AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, November 18, 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 OCTOBER 14, 2025, SPECIAL CALLED MEETING AND REGULAR OCTOBER 21, 2025, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

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

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. * 3700 WEST BLOCK PARK AVENUE (PROJECT NO. 000201-2025)

The request of Park PHCP, LLC (Owner), Bryan Weisgerber (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3700 Block Park Avenue, being the proposed Lot 1, Park Office Addition, being part of the Elizabeth Jones Survey, Abstract No. 625, and being all of lot 6R, Replat of Lots 6 & 7, and being part of Lot 5 Park Plaza Addition, containing 1.77 acres and currently zoned C-1 (Retail Business) District/ F.M. 1417 Overlay District as follows:

Planning and Zoning Commission:

Site Plan approval of Park Avenue Offices

7. * 103 SOUTH TRAVIS STREET (PROJECT NO. 000240-2025)

The request of Law Dawg Properties LLC, (Owner) concerning the property located at 103 South Travis Street, being part of Lot 1, Block 5, Original Town Plat, containing 0.0574 and currently zoned C-1 (Retail Business) District/Central Business District/ Downtown Subdistrict as follows:

Planning and Zoning Commission

Public Hearing and Site Plan Britton Brooks Law Office.

8. * 2211 NORTH HIGHWAY 75 (PROJECT NO. 000213-2025)

The request of Brad Tidwell – OV Sherman, LLC (Owner), Kyle Stephens, PE (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2211 North Highway 75, Being part of the J.B. McAnair Survey, Abstract No. 763, and being Lot 2R, Replat of Lot 3, Block 2, Independence Square Addition, Section 3, containing 6.00 and currently zoned C-2 (General Commercial) District /75 & 82 Overlay

District as follows:

Planning and Zoning Commission

Public Hearing and Site plan Multi-flex office/shop.

9. * 5207 WEST O.B. GRONER ROAD (PROJECT NO. 000206-2025)

The request of Mark A. Smith (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5207 O.B. Groner Road, being Block A, Lot 2 of Raleigh Acres, containing 13.009 acres, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Replat Block A, Lot 2 Boojee Acres

10. * 321 BLOCK WEST KING STREET (PROJECT NO. 000210-2025)

The request of Alisa Peters (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property locate at 325 West King Street, being part of Samuel Blagg Survey, Abstract No. 56 containing 0.17 acres, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat Alisa Peters Addition Section 2

11. * 3200 NORTH HERITAGE PARKWAY (PROJECT NO. 000211-2025)

The request of the City of Sherman (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3200 North Heritage Parkway being part of J.B. McAnair Survey, Abstract No. 753 containing 1.217 acres, and currently zoned R-6 (Single Family Residential) District/ F.M. Highway 1417 Overlay district as follows:

Planning and Zoning Commission

Final Plat Sherman Fire Station No. 3 Addition

12. *1494 JP CAVE ROAD (PROJECT NO. 000212-2025)

The request of Ronald J. Wallis (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 194 JP Cave Road, being a part of the James Fox Survey, Abstact No. 425, being Block 1, Lot 1 of Wallis Addition, containing 2.901 acres, and currently located in the E.T.J. (Extra-Territorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat Wallis Addition

13. *301 BLOCK WEST TRAVIS STREET (PROJECT NO. 000214-2025)

The request of Tekmak Sherman Hotel LP (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 Block West Travis Street, being a part of Preston Kitchen Survey, Abstract No. 667, being Lots 1 and 2, Block 1 of Crossroads-Springhill Addition containing 4.821 acres and currently zoned Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District as follows:

Planning and Zoning Commission

Final Plat Springhill Suites and Town Place Suites

14. * 800 BLOCK EAST F.M. 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000216-2025)

The request of TCL Land BK3 (2022), LP (Owner), Kurt Green (Applicant), and Kimley -Horn (Surveyor) concerning the property located at 800 Block East F.M. 1417, Being party of the Preston Kitchens Survey, Abstract No. 667 , consisting of 63.621 acres and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat Travis Heights Phase 1

15. * 2000 BLOCK DUKE DRIVE AND NORTH DUCHESS DRIVE (PROJECT NO. 000215-2025)

The request of Bridgestone Construction, LLC (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2000 Block Duke Drive, being a part of the G.W. McGlothin Survey, Abstract No. 827, containing 8.383 acres and currently zoned R-2F (Duplex Residential) District.

Planning and Zoning Commission
Final Plat Duke and Duchess Addition.

16. **301 BLOCK WEST FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000175-2025) TABLED ON 10/21/2025**

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

17. **124 SOUTH CROCKETT STREET UNIT B (PROJECT NO. 000194-2025)**

The request of RP Sherman Properties LLC (Owner), Roger William (Bill) Hollomon (Applicant), and Preston Trail Land Surveying (Surveyor) concerning the property located at 124 South Crockett Unit B, being part of the J.B. McAnair Survey, Abstract No. 763, and being part of Lot 6, Block 4, Original Town Plant, containing 0.091 acre and currently zoned C-1 (Retail Business) District/Central Business District/Downtown Subdistrict as follows:

Planning and Zoning Commission
Public Hearing, Site Plan, and Specific Use Permit approval under Section 14.06.009 to allow a Commercial Amusement Centers, Indoor Only in a C-1 (Retail Business) District/Central Business District/Downtown Subdistrict.

18. **1422 WEST HOUSTON STREET (PROJECT NO. 000195-2025)**

The request of Texas AquaStore (Owner), Gareb Joseph Tahir (Applicant), and Copley Land Surveying (Surveyor) concerning the property located at 1422 West Houston Street, being part of the J.B. McAnair Survey, Abstract No. 763, containing 0.524 acre and currently zoned C-1 (Retail Business) District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.017 to allow a 1' side setback in lieu of the required 15' for the west side of the existing structure.

B. Public Hearing, and Variance Under Section 14.02.017 to allow a 6.89' side setback in lieu of the required 15' for the east side of the structure.

Planning and Zoning Commission:

C. Public Hearing and Zone Change from a C-1 (Retail Business) District to C-2 (General Commercial) District.

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

19. **314 KANSAS STREET (PROJECT NO. 000196-2025)**

The request of Manuel Kilpatrick (Owner), Premier Surveying LLC (Surveyor), concerning the property located at 314 Kansas Street, being Lot 23, Block 4, Constitution Village Addition, containing 0.1928 acre and currently zoned R-6 (Single Family Residential) District.

Board of Adjustments
Public Hearing and Variance under Section 14.02.002 to allow a 6.541' rear setback in lieu of the required 20' for an accessory structure exceeding 500 square feet.

20. **1414 SOUTH AUSTIN STREET (PROJECT NO. 000198-2025)**

The request of Victor Hugo Carera Cano (Owner), and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 1414 South Austin Street, containing 0.230 acre, and currently zoned R-6 (Single Family Residential) District/ Sam Rayburn Overlay District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.006 to allow a 2.5' between structures in lieu of the

required 5'for the existing structures.

B. Public Hearing and Variance under Section 14.02.006 to allow a 0' side setback in lieu of the required 5'for the existing structures.

C. Public Hearing and Variance under Section 14.02.006 to allow a 0.7' side setback in lieu of the required 5'for the existing structures.

D. Public Hearing and Variance under Section 14.02.006 to allow a 4.7' rear setback in lieu of the required 5' for the existing structures.

21. 3405 SOUTH US HWY 75 (PROJECT NO. 000199-2025)

The request of Highway 75 LLC (Owner), Dean Taylor (Applicant) and Mayo Wright Consultants (Surveyor) concerning the property located at 3405 South US Highway 75, being part of the Preston Kitchens Survey, containing 2.3328 acres and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.017 to allow 9.8' side setback in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under Section 14.02.017 to allow a 1.1' side setback in lieu of the required 15' for the existing accessory structure.

Planning and Zoning Commission:

C. Public Hearing, Site Plan, and Specific Use Permit under section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

22. 600 EAST LAMBERTH ROAD (PROJECT NO. 000202-2025)

The request of Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant), and Spiars Engineering (Surveyor) concerning the property located at 600 East Lamberth Road, Being part of the J. McAnair Survey, Abstract No 763, Block 1, Lot 1 of the replat of one of the replat of Independence Square Addition, containing 5.855 acres and currently zoned C-2 (General Commercial) District/ 75 & 82 Overlay District as follows:

Planning and Zoning Commission

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

23. 200 SOUTH FM 1417 (HERITAGE PARKWAY) (PROJECT NO. 000208-2025)

The request of City of Sherman (Owner), Rob Rae (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 200 South FM 1417 (Heritage Parkway), being part of the Elizabeth Jones Survey, Abstract 625, containing 1.00 acres and currently zoned R-6 (Single-Family Residential) District/F.M. 1417 Overlay District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to a C-2 (General Commercial District/F.M. 1417 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 _____ at ____ p.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this_____ of ____
City of Sherman, Texas

_____
Tammy Mrozinski ,
Development Services

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a regular meeting Tuesday, October 21, 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

Commission Member Blagg Absent from Meeting

1. **CALL TO ORDER**
Bookmarked at 00:10:01
Chairman Sims called the meeting to order at 5:03 p.m.

2. **APPROVE ACTION MINUTES OF THE REGULAR AUGUST 19, 2025, AND SEPTEMBER 16, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.**
The Planning and Zoning Commission reviewed the minutes of the August 19, 2025, and September 16, 2025, Regular Meeting. Motion by Vice Chairman Downtain to approve the Minutes as written. Second by Commission Member Ramirez All present voted AYE.

3. **ANNOUNCEMENTS**
Bookmarked at 00:11:55

4. **CITIZEN COMMENTS**
Bookmarked at 00:12:20

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.
Bookmarked at 00:13:08
The Commission reviewed the Consent Agenda. Commission Member Whitaker moved to approve Items 6, 7, 8, 9 and 10 on the Consent Agenda as presented. Second by Vice Chairman Downtain.

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

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

6. * **5111 BLUE FLAME ROAD (Project No.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.

Bookmarked at 00:14:47

Board of Adjustments

Motion by Commission Member Ramirez to approve Variance at 726 West Lamar Street. Second by Commission Member Dupuis.

VOTING AYE: SIMS, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: DOWNTAIN.

MOTION CARRIED.

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve the site plan for Commercial Office Space located at 726 West Lamar Street. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

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

12. 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 00:24:26
Motion by Commission Member Ramirez to approve the Zone Change located at 702 South Throckmorton Street. Second by Vice Chairman Downtain.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFROMS TO THE INTENT OF THE ORDINANCE.

13. **818 SOUTH TRAVIS STREET (Project No. 000134-2025)** **TABLED ON 9/16/25**
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.
Bookmarked at 00:26:17
Motion by Commission Vice Chairman Downtain to untable the Site Plan, and Specific Use Permit located at 818 South Travis Street. Second by Commission Member Ramirez.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS
VOTING NAY: NONE.

This item was untabled by the Commission.

ADJOURNMENT
5:26 p.m. The Commission went into Executive Session under Texas Government Code 551.071 (Consultation with City Attorney).

