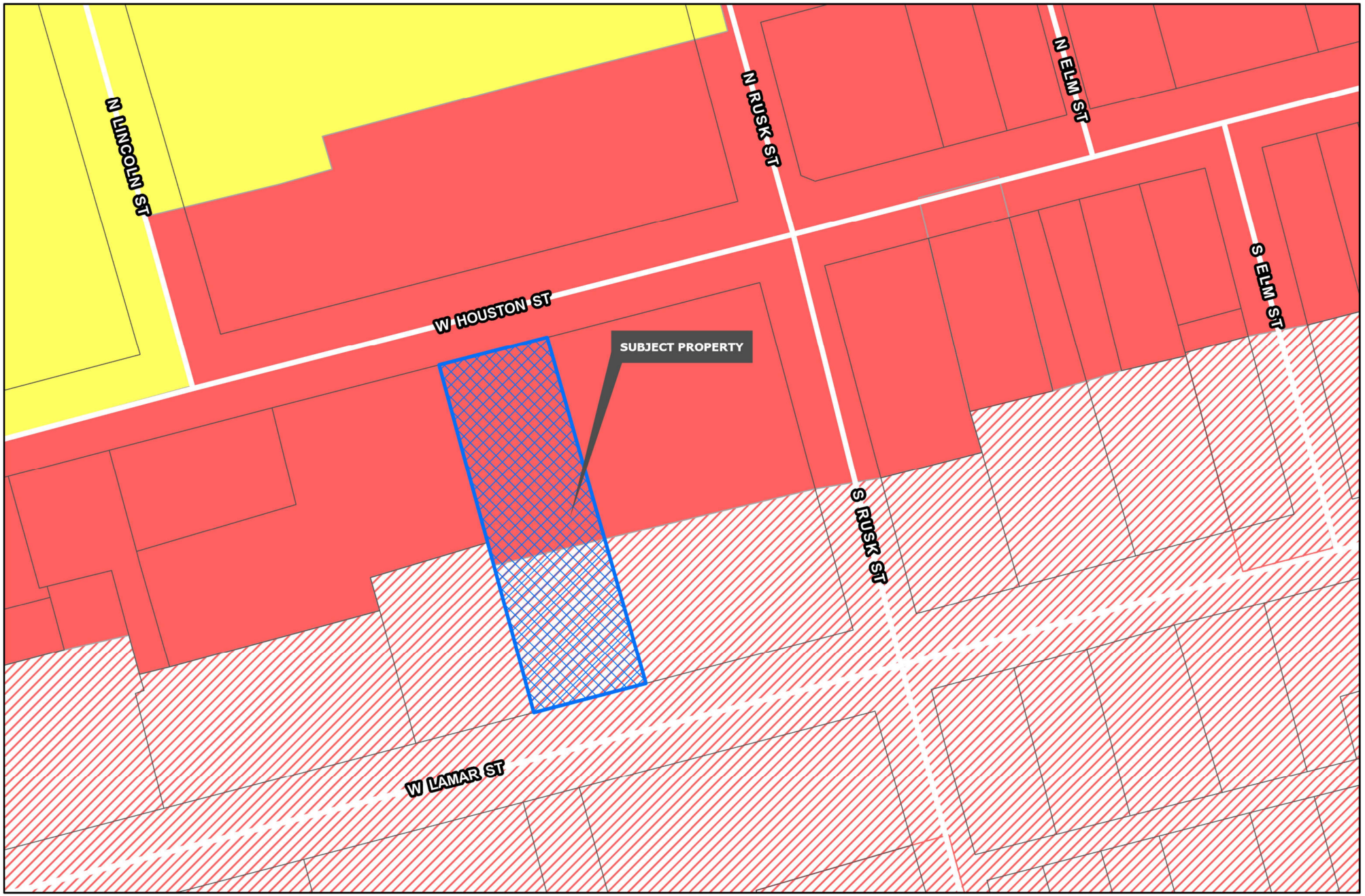

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN ZONING MAP 400 W HOUSTON ST

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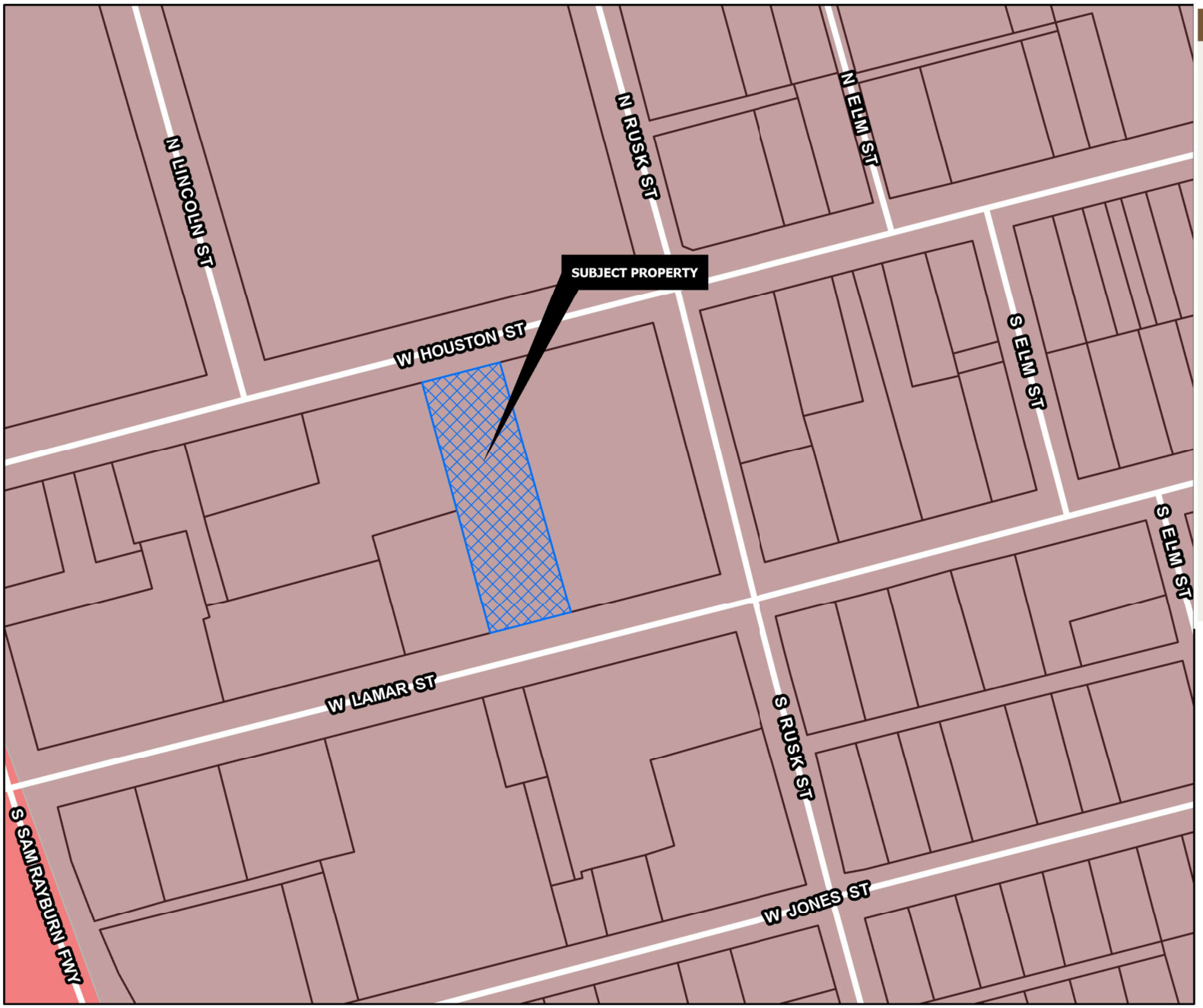

DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- 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
400 W HOUSTON ST

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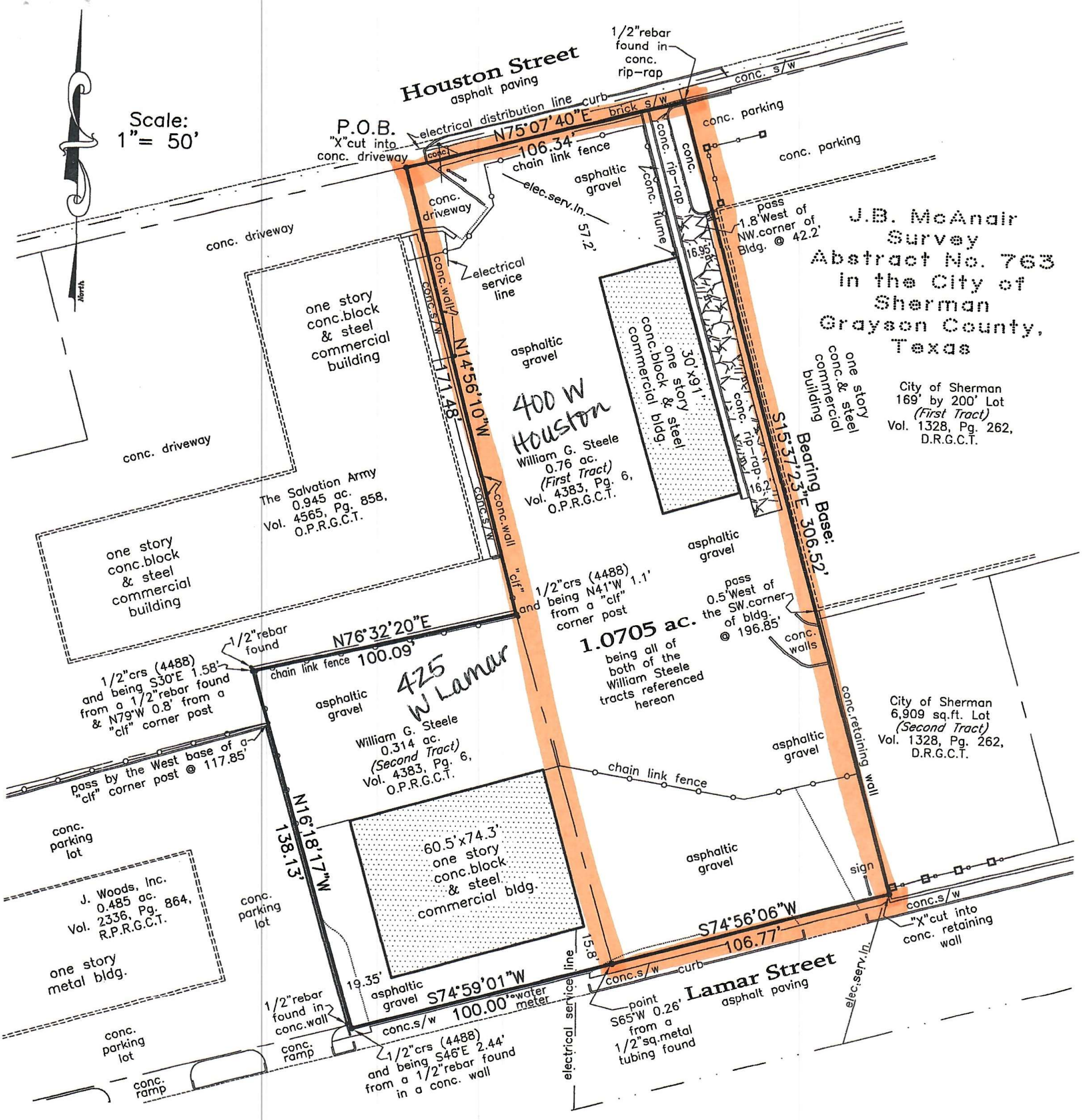
400 WEST HOUSTON STREET



Owner: William G. Steele

Buyer: Los Hermanos Partnership, LLC

Address: 400 W. Houston Street
& 425 W. Lamar Street
Sherman, Texas

This survey was prepared for the sole benefit of the transaction (real property purchase) by and between Owner and Buyer stated heroen, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that this survey complies with the Texas Professional Land Surveying Practices Act and General Rules of Procedures and Practies, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

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

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No. 10088100
Texas Board of Professional Land Surveying

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

Copyright Date: June 24, 2014

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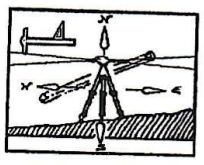
VICE PRESIDENT
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT
BILLY F. HELVEY, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

FIELD NOTES
1.0705 ACRES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, being all of both the 0.76 acre tract of land *(First Tract)* and the 0.314 acre tract of land *(Second Tract)* conveyed by Warranty Deed with Vendor's Lien from Shoulders Family Partners 1 L.P., to William G. Steele, on January 4, 2008, recorded in Volume 4383, Page 6, Official Public Records, Grayson County, Texas, and recorded in Grayson County Clerk's Document No. 2008-00000259, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at an *"X"* cut into a concrete driveway leading into the Steele property and onto the Salvation Army property, in the South line of Houston Street, at the Northwest corner of said Steele 0.76 ac. and the Northeast corner of The Salvation Army 0.945 ac. in Vol. 4565, Pg. 858, O.P.R.G.C.T.;

THENCE North 75 deg. 07 min. 40 sec. East, with the South line of Houston Street, over and across said concrete driveway, passing over a curb at a driveway turn-in at 7.7 ft., and continuing now along side and upwards of 1 ft. South of a concrete sidewalk and a brick sidewalk, passing over a concrete flume at 89.7 ft. through 92.9 ft., and continuing about 1 ft. South of said brick sidewalk, passing the Southeast corner of same at 105.8 ft., and continuing for a **TOTAL** distance of 106.34 ft. to a ½ inch rebar found in some concrete rip-rap, at the Northeast corner of said Steele 0.76 ac. and the Northwest of the City of Sherman 169 ft. by 200 ft. lot or tract of land *(First Tract)* in Vol. 1328, Pg. 262, D.R.G.C.T., **SAID** rebar being 1 ft. South of a concrete sidewalk;

THENCE South 15 deg. 37 min. 23 sec. East, with the West line of said City of Sherman 169 ft. by 200 ft. tract and then with the West line of the City of Sherman 6,909 sq. ft. lot or tract of land *(Second Two)* in said Vol. 1328, Pg. 262, passing 1.8 ft. West of the Northwest corner of the concrete & steel building on said City property at 42.2 ft., passing 0.5 ft. West of the Southwest corner of said building at 196.85 ft., and continuing now along the West side of a concrete retaining wall and then along the top of said wall, passing the Southwest corner of said City of Sherman 6,909 sq. ft. Second Tract at 304.3 ft., and continuing for a **TOTAL** distance of 306.52 ft. to an *"X"* cut into the top of said wall, in the North line of Lamar Street, at the Southeast corner of said Steele 0.76 ac., **SAID** *"X"* being North 8 deg. West, 3.1 ft. from the *"lower"* Southwest corner of said concrete wall;

THENCE Southwesterly, with the North line of Lamar Street, the following calls and distances:

1. South 74 deg. 56 min. 06 sec. West, along side and about 3.2 ft. North of a concrete sidewalk/driveway turn-in, a **TOTAL** distance of 106.77 ft. to a point at the Southwest corner of said Steele 0.76 ac. and the Southeast corner of said Steele 0.314 ac., **SAID** point being South 65 deg. West, 0.26 ft. from a ½ inch square metal tubing found;.....**2.** South 74 deg. 59 min. 01 sec. West, along side and about 1.1 ft. North of a concrete sidewalk/driveway turn-in, a **TOTAL** distance of 100.00 ft. to a ½ inch rebar with surveyor's *"ID"* cap stamped RPLS 4488, set at the Southwest corner of said Steele 0.314 ac., **SAID** rebar being 1 ft. East of a concrete retaining wall, **SAID** rebar also being South 16 deg. East, 1.4 ft. from the Southeast corner of the J. Woods, Inc. 0.485 ac. in Vol. 2336, Pg. 854, R.P.R.G.C.T., and **SAID** rebar being South 46 deg. East, 2.44 ft. from a ½ inch rebar found in said retaining wall;

continued on page two

continued from page one

1.0705 ACRES

THENCE North 16 deg. 18 min. 17 sec. West, along side and about 1 ft. East of said concrete retaining wall, passing the Southeast corner of said Woods 0.485 ac. at 1.4 ft., passing by the West base of a chain link fence corner post *(clf North and East)* at 75.4 ft., and continuing now along the West side of a chain link fence, leaving along side said retaining wall at 117 ft., passing by the West base of a chain link fence corner post *(clf North-South and West)* at 117.85 ft., passing 0.3 ft. East of the Northeast corner of said Woods 0.485 ac. and the Southern Southeast corner of said Salvation Army 0.945 ac. at 118.0 ft., and continuing for a **TOTAL** distance of 138.13 ft. to a ½ inch rebar with surveyor's *"ID"* cap stamped RPLS 4488, set at the Northwest corner of said Steele 0.314 ac, **SAID** rebar being South 30 deg. East, 1.58 ft. from a ½ inch rebar found at an Ell corner of said Salvation Army 0.945 ac., **SAID** *"capped"* rebar also being North 79 deg. West, 0.8 ft. from a chain link fence corner post *(clf South and East)*;

THENCE North 76 deg. 32 min. 20 sec. East, along side and 0.4 ft. to 1.1 ft,. North of a chain link fence, a distance of 100.09 ft. to a ½ inch rebar with surveyor's *"ID"* cap stamped RPLS 4488, set in the West line of said Steele 0.76 ac., at the Northeast corner of said Steele 0.314 ac., **SAID** rebar being North 41 deg. West, 1.1 ft. from a chain link fence corner post, **SAID** rebar also being South 23 deg. East, 1.5 ft. from the Eastern Southeast corner of said Salvation Army 0.945 ac.;

THENCE North 14 deg. 56 min. 10 sec. West, somewhat along a chain link fence, passing 0.2 ft. East of said Eastern Southeast corner of the Salvation Army 0.945 ac. at 1.5 ft., passing 0.4 ft. west of the Southeast corner of a concrete retaining wall at 22.0 ft., and leaving said chain link fence at said 22 ft., and continuing now along the top of and then the East side of said retaining wall, passing over a *"short"* East-West retaining wall at 146.1 ft. through 147.7 ft., and continuing now over and across the Salvation Army's concrete driveway, for a **TOTAL** distance of 171.48 ft. to the **PLACE OF BEGINNING** and containing **1.0705 ACRES** of land.

Billy F. Helvey, R.P.L.S. No. 4488
June 24, 2014

STATE OF TEXAS
REGISTERED
BILLY F. HELVEY
4488
PROFESSIONAL
LAND SURVEYOR

HOUSE OF ELI
WHERE LIVES ARE MADE NEW

Variance Request Narrative – 400 W. Houston, Sherman, TX

We respectfully submit this request for a variance to retain the existing chain link fence located on the Houston side of the property at 400 W. Houston. While the City has noted that the fence is currently leaning and visually detracts from the property, we believe that its continued presence serves critical functions for safety, liability prevention, and business operations during this transitional phase.

Security Needs and Operational Safety

The fence provides essential security to our staff and the dogs that will be boarded at our facility, particularly during nighttime hours. Although it will remain open to the public during operating hours, it serves as a key deterrent to unwanted activity after closing time—especially given the property's proximity to the Greyhound bus stop, a nearby gas station, and a creek area known to shelter transient individuals. Our employees are responsible for late-night dog let outs, and having the fence in place provides peace of mind and a layer of protection for both people and animals.

Liability Risk and Retaining Wall Hazard

The fence also functions as a visual and physical barrier to a drop-off created by the retaining wall that separates the elevated property from the sidewalk below. Removing the fence without an immediate and suitable alternative would expose passersby to potential injury, increasing liability risks. This structural element underscores the necessity of the fence—even temporarily—until long-term solutions can be implemented.

Future Plans and Design Commitment

We are actively working toward purchasing the property and expanding our business footprint. These developments will include secure and aesthetic design upgrades that align with the City's vision for the area. Until that process is complete, we are requesting a variance to retain the current fence structure to maintain safety and operational continuity. The leaning will be corrected and the fence will be painted black to address the immediate concern.

