AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 21, 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 AUGUST 19, 2025 AND THE SEPTEMBER 16, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

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

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

6. * 5111 BLUE FLAME ROAD (PROJECT NO.000164 - 2025)

The request of Atmos Energy (Owner), Aaron Hawkins (Applicant) and Eagle Surveying, LLC (Surveyor) for the property located at 5111 Blue Flame Road, being in the D.C. Shelp Survey, Abstract No. 1097, and also being Block 2, Midway Mall, containing 6.132 acres, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

A. Site Plan for Atmos Service Center.
B. Final Plat TDG Sherman

7. * 2812 FALLON DRIVE (PROJECT NO. 000168-2025)

The request of Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor) concerning the property located at 2812 Fallon Drive, being in the John Hendrix Survey, Abstract No. 503, containing 10.659 acres, and currently zoned M-1 (Light Manufacturing), as follows:

Planning and Zoning Commission

Site Plan for Fallon IOS warehouse addition

8. * 1121 WEST TAYLOR STREET (PROJECT NO. 000171-2025)

The request of the City of Sherman (Owner), Clif Rogers (Applicant), CEI Engineering Associates, Inc. (Engineer) concerning the property located at 1121 West Taylor Street, being in the Samuel Blagg Survey, Abstract No 56, containing 81.6392 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission
Site Plan for Fairview Park Improvement Project.

9. *** 900 SOUTH DEWEY AVENUE (PROJECT NO. 000172 - 2025)**

The request of City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer) concerning the property located at 900 South Dewey Avenue, being in the GB Pilant Survey, Abstract 963, containing 23.772 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission
Site Plan for Hawn Park Improvements.

10. *** 1609 NORTH HARRISON AVENUE (PROJECT NO. 000173 - 2025)**

The request of City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer) concerning the property located at 1609 North Harrison Avenue, being Block 6 through 10, 21 through 23 and part of Block 5 through 11 and 20, College Park Second Addition, containing 26.29 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission
Site Plan for Old Settlers Park Improvements.

11. **726 WEST LAMAR STREET (PROJECT NO. 000170-2025)**

The request of Donna K. Brown (Owner), Caleb Cline (Applicant), Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, being Lot 1, DK Brown Addition, and being part of the Samuel Blagg Survey, Abstract No 56, containing 0.227 acres, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment
A. Public Hearing and Variance under Section 14.04.006(e) to allow no street perimeter buffer.

Planning and Zoning Commission
B. Site Plan for Commercial Office Space.

12. **702 SOUTH THROCKMORTON STREET (PROJECT NO. 000127-2025) NO ACTION TAKEN ON 9/16/25**

The request of Wright Construction & Development LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 702 South Throckmorton Street, consisting of 0.1286 acres, being a part of W. Elliott's Addition, George B. Pilant Survey, Abstract No. 963, Lot 15 and the South 15 feet of Lot 14, Block 9, currently zoned R-6 (Single Family Residential), as follows:

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

13. **818 SOUTH TRAVIS STREET (PROJECT NO. 000134-2025) TABLED FROM SEPTEMBER 16, 2025**

The request of Jermey Parnell (Owner), Felicitas Smith (Applicant) and Kate A. Wagner (Surveyor) concerning the property located at 818 South Travis Street, being Lot 10, Block 4, of Hare and Randolph's Addition, containing 0.487 acres, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission
Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a MF-30 (Multi-Family Residential) District.

14. **1601 BLOCK SOUTH WILLOW STREET (PROJECT NO. 000090-2025)**

The request of Equity Trust Co Custodian FBO Marius Meintjes IRA (Owner), Bryan Weisgerber (Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 1601 Block South Willow Street, being in the G.B. Pilant Survey, Abstract No. 963, containing 11.79 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 a PD (Planned Development) District with a base zoning of R-TH (Townhome Residential) District.

15. 820 NORTH HARRISON AVENUE (PROJECT NO. 000152-2025)

The request of Rosalba Gomez (Owner) concerning the property located at 820 North Harrison Avenue, being Lot 5, Block 8, College Park Addition, containing 0.1814 acres, and currently zoned R-6 (Single Family Residential)/College Park Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.08.001 to allow one unit over another with no common fire- wall.

B. Public Hearing and Variance under Section 14.02.009 to allow a 50' lot width in lieu of the required 60'.

Planning and Zoning Commission

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

16. 206 AND 212 BAKER PARK DRIVE (PROJECT NO. 000155-2025)

The request of James and Norma Giarraputo; Michael and Michelle Ross (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 206 and 212 Baker Park Drive, being part of Elizabeth Jones Survey, Abstract No. 625 and being Lots 31 and 32, Block 1, Parkhaven Addition, Phase 2, containing 1.371 acres, and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variances under Section 14.04.002 to allow a 4.6' rear setback in lieu of the required 20' and a 5.6' side setback in lieu of the required 6' for an existing accessory structure larger than 500 square feet of the proposed Lot 31R.

Planning and Zoning Commission

B. Final Plat Giarraputo- Ross Addition

17. 4615 NORTH TRAVIS STREET, SUITE 180 (PROJECT NO. 000160-2025)

The request of Ace Affordable Advantage Storage (Owner), Katie Hargis (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4615 North Travis Street, being Lot One-R, Replat of Lot One, Block 6 and Lot One, Block 7, Replat of Blocks 2 through 9, North Creek Addition, Section One, Block 1, Replat of North Creek Addition, Section One, being part of the James A Clark Survey, Abstract No. 275 and being part of the J. Jennings Survey, Abstract No. 647, containing 7.359 acres, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a secondhand store or rummage shop in a C-1 (Retail Business) District.

18. 400 NORTH SUNSET BOULEVARD (PROJECT NO. 000162-2025)

The request of Sherman Independent School District (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 400 North Sunset Boulevard, being in the J.B. McAnair Survey, Abstract No. 763, containing 12.131 acres, 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 sign in lieu of the allowed 32 square feet.

19. 2217 NORWOOD STREET (PROJECT NO. 000163-2025)

The request of Monique Wakefield (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2217 Norwood Street, being Lot 5, Oaks of Norwood, containing 1.550 acres, and currently zoned MF-30 (Multifamily Residential), as follows:

Planning and Zoning Commission

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

20. 2105 TEXOMA PARKWAY (PROJECT NO. 000166-2025)

The request of Nilesh Golakia (Owner) and Bluestar Surveying LLC (Surveyor) concerning the property located at 2105 Texoma Parkway, consisting of 8.441 acres in the Smith McGlothlin Survey, Abstract No. 808 and the J.B. Mcanair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning

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

21. 1432 SOUTH ELM STREET (PROJECT NO. 000167-2025)

The request of Timothy and Susan Marrs (Owner), Sriram Kothandan (Applicant), Underwood Drafting & Surveying (Surveyor) concerning the property located at 1432 South Elm Street, being part of Samuel Blagg Survey, Abstract No. 56 and being part of Lots 7 & 8, Block 12, B.H. Moore Heir's Addition, containing 0.461 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change of 0.328 acres from an R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

B. Public Hearing and Zone Change of 0.128 acres from an R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District.

22. 4900 BLOCK NORTH FM HIGHWAY 1417 (HERITAGE PARKWAY) (PROJECT NO. 000169-2025)

The request of Sherman 1417 Industrial, LLC (Owner), Alison Rutherford (Applicant) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 4900 Block North FM Highway 1417 (Heritage Parkway), being in the Alfred Hume Survey, Abstract No. 522, containing 18.368 acres, and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:

Planning and Zoning

Public Hearing, Conceptual Site Plan and Specific Use Permit under Section 14.06.009 to allow warehousing with outdoor storage in a C-2 (General Commercial) District.

23. 301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000175-2025)

The request of Sherman Junction LTD (Owner), Tyler Hendon (Applicant) and ATLA/INSPS Land Title Survey (Surveyor) concerning the property located in the 301 Block West FM 1417 (Heritage Parkway), being part of the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625, and being a part of Lot 1, Block 1, Sherman Junction, containing 1.0+ acres, and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile Repair, Body Work, or Painting in the Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District.

Close Public Hearing

24. ADJOURNMENT

Overall Location Map

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

Leigh Ann Sims, 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 October 16, 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 16th Day of October 2025
City of Sherman, Texas

Tammy Mrozinksi
Tammy Mrozinksi, Planning Coordinator
Development Services

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, August 19, 2025, at 5:00 P.M. in the City Hall at 220 West Mulberry 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

2. **APPROVE ACTION MINUTES OF THE REGULAR JUNE 17, 2025 AND THE JULY 22, 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

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, 11, 12, 13, 14, 15, 16 AND 17)**
   Bookmarked at 00:05:36
   The Commission reviewed the Consent Agenda. Commission Member Blagg moved to approve Items 6, 7, 8, 9, 10, 12, 13, 14, 15, and 16 on the Consent Agenda as presented and Items 11 and 17 to be removed. Second by Commission Member Sims.

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

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

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 West, 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.

* **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.
Bookmarked at 00:07:08
Planning and Zoning Commission
Motion by Commission Member Sims to table the Final Plat provided by the applicant during the public hearing located at 360 east Evergreen. Second by Commission Member Downtain.

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

This item was tabled by the Commission.

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)**
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.
Bookmarked at 00:09:07
Planning and Zoning Commission
Motion by Commission Member Blagg to approve the Site Plan provided by the applicant during the public hearing located at 801 East FM 1417. Second by Commission Member Ramirez.

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

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

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
Bookmarked at 00:20:38
Board of Adjustment
Motion by Commission Member Sims to deny item A, located at 400 West Houston Street. Second, by Commission Member Blagg.

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

MOTION CARRIED.

Planning and Zoning Commission
Motion by Commission Member Downtain to approve item B, located at 400 West Houston Street. Second, by Commission Member Blagg.

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

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

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.

Bookmarked at 00:26:42

Board of Adjustment
Motion by Commission Member Downtain to approve item A, located at 200 Block West Travis Street. Second by Commission Member Whitaker.

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

Planning and Zoning Commission
Motion by Commission Member Downtain to approve item B, located at 200 Block West Travis Street. Second, by Commission Member Blagg.

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

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

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.

Bookmarked at 00:32:36

Board of Adjustment
Motion by Commission Member Downtain to approve Items A, located at 2001 Skyline Drive. Second, by Commission Member Blagg.

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

Planning and Zoning Commission
Motion by Commission Member Downtain to approve Item B, located at 2001 Skyline Drive. Second by Vice Chairman Ramirez.

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

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

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:

Planning and Zoning

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 addition.

Bookmarked at 00:36:19

Planning and Zoning Commission
Motion by Commission Member Ramirez to approve Item A and Item B subject to the Staff Review Letter located at 2500 Block Fallon Drive. Second, by Commission Member Blagg.

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

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

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.

Bookmarked at 00:40:01

Planning and Zoning Commission
Motion by Commission Member Sims to deny the Zone Change located at 3100 Block Rex Cruse Drive. Second by Commission Member Whitaker.

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

This item was denied by the Commission.

23. **ADJOURNMENT**

Bookmarked at 01:04:24

Chairman Mahone adjourned the meeting at 6:03 p.m.

_____
CHAIRMAN

_____
ACTING SECRETARY

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, September 16, 2025, at 5:00 P.M. in the Council Chambers at 220 West Mulberry 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 00:05:21
   Chairman Mahone called the meeting to order at 5:06 p.m.

2. **ANNOUNCEMENTS**
   Bookmarked at 00:06:37

3. **CITIZEN COMMENTS**
   Bookmarked at 00:12:39

   Open Public Hearing

4. **CONSENT AGENDA (ITEMS 5,6,7, and 8)**
   Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.
   Bookmarked at 00:13:33
   The Commission reviewed the Consent Agenda. Commission Member Bertholf moved to approve Items 5, 6, 7, and 8 on the Consent Agenda as presented. Second, by Commission Member Blagg.

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

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

5. * **3120 West Washington Street (Project No. 000135-2025)**
   The request of William Bradley Douglass & Lauren A. Virginia Douglass (Owner) and Helvey – Wagner Surveying, Inc. (Surveyor) concerning the property located at 3120 West Washington Street, consisting of 14.975 acres being part of the William Thompson Survey, Abstract No.1210, and currently zoned R-6 (Single-Family Residential) District, as follows:
   Planning and Zoning Commission
   Final Plat for Douglass Farm.

6. * **4127 North Highway 75 (Project No. 000132-2025**
   The request of Sherman Commons Kobalt TRC LLC (Owner), Tyler White (Representative) and Underwood Drafting & Surveying INC. (Surveyor) for the property located at 4127 North Highway 75, Block A, Lot 1 of Replat of Blocks A, B, and D of Sherman Commons Additon, consisting of 25.971 acres, being in the T.J. Shannon Survey, Abstract No. 1137, Hillard Jennings Survey, Abstract No. 639, currently zoned C-1 (Retail Business) District/75&82 Overlay District, as follows:
   Planning and Zoning Commission
   Site Plan for Burlington Retail.

7. * **300 Block west Travis Street (Project No. 000136-2025**

The request of Jeff Harkinson, Sherman Junction, LTD. (Owner), Michael Carlisle (Applicant), and Kimley-Horn (Surveyor) concerning the property located in the 300 Block West Travis Street, Lot 4, Block A of Sherman Junction, consisting of 13.457 acres, and being part of Elizabeth Jones Survery, Abstract No. 625, currently zoned Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission:

Site Plan for Sherman AAA Cooper Truck Logistics.

8. * **600 Block Progress Drive (Project No. 000141-2025**

The request of Sherman Economic Development Corporation (Owner), Nick Hobbs (Applicant), Juan Pablo Viejo (Developer) and BGE, INC. (Surveyor) concerning the property located at 600 Block Progress Drive, consisting of 20.325 acres, and being situated in the William Martin Survey, Abstract No 765, currently zoned M-1(Light Manufacturing) District, as follows:

Planning and Zoning Commission

Site Plan for Easy Foods.

9. **408 South Rusk Street (Project No. 000141-2025) TABLED FROM JULY 22, 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, currently zoned MF-30 (Multi Family Residential) District, 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 00:18:18

Motion to remove item from table by Commission Member Sims, Second by Commission Member Blagg
VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, SIMS, AND WHITAKER
MOTION CARRIED.
Board of Adjustments
Motion by Commission Member Sims to approve A, and B located at 408 South Rusk Street, Second by Commission Member Whitaker
VOTING AYE: MAHONE, WHITAKER, RAMIREZ, SIMS, AND BLAGG
VOTING NAY: NONE.
MOTION CARRIED.
Planning and Zoning Commission
Motion by Commission Member Sims to approve the Zone Change for 408 South Rusk Street, Second by Commission Member Whitaker
VOTING AYE: MAHONE, BLAGG, RAMIREZ, DUPUIS, BERTHOLF, SIMS, AND WHITAKER
VOTING NAYE: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

10. **702 SOUTH THROCKMORTON STREET (Project No. 000127-2025)**

The request of Wright Construction & Development LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 702 South Throckmorton Street, consisting of 0.1286 acres, being a part of W. Elliott's Addition, George B. Pilant Survey, Abstract No. 963, Lot 15 and the South 15 feet of Lot 14, Block 9, currently zoned R-6 (Single Family Residential), as follows:

Planning and Zoning Commission

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

Bookmarked at 00:23:18

NO ACTION TAKEN, NO REPRESENTATIVE PRESENT FOR ITEM.

11. **3200 NORTH 1417 (HERITAGE PARKWAY) (Project No. 000133-2025)**

The request of City of Sherman (Owner), Aaron Babcock (Applicant) and Underwood Drafting & Surveying (Surveyor) for the property located at 3200 North FM 1417 (Heritage Parkway), consisting of 1.605 acres, being in the J.B McAnair Survey, Abstract No. 753, currently zoned R-6 (Single-Family Residential) District/F.M. Highway 1417 Overlay District, as follows:

Board of Adjustment:

A. Public Hearing and Variance under Section 14.02.006 to allow 3.01 front set back in lieu of the required 40 feet.

Planning and Zoning Commission

B. Site Plan for Sherman Fire Station No.3 Addition.

Bookmarked at 00:24:05

Board of Adjustment

Motion by Commission Member Whitaker to approve the Variance located at 3200 North FM 1417, Second by Commission Member Sims.

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

Planning and Zoning Commission

Motion made by Commission Member Whitaker to approve the Zone Change located at 3200 North FM 1417, Second by Commission Member Blagg.

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

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

12. **2000 BLOCK EAST IDA ROAD AND 3501-3701 BLOCK SOUTH DEWEY AVE (Project No. 000133-2025)**

The request of Austin College (Owner), Robert E. Tesch (Applicant), Pape Dawson (Engineer) and Copley Land Surveying (Surveyor) concerning the property located in the 2000 Block East Ida Road and 3501-3701 Block South Dewey Avenue, consisting of 212.1 acres, being a part of John Kitchen Survey, Abstract No.673 and a part of the Robert Thompson Survey, Abstract No. 1200, and currently located in the ETJ (Extraterritorial Jurisdiction), as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-A (Residential Agricultural) District to PD (Planned Development) District.

Bookmarked at 00:26:42

Motion by Commission Member Ramirez to approve Zone Change located at 2000 Block East Ida Road and 3501-3701 Block Dewey Avenue, Second by Commission Member Bertholf.

VOTING AYE: MAHONE, DUPUIS, RAMIREZ, AND BERTHOLF
VOTING NAY: BLAGG, WHITAKER, AND SIMS; SUBJECT TO LEGAL TRAINING.
MOTION CARRIED.

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

13. **801, 805, 809 EAST LAMAR STREET (Project No. 000142-2025)**

The request of Alicia Barron (Owner) concerning the property located in the 801, 805, 809 East Lamar Street, consisting of 0.4063 acres, being a part of Chaffins 1st Addition, Block 11, Lot 1 through 8, currently zoned R-6 (Single-Family Residential) District and C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single-Family Residential) District and C-2 (General Commercial) District to C-1 (Retail Business) District.

Bookmarked at 00:55:08

Motion by Commission Member Whitaker to approve Zone Change located at 801, 805, and 809 East Lamar Street. Second by Commission Member Ramirez.

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

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

14. **818 South Travis Street (Project No. 000134-2025)**

The request of Jermey Parnell (Owner), Felicitas Smith (Applicant) and Kate A. Wagner (Surveyor) concerning the property located at 818 South Travis Street, consisting of 0.487 acres, Lot 10, Block 4, of Hare and Randolph's Addition, currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a MF-30 (Multi-Family Residential) District.

Bookmarked at 00:56:46

Motion by Commission Member Sims to Table Item for a Specific Use Permit at 818 South Travis Street. Second by Commission Member Blagg.

VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, SIMS, AND BLAGG.

VOTING NAY: NONE.

MOTION CARRIED.

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

15. **4800 TEXOMA PARKWAY (Project No. 000137-2025**

The request of Star Midway, LLC (Owner) and Byron Equizabal (Applicant) concerning the property located in the 4800 Texoma Parkway, consisting of 42.8134 acres, in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, currently zoned C-2 (General Commercial) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Church or other place of worship in a C-2 (General Commercial) District.

Bookmarked at 01:30:56

Motion by Commission Member Dupuis to approve Specific Use Permit located at 4800 Texoma Parkway, Second by Commission Member Bertholf.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

16. **606 EAST LAMBERTH ROAD (Project No. 000138-2025**

The request of Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant) and Texas Heritage Surveying, LLC (Surveyor) concerning the property located at 606 East Lamberth Road, consisting of 1.99 acres, Lots 2 & 3, Block 4 DR., J.H. Caraway's Addition, currently zoned C-1(Retail Business) District/US Highway 75&82 Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.03.001 to allow a metal building in lieu of the required masonry, or masonry veneer, or concrete siding for the existing structure.
B. Public Hearing and Variance under Section 14.03.001 to allow a metal building in lieu of the required masonry, or masonry veneer, or concrete siding for the proposed structure.

Planning and Zoning Commission

C. Public Hearing, Site Plan and Specific Use Permit under Section 14.08.001 to allow an Automobile Repair, Body Work, Painting in a C-2 (General Commercial) District.
D. Public Hearing and Zone Change from a C-1(Retail Business) District to a C-2 (General Commercial) District.

Bookmarked at 01:36:00

Board of Adjustments

Motion made by Commission Member Sims to approve items A, and B for Variances at 606 East Lamberth Road with the following conditions: North Elevation shall be constructed of ACM (Aluminum Composite Material), Second by Commission Member Whitaker

VOTION AYE: MAHONE, BLAGG, RAMIREZ, SIMS, DUPUIS AND WHITAKER.

MOTION CARRIED.

Planning and Zoning Commission

Motion made by Commission Member Whitaker to approve items B, and C located at 606 East Lamberth Road. Second by Commission Member Ramirez
VOTING AYE: MAHONE, BLAGG, DUPUIS, AND BERTHOLF.
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISON FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

17. <u>2206 EAST LAMAR STREET (Project No. 000139-2025)</u>

The request of Keith Chapman (Owner), Griffin Potts (Applicant) and Texas Heritage Surveying, LLC (Surveyor) concerning the property located in the 2206 East Lamar Street, consisting of 12.67 acres, George B. Pilant Survey, Abstract No. 963, currently zoned C-1(Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.017 to allow a 57' side set back in lieu of the required 60' for the existing structure.
B. Public Hearing and Variance under Section 14.02.017 to allow a 39' tall building in lieu of the allowed 35' for the existing structure.
C. Public Hearing and Variance under Section 14.02.017 to allow a 39' tall building in lieu of the allowed 35' for the proposed structure.

Planning and Zoning Commission

D. Public Hearing and Zone Change from a C-1(Retail Business) District to C-2 (General Commercial) District.
E. Public Hearing, Site Plan and Specific Use Permit under Section 14.08.001 to allow Warehousing in a C-2 (General Commercial) District.

Bookmarked at 01:53:49

Board of Adjustments

Motion by Commission Member Blagg to approve A, B, and C located at 2206 East Lamar Street, Second by Commission Member Whitaker .
VOTING AYE: MAHONE, SIMS, RAMIREZ, BLAGG, AND WHITAKER.
VOTIN NAY: NONE.
MOTION CARRIED.
Planning and Zoning Commission
Motion by Commission Member Blagg to approve D, and E subject to Staff Review Letter for 2206 East Lamar Street, Second by Commission Member Sims
VOTING AYE: MAHONE, WHITAKER, DUPUIS, RAMIREZ, BERTHOLF, BLAGG, AND SIMS.
VOTHING NAY: NONE
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

18. <u>921 EAST HOUSTON STREET (Project No. 000148-2025)</u>

The request of Hope on Houston Inc. (Owner), Kirk Allen (Applicant) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 921 East Houston Street, consisting of 0.21 acres, J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow 9,129 square feet lot area in lieu of the required 10,000 square feet.

Bookmarked at 01:59:12

Planning and Zoning Commission
Motion by Commission Member Blagg to approve Variance located at 921 East Houston Street, Second by Commission Member Sims.
VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, BLAGG, AND SIMS
VOTING NAY: NONE.
MOTION CARRIED.

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

19. **306 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 located 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

Bookmarked at 00:14:42

Planning and Zoning Commission

Motion by Commission Member Sims to approve final plat for 360 East Evergreen, Second by Commission Member Whitaker.

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

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

Board took a recess at 7:03 P.M and reconvened at 7:14 P.M.

20. **OTHER BUSINESS**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), ARTICLE 14.02 (ZONING DISTRICTS), ARTICLE 14.04 (SUPPLEMENTARY DISTRICT REGULATIONS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATED TO USABLE OPEN SPACE REQUIREMENTS, ARCHITECTURAL AND BUILDING REQUIREMENTS, MINIMUM REQUIREMENTS FOR LOT AREA, WIDTH AND SETBACKS, GARAGE REQUIREMENTS AND INFILL DEVELOPMENT; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF $2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

Bookmarked at 02:02:16

Planning and Zoning

Motion by Commission Member Dupuis to clearly state on the Building Material Form that a signature is not required to move forward, Second by Chairman Mahone.
VOTING AYE: SIMS, BLAGG, WHITAKER, RAMIREZ, BERTHOLF, DUPUIS, AND MAHONE
VOTING NAY: NONE.
MOTION CARRIED.

Motion by Commission Member Blagg to approve Section 14.02.003-14.02.020 with changes. Second by Commission Member Sims.
VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, BLAGG, AND SIMS.
VOTING NAY: NONE.
MOTION CARRIED.

Motion by Commission Member Ramirez to eliminate vinyl siding entirely from building material list in section 14.04.007 as an approved exterior architectural material, Second by Commission Member Whitaker
VOTING AYE: MAHONE, SIMS, BLAGG, DUPUIS, BERTHOLF, RAMIREZ, AND WHITAKER.
VOTING NAY: NONE.
MOTION CARRIED.

Motion by Commission Member Bertholf to add LP SmartSide, and Hardie Board Siding as primary material for exterior finish material, Second by Commission Member Sims.
VOTING AYE: MAHONE, BLAGG, WHITAKER, DUPUIS, BERTHOLF, AND SIMS.
VOTING NAY: RAMIREZ.
MOTION CARRIED.

Motion by Commission Member Blagg to exclude item D-3 in section 14.04.008, to stay with current ordinance language for garages, Second by Commission Member Ramirez.
VOTING AYE: DUPUIS, BLAGG, AND RAMIREZ.
VOTING NAY: SIMS, WHITAKER, DUPUIS, AND BERTHOLF.
MOTION FAILED.

Motion by Commission Member Blagg to approve section 14.04.008 in its entirety. Second by Commission Member Sims.
VOTING AYE: MAHONE, WHITAKER, RAMIREZ, DUPUIS, BERTHOLF, BLAGG, AND SIMS.
VOTING NAY: NONE.
MOTION CARRIED.

Motion by Commission Member Sims to allow staff to make suggested changes and approve new revised ordinance. Second by Commission Member Whitaker.
VOTING AYE: MAHONE, BLAGG, RAMIREZ, DUPUIS, AND BERTHOLF
VOTING NAY: NONE
MOTION CARRIED.

18. **ADJOURNMENT**
Bookmarked at 03:44:39
Chairman Mahone adjourned the meeting at 8:45 p.m.

CHAIRMAN

ACTING SECRETARY

Item # 10

9-3-25

To whom it MAY CONCERN:

I Recieved A letter CONCERNING A ZONE change for property at 408 S. Rusk - thats Next door to me

I have no problem with this change THIS is ok with me.

THANKS

Joyce Locke
416 S. Rusk St
Sherman, Tx 75090

Joyce Locke

Rise School – Specific Use Permit Request

818 S. Travis Street, Sherman, TX

Applicant: Felicia Smith
Meeting with County Officials

Project Overview

Rise School is a homeschool micro school operating as a small-scale, private educational program. We are not connected to the state, and we serve small groups of students, typically fluctuating between 40–50 throughout the day. Our program operates fully as drop-off only, Monday through Thursday, from 8:00 a.m. to 2:00 p.m. Students do not drive or park on site. Drop-off occurs on the side of the building in a designated lane that does not block or interfere with traffic. We currently have 4 teachers, with adequate parking for staff vehicles in the back drive.

Land Use & Compliance

- Survey & Deed: Provided.
- Site Plan: Includes designated parking, safe vehicle maneuvering, and stacking space for drop-off.
- Traffic Impact: Minimal impact due to limited hours, no student drivers, and staggered drop-off/pick-up.
- Building: Existing structure in good repair; photos and labeled floor plan provided.
- Fire Safety: Fire lanes and access will be coordinated with the Fire Marshal.
- Certificate of Occupancy: Will be obtained before operations.

Parking & Traffic Compliance

- Elementary/Jr. High: 2.5 spaces per classroom + stacking for 10 vehicles per classroom.
- High School: 8 spaces per classroom (not applicable here, as no student drivers).
- Nursery/Kindergarten: 1 space per 8 students.
- Current enrollment and teacher vehicles fit within site capacity.

Signage

Rise School has never used exterior signage in any location, out of respect for privacy and safety of families. We will not be requesting or installing a sign at this property.

Commitment

Rise School is committed to:

- Operating within all zoning, land use, and county ordinances.
- Ensuring safe traffic flow, compliant parking, and fire safety.
- Maintaining the property to city and county standards.
- Providing a safe, small-scale, and enriching learning environment for Sherman families.

Rise School – Planning & Zoning Meeting Checklist

Meeting Date: September 16, 2025

Documents to Bring:

■ Full Survey of property (complete, including bottom half).

■ Copy of Deed (matching name on the SUP application).

■ Floor Plan with labeled classrooms.

■ Photos of the building (inside and outside).

■ Basic Site Plan showing: parking spaces, drop-off/pick-up lane, driveway entrances/exits, vehicle maneuvering.

■ Classroom breakdown & enrollment estimates (40–50 total students, multi-age).

■ Teacher info: 4 teachers, parking available in back drive.

■ Parking tabulation (required vs. provided).

Talking Points:

• Program runs fully as drop-off, Mon–Thurs, 8 a.m.–2 p.m.

• No students park vehicles on-site; only teacher parking in back drive.

• Drop-off lane on the side of the building does not block traffic flow.

• Rise is a homeschool micro school, not connected to the state.

• Committed to coordinating with Fire Marshal for fire safety.

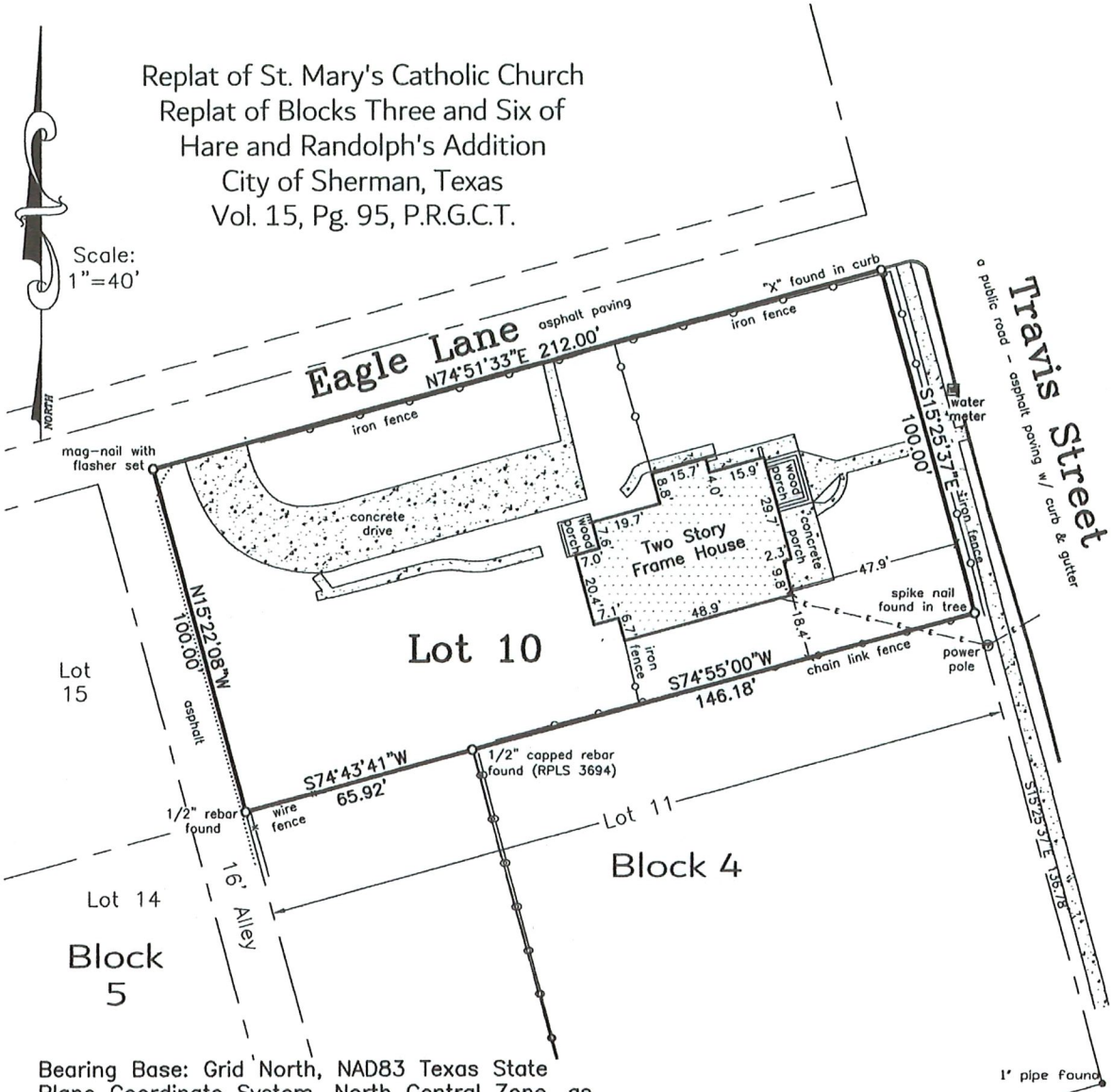
• No signage requested for privacy and safety of families.

• Certificate of Occupancy will be obtained before operations begin.

• Committed to meeting all city ordinances and zoning requirements.

Replat of St. Mary's Catholic Church
Replat of Blocks Three and Six of
Hare and Randolph's Addition
City of Sherman, Texas
Vol. 15, Pg. 95, P.R.G.C.T.

Scale:
1"=40'



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

Owner: Parnell Land Holdings LLC

Address: 818 S. Travis Street
Sherman, Texas

This survey is for the sole benefit of the Owners Stated hereon and The Loan Store, Inc. and Priority Settlement Group of Texas and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 10 in Block 4 of Hare and Randolph's Addition to the City of Sherman, Texas, as per plat of record in Volume "U", Page 425, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

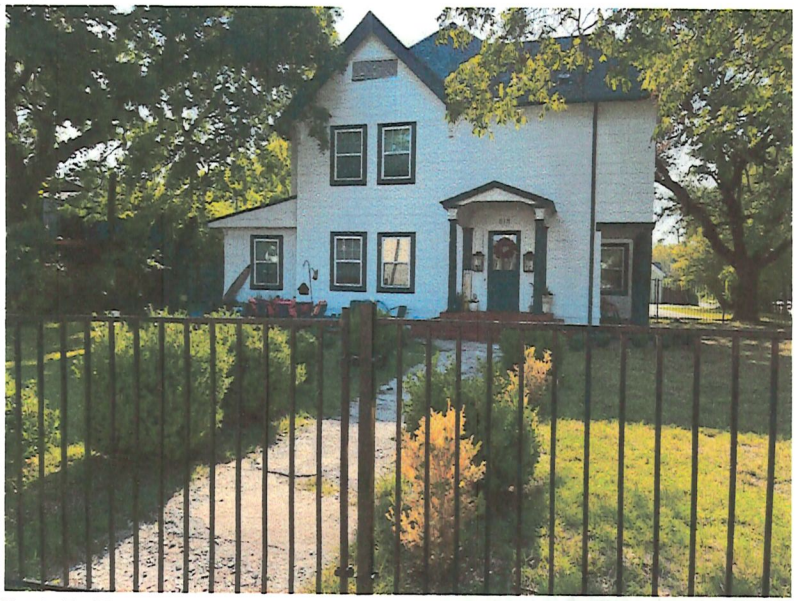
STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Job No. AGS360225

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

Kate A. Wagner, R. P. L. S. No. 6578
Boundary Survey: February 12, 2024
Locate Improvements: February 21, 2025

P:\Land Projects R2\818 South Travis Street\Civil 3D\818 South Travis Street-Improvements.dwg 2/24/2025 9:49 AM

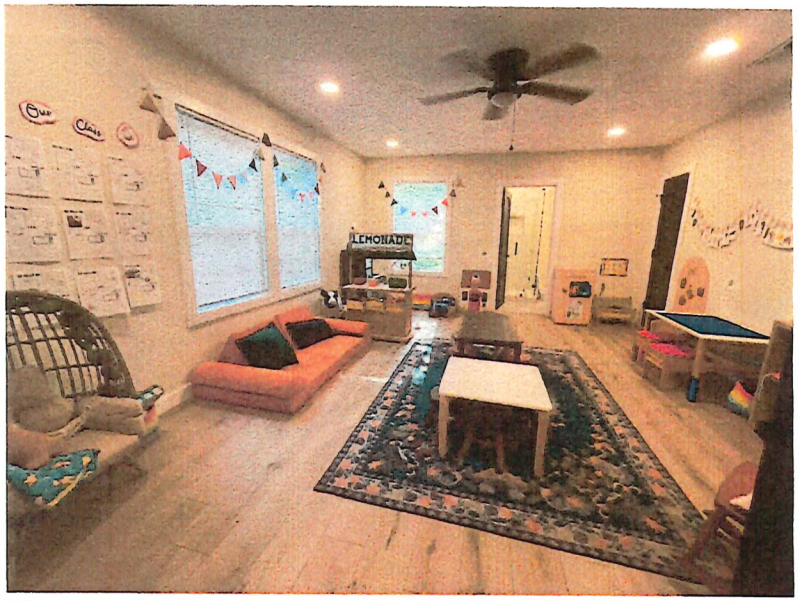


Front of building

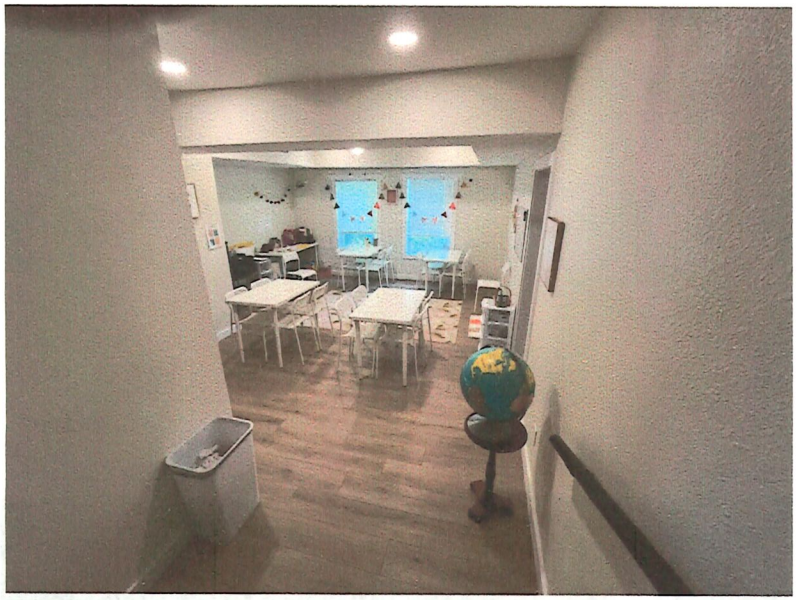




Space for parking



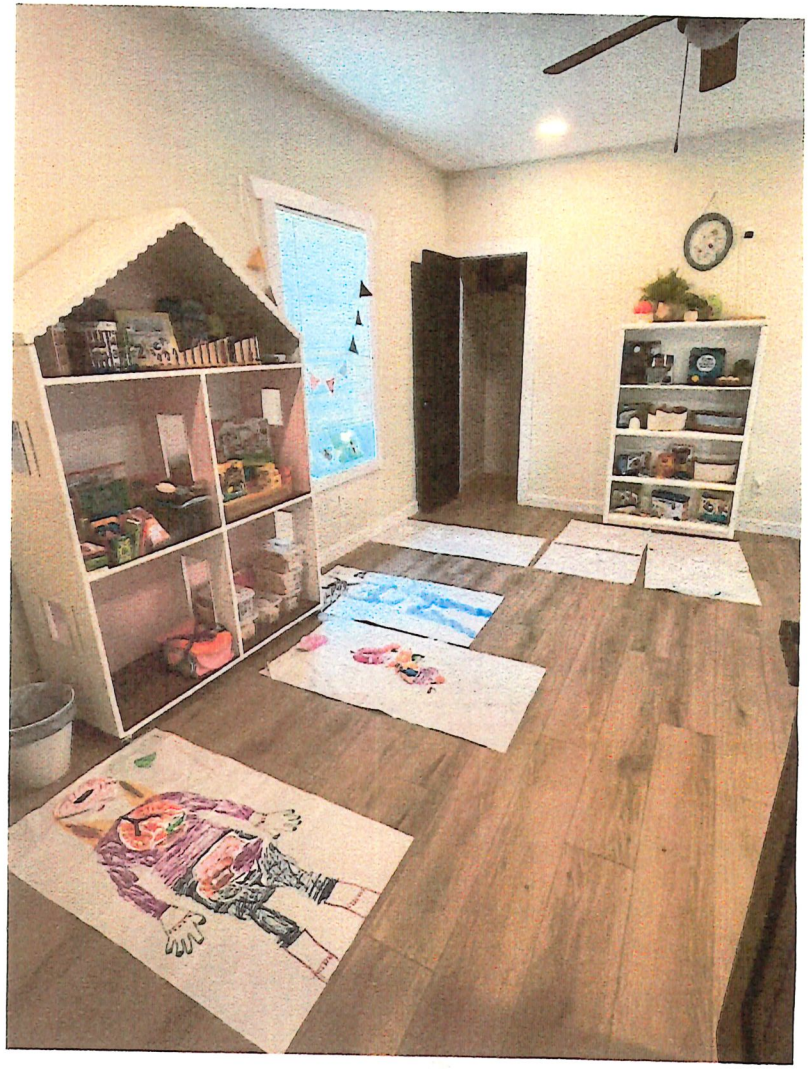
Primary room

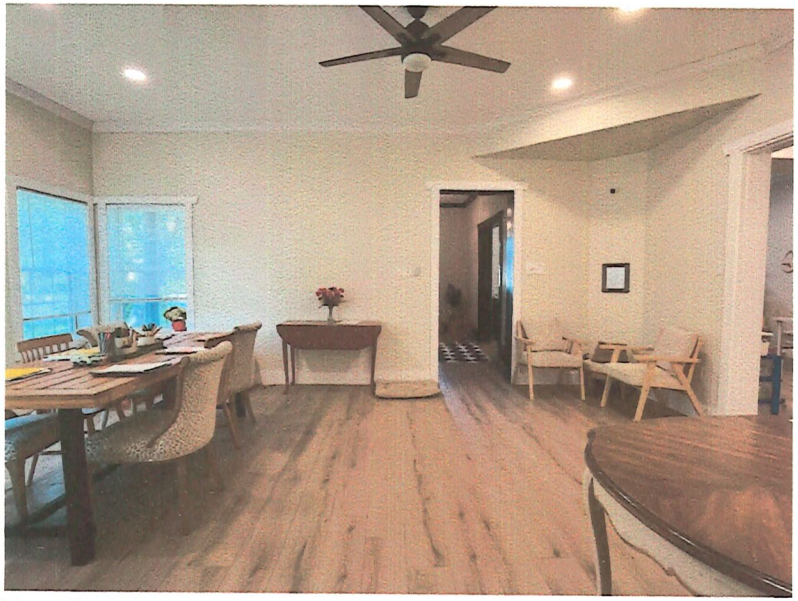


Elementary class









Intermediate and secondary class



Where the two pillars are on the side is where parents will drop off

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By:

Requested Action/Proposed Use:

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

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11 AND 12) Asterisked (*) items are considered to be routine and non-controversial items. These items will be enacted in one motion without discussion unless a Commission Member or a member of the audience requests a specific item be discussed and voted on separately prior to a motion and vote.

Background:

Origination:

Staff Recommendation:

Attachments:

None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5111 BLUE FLAME ROAD (Project No.000164 - 2025)**

The request of Atmos Energy (Owner), Aaron Hawkins (Applicant) and Eagle Surveying, LLC (Surveyor) for the property located at 5111 Blue Flame Road, being in the D.C. Shelp Survey, Abstract No. 1097, and also being Block 2, Midway Mall, containing 6.132 acres, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

A. Site Plan for Atmos Service Center.
B. Final Plat TDG Sherman

Background:

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

The following has been approved for this location:

- 7/22/2025 - Final Plat for TDG Sherman Lot 1, Block A
- 6/17/2025 - Preliminary Plat of TDG Sherman Lot1, Block 1
- 3/18/2025 - Site Plan for Atmos Service Center
- 3/14/2025 - Preliminary Plat of TDG Sherman Lot1, Block 1 (Conditionally Approved)

Origination:

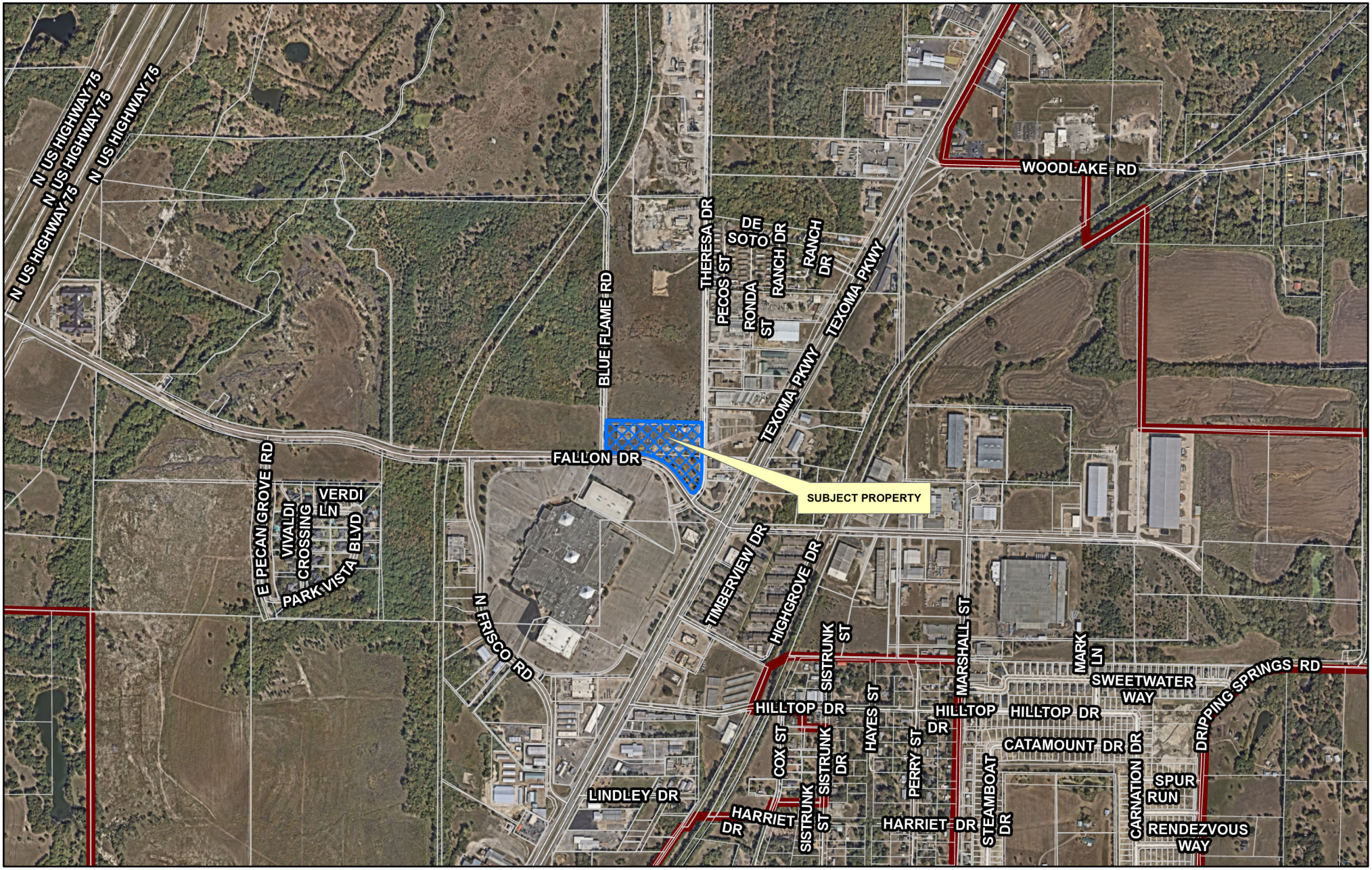
The request of Atmos Energy (Owner), Aaron Hawkins (Applicant) and Eagle Surveying, LLC (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. Site Plan
5. Elevations
6. Landscape Plan
7. Comment Response



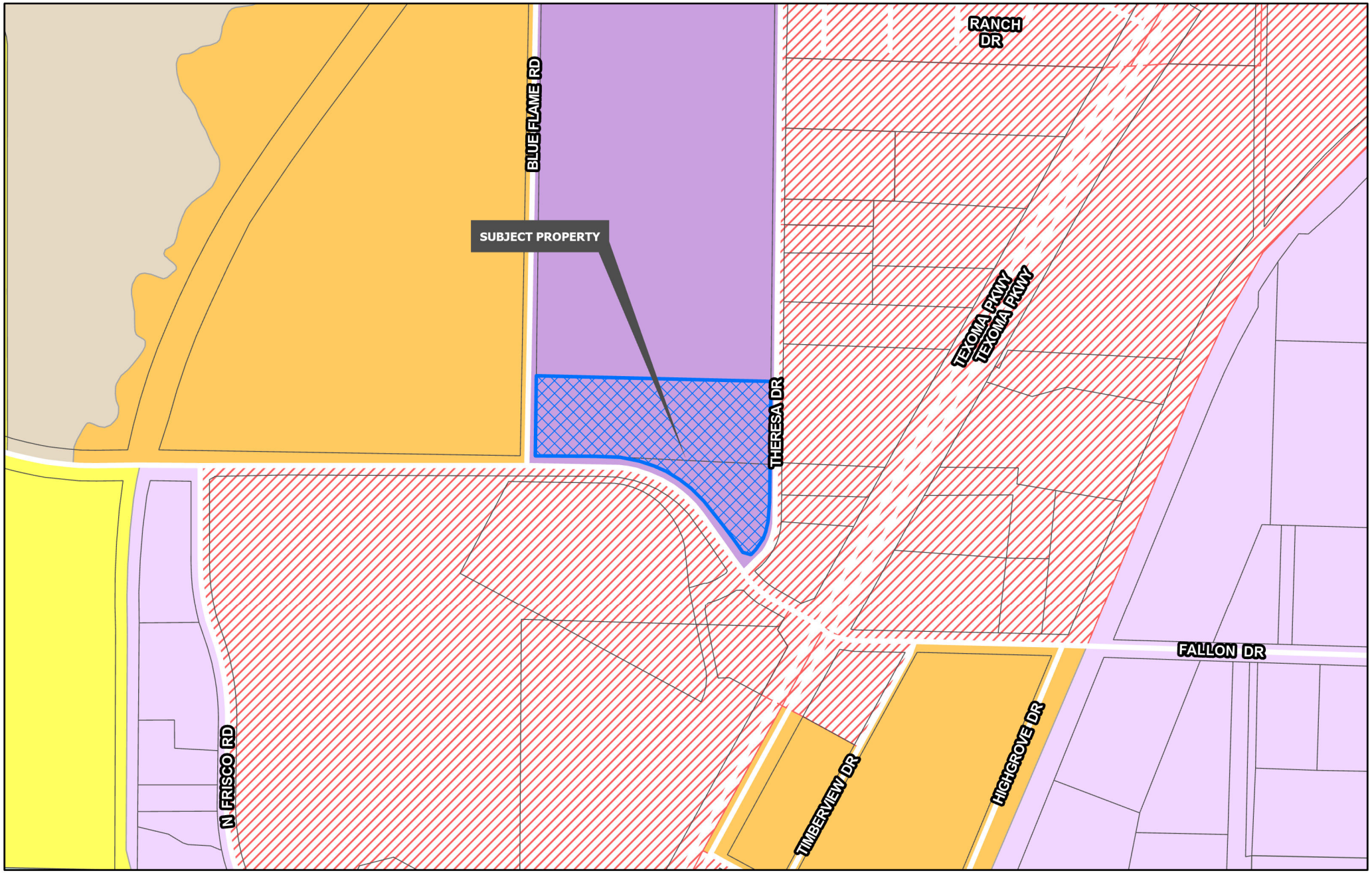
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
5111 BLUE FLAME RD

N
W E
S

Date: 9/29/2025 1:25 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

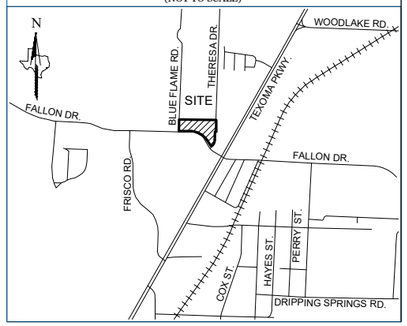
- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family 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
5111 BLUE FLAME RD

N
W E
S

Date: 9/29/2025 1:25 PM

VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

1.) Water and Sewer to be provided by the City of Sherman.

2.) Electrical Service is provided by Oncor Electric Delivery Company, LLC.

3.) Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.

4.) 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.

5.) The City of Sherman will not be responsible for the maintenance and operation of said drainage way or for the control of erosion.

6.) This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 29, 2010 and is located in Community Number 485509 as shown on Map Number 48181C0280F.

7.) The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83(2011) Datum.

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.

CERTIFICATE OF SURVEYOR

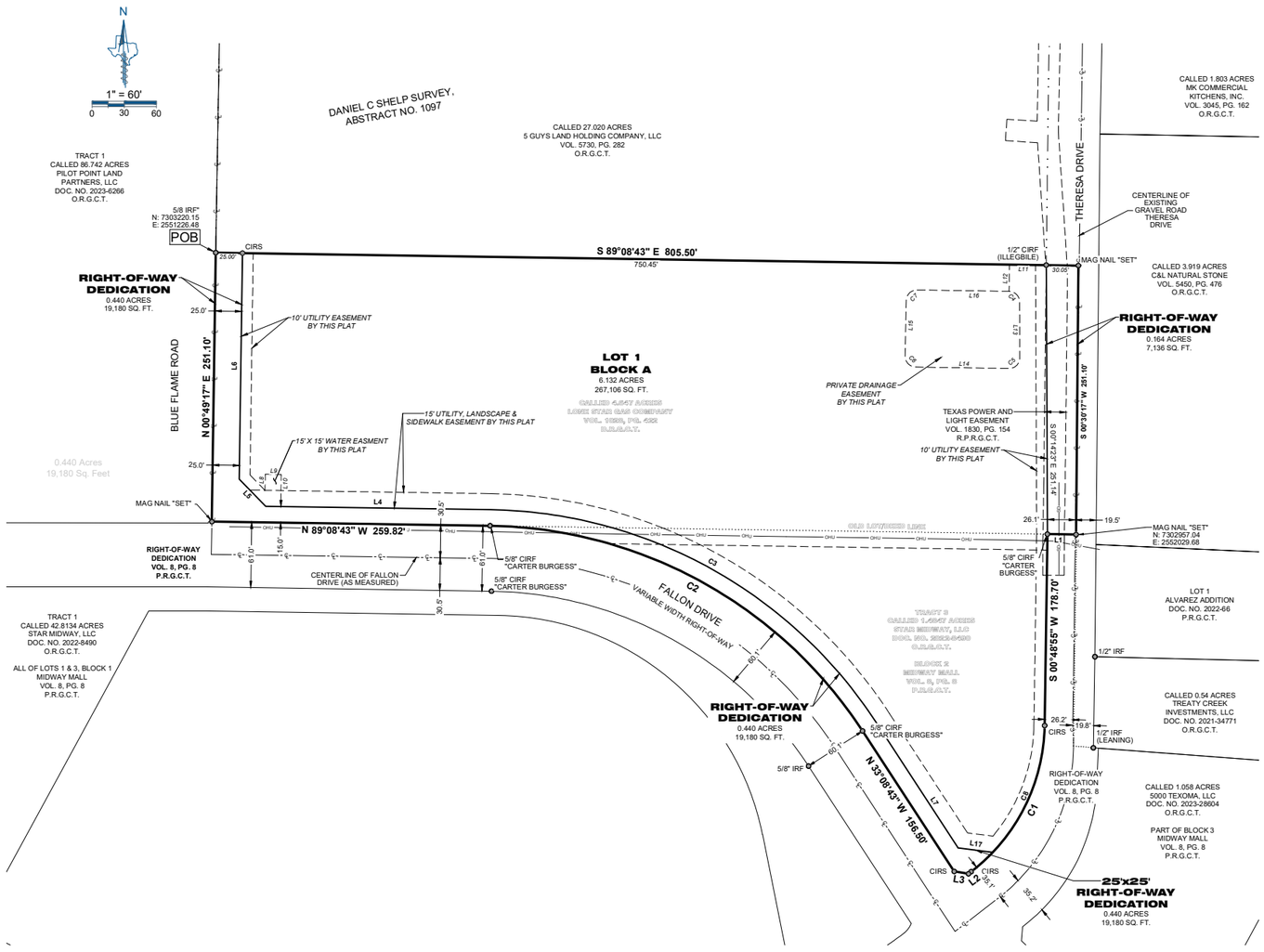
STATE OF TEXAS §
COUNTY OF DENTON §

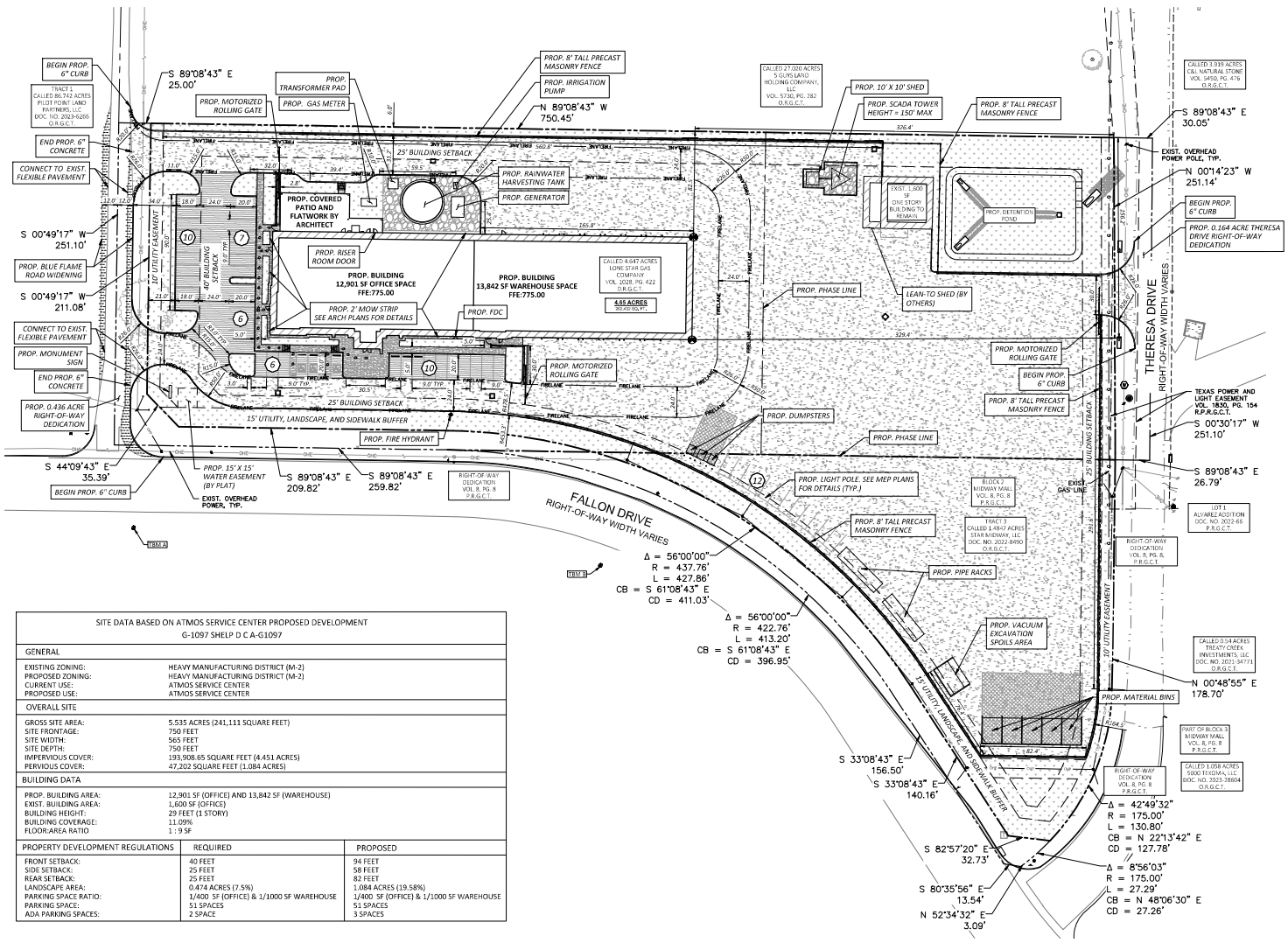
I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sherman, Grayson County, 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

Matthew Raabe, R.P.L.S. # 6402

Date


N
1" = 60'
0 30 60
DANIEL C SHELP SURVEY, ABSTRACT NO. 1097
TRACT 1 CALLED 86.742 ACRES PILOT POINT LAND PARTNERS, LLC DOC. NO. 2023-6266 O.R.G.C.T.
CALLED 27.020 ACRES 5 GUYS LAND HOLDING COMPANY, LLC VOL. 5730, PG. 282 O.R.G.C.T.
CALLED 1.803 ACRES MK COMMERCIAL KITCHENS, INC. VOL. 3045, PG. 162 O.R.G.C.T.
5/8 IRF" N: 7303220.15 E: 2552126.48
POB
CIRS
S 89°08'43" E 805.50'
750.45'
1/2" CIRF (ILLEGIBLE)
MAG NAIL "SET"
CENTERLINE OF EXISTING GRAVEL ROAD THERESA DRIVE
THERESA DRIVE
CALLED 3.919 ACRES C&L NATURAL STONE VOL. 5450, PG. 476 O.R.G.C.T.
RIGHT-OF-WAY DEDICATION
0.440 ACRES
19,180 SQ. FT.
10' UTILITY EASEMENT BY THIS PLAT
BLUE FLAME ROAD
N 00°49'17" E 251.10'
LOT 1
BLOCK A
6.132 ACRES
267,106 SQ. FT.
CALLED 4.647 ACRES LONE STAR GAS COMPANY VOL. 1028, PG. 422 D.R.G.C.T.
PRIVATE DRAINAGE EASEMENT BY THIS PLAT
RIGHT-OF-WAY DEDICATION
0.164 ACRES
7,136 SQ. FT.
S 00°03'17" W 251.10'
15' UTILITY LANDSCAPE & SIDEWALK EASEMENT BY THIS PLAT
15' X 15' WATER EASEMENT BY THIS PLAT
TEXAS POWER AND LIGHT EASEMENT VOL. 1830, PG. 154 R.P.R.G.C.T.
10' UTILITY EASEMENT BY THIS PLAT
0.440 Acres
19,180 Sq. Feet
MAG NAIL "SET"
N 89°08'43" W 259.82'
OHU
OHU
OHU



BENCHMARK

ALL ELEVATIONS AND BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALLTERA RTK NETWORK, NAVD (88) DATUM, (GEOID 12A)

TBM A

BEING AN 'X' CUT ON TOP OF CURB LOCATED ON THE SOUTH SIDE OF THE EXISTING FALLON DRIVE, APPROXIMATELY 67 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT. ELEVATION 783.1 FEET, NAVD 88 (2011 ADJUSTMENT).

TBM B

BEING AN 'X' CUT ON TOP OF CURB LOCATED SOUTH OF EXISTING FALLON DRIVE, APPROXIMATELY 72 FEET SOUTHWEST OF EXISTING FIRE HYDRANT LOCATED ALONG FALLON DRIVE ON SOUTHERN PROPERTY LINE.
ELEVATION 779.0 FEET, NAVD 88 (2011 ADJUSTMENT).

100-YEAR FLOOD PLAIN

ACCORDING TO MAP NO. 48181C0280 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GRAYSON COUNTY DATED SEPTEMBER 29, 2010, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"; DEFINED AS AREA OF MINIMAL FLOOD HAZARD.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROP. BARRIER FREE RAMP
- (5) PARKING COUNT
- ADA ROUTE
- BUILDING CORNERS
- PROP. HEAVY DUTY FLEXIBLE PAVEMENT
- PROP. 6" REINFORCED CONCRETE
- PROP. 5" REINFORCED CONCRETE
- PROP. 4" REINFORCED CONCRETE SIDEWALK
- PROP. LANDSCAPING / GREEN SPACE
- PROP. 4" BLACK STAR GRAVEL
- EXIST. OVERHEAD POWER
- PROP. OVERHEAD ELECTRIC

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERVIANENT UNLESS NOTED OTHERWISE.
3. SEE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO USE CARE NOT TO DISTURB EXISTING LANDSCAPING OUTSIDE DISTURBED AREA. IF DISTURB CONTRACTOR TO RESTORE TO ORIGINAL CONDITIONS OR BETTER.
5. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES.
6. PROPOSED FIRE HYDRANT TO BE LOCATED ON THE SOUTH SIDE OF THE PROPOSED FIRE LANE, APPROXIMATELY 61 LF FEET FROM THE FIRE DEPARTMENT CONNECTION AT THE PROPOSED BUILDING. FIRE HYDRANT IS APPROXIMATELY 500 FOOT HOSE LAY FROM THE NORTH SIDE OF THE PROPOSED BUILDING.

SITE DATA BASED ON ATMOS SERVICE CENTER PROPOSED DEVELOPMENT
G-1097 SHELP D C A-G1097

GENERAL	
EXISTING ZONING:	HEAVY MANUFACTURING DISTRICT (M-2)
PROPOSED ZONING:	HEAVY MANUFACTURING DISTRICT (M-2)
CURRENT USE:	ATMOS SERVICE CENTER
PROPOSED USE:	ATMOS SERVICE CENTER
OVERALL SITE	
GROSS SITE AREA:	5.535 ACRES (241,111 SQUARE FEET)
SITE FRONTAGE:	750 FEET
SITE WIDTH:	565 FEET
SITE DEPTH:	750 FEET
IMPERVIOUS COVER:	193,908.65 SQUARE FEET (4.451 ACRES)
PERVIOUS COVER:	47,202 SQUARE FEET (1.084 ACRES)
BUILDING DATA	
PROP. BUILDING AREA:	12,901 SF (OFFICE) AND 13,842 SF (WAREHOUSE)
EXIST. BUILDING AREA:	1,600 SF (OFFICE)
BUILDING HEIGHT:	29 FEET (1 STORY)
BUILDING COVERAGE:	11.09%
FLOOR:AREA RATIO	1 : 9 SF

PROPERTY DEVELOPMENT REGULATIONS	REQUIRED	PROPOSED
FRONT SETBACK:	40 FEET	94 FEET
SIDE SETBACK:	25 FEET	58 FEET
REAR SETBACK:	25 FEET	82 FEET
LANDSCAPE AREA:	0.474 ACRES (7.5%)	1.084 ACRES (19.58%)
PARKING SPACE RATIO:	1/400 SF (OFFICE) & 1/1000 SF WAREHOUSE	1/400 SF (OFFICE) & 1/1000 SF WAREHOUSE
PARKING SPACE:	51 SPACES	51 SPACES
ADA PARKING SPACES:	2 SPACE	3 SPACES

CAUTION: EXISTING GAS FACILITIES IN AREA

CAUTION: OVERHEAD ELECTRIC

CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION, CONSTRUCTION AND ALL ACTIVITIES ON SITE AND STAY AWAY FROM ALL OVERHEAD POWER. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS DEALING WITH CLEARANCES AND CONSTRUCTION ACTIVITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

REVISIONS

No.	Date	App.

QUIDDITY
Engineering | Surveying
Architecture | Engineering | Land Surveying | Planning
4125 Windhaven Parkway, Suite 100, Plano, Texas 75093
Office: 214.396.2200 Fax: 214.396.2206

SCALE: AS SHOWN | DESIGNED BY: AHS
DATE: OCTOBER 2025 | CHECKED BY: ACH
JOB NO.: 29291-0004-01 | DRAWN BY: AM

STATE OF TEXAS
AARON C. HAWKINS
149709
LICENSED PROFESSIONAL ENGINEER
10/06/2025

ATMOS SERVICE CENTER - SHERMAN - FALLON AND BLUE FLAME
5111 N BLUE FLAME ROAD, SHERMAN, TX 75090

SITE PLAN

SHEET NO. C-6
OF C-23

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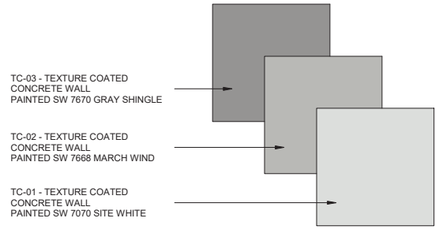
FACADE MATERIALS

PAINT COLORS



TC-03 - TEXTURE COATED CONCRETE WALL PAINTED SW 7670 GRAY SHINGLE

TC-02 - TEXTURE COATED CONCRETE WALL PAINTED SW 7668 MARCH WIND

TC-01 - TEXTURE COATED CONCRETE WALL PAINTED SW 7070 SITE WHITE

STONE



BISCAYNE - 6"H, SPLIT FACE

GLASS



GRAY TINTED GLASS

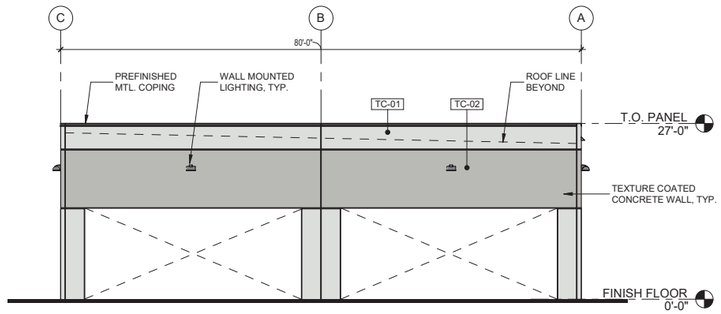
METALS



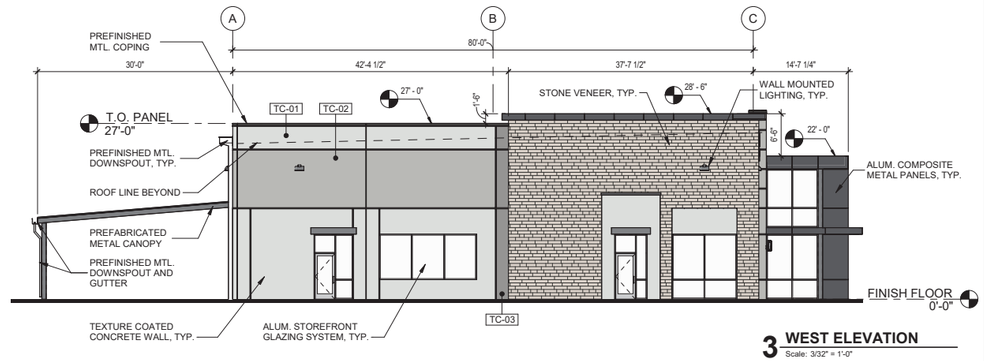
ALUMINUM COMPOSITE METAL PANELS - DUSTY CHARCOAL II



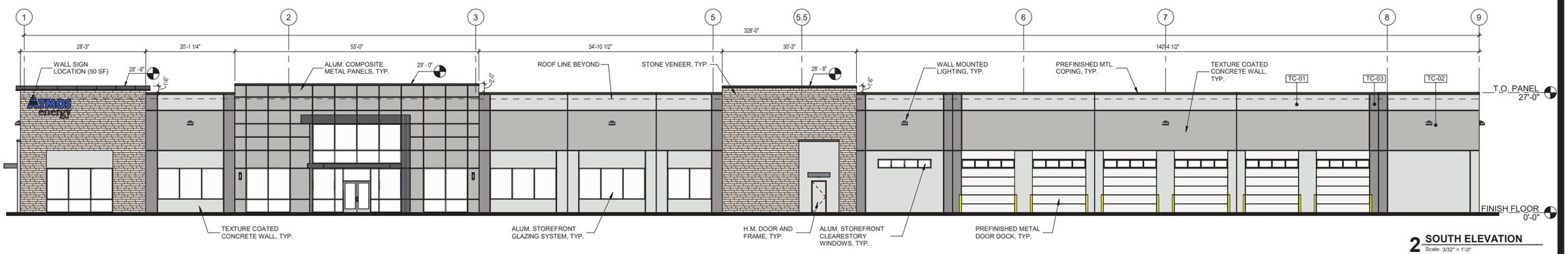
ALUMINUM STOREFRONT - CLEAR ANODIZED



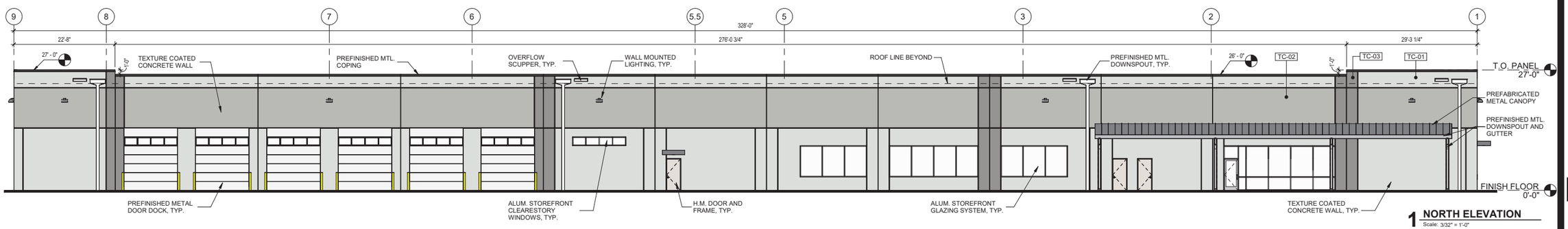
4 EAST ELEVATION
Scale: 3/32" = 1'-0"



3 WEST ELEVATION
Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

ALLIANCE ARCHITECTS
1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
Ph: (972) 233-0400

PRELIMINARY

CHAD D. MICHEL
REG. #TX 20709
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

02/05/25

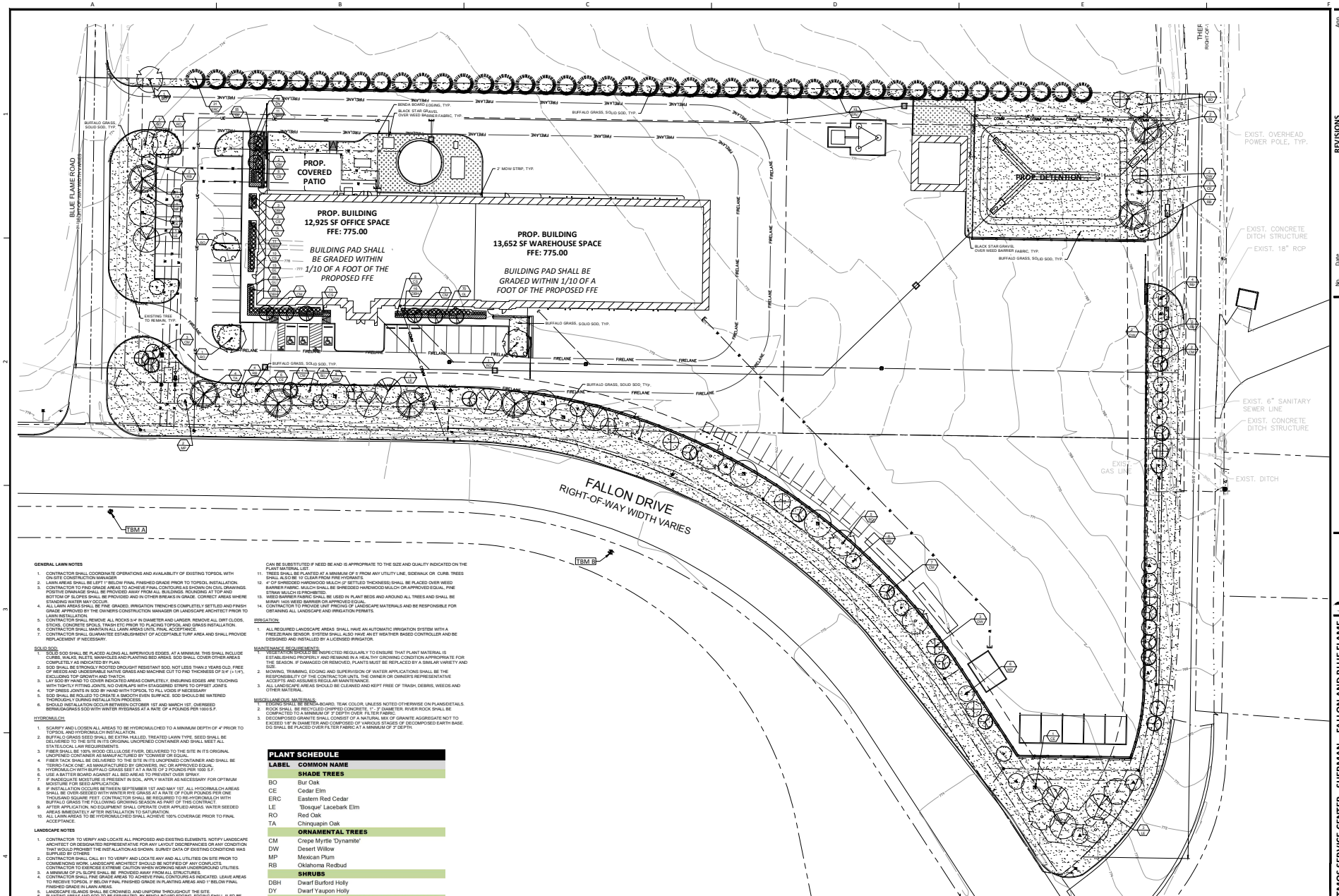
ATMOS SHERMAN
SHERMAN, TX

FACADE/ELEVATION PLAN

DRAWING RECORD	
Date	Description
2/05/2025	SITE PLAN SUBMITAL

FEP.01

PROJECT NO.: 2022113



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 FINDGRADE 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 OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DRY 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. ROLL SOD TO ENSURE GOOD CONTACT WITH 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. BUFFALO 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 "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 BUFFALO 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 GERMINATION AND GROWTH OF SEED.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH 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 BUFFALO 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 CONTRACTING WORK. CONTRACTOR SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR IS RESPONSIBLE FOR DAMAGES CAUSED TO EXISTING 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 BENDA-BOARD EDGING. EDGING SHALL ALSO BE USED TO SEPARATE ROCK FROM SOD OR PLANTING BEDS (SEE PLAN). NO EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1.0" ABOVE FINISHED GRADE.
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 140S WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. EDGING SHALL BE BENDA-BOARD, TEAK COLOR, UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. ROCK SHALL BE RECYCLED CHIPPED CONCRETE, 1" - 3" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
BO	Bur Oak
CE	Cedar Elm
ERC	Eastern Red Cedar
LE	'Bosque' Lacebark Elm
RO	Red Oak
TA	Chinquapin Oak
	ORNAMENTAL TREES
CM	Crepe Myrtle 'Dynamite'
DW	Desert Willow
MP	Mexican Plum
RB	Oklahoma Redbud
	SHRUBS
DBH	Dwarf Burford Holly
DY	Dwarf Yaupon Holly
	PERENNIALS/GROUNDCOVER/VINES/GRASS
CS	Cherry Sage
GL	Giant Liriope
	Buffalo Grass Solid Sod
	Black Star Gravel

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

REVISIONS

No.	Date	App.

QUIDDITY
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TBPE Firm No. F-14309

SCALE: AS SHOWN
DATE:
JOB NO.:
DESIGNED BY: ACH
CHECKED BY: RJA
DRAWN BY: ACH

REGISTERED LANDSCAPE ARCHITECT
AMANDA N. HICKS
2754
STATE OF TEXAS
9-4-25

ATMOS SERVICE CENTER - SHERMAN - FALLON AND BLUE FLAME
5311 N Blue Flame Rd, Sherman, TX 75090

LANDSCAPE PLAN

SHEET NO.
OF L1.03

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5111 BLUE FLAME ROAD (Project No.000164 - 2025)

Required updates must be uploaded into the Self Service Portal no later than October 7, 2025.
A copy of the Staff Comments has been included in the attachments on the Self Service Portal.
Include a Staff Comment Response Sheet in the attachments of the Self Service Portal and select 'Other' as the Attachment Type.

Zoning

1. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long, unless overhanging landscaping.
    a. The parking spaces along the building must be 9' by 20' as they are overhanging concrete.

Response: Appropriate parking spaces have been updated to be 9'x20'.

2. Include a landscape plan that does not contain match lines to be presented to Planning and Zoning.
    a. Combine pages 3 and 4 of the submitted landscape plan onto one page to capture the landscaping and landscaping ordinance.

Response: A landscape plan without matchlines has been provided as a supporting document.
(Informational Zoning Comment)

3. The PROP. MATERIAL BINS and the PROP. PIPE RACK, and the contents of each shall not me taller than the PROP. 8' TALL PRECAST MASONRY FENCE.

Response: Understood, the architect has been informed, but I believe the material bins are max 6' and the pipe racks are less than that.

Engineering

Revisions Required by Engineering Department:

4. Northernmost drive approach on Blue Flame Road extends past property line. Approach shall be shifted to allow radius to be entirely on subject property. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

Response: This has already been coordinated with Mr. Epperson. We were also concerned with this but confirmed it would not be an issue. See my first email to Mr. Epperson below.

"As you are aware, we are working on re-working our site with the new property changes. One area I have a question about is this northern connection to Blue Flame. With the current location and desired turn radius, I was curious if there would be any concerns with the way the radius crosses over the property line. In theory, that would be in the city ROW once that northern property gets reworked, and I believe their anticipated driveway connections are only off of Theresa."

Now, below is Mr. Epperson's response.

"I don't see an issue with this as it's entirely within City ROW and will be inspected in full as part of the Atmos development. However, I do want to make sure that that drive into Atmos will not be used for any mutual access purposes."

We followed by verifying that this drive would not have any mutual access. Please let me know if any further information is needed for this comment.

5. 15' Easement and Landscape Buffer shall be renamed to 15' Utility, Landscape, and Sidewalk Easement on site plan. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.1*

Response: The easement has been renamed as requested. See updated sheet

Informational Engineering Comments:

6. Replatting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*

Response: The preliminary plat has already been approved with conditions. The final plat has been submitted and should be on the same agenda as this site plan if I understand correctly.

7. Approval of a sign encroachment agreement is required before a monument sign may be constructed within any easements. Only signs with a slab foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement. *Code of Ordinances 14.07.007(c)(7)*

Response: The monument sign has been relocated to be outside of any easements. Please see updated sheet for new location.

8. 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*

Response: Drive approaches and sidewalks have already been approved by engineering. We received re-approved engineering plans for this set from Rob Epperson on 9/10. These site plan comments have made some minor changes to our site plan. Civil Plans will be processed for re-approval once it is confirmed no other changes are required.

9. 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*

Response: Detention has already been approved by engineering with our civil plans. We received re-approved engineering plans for this set from Rob Epperson on 9/10. These site plan comments have made some minor changes to our site plan. Civil Plans will be processed for re-approval once it is confirmed no other changes are required. However, the modifications made with this site plan resubmittal have no affect on our detention plans.

10. 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*

Response: We received re-approved engineering plans for this set from Rob Epperson on 9/10. These site plan comments have made some minor changes to our site plan. Civil Plans will be processed for re-approval once it is confirmed no other changes are required.

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.

11. [ ] 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)*

Response: Understood, please see updated architectural plans.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2812 FALLON DRIVE (Project No. 000168-2025)**

The request of Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor) concerning the property located at 2812 Fallon Drive, being in the John Hendrix Survey, Abstract No. 503, containing 10.659 acres, and currently zoned M-1 (Light Manufacturing), as follows:

Planning and Zoning Commission

Site Plan for Fallon IOS warehouse addition

Background:

The property is located at 2812 Fallon Drive. The applicant is proposing to construct a 12,000 SF building with bays for trucks to enter the warehouse with outside storage. The adjacent proposed lot will include a 23,000 SF building with an outside storage area. The flag lot will have a 30' access drive connection to Fallon Drive.

The following has been approved for this location:

- 10/17/2025 - Preliminary Plat of Fallon Drive Addition (Conditionally Approved)

Origination:

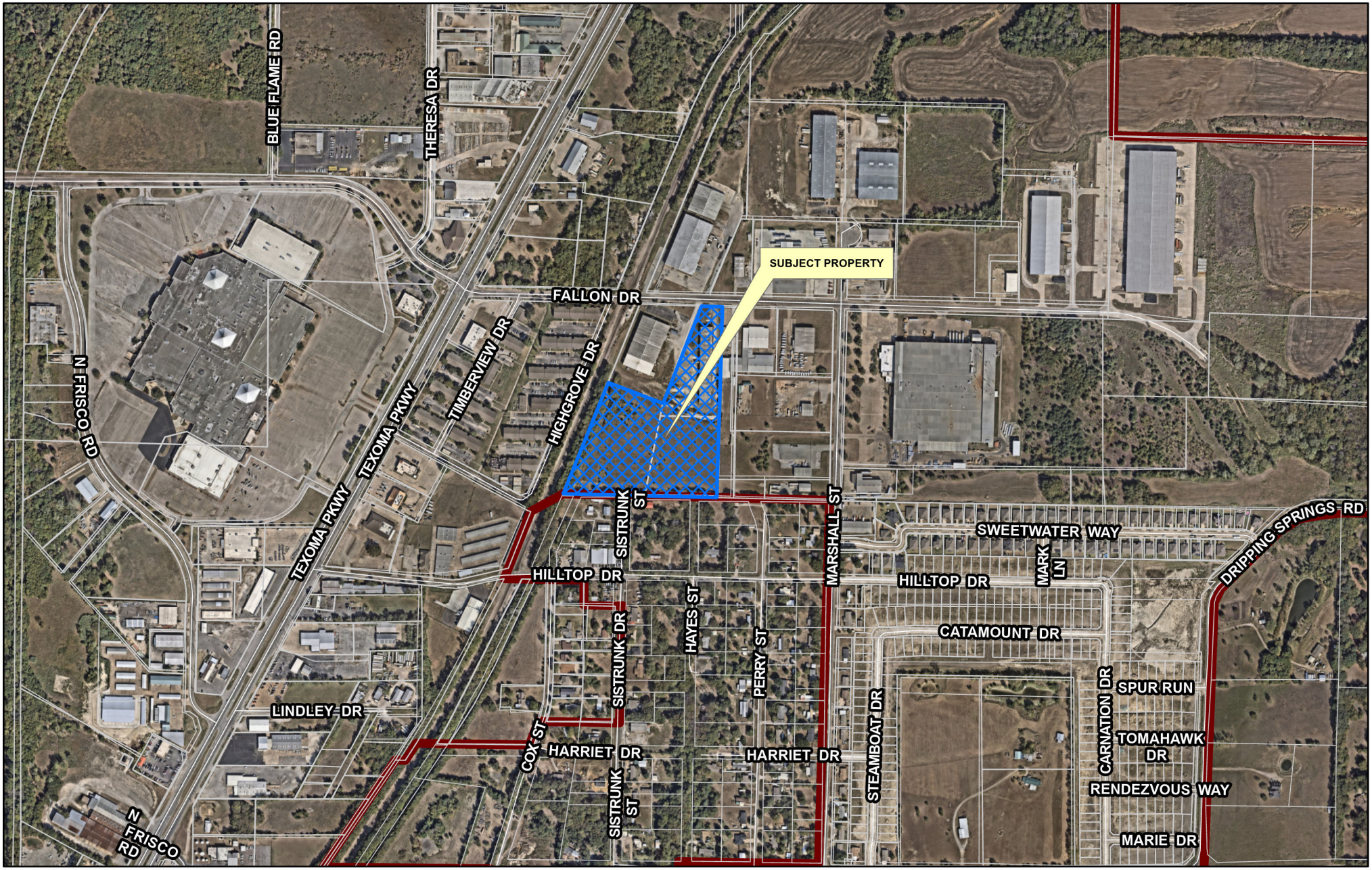
Los Hermanos Partnership LLC (Owner), Tyler Day (Applicant) and Urban Strategy (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2812 FALLON DR

N
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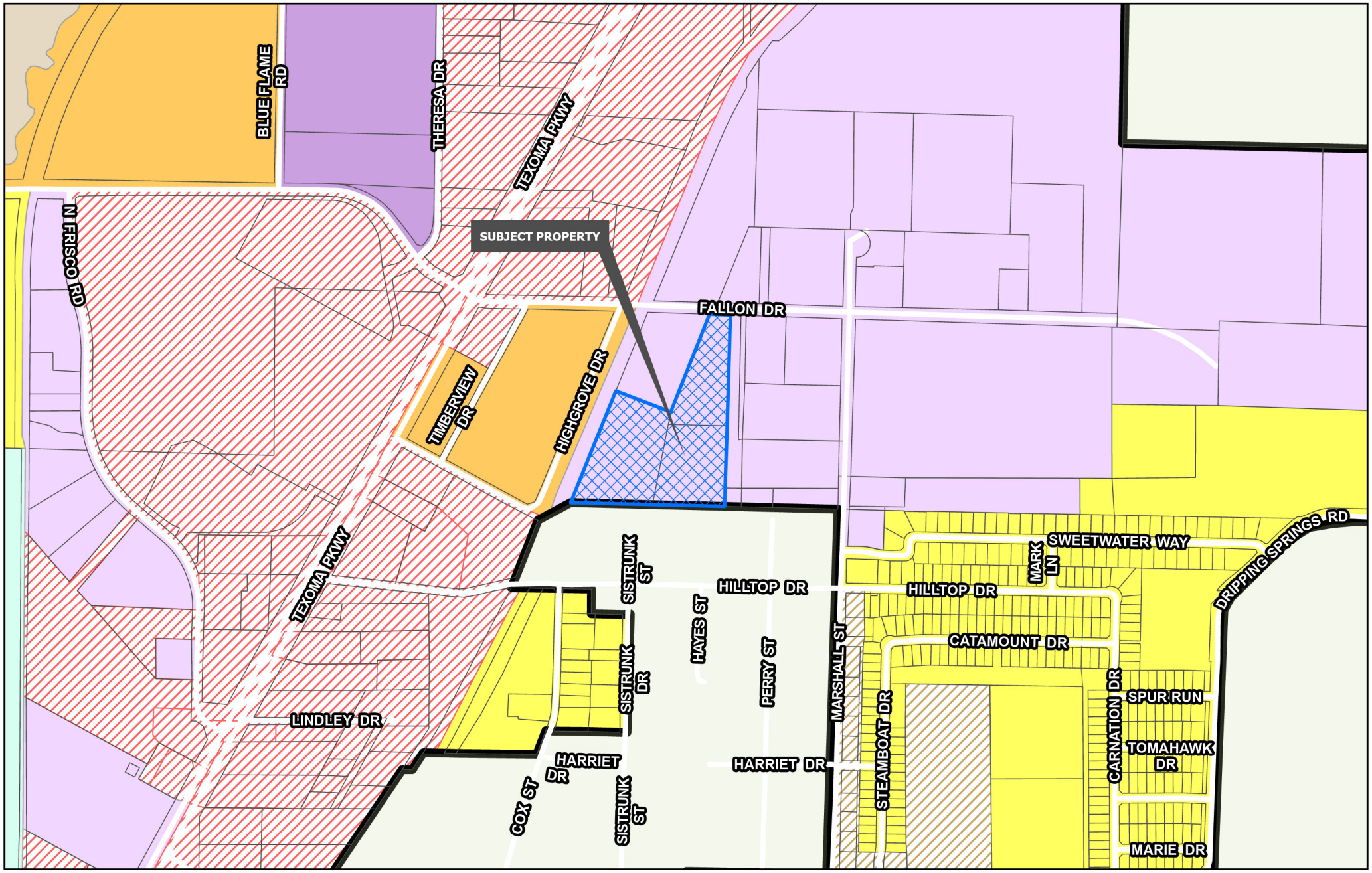
Date: 9/29/2025 1:25 PM



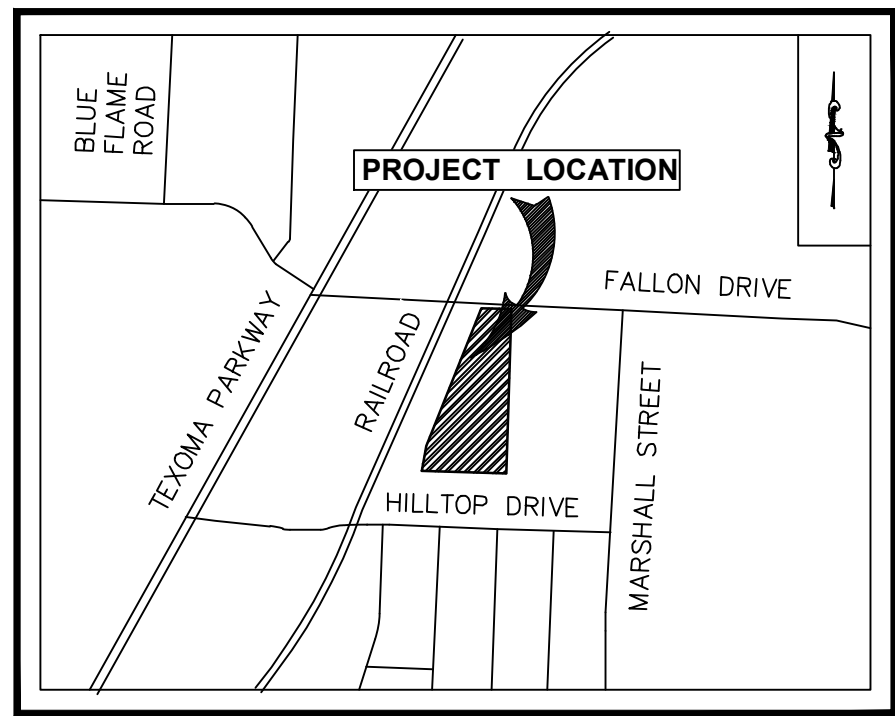
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
2812 FALLON DR

N
W E
S

Date: 9/29/2025 1:25 PM



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
40' 0 20' 40'
1 inch = 40 feet

ABBREVIATIONS

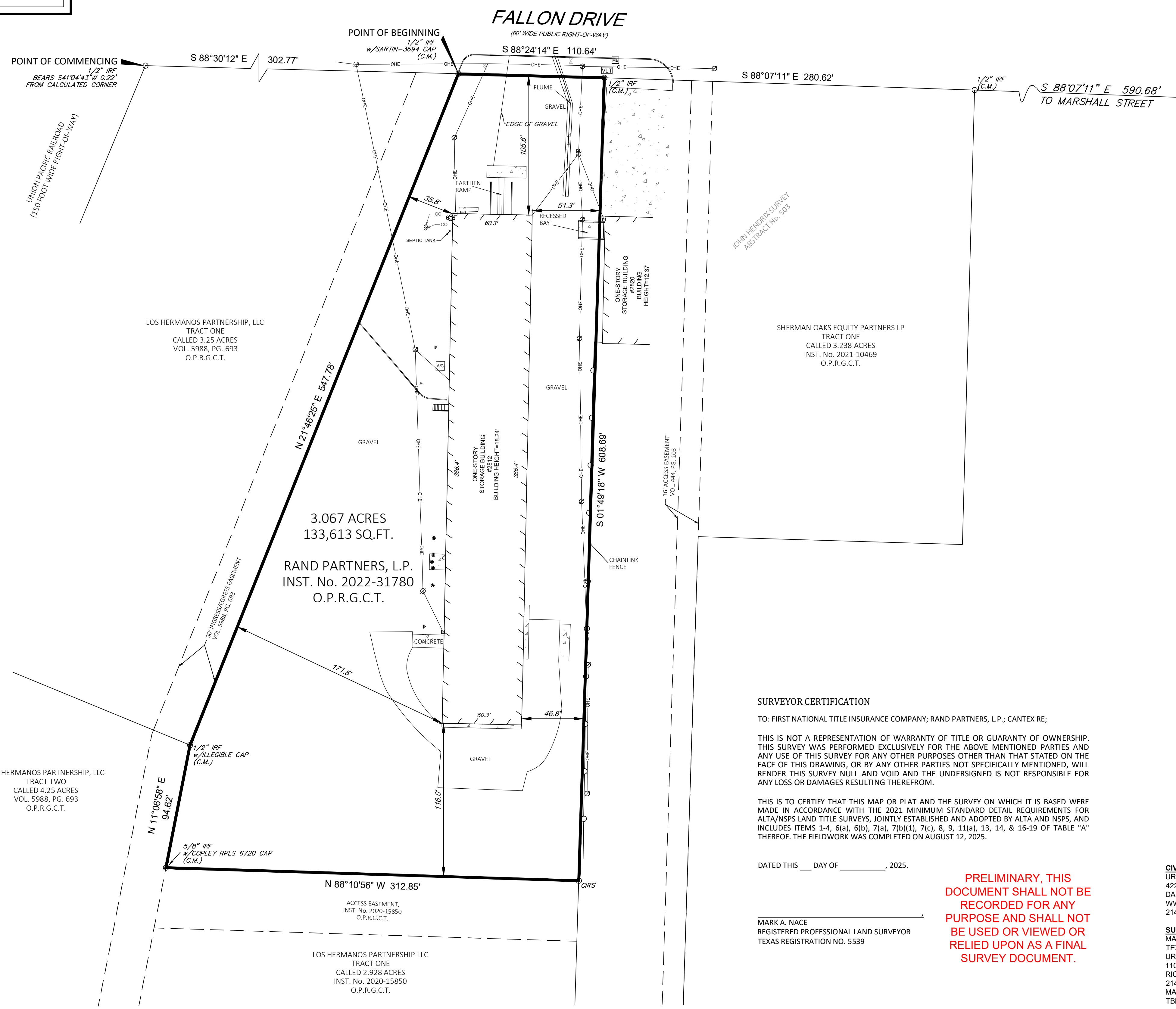
INST. NO.	INSTRUMENT NUMBER
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIN FOUND
CIRS	IRON ROD SET WITH ORANGE PLASTIC CAP STAMPED "URBAN STRATEGY"
SQ.FT.	SQUARE FEET

LINETYPES

- PAVEMENT
- ASPHALT
- OVERHEAD ELECTRIC LINE
- HANDRAIL
- CHAINLINK FENCE
- FLOWLINE
- BUILDING
- WALL LINE

LEGEND

- BOUNDARY/LOT CORNER
- A/C UNIT
- POWER POLE
- ELECTRIC BOX
- GUY WIRE
- GAS METER
- WASTEWATER CLEANOUT
- TELECOMMUNICATION PEDESTAL
- WATER METER
- WATER VALVE
- MAILBOX
- BOLLARD
- UNKNOWN VAULT



FILE NAME: SVY-259063-ALTA -MN 08-19.DWG
FILE LOCATION: R:\Projects\2025\259063-2812 Fallon Dr. (ALTA)\ACAD\Sheets\SVY-259063-ALTA -MN 08-19.dwg
LAST MODIFIED ON: 8/19/2025 10:00 AM
PLOTTED ON: 8/19/2025 10:02 AM

LAND DESCRIPTION

Being a tract of land situated in the John Hendrix Survey, Abstract No. 503, Grayson County, Texas and being all of that certain tract of land as described in Warranty Deed to RAND PARTNERS, L.P., as recorded in Instrument No. 2022-31780 of the Official Public Records of Grayson County, Texas (O.P.R.G.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner at the Northwesterly corner of a 3.25 acre tract of land as described as Tract One in Warranty Deed with Vendor minutes s Lien to Los Hermanos Partnership, LLC, in Volume 5988, Page 694, Official Property Records, Grayson County, Texas, same being the intersection of the easterly Right-of-Way line of the Union Pacific Railroad and the Southerly Right-of-Way line of Fallon Drive, a 60 foot wide Right-of-Way, and from which a 1/2 inch iron rod found bears South 41 degrees 04 minutes 43 seconds West, a distance of 0.22 feet;

THENCE South 88 degrees 24 minutes 14 seconds East, departing the easterly Right-of-Way line of said Union Pacific Railroad and along the southerly Right-of-Way line of Fallon Drive, a distance of 302.77 feet to a 1/2 inch iron rod found with cap stamped "Sartin-3694" (Control Monument (C.M.)) at the northwesterly corner of said Rand tract, the **POINT OF BEGINNING**;

THENCE South 88 degrees 24 minutes 14 seconds East, continuing along the southerly Right-of-Way line of said Fallon Drive, a distance of 110.64 feet to a 1/2 inch iron rod found (C.M.) at the northeasterly corner of said Rand tract and being the northwesterly corner of a called 3.238 acre tract of land as described in Warranty Deed with Vendor's Lien to Sherman Oaks Equity Partners LP, as recorded in Instrument No. 2021-10469, O.P.R.G.C.T.;

THENCE South 01 degrees 49 minutes 04 seconds West, departing the southerly Right-of-Way line of said Fallon Drive and along the common easterly line of said Rand Partners tract and the westerly line of said Sherman Oaks tract, a distance of 608.69 feet to a 1/2 inch iron rod set with "Urban Strategy" cap at the northeasterly corner of a called 2.928 acre tract of land as described in Warranty Deed to Los Hermanos Partnership, LLC, as recorded in Instrument No. 2020-15850, O.P.R.G.C.T.;

THENCE North 88 degrees 10 minutes 56 seconds West, along the common south line of said Rand tract and the northerly line of said 2.928 acres Los Hermanos tract, a distance of 312.85 feet to a to a 5/8 inch iron rod found with cap stamped "Copley RPLS 6720" (C.M.) at the southwesterly corner of said Rand tract and the northwesterly corner of said 2.928 acre Los Hermanos tract and being on the easterly line of a called 4.25 acre tract of land as described as Tract Two in Warranty Deed with Vendor's Lien to Los Hermanos Partnership, LLC, as recorded in Volume 5988, Page 693, O.P.R.G.C.T.;

THENCE North 11 degrees 06 minutes 58 seconds East, along the common westerly line of said Rand tract and the easterly line of said 4.25 acre Los Hermanos tract, a distance of 94.62 feet to a 1/2 inch iron rod found with "Illegible cap"(C.M.) for the northeasterly corner of said 4.25 acre Los Hermanos tract and an angle point in the west line of said Rand tract and being the southwesterly corner of a called 3.25 acre tract of land as described as Tract One in Warranty Deed with Vendor's Lien to Los Hermanos Partnership, LLC, as recorded in Volume 5988, Page 693, O.P.R.G.C.T.;

THENCE North 21 degrees 46 minutes 25 seconds East, along the common westerly line of said Rand tract and the easterly line of said 3.25 acre Los Hermanos tract, a distance of 547.78 feet to the **POINT OF BEGINNING** and containing 3.067 Acres (133,613 Square Feet) of Land, more or less.