RECONVENE
The Executive Session closed, and the meeting reconvened at 5:36 p.m.

Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve Specific Use Permit located at 818 South Travis Street subject to the following:
Specific Use Permit is issued to applicant, and occupancy based on determination by Fire Marshal and Building Official, satisfy any code violation prior to the issuance of the Certificate of Occupancy. Second by Commission Member Ramirez.
VOTING AYE: SIMS, DOWTAIN, WHITAKER, RAMIREZ, AND DUPUIS
VOTING NAY: NONE.
MOTION CARRIED.
THE COMMISSION FOUND THE REQUEST CONFROMS TO THE INTENT OF THE ORDINANCE.

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.
Bookmarked at 00:45:48
Planning and Zoning Commission
Motion by Vice Chairman Downtain to approve the Zone Change located at 1601 Block South Willow Street. Second by Commission Member Whitaker.
VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS
VOTING NAY: NONE.
MOTION CARRIED.

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

15. <u>820 NORTH HARRISON AVENUE (Project No. 000152-2025)</u>

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.

Book Marked 00:50:28

Board of Adjustment

Motion by Commission Member Ramirez to Deny Variance located at 820 North Harrison Avenue to allow no common fire wall. Second by Vice Chairman Downtain

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIES.

THE COMMISSION FOUND THE REQUEST DOES NOT CONFROM TO THE INTENT OF THE ORDINANCE.

Motion by Commission Member Ramirez to approve Variance located 820 North Harrison Avenue to allow a 50' lot width in lieu of required 60' Second by Commission Member Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Ramirez to approve Zone Change for property located at 820 North Harrison Avenue. Second by Commission Member Dupuis.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

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

16. <u>206 AND 212 BAKER PARK DRIVE (Project No. 000155-2025)</u>

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

Bookmarked at 01:12:02

Board of Adjustment

Motion by Vice Chairman Downtain to approve Variance located at 206 and 212 Baker Park Drive. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Final Plat Girraputo- Ross Addition. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.
MOTION CARRIED.

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

17. <u>4615 NORTH TRAVIS STREET, SUITE 180 (Project No. 000160-2025)</u>

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.

Bookmarked at 01:15:06

Planning and Zoning Commission

Motion by Commission Member Dupuis to approve the Specific Use Permit located at 4615 North Travis Street. Second by Commission Member Ramirez

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

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

18. <u>400 NORTH SUNSET BOULEVARD (Project No. 000162-2025)</u>

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.

Bookmarked at 01:17:36

Board of Adjustment

Motion by Commission Member Ramirez to approve Variance located at 400 North Sunset Boulevard. Second by Commission Member Whitaker.

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

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

19. <u>2217 NORWOOD STREET (Project No. 000163-2025)</u>

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.

Bookmarked at 01:23:47

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve Zone Change located at 2217 Norwood Street. Second by Commission Member Ramirez.

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

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

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.

Bookmarked at 01:25:11

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve the Specific Use Permit located at 2105 Texoma Parkway. Second by Commission Member Dupuis.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:28:54

Planning and Zoning Commission

Commission Member Ramirez recused himself from this item.

Motion by Vice Chairman Downtain to approve item A. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

Motion by Vice Chairman Downtain to approve Item B. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:33:03

Planning and Zoning Commission

Motion by Commission Member Ramirez to approve Specific Use Permit located at 4900 Block North FM Highway 1417 (Heritage Parkway). Second by Commission Member Dupuis.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

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

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

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.

Bookmarked at 01:45:12

Planning and Zoning Commission

Motion by Vice Chairman Downtain to Table the request for the property located at 301 Block West FM 1417 (Heritage Parkway). Second by Commission Member Whitaker

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

24. OTHER BUSINESS

Approve the 2026 Planning and Zoning Commission and Board of Adjustment Calendar

Bookmarked at 01:55:06

Planning and Zoning

Motion by Commission Member Dupuis to approve the 2026 Planning and Zoning Commission and Board of Adjustments Calendar. Second by Vice Chairman Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE

MOTION CARRIED.

25. ADJOURNMENT

Bookmarked at 02:02:09

Chairman Sims adjourned the meeting at 6:57 p.m.

_____

CHAIRMAN

_____

ACTING SECRETARY

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By:

Requested Action/Proposed Use:

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

5. CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15) 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: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3700 WEST BLOCK PARK AVENUE (Project No. 000201-2025)**

The request of Park PHCP, LLC (Owner), Bryan Weisgerber (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 3700 Block Park Avenue, being the proposed Lot 1, Park Office Addition, being part of the Elizabeth Jones Survey, Abstract No. 625, and being all of lot 6R, Replat of Lots 6 & 7, and being part of Lot 5 Park Plaza Addition, containing 1.77 acres and currently zoned C-1 (Retail Business) District/ F.M. 1417 Overlay District as follows:

Planning and Zoning Commission:

Site Plan approval of Park Avenue Offices

Background:

The property is located at 3700 West Block Park Avenue. The owner would like to develop the property for a commercial office development.

Origination:

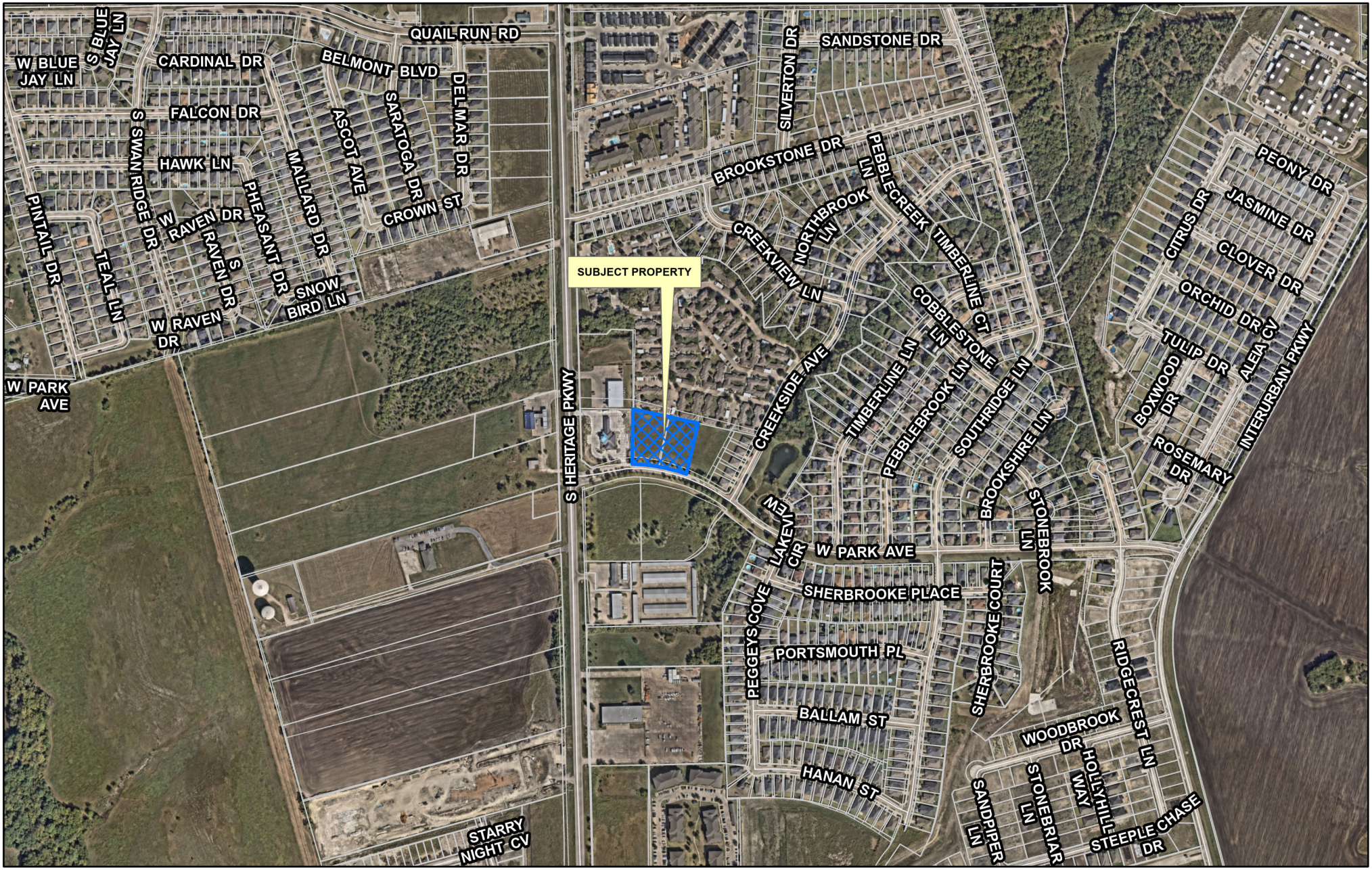
The request of Park PHCP, LLC (Owner), Bryan Weisgerber (Applicant), and Underwood Drafting & Surveying (Surveyor)

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. Future Landuse Map
9. Comment Response



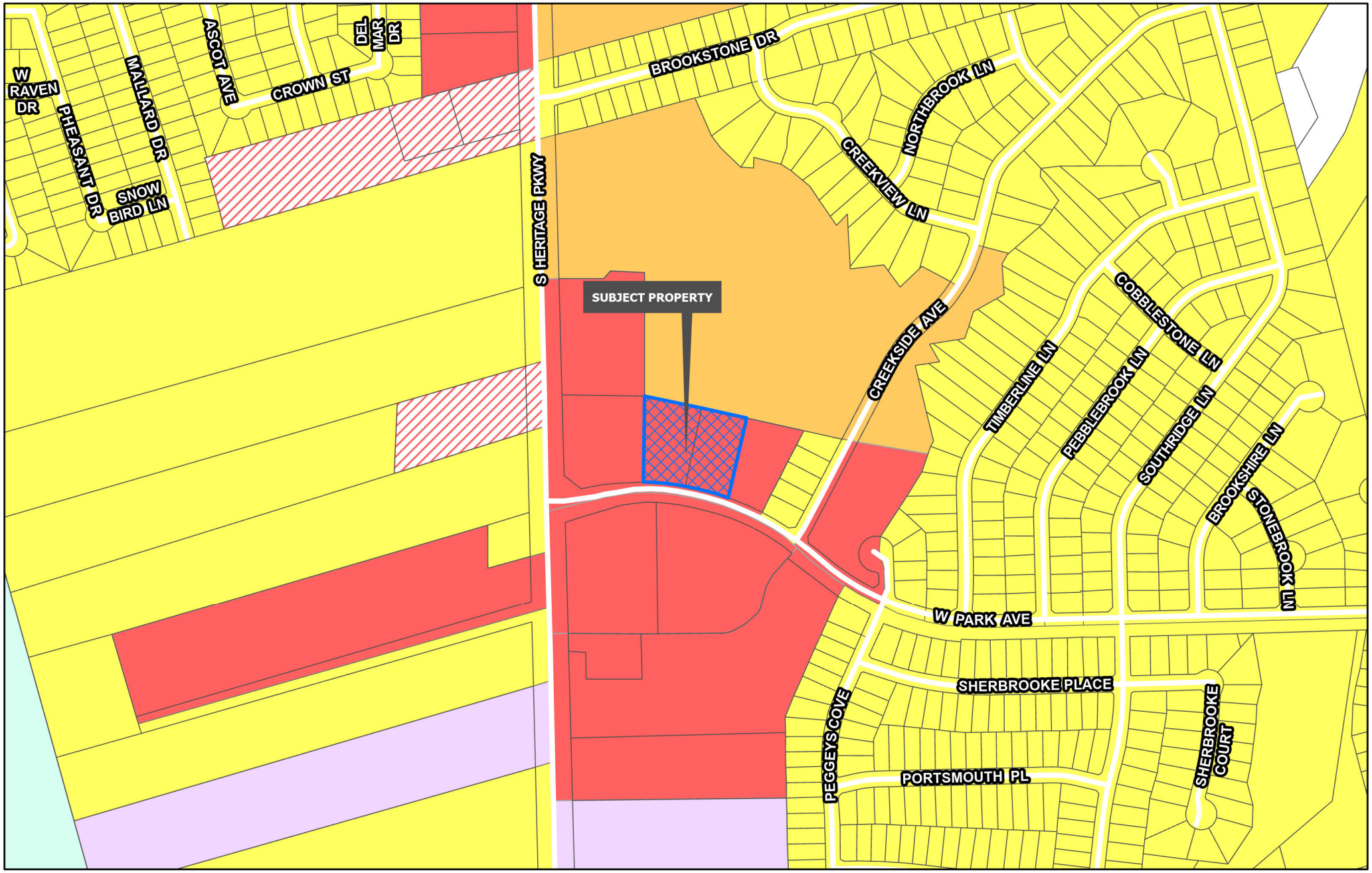
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
3700 BLK W PARK AVE