We appreciate the City's consideration of this request and welcome further discussion on acceptable alternatives or improvement plans. Our goal is to maintain safety and integrity for our staff, our clients, and the greater community while respecting the City's guidelines and development objectives.

HOUSE OF ELI
WHERE LIVES ARE MADE NEW

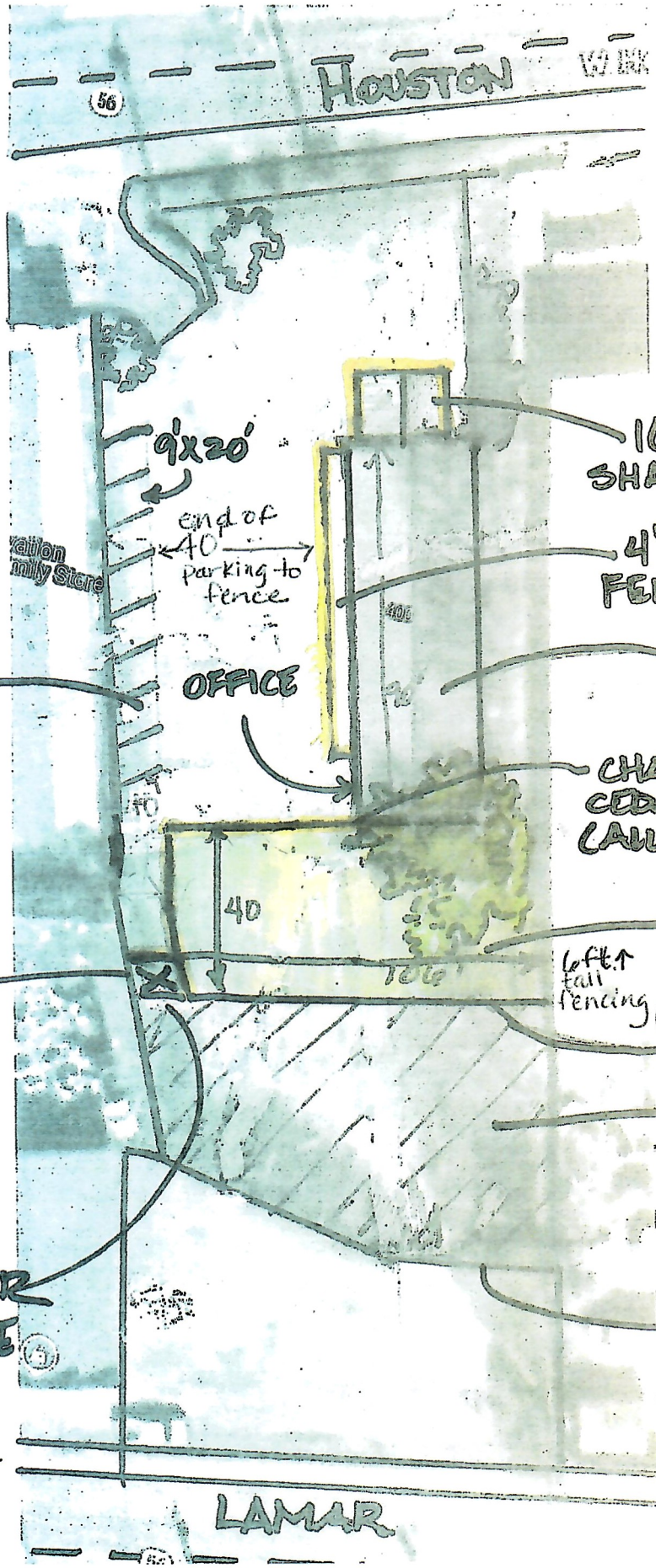
June 10, 2025

To Whom It May Concern:

House of Eli would like to open an indoor kennel, What's Up, Dawg? at 400 W. Houston Street, Sherman, Texas 75092. Our proposal for this site includes renovation of the existing building to board dogs and development of the Lamar side of the property to create a play and bathroom break area. No dogs would be kenneled outside. Customers would enter the business from the Houston side of the property.

Thank you for your consideration.

Tawni Hodge
Co-Director, House of Eli
903-771-4339
admin@houseofel.net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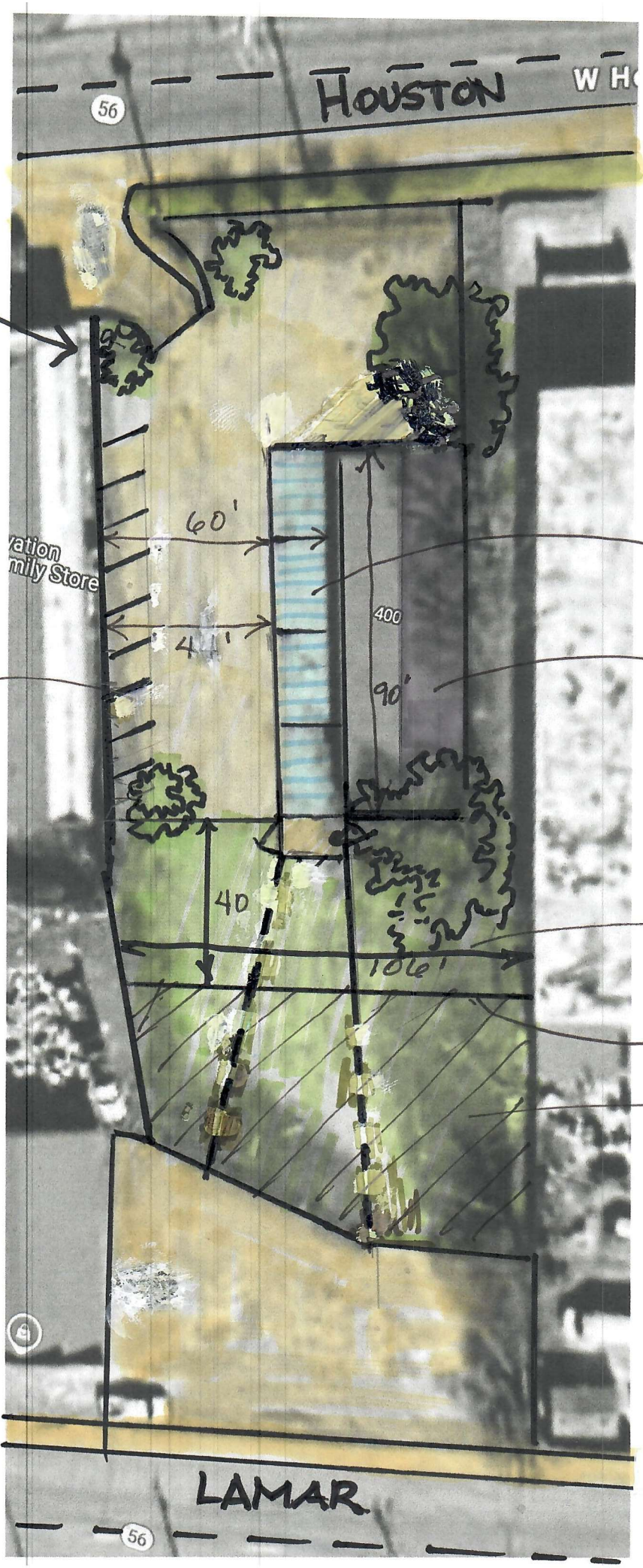
9'x20'
end of 40 parking to fence
16'x20' SHADE PAVILION
4' BARRIER FENCING
BUILDING
OFFICE
PARKING
CHAIN LINK W/ CEDAR TRIM (ALL BROWN)
40
PLAY AREA (CHAIN LINK) FENCING
left tall fencing
Masonry
Dumpster Enclosure w/ entrance for trash truck off the Lamar side
DUMPSTER ENCLOSURE
Solid Cedar to match fencing + building pavilion
LAMAR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LAMAR
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Keep existing shrubs and trees.
PARKING
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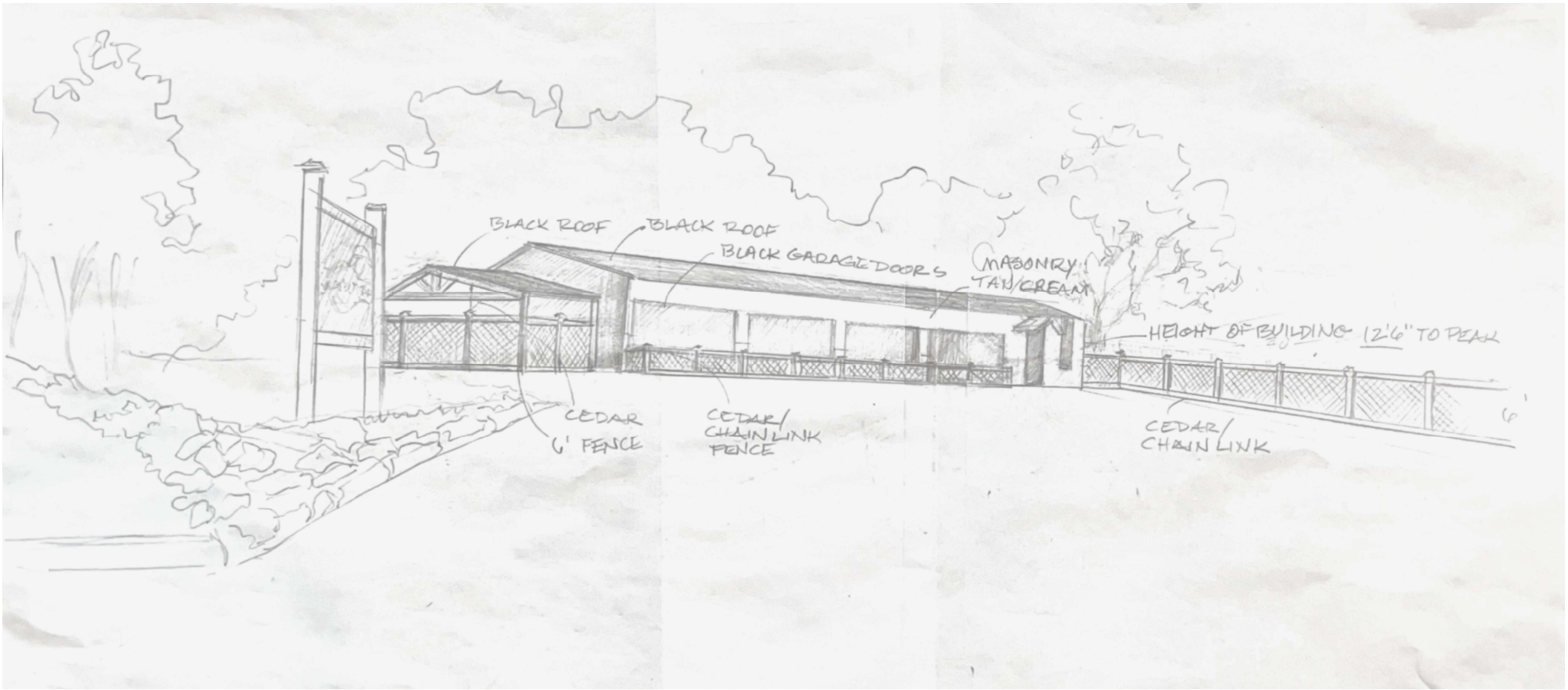
FUTURE DEVELOPMENT


BLACK ROOF
BLACK ROOF
BLACK GARAGE DOORS
MASONRY TAN/CREAM
HEIGHT OF BUILDING 12'6" TO PEAK
CEDAR 6' FENCE
CEDAR/ CHAIN LINK FENCE
CEDAR/ CHAIN LINK

400 WEST HOUSTON STREET

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

200 BLOCK WEST TRAVIS STREET (Project No.000114-2025)

The request of Jeff Harkinson, Sherman Crossroads, Ltd. (Owner), and Kimley Horn (Applicant) for the property located at 200 Block West Travis Street, consisting of 3.087 acres, being in the Preston Kitchen Survey, Abstract No. 667, currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.007 to allow a 5’ rear setback in lieu of the required 15’ rear setback for a permanent stage structure

Planning and Zoning Commission

B. Site Plan for The Backyard commercial, restaurant, and stage addition.

Background:

The property is located in the 200 Block West Travis Street. The owner is requesting a Variance for a 5' setback in lieu of the required 15 feet at the rear of the property for the placement of a permanent stage and integrated LED screen within the outdoor amenity area of the project known as "The Backyard." This request applies only to the stage/LED screen, which is a non-enclosed, open-air structure with no vertical enclosure, no occupancy, and no HVAC or utility-intensive operations.

The applicant is also requesting Site Plan approval for "The Backyard."

Origination:

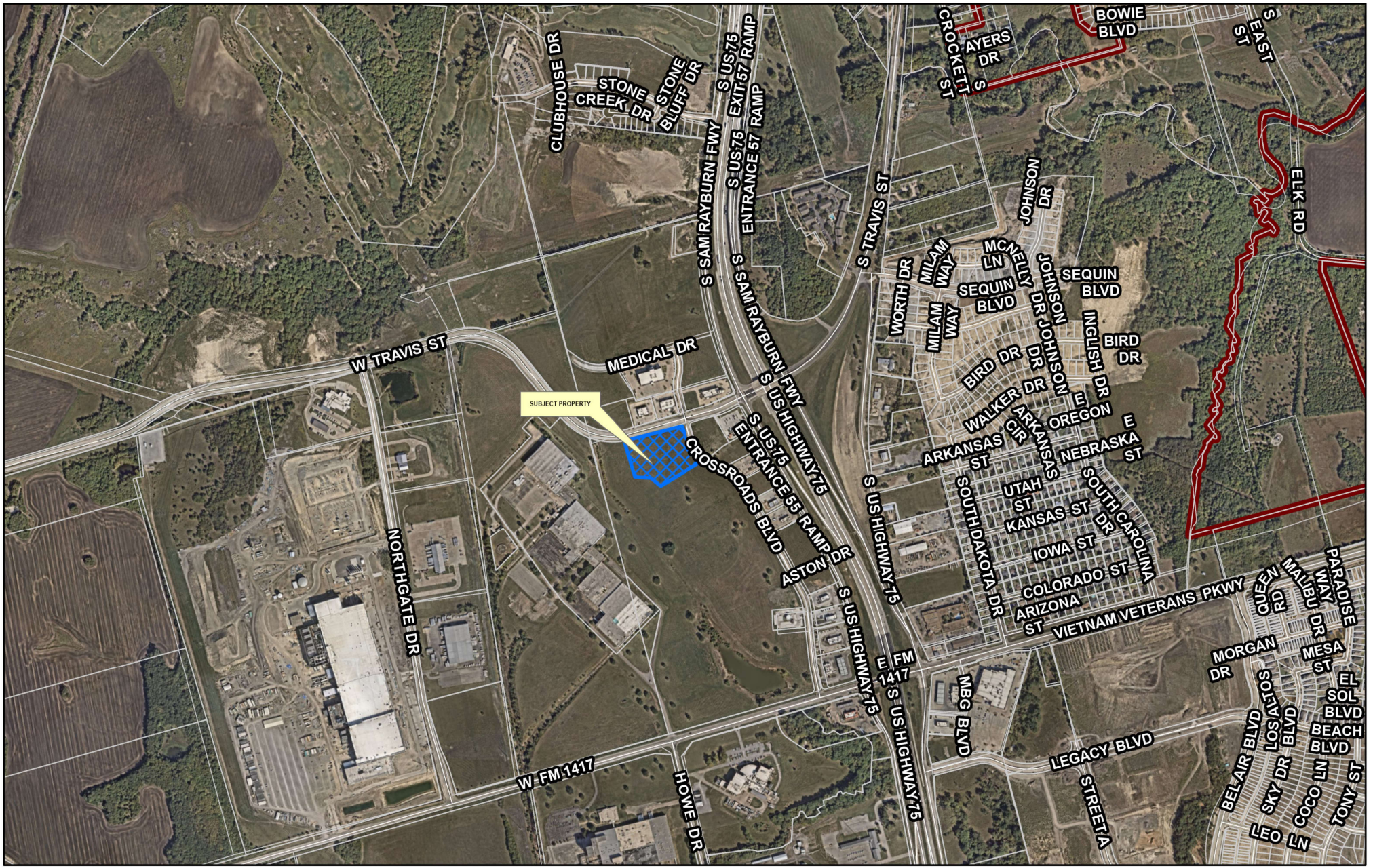
Jeff Harkinson, Sherman Crossroads, Ltd. (Owner), and Kimley Horn (Applicant)

Staff Recommendation:

Staff has no objection to the approval of the variance and site plan.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 BLK W TRAVIS ST

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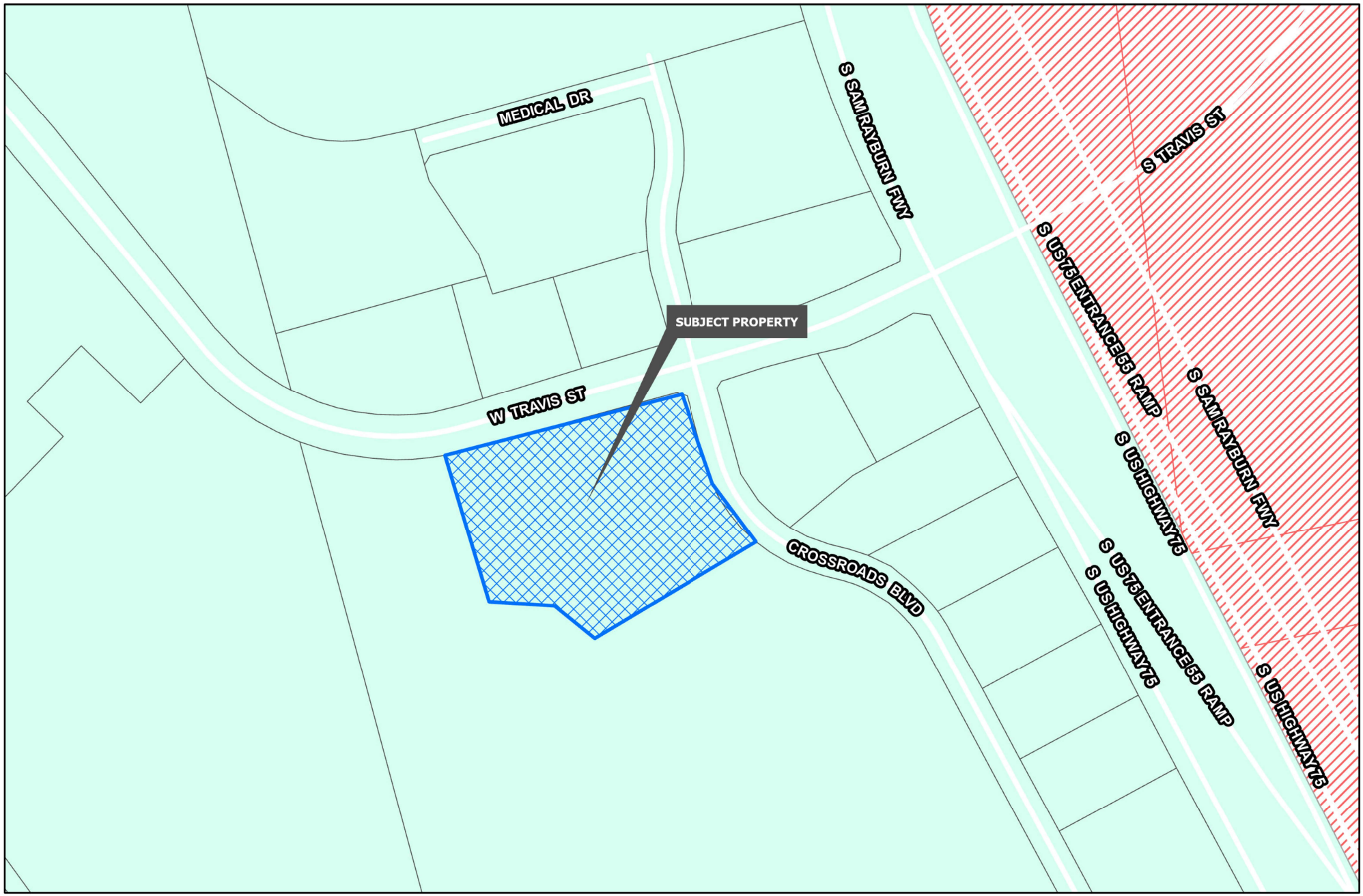