GENERAL NOTES

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT EFFECT THE SUBJECT TRACT NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP No. 48181C0280F, DATED 09/29/2010 AND MAP NO. 48181C0290G, DATED 09/01/2022 FOR GRAYSON COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADEDZONE X, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF ACCURACY OF THAT MAP. (TABLE A ITEM 3).

   FLOOD ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SPECIAL FLOOD HAZARD AREAS AND HIGHER THAN THE ELEVATION OF THE 2-PERCENT-ANNUAL-CHANCE FLOOD.
5. THERE WERE NO OTHER SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK EXCEPT AS SHOWN. (TABLE A ITEM NO. 8)
6. NO EVIDENCE OF A CEMETERY WAS FOUND.
7. THE PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO FALLON DRIVE.
8. THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
9. NO EVIDENCE OF EARTHWORK WAS FOUND AT THIS TIME.
10. NO PROPOSED CHANGES IN STREET RIGHT-OF WAY AT THIS TIME.

SCHEDULE B EXCEPTIONS FROM COVERAGE

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN THE TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY WITH FILE NO 25-876205-BR, EFFECTIVE DATE JULY 20, 2025, ISSUED ON JULY 28, 2025 AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY URBAN STRATEGY

ITEM NO	INSTRUMENT NO VOLUME/PAGE	EASEMENT NOTES	SUMMARY
10h	Volume 1727, Page 83 & Volume 1978, Page 727	Railroad Easement	Does Not Affect
10i	Volume 1978, Page 729	Railroad Easement	Does Not Affect
10j	Volume 444, Page 103	Access Easement	Does Not Affect
10k	Volume 5988, Page 963	Ingress/Egress Easement	Does Not Affect
10l	Clerk's File No. 2020-15850	Access Easement	Does Not Affect

SURVEYOR CERTIFICATION

TO: FIRST NATIONAL TITLE INSURANCE COMPANY; RAND PARTNERS, L.P.; CANTEX RE;

THIS IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTY OF OWNERSHIP. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE ABOVE MENTIONED PARTIES AND ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSES OTHER THAN THAT STATED ON THE FACE OF THIS DRAWING, OR BY ANY OTHER PARTIES NOT SPECIFICALLY MENTIONED, WILL RENDER THIS SURVEY NULL AND VOID AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGES RESULTING THEREFROM.

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 1-4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, & 16-19 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 12, 2025.

DATED THIS ___ DAY OF ___________, 2025.

_______________________________,
MARK A. NACE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5539

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.

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
RICHARDSON, TEXAS 75081
214-396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

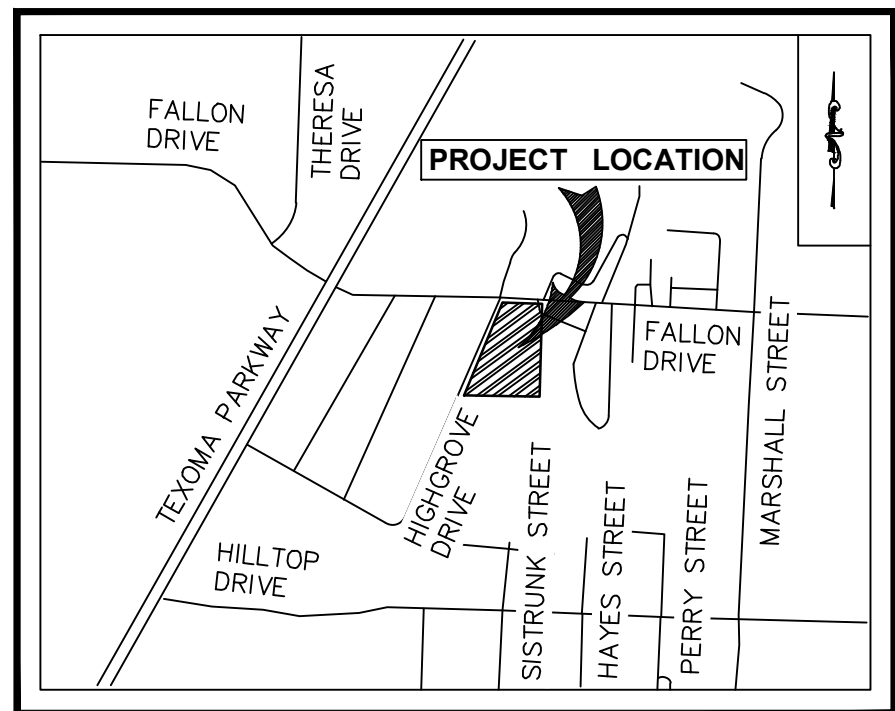
URBAN STRATEGY
1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

ALTA/NSPS LAND TITLE SURVEY

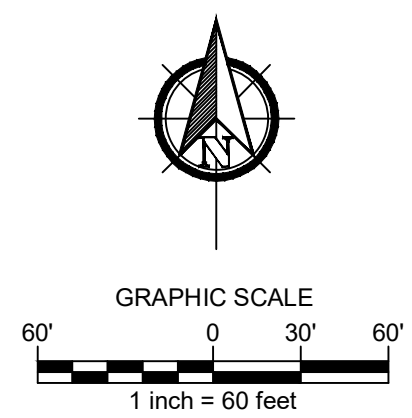
3.067 ACRES /133,613 SQUARE FEET

2812 FALLON DRIVE
RECORDED IN INSTRUMENT NUMBER 2022-31780, IN THE PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
OUT OF THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ISSUE DATE: 08/13/2025 | PROJECT NO.: 259063 | SCALE: 1 inch = 40 ft. | PAGE 1 OF 1



VICINITY MAP
(NOT TO SCALE)



LEGEND
- POWER POLE
- GUY WIRE
- GAS METER
- WASTEWATER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- TREE
- TELECOMMUNICATION PEDESTAL
- GAS MARKER
- LIGHT POLE

ABBREVIATIONS

O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE

LINETYPES
- ASPHALT
- PAVEMENT
- OVERHEAD ELECTRIC LINE
- WASTEWATER LINE
- GUARD RAIL
- CHAINLINK FENCE
- BARBED WIRE FENCE
- BUILDING
- WALL

GENERAL NOTES

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
2. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS ONLY.
3. SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT EFFECT THE SUBJECT TRACT NOT SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48181C0280F, DATED 09/29/2010 AND MAP NO. 48181C0290G, DATED 09/01/2022 FOR GRAYSON COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADEDZONE X, DETERMINED BY SCALING AND GRAPHICAL PLOTTING. THE SURVEYOR MAKES NO GUARANTY OF ACCURACY OF THAT MAP. (TABLE A ITEM 3).

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5. THERE WERE NO OTHER SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK EXCEPT AS SHOWN. (TABLE A ITEM NO. 8)
6. NO EVIDENCE OF A CEMETERY WAS FOUND.
7. THE PROPERTY HAS VEHICULAR AND PEDESTRIAN ACCESS TO FALLON DRIVE BY A 30' INGRESS/EGRESS EASEMENT.
8. THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.

ZONING

ZONING REPORT DATED: August 5, 2025
PREPARED BY: PARTNER ASSESSMENT CORPORATION (PARTNER)
PARTNER PROJECT NUMBER: 25-508840.1

ZONING REPORT
WAREHOUSE IOS
FALLON DR AT MARSHALL ST
SHERMAN, TEXAS 75090

ZONING DESIGNATION: M-1 (LIGHT MANUFACTURING)

MINIMUM FRONT YARD SETBACK: 40 FEET
MINIMUM SIDE YARD SETBACK: 25 FEET
UNLESS ABUTTING RESIDENTAIL DISTRICT THEN 60 FEET
MINIMUM REAR YARD SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 100 FEET
MINIMUM LOT AREA: 1/2 ACRE (21,780 SQ. FT.)
MINIMUM LOT WIDTH: 85 FEET
MAXIMUM FLOOR AREA RATIO: 1.5 (503,771.40 SQ. FT. PERMITTED)

PARKING REQUIREMENTS:
1 PARKING SPACE FOR EVERY 400 SQ. FT. OF OFFICE FLOOR AREA
1 PARKING SPACE FOR EVERY 1,000 SQ. FT. OF MANUFACTURING OR INDUSTRIAL FLOOR AREA UP TO 20,000 SQ. FT.
1 PARKING SPACE FOR EVERY 2,000 SQ. FT. OF MANUFACTURING OR INDUSTRIAL FLOOR AREA OVER TO 20,000 SQ. FT.

SURVEYOR CERTIFICATION

TO: FIRST NATIONAL TITLE INSURANCE COMPANY; CANTEX WEAVER, LLC; LOS HERMANOS PARTNERSHIP, LLC;

THIS IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTY OF OWNERSHIP. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE ABOVE MENTIONED PARTIES AND ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSES OTHER THAN THAT STATED ON THE FACE OF THIS DRAWING, OR BY ANY OTHER PARTIES NOT SPECIFICALLY MENTIONED, WILL RENDER THIS SURVEY NULL AND VOID AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS OR DAMAGES RESULTING THEREFROM.

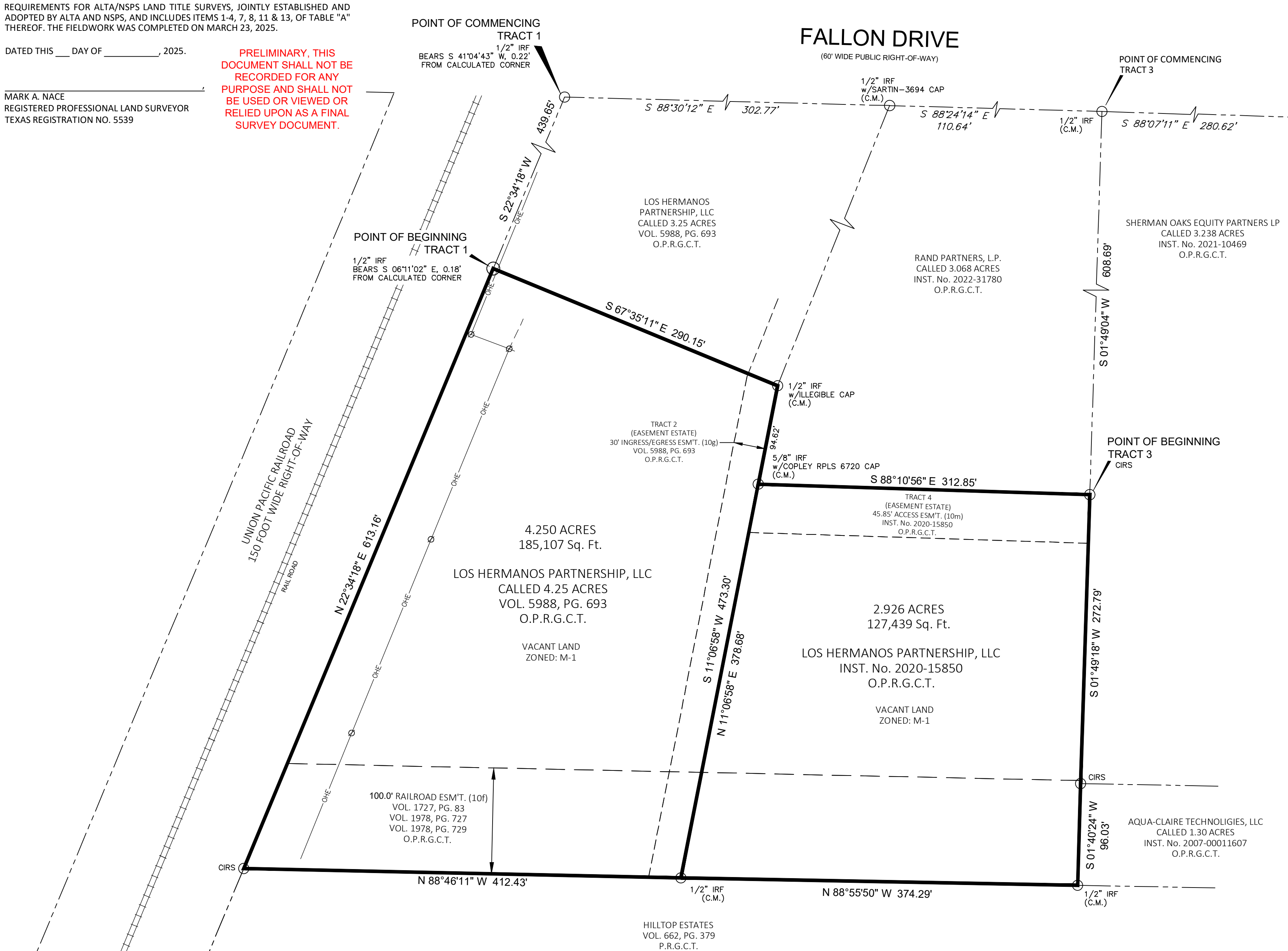
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7, 8, 11 & 13, OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 23, 2025.

DATED THIS ___ DAY OF ___________, 2025.

____

MARK A. NACE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5539

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.



LEGAL DESCRIPTION

TRACT 1:

Being a 4.25 acre tract of land situated in the John Hendrix Survey, Abstract No. 503, County of Grayson, Texas as described as Tract Two in Warranty Deed with Vendor's Lien to Los Hermanos Partnership, LLC, in Volume 5988, Page 694 of the Official Public Records, Grayson County, Texas (O.P.R.G.C.T,) and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner at the northwesterly corner of a called 3.25 acre tract of land as described as Tract One in Warranty Deed with Vendor's Lien to Los Hermanos Partnership, LLC, in Volume 5988, Page 694, O.P.R.G.C.T., same being the intersection of the easterly Right-of-Way line of the Union Pacific Railroad and the southerly Right-of-Way line of Fallon Drive, a 60 foot wide Right-of-Way, and from which a 1/2 inch iron rod found bears South 41 degrees 04 minutes 43 seconds West, a distance of 0.22 feet;

THENCE South 22 degrees 34 minutes 18 Seconds West, departing the southerly Right-of-Way line of said Fallon Drive and along the easterly Right-of-Way line of said Union Pacific Railroad and the westerly line of said 3.25 acre tract, a distance of 439.65 feet to a point for corner at the northwesterly corner of said 4.25 acre tract, the **POINT OF BEGINNING**, and from which a 1/2 inch iron rod found bears South 06 degrees 11 minutes 02 seconds East, a distance of 0.18 feet;

THENCE South 67 degrees 35 minutes 11 seconds East, along the common northerly line of said 4.25 acre tract and southerly line of said 3.25 acre tract, a distance of 290.15 feet to a 1/2 inch iron rod found with Illegible cap found (Control Monument (C.M.)) at the southeasterly corner of said 4.25 acre tract and the southeasterly corner of said 3.25 acre tract and being on the west line of a called 3.068 acre tract of land as described in deed to Rand Partners, L.P. as recorded in Instrument No. 2022-31780, O.P.R.G.C.T.;

THENCE South 11 degrees 06 minutes 58 seconds West, along the easterly line of said 4.25 acre tract and the westerly line of said Rand Partners tract, at a distance of 94.62 feet passing a 5/8 inch iron rod found with "Copley RPLS 6720" cap (C.M.) at the southwesterly corner of said Rand Partners tract and being the northwesterly corner of a called 2.928 acre tract as described in Deed to Los Hermanos Partnership, LLC as recorded in Instrument No. 2020-15850, O.P.R.G.C.T., and continuing along the easterly line of said 4.25 acre tract a total distance of 473.30 feet 1/2 inch iron rod found at the southeasterly corner of said 4.25 acre tract and the southwesterly corner of said 2.928 acre Los Hermanos tract and also being on the northerly line of , the north line of said Hilltop Estates, an addition to the City of Sherman, Texas according to the Plat recorded in Volume 662, Page 379 of the Plat Records of Grayson County, Texas;

THENCE North 88 degrees 46 minutes 11 seconds West, along the common south line of said 4.25 acre tract and the north line with the south line of said 7.5 acre tract and continuing with the north line of said Hilltop Estates, a distance of 412.43 feet to a 1/2 inch iron rod set "Urban Strategy" cap for a corner at the southwesterly corner of said 4.25 acre tract and being the northwesterly corner of said Hilltop Estates, and being the easterly Right-of-Way of the aforementioned Union Pacific Railroad;

THENCE North 22 degrees 34 minutes 18 seconds East, along the common easterly Right-of-Way line of said Union Pacific Railroad and the westerly line of said 4.25 acre tract, a distance of 613.16 feet to the **POINT OF BEGINNING** and containing 4.250 Acres (185,107 square feet) of Land, more or less.

TRACT 3:

Being a 2.926 acre tract of land situated in the John Hendrix Survey, Abstract No. 503, County of Grayson, Texas as described as in Warranty Deed to Los Hermanos Partnership, LLC, as recorded in Instrument No. 2020-15850 of the Official Public Records, Grayson County, Texas (O.P.R.G.C.T,) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Control Monument (C.M.)) at the northeasterly corner of a called 3.068 acre tract of land as described in Warranty Deed to Rand Partners, L.P., as recorded in Instrument No. 2022-31780, O.P.R.G.C.T., and being the northwesterly corner of a called 3.238 acre tract of land as described in Warranty Deed with Vendor's Lien to Sherman Oaks Equity Partners LP, as recorded in Instrument No. 2021-10469, O.P.R.G.C.T. and being on the southerly Right-of-Way line of Fallon Drive, a 60 foot wide Right-of-Way;

THENCE South 01 degrees 49 minutes 04 seconds West, departing the southerly Right-of-Way line of said Fallon Drive and along the common easterly line of said Rand Partners tract and the westerly line of said Sherman Oaks tract, a distance of 608.69 feet to a 1/2 inch iron rod set with "Urban Strategy" cap at the northeasterly corner of said 2.926 acre Los Hermanos tract, and also being the southeasterly corner of said Rand Partners tract, the **POINT OF BEGINNING**;

THENCE South 01 degrees 49 minutes 04 seconds West, along the common easterly line of said 2.926 acre Los Hermanos tract and the westerly line of said Sherman Oaks tract, a distance of 272.79 feet to a 1/2 inch iron rod set with "Urban Strategy" cap at the southwesterly corner of said Sherman Oaks tract and being the northwesterly corner of a called 1.30 acre tract of land as described in Warranty Deed with Vendor's Lien to Aqua-Claire Technologies, LLC, as recorded in Instrument No. 2007-00011607, O.P.R.G.C.T.;

THENCE South 01 degrees 40 minutes 24 seconds West, along the common easterly line of said 2.926 acre Los Hermanos tract and the westerly line of said Aqua-Claire tract, a distance of 96.03 feet to a 1/2 inch iron rod found (C.M.) at the southeasterly corner of said 2.926 acre Los Hermanos tract and the southwesterly corner of said Aqua-Claire tract and being on the northerly line of Hilltop Estates, an addition to the City of Sherman, Texas according to the plat recorded in Volume 662, Page 379, of the Plat Records of Grayson County, Texas;

THENCE North 88 degrees 55 minutes 50 seconds West, along the common south line of said 2.926 acre Los Hermanos tract and the northerly line of said Hilltop Estates, a distance of 374.29 feet to a 1/2 inch iron rod found (C.M.) at the southwesterly corner of said 2.926 acre Los Hermanos tract, and being the southeasterly corner of a called 4.25 acre tract of land as described as Tract Two in Warranty Deed with Vendor's Lien to Los Hermanos Partnership, LLC, as recorded in Volume 5988, Page 693, O.P.R.G.C.T.;

THENCE North 11 degrees 06 minutes 58 seconds East, along the common westerly line of said 2.926 acre Los Hermanos tract and the easterly line of said 4.25 acre Los Hermanos tract, a distance of 378.68 feet to a 5/8 inch iron rod found with cap stamped "Copley RPLS 6720" at the northwesterly corner of said 2.926 acre Los Hermanos tract and being the southwesterly corner of the aforementioned 3.068 acre Rand Partners tract;

THENCE South 88 degrees 10 minutes 56 seconds East, along the common northerly line of said 2.926 acre Los Hermanos tract and the southerly line of said Rand Partners tract, a distance of 312.85 feet to the **POINT OF BEGINNING** and containing 2.926 Acres (127,439 square feet) of Land, more or less.

SCHEDULE B EXCEPTIONS FROM COVERAGE

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN THE TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE No. 25-859813-BR, EFFECTIVE DATE: JULY 27, 2025 AND ISSUED: AUGUST 6, 2025, AND LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY URBAN STRATEGY DEVELOPMENT GROUP LLC.

10. The following matters affect the subject tract unless otherwise noted:

f. Railroad easements granted to The Gates Rubber Company, recorded in Volume 1727, Page 83 and Volume 1978, Page 729, Deed Records, Grayson County, Texas. As affected by Conveyance of Easement recorded in Volume 1978, Page 727, Deed Records, Grayson County, Texas, and shown on survey prepared by Marshall Sartin, RPLS No. 3694, dated May 30, 2012. (AFFECTS TRACTS 1 & 3, AS SHOWN ON SURVEY)

g. A 30 foot ingress and egress easement set out in instrument recorded in Volume 5135, page 14, Real Property Records, Grayson County, Texas. (AFFECTS TRACT 1, AS SHOWN ON SURVEY)

m. Access easement set out in instrument recorded in Document No. 2020-15850, Real Property Records, Grayson County, Texas. (AFFECTS TRACT 3, AS SHOWN ON SURVEY)

n. Easement granted by instrument dated April 24, 2008 executed by Michael Alan Sorenson and wife, Kathleen E. Sorenson to Lane Thom, Ltd. recorded in Volume 4444, Page 103 of the Official Public Records of Grayson County, Texas.
(DOES NOT AFFECT THE SUBJECT TRACTS)

CIVIL
URBAN STRATEGY
4222 MAIN ST.
DALLAS, TX 75226
WWW.URBANSTRATEGY.US
214-295-5775

SURVEYOR
MARK A. NACE, RPLS
TEXAS LICENSE NO 5539
URBAN STRATEGY
1100 E. CAMPBELL, STE 210
214-396-2339
MARKN@URBANSTRATEGY.US
TBPLS FIRM NO. 10194610

URBAN STRATEGY
1100 E. Campbell Road, Suite 210, Richardson, Texas 75081
Firm Registration #10194610, 214.396.2339
www.urbanstrategy.us

ALTA/NSPS LAND TITLE SURVEY

Being 4.250 Acres / 185,107 Square Feet and 2.926 Acres / 127,439 Square Feet Situated in the JOHN HENDRIX SURVEY, ABSTRACT NO. 503 CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

ISSUE DATE: 08/08/2025 | PROJECT NO.: 251045 | SCALE: 1 inch = 60 ft. | PAGE 1 OF 1

FILE NAME: SVY-251045.2- ALTA-MN_2025 08 07.DWG
FILE LOCATION: R:\Projects\2025\251045.2-2810 Fallon Dr-Sherman\ACAD\Sheets\SVY-251045.2- ALTA-MN_2025 08 07.dwg
LAST MODIFIED ON: 8/7/2025 4:11 PM
PLOTTED ON: 8/7/2025 4:13 PM

September 10, 2025

City of Sherman
317 S. Travis St.
Sherman, TX 75090
903.892.7206

RE: **Fallon IOS**

To whom this may concern,

The Fallon IOS site will be comprised of two sites in total. One site has an existing building and frontage to Fallon Drive and will be combined with an existing lot further south which has a proposed 12,000 SF building with bays for a truck to enter warehouse along with outside storage. Another lot will create a flag lot to Fallon Drive and will have a 23,000 SF building with an outside storage area. This flag lot will have a 30' access drive in an existing ingress/egress easement but will have a future 30' utility easement for water and wastewater extensions to the site. This flag lot also has a area for signage at the entry to Fallon Drive.

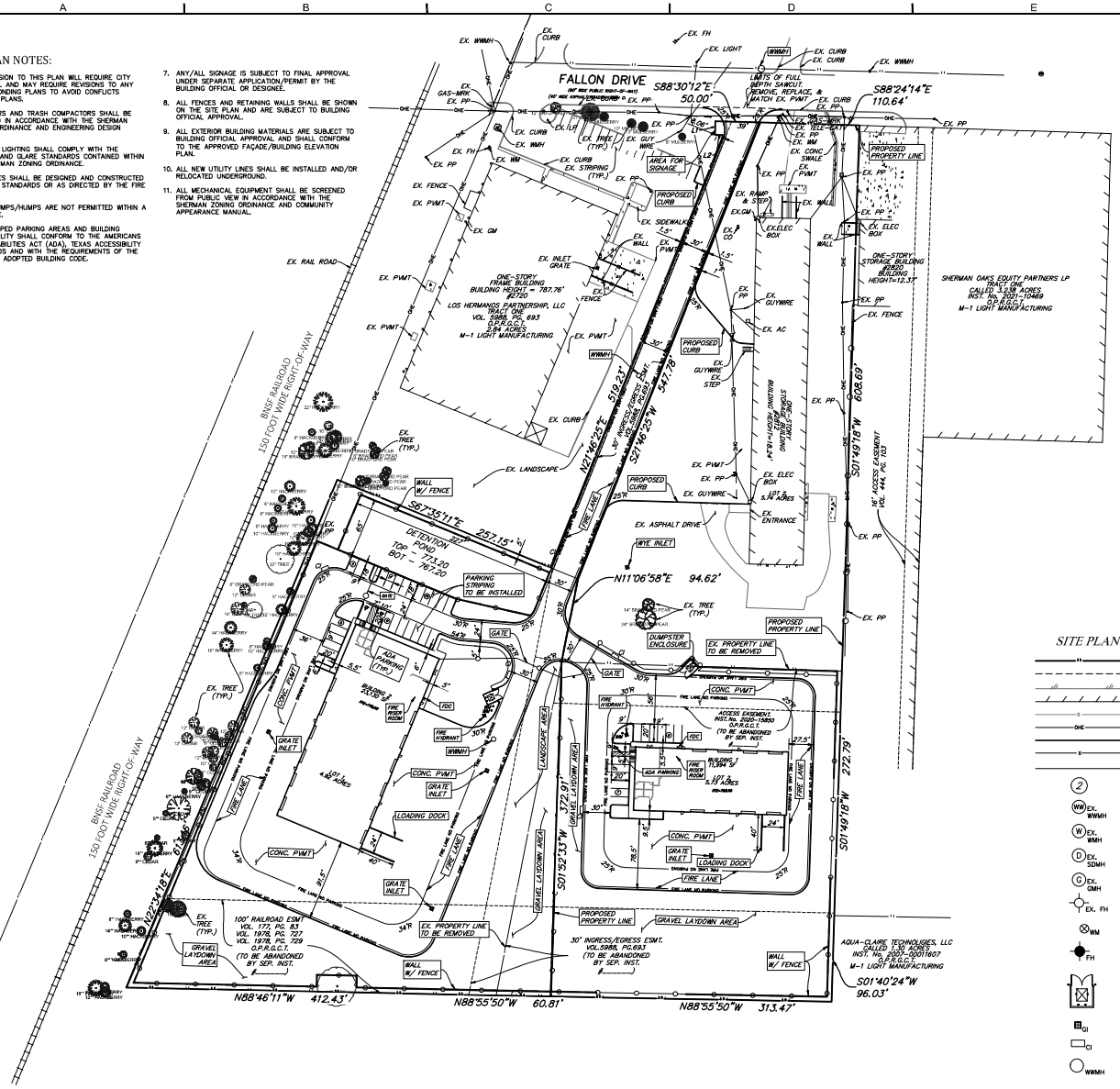
Thank you,

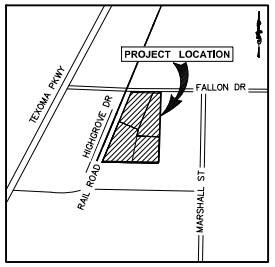
Tyler Day

Project Manager – Urban Strategy

SITE PLAN NOTES:

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE SHERMAN ZONING ORDINANCE AND ENGINEERING DESIGN MANUAL.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE SHERMAN ZONING ORDINANCE.
4. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
5. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
6. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA), TEXAS ACCESSIBILITY STANDARDS AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
7. ANY/ALL SIGNAGE IS SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE BUILDING OFFICIAL OR DESIGNEE.
8. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE/BUILDING ELEVATION PLAN.
10. ALL NEW UTILITY LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE SHERMAN ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.





LOCATION MAP
(NOT TO SCALE)

TOCS
1-800-245-4545
txtickets@1-call.com

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 Inch = 60 ft.

PROJECT SITE PLAN DATA		
	LOT 1	LOT 2
GROSS SQUARE FEET OF EACH STRUCTURE	PROPOSED BUILDING: 23,130 SF	PROPOSED BUILDING: 11,994 SF/ EXISTING BUILDING: 23,279 SF
GROSS SQUARE FEET OF PROPERTY	214,495 SF	249,713 SF
REQUIRED PARKING	21,130 SF INDUSTRIAL FLOOR AREA, 2,000 SF OFFICE FLOOR AREA = 15 SPACES REQUIRED	10,994 SF INDUSTRIAL FLOOR AREA, 1,000 SF OFFICE FLOOR AREA = 13 SPACES REQUIRED
PARKING PROVIDED	28 SPACES	13 SPACES
CURRENT ZONING	M-1 (LIGHT MANUFACTURING)	M-1 (LIGHT MANUFACTURING)
PROPOSED ZONING	M-1 (LIGHT MANUFACTURING)	M-1 (LIGHT MANUFACTURING)
HARD SURFACE/IMPERVIOUS AREA (SF)	171,558 SF	181,0235 SF
LANDSCAPED AREA (SF)	42,937 SF	68,678 SF
FLOOR-TO-AREA RATIO (FAR)	0.11	0.14 W/ EXISTING + PROPOSED BUILDING, 0.05 W/ PROPOSED BUILDING
FRONT SETBACK REQUIREMENT	40' MIN	40' MIN
REAR SETBACK REQUIREMENT	25' MIN	25' MIN
SIDE SETBACK REQUIREMENT	25' MIN	25' MIN

SITE PLAN LEGEND

- PROPERTY LINE
- SAWCUT PATH
- EX. ASPHALT PAVEMENT
- EX. BUILDING LINE
- EX. FENCE LINE
- EX. OVERHEAD ELECTRIC
- BUILDING LINE
- FENCE LINE
- PROP. FIRE LANE
- PARKING COUNT
- EX. WASTEWATER MANHOLE
- EX. WATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- WATER METER
- FIRE HYDRANT
- DUMPSTER
- GRATE INLET
- CURB INLET
- WASTEWATER MANHOLE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 01°29'48" E	15.00'
L2	N 88°30'12" W	9.28'

URBAN STRATEGY
4222 Main Street
Dallas, Texas 75226
TEL: 214-396-3399
www.urbanstrategy.us

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF DOUGLAS E. BARRILLEAUX P.E.# 97518 ON 10/7/2025

2810 FALLON DRIVE
SHERMAN, GRAYSON COUNTY, TEXAS

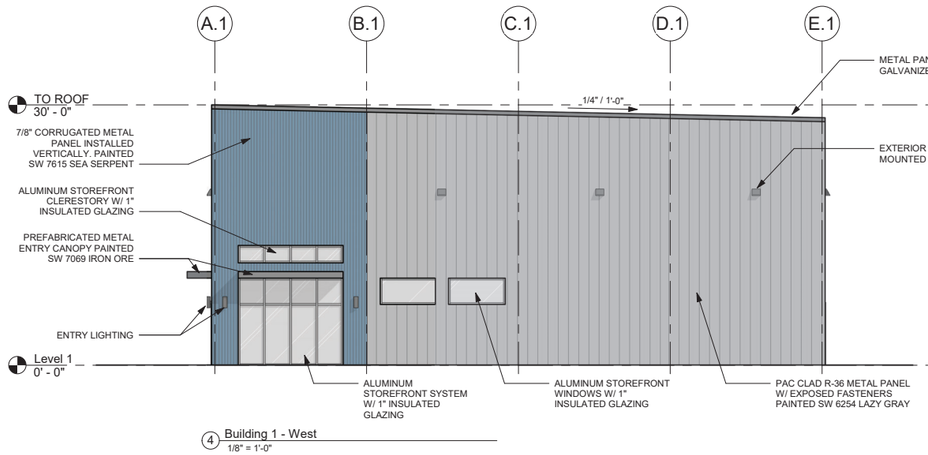
SITE PLAN

CLIENT: CANTEX CAPITAL
DRAWN BY: DTE
DESIGNER: BTD
REVIEWER: BTD
U.S. PROJECT: 251045

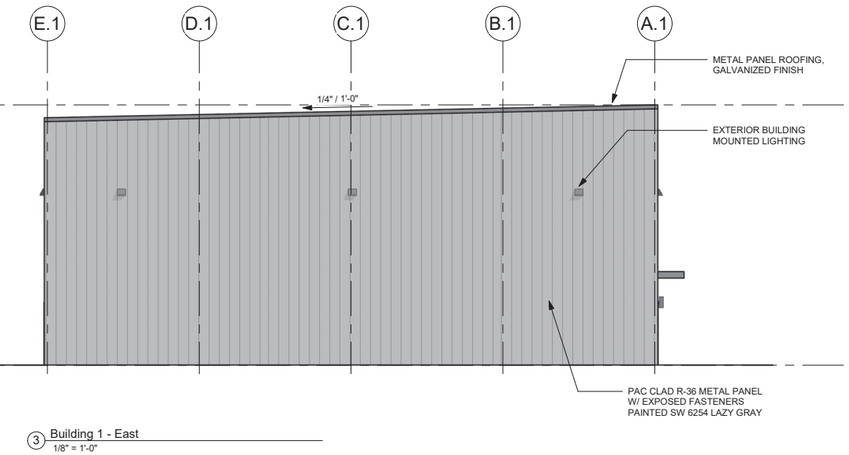
SHEET
C04

REVISION | NO. | DATE

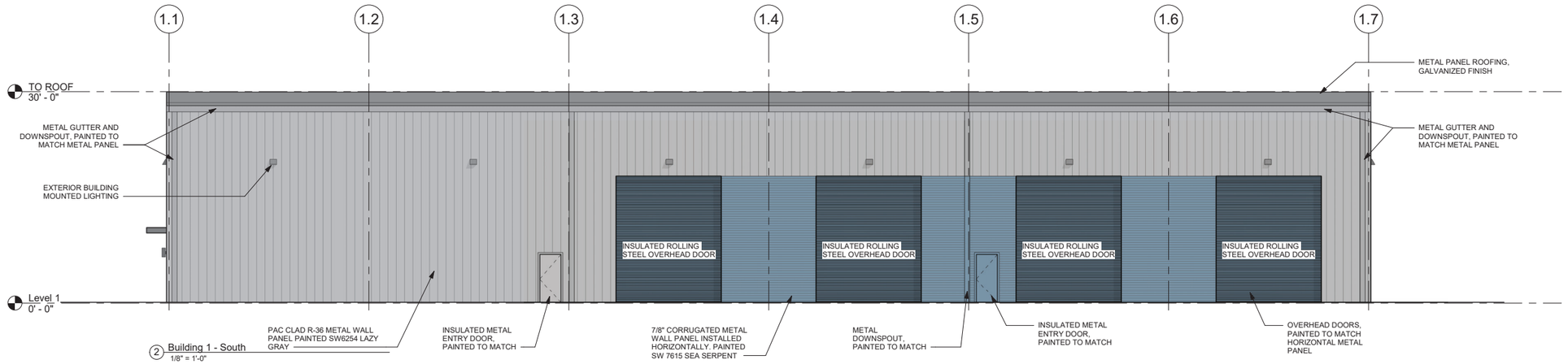
FILE NAME: C:\PT PLAN\2025
PLOT DATE: 10/7/2025 3:39 PM
LAST MODIFIED BY: DSPEARTT
PLOTTED BY: DSPEARTT
PLOTTED ON: 10/7/2025 3:39 PM



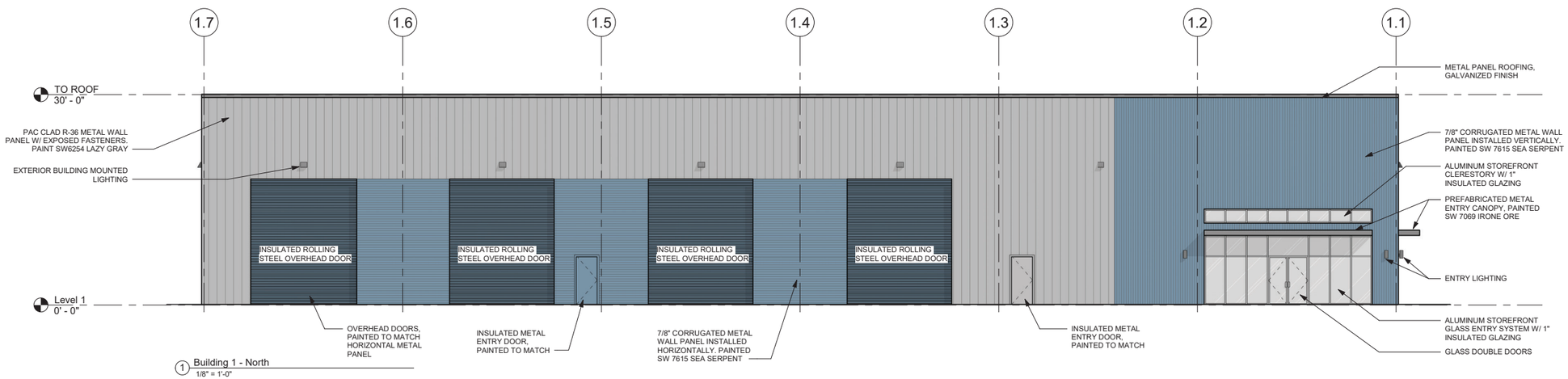
4 Building 1 - West
1/8" = 1'-0"



3 Building 1 - East
1/8" = 1'-0"



2 Building 1 - South
1/8" = 1'-0"



1 Building 1 - North
1/8" = 1'-0"

2810 Fallon Dr Warehouses

2810 FALLON DRIVE
SHERMAN, TEXAS 75090

AGENT

AGENT ARCHITECTURE
1414 BELLEVIEW ST
SUITE 150
DALLAS, TEXAS 75215
214-775-0823

www.agentarchitecture.co

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REVISIONS:

ISSUED DATE

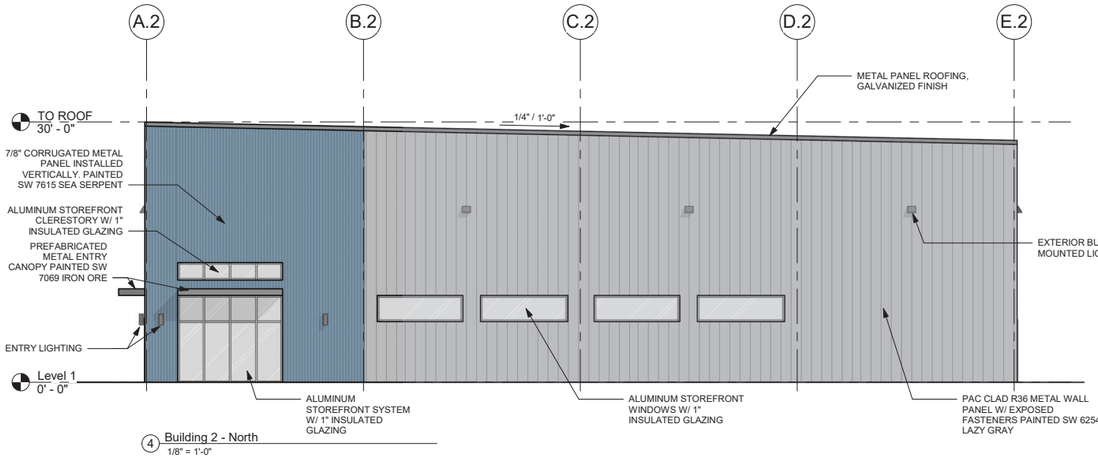
09/10/25	SITE DEV PACKAGE

project 3217

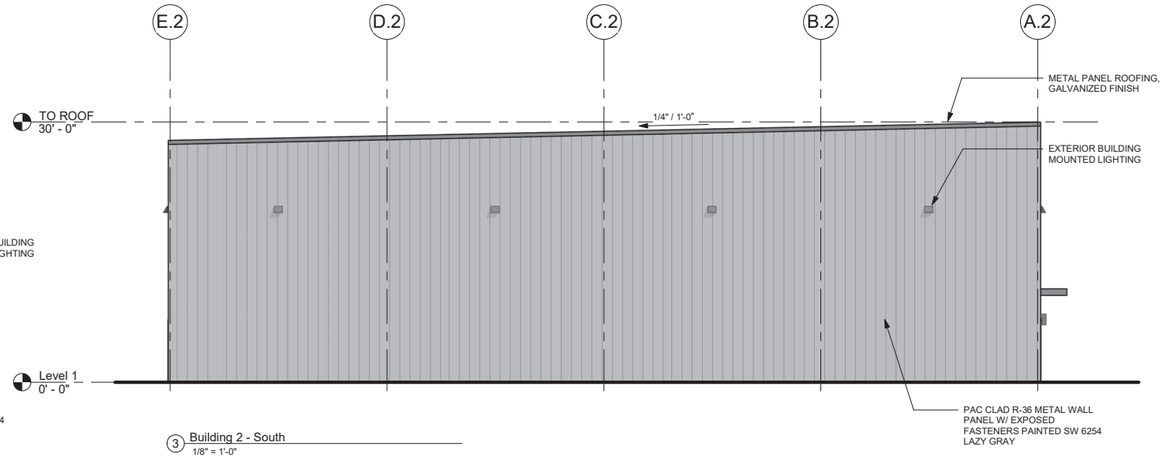
SK100

Building 1 Elevations

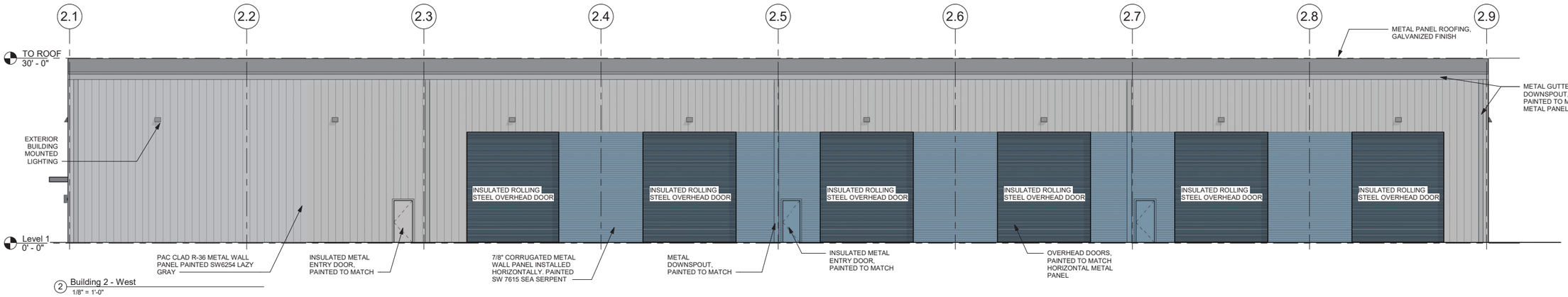
0 9 - 1 0 - 2 0 2 5



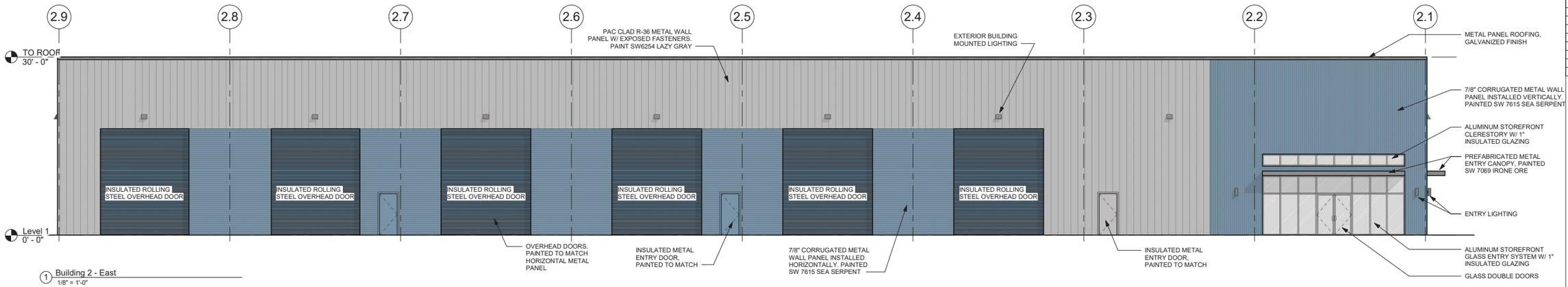
4 Building 2 - North
1/8" = 1'-0"



3 Building 2 - South
1/8" = 1'-0"



2 Building 2 - West
1/8" = 1'-0"



1 Building 2 - East
1/8" = 1'-0"

2810 Fallon Dr Warehouses

2810 FALLON DRIVE
SHERMAN, TEXAS 75090

AGENT

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REVISIONS:

ISSUED DATE

09/10/25 SITE DEV PACKAGE

project 3217

SK101

Building 2 Elevations

09 - 10 - 2025

LOT 1 LANDSCAPE DATA

CITY OF SHERMAN - 14.04.006. LANDSCAPING REQUIREMENTS

PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
PARKING LOTS TO HAVE OPEN LANDSCAPE AREA EQUAL TO 10% OF PARKING AND DRIVE AREAS. TOTAL PARKING & DRIVE AREA: 78,089 SF		
PARKING LOT LANDCAPE AREA (79,089 X 0.1 = 7,909 SF)	7,909 SF	**10,907 SF**
A MINIMUM OF 1 SHADE TREE SHALL BE PLANTED IN ALL REQUIRED LANDSCAPE ISLAND. LANDSCAPE ISLANDS TO BE LOCATED AT THE END OF EACH PARKING ROW AND THROUGHOUT THE INTERIOR PARKING LOT AT A RATE OF ONE ISLAND FOR EVERY 12 PARKING SPACES. TOTAL PARKING SPACES: 32		
PARKING ISLANDS WITH 1 SHADE TREE	3	**4**
NO PARKING SPACE TO BE FURTHER THAN 50' FROM THE CENTER OF ANY PARKING LOT TREE		
PARKING SPACES WITHIN 50' OF A TREE	YES	**YES**
LANDSCAPE AREAS SHALL NOT CONTAIN MORE THAN 50% OF NON-VEGETATIVE LANDSCAPE MATERIAL. TOTAL LANDSCAPE AREA: 870 SF (WITHIN PARKING ISLANDS)		
NON-VEGETATIVE LANDSCAPE MATERIAL (870 X 0.5 = 435)	435 SF MAX	**228 SF**
ALL LANDSCAPE AREAS SHALL BE PROTECTED WITH A 2' WIDE NON-VEGETATIVE PERVIOUS SURFACE ADJACENT TO THE BACK OF THE CURB ADJACENT TO ALL PSARKING SPACES		
2' WIDE NON-VEGETATIVE PERVIOUS SURFACE: DECOMPOSED GRANITE	YES	**YES**
STREET PERIMTER BUFFER	REQUIRED	**PROVIDED**
AA MINIMUM 15' WIDE STREET BUFFER AT THE PERIMETERS OF A PROPOSED DEVELOPMENT SIRE WHERE ADJACENT TO A PUBLIC R.O.W. AND NON-INCLUSIVE OF ANY PROPOSED UTILITY EASEMENTS.		
BUFFER WIDTH >/= 15' WIDTH ALONG PERIMTER R.O.W.	N/A	**N/A**
STREET BUFFER AREAS SHALL PROVIDE 2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SF OF BUFFER AREA. NO MORE THAN 25% TO BE SINGLE SPECIES		
STREET BUFFER SHADE TREES & ORNAMENTAL TREES	N/A	**N/A**

LOT 1 LANDSCAPE DATA

CITY OF SHERMAN - 14.04.006. LANDSCAPING REQUIREMENTS

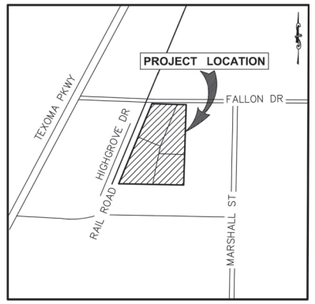
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
PARKING LOTS TO HAVE OPEN LANDSCAPE AREA EQUAL TO 10% OF PARKING AND DRIVE AREAS. TOTAL PARKING & DRIVE AREA: 49,519 SF		
PARKING LOT LANDCAPE AREA (49,519 X 0.1 = 4,952 SF)	4,952 SF	**5,054 SF**
A MINIMUM OF 1 SHADE TREE SHALL BE PLANTED IN ALL REQUIRED LANDSCAPE ISLAND. LANDSCAPE ISLANDS TO BE LOCATED AT THE END OF EACH PARKING ROW AND THROUGHOUT THE INTERIOR PARKING LOT AT A RATE OF ONE ISLAND FOR EVERY 12 PARKING SPACES. TOTAL PARKING SPACES: 13		
PARKING ISLANDS WITH 1 SHADE TREE	2	**2**
NO PARKING SPACE TO BE FURTHER THAN 50' FROM THE CENTER OF ANY PARKING LOT TREE		
PARKING SPACES WITHIN 50' OF A TREE	YES	**YES**
LANDSCAPE AREAS SHALL NOT CONTAIN MORE THAN 50% OF NON-VEGETATIVE LANDSCAPE MATERIAL. TOTAL LANDSCAPE AREA: 722 (WITHIN PARKING ISLANDS)		
NON-VEGETATIVE LANDSCAPE MATERIAL (788 X 0.5 = 394)	394 SF MAX	**101 SF**
ALL LANDSCAPE AREAS SHALL BE PROTECTED WITH A 2' WIDE NON-VEGETATIVE PERVIOUS SURFACE ADJACENT TO THE BACK OF THE CURB ADJACENT TO ALL PSARKING SPACES		
2' WIDE NON-VEGETATIVE PERVIOUS SURFACE: DECOMPOSED GRANITE	YES	**YES**
STREET PERIMTER BUFFER	REQUIRED	**PROVIDED**
AA MINIMUM 15' WIDE STREET BUFFER AT THE PERIMETERS OF A PROPOSED DEVELOPMENT SIRE WHERE ADJACENT TO A PUBLIC R.O.W. AND NON-INCLUSIVE OF ANY PROPOSED UTILITY EASEMENTS.		
BUFFER WIDTH >/= 15' WIDTH ALONG PERIMTER R.O.W.	N/A	**N/A**
STREET BUFFER AREAS SHALL PROVIDE 2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SF OF BUFFER AREA. NO MORE THAN 25% TO BE SINGLE SPECIES		
STREET BUFFER SHADE TREES & ORNAMENTAL TREES	N/A	**N/A**

PLANTING SCHEDULE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARK
SHADE TREES					
7	CEDAR ELM	*ULMUS CRASSIFOLIA*	4" CALIPER	PER PLAN	STRONG CENTRAL LEADER, MATCHED, WELL BRANCHED
4	LIVE OAK	*QUERCUS VIRGINIANA*	4" CALIPER	PER PLAN	STRONG CENTRAL LEADER, MATCHED, WELL BRANCHED
ORNAMENTAL GRASSES & PERENNIALS					
226	MEXICAN FEATHER GRASS	*NASELLA TENUISSIMA*	1 GAL; FULL	18" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED
234	SKULLCAP	*SCUTELLARIA SUFFRUTESCENS*	1 GAL; FULL	18" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED
TURF GRASS AND SEED MIXES					
13,775 SF	BERMUDA SOD	*CYNODON DACTYLON*	SOD	NA	
125,310 SF	BERMUDA HYDROMULCH	*CYNODON DACTYLON*	HYDRO.	NA	
GRAVEL					
329 SF	DECOMPOSED GRANITE	*NA*	NA	NA	4" DEPTH OVER FABRIC, COMPACTED IN 2" LIFTS

NOTE: ALL AREAS NOT DESIGNATED BY A SPECIFIC PLANT HATCH THAT ARE DISTURBED DURING CONSTRUCTION ARE TO BE REPAIRED & PLANTED WITH BERMUDA SOD OR HYDROLUMCH SO AS TO LEAVE NO BARE SOIL

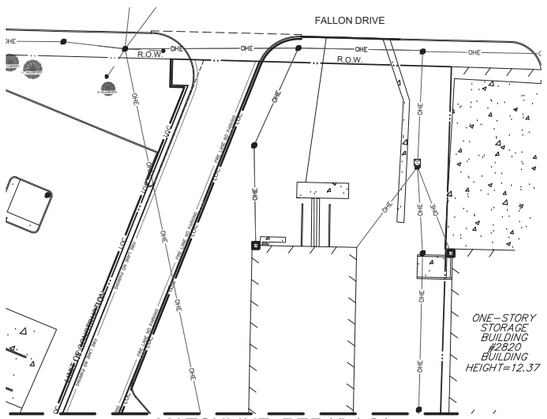
NOTE: NO PROTECTED TREES ARE BEING REMOVED THEREFORE NO TREE MITIGATION IS REQUIRED



LOCATION MAP
(NOT TO SCALE)

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE REMOVE
- LIVE OAK
- CEDAR ELM
- MEX. FEATHER GRASS
- PINK SKULLCAP
- BERMUDA SOD
- BERMUDA HYDROMULCH
- DECOMPOSED GRANITE
- STEEL EDGING



MATCHLINE: REF 1/L1.01

2 LANDSCAPE PLAN — SCALE: 1"=40' NORTH

1 LANDSCAPE PLAN — SCALE: 1"=40' NORTH

Landprint.
Landscape Architecture & Urban Design
7822 Mason Dells Drive
Dallas, Texas 75230
469.987.3100
www.landprint.la

REGISTERED LANDSCAPE ARCHITECT — KEVIN CAMPBELL — 2905 — STATE OF TEXAS

9/10/2025

Project

2810 FALLON DRIVE WAREHOUSE

SHERMAN, TEXAS

CANTEX CAPITAL

Project Number	CANn001
Drawn By	XY
Checked By	CC
Issue Date	9-10-2025

Revisions

Sheet Title

Landscape Plan, Plant List and Tabulation

Sheet Number

L1.01

2812 FALLON DRIVE (Project No. 000168-2025)

Required updates must be uploaded into the Self Service Portal no later than October 7, 2025.
A copy of the Staff Comments has been included in the attachments on the Self Service Portal.
Include a Staff Comment Response Sheet in the attachments of the Self Service Portal and select 'Other' as the Attachment Type.

Zoning (Required Revisions)

1. The maximum allowable impervious cover shall not exceed 80 percent of the total lot. Impervious cover shall include all roads, driveways, parking areas, buildings, concrete walkways and other impermeable construction covering the natural land surface on the lot. *(Sec. 14.02.018(4)(C))*
    a. The impervious area of Lot 1 cannot exceed 171,596 square feet.
        i. The impervious area of Lot 1 is listed as 179,891.
    Response: 8002 SF of pervious area added to lot one reducing the % impervious to 80%.

2. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long.*(Sec. 14.04.003(d)(3)(A))* Parking spaces may be (9) feet wide and eighteen (18) feet long vehicle if overhanging landscaping. *(Sec. 14.04.003(d)(3)(B))*
    a. The parking that is adjacent to the buildings on both lots does not overhang landscaping and must be 9' by 20'.
    Response: Parking where not adjacent to landscape revised to be 9' by 20'.
3. One parking space for every 400 square feet of office floor area; 1 parking space for every 1,000 square feet for manufacturing or industrial floor area up to 20,000 square feet; 1 parking space for every 2,000 square feet for manufacturing or industrial floor area over 20,000 square feet must be provided. *(Sec. 14.04.003(e)(1))*
    a. The tabulation must demonstrate the square feet of office area and the square feet of industrial floor area for each lot to determine if the required parking is satisfied.
    Response: Area of office floor and industrial floor added into site data table.

Engineering

Revisions Required by Engineering Department:

4. 30' Utility Easement overlapping the existing 30' Ingress/Egress Easement shall be removed. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual 6.2*
    Response: 30' Utility easement removed.

Informational Engineering Comments:

5. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
    Response: Acknowledged.
6. Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department prior to Retaining Wall Permit being issued by Engineering Department. *Code of Ordinances Chapter 3.03.002(a)(6)*
    Response: Acknowledged.
7. 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*
    Response: Acknowledged.
8. Detention Pond to be designed and constructed with first phase of development.
    Response: Acknowledged.
9. 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*
    Response: Acknowledged.

10. 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*

Response: Acknowledged.

Fire Services

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

***FDC and related hydrants not found**

11. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)*

Response: Revised to show 2 FDCs.

***No hydrant found.**

12. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Response: Revised to include 2 proposed fire hydrants that meet requirements for spacing.

***Riser room door not found.**

13. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments*

Response: Acknowledged. Revised to show fire riser rooms.

***Multiple Locations where the inside turning radius is less than minimum. Our fire trucks are unable to navigate the provided turns.**

14. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. *(Located In City Ordinances Amendments)*

Response: locations where turning radius is less than minimum has been revised to meet minimum requirements.

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.

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

Response: Acknowledged.

16. [ ] 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)*

Response: Acknowledged.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1121 WEST TAYLOR STREET (Project No. 000171-2025)**

The request of the City of Sherman (Owner), Clif Rogers (Applicant), CEI Engineering Associates, Inc. (Engineer) concerning the property located at 1121 West Taylor Street, being in the Samuel Blagg Survey, Abstract No 56, containing 81.6392 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Fairview Park Improvement Project.

Background:

The property is located at 1121 West Taylor Street at Fairview Park. The owner is proposing on demolition/removal of the existing parking area adjacent to the Aquatic Center and construction of a new parking lot with 175 parking spaces.

- 1/9/2024 - Site Plan for a Baseball Addition

Origination:

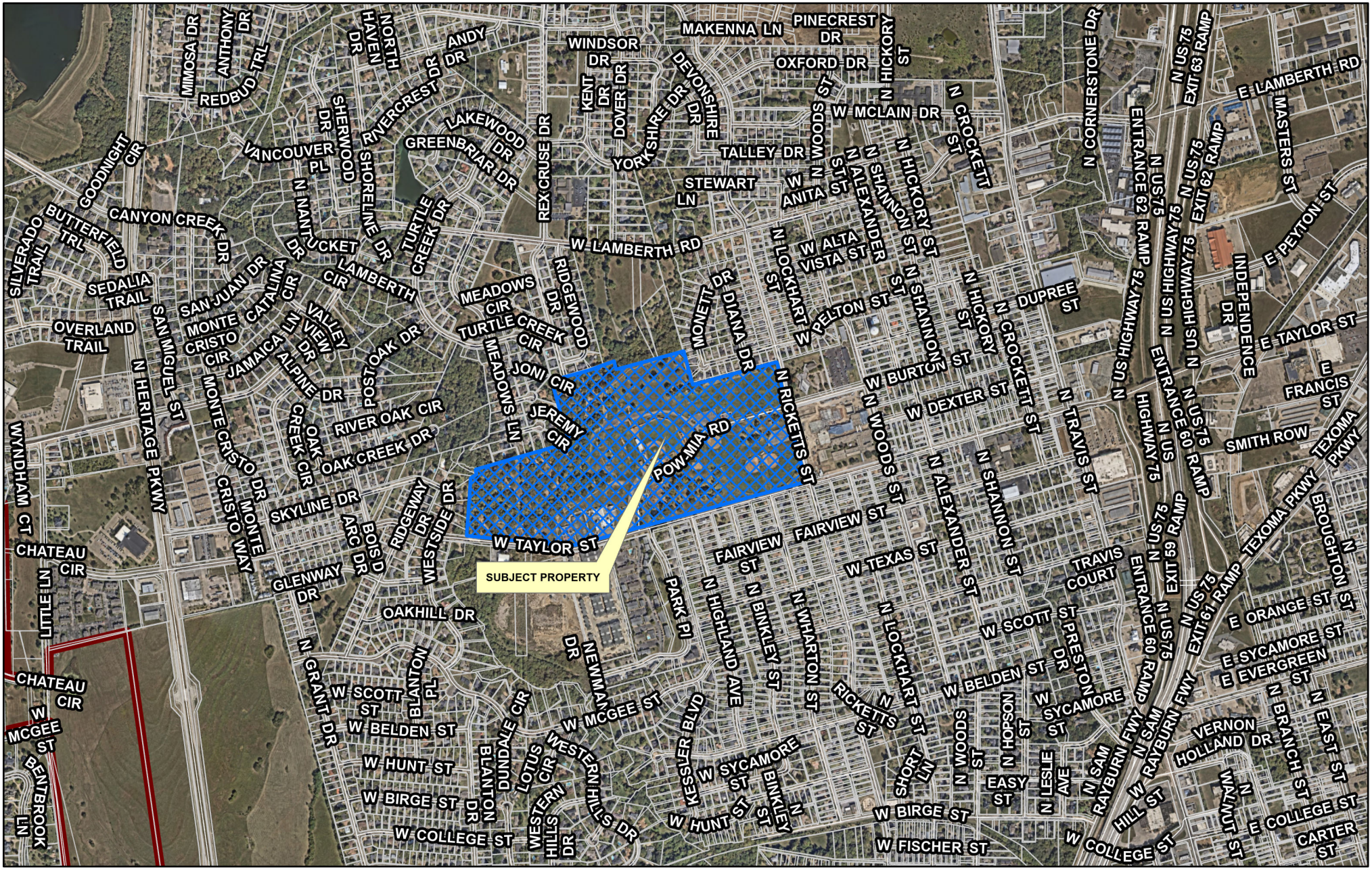
City of Sherman (Owner), Clif Rogers (Applicant), CEI Engineering Associates, Inc. (Engineer)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



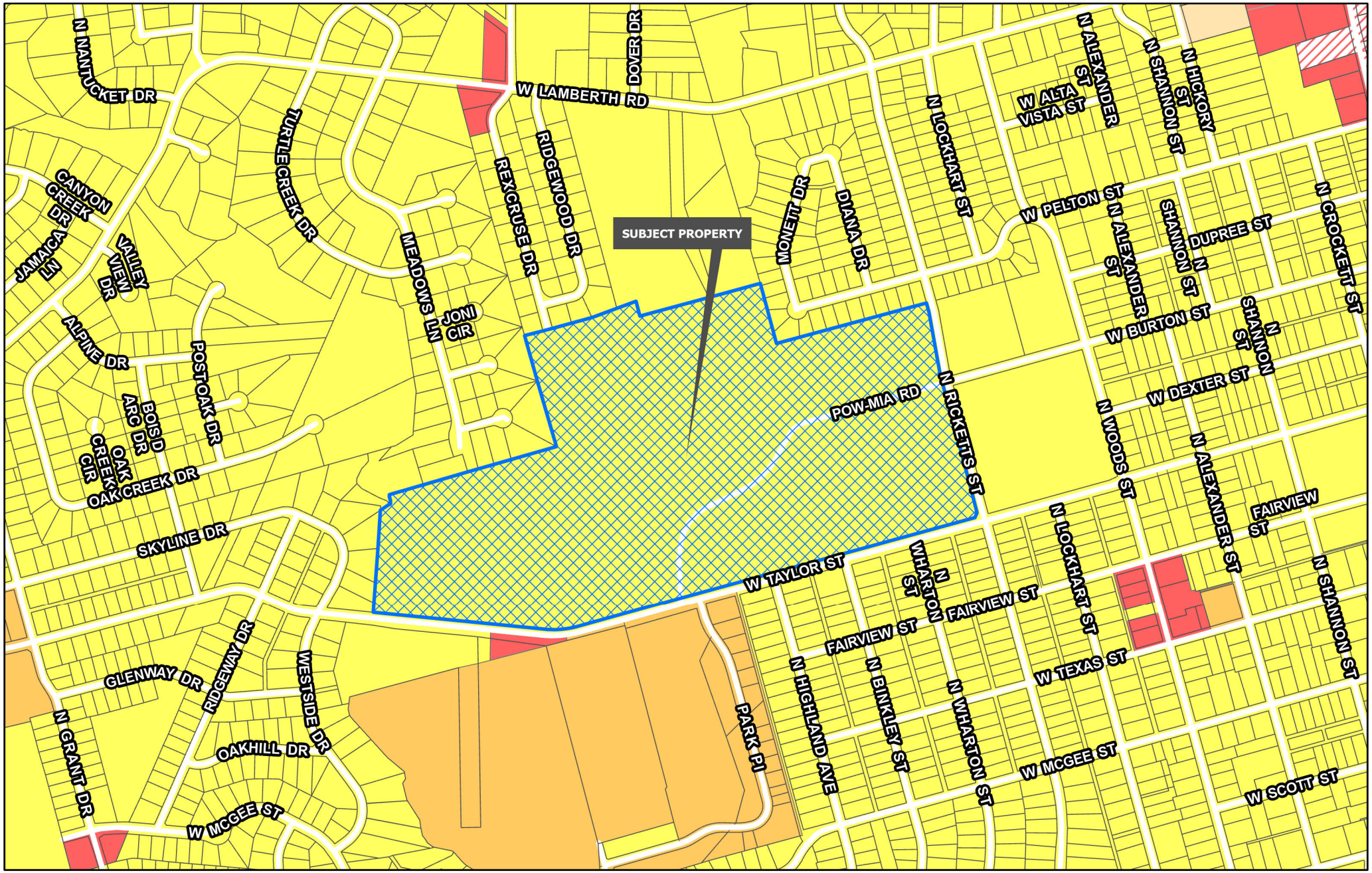
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1121 W TAYLOR ST

N
W E
S

Date: 9/29/2025 1:25 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
1121 W TAYLOR ST

N
W E
S

Date: 9/29/2025 1:25 PM

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Fwy, St 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.800.433.4173
ceieng.com

City of Sherman Development Services
317 S. Travis
P.O. Box 1106
Sherman, Texas 75090

RE: Fairview Park Improvements / Project Narrative

Development Services,

The following is included in the Fairview Park Improvements Project:

- Demolition/ Removal of existing parking area between Aquatic Center & ADA compliant playground (125 spaces)
- Proposed parking lot/ entrance re-alignment (175 spaces)
- LID landscape islands in parking lot
- Drop off plaza & Gathering Space (23,076 SF) with 30x60 SF Pavilion & 485 SF Restroom Structure
- Trail connection from parking lot to existing park trail north and west of primary project site
- Pedestrian connections to W Taylor St. & parking in east portion of park
- Redesigned Veteran's Memorial
- Proposed tree and shrub plantings throughout project site

Please note: Subject property has not been formally platted; CEI was guided in the 8/21/25 Development meeting, that a plat would not be required at this time for this project. Additionally, property deeds are not readily available to CEI at this time.

We look forward to any questions/ comments the City's Development Services may have. Please email Clif Rodgers, PLA with any questions: clif.rodgers@ceieng.com, and if a discussion is preferred, please call 479-319-8216.

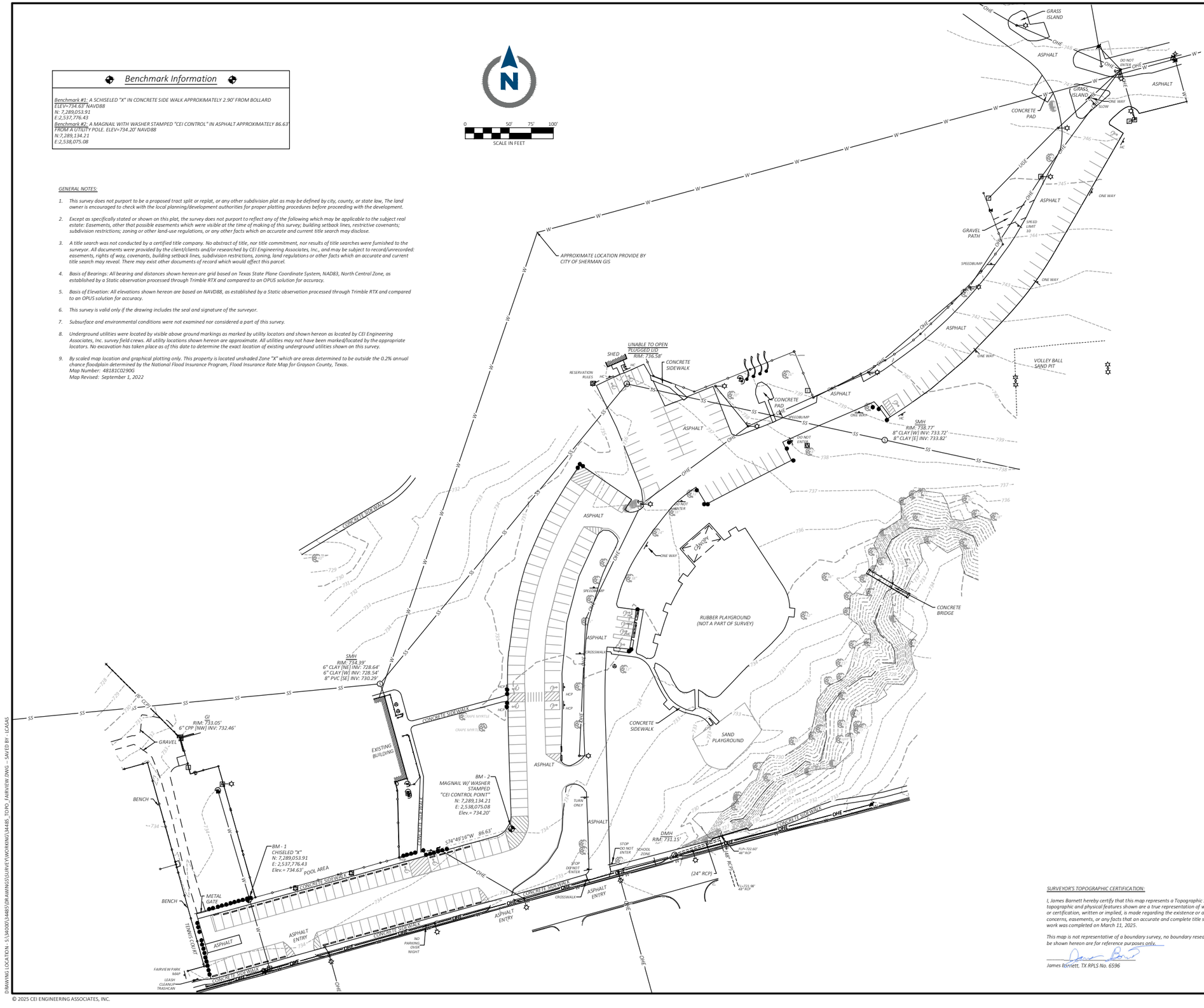
Thank you,

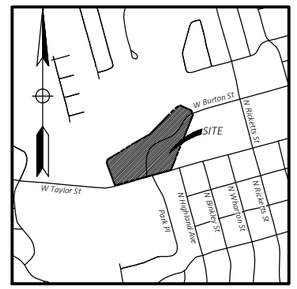
Benchmark Information

Benchmark #1: A SCHISELED "X" IN CONCRETE SIDE WALK APPROXIMATELY 2.90' FROM BOLLARD
ELEV=734.63' NAVD88
N: 7,289,053.91
E:2,537,776.43
Benchmark #2: A MAGNAIL WITH WASHER STAMPED "CEI CONTROL" IN ASPHALT APPROXIMATELY 86.63' FROM A UTILITY POLE. ELEV=734.20' NAVD88
N:7,289,134.21
E:2,538,075.08

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other that possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. A title search was not conducted by a certified title company. No abstract of title, nar title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
4. Basis of Bearings: All bearing and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, North Central Zone, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
5. Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. Subsurface and environmental conditions were not examined nor considered a part of this survey.
8. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
9. By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Grayson County, Texas.
   Map Number: 48181C0290G
   Map Revised: September 1, 2022





VICINITY MAP
NOT TO SCALE
Latitude: N 33°39'10.68"
Longitude: W 96°37'38.59"

Legend

- Centerline
- Control Line
- Break Line
- Flow Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- [Size] — Storm Drainage Pipe
- W — Water Line
- Chainlink Fence Line
- Metal Fence Line
- Wood Fence Line
- Benchmark (BM)
- Sewer Clean Out
- Sewer Manhole (SMH)
- Drainage Manhole (DMH)
- Grate Inlet (GI)
- Fire Hydrant
- Water Riser
- Water Meter
- Water Valve
- Gas Meter
- Electric Meter
- Guy Wire / Anchor
- Light Pole Overhanging
- Light Pole Straight
- Light Pole (2 Lamps)
- Electric Riser
- Utility Pole
- Bollard / Guard Post
- Traffic Sign (Type of Sign)
- Bike Rack
- Flag
- Wheel Stop
- [Size] — Tree (Deciduous)
- [Size] — Tree (Evergreen)
- RCP — Reinforced Concrete Pipe
- FLP — Flowline Pipe
- CIF — Curb Inlet Flow
- CPP — Corrugated Plastic Pipe

SURVEYOR'S TOPOGRAPHIC CERTIFICATION:

I, James Barnett hereby certify that this map represents a Topographic Survey, which was performed in the field under my supervision, the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown. The field work was completed on March 11, 2025.

This map is not representative of a boundary survey, no boundary research or retracement was performed, and any property lines that may be shown hereon are for reference purposes only.

James Barnett, TX RPLS No. 6596

2025.03.20 11:31:54-05'00'
Date

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Topographic Survey
Fairview Park
1121 W. Taylor Street
Sherman, Grayson County, Texas

STATE OF TEXAS REGISTERED JAMES BARNETT 6596 3/20/2025 PROFESSIONAL LAND SURVEYOR

PROFESSIONAL OF RECORD	JKB
DESIGNER	LAC
FIELD WORK	RA
CEI PROJECT NUMBER	34485
DATE	3/20/2025
REVISION	REV-0

TOPO SHEET
SHEET TITLE

SHEET NUMBER
1 OF 1

© 2025 CEI ENGINEERING ASSOCIATES, INC.

DRAWING LOCATION - S:\34000\34485\DRAWINGS\SURVEY\WORKING\34485_TOPO_FAIRVIEW.DWG - SAVED BY - LCASAS



PARK BOUNDARY MAP

NOT TO SCALE

SITE BENCHMARK

BM #1: A SCHISLED "X" IN CONCRETE SIDE WALK APPROXIMATELY 2.90' FROM BOLLARD ELEV=734.63' NAVD88 N: 7,289,053.91 E:2,537,776.43

BM #2: A MAGNAIL WITH WASHER STAMPED "CEI CONTROL" IN ASPHALT APPROXIMATELY 86.63' FROM A UTILITY POLE, ELEV=734.20' NAVD88 N:7,289,134.21 E:2,538,075.08

0 40' 60' 80'

SCALE IN FEET

811 Know what's below. Call before you dig.

EXISTING LEGEND

	Centerline		Electric Meter
	Control Line		Guy Wire / Anchor
	Break Line		Light Pole Overhanging
	Flow Line		Light Pole Straight
OHE	Overhead Electric Line		Light Pole (2 Lamps)
SS	Sanitary Sewer Line		Electric Riser
(Size)	Storm Drainage Pipe		Utility Pole
W	Water Line		Bollard / Guard Post
	Chainlink Fence Line		Traffic Sign (Type of Sign)
	Metal Fence Line		Bike Rack
	Wood Fence Line		Flag
	Benchmark (BM)		Wheel Stop
	Sewer Clean Out	(Size)	Tree (Deciduous)
	Sewer Manhole (SMH)	(Size)	Tree (Evergreen)
	Drainage Manhole (DMH)	RCP	Reinforced Concrete Pipe
	Grate Inlet (GI)	FLP	Flowline Pipe
	Fire Hydrant	CIF	Curb Inlet Flow
	Water Riser	CPP	Corrugated Plastic Pipe
	Water Meter		
	Water Valve		
	Gas Meter		

PROPOSED LEGEND

- CONCRETE CURB AND GUTTER
- FIRE LANE STRIPING
- METAL EDGING
- LIMITS OF SIDEWALK
- STANDARD DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- GRASS PAVERS, SEE DETAIL 70N
- 4"-6" RIVER ROCK
- JUNCTION BOX
- GRATE INLET
- STORM DRAIN HEADWALL
- FIRE HYDRANT
- PROPOSED ELECTRICAL TRANSFORMER LOCATION
- BOLLARD

NOTE: FAIRVIEW PARK HAS NOT BEEN PLATTED. CEI CANNOT PROPERLY SHOW PROPERTY LINE, SETBACKS, AND ADJACENT OWNERS DUE TO THIS CONDITION.

SITE DATA	
SITE AREA	6.3 ACRES (271,150 ± SF)
CURRENT ZONING	R-6
PROPOSED ZONING	R-6
PAVILION 30X60 AREA	2100 SF
PAVILION 20X 40 AREA	800 SF
RESTROOM AREA	475 SF
EX. PLAYGROUND AREA	24,712 SF
PARKING REQUIRED	UNKNOWN
PARKING REMOVED	125 SPACES
PARKING PROVIDED	177 SPACES
ADA PARKING	6 SPACES
HARD SURFACE TOTAL	114,402 SF
PLAZA AREA CONCRETE	23,076 SF
PARKING CONCRETE	77,835 SF
PARKING SIDEWALK AREA	13,491 SF
LANDSCAPE AREA	132,034 SF

PARKING LOT REQUIREMENTS	
REQUIREMENT	STATUS
1 TREE PER ISLAND	PROVIDED
NO PARKING STALL MORE THAN 50' FROM CENTER OF A SHADE TREE	PROVIDED
LANDSCAPE AREA LESS THAN 50% NON-VEGETATIVE LANDSCAPE MATERIAL	PROVIDED
2' NON VEGETATIVE SURFACE ADJACENT TO PARKING SPACES	PROVIDED
6" CURB AND GUTTER ON INTERIOR ISLANDS	PROVIDED

BUFFERYARD LANDSCAPE REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
15' WIDE BUFFERYARD BETWEEN RESIDENTAL AND NON-RESIDENTAL	3,509 SF	3,509 SF
1 SHADE TREE/ 1,000 SF	4	3 NEW/ 1 EXISTING
2 ORNAMENTAL/ 1,000 SF	8	8
NO MORE THAN 25% SINGLE SPECIES		YES

2025-09-09 12:1

PLANT_SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	CAL.
TREES							
	1	CARYA ILLINOINENSIS 'CADDO' / CADDO PECAN	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.
	2	CERCIS CANADENSIS / EASTERN REDBUD	45 GAL	50A	6' MIN HT.	ORNAMENTAL	2.00" CAL.
	14	LAGERSTROEMIA INDICA 'DALLAS RED' / DALLAS RED CRAPE MYRTLE MULTI-TRUNK, 3- 5 CANE MAX	45 GAL	50A	6' MIN HT.	ORNAMENTAL	2.00" CAL.
	12	PISTACIA CHINENSIS / CHINESE PISTACHE	65 GAL	50A	8' MIN. HT.	SHADE	3.00" CAL.
	6	QUERCUS SHUMARDII / SHUMARD OAK	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.
	6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.
	2	SOPHORA AFFINIS / EVE'S NECKLACEPOD	45 GAL	50A	6' MIN HT.	ORNAMENTAL	2.00" CAL.
	13	ULMUS CRASSIFOLIA / CEDAR ELM	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.
	6	VITEX AGNUS-CASTUS / CHASTE TREE	45 GAL	50A	6' MIN HT.	ORNAMENTAL	2.00" CAL.

CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FWY., SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737

FAIRVIEW PARK: 60% PLAN SET
CITY OF SHERMAN
1121 W. TAYLOR ST.
SHERMAN, TEXAS

PRELIMINARY NOT FOR CONSTRUCTION

F-7524

PROFESSIONAL OF RECORD	KAP
PROJECT MANAGER	MCR
DESIGNER	MSW
CEI PROJECT NUMBER	34485.1
DATE	9/9/2025
REVISION	REV-0

Site Plan Submittal - OVERALL SITE PLAN

SHEET TITLE

SHEET NUMBER

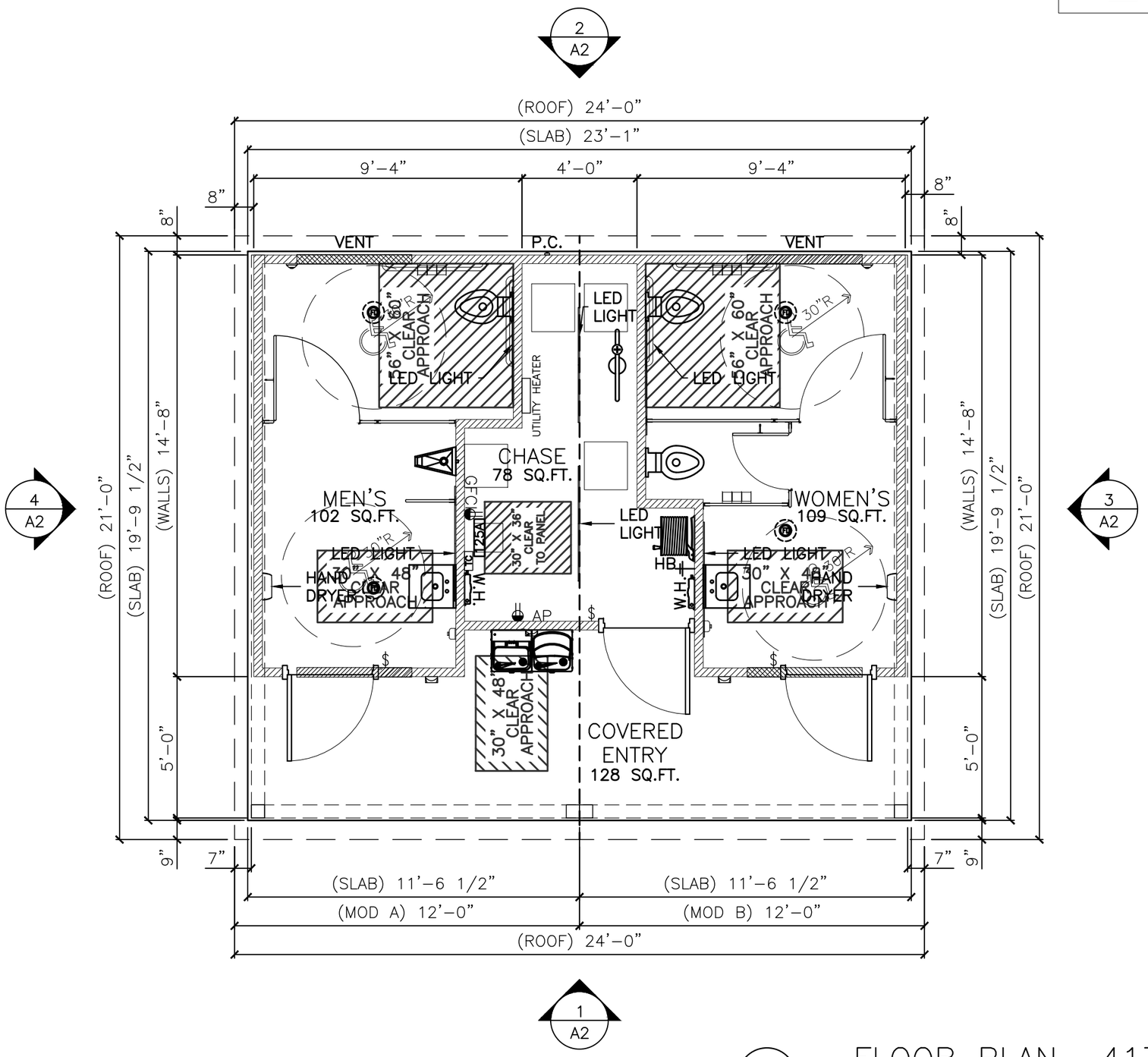
OSP1.0

DRAWING LOCATION - P:\34000\34485.1\DRAWINGS\DESIGN\WORKING\34485.1-SITE PLAN SUBMITTAL.DWG - SAVED BY - MWALTERS

© 2025 CEI ENGINEERING ASSOCIATES, INC.

LEGEND

NON–INSULATED WALLS



1 FLOOR PLAN 417 SQ.FT.

SLAB 457 SQ.FT.

RFL RESTROOM FACILITIES LTD.
A CorrWorth Company

1707 COLT CIRCLE,
MARBLE FALLS, TX 78654
(512) 222-5454

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF RESTROOM FACILITIES (THE COMPANY) AND SHALL NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF THE COMPANY PRESIDENT OR AS AUTHORIZED BY A WRITTEN CONTRACT WITH THE COMPANY.

© COPYRIGHT 2024

MODEL #: B312CEDF

TITLE: SHERMAN PARK

SITE:

SHERMAN, TX

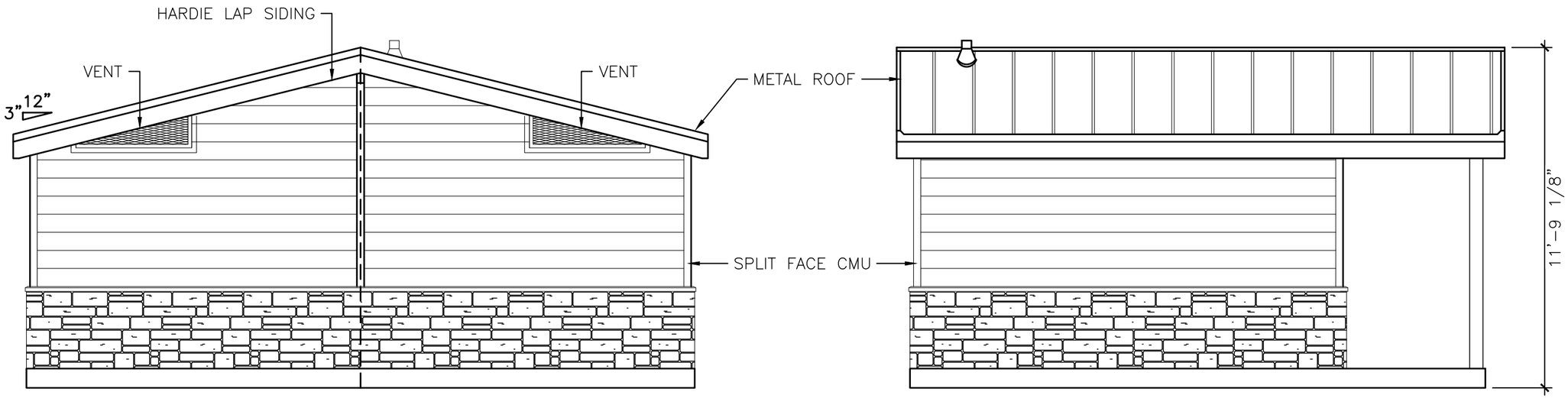
SHEET DESCRIPTION: FLOOR PLAN

SCALE:	DATE:	DRAWN:
1/4" = 1'-0"	4/22/2025	C.G. & L.P.
PROJECT NO.: ----	DRAWING NO.: A1	REVISION:

REV.	REVISED BY.	DATE:
1		
2		
3		

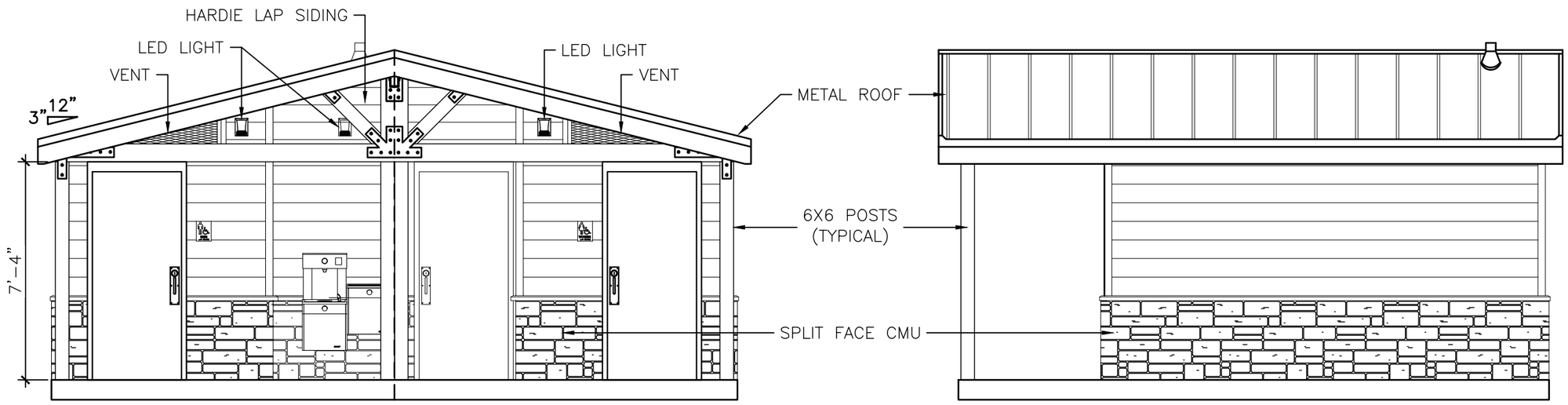
SEAL

RESERVED AREA FOR STATE APPROVAL STAMP



2 REAR ELEVATION

4 LEFT SIDE ELEVATION



1 FRONT ELEVATION

3 RIGHT SIDE ELEVATION

RFL RESTROOM FACILITIES LTD.
A CorWorth Company
1707 COLT CIRCLE,
MARBLE FALLS, TX 78654
(512) 222-5454

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© COPYRIGHT 2024

MODEL #: B312CEDF

TITLE: SHERMAN PARK

SITE:

SHERMAN, TX

SHEET DESCRIPTION: ELEVATIONS

SCALE:	DATE:	DRAWN:
1/4" = 1'-0"	4/22/2025	C.G. & L.P.
PROJECT NO.: ----	DRAWING NO.: A2	REVISION:

REV.	REVISED BY.	DATE:
1		
2		
3		

SEAL

RESERVED AREA FOR STATE APPROVAL STAMP

CRS, Inc.

CUSTOM CAMPION MODEL

30'X 60'

T-SHAPE

SPECIFICATIONS

Dimensions:

Roof Dimensions	30'-0"x 60'
T-Shape Dimensions	15'-0"x20-0"
Minimum Clearance @ Eave	10'-0"
Roof Height @ Peak	±23'-1 5/8"
Gable Roof	10:12 pitch
Square Feet Under Roof	±2100
Date of Drawings	July 3, 2025

Columns shall be 10"x 10" steel tube, minimum .188 wall thickness.
All beams shall be structural steel tube sized according to engineering.
All bolts shall be A-325 or A-307 and hidden at all connections.
Roofing shall be 24 gauge 16" Medallion-Lok steel pre-cut and pre-finished with ribs running with the slope of the roof.
Trim shall be 24 gauge pre-finished to match roofing.
Sub-roof shall be select grade SPF 2" x 6" Tongue & Groove rough one side.
Fascia on all sides of roof shall be tube steel.
Open or welded "C" channel, "I" beams, "S" or "Z" purlins or angle iron shall not be allowed.
Custom ornamentation on all ends.

11875 E. Berry Dr. - Dewey, AZ 86327
Ph: (928) 775-3307 Fax: (928) 772-0858
info@classicrecreation.com
www.classicrecreation.com

STANDARD SPECIFICATIONS
w/ TRUZINC RICH PRIMER & SUPER DURABLE POWDER COAT PAINT

GENERAL:

1. All structures shall be designed and fabricated to the IBC (Latest Edition) or current local building code with standard load designs of the greater value of 20# per S.F. minimum live load and 115 mph sustained wind load or site-specific conditions and the applicable zone for seismic loads.

2. All members shall be designed according to the "American Institute of Steel Construction (AISC) specifications and the American Iron and Steel Institute (AISI) specifications for cold-formed members.

3. All fabrication welds shall be in strict accordance with the structural welding code of the American Welding Society (AWS) specifications. All structural welds shall be in compliance with the requirements of "Pre-qualified" welded joints. All welding shall conform to ASTM A-233 series E-70XX electrodes - low hydrogen.
Field welding shall not be required.

4. When required, after award of bid, the shade structure manufacturer shall submit structural calculations, sealed by a registered engineer in the state in which the structure is to be erected for review and approval by the approving agency.

5. Manufacturer qualifications: All manufacturers shall have a minimum of (20) twenty years experience in the fabrication of tubular steel shade structures. Shade structure and kiosk fabrication shall be the manufacturer's primary business. Manufacturer shall have fabricated similar structures to that which is specified. *All non-specified manufacturers shall submit complete shop drawings indicating type, size & gauge of material used, with detailed connections to the specifying agency or design firm at least 10 days prior to bid opening for review and written pre-approval. All bids submitted without prior approval will be rejected.*

FOOTINGS & COLUMNS:

1. Footings shall be structurally engineered by the structure manufacturer to meet local codes and site conditions. (Sample footing drawings shall be made available to the contractor or owner from the manufacturer). When required for structure installation, anchor bolts shall be supplied by the owner / contractor. Columns shall be ASTM 500 grade B. Concrete footing rebar (if required) shall be ASTM A-615 grade 40 #4 bars & smaller, grade 60 #5 bars & larger. Concrete shall be 5 sack mix "Portland" cement. Maximum slump shall not exceed 4". Concrete compressive strength shall be a minimum of 2500 psi @ 28 days.

FRAME MEMBERS AND COMPRESSION RING:

1. 90% of all steel shall be American (domestic) made. Mill certification shall be made available upon request. All frame members shall be one piece structural steel tube with a minimum .120 (1/8") wall thickness, sized according to engineering. All frame members shall be bolted together with bolts totally concealed. All tubing for frame members shall be ASTM 500 grade B. Beam end plates shall be ASTM A36 fy=36,000 psi UNO. Bolts shall be A 307's, or 325's unless noted otherwise.
   "I" beams, Angle iron, "C", "Z" or "S" purlins or beams, open or closed, shall not be allowed.

ROOFING:

1. All roofing shall be 24 gauge Zincalume / Galvalume coated steel panels. 16" Medallion-Lok panels shall be McElroy with 1¾" high ribs @ 16" All roofing shall be pre-finished with Kynar 500 or equal, 30 year paint finish. All roof panels shall be pre-cut with ribs running with the slope of the roof. Fascia shall be tube steel. Screws & rivets shall match roof color.

POWDER COATING:

1. All frame members shall be media blasted to a white finish removing all rust, scale, oil and grease. Powder coating for all frame members shall be provisionally warranted for (10) ten years with **TRUZINC** 7520-70138 primer with a Dry Film Thickness of (2.0 - 6.0 mils) & hardness of 2H-3H with a Salt Spray Resistance of **6000 hours** and **Super Durable Gloss Polyester 9000** series finish paint (2.5-3.5 mils) with a hardness of H-H2 & has **1000 hour** salt spray resistance. Total of primer & finish paint shall be 4.5-9.5 mils of paint. Finish shall be a smooth uniform surface with no pits, runs or sags.
   For additional information, please visit http://www.tcipowder.com/ for a complete list of specifications.

ERECTION:

1. Manufacturer shall supply complete layout and detail plans with installation instructions for the structure. The structure shall be erected in a work-man-like manner with framing, roofing and trim installed according to the manufacturer's installation instructions. Care shall be taken to avoid damaging the structure during installation. Touch up powder coat paint with paint provided to prevent rusting. Components of the structure shall be covered and kept dry prior to erection.

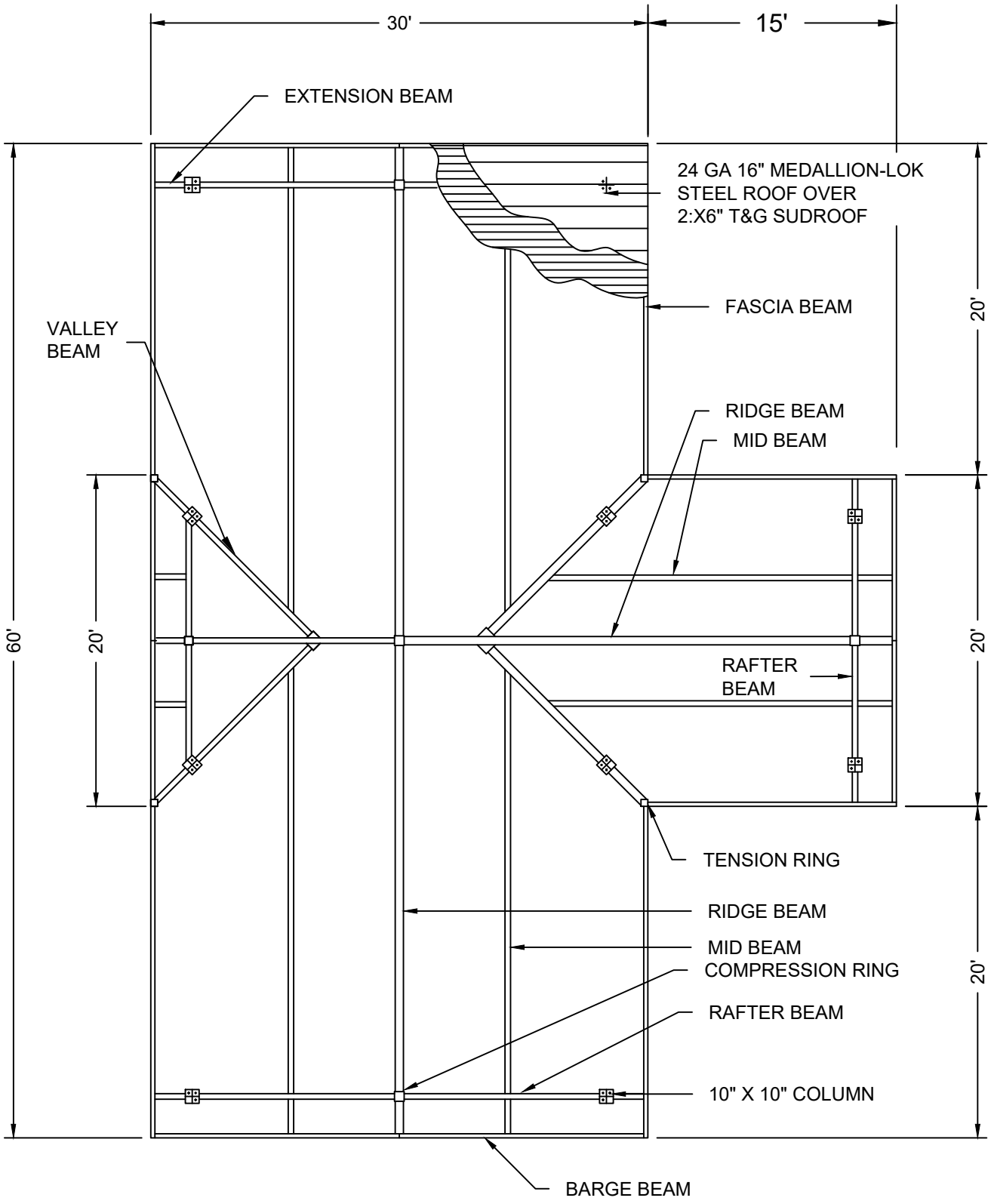
WARRANTEE:

1. Manufacturer shall warranty the structure to be free from defects in material and work-man-ship for a period of (10) ten years from date of acceptance by owner. Warranty does not include damage from theft, fire, vandalism or acts of God. Manufacturer shall repair or replace structure components of like kind at his option, to match existing material and workmanship. Steel roof finish shall be warranted for (30) thirty years under a separate roof manufacturer's warranty. Powder coat paint shall be warranted for (10) ten years after acceptance from owner against peeling, flaking, and rusting. Warranty does not cover damage caused from shipping, erection of structure, lack of touchup and maintenance, overspray from lawn sprinklers or vandalism. Bolt threads are not powder coated and therefore are not covered under the powder coat warranty.

   NOTE: Engineering specifications take precedence over drawings if differences occur.

CRS, INC.