N
W E
S

Date: 10/29/2025 4:22 PM



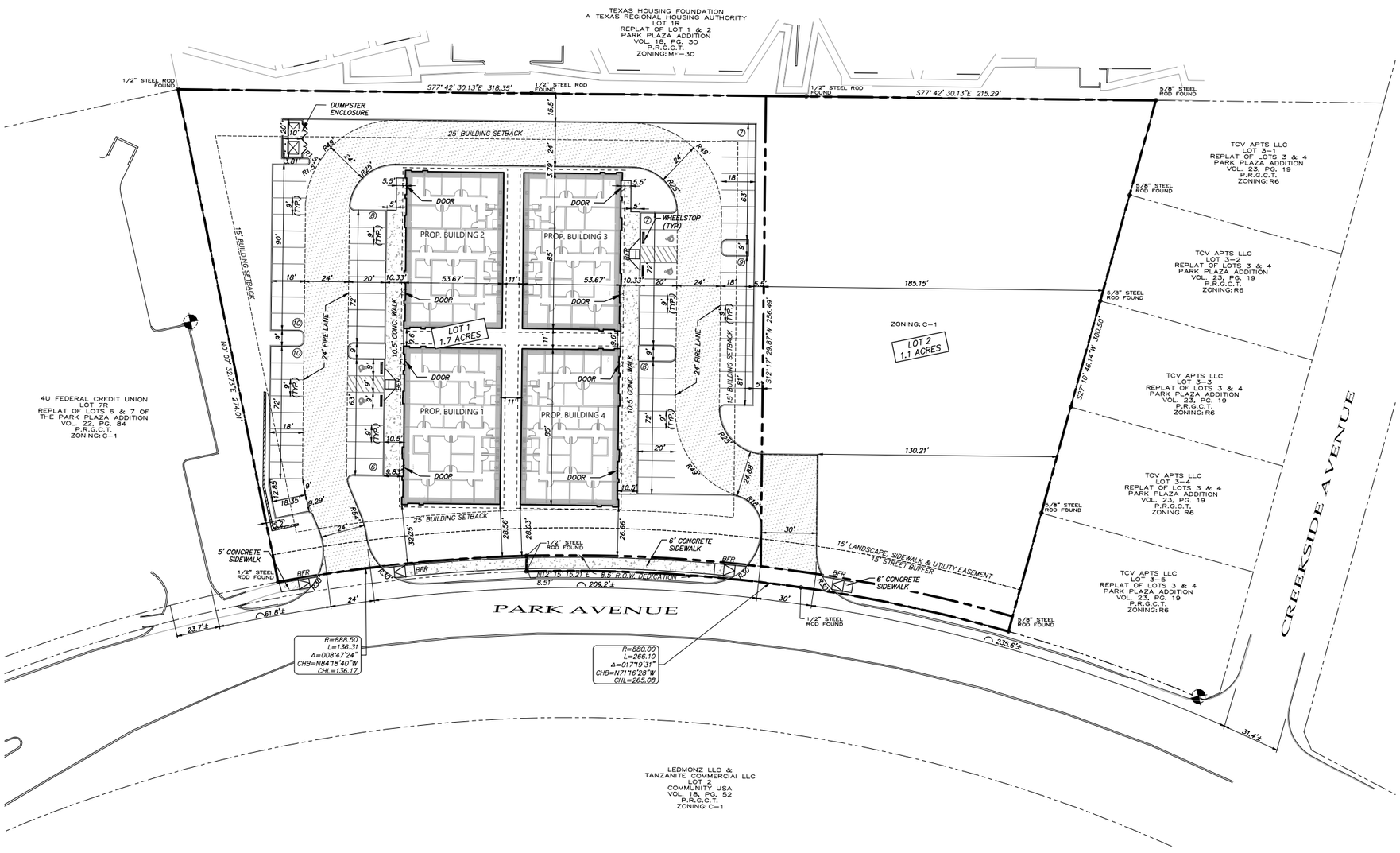
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

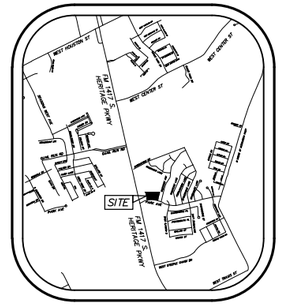
- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family 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
3700 BLK W PARK AVE

N
W E
S

Date: 10/29/2025 4:22 PM





VICINITY MAP
NTS

0 30 100
GRAPHIC SCALE
1" = 30'

LEGEND

- FIRELANE AREA
- PROPOSED SIDEWALK
- BFR — BARRIER FREE RAMP

SITE DATA TABLE	
	LOT 1
LOT SIZE	1.7 ACRES 74,989 SF
EXISTING ZONING	C-1 RETAIL BUSINESS
PROPOSED ZONING	C-1 RETAIL BUSINESS
BUILDING DATA	
BUILDING 1 AREA	4,505 SF
BUILDING 2 AREA	4,505 SF
BUILDING 3 AREA	4,505 SF
BUILDING 4 AREA	4,505 SF
TOTAL BUILDING AREA	18,020 SF
BUILDING HEIGHT	27'-8"
USE / BUILDING AREA	
MEDICAL USE	9,010 SF - 50%
OFFICE USE	9,010 SF - 50%
REQUIRED PARKING	
MEDICAL USE (1 PER 250 S.F.)	37 SPACES
OFFICE USE (1 PER 400 S.F.)	23 SPACES
TOTAL	60 SPACES
PARKING PROVIDED	65 SPACES
HANDICAP REQUIRED	3 SPACES
HANDICAP PROVIDED	4 SPACES
COVERAGE	24.03%

OWNER:
Park BHCP, LLC
118 W. Chestnut Street
Denison, Texas 75021
Phone (903) 267-1573
Contact: Zach Hefton

ARCHITECT:
GSO Architects
5310 Harvest Hill Rd, Suite 226 LB 156
Dallas, Texas 75230
Phone (972) 392-6015
Contact: Lisa Swift

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SURVEYOR:
Underwood Drafting & Surveying
3404 Interurban Rd.
Denison, Texas 75021
Phone (903) 465-2151
Contact: Douglas Underwood, RPLS

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CALL BEFORE YOU DIG
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(@ least 72 hours prior to digging)

Issue Date	Description
1 10/08/2025	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

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SITE PLAN

PARK AVENUE OFFICES
PARK BHCP, INC.
CITY OF SHERMAN, TEXAS

Sheet No. 2
Project No. 25074

PARK AVENUE OFFICES

CROSS ENGINEERING CONSULTANTS
INCORPORATED

1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

October 8, 2025

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

Site Plan Submittal – Park Avenue Offices

Dear City of Sherman,

On behalf of the project owner and associated consultants, please accept the site plan submittal for the proposed commercial development, Park Avenue Offices. The subject property is located between S. Heritage Parkway and Creekside Avenue on the north side of Park Avenue. The property is zoned C-1 and aligns with the City's zoning requirements and supports the intended use.

The commercial development will encompass a total of 1.7 acres and consist of 4 one-story buildings. The project will include comprehensive grading, drainage, and utility infrastructure, along with associated paving.

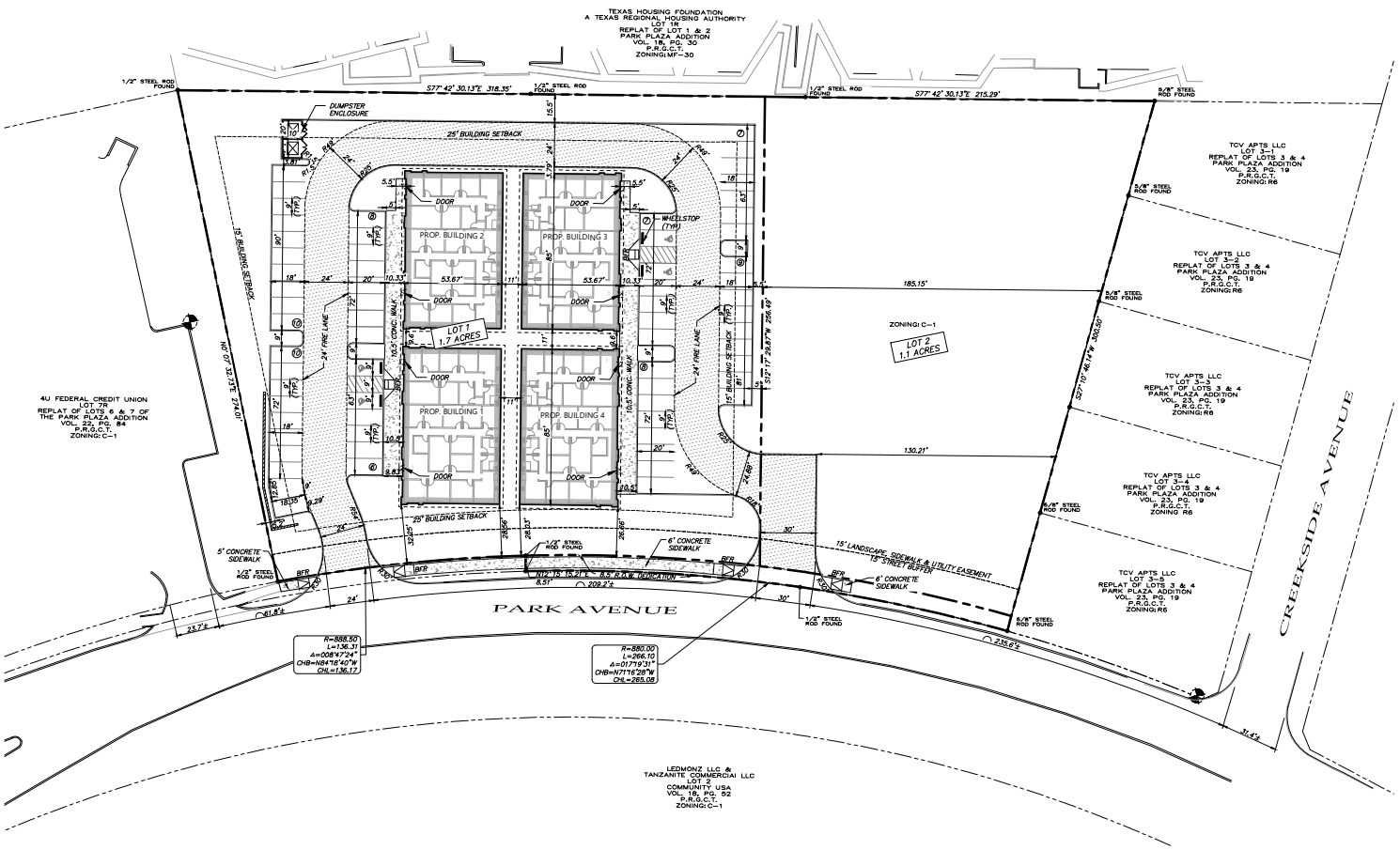
This submittal reflects the intent of the owner and design team to construct a high-quality project in full compliance with the landscape, building and engineering standards established by the City of Sherman. We appreciate the City's review and consideration of this submittal and look forward to working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