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
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- MF-15 Multi-Family Residential
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- C-O Office
- C-1 Retail Business
- C-2 General Commercial
- M-1 Light Manufacturing
- M-1.5 Medium Manufacturing
- M-2 Heavy Manufacturing
- PD Planned Development

CITY OF SHERMAN
ZONING MAP
200 BLK W TRAVIS ST

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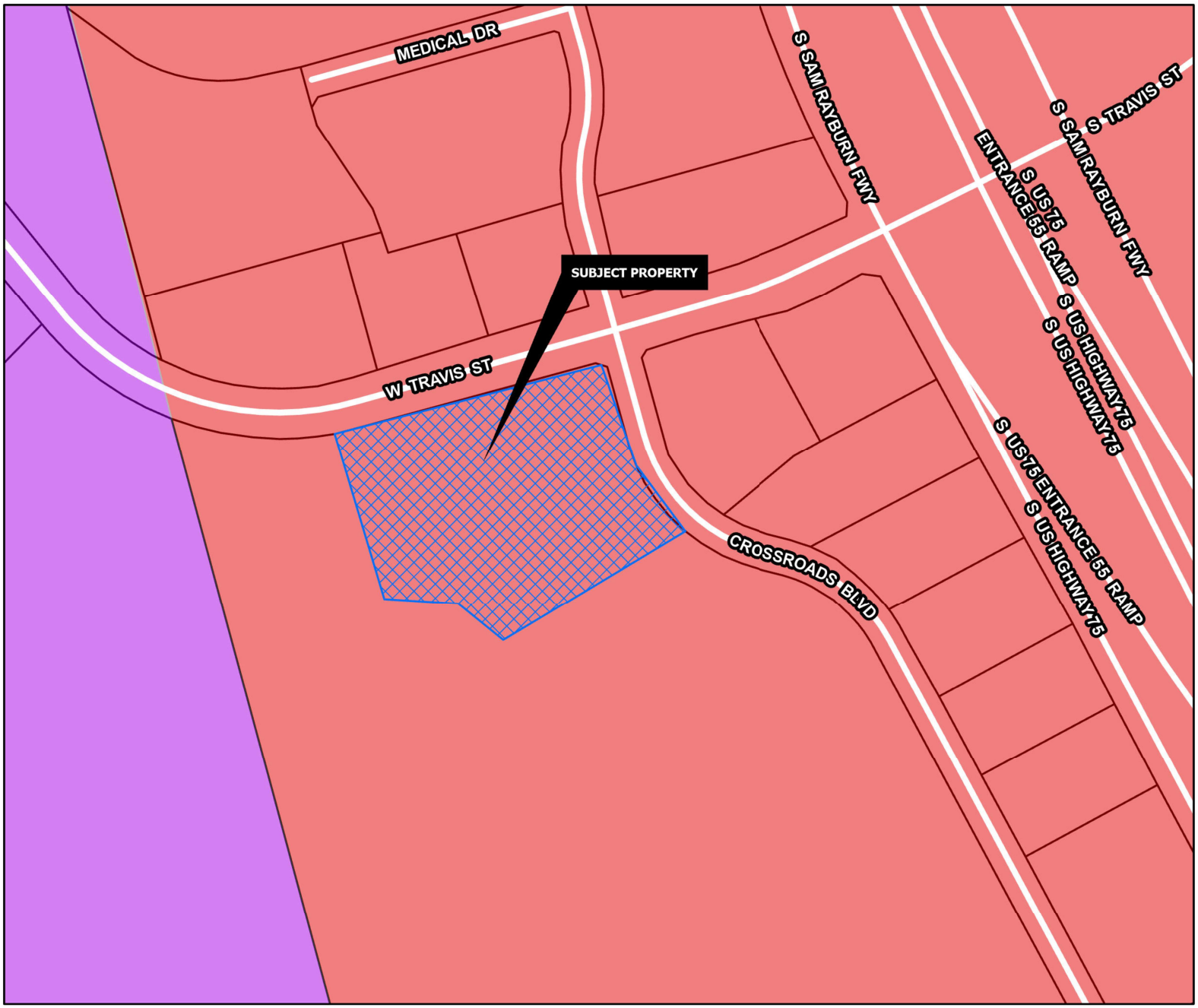

REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
200 BLK W TRAVIS ST

N
W E
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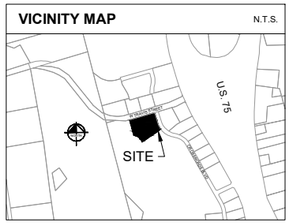
200 BLOCK WEST TRAVIS STREET

VICINITY MAP

N.T.S.



LEGEND

C	COMMUNICATIONS		METER		ELECTRIC TRANSFORMER		SECURITY CAMERA
E	ELECTRIC OR POWER		MARKER PINFLAG		HANDICAPPED PARKING		SANITARY SEWER BOX
F	FIBER OPTIC		POLE		PARKING METER		SANITARY SEWER CLEAN OUT
G	NATURAL GAS		STORAGE TANK		RAILROAD SIGNAL		SANITARY SEWER LIFT STATION
P	PETROLEUM OR PIPELINE		VALVE (EXCEPT WATER)		RAILROAD SIGN		STORM SEWER DRAIN
R	RAILROAD		VAULT		SIGN		TRAFFIC BARRIER
S	SAN. SEWER OR WASTEWATER		WELL		MARQUEE/BILLBOARD		TRAFFIC BOLLARD
D	STORM SEWER	TV	CABLE TV		A/C UNIT		TRAFFIC CAMERA
T	TELEPHONE		ROOF DRAIN		BASKET BALL GOAL		TRAFFIC SENSOR
TR	TRAFFIC		ELEVATION BENCHMARK		BORE LOCATION		TRAFFIC SIGNAL
U	UNIDENTIFIED		FLOW DIRECTION		FLAG POLE		TRASH BIN
W	WATER		MONITORING WELL		GOAL POST		TREE
			FUEL TANK		GREASE TRAP		WATER BOX
			FLOOD LIGHT		IRRIGATION VALVE		FIRE SPRINKLER CONNECTION
	BOX OR PEDESTAL		GUY ANCHOR		LIGHT STANDARD		FIRE HYDRANT
	HANDHOLE		GUY ANCHOR POLE		MAIL BOX		WATER VALVE
	MANHOLE		UTILITY POLE		NEWS STAND		AIR RELEASE VALVE
	MARKER SIGN		ELECTRIC SWITCH		PHONE BOOTH		WATER WELL

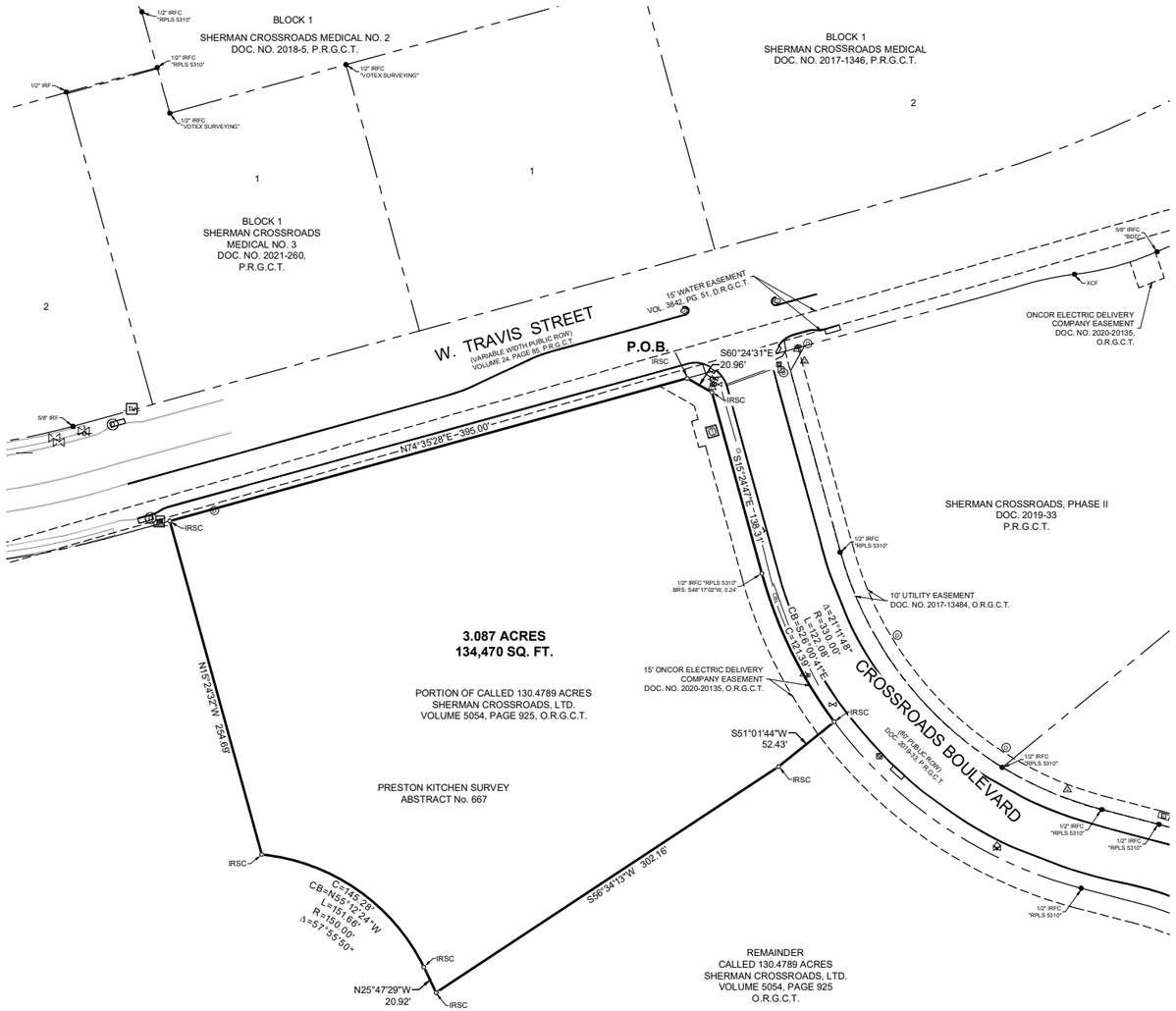
IRSC	5/8" IRON ROD W/ "KHA" CAP SET	P.O.B.	POINT OF BEGINNING	O.R.D.C.T. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
IRFC	IRON ROD WITH CAP FOUND			O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS,
PKS	PK NAIL SET	D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS	GRAYSON COUNTY, TEXAS
PKF	PK NAIL FOUND	D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS	P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
IRF	IRON ROD FOUND	L.R.C.C.T.	LAND RECORDS, DENTON COUNTY, TEXAS	P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS	
XF	"X" CUT IN CONCRETE FOUND		COLLIN COUNTY, TEXAS	F.I.R.M. FLOOD INSURANCE RATE MAP

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36



PROPERTY DESCRIPTION

BEING a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, and being a portion of a called 130.4789-acre tract of land described in a deed to Sherman Crossroads, LTD. recorded in Volume 5054, Page 925, Official Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northerly corner of a southwest corner clip at the intersection of West Travis Street (a variable width public right-of-way) recorded in Volume 24, Page 85, Plat Records, Grayson County, Texas, and Crossroads Boulevard (an 80' wide public right-of-way) recorded in Document No. 2019-33, said Plat Records;

THENCE South 60°24'31" East, along said corner clip, a distance of 20.96 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southerly corner of said corner clip;

THENCE South 15°24'47" East, along the westerly right-of-way line of said Crossroads Boulevard, a distance of 138.31 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "RPLS 5310" found for witness bears South 48°17'02" West, 0.24 feet, same being the beginning of a tangent curve to the left with a radius of 330.00 feet, a central angle of 21°11'48", and a chord bearing and distance of South 26°00'41" East, 121.39 feet;

THENCE in a southerly direction, continuing along the westerly right-of-way line of said Crossroads Boulevard, with said tangent curve to the left, an arc distance of 122.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said westerly right-of-way line and crossing said 130.4789-acre tract the following courses and distances;

South 51°01'44" West, a distance of 52.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 56°34'13" West, a distance of 302.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 25°47'29" West, a distance of 20.92 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 150.00 feet, a central angle of 57°55'50", and a chord bearing and distance of North 55°12'24" West, 145.28 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 151.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 15°24'32" West, a distance of 254.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said West Travis street;

THENCE North 74°35'28" East, along the southerly right-of-way line of said West Travis Street, a distance of 395.00 feet to the **POINT OF BEGINNING** and containing 134,470 square feet or 3.087 acres of land, more or less.

SURVEYORS CERTIFICATION:

To:

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition II Survey.

The field work was completed on July 19, 2024

July 26, 2025

John Hoefner
Registered Professional Land Surveyor No. 7096
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
john.hoefner@kimley-horn.com

STATE OF TEXAS REGISTERED JOHN HOEFNER 7096 PROFESSIONAL LAND SURVEYOR

NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values.
3. No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
4. The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.
5. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405G, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

   Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

   If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STANDARD LAND SURVEY
3.087 ACRES

PRESTON KITCHEN SURVEY, ABSTRACT No. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

No.	DATE	REVISION DESCRIPTION
1		.

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	Jun. 2025	063493020	1 OF 1

DWG NAME: K:\FRI_SURVEY\063493020-SHERMAN CROSSROADS - SHERMAN\DWG\BACKYARD\063493020-L3.DWG PLOTTED BY: HOEFNER, JOHN 6/24/2025 4:15 PM LAST SAVED: 6/24/2025 4:15 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved

July 9, 2025

Rob Rae
Director of Development Services
City of Sherman

RE: ***Variance Request – The Backyard – Site Plan***

Dear Mr. Rae,

The subject site described above is located at the SWC of West Travis Street and Crossroads Boulevard. The +/- 3.1 Acre Site is planned to have a restaurant and a permanent stage.

We respectfully request a variance to reduce the rear setback from the required 15 feet to 5 feet, solely for the placement of the permanent stage and integrated LED screen within the outdoor amenity area of our project, known as "The Backyard." This request applies only to the stage/LED screen, which is a non-enclosed, open-air structure with no vertical enclosure, no occupancy, and no HVAC or utility-intensive operations.

The stage and screen are the primary focal point of the amenity space and have been carefully located at the rear of the site to optimize visibility, usability, and functionality. After thorough design review with the architectural, landscape, and ownership teams, we determined that pushing the stage back toward the southern property line is essential to preserve the open turf and gathering space in front of the stage and ensure clear sightlines of the stage and screen from across the project.

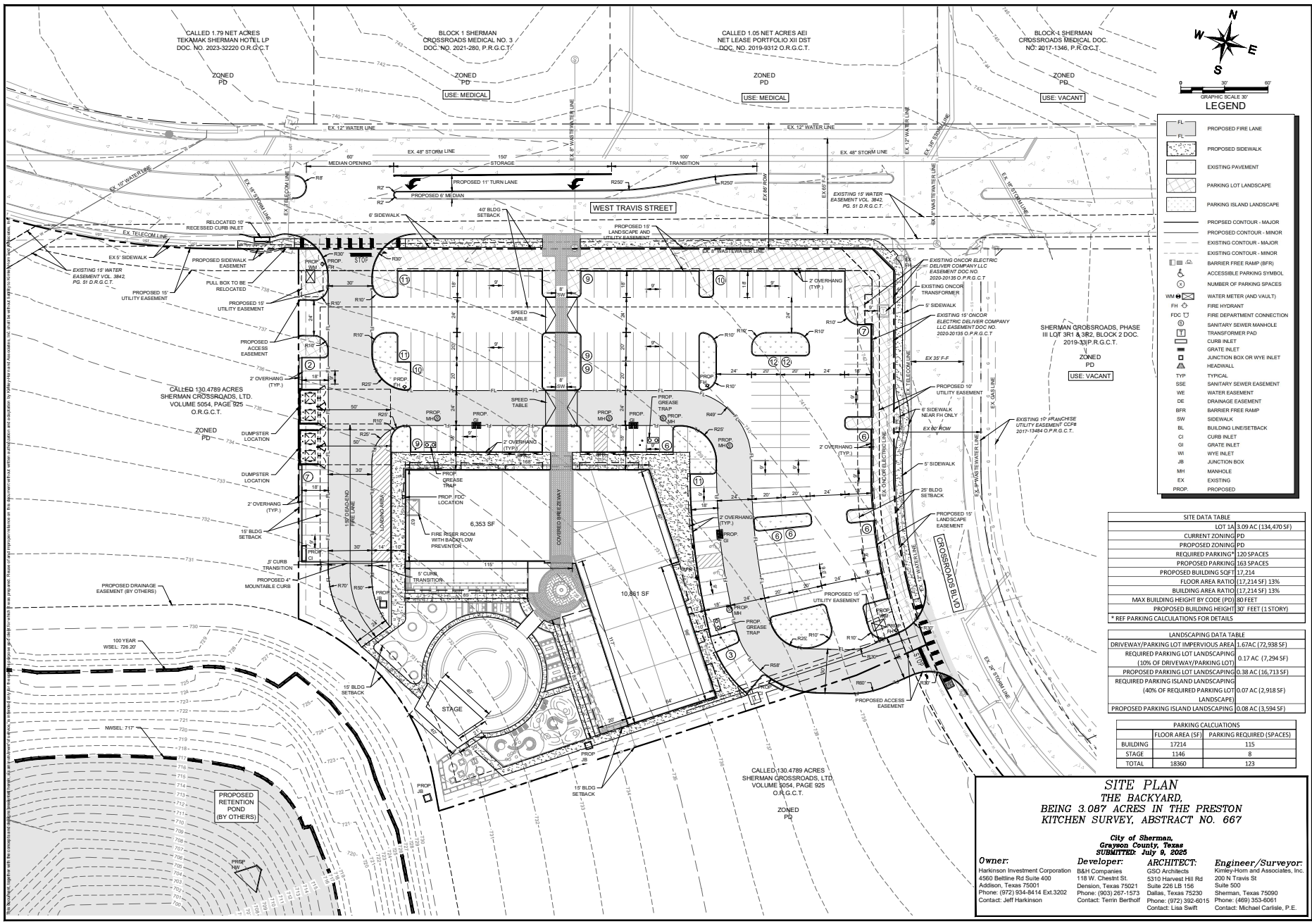
The parking orientation (head-in, 2 drive aisles) is planned to compress the buildable area and limit our flexibility to shift the building further from the stage.

The property immediately adjacent to the rear setback is the future Aston Pond, a City-maintained parcel that remains non-developable and open in perpetuity. As such, the intent of the rear setback requirement, to provide separation and buffering between nearby uses, is preserved.

This request is consistent with the spirit and intent of the zoning ordinance and, in my opinion, does not create an adverse impact on the city or adjacent parcels and landowners. Granting it will allow us to preserve valuable amenity space, enhance usability, and deliver a visually appealing anchor element for the project.

Thank you for your consideration. Please contact me at (469) 353-6061 or michael.carlisle@kimley-horn.com should you have any questions.