NOT FOR CONSTRUCTION

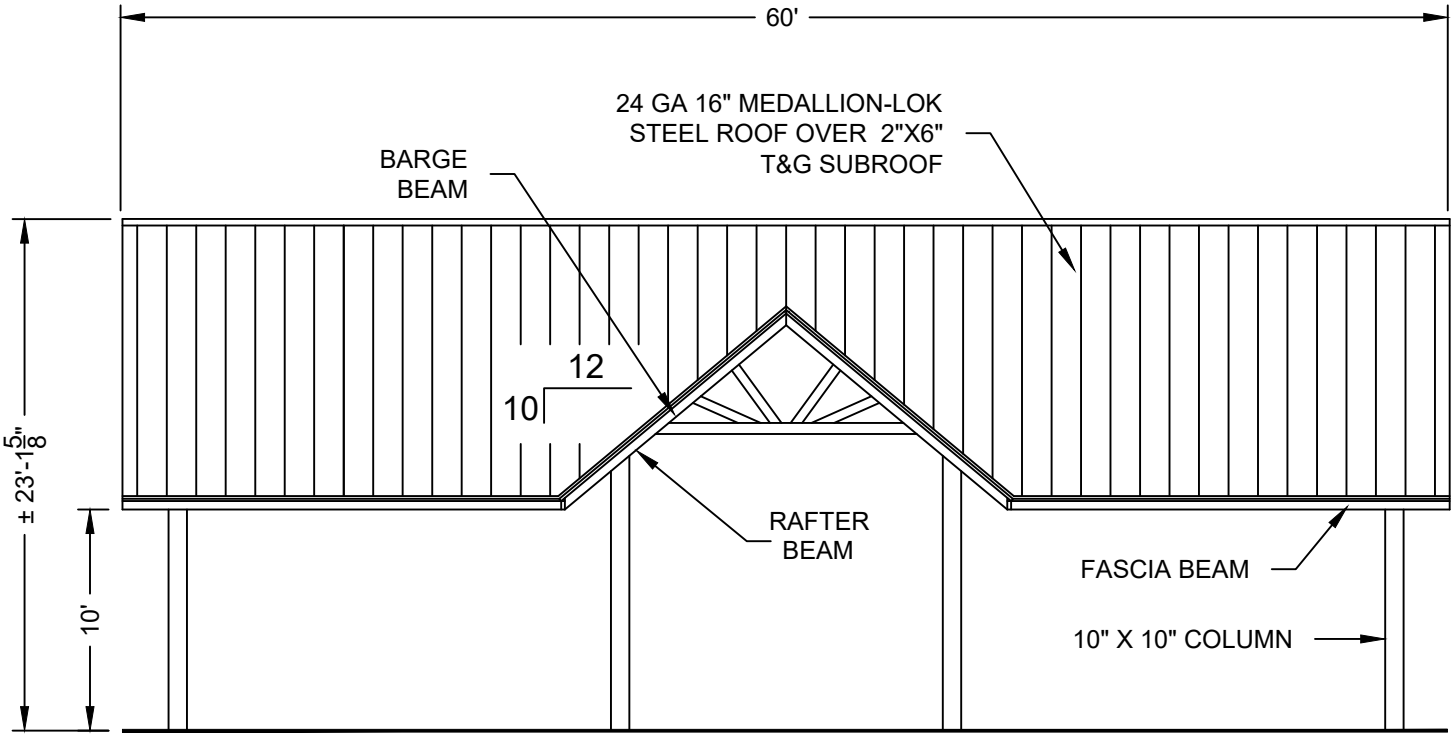


PLAN VIEW 30' X 60' T-SHAPE CUSTOM CAMPION MODEL

NTS

CRS, INC.

NOT FOR CONSTRUCTION

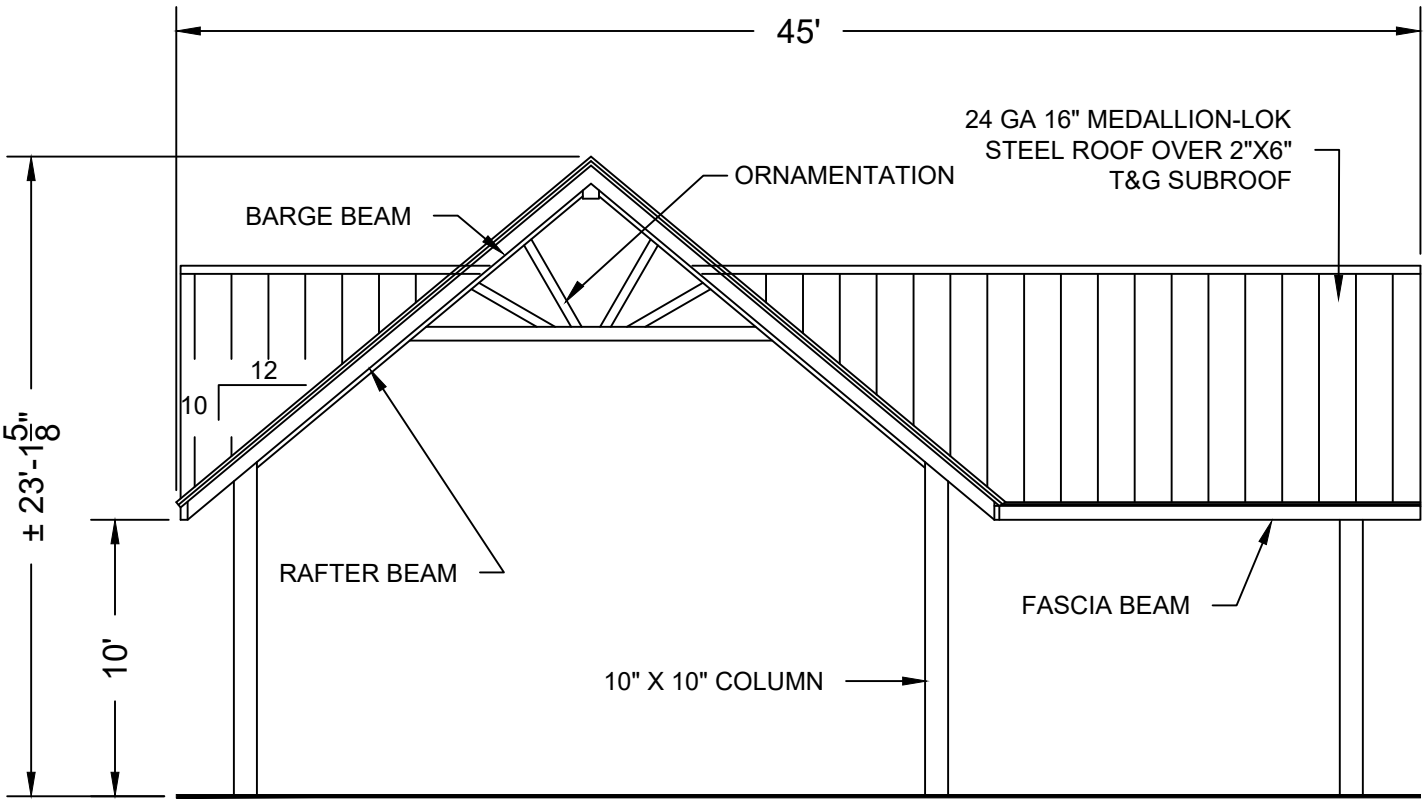


ELEVATION 30' X 60' T-SHAPE CUSTOM CAMPION MODEL

NTS

CRS, INC.

NOT FOR CONSTRUCTION

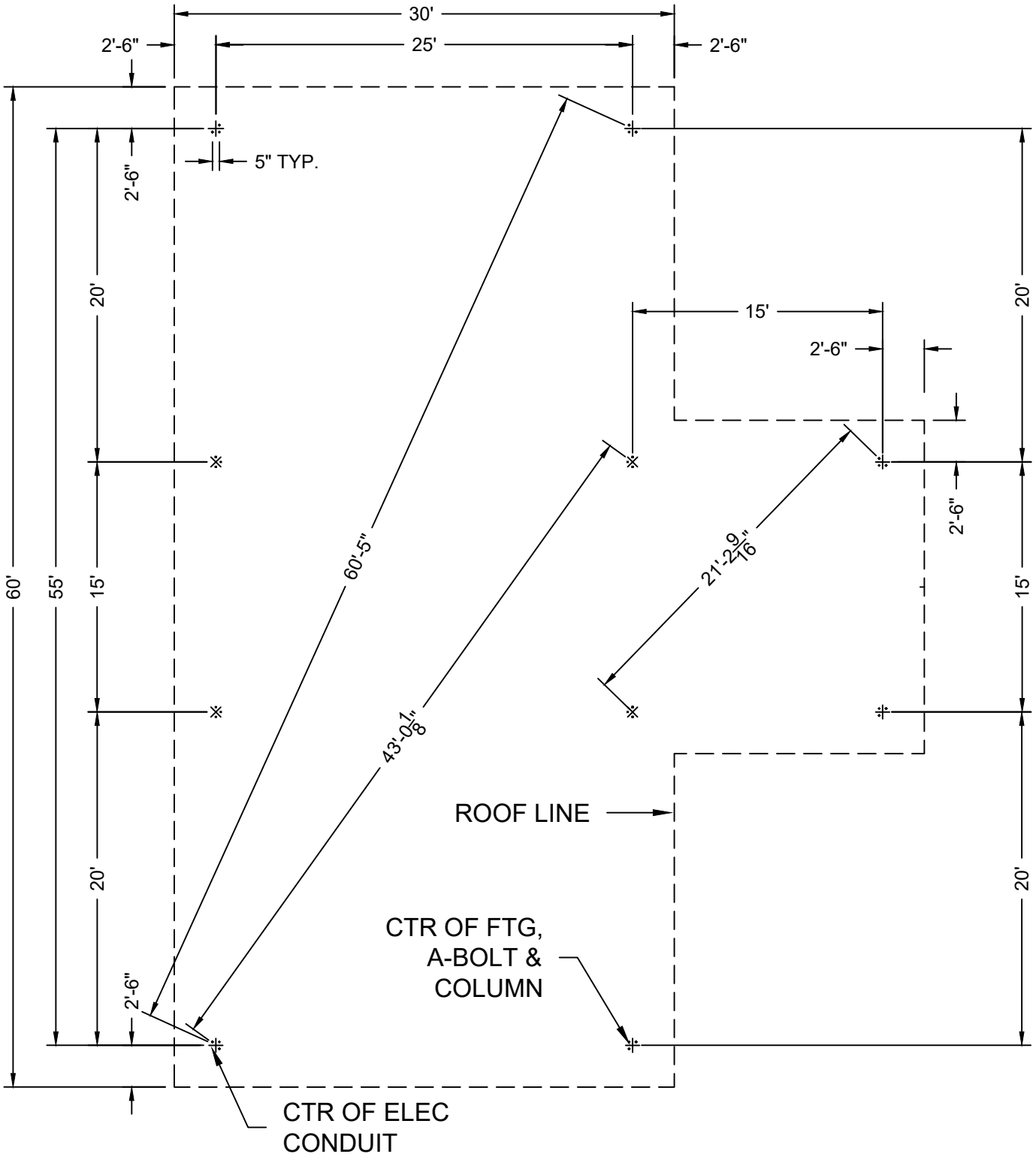


END ELEVATION 30' X 60' T-SHAPE CUSTOM CAMPIOM MODEL

NTS

CRS, INC.

NOT FOR CONSTRUCTION



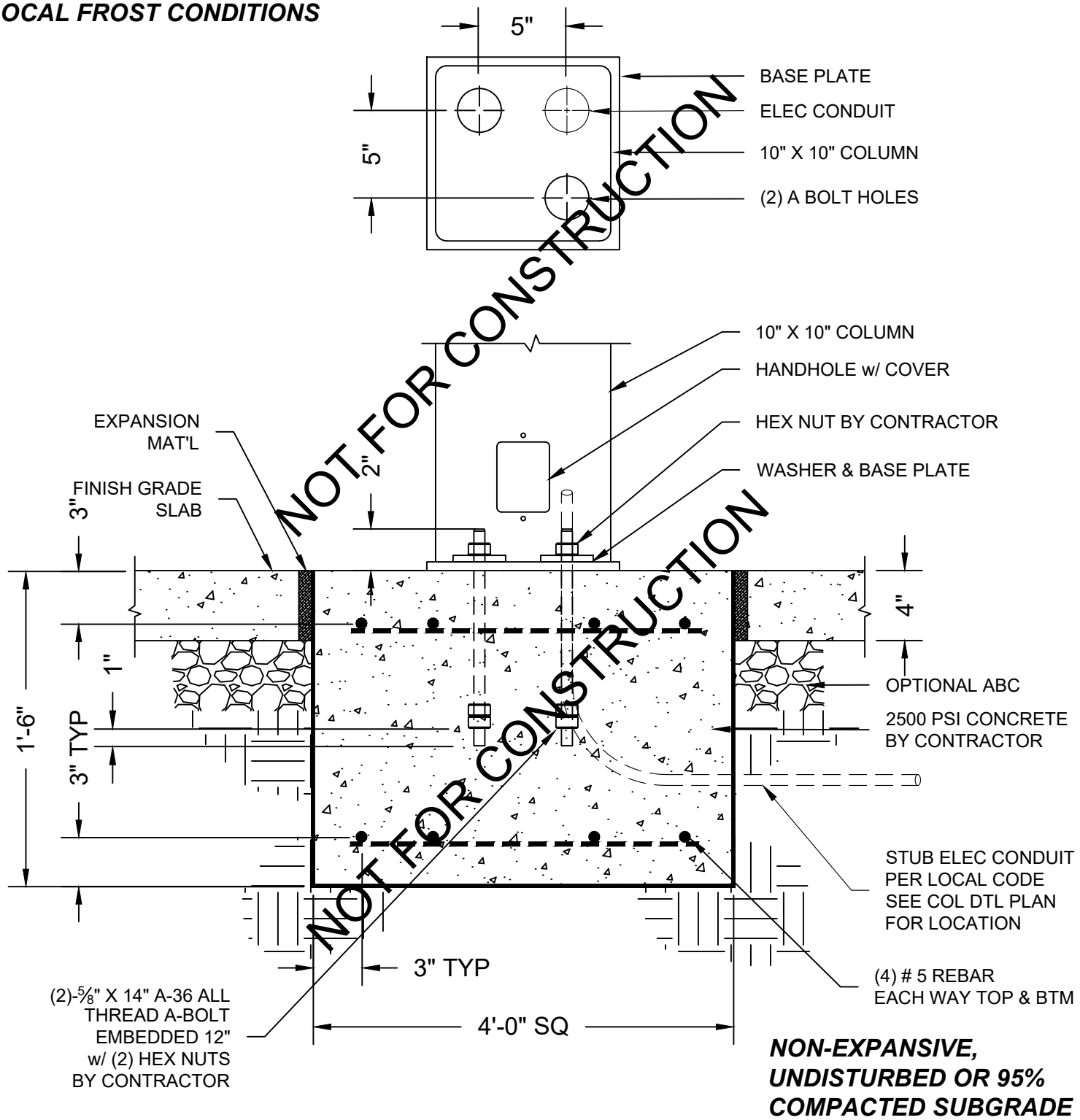
LAYOUT PLAN 30' X 60' T-SHAPE CUSTOM CAMPION MODEL

NTS

CRS, INC.

NOTE: FOR ILLUSTRATION ONLY!
FOOTING SIZE MAY CHANGE w/
STRUCTRAL ENGINEERING

ADJUST FTG DEPTH FOR LOCAL FROST CONDITIONS



NON-EXPANSIVE, UNDISTURBED OR 95% COMPACTED SUBGRADE

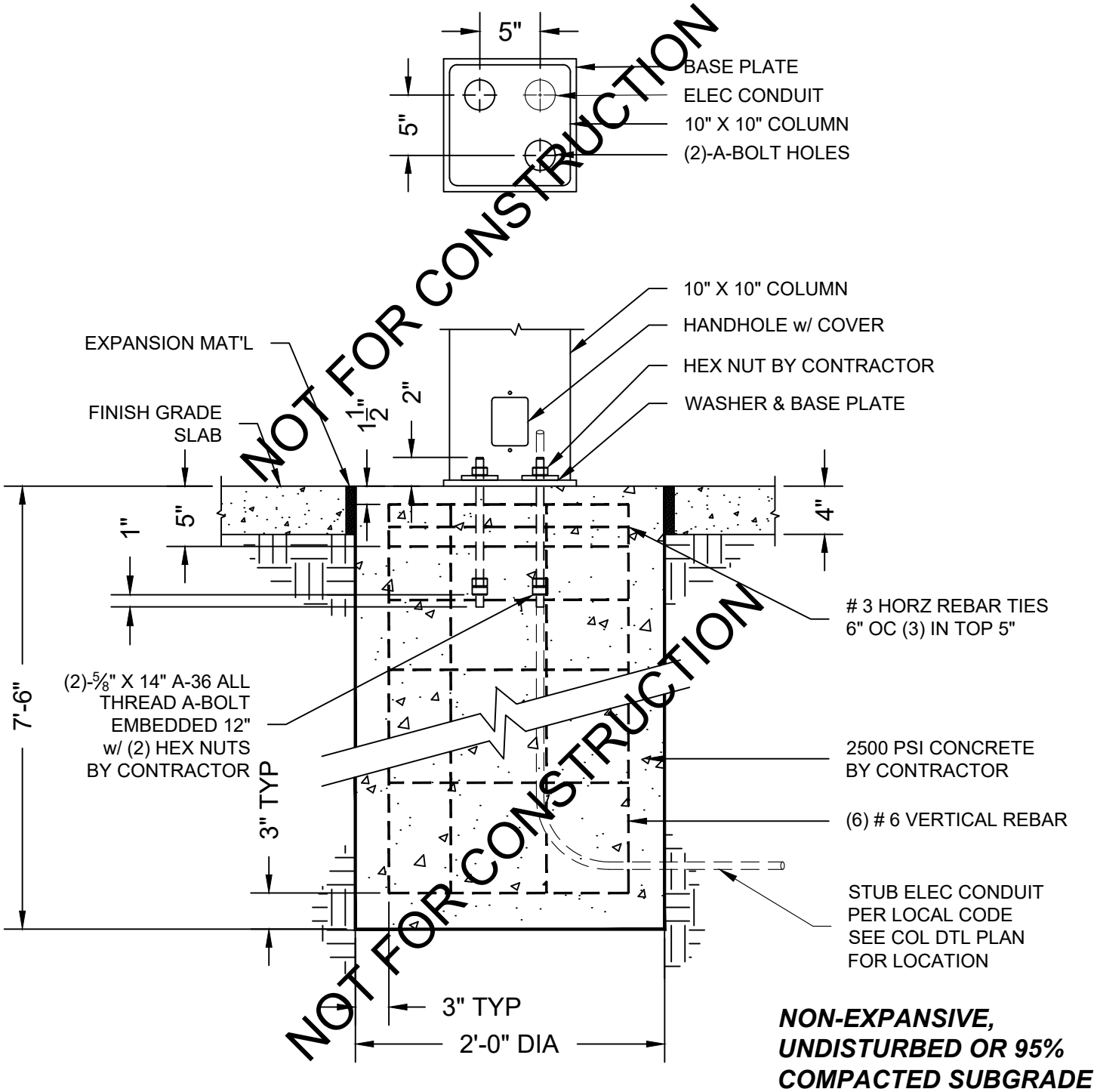
2-BOLT SURFACE MOUNT SPREAD FOOTING
30' X 60' T-SHAPE CUSTOM CAMPION MODEL

NTS

CRS, INC.

NOTE: FOR ILLUSTRATION ONLY!
FOOTING SIZE MAY CHANGE w/
STRUCTRAL ENGINEERING

ADJUST FTG DEPTH FOR LOCAL FROST CONDITIONS



NON-EXPANSIVE, UNDISTURBED OR 95% COMPACTED SUBGRADE

2-BOLT SURFACE MOUNT CAISSON FOOTING
30' X 60' T-SHAPE CUSTOM CAMPION MODEL

NTS

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 900 SOUTH DEWEY AVENUE (Project No. 000172 - 2025)**

The request of City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer) concerning the property located at 900 South Dewey Avenue, being in the GB Pilant Survey, Abstract 963, containing 23.772 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Hawn Park Improvements.

Background:

The property is located at 900 S Dewey Avenue at Hawn Park. The owner is proposing on the addition of 47 parking spaces with 2 futsal courts and bleachers.

Origination:

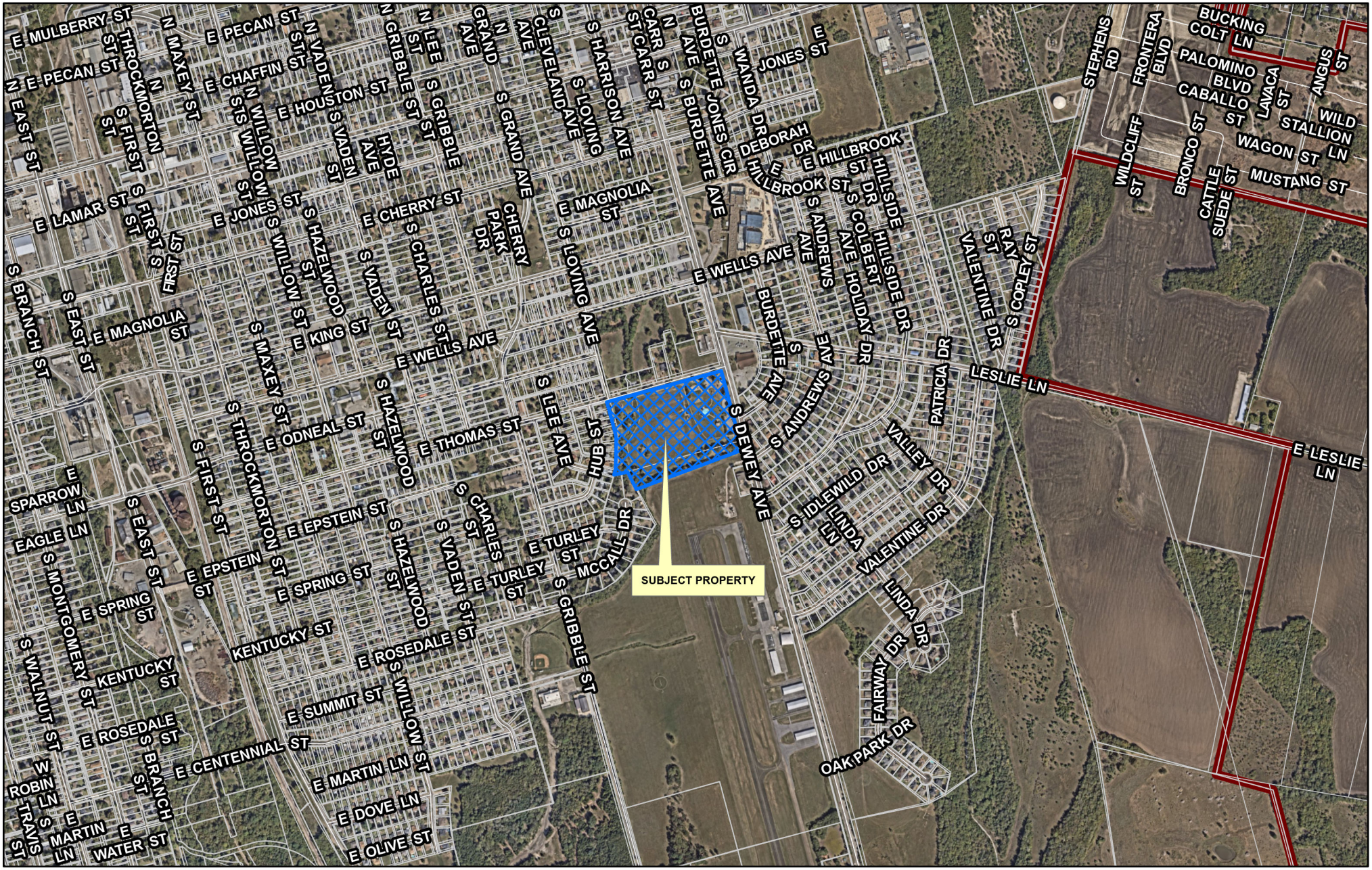
City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



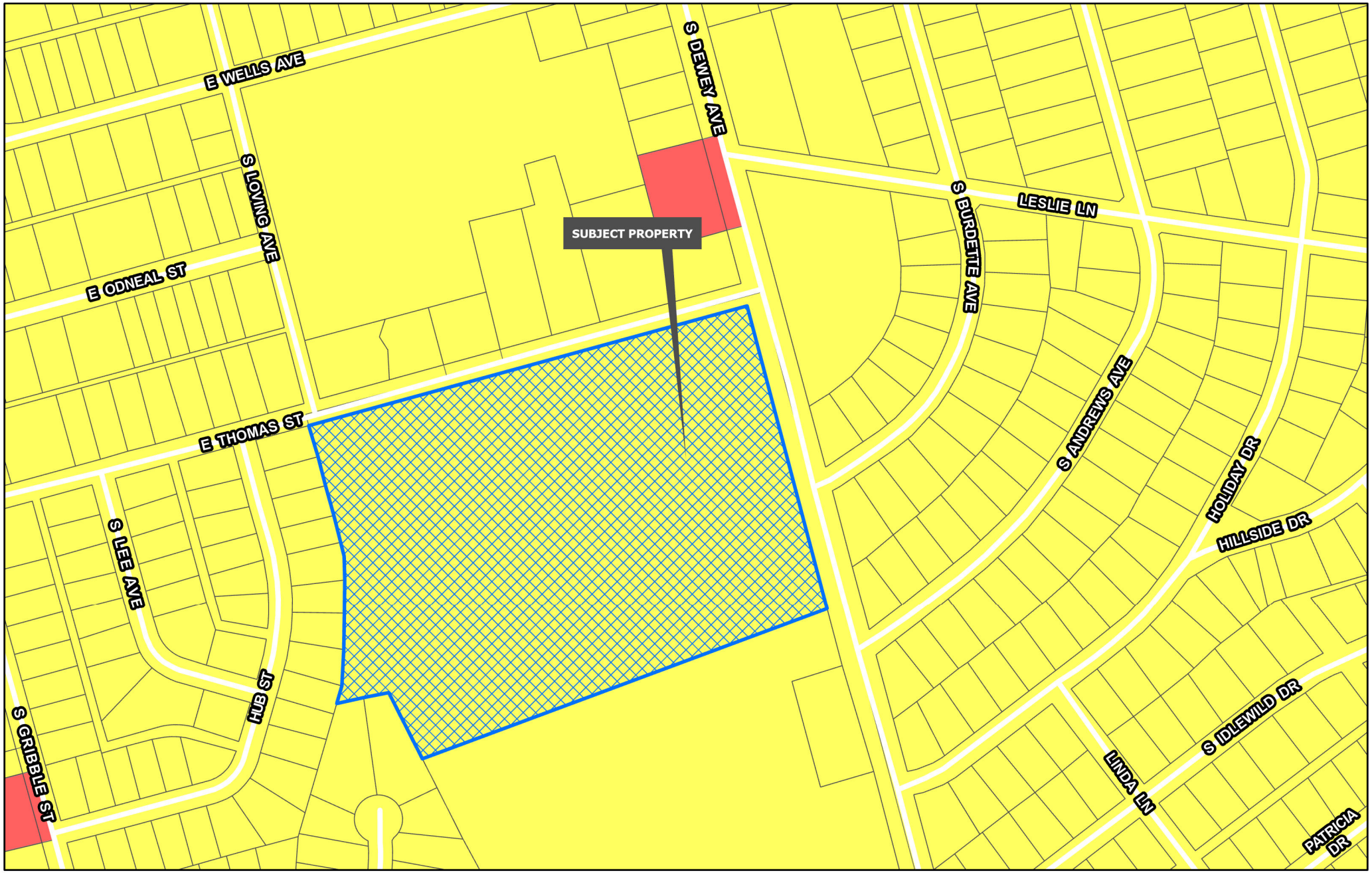
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
900 S DEWEY AVE

N
W E
S

Date: 9/29/2025 1:25 PM



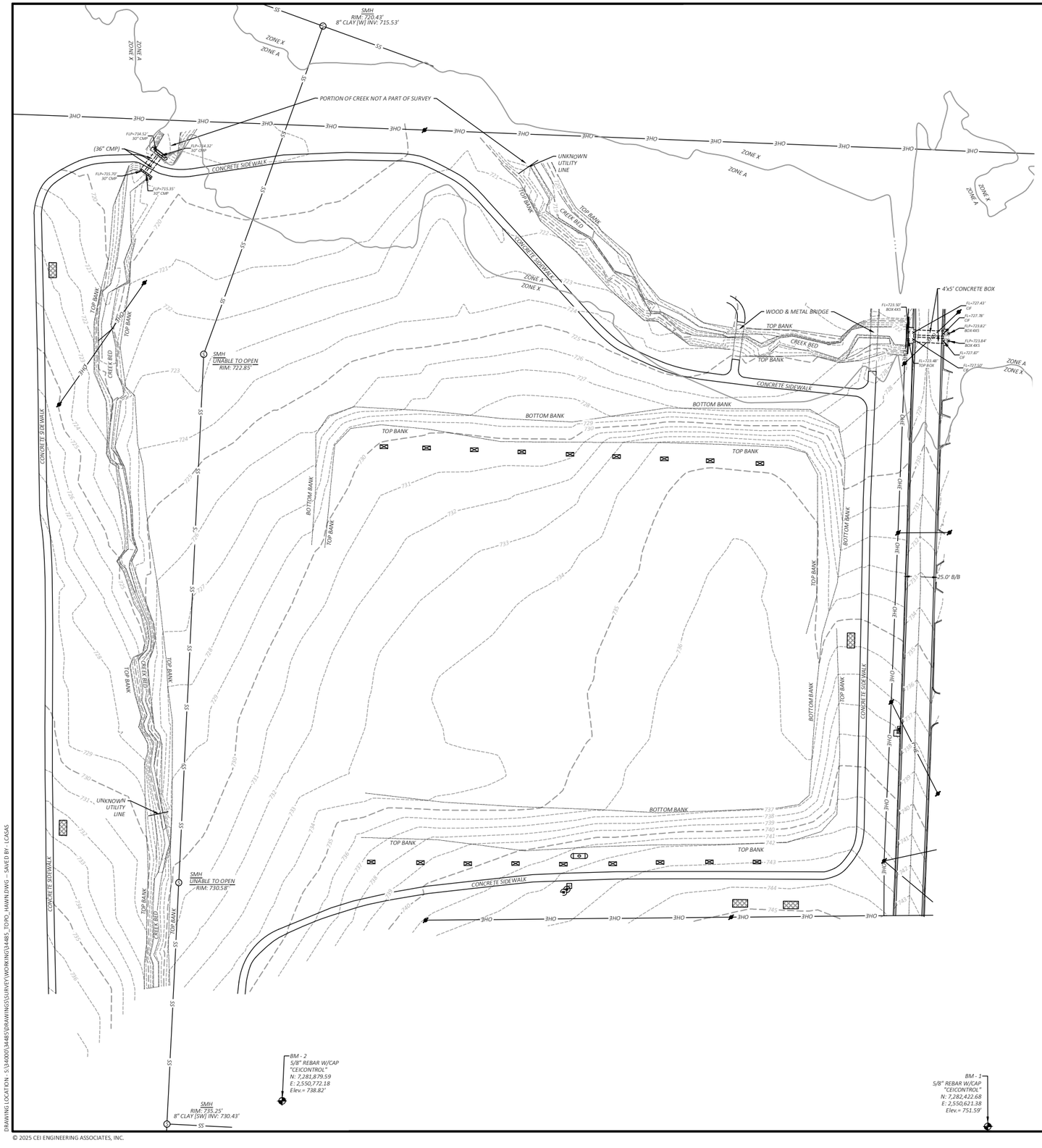
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
900 S DEWEY AVE

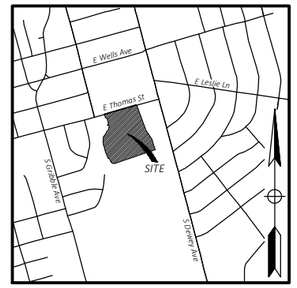
N
W E
S

Date: 9/29/2025 1:25 PM



0 40' 60' 80'

SCALE IN FEET



VICINITY MAP

NOT TO SCALE

Latitude: N 33°37'54.83"
Longitude: W 96°35'17.75"

Survey Point Table

Point #	Northing	Easting	Elevation	Description	Convergence	Scale Factor
72000	7282422.68	2550621.38	751.59	001°02'35"	001°02'35"	0.99992400
72002	7281879.59	2550772.18	738.82	001°02'36"	001°02'36"	0.99992374

Legend

- HANDRAIL
- Break Line
- OHE — Overhead Electric Line
- SS — Sanitary Sewer Line
- (Size) — Storm Drainage Pipe
- Benchmark (BM)
- Sewer Manhole (SMH)
- Irrigation Control Box
- Water Riser
- Water Meter
- Utility Pole
- Mail Box
- CMP — Corrugated Metal Pipe
- Bench
- B/B — Back to Back of Curb
- Universal Valve Box

GENERAL NOTES:

1. *This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.*
2. *Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other that possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.*
3. *This survey represents an Topograpic Survey of the PARCEL #122358 recorded in Deed Records, Volume 20, Page 139 in the public records of Grayson County, Texas.*
4. *Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.*
5. *A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.*
6. *Basis of Bearings: All bearing and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, North Central Zone, as established by a Static observation processed through Trimble RTX.*
7. *Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX.*
8. *This survey is valid only if the drawing includes the seal and signature of the survey*
9. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
10. *The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from recard drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.*
11. *By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Grayson County, Texas.*
    Map Number: 48181C0290G
    Map Revised: September 1, 2022
12. *No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the field work.*

SURVEYOR'S TOPOGRAPHIC CERTIFICATION:

I, James Barnett hereby certify that this map represents a Topographic Survey, which was performed in the field under my supervision, the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown. The field work was completed on March 5, 2025.

This map is not representative of a boundary survey, no boundary research or retracement was performed, and any property lines that may be shown hereon are for reference purposes only.

James Barnett, TX RPLS No. 6596

2025.05.14 13:04:41-05'00'
Date

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

REVISION

NO.	DESCRIPTION	DATE
1	FEMA Lines added	05/14/2025

Topographic Survey
Hawn Park
1210 South Dewey
Sherman, Grayson County, Texas

STATE OF TEXAS
REGISTERED
JAMES BARNETT
6596
05/14/2025
PROFESSIONAL
LAND SURVEYOR

PROFESSIONAL OF RECORD	JKB
DESIGNER	LAC
FIELD WORK	RA
CEI PROJECT NUMBER	34485
DATE	5/14/2025
REVISION	REV-1

TOPO Sheet
SHEET TITLE

SHEET NUMBER
1 OF 1

DRAWING LOCATION - S:\34000\34485\DRAWINGS\SURVEY\WORKING\34485_TOPO_HAWN.DWG - SAVED BY - LCASAS

© 2025 CEI ENGINEERING ASSOCIATES, INC.

Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Fwy, St 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.800.433.4173
ceieng.com

City of Sherman Development Services
317 S. Travis
P.O. Box 1106
Sherman, Texas 75090

RE: Hawn Park; Futsal Courts & Parking / Project Narrative

Development Services,

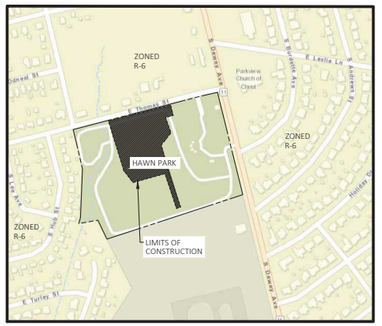
The following is included in the Hawn Park Project:

- Demolition/ Removal of any existing site features in project area
- Proposed parking lot, providing 47 spaces
- 2 futsal courts, with court lighting, bleachers, and shade structures over the bleachers
- 1 restroom structure
- Replacement of selected trail portions to accommodate required grading
- Proposed tree and shrub plantings as required

Please note: Subject property has not been formally platted; CEI was guided in the 8/21/25 Development meeting, that a plat would not be required at this time for this project. Additionally, property deeds are not readily available to CEI at this time.

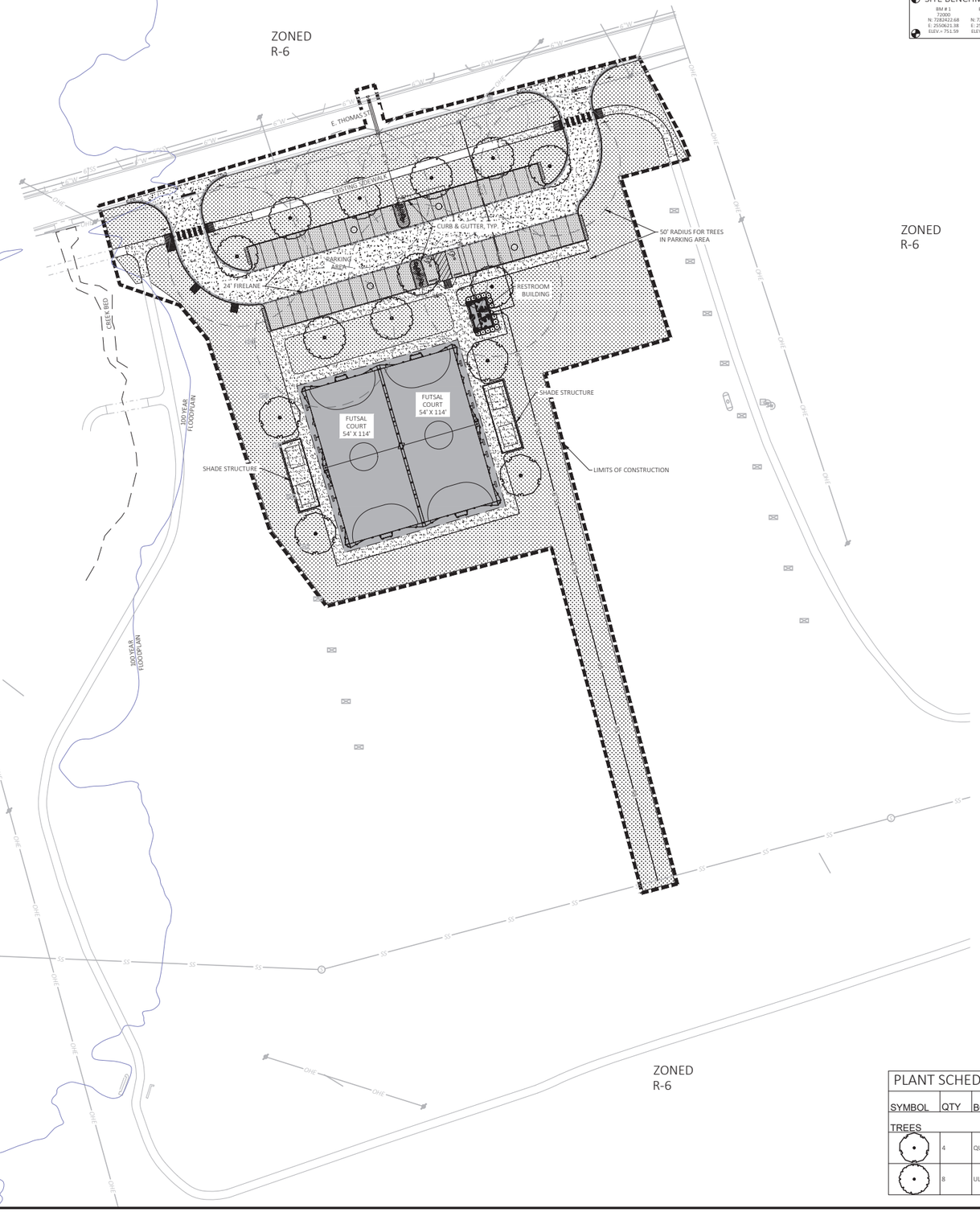
We look forward to any questions/ comments the City's Development Services may have. Please email Clif Rodgers, PLA with any questions: clif.rodgers@ceieng.com, and if a discussion is preferred, please call 479-319-8216.

Thank you,



PARK BOUNDARY MAP

NOT TO SCALE



SITE BENCHMARK

BM # 1	BM # 2
72000	72002
N: 7282422.68	N: 7281879.59
E: 2550621.38	E: 2550772.18
ELEV = 751.59	ELEV = 738.82

0 40' 60' 80'

SCALE IN FEET

Know what's **below.** **Call** before you dig.

EXISTING LEGEND

HANDRAIL		Water Riser	
Break Line		Water Meter	
OHE Overhead Electric Line		Utility Pole	
SS Sanitary Sewer Line		Mail Box	
(Size) Storm Drainage Pipe		CMP Corrugated Metal Pipe	
Benchmark (BM)		Bench	
Sewer Manhole (SMH)		B/B Back to Back of Curb	
Irrigation Control Box		Universal Valve Box	
Existing Tree			

PROPOSED LEGEND

- CONCRETE CURB AND GUTTER
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS
- STANDARD DUTY CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- POST TENSION CONCRETE
- 4" HARDWOOD MULCH
- TURF REINFORCEMENT MAT
- METAL EDGING
- LIGHT POLE
- UGE — UNDERGROUND ELECTRIC SERVICE
- X"SS — SANITARY SEWER SERVICE
- X"W — WATER SERVICE
- SHADE/CEDAR ELM TREE
- SHADE/ SHUMARD OAK TREE
- EVERGREEN SHRUB/BURFORD HOLLY
- EVERGREEN/ RED YUCCA
- PERRINEAL SHRUB/ SALVIA GREGGII
- 50' RADIUS FROM CENTER OF TREE FOR PARKING AREA COVERAGE.

NOTE: HAWN PARK HAS NOT BEEN PLATTED. CEI CANNOT PROPERLY SHOW PROPERTY LINE, SETBACKS, AND ADJACENT OWNERS DUE TO THIS CONDITION.

SITE DATA	
SITE AREA	2.40 ACRES (104,690 ± SF)
CURRENT ZONING	R-6
PROPOSED ZONING	R-6
2- SHADE STRUCTURE AREA	1,500 SF (750 SF EA)
RESTROOM AREA	290 SF
PARKING REQUIRED	10
PARKING PROVIDED	47 SPACES
ADA PARKING	2 SPACES
HARD SURFACE TOTAL	42,599 SF
FUTSAL CONCRETE SLAB	14,880 SF
WALKWAY CONCRETE	8,507 SF
PARKING CONCRETE	19,212 SF
LANDSCAPE AREA	54,000 SF

PARKING LOT REQUIREMENTS	
REQUIREMENT	STATUS
1 TREE PER ISLAND	1 PROVIDE, OTHER ISLAND HAS UTILITY CONFLICT
NO PARKING STALL MORE THAN 50' FROM CENTER OF A SHADE TREE	PROVIDED
LANDSCAPE AREA LESS THAN 50% NON-VEGETATIVE LANDSCAPE MATERIAL	PROVIDED
2' NON VEGETATIVE SURFACE ADJACENT TO PARKING SPACES	PROVIDED
6" CURB AND GUTTER ON INTERIOR ISLANDS	PROVIDED

BUFFERYARD LANDSCAPE REQUIREMENTS-
N/A (ALL R-6 ZONED)

2025-09-07 11:

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	CAL.
TREES							
	4	QUERCUS SHUMARDII / SHUMARD OAK	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.
	8	ULMUS CRASSIFOLIA / CEDAR ELM	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.

CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FWY., SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: ----

HAWN PARK- 60% PLAN SET
CITY OF SHERMAN
1202 S DEWEY AVE.
SHERMAN, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION

F-7524

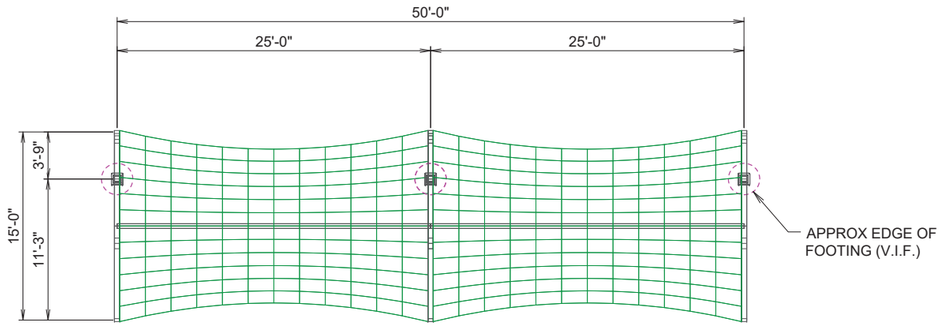
PROFESSIONAL OF RECORD	KAP
PROJECT MANAGER	MCR
DESIGNER	MSW
CEI PROJECT NUMBER	34485.2
DATE	9/8/2025
REVISION	REV-0

Site Plan Submittal -
OVERALL SITE PLAN
SHEET TITLE

SHEET NUMBER
OSP1.0

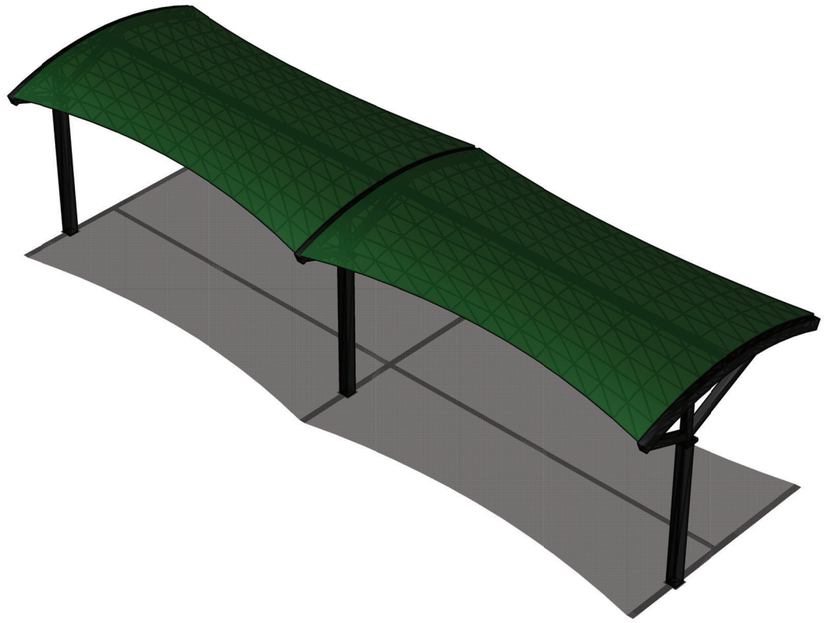
DRAWING LOCATION - P:\34000\34485.2\DRAWING\SUBMITTAL\DESIGN\WORKING\34485.2-SITE PLAN SUBMITTAL.DWG - SAVED BY - MWALTERS

© 2025 CEI ENGINEERING ASSOCIATES, INC.

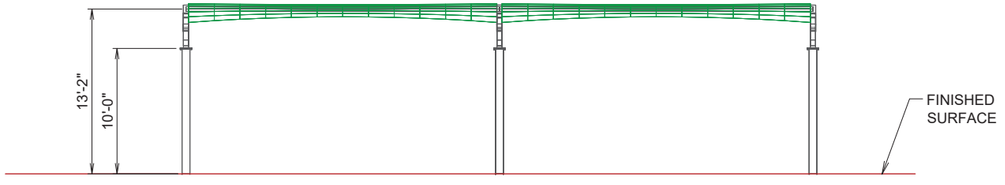


PLAN VIEW

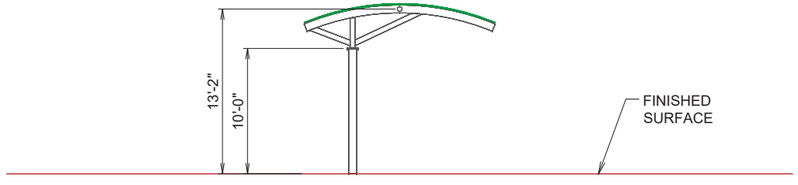




PERSPECTIVE VIEW



SOUTH ELEVATION



WEST ELEVATION

CUSTOMER:
WE BUILD FUN

PROJECT NAME:
FAIRVIEW PARK-SHERMAN

LOCATION:
TX

STRUCTURE TYPE:
CUSTOM PANORAMA JOINED

SIZE:
15' X 50' X 10'e

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE AND FABRIC STRUCTURES AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USASHADE & Fabric Structures
CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

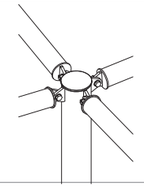
CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

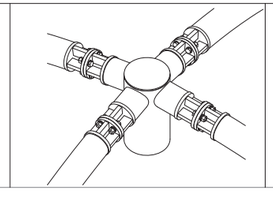
REV	DESCRIPTION	DATE	DRW	CHK	ENG

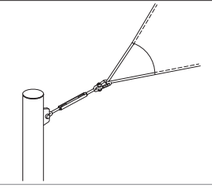
Drawn By :	YH	06/02/25
Checked By :	YH	06/02/25
Approved By :	YH	06/02/25

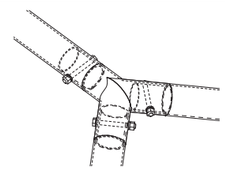
As manufactured and installed by:
USA SHADE & Fabric Structures.

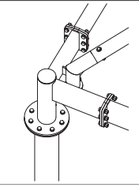
Jeanie Keaffaber
(214) 269-4105, (800) 966-5005
Jeanie.keaffaber@usa-shade.com











Notes:

-All structures will have bolted connections for shipping and installations purposes.

-Standard details being shown as an example. Final details t.b.d. during final Engineering phase.

-All dimensions and heights must be field verified prior to any final design, fabrication or installation work

DRAWING DESCRIPTION:
OPTION #1

DWG.
TX0525JK22696

PAGE
1001

REV.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 1609 NORTH HARRISON AVENUE (Project No. 000173 - 2025)**

The request of City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer) concerning the property located at 1609 North Harrison Avenue, being Block 6 through 10, 21 through 23 and part of Block 5 through 11 and 20, College Park Second Addition, containing 26.29 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

Site Plan for Old Settlers Park Improvements.

Background:

The property is located at 1609 N Harrison Avenue at Old Settlers Park. The owner is proposing adding 20 parking spaces along with 2 pickleball courts with lighting and bleachers.

Origination:

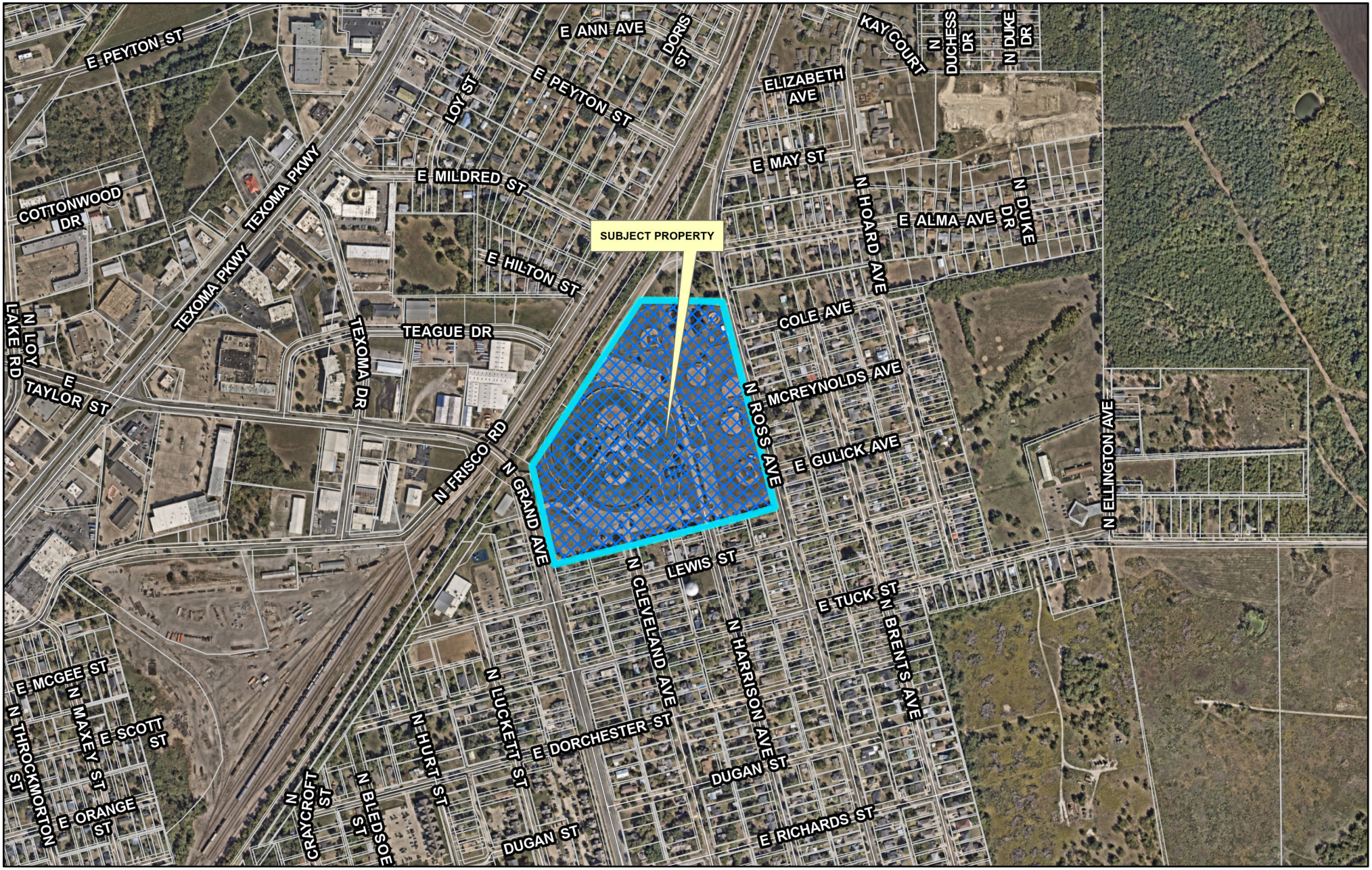
City of Sherman (Owner), Clif Rogers (Applicant) and CEI Engineering Associates, Inc. (Engineer)

Staff Recommendation:

Staff recommends approval of this item

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1609 N HARRISON AVE

N
W E
S

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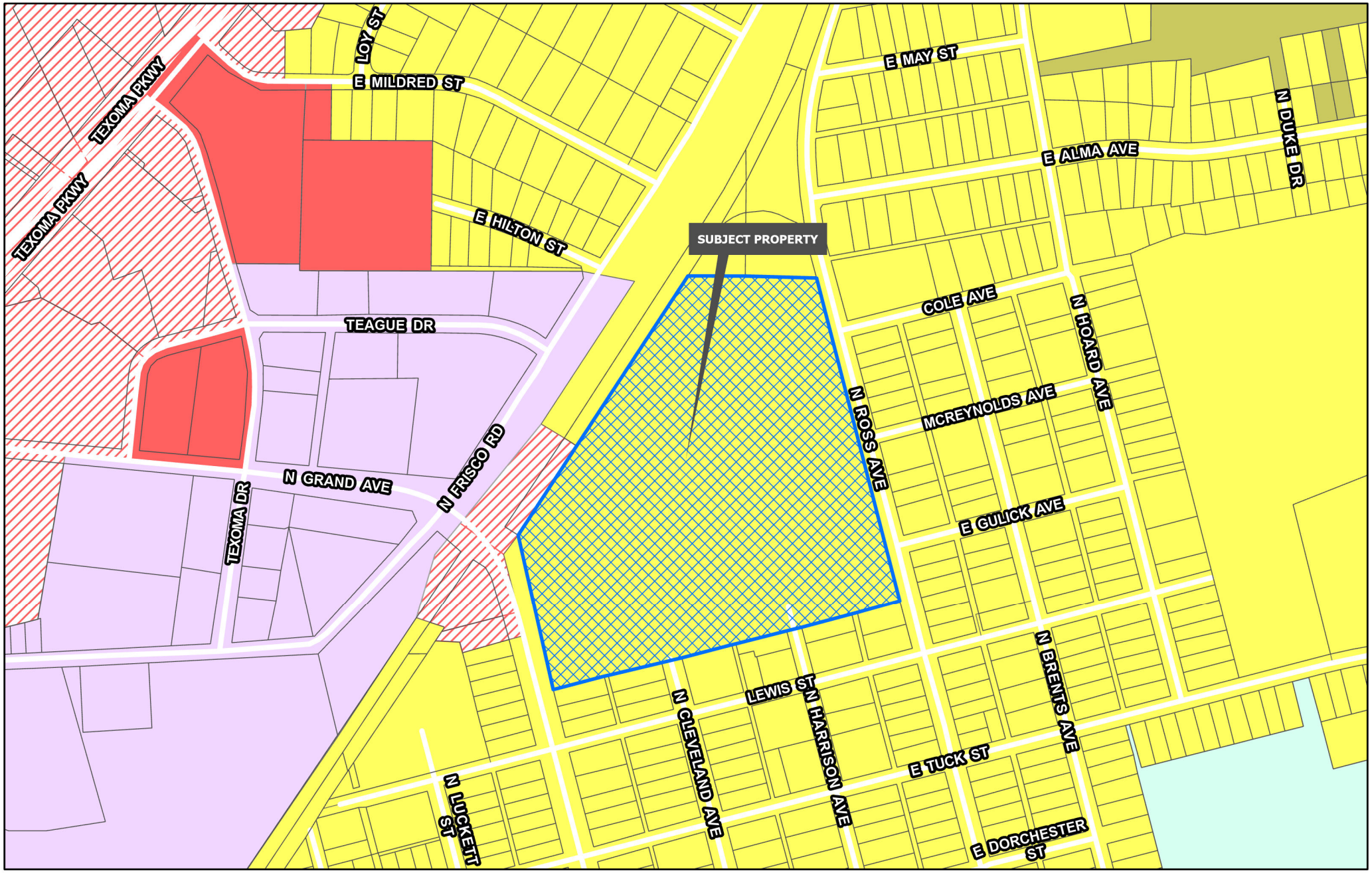


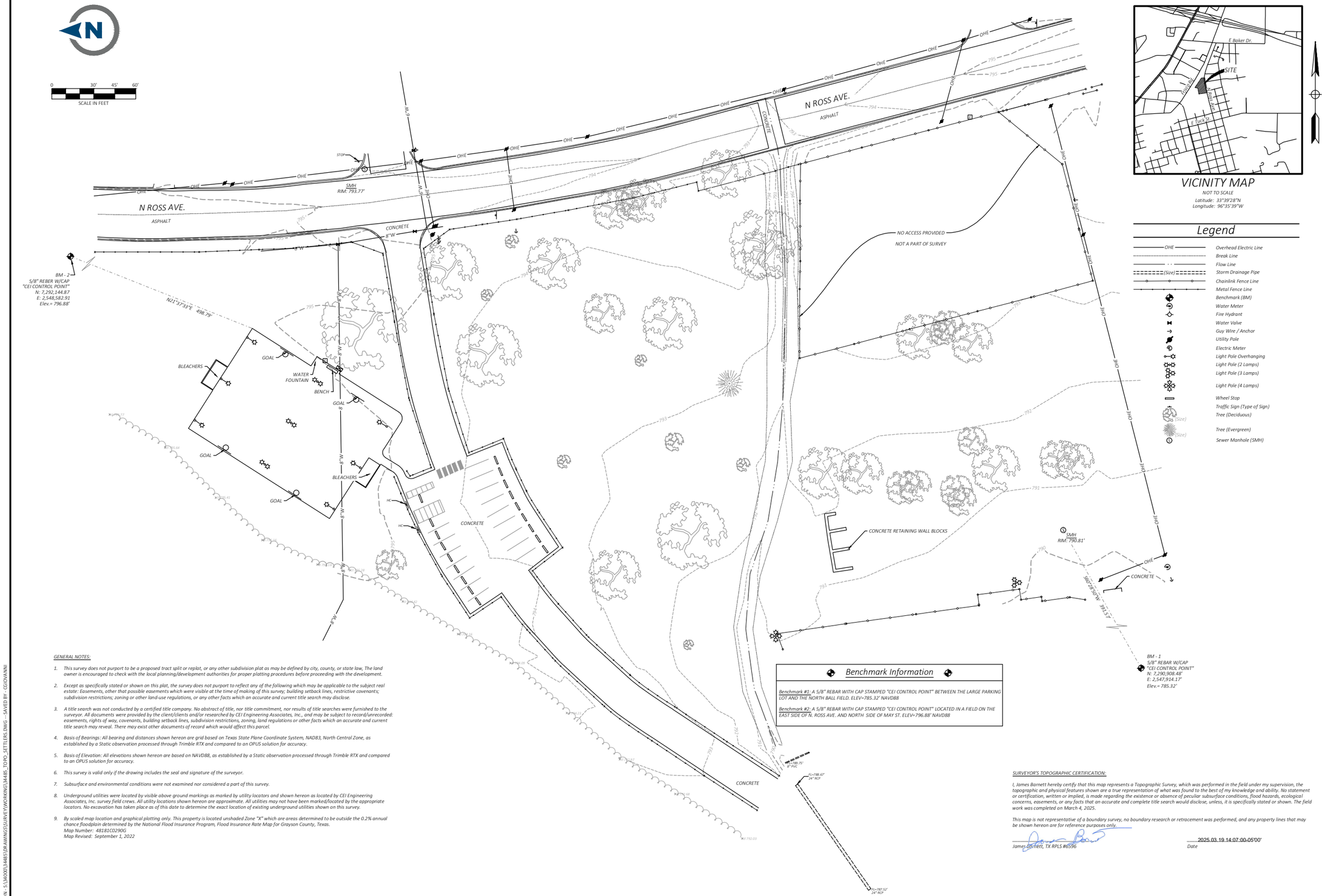
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
1609 N HARRISON AVE

N
W E
S

Date: 9/30/2025 5:26 PM



VICINITY MAP

NOT TO SCALE
Latitude: 33°39'28"N
Longitude: 96°35'39"W

Legend

- Overhead Electric Line
- Break Line
- Flow Line
- Storm Drainage Pipe
- Chainlink Fence Line
- Metal Fence Line
- Benchmark (BM)
- Water Meter
- Fire Hydrant
- Water Valve
- Guy Wire / Anchor
- Utility Pole
- Electric Meter
- Light Pole Overhanging
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Light Pole (4 Lamps)
- Wheel Stop
- Traffic Sign (Type of Sign)
- Tree (Deciduous)
- Tree (Evergreen)
- Sewer Manhole (SMH)

Benchmark Information

Benchmark #1: A 5/8" REBAR WITH CAP STAMPED "CEI CONTROL POINT" BETWEEN THE LARGE PARKING LOT AND THE NORTH BALL FIELD. ELEV=785.32' NAVD88

Benchmark #2: A 5/8" REBAR WITH CAP STAMPED "CEI CONTROL POINT" LOCATED IN A FIELD ON THE EAST SIDE OF N. ROSS AVE. AND NORTH SIDE OF MAY ST. ELEV=796.88' NAVD88

GENERAL NOTES:

1. This survey does not purport to be a proposed tract split or replat, or any other subdivision plat as may be defined by city, county, or state law, The land owner is encouraged to check with the local planning/development authorities for proper platting procedures before proceeding with the development.
2. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other that possible easements which were visible at the time of making of this survey; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
3. A title search was not conducted by a certified title company. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/unrecorded: easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal. There may exist other documents of record which would affect this parcel.
4. Basis of Bearings: All bearing and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, North Central Zone, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
5. Basis of Elevation: All elevations shown hereon are based on NAVD88, as established by a Static observation processed through Trimble RTX and compared to an OPUS solution for accuracy.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. Subsurface and environmental conditions were not examined nor considered a part of this survey.
8. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
9. By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Grayson County, Texas.
   Map Number: 48181C0290G
   Map Revised: September 1, 2022

SURVEYOR'S TOPOGRAPHIC CERTIFICATION:

I, James Barnett hereby certify that this map represents a Topographic Survey, which was performed in the field under my supervision, the topographic and physical features shown are a true representation of what was found to the best of my knowledge and ability. No statement or certification, written or implied, is made regarding the existence or absence of peculiar subsurface conditions, flood hazards, ecological concerns, easements, or any facts that an accurate and complete title search would disclose, unless, it is specifically stated or shown. The field work was completed on March 4, 2025.

This map is not representative of a boundary survey, no boundary research or retracement was performed, and any property lines that may be shown hereon are for reference purposes only.

James Barnett, TX RPLS #6596

2025.03.19 14:07:00-05'00'
Date

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6732

Topographic Survey
City of Sherman
Street
City of Sherman, Grayson County, Texas

STATE OF TEXAS
REGISTERED
JAMES BARNETT
6596
PROFESSIONAL
LAND SURVEYOR

PROFESSIONAL OF RECORD	JKB
DESIGNER	CDG
FIELD WORK	RA
CEI PROJECT NUMBER	34485
DATE	3/18/2025
REVISION	REV-0

TOPO SHEET

SHEET TITLE

SHEET NUMBER

1 OF 1

DRAWING LOCATION - S:\34000\34485\08 DRAWINGS\SURVEY\WORKING\34485_TOPO_SETTLERS.DWG -- SAVED BY -- CGIOVANNI

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Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3030 LBJ Fwy, St 920
Dallas, TX 75234
Office: 972.488.3737
Toll-free: 1.800.433.4173
ceieng.com

City of Sherman Development Services
317 S. Travis
P.O. Box 1106
Sherman, Texas 75090

RE: Old Settler's Park: Pickleball Courts & Additional Parking / Project Narrative

Development Services,

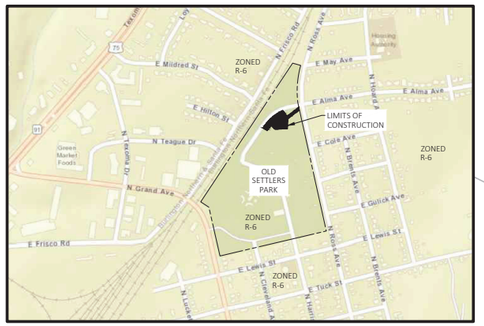
The following is included in the Old Settler's Park Project:

- Demolition/ Removal of parking stalls along southern edge of existing drive aisle
- Proposed parking lot, providing 20 new spaces
- 2 pickleball courts, with court lighting, bleachers, and shade structures over the bleachers
- Proposed tree and shrub plantings as required

Please note: Subject property has not been formally platted; CEI was guided in the 8/21/25 Development meeting, that a plat would not be required at this time for this project. Additionally, property deeds are not readily available to CEI at this time.

We look forward to any questions/ comments the City's Development Services may have. Please email Clif Rodgers, PLA with any questions: clif.rodgers@ceieng.com, and if a discussion is preferred, please call 479-319-8216.

Thank you,



PARK BOUNDARY MAP

NOT TO SCALE

SITE BENCHMARK

BENCHMARK #1: A 5/8" REBAR WITH CAP STAMPED "CEI CONTROL POINT" BETWEEN THE LARGE PARKING LOT AND THE NORTH BALL FIELD. ELEV=785.32' NAVD88

BENCHMARK #2: A 5/8" REBAR WITH CAP STAMPED "CEI CONTROL POINT" LOCATED IN A FIELD ON THE EAST SIDE OF N. ROSS AVE. AND NORTH SIDE OF MAY ST. ELEV=796.88' NAVD88

0 40' 60' 80'

SCALE IN FEET

811 Know what's **below.** **Call** before you dig.

EXISTING LEGEND

- Overhead Electric Line
- Break Line
- Flow Line
- Storm Drainage Pipe
- Chainlink Fence Line
- Metal Fence Line
- Benchmark (BM)
- Water Meter
- Fire Hydrant
- Water Valve
- Guy Wire / Anchor
- Utility Pole
- Electric Meter
- Light Pole Overhanging
- Light Pole (2 Lamps)
- Light Pole (3 Lamps)
- Light Pole (4 Lamps)
- Wheel Stop
- Traffic Sign (Type of Sign)
- Tree (Deciduous)
- Tree (Evergreen)
- Sewer Manhole (SMH)

PROPOSED LEGEND

- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- LIMITS OF SIDEWALKS
- STANDARD DUTY CONCRETE PAVING
- POST TENSION CONCRETE
- TURF REINFORCEMENT MAT
- 4" DEPTH HARDWOOD MULCH
- TURF GRASS- HYDRO-MULCH
- 50' RADIUS FROM CENTER OF TREE FOR PARKING AREA COVERAGE.
- METAL EDGING, SEE DETAIL 50Q
- LIGHT POLE, SEE ELECTRICAL PLANS
- PROPOSED ELECTRICAL TRANSFORMER LOCATION
- ELECTRICAL LINE, SEE ELECTRICAL PLAN
- DECIDUOUS CANOPY TREE, CEDAR ELM
- SHRUB/ RED YUCCA
- SHRUB/ SALVIA GREGGII

NOTE: OLD SETTLERS PARK HAS NOT BEEN PLATTED. CEI CANNOT PROPERLY SHOW PROPERTY LINE, SETBACKS, AND ADJACENT OWNERS DUE TO THIS CONDITION.

SITE DATA	
SITE AREA	.59 ACRES (25,505 ± SF)
CURRENT ZONING	R-6
PROPOSED ZONING	R-6
SHADE STRUCTURE AREA	450 SF
PARKING REQUIRED	10
PARKING REMOVED	9 SPACES
PARKING PROVIDED	20 SPACES
ADA PARKING	1 SPACE
HARD SURFACE TOTAL	11,505 SF
PICKLEBALL CONCRETE SLAB	5,760 SF
WALKWAY CONCRETE	1,845 SF
PARKING CONCRETE	3,900 SF
LANDSCAPE AREA	12,100 SF

PARKING LOT REQUIREMENTS	
REQUIREMENT	STATUS
1 TREE PER ISLAND	PROVIDED
NO PARKING STALL MORE THAN 50' FROM CENTER OF A SHADE TREE	PROVIDED
LANDSCAPE AREA LESS THAN 50% NON-VEGETATIVE LANDSCAPE MATERIAL	PROVIDED
2' NON VEGETATIVE SURFACE ADJACENT TO PARKING SPACES	PROVIDED
6" CURB AND GUTTER ON INTERIOR ISLANDS	PROVIDED

BUFFERYARD LANDSCAPE REQUIREMENTS- N/A (ALL R-6 ZONED)

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	CAL.
TREES							
	1	ULMUS CRASSIFOLIA / CEDAR ELM	65 GAL	50A	8' HT. CLEAR TRUNK	SHADE	3.00" CAL.

CEI ENGINEERING ASSOCIATES, INC.
3030 LBJ FWY., SUITE 290
DALLAS, TX 75234
PHONE: (972) 488-3737

OLD SETTLERS PARK- 60% PLAN SET
CITY OF SHERMAN
1609 N. HARRISON AVE.
SHERMAN, TEXAS

PRELIMINARY
NOT FOR CONSTRUCTION

F-7524

PROFESSIONAL OF RECORD	KAP
PROJECT MANAGER	MCR
DESIGNER	MSW
CEI PROJECT NUMBER	34485.3
DATE	9/8/2025
REVISION	REV-0

Site Plan Submittal - OVERALL SITE PLAN

SHEET TITLE

SHEET NUMBER

OSP1.0

DRAWING LOCATION - P:\34000\34485.3\06\WINGS\DESIGN\WORKING\34485.3-SITE PLAN SUBMITTAL.DWG - SAVED BY - MWALTERS

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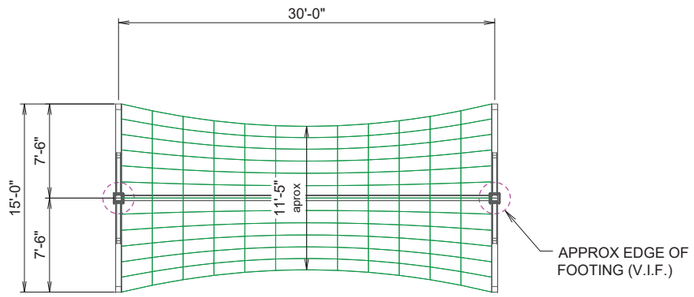
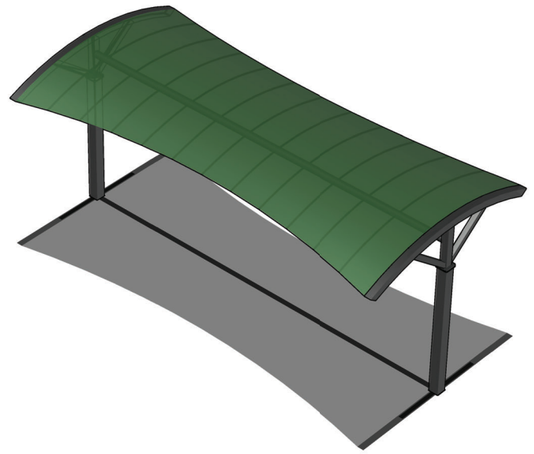
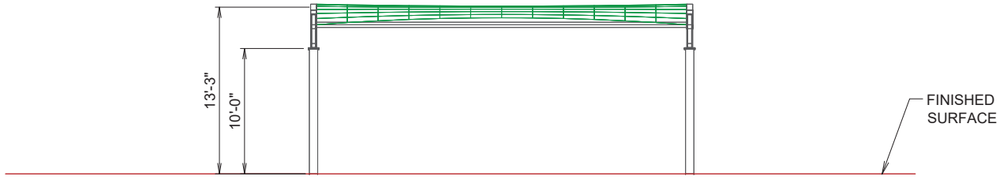


PLAN VIEW

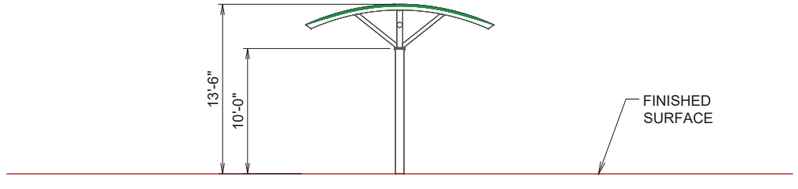
PLAN NORTH



PERSPECTIVE VIEW



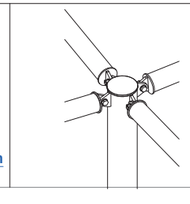
SOUTH ELEVATION

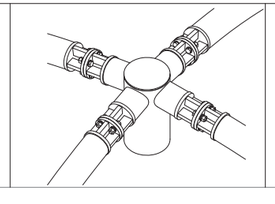


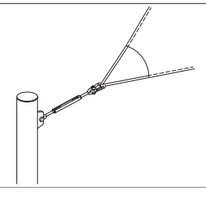
WEST ELEVATION

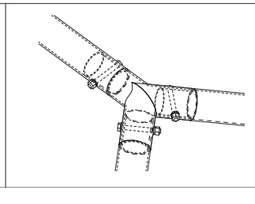
As manufactured and installed by:
USA SHADE & Fabric Structures.

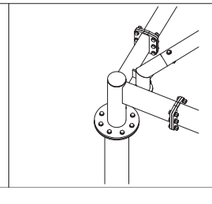
Jeanie Keaffaber
(214) 269-4105, (800) 966-5005
Jeanie.keaffaber@usa-shade.com











Notes:

-All structures will have bolted connections for shipping and installations purposes.

-Standard details being shown as an example. Final details t.b.d. during final Engineering phase.

-All dimensions and heights must be field verified prior to any final design, fabrication or installation work

CUSTOMER:
WE BUILD FUN

PROJECT NAME:
FAIRVIEW PARK-SHERMAN

LOCATION:
TX

STRUCTURE TYPE:
LUNA

SIZE:
15' X 30' X 10'e

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF USA SHADE & FABRIC STRUCTURES, INC. (TEXAS)
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

USA SHADE & Fabric Structures
CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER CERTIFICATION NUMBER (NEVADA): 355

REV	DESCRIPTION	DATE	DRW	CHK	ENG
A	REVISED LAYOUT	06/04/25	YH	YH	-
-	-	06/02/25	YH	YH	-

Drawn By :	YH	06/04/25
Checked By :	YH	06/04/25
Approved By :	YH	06/04/25

DRAWING DESCRIPTION:
OPTION #2

DWG. **TX0525JK22696**

PAGE **1002**

REV. **A**

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

726 WEST LAMAR STREET (Project No. 000170-2025)

The request of Donna K. Brown (Owner), Caleb Cline (Applicant), Underwood Drafting & Surveying (Surveyor) concerning the property located at 726 West Lamar Street, being Lot 1, DK Brown Addition, and being part of the Samuel Blagg Survey, Abstract No 56, containing 0.227 acres, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.04.006(e) to allow no street perimeter buffer.

Planning and Zoning Commission

B. Site Plan for Commercial Office Space.

Background:

The property is located at 726 W Lamar Street between S Woods Street and S Sam Rayburn Freeway. The applicant would like to construct a 588 SF office building at the corner of W Lamar and S Woods Street. The applicant is requesting a variance to not require a 15' Street perimeter buffer along W Lamar Street.

The following has been approved for this location:

- 5/20/2025 - Final Plat of DK Brown Addition.
- 4/22/2025 - Variance under Section 14.02.016 to allow 9,869 square feet in lieu of the required 10,000 square feet for the lot area.
- 1/17/2025 - Preliminary Plat of DK Brown Addition (Conditionally Approved).
- 12/11/2001 - Zone change from C-O (Office) District to C-1 (Retail Business) District
- 10/14/1997 - Zone change from R-1 (One Family Residential) District to C-O (Office) District

Origination:

Donna K. Brown (Owner), Caleb Cline (Applicant), Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff has no recommendation for the variance request. If the variance is not approved, staff does not recommend approval of the site plan.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map

4. Survey
5. Site Plan & Landscape Plan
6. Elevation
7. Staff Comment Sheet
8. OPPOSITION LETTER - GORMAN



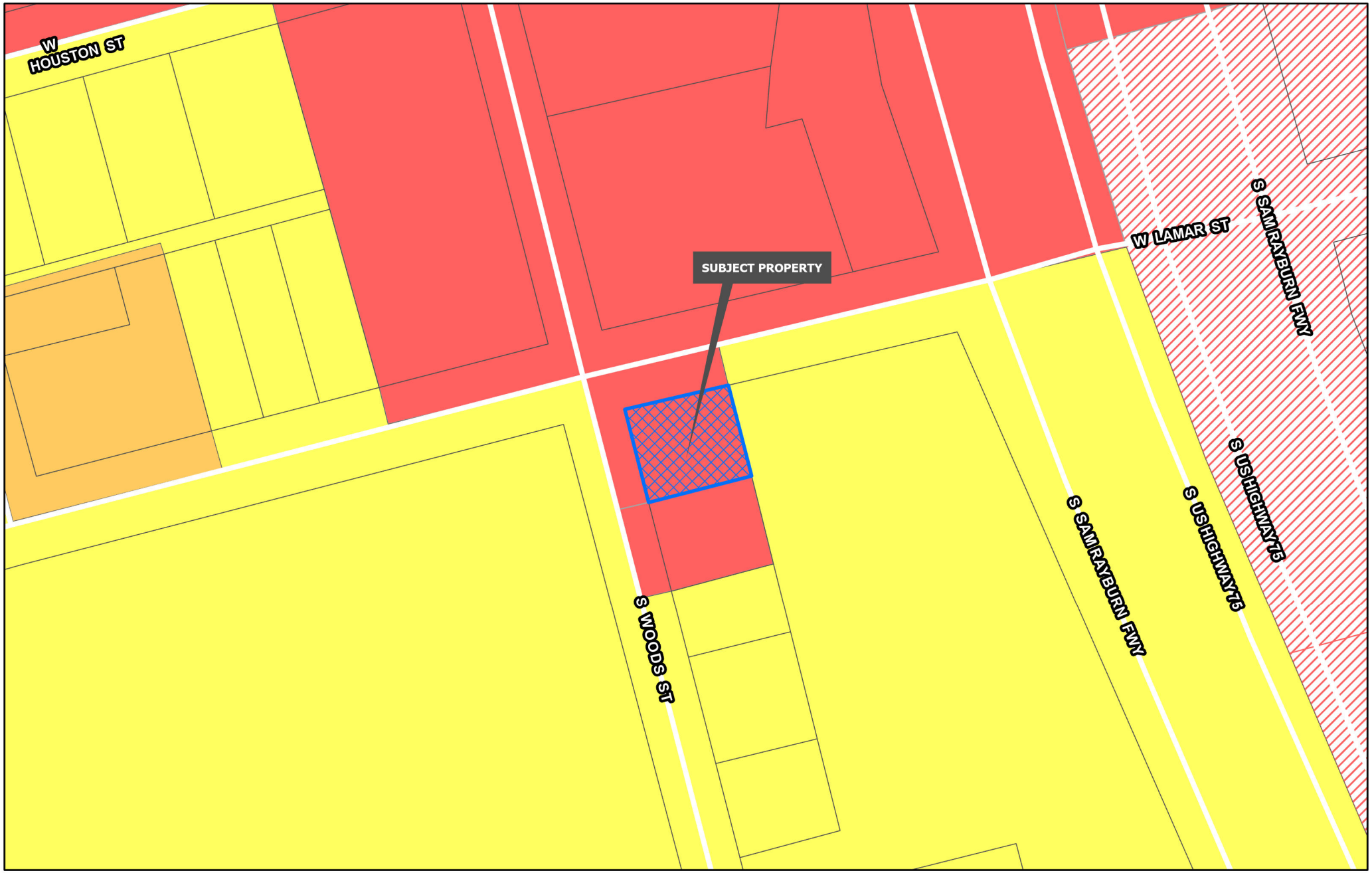
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
726 W LAMAR ST

N
W E
S

Date: 9/30/2025 5:30 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
726 W LAMAR ST

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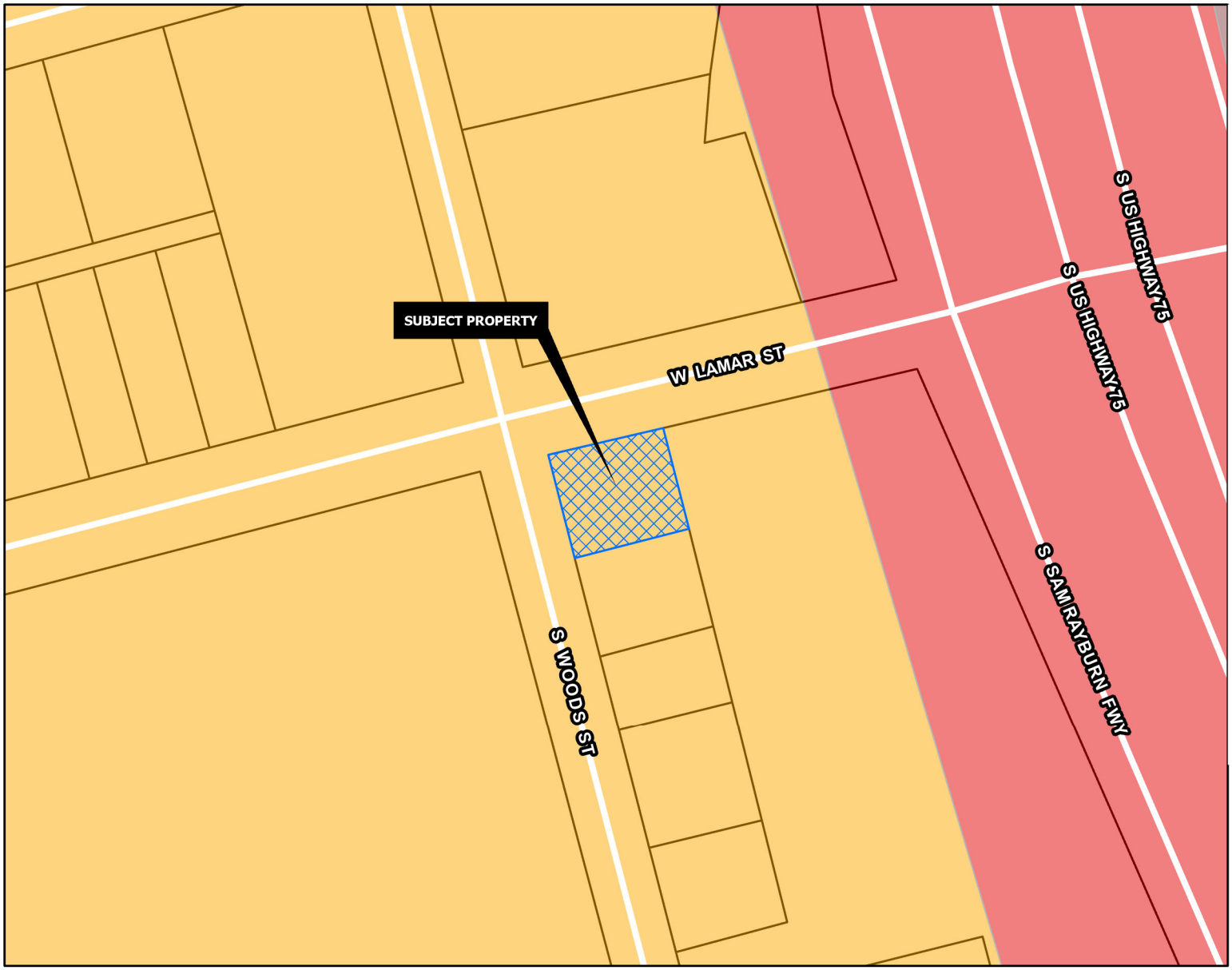
Date: 9/30/2025 5:30 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
726 W LAMAR ST

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W E
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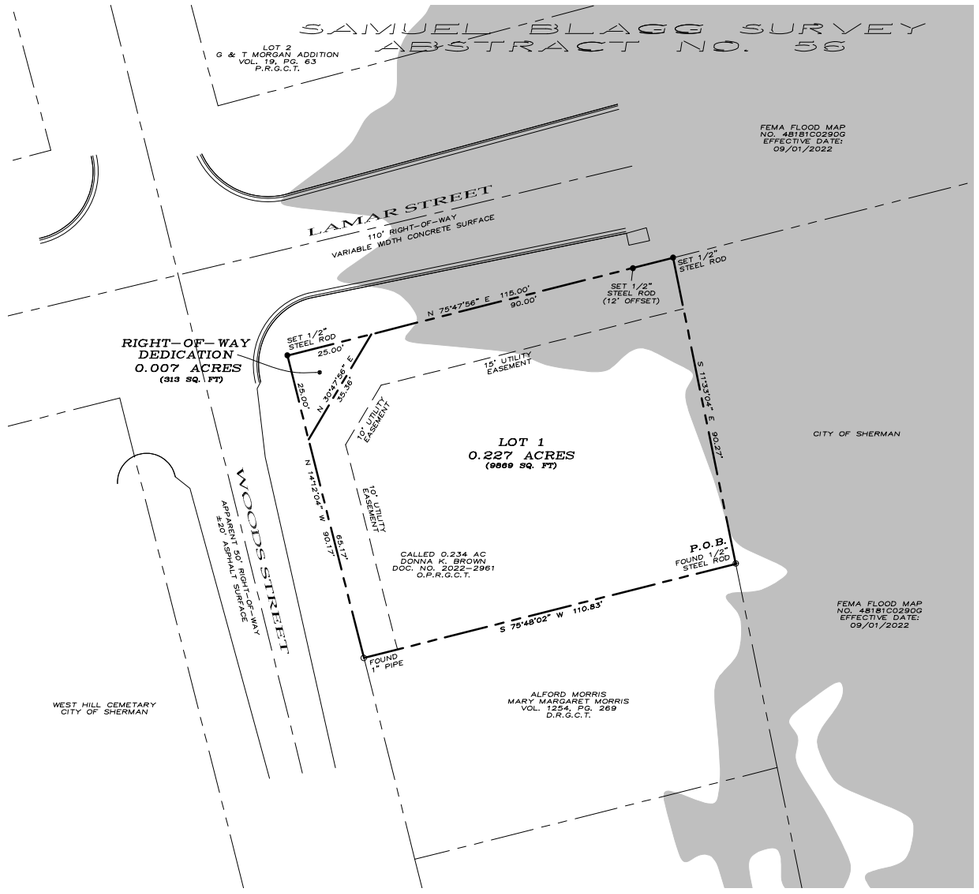
Date: 9/30/2025 5:30 PM





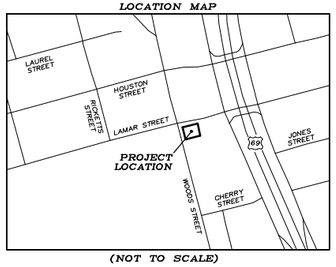
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
DONNA K. BROWN
726 W. LAMAR STREET
SHERMAN, TX 75092

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

SHEET 1 OF 1

JOB NO. 24111263
FW: RR – DFT: EB

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being a retracement survey of a 0.234 acre tract of land conveyed to Donna K. Brown as recorded in Document Number 2022-2961, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the southeast corner of said 0.234 acre tract, common to the northeast corner of a tract of land described in the deed to Alford Morris and Mary Margaret Morris, recorded in Volume 1254, Page 269, Deed Records, Grayson County, Texas;

Thence South 75°48'02" West, with the southerly line of said 0.234 acre tract, and with the northerly line of said Morris Tract, a distance of 110.83 feet to a 1" pipe found for the southwest corner of said 0.234 acre tract, common to the northwest corner of said Morris Tract;

Thence North 14°12'04" West, with the westerly line of said 0.234 acre tract, a distance of 90.17 feet to a 3/4" pipe found for the northwest corner of said 0.234 acre tract;

Thence North 75°47'56" East, with the northerly line of said 0.234 acre tract, a distance of 115.00 feet to a 1/2" steel rod set for the northeast corner of said 0.234 acre tract;

Thence South 11°33'04" East, with the easterly line of said 0.234 acre tract, a distance of 90.27 feet to the Point of Beginning and containing 0.234 acres of land, more or less.

ACCEPTANCE

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

OWNER'S CERTIFICATE OF DEDICATION

THAT DONNA K. BROWN, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as DK BROWN ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 0.234 acres situated in and being a portion of the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
DONNA K. BROWN

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

EXECUTED THIS _____ DAY OF _____, 2025.

BY: DONNA K. BROWN

BY: _____

~ GENERAL NOTES ~

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

FINAL PLAT
DK BROWN ADDITION

Being a part of the Samuel Blagg Survey,
Abstract Number 56.
Being in the City of Sherman,
Grayson County, Texas.
Containing 0.234 acres of land

12-10-2024

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



PROJECT DATA	
726 W. LAMAR STREET	
CURRENT ZONING	C-1
PROPOSED STRUCTURE SQ. FT (UNDER ROOF)	748 SQ. FT.
REQUIRED PARKING	2 TOTAL
PROVIDED PARKING	3 TOTAL - (2) 9'X20' & (1) HANDICAP
GROSS LOT AREA	9,869 SQ. FT.
IMPERVIOUS AREA	4,091 SQ. FT.
LOT COVERAGE (50% ALLOWABLE)	40.54%

GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

0 10' 20'

Site Plan

Project number	Brown
Date	09/18/24
Drawn by	JDS
Checked by	JDS

A2

Scale = 1/10"

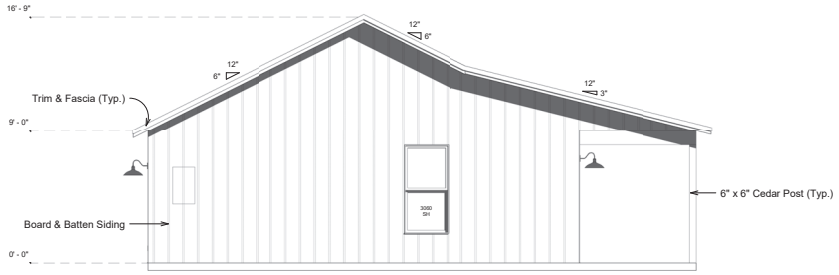
Project Address:
726 W. Lamar St.
Sherman, TX 75092

115 Crow Rd.
Sherman, Texas 75092
903-647-6651
siasdraftinganddesign@gmail.com

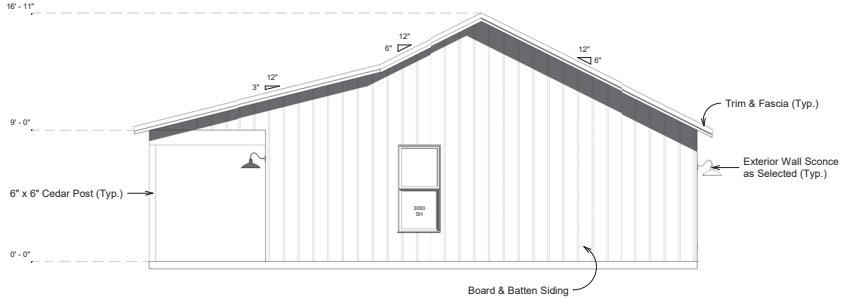
SIAS Drafting & Design



Front Elevation



Left Elevation



Right Elevation



Rear Elevation

Elevation Views

Project number	Brown
Date	09/19/24
Drawn by	JCS
Checked by	JCS

A7

Scale 1/4" = 1'-0"

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COPYRIGHT © ALL RIGHTS RESERVED - SIAS DRAFTING & DESIGN

Project Address:
726 W. Lamar St.
Sherman, TX 75092

SIAS Drafting & Design
501 Spur 316, # 102
Pottsboro, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com

726 WEST LAMAR STREET (Project No. 000170-2025)

Required updates must be uploaded into the Self Service Portal no later than October 7, 2025.
A copy of the Staff Comments has been included in the attachments on the Self Service Portal.
Include a Staff Comment Response Sheet in the attachments of the Self Service Portal and select 'Other' as the Attachment Type.

Zoning

1. Landscaping shall adhere to Section 14.04.006.
    a. A Street buffer shall be provided along Lamar. *(Sec. 14.04.006(e)(1))*
        i. A Variance has been added to allow no street perimeter buffer in lieu of the required street perimeter buffer to adhere to Section 14.04.006.
            1. Please provide an updated Landscape Plan to either show the required street buffer, or send a landscape plan showing the trees that are to remain.
            2. Provide a brief Narrative describing use and explaining the landscaping to remain in lieu of providing a landscaped street buffer along Lamar.

Engineering

Revisions Required by Engineering Department:

1. Sidewalk meeting current standards required along Lamar Street. *Pre-Development meeting 11/07/2024*
2. Pavement shall be removed from platted right of way corner clip on northwest corner of subject property.

Informational Engineering Comments:

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 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. 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.

6. [ ] 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)*

Turner, Kerri

From: Planning
Subject: FW: 726 West Lamar Street

From: John Gorman
Sent: Thursday, October 9, 2025 11:35 AM
To: Planning <planning@cityofsherman.com>
Subject: 726 West Lamar Street

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

I live at 209 South Woods, and I got a letter from you, apparently concerning the vacant lot on the North side of me. This lot is not big enough for any commercial development, and is too close to the cemetery, and there is no way to handle the traffic, etc. So, not only am I adamantly opposed to any changes here, but the people that have relatives in the cemetery will, most likely be strongly opposed also. So, any changes here, definitely, should not be approved!

John Gorman
209 South Woods
Sherman, TX 75092

903-421-2169

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

702 SOUTH THROCKMORTON STREET (Project No. 000127-2025) NO ACTION TAKEN ON 9/16/25

The request of Wright Construction & Development LLC (Owner) and Copley Land Surveying (Surveyor) concerning the property located in the 702 South Throckmorton Street, consisting of 0.1286 acres, being a part of W. Elliott's Addition, George B. Pilant Survey, Abstract No. 963, Lot 15 and the South 15 feet of Lot 14, Block 9, currently zoned R-6 (Single Family Residential), as follows:

Planning and Zoning Commission

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

Background:

The property is located at 702 South Throckmorton Street. The owner is requesting a Zone Change from an R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District to construct a single-family home.