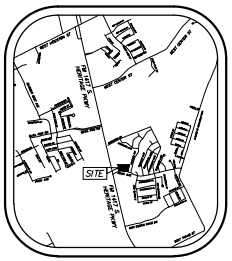
Thank you for your time and consideration. Please feel free to contact me should you have any questions or require further information.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Bryan Weisgerber, P.E.
Project Manager





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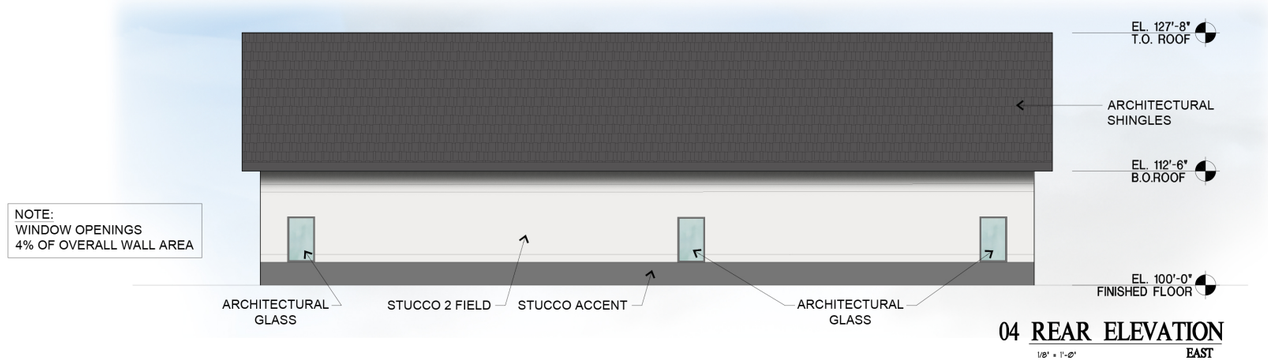
PARK BHCP, INC.

CITY OF SHERMAN, TEXAS

Sheet No. 2

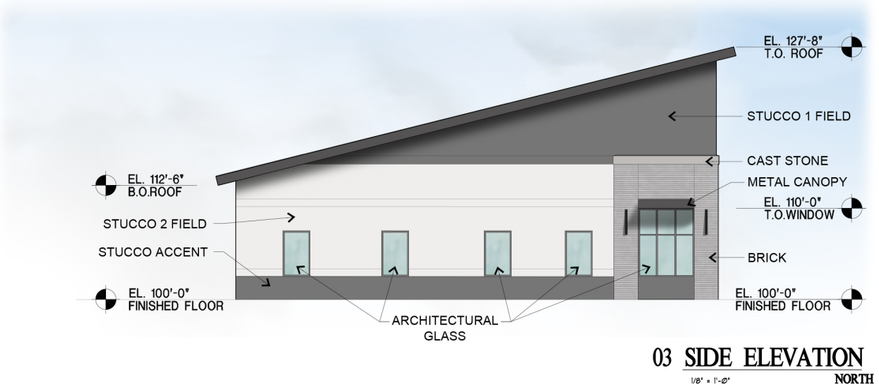
Project No. 25074

PARK AVENUE OFFICES

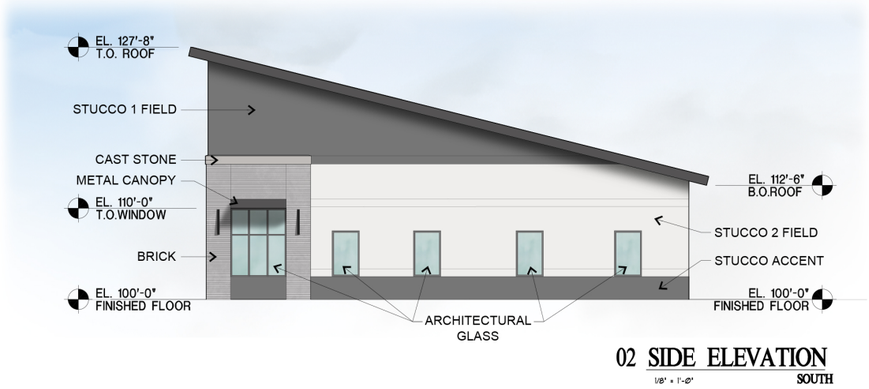


NOTE:
WINDOW OPENINGS
4% OF OVERALL WALL AREA

04 REAR ELEVATION
1/8" = 1'-0" EAST



03 SIDE ELEVATION
1/8" = 1'-0" NORTH



02 SIDE ELEVATION
1/8" = 1'-0" SOUTH

COLORS / MATERIALS:

STUCCO 1 FIELD:	STEEL GREY
STUCCO 2 FIELD:	NATURAL WHITE
STUCCO ACCENT:	HAZE GREY
BRICK:	LIGHT WARM GREY
BRICK ACCENT:	IVORY
WOOD LOOK COMPOSITE:	WARM ASH BROWN
METAL CANOPY:	CHARCOAL GREY
CAST STONE:	DOVE GREY
ARCHITECTURAL SHINGLES :	BLACK
ARCHITECTURAL GLASS:	<27% REFLECTIVITY



01 FRONT ELEVATION
1/8" = 1'-0" WEST

		WEST (FRONT)		SOUTH (SIDE)		EAST (REAR)		NORTH (SIDE)	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	2357		1097		1064		1097	
	WINDOWS & DOORS	0	0.00	0	0.00	0	0.00	0	0.00
	TOTAL LESS WINDOWS & DOORS	2357.0		1097		1064		1097	
PRIMARY MASONRY	BRICK	733	31.10	103	9.39	0	0.00	103	9.39
PRIMARY MASONRY	CAST STONE	85	3.61	12	1.09	0	0.00	12	1.09
PRIMARY MASONRY	STUCCO	888	37.68	876	79.85	1019	95.77	876	79.85
PRIMARY MASONRY	ARCHITECTURAL GLASS <27% REFLECTIVITY	590	25.03	106	9.66	45	4.23	106	9.66
PRIMARY MASONRY	PRIMARY MASONRY TOTAL	2296.0	97.4	1097.0	100.0	1064.0	100.0	1097.0	100.0
	WOOD LOOK	60	2.55	0	0.00	0	0.00	0	0.00
	SECONDARY TOTAL	60.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0
	TOTAL	2356.0	100	1097.0	100	1064.0	100	1097.0	100

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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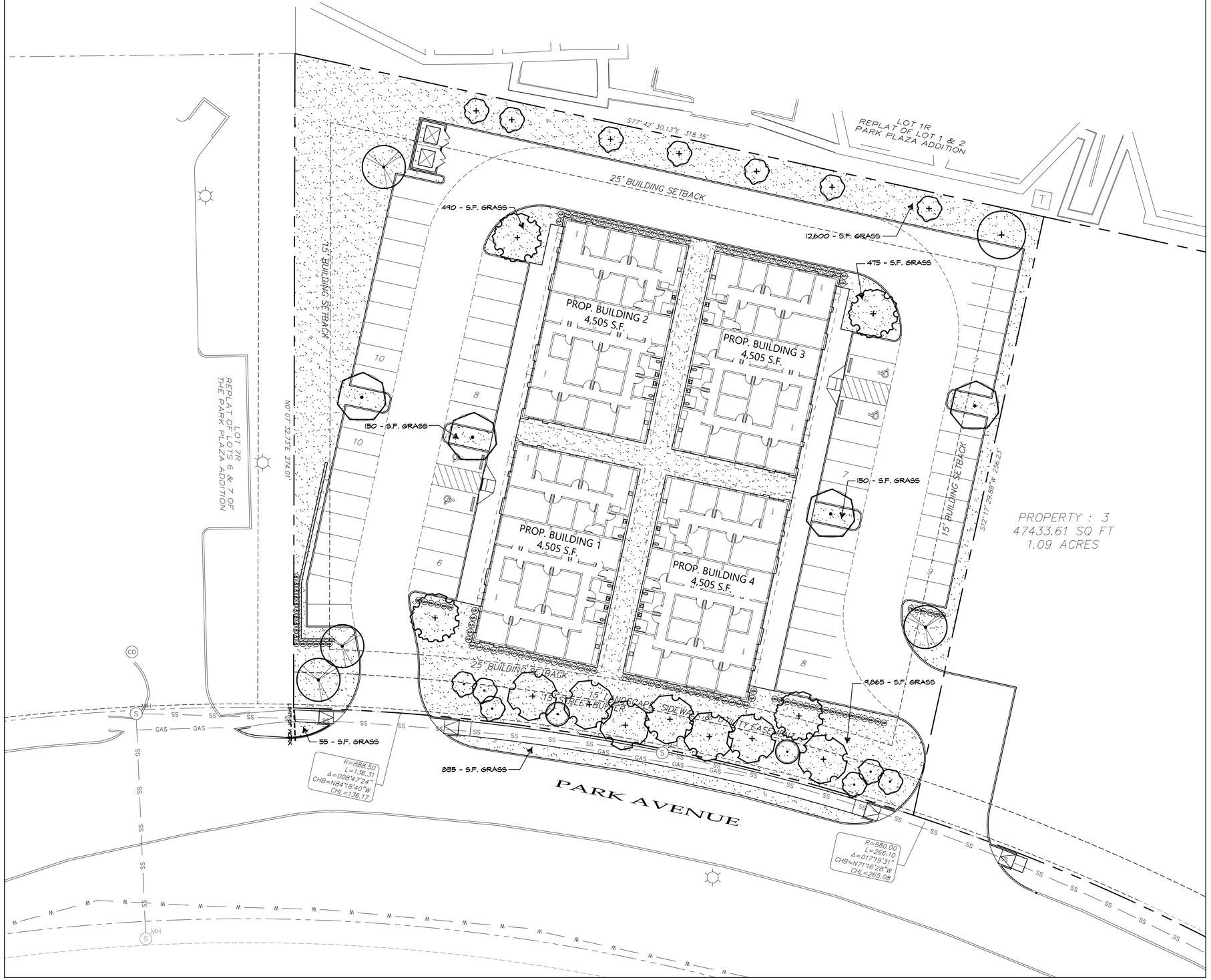
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

PARK SHERMAN

SHERMAN, TX
B & H

ELEV-04

JOB NO: 25-053
ISSUE DATE: 11/03/25
SCALE: AS NOTED



LANDSCAPE TABULATIONS

PARKING AREA LANDSCAPING

10% OF THE PARKING AREA SHALL BE PROVIDED IN PERMANENT LANDSCAPING. ONE SHADE TREE IS REQUIRED IN ALL PARKING ISLANDS. PARKING ISLANDS SHALL BE PROVIDED AT A RATE OF 1 ISLAND PER 12 PARKING SPACES. NO PARKING SPACE MORE THAN 50' FROM A TREE.