Michael Carlisle, P.E. (TX)
Kimley-Horn and Associates, Inc.
On behalf of B&H Capital Partners



SITE DATA TABLE	
LOT 1A	3.09 AC (134,470 SF)
CURRENT ZONING	PD
PROPOSED ZONING	PD
REQUIRED PARKING*	120 SPACES
PROPOSED PARKING	163 SPACES
PROPOSED BUILDING SQFT	17,214
FLOOR AREA RATIO	(17,214 SF) 13%
BUILDING AREA RATIO	(17,214 SF) 13%
MAX BUILDING HEIGHT BY CODE (PD)	80 FEET
PROPOSED BUILDING HEIGHT	30' FEET (1 STORY)
* REF PARKING CALCULATIONS FOR DETAILS	

LANDSCAPING DATA TABLE	
DRIVEWAY/PARKING LOT IMPERVIOUS AREA	1.67AC (72,938 SF)
REQUIRED PARKING LOT LANDSCAPING (10% OF DRIVEWAY/PARKING LOT)	0.17 AC (7,294 SF)
PROPOSED PARKING LOT LANDSCAPING	0.38 AC (16,713 SF)
REQUIRED PARKING ISLAND LANDSCAPING (40% OF REQUIRED PARKING LOT LANDSCAPE)	0.07 AC (2,918 SF)
PROPOSED PARKING ISLAND LANDSCAPING	0.08 AC (3,594 SF)

PARKING CALCUATIONS		
	FLOOR AREA (SF)	PARKING REQUIRED (SPACES)
BUILDING	17214	115
STAGE	1146	8
TOTAL	18360	123

SITE PLAN
THE BACKYARD,
BEING 3.087 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667

City of Sherman,
Grayson County, Texas
SUBMITTED: July 8, 2025

Owner:
Harkinson Investment Corporation
4560 Belltine Rd Suite 400
Addison, Texas 75001
Phone: (972) 934-8414 Ext.3202
Contact: Jeff Harkinson

Developer:
B&H Companies
118 W. Chestnt St.
Dension, Texas 75021
Phone: (903) 267-1573
Contact: Terrin Berthoff

ARCHITECT:
GSO Architects
5310 Harvest Hill Rd
Suite 226 LB 156
Dallas, Texas 75230
Phone: (972) 392-6015
Contact: Lisa Swift

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
200 N Travis St
Suite 500
Sherman, Texas 75090
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 N TRAVIS STREET | SUITE 500 SHERMAN, TX 75090
PHONE: (469) 353-6061 | FAX: (972) 770-1750
WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL L CARLISLE
P.E. No. 129272 Date 08/05/2025

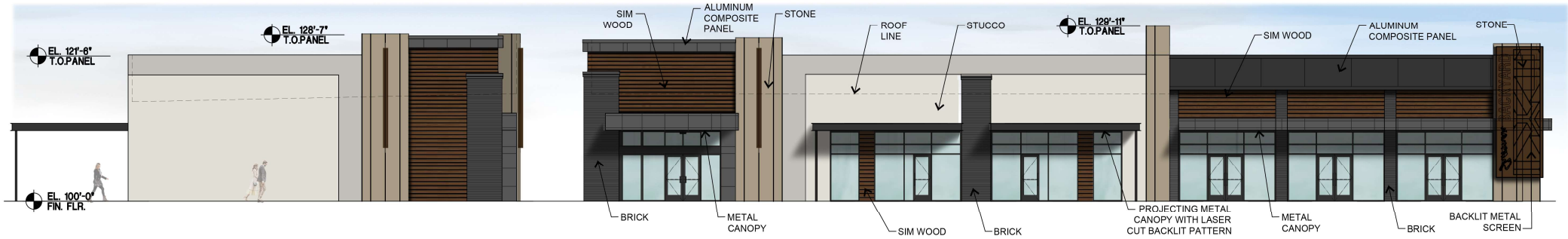
KHA PROJECT 060054400
DATE AUGUST 2025
SCALE AS SHOWN
DESIGNED BY MJC
DRAWN BY MDC
CHECKED BY MJC

THE BACKYARD
SHERMAN, TEXAS

SITE PLAN

SHEET NUMBER
-

The Surveyor, together with the computations and data prepared hereon, is not an instrument of service, is intended only for the purpose and for the client for which it was prepared. Reuse of and improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



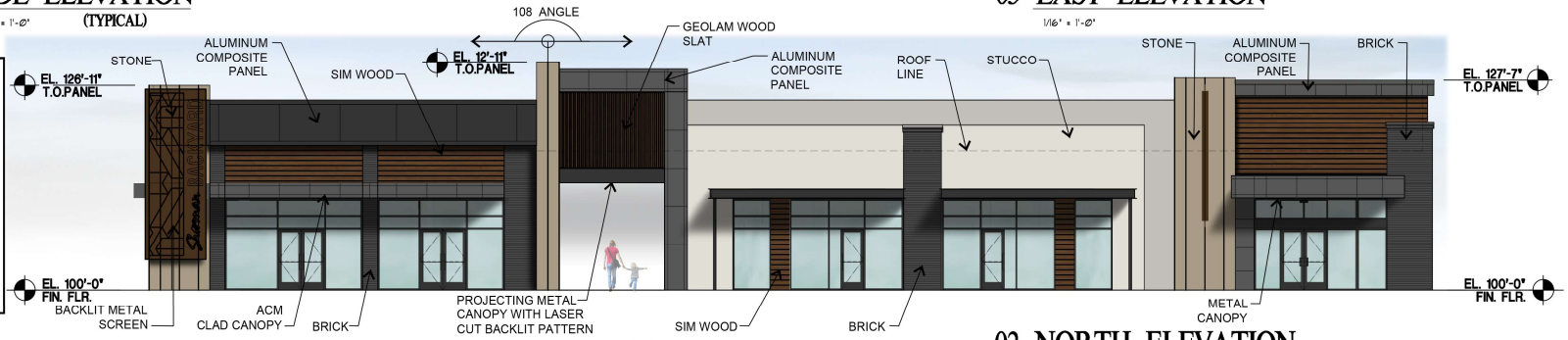
04 SIDE ELEVATION (TYPICAL)

1/16" = 1'-0"

03 EAST ELEVATION

1/16" = 1'-0"

COLORS / MATERIALS:
STUCCO COLOR 01: SW7570 - EGRET WHITE
STUCCO COLOR 02: SW7031 - MEGA GREIGE
BRICK: MEDIUM WARM GREY
STONE: NATURAL STONE
SIM WOOD / WOOD LOOK COMPOSITE: WARM BROWN
ALUMINUM PANELS: SLATE GREY
METAL CANOPY: SW7020 - BLACK FOX
PERFORATED PANEL: DARK BRONZE



02 NORTH ELEVATION

1/16" = 1'-0"

01 BACKYARD ELEVATION

1/16" = 1'-0"

		SOUTH		WEST		NORTH		EAST		TOTAL		
		SF	%	SF	%	SF	%	SF	%			
	TOTAL	5867		1772		4222		4221		16082		NEUTRAL, CREAM, OR DEEP, RICH, NON-REFLECTIVE EARTH TONE COLORS
	WINDOWS & DOORS	1645		0		1112		1289		4046		
	TOTAL LESS WINDOWS & DOORS	4222.0		1772		3110		2932		12036		
PRIMARY MASONRY	STUCCO	2765	65.49	1002	56.55	894	28.75	852	29.06	5513	45.80	X
	BRICK	509	12.06	131	7.39	383	12.32	326	11.12	1349	11.21	X
	STONE	84	1.99	283	15.97	528	16.98	559	19.07	1454	12.08	X
	PRIMARY MASONRY TOTAL (MIN. 60%)	3358.0	79.5	1416.0	79.9	1805.0	58.0	1737.0	59.2	8316	69.09	
SECONDARY	METAL	457	10.82	70	3.95	707	22.73	661	22.54	1895	15.74	X
	SIM WOOD	407	9.64	286	16.14	598	19.23	534	18.21	1825	15.16	X
	TOTAL	864.0	20.5	356.0	20.1	1305.0	42.0	1195.0	40.8	3720	30.9	X
TOTAL		4222.0	100	1772.0	100	3110.0	100	2932.0	100	12036	100	100%

CROSSROADS BLVD. & W TRAVIS ST.

SHERMAN, TEXAS

B & H CAPITAL PARTNERS

PRELIMINARY PLAN NOT FOR CONSTRUCTION

A-1

JOB NO: 25-034
ISSUE DATE: 07/31/2025
SCALE:AS NOTED

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2001 SKYLINE DRIVE (Project No. 000109-2025)

The request of Dean Gilbert Jr, LLC (Owner), Pathway Fellowship Church (Applicant) and Kent Hughlett (Architect) concerning the property located in the 2001 Skyline Drive, consisting of 2.85 acres, being part of Lot 3, Block 1, Skyline Business Park Addition, Fielding Bacon Survey, Abstract No. 119, currently zoned C-1 (Retail Business) District/F.M. Highway 1417 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 26’ side setback in lieu of the required 40’ for the existing structures.

Planning and Zoning

B. Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Church or Other Place of Worship in a C-1 (Retail Business) District/F.M. 1417 Overlay District.

Background:

The property is located at 2001 Skyline Drive. The owner is requesting a Variance to allow a 26' side setback in lieu of the required 40' and a Specific Use Permit to allow for a Church or Other Place of Worship in a C-1 District.

The purpose of the project is to utilize an existing commercial building for the purpose of holding church services on Sundays. The proposed use will occupy approximately 1,540 square feet of the building to serve as the sanctuary space for worship gatherings.

Origination:

Dean Gilbert Jr, LLC (Owner), Pathway Fellowship Church (Applicant) and Kent Hughlett (Architect)

Staff Recommendation:

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

Attachments:

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

9. Elevations
10. Staff Review Letter

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2001 SKYLINE DR

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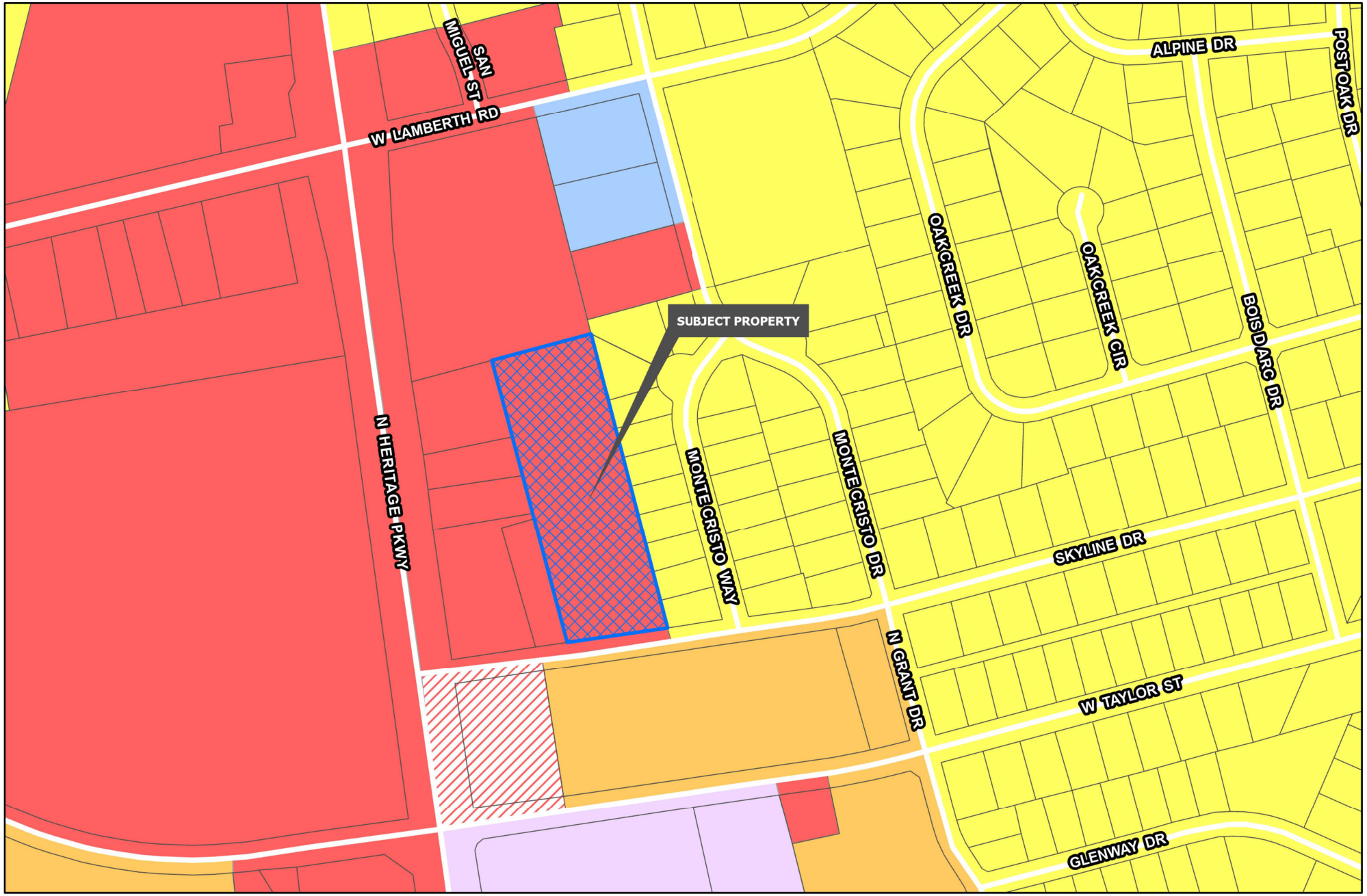

Sherman
CLASSIC TOWN. BROAD HORIZON.

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 2001 SKYLINE DR

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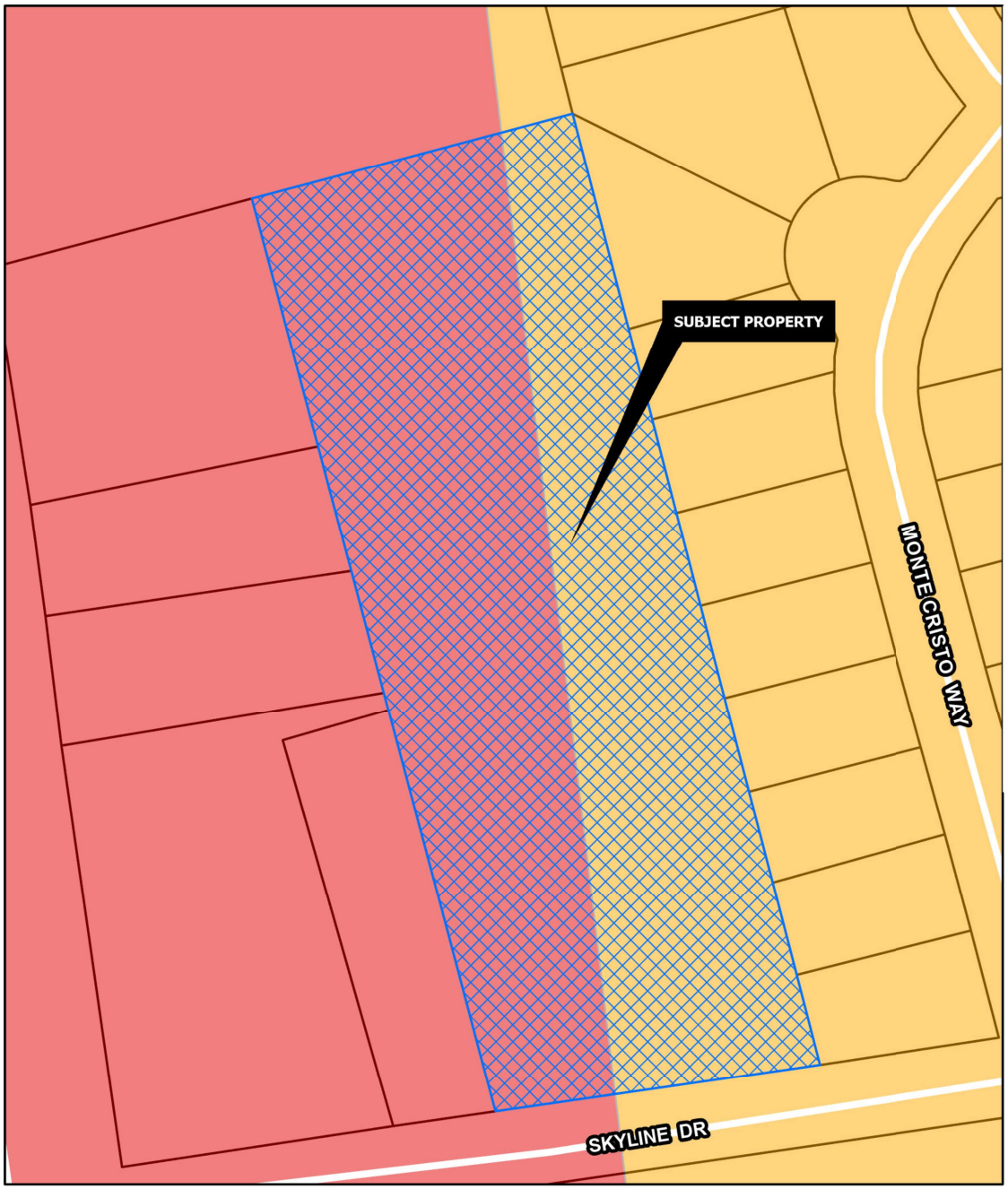

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

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.

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- Retail and Restaurants
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- Office Complex
- Medical
- Mixed Use
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Compatible Zoning Districts

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- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
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- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2001 SKYLINE DR

N
W E
S

Date: 7/31/2025 5:31 PM

2001 SKYLINE DRIVE

F. M. HIGHWAY NO. 1417

MONTE CRISTO WAY

SKYLINE DRIVE

Platted - 205.60'
Meas. - 206.32'

3/4" Rebar Fnd.

1/2" Rebar Fnd.

Fire Hydrant

Conc.

One Story Conc. Block Bldg.

Canyon Creek West Addition Vol. 8, Pg. 41

Platted - 615.81'
Meas. - 616.38'

1/2" Rebar Fnd.

206.98'

1/2" Rebar Fnd.

NORTH

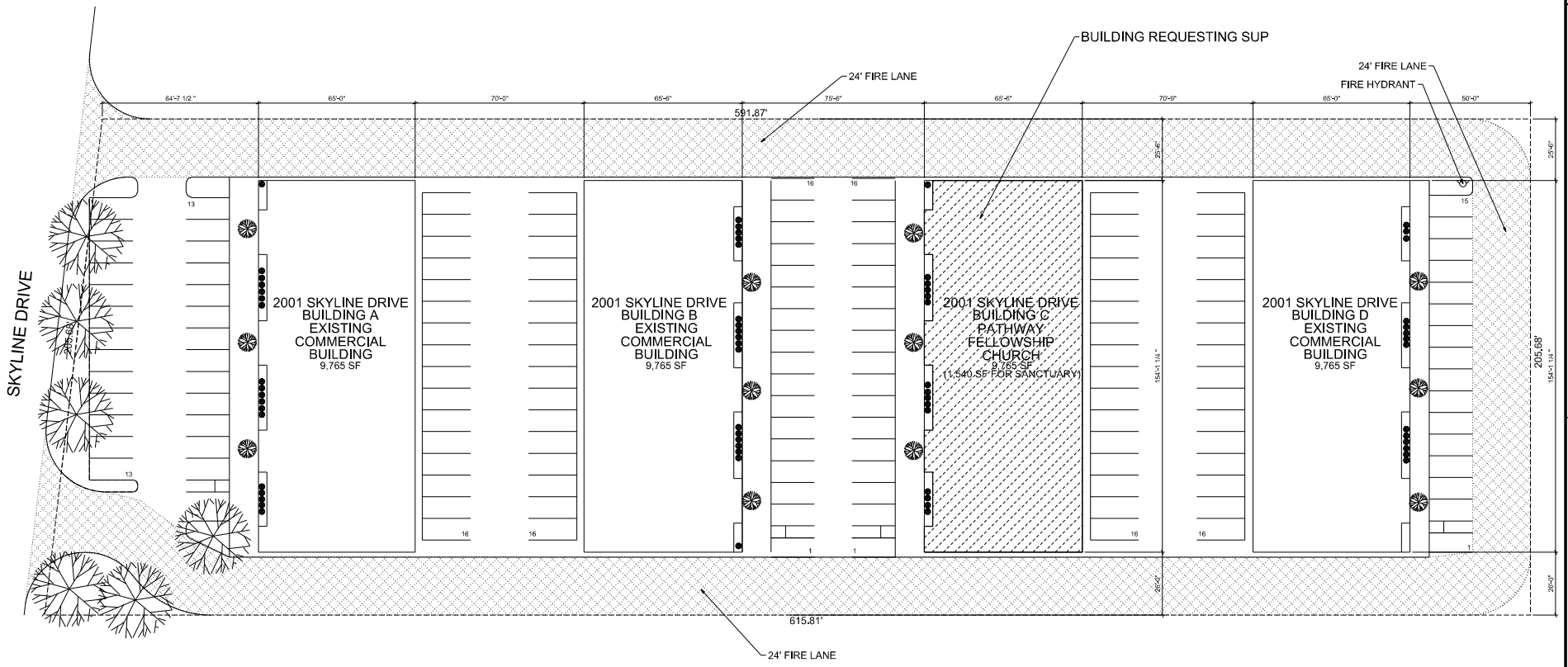
Scale: 1" = 100'

Project Narrative
Property Address: 2001 Skyline Drive – Building C
Proposed Use: Church Sanctuary

The purpose of this project is to utilize an existing commercial building located at 2001 Skyline Drive, Building C, for the purpose of holding church services on Sundays. The proposed use will occupy approximately 1,540 square feet of the building to serve as the sanctuary space for worship gatherings.