The following has been approved for this location:

- 7/18/2025 - Preliminary Plat for Stella Addition (Conditional Approval)

Origination:

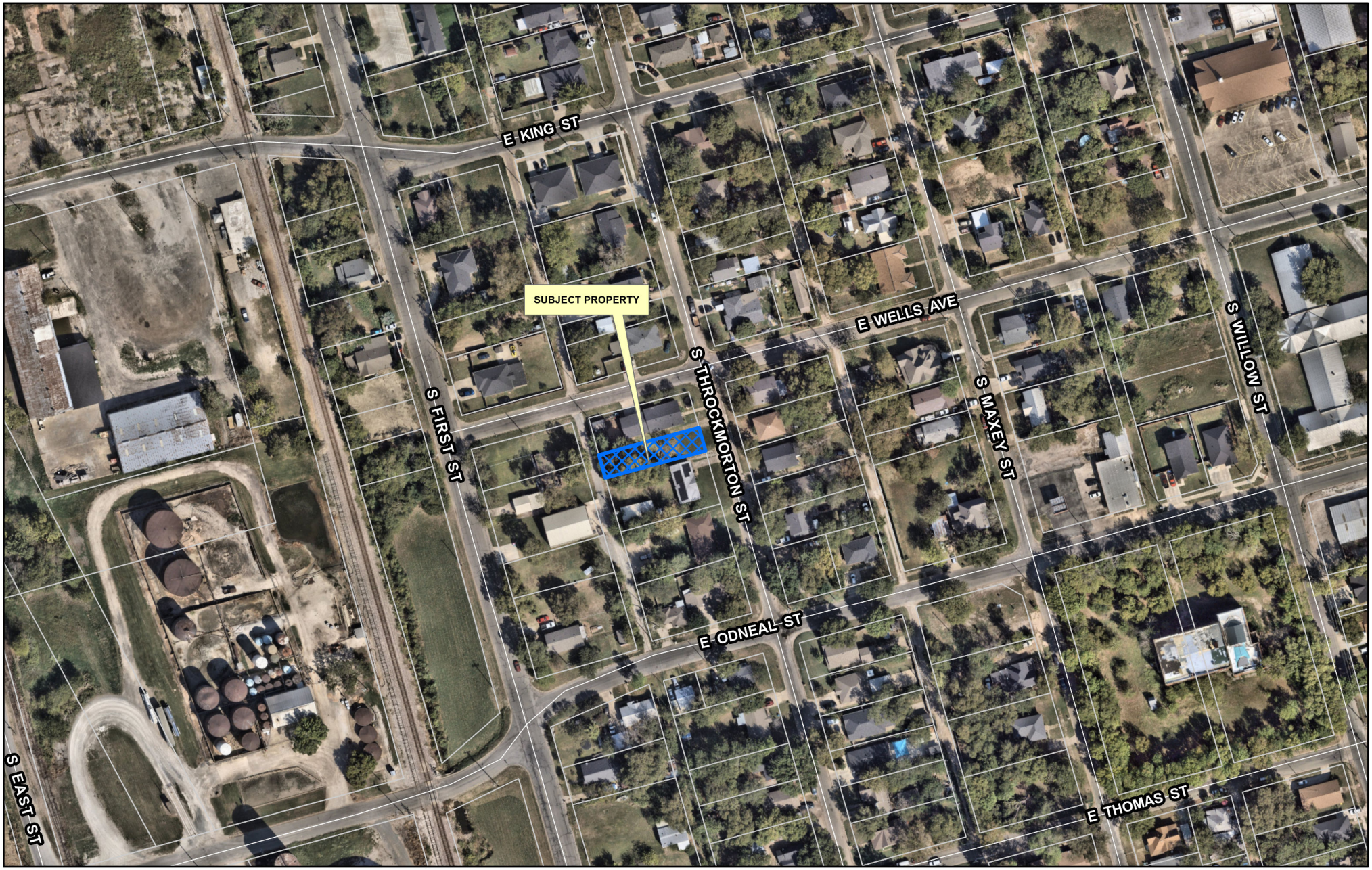
Wright Construction & Development LLC (Owner) and Copley Land Surveying (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this zone change request.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
702 S THROCKMORTON ST

N
W E
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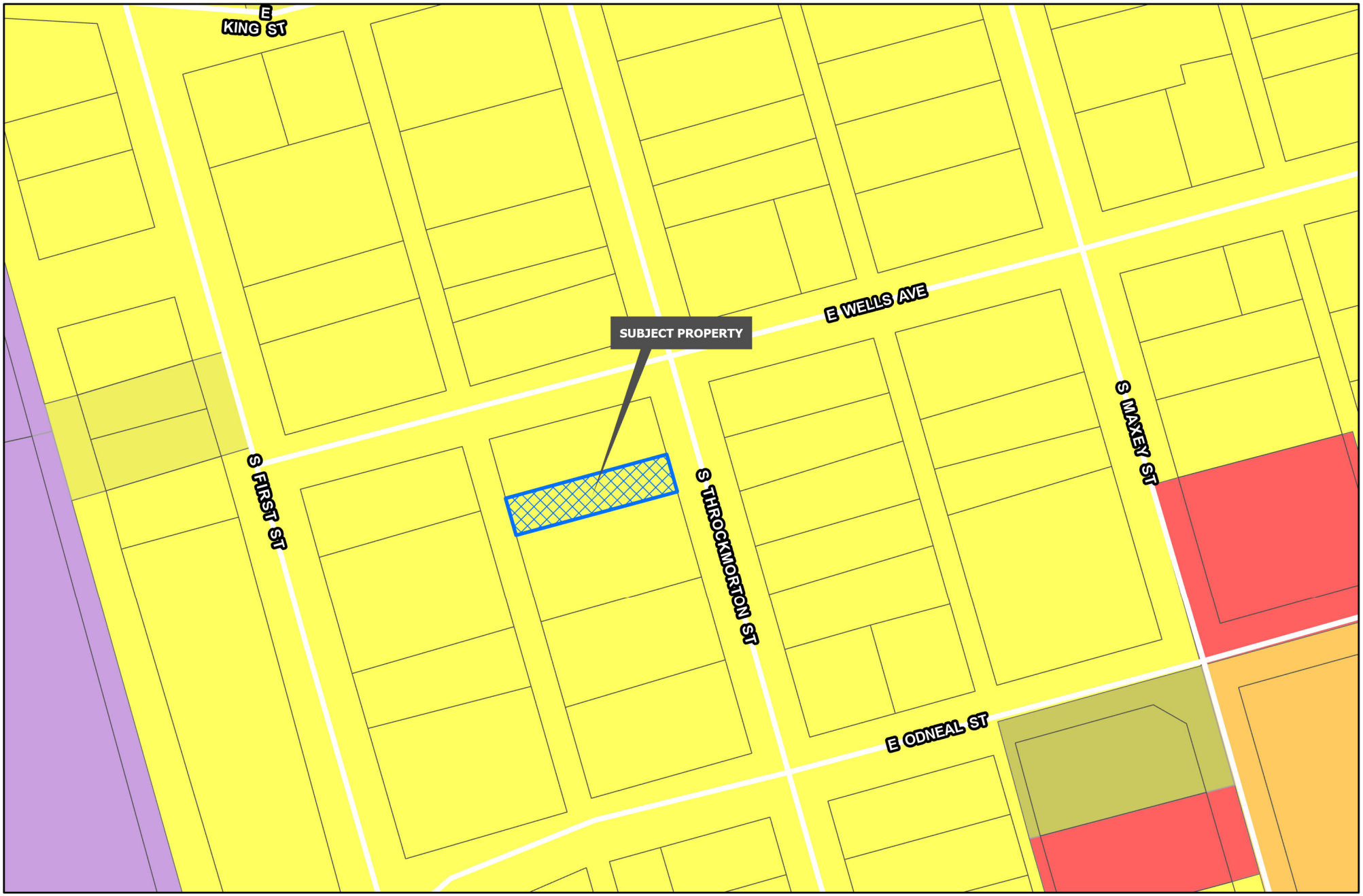
Date: 8/26/2025 11:41 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
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- 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
702 S THROCKMORTON ST

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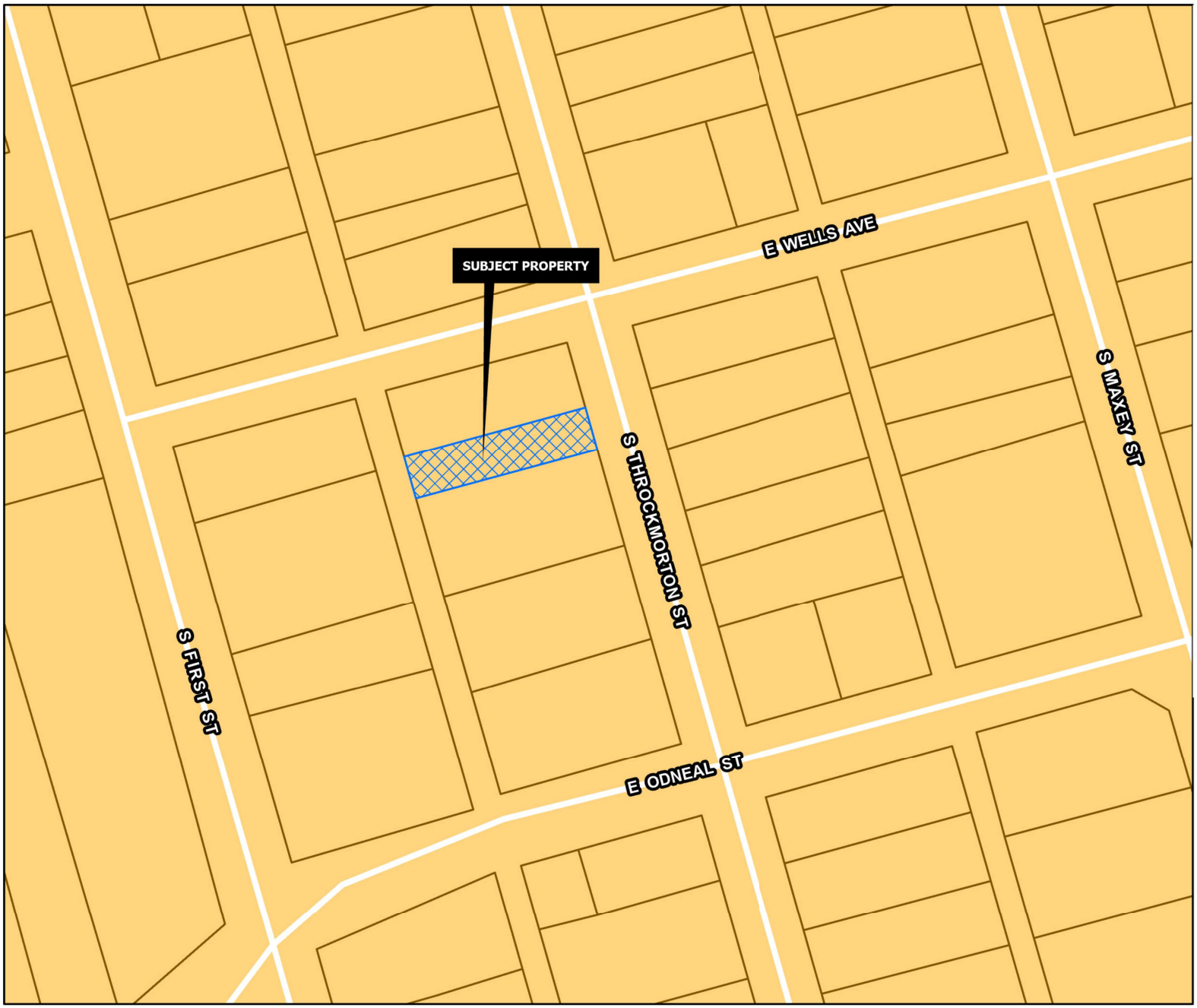
W E
S

Date: 8/26/2025 11:41 AM



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- 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

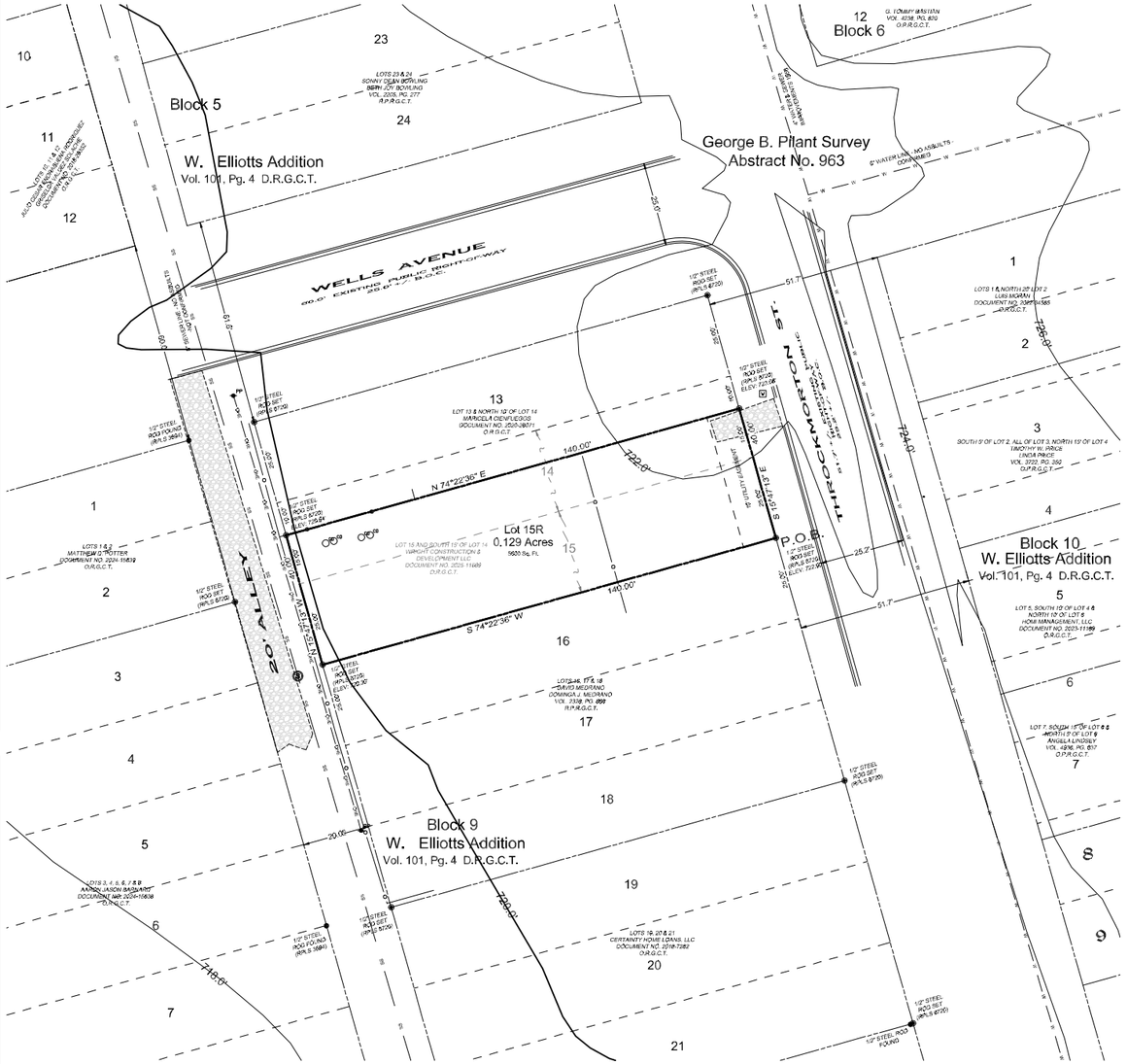
CITY OF SHERMAN
FUTURE LAND USE MAP
702 S THROCKMORTON ST

N
W E
S

Date: 8/26/2025 11:41 AM

702 SOUTH THROCKMORTON STREET – PROPERTY NOTIFICATION SIGN

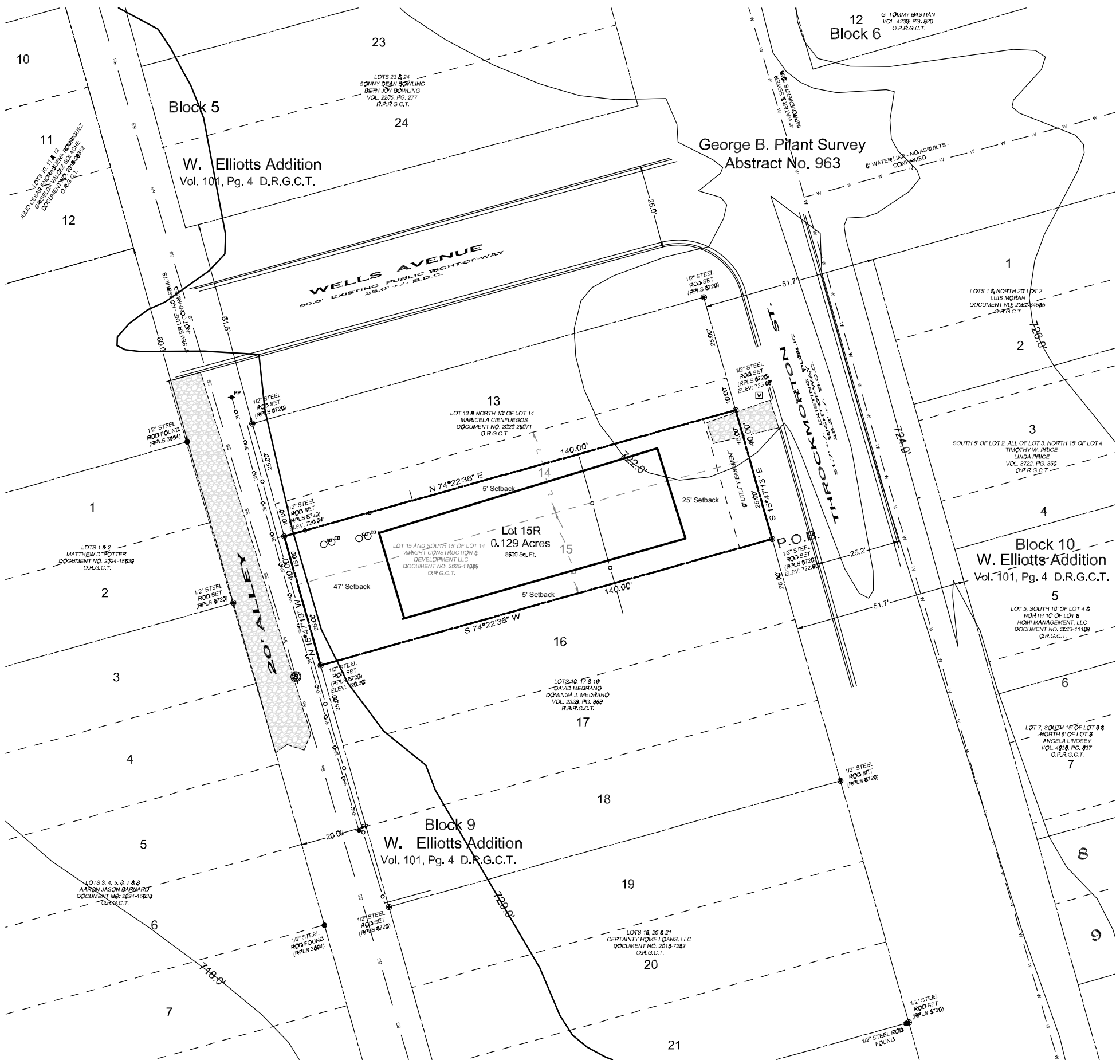



Block 5
W. Elliotts Addition
Vol. 101, Pg. 4 D.R.G.C.T.
George B. Pilant Survey
Abstract No. 963
Block 6
Block 10
W. Elliotts Addition
Vol. 101, Pg. 4 D.R.G.C.T.
Block 9
W. Elliotts Addition
Vol. 101, Pg. 4 D.R.G.C.T.
WELLS AVENUE
80.0' EXISTING PUBLIC RIGHT-OF-WAY
80.0' R.O.W.
THROCKMORTON ST.
VALLEY ST.
Lot 15R
0.129 Acres
5620 Sq. Ft.
P.O.B.
N 74°22'36" E
S 74°22'36" W
140.00'
724.0'
725.0'
718.0'
51.7'
25.0'
20.0'
SONNY DEAN WORLING
BERNLOY BOWLING
VOL. 2035, PG. 277
O.P.R.G.C.T.
LOTS 1 & 2
MATTHEW D. POTTER
DOCUMENT NO. 2024-11619
O.R.G.C.T.
LOTS 3, 4, 6, 7 & 8
AARON JASON BASHAM
DOCUMENT NO. 2024-10638
O.R.G.C.T.
LOT 13 & NORTH 10' OF LOT 14
MARICELA CIENFUEGOS
DOCUMENT NO. 2020-26071
O.R.G.C.T.
LOT 15 AND SOUTH 15' OF LOT 14
WRIGHT CONSTRUCTION &
DEVELOPMENT LLC
DOCUMENT NO. 2025-11689
O.R.G.C.T.
LOTS 16, 17 & 18
DAVID MEDRANO
DOMINGA J. MEDRANO
VOL. 2338, PG. 688
O.P.R.G.C.T.
LOTS 18, 20 & 21
CERTAINTY HOME LOANS, LLC
DOCUMENT NO. 2018-7282
O.R.G.C.T.
LOTS 1 & NORTH 1/2 OF LOT 2
LUIS MORAN
DOCUMENT NO. 2021-14565
O.R.G.C.T.
SOUTH 1/2 OF LOT 2, ALL OF LOT 3, NORTH 1/2 OF LOT 4
TIMOTHY W. PRICE
LINDA PRICE
VOL. 2722, PG. 392
O.P.R.G.C.T.
LOT 5, SOUTH 1/2 OF LOT 4 &
NORTH 1/2 OF LOT 6
HOM MANAGEMENT, LLC
DOCUMENT NO. 2025-11189
O.R.G.C.T.
LOT 7, SOUTH 1/2 OF LOT 6 &
NORTH 1/2 OF LOT 8
ANGELA LINDSEY
VOL. 4216, PG. 857
O.P.R.G.C.T.
6" WATER LINE, NO MARKERS
12" STEEL ROD SET (RPLS 6720)
12" STEEL ROD FOUND (RPLS 5680)
12" STEEL ROD FOUND
1/2" STEEL ROD FOUND (RPLS 6720)
1/2" STEEL ROD FOUND
1/2" STEEL ROD FOUND (RPLS 2939)
1/2" STEEL ROD FOUND (RPLS 6720)
1/2" STEEL ROD FOUND (RPLS 6720)
1/2" STEEL ROD FOUND (RPLS 6720

702 S Throckmorton Project Narrative

- To Build a New construction single family home that conforms with the current neighborhood.

CLS Job# 25040151P



N W E S

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

0 20 40
SCALE ~ 1" = 20'

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the George B. Pilant Survey, Abstract No. 963, and being Lot 15 and the South 15 feet of Lot 14, Block 9, W. Elliott's Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 101, Page 4, Deed Records, Grayson County, Texas and being the same tract of land conveyed to Wright Construction & Development LLC by deed of record in Document No. 2025-11689, Official Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the west line of Throckmorton Street for the southeast corner of said Lot 15, and the northeast corner of Lot 16 of said Block 9;

Thence **South 74°22'36" West**, along the south line of said Lot 15, and the north line of said Lot 16, Block 9, a distance of **140.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of the 20' alley of said Block 9;

Thence **North 15°47'13" West**, along the east line of said 20' alley and the west line of said Lots 15 and 14, a distance of **40.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Wright Construction & Development LLC Tract and the southwest corner of a tract of land conveyed to Maricela Cienfuegos by deed of record in Document No. 2020-26071 of said Official Records;

Thence **North 74°22'36" East**, along the north line of said Wright Construction & Development LLC Tract and the south line of said Cienfuegos Tract, 15' from and parallel to the north line of said Lot 15, a distance of **140.00 feet** to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Lot 14, and the west line of said Throckmorton Street for the northeast corner of said Wright Construction & Development LLC Tract and the southeast corner of said Cienfuegos Tract;

Thence **South 15°47'13" East**, along the west line of said Throckmorton Street and the east line of said Block 9, a distance of **40.00 feet** to the **Point-of-Beginning** and containing **0.129 acres** of land.

KNOWN ALL MEN BY THESE PRESENTS:

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

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, WRIGHT CONSTRUCTION & DEVELOPMENT LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Stella 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 Stella 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:____________________
BRAEDEN WRIGHT
CEO OF WRIGHT CONSTRUCTION & DEVELOPMENT LLC

~ GENERAL NOTES ~

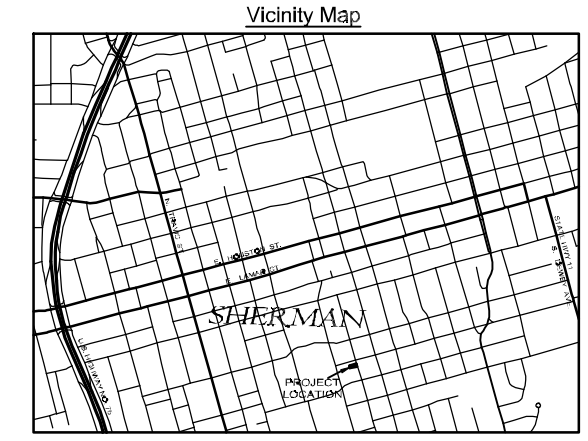
1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. All easements and rights of way dedicated to the City of Sherman by this plat include the following rights:
(i) The right of the City to change the size of any facilities installed, maintained, or operated within the area;
(ii) The right of the City to relocate any facilities within the area; and
(iii) The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:
The purpose of this Replat is to combine 1 Lot with a portion of another Lot.

Plat Summary: Lot 15R: 0.129 Acres, Residential

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

Vicinity Map



Owner's Certificate of Dedication

That WRIGHT CONSTRUCTION & DEVELOPMENT LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the STELLA ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.129 acres situated in and being a portion of the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat. WRIGHT CONSTRUCTION & DEVELOPMENT LLC does herein certify the following:

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

WITNESS my hand at _____, ________County, Texas, this _____day of _______(year).

BRAEDEN WRIGHT
CEO OF WRIGHT CONSTRUCTION & DEVELOPMENT 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 BRAEDEN WRIGHT known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_______________, 2025.

Notary Public, State of Texas

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

Chairman — *Secretary*

Preliminary Certificate Block

City Engineer, — *Date*
City of Sherman
Attest:

City Clerk

Legend

(S)	SEWER MANHOLE
O CO	SEWER CLEANOUT
PP	POWER POLE
V	WATER METER
	BOUNDARY LINE
	PROPERTY LINE
OHE	OVERHEAD ELECTRIC
O	CHAINLINK FENCE
	GRAVEL

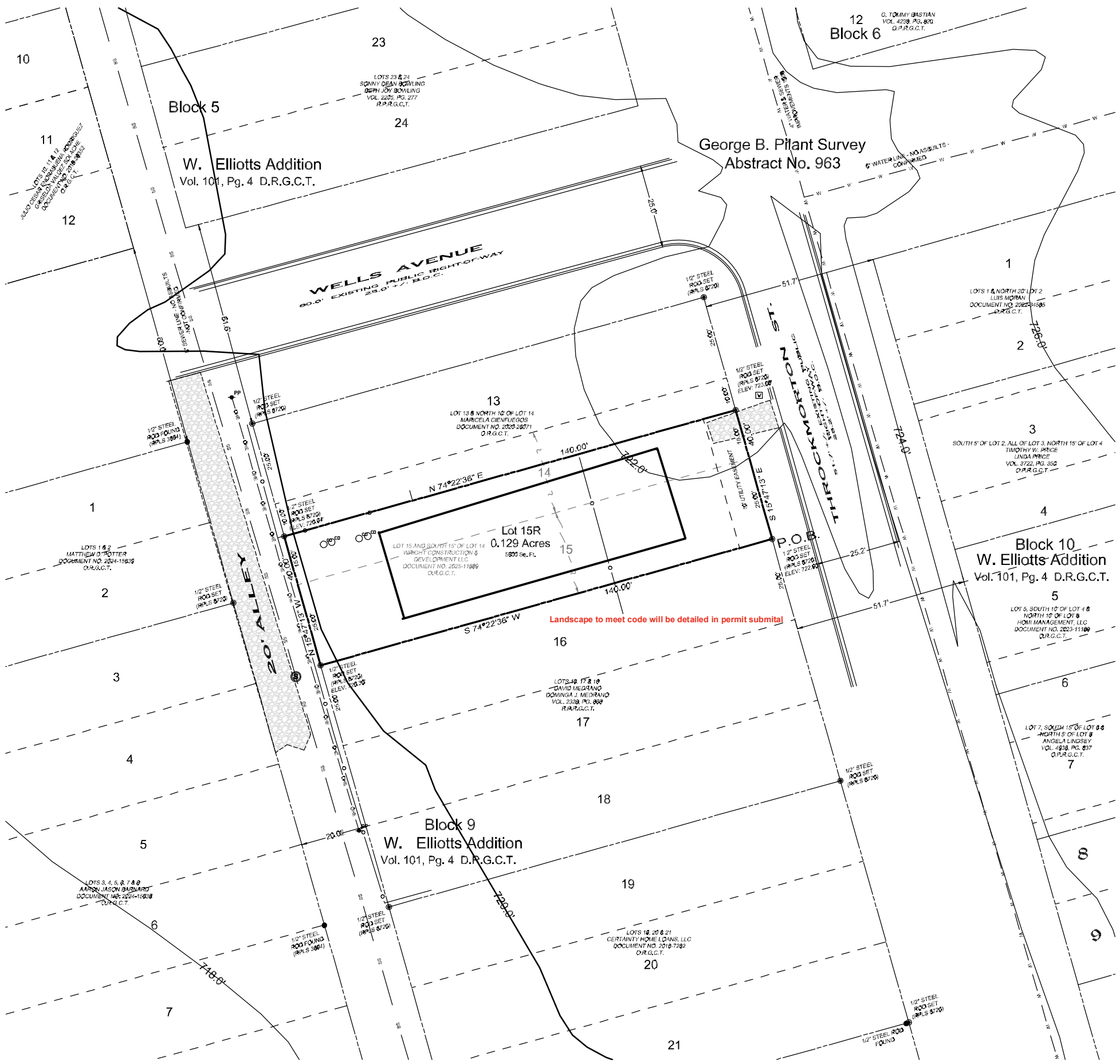
Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75090
TX 903-415-0643,
john@copleylandsurveying.com

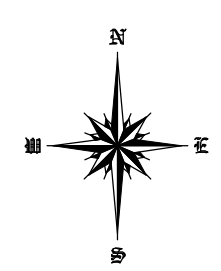
OWNERS/DEVELOPER
WRIGHT CONSTRUCTION & DEVELOPMENT LLC
2212 BLUEBONNET ST.
DENISON, TEXAS 75020

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

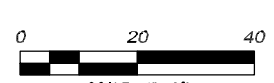
Preliminary Plat
Stella Addition
Lot 15R, Block 9 an addition to the City of Sherman Grayson County, Texas Being a Replat of Lot 15 and the South 15' of Lot 14, Block 9, W. Elliott's Addition

7/1/2025





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



Preliminary Certificate Block

______________________ ______________
City Engineer, Date
City of Sherman
Attest:

____
City Clerk

Legend

- SEWER MANHOLE
- SEWER CLEANOUT
- POWER POLE
- WATER METER
- BOUNDARY LINE
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- OVERHEAD ELECTRIC
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SURVEYOR
JOHN C. COPLEY
R.P.L.S. NO. 6720
1702 VERDI LN.
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Thence ***South 74°22'36" West****, along the south line of said Lot 15, and the north line of said Lot 16, Block 9, a distance of* ***140.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of the 20' alley of said Block 9;*

Thence ***North 15°47'13" West****, along the east line of said 20' alley and the west line of said Lots 15 and 14, a distance of* ***40.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the northwest corner of said Wright Construction & Development LLC Tract and the southwest corner of a tract of land conveyed to Maricela Cienfuegos by deed of record in Document No. 2020-26071 of said Official Records;*

Thence ***North 74°22'36" East****, along the north line of said Wright Construction & Development LLC Tract and the south line of said Cienfuegos Tract, 15' from and parallel to the north line of said Lot 15, a distance of* ***140.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Lot 14, and the west line of said Throckmorton Street for the northeast corner of said Wright Construction & Development LLC Tract and the southeast corner of said Cienfuegos Tract;*

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

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COUNTY OF GRAYSON §

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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 Stella 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:____________________
BRAEDEN WRIGHT
CEO OF WRIGHT CONSTRUCTION & DEVELOPMENT LLC

~ GENERAL NOTES ~

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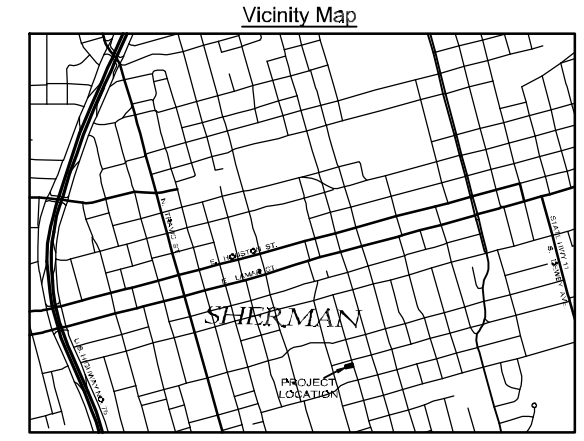
    (ii) The right of the City to relocate any facilities within the area; and
    (iii) The right of the City to remove from the area vegetation or other obstructions which endanger or may interfere with the efficiency and maintenance of any facilities within the area.

Purpose:
The purpose of this Replat is to combine 1 Lot with a portion of another Lot.

Plat Summary: Lot 15R: 0.129 Acres, Residential

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

Vicinity Map



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6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Sherman's use thereof.
7. The City of Sherman and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
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9. All modifications to this document shall be by means of plat and approved by the City of Sherman.

WITNESS my hand at _____, _________County, Texas, this _____day of _______(year).

____
BRAEDEN WRIGHT
CEO OF WRIGHT CONSTRUCTION & DEVELOPMENT 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 BRAEDEN WRIGHT known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this__ _day of_______________, 2025.

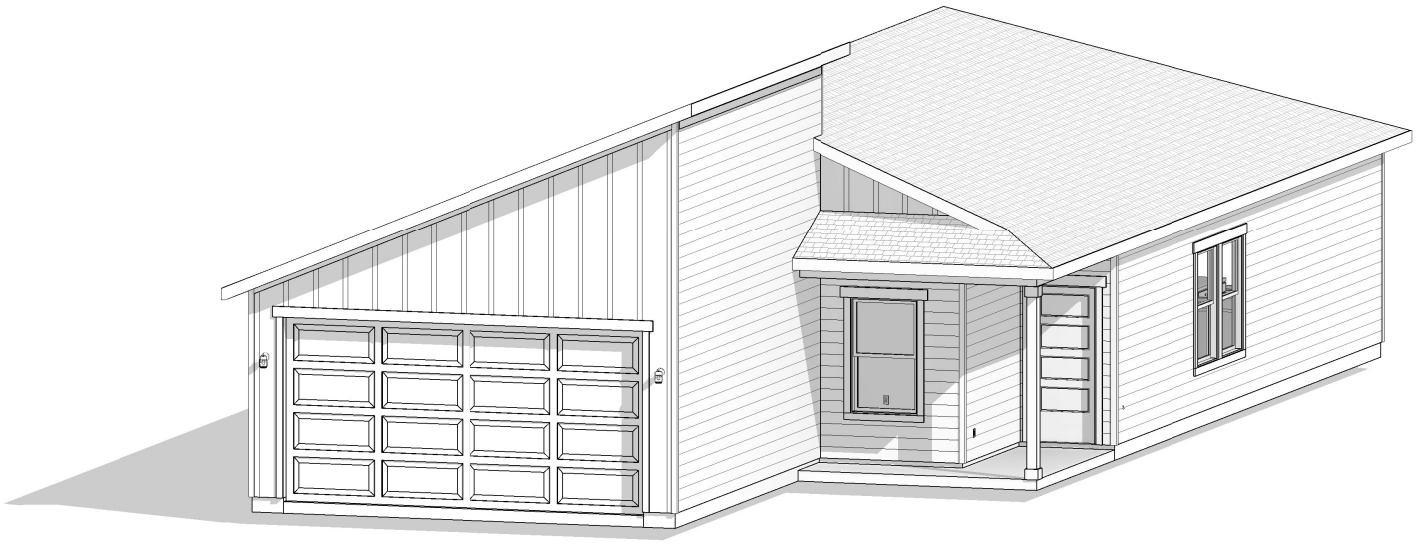
____
Notary Public, State of Texas

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

______________________ ______________________
Chairman *Secretary*

Preliminary Plat
Stella Addition
Lot 15R, Block 9 an addition to the City of Sherman Grayson County, Texas Being a Replat of Lot 15 and the South 15' of Lot 14, Block 9, W. Elliott's Addition

7/1/2025



REVISION INDEX

REV#	DESCRIPTION	DATE	DRAWN BY	BROCHURE REQUIRED	FOUNDATION REQUIRED	PLOT PLAN REQUIRED	ENGINEERING REQUIRED
A	NEW PLAN	05/11/25	MWR CA	YES	YES	YES	YES

INDEX

PAGE	DESCRIPTION
CS	COVERSHEET
A-1	FIRST FLOOR PLAN
A-2	FIRST FLOOR ELECTRICAL
A-3	FIRST FLOOR PLUMBING
A-4	INTERIOR ELEVATIONS
A-5	FRONT & REAR ELEVATION
A-5.1	SIDE ELEVATIONS
A-6	ROOF PLAN
A-7	BUILDING SECTIONS
A-8	3D VIEWS
A-9	DETAILS
A-9.1	WALL SECTIONS

WRIGHT CONSTRUCTION & DEVELOPMENT

© COPYRIGHT 2025

DRAFTING - DESIGN - PLAN MAINTENANCE
Masterworks
Residential - LLC
(972) 897- 4813

30F-1250

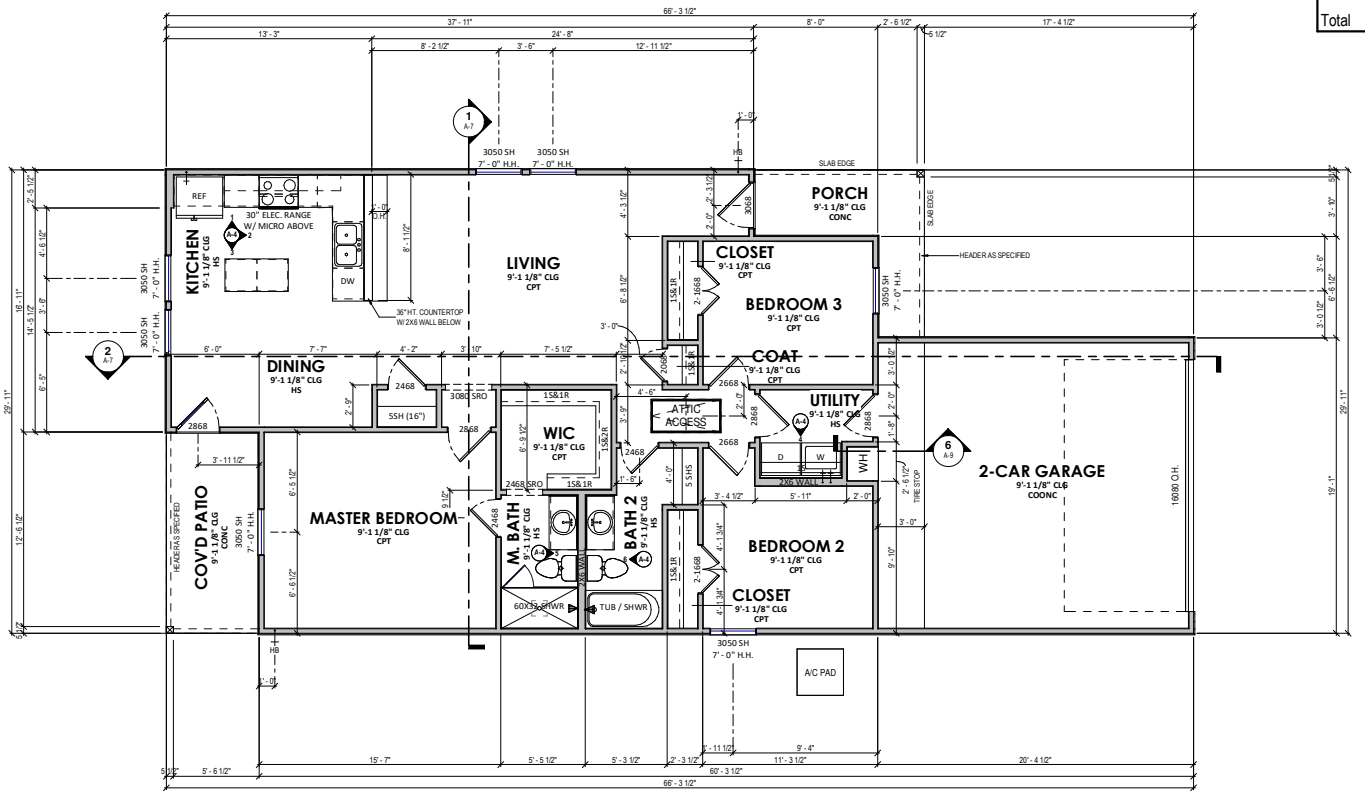
FILE NAME:
DATE: 05/11/2025
DRAWN BY: MW - CA
JOB NUMBER: 25.0305

PLAN # 30F-1250

COVERSHEET

SHEET # CS

AREA CALCULATIONS	
CONDITIONED AREA	
FIRST FLOOR	1261 SF
	1261 SF
UNCONDITIONED AREA	
2-CAR GARAGE	389 SF
COV'D PATIO	78 SF
PORCH	67 SF
	534 SF
Total	1795 SF



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN NOTES

- INTERIOR DIMENSIONS ARE TO FACE OF STUD, U.N.O. WINDOWS, DOORS AND OPENINGS ARE DIMENSIONED TO CENTER OF ROUGH OPENINGS
- ALL DOORS ON FIRST FLOOR ARE 8'-0" U.N.O.
- ALL DOORS ON SECOND FLOOR ARE 6'-8" U.N.O.
- ALL SHEETROCK OPENINGS TO BE CENTERED ON WALL U.N.O.
- REFER TO ELEVATION(S) AND ROOF PLAN(S) FOR PLATE HEIGHTS AND CEILING SLOPES
- ALL ANGLES OTHER THAN 90° ARE TO BE 45° ANGLES U.N.O.
- ALL PLUMBING WALLS SHALL BE 2x6 MIN U.N.O.
- WATER HEATER SIZE AND LOCATION MAY VARY. BUILDER IS TO VERIFY LOCATION
- GAS DROPS AND 220V OUTLETS ARE SHOWN FOR GENERAL LOCATION ONLY. THEY MAY OR MAY NOT BE AVAILABLE AND/OR VARY PER CITY AND/OR SUBDIVISION SPECIFICATIONS

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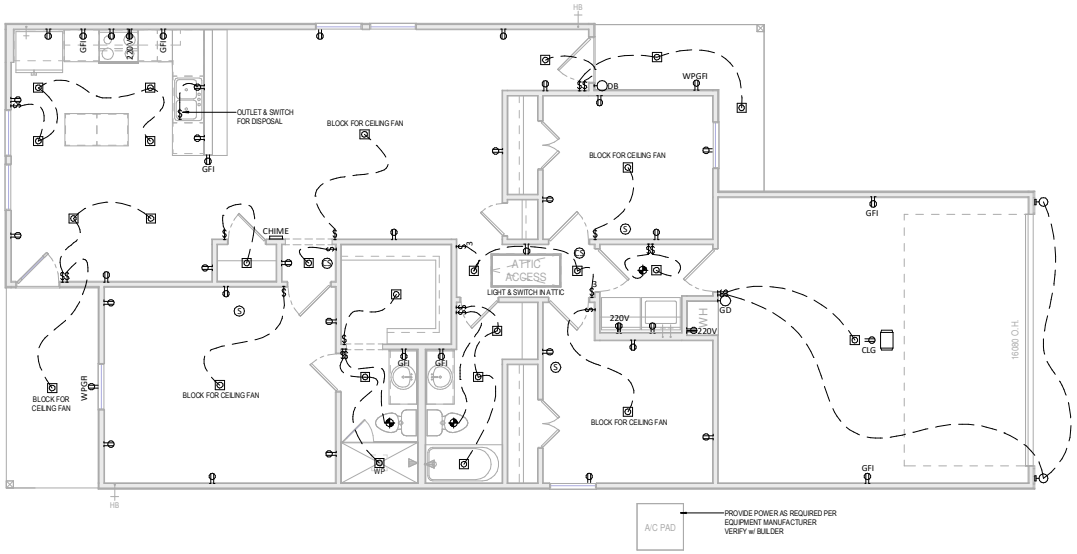
FIRST FLOOR PLAN

SHEET # A-1



FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

ELECTRICAL NOTES

INFORMATION AND LAYOUTS SHOWN ON DRAWINGS ARE ONLY SCHEMATIC IN DESIGN

- PROVIDE LIGHT IN EACH CRAWLSPACE AND ATTIC
- GAS AND 220 OUTLETS SHOWN FOR LOCATION PURPOSES ONLY, AND SUBJECT TO CHANGE PER SUBDIVISION/CITY/CODE REQUIREMENT

KITCHEN
- 24" MAX SEPERATION FOR OUTLETS LOCATED AT KITCHEN COUNTERTOPS
- RECEPTACLES AT COUNTER SPACE 12" OR WIDER.
- GFCI OUTLETS REQUIRED AT KITCHEN COUTERTOPS
- 1 OUTLET PROVIDED PER ISLAND MINIMUM

BATHROOMS
- BATHROOMS GFCI OUTLETS TO BE INSTALLED WITHIN 36" OF EACH SINK BASIN AND 1 PER SINK

LIVING SPACES
- OUTLETS IN ALL LIVING SPACES SHALL BE PROVIDED AT 6' MAX FROM OPENING OR DOOR AND MINIMUM 12' BETWEEN EACH RECEPTACLE
- PROVIDE OUTLET ON ANY WALL LARGER THAN 2' BETWEEN OPENINGS AND DOORS
- FLOOR PLUGS AS REQUIRED

OTHER AREAS
- OUTDOOR OUTLETS TO BE PROVIDED AT FRONT AND REAR OF HOUSE, WEATHERPROOFED AND GFCI PROTECTED.
- PROVIDE AT LEAST 1 OUTLET PER 10' OF HALLWAY RUN

LIGHTING
- LIGHTING FIXTURES LOCATED IN CLOSETS: SURFACE MOUNT FIXTURE ARE NOT TO BE WITHIN 1'-0" OF SHELF OR HANGING SPACE MEASURED HORIZONTALLY. RECESSED FIXTURES NOT TO BE WITHIN 6" OF ANY SHELF OR HANGING SPACE

SMOKE DETECTORS
- ADDITIONAL SMOKE DETECTOR REQUIRED AT EACH END OF ROOMS/HALLWAYS GREATER THAN 30' IN LENGTH
- DO NOT INSTALL DETECTORS WITHIN 3' OF AN AIR VENT OR RETURN
- KEEP ALL SMOKE DETECTORS A MINIMUM OF 36" FROM BATHROOM DOOR. KITCHEN COOKING APPLIANCES AND LAUNDRY/UTILITY (WHERE A WASHER AND DRYER IS PLACED)
- DO NOT INSTALL NEAR FLUORESCENT LIGHTS
- DO NOT INSTALL WITHIN 36" OF TIP OF PADDLE FOR CEILING FAN
- INSTALL SMOKE DETECTOR ON SLOPED, PEAKED OR CATHEDRAL CEILINGS AT OR WITHIN 3' OF HIGHEST POINT (MEASURED HORIZONTALLY)
- SMOKE ALARMS IN ROOMS WITH CEILING SLOPES GREATER THAN 1 FOOT IN 8 FEET HORIZONTALLY SHALL BE LOCATED ON THE HIGHEST SIDE OF ROOM

ELECTRICAL LEGEND

S	SINGLE POLE SWITCH	DB	DOOR BELL BUTTON
S3	3-WAY SWITCH	CHIME	DOOR BELL CHIME
S4	4-WAY SWITCH	GD	GARAGE DOOR BUTTON
SD	DIMMER SWITCH	GDO	GARAGE DOOR OPENER
220	220 VOLT OUTLET	WP/GFI	WEATHERPROOF OUTLET
	DUPLEX OUTLET	CLG	CEILING OUTLET
GFI	GROUND FAULT OUTLET	FLR	FLOOR OUTLET
S	SMOKE DETECTOR	CS	CARBON MONOXIDE & SMOKE DETECTOR COMBO
C	CARBON MONOXIDE DETECTOR	DATA	NETWORK OUTLET
TV	TELEVISION OUTLET	PH	TELEPHONE OUTLET
PANEL	SERVICE PANEL		GARBAGE DISPOSAL
M	SERVICE METER	ACCENT	ACCENT LIGHT
	WALL MOUNT LIGHT		SINGLE SCONCE
FLOOD	FLOOD LIGHT		DOUBLE SCONCE
3 BULB	STRIP LIGHT	STR	STAIR LIGHT
	BATH FAN & LIGHT COMBO		BATH FAN
CASTER	CLOSET CASTER LIGHT	UC	UNDER CABINET LIGHT
	PULL CHAIN LIGHT		KEYLESS LIGHT
	FLUSH MOUNT LIGHT	HANGING	HANGING LIGHT
PNDT	HANGING PENDANT LIGHT	MINI	MINIATURE PUCK LIGHT
	RECESSED CAN LIGHT	EB	RECESSED EYEBALL LIGHT
	FLUORESCENT LIGHT RECTANGULAR		FLUORESCENT LIGHT ROUND
	LED DISK LIGHT		
CF	CEILING FAN		LIGHT w/ FAN ROUGH
LCF	LIGHTED CEILING FAN	LCF ROUGH	LIGHT & FAN ROUGH

1. Provide Smoke Alarms - hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms, and located at not less than 3 feet from a door to a bathroom with tub or shower except when this requirement will prevent the installation of a smoke alarm in a required location. If applicable, on each additional story including basements and habitable attics. In accordance with 2015 IRC Sec R314.
2. Provide Carbon Monoxide Alarm - hard wired with battery backup, installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and/or have an attached garage. In accordance with 2015 IRC sec R315.
3. Per 2015 IRC 303.3, all bathroom exhaust fans vent directly to exterior.

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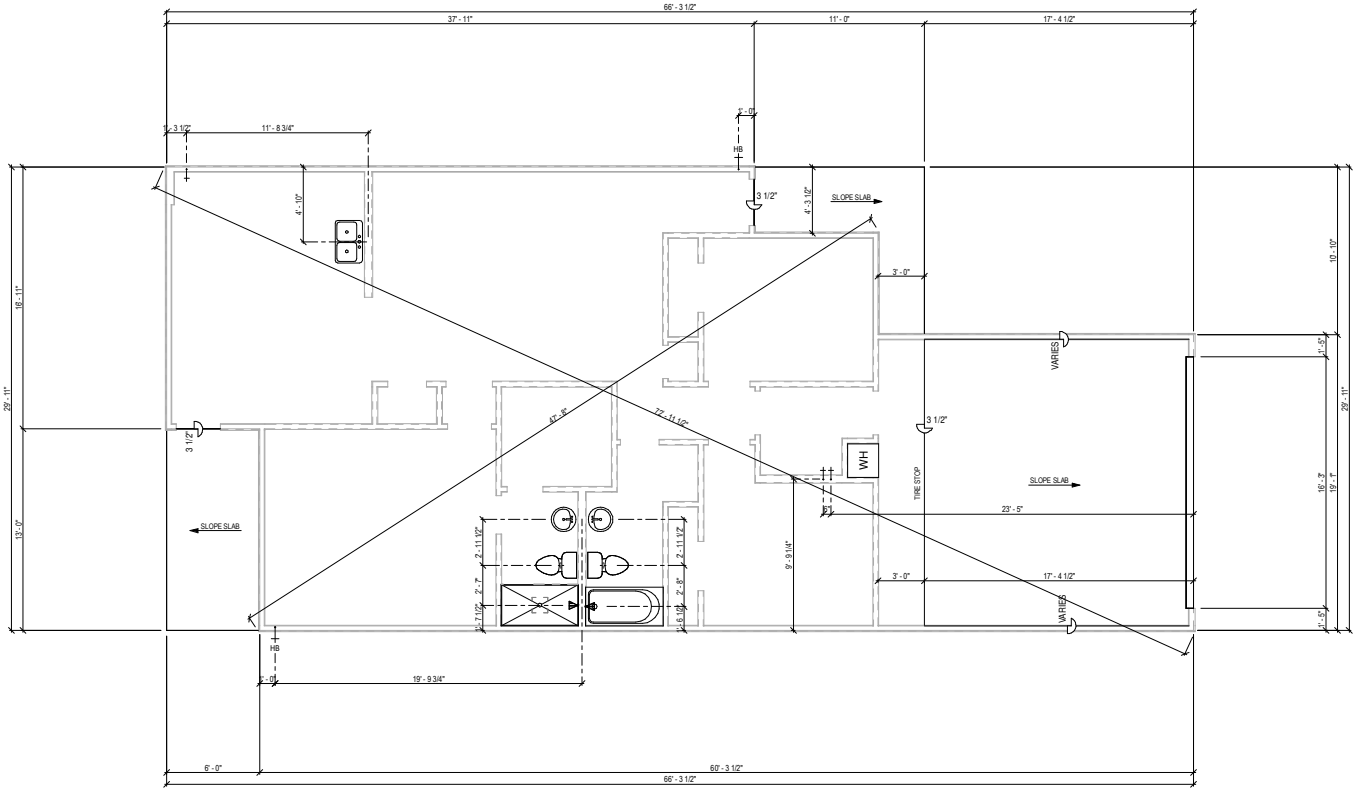
FIRST FLOOR ELECTRICAL

SHEET # A-2



PLUMBING ROUGH DIAGRAM

SCALE: 1/8" = 1'-0"

PLUMBING PLAN NOTES

- ACTUAL CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION
- DIMENSIONS ARE TO FACE OF STUD, UNLESS GRAFICALLY INDICATED OTHWEWISE
- UNLESS OTHER WISE ANNOTATED, ALL ANGLES OTHER THAN 90° ANGLES ARE TO BE 45° ANGLES
- ALL PLUMBING WALLS SHALL BE 2x6 MIN U.N.O.
- REFER TO STRUCTURAL PLANS FOR ENGINEERED FOUNDATION

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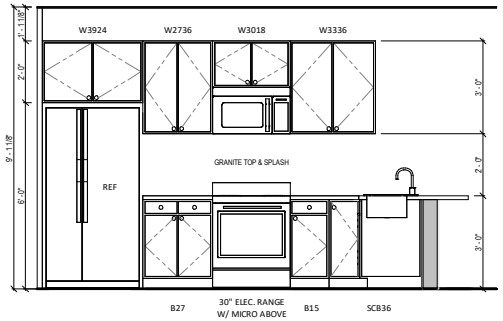
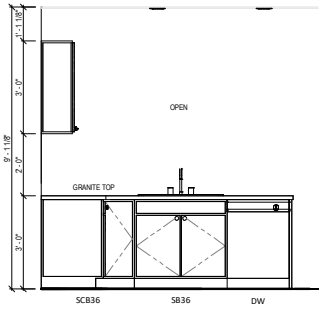
FIRST FLOOR PLUMBING

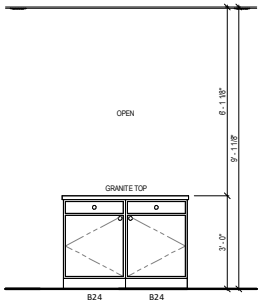
SHEET # A-3



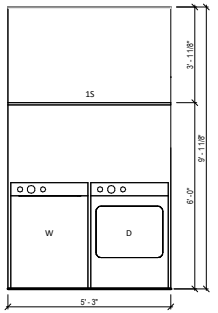
1 KITCHEN
1/4" = 1'-0"



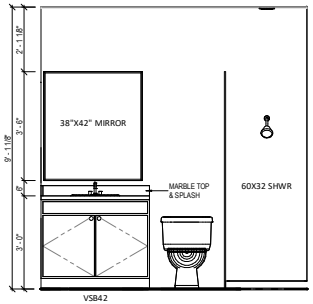
2 KITCHEN
1/4" = 1'-0"



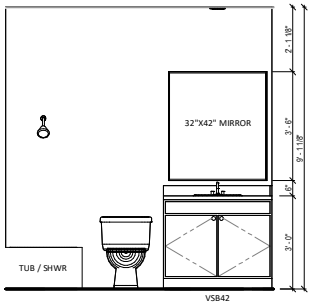
3 KITCHEN
1/4" = 1'-0"



4 UTILITY
1/4" = 1'-0"



5 MASTER BATH
1/4" = 1'-0"



6 BATH 2
1/4" = 1'-0"

INTERIOR ELEVATION NOTES

- PROVIDE CABINET BLOCKING FOR VANITY @ 26" TO 32", RANGE @ WALL 54" AND 80"; BASE AT 32"
- PROVIDE CABINET BLOCKING ON KITCHEN WALLS @ 37 ½", 57 ½", AND 98 ½" A.F.F.
- SUBSTRATE FOR TILES SHALL BE TILE OR CEMENT BACKER BOARD.
- CONTRACTOR TO FIELD VERIFY ALL CABINET DIMENSIONS PRIOR TO FABRICATION.
- ALL SHOWER HEADS TO BE AT 6'-10" A.F.F.
- MANTLE BLOCKING AT EACH SIDE OF FIREPLACE EVERY 24" O.C. A.F.F.
- SECONDARY BATH TUB BLOCKING 26" TO 32" FROM WALL BOTTOM PLATE TO TOP PLATE.
- MASTER SHOWER BLOCKING 40" TO 46" FROM WALL BOTTOM PLATE TO TOP OF PLATE.
- VANITY LIGHT FIXTURE 2X4 BLOCKING TO BE IN ALL BATHS AT 94" A.F.F. TO TOP OF BLOCKING WITH 36" CABINETS, 88" WITH 30" CABINETS.

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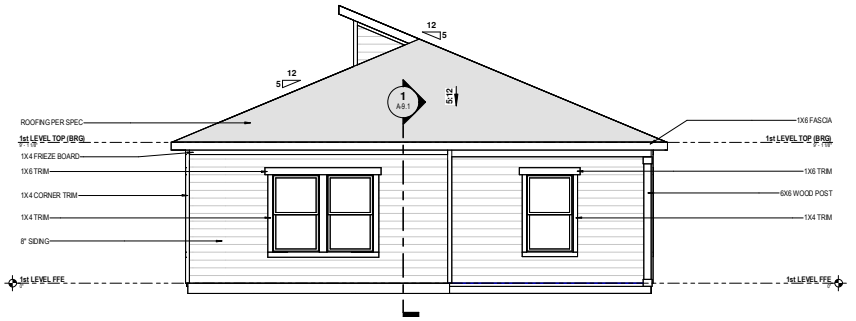
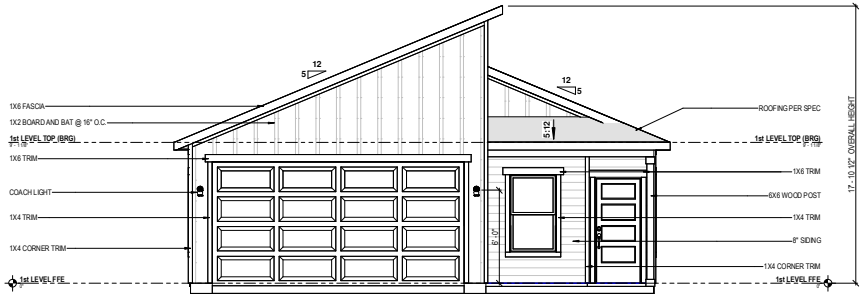
INTERIOR ELEVATIONS

SHEET # A-4



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- PROVIDE ATTIC VENTILATION AS REQUIRED PER CODE.
- ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- WINDOW ROWLOCKS TO HAVE ½" SLOPE MINIMUM.
- NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS.
- HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" HORIZONTALLY AND AT LEAST 4'-0" ABOVE ANY POINT IMMEDIATELY ADJACENT
- LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D. BY HOME BUILDER.

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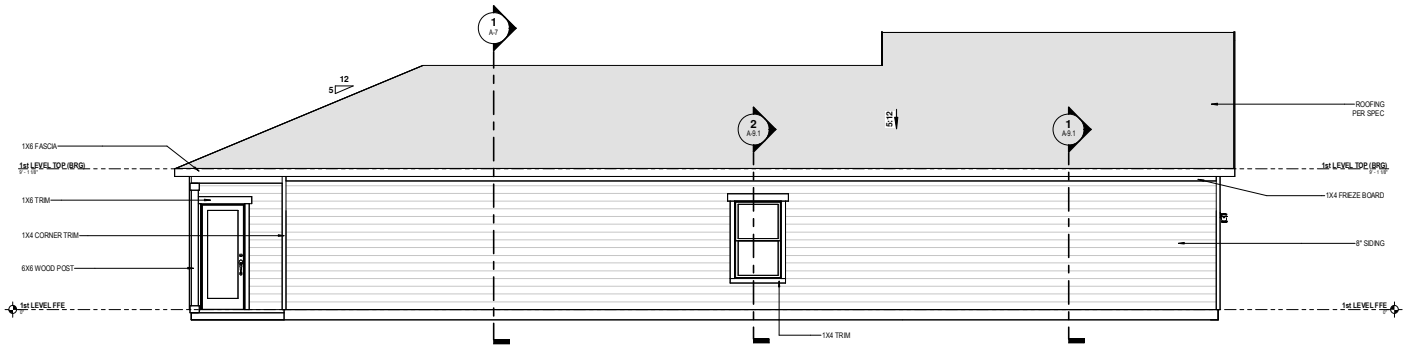
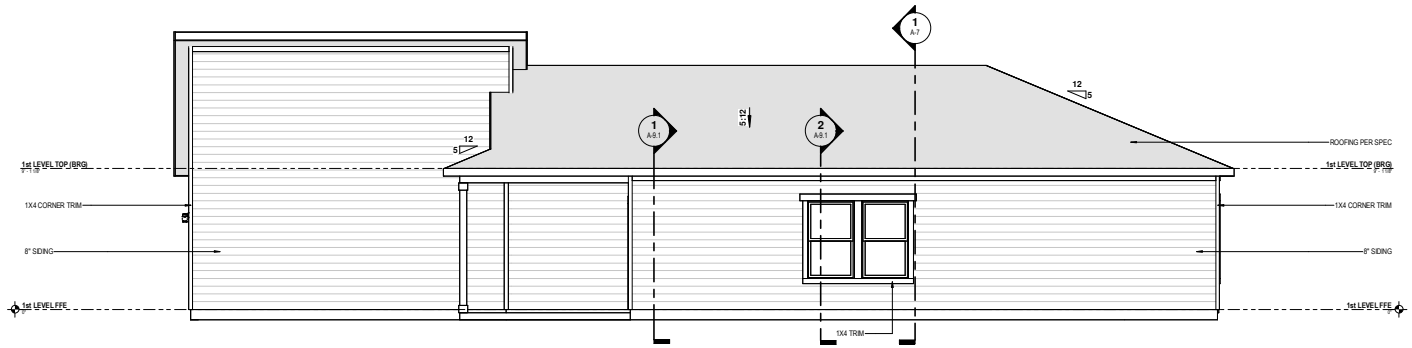
FRONT & REAR ELEVATION

SHEET # A-5



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- PROVIDE ATTIC VENTILATION AS REQUIRED PER CODE.
- ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- WINDOW ROWLOCKS TO HAVE ½" SLOPE MINIMUM.
- NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS.
- HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0" HORIZONTALLY AND AT LEAST 4'-0" ABOVE ANY POINT IMMEDIATELY ADJACENT
- LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D. BY HOME BUILDER.

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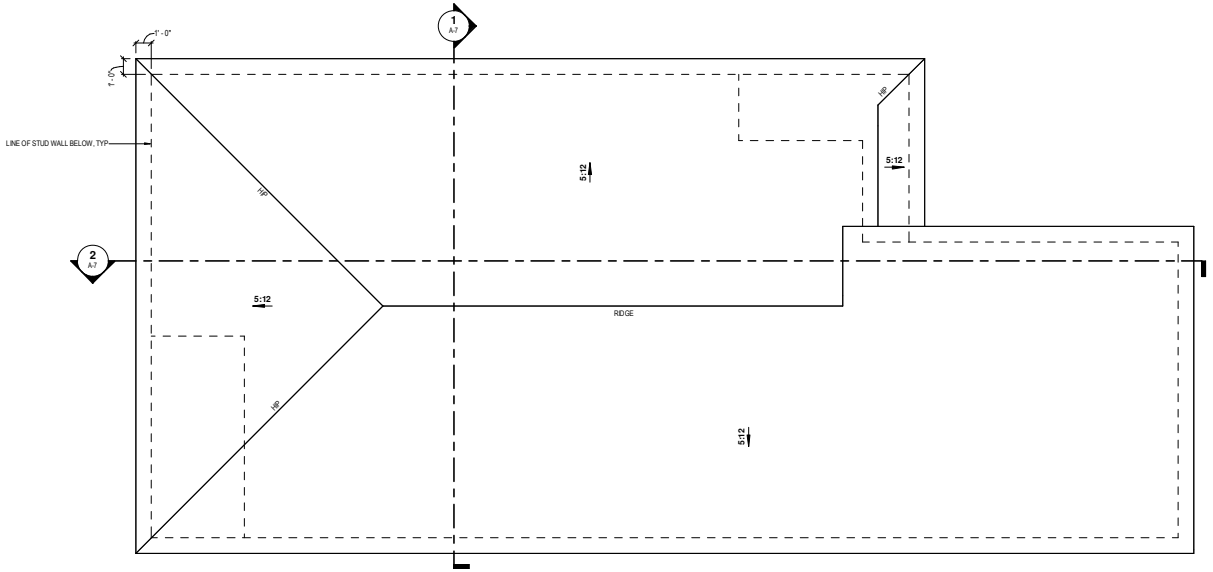
SIDE ELEVATIONS

SHEET # A-5.1

ATTIC AREA @ (MAIN ROOF)				
ATTIC AREA (FT²)	REQUIRED VENTILATION (IN²)	REQUIRED UPPER ATTIC VENTILATION (IN²)		REQUIRED SOFFIT VENTILATION (IN²)
	1/300 EXCEPTION	40%-50% OF REQUIRED		
	MINIMUM	MINIMUM	MAXIMUM	MINIMUM -40% UPPER VENTILATION
1991	956	383	478	573

NOTES:
1. BAFFLES REQUIRED IN ALL BAYS BETWEEN SOFFIT VENTS WHERE INSULATION IS INSTALLED
2. PROVIDE VENTILATION AS REQUIRED BY CURRENT ADOPTED INTERNATIONAL RESIDENTIAL CODE; PERFORATED SOFFITS ARE NOT ALLOWED IN SIDE YARDS WITH LESS THAN FIVE FEET FROM SOFFIT TO BUILD LINE
3. PROVIDED CALCULATIONS ARE BASED ON 2012/2015 INTERNATIONAL RESIDENTIAL CODE; ATTIC VENTILATION REQUIREMENTS MUST BE MET BY ONE OF THE TWO LISTED OPTIONS: 1/150 STANDARD OR 1/300 EXCEPTION.
4. FIRE RATED SOFFITS REQUIRED WHERE BUILDING IS WITHIN 5 FEET OF PROPERTY LINE.
5. RIDGE VENTS TO BE INSTALLED WITHIN 3'-0" VERTICALLY OF HIGHEST RIDGE IN ATTIC PER CODE.



ROOF PLAN

SCALE: 1/8" = 1'-0"

ROOF PLAN NOTES

- ASPHALT SHINGLE ROOF PER OWNER SELECTION
- USE ICE & WATER SHIELD WITHIN 36" OF EDGE OF HIP/VALLEY JOINT
- USE CONTINUOUS SOFFIT VENT OR SIMILAR AS REQUIRED BY CODE
- USE RIDGE VENT AND/OR ROOF VENT AS REQUIRED BY CODE
- CHIMNEY SHALL BE 2'-0" HIGHER THAN NEAREST STRUCTURE WITHIN 10'-0"

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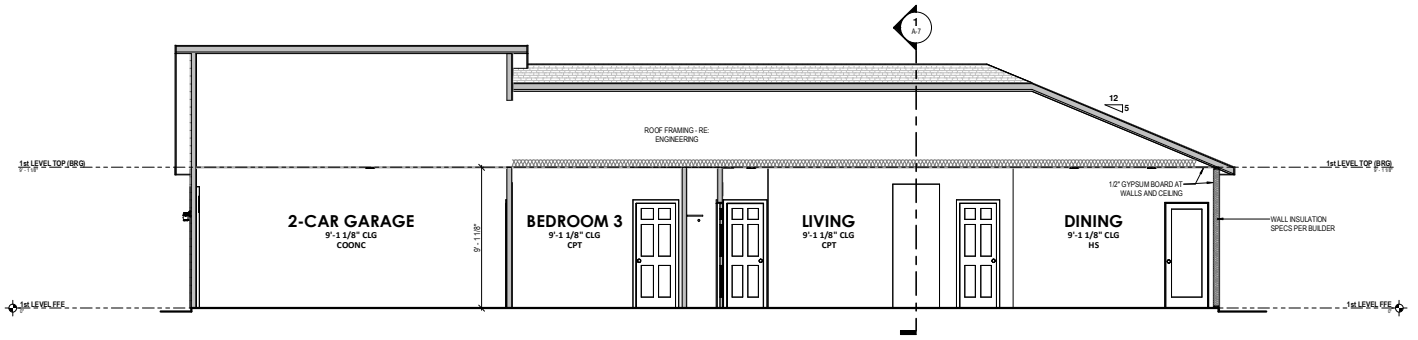
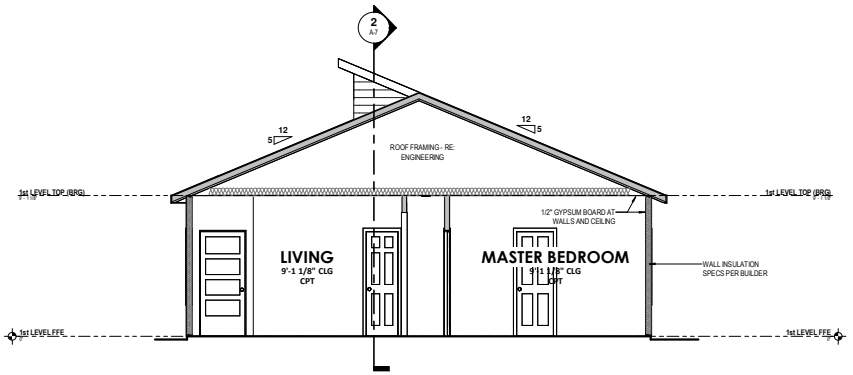
ROOF PLAN

SHEET # A-6



BUILDING SECTION

SCALE: 1/8" = 1'-0"



CROSS SECTION

SCALE: 1/8" = 1'-0"

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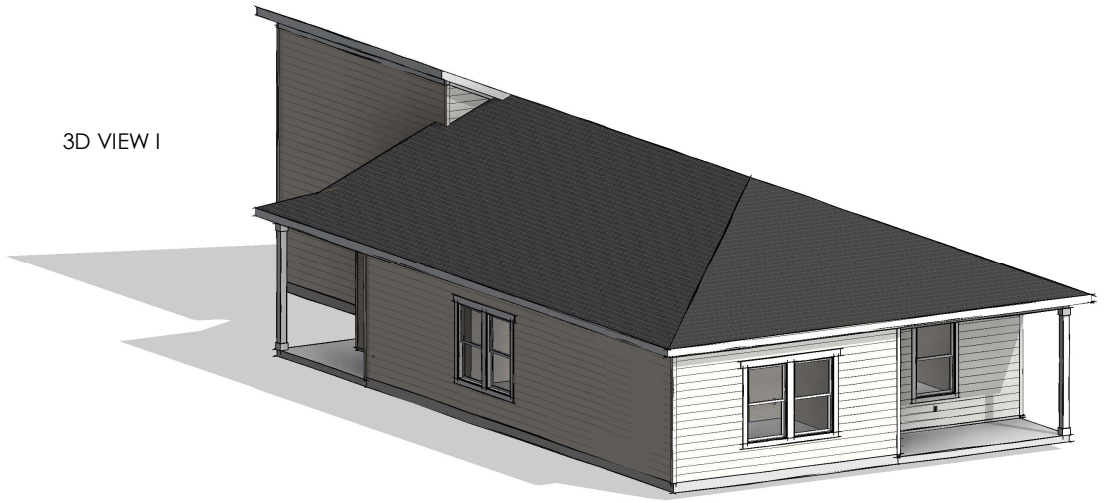
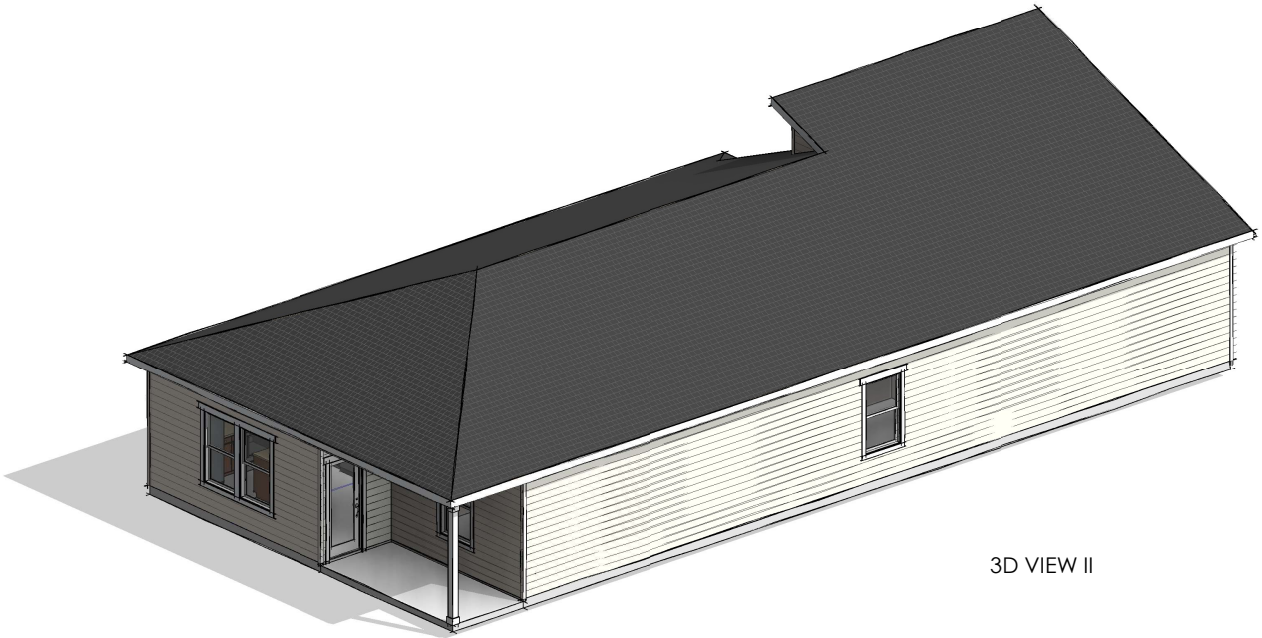
BUILDING SECTIONS

SHEET # A-7

3D VIEW I





3D VIEW II

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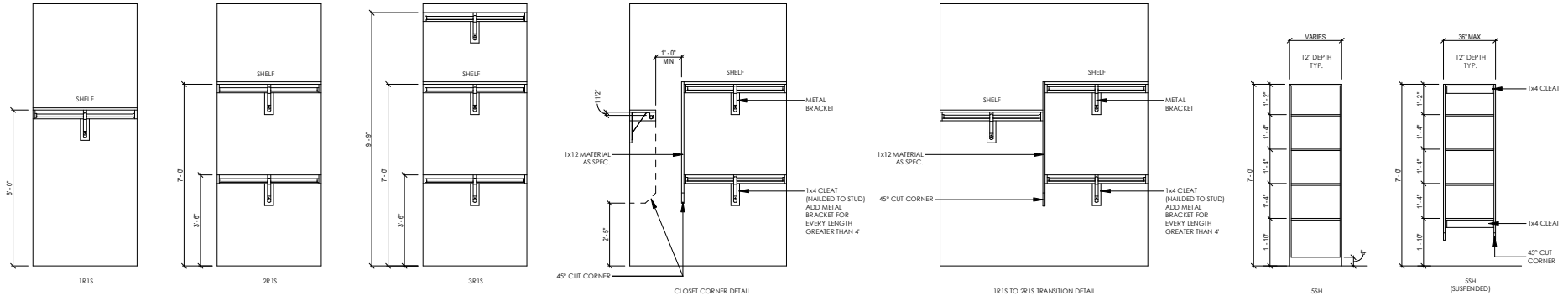
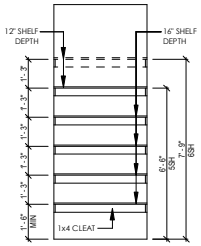
3D VIEWS

SHEET # A-8



CLOSET DETAILS

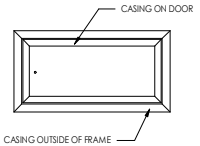
SCALE: 1/4" = 1'-0"



CLOSET DETAILS

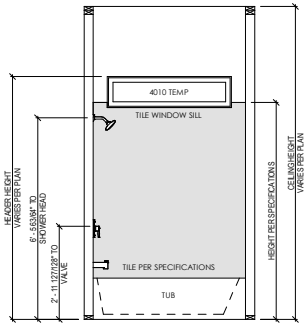
SCALE: 3/16" = 1'-0"

NOTE: ATTIC STAIR PULL-DOWN TO BE TRIMMED ON INSIDE OF DOOR AND OUTSIDE OF DOOR FRAME.



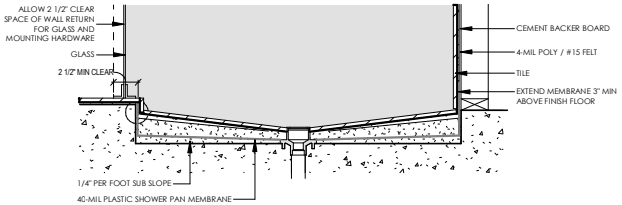
TYPICAL ATTIC PULL-DOWN STAIR TRIM DETAIL

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



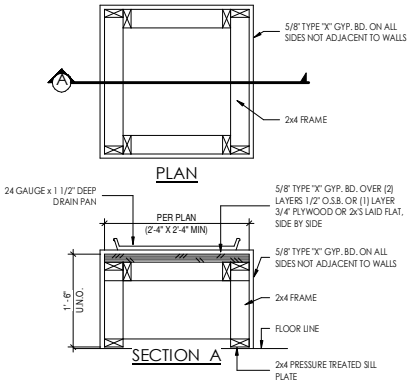
STANDARD TUB / SHOWER SURROUND

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



MUD PAN SHOWER

SCALE: 3/4" = 1'-0"



WATER HEATER PLATFORM

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

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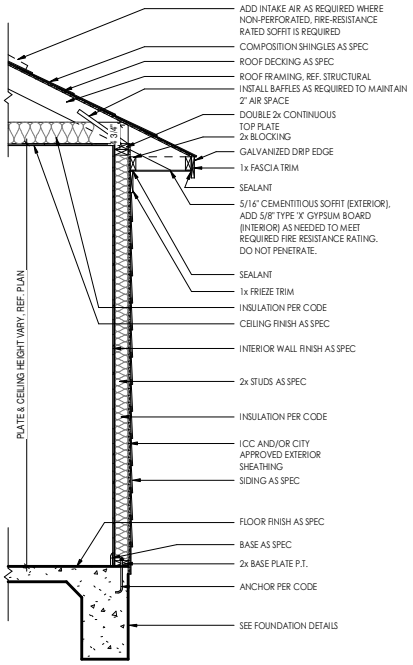
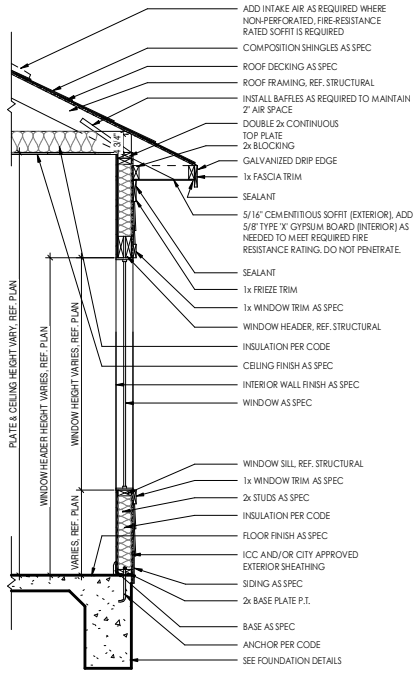
DETAILS

SHEET # A-9



1 TYPICAL WALL SECTION - 1 STORY - SIDING

3/8" = 1'-0"



2 TYPICAL WALL SECTION - 1 STORY - SIDING - WINDOW

3/8" = 1'-0"

WRIGHT CONSTRUCTION & DEVELOPMENT

© COPYRIGHT 2025

DRAFTING - DESIGN - PLAN MAINTENANCE
Masterworks
Residential - LLC
(972) 897-4813

30F-1250

FILE NAME:
DATE: 05/11/2025
DRAWN BY: MW - CA
JOB NUMBER: 25.0305

PLAN # 30F-1250

WALL SECTIONS

SHEET # A-9.1

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

818 SOUTH TRAVIS STREET (Project No. 000134-2025) **TABLED FROM SEPTEMBER 16, 2025**

The request of Jermey Parnell (Owner), Felicitas Smith (Applicant) and Kate A. Wagner (Surveyor) concerning the property located at 818 South Travis Street, being Lot 10, Block 4, of Hare and Randolph's Addition, containing 0.487 acres, and currently zoned MF-30 (Multi-Family Residential) District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a MF-30 (Multi-Family Residential) District.

Background:

The property is located in the 818 South Travis Street. The owner is requesting a Specific Use Permit and Site Plan approval for schools;elementary, high, college and universities, public, private, or denominational in an MF-30 (Multi-Family Residential) District.

The applicant is seeking a Specific Use Permit for the property located at 818 S. Travis Street to allow its use as both a residence and a home-based private educational program operated by Rise Academy TX. This three-story home will serve as the applicant's primary dwelling and also house a small-scale, daytime education program designed for homeschool students.

Origination:

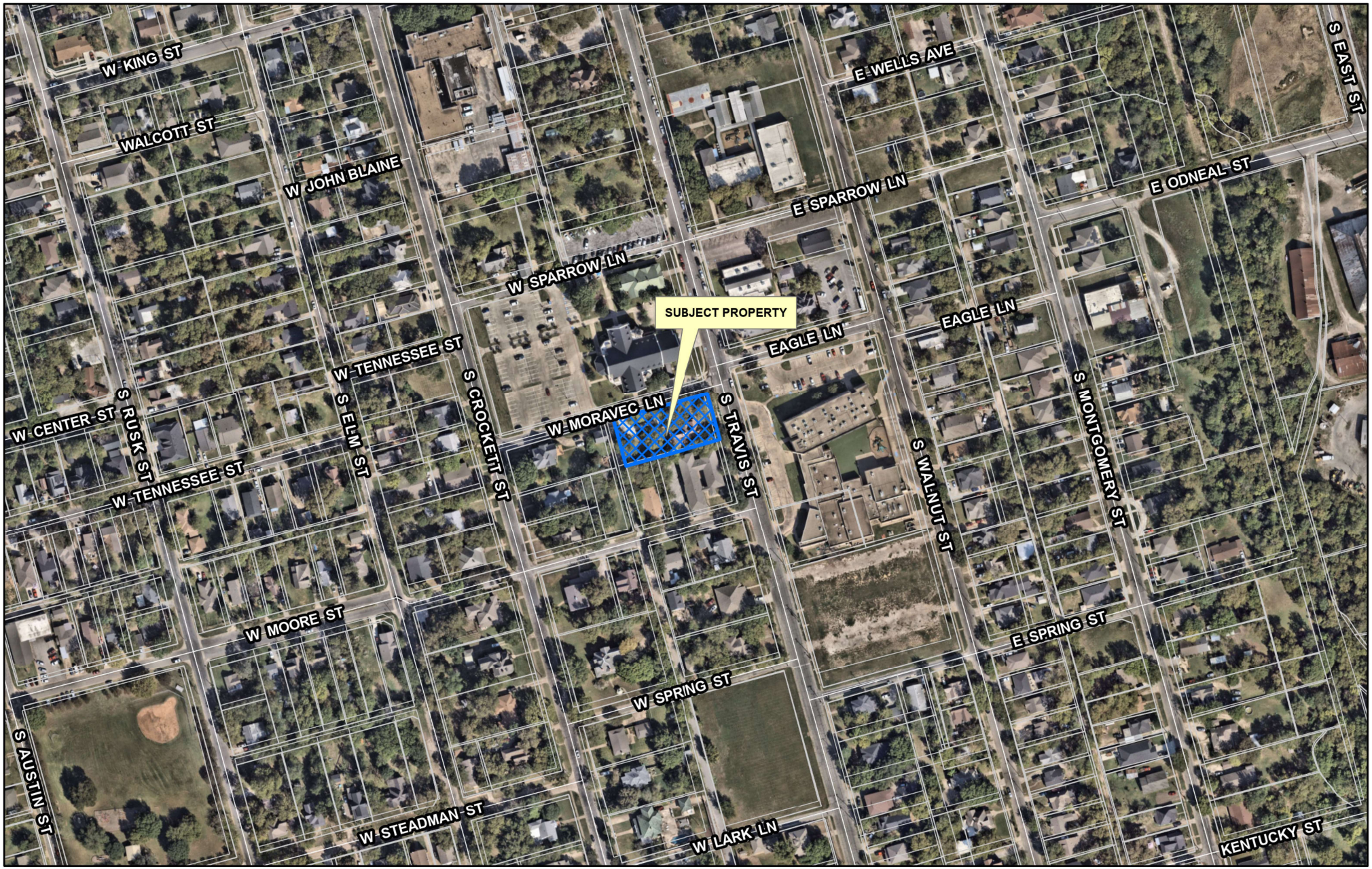
Jermey Parnell (Owner), Felicitas Smith (Applicant) and Kate A. Wagner (Surveyor)

Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Additional Narrative
8. Site Plan
9. Elevations & Photos Revised
10. STAFF REVIEW LETTER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
818 S TRAVIS ST

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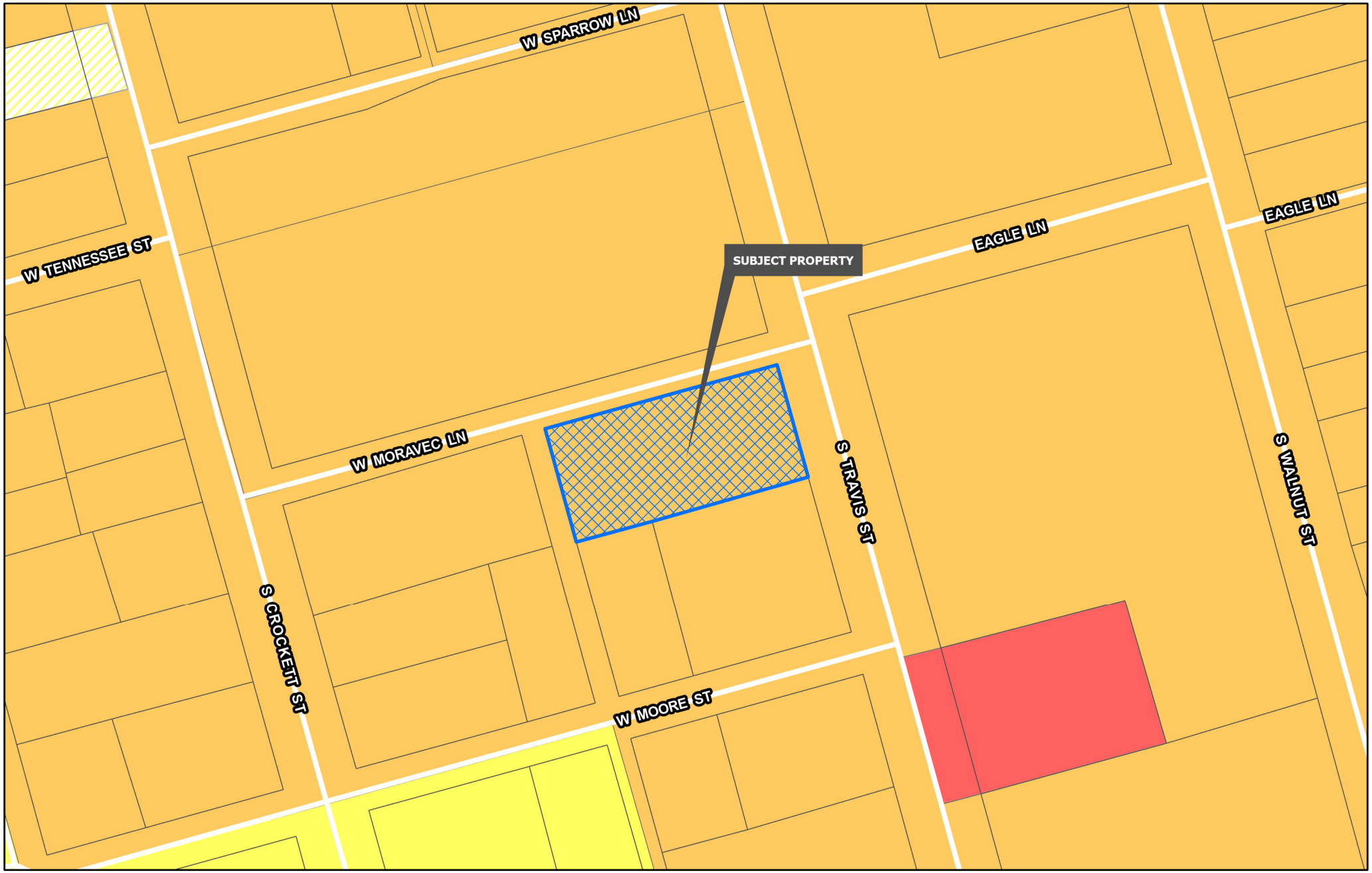
Date: 8/26/2025 1:27 PM



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
818 S TRAVIS ST

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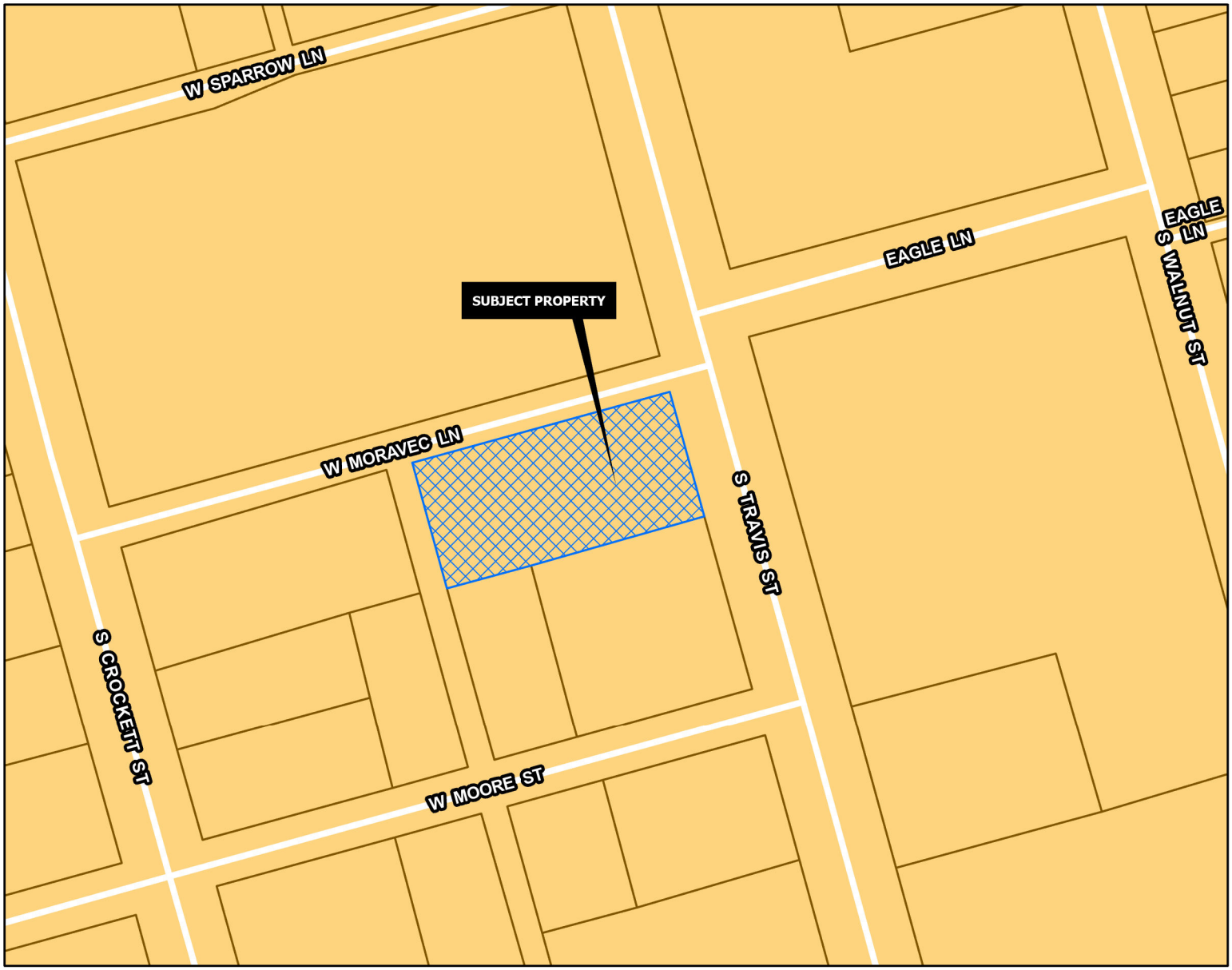
Date: 8/26/2025 1:27 PM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
818 S TRAVIS ST

N
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Date: 8/26/2025 1:27 PM

818 SOUTH TRAVIS STREET – PROPERTY NOTIFICATION SIGN



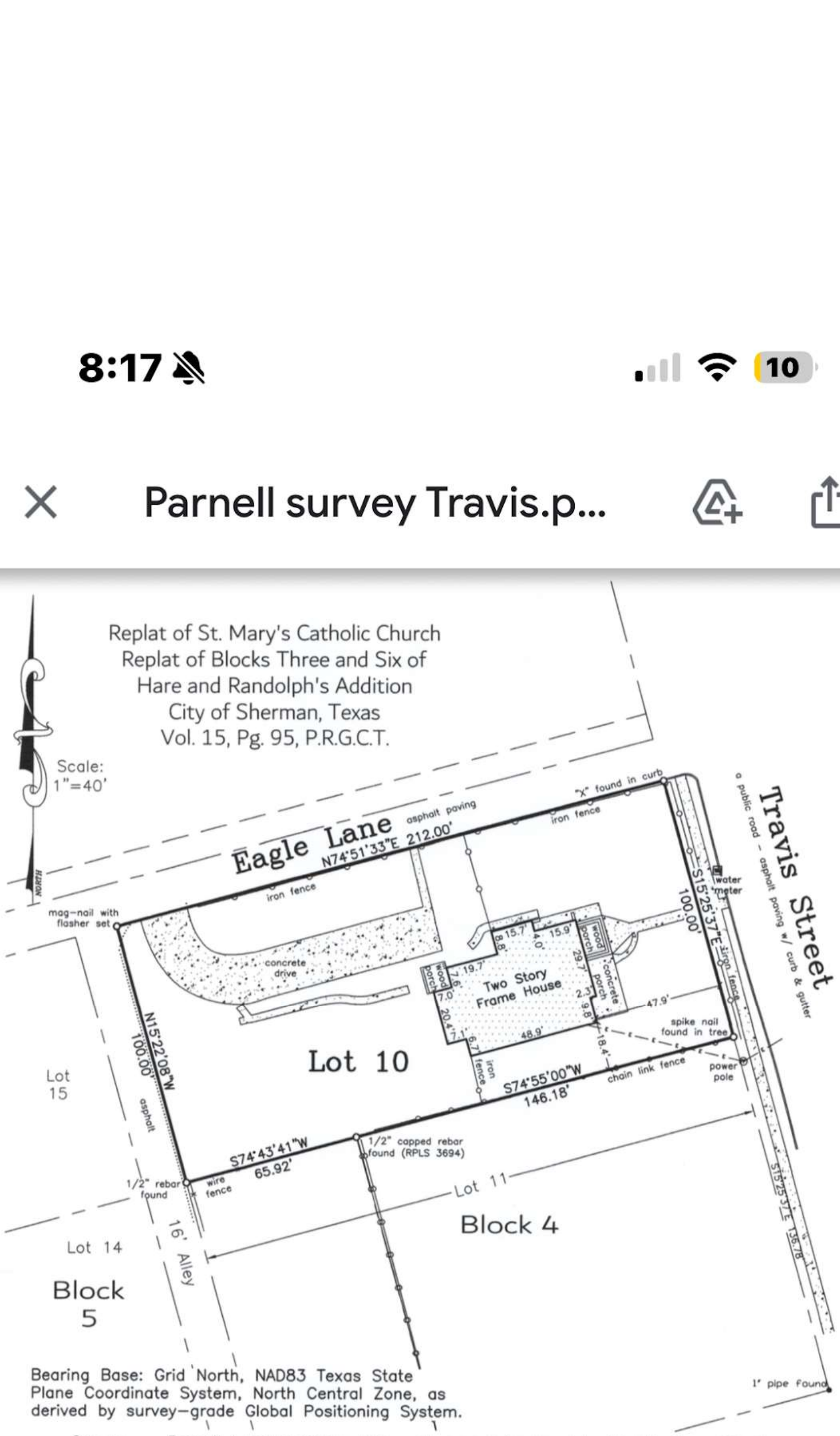
8:17 10

Parnell survey Travis.p...

Replat of St. Mary's Catholic Church
Replat of Blocks Three and Six of
Hare and Randolph's Addition
City of Sherman, Texas
Vol. 15, Pg. 95, P.R.G.C.T.

Scale:
1"=40'

NORTH



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

Owner: Parnell Land Holdings LLC

Address: 818 S. Travis Street
Sherman, Texas

This survey is for the sole benefit of the Owners Stated hereon and The Loan Store, Inc. and Priority Settlement Group of Texas and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief.

Legal Description is as follows: Lot 10 in Block 4 of Hare and Randolph's Addition to the City of Sherman, Texas, as per plat of record in Volume "U", Page 425, Deed Records, Grayson County, Texas.

Project Narrative for Specific Use Permit Application

Property Address: 818 S Travis Street, Sherman, TX 75090

Legal Description: HARE & RANDOLPH ADDN, BLOCK 4, LOT 10

Applicant: Felicia Smith, Rise Academy TX

Request: Specific Use Permit (SUP) for Combined Residential and Home-Based Educational Use

---

Project Description:

The applicant seeks approval of a Specific Use Permit (SUP) for the property located at 818 S Travis Street to allow its use as both a residence and a home-based private educational program operated by Rise Academy TX. This three-story home will serve as the applicant's primary dwelling and also house a small-scale, daytime education program designed for homeschool students.

Educational Use Includes:

- Small group academic classes, Monday through Thursday, from 10:00 AM to 3:00 PM
- One-on-one tutoring sessions during early evening weekday hours

This use will remain entirely within the residential structure and involve a small number of students dropped off and picked up daily. There are no commercial deliveries, retail activity, or permanent employee traffic. The driveway can accommodate up to four vehicles, and the property includes parking on three sides, allowing for efficient and low-impact pick-up and drop-off.

Compatibility with Surrounding Area:

The property is located in a mixed-use area, where three of the four surrounding corners are already zoned or used for non-residential purposes:

- Two churches
- Washington Elementary School (public)

The proposed use aligns naturally with the educational tone of the area and will not materially change the neighborhood's character or increase traffic in a disruptive way.

Background on Rise Academy TX:

Rise Academy TX has been in operation since 2018, providing individualized and small group academic support, particularly for students with learning differences. The program has previously held a Specific Use Permit in a fully residential neighborhood in Sherman and maintained excellent standing with neighbors and city authorities.

The school's mission is to offer a calm, relationship-centered learning environment that allows children to thrive outside the constraints of traditional educational models.

Permit Term:

The applicant is requesting this SUP for the duration of the current lease, from August 1, 2025, through May 31, 2026.

Conclusion:

This project is a low-impact, community-serving use that supports educational choice for families in Sherman while maintaining the residential integrity of the neighborhood. The applicant respectfully requests approval of this SUP in order to continue providing a valuable service to local homeschool families within a safe, well-managed, and appropriately scaled home environment.

Rise School – Specific Use Permit Request

818 S. Travis Street, Sherman, TX

Applicant: Felicia Smith
Meeting with County Officials

Project Overview

Rise School is a homeschool micro school operating as a small-scale, private educational program. We are not connected to the state, and we serve small groups of students, typically fluctuating between 40–50 throughout the day. Our program operates fully as drop-off only, Monday through Thursday, from 8:00 a.m. to 2:00 p.m. Students do not drive or park on site. Drop-off occurs on the side of the building in a designated lane that does not block or interfere with traffic. We currently have 4 teachers, with adequate parking for staff vehicles in the back drive.

Land Use & Compliance

- Survey & Deed: Provided.
- Site Plan: Includes designated parking, safe vehicle maneuvering, and stacking space for drop-off.
- Traffic Impact: Minimal impact due to limited hours, no student drivers, and staggered drop-off/pick-up.
- Building: Existing structure in good repair; photos and labeled floor plan provided.
- Fire Safety: Fire lanes and access will be coordinated with the Fire Marshal.
- Certificate of Occupancy: Will be obtained before operations.

Parking & Traffic Compliance

- Elementary/Jr. High: 2.5 spaces per classroom + stacking for 10 vehicles per classroom.
- High School: 8 spaces per classroom (not applicable here, as no student drivers).
- Nursery/Kindergarten: 1 space per 8 students.
- Current enrollment and teacher vehicles fit within site capacity.

Signage

Rise School has never used exterior signage in any location, out of respect for privacy and safety of families. We will not be requesting or installing a sign at this property.

Commitment

Rise School is committed to:

- Operating within all zoning, land use, and county ordinances.
- Ensuring safe traffic flow, compliant parking, and fire safety.
- Maintaining the property to city and county standards.
- Providing a safe, small-scale, and enriching learning environment for Sherman families.

Rise School – Planning & Zoning Meeting Checklist

Meeting Date: September 16, 2025

Documents to Bring:

■ Full Survey of property (complete, including bottom half).

■ Copy of Deed (matching name on the SUP application).

■ Floor Plan with labeled classrooms.

■ Photos of the building (inside and outside).

■ Basic Site Plan showing: parking spaces, drop-off/pick-up lane, driveway entrances/exits, vehicle maneuvering.

■ Classroom breakdown & enrollment estimates (40–50 total students, multi-age).

■ Teacher info: 4 teachers, parking available in back drive.

■ Parking tabulation (required vs. provided).

Talking Points:

• Program runs fully as drop-off, Mon–Thurs, 8 a.m.–2 p.m.

• No students park vehicles on-site; only teacher parking in back drive.

• Drop-off lane on the side of the building does not block traffic flow.

• Rise is a homeschool micro school, not connected to the state.

• Committed to coordinating with Fire Marshal for fire safety.

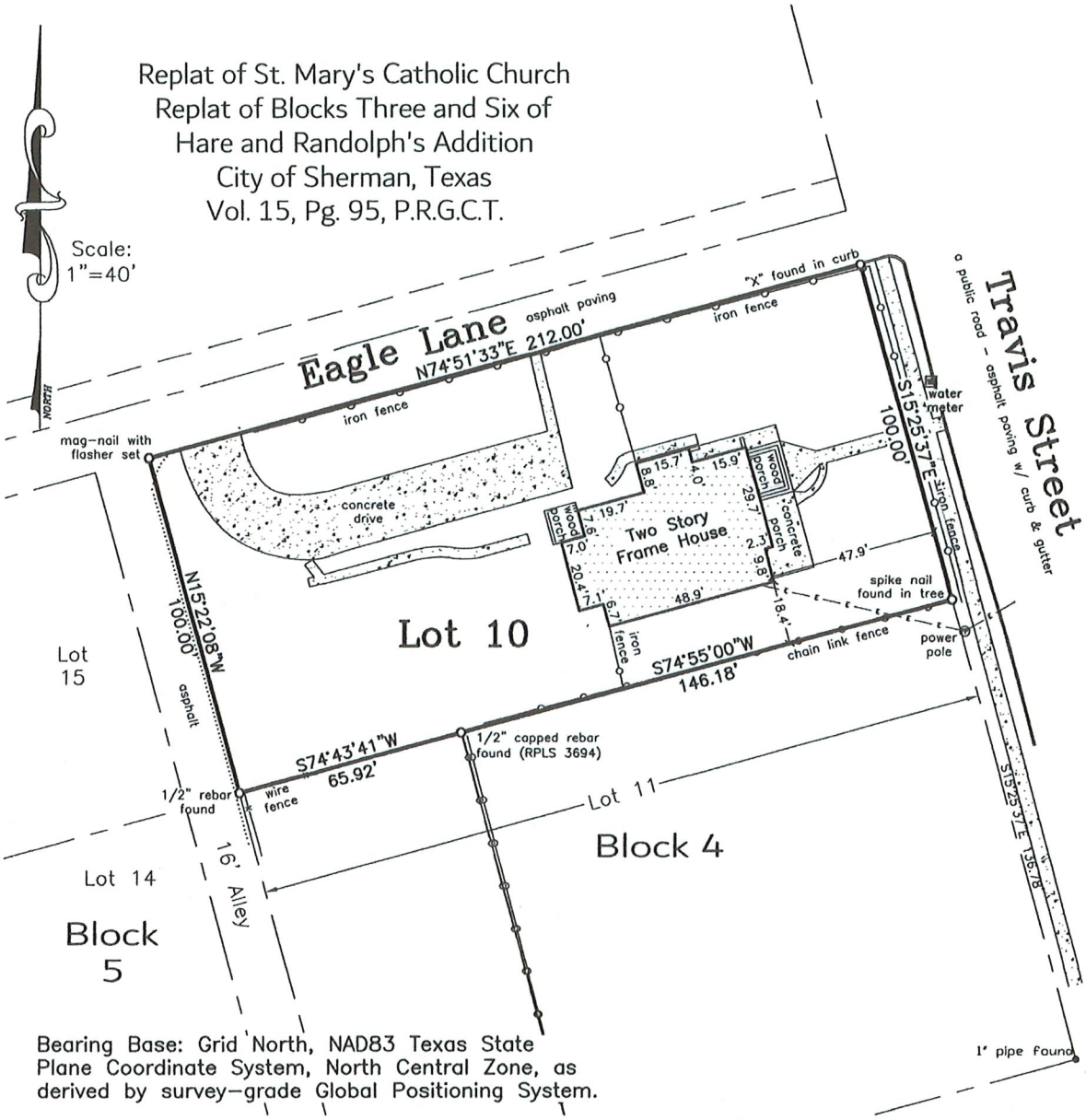
• No signage requested for privacy and safety of families.

• Certificate of Occupancy will be obtained before operations begin.

• Committed to meeting all city ordinances and zoning requirements.

Replat of St. Mary's Catholic Church
Replat of Blocks Three and Six of
Hare and Randolph's Addition
City of Sherman, Texas
Vol. 15, Pg. 95, P.R.G.C.T.

Scale:
1"=40'



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

Owner: Parnell Land Holdings LLC

Address: 818 S. Travis Street
Sherman, Texas

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Legal Description is as follows: Lot 10 in Block 4 of Hare and Randolph's Addition to the City of Sherman, Texas, as per plat of record in Volume "U", Page 425, Deed Records, Grayson County, Texas.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 G, Revised Date: September 1, 2022.