TOTAL PARKING AREA	20,950 S.F.
10% PARKING LANDSCAPE AREA REQUIRED	2,095 S.F.
PARKING LANDSCAPE AREA PROVIDED	+3,200 S.F.
PARKING SPACES PROVIDED	65 SPACES
REQUIRED PARKING TREES (65 / 12 = 5.2)	6 TREES
PROPOSED NEW PARKING TREES	12 TREES

STREET FRONTAGE LANDSCAPE BUFFER

15' LANDSCAPE BUFFER REQUIRED ALONG THOROUGHFARES. 2 CANOPY TREES & 2 ORNAMENTAL TREES PER 1,000 S.F. OF BUFFER AREA.

PARK AVENUE

FRONTAGE L.F.	264.30 L.F.
BUFFER AREA (264.30 x 15 =)	3,964.50 S.F.
REQUIRED CANOPY TREES (3,965 / 1,000 x 2 =)	8 TREES
THOROUGHFARE CANOPY TREES PROVIDED	8 TREES
REQUIRED ORNAMENTAL TREES (3,965 / 1,000 x 2 =)	8 TREES
THOROUGHFARE ORNAMENTAL TREES PROVIDED	8 TREES

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
4		CEDAR ELM	Ulmus crassifolia	5" caliper 12' Ht, 7'-4'-5' spread, B4B or container, straight trunk.
1		LIVE OAK	Quercus virginiana	5" caliper 12' Ht, 7'-4'-5' spread, B4B or container, straight trunk.
4		CHINKAPIN OAK	Quercus muhlenbergii	5" caliper 12' Ht, 7'-4'-5' spread, B4B or container, straight trunk.
7		BUR OAK	Quercus macrocarpa	5" caliper 12' Ht, 7'-4'-5' spread, B4B or container, straight trunk.
4		CHINESE PISTACHE	Pistachia chinensis	5" caliper 12' Ht, 7'-4'-5' spread, B4B or container, straight trunk.

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
6		TUSCARORA CRAPE MYRTLE	Lagerstroemia indica 'Tuscarora'	7' Ht./5' spread min., 30 Gallon, 3 Trunk Min, full , bushy tree formed, specimen.
7		NATCHEZ CRAPE MYRTLE	Lagerstroemia indica 'Natchez'	7' Ht./5' spread min., 30 Gallon, 3 Trunk Min, full , bushy tree formed, specimen.
2		OKLAHOMA RED BUD	Cercis canadensis 'Oklahoma'	7' Ht./5' spread min., 30 Gallon, 3 Trunk Min, full , bushy tree formed, specimen.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
46	DB	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	5 gallon, 18" Ht./20-24" spread, full, bushy, specimen
68	YH	DWARF YAUPON HOLLY	Ilex vomitoria	3 gallon, 12" Ht./16-20" spread, full, bushy, specimen
19	KA	KALEIDOSCOPE ABELIA	Abelia grandiflora 'Kaleidoscope'	3 gallon, 12" Ht./16-20" spread, full, bushy, specimen

TURF GRASS

24,620 S.F.	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

GROUNDCOVER / MISCELLANEOUS

0 L.F.	RYERSON STEEL EDGE	

ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

ALL DIRT SPOILS FROM SHRUB AND TREE PLANTINGS SHALL BE REMOVED FROM SITE.

ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOD INSTALLATION.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES

IRRIGATION NOTE

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NORTH

0 10 20 40

SCALE: 1" = 20'-0"

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25130
Scale 1" = 20'-0"
Drawn By: JDG
Date 11-03-2025

Park Avenue Offices

Park BHCP, Inc.
Sherman Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Plan

Sheet Number: L1 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (If Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sawdust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and of strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hypnum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-5 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

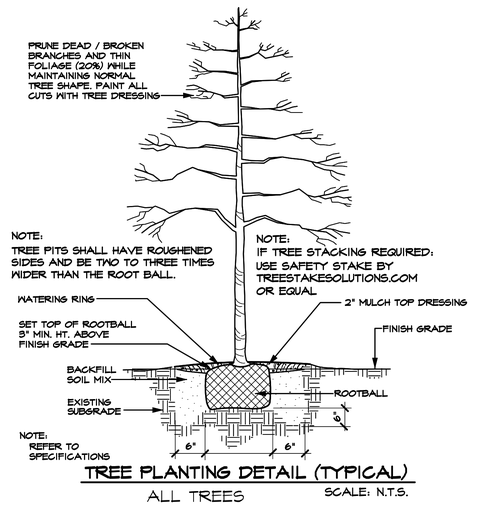
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

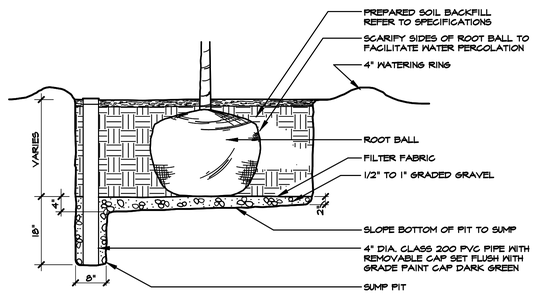
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

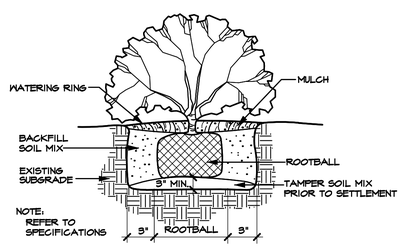
END OF LAWN SECTION



TREE PLANTING DETAIL (TYPICAL)
ALL TREES SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 25130
Scale N.T.S.
Drawn By: JDG
Date 11-03-2025

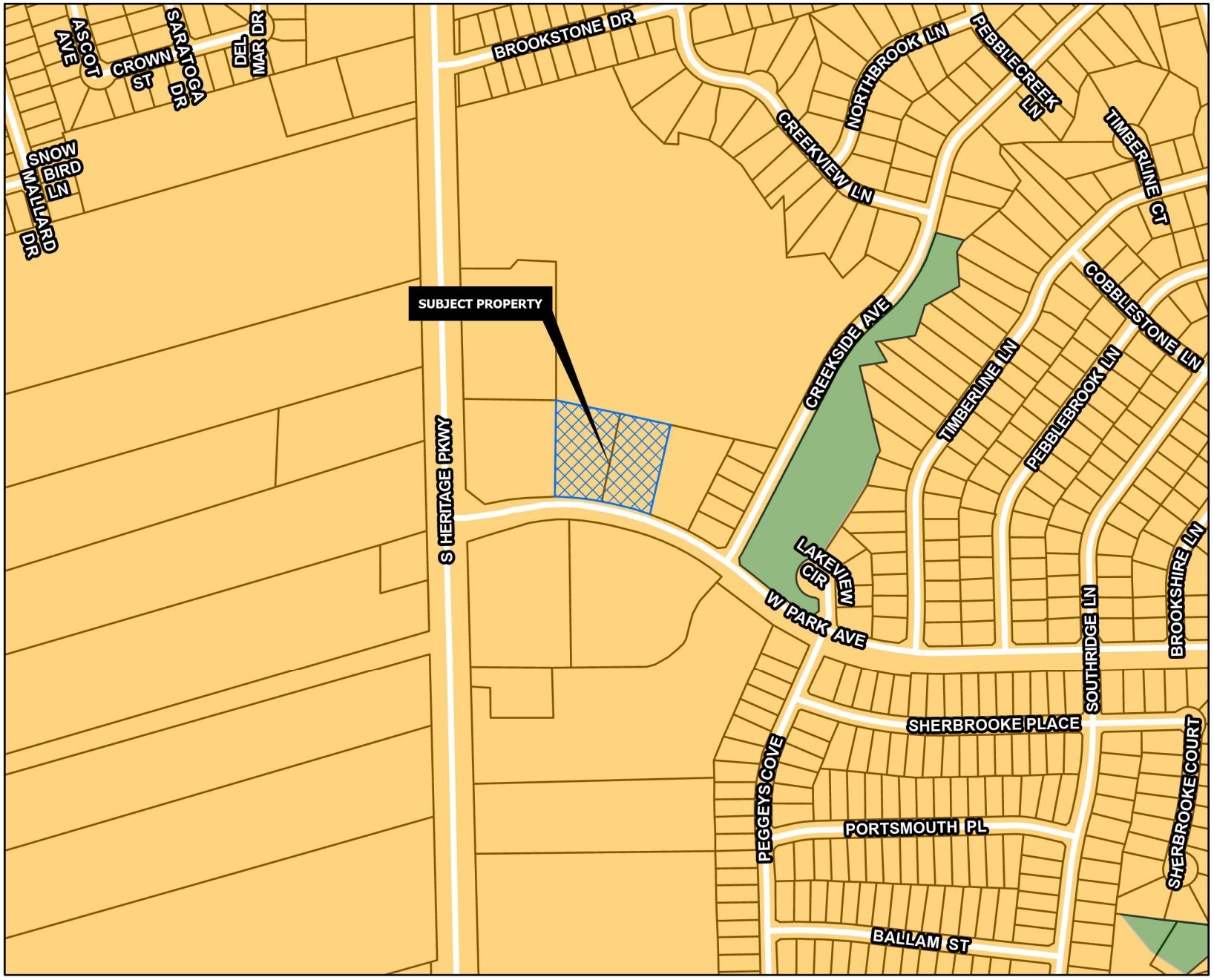
Park Avenue Offices
Park BHCP, Inc.
Sherman Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Specifications

Sheet Number: L2 of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



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

N
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CITY OF SHERMAN
FUTURE LAND USE MAP
3700 BLK W PARK AVE

Date: 10/29/2025 4:22 PM

CROSS ENGINEERING CONSULTANTS
INCORPORATED
1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

November 4, 2025

Planning & Zoning
City of Sherman
317 S. Travis Street
Sherman, Tx 75090

Re: Initial Site Plan Comments 3700 West Block Park Avenue (Project No. 000201)

The following are the responses to the comments on the initial Site Plan submittal for the above listed project:

Zoning

1. Remove the setbacks and buffers from the proposed Lot 2.

   Response: Setbacks and buffers removed.