No exterior modifications or structural changes to the building are planned. The intent is to operate within the existing footprint and layout of the space. The use will be limited to religious services and related activities on Sundays.

This proposed use will have minimal impact on the surrounding area, and all activities will be conducted in a manner consistent with city ordinances and regulations.



BUILDING UNIT TABLE			
UNIT TYPE	BUILDING AREA		
OFFICE	39,060		
SANCTUARY	1,540		

LEGAL DESCRIPTION: LOT 3, BLOCK 1 OF THE SKYLINE BUISINESS PARK ADDITION TO THE CITY OF SHERMAN, TEXAS AS SHOWN BY THE PLAT OF RECORD IN VOL. 7, PAGE 81, PLAT RECORDS , GRAYSON COUNTY, TEXAS.

NOTE: NO CHANGES ARE PROPOSED TO THE EXISTING SITE PAVING OR SIDEWALKS
NOTE: TRASH RECEPTORS ARE LOCATED ON THE ADJACENT PROPERTY

SITE TABULATION TABLE	
PROPERTY SQ. FT.	124,150 SQ. FT.
PARKING REQUIRED	114 SPACES
PARKING PROVIDED	125 SPACES
CURRENT ZONING	C-1
EXISTING HARD SURFACE	120,732 SQ. FT.
HARD SURFACE AREA	120,732 SQ. FT.
LANDSCAPED AREA	3,418 SQ. FT.
FLOOR TO AREA RATIO	0.31

PARKING CALCULATIONS			
UNIT TYPE	BUILDING AREA	PARKING REQUIREMENTS	
OFFICE	39,060	1 PER 400SF	98
SANCTUARY	1,540	1 PER 100SF	16
TOTAL PARKING REQUIRED			114
TOTAL PARKING PROVIDED			125

NORTH

SITE PLAN
SCALE: 1"= 20'-0"

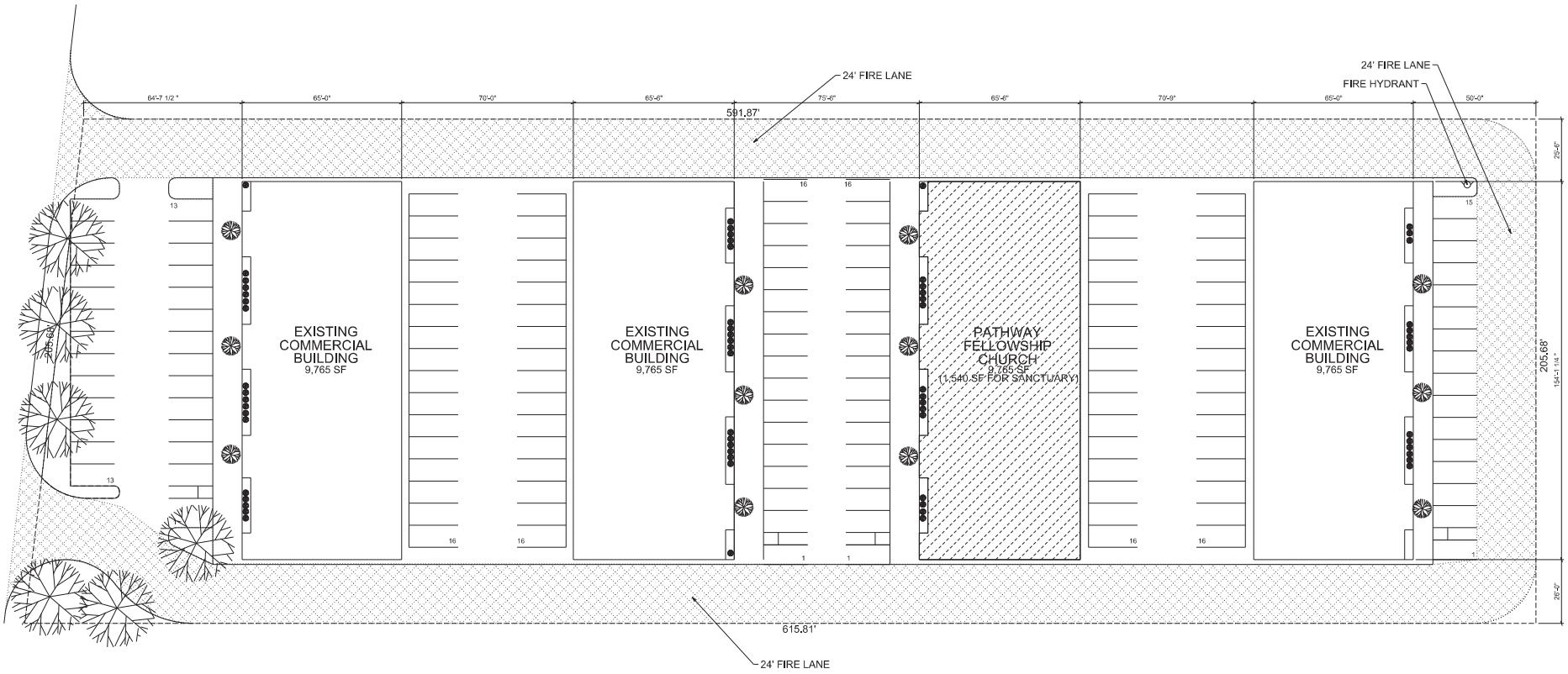
KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

PATHWAY FELLOWSHIP CHURCH
2001 SKYLINE BUILDING C
SHERMAN, TEXAS 75092

C-1.0

JULY 31, 2025

LANDSCAPE PLAN



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TOTAL PARKING REQUIRED			114
TOTAL PARKING PROVIDED			125

SITE PLAN
SCALE: 1"= 20'-0"

NORTH

0' 10' 30' 60' 100'

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM
972-743-8398

PATHWAY FELLOWSHIP CHURCH
2001 SKYLINE BUILDING C
SHERMAN, TEXAS 75092

C-1.0

JULY 7, 2025

FRONT
17'
20'

SIDE
17'

BACK
15'

SIDE
17'

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 13, 2025

Sent via Email

Dean Gilbert Jr, LLC
801 East Taylor St
Sherman, TX 75090

Pathway Fellowship Church - Joy Dyer
P.O. Box 814
Whitesboro, TX 76273

Dear Applicants,

The request of a Public Hearing and Specific Use Permit under Section 14.06.009 to allow a Church or Other Place of Worship in a C-1 (Retail Business) District/F.M. 1417 Overlay District. located at 2001 Skyline Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 19, 2025, at 5:00 P.M. in the City Hall at 220 West Mulberry 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)*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. 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.
7. 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))*
8. 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.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2500 BLOCK FALLON DRIVE (Project No. 000116-2025)

The request of Ali Farmehr (Owner), Greg Joseph (Applicant) and Helvey–Wagner Surveying, Inc. (Surveyor) concerning the property located in the 2500 Block Fallon Drive, consisting of 2.482 acres, D.C. Shelp Survey, Abstract No. 1097, currently zoned C-2 (General Commercial) District, as follows:

Plannin and Zoning Commission

A. Public Hearing and Specific Use Permit under Section 14.08.001 to allow an Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District.

B. Site plan for a retail and Endurance Automotive.

Background:

The property is located in the 2500 Block Fallon Drive. The owner is requesting a Specific Use Permit for a Automobile Repair and Site Plan approval for Endurance Automotive.

Endurance Automotive will be a family-owned full-service auto repair shop in Sherman providing complete auto care for customers. This will be a brand new state of the art facility servicing all makes and all models.

Origination:

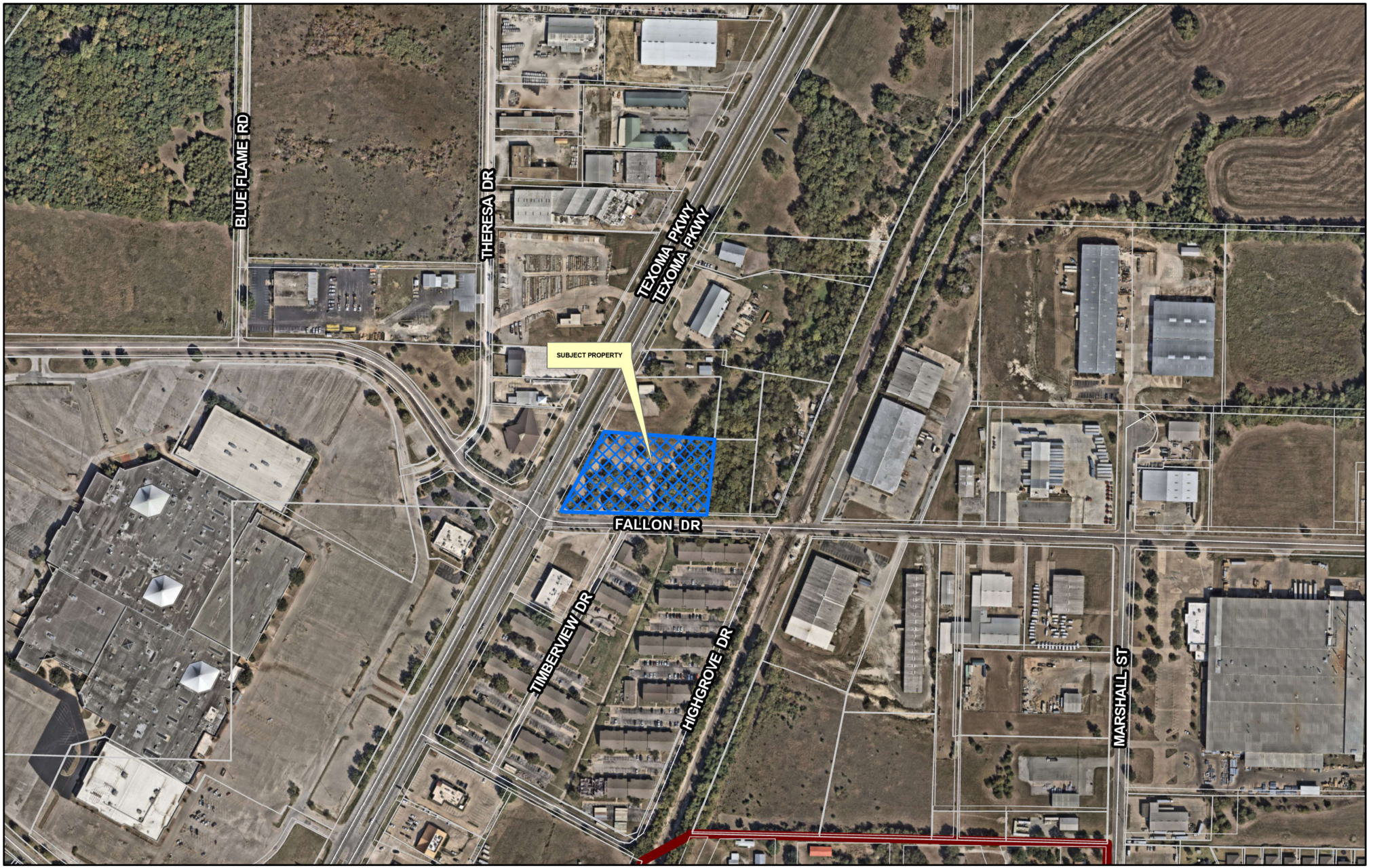
Ali Farmehr (Owner), Greg Joseph (Applicant) and Helvey–Wagner Surveying, Inc. (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this Specific Use Permit.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2500 BLK FALLON DR

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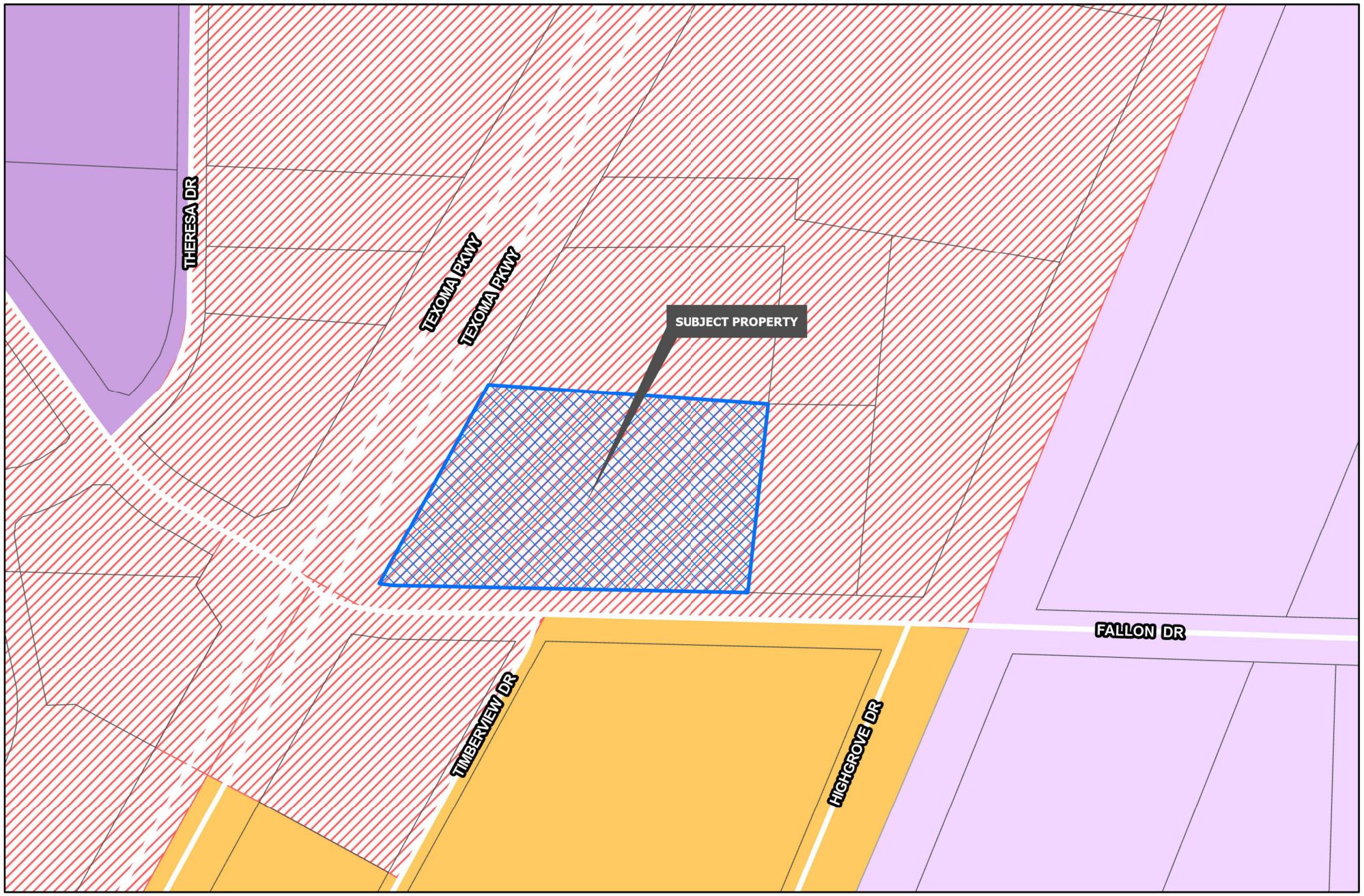

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
2500 BLK FALLON DR

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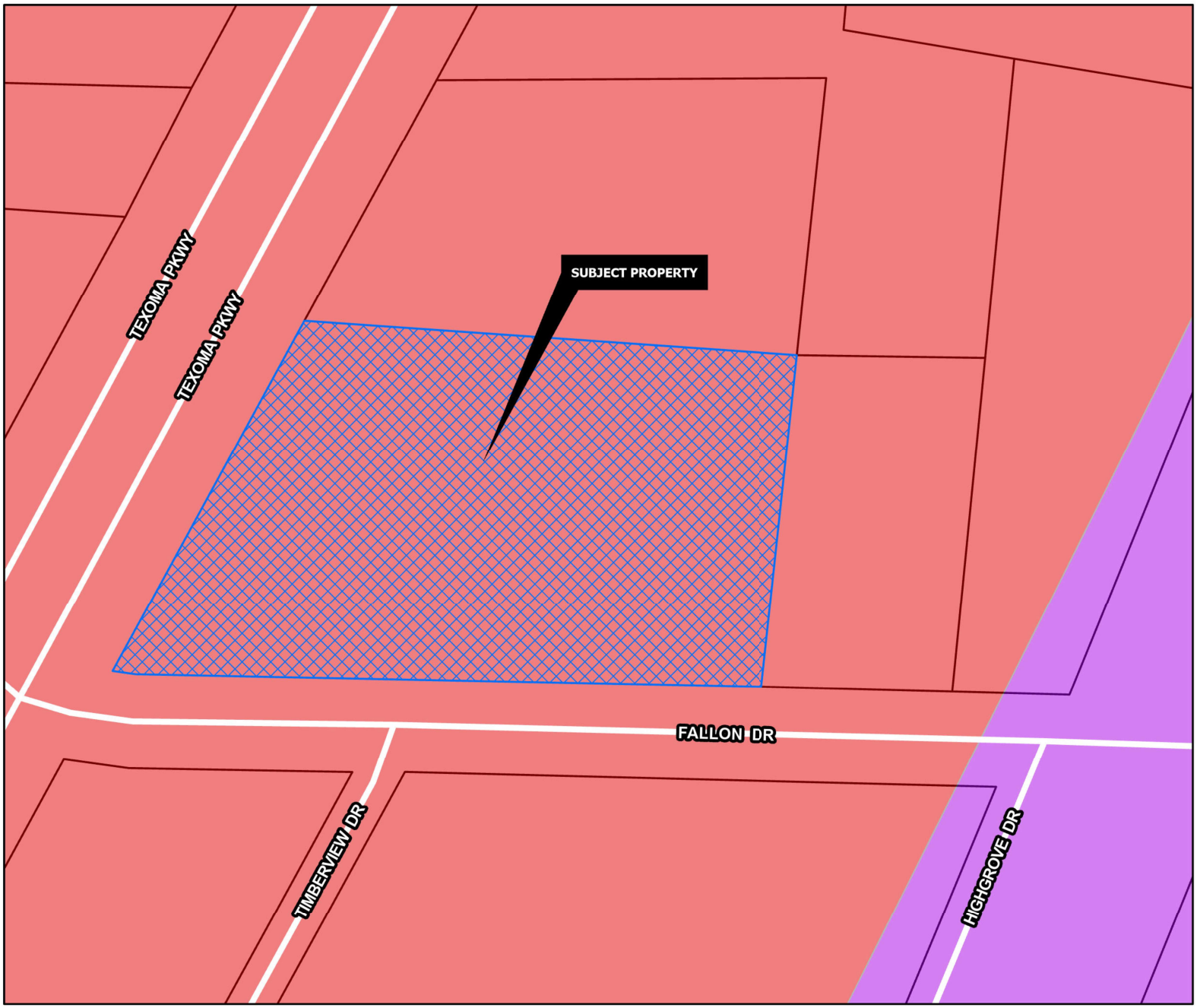
Date: 7/31/2025 5:31 PM



REGIONAL COMMERCIAL

Intent & Character

The Regional Commercial category is intended to promote large-scale commercial development along US-75, while promoting community character through design. US-75 serves as the major gateway to and through the community; therefore, aesthetics and design should be promoted in this corridor. This category should allow large-scale commercial uses that serve the region and the community alike. A mix of uses and inter-connectivity between parcels should be encouraged.