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

Job No. AGS360225

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

Kate A. Wagner, R. P. L. S. No. 6578
Boundary Survey: February 12, 2024
Locate Improvements: February 21, 2025

P:\Land Projects R2\818 South Travis Street\Civil 3D\818 South Travis Street-Improvements.dwg 2/24/2025 9:49 AM

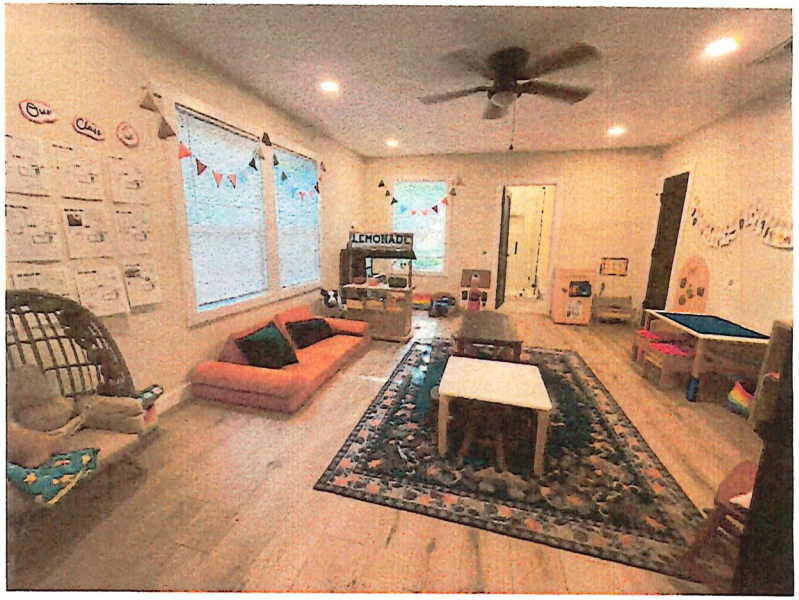


Front of building

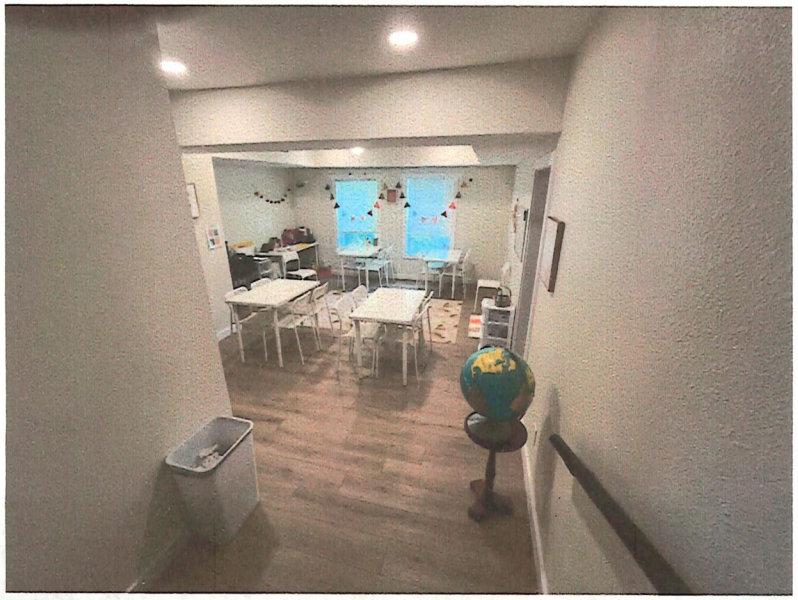




Space for parking



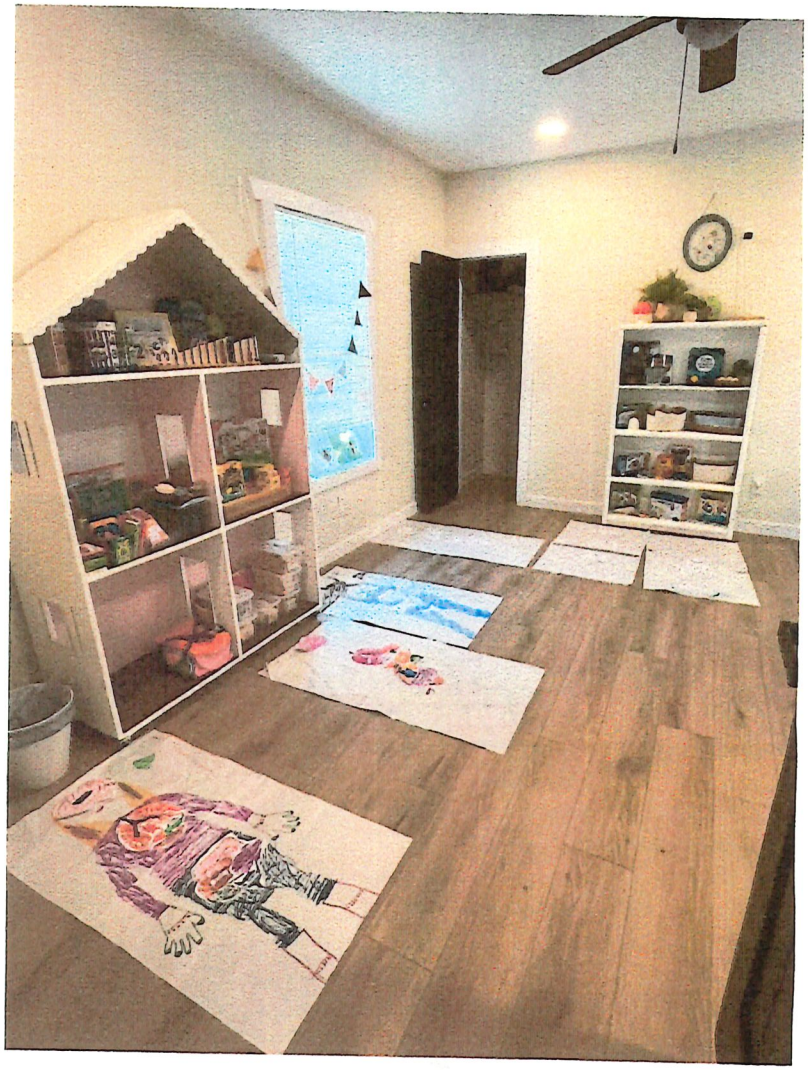
Primary room

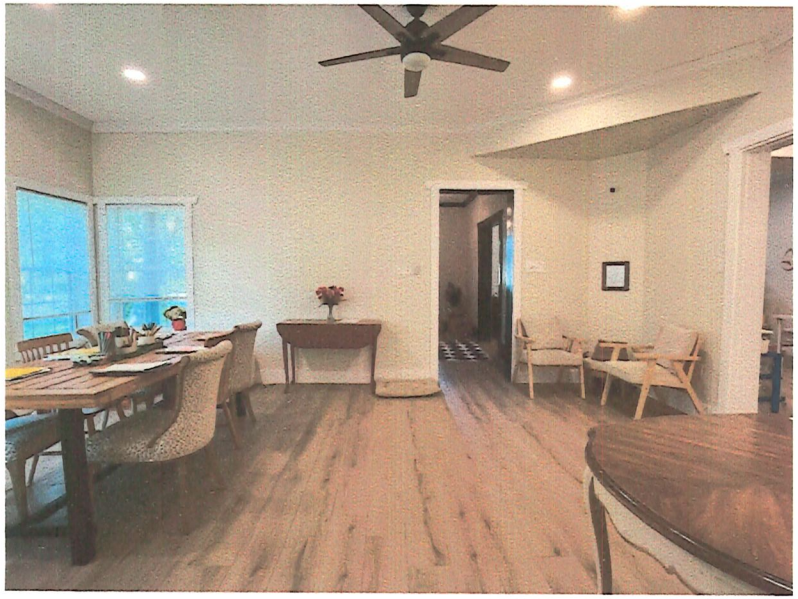


Elementary class









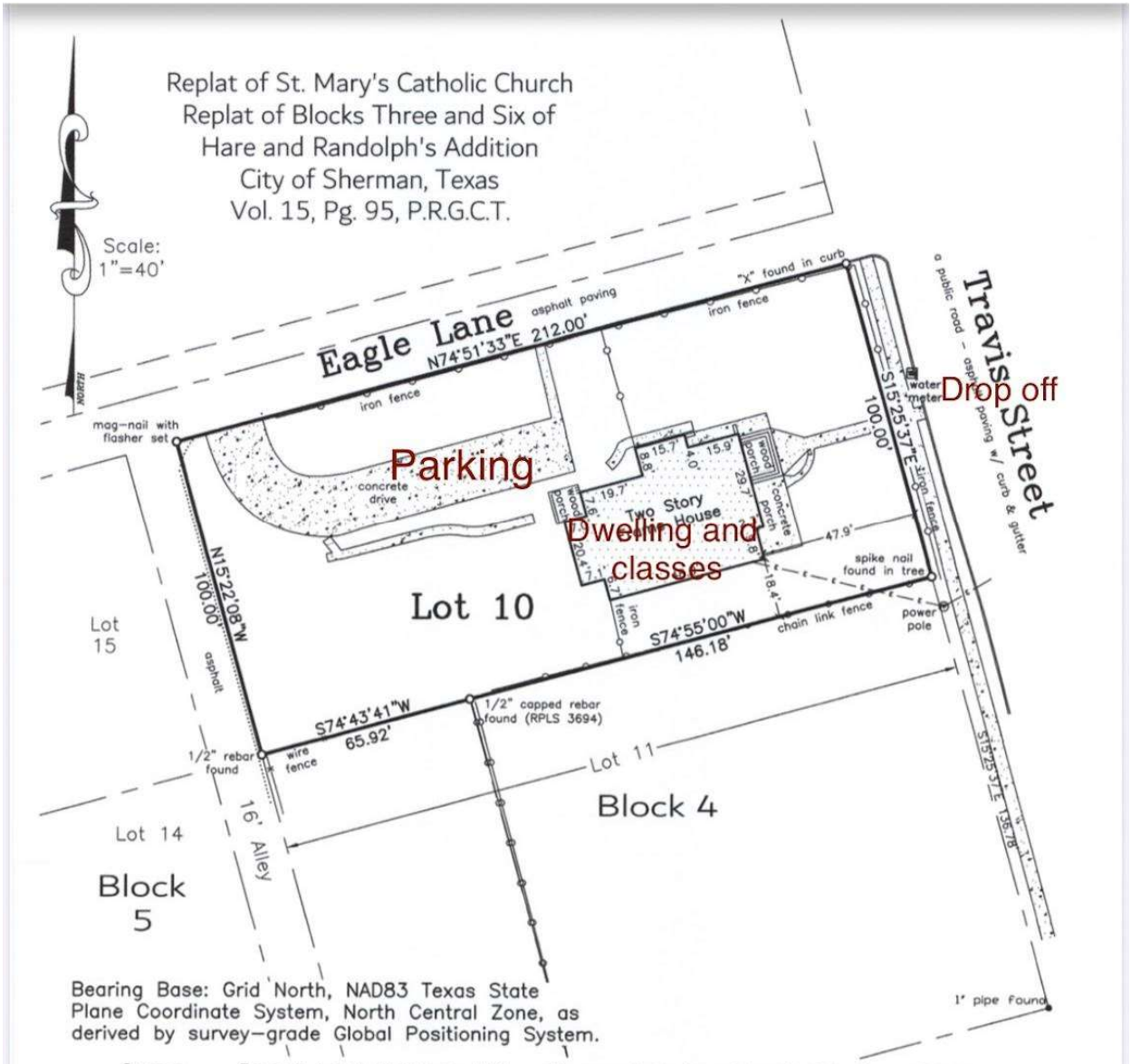
Intermediate and secondary class



Where the two pillars are on the side is where parents will drop off

9:28

Parnell survey Travis.p...



Owner: Parnell Land Holdings LLC

Address: 818 S. Travis Street
Sherman, Texas

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Legal Description is as follows: Lot 10 in Block 4 of Hare and Randolph's Addition to the City of Sherman, Texas, as per plat of record in Volume "U", Page

Site Plan Description – 818 S Travis Street, Sherman, TX

The property located at 818 S Travis Street is a corner lot totaling approximately 0.487 acres. The lot is generally rectangular in shape and contains a three-story residential structure situated near the center of the lot.

Building Placement:

- The main structure is a three-story home located centrally on the property.
- It is set back from the street with a fenced front yard, and there is a small yard space to the rear as well.

Access and Circulation:

- The property has vehicular access from three sides, with available parking around the perimeter.
- A long concrete driveway runs along one side of the home and leads to the back entrance, which is used as the primary drop-off and pick-up zone for students.
- Drop-offs occur during designated times and vehicles do not remain on-site, helping to maintain low traffic and minimal disruption.

Parking:

- The driveway can accommodate up to 4 vehicles.
- Additional short-term parking is available along the side and front streets, allowing for rare instances when multiple vehicles are briefly present.
- The applicant anticipates no more than 4 cars parked at any given time, and this would be rare due to staggered drop-off/pick-up for tutoring or classes.

Fencing and Outdoor Space:

- A black fence encloses the front yard along the street-facing side of the house
- No exterior structures, play equipment, or signage are planned or present.

Use of Structure:

- The building will continue to serve as a single-family residence.
- Certain interior spaces will be used during limited weekday hours for small group academic classes and one-on-one tutoring, operated by Rise Academy TX.
- All instruction will occur indoors, and no structural modifications are planned.



Front of building and side





Space for parking (2 cars) parking lot that belongs to the church we have permission to use for parking as we will need it when it is empty. However we only have 4 staff cars. Parents usually carpool students and drop off students do not bring their own vehicles.



Primary room 10 students







Elementary class10 per each classroom (2 classrooms)





Intermediate and secondary class 10 per classroom (2 classrooms)



Where the two pillars are on the side is where parents will drop off students

I do live here as stated on my renters agreement. I know that was a big question and the answer was in the paperwork so hopefully that clears things up.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 16, 2025

Sent via Email

Jeremy Parnell
6803 Cheswick Ct
Parker, TX 75002

Felicia Smith
818 South Travis Street
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a MF-30 (Multi-Family Residential) District located at 818 South Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 21, 2025 at 5:00 P.M., in the City Council Chambers at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The property must be properly maintained in a state of good repair and neat appearance.
6. 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.
7. A Certificate of Occupancy must be obtained before any business can be operated within the City of Sherman.
    a. An inspection must be completed and approved by the Building Department and Fire Services before a Certificate of Occupancy can be issued. *(Sec. 14.06.003)*
8. A Specific Use Permit must be approved by the Planning and Zoning Commission and City Council. *(Sec. 14.06.009)*
9. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. 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 Felicitas Smith is the owner or lessee of the Property.
11. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*

12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

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

cc: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Steven Davis, Asst. Fire Marshal
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. 14.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1601 BLOCK SOUTH WILLOW STREET (Project No. 000090-2025)

The request of Equity Trust Co Custodian FBO Marius Meintjes IRA (Owner), Bryan Weisgerber (Engineer) and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 1601 Block South Willow Street, being in the G.B. Pilant Survey, Abstract No. 963, containing 11.79 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 a PD (Planned Development) District with a base zoning of R-TH (Townhome Residential) District.

Background:

The property is located in the 1601 Block South Willow Street. The applicant would like to rezone the property from an R-6 (Singe Family Residential) District to a PD (Planned Development) District with a base zoning of R-TH (Townhome Residential) District. The proposed development will include approximately 68 townhomes that are platted as individual lots facing public streets.

Origination:

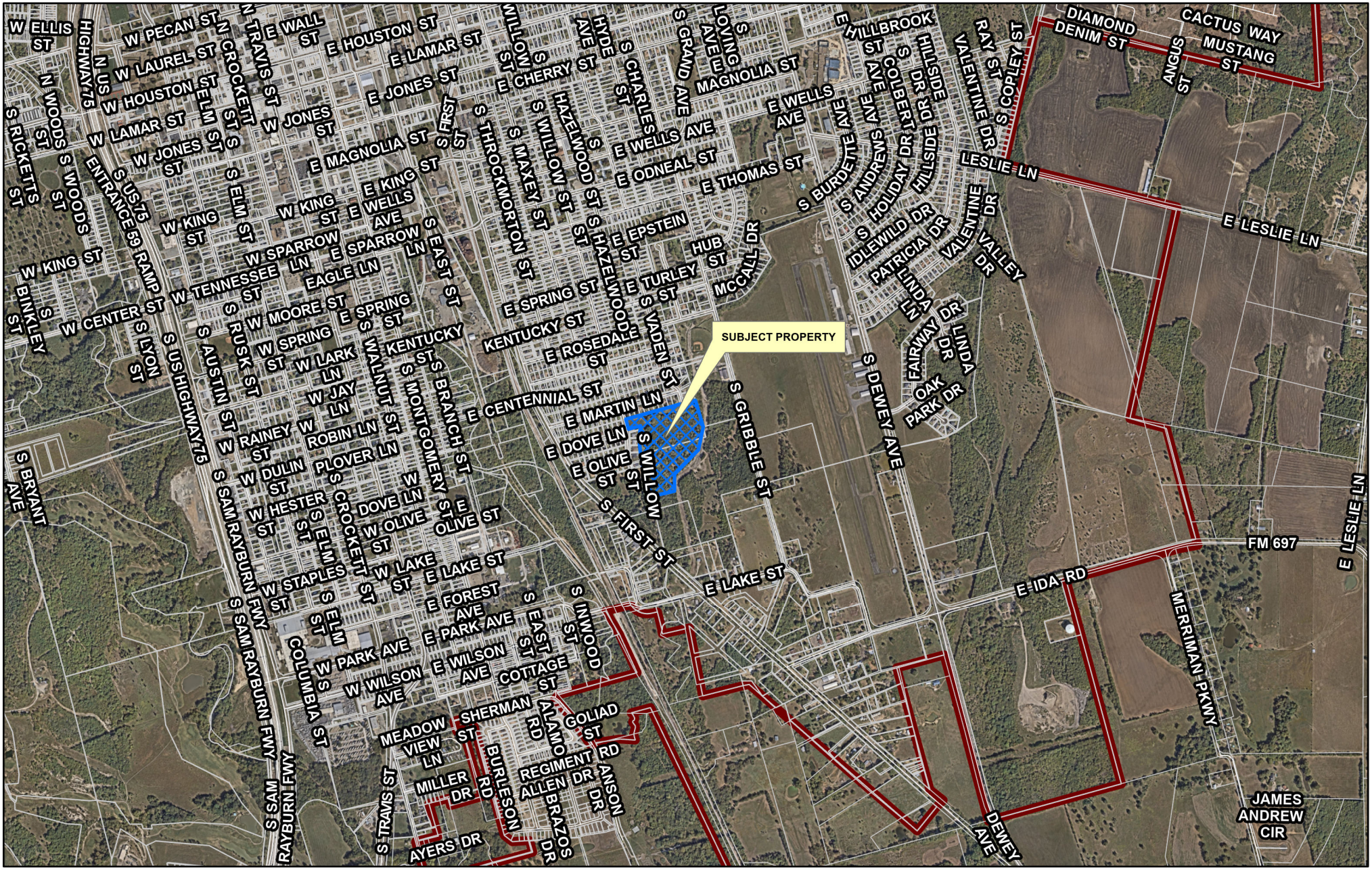
Equity Trust Co Custodian FBO Marius Meintjes IRA (Owner), Bryan Weisgerber (Engineer) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation
9. STAFF REVIEW LETTER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1601 BLK S WILLOW ST

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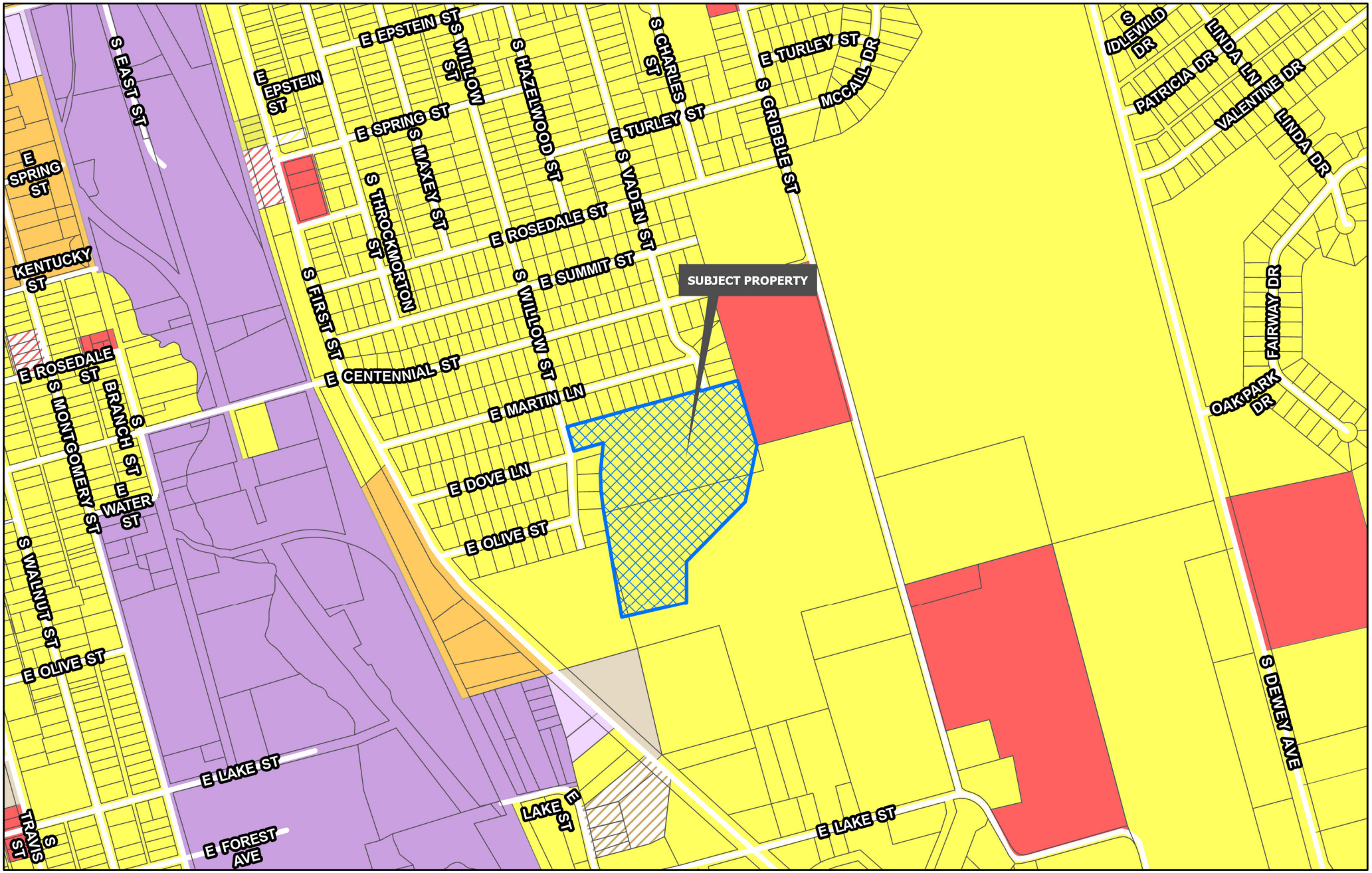

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
- 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
1601 BLK S WILLOW ST

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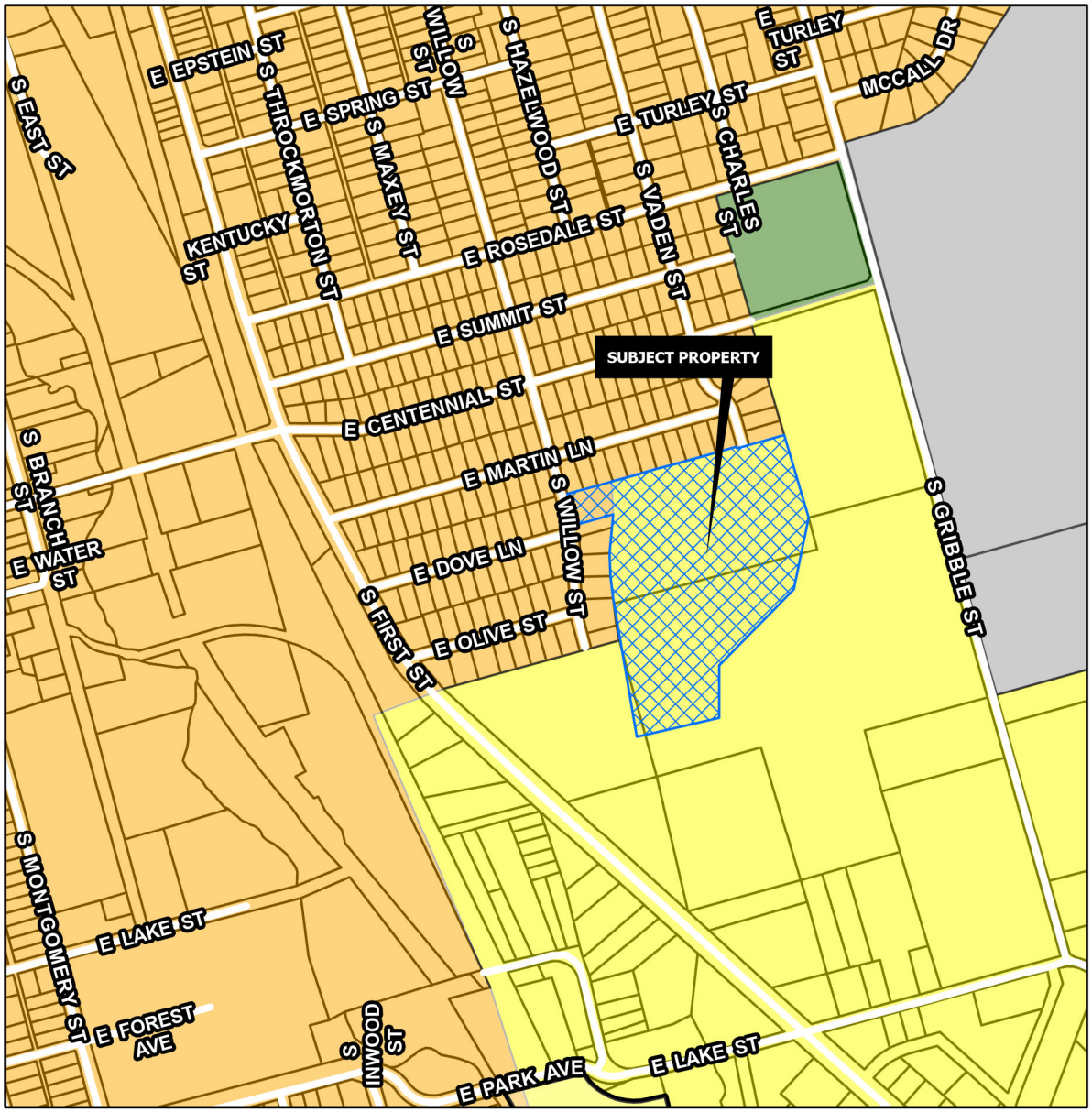

SUBURBAN NEIGHBORHOOD

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.

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
1601 BLK S WILLOW ST

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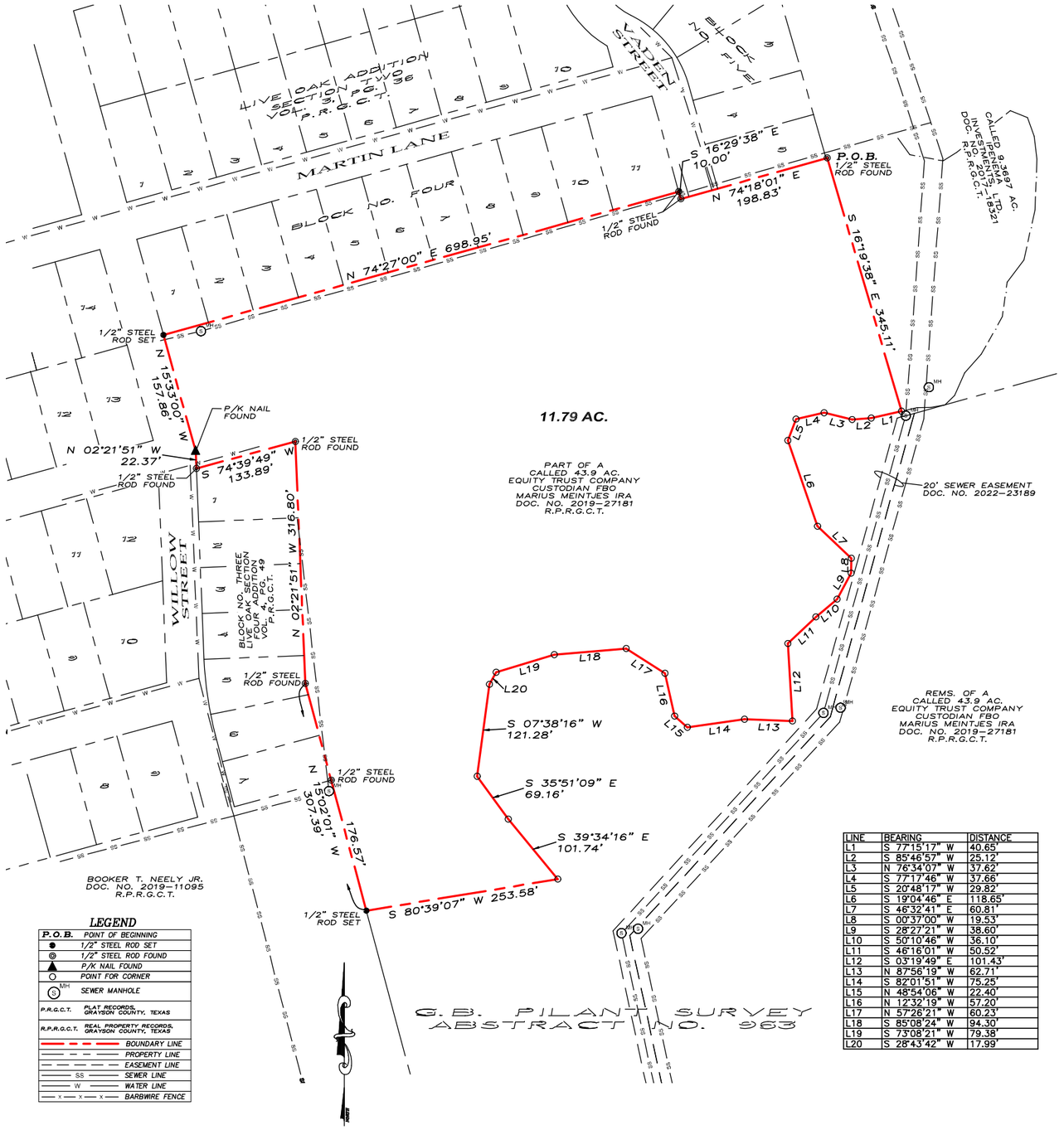
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000090-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



LINE	BEARING	DISTANCE
L1	S 77°15'17" W	40.65'
L2	S 85°46'57" W	25.12'
L3	N 76°34'07" W	37.62'
L4	S 77°17'46" W	37.66'
L5	S 20°48'17" W	29.82'
L6	S 19°04'46" E	118.65'
L7	S 46°32'41" E	60.81'
L8	S 00°37'00" W	19.53'
L9	S 28°27'21" W	38.60'
L10	S 50°10'46" W	36.10'
L11	S 46°16'01" W	50.52'
L12	S 03°19'49" E	101.43'
L13	N 87°56'19" W	62.71'
L14	S 82°01'51" W	75.25'
L15	N 48°54'06" W	22.40'
L16	N 12°32'19" W	57.20'
L17	N 57°26'21" W	60.23'
L18	S 85°08'24" W	94.30'
L19	S 73°08'21" W	79.38'
L20	S 28°43'42" W	17.99'

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
○	POINT FOR CORNER
Ⓢ MH	SEWER MANHOLE
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
SS	SEWER LINE
W	WATER LINE
X X	BARBWIRE FENCE

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SCALE
1" = 100'

~ 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 G.B. Pilant Survey, Abstract No. 963, and being part of a called 43.9 acre tract of land described in the deed to Equity Trust Company Custodian FBO Marius Meintjes IRA, recorded in Document No. 2019-27181, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for a northeast corner of said 43.9 acre tract, common to the southeast corner of Live Oak Addition, Section Two, according to the plat thereof recorded in Volume 3, Page 36, Plat Records, Grayson County, Texas, and on the westerly line of a called 9.3697 acre tract of land described in the deed to Ipenema Investments, LTD., recorded in Document No. 2017-18321, said Real Property Records;

Thence South 16°19'38" East, with an easterly line of said 43.9 acre tract, and with the westerly line of said 9.3697 acre tract, a distance of 345.11 feet to the southeast corner of the herein described tract of land, said point falls in the center of a creek;

Thence crossing said 43.9 acre tract of land, in said creek, the following 23 courses:

1. South 77°15'17" West, a distance of 40.65 feet to a point;
2. South 85°46'57" West, a distance of 25.12 feet to a point;
3. North 76°34'07" West, a distance of 37.62 feet to a point;
4. South 77°17'46" West, a distance of 37.66 feet to a point;
5. South 20°48'17" West, a distance of 29.82 feet to a point;
6. South 19°04'46" East, a distance of 118.65 feet to a point;
7. South 46°32'41" East, a distance of 60.81 feet to a point;
8. South 00°37'00" West, a distance of 19.53 feet to a point;
9. South 28°27'21" West, a distance of 38.60 feet to a point;
10. South 50°10'46" West, a distance of 36.10 feet to a point;
11. South 46°16'01" West, a distance of 50.52 feet to a point;
12. South 03°19'49" East, a distance of 101.43 feet to a point;
13. North 87°56'19" West, a distance of 62.71 feet to a point;
14. South 82°01'51" West, a distance of 75.25 feet to a point;
15. North 48°54'06" West, a distance of 22.40 feet to a point;
16. North 12°32'19" West, a distance of 57.20 feet to a point;
17. North 57°26'21" West, a distance of 60.23 feet to a point;
18. South 85°08'24" West, a distance of 94.30 feet to a point;
19. South 73°08'21" West, a distance of 79.38 feet to a point;
20. South 28°43'42" West, a distance of 17.99 feet to a point;
21. South 07°38'16" West, a distance of 121.28 feet to a point;
22. South 35°51'09" East, a distance of 69.16 feet to a point;
23. South 39°34'16" East, a distance of 101.74 feet to a point;

Thence South 80°39'07" West, continuing across said 43.9 acre tract, a distance of 253.58 feet to a 1/2" steel rod set for the southwest corner of the herein described tract of land, and on a westerly line of said 43.9 acre tract, and on the easterly line of a tract of land described in the deed to Booker T. Neely Jr., recorded in Document No. 2019-11095, said Real Property Records;

Thence North 15°02'01" West, with a westerly line of said 43.9 acre tract, and with the easterly line of said Neely Tract, passing en route at a distance of 176.57 feet a found 1/2" steel rod for the northeast corner of said Neely Tract, and continuing on said course, with the easterly line of Block No. Three of Live Oak Section Four Addition, according to the plat thereof recorded in Volume 4, Page 49, Plat Records, Grayson County, Texas, a total distance of 307.39 feet to a found 1/2" steel rod;

Thence North 02°21'51" West, continuing with a westerly line of said 43.9 acre tract, and with the easterly line of said Live Oak, Section Four, a distance of 316.80 feet to a 1/2" steel rod found for the northeast corner of said Live Oak, Section Four;

Thence South 74°39'49" West, with a southerly line of said 43.9 acre tract, and with a northerly line of said Live Oak, Section Four, a distance of 133.89 feet to a 1/2" steel rod found for the western-most southwest corner of said 43.9 acre tract, common to the northern-most northwest corner of said Live Oak, Section Four, and on the easterly right-of-way line of Willow Street;

Thence North 02°21'51" West, with a westerly line of said 43.9 acre tract, and with the easterly right-of-way line of said Willow Street, a distance of 22.37 feet to a P/K nail found;

Thence North 15°33'00" West, continuing with a westerly line of said 43.9 acre tract, and with the easterly right-of-way line of said Willow Street, a distance of 157.86 feet to a 1/2" steel rod found for the northwest corner of said 43.9 acre tract, and on the southerly line of aforesaid Live Oak, Section Two;

Thence North 74°27'00" East, with a northerly line of said 43.9 acre tract, and with a southerly line of said Live Oak, Section Two, a distance of 698.95 feet to a 1/2" steel rod found;

Thence South 16°29'38" East, with an easterly line of said 43.9 acre tract, and with a westerly line of said Live Oak, Section Two, a distance of 10.00 feet to a 1/2" steel rod found;

Thence North 74°18'01" East, with a northerly line of said 43.9 acre tract, and with a southerly line of said Live Oak, Section Two, a distance of 198.83 feet to the Point of Beginning and containing 11.79 acres of land, more or less.

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

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

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 06/04/25

ZONING EXHIBIT

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

JOB NO. 24101087
FW: HC – DFT: BH

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

September 10, 2025

City of Sherman
Planning Department
220 W. Mulberry
Sherman, Texas 75091

Attn: Mr. Rob Rae, Director of Development Services

Re: White Wing Townhomes Rezoning

Dear Mr. Rae:

My client, Equity Trust Co Custodian FBO Marius Meintjes IRA owns approximately 44 acres east of US 75, between S. Willow Street and S. Gribble Street in Sherman, Tx. The owner's intent is to develop approximately 11.8 acres for a future townhome development. The property is currently zoned R-6 and will need to be rezoned. A Planned Development (PD) is being proposed with the base zoning being Townhome Residential (R-TH) district. We would appreciate your assistance and support in this rezoning process. Project details are listed below:

- Owner: Equity Trust Co Custodian FBO Marius Meintjes IRA
- 11.8 acres
- Existing zoning: R-6
- Proposed zoning: PD (Base R-TH)

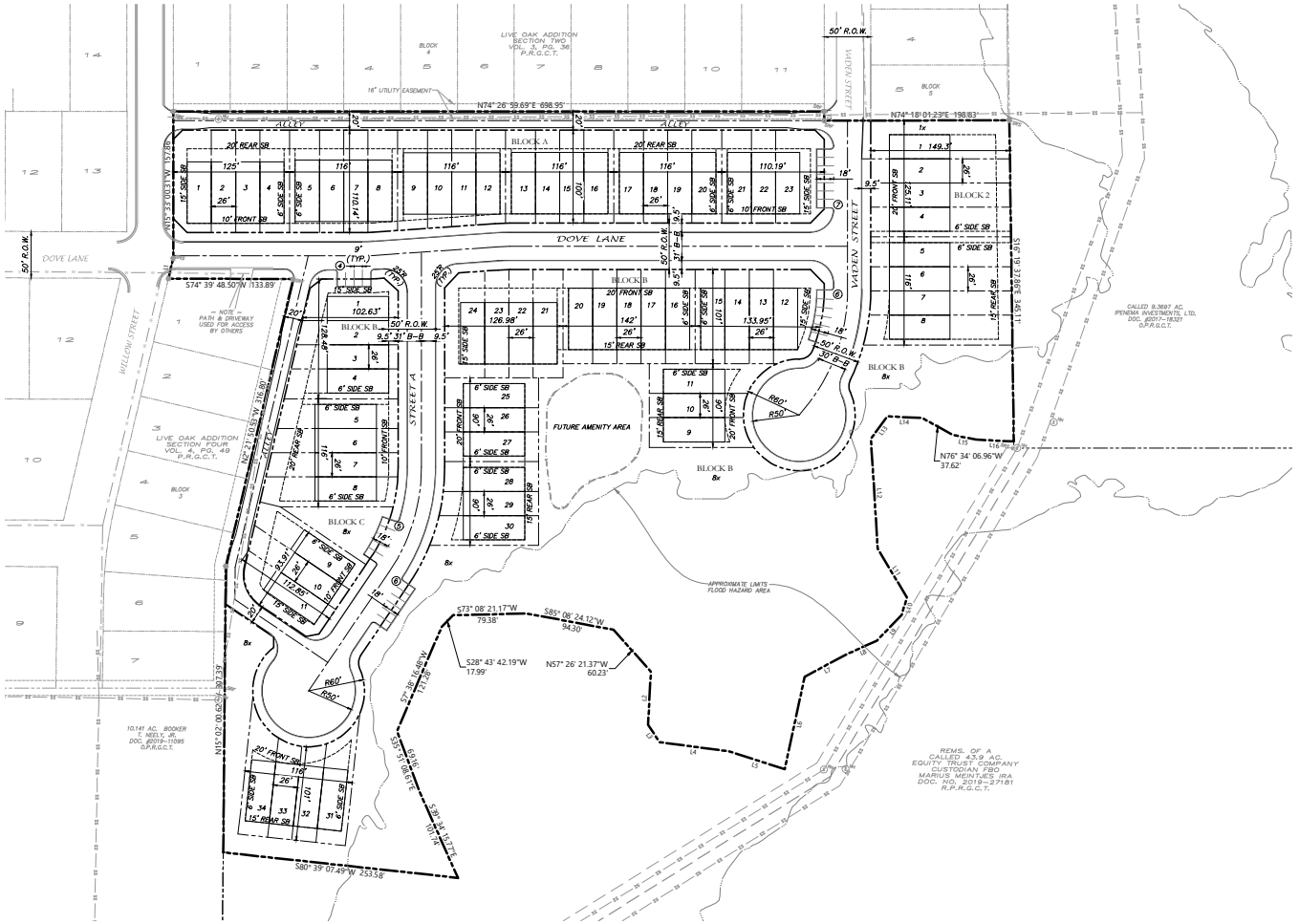
Thank you in advance for your consideration of this rezoning request. Please contact me if you have any questions or concerns.

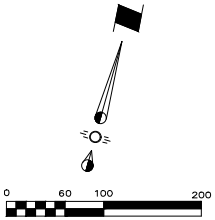
Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Bryan Weisgerber, P.E.
Project Manager





FUTURE AMENITY AREA
MAY CONSIST OF WALKING TRAILS, DISC GOLF AND/OR OUTDOOR WORKOUT EQUIPMENT. AS CIVIL PLANS GET DEVELOPED AMENITY AREA WILL BE DETERMINED AND DESIGNED.

SITE TABLE	
PROPOSED USE:	TOWN HOMES
EXISTING ZONING:	R-6
PROPOSED ZONING:	PD (R-TH)
PROPERTY AREA:	11.8 ACRES
LOT AREA (MIN):	2,500 S.F.
LOT WIDTH (MIN):	25'
LOT DEPTH (MIN):	100'
NUMBER OF BEDROOMS:	2-4
NUMBER OF LEVELS:	2-3
MAXIMUM BUILDING HEIGHT:	45'
FRONT SETBACK: (FRONT GARAGE)	20'
FRONT SETBACK: (REAR GARAGE)	10'
REAR SETBACK: (FRONT GARAGE)	15'
REAR SETBACK: (REAR GARAGE)	20'
STREET SIDE SETBACK:	15'
INTERIOR SIDE SETBACK:	6'
TOWN HOME: 2 CAR GARAGE: (FRONT GARAGE)	34
TOWN HOME: 2 CAR GARAGE: (REAR GARAGE)	34
TOWN HOME TOTAL:	68
MAXIMUM NUMBER TOWN HOMES:	72
TOTAL PARKING SPACES:	28

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

Issue Date	Description
1 09/10/2025	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street · McKinney, Texas 75069
972.562.4409 · Texas P.E. Firm No. F-3935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRYAN J. WEISGERBER, P.E. NO. 126777 ON 09/10/25. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY LOT LAYOUT

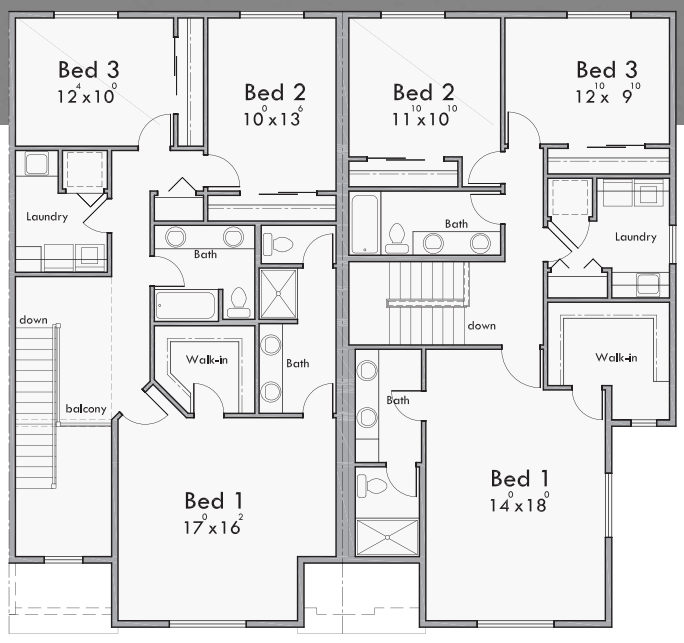
WHITE WING TOWN HOMES
SKYTRUST LLC.
CITY OF SHERMAN, TEXAS

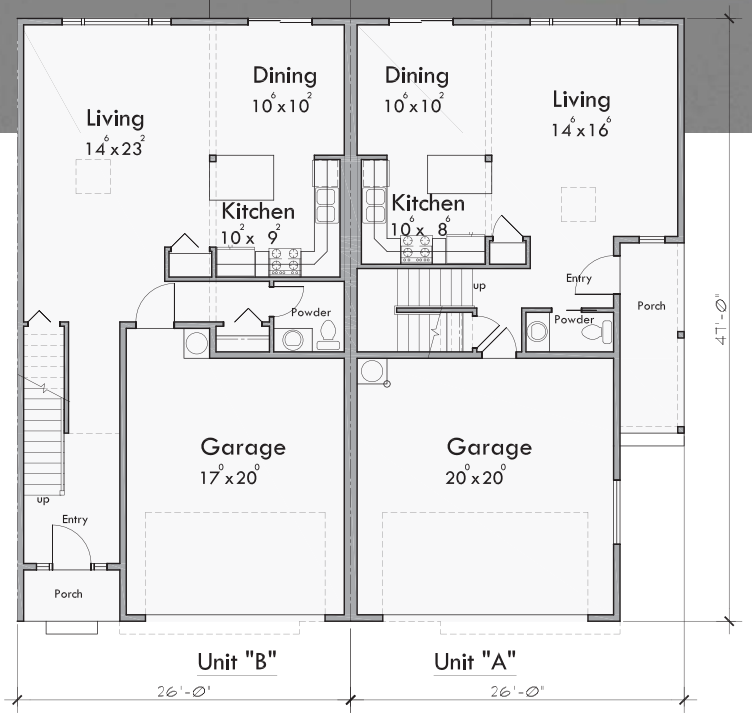
Sheet No.
PLL

Project No.
25017

WHITE WING TOWN HOMES







PLAN #F-610

Unit "B" Square Footage:

Main Floor: — 814 sq. ft.
Upper Floor: – 1080 sq. ft.
Total Living: — 1894 sq. ft.
Garage ——— 376 sq. ft.

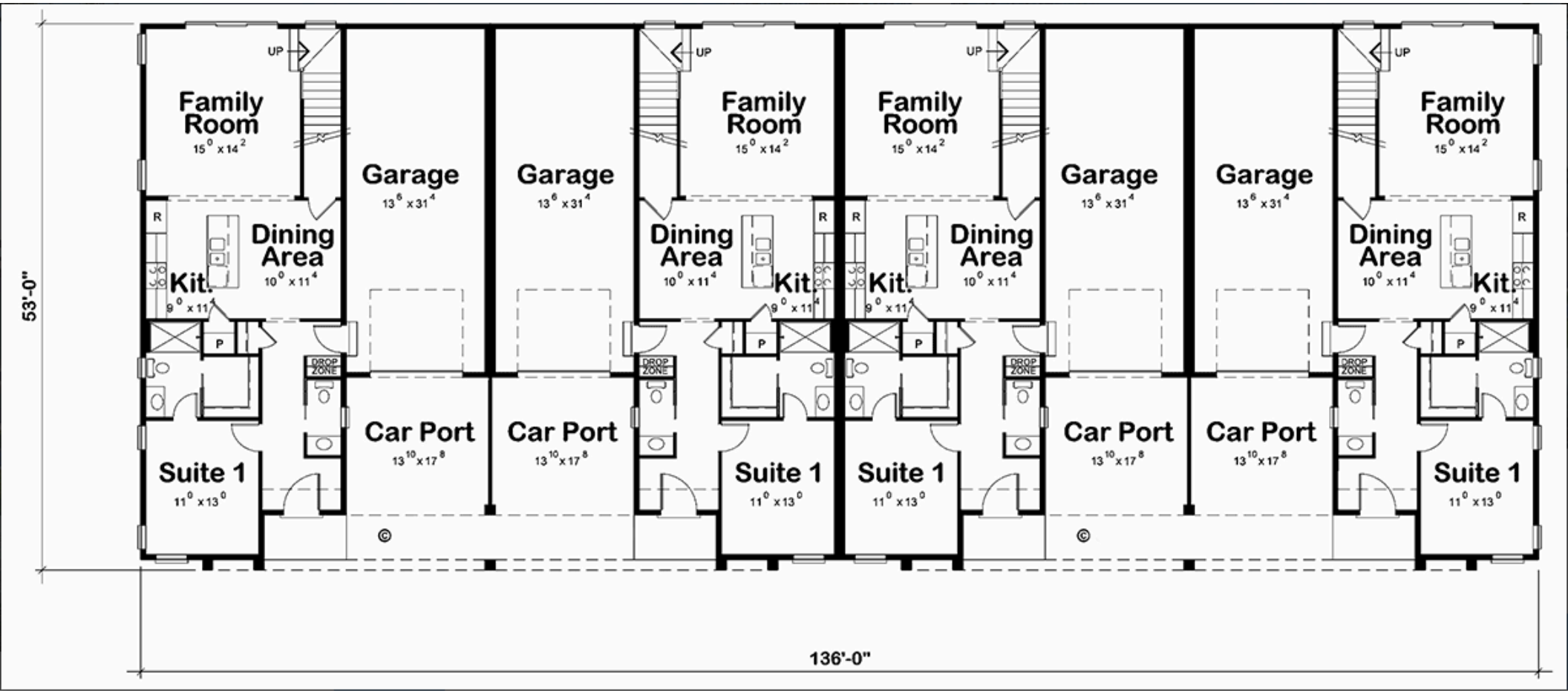
Unit "A" Square Footage:

Main Floor: — 664 sq. ft.
Upper Floor: – 1078 sq. ft.
Total Living: — 1742 sq. ft.
Garage ——— 431 sq. ft.

www.houseplans.pro by Bruinier & associates, inc. building designers ©
1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)






53'-0"
136'-0"
UP
Family Room
15⁰ x 14²
Garage
13⁶ x 31⁴
Dining Area
10⁰ x 11⁴
Kit.
9⁰ x 11⁴
R
P
DROP ZONE
Car Port
13¹⁰ x 17⁸
Suite 1
11⁰ x 13⁰
©



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 16, 2025

Sent via Email

Bryan Weisgerber
1720 W. Virginia St.
McKinney, TX 75069

Dear Applicants,

The request of a Public Hearing and Zone Change from an R-6 (Single Family Residential) District to a PD (Planned Development) District with a base zoning of R-TH (Townhome Residential) District located in the 1601 Block South Willow Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 21, 2025, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. 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.
5. 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.

Informational Engineering Comments:

6. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
7. Water main shall be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
8. Wastewater main shall be extended along entire street frontage in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
9. Proposed street names must be approved by the City of Sherman Development Services Department prior to submitting the final plat. Email planning@cityofsherman.com with proposed street name(s). Documentation of approval to be provided with Final Plat submittal. *Code of Ordinances Chapter 10.03.003(d)(2)*

10. AE Flood Study is required to be submitted to FEMA prior to submitting final plat. Study must be submitted to Engineering Department for review. Flood fringe and flood way per flood study to be graphically shown on plat.
11. H&H Study to be done to create a Base Flood Elevation for FEMA Flood zone. *Code of Ordinances Chapter 3, Article 3.12*
12. Letter of Map Revision (LOMR) from FEMA is required prior to filing of plat.
13. 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*
14. 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*

It is the policy of 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 at 903-892-7229 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
Steven Davis, Asst. Fire Marshal
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. 15.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

820 NORTH HARRISON AVENUE (Project No. 000152-2025)

The request of Rosalba Gomez (Owner) concerning the property located at 820 North Harrison Avenue, being Lot 5, Block 8, College Park Addition, containing 0.1814 acres, and currently zoned R-6 (Single Family Residential)/College Park Overlay District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.08.001 to allow one unit over another with no common fire-wall.

B. Public Hearing and Variance under Section 14.02.009 to allow a 50’ lot width in lieu of the required 60’.

Planning and Zoning Commission

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

Background:

The property is located at 820 North Harrison Avenue. The owner would like to Rezone the property from R-6 (Single Family Residental) District to R-2F (Duplex Residential) District to construct a two unit dwelling. This is an existing house that has been converted to include an upstairs unit. The applicant is also requesting a variance to allow for a vertical separated duplex and a 50' lot in lieu of the required 60' for an R-2F zoning district.

Origination:

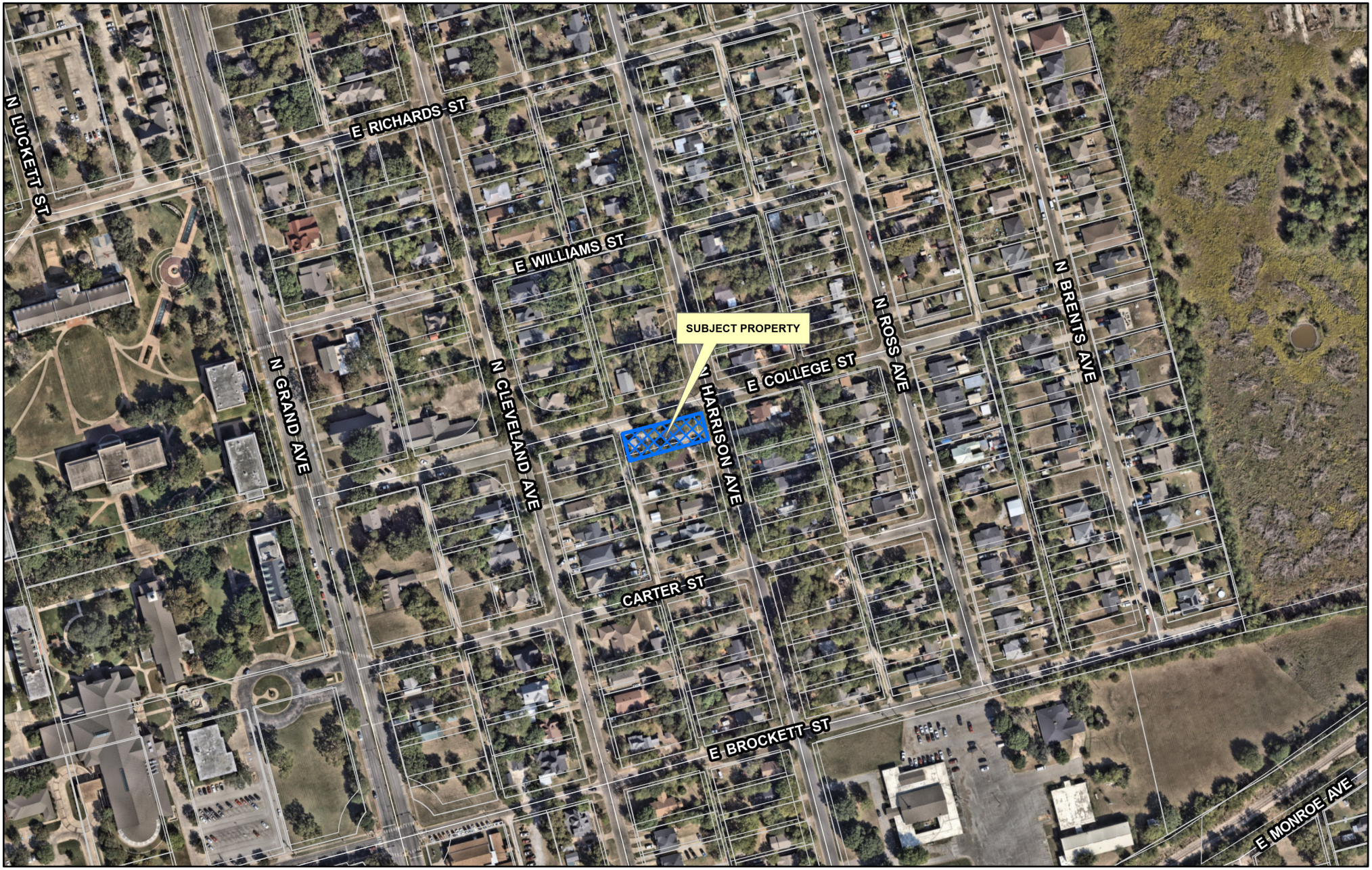
The request of Rosalba Gomez (Owner)

Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Survey
6. Project Narrative
7. Elevation
8. Opposition Letter 820 N Harrison Ave.



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
820 N HARRISON AVE

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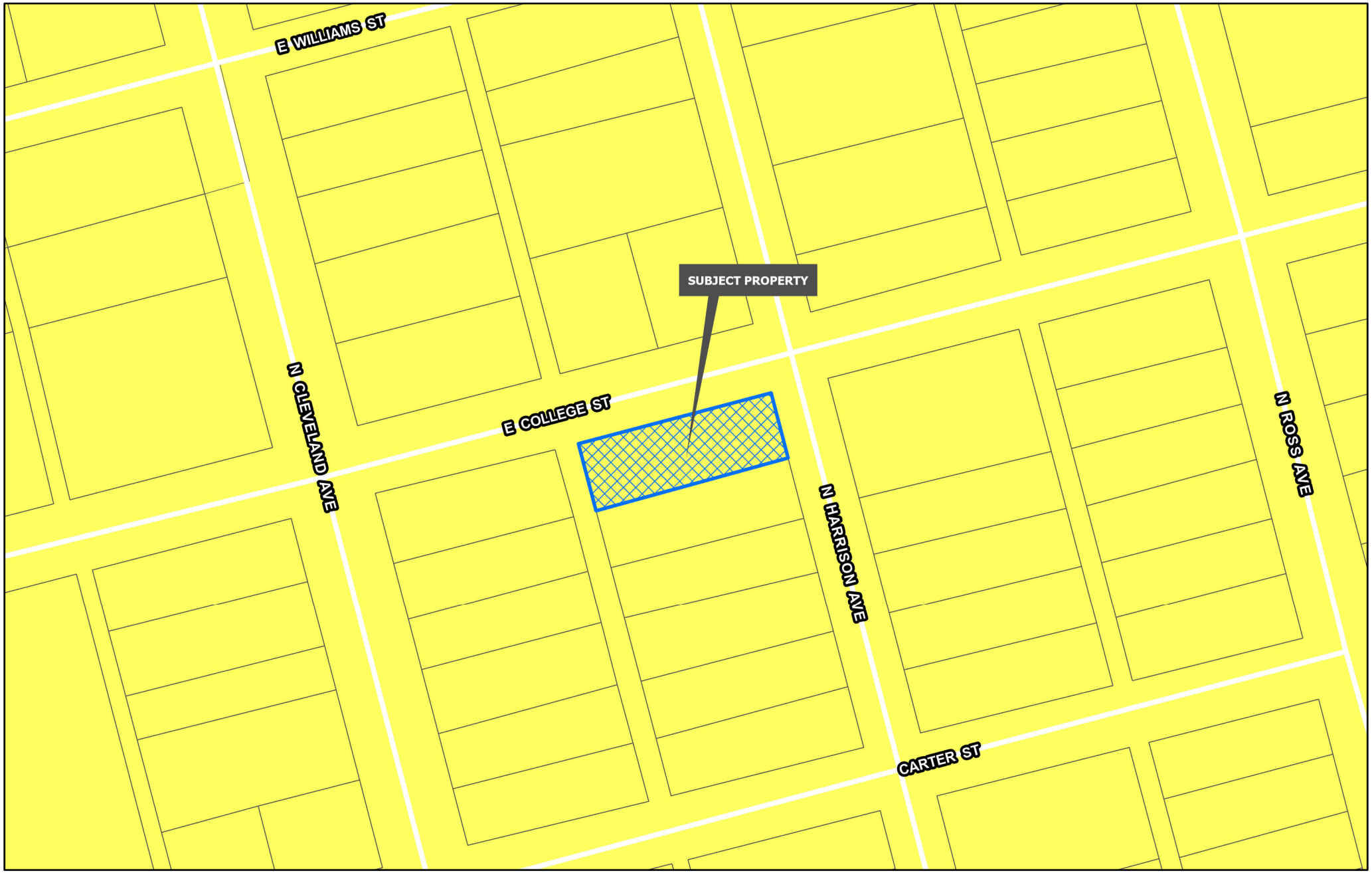
Date: 10/1/2025 9:51 AM



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CITY OF SHERMAN
ZONING MAP
820 N HARRISON AVE

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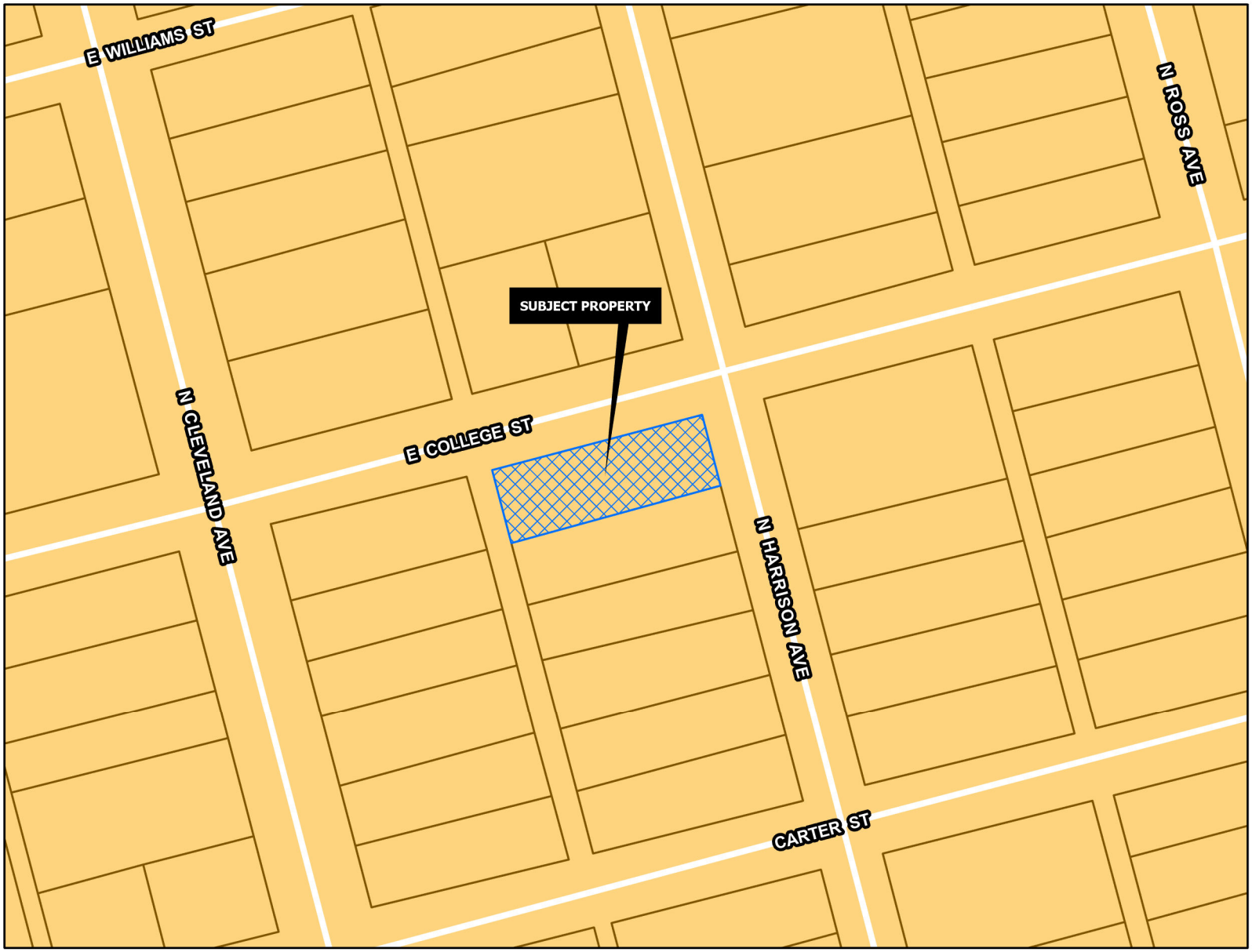
Date: 10/1/2025 9:51 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
820 N HARRISON AVE

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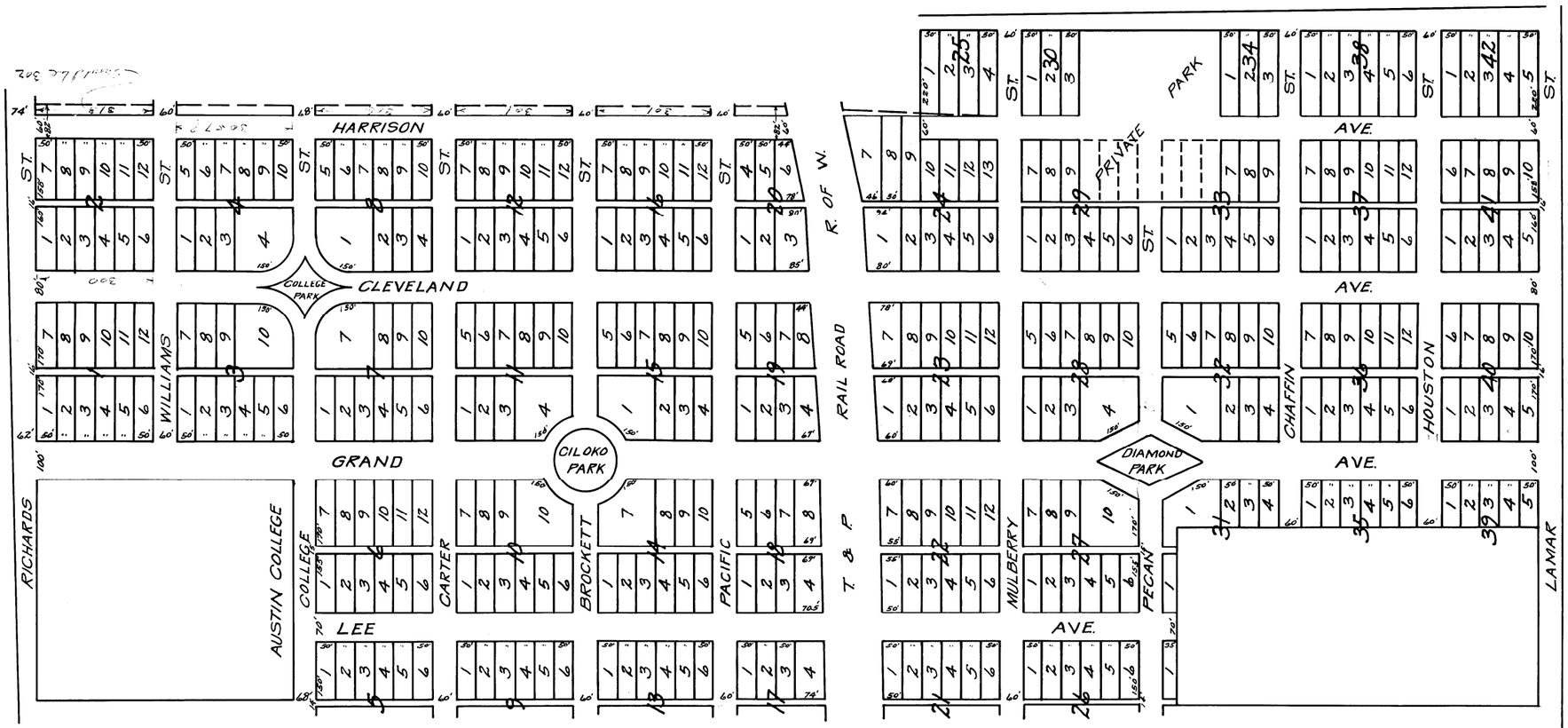
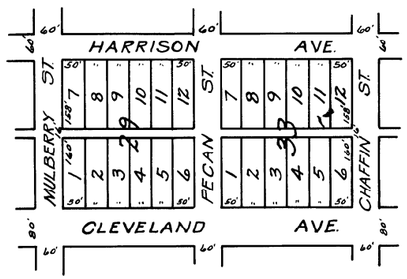
Date: 10/1/2025 9:51 AM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
ZONE CHANGE AND
VARIANCE REQUEST
PROJECT #: 000152-2025
Planning & Zoning Map:
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229



COLLEGE PARK ADDITION
TO
CITY OF SHERMAN
VOL. 81 PAGE 438



SUBDIVISION OF BLOCKS 29 & 33 OF COLLEGE PARK ADD. TO CITY OF SHERMAN VOL. 183 PAGE 281

10082

Rosalba Gomez
607 S Contemporary Dr
Sherman,Tx 75092
(214)-792-0385

To whom this may concern,

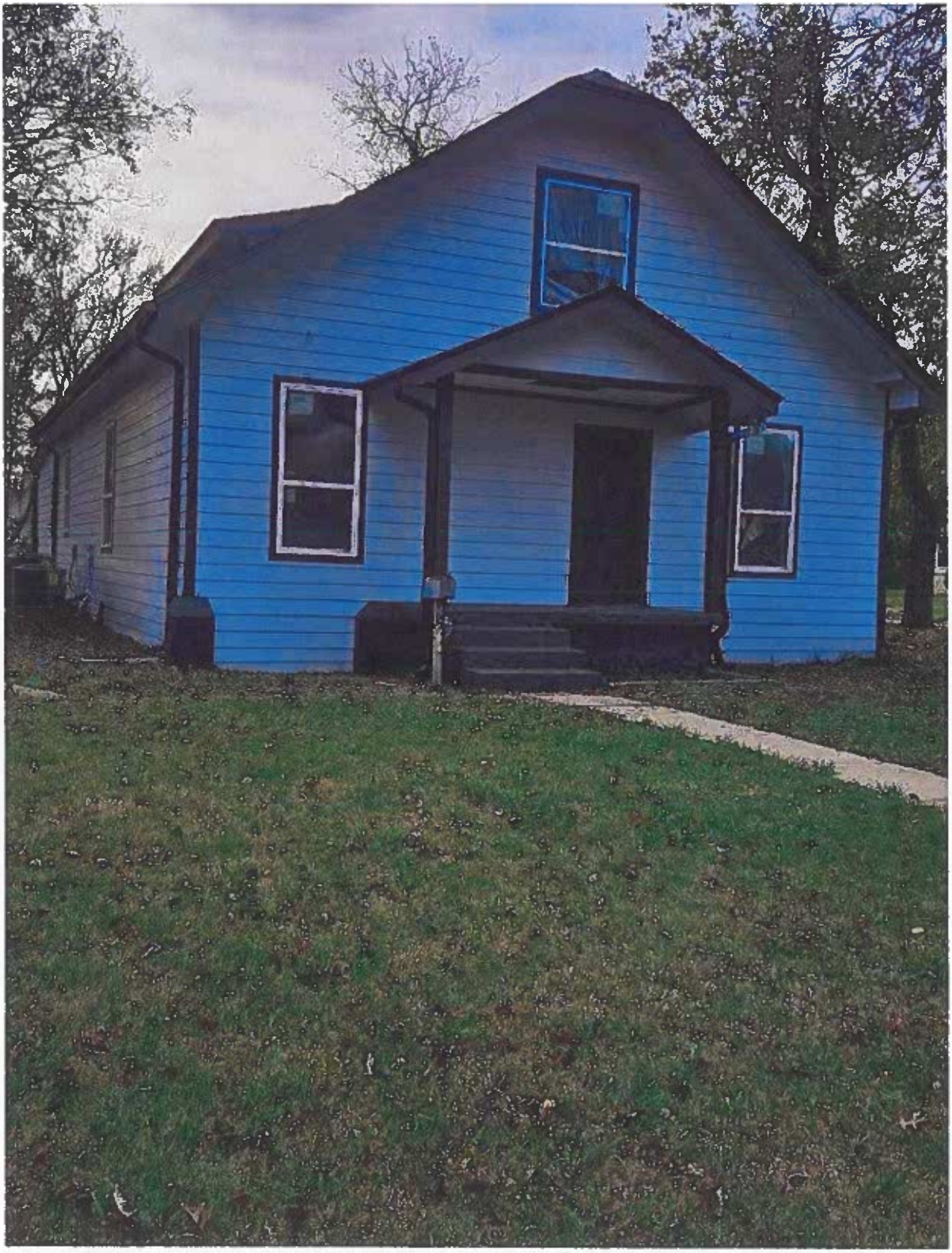
I am writing to formally express our intentions regarding the property located at 820 N Harrison Ave Sherman, Tx 75090. PID- 160368

We are seeking to have the lot rezoned to R-2F with a variance to allow one unit ontop of the other with no common firewall.
In addition, Our plan, upon approval, is to finally complete the project and complete the Certificate Occupancy.

We are committed to ensuring that the renovation aligns with neighborhood aesthetics and city development guidelines.

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

Thank you , Rosalba




820




A
B




A
B

I live across the street from this property. I am against rezoning this property from an R-6 to an R-2F (Duplex). This is a very small property and there is no off street parking. The present owner has fixed up this house from a very dilapidated property, and he has already put a duplex there, and he should not have been allowed to do that, but if he is allowed to put another building on the back with another apartment or 2 to replace the building that was torn down, he will have 2 duplexes on a very small lot and no parking. This is a single family neighborhood and should remain as such. Putting all of these units in this neighborhood causes more problems with people and cars. Once you start letting these landlords change the zoning, then the rest of the landlords will be doing the same thing.

Thanks for your consideration
Sandie Kukla

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

206 AND 212 BAKER PARK DRIVE (Project No. 000155-2025)

The request of James and Norma Giarraputo; Michael and Michelle Ross (Owners) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 206 and 212 Baker Park Drive, being part of Elizabeth Jones Survey, Abstract No. 625 and being Lots 31 and 32, Block 1, Parkhaven Addition, Phase 2, containing 1.371 acres, and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

A. Public Hearing and Variances under Section 14.04.002 to allow a 4.6' rear setback in lieu of the required 20' and a 5.6' side setback in lieu of the required 6' for an existing accessory structure larger than 500 square feet of the proposed Lot 31R.

Planning and Zoning Commission

B. Final Plat Giarraputo- Ross Addition

Background:

The property is located at 206 and 212 Baker Park Drive. The owners would like to request a variance to allow a 4.6' rear setback in lieu of the required 20' and a 5.6 side setback in lieu of the required 6'. The owners are also requesting approval of the final plat.

Origination:

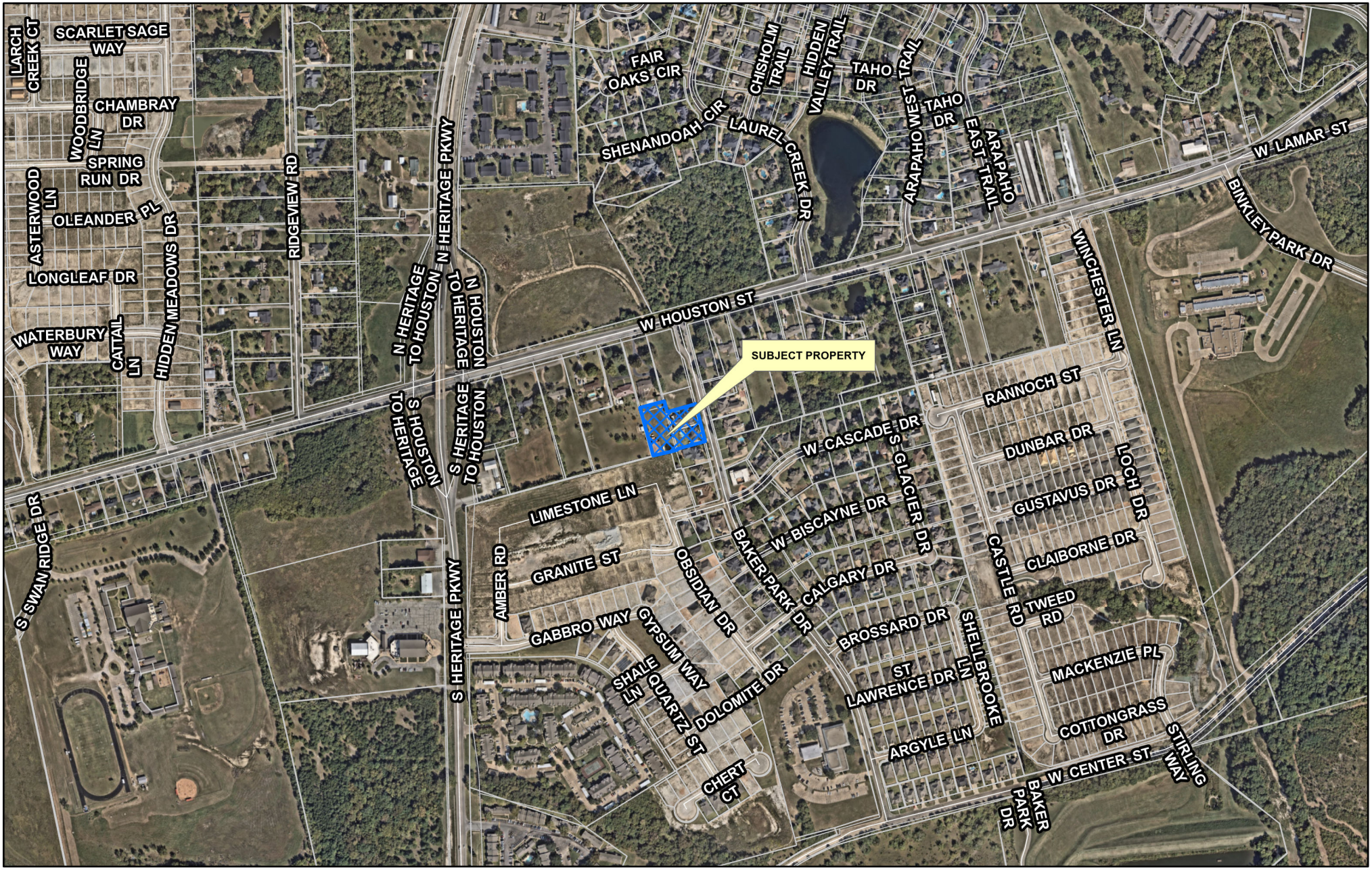
James and Norma Giarraputo; Michael and Michelle Ross (Owners) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of these requests.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
206 & 212 BAKER PARK DR

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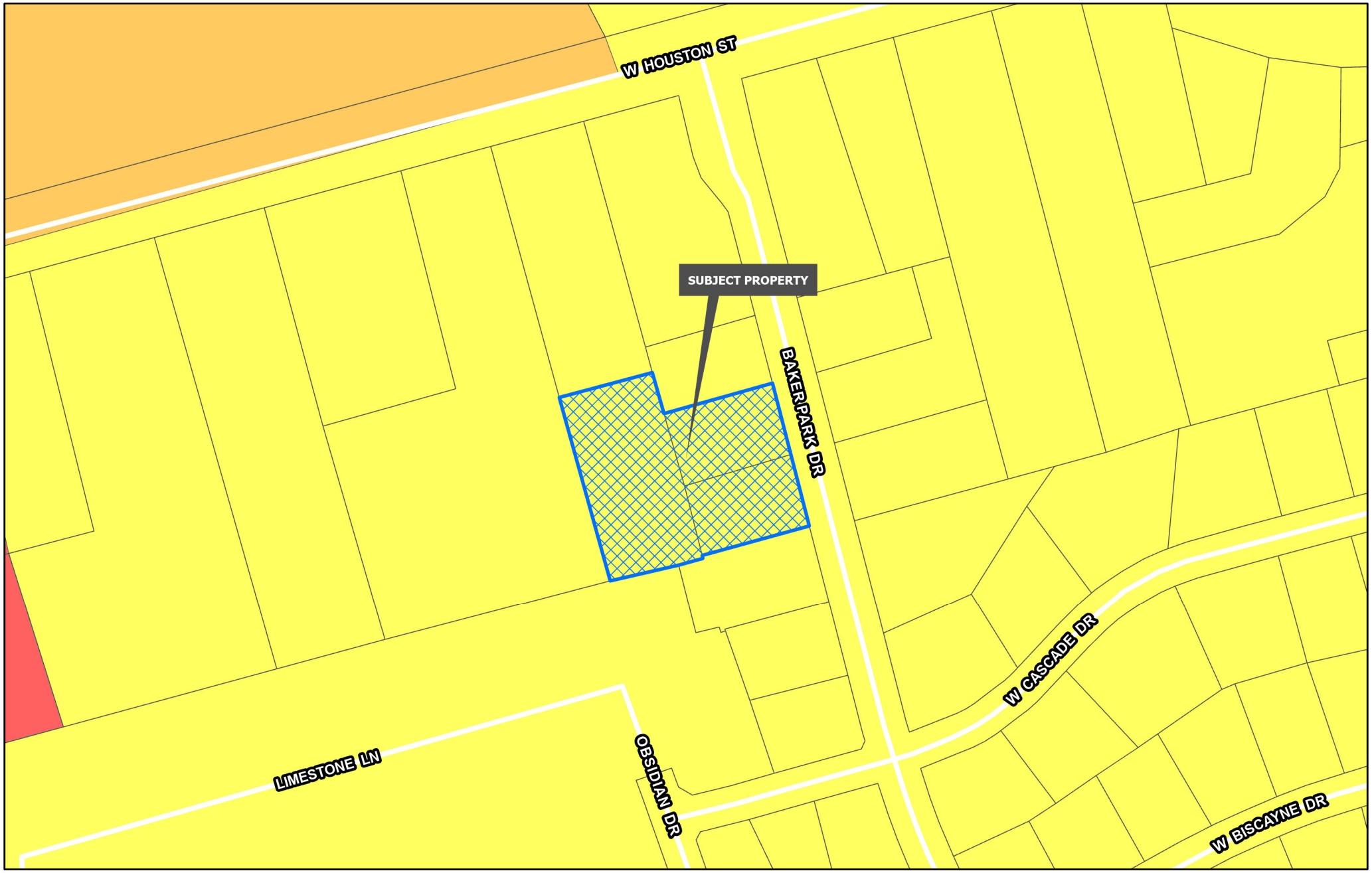
Date: 10/1/2025 9:51 AM



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
206 & 212 BAKER PARK DR

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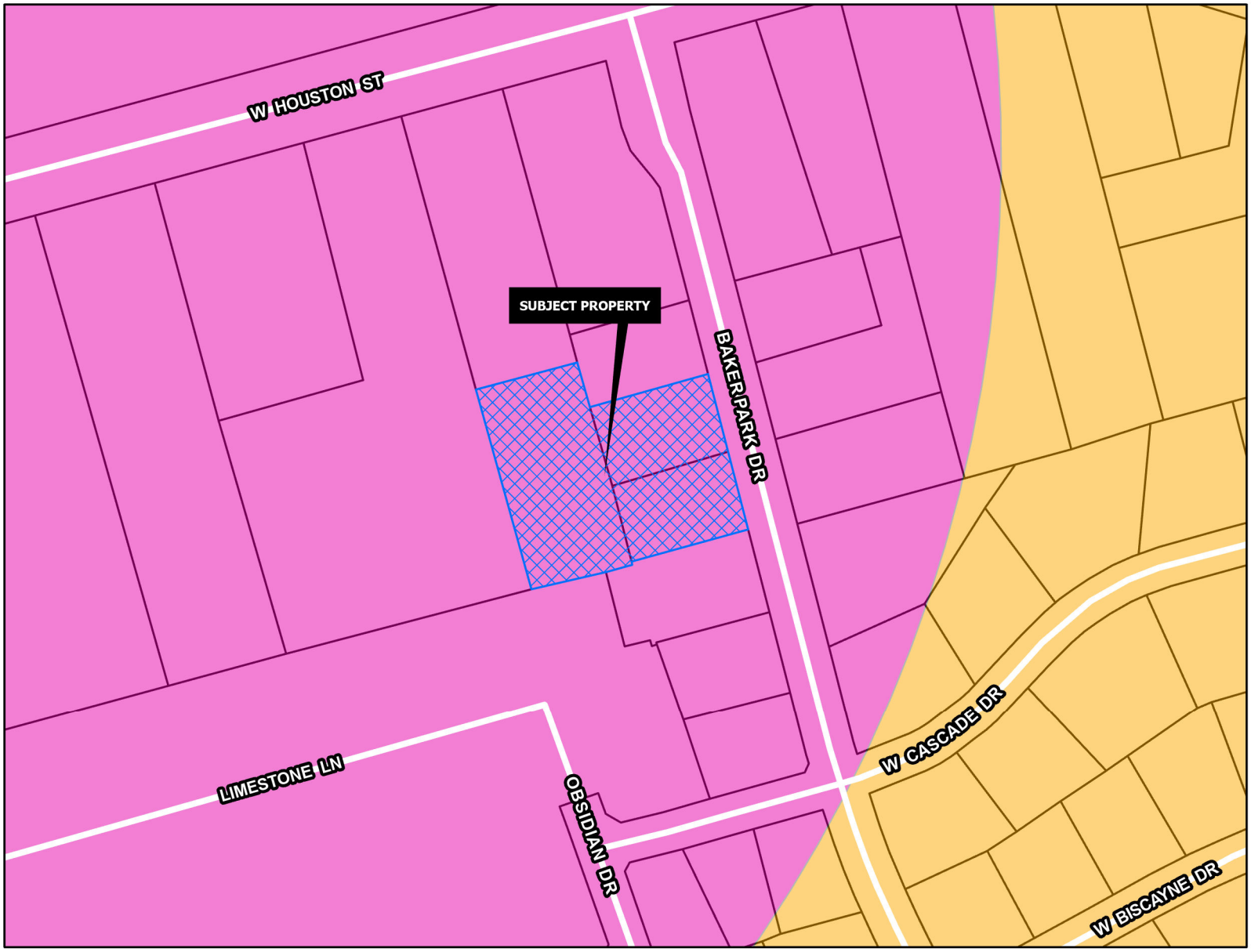
Date: 10/1/2025 9:51 AM



COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

- 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
206 & 212 BAKER PARK DR

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Date: 10/1/2025 9:51 AM


Sherman
NOTICE OF
REQUESTED
VARIANCE
PROJECT #: 000155-2025



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being Lots 31 and 32 in Block 1 of Parkhaven Addition, Phase 2, according to the plat thereof recorded in Volume 8, Page 63, Plat Records, Grayson County, Texas, and the same being a tract (Lot 32) of land described in the deed to James A. Giarraputo and Norma J. Giarraputo, recorded in Volume 2749, Page 116, Official Public Records, Grayson County, Texas, and the same tract (Lot 31) of land described in the deed to Michael E. Ross and Michelle Ross, recorded in Document No. 2021-2915, Real Property Records, Grayson County, Texas, and being all of a called 0.67 acre tract of land described in the deed to James A. Giarraputo and Norma Giarraputo, recorded in Volume 3863, Page 20, said Official Public Records, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the northeast corner of said Lot 32, common to the southeast corner of Lot 33 in said Block 1, and on the westerly right-of-way line of Baker Park Drive;

Thence South 14°35'00" East, with the easterly line of said Lot 32, and the westerly right-of-way line of said Baker Park Drive, passing en route at a distance of 99.93 feet a found 1/2" steel rod for the southeast corner of said Lot 32, and continuing on said course, with the easterly line of aforesaid Lot 31, a total distance of 200.15 feet to a found 1/2" steel rod for the southeast corner of said Lot 31, common to the northeast corner of Lot 30 in said Block 1;

Thence South 74°54'14" West, with the southerly line of said Lot 31, and with the northerly line of said Lot 30, a distance of 152.81 feet to a set 1/2" steel rod for the southwest corner of said Lot 31, common to the northwest corner of said Lot 30, and common to the northeast corner of a called 46.925 acre tract of land described in the deed to Stonehollow Homes LLC, recorded in Document No. 2023-29812, said Real Property Records, and common to the southeast corner of aforesaid 0.67 acre tract;

Thence South 75°25'00" West, with the southerly line of said 0.67 acre tract, and with the northerly line of said 46.925 acre tract, a distance of 126.70 feet to a set 1/2" steel rod for the southwest corner of said 0.67 acre tract, common to the southeast corner of a called 3.004 acre tract of land described in the deed to Toy Corley, Sherry Corley, and Independent Bank, recorded in Document No. 2020-3665, said Real Property Records;

Thence North 14°35'00" West, with the westerly line of said 0.67 acre tract, and with the easterly line of said 3.004 acre tract, a distance of 230.00 feet to a set 1/2" steel rod for the northwest corner of said 0.67 acre tract, common to the southwest corner of a called 1.07 acre tract of land described in the deed to James A. Giarraputo and Norma J. Giarraputo, recorded in Document No. 2020-26307, said Real Property Records;

Thence North 75°25'00" East, with the northerly line of said 0.67 acre tract, and with the southerly line of said 1.07 acre tract, a distance of 126.70 feet to a set 1/2" steel rod for the northeast corner of said 0.67 acre tract, common to the southeast corner of said 1.07 acre tract, and on the westerly line of aforesaid Lot 33;

Thence South 14°35'00" East, with the easterly line of said 0.67 acre tract, and with the westerly line of said Lot 33, a distance of 29.74 feet to a found 2" pipe for the northwest corner of aforesaid Lot 32, common to the southwest corner of said Lot 33;

Thence North 74°56'40" East, with the northerly line of said Lot 32, and with the southerly line of said Lot 33, a distance of 152.81 feet to the Point of Beginning and containing 1.371 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

THAT JAMES A. GIARRAPUTO, NORMA J. GIARRAPUTO, MICHAEL E. ROSS, & MICHELLE ROSS, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as GIARRAPUTO-ROSS ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 1.371 acres situated in and being a portion of the ELIZABETH JONES Survey, Abstract No. 625, 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.

_____
JAMES A. GIARRAPUTO

_____
NORMA J. GIARRAPUTO

_____
MICHAEL E. ROSS

_____
MICHELLE ROSS

ACCEPTANCE

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, MICHELLE ROSS 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: _____

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	2" PIPE FOUND
P.R.G.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.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

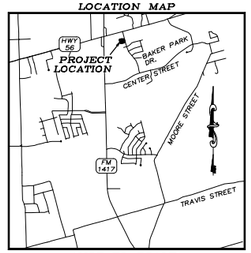
SUBJECT TRACTS

"A"
CALLED 0.67 AC.
JAMES A. GIARRAPUTO &
NORMA GIARRAPUTO
VOL. 3863, PG. 20
O.P.R.G.C.T.

"B"
JAMES A. GIARRAPUTO &
NORMA J. GIARRAPUTO
VOL. 2749, PG. 116
O.P.R.G.C.T.
BLOCK 1, LOT 32
PARKHAVEN ADDITION
PHASE 2
VOL. 8, PG. 63
P.R.G.C.T.

"C"
MICHAEL E. ROSS &
MICHELLE ROSS
DOC. NO. 2021-2915
R.P.R.G.C.T.
BLOCK 1, LOT 31
PARKHAVEN ADDITION
PHASE 2
VOL. 8, PG. 63
P.R.G.C.T.

LOCATION MAP



(NOT TO SCALE)

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

~ 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. 48181C0270G, effective date September 1, 2022.

OWNERS/DEVELOPER
MICHAEL E. ROSS &
MICHELLE ROSS
212 BAKER PARK DRIVE
SHERMAN, TX 75092

OWNERS/DEVELOPER
JAMES ANTHONY GIARRAPUTO &
NORMA J. GIARRAPUTO
194 ACORN TRAIL
DENISON, TEXAS 75020

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PH: (903) 465-2151

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

PRELIMINARY PLAT
GIARRAPUTO-ROSS ADDITION

REPLAT OF LOTS 31 AND 32 IN BLOCK 1
PARKHAVEN ADDITION, PHASE 2
VOL. 8, PG. 63, P.R.G.C.T.
AND ALL OF A CALLED 0.67 AC. TRACT
VOL. 3863, PG. 20, O.P.R.G.C.T.
Being a part of the Elizabeth Jones Survey,
Abstract Number 625
Being in the City of Sherman,
Grayson County, Texas.
Containing 1.371 acres of land

08-25-2025

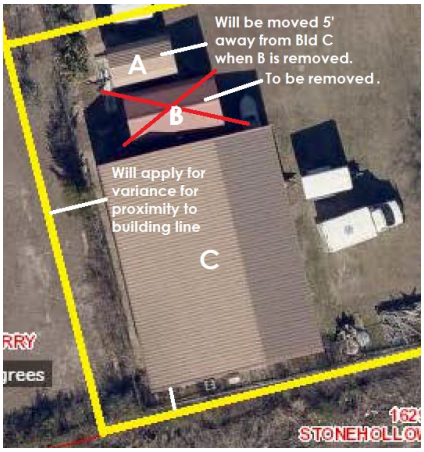
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

James Anthony Giarraputo
194 Acorn Trail
Denison, TX 75020
(903) 328-4272
Jag66@mail.com

Michael E. Ross
212 Baker Park Dr.
Sherman, TX 75092
(903) 647-3011
MichaelERoss72@gmail.com

PROJECT NARRATIVE

We are writing to formally express our intentions regarding the property located at 206 & 212 Baker Park Drive, Sherman, TX. PID 255093.



We recently submitted a Preliminary Replat to divide this parcel between the two parcels to the east, PID's 162975-206 Baker Park Dr. & PID 162976-212 Baker Park Dr. During the review of this preliminary plat it was discovered that the shop and outbuildings on PID 255093 encroach upon the building lines established by Zoning R-6 as well as the distance between the outbuildings. The city issued the following comment: ***Variances for setbacks of the existing accessory structure and the distance between the existing accessory structures are likely.***

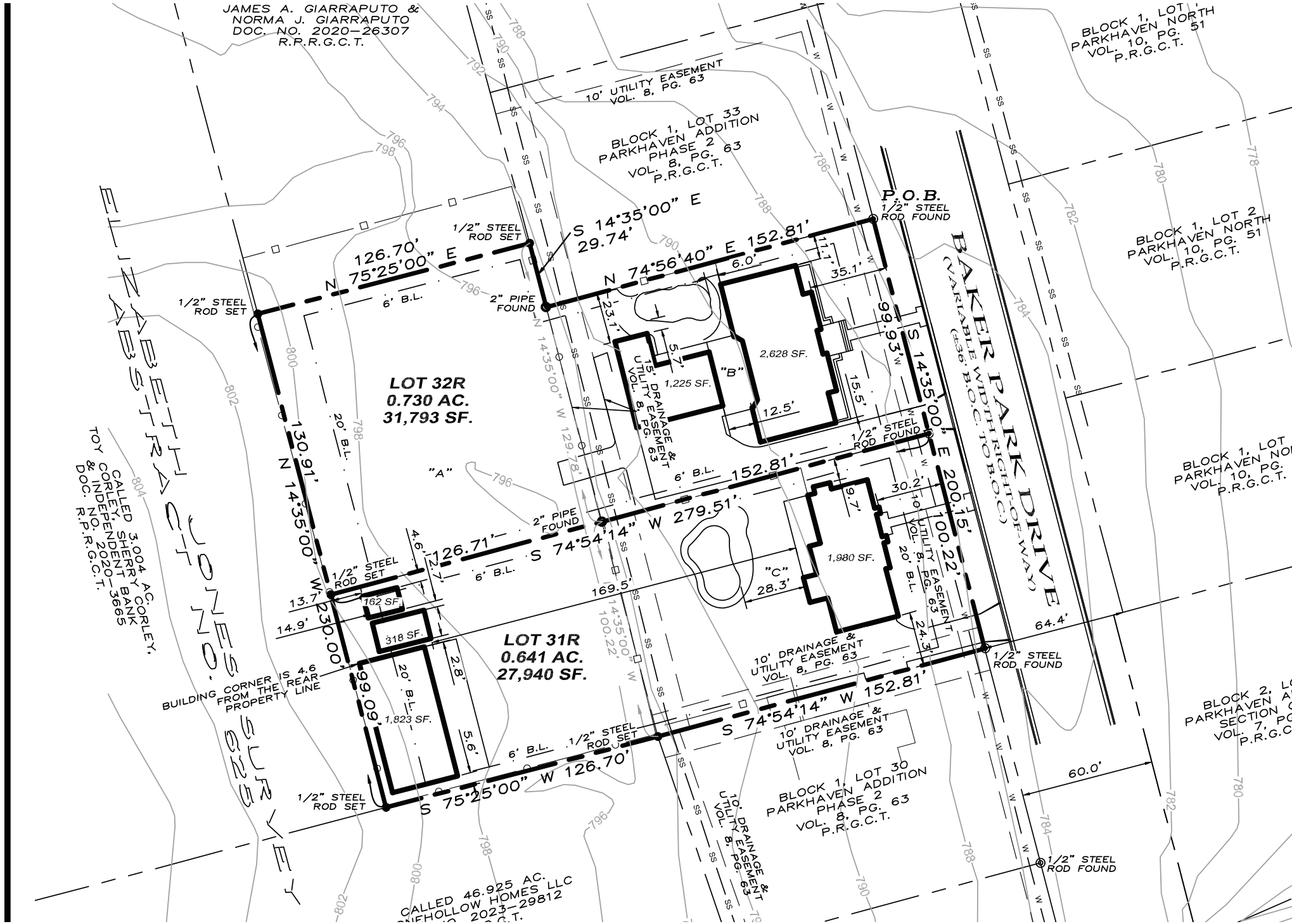
We formally request a variance for the following reasons:

Building	Accessory Building Type & Square Footage	Actual Current Distance from Property Line (setback)	Required Distance from Property Line (setback)	Distance from other outbuildings	Variance Requested
A	**Mobile shed 162 sqft** *(will be moved 5' away from Bldg. C when Bldg. B is removed)*	**Side 4.6' Rear 13.7'**	**Side 5' Rear 5'** *(Accessory Building Setbacks §14.04.002(b)(3))*	**2.7' from Bldg. B** *(Bldg. B will be removed, once moved, will be 5' away from Bldg. C)*	**None, Bldg. A will be moved once Bldg. B is removed** *(unless required)*
B	**Mobile shed 318 sqft** *(will be removed)*	**Rear 14.9'** *(will be removed)*	**Rear 5'** *(Accessory Building Setbacks §14.04.002(b)(3))*	**Will be removed**	**None, will be removed** *(unless required)*
C	**Shop on Slab 1,823 sqft** *(permit was obtained from Sherman 7/5/04 and is attached)*	**Rear 4.6' Side 5.6'**	**Rear Setback 20' Side Setback 6'** *(Accessory Building Setbacks §14.04.002(d)(4))*	**Bldg. B will be removed, Bldg. A will be moved at least 5' away from Bldg. C**	**Rear Setback-4.6' Side Setback-5.6'**

Since Bldg. B will be removed, no variance is requested for that building. When Bldg. B is removed, Bldg. A will be moved 5' away from Bldg. C and 5' away from the rear property line to meet the requirements in Accessory Building Setbacks §14.04.002(b)(3) so no variance is requested for Building A. Building C is a permanent structure on a slab over 500 sqft so the setbacks are based on the building area of the lot (Accessory Building Setbacks §14.04.002(d)(4)). We request a variance for the rear and side setback for Bldg. C. We have included the permit where the city allowed this building in 2004.

Thank you for your time and consideration. Please feel free to contact us with any questions you may have.

Respectfully,
James Anthony Giarraputo
Michael R. Ross



JAMES A. GIARRAPUTO & NORMA J. GIARRAPUTO DOC. NO. 2020-26307 R.P.R.G.C.T.
BLOCK 1, LOT 1 PARKHAVEN NORTH VOL. 10, PG. 51 P.R.G.C.T.
10' UTILITY EASEMENT VOL. 8, PG. 63
BLOCK 1, LOT 33 PARKHAVEN ADDITION PHASE 2 VOL. 8, PG. 63 P.R.G.C.T.
P.O.B.
1/2" STEEL ROD FOUND
S 14°35'00" E 29.74'
N 74°56'40" E 152.81'
N 75°25'00" E 126.70'
1/2" STEEL ROD SET
2" PIPE FOUND
6' B.L.
BAKER PARK DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) (±36' B.O.C. TO B.O.C.)
BLOCK 1, LOT 2 PARKHAVEN NORTH VOL. 10, PG. 51 P.R.G.C.T.
LOT 32R 0.730 AC. 31,793 SF.
N 14°35'00" W 129.78'
15' DRAINAGE & UTILITY EASEMENT VOL. 8, PG. 63
1,225 SF.
"B"
2,628 SF.
S 14°35'00" E 99.93'
1/2" STEEL ROD FOUND
N 14°35'00" W 230.00'
130.91'
20' B.L.
"A"
6' B.L.
152.81'
S 74°54'14" W 279.51'
2" PIPE FOUND
126.71'
1/2" STEEL ROD SET
162 SF.
318 SF.
1,823 SF.
LOT 31R 0.641 AC. 27,940 SF.
169.5'
"C"
1,980 SF.
10' UTILITY EASEMENT VOL. 8, PG. 63
20' B.L.
100.22'
64.4'
1/2" STEEL ROD FOUND
10' DRAINAGE & UTILITY EASEMENT VOL. 8, PG. 63
S 74°54'14" W 152.81'
BUILDING CORNER IS 4.6 FROM THE REAR PROPERTY LINE
99.09'
S 75°25'00" W 126.70'
1/2" STEEL ROD SET
BLOCK 1, LOT 30 PARKHAVEN ADDITION PHASE 2 VOL. 8, PG. 63 P.R.G.C.T.
60.0'
1/2" STEEL ROD FOUND
CALLED 3.004 AC. TOY CORLEY, SHERRY CORLEY, & INDEPENDENT BANK DOC. NO. 2020-3665 R.P.R.G.C.T.
ELIZABETH JONES SURVEY ABSTRACT NO. 625
CALLED 46.925 AC. ONEHOLLOW HOMES LLC NO. 2023-29812

§ 14.04.002. Accessory buildings and structures.