2. Remove the monument sign from the Site Plan.
   a. Signs are permitted separately and shall adhere to Section 14.07.009.
   b. The calculation of the sign area consists of the entire monument sign structure.
      i. The entire monument sign structure shall be included in the Sign Permit, and not part of the Building Permit.

   Response: Monument sign is removed from Site Plan.

3. The rear setback in a C-1 (Retail Business) District is 25'. *(Sec. 14.02.016(1))*
   a. The setback on the north side of the property that is adjacent to MF-30 (Multi-Family Residential) District shall be updated to reflect 25'.

   Response: Setback updated to reflect 25'.

4. The minimum side setback in a C-1 (Retail Business) District is 15'
    a. The 15' setback must be shown on the proposed Lot 1 that is adjacent to the proposed Lot 2.

    Response: 15' Setback shown on the proposed Lot 1 adjacent to proposed Lot 2.

5. The 15' COMPATIBILITY BUFFER on the north side of the property shall be removed from the Site Plan
    a. The property to the north is zoned MF-30 (Multi-Family Residential) District, and there is no required compatibility buffer for commercial

    Response: 15' Compatibility Buffer on north side of property removed.

6. Minimum parking *(Sec. 14.04.003(e)(1))*
    a. 1 space/250 square feet Medical
    b. 1 space/400 square feet Office
        i. Rather than notating 1 space/280 square feet, notate the following in the tabulation:
            1. Medical Use – approximately 9010 square feet
            2. Office Use - approximately 9010 square feet
            3. Required Parking: 60 spaces
            4. Provided Parking: 65 spaces

    Response: Tabulation notated in Parking Table on Site Plan.

7. Remove the Compatibility Buffer reference from the Landscape Plan image and from the tabulation on the Landscape Plan.
    a. The landscaping adjacent to the MF-30 (Multi-Family Residential) District can be kept, but do not notate it as a Compatibility Buffer as this is not required adjacent to MF-30 (Multi-Family Residential) District.

    Response: Compatibility Buffer removed from Landscape Plan and tabulation.

8. All buildings and structures shall have at least 85% of the total exterior walls, excluding doors and windows, constructed of masonry or glass wall construction *(Sec. 14.03.002(d)(A)(i))*

    a. Identify the material/glass on the Front elevation



Response: Acknowledged

Engineering

Revisions Required by Engineering Department:

9. Preliminary water plan shall show master meter at public right of way. Internal water lines shall be privately owned and maintained. *Engineering Design Standards Manual 7.8(A)(7)*

    Response: Ownership discussed this item with Rob Rae on the morning of 11/4/2025. It was concluded that 4-domestic meters could be proposed adjacent to the ROW instead of a master meter, but the exact location and configuration of the domestic meters would be determined during the civil review process.

Informational Engineering Comments:

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

    Response: Acknowledged

11. Internal water and wastewater lines will be privately owned and maintained. *Engineering Design Standards Manual 7.8(A)(7)*

    Response: Acknowledged

12. Dedication of a Mutual Access Easement for drive that crosses proposed lot lines will be required.

Response: Acknowledged

13. Approval of a sign encroachment agreement is required before a development entrance 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: Acknowledged

14. 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

15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*

    Response: Acknowledged

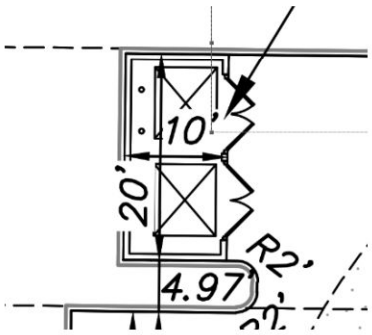
Fire Services

NO COMMENTS

Response: Acknowledged

Solid Waste

16. Dumpster enclosure is too small. The enclosure must have a 20' minimum clearance or two 10' minimum openings to service the cans inside the enclosure.



Response: Enclosure updated to meet minimum clearance requirements.

If you need any additional information, please feel free to contact me.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Bryan Weisgerber, P.E.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 103 SOUTH TRAVIS STREET (Project No. 000240-2025)**

The request of Law Dawg Properties LLC, (Owner) concerning the property located at 103 South Travis Street, being part of Lot 1, Block 5, Original Town Plat, containing 0.0574 and currently zoned C-1 (Retail Business) District/Central Business District/ Downtown Subdistrict as follows:

Planning and Zoning Commission

Public Hearing and Site Plan Britton Brooks Law Office.

Background:

The property is located at 317 South Travis Street. The applicant is requesting approval of a site plan for a law office and speak easy.

Origination:

The request of Law Dawg LLC (Owner)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Site Plan
4. Elevation



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
103 S TRAVIS ST

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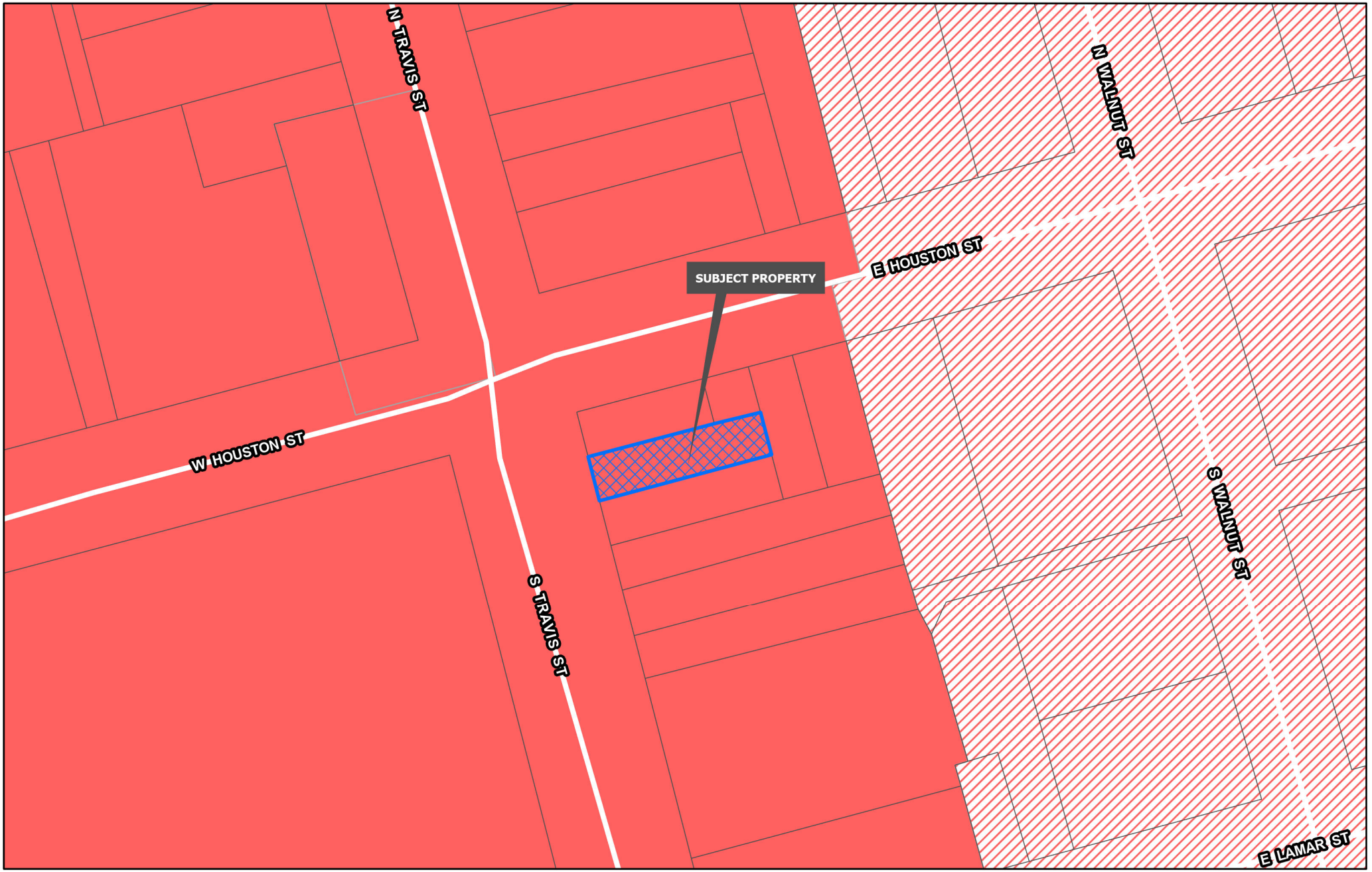

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- 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
103 S TRAVIS ST

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Date: 11/11/2025 12:25 PM

REVIT TEMPLATE VERSION 07.01.2025

1 OVERALL FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

COMM. NO.	1427
DATE	10/17/25
DRAWN	TN
CHECKED	TT

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING CHECK SCALE AND ADJUST ACCORDINGLY

ONE INCH

REVISIONS:

PROJECT STATUS:SCHEMATIC DESIGN

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

IRL ARCHITECTS
Listen. Build. Lead.
1100 W RANDOL MILL ROAD
SUITE 320
ARLINGTON, TEXAS 76012
PHONE (817) 265-1010
FAX (817) 265-1015
WWW.IRLARCHITECTS.COM
TBAE FIRM # BR 1300