Appropriate Land Use Types

- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

Compatible Zoning Districts

- Retail Business
- General Commercial
- Office
- Multi-Family Residential (MF-15 and MF-30)
- Planned Development (for larger tracts)

Considerations

- Site design considerations should be given to parking, landscaping, and building articulation.
- Where possible, parking should be screened from view or well-landscaped with native, drought-tolerant plants.
- All buildings facades fronting a public street or within significant public view should have aesthetically-pleasing horizontal and vertical articulation.
- Signage should be multi-tenant, where possible, and should match the character of the primary structure.
- High density residential should be included in mixed use developments.
- High density residential is appropriate behind commercial areas, with inter-connectivity.
- If high density is stand alone, the surrounding uses and connectivity should be considered to avoid an "island."

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2500 BLK FALLON DR

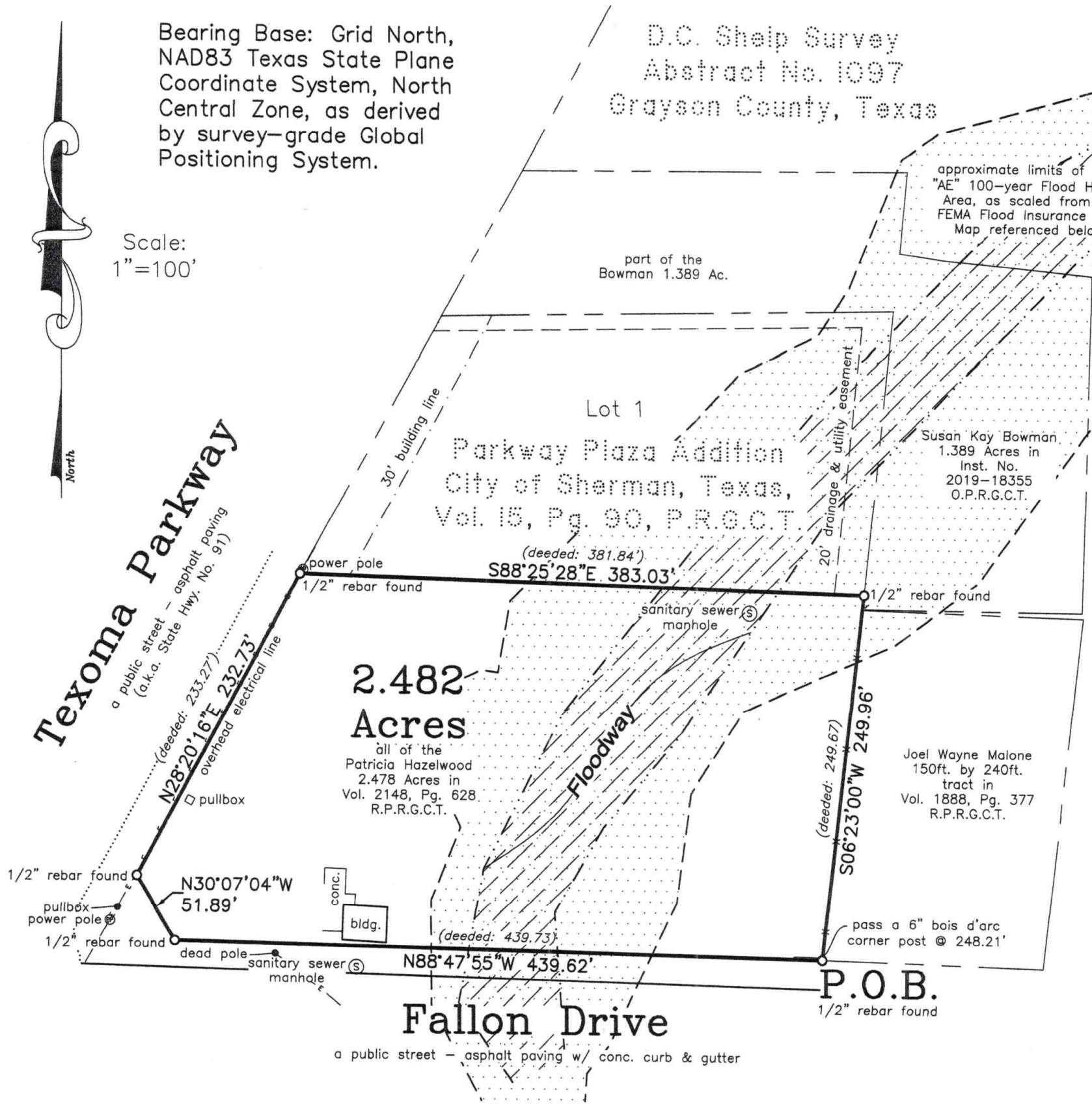
N
W E
S

Date: 7/31/2025 5:31 PM

2500 BLOCK FALLON DRIVE

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey–grade Global Positioning System.

Scale: 1"=100'



Owner: Patricia Hazelwood

Buyer: Ali Farmehr

Address: 2500 Fallon Drive
Sherman, Texas

This survey is for the sole benefit of the Owner and Buyer Stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

A portion of the subject property shown hereon lies within the limits of a Zone "AE" 100–year Flood Hazard Area, as scaled from the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0280 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment.

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Kate A. Wagner, R.P.L.S. No. 6578
Copyright Date: June 21, 2021

Job No. BGS740621

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

Z:\Shared Projects\Land Projects R2\2.478–Acres–DC–Shelp–Survey\Civil 3D\2500–fallon–dr.dwg Layout: Legal–Portrait Plot Date Jun 21 21 Time: 2:16 PM

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
2.482 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the D.C. Shelp Survey, Abstract No. 1097, being all of the 2.478 acre tract of land conveyed by Warranty Deed from Cherrol Horner to Patricia Hazelwood on April 15, 1991 and recorded in Volume 2148, Page 628, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the North right-of-way line of Fallon Drive, a public road, at the Southwest corner of the 150 ft. by 240 ft. tract of land conveyed to Joel Wayne Malone, recorded in Volume 1888, Pg. 377, said Real Property Records, and the Southeast corner of said Hazelwood 2.478 ac.;

THENCE North 88 deg. 47 min. 55 sec. West, with the North right-of-way line of said Fallon Drive and the South line of said Hazelwood 2.478 ac., a distance of 439.62 ft. to a 1/2 inch rebar found in the East right-of-way line of Texoma Parkway (AKA: State Highway No. 91), at the Southwest corner of said Hazelwood 2.478 ac.;

THENCE North 30 deg. 07 min. 04 sec. West, with the East right-of-way line of said Texoma Parkway and a West line of said Hazelwood 2.478 ac., a distance of 51.89 ft. to a 1/2 inch rebar found at an angle point of said Texoma Parkway and Hazelwood 2.478 ac.;

THENCE North 28 deg. 20 min. 16 sec. East, continuing with the East right-of-way line of said Texoma Parkway and a West line of said Hazelwood 2.478 ac., a distance of 232.73 ft. to a 1/2 inch rebar found at the Southwest corner of Lot 1, Parkway Plaza Addition to the City of Sherman, Texas, recorded in Volume 15, Page 90, Plat Records, Grayson County, Texas;

THENCE South 88 deg. 25 min. 28 sec. East, with the South line of said Lot 1 and the North line of said Hazelwood 2.478 ac., a distance of 383.03 ft. to a 1/2 inch rebar found in a West line of the 1.389 acre tract of land conveyed to Susan Kay Bowman, recorded in Instrument No. 2019-18355, Official Public Records, Grayson County, Texas, at the Southeast corner of said Lot 1 and the Northeast corner of said Hazelwood 2.478 ac.,

THENCE South 06 deg. 23 min. 00 sec. West, with a West line of said Bowman 1.389 ac., the West line of said Malone tract and the East line of said Hazelwood 2.478 ac., passing a 6 inch bois d'arc corner post at 248.21 ft. and continuing on said course for a **TOTAL** distance of 249.96 ft. to the **PLACE OF BEGINNING** and containing **2.482 ACRES** of land.

Kate A. Wagner, R.P.L.S. No. 6578
June 21, 2021

ENDURANCE AUTOMOTIVE

Endurance Automotive will be a family-owned full-service auto repair shop in Sherman providing complete auto care for our customers. The first location for Endurance Automotive will be located at 2500 Fallon dr. Sherman, TX 75090. This will be a brand new state of the art facility servicing all makes and all models. The building will be designed by Kent Hughlett to be aesthetically pleasing and beautiful.

The Lobby and employee office area is a 1200 sq ft space that will house the waiting area, retail sales and the office/admin portion of the business. Guests are more than welcome to wait on repairs or services in our comfortable waiting area complete with free coffee, snacks, Wifi and television. However, Endurance Automotive will offer complimentary shuttle service to and from the facility for guests that choose to wait in the comfort of their homes.

The service area of the facility will house 10 full working bays in a 4,700 sq ft facility. The equipment used in this facility will be state of the art and capable of servicing all makes and all models from oil change to full engine or transmission replacement (and all repairs in between). The capability and service readiness of Endurance Automotive will fill a current void in the city of Sherman for auto repair.

Overall, the site will have a total of 29 dedicated parking spaces. Traffic flow is easily identified on the site plan and capable of handling a large number of customers at any given time.

Endurance Automotive will be a new and complete type of automotive repair in the Texoma area. Customer service is of the upmost importance to Endurance and we will serve our customers differently than they have come to expect with automotive repair. You will see a Complete Difference. We look forward to servicing Texoma

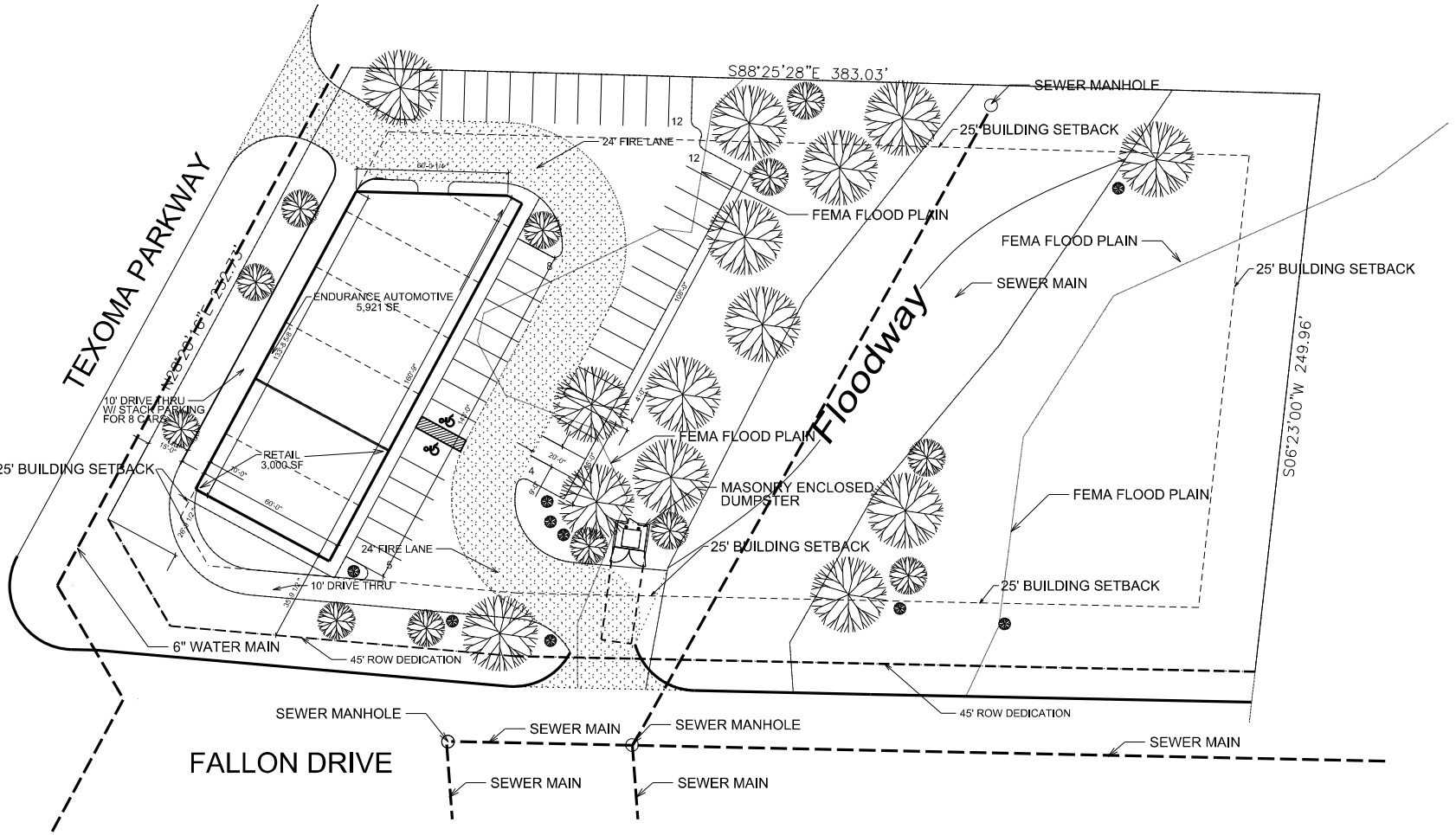
The remaining 3,000 sq ft of this building is zoned C2 to be used for future retail development, use currently undecided.

Greg Joseph

Endurance Automotive – owner

Mobile 972-658-6535

Email – greg@enduranceautomotive.com



SITE PLAN
SCALE: 1"= 20'-0"
NORTH

BUILDING UNIT TABLE		
UNIT TYPE	BUILDING AREA	BUILDING LOT
AUTO REPAIR	5,921	LOT 1
RETAIL	3,000	LOT 1
ENCLOSED	8,921	LOT 1

SITE TABULATION TABLE	
PROPERTY SQ. FT.	97,464 SQ. FT.
PARKING REQUIRED	32 SPACES
PARKING PROVIDED	43 SPACES
CURRENT ZONING	C-2
EXISTING HARD SURFACE	N/A
HARD SURFACE AREA	34,554 SQ. FT.
LANDSCAPED AREA	62,910 SQ. FT.
FLOOR TO AREA RATIO	0.35

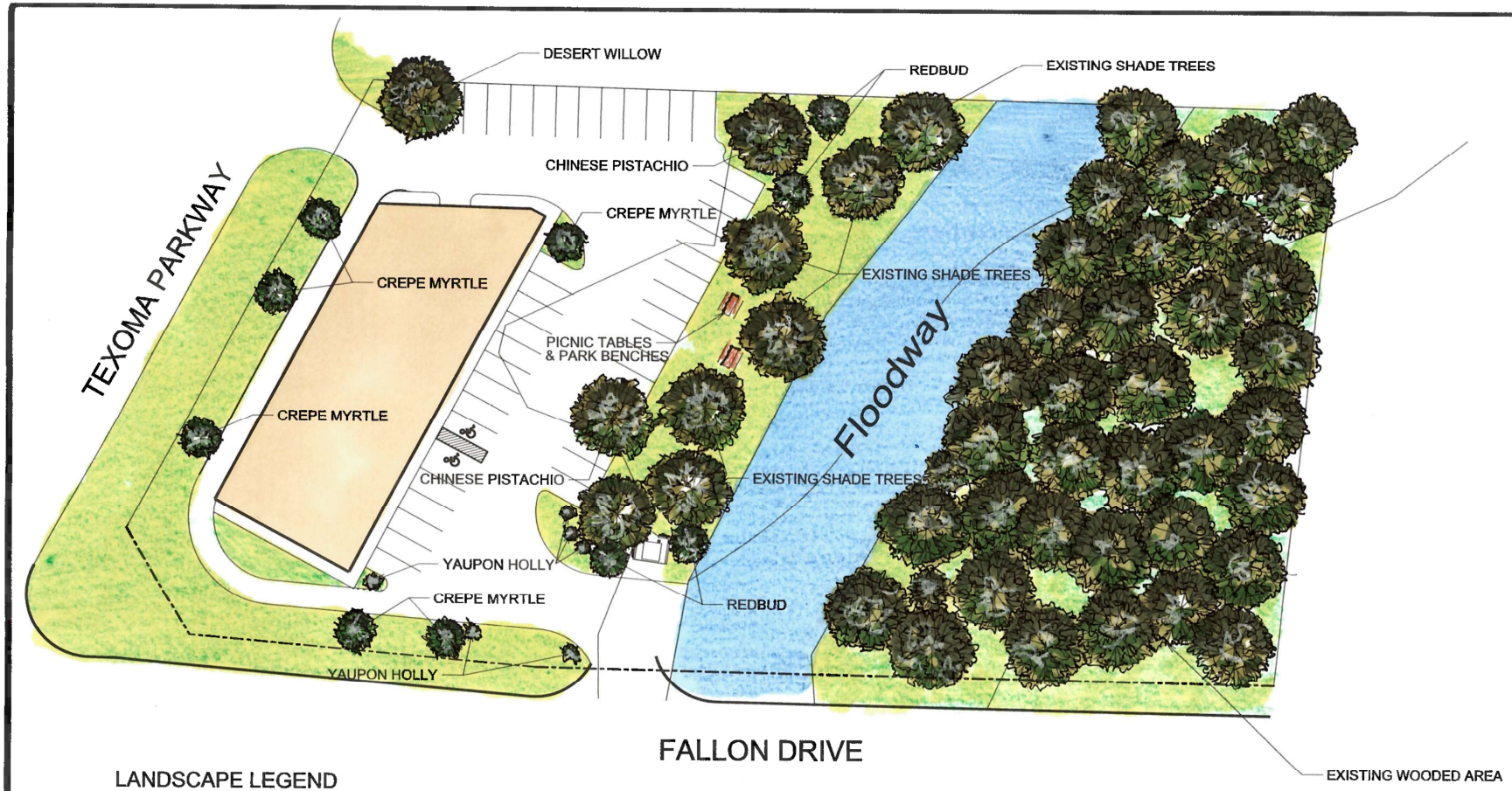
PARKING CALCULATIONS			
UNIT TYPE	UNITS ON SITE	PARKING REQUIREMENTS	
SERVICE BAYS	10	2 PER BAY	20
RESTAURANT	3,000 SF	1/250 SF	12
TOTAL PARKING REQUIRED			32
TOTAL PARKING PROVIDED			43

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

ENDURANCE AUTOMOTIVE
2500 FALLON ROAD
SHERMAN, TEXAS 75090

C-1.0

JULY 28, 2025



LANDSCAPE LEGEND

- NEW CHINESE PISTACHIO 2- EACH
  NEW DESERT WILLOW 1- EACH
  NATIVE WALNUT - EXISTING
  AMERICAN ELM - EXISTING
- CREPE MYRTLE 6- EACH
- OKLAHOMA REDBUD 4- EACH
- YAUPON HOLLY 6- EACH