(a) Purpose.The purpose of these standards is to provide reasonable regulations for the appearance, location, type and maintenance of accessory buildings and structures to ensure safety and the high-quality character and appearance of the city. The following regulations shall be observed for all accessory buildings and structures in all residential zoning districts. Accessory buildings and structures in non-residential zoning districts shall adhere to the standards of the applicable district.

(b) General standards.

(1) No accessory building or structure shall be permitted in the front yard. Accessory building or structures shall not be permitted in the required side yard unless specified herein.

(2) Accessory buildings or structures must be separated from the main building or other structures by a distance of not less than 5 feet.

(3) Accessory buildings and structures must have a rear and an interior side yard setback of not less than five (5) feet.

(4) Where the accessory building is adjacent to a side street, the minimum side yard setback from said street shall be fifteen (15) feet, with the exception of garages or carports.

(5) Detached garages or carports facing an alley or side street must be setback twenty (20) feet.

(6) Accessory buildings or structures shall not be located in drainage or utility easements.

(7) A portable storage shed is considered an accessory structure; however, it is not subject to a building permit nor the side or rear yard setback requirements provided that it meets the following:

(A) It is less than or equal to 100 square feet in floor area and less than eight (8) feet in height;

(B) It is freestanding, moveable, and has no permanent foundation;

(C) It is set back at least two (2) feet from side or rear lot lines; and

(D) It does not contain plumbing or electrical installations.

(c) Accessory buildings.

(1) Examples of accessory buildings include, but are not limited to, detached garages and sheds and other enclosures that extend vertically above grade.

(2) Accessory buildings attached to the primary building are considered an extension of the primary building and shall be subject to the regulations that apply to the primary building including, but not limited to, building setbacks.

(3) Accessory buildings may be permitted within the allowable building area of any lot defined by the required front, side, and rear building lines.

(4) No accessory building shall be rented or leased.

(5) An accessory building that serves as an accessory dwelling may not be located on a lot less than 12,000 square feet in area and shall be zoned R-A, R-E or R-12.

(6) No accessory building shall be used for commercial purposes.

(7) Accessory buildings of less than 500 square feet may be located within the required rear yard subject to the accessory building setback requirements described in subsection (b).

(8) Accessory buildings of 500 square feet or greater shall be located in the building area.

(9) The accessory building footprint shall be included in the calculation of the building area of the lot.

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(d) Accessory structures.

(1) Accessory structures attached to the primary building are considered an extension of the primary building and shall be subject to the regulations that apply to the primary building including, but not limited to, building setbacks.

(2) Accessory structures may be permitted within the allowable building area of any lot defined by the required front, side, and rear building lines.

(3) Accessory structures of less than 500 square feet may be located within the required rear yard subject to the accessory building setback requirements described in subsection (b).

(4) Accessory structures of 500 square feet and greater shall be located within the zoning district setbacks.

(e) Swimming pools and other at-grade or below-grade structures.

(1) Above-ground or in-ground swimming pools and other at-grade or below-grade structures may be permitted within the allowable building area of any lot defined by the required front, side, and rear building lines.

(2) In-ground swimming pools are structures that are built below-grade constructed of concrete, fiberglass or other similar construction and require pool equipment such as pumps and filters to operate.

(3) Above-ground swimming pools are structures that are permanently constructed that require pool equipment such as pumps and filters to operate. Play pools and other seasonal pools that do not require pool equipment are not applicable to the regulations in this section.

(4) Above-ground swimming pools and other at-grade or below grade structures are permitted in the rear yard of any residential district so long as they are not constructed or installed within five (5) feet of the main structure and must have a rear and interior side yard setback of not less than five (5) feet.

(f) Permit required.An accessory building or structure as defined above shall be required to have a building permit, be inspected by the city and meet the requirements of this article. Above-ground and in-ground pools require building permits.

(Ordinance 6555 adopted 12/5/2022)

Downloaded from https://ecode360.com/SH6481 on 2025-08-28

SHERMAN

P.O. BOX 1106, SHERMAN, TEXAS 75091-1106

BUILDING PERMIT APPLICATION

PERMIT NUMBER 397
OCCUPANCY NUMBER

PLEASE NOTE - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING

STREET NUMBER AND NAME: 2710 W. Houston ~~206 Baker Park Dr.~~

SUBDIVISION OR SURVEY:

LOT:

BLOCK:

CENSUS TRACT:

FLOOD ZONE:

BASE FLOOD ELE.:

1ST FLOOR ELE.:

E. ZONING:

TIME TO COMPLETE: 120 DAYS

FIRE ZONE:

PLANS:

II TYPE AND COST OF BUILDING

A. TYPE OF IMPROVEMENT

1. ☑ NEW BUILDING
2. ☐ ALTERATION
3. ☐ REPAIR, Replacement
4. ☐ MOVING (relocation)
5. ☐ FOUNDATION ONLY

B. OWNERSHIP

1. ☐ PRIVATE (Individual, corporation, non profit institution, etc.)
2. ☐ PUBLIC (Federal, state, or local government)

C. COST $

D. FEE 90.00

Sq. Ft. { Main Bldg. / Accs. Bldg.

DESCRIPTION OF REPAIRS:

Tear Down 1,800 sqft Acc. Bldg + replace wit same size bldg only metal

Eng. with Permit

III BUILDING SPECS.

New Buldg. and Additions - Fill Out Parts F. - M.

Wrecking - Fill Out Part K Only

All Others Skip to IV

F. PRINCIPAL TYPE OF FRAME

- ☐ MASONRY (wall bearing)
- ☐ WOOD FRAME
- ☑ STRUCTURAL STEEL
- ☐ REINFORCED CONCRETE
- ☐ OTHER - SPECIFY

G. Principal Type of Heating Fuel

- ☐ GAS ☐ OIL
- ☐ ELECTRICITY ☐ COAL
- ☐ OTHER

H. TYPE OF SEWAGE DISPOSAL

- ☐ PUBLIC OR PRIVATE CO.
- ☐ INDIVIDUAL (Septic tank, etc.

I. TYPE OF WATER SUPPLY

- ☐ PUBLIC OR PRIVATE CO.
- ☐ INDIVIDUAL (well, cistern)

J. ADDITIONAL INFO

RESIDENTIAL TAX ABATEMENT ☐ YES ☐ NO

WILL THERE BE AN ELEVATOR? ☐ YES ☐ NO

K. DIMENSIONS

Number of Stories

TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS BASED ON EXTERIOR DIMENSIONS

TOTAL LAND AREA SQ. FT.

L. No. OFF-STREET PARKING SPACES

ENCLOSED

OUTDOORS

M. RESIDENTIAL BLDG. ONLY

No. of Bedrooms

No. of Bathrooms: Full / Partial

IV IDENTIFICATION

	NAME	MAILING ADDRESS	PHONE
1. OWNER	Tony Giarraputo	Same 903	821-4144
2. CONT.	monitor	Sherman TX	
3. Architect			

The Owner Of This Building And the Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman

X [signature] — SIGNATURE OF APPLICANT

206 Baker Dr. — ADDRESS

7-5-04 — DATE

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

APPROVED 9-19 20 05 DENIED 20

[signature] BUILDING OFFICIAL SIGNATURE

127-015-88 White - File Pink - Owners Application Yellow - Tax Office Green - File

CITY OF SHERMAN

Building Permit No. ~~602~~ 397

ADDRESS 2210 W. Houston

Please display this card until work is completed.

GREGORY H. WILSON ENGINEERING, INC.
2301 OHIO DRIVE, NO. 220
PLANO, TEXAS 75093
(972) 596-9265

22 June 2005

TO ALL INTERESTED PARTIES:

Re: Residence located at 206 BAKER PARK DRIVE, SHERMAN, TEXAS

This is to document that I have, on this date, made a structural inspection of an existing slab located in a tract of land as recorded in volume 1420, page 369, of deed records, Grayson County, Texas and report the following.

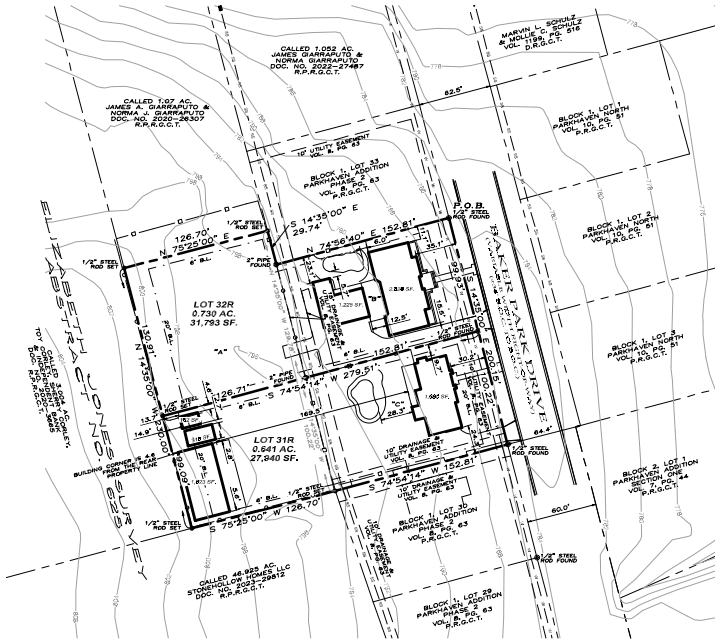
1. This slab is a reinforced concrete type with reinforcing steel.

2. There are no tension cracks in the slab and the slab checked to be level within the ACI 318 Standard. This slab can be used to support a new building to be erected on this foundation and will support the dead, live and wind loads without any foundation problems. The attached maintenance procedure should be followed at all times.

Gregory H. Wilson, P.E.
GREGORY H. WILSON, INC.



JOB NO. 25070753
FN: HC – DFT: BH



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Elizabeth Jones Survey, Abstract No. 625, and being Lots 31 and 32 in Block 1 of Parkhaven Addition, Phase 2, according to the plat thereof recorded in Volume 8, Page 63, Plat Records, Grayson County, Texas, and the same being a tract (Lot 32) of land described in the deed to James A. Giarraputo and Norma J. Giarraputo, recorded in Volume 2749, Page 116, Official Public Records, Grayson County, Texas, and the same tract (Lot 31) of land described in the deed to Michael E. Ross and Michelle Ross, recorded in Document No. 2021-2915, Real Property Records, Grayson County, Texas, and being all of a called 0.67 acre tract of land described in the deed to James A. Giarraputo and Norma Giarraputo, recorded in Volume 3863, Page 20, said Official Public Records, and being described by metes and bounds as follow:

Beginning at a found 1/2" steel rod for the northeast corner of said Lot 32, common to the southeast corner of Lot 33 in said Block 1, and on the westerly right-of-way line of Baker Park Drive;

Thence South 14°35'00" East, with the easterly line of said Lot 32, and the westerly right-of-way line of said Baker Park Drive, passing en route at a distance of 99.93 feet a found 1/2" steel rod for the southeast corner of said Lot 32, and continuing on said course, with the easterly line of aforesaid Lot 31, a total distance of 200.15 feet to a found 1/2" steel rod for the southeast corner of said Lot 31, common to the northeast corner of Lot 30 in said Block 1;

Thence South 74°54'14" West, with the southerly line of said Lot 31, and with the northerly line of said Lot 30, a distance of 152.81 feet to a set 1/2" steel rod for the southwest corner of said Lot 31, common to the northwest corner of said Lot 30, and common to the northeast corner of a called 46.925 acre tract of land described in the deed to Stonehollow Homes LLC, recorded in Document No. 2023-29812, said Real Property Records, and common to the southeast corner of aforesaid 0.67 acre tract;

Thence South 75°25'00" West, with the southerly line of said 0.67 acre tract, and with the northerly line of said 46.925 acre tract, a distance of 126.70 feet to a set 1/2" steel rod for the southwest corner of said 0.67 acre tract, common to the southeast corner of a called 3.004 acre tract of land described in the deed to Toy Corley, Sherry Corley, and Independent Bank, recorded in Document No. 2020-3665, said Real Property Records;

Thence North 14°35'00" West, with the westerly line of said 0.67 acre tract, and with the easterly line of said 3.004 acre tract, a distance of 230.00 feet to a set 1/2" steel rod for the northwest corner of said 0.67 acre tract, common to the southwest corner of a called 1.07 acre tract of land described in the deed to James A. Giarraputo and Norma J. Giarraputo, recorded in Document No. 2020-26307, said Real Property Records;

Thence North 75°25'00" East, with the northerly line of said 0.67 acre tract, and with the southerly line of said 1.07 acre tract, a distance of 126.70 feet to a set 1/2" steel rod for the northeast corner of said 0.67 acre tract, common to the southeast corner of said 1.07 acre tract, and on the westerly line of aforesaid Lot 33;

Thence South 14°35'00" East, with the easterly line of said 0.67 acre tract, and with the westerly line of said Lot 33, a distance of 29.74 feet to a found 2" pipe for the northwest corner of aforesaid Lot 32, common to the southwest corner of said Lot 33;

Thence North 74°56'40" East, with the northerly line of said Lot 32, and with the southerly line of said Lot 33, a distance of 152.81 feet to the Point of Beginning and containing 1.371 acres of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

THAT JAMES A. GIARRAPUTO, NORMA J. GIARRAPUTO, MICHAEL E. ROSS, & MICHELLE ROSS, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as GIARRAPUTO-ROSS ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 1.371 acres situated in and being a portion of the ELIZABETH JONES Survey, Abstract No. 625, 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.

JAMES A. GIARRAPUTO

NORMA J. GIARRAPUTO

MICHAEL E. ROSS

MICHELLE ROSS

ACCEPTANCE

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

Chairman _____ Secretary _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date

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

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

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

PRELIMINARY PLAT
GIARRAPUTO-ROSS ADDITION

REPLAT OF LOTS 31 AND 32 IN BLOCK 1
PARKHAVEN ADDITION, PHASE 2
VOL. 8, PG. 63, P.R.G.C.T.
AND ALL OF A CALLED 0.67 AC. TRACT
VOL. 3863, PG. 20, O.P.R.G.C.T.
Being a part of the Elizabeth Jones Survey,
Abstract Number 625
Being in the City of Sherman,
Grayson County, Texas.
Containing 1.371 acres of land

08-25-2025

LEGEND

P.O.B.	POINT OF BEGINNING
⊕	1/2" STEEL ROD SET
⊗	1/2" STEEL ROD FOUND
○	2" PIPE FOUND
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

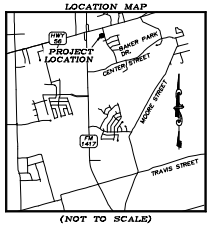
SUBJECT TRACTS

"A"
CALLED 0.67 AC.
JAMES A. GIARRAPUTO &
NORMA GIARRAPUTO
VOL. 3863, PG. 20
O.P.R.G.C.T.

"B"
JAMES A. GIARRAPUTO &
NORMA J. GIARRAPUTO
VOL. 2749, PG. 116
O.P.R.G.C.T.
BLOCK 1, LOT 32
PARKHAVEN ADDITION
PHASE 2
VOL. 8, PG. 63
P.R.G.C.T.

"C"
MICHAEL E. ROSS &
MICHELLE ROSS
DOC. NO. 2021-2915
R.P.R.G.C.T.
BLOCK 1, LOT 31
PARKHAVEN ADDITION
PHASE 2
VOL. 8, PG. 63
P.R.G.C.T.

LOCATION MAP



(NOT TO SCALE)

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

~ 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 development 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. 48181C0270G, effective date September 1, 2022.

OWNERS/DEVELOPER
MICHAEL E. ROSS &
MICHELLE ROSS
212 BAKER PARK DRIVE
SHERMAN, TX 75092

OWNERS/DEVELOPER
JAMES ANTHONY CIARRAPUTO &
NORMA J. CIARRAPUTO
194 ACORN TRAIL
DENISON, TEXAS 75020

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PH: (903) 465-2151

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

ELEVATIONS


Will be moved 5' away from Bld C when B is removed.
To be removed.
A
B
Will apply for variance for proximity to building line
C
STONEHOLLO


BLDG A
WILL BE MOVED CLOSER TO SHOP


G
BLDG B
WILL BE REMOVED


BLDG C
SHOP/CARPORT COMBO

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4615 NORTH TRAVIS STREET, SUITE 180 (Project No. 000160-2025)

The request of Ace Affordable Advantage Storage (Owner), Katie Hargis (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 4615 North Travis Street, being Lot One-R, Replat of Lot One, Block 6 and Lot One, Block 7, Replat of Blocks 2 through 9, North Creek Addition, Section One, Block 1, Replat of North Creek Addition, Section One, being part of the James A Clark Survey, Abstract No. 275 and being part of the J. Jennings Survey, Abstract No. 647, containing 7.359 acres, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a secondhand store or rummage shop in a C-1 (Retail Business) District.

Background:

The property is located at 4615 North Travis Street, Suite 180. The applicant would like to get a Specific Use Permit to allow a secondhand store or rummage shop in a C-1 (Retail Business) District.

The applicant has already received a Certificate of Occupancy for the sales of new merchandise, which is allowed by right, but if approved, will expand into providing for the sale of used merchandise. This will be a higher end resale soup with expectations of brands and condition.

The following has been approved for this property.

- 8/16/2016 To allow a mini-warehouse self-storage facility in a C-1 (Retail Business) District
- 10/16/2018 To allow living quarters in the mini-storage facility in a C-1 (Retail Business) District.

Origination:

Ace Affordable Advantage Storage (Owner), Katie Hargis (Applicant) and Helvey-Wagner Surveying, Inc. (Surveyor)

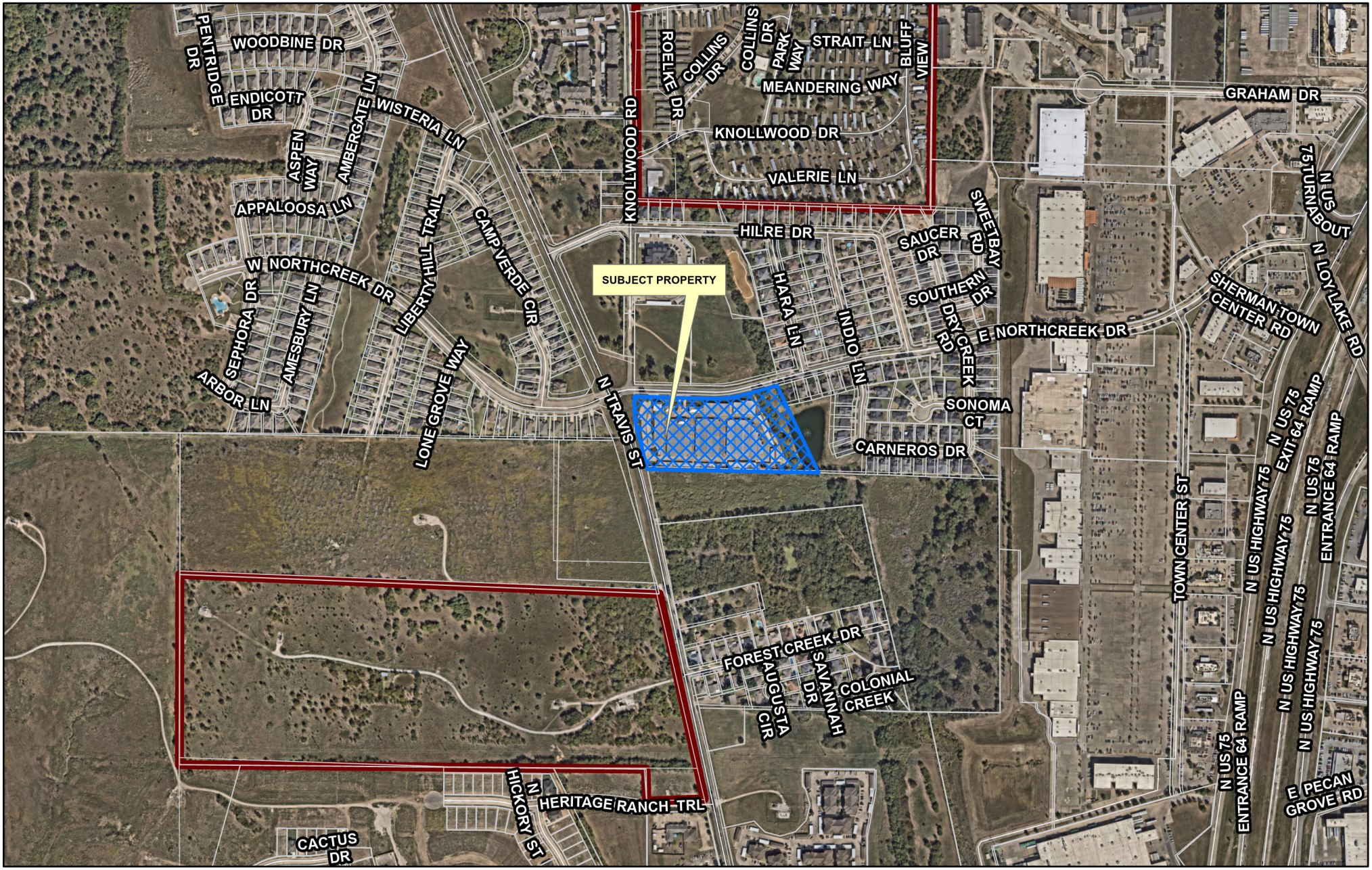
Staff Recommendation:

Staff has no objection to the approval of this request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign

5. Survey
6. Project Narrative
7. Site Plan
8. STAFF REVIEW LETTER



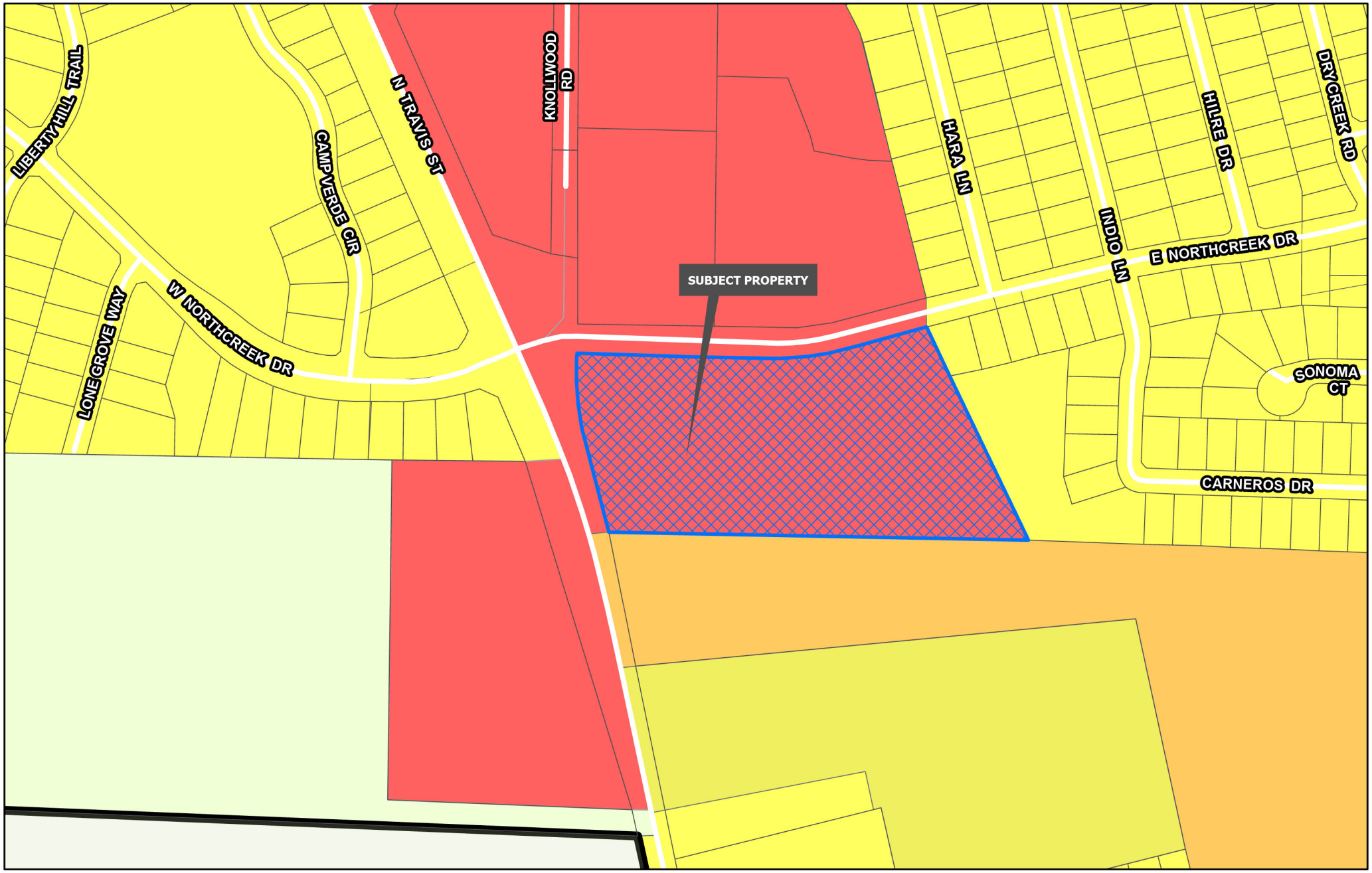
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
4615 N TRAVIS ST

N
W E
S

Date: 10/1/2025 9:51 AM



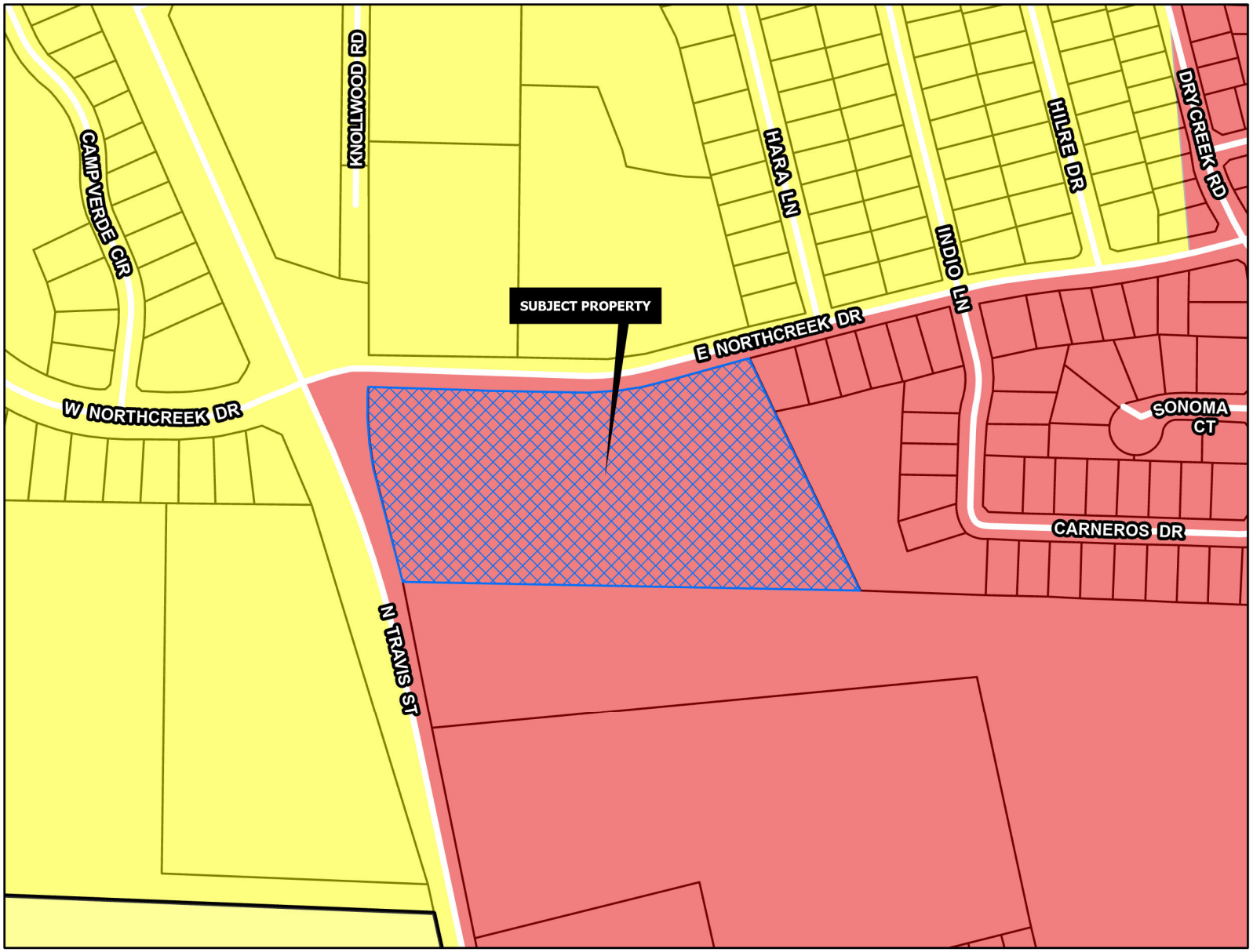
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
4615 N TRAVIS ST

N
W E
S

Date: 10/1/2025 9:51 AM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
4615 N TRAVIS ST

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W E
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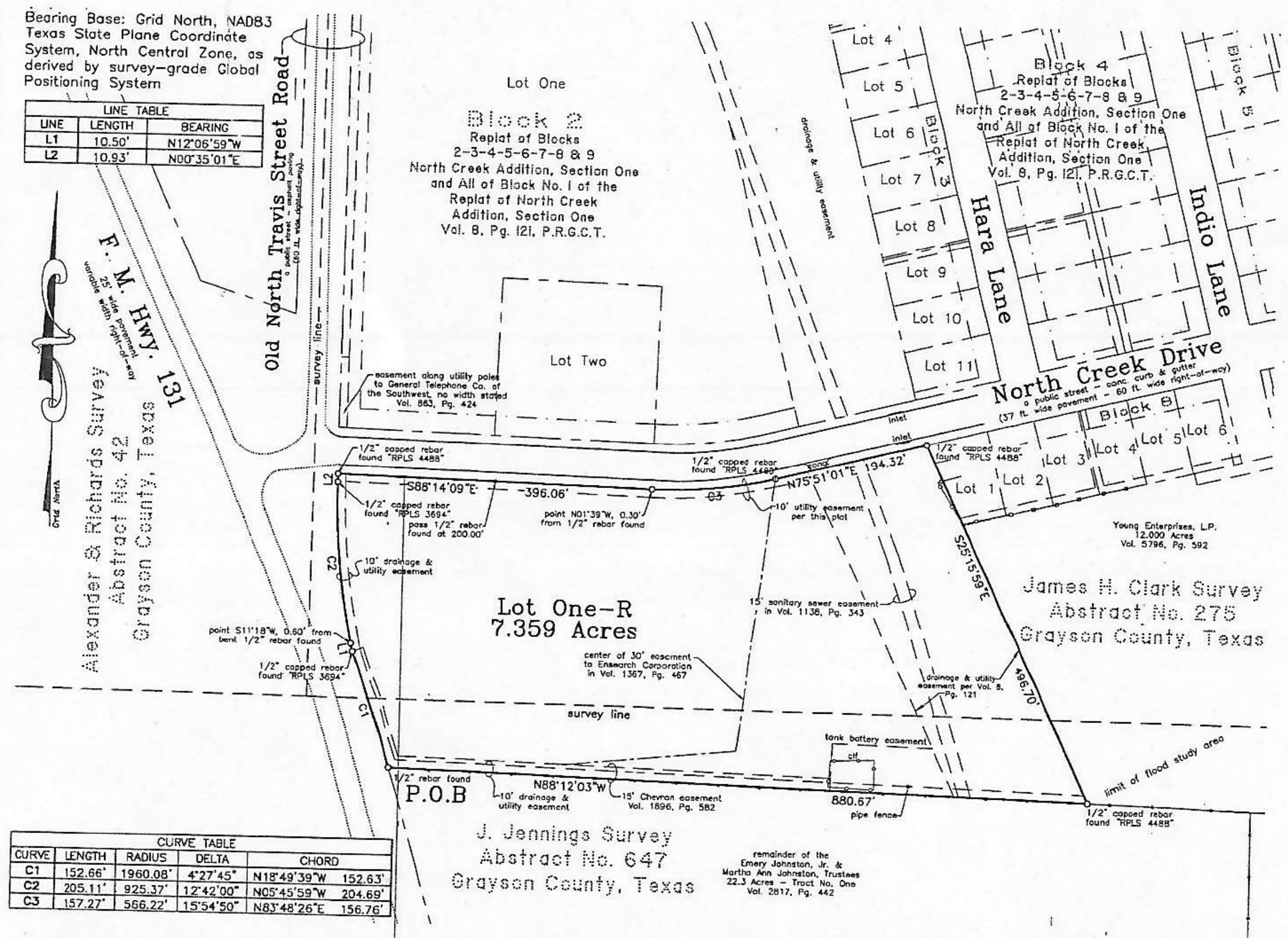
Date: 10/1/2025 9:51 AM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000160-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
apple roofing
Katie's Kloset
180

Job No. CGS35816

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.50'	N12°06'59"W
L2	10.93'	N00°35'01"E



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	152.66'	1960.08'	4°27'45"	N18°49'39"W 152.63'
C2	205.11'	925.37'	12°42'00"	N05°45'59"W 204.69'
C3	157.27'	566.22'	15°54'50"	N83°48'26"E 156.76'

Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One

to

the City of Sherman, Texas

7.359 Acres

in the

James H. Clark Survey & J. Jennings Survey
Abstract Nos. 275 & 647

26413
FILED FOR RECORD
December 14, 2016
at 10:15 o'clock A M
Recorded in Vol. 24 Page 30
PLAT Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By [signature] Deputy

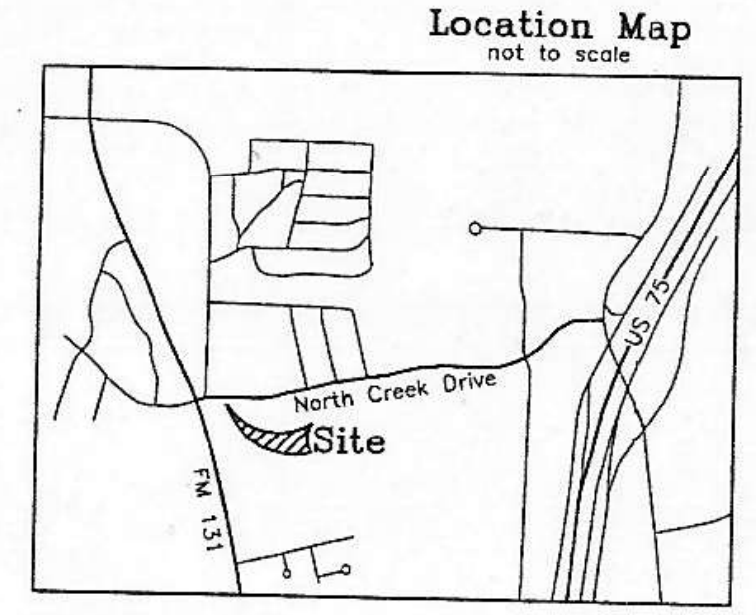
General Notes:

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 Electric Delivery Co..
4. 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. 48181C0290 F, Revised Date: September 29, 2010 and as scaled from maps provided by the City of Sherman.
5. 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.

Owner:
Young Enterprises, L.P.
P.O. Box 517
Sherman, Texas 75091

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

Location Map
not to scale



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

C:\Land Projects R2\North-Creek-Addition\dwg\Replat-8-20-2016-r2000.dwg 8/29/2016 9:14:39 AM CDT

20619

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 275 and being a part of the J. Jennings Survey, Abstract No. 647 and being a Replat of Lot One, Block 6 and Lot One, Block 7, Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, as per plat of record in Volume 8, Page 121, Plat 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 East right-of-way line of F. M. Highway No. 131, at the Northwest corner of the 22.3 ac. tract of land conveyed to Emery Johnston, Jr. and Martha Ann Johnston, Trustees in Volume 2817, Page 442, Official Public Records, Grayson County, Texas, at the Southwest corner of both said Lot One, Block 6 and the herein described tract;

THENCE Northerly, with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6 and with a curve to the left, having a radius of 1,960.08 ft. and a central angle of 04 deg. 27 min. 45 sec. (chord bears North 18 deg. 49 min. 39 sec. West, 152.63 ft.), an arc distance of 152.66 ft. to a 1/2 inch capped rebar found stamped "RPLS 3694" at the end of said curve;

THENCE North 12 deg. 06 min. 59 sec. West, continuing with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6, a distance of 10.50 ft. to a point at the beginning of a curve, said point being South 11 deg. 18 min. West, 0.60 ft. from a bent 1/2 inch rebar found;

THENCE Northerly, continuing with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6 and with a curve to the right, having a radius of 925.37 ft. and a central angle of 12 deg. 42 min. 00 sec. (chord bears North 05 deg. 45 min. 59 sec. West, 204.69 ft.), an arc distance of 205.11 ft. to 1/2 inch capped rebar found stamped "RPLS 3694" at the end of said curve;

THENCE North 00 deg. 35 min. 01 sec. East, continuing with the East right-of-way line of said F.M. Highway No. 131 and the West line of said Lot One, Block 6, a distance of 10.93 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the intersection of the East right-of-way line of said highway with the South line of North Creek Drive, a public street, at the Northwest corner of both said Lot One, Block 6 and the herein described tract;

THENCE South 88 deg. 14 min. 09 sec. East, with the South line of said North Creek Drive and the North line of said Lot One, Block 6, passing a 1/2 inch rebar found at the Northeast corner of said Lot One, Block 6 and the Northwest corner of said Lot One, Block 7 at 200.00 ft. and continuing now with the North line of said Lot One, Block 7 for a total distance of 396.06 ft. to a point at the beginning of a curve, said point being North 01 deg. 39 min. West, 0.30 ft. from a 1/2 inch rebar found;

THENCE Easterly, continuing with the South line of said North Creek Drive and the North line of said Lot One, Block 7 and with a curve to the left, having a radius of 566.22 ft. and a central angle of 15 deg. 54 min. 50 sec. (chord bears North 83 deg. 48 min. 26 sec. East, 156.76 ft.), an arc distance of 157.27 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the end of said curve;

THENCE North 75 deg. 51 min. 01 sec. East, continuing with the South line of said North Creek Drive and the North line of said Lot One, Block 7, a distance of 194.32 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4488" at the Northwest corner of Lot 1, Block 8, at the Northeast corner of both said Lot One, Block 7 and the herein described tract;

THENCE South 25 deg. 15 min. 59 sec. East, with the West line of said Lot 1, Block 8 and the East line of said Lot One, Block 7, passing the Southwest corner of said Lot 1, Block 8 and the most Westerly Northwest corner of the 12.000 ac. tract of land conveyed to Young Enterprises, L.P. in Volume 5796, Page 592, said Official Public Records and continuing now with the West line of said Young Enterprises 12.000 ac., a total distance of 496.70 ft, to a 1/2 inch capped rebar found, stamped "RPLS 4488" in the North line of said Johnston 22.3 ac., at the Southwest corner of said Young Enterprises 12.000 ac., at the Southeast corner of both said Lot One, Block 7 and the herein described tract;

THENCE North 88 deg. 12 min. 03 sec. West, with the North line of said Johnston 22.3 ac. and the South line of said Lot One, Block 7, passing the Southwest corner of said Lot One, Block 7 and the Southeast corner of said Lot One, Block 6 and continuing now with the South line of said Lot One, Block 6 for a total distance of 880.67 ft. to the **PLACE OF BEGINNING** and containing **7.359 ACRES** of land.

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

[signature] 9-1-16
Billy F. Helvey, R. P. L. S. No. 4488 Date:

STATE OF TEXAS REGISTERED BILLY F. HELVEY 4488 PROFESSIONAL LAND SURVEYOR

I, Todd Young, Authorized Agent for Young Enterprises, L.P., owner of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

[signature]
Todd Young, Authorized Agent for Young Enterprises, L.P.

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Todd Young, 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 9th day of December, 2016.

[signature]
Notary Public, Grayson County, Texas

SANDRA L. SIMMONS
Notary Public, State of Texas
Comm. Expires 08-09-2020
Notary ID 10629468

City of Sherman

This, the final plat of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, is hereby approved this 20th day of September, 2016, by the Planning and Zoning Commission of the City of Sherman, Texas.

[signature] Chairman [signature] Secretary

This, the final plat of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, is hereby approved this 17th day of October, 2016, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS: [signature] 12/12/2016
MAYOR, CITY OF SHERMAN, TEXAS DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Replat of Lot One, Block 6 & Lot One, Block 7 of the Replat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Replat of North Creek Addition, Section One to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 17th day of October, 2016, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.

CERTIFIED THIS 12th DAY OF December, 2016, BY Linda Ashby
CITY CLERK, CITY OF SHERMAN, TEXAS

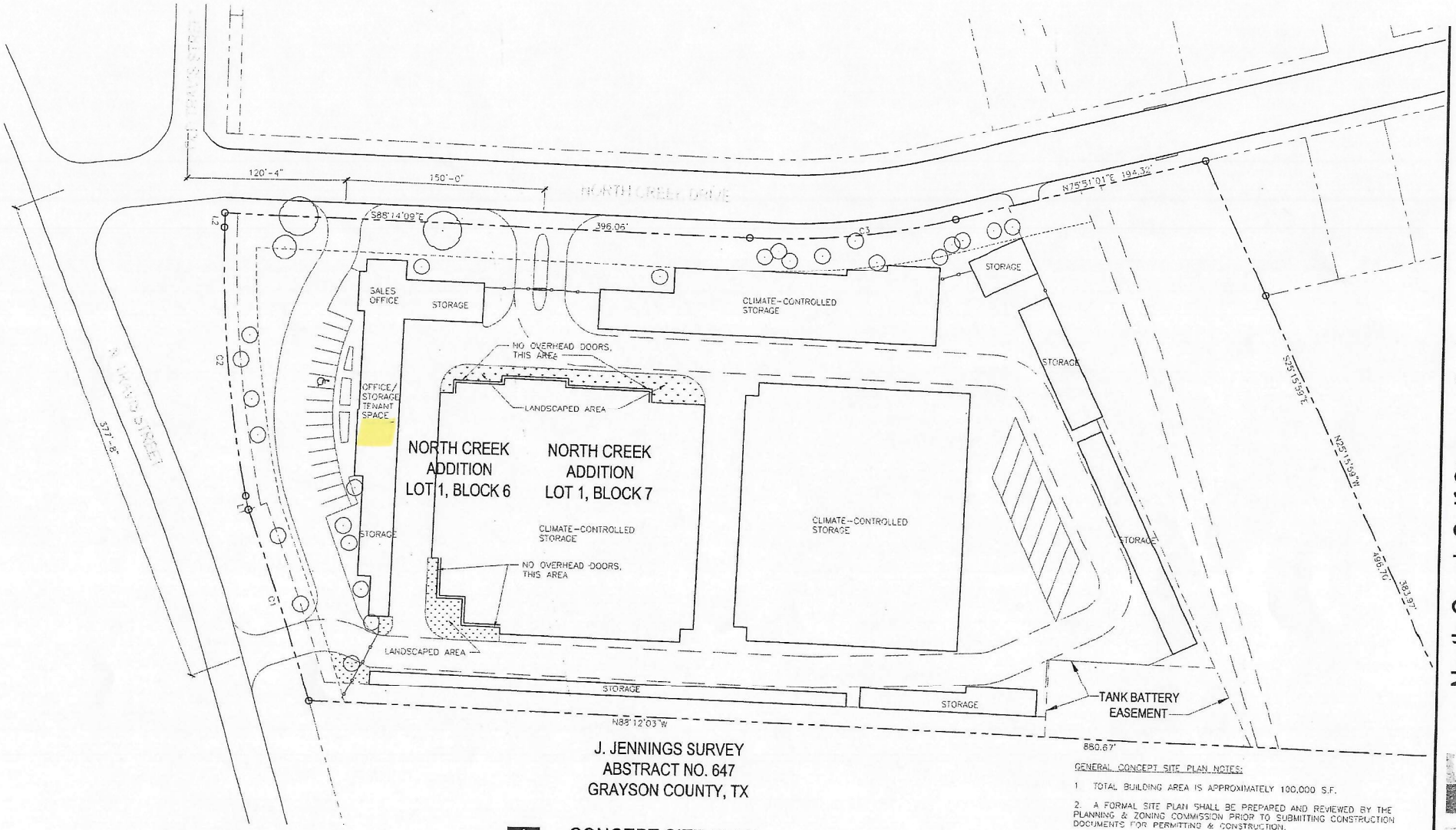
CITY OF SHERMAN, TEXAS

26413
FILED FOR RECORD
December 14, 2016
at 10:15 o'clock A M
Recorded in Vol. 24 Page 31
PLAT Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By [signature] Deputy

E-9-250

Katie’s Kloset

Our store will start out with new merchandise up front, leading up to a full resale store. We will ask people of the community and surrounding areas to bring in their used merchandise for us to purchase and resale. This will be a higher end resale shop with expectations of brands and condition. We will be accepting clothing, shoes, purses, and jewelry for men, women, and teens. Brands include Louis Vuitton, Kate Spade, Dooney and Burke, Micheal Kors, Coach, Lulelemon, Nike, Under Armour, Kendra Scott, Tiffany and Co. ect. We have had very positive feedback from just our family and friends alone so we are very excited to share with the community!



J. JENNINGS SURVEY
ABSTRACT NO. 647
GRAYSON COUNTY, TX

CONCEPT SITE PLAN

SCALE: 1" = 70'-0"

GENERAL CONCEPT SITE PLAN NOTES:

1. TOTAL BUILDING AREA IS APPROXIMATELY 190,000 S.F.
2. A FORMAL SITE PLAN SHALL BE PREPARED AND REVIEWED BY THE PLANNING & ZONING COMMISSION PRIOR TO SUBMITTING CONSTRUCTION DOCUMENTS FOR PERMITTING & CONSTRUCTION.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	
C1	152.66'	1980.08'	4°27'45"	N18°49'39"W	152.63'
C2	205.11'	925.37'	12°42'00"	N05°45'59"W	204.69'
C3	157.27'	566.22'	15°54'50"	N83°48'26"E	156.76'
C4	236.97'	2148.50'	6°19'10"	N75°49'43"E	236.85'
C5	126.37'	970.00'	7°27'52"	N76°24'04"E	126.28'
C6	140.60'	506.22'	15°54'50"	S83°53'03"W	140.15'
C7	144.40'	1030.00'	8°01'58"	S75°58'34"W	144.29'
C8	216.50'	2088.50'	5°56'22"	S75°55'46"W	216.41'

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

North Creek Self Storage Project

Corner of North Travis Street & North Creek Drive, Sherman, Texas 75092

davidbaco STUDIO
100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090 903 893 5800 903 893 5866 david@davidbacostudio.com

PROJECT NUMBER
1622

DATE
07.26.16

SHEET NUMBER
SUP-1

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 16, 2025 Sent via Email

Katie Hargis
4910 Liberty Hill Trail
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow a secondhand store or rummage shop in a C-1 (Retail Business) District located at 4615 North Travis Street, Suite 180, has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 21, 2025, at 5:00 P.M., in the Council Chambers 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 (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
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. There shall be no outdoor sales or storage.
6. 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.
7. 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.
8. 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 Katie Hargis is the owner or lessee of the property.
9. 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))*
10. 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.
11. 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 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 at 903-892-7229 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
Steven Davis, Asst. Fire Marshal
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. 18.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

400 NORTH SUNSET BOULEVARD (Project No. 000162-2025)

The request of Sherman Independent School District (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 400 North Sunset Boulevard, being in the J.B. McAnair Survey, Abstract No. 763, containing 12.131 acres, 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 sign in lieu of the allowed 32 square feet.

Background:

The property is located at 400 North Sunset Boulevard. The applicant would like to have a variance to allow a 60 square feet sign in lieu of the 32 square feet to have a sign with LED displays to be consistent and standard with the 3 new elementary schools.

The following has been approved for this property.

- 12/11/2024 - Preliminary Plat of Sherman Early Childhood Center (Conditionally Approved)
- 12/17/2024 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Schools; elementary, high, college and universities, public, private, or denominational in a R-6 (Single Family Residential) District.
- 03/07/2025 - See Director approved Site Plan and Landscape Plan in 2024-12 Attachments folder for Site plan Early Childhood Center.

Origination:

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

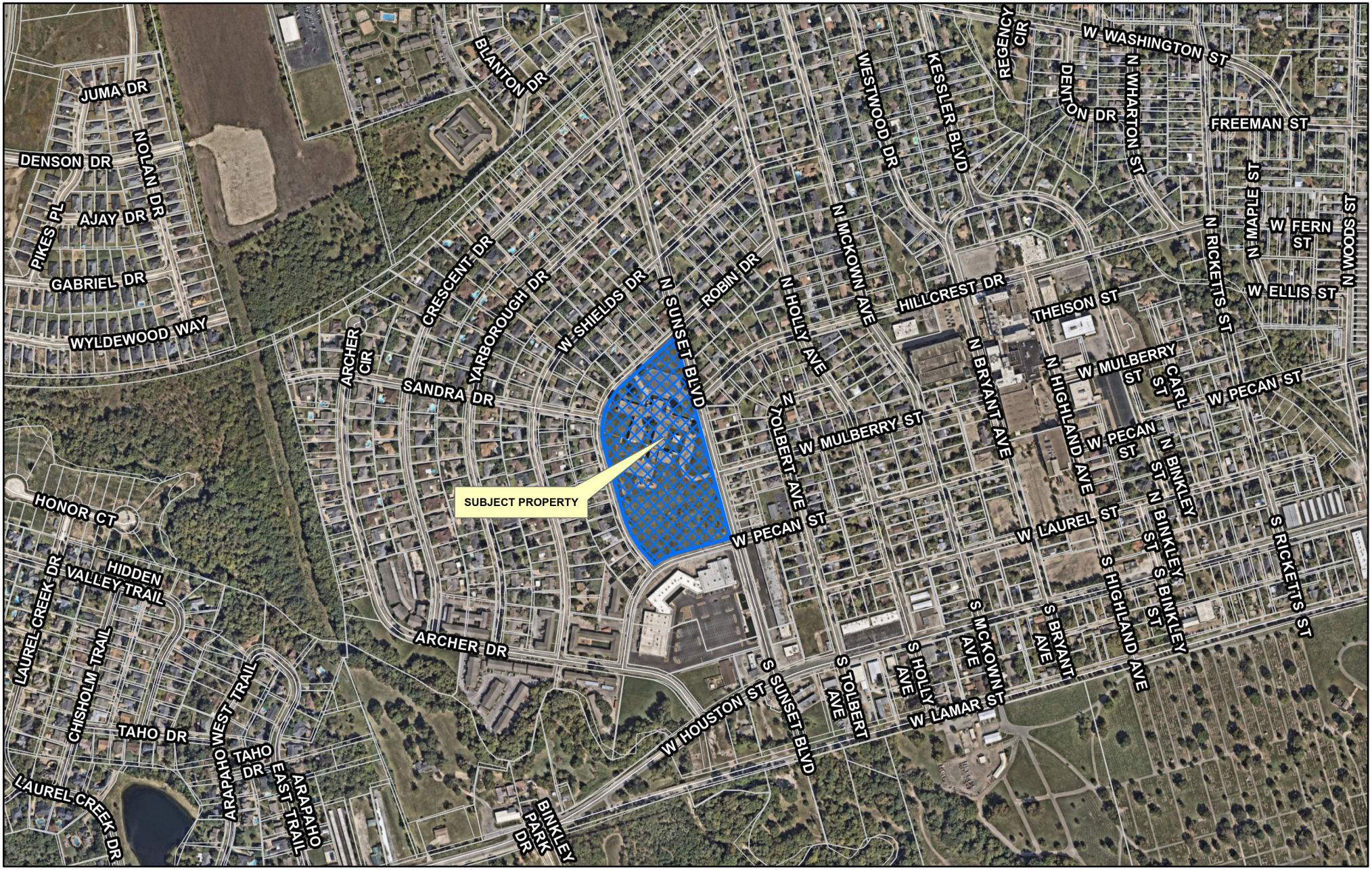
Staff Recommendation:

Staff has no objection to the approval of this request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign

5. Survey
6. Narrative
7. Site Plan
8. Elevations
9. OPPOSITION LETTER - BUCKNER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
400 N SUNSET BLVD

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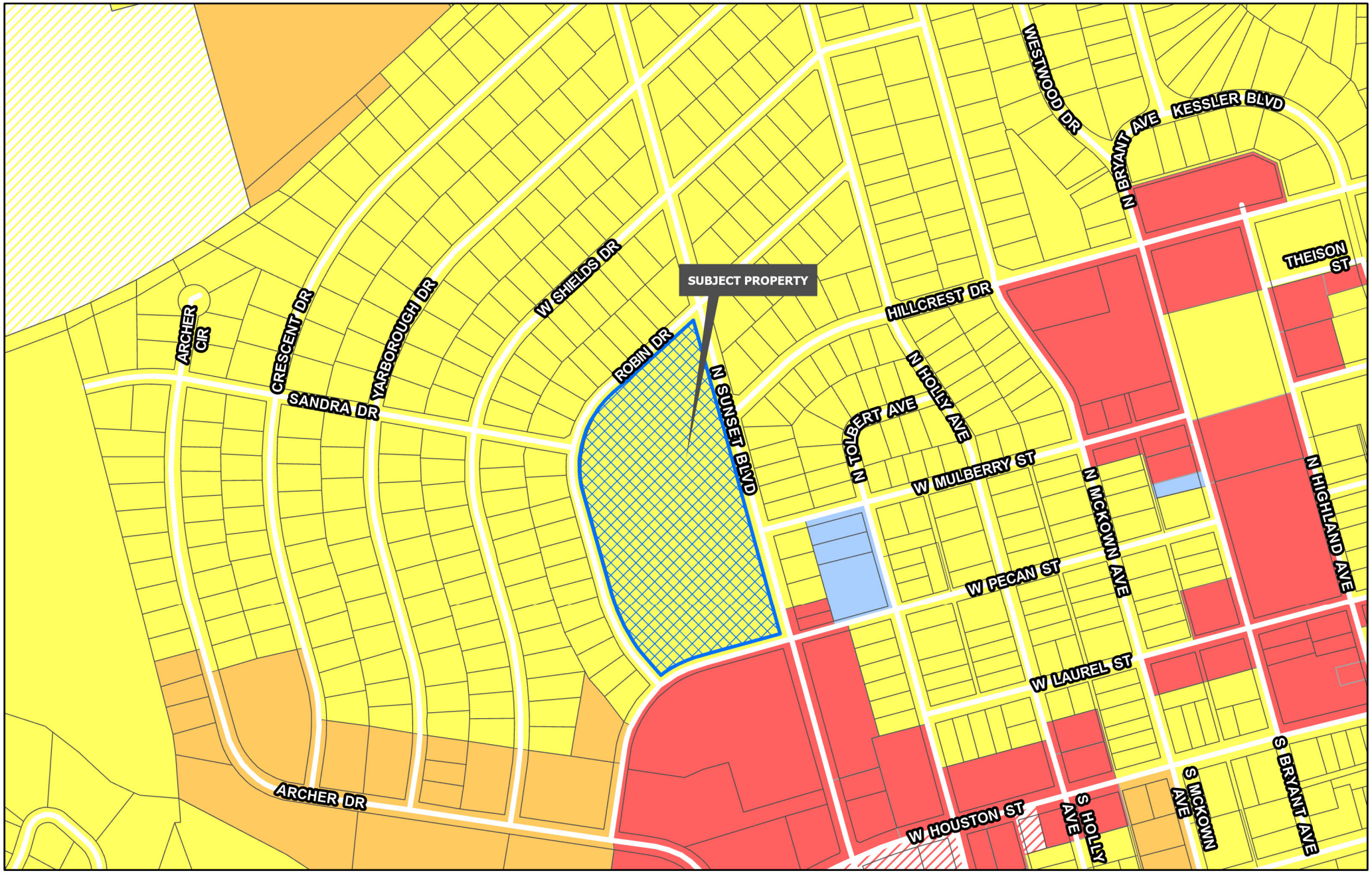
Date: 10/1/2025 9:51 AM



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
400 N SUNSET BLVD

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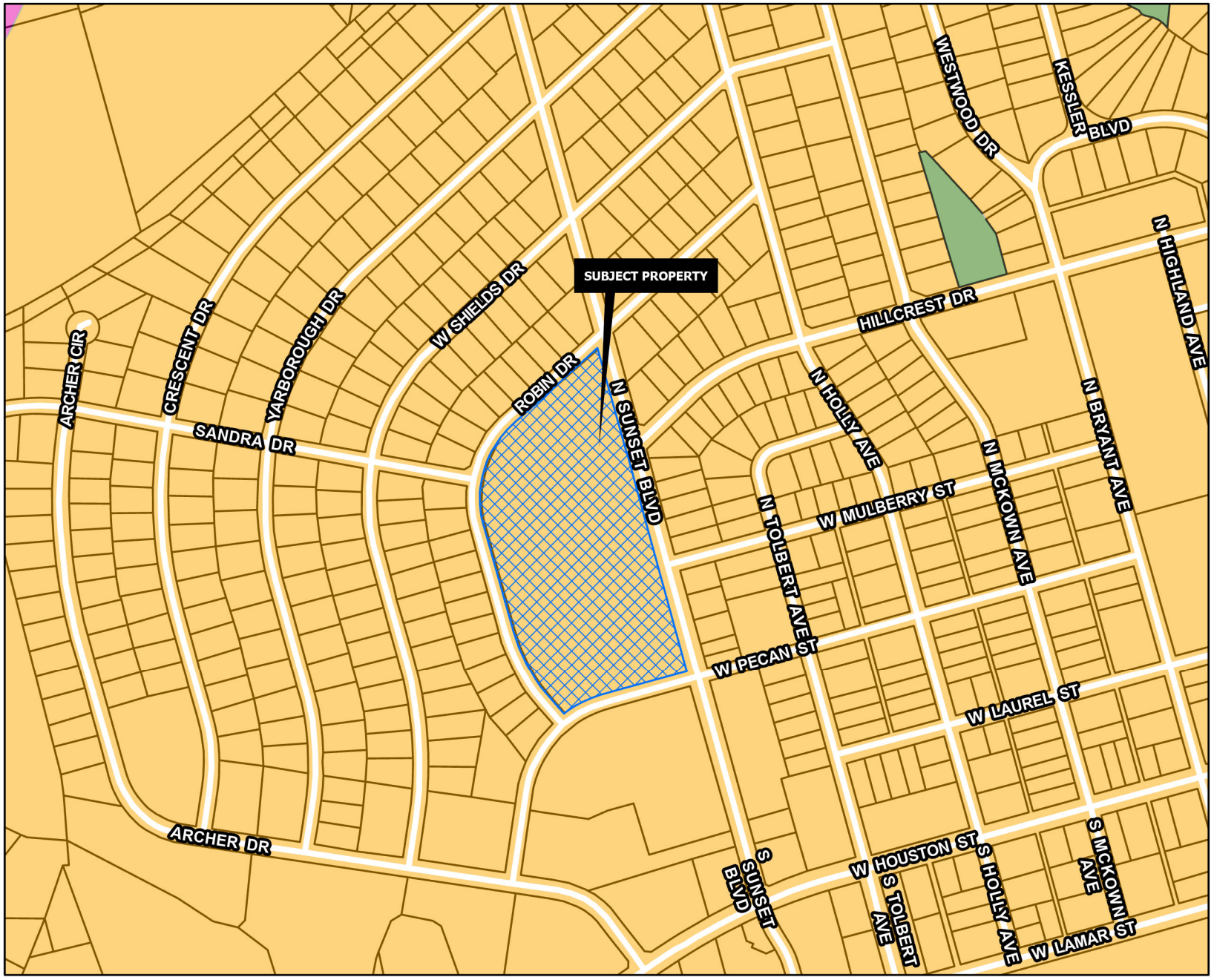
Date: 10/1/2025 9:51 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

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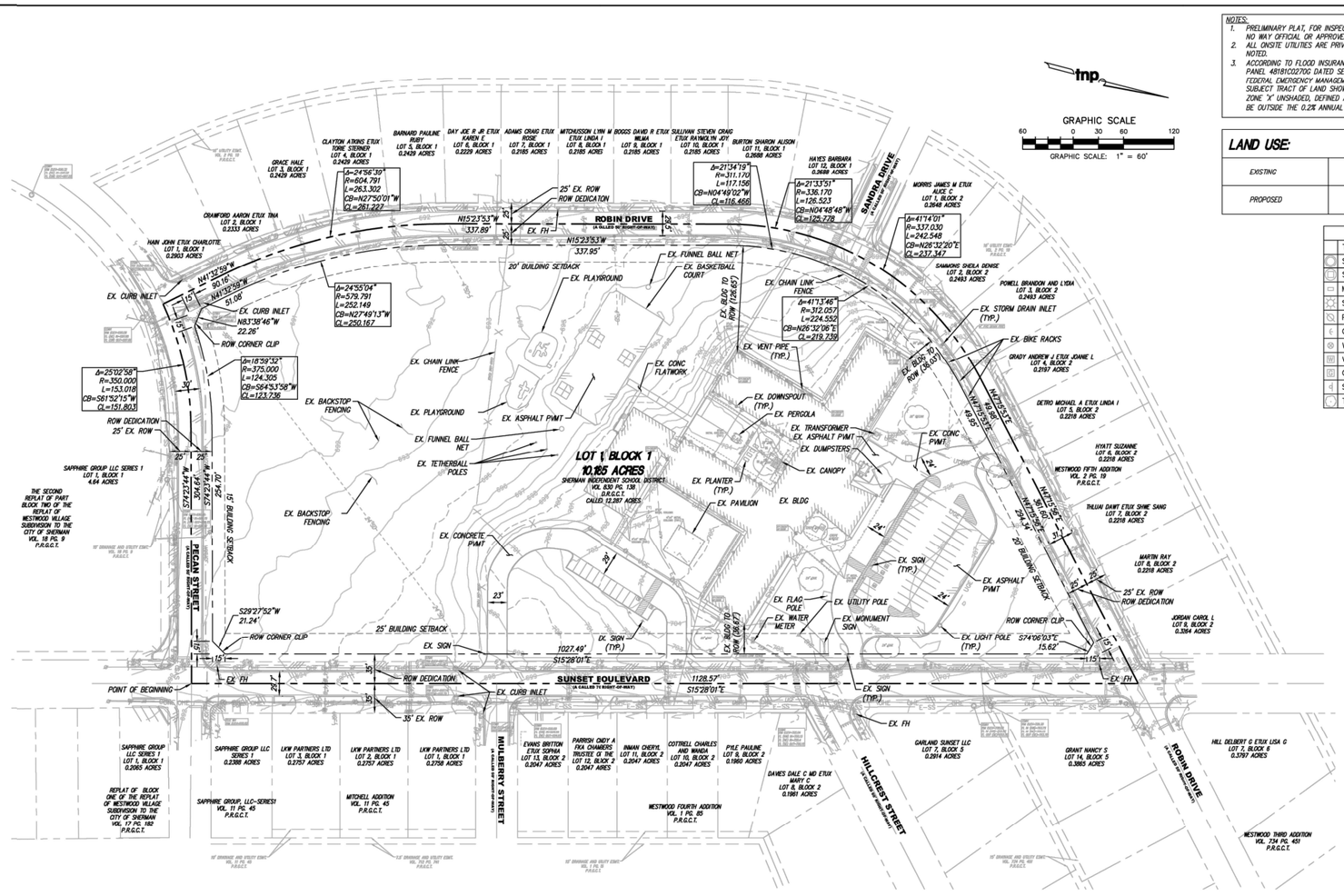
CITY OF SHERMAN
FUTURE LAND USE MAP
400 N SUNSET BLVD

Date: 10/1/2025 9:51 AM


400 N Sunset
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000162-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



NOTES:

1. PRELIMINARY PLAT, FOR INSPECTION PURPOSES ONLY. IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
2. ALL ONSITE UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
3. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48181C0270G DATED SEPTEMBER 1, 2022 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

LAND USE:

EXISTING	PUBLIC SCHOOL
PROPOSED	PUBLIC SCHOOL

LEGEND	
	TNP CONTROL
	SANITARY SEWER M.H.
	STORM DRAIN M.H.
	MAILBOX
	STREET LIGHT
	POWER POLE
	GUY WIRE
	WATER VALVE
	WATER METER
	GAS METER
	SIGN
	TREE

LOT 1, BLOCK 1

Being a tract of land situated in the J. B. McAnair Survey, Abstract Number 763, Grayson County, Texas, and being that tract of land conveyed to Sherman Independent School District according to deed recorded in Volume 830, Page 138, Deed Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the center line of Sunset Boulevard with the center line of Pecan Street, same being the southeast corner of the herein described tract of land;

THENCE South 74° 23' 44" West, along said Pecan Street, a distance of 304.64 feet to the beginning of a curve to the left;

THENCE with said curve to the left along Pecan Street having a radius of 350.00 feet, a central angle of 25° 02' 58", an arc length of 153.02 feet, a chord bearing of South 61° 52' 15" West, a distance of 151.80 feet to the intersection of the center line of Pecan Street with the center line of Robin Drive;

THENCE North 41° 32' 59" West, along said Robin Drive, a distance of 90.16 feet to the beginning of a curve to the right;

THENCE with said curve to the right along Robin Drive having a radius of 604.79 feet, a central angle of 24° 56' 39", an arc length of 263.30 feet, a chord bearing of North 27° 50' 01" West, a distance of 261.23 feet;

THENCE North 15° 23' 53" West, along Robin Drive, a distance of 337.89 feet to the beginning of a curve to the right;

THENCE with said curve to the right along Robin Drive having a radius of 336.17 feet, a central angle of 21° 33' 51", an arc length of 126.52 feet, a chord bearing of North 04° 48' 48" West, a distance of 125.78 feet;

THENCE with said compound curve continuing to the right along Robin Drive having a radius of 337.03 feet, a central angle of 41° 14' 01", an arc length of 242.55 feet, a chord bearing of North 26° 32' 20" East, a distance of 237.35 feet;

THENCE North 47° 15' 53" East, along Robin Drive, a distance of 49.98 feet to a point for corner;

THENCE North 47° 15' 56" East, along Robin Drive, a distance of 361.60 feet to the intersection of the center line of Robin Drive with the center line of Sunset Boulevard;

THENCE South 15° 28' 01" East, along said Sunset Boulevard, a distance of 1128.57 feet to the POINT OF BEGINNING containing 528438 square feet, or 12.131 acres of land.

AVIGATION RELEASE:

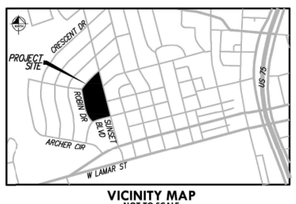
STATE OF TEXAS
COUNTY OF GRAYSON
KNOW ALL MEN BY THESE PRESENTS:

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

Executed this _____ day of _____, A0, 20 _____.

_____
(Owner)

_____ *_____*
City Engineer *Date*
City of Sherman
Attest:
_____
City Clerk



VICINITY MAP
NOT TO SCALE

teague nall & perkins
825 Watters Creek Boulevard., Suite M300
Allen, Texas 75013
214.451.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpinc.com

OWNER/APPLICANT:
SHERMAN I.S.D.
2701 N LOY LAKE RD,
SHERMAN, TEXAS 75090
PHONE: 903.891.6400
CONTACT: DR. THOMAS O'NEIL

ARCHITECT:
VLK ARCHITECTS
1320 HEMPHILL ST, SUITE 400
FORT WORTH, TX 76104
817.635.1217
CONTACT: JULIE DUNGEY

ENGINEER:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.988.9965
CONTACT: TAYLOR BOSWELL, P.E.

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.988.9971
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

PRELIMINARY PLAT
FOR
SHERMAN EARLY CHILDHOOD CENTER
LOT 1, BLOCK 1
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
NOVEMBER 13, 2024

tnp Project VLK24387

VLK

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

CIVIL ENGINEER
Teague, Nall, & Perkins, Inc.
825 Watters Creek Boulevard,
Suite M300
Allen, Texas 75013
Main Phone: 214.461.9867
www.tnpinc.com

LANDSCAPE / IRRIGATION
Teague, Nall, & Perkins, Inc.
5237 N Riverside Drive
Suite 100
Fort Worth, Texas 76137
Main Phone: 817.665.7122
www.tnpinc.com

SHERMAN ISD
SHERMAN, TEXAS

THIS SHEET IS FOR INFORMATION ONLY

ISSUED: FEBRUARY 5, 2025

REVISIONS
Revision No.

Director	Drawn By
WMA	TNP
Designer	Quality Control
TRB	TNP
Proj. Arch.	
VLK	

PROJECT NO.
24-043.00

SHEET TITLE
PRELIMINARY PLAT

SHEET NO.
C1.02

New Early Childhood Center

COPYRIGHT © 2025 VLK ARCHITECTS

PROJECT NARRATIVE

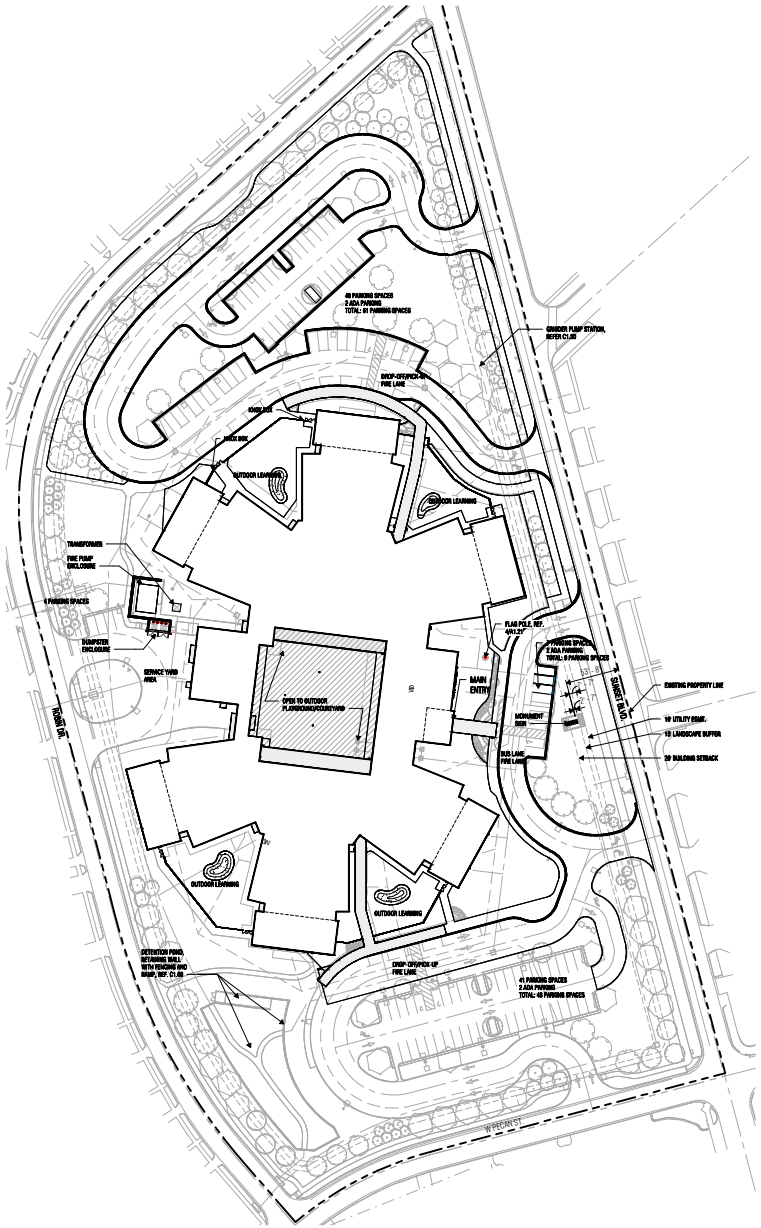
New monument sign with LED displays to be consistent and standard with the 3 new elementaries(Crutchfield ES, Fairview ES and Parker ES).

SITE PLAN NOTES

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

SITE PLAN LEGEND

- FIRE LANE (PER CITY STANDARDS)
- CHAIN LINK FENCE, REFER CIVIL
- ORNAMENTAL FENCE, REFER CIVIL



N
TRUE NORTH

1 SITE PLAN
SCALE: 1" = 50'-0"

VLK

ARCHITECT

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

SHERMAN ISD
SHERMAN, TEXAS

New Early Childhood Center

P&Z SUBMISSION

REGISTERED ARCHITECT JOSEPH ALEXANDER DUNN 29815 STATE OF TEXAS

09/05/2025

ISSUED: SEPTEMBER 05, 2025

REVISIONS

Revision No.	Revision Date

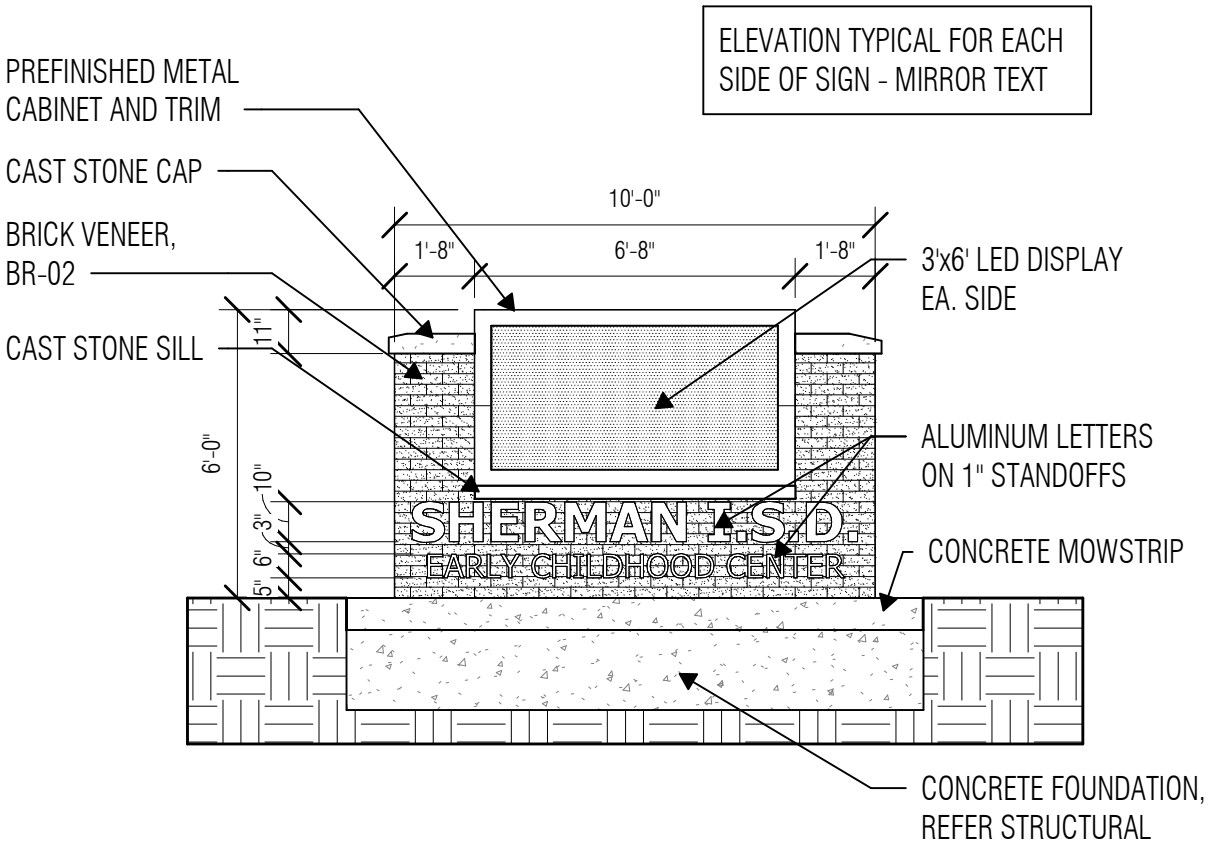
Director CWS	Drawn By VLK
Designer WR	Quality Control VLK
Proj. Arch. JAD	

PROJECT NO.
24-043.00

SHEET TITLE
SITE PLAN

SHEET NO.
P&Z

COPYRIGHT © 2025 VLK ARCHITECTS, LLC



1 MONUMENT SIGN - ELEVATION

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

REGISTERED ARCHITECT
WERNER WILLIAM LAIRD
16979
STATE OF TEXAS

09/05/2025

New Early Childhood Center

SHERMAN ISD
SHERMAN, TEXAS

VLK|ARCHITECTS

PROJ. NO. 24-043.00

REVISION

Drawn By JAD

ISSUE DATE

SHEET NO. P&Z1

Turner, Kerri

From: Planning
Subject: FW: 400 Sunset Blvd.

Sent: Sunday, October 12, 2025 1:38 PM
To: Planning <planning@cityofsherman.com>
Subject: 400 Sunset Blvd.

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Yes, we have a few questions about the proposed huge sign. My husband and I live at 1620 W. Shields and would be coming to the meeting but will be out of town on Oct. 21st. 1) Why is the sign being erected and 2) will it be permanent. We are definitely against a huge sign being erected in our residential neighborhood.

Walt and Barbara Buckner
1620 W. Shields
Sherman, Tx., 75092

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 19.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2217 NORWOOD STREET (Project No. 000163-2025)

The request of Monique Wakefield (Owner) and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2217 Norwood Street, being Lot 5, Oaks of Norwood, containing 1.550 acres, and currently zoned MF-30 (Multifamily Residential), as follows:

Planning and Zoning Commission

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

Background:

The property is located at 2217 Norwood Street. The applicant would like to have a Zone Change from a MF-30 (Multifamily Residential) District to an R-6 (Single Family Residential) District.

Origination:

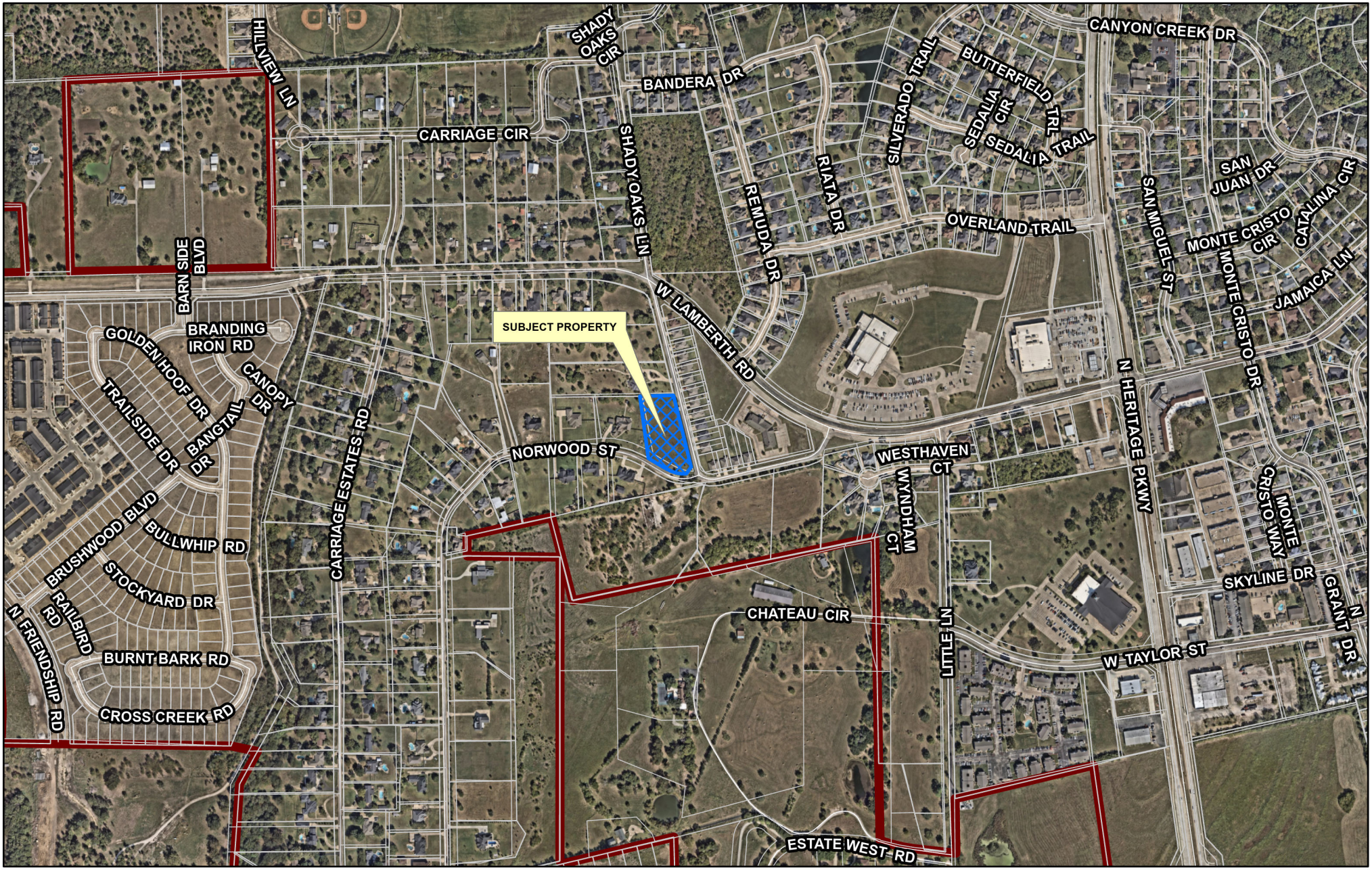
Monique Wakefield (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign
5. Survey
6. SUPPORT LETTER - GRAHAM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2217 NORWOOD ST

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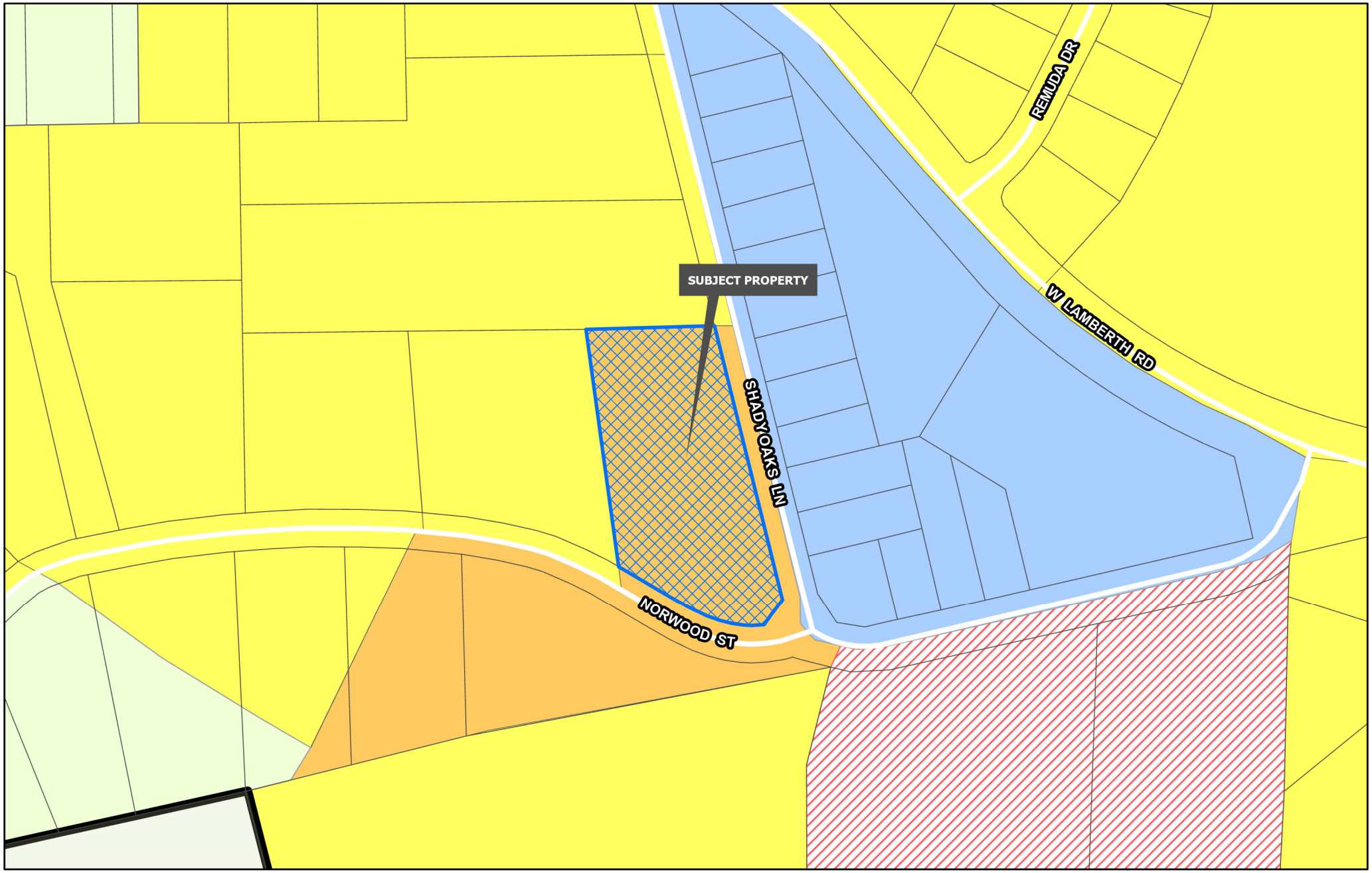
Date: 10/1/2025 9:51 AM



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
2217 NORWOOD ST

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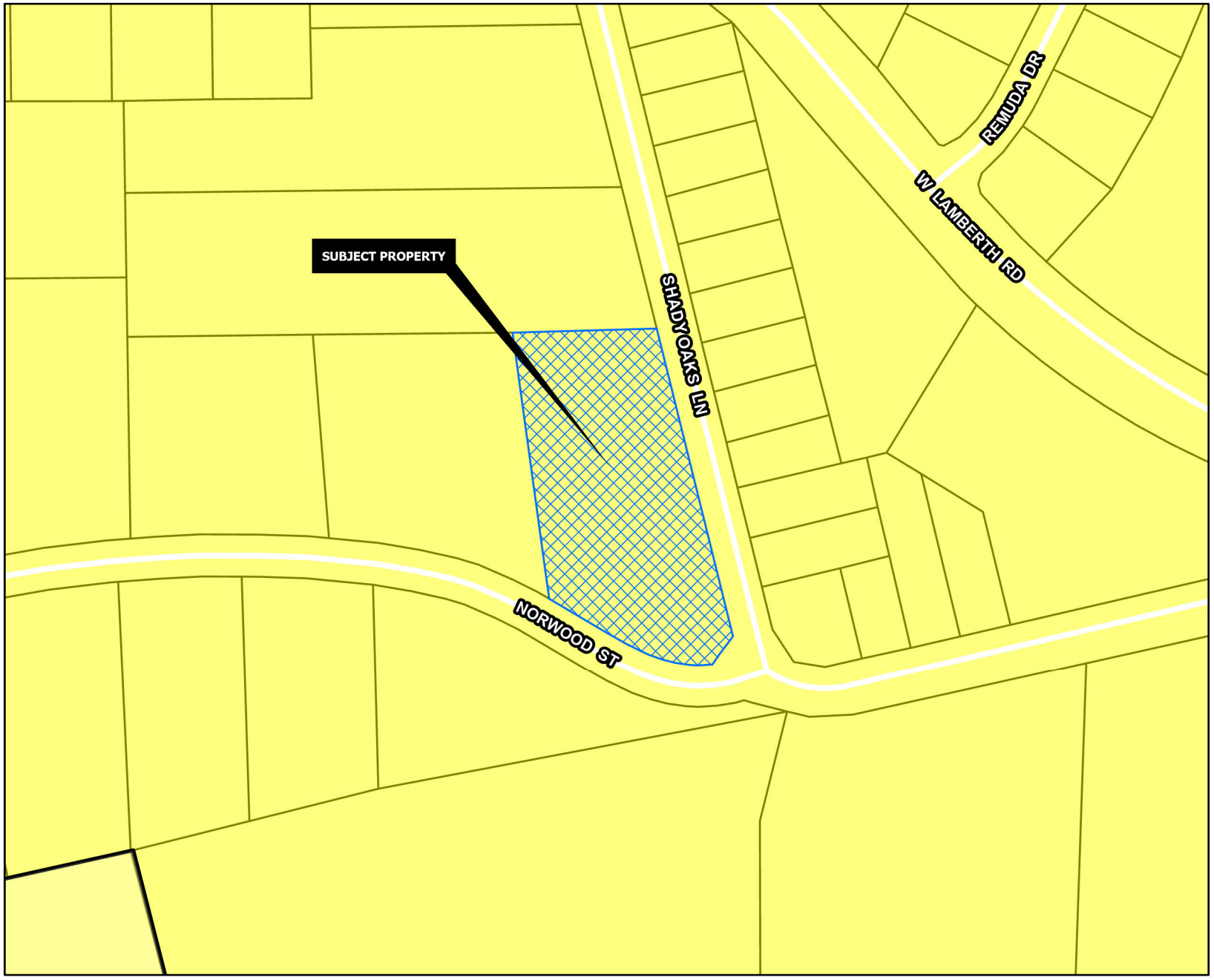
Date: 10/1/2025 9:51 AM



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

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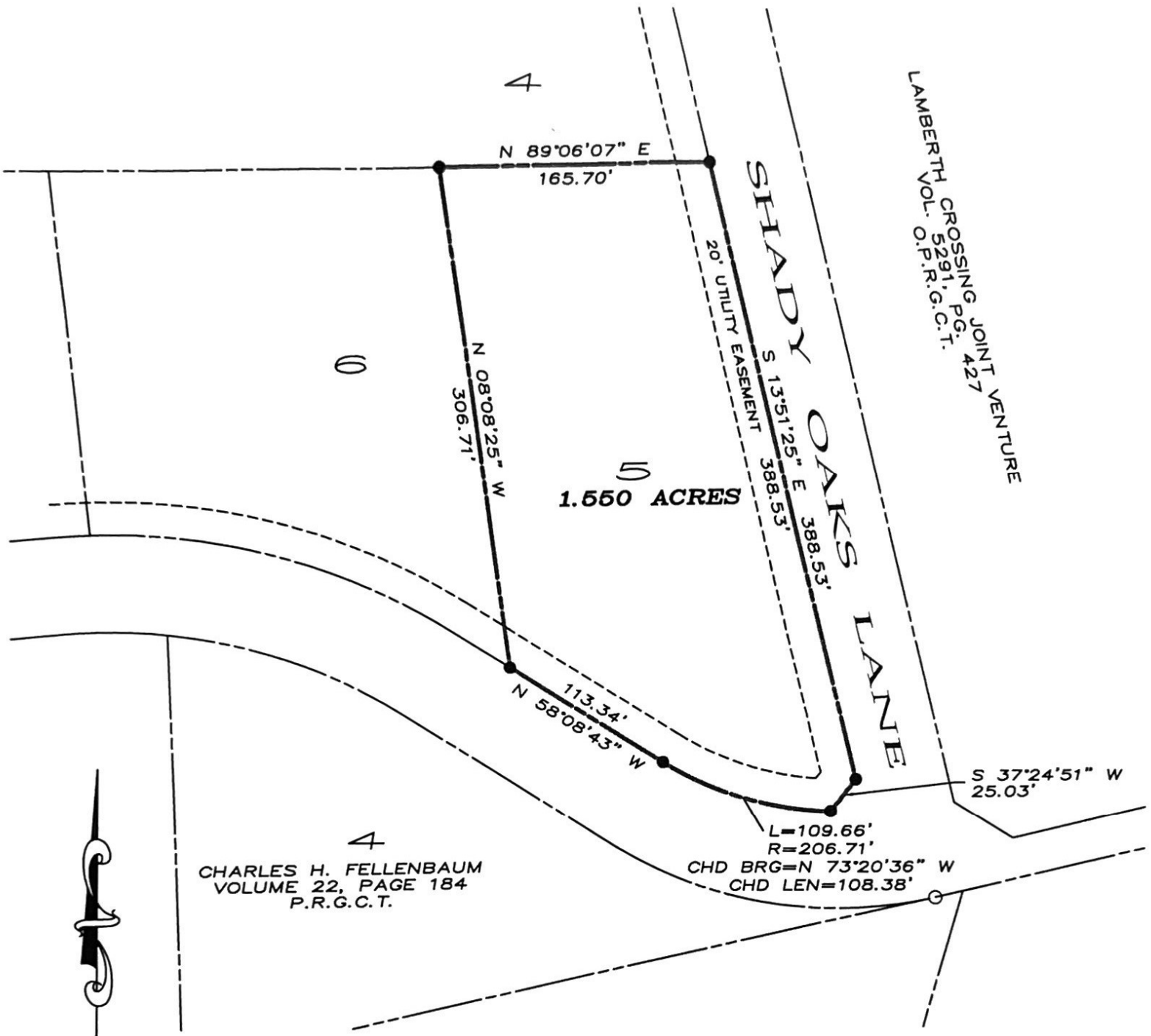
CITY OF SHERMAN
FUTURE LAND USE MAP
2217 NORWOOD ST

Date: 10/1/2025 9:51 AM



JOB NO. 16110761
FW: SM – DFT: CG



SCALE
1" = 100'

LEGEND

- 1/2" STEEL ROD FOUND
- W — WATER METER
- E — ELECTRIC TRANSFORMER
- CO — SEWER CLEANOUT
- AEROBIC SYSTEM
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

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

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

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

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Underwood Drafting & Surveying, Inc.
All rights reserved.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 5th day of November 2019, a survey was made on the ground of the property shown hereon, described as Lot 5, of the Oaks of Norwood, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 24, Page 84, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right–of–way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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

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

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

Turner, Kerri

From: Planning
Subject: FW: 2217 Norwood zoning chang

From: Karla Graham
Sent: Thursday, October 9, 2025 3:36 PM
To: Planning <Planning@cityofsherman.com>
Subject: 2217 Norwood zoning chang

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Bruce and Karla Graham - 2300 Shady Oaks Ln.- do not have any
objections to the zoning change requested from Multi-family to Single family on the lot just north of our property
We really appreciate the communications from the City and interested party representative.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2105 TEXOMA PARKWAY (Project No. 000166-2025)

The request of Nilesh Golakia (Owner) and Bluestar Surveying LLC (Surveyor) concerning the property located at 2105 Texoma Parkway, consisting of 8.441 acres in the Smith McGlothlin Survey, Abstract No. 808 and the J.B. Mcanair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District, as follows:

Planning and Zoning

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

Background:

The property is located at 2105 Texoma Parkway. This applicant received a Specific Use Permit (Ordinance No. 6792) on December 16, 2024 for a hotel in a C-1 District. The previously approved SUP expires on the 1st year anniversary which will be December 16, 2025. The applicant would like to receive a new Specific Use Permit to replace the expiring SUP to allow a Hotel or Motel in a C-1 (Retail Business) District.

The following has been approved for this property.