BRITTON BROOKS
LAW OFFICE
103 S TRAVIS ST, SHERMAN TX, 75090

FLOOR PLAN - FIRST FLOOR

2.00

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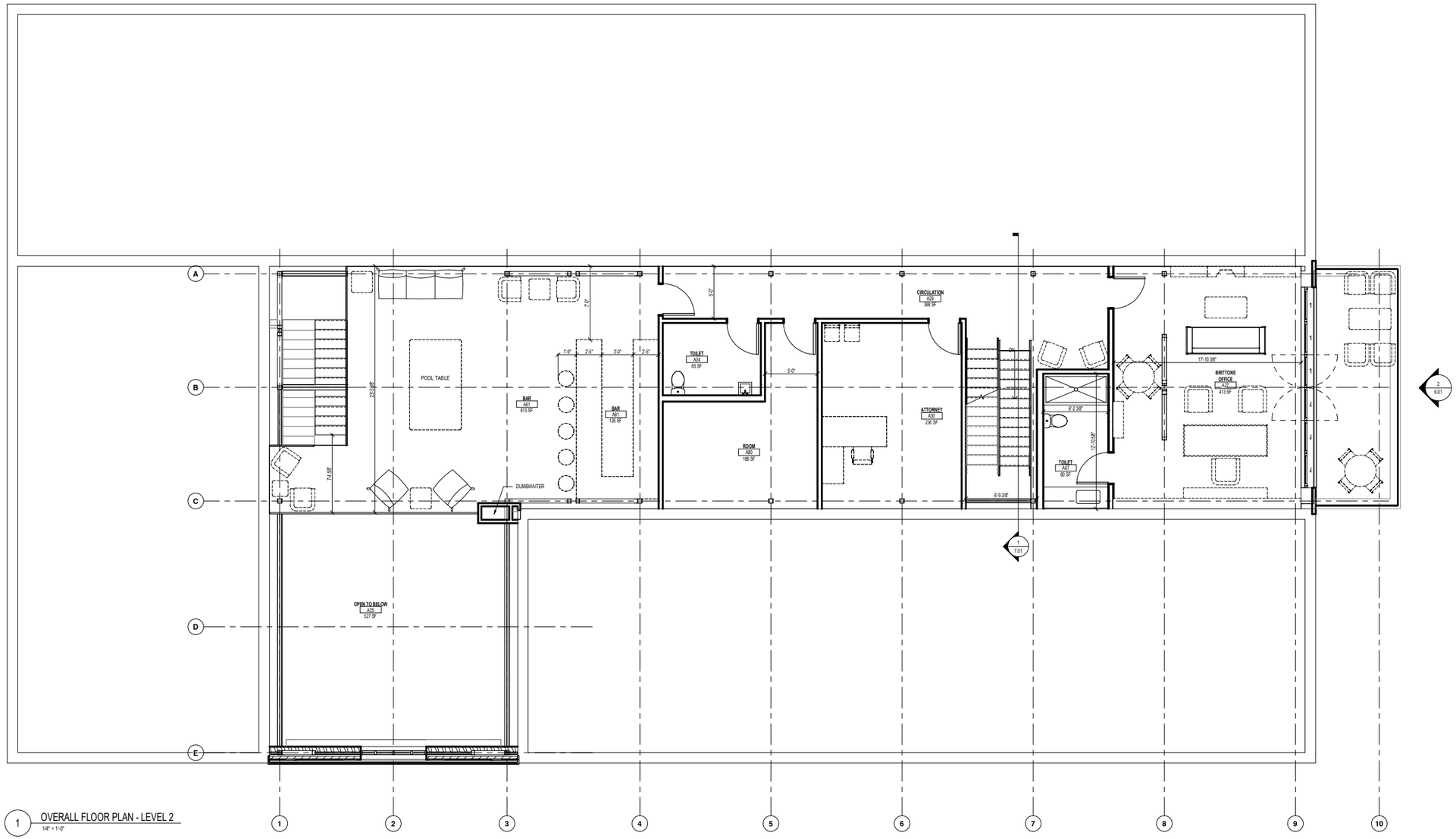

1 OVERALL FLOOR PLAN - LEVEL 2
1/4" = 1'-0"

COMM. NO.	1427
DATE	10/17/25
DRAWN	TBD
CHECKED	TBD

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ONE INCH

REVISIONS:

PROJECT STATUS:SCHEMATIC DESIGN

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

LBL ARCHITECTS
Listen. Build. Lead.
1106 W. RANDOL MILL ROAD
SUITE 300
ARLINGTON, TEXAS 76012
PHONE (817) 265-5610
FAX (817) 265-5602
WWW.LBLARCHITECTS.COM
TBAE FIRM # BR 1350

BRITTON BROOKS
LAW OFFICE
103 S TRAVIS ST, SHERMAN TX, 75090

FLOOR PLAN - SECOND FLOOR
2.01

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REVIT TEMPLATE VERSION 07.01.2025

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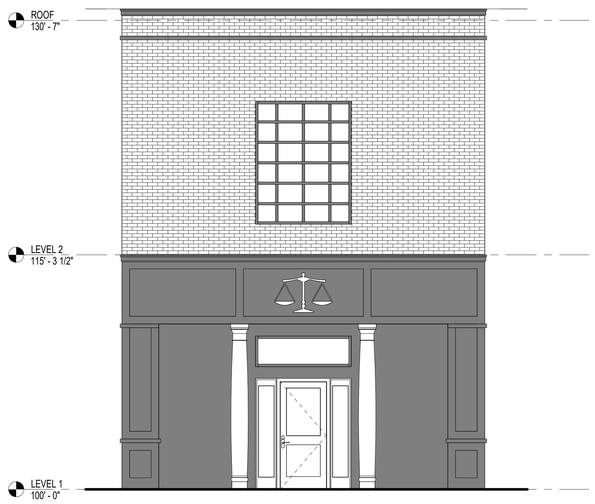
REVIT TEMPLATE VERSION 07.01.2025



2 EXTERIOR ELEVATION - EAST - OPTION 1 LIMESTONE PANELS
1/4" = 1'-0"

1 EXTERIOR ELEVATION - EAST - OPTION 2 BURNISHED CMU BLOCK
1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

Autodesk Docs://Britton Brooks Law Office/1427 Britton Brooks Law Office_R24.rvt

COMM. NO.	1427
DATE	10/17/25
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CHECKED	Checker

BAR IS ONE INCH IN LENGTH ON ORIGINAL DRAWING CHECK SCALE AND ADJUST ACCORDINGLY

ONE INCH

REVISIONS:

PROJECT STATUS:SCHEMATIC DESIGN

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

LBL ARCHITECTS
Listen. Build. Lead.
116 W RANDOL MILL ROAD
SUITE 300
ARLINGTON, TEXAS 76012
PHONE (817) 265-1582
FAX
WWW.LBLARCHITECTS.COM
TBAE FIRM # BR 1330

BRITTON BROOKS
LAW OFFICE
103 S TRAVIS ST, SHERMAN TX, 75090

EXTERIOR ELEVATIONS
6.01

10/17/2025 9:51:34 AM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2211 NORTH HIGHWAY 75 (Project No. 000213-2025)**

The request of Brad Tidwell – OV Sherman, LLC (Owner), Kyle Stephens, PE (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2211 North Highway 75, Being part of the J.B. McAnair Survey, Abstract No. 763, and being Lot 2R, Replat of Lot 3, Block 2, Independence Square Addition, Section 3, containing 6.00 and currently zoned C-2 (General Commercial) District /75 & 82 Overlay District as follows:

Planning and Zoning Commission

Public Hearing and Site plan Multi-flex office/shop.

Background:

The property is located at 2211 North Highway 75. The owner would like approval of Site Plan for a Multi-flex Office/ Shop.

The following ha been approved for at this location:

- 6/18/2024 - Public Hearing and Variance under Section 14.03.001 to allow architectural metal in lieu of masonry, masonry veneer, or concrete siding.
- 6/18/2024 - Public Hearing and Zone Change from C-1 (Retail Business) District/75 & 82 Overlay District to C-2 (General Commercial) District/75& 82 Overlay District.
- 6/18/2024 - Site Plan approval of Multi-flex office/shop.
- 4/22/2025 - Site Plan approval of Multi-flex office/shop.

Origination:

The request of Brad Tidwell - OV Sherman, LLC (Owner), Kyle Stephens, PE (Applicant), and Underwood Drafting & Surveying (Surveyor)

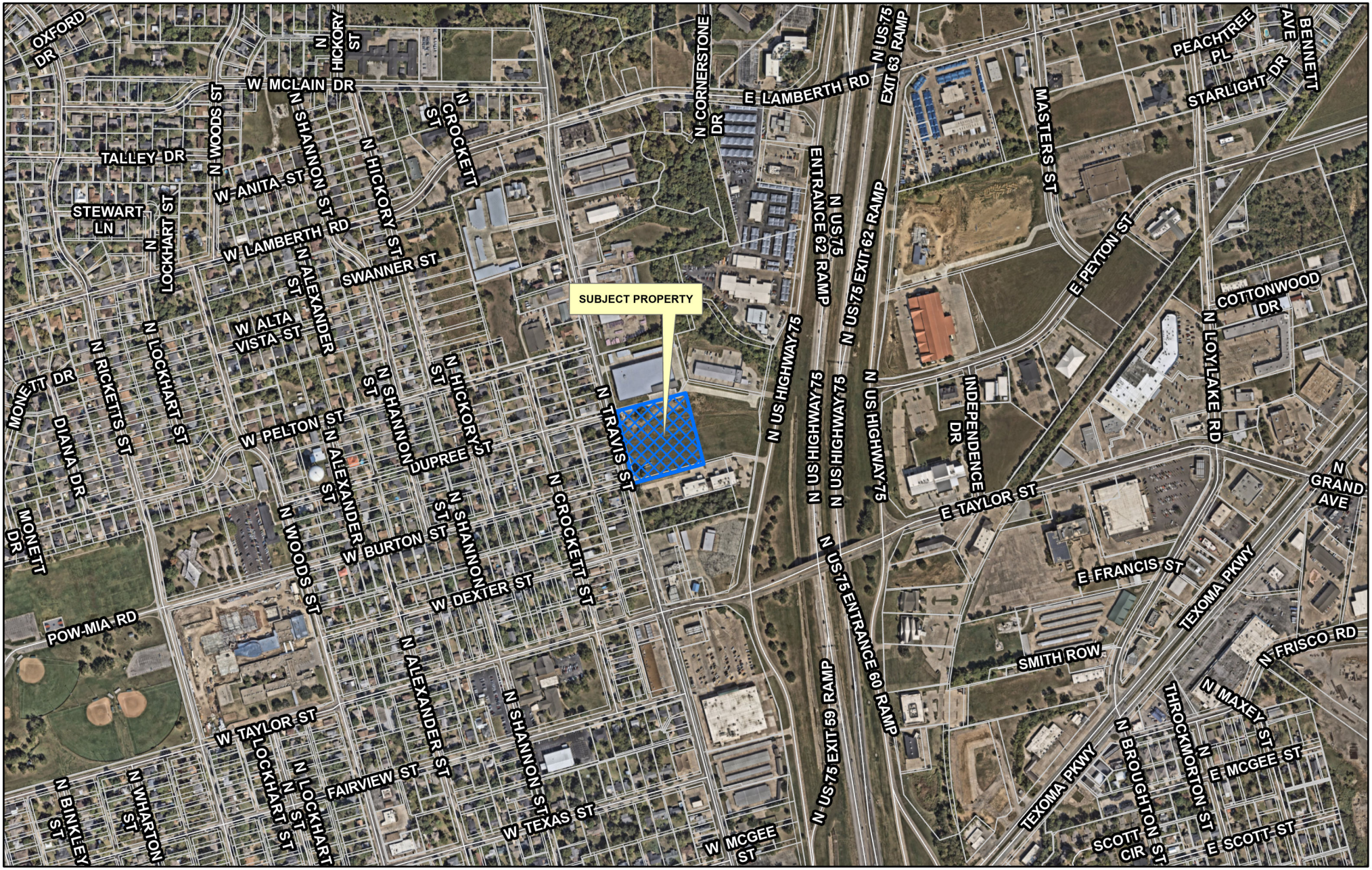
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Project Narrative