LANDSCAPE PLAN
SCALE: 1"= 20'-0"

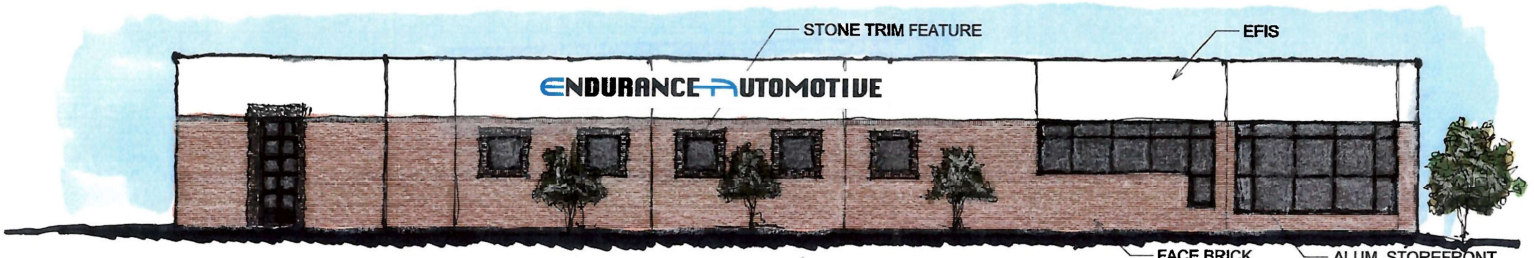
NORTH

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8398

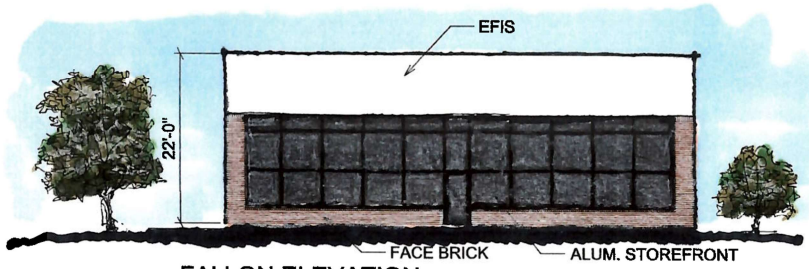
ENDURANCE AUTOMOTIVE
2500 FALLON ROAD
SHERMAN, TEXAS 75090

C-1.0

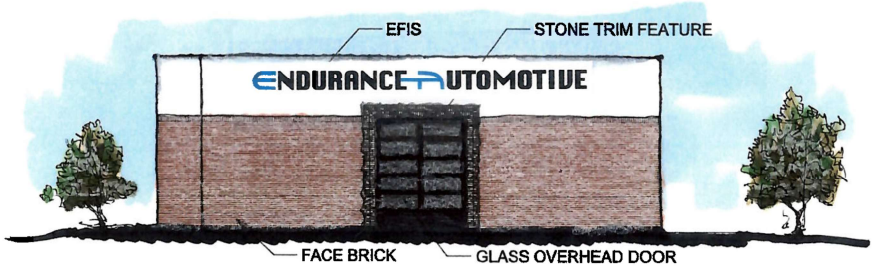
JULY 7, 2025



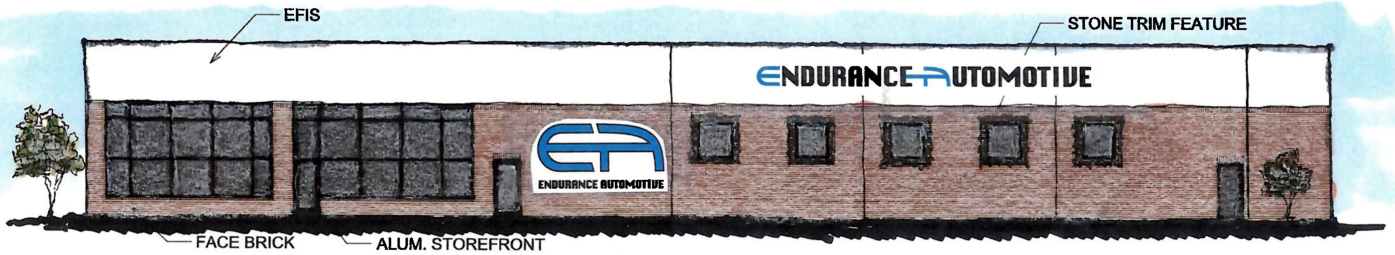
TEXOMA PARKWAY ELEVATION



FALLON ELEVATION



NORTH ELEVATION



EAST ELEVATION

KENT HUGHLETT, ARCHITECT PLLC
177 TIMBERBROOK CIRCLE
DENISON, TEXAS 75021
RKHUGHLETT@GMAIL.COM 972-743-8388

ENDURANCE AUTOMOTIVE
2500 FALLON ROAD
SHERMAN, TEXAS 75090

C-1.0

JULY 14, 2025

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

August 13, 2025

Sent via email

Ali Farmehr
7105 Wellington Point Road
Mckinney, TX 75072

Greg Joseph
1814 Forest Ct
Van Alystyne, TX 75495

Dear Applicants,

The request of a Public Hearing and Specific Use Permit under Section 14.08.001 to allow an Automobile Service Station and Repair in a C-2 (General Commercial) District and Site Plan for a Retail and Endurance Automotive addition located in the 2500 Block Fallon Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, August 19, 2025, at 5:00 P.M. in the City Hall at 220 West Mulberry 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. *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. No work shall be performed outside the structure designated for auto repair.
8. The property must be properly maintained in a state of good repair and neat appearance.
9. The Tabulation on the Site Plan references RESTAURANT use.
    a. If this is now RETAIL as shown on the exhibit of the Site Plan, this tabulation should be updated.
10. The dumpster enclosure shall not be located in the floodplain.
11. A minimum of one (1) shade tree shall be planted in all required landscape islands. In order to maximize shade and aesthetics for people and vehicles, landscaped islands shall be located at the end of every parking row and throughout the interior of the parking lot so that a landscaped island is provided for every twelve (12) parking stalls in a row. *(Sec. 14.04.006(d)(2)(A))*
12. To protect the root health of trees located within landscape islands, all landscaped areas shall be protected with 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. *(Sec. 14.04.006(d)(2)(D))*

13. A minimum of 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 and non-inclusive of any existing or proposed utility easements. *(Sec. 14.04.006(e)(1))*
    a. 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). *(Sec. 14.04.006(e)(2)(A))*
14. 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.
15. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Greg Joseph, Endurance Automotive is the owner or lessee of the Property.
16. 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.
17. 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))*
18. 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.
19. 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

20. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
21. Dedication of Right of Way Dedication along Fallon Drive in regard to Grayson County/City of Sherman Thoroughfare Plan will be required on plat. Fallon Drive is shown to be a Minor Arterial on the City of Sherman Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1; Grayson County Subdivision Regulations 4.1.5*
22. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
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. 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*
25. 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 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.

26. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*
27. [ ] 505.1 Amended - Strip malls in addition to the front identification shall provide the name of the business and numeric address or suite identifier on the rear access door. Town homes with rear alley garage access in addition to the front identification shall provide the numeric address near the garage door. *(Located In City Ordinances Amendments)*

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

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 8/19/2025

Prepared By: Naomi Lightfoot , Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3100 BLOCK REX CRUSE DRIVE (Project No. 000110-2025)

The request of Malissa Hidalgo, LLC (Owner), David Vilbig - Vilbig & Associates (Applicant) concerning the property located in the 3100 Block Rex Cruse Drive, being part of Block 1, Lot 1, Turtle Creek North Addition Section 5, consisting of 10.544 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

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

Background:

The property is located in the 3100 Block Rex Cruse Drive. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to R-2F (Duplex Residential) District.

Origination:

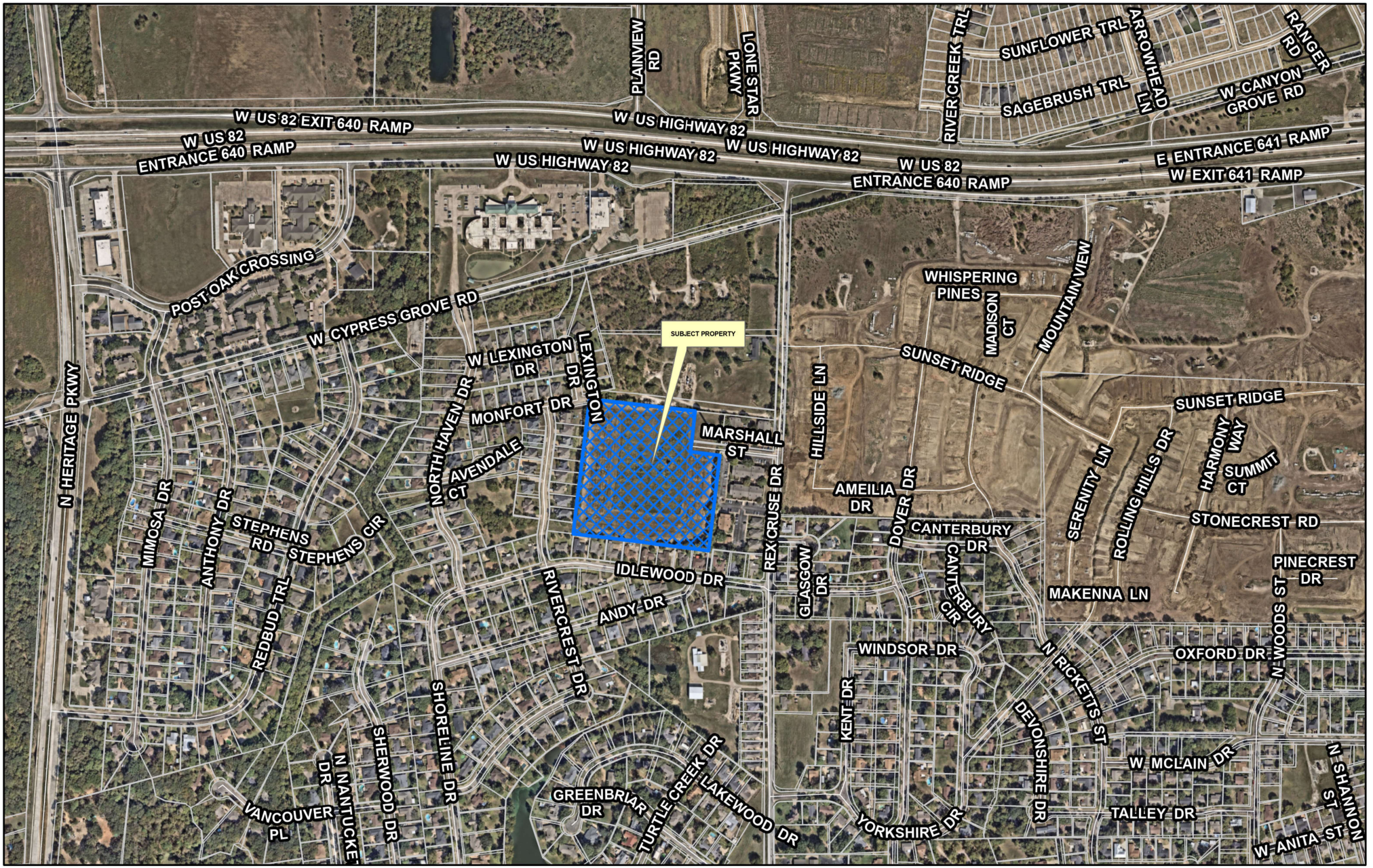
Malissa Hidalgo, LLC (Owner), David Vilbig - Vilbig & Associates (Applicant)

Staff Recommendation:

Staff has no recommendation for this zone change request.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
3100 BLK REX CRUSE DR

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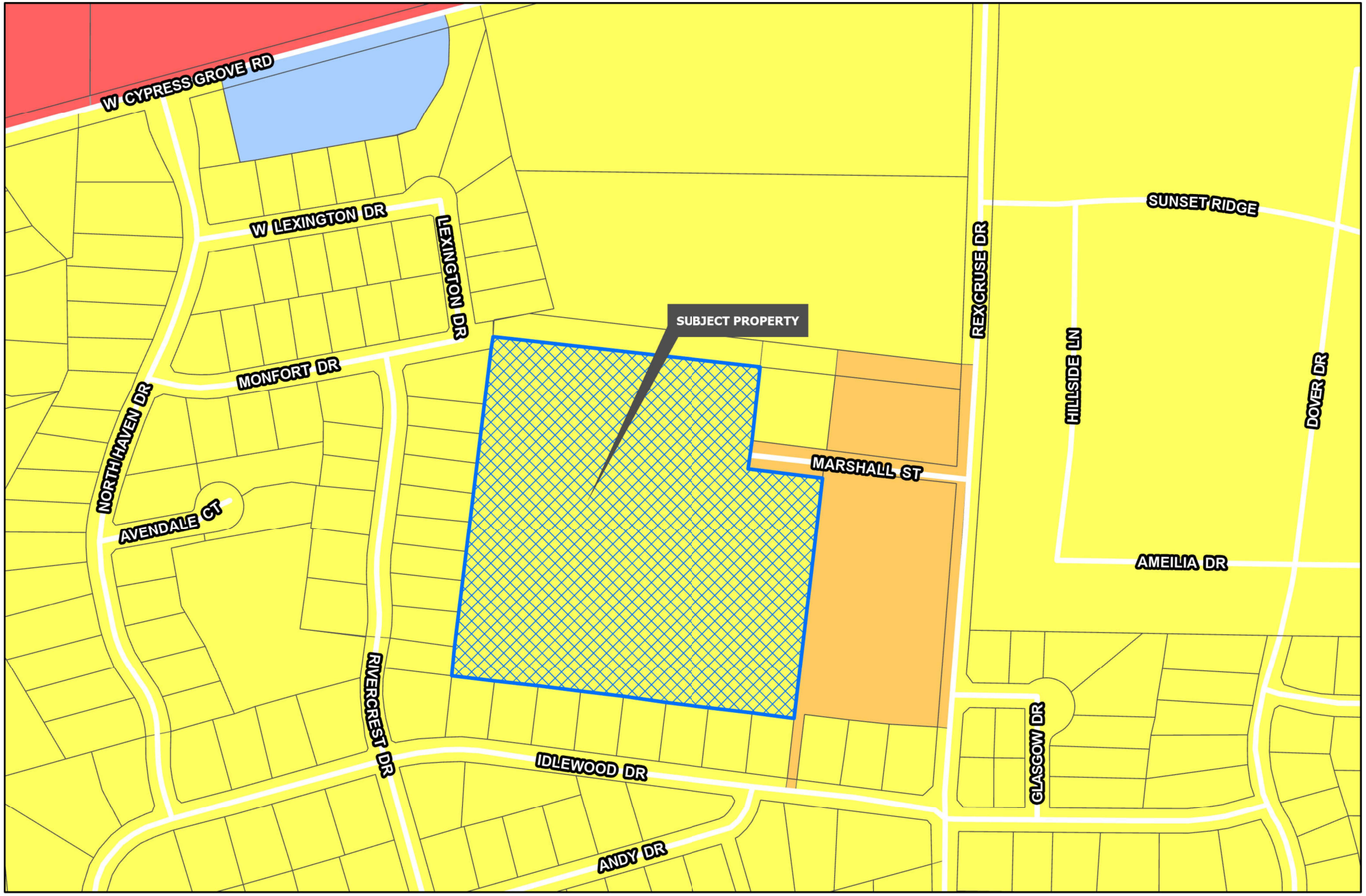

Sherman
CLASSIC TOWN. BROAD HORIZON.

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
3100 BLK REX CRUSE DR

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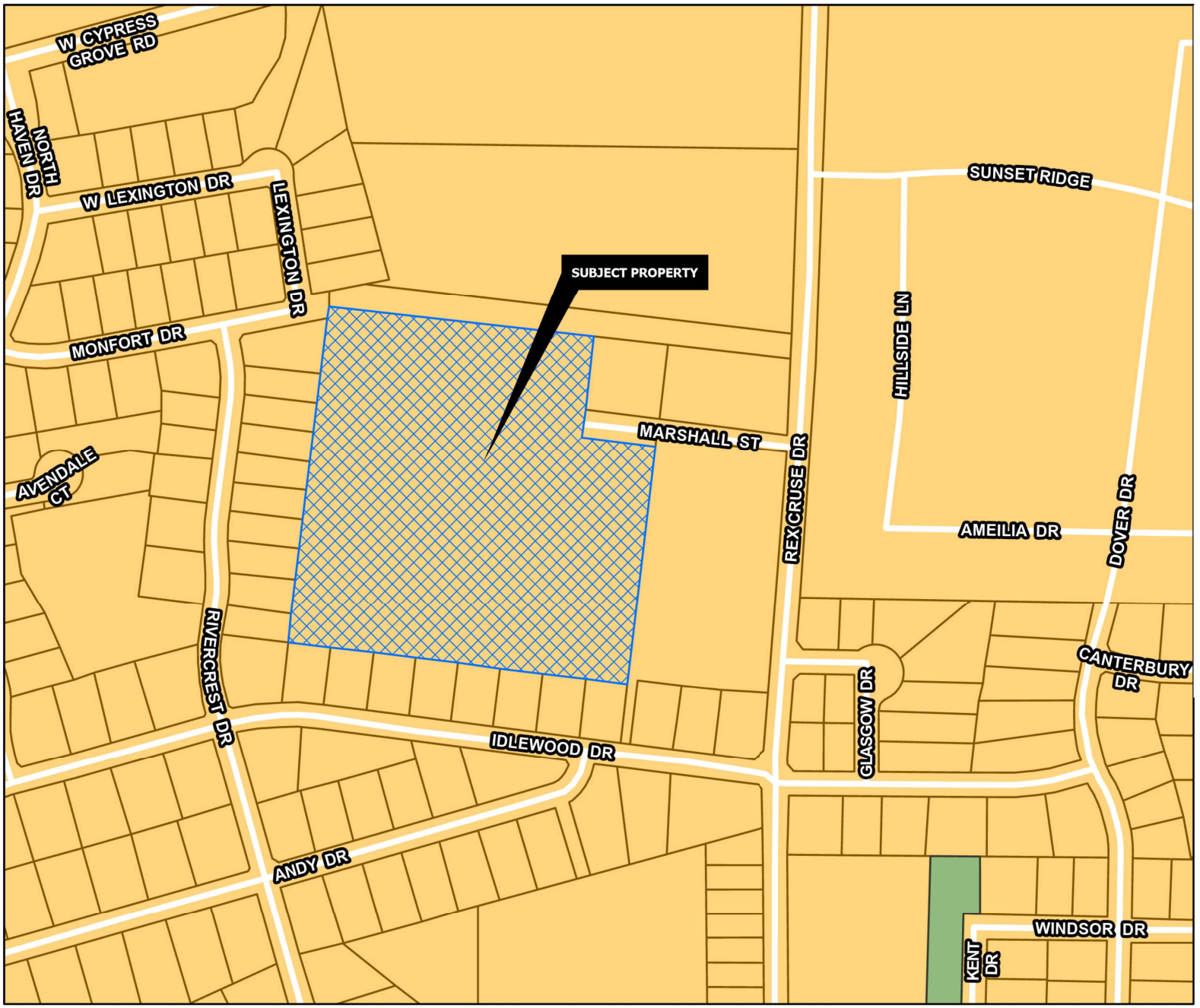