- 11/19/2024 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District.
- 11/19/2024 - Public Hearing Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District.
- 03/14/2000 - To allow a private club in a C-2 (General Commercial) District
- 06/13/1961 - To allow an apartment house on a lot with frontage less than 100' wide

Origination:

Nilesh Golakia (Owner) and Bluestar Surveying LLC (Surveyor)

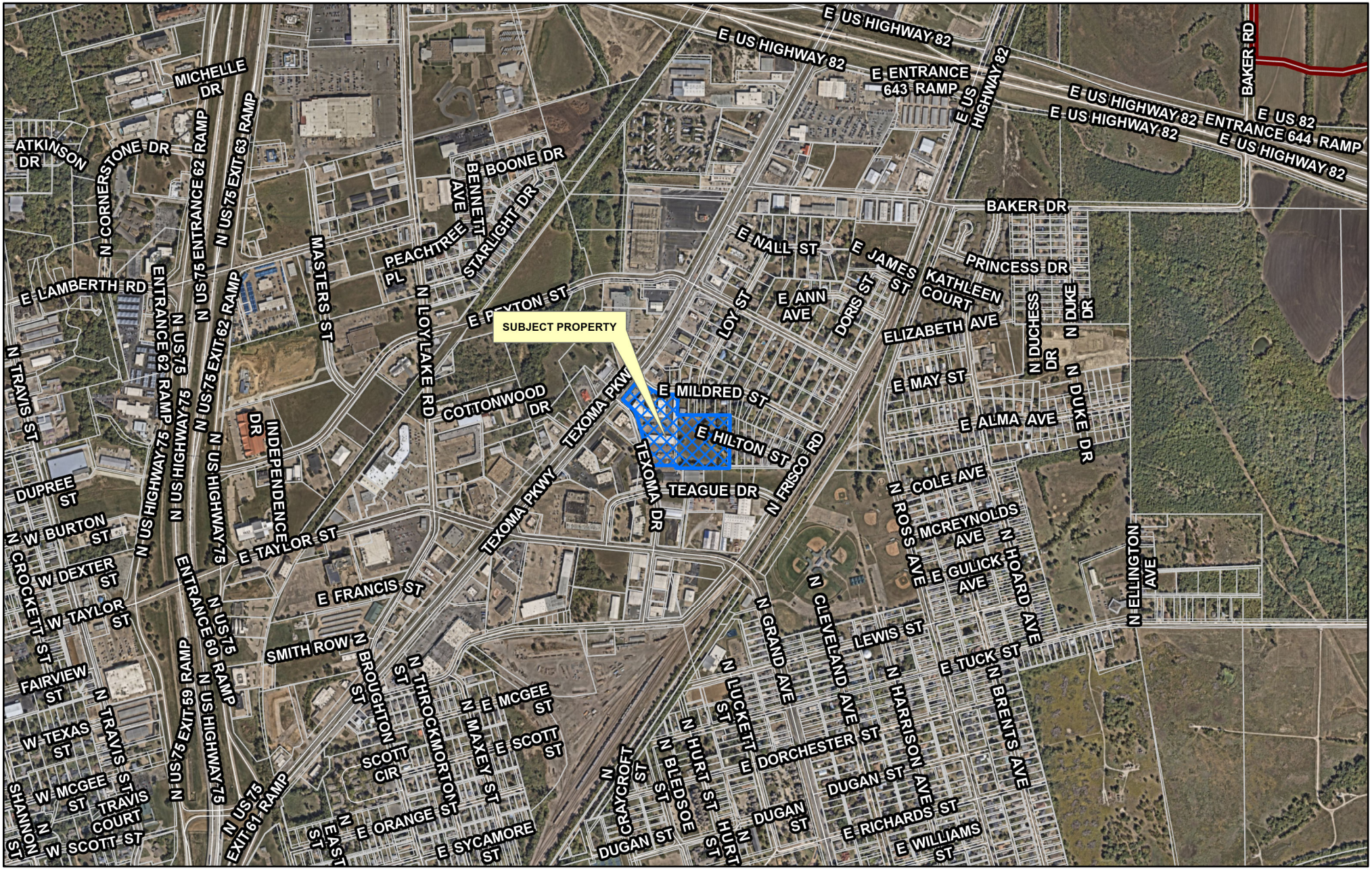
Staff Recommendation:

Staff has no objection to the approval of this request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification sign
5. Notification sign (2)

6. Survey
7. Site Plan
8. Elevations
9. Ord. No. 6792
10. STAFF REVIEW LETTER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2105 TEXOMA PKWY

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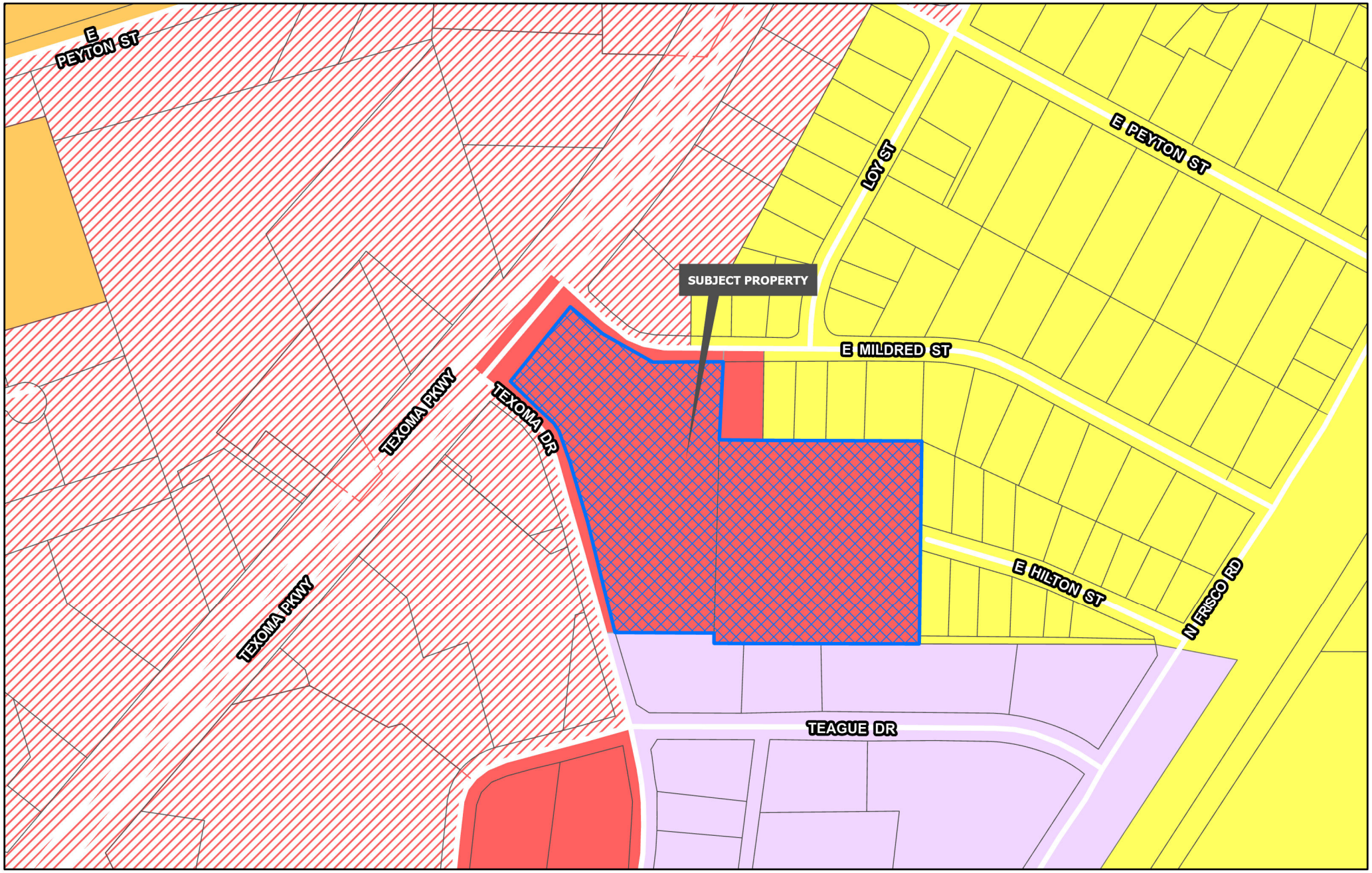
Date: 10/1/2025 9:51 AM



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
2105 TEXOMA PKWY

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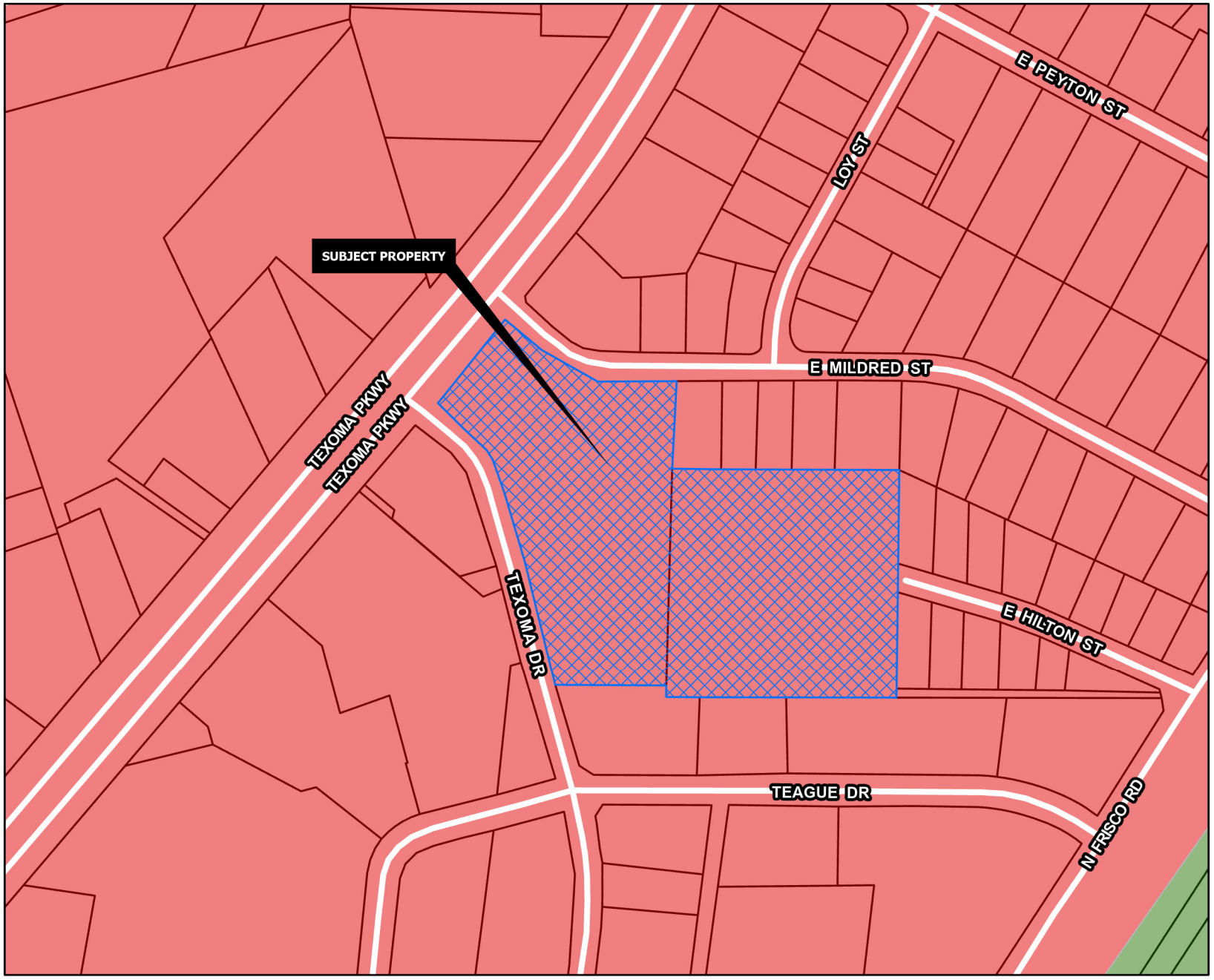

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

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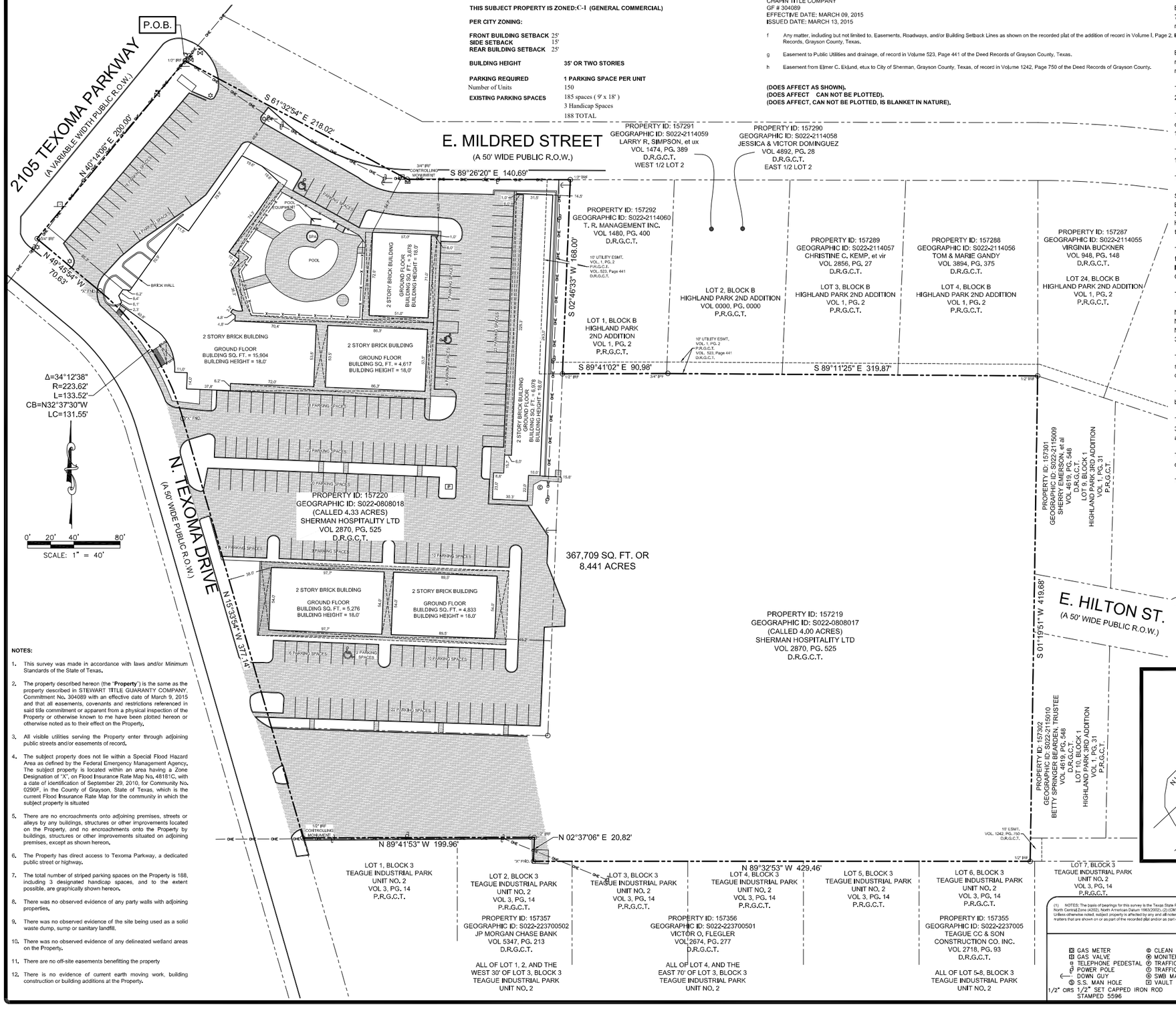
CITY OF SHERMAN
FUTURE LAND USE MAP
2105 TEXOMA PKWY

Date: 10/1/2025 9:51 AM


6
motel + studio
2105 Texoma Pkwy
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000166-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229


COMING SOON!
Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT # 000166-2025
Planning & Zoning Map
FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229



PER CITY OF SHERMAN TEXAS

THIS SUBJECT PROPERTY IS ZONED:C-1 (GENERAL COMMERCIAL)

PER CITY ZONING:

FRONT BUILDING SETBACK	25'
SIDE SETBACK	15'
REAR BUILDING SETBACK	25'
BUILDING HEIGHT	**35' OR TWO STORIES**
PARKING REQUIRED	**1 PARKING SPACE PER UNIT**
Number of Units	150
EXISTING PARKING SPACES	185 spaces (9' x 18')
	3 Handicap Spaces
	188 TOTAL

SCHEDULE B TITLE EXCEPTION ITEMS
CHAPIN TITLE COMPANY
GF # 304089
EFFECTIVE DATE: MARCH 09, 2015
ISSUED DATE: MARCH 13, 2015

f Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume I, Page 2, Plat Records, Grayson County, Texas.

g Easement to Public Utilities and drainage, of record in Volume 523, Page 441 of the Deed Records of Grayson County, Texas.

h Easement from Elmer C. Eklund, etux to City of Sherman, Grayson County, Texas, of record in Volume 1242, Page 750 of the Deed Records of Grayson County.

(DOES AFFECT AS SHOWN).
(DOES AFFECT CAN NOT BE PLOTTED).
(DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

PROPERTY DESCRIPTION

Being an 8.441 acre tract of land situated in the Smith McGlothlin Survey, Abstract No. 808, and the J.B. Mcanair Survey, Abstract No. 763, being all of that certain called 4.33 acre tract and a called 4.00 acre tract of land described in a deed to Sherman Hospitality LTD, recorded in Volume 2870, Page 525, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said called 4.33 acre tract, said point being in the southeast right-of-way line of Texoma Parkwway (a variable width right-of-way), and the south right-of-way line of E. Mildred Street (a 50 foot wide right-of-way);

THENCE S 61°32'54" E, along the north line of said called 4.33 acre tract and the south right-of-way line of E Mildred Street, a distance of 218.02 feet to a 3/4 inch iron rod found for corner;

THENCE S 89°26'20" E, along the north line of said called 4.33 acre tract and the south right-of-way line of E Mildred Street, passing the common corner of said called 4.33 acre tract and the northwest corner of Lot 1, Block B, Highland Park 2nd Addition, recorded in Volume 1, Page 2, Plat Records, Grayson County, Texas, and continuing a total distance of 218.02 feet to a 3/4 inch iron rod found for corner;

THENCE S 02°46'33" W, crossing said Lot 1, Block B, and along the east line of said called 4.33 acre tract, a distance of 168.00 feet to a 1/2 inch iron rod found in the south line of said Lot 1, Block B, same being the northwest corner of said called 4.00 acre tract;

THENCE along the common line of said Highland Park 2nd Addition and said called 4.00 acre tract the following calls:

S 89°41'02" E, a distance of 90.98 feet to a 3/4 inch iron rod found for corner, said point being the common corner of Lot 1 and Lot 2, Block B, of said Highland Park 2nd Addition;
S 89°11'25" E, a distance of 319.87 feet to a 1/2 inch iron rod found for the common corner of Lot 4, Block B and Lot 24, Block B, of said Highland Park 2nd Addition, and Lot 9, Block 1, of Highland Park 3rd Addition, an addition in the City of Sherman according to the plat thereof recorded in Volume 1, Page 31, Plat Records, Grayson County, Texas;

THENCE S 01°19'51" W, along the common line of said called 4.00 acre tract and said Highland Park 3rd Addition, a distance of 419.68 feet to a 1/2 inch iron rod found for the southeast corner of said called 4.00 acre tract, and being in the north line of Lot 6, Block 3, Teague Industrial Park, Unit No. 2, an addition in the City of Sherman according to the plat thereof recorded in Volume 3, Page 14, Plat Records, Grayson County, Texas;

THENCE along the common line of said Teague Industrial Park, Unit No. 2 and said called 4.00 acre tract the following calls:

N 89°32'53" W, a distance of 429.46 feet to an "X" cut in concrete found for corner;
N 02°37'06" E, a distance of 20.82 feet to a 1/2 inch iron rod found for corner;
N 89°41'53" W, a distance of 199.96 feet to a 1/2 inch iron rod found for the common corner of said called 4.00 acre tract and Lot 1, Block 3, of said Teague Industrial Park, Unit No. 2, said point being in the east right-of-way line of N Texoma Drive;

THENCE N 15°33'54" W, along the west line of said called 4.00, and the east line of said N Texoma Drive, passing the common corner of said called 4.00 acre tract and said called 4.33 acre tract, and continuing a total distance of 377.14 feet to an "X" cut in concrete found for corner, said point being the beginning of a curve to the left having a delta angle of 34°12'38", a radius of 223.62 feet;

THENCE , along the west line of said called 4.33, and the east line of said N Texoma Drive, an arc distance of 133.52 feet, a chord bearing and distance of N 32°37'30" W, 131.55 feet to an "X" cut in concrete found for corner;

THENCE N 49°45'54" W., along the west line of said called 4.33, and the east line of said N Texoma Drive, a distance of 70.63 feet to a 3/4 inch iron rod found for the southwest corner of said called 4.33 acre tract, and being at the southeast intersection of N Texoma Drive and Texoma Parkway;

THENCE N 40°14'06" E, along the west line of said called 4.33 acre tract and the southeast right-of-way line of said Texoma Parkway, a distance of 200.00 feet to the POINT OF BEGINNING and containing 367,709 square feet or 8.441 acres of land more or less.

THIS PROPERTY IS THE SAME PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT.

SURVEYOR'S CERTIFICATION

TO: Rash Ventures, LLC
Sherman Hospitality, LTD., a Texas limited partnership
Chapin Title Company
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 20(a) of Table A thereof. The field work was completed on March 24, 2015.

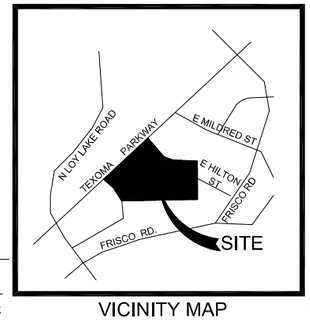
Date of Plat or Map: April 6, 2015.

Roy Rodriguez
Registered Professional Land Surveyor
Registration No.: Texas 5596

STATE OF TEXAS REGISTERED Roy Rodriguez 5596 PROFESSIONAL LAND SURVEYOR

NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The property described hereon (the "**Property**") is the same as the property described in STEWART TITLE GUARANTY COMPANY, Commitment No. 304089 with an effective date of March 9, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
3. All visible utilities serving the Property enter through adjoining public streets and/or easements of record.
4. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map No. 48181C, with a date of identification of September 29, 2010, for Community No. 0290F, in the County of Grayson, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated
5. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as shown hereon.
6. The Property has direct access to Texoma Parkway, a dedicated public street or highway.
7. The total number of striped parking spaces on the Property is 188, including 3 designated handicap spaces, and to the extent possible, are graphically shown hereon.
8. There was no observed evidence of any party walls with adjoining properties.
9. There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
10. There was no observed evidence of any delineated wetland areas on the Property.
11. There are no off-site easements benefitting the property
12. There is no evidence of current earth moving work, building construction or building additions at the Property.



VICINITY MAP
N.T.S.

21051 TEXOMA PARKWAY
EXECUTIVE INN
8.441 ACRES
ALTA / ACSM LAND TITLE SURVEY
SITUATED IN THE
SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002), (2) (CM) = Controlling monument, (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

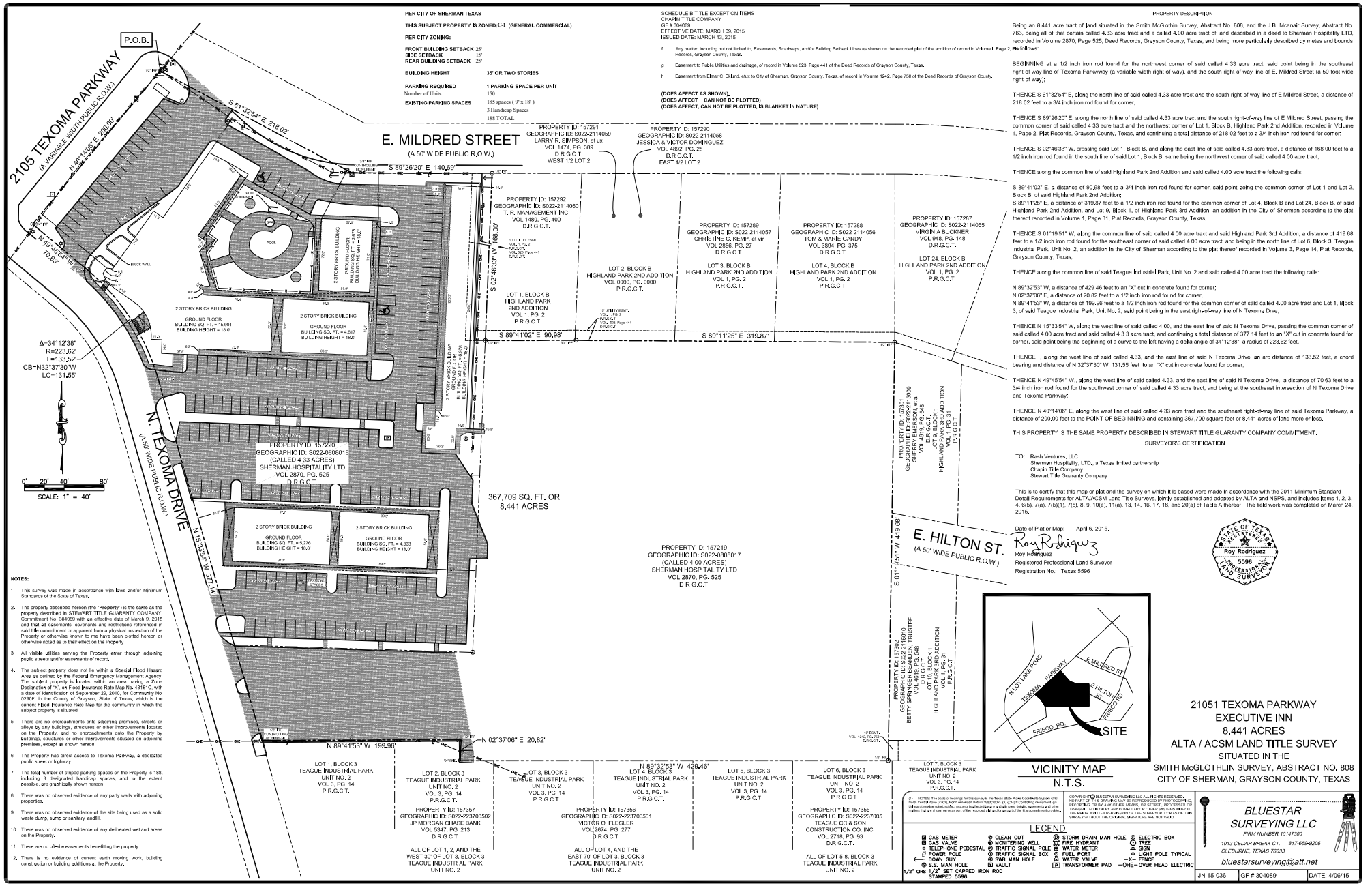
LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITERING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	SWB MAN HOLE	WATER VALVE	–X– FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	–OHE– OVER HEAD ELECTRIC

1/2" CIRS 1/2" SET CAPPED IRON ROD STAMPED 5596

BLUESTAR SURVEYING LLC
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 15-036	GF # 304089	DATE: 4/06/15


P.O.B.
2105 TEXOMA PARKWAY
(A VARIABLE WIDTH PUBLIC R.O.W.)
N 40° 14'06" E 200.00'
S 61°32'54" E 218.02'
N 49°45'54" W 70.63'
E. MILDRED STREET
(A 50' WIDE PUBLIC R.O.W.)
S 89°26'20" E 140.69'
N. TEXOMA DRIVE
(A 50' WIDE PUBLIC R.O.W.)
N 15°33'54" W 377.14'
E. HILTON ST.
(A 50' WIDE PUBLIC R.O.W.)
S 01°11'51" W 419.68'
Δ=34°12'36"
R=223.62'
L=133.52'
CB=N32°37'30"W
LC=131.55'
0' 20' 40' 80'
SCALE: 1" = 40'
PROPERTY ID: 157220
GEOGRAPHIC ID: S022-0808018
(CALLED 4.33 ACRES)
SHERMAN HOSPITALITY LTD
VOL 2870, PG. 525
D.R.G.C.T.
367.709 SQ. FT. OR
8.441 ACRES
PROPERTY ID: 157219
GEOGRAPHIC ID: S022-0808017
(CALLED 4.00 ACRES)
SHERMAN HOSPITALITY LTD
VOL 2870, PG. 525
D.R.G.C.T.
PROPERTY ID: 157291
GEOGRAPHIC ID: S022-2114059
LARRY R. SIMPSON, et ux
VOL 1474, PG. 389
D.R.G.C.T.
WEST 1/2 LOT 2
PROPERTY ID: 157290
GEOGRAPHIC ID: S022-2114058
JESSICA & VICTOR DOMINGUEZ
VOL 4892, PG. 28
D.R.G.C.T.
EAST 1/2 LOT 2
PROPERTY ID: 157292
GEOGRAPHIC ID: S022-2114060
T. R. MANAGEMENT INC.
VOL 1469, PG. 400
D.R.G.C.T.
LOT 1, BLOCK B
HIGHLAND PARK
2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
LOT 2, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 0000, PG. 0000
P.R.G.C.T.
PROPERTY ID: 157269
GEOGRAPHIC ID: S022-2114057
CHRISTINE C. KEMP, et vir
VOL 2856, PG. 27
D.R.G.C.T.
LOT 3, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
PROPERTY ID: 157288
GEOGRAPHIC ID: S022-2114056
TOM & MARIE GANDY
VOL 3894, PG. 375
D.R.G.C.T.
LOT 4, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
PROPERTY ID: 157287
GEOGRAPHIC ID: S022-2114055
VIRGINIA BUCKNER
VOL 948, PG. 148
D.R.G.C.T.
LOT 24, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
PROPERTY ID: 157301
GEOGRAPHIC ID: S022-2115109
SHERRY EMERSON, et al
VOL 4819, PG. 548
D.R.G.C.T.
LOT 8, BLOCK 1
HIGHLAND PARK 3RD ADDITION
VOL 1, PG. 31
P.R.G.C.T.
PROPERTY ID: 157302
GEOGRAPHIC ID: S022-2115910
BETTY SPRINGER BEARDEN TRUSTEE
VOL 4819, PG. 548
D.R.G.C.T.
LOT 10, BLOCK 1
HIGHLAND PARK 3RD ADDITION
VOL 1, PG. 31
P.R.G.C.T.
PROPERTY ID: 157357
GEOGRAPHIC ID: S022-223700502
JP MORGAN CHASE BANK
VOL 5347, PG. 213
D.R.G.C.T.
ALL OF LOT 1, 2, AND THE
WEST 30' OF LOT 3, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
PROPERTY ID: 157356
GEOGRAPHIC ID: S022-223700501
VICTOR O. FLEGLER
VOL 2674, PG. 277
D.R.G.C.T.
ALL OF LOT 4, AND THE
EAST 70' OF LOT 3, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
PROPERTY ID: 157355
GEOGRAPHIC ID: S022-2237005
TEAGUE CC & SON
CONSTRUCTION CO. INC.
VOL 2718, PG. 93
D.R.G.C.T.
ALL OF LOT 5-8, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
LOT 1, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 2, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 3, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 4, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 5, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 6, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 7, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
S 89°41'02" E 90.98'
S 89°11'25" E 319.87'
S 02°46'33" W 168.00'
N 89°41'53" W 199.96'
N 02°37'06" E 20.82'
N 89°32'53" W 429.46'
10' UTILITY ESMT.
VOL. 1, PG.2
D.R.G.C.T.
VOL. 525, Page 441
D.R.G.C.T.
12' ESMT.
VOL. 1340, PG. 750
D.R.G.C.T.
BRICK WALL
POOL
2 STORY BRICK BUILDING
GROUND FLOOR
BUILDING SQ. FT. = 15,994
BUILDING HEIGHT = 18.0'
2 STORY BRICK BUILDING
GROUND FLOOR
BUILDING SQ. FT. = 4,617
BUILDING HEIGHT = 18.0'
2 STORY BRICK BUILDING
GROUND FLOOR
BUILDING SQ. FT. = 5,276
BUILDING HEIGHT = 18.0'
2 STORY BRICK BUILDING
GROUND FLOOR
BUILDING SQ. FT. = 4,633
BUILDING HEIGHT = 18.0'
2 STORY BRICK BUILDING
GROUND FLOOR
BUILDING SQ. FT. = 5,167
BUILDING HEIGHT = 18.0'
2 STORY BRICK BUILDING
GROUND FLOOR
BUILDING SQ. FT. = 5,167
BUILDING HEIGHT = 18.0'
PARKING
PARKING
PARKING








WEEKLY
SPECIAL








NO PARKING
NO PARKING

ORDINANCE NO. 6792

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A HOTEL OR MOTEL IN A C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT 2105 TEXOMA PARKWAY AND 2030 TEXOMA DRIVE, CONSISTING OF 8.441 ACRES BEING IN THE SMITH MCGLOTHIN SURVEY, ABSTRACT NO. 808 AND THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS GROW SHERMAN REALTY, LLC (OWNER), NILESH GOLAKIA (REPRESENTATIVE) AND BLUESTAR SURVEYING, LLC (SURVEYOR) PRESCRIBING CONDITIONS TO THE SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this Specific Use Permit, subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the effective date of this Ordinance, the property located at 2105 Texoma Parkway and 2030 Texoma Drive, City of Sherman, Grayson County, Texas is/are granted a Specific Use Permit to a Hotel or motel, subject to the conditions described in this Ordinance and that Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14 is hereby amended so as to hereafter include property on **Exhibit A – Survey/Site Plan.**

SECTION 2. That this Specific Use Permit is granted on the following conditions:

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. Permanent residents are not permitted. Hotel guests may not stay longer than 30 days.
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. 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.
8. 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))
9. 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.
10. 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:

11. Platting of the property is required. Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004
12. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)
13. Privately owned and maintained detention in accordance with City criteria may be required upon development of remainder of property. 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

Additional Conditions:

14. The property shall be developed and used in accordance with all City Ordinances and the Site Plan shown in **Exhibit A.**
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 Nilesh Golakia is the lessee of the Property.
16. The Owner/applicant must apply for the required plat no later than 90 days from November 19, 2024.

SECTION 3. That this Ordinance shall be entered upon the official zoning map as provided in Sherman's Zoning Ordinance/Code of Ordinances, Chapter 14, Section 14.01.002.

SECTION 4. That after holding a properly noticed public hearing, the City Council may amend, change, or rescind the Specific Use Permit if any of the conditions set forth in Zoning Ordinance/Code of Ordinances Chapter 14, Section 14.06.009(1)(g), apply or exist.

SECTION 5. That the Specific Use Permit shall be effective from and after the effective date of this Ordinance. Upon termination of the Specific Use Permit, the property shall cease to be used as provided herein unless another Specific Use Permit or appropriate zoning has been obtained.

SECTION 6. That it shall be unlawful for any person to make use of the property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7. That the Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each

section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 10. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the 16th day of December 2024.

ADOPTED on this the 16th day of December 2024.

EFFECTIVE DATE on this the 16th day of December 2024.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

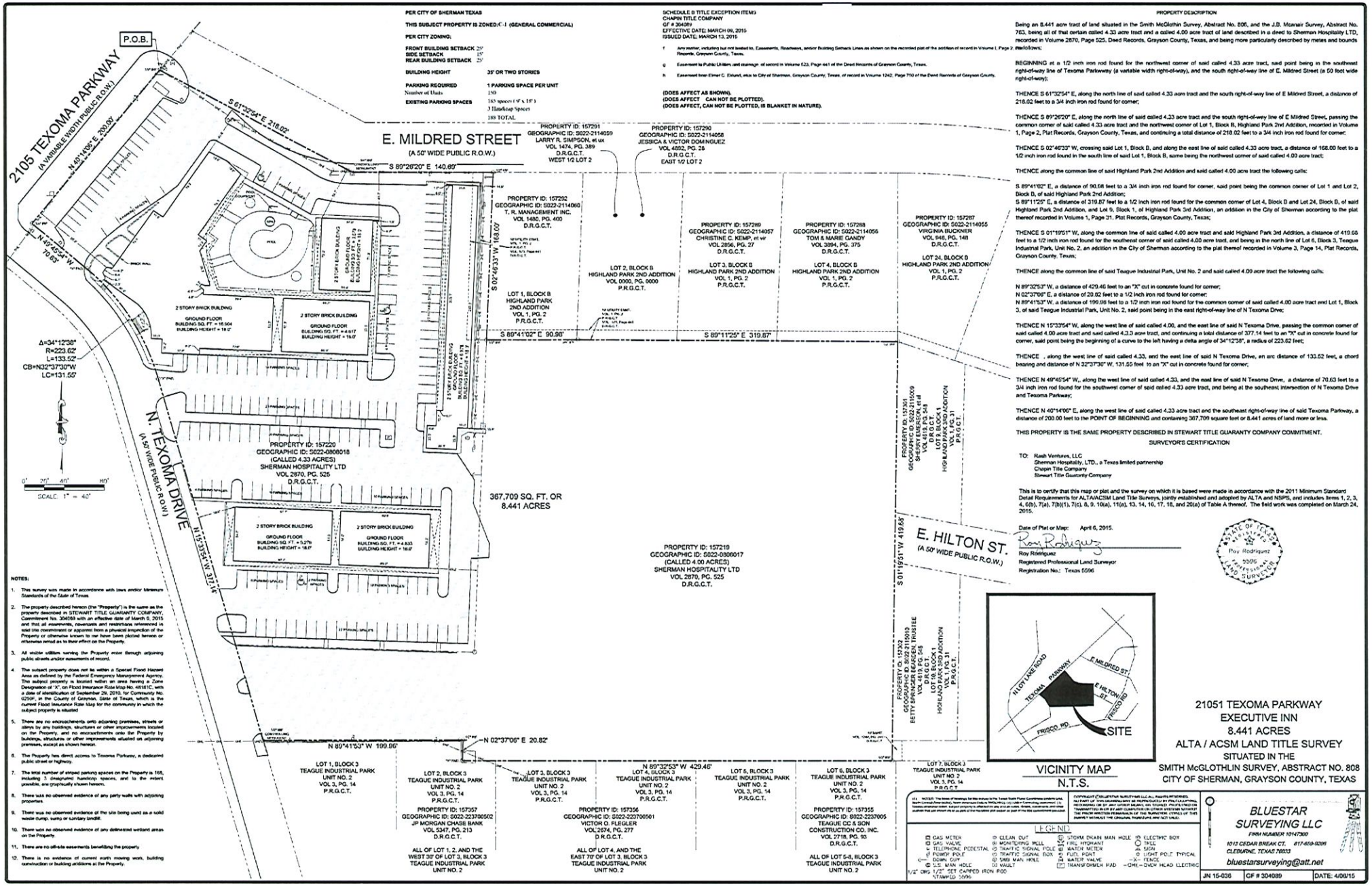
ATTEST:

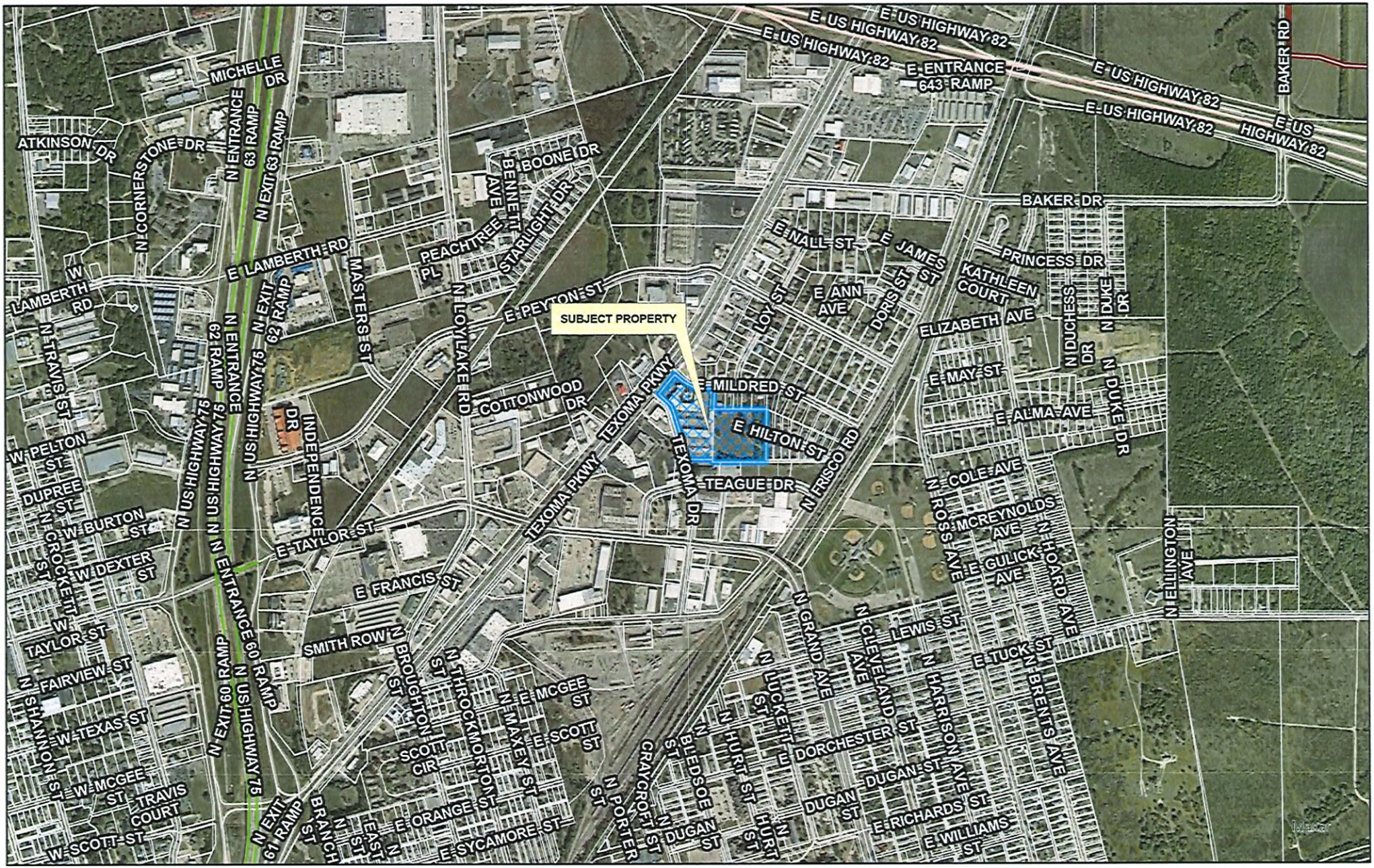
BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

EXHIBIT A


PER CITY OF SHERMAN TEXAS
THIS SUBJECT PROPERTY IS ZONED: C-1 (GENERAL COMMERCIAL)
PER CITY ZONING:
FRONT BUILDING SETBACK 25'
SIDE SETBACK 15'
REAR BUILDING SETBACK 25'
BUILDING HEIGHT 35' OR TWO STORIES
PARKING REQUIRED 1 PARKING SPACE PER UNIT
Number of Units 150
EXISTING PARKING SPACES 183 spaces (9' x 18')
3 Handicap Spaces
189 TOTAL
SCHEDULE B TITLE EXCEPTION ITEMS
CHAPIN TITLE COMPANY
GF # 304089
EFFECTIVE DATE: MARCH 09, 2015
ISSUED DATE: MARCH 13, 2015
f Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume I, Page 2, Plat Records, Grayson County, Texas.
g Easement to Public Utilities and drainage of record in Volume 523, Page 441 of the Deed Records of Grayson County, Texas.
h Easement from Elmer C. Eklund, also to City of Sherman, Grayson County, Texas, of record in Volume 1242, Page 750 of the Deed Records of Grayson County.
(DOES AFFECT AS SHOWN).
(DOES AFFECT CAN NOT BE PLOTTED).
(DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).
PROPERTY DESCRIPTION
Being an 8.441 acre tract of land situated in the Smith McGlothlin Survey, Abstract No. 808, and the J.D. Mcanair Survey, Abstract No. 763, being all of that certain called 4.33 acre tract and a called 4.00 acre tract of land described in a deed to Sherman Hospitality LTD, recorded in Volume 2870, Page 525, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for the northwest corner of said called 4.33 acre tract, said point being in the southeast right-of-way line of Texoma Parkway (a variable width right-of-way), and the south right-of-way line of E. Mildred Street (a 50 foot wide right-of-way);
THENCE S 61°32'54" E, along the north line of said called 4.33 acre tract and the south right-of-way line of E Mildred Street, a distance of 218.02 feet to a 3/4 inch iron rod found for corner;
THENCE S 89°26'20" E, along the north line of said called 4.33 acre tract and the south right-of-way line of E Mildred Street, passing the common corner of said called 4.33 acre tract and the northwest corner of Lot 1, Block B, Highland Park 2nd Addition, recorded in Volume 1, Page 2, Plat Records, Grayson County, Texas, and continuing a total distance of 218.02 feet to a 3/4 inch iron rod found for corner;
THENCE S 02°46'33" W, crossing said Lot 1, Block B, and along the east line of said called 4.33 acre tract, a distance of 168.00 feet to a 1/2 inch iron rod found in the south line of said Lot 1, Block B, same being the northwest corner of said called 4.00 acre tract;
THENCE along the common line of said Highland Park 2nd Addition and said called 4.00 acre tract the following calls:
S 89°41'02" E, a distance of 90.98 feet to a 3/4 inch iron rod found for corner, said point being the common corner of Lot 1 and Lot 2, Block B, of said Highland Park 2nd Addition;
S 89°11'25" E, a distance of 319.87 feet to a 1/2 inch iron rod found for the common corner of Lot 4, Block B and Lot 24, Block B, of said Highland Park 2nd Addition, and Lot 9, Block 1, of Highland Park 3rd Addition, an addition in the City of Sherman according to the plat thereof recorded in Volume 1, Page 31, Plat Records, Grayson County, Texas;
THENCE S 01°19'51" W, along the common line of said called 4.00 acre tract and said Highland Park 3rd Addition, a distance of 419.68 feet to a 1/2 inch iron rod found for the southeast corner of said called 4.00 acre tract, and being in the north line of Lot 6, Block 3, Teague Industrial Park, Unit No. 2, an addition in the City of Sherman according to the plat thereof recorded in Volume 3, Page 14, Plat Records, Grayson County, Texas;
THENCE along the common line of said Teague Industrial Park, Unit No. 2 and said called 4.00 acre tract the following calls:
N 89°32'53" W, a distance of 429.46 feet to an "X" cut in concrete found for corner;
N 02°37'06" E, a distance of 20.82 feet to a 1/2 inch iron rod found for corner;
N 89°41'53" W, a distance of 199.06 feet to a 1/2 inch iron rod found for the common corner of said called 4.00 acre tract and Lot 1, Block 3, of said Teague Industrial Park, Unit No. 2, said point being in the east right-of-way line of N Texoma Drive;
THENCE N 15°33'54" W, along the west line of said called 4.00, and the east line of said N Texoma Drive, passing the common corner of said called 4.00 acre tract and said called 4.33 acre tract, and continuing a total distance of 377.14 feet to an "X" cut in concrete found for corner, said point being the beginning of a curve to the left having a delta angle of 34°12'38", a radius of 223.62 feet;
THENCE , along the west line of said called 4.33, and the east line of said N Texoma Drive, an arc distance of 133.52 feet, a chord bearing and distance of N 32°37'30" W, 131.55 feet to an "X" cut in concrete found for corner;
THENCE N 49°46'54" W, along the west line of said called 4.33, and the east line of said N Texoma Drive, a distance of 70.63 feet to a 3/4 inch iron rod found for the southwest corner of said called 4.33 acre tract, and being at the southeast intersection of N Texoma Drive and Texoma Parkway;
THENCE N 40°14'06" E, along the west line of said called 4.33 acre tract and the southeast right-of-way line of said Texoma Parkway, a distance of 200.00 feet to the POINT OF BEGINNING and containing 367,709 square feet or 8.441 acres of land more or less.
THIS PROPERTY IS THE SAME PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT.
SURVEYOR'S CERTIFICATION
TO: Rash Ventures, LLC
Sherman Hospitality, LTD., a Texas limited partnership
Chapin Title Company
Stewart Title Guaranty Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 20(a) of Table A thereof. The field work was completed on March 24, 2015.
Date of Plat or Map: April 6, 2015.
Roy Rodriguez
Registered Professional Land Surveyor
Registration No.: Texas 5596
STATE OF TEXAS
Roy Rodriguez
5596
REGISTERED PROFESSIONAL LAND SURVEYOR
2105 TEXOMA PARKWAY
(A VARIABLE WIDTH PUBLIC R.O.W.)
P.O.B.
N 40°14'06" E 200.00'
S 61°32'54" E 218.02'
N 49°46'54" W 70.63'
E. MILDRED STREET
(A 50' WIDE PUBLIC R.O.W.)
S 89°26'20" E 140.69'
N. TEXOMA DRIVE
(A 50' WIDE Public R.O.W.)
N 15°33'54" W 377.14'
E. HILTON ST.
(A 50' WIDE PUBLIC R.O.W.)
S 01°19'51" W 419.68'
Δ=34°12'38"
R=223.62'
L=133.52'
CB=N32°37'30"W
LC=131.55'
0' 20' 40' 80'
SCALE: 1" = 40'
PROPERTY ID: 157291
GEOGRAPHIC ID: 5022-2114059
LARRY R. SIMPSON, et ux
VOL 1474, PG. 389
D.R.G.C.T.
WEST 1/2 LOT 2
PROPERTY ID: 157290
GEOGRAPHIC ID: 5022-2114058
JESSICA & VICTOR DOMINGUEZ
VOL 4852, PG. 26
D.R.G.C.T.
EAST 1/2 LOT 2
PROPERTY ID: 157292
GEOGRAPHIC ID: 5022-2114060
T. R. MANAGEMENT INC.
VOL 1480, PG. 400
D.R.G.C.T.
PROPERTY ID: 157289
GEOGRAPHIC ID: 5022-2114057
CHRISTINE C. KEMP, et wr
VOL 2856, PG. 27
D.R.G.C.T.
PROPERTY ID: 157288
GEOGRAPHIC ID: 5022-2114056
TOM & MARIE GANDY
VOL 3894, PG. 375
D.R.G.C.T.
PROPERTY ID: 157287
GEOGRAPHIC ID: 5022-2114055
VIRGINIA BUCKNER
VOL 946, PG. 148
D.R.G.C.T.
LOT 24, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
LOT 1, BLOCK B
HIGHLAND PARK
2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
LOT 2, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 0000, PG. 0000
P.R.G.C.T.
LOT 3, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
LOT 4, BLOCK B
HIGHLAND PARK 2ND ADDITION
VOL 1, PG. 2
P.R.G.C.T.
S 89°41'02" E 90.98'
S 89°11'25" E 319.87'
S 02°46'33" W 20.63'
PROPERTY ID: 157220
GEOGRAPHIC ID: 5022-0806018
(CALLED 4.33 ACRES)
SHERMAN HOSPITALITY LTD
VOL 2870, PG. 525
D.R.G.C.T.
367,709 SQ. FT. OR
8.441 ACRES
PROPERTY ID: 157219
GEOGRAPHIC ID: 5022-0806017
(CALLED 4.00 ACRES)
SHERMAN HOSPITALITY LTD
VOL 2870, PG. 525
D.R.G.C.T.
PROPERTY ID: 157321
GEOGRAPHIC ID: 5022-2115009
SHERMAN ISD
VOL 4819, PG. 541
D.R.G.C.T.
LOT 9, BLOCK 1
HIGHLAND PARK 3RD ADDITION
VOL 1, PG. 31
P.R.G.C.T.
PROPERTY ID: 157321
GEOGRAPHIC ID: 5022-2115009
SHERMAN ISD
VOL 4819, PG. 541
D.R.G.C.T.
LOT 9, BLOCK 1
HIGHLAND PARK 3RD ADDITION
VOL 1, PG. 31
P.R.G.C.T.
PROPERTY ID: 157321
GEOGRAPHIC ID: 5022-2115009
BETTY SPRINGER BEARDEN, TRUSTEE
VOL 4819, PG. 545
D.R.G.C.T.
LOT 9, BLOCK 1
HIGHLAND PARK 3RD ADDITION
VOL 1, PG. 31
P.R.G.C.T.
N 89°41'53" W 199.06'
N 02°37'06" E 20.82'
N 89°32'53" W 429.46'
LOT 1, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 2, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 3, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 4, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 5, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 6, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
LOT 7, BLOCK 3
TEAGUE INDUSTRIAL PARK
UNIT NO. 2
VOL 3, PG. 14
P.R.G.C.T.
PROPERTY ID: 157357
GEOGRAPHIC ID: 5022-2237005O2
JP MORGAN CHASE BANK
VOL 5347, PG. 213
D.R.G.C.T.
ALL OF LOT 1, 2, AND THE WEST 30' OF LOT 3, BLOCK 3 TEAGUE INDUSTRIAL PARK UNIT NO. 2
PROPERTY ID: 157356
GEOGRAPHIC ID: 5022-2237005O1
VICTOR O. FLEGLER
VOL 2874, PG. 277
D.R.G.C.T.
ALL OF LOT 4, AND THE EAST 70' OF LOT 3, BLOCK 3 TEAGUE INDUSTRIAL PARK UNIT NO. 2
PROPERTY ID: 157355
GEOGRAPHIC ID: 5022-2237005
TEAGUE CC & SON CONSTRUCTION CO., INC.
VOL 2718, PG. 93
D.R.G.C.T.
ALL OF LOT 5-8, BLOCK 3 TEAGUE INDUSTRIAL PARK UNIT NO. 2
NOTES:
1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The property described hereon (the "Property") is the same as the property described in STEWART TITLE GUARANTY COMPANY, Commitment No. 304089 with an effective date of March 5, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
3. All visible utilities serving the Property enter through adjoining public streets and/or easements of record.
4. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map No. 48181C, with a date of identification of September 26, 2010, for Community No. 62506, in the County of Grayson, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.
5. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as shown hereon.
6. The Property has direct access to Texoma Parkway, a dedicated public street or highway.
7. The total number of striped parking spaces on the Property is 189, including 3 designated handicap spaces, and to the extent possible, are graphically shown hereon.
8. There was no observed evidence of any party walls with adjoining properties.
9. There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
10. There was no observed evidence of any delineated wetland areas on the Property.
11. There are no off-site easements benefitting the property.
12. There is no evidence of current earth moving work, building construction or building additions at the Property.
N HIGH LAKE ROAD
TEXOMA PARKWAY
E MILDRED ST
E HILTON RD
FRISCO RD
SITE
VICINITY MAP
N.T.S.
21051 TEXOMA PARKWAY
EXECUTIVE INN
8.441 ACRES
ALTA / ACSM LAND TITLE SURVEY
SITUATED IN THE
SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
LEGEND
GAS METER
GAS VALVE
TELEPHONE PEDESTAL
POWER POLE
DOWN GUY
S.S. MAN HOLE
CLEAN OUT
MONITORING WELL
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
SWR MAN HOLE
VAULT
STORM DRAIN MAN HOLE
FIRE HYDRANT
WATER METER
FUEL PORT
WATER VALVE
TRANSFORMER PAD
ELECTRIC BOX
TREE
SIGN
LIGHT POLE TYPICAL
FENCE
OHE - OVER HEAD ELECTRIC
1/2" DIA 1/2" SET CAPPED IRON ROD STAMPED 5596
BLUESTAR SURVEYING LLC
FIRM NUMBER 10147300
1012 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net
JN 15-036 GF # 304089 DATE: 4/06/15



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
2105 TEXOMA PKWY
& 2030 TEXOMA DR

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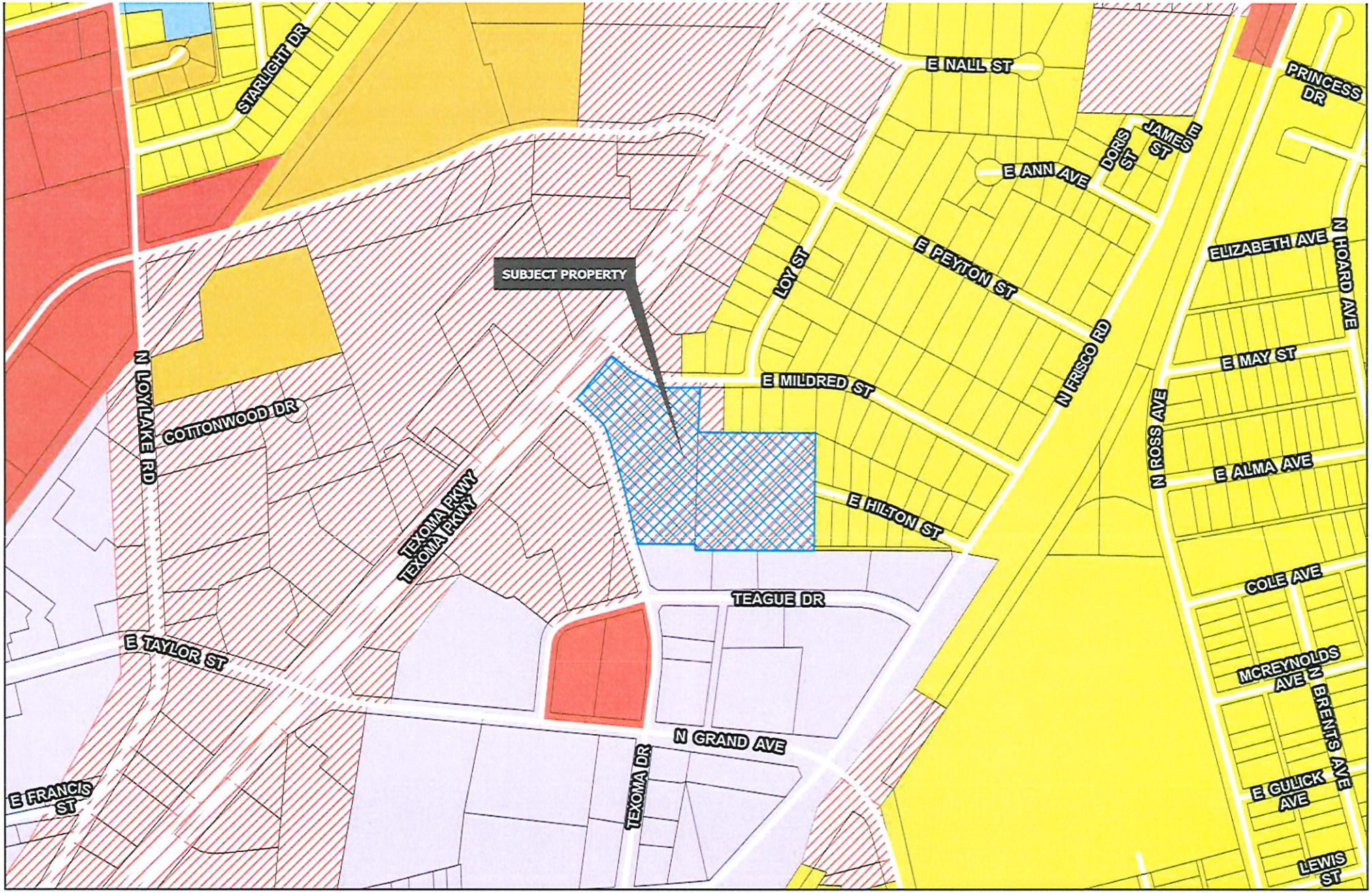
Date: 11/8/2024 11:24 AM



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 2105 TEXOMA PKWY & 2030 TEXOMA DR

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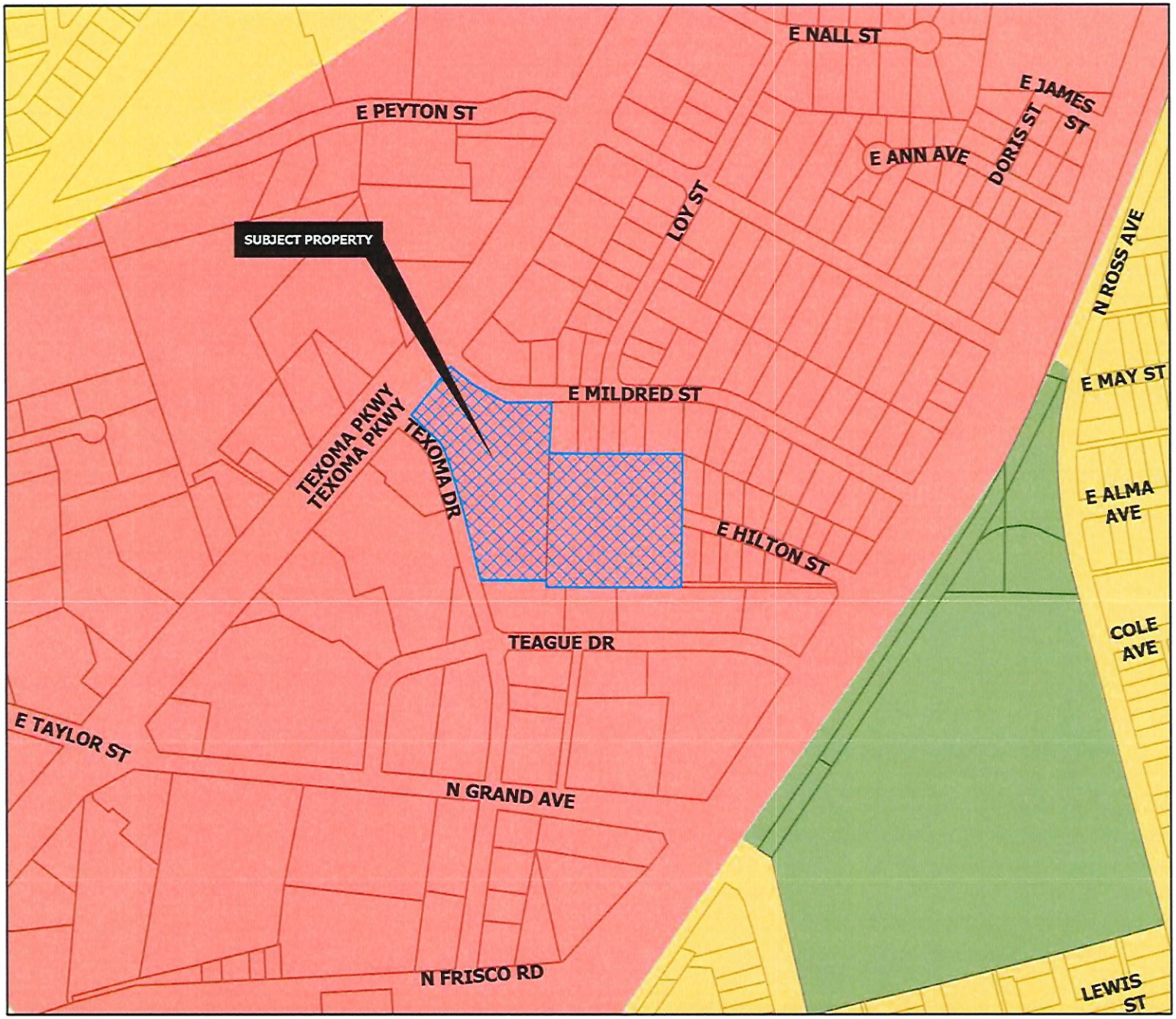

REGIONAL COMMERCIAL

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
2105 TEXOMA PKWY & 2030 TEXOMA DR

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Date: 11/8/2024 11:24 AM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST
PROJECT #: 24-005333
Planning & Zoning Map
FOR MORE INFORMATION
CONTACT
DEVELOPMENT SERVICES
903-892-7229
11/4/2024 AT 6:57 P.M.


Sherman
NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST
PROJECT #: 24-005333
Planning & Zoning Map
FOR MORE INFORMATION
CONTACT
DEVELOPMENT SERVICES
903-892-7229
11/4/2024 AT 6:57 P.M.


UNITED
Sherman
NOTICE OF
PROPOSED ZONE CHANGE
AND SPECIFIC USE PERMIT
REQUEST
PROJECT # 24-005333
11/4/2024 AT 6:57 P.M.








INN
WEEKLY
SPECIAL








NO PARKING

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 12, 2024 Sent via Email

Nilesh Golakia
2105 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District located at 2105 Texoma Parkway and 2030 Texoma Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 19, 2024, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (dillons@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Permanent residents are not permitted. Hotel guests may not stay longer than 30 days.
4. The Owner/applicant must apply for the required plat no later than 90 days from November 19, 2024.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. 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.
7. 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.
8. 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 Nilesh Golakia is the owner or lessee of the Property.
9. 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.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval,

at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

12. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

13. Platting of the property is required. Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004
14. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h)
15. Privately owned and maintained detention in accordance with City criteria may be required upon development of remainder of property. 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

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
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 16, 2025 Sent via Email

Nilesh Golakia
2105 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District located at 2105 Texoma has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 21, 2025 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Permanent residents are not permitted. Hotel guests may not stay longer than 30 days.
4. The Owner/Applicant must apply for the required plat no later than 90 days from this approval.
5. The property must be properly maintained in a state of good repair and neat appearance.
6. 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.
7. 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.
8. 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 Nilesh Golakia is the owner or lessee of the Property.
9. 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))*
10. 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.
11. 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

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

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
Steven Davis, Asst. Fire Marshal
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: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1432 SOUTH ELM STREET (Project No. 000167-2025)

The request of Timothy and Susan Marrs (Owner), Sriram Kothandan (Applicant), Underwood Drafting & Surveying (Surveyor) concerning the property located at 1432 South Elm Street, being part of Samuel Blagg Survey, Abstract No. 56 and being part of Lots 7 & 8, Block 12, B.H. Moore Heir's Addition, containing 0.461 acres, and currently zoned R-6 (Single-Family Residential) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change of 0.328 acres from an R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.

B. Public Hearing and Zone Change of 0.128 acres from an R-6 (Single-Family Residential) District to an R-4 (Patio Home Residential) District.

Background:

The property is located at 1432 South Elm Street. The applicant would like to receive a Zone Change from an R-6 (Single Family Residential) District to an R-2F (Duplex Residential) District for the 0.328-acre and R-4 (Patio Home Residential) District for the 0.128-acre proposed lots. This would result in 2 duplex buildings, each with 2 units and one single-family unit.

Origination:

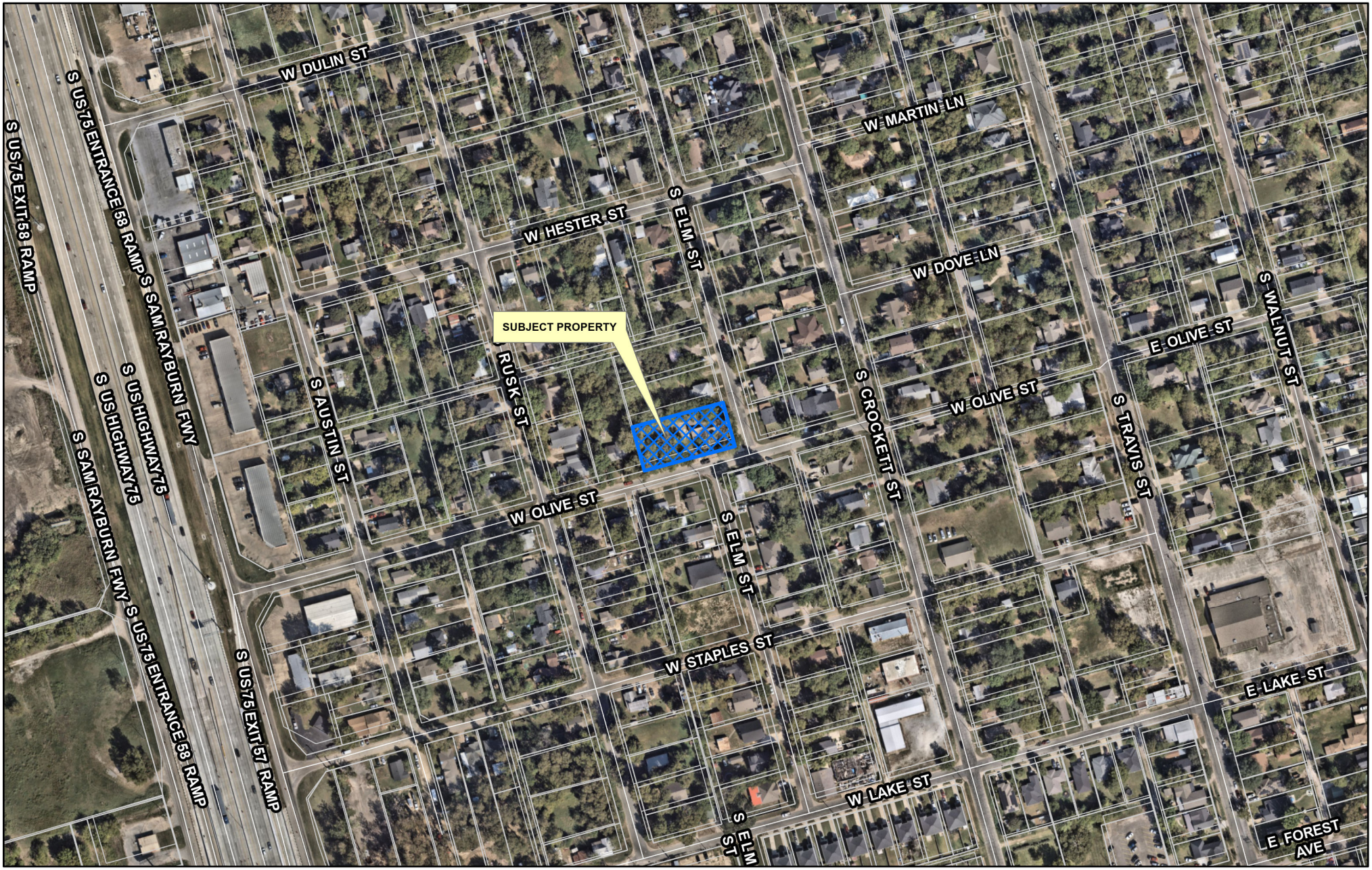
Timothy and Susan Marrs (Owner), Sriram Kothandan (Applicant), Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff does not have a recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification sign
5. Survey
6. Narrative
7. Site Plan
8. Elevation



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1432 S ELM ST

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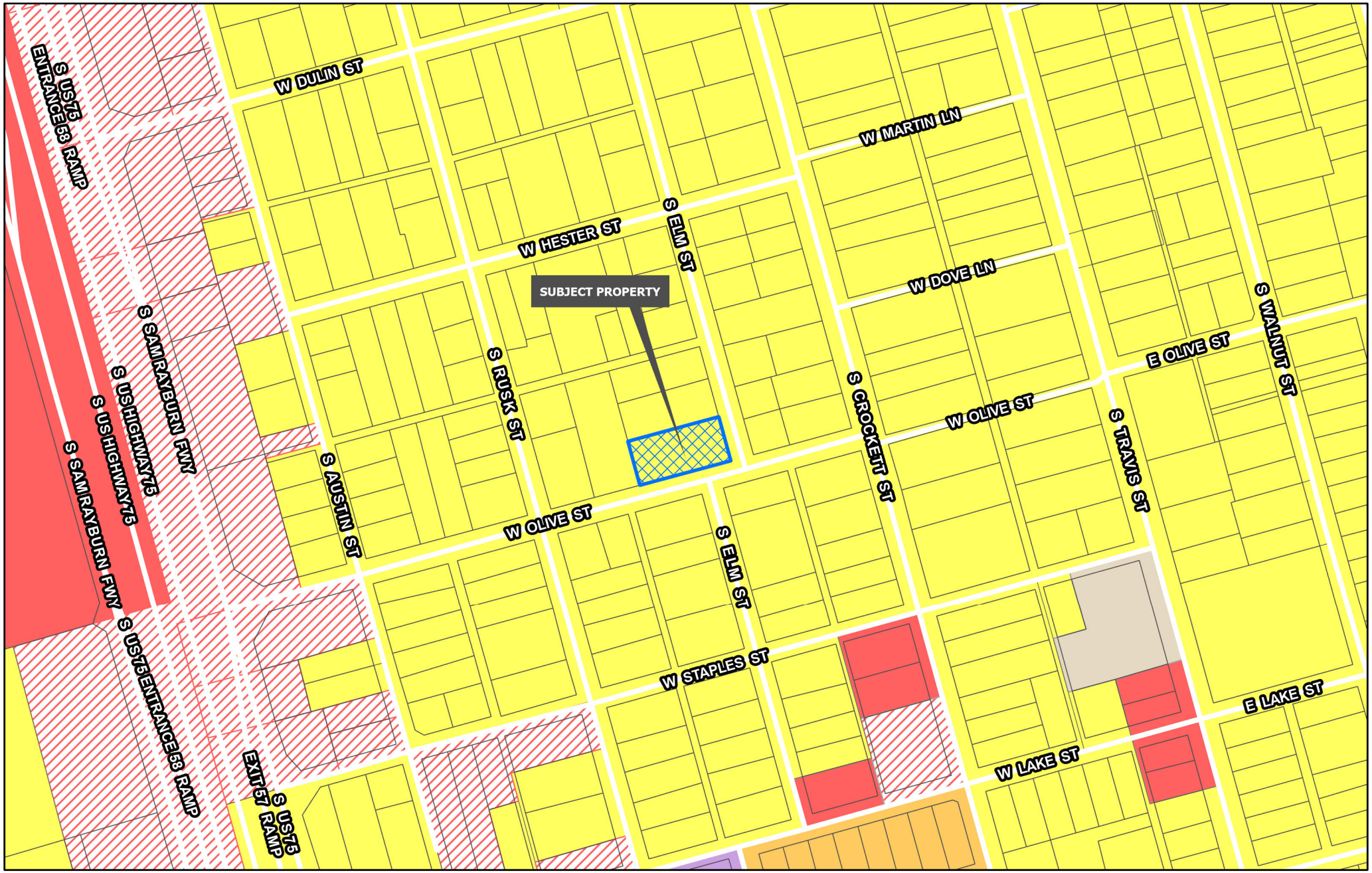

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
- 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
1432 S ELM ST

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W E
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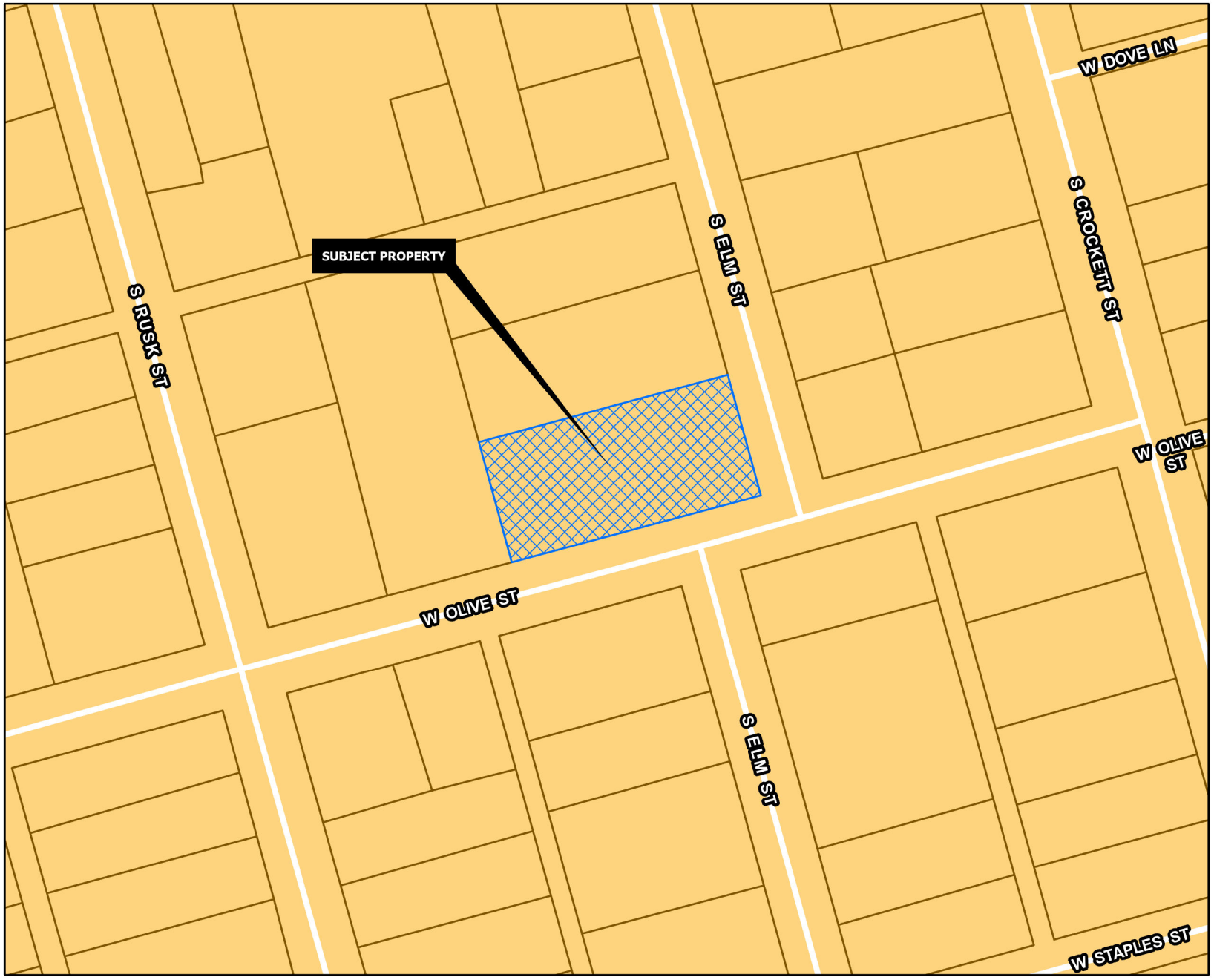
Date: 10/1/2025 9:51 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

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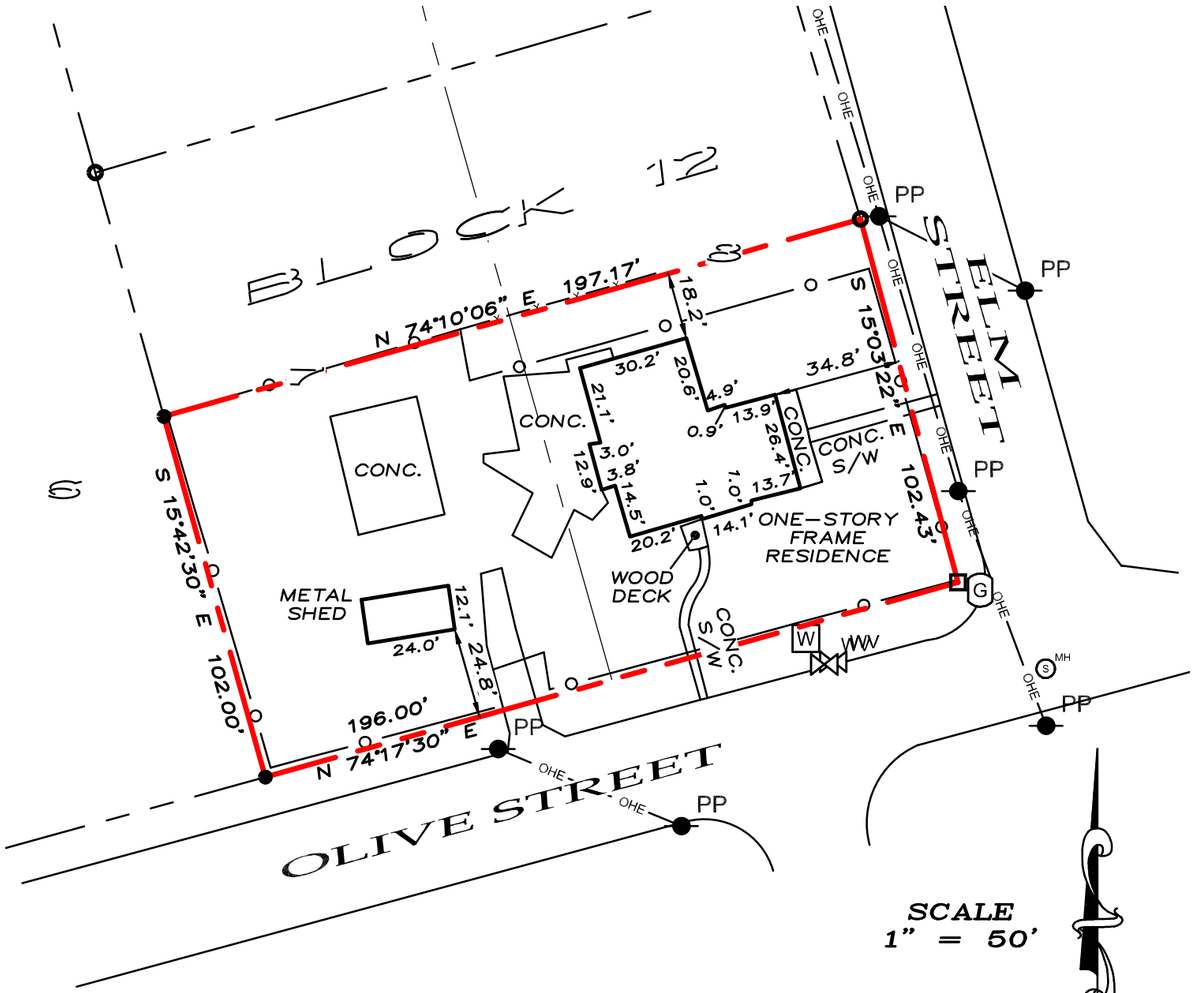
CITY OF SHERMAN
FUTURE LAND USE MAP
1432 S ELM ST

Date: 10/1/2025 9:51 AM


Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT #: 000167-2025

JOB NO. 25090911
FW: WK — DFT: EB



SCALE
1" = 50'

LEGEND

●	1/2" STEEL ROD SET
O	1/2" PIPE FOUND
□	CONC. MON. FOUND
PP	POWER POLE
(S) MH	SEWER MANHOLE
W	WATER METER
WV	WATER VALVE
G	GAS MARKER
	BOUNDARY LINE
	PROPERTY LINE
x x x	BARBWIRE FENCE
O	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 8th day of September 2025, a survey was made on the ground of the property shown hereon, described as the South 102 feet of Lots 7 & 8, Block 12, of the B. H. Moore Heir's Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume "O", Page 405, of the Plat Records, Grayson County, Texas, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

The building on said lot is known as 1432 S. Elm Street, Sherman, Texas, and is wholly located on said lot; there are no encroachments or protrusions from buildings on adjoining lots or tracts of land except as shown.

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

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

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

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

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

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

DATE OF SURVEY: 09/08/25

Sriram Kothandan

721 Highbridge Lane,

Prosper, Texas – 75078

Srirampt@gmail.com

631-988-8104

9/5/2025

To whom it may concern,

I am writing to express our intentions regarding the property located at 1432 S Elm St, Sherman, TX 75090.

Regarding the landscape plan, this project is being a complete demolition project, landscape design will be submitted at the new build phase.

I am seeking to have the lot rezoned to both R-4 and R-2F. Our plan, upon approval, is to construct two duplexes and one single-family home. While the lot size could accommodate three duplexes, we believe the proposed mix is a better fit for the neighborhood and maintains compatibility with surrounding properties.

Additionally, I have submitted a preliminary plat that aligns with our zoning request. We are committed to ensuring that the development complies with neighborhood aesthetics and city development guidelines.

Please feel free to contact me with any questions or for additional documentation.

Best regards,

Sriram Kothandan



GENERAL SITE PLAN NOTES:

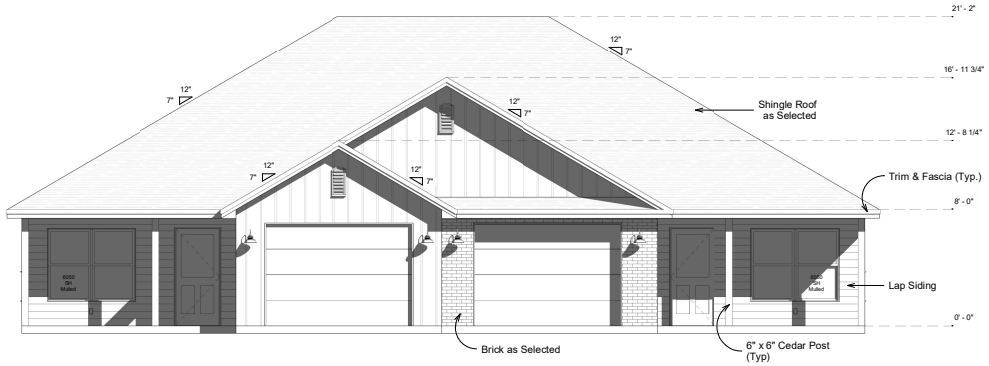
1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

PROPOSED SITE PLAN
SCALE 1" = 10'-0"

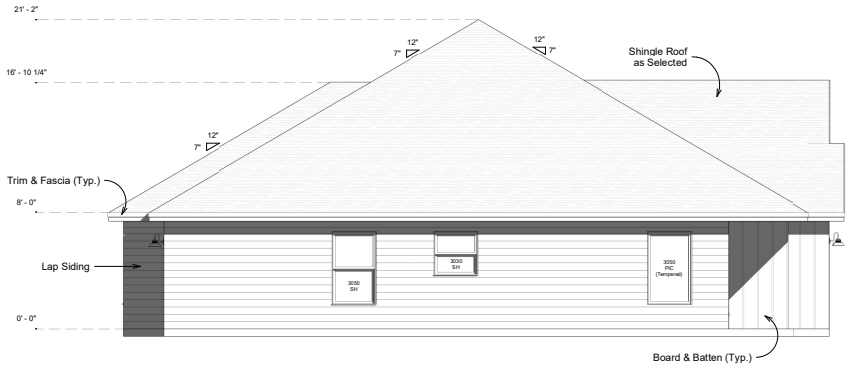
0 10' 20'

SIAS Drafting & Design
501 Spur 316, # 102
Pottsboro, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com

C1
SHEET

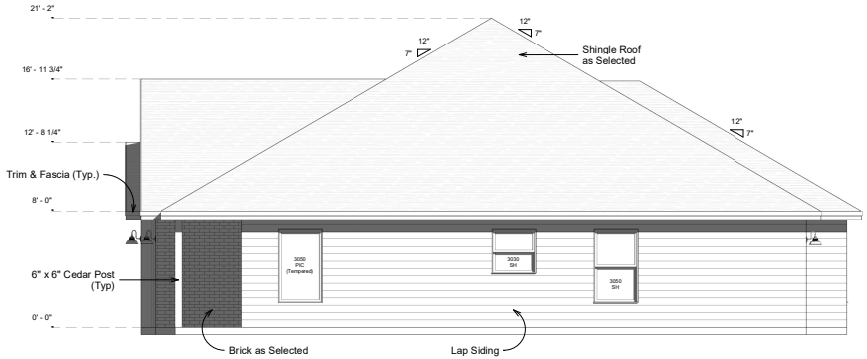


Front Elevation

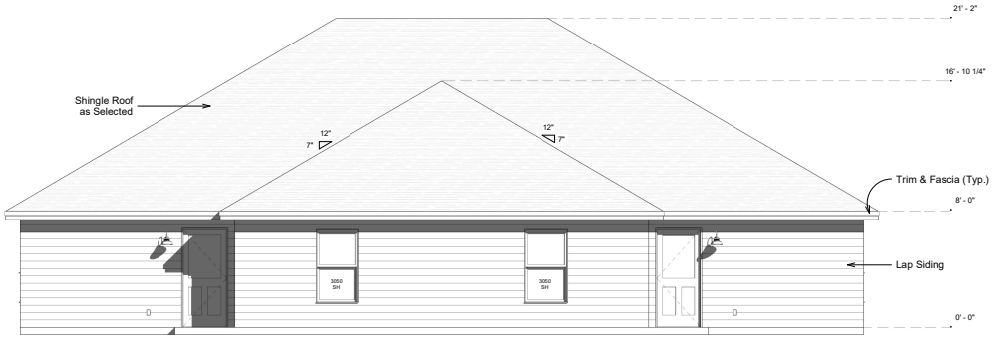


Left Elevation

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY



Right Elevation



Rear Elevation

Elevation Views

Project number	B&H
Date	09/08/25
Drawn by	JCS
Checked by	JCS

A7

Scale 1/4" = 1'-0"

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Project Address:
TBD Olive Street
Sherman, TX 75090

SIAS Drafting & Design
501 Spur 316, # 102
Pottsboro, TX 75076
903-647-6651
siasdraftinganddesign@gmail.com

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4900 BLOCK NORTH FM HIGHWAY 1417 (HERITAGE PARKWAY) (Project No. 000169-2025)

The request of Sherman 1417 Industrial, LLC (Owner), Alison Rutherford (Applicant) and Eagle Surveying, LLC (Surveyor) concerning the property located in the 4900 Block North FM Highway 1417 (Heritage Parkway), being in the Alfred Hume Survey, Abstract No. 522, containing 18.368 acres, and currently zoned C-2 (General Commercial) District/FM 1417 Overlay District, as follows:

Planning and Zoning

Public Hearing, Conceptual Site Plan and Specific Use Permit under Section 14.06.009 to allow warehousing with outdoor storage in a C-2 (General Commercial) District.

Background:

The property is located at 4900 Block North FM 1417 (Heritage Parkway). The applicant would like to request a Specific Use Permit to allow warehousing with outdoor storage in a C-2 (General Commerical) District.

The following has been approved for this property.

- 05/20/2008 - To allow automobile collision repair in C-2 (General Commercial) District
- 08/19/2008 - To allow existing asphalt paving in lieu of concrete in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District
- 08/19/2008 - To allow metal siding on the rear wall of an existing building in lieu of exterior wall finishes shall be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.1 (FM 1417) Overlay District subject to the three sides being required to be brick, stone, stucco or EFIS and if the building is added on, any additions be the same surface

Origination:

Sherman 1417 Industrial, LLC (Owner), Alison Rutherford (Applicant) and Eagle Surveying, LLC (Surveyor)

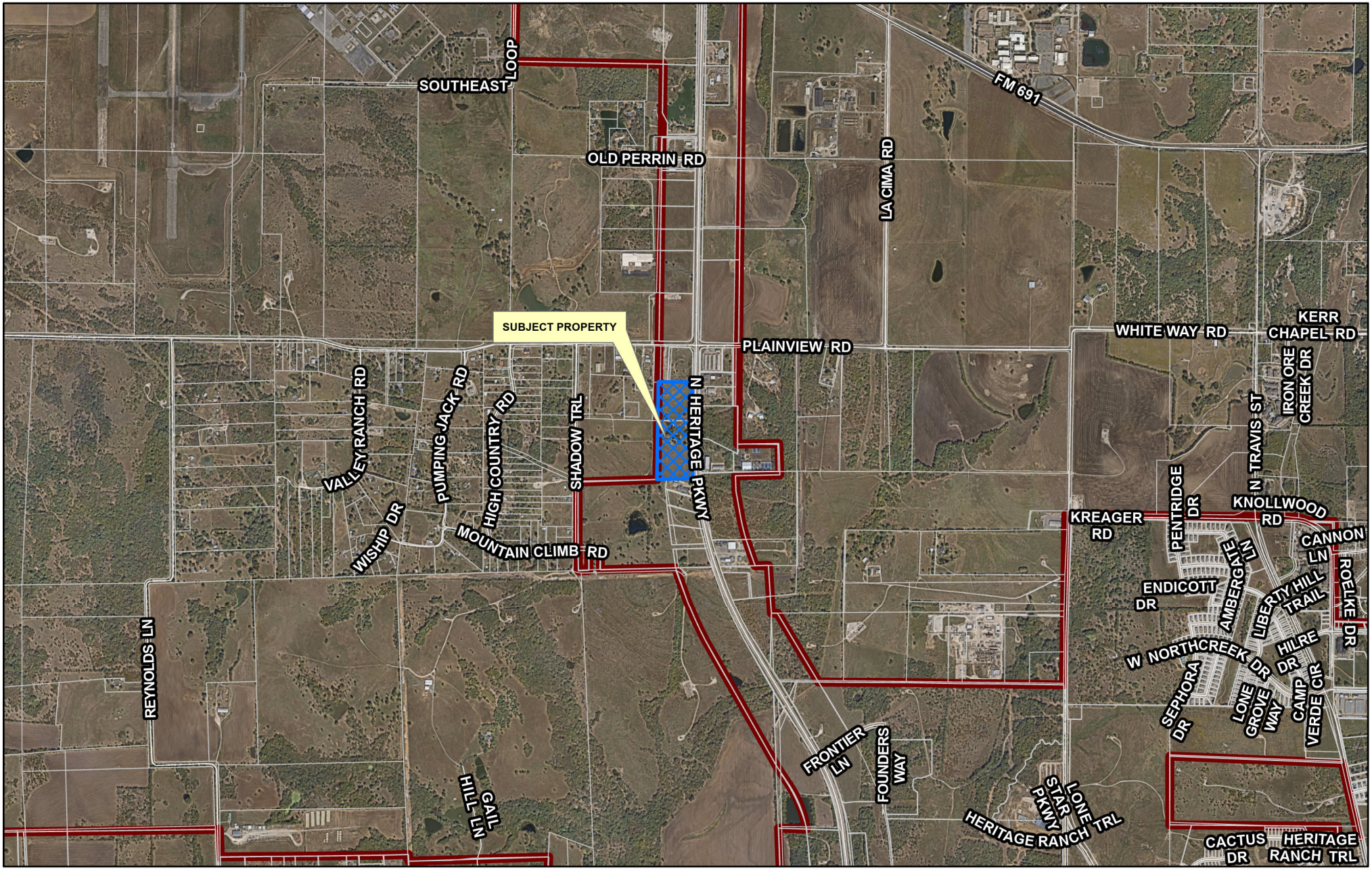
Staff Recommendation:

Staff has no objection to the approval of this request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification sign
5. Survey

6. Narrative
7. Conceptual Site Plan
8. Conceptual Landscape Plan
9. Conceptual Elevation
10. Comment Response
11. STAFF REVIEW LETTER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
4900 BLK N FM 1417
(HERITAGE PKWY)

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W E
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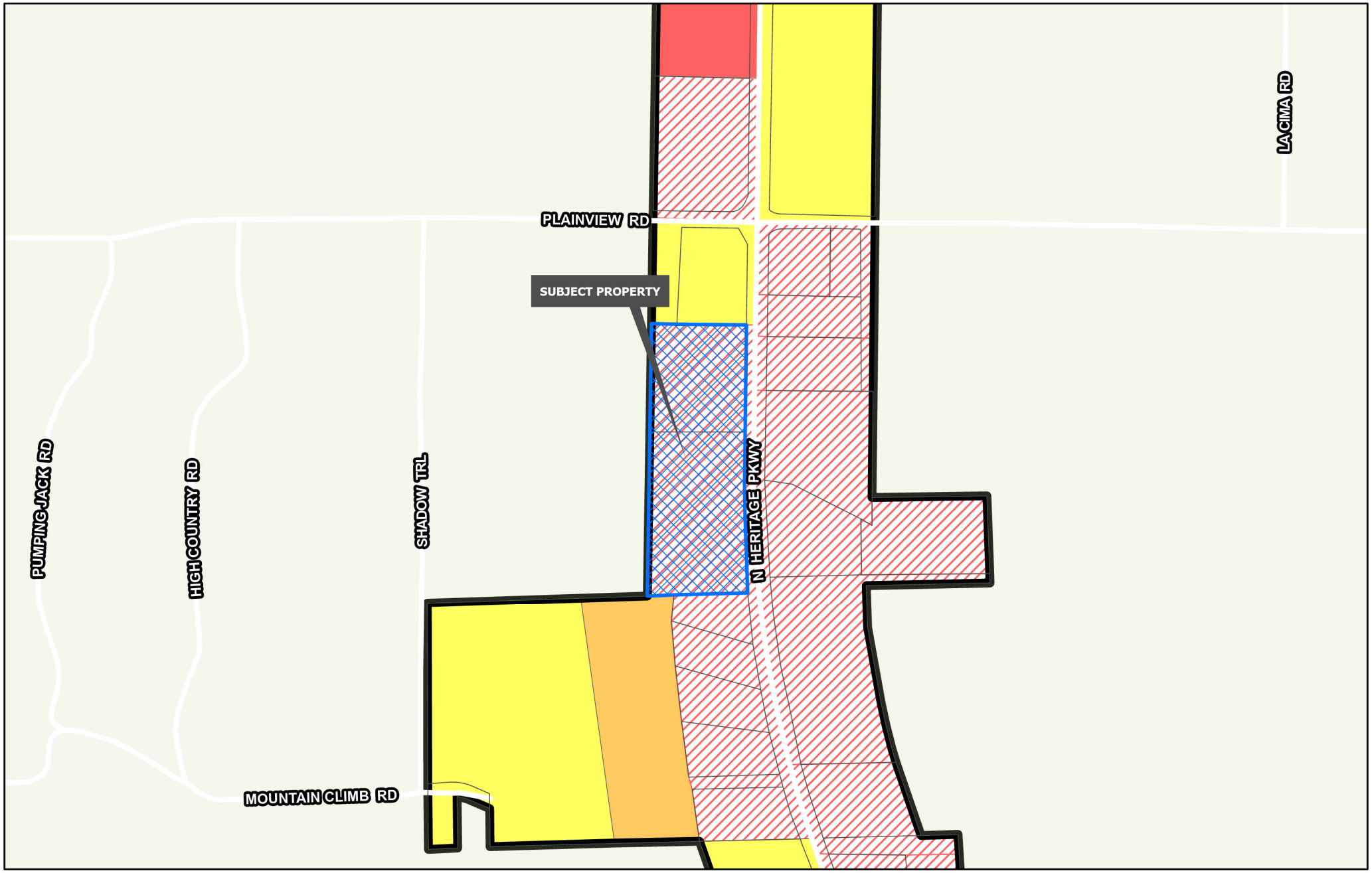
Date: 10/1/2025 9:51 AM



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
4900 BLK N FM 1417
(HERITAGE PKWY)

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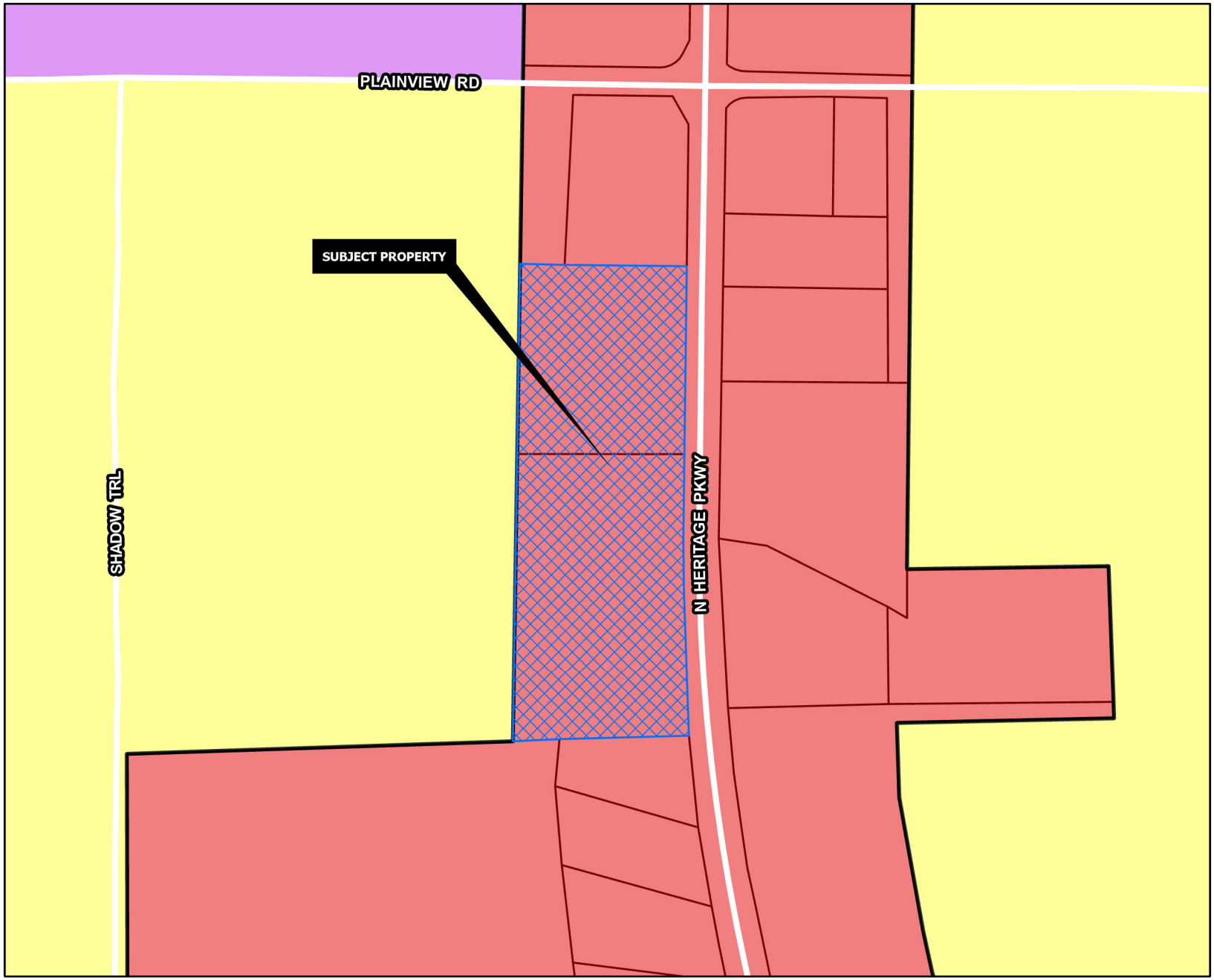
Date: 10/1/2025 9:51 AM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

N
W E
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CITY OF SHERMAN
FUTURE LAND USE MAP
4900 BLK N FM 1417
(HERITAGE PKWY)

Date: 10/1/2025 9:51 AM


4900 Blk N FM 1417
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000169-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229


Sherman
NOTICE OF
SPECIFIC USE
PERMIT REQUEST
PROJECT # 000169-2025

BOUNDARY EXHIBIT

Alfred Hume Survey, Abstract No. 522
City of Sherman, Grayson County, Texas

LEGAL DESCRIPTION

Being an 18.37 acre tract of land out of the Alfred Hume Survey, Abstract Number 522, situated in the City of Sherman, Grayson County, Texas, being a portion of a called 39.09 acre tract of land conveyed to Sherman 1417 Industrial, LLC by deed of record in Document Number 2025-16425 of the Official Records of Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the West right-of-way line of F.M. Highway 1417 (a variable width right-of-way), being the Northeast corner of Lot 5, Block 1 of Northwest Addition, a subdivision of record in Volume 11, Page 29 of the Plat Records of Grayson County, Texas, also being the Southeast corner of said 39.09 acre tract and hereof;

THENCE, S88°26'55"W, leaving the West right-of-way line of said F.M. Highway 1417, along the North line of said Lot 5, being the common South line of said 39.09 acre tract, a distance of 613.27 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner hereof;

THENCE, leaving the North line of said Lot 5, over and across said 39.09 acre tract, the following two (2) courses and distances:

1. N00°13'26"E, a distance of 511.31 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N00°16'12"E, a distance of 353.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped “RPLS 4709” found at the Southeast corner of a called 10.994 acre tract of land conveyed to Sherman 1417 Industrial, LLC by deed of record in Document Number 2025-16425 of said Official Records;

THENCE, N01°55'23"E, along the irregular North line of said 39.09 acre tract, being the common East lines of in part, said 10.994 acre tract and in part, Lot 3, Block 1 of Goode Addition, a subdivision of record in Document Number 2018-152 of said Plat Records, a distance of 525.06 feet to a wood fence corner post found at the Southwest corner of Lot 2, Block 1 of said Goode Addition, being the most Northerly Northwest corner of said 39.09 acre tract, for the Northwest corner hereof;

THENCE, S89°03'33"E, along the North line of said 39.09 acre tract, being the common South lines of in part, said Lot 2 and in part, Lot 1, Block 1 of said Goode Addition, a distance of 576.00 feet to a 1/2 inch iron rod with illegible yellow plastic cap found in the West right-of-way line of said F.M. Highway 1417, being the Southeast corner of said Lot 1, also being the Northeast corner of said 39.09 acre tract and hereof;

THENCE, along the West right-of-way line of said F.M. Highway 1417, being the common East line of said 39.09 acre tract, the following five (5) courses and distances:

1. S00°52'51"W, a distance of 333.23 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S03°44'51"W, a distance of 300.40 feet to a concrete monument found;
3. S00°52'51"W, a distance of 201.70 feet to a concrete monument found;
4. S04°41'09"E, a distance of 436.00 feet to a concrete monument found at the beginning of a non-tangent curve to the left;
5. Along a non-tangent curve to the left, having a radius of 5,289.58 feet, a chord bearing of S04°55'10"E, a chord length of 94.28 feet, a delta angle of 01°01'17", an arc length of 94.28 feet to the **POINT OF BEGINNING** and containing an area of 18.368 acres (800,097 square feet) of land, more or less.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2504.022-05	PM	08-28-2025

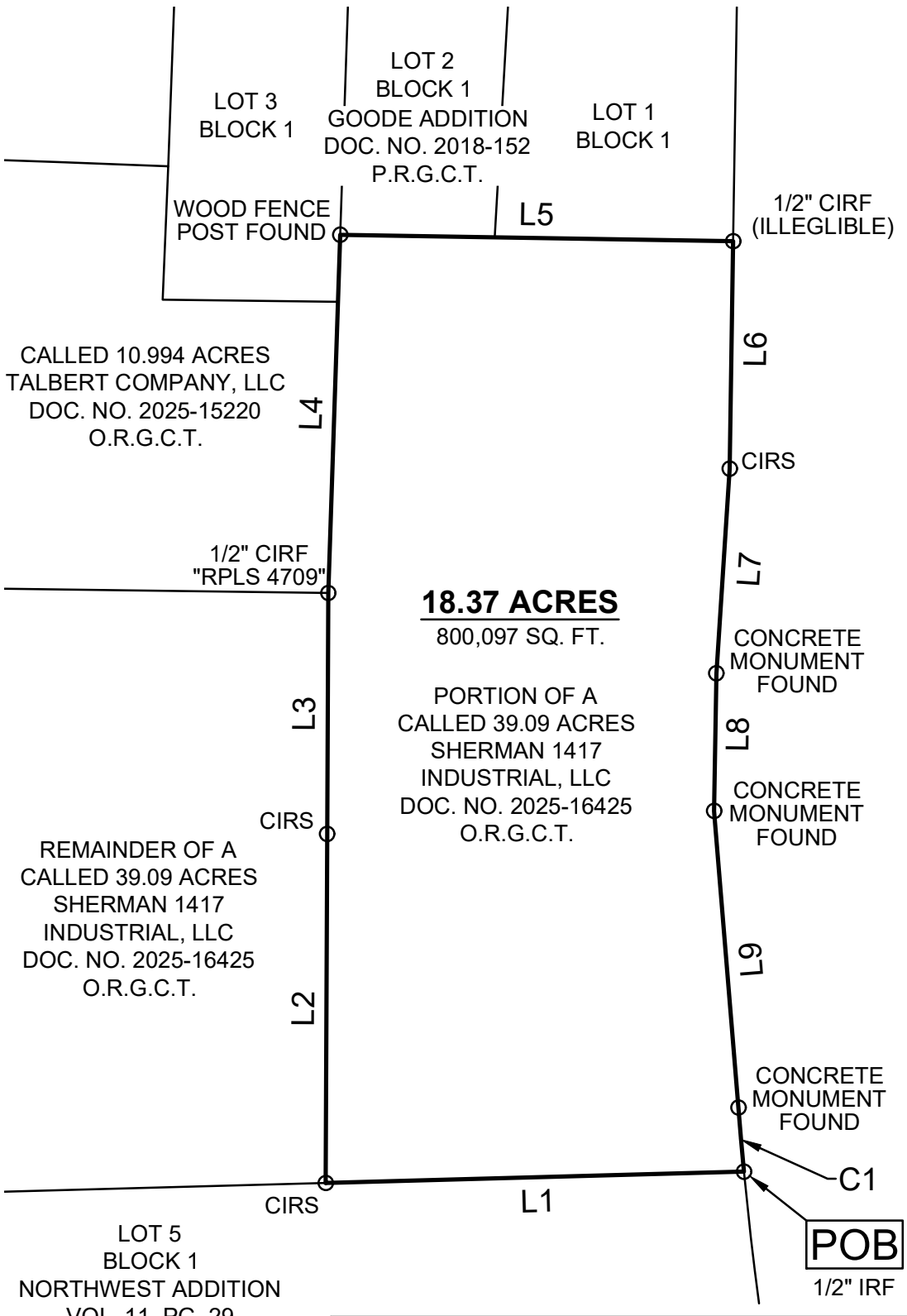
Patrick Mallon
R.P.L.S. # 7170

STATE OF TEXAS
REGISTERED
PATRICK ANTHONY MALLON
7170
PROFESSIONAL
LAND SURVEYOR

08-28-2025
Date

BOUNDARY EXHIBIT

Alfred Hume Survey, Abstract No. 522
City of Sherman, Grayson County, Texas



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°26'55" W	613.27'
L2	N 00°13'26" E	511.31'
L3	N 00°16'12" E	353.09'
L4	N 01°55'23" E	525.06'
L5	S 89°03'33" E	576.00'
L6	S 00°52'51" W	333.23'
L7	S 03°44'51" W	300.40'
L8	S 00°52'51" W	201.70'
L9	S 04°41'09" E	436.00'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.28'	5289.58'	1°01'17"	S 04°55'10" E	94.28'

NOTE: Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

EAGLE SURVEYING

EAGLE SURVEYING, LLC
222 S. ELM STREET
SUITE: 200
DENTON, TX 76201
(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2504.022-05	PM	08-28-2025

N

1" = 300'

0 150 300

LEGEND

○	BOUNDARY MONUMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	1/2" CAPPED IRON ROD SET STAMPED "EAGLE SURVEYING"
POB	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS

RCP PS LLC
TBPE Firm Reg. F-26154

September 10, 2025

City of Sherman
Planning and Zoning Department
317 S Travis Street
Sherman, TX 75090
(903)892-7206

RE: SUP Application Site Plan - Project Narrative

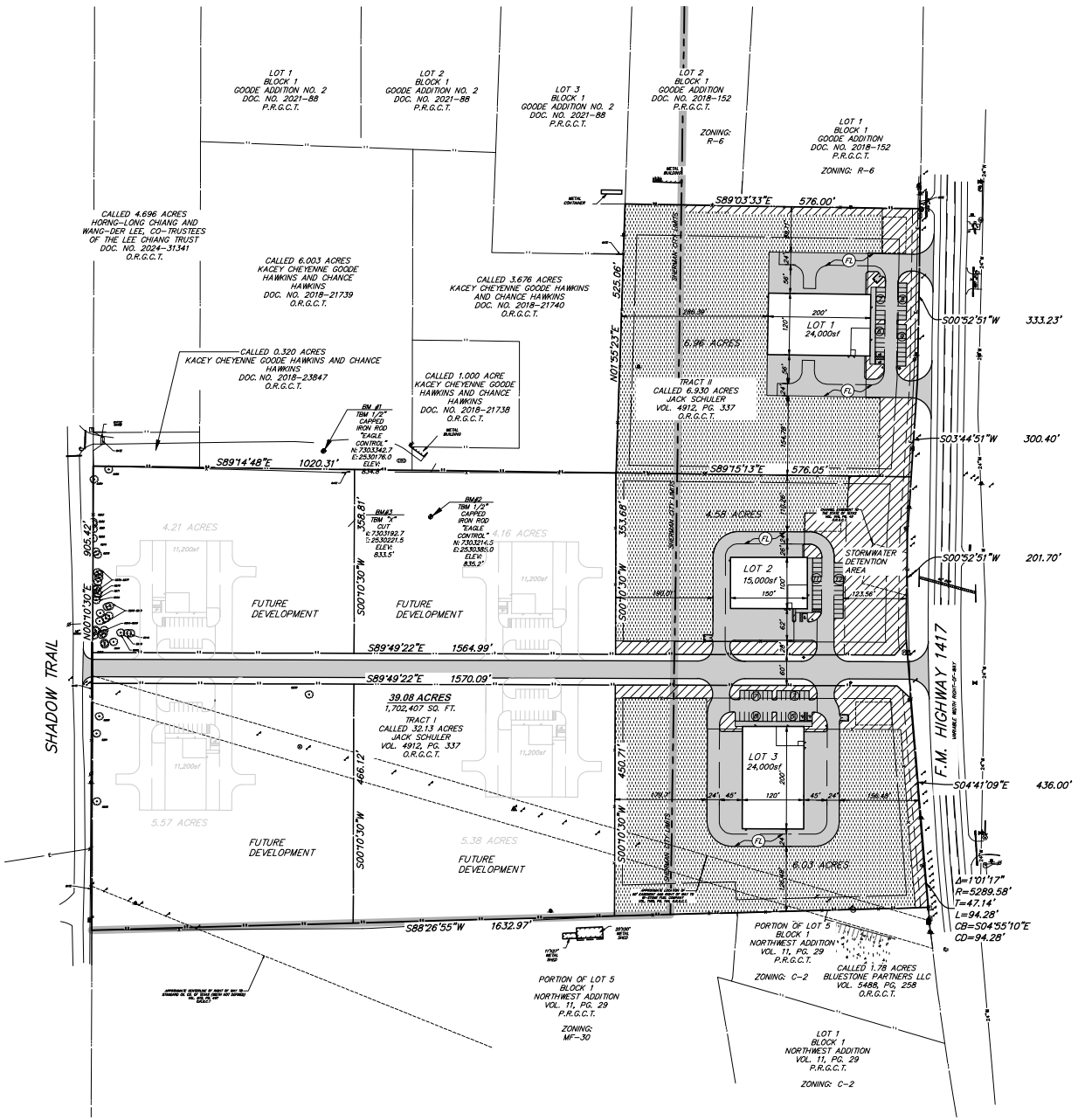
To whom it may concern:

RCP PS LLC will be the civil engineer for the construction of a light industrial park. The site is located west of I-75, north of I-82, and east of US 289, and between FM1417 and Shadow Trail. The project will involve the construction of 3 mini warehouses with flex base storage yards. It will also include the construction of the road connecting FM 1417 and Shadow Trail.