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3100 BLK REX CRUSE DR

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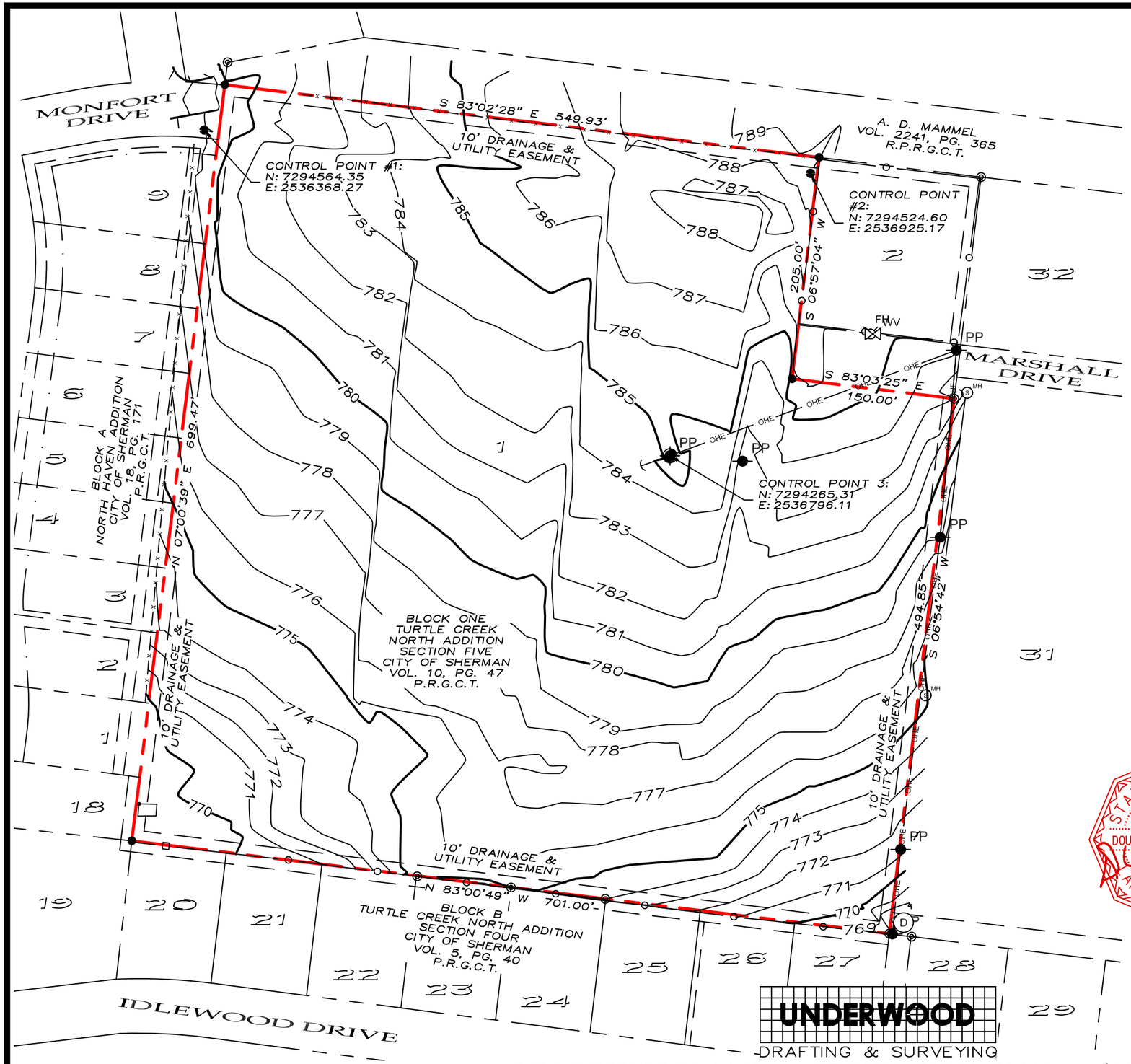

LEGEND

●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
FH	FIRE HYDRANT
WV	WATER VALVE
PP	POWER POLE
MH (S)	SEWER MANHOLE
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
x x x	BARBWIRE FENCE
o	CHAINLINK FENCE
□	STOCKADE FENCE
OHE	OVERHEAD ELEC.

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

NORTH

SCALE
1" = 100'

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DATE OF SURVEY: 11/13/24

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

~ PROPERTY ADDRESS ~
TBD MONFORT DRIVE
SHERMAN, TEXAS

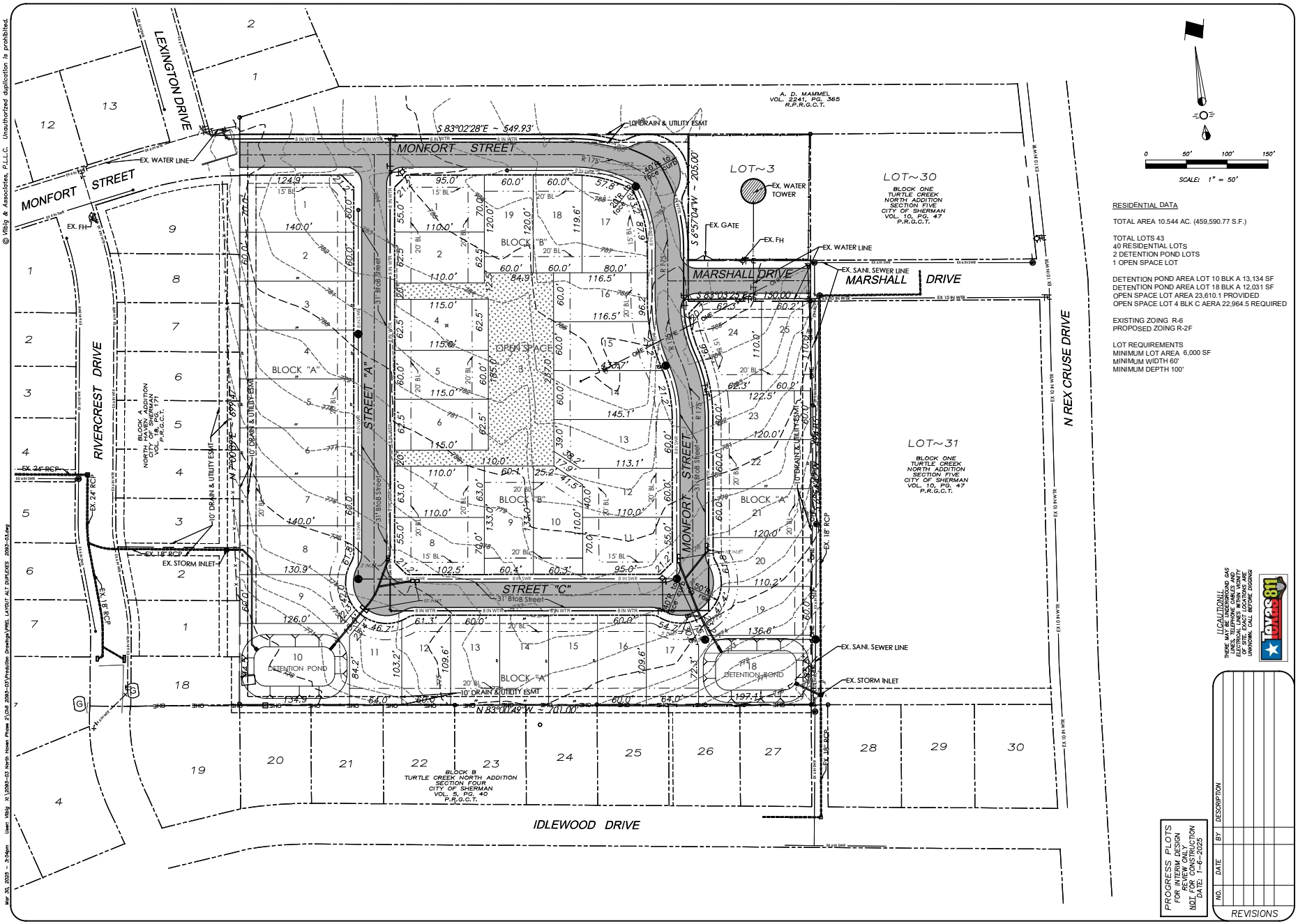
TOPO SURVEY
LOT 1, BLOCK 1
TURTLE CREEK NORTH ADDITION
SECTION FIVE
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

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

Project Narrative

North Haven Phase II

To change the zoning from Single family (SF1) to duplex (SF2).



RESIDENTIAL DATA

TOTAL AREA 10.544 AC. (459,590.77 S.F.)

TOTAL LOTS 43
40 RESIDENTIAL LOTS
2 DETENTION POND LOTS
1 OPEN SPACE LOT

DETENTION POND AREA LOT 10 BLK A 13,134 SF
DETENTION POND AREA LOT 18 BLK A 12,031 SF
OPEN SPACE LOT AREA 23,610.1 PROVIDED
OPEN SPACE LOT 4 BLK C AERA 22,964.5 REQUIRED

EXISTING ZOING R-6
PROPOSED ZOING R-2F

LOT REQUIREMENTS
MINIMUM LOT AREA 6,000 SF
MINIMUM WIDTH 60'
MINIMUM DEPTH 100'

!!CAUTION!!
THERE MAY BE UNDERGROUND GAS LINES, TELEPHONE CABLES AND ELECTRICAL LINES WITHIN VICINITY OF WORK. EXACT LOCATIONS UNKNOWN. CONTACTOR SHALL CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING

PROGRESS PLOTS
FOR INTERIM DESIGN REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 1-6-2025

NO.	DATE	BY	DESCRIPTION
			REVISIONS

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODARD STREET DENISON, TX. 75020
PHONE: (214) 363-7333 FAX (214) 352-0999
TEXAS ENG. FIRM # F-5614 & SURVEYING FIRM # 10033000

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID A. VILBIG, P.E., 67207 ON JANUARY 6, 2025 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

NORTHAVEN PHASE 2
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

PRELEMINARY LAYOUT DUPLEX LOTS

SUBMITTAL #1:	--/--/--
SUBMITTAL #2:	--/--/--
SUBMITTAL #3:	--/--/--
SUBMITTAL #4:	--/--/--
DESIGN: DV/PN	DRAWN: RS
CHECKED: DAV	
SCALE: 1" = 50'	
VA PROJECT NO: 2093-03	

SHEET
PL1

VERS. 3-28-2025

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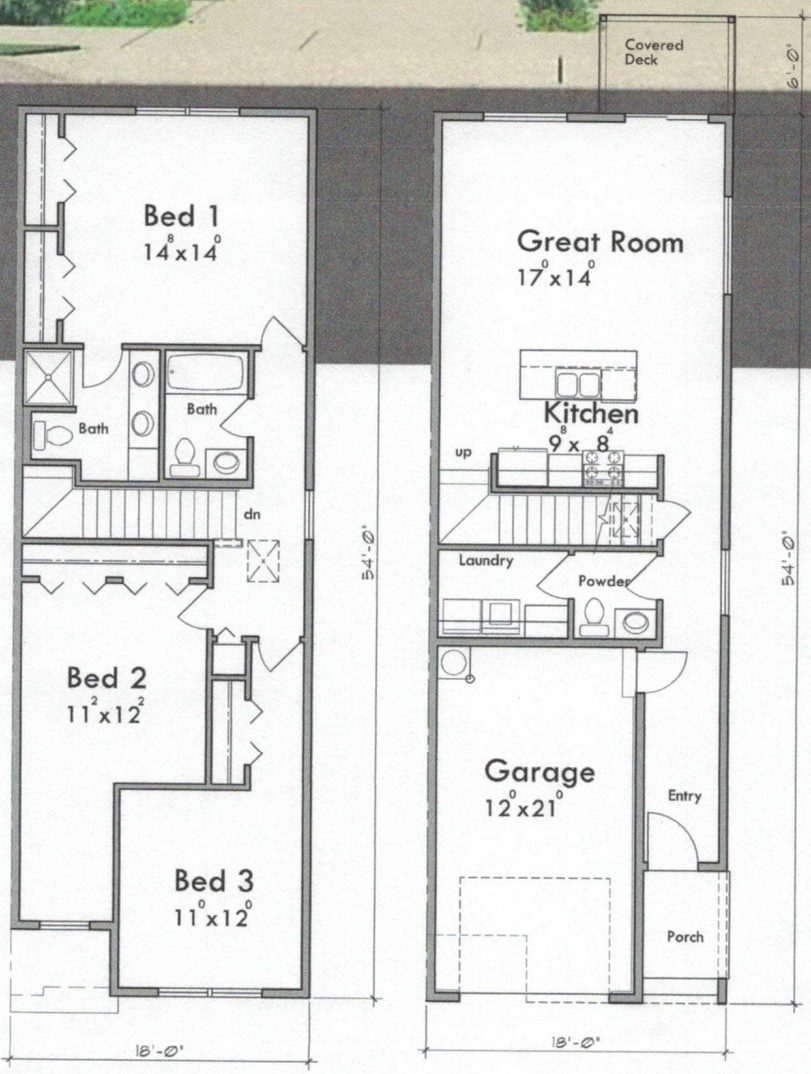
Mar 20, 2025 - 3:54pm User: Vilbig J:\2093-03 North Haven Phase 2\Civil 2093-03\Preliminary Drawings\PREL LAYOUT ALT DUPLEXES 2093-03.dwg



PLAN #D-705

MAIN FLR.	659 SQ. FT.
UPPER FLR.	901 SQ. FT.
TOTAL	1560 SQ. FT.
GARAGE	273 SQ. FT.
PORCH	40 SQ. FT.
DECK	48 SQ. FT.

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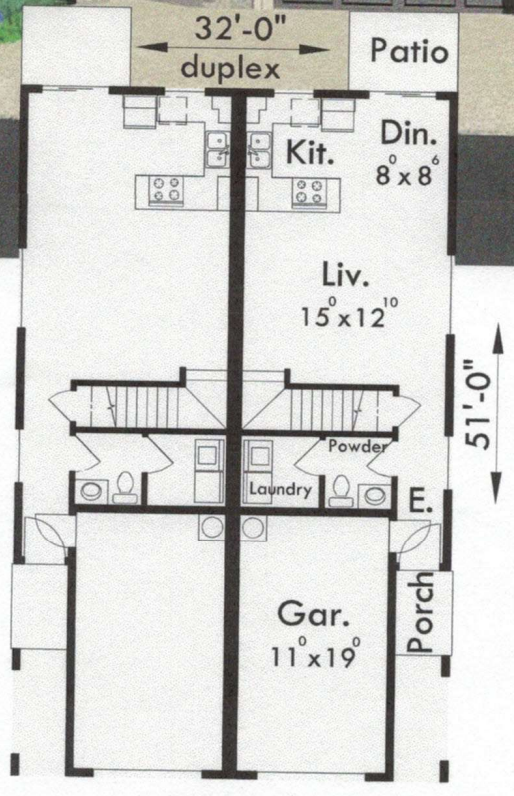
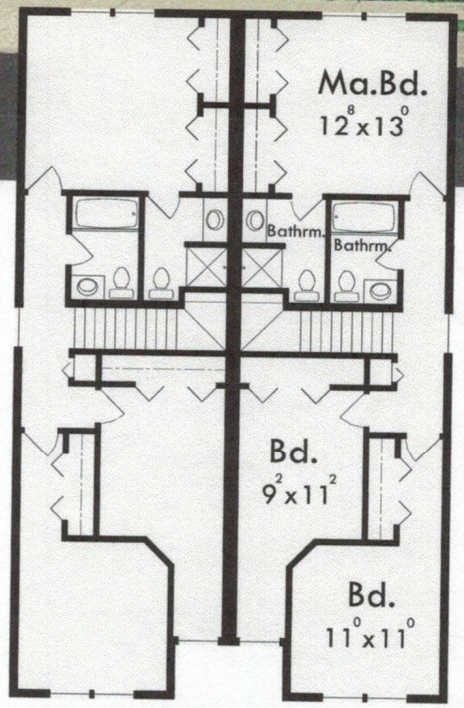
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

PLAN #D-430

MAIN FLR.	522 SQ. FT.
UPPER FLR.	759 SQ. FT.
TOTAL	1281 SQ. FT.
GARAGE	232 SQ. FT.



MAIN FLOOR



UPPER FLOOR

www.houseplans.pro

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1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 8/19/2025

Prepared By:

Approved By:

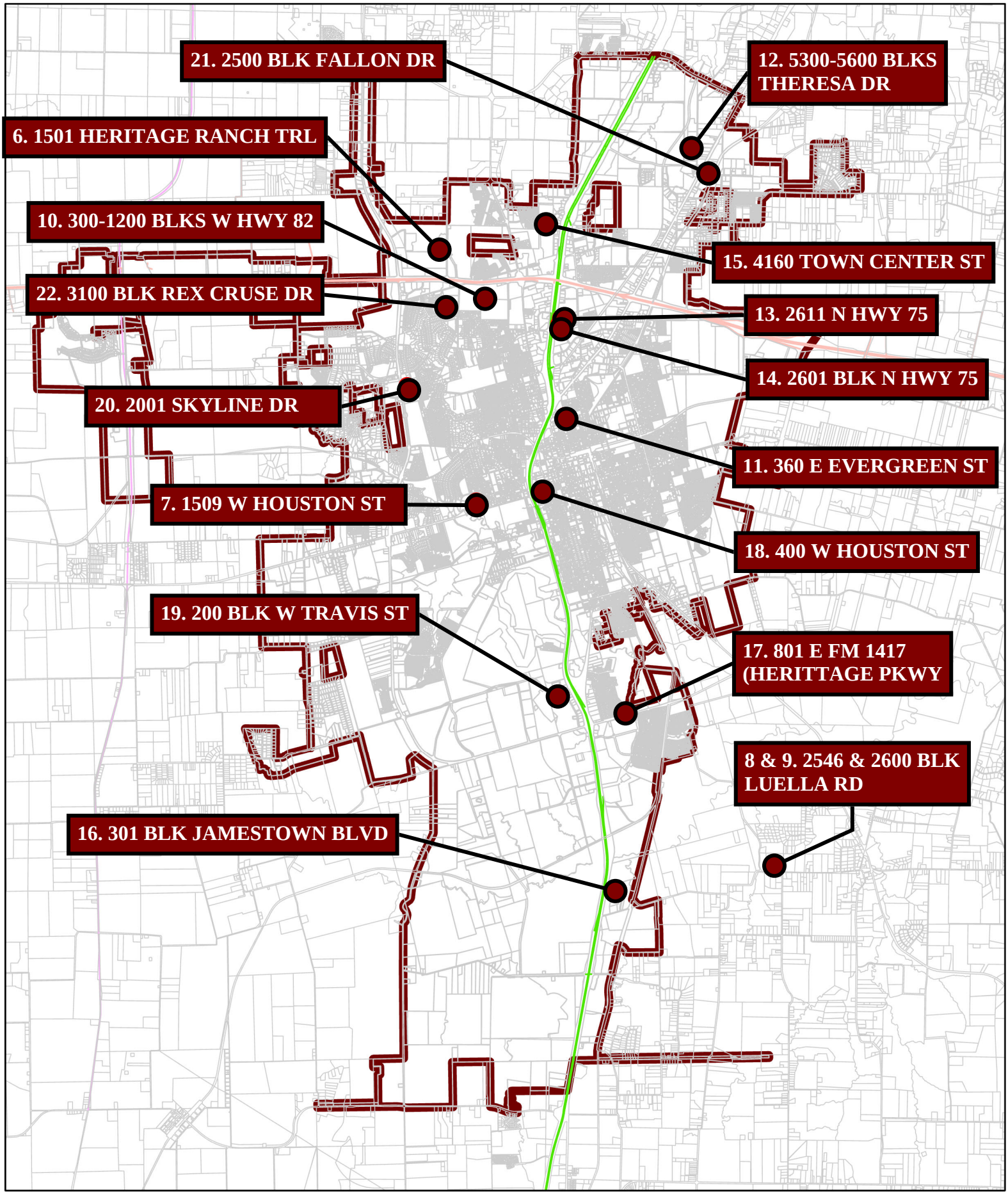
Requested Action/Proposed Use:
ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:
None



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
08/19/2025

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Date: 8/11/2025 5:45 PM