This Site Plan was prepared per the City of Sherman Site Plan requirements. Building façade will follow FM1417 overlay district requirements.

Regards,

Alison Rutherford



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

LEGEND

- PROPOSED PAVEMENT AREA
- PROPOSED FLEX BASE AREA
- PROPOSED LANDSCAPE AREA (REF LANDSCAPE PLANS)
- SHERMAN CITY LIMIT
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED FENCE
- (FL) PROPOSED FIRELANE

LOT #	CURRENT ZONING	PROPOSED ZONING	BUILDING GROSS SQUARE FEET (SF)	PROPERTY GROSS SQUARE FEET (SF)	PARKING REQUIRED (OFFICE/WAREHOUSE)	PARKING PROVIDED	IMPERVIOUS AREA (SF)	FLOOR TO AREA RATIO	LANDSCAPE AREA (SF)
1	C-2	C-2, SPECIAL USE PERMIT	24,000	303,400	27	30 (+2 ADA)	53,400	0.079	31,110
2	C-2	C-2, SPECIAL USE PERMIT	15,000	199,635	18	24 (+1 ADA)	37,595	0.075	59,460
3	C-2	C-2, SPECIAL USE PERMIT	24,000	262,208	27	27 (+2 ADA)	57,665	0.092	30,560

REQUIRED PARKING

LOT 1: OFFICE: 2,400SF (1/400 SF/SPACE) = 6
WAREHOUSE: 20,000SF (1/1000 SF/SPACE) +1,600SF (1/1000 SF/SPACE) = 21
LOT 1 TOTAL = 27 PARKING SPOTS

LOT 2: OFFICE: 1,500SF (1/400 SF/SPACE) = 4
WAREHOUSE: 13,500SF (1/1000 SF/SPACE) = 14
LOT 2 TOTAL = 18 PARKING SPOTS

LOT 3: OFFICE: 2,400SF (1/400 SF/SPACE) = 6
WAREHOUSE: 20,000SF (1/1000 SF/SPACE) +1,600SF (1/1000 SF/SPACE) = 21
LOT 3 TOTAL = 27 PARKING SPOTS

PROGRESS SET FOR REVIEW ONLY

ISSUED 10/07/2025

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

EASTON TURNER
TEXAS PE #147063

BENCHMARKS:

BENCHMARK #1: TBM 1/2" CAPPED IRON ROD "EAGLE CONTROL" N: 7303342.7 E: 2530176.0 ELEV. 834.8'

BENCHMARK #2: TBM 1/2" CAPPED IRON ROD "EAGLE CONTROL" N: 7303214.5 E: 2530365.0 ELEV. 835.2'

BENCHMARK #3: TBM "X" CUT E: 7303192.7 E: 2530221.5 ELEV. 833.5'

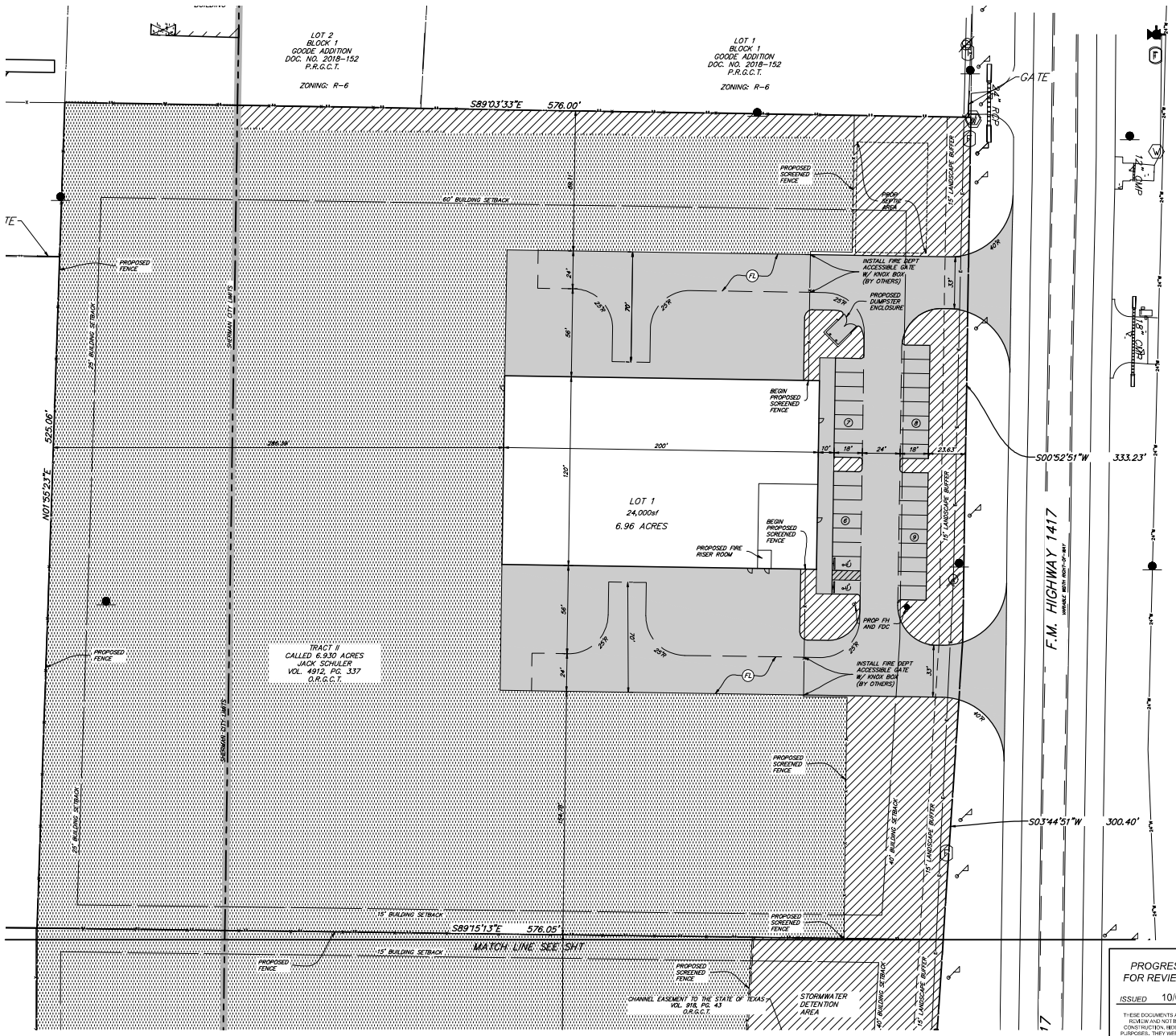
RESERVE PROPERTY SOLUTIONS
RCP PS LLC TBPE FIRM REG. F-26154 (214) 983-1039
12404 PARK CENTRAL DR #250-S DALLAS, TX 75251

OVERALL CONCEPTUAL SITE PLAN

NIOS SHERMAN FM1417
FM HIGHWAY 1417, SHERMAN, TX 75092
CITY OF SHERMAN, GRAYSON COUNTY, TX

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
EJT	AMR	10/07/2025	2501	05	C02.01

Z:\Shared_ Developments & Partnerships\National RCP, LLC\Developments\Sherman - NIOS\FM1417\VII. Development\B - RCP PS, LLC\4. Drawings\C02.01 SITE PLAN.dwg 10/8/2025 1:48:52 PM Allen Rutherford



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

LEGEND

- PROPOSED PAVEMENT AREA
- PROPOSED FLEX BASE AREA
- PROPOSED LANDSCAPE AREA (REF LANDSCAPE PLANS)
- SHERMAN CITY LIMIT
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED FENCE
- PROPOSED FIRELANE

PROGRESS SET FOR REVIEW ONLY

ISSUED 10/07/2025

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

EASTON TURNER
TEXAS PE #147063

BENCHMARKS:

BENCHMARK #1:
TBM 1/2" CAPPED IRON ROD "EAGLE CONTROL"
N:7303342.7
E:2530176.0
ELEV: 834.8'

BENCHMARK #2:
TBM 1/2" CAPPED IRON ROD "EAGLE CONTROL"
N:7303214.5
E:2530385.0
ELEV: 835.2'

BENCHMARK #3:
TBM "X" CUT
N:7303192.7
E:2530221.5
ELEV: 833.9'

RESERVE PROPERTY SOLUTIONS
RCP PS LLC TBPE FIRM REG. F-26154 (214) 983-1039
12404 PARK CENTRAL DR #250-S DALLAS, TX 75251

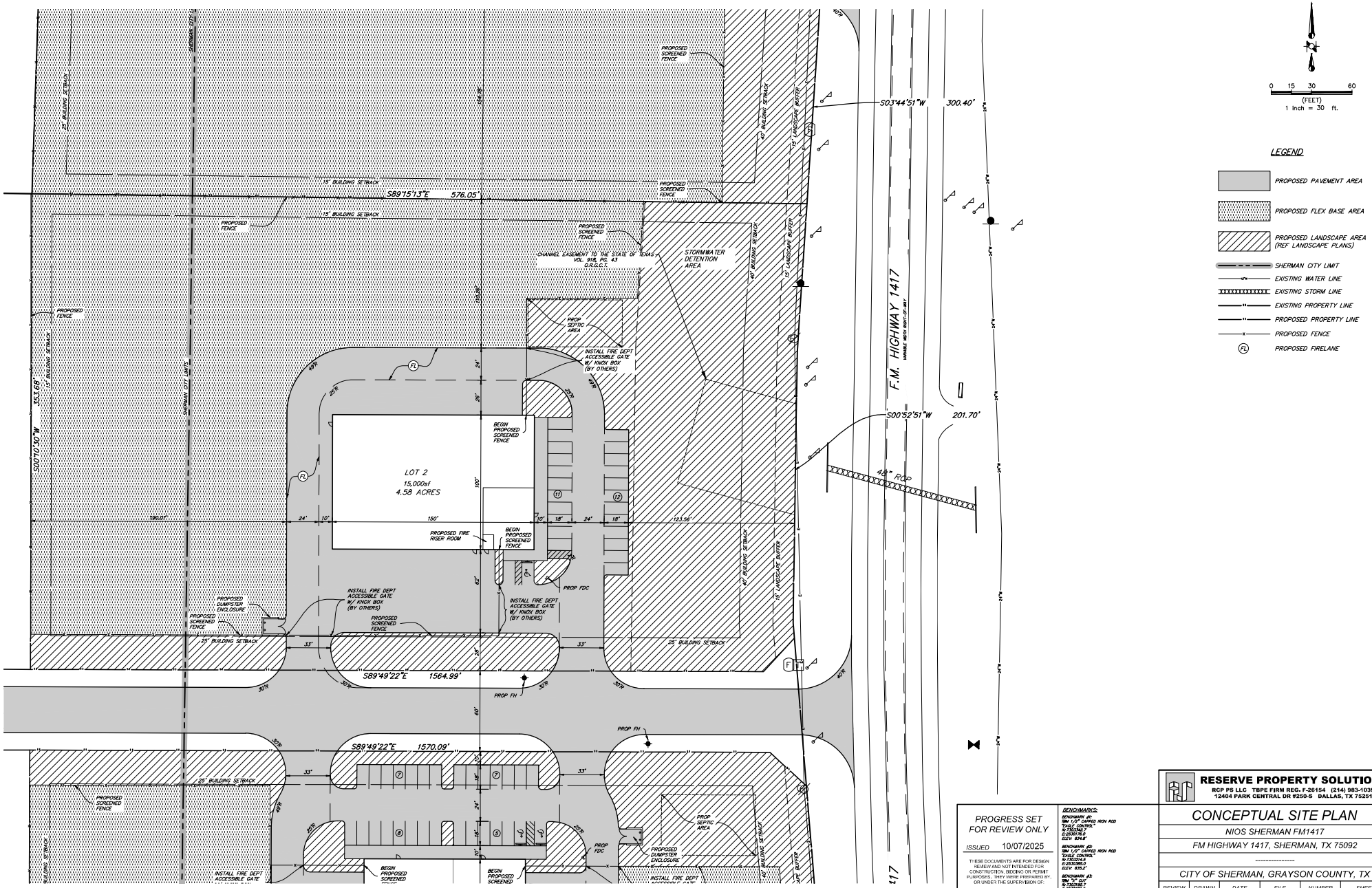
CONCEPTUAL SITE PLAN

NIOS SHERMAN FM1417

FM HIGHWAY 1417, SHERMAN, TX 75092

CITY OF SHERMAN, GRAYSON COUNTY, TX

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
EJT	AMR	10/07/2025	2501	05	C02.02



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TEXAS PE #147063

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E:2539176.0
ELEV: 834.8'

BENCHMARK #2:
TBM 1/2" CAPPED IRON ROD "EAGLE CONTROL"
N:7303214.5
E:2530385.0
ELEV: 835.2'

BENCHMARK #3:
TBM "X" CUT
N:7303192.7
E:2530221.5
ELEV: 833.5'

RESERVE PROPERTY SOLUTIONS
RCP PS LLC TBPE FIRM REG. F-26154 (214) 983-1039
12404 PARK CENTRAL DR #250-S DALLAS, TX 75251

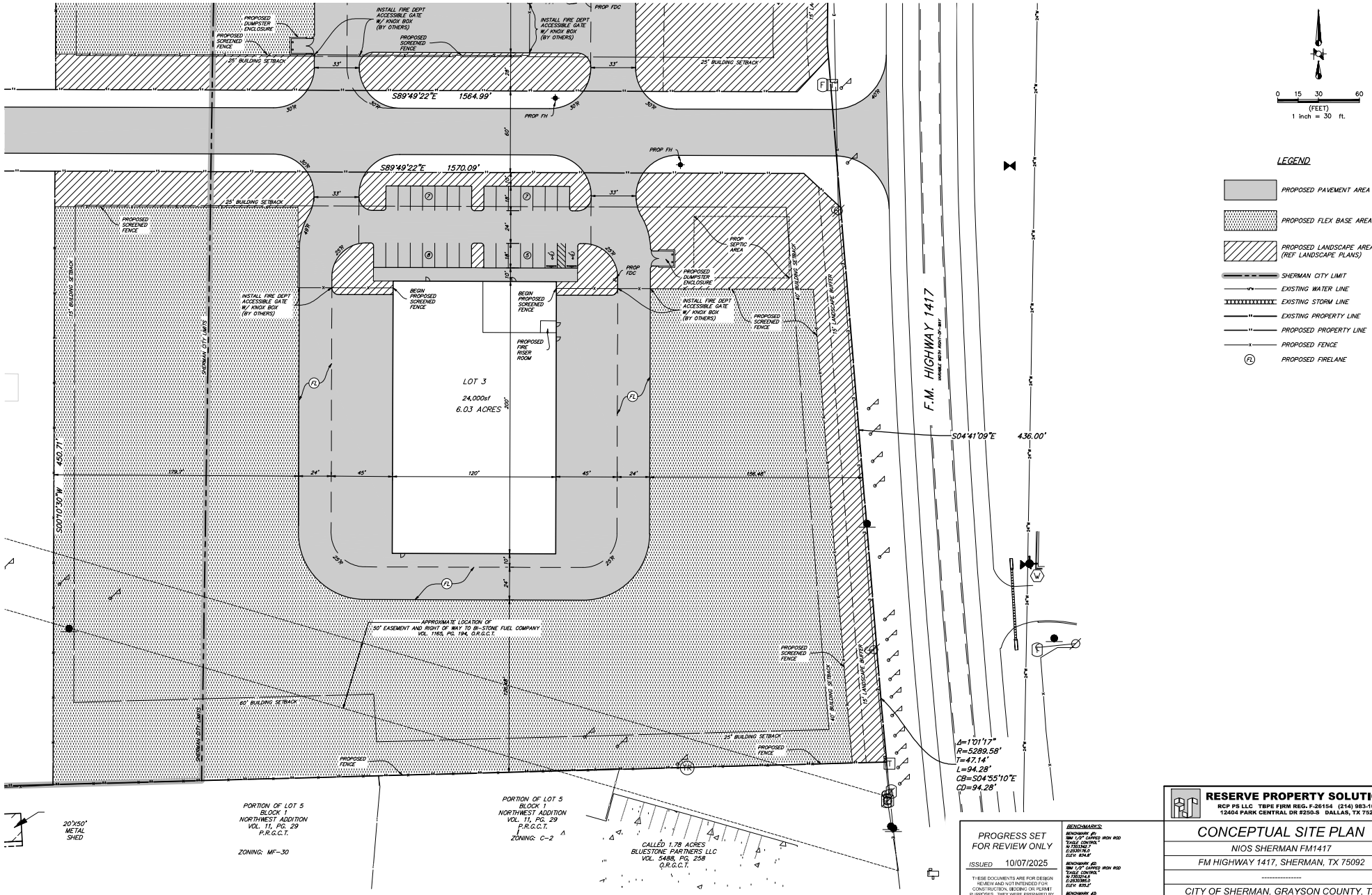
CONCEPTUAL SITE PLAN

NIOS SHERMAN FM1417

FM HIGHWAY 1417, SHERMAN, TX 75092

CITY OF SHERMAN, GRAYSON COUNTY, TX

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
EJT	AMR	10/07/2025	2501	05	C02.03



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ELEV: 835.2'

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E:2530221.5
ELEV: 833.6'

RESERVE PROPERTY SOLUTIONS
RCP PS LLC TBPE FIRM REG. F-26154 (214) 983-1039
12404 PARK CENTRAL DR #250-S DALLAS, TX 75251

CONCEPTUAL SITE PLAN

NIOS SHERMAN FM1417

FM HIGHWAY 1417, SHERMAN, TX 75092

CITY OF SHERMAN, GRAYSON COUNTY, TX

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
EJT	AMR	10/07/2025	2501	05	C02.04

B ORDINANCE REQUIREMENTS - LOT 1 - SHERMAN

1. ALL REQUIRED TREES ARE 3" CALIPER
2. PARKING LOT
   - 10% OPEN SPACE REQUIRED — 303,177 * .10 — 30,317 SQUARE FEET REQUIRED
   - 31,799 SQUARE FEET PROVIDED
   - 1 TREE PER ISLAND
   - ISLAND PER 12 SPACES
   - ALL ISLANDS WITHIN 50' OF A TREE
   - ALL PARKING LOT OVERHANGS WITH 2' OF EITHER BARK OR CRUSHED STONE.
3. STREET PERIMETER BUFFER
   - 2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SQUARE FEET
   - F.M. HIGHWAY 1417 - 521 LINEAR FEET X 15' = 7,815 /1,000
     - 16 SHADE TREES REQUIRED
     - 16 SHADE TREES PROVIDED
     - 16 ORNAMENTAL TREES REQUIRED
     - 16 ORNAMENTAL TREES PROVIDED
4. BUFFER YARD BUFFER
   - 1 SHADE TREE AND 2 ORNAMENTAL TREES PER 1,000 SQUARE FEET
   - WESTERN BOUNDARY - 427 LINEAR FEET X 15' = 6,405 /1,000
     - 6 SHADE TREES REQUIRED
     - 6 SHADE TREES PROVIDED
     - 12 ORNAMENTAL TREES REQUIRED
     - 12 ORNAMENTAL TREES PROVIDED

C LEGEND - LOT 1

30' SCALE

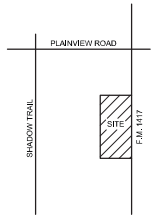
- OPEN SPACE - LAWN
- EASEMENT
- FL — FIRELANE
- OVERHEAD POWER LINE
- X — X — FENCE
- RIGHT-OF-WAY TREES FROM CITY APPROVED LISTING
- PARKING LOT TREES FROM CITY APPROVED LISTING
- BUFFER TREES
- ORNAMENTAL TREES FROM CITY APPROVED LISTING

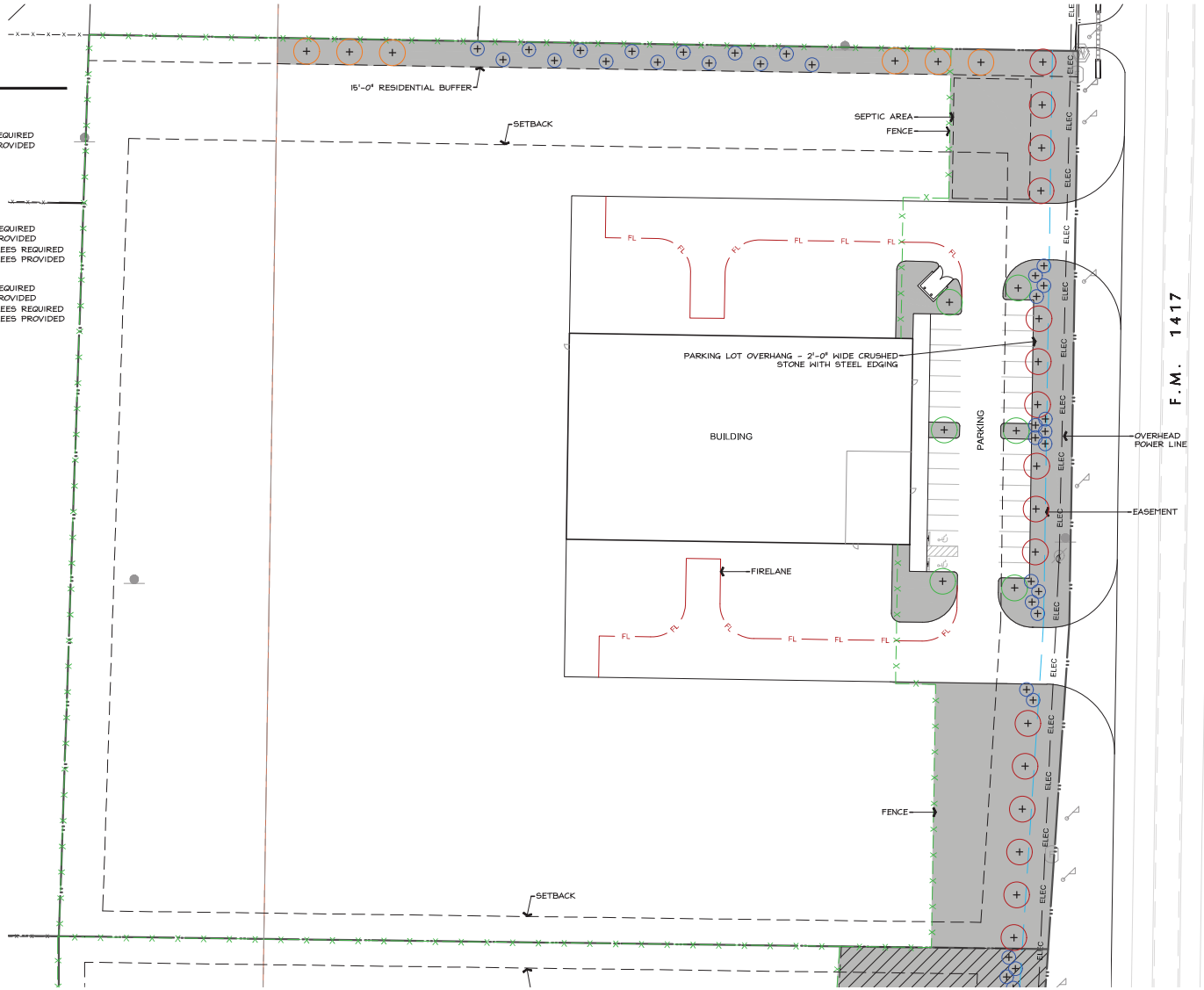
D PREPARATION GENERAL NOTES

1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
   KENDALL + LANDSCAPE ARCHITECTURE
   6976 SANTA BARBARA
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
2. ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

E LOCATION MAP





A CONCEPTUAL LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'

KENDALL LANDSCAPE ARCHITECTURE

Industrial Lot 1
FM Highway 1417
Sherman, Texas

Seal

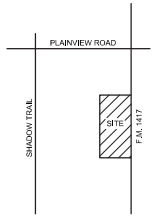
Revisions

Issue Date
7 October 2025

Sheet Name
CONCEPTUAL LANDSCAPE PLAN - LOT 1

Sheet Number
L1.1

E LOCATION MAP



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   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.

3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

C LEGEND - LOT 2

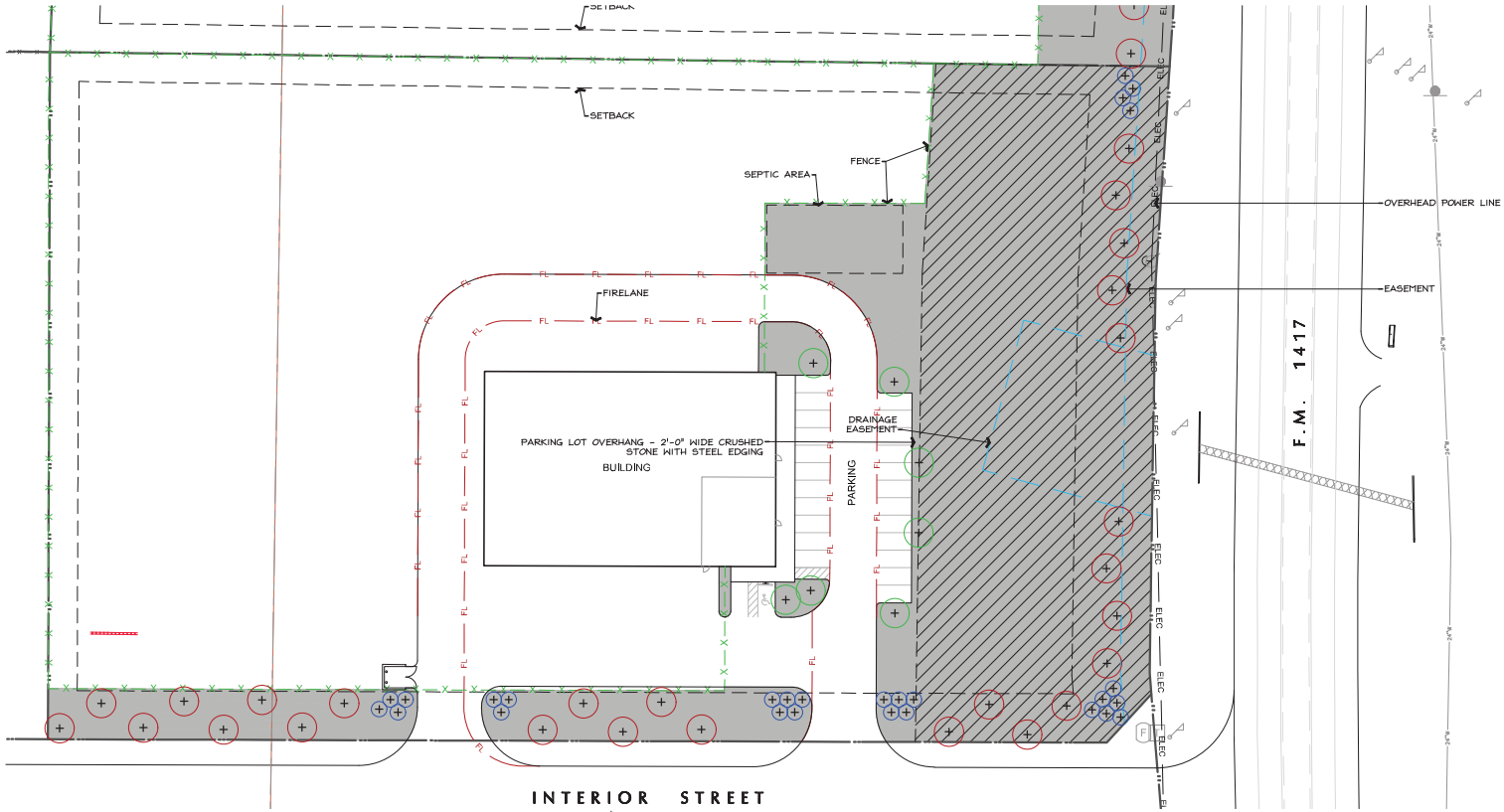
- OPEN SPACE - LAWN
- STORM WATER DETENTION AREA
- EASEMENT
- FL — FIRELANE
- OVERHEAD POWER LINE
- X — X — FENCE
- RIGHT-OF-WAY TREES FROM CITY APPROVED LISTING
- PARKING LOT TREES FROM CITY APPROVED LISTING
- ORNAMENTAL TREES FROM CITY APPROVED LISTING

B ORDINANCE REQUIREMENTS - LOT 2 - SHERMAN

1. ALL REQUIRED TREES ARE 3" CALIPER

2. PARKING LOT
   - 10% OPEN SPACE REQUIRED — 199,504 * .10 = 19,950 SQUARE FEET REQUIRED
   - 1 TREE PER ISLAND — 57,076 SQUARE FEET PROVIDED
   - ISLAND PER 12 SPACES
   - ALL ISLANDS WITHIN 50' OF A TREE
   - ALL PARKING LOT OVERHANGS WITH 2' OF EITHER BARK OR CRUSHED STONE.

3. STREET PERIMETER BUFFER
   - 2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SQUARE FEET
     F.M. HIGHWAY 1417 - 347 LINEAR FEET X 15' = 5,205 /1,000
     - 10 SHADE TREES REQUIRED
     - 10 SHADE TREES PROVIDED
     - 10 ORNAMENTAL TREES REQUIRED
     - 10 ORNAMENTAL TREES PROVIDED
   - 2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SQUARE FEET
     INTERIOR ROAD - 567 LINEAR FEET X 15' = 5,205 /1,000
     - 17 SHADE TREES REQUIRED
     - 17 SHADE TREES PROVIDED
     - 17 ORNAMENTAL TREES REQUIRED
     - 17 ORNAMENTAL TREES PROVIDED



A CONCEPTUAL LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'

KENDALL LANDSCAPE ARCHITECTURE

Industrial Lot 2
FM Highway 1417
Sherman, Texas

Seal

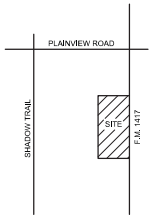
Revisions

Issue Date
7 October 2025

Sheet Name
CONCEPTUAL LANDSCAPE PLAN - LOT 2

Sheet Number
L1.1

E LOCATION MAP



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1. PLAN PREPARED BY:

   MICHAEL S. KENDALL
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   6716 SANTA BARBARA
   DALLAS, TEXAS 75206
   PHONE: (214) 739-3226
   E-MAIL: MIKE@KENDALL7.COM
   TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

2. ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.

3. ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.

C LEGEND - LOT 3

- OPEN SPACE - LAWN
- EASEMENT
- FL — FIRELANE
- OVERHEAD POWER LINE
- X — X — FENCE
- RIGHT-OF-WAY TREES FROM CITY APPROVED LISTING
- PARKING LOT TREES FROM CITY APPROVED LISTING
- ORNAMENTAL TREES FROM CITY APPROVED LISTING

B ORDINANCE REQUIREMENTS - LOT 3 - SHERMAN

1. ALL REQUIRED TREES ARE 3" CALIPER

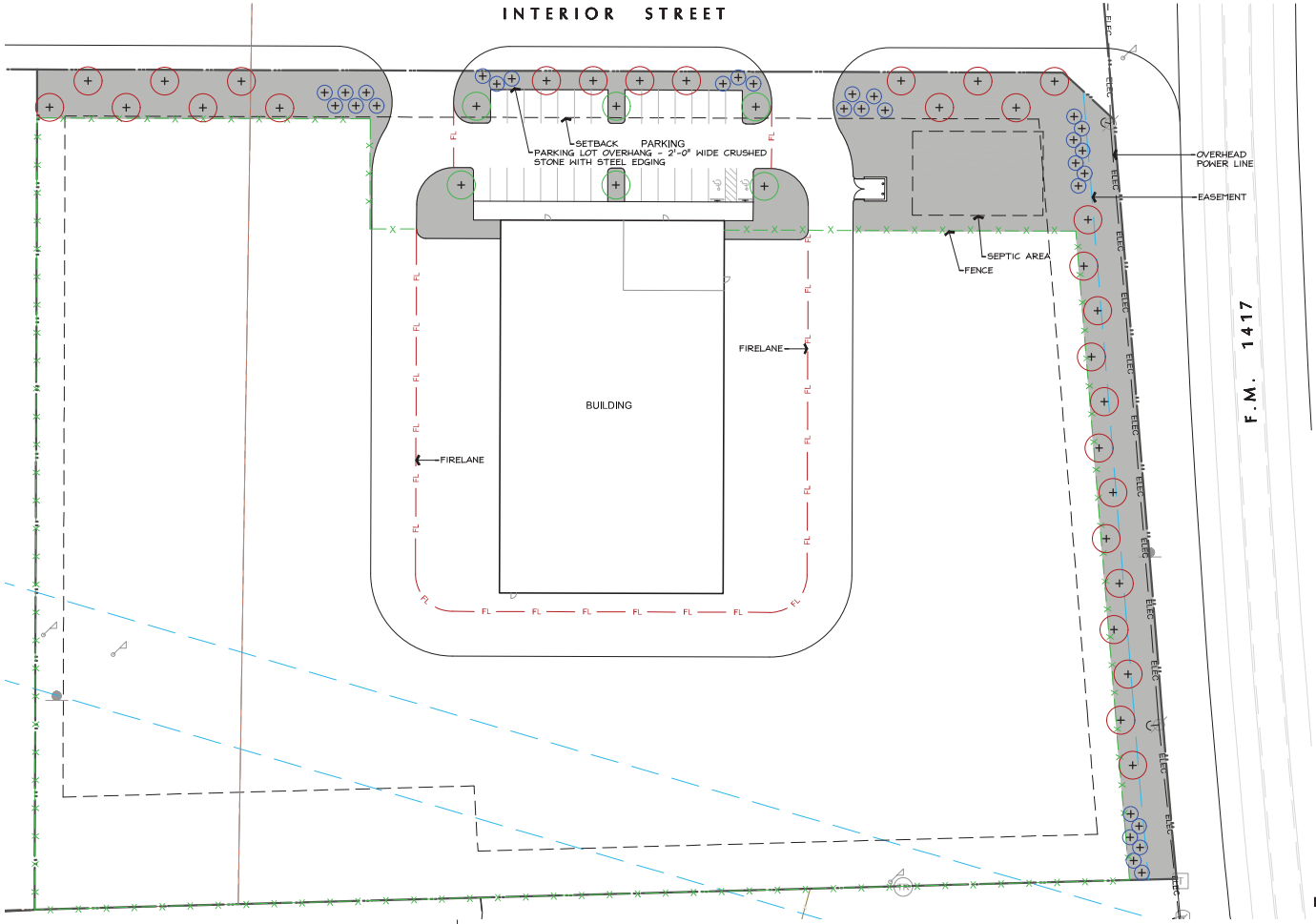
2. PARKING LOT

10% OPEN SPACE REQUIRED	262,666	*.10	26,266	SQUARE FEET REQUIRED
			30,560	SQUARE FEET PROVIDED

   1 TREE PER ISLAND
   ISLAND PER 12 SPACES
   ALL ISLANDS WITHIN 50' OF A TREE
   ALL PARKING LOT OVERHANGS WITH 2' OF EITHER BARK OR CRUSHED STONE.

3. STREET PERIMETER BUFFER
   2 SHADE TREES AND 2 ORNAMENTAL TREES PER 1,000 SQUARE FEET

F.M. HIGHWAY 1417 - 434 LINEAR FEET X 15' =	6,510	/1,000	13	SHADE TREES REQUIRED
			13	SHADE TREES PROVIDED
			13	ORNAMENTAL TREES REQUIRED
			13	ORNAMENTAL TREES PROVIDED
INTERNAL STREET - 578 LINEAR FEET X 15' =	8,670	/1,000	17	SHADE TREES REQUIRED
			17	SHADE TREES PROVIDED
			17	ORNAMENTAL TREES REQUIRED
			17	ORNAMENTAL TREES PROVIDED



A CONCEPTUAL LANDSCAPE PLAN

1" = 30'-0" 0 15' 30' 60'

KENDALL LANDSCAPE ARCHITECTURE

Industrial Lot 3
FM Highway 1417
Sherman, Texas

Seal

Revisions

Issue Date
7 October 2025

Sheet Name
CONCEPTUAL LANDSCAPE PLAN - LOT 3

Sheet Number
L1.1



CONCEPTUAL BUILDING ELEVATION

4900 BLOCK north FM HIGHWAY 1417 (Project No. 000169-2025)

Public Hearing and **Conceptual Site Plan** and Specific Use Permit under Section 14.06.009 to allow warehouses with outdoor storage in a C-2 (General Commercial) District.

Required updates must be uploaded into the Self Service Portal no later than October 7, 2025.
A copy of the Staff Comments has been included in the attachments on the Self Service Portal.
Include a Staff Comment Response Sheet in the attachments of the Self Service Portal and select 'Other' as the Attachment Type.

Zoning – Required Revisions:

1. Notate on the Site Plan: Conceptual Site Plan
   Page name updated.
2. Notate on the Landscape Plan: Conceptual Landscape Plan
   Page name updated.
3. Notate on the Elevation: Conceptual Elevation
   Page name updated.

Informational Zoning Comments

4. A site plan shall be submitted to and must be approved by the Planning and Zoning Commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial uses within the C-2 district. *(Sec. 14.02.017(4)(A))*
   Understood.
5. This property is zoned C-2 (General Commercial) District/FM 1417 Overlay District and must adhere to Section 14.02.017 and 14.03.002.
   a. The most stringent shall apply.
   Understood. Plans follow standards in Section 14.02.017 and 14.03.002.

Informational Engineering Comments:

6. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
   Understood. Ongoing coordination.
7. Additional Dedication of Right of Way on FM 1417 may be required upon platting. FM 1417 is a Major Arterial on the City Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a)*
   Understood. Ongoing coordination.
8. 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*
   Understood. Septic locations shown on plans. Ongoing coordination with septic designer.
9. Water main shall be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
   Understood.
10. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
    Understood.
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
    Understood.

12. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*
    Understood.

Fire Services

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

***FDC and related hydrants are not found.**

13. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)*
    FDC and hydrants now shown and labeled.

***Please show exterior riser room door location.**

14. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(Located In City Ordinances Amendments*
    Fire riser rooms now shown and labeled with exterior doors.

***The turnarounds on Lot 1 fall below the 24' minimum.**

15. [ ] D103.4 Amended - Dead-end fire apparatus access roads in excess of 150' in length shall be provided with a 100' diameter cul-de-sac or 120' hammerhead at 24' wide fire lane. *(Located In City Ordinances Amendments)*
    Turnaround width updated to 24'.

***Several of the inside turning radii fall below the minimum of 25'.**

16. [ ] D103.3 Amended - The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by fire code official. *(Located In City Ordinances Amendments)*
    Inside turning radii now 25'.

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

17. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*
    Understood. All exterior doors to fire riser rooms will have a Knox key box to gain access.

Solid Waste

18. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4)) of the City of Sherman's Zoning Ordinance.
    Understood. Ongoing coordination with septic designer.

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 16, 2025 Sent via Email

Alison Rutherford
12404 Park Central Drive #250-S
Dallas, TX 75251

Dear Applicants,

The request of a Public Hearing, Conceptual Site Plan and Specific Use Permit under Section 14.06.009 to allow warehousing with outdoor storage in a C-2 (General Commercial) District located in the 4900 Block North FM Highway 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 21, 2025, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
6. The property must be properly maintained in a state of good repair and neat appearance.
7. 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.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. A site plan shall be submitted to and must be approved by the planning and zoning commission prior to the issuance of a building permit for new construction or additions to an existing building or structure or changes to the site for commercial uses. *(Sec. 14.02.017(4)(A))*
10. Outdoor storage of merchandise, equipment or materials, which is essential or incidental to the use and which is not on temporary display for the purpose of being immediately available for sale to the public at-large, shall be screened from all public thoroughfares and abutting uses. Stored merchandise shall not exceed the height of the screening device. *(Sec. 14.03.002(g)(5)(C))*
11. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts are allowed.
12. 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))*

13. 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.
14. 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.

Informational Engineering Comments:

15. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
16. Additional Dedication of Right of Way on FM 1417 may be required upon platting. FM 1417 is a Major Arterial on the City Master Thoroughfare Plan. *Code of Ordinances Chapter 10.03.007(a)*
17. Dedication of a Mutual Access Easement across proposed Lots to access adjacent proposed Lots will be required upon platting. *Code of Ordinances Chapter 10.03.003(h)(9); 10.03.007(a); Engineering Design Standards Manual 2.5(C)(6)*
18. 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*
19. Water main shall be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
20. 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*
21. 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*
22. 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*

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

If additional information or clarification is needed, do not hesitate to contact Development Services by emailing planning@cityofsherman.com prior to the meeting.

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 10/21/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (Project No. 000175-2025)

The request of Sherman Junction LTD (Owner), Tyler Hendon (Applicant) and ATLA/INSPS Land Title Survey (Surveyor) concerning the property located in the 301 Block West FM 1417 (Heritage Parkway), being part of the Preston Kitchen Survey, Abstract No. 667 and the Elizabeth Jones Survey, Abstract No. 625, and being a part of Lot 1, Block 1, Sherman Junction, containing 1.0+ acres, and currently zoned Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile Repair, Body Work, or Painting in the Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District.

Background:

The property is located at 301 Block West FM 1417 (Heritage Parkway). The applicant would like to receive a Specific Use Permit to allow an automobile repair, body work, or painting in the Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District, and site plan approval.

The following has been approved for this property.

- 1/17/2024 - Preliminary Plat of Sherman Junction, Lots 1-4, Block 1. (CONDITIONALLY APPROVED)
- 03/14/2025 - Preliminary Plat of Sherman Junction Phase 1, Lot 1, Block 1. (Conditionally Approved)
- 5/16/2025 - Preliminary Plat of Sherman Junction, Lots 1-4, Block 1.
- 6/10/2025 - Withdrawn add to July 22,2025 P&Z Meeting Withdrawn
- 7/22/2025 - Final Plat/Replat of Sherman Junction, Lots 1-4, Block 1. APPROVED

Origination:

Sherman Junction LTD (Owner), Tyler Hendon (Applicant) and ATLA/INSPS Land Title Survey (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of this request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Notification Sign

5. Survey/Parcel Description
6. Narrative
7. Site Plan
8. Landcape Plan
9. Elevation
10. STAFF REVIEW LETTER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

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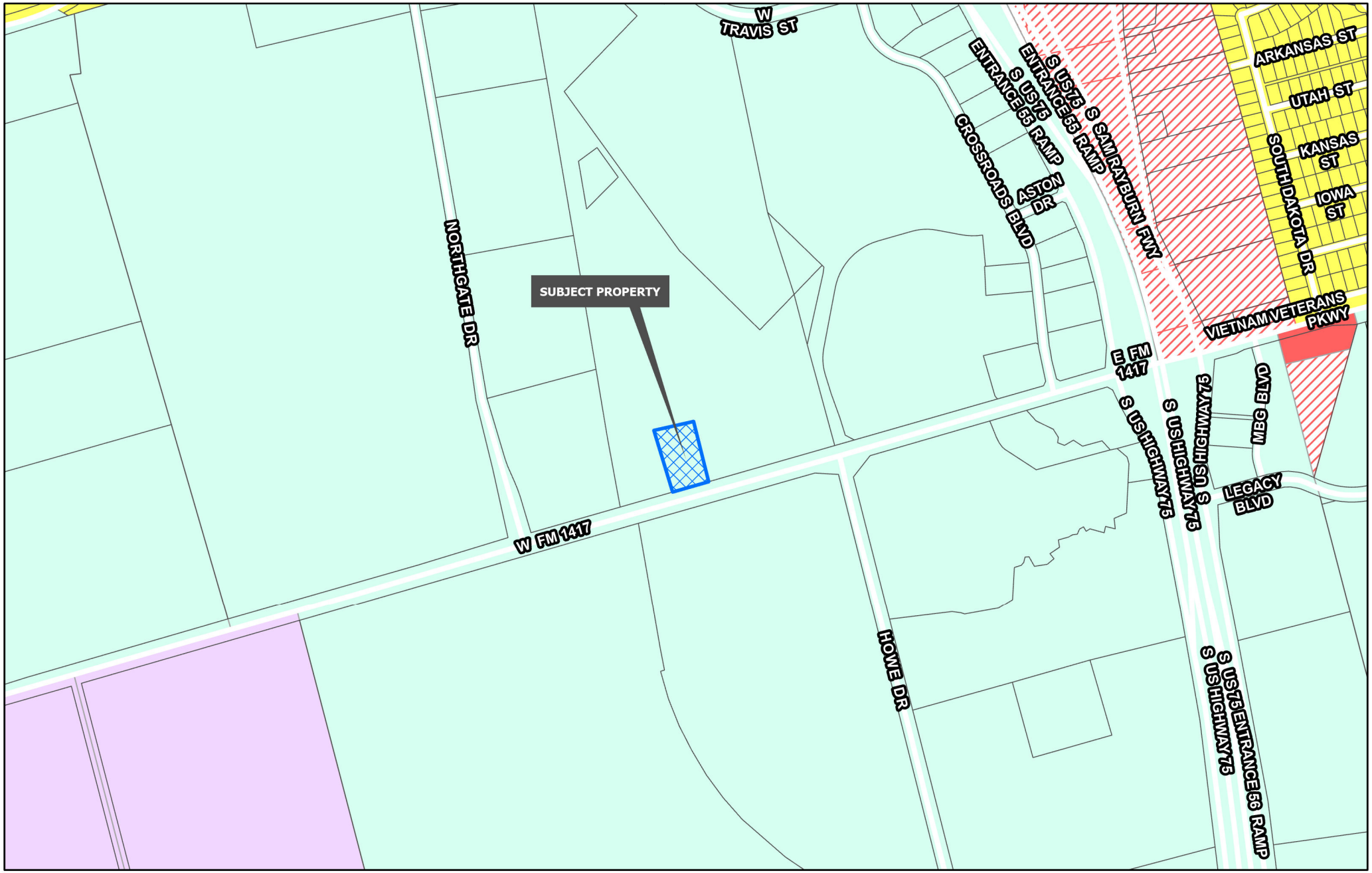

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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 W FM 1417
(HERITAGE PKWY)

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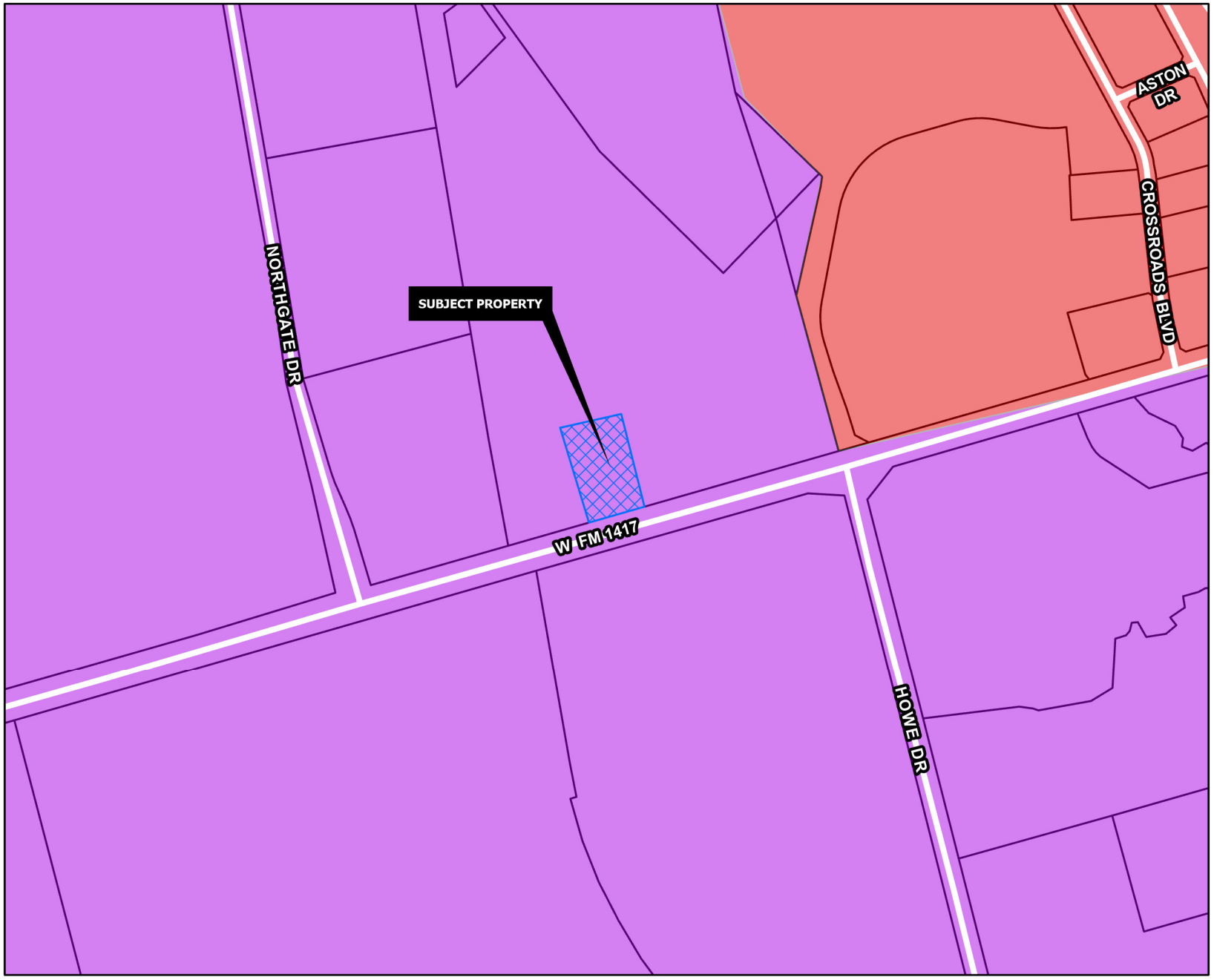

TECHNOLOGY HUB

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
301 BLK W FM 1417
(HERITAGE PKWY)

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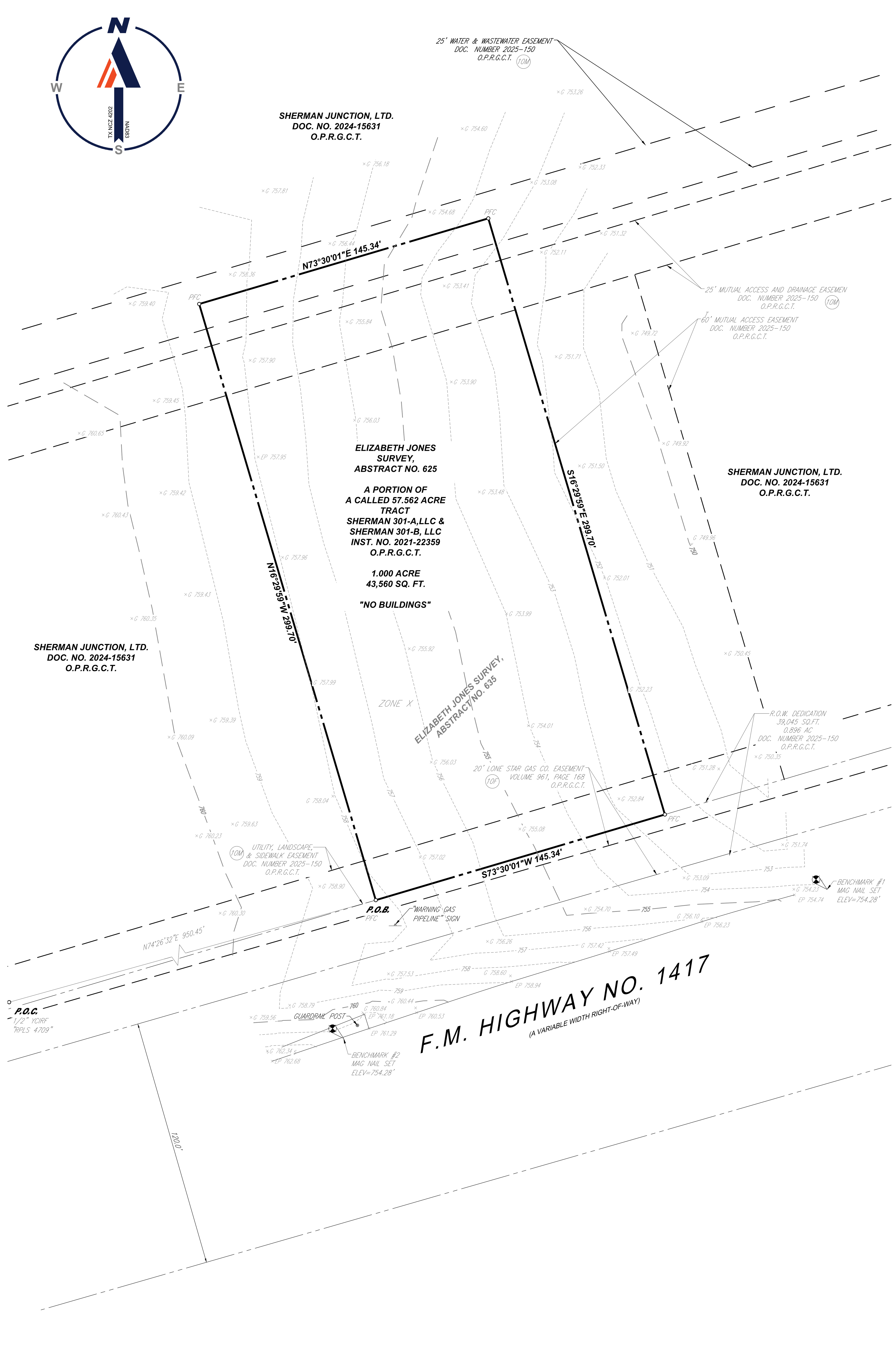
Date: 10/1/2025 3:03 PM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000175-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



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DM

TITLE DESCRIPTION:

BEING AN UNDEFINED PORTION OF THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING PART OF THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING A PORTION OF TRACT ONE AND ALL OF TRACT THREE IN SPECIAL WARRANTY DEED TO SHERMAN 301-A, LLC AND SHERMAN 301-B, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-22359, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED RPLS 4709 FOR THE SOUTHWEST CORNER OF SAID SHERMAN 301 TRACT ONE, SAME BEING THE SOUTHEAST CORNER OF A 25 FOOT RIGHT-OF-WAY DEDICATION AS RECORDED IN DOCUMENT NUMBER 2022-266, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1417 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 09 DEG. 52 MIN. 05 SEC. WEST, ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE, AND SAID RIGHT-OF-WAY DEDICATION, PASSING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, 903 BREWER'S ADDITION, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-266, SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING ALONG THE COMMON LINE OF SAID SHERMAN 301 AND SAID LOT 1, 903 BREWER'S ADDITION, PASSING THE NORTHEAST CORNER OF SAID LOT 1, 903 BREWER'S ADDITION, SAME BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, FINAL PLAT OF NORTHGATE BUSINESS PARK, PHASE ONE, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 166, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID SHERMAN 301 AND SAID LOT 3, PASSING THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHEAST CORNER OF BLOCK 1, PROGRESS PARK ONE, NORTHGATE DRIVE PHASE FOUR, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-62, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE, AND SAID BLOCK 1, PROGRESS PARK ONE, A TOTAL DISTANCE OF 3646.40 FEET TO A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "PEISER & MANKIN SURV" SET (HEREINAFTER REFERRED TO AS 1/2 INCH IRON ROD SET) FOR THE NORTHWEST CORNER OF SAID SHERMAN 2301 TRACT ONE, SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 1, PROGRESS PARK ONE, SAME BEING IN THE SOUTH RIGHT-OF-WAY LINE OF WEST TRAVIS STREET (AN 86 FOOT RIGHT-OF-WAY, PER INSTRUMENT NUMBERS 2019-11941, 2019-11935 AND VOLUME 24, PAGE 65);

THENCE ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE AND SAID WEST TRAVIS STREET AS FOLLOWS:

NORTH 73 DEG. 39 MIN. 16 SEC. EAST, A DISTANCE OF 102.15 FEET TO A 1/2 INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 467.00 FEET, A DELTA ANGLE OF 66 DEG. 54 MIN. 09 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG. 53 MIN. 37 SEC. EAST, 514.85 FEET;

IN A SOUTHEASTERLY DIRECTION, AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 545.30 FEET TO THE END OF SAID CURVE;

SOUTH 39 DEG. 26 MIN. 36 SEC. EAST, A DISTANCE OF 610.36 FEET TO A 1/2 INCH IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE THROUGH THE INTERIOR OF SAID SHERMAN 301 TRACT ONE AS FOLLOWS:

SOUTH 44 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 127.64 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

NORTH 46 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 167.67 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

SOUTH 44 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 157.60 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

SOUTH 46 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 101.62 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

SOUTH 44 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 607.28 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

SOUTH 35 DEG. 58 MIN. 04 SEC. EAST, A DISTANCE OF 1136.29 FEET TO A MAG NAIL SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A DELTA ANGLE OF 10 DEG. 00 MIN. 29 SEC.;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 61.14 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40 DEG. 58 MIN. 18 SEC. EAST, 61.06 FEET TO A 1/2 INCH IRON ROD SET FOR ANGLE POINT;

SOUTH 45 DEG. 58 MIN. 33 SEC. EAST, A DISTANCE OF 590.74 FEET TO A 1/2 INCH IRON ROD SET FOR INTERNAL CORNER;

NORTH 44 DEG. 01 MIN. 27 SEC. EAST, A DISTANCE OF 553.63 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN AN EAST LINE OF SAID SHERMAN 301 TRACT ONE, SAME BEING IN A WEST LINE OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO SHERMAN CROSSROADS, LTD., BY DEED RECORDED IN VOLUME 5054, PAGE 926, DEED RECORDS, GRAYSON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE AND SAID REMAINDER OF SHERMAN CROSSROADS TRACT AS FOLLOWS:

SOUTH 45 DEG. 57 MIN. 47 SEC. EAST, A DISTANCE OF 27.40 FEET TO A 1/2 INCH IRON ROD WITH YELLOW ILLEGIBLE PLASTIC CAP FOUND FOR THE MOST EAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 10 DEG. 34 MIN. 31 SEC. WEST, A DISTANCE OF 525.61 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "SARTIN RPLS 3694" FOR AN ANGLE POINT;

SOUTH 19 DEG. 00 MIN. 57 SEC. EAST, A DISTANCE OF 541.99 FEET TO A 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE YELLOW PLASTIC CAP FOR THE SOUTHEAST CORNER OF SAID SHERMAN 301 TRACT ONE, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID CROSSROADS TRACT, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID F.M. HIGHWAY NO. 1417;

THENCE ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE, AND THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 1417 AS FOLLOWS:

SOUTH 72 DEG. 46 MIN. 31 SEC. WEST, A DISTANCE OF 39.70 FEET TO A NAIL FOUND IN ASPHALT FOR AN ANGLE POINT;

SOUTH 73 DEG. 55 MIN. 55 SEC. WEST, A DISTANCE OF 1315.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.561 ACRES OF COMPUTED LAND.

SAVE & EXCEPT THAT CERTAIN 0.999 ACRE TRACT OF LAND SITUATED IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AND BEING PART OF THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF A CALLED 314.444 ACRE TRACT OF LAND TO JOHNSON & JOHNSON BY DEED DATED NOVEMBER 29, 1960, RECORDED IN VOLUME 924, PAGE 40, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING THE CITY OF SHERMAN WATER TREATMENT FACILITY 0.999 ACRE IS REFERRED TO AS A 1.01 ACRE TRACT OWNED BY THE CITY OF SHERMAN AND KNOWN AS J & J STATION IN THE TEXAS POWER AND LIGHT EASEMENT RECORDED IN VOLUME 961, PAGE 212, SAID 0.999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED RPLS 4709 FOR THE SOUTHWEST CORNER OF TRACT ONE IN SPECIAL WARRANTY DEED TO SHERMAN 301-A, LLC AND SHERMAN 301-B, LLC, AS RECORDED IN DOCUMENT NUMBER 2021-22359, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF A 25 FOOT RIGHT-OF-WAY DEDICATION AS RECORDED IN DOCUMENT NUMBER 2022-266, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1417 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 09 DEG. 52 MIN. 05 SEC. WEST, ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE, AND SAID RIGHT-OF-WAY DEDICATION, PASSING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, 903 BREWER'S ADDITION, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-266, SAID OFFICIAL PUBLIC RECORDS, AND CONTINUING ALONG THE COMMON LINE OF SAID SHERMAN 301 AND SAID LOT 1, 903 BREWER'S ADDITION, PASSING THE NORTHEAST CORNER OF SAID LOT 1, 903 BREWER'S ADDITION, SAME BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, FINAL PLAT OF NORTHGATE BUSINESS PARK, PHASE ONE, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 166, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID SHERMAN 301 AND SAID LOT 3, PASSING THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHEAST CORNER OF BLOCK 1, PROGRESS PARK ONE, NORTHGATE DRIVE PHASE FOUR, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-62, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINE OF SAID SHERMAN 301 TRACT ONE, AND SAID BLOCK 1, PROGRESS PARK ONE, A TOTAL DISTANCE OF 1728.76 FEET TO A 1/2 INCH IRON ROD SET FOR AN ANGLE POINT;

THENCE NORTH 80 DEG. 07 MIN. 55 SEC. EAST, THROUGH THE INTERIOR OF SAID SHERMAN 301 TRACT ONE, A DISTANCE OF 109.96 FEET TO A CHAIN LINK FENCE CORNER FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE POINT OF BEGINNING;

THENCE NORTH 10 DEG. 05 MIN. 09 SEC. WEST, ALONG A CHAIN LINK FENCE, A DISTANCE OF 277.72 FEET TO A CHAIN LINK FENCE CORNER FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 54 DEG. 19 MIN. 05 SEC. EAST, ALONG A CHAIN LINK FENCE, A DISTANCE OF 135.82 FEET TO A CHAIN LINK FENCE CORNER FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 35 DEG. 57 MIN. 56 SEC. EAST, ALONG A CHAIN LINK FENCE, A DISTANCE OF 206.29 FEET TO A CHAIN LINK FENCE CORNER FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEG. 33 MIN. 29 SEC. WEST, ALONG A CHAIN LINK FENCE, A DISTANCE OF 260.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,521 SQUARE FEET OR 0.999 ACRE OF COMPUTED LAND;

LEAVING A NET AREA OF 57.562 ACRES OF COMPUTED LAND, MORE OR LESS.

FIELD NOTE DESCRIPTION:

BEING A 1.000 ACRE PARCEL OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, CITY OF SHERMAN, BEING A PORTION OF LAND CONVEYED TO SHERMAN JUNCTION, LTD. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2024-15631, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH YELLOW-CAPPED IRON ROD, STAMPED “RPLS 4709”, BEING THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 1 OF 903 BREWER'S ADDITION, BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1 OF NORTHGATE BUSINESS PARK, PHASE ONE ADDITION, RECORDED IN DOCUMENT NO. 2022-200, PLAT RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET 1417 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 74 DEGREES 26 MINUTES 32 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1417, A DISTANCE OF 950.45 FEET TO A POINT FOR CORNER, HEREINAFTER BEING REFERRED TO AS THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID SHERMAN JUNCTION PARCEL THE FOLLOWING COURSES AND DISTANCES:

NORTH 16 DEGREES 29 MINUTES 59 SECONDS WEST, A DISTANCE OF 299.70 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 30 MINUTES 01 SECONDS EAST, A DISTANCE OF 145.34 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 299.70 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 30 MINUTES 01 SECONDS WEST, A DISTANCE OF 145.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,560 SQUARE FEET OR 1.000 ACRE OF LAND.

GENERAL NOTES:

1. THE BASIS OF BEARING IS DERIVED FROM THE TEXAS ALLTERRA RTKNET COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83. ELEVATIONS, IF SHOWN, ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEOID **18**.
2. ACCORDING TO MAP NO. 48181C0405G, REVISED DATE OF SEPTEMBER 01, 2022 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN: FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE). 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE ZONING OF THE SUBJECT TRACT IS PLANNED DEVELOPMENT. THE SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF SHERMAN, TX. THIS SURVEY HAS BEEN PREPARED WITHOUT A ZONING REPORT OR LETTER BEING PROVIDED TO THE SURVEYOR. NO LIST OF CURRENT ZONING CLASSIFICATIONS, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS OR PARKING REQUIREMENTS HAVE BEEN IDENTIFIED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
4. THE UNDERGROUND UTILITIES DEPICTED ON THIS SURVEY HAVE BEEN LOCATED BASED ON OBSERVED LOCATION AND AS DETERMINED BY ITEM (A): MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE PERFORMED BY TEXAS 811, ON 07/21/2025, WORK ORDER NUMBER 2570279728.

   "NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. "
5. PROPERTY HAS DIRECT ACCESS TO W HERITAGE PKWY (F.M. HIGHWAY NO. 1417) ALONG THE SOUTHERN BOUNDARY.
6. THE SUBJECT PROPERTY HAS NO VISIBLE SIGNS OF RECENT EARTH WORK, BUILDINGS, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
7. THERE WERE NO CHANGES TO THE STREET RIGHT-OF-WAY, EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED IN THE REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS.
9. THERE WAS NO OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND AT THE TIME THIS SURVEY WAS PERFORMED IN THE FIELD.
10. THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE AND THE PROPERTY IS CONTIGUOUS WITH ADJACENT PROPERTIES AND RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

PROJECT BENCHMARKS

BM#1
MAG NAIL SET IN ASPHALT APPROXIMATELY 208± FEET EAST OF A "WARNING: GAS PIPELINE" SIGN IN FRONT OF LOT.

ELEVATION = 754.28 FEET

BM#2
MAG NAIL SET IN ASPHALT APPROXIMATELY 60± FEET SOUTHWEST OF A "WARNING: GAS PIPELINE" SIGN IN FRONT OF LOT.

ELEVATION = 761.58 FEET



SITE LOCATION MAP

SCALE: N.T.S.

SOURCE: WHERE IS THIS MAP FROM?

TITLE EXCEPTIONS:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 400412500759 WITH AN EFFECTIVE DATE OF AUGUST 24,2025. CLIENT UNDERSTANDS AND AGREES THAT THE FIRM SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN OR RESULTING FROM THE USE OF THE TITLE DOCUMENTS OR FROM ANY DEFICIENCIES OR ANY INACCURACIES CONTAINED IN SAID TITLE DOCUMENTS. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION I0:

10(E) THE LAND HAS FRONTAGE OR ABUTS F.M. HIGHWAY NO. 1417 , WHICH IS CONTROLLED ACCESS HIGHWAY. THIS POLICY DOES NOT INSURE AGAINST THE EXERCISE OF POWER BY COMPETENT GOVERNMENTAL AUTHORITY TO LIMIT, CONTROL OR DENY ACCESS, INGRESS OR EGRESS TO THE LAND FROM SAID HIGHWAY OR SERVICE ROAD WHICH THE LAND ABUTS, NOR DOES IT INSURE THAT THE INSURED HAS OR SHALL CONTINUE TO HAVE ACCESS, INGRESS OR EGRESS FROM SUCH PROPERTY TO AND FROM SAID HIGHWAY AND SERVICE ROAD.
AFFECTS THE SUBJECT PROPERTY.

10(F) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: LONE STAR GAS COMPANY
PURPOSED: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 16, 1962
RECORDING NO.: VOLUME 961, PAGE 168, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY.

10(K) AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT
ENTITLED: SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT
LESSOR: SHERMAN JUNCTION, LTD., A TEXAS LIMITED PARTNERSHIP
LESSEE: LACORE NUTRACEUTICALS, INC., A TEXAS CORPORATION
RECORDING DATE: JUNE 3, 2024
RECORDING NO: CC# 202400014535 AND CC# 202400014550, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY.

10(L) SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:
LENDER: FIRST UNITED BANK AND TRUST COMPANY
TENANT: LACORE NUTRACEUTICALS, INC., A TEXAS CORPORATION
LANDLORD: SHERMAN JUNCTION, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: JUNE 3, 2024
RECORDING NO: CC# 202400014535 AND CC# 202400014550, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY

10(M) THE FOLLOWING MATTERS SET FORTH ON PLAT RECORDED UNDER DOCUMENT NO. 2025-150 MAP AND PLAT RECORDS OF GRAYSON COUNTY, TEXAS:

UTILITY, LANDSCAPE AND SIDEWALK EASEMENT
25' WASTEWATER EASEMENT
25' MUTUAL ACCESS AND DRAINAGE EASEMENT
AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY.

TO BRAKES PLUS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ALAMO TITLE COMPANY;

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, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(C), 8, 9, 10(A), 11(B), 13, 14 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07-30-2025.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document".

DAVID A. MINTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6233
10/01/2025

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

BOHLER
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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
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THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/01/2025	UPDATED BOUNDARY	DAM / DAM

PROJECT No.:	TXA250146.00
DRAWN BY:	IJD
CHECKED BY:	SRB
DATE:	10/01/2025
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	07/30/2025
CREW CHIEF:	BA
APPROVED:	SRB

TEXAS
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-344-8377
www.texas811.org

PROJECT:

ALTA/NSPS LAND TITLE SURVEY

FOR

brakes plus

NWC W HERITAGE PKWY &
HOWE DRIVE
SHERMAN, TX 75092

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPELS #10194942

20 10 5 0 20
SCALE: 1" = 20'

SHEET NUMBER:
1
OF 1

REVISION 1 - 10/01/2025

PARCEL DESCRIPTION:

BEING A 1.000 ACRE PARCEL OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, GRAYSON COUNTY, CITY OF SHERMAN, BEING A PORTION OF LAND CONVEYED TO SHERMAN JUNCTION, LTD. IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2024-15631, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2-INCH YELLOW-CAPPED IRON ROD, STAMPED "RPLS 4709", BEING THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 1 OF 903 BREWER'S ADDITION, BEING A REPLAT OF LOTS 1 AND 2, BLOCK 1 OF NORTHGATE BUSINESS PARK, PHASE ONE ADDITION, RECORDED IN DOCUMENT NO. 2022-200, PLAT RECORDS, GRAYSON COUNTY, TEXAS, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET 1417 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 74 DEGREES 26 MINUTES 32 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 1417, A DISTANCE OF 950.45 FEET TO A POINT FOR CORNER, HEREINAFTER BEING REFERRED TO AS THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID SHERMAN JUNCTION PARCEL THE FOLLOWING COURSES AND DISTANCES:

NORTH 16 DEGREES 29 MINUTES 59 SECONDS WEST, A DISTANCE OF 299.70 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 30 MINUTES 01 SECONDS EAST, A DISTANCE OF 145.34 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 29 MINUTES 59 SECONDS EAST, A DISTANCE OF 299.70 FEET TO A POINT FOR CORNER;

THENCE SOUTH 73 DEGREES 30 MINUTES 01 SECONDS WEST, A DISTANCE OF 145.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,560 SQUARE FEET OR 1.000 ACRE OF LAND. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

10/01/25

DAVID A. MINTON

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6233



10/01/25

Project Narrative
For a
Specific Use Permit

Submitted by:
Brakes Plus LLC
1800 Southpark Dr.
Birmingham, AL 35244
Tyler Hendon
Development Project Manager

Submitted to:

The City of Sherman, Texas
317 S. Travis Street,
Sherman, TX 75090

September 10, 2025

Brakes Plus LLC is pleased to submit this Letter of Intent statement along with our application to The City of Sherman in support of a Specific Use Permit. This application, if approved, will allow for the development of a high-end Brakes Plus auto service center, located off of FM-1417, Sherman, TX 75092.

The project parcel is currently in the Blaylock Industrial Park PD and Blaylock Commercial Overlay. Per the City of Sherman Code of Ordinances, a Minor Auto Repair use requires a parking ratio of 2 spaces / service bay and a minimum 3 stacking spaces per service lane, resulting in a total of 16 parking spaces. Stacking spaces are not applicable for this project as Brakes Plus does not have drive-through service bays. The submitted application proposes a total of 22 parking spaces.

Based on traffic data from other corporate locations, the business averaged 19.7 cars per day in 2024. Operationally, Brakes Plus does not have drive-through service bays as typically seen on other brands in the minor auto repair market such as quick oil change buildings. Brakes Plus Team Members drive the customer cars into the bays after being parking in one of the onsite parking stalls. This development does not require an area for stacking spaces in front of the bays as they would not be utilized under its operational format.

With support of the SUP, a high-end auto service business will be able to provide Sherman residents with a quality option for their car service needs. We believe the Brakes Plus proposed improvements will positively impact the City, community, or surrounding properties.

The entire development team looks forward to working with The City of Sherman on this SUP submittal, and respectfully request your support, thank you.

SITE DATA	
PARCEL AREA	1.00 AC (43,558 SF)
ZONING	
CURRENT ZONING	BLALOCK INDUSTRIAL PARK PD BLALOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED ZONING	BLALOCK INDUSTRIAL PARK PD BLALOCK COMMERCIAL OVERLAY DISTRICT
PROPOSED USE	MINOR AUTO REPAIR
SETBACKS REQUIRED	FRONT: 50' SIDE: 15' REAR: 15'
BUILDING	
BUILDING AREA	± 4,975 SF
BUILDING HEIGHT	28'
FLOOR AREA RATIO	0.1142
IMPERVIOUS AREA	56.13% (24,449 SF)
PARKING	
REQUIRED (2 SPACES/BAY) *3 STACKING SPACE/BAY REQUIREMENT NOT APPLICABLE	16 SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPOTS	21 SPACES
PROPOSED ADA-COMPLIANT PARKING SPOTS	1 SPACE
TOTAL PROPOSED PARKING	22 TOTAL SPACES
LANDSCAPING	
PROPOSED LANDSCAPE AREA	19110 SF

ST. LOUIS, SAN FRANCISCO & TEXAS RAILWAY CO. EASEMENT VOL. 945, PG. 495

PROPOSED 25' WATER & WASTEWATER EASEMENT

SHERMAN JUNCTION, LTD. DOC. NO. 2024-15631 O.P.R.G.C.T.

N73°30'01"E 145.34'

PROP 8" WATER (DESIGN BY OTHERS)

PROP 8" SEWER (DESIGN BY OTHERS)

PROPOSED 25' MUTUAL ACCESS AND DRAINAGE EASEMENT

PROPOSED 60' MUTUAL ACCESS EASEMENT

15' REAR SETBACK

PROP FIRE LANE

PROP FIRE HYDRANT

LOT 46
1.00AC
43,558 SF

PROP TRASH ENCLOSURE (DESIGN BY OTHERS)

15' SIDE SETBACK

ELIZABETH JONES SURVEY
ABSTRACT NO. 625

BLALOCK INDUSTRIAL PARK PD
BLALOCK COMMERCIAL OVERLAY DISTRICT

SHERMAN JUNCTION, LTD. DOC. NO. 2024-15631 O.P.R.G.C.T.

ZONE X

S16°29'59"E 299.70'

N16°29'59"W 299.70'

PROP BRAKES PLUS
±4,975 SF
22 PARKS

PROP 25' DRIVE (DESIGN BY OTHERS)

PROPOSED PARCEL 1- TXDOT RIGHT-OF-WAY LINE

SHERMAN JUNCTION, LTD. DOC. NO. 2024-15631 O.P.R.G.C.T.

BLALOCK INDUSTRIAL PARK PD
BLALOCK COMMERCIAL OVERLAY DISTRICT

50' FRONT SETBACK

PROP FIRE LANE

15' LANDSCAPE BUFFER

PROPOSED 20' UTILITY, LANDSCAPE & SIDEWALK EASEMENT

PROP SIDEWALK

S73°30'01"W 145.34'

P.O.B.
PK

R.O.W. DEDICATION
39,045 SQ.FT.
0.892 AC

"WARNING GAS PIPELINE" SIGN

20' LONE STAR GAS CO. EASEMENT VOLUME 961, PAGE 168 O.P.R.G.C.T.

N74°26'32"E 950.45'

P.O.C.
1/2" "ICORP"
"RPLS 4709"

GUARDRAIL POST

F.M. HIGHWAY NO. 1417
(A VARIABLE WIDTH RIGHT-OF-WAY)

H:\2025\TXA\250146\ACAD\ARCH\PLANSET\[250146-C001 CNPT.DWG]LAYOUT: C-001 CNPT

BOHLER //

2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065 | TBPLS NO. 10194413

PROPOSED BRAKES PLUS

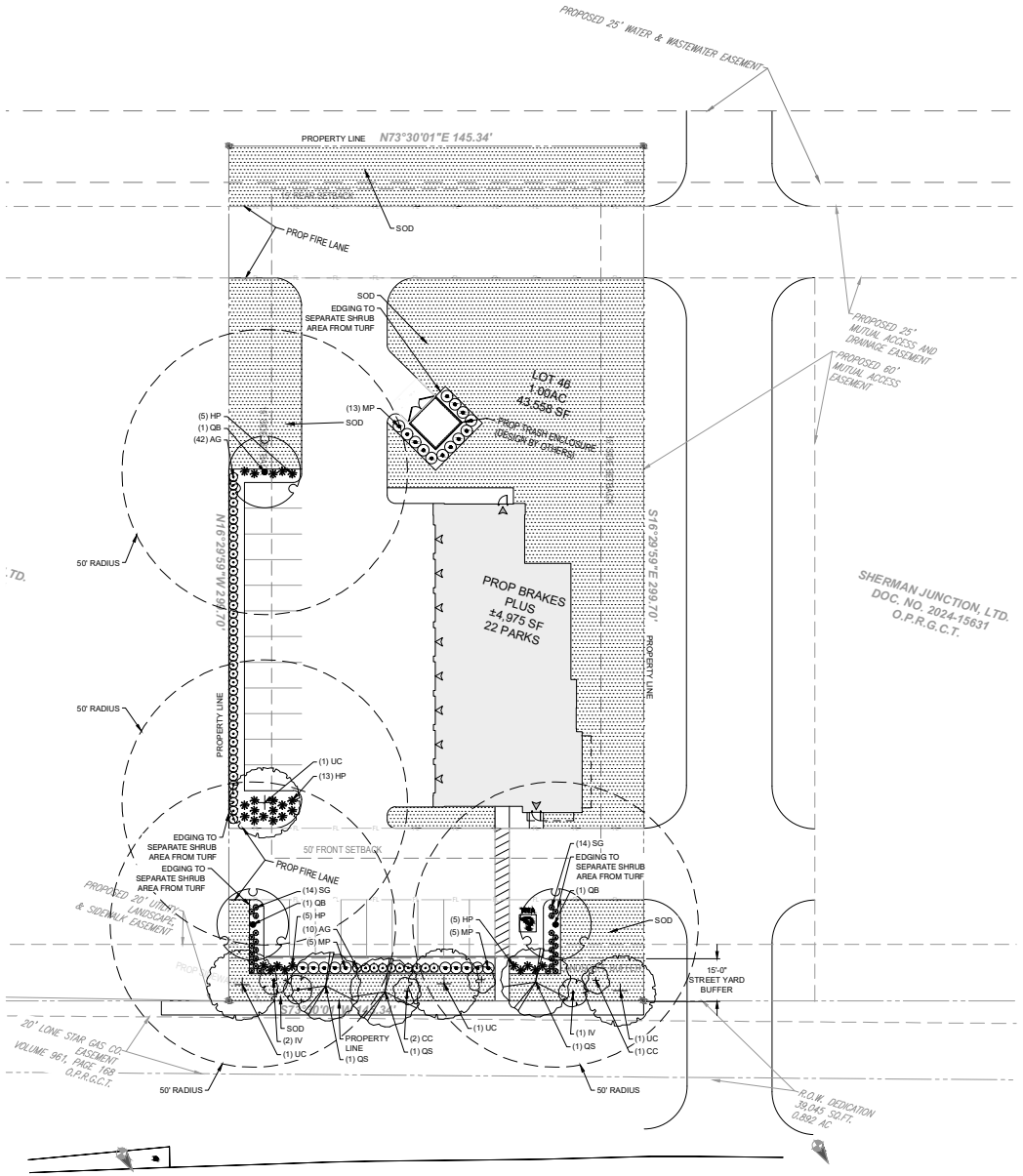
brakes plus

FM1417 HWY (HERITAGE PARKWAY, SHERMAN, TX | CONCEPT A

09/02/2025 | JJ/GEK | TXA250146.00 | CONCEPT A

30 15 7.5 0 30
1"= 30'

N
W E
S
NAD83
USGN



LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
SHADE TREES						
	QS	3	Quercus shumardii Shumard Red Oak	3" Cal.	Cont. or B&B	7' Min.
	UC	4	Ulmus crassifolia Cedar Elm	3" Cal.	Cont. or B&B	7' Min.
	QB	3	Quercus buckleyi Red Oak	3" Cal.	Cont. or B&B	7' Min.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
ORNAMENTAL TREES						
	CC	3	Cercis canadensis Texas Redbud	1.5" Cal.	Cont. or B&B	7' Min.
	IV	3	Ilex vomitoria Yaupon Holly	1.5" Cal.	Cont. or B&B	7' Min.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	AG	51	Abelia x grandiflora 'Ed Goucher' Ed Goucher Abelia	5 gal	Per Plan	24" MIN
	SG	28	Salvia greggii Autumn Sage	1 gal	See Plans	24" MIN
	MP	23	Myrica pusilla Dwarf Southern Wax Myrtle	5 gal	36" OC	30" Min
	HP	28	Hesperaloe parviflora Red Yucca	3 gal.	Per Plan	12" Min. Ht.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SOD/SEED						
	SOD	16,630 sf	Cynodon dactylon `Tif Tuf' Tif Tuf Bermuda Grass	Sod		

LANDSCAPE CALCULATIONS

LANDSCAPE AREA

Zone:	PD: Blalock Industrial Park
Adjacent Zone:	PD: Blalock Industrial Park

STREET BUFFER:

FM 1417 Frontage:	146 lf
Buffer Required:	2,190 sf (15' Wide x 146 lf)
Shade Trees Required:	6 Trees (2 Shade trees per 1000 sf of buffer area)
Shade Trees Provided:	6 Trees
Ornamental Trees Required:	6 Trees (2 Ornamental trees per 1000 sf of buffer area)
Ornamental Trees Provided:	6 Trees
No More Than 25% of a Single Plant Species:	Provided

PARKING LOT LANDSCAPE:

Total Parking Area:	19,485 sf
Parking Landscape Required:	1,949 sf (10% Total parking area)
Parking Landscape Provided:	2,147 sf (11%)
Parking Spaces:	22 Spaces
Island Trees Required:	4 Trees (1 Tree per Island)
Island Trees Provided:	4 Trees
Every Parking Space Within 50' of a Parking Lot Tree:	Provided
2' Non-Vegetated Strip From Back of Curb to Plant:	Provided

COMPATIBILITY BUFFER: Not required - No adjacent incompatible land uses

NORTH

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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www.texas811.org

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE: 2025-09-05
CAD I.D.:

SUP SITE PLAN

FOR

brakes plus

PROPOSED MINOR AUTO REPAIR

NWC FM 1417 AND HOWE DRIVE SHERMAN, TX 76092

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065

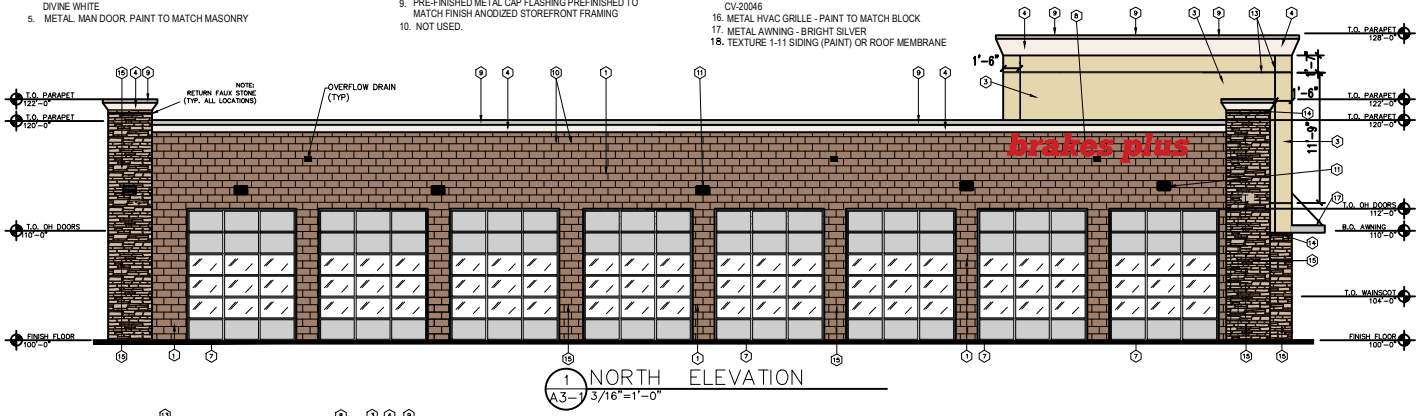
LICENSED PROFESSIONAL ENGINEER
BRENEN W. WALES
103470
STATE OF TEXAS
09/08/2025

SHEET TITLE:
SUP PLANTING PLAN

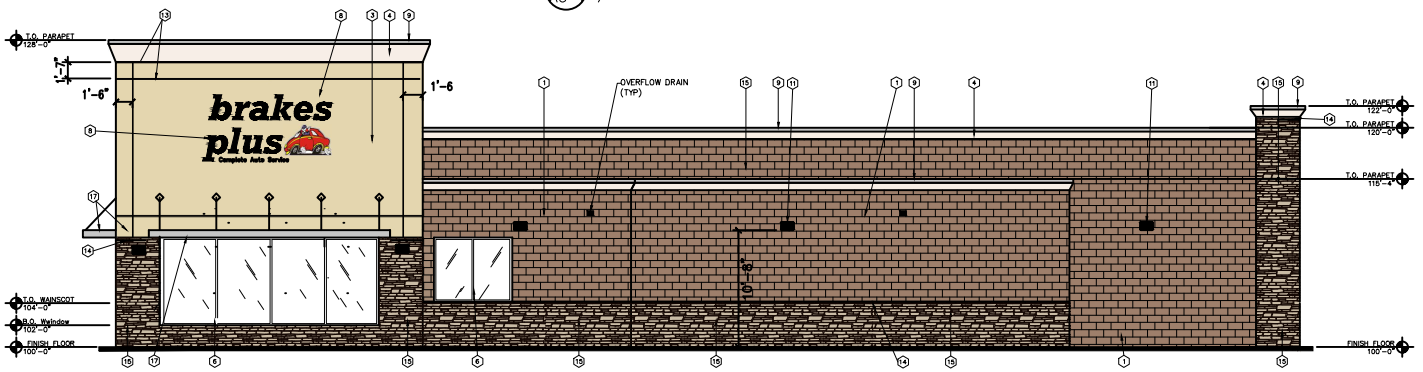
SHEET NUMBER:
LP-1

KEYNOTES

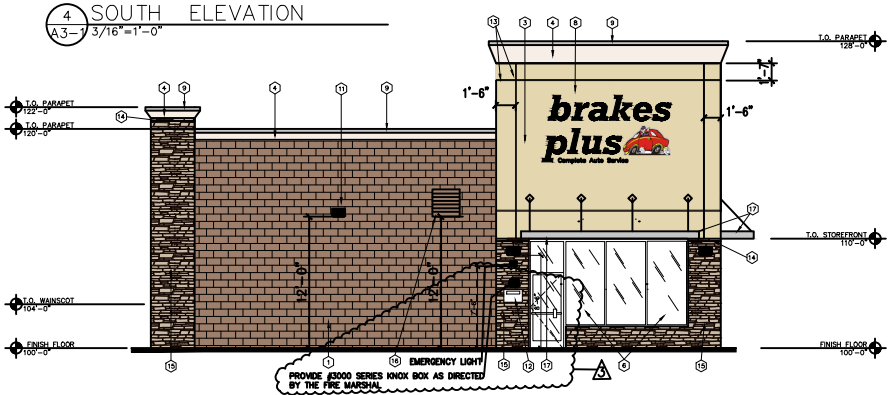
1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK COLOR: 739 MEDIUM BROWN
2. NOT USED.
3. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDSEYE MAPLE
4. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE
5. METAL. MAN DOOR. PAINT TO MATCH MASONRY
6. ALUMINUM/GLASS STOREFRONT CLEAR ANODIZED ALUMINUM
7. ALUMINUM SECTIONAL OVERHEAD DOORS CLEAR ANODIZED ALUMINUM
8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO MATCH FINISH ANODIZED STOREFRONT FRAMING
10. NOT USED.
11. DECORATIVE LIGHT FIXTURE.
12. KEY DROP BOX
13. 1 1/2" X 3/4" REVEAL
14. WATER SILL - FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY LEDGESTONE CV-20046
15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY LEDGESTONE CV-20046
16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK
17. METAL AWNING - BRIGHT SILVER
18. TEXTURE 1-11 SIDING (PAINT) OR ROOF MEMBRANE



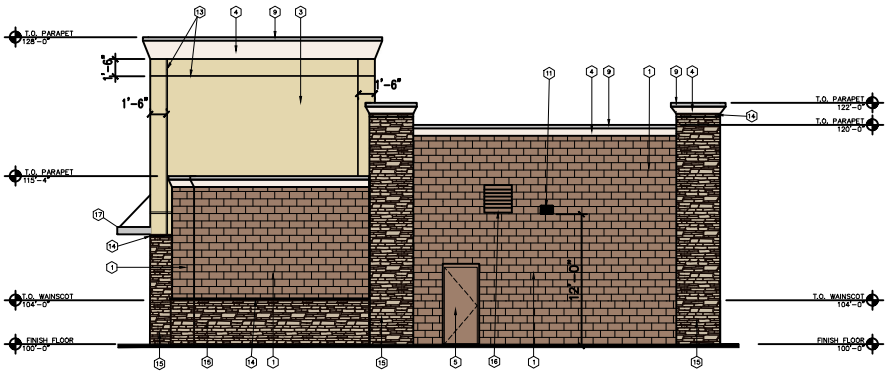
1 A3-1 NORTH ELEVATION 3/16"=1'-0"



4 A3-1 SOUTH ELEVATION 3/16"=1'-0"



2 A3-1 WEST ELEVATION 3/16"=1'-0"



3 A3-1 EAST ELEVATION 3/16"=1'-0"

BRAKES PLUS

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

ARCODEV JOB #: –
CLIENTJOB #: –
DRAWN BY: NLH
CHECKED BY: NLH
DATE OF ISSUE: 01.23.25

ARCODEV
40 SPYGLASS DRIVE
LITTLETON, CO 80123
VOICE: 303.881-8925

SHEET

A3-1

EXTERIOR ELEVATIONS

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

October 16, 2025 Sent via email

Bohler, LLC
2600 Network Blvd.
Ste. 310 Unit: Ste 310
Frisco, TX 75034

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow an Automobile Repair, Body Work, or Painting in the Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District located in the 301 Block West FM 1417 (Heritage Parkway) has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, October 21, 2025, at 5:00 P.M. in the Council Chambers 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 (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. 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 granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
10. 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 Brakes Plus is the owner or lessee of the property.
11. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director

of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Informational Engineering Comments:

13. Proposed 60' Mutual Access Easement as shown on site plan has been dedicated by plat in Instrument No. 2025-150 PRGCT.
14. Proposed 25' Mutual Access and Drainage Easement as shown on site plan has been dedicated by plat in Instrument No. 2025-150 PRGCT.
15. Proposed 20' Utility, Landscape, & Sidewalk Easement as shown on site plan has been dedicated by plat in Instrument No. 2025-150 PRGCT.
16. Replatting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
17. All of Lot 1, Block 1, Sherman Junction to be replatted. Plat must include property surrounding proposed Lot. *Texas Local Government Code, Title 7, Subtitle B, Chapter 232, Subchapter A, Sec. 232.023*
18. Water main shall be in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
19. Wastewater main shall be extended along entire street frontage in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
20. 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*

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
Steven Davis, Asst. Fire Marshal
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. 24.

Meeting Date: 10/21/2025

Prepared By:

Approved By:

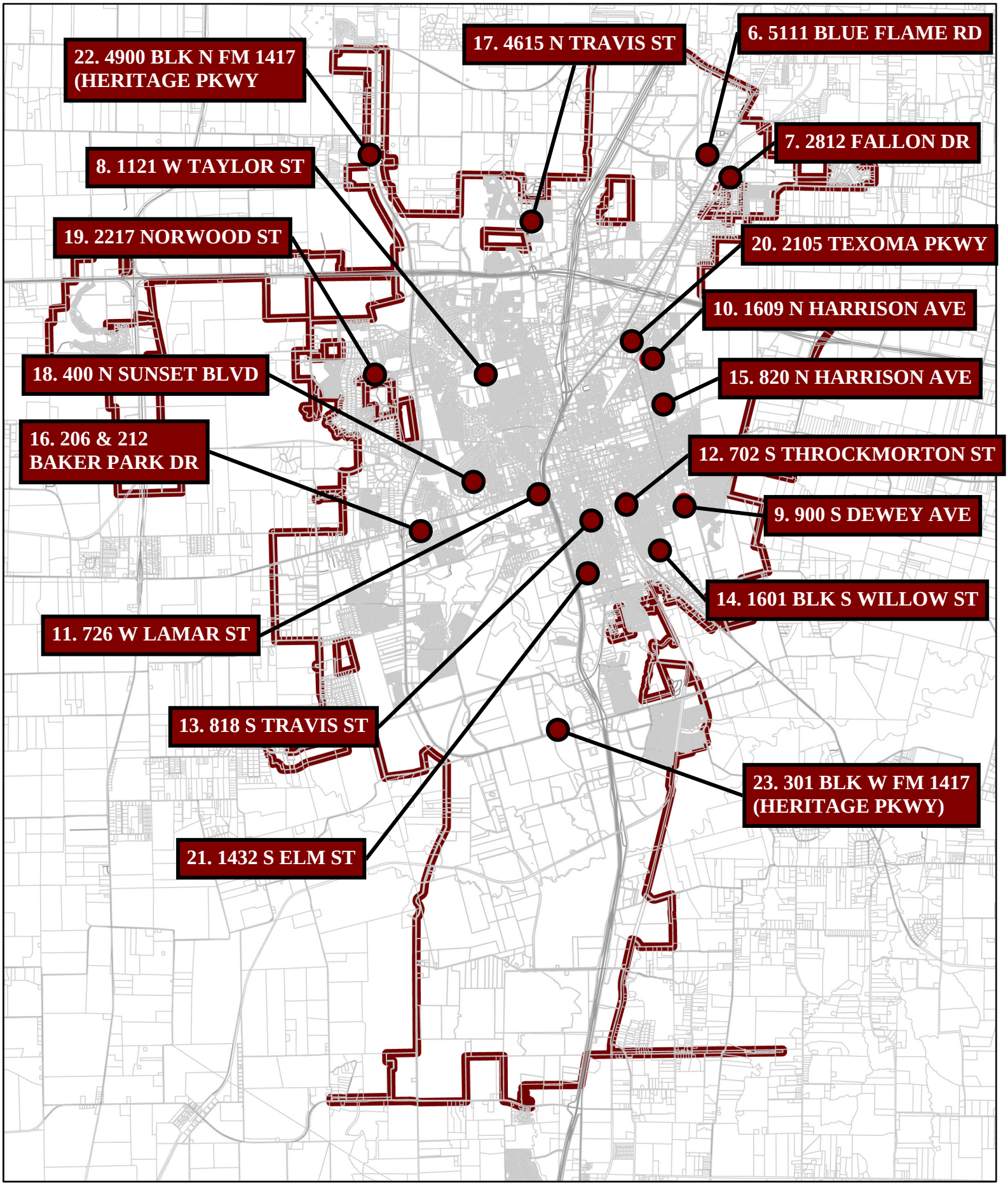
Requested Action/Proposed Use:
ADJOURNMENT

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
10/21/2025

N
W E
S

Date: 10/1/2025 3:07 PM