6. Site Plan
7. Landscape Plan
8. Elevation
9. Staff Comment Sheet



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2211 N HWY 75

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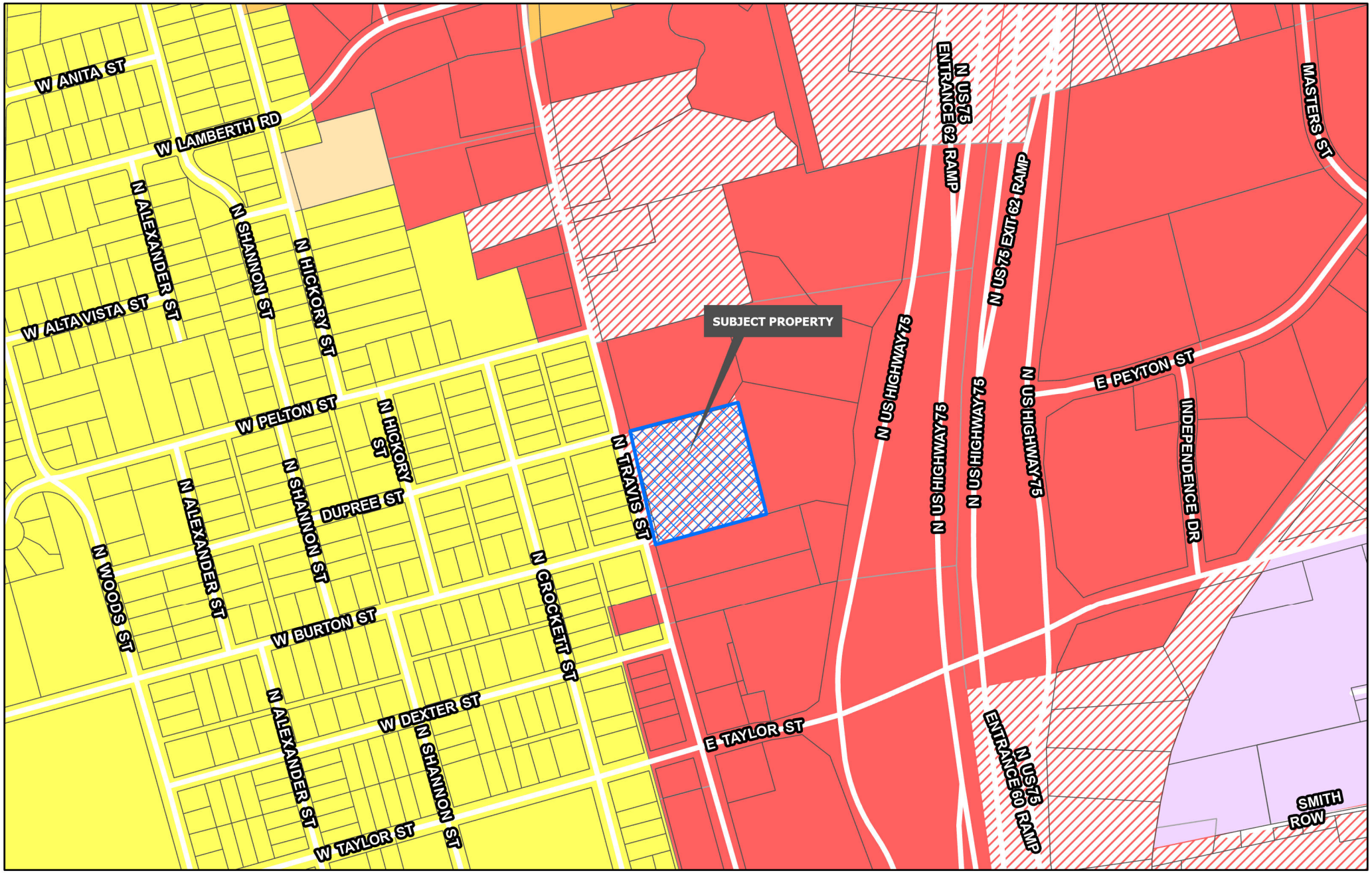

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
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- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family Residential
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- 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
2211 N HWY 75

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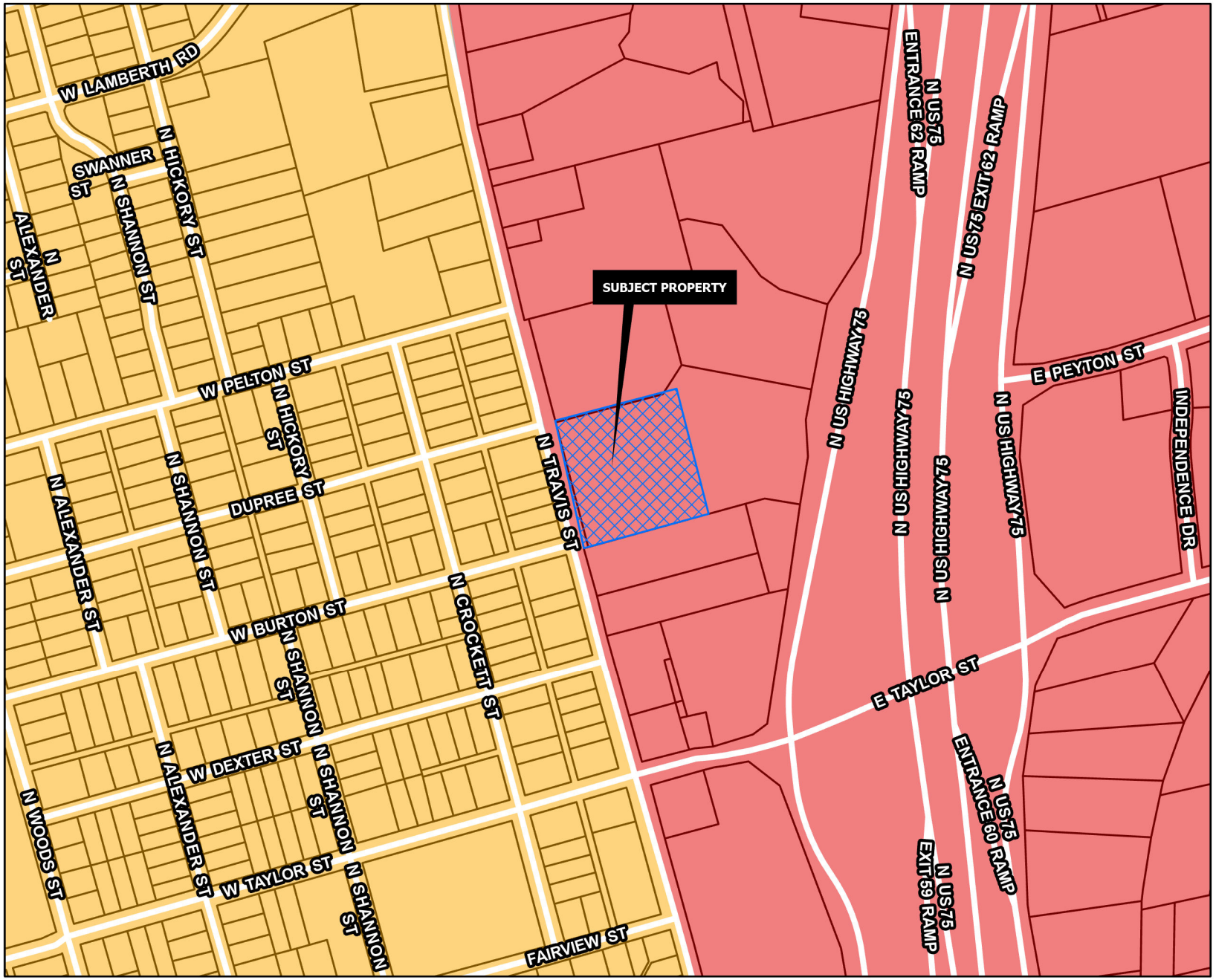

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

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CITY OF SHERMAN
FUTURE LAND USE MAP
2211 N HWY 75

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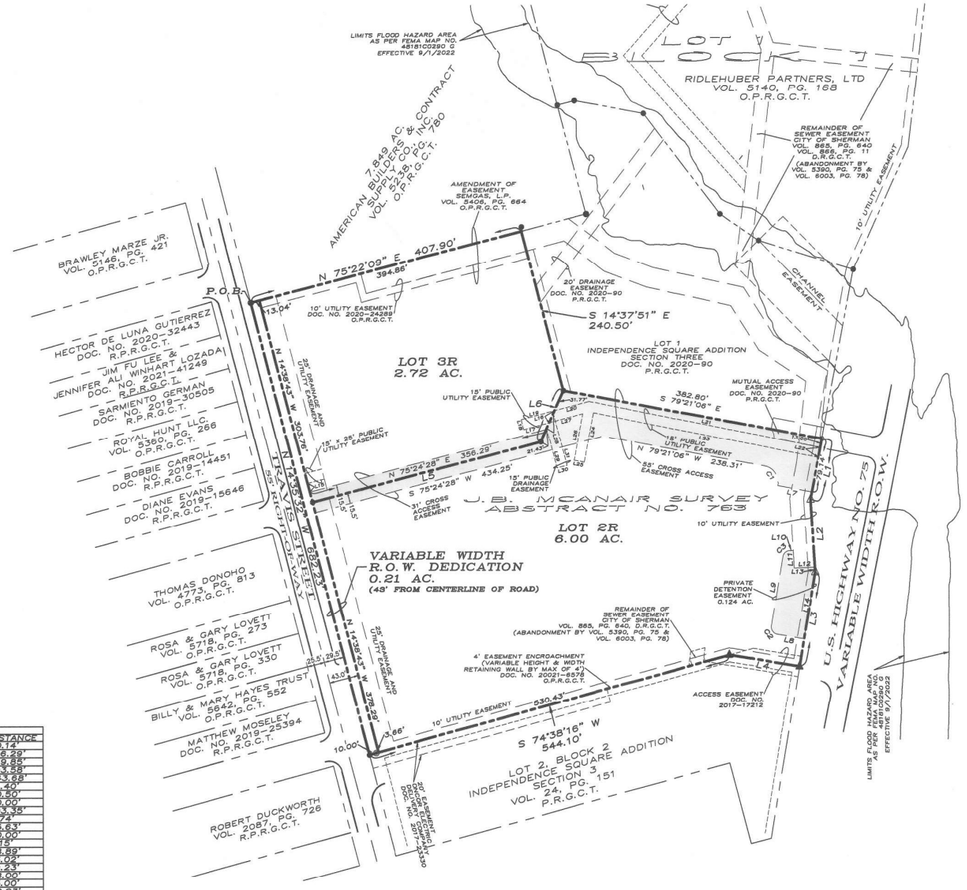
JOB NO. 22060687



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°08'54" W	90.14'
L2	S 03°35'55" E	106.29'
L3	S 09°25'10" E	139.85'
L4	N 80°34'50" W	103.58'
L5	N 74°38'16" W	534.09'
L6	N 14°35'32" W	81.40'
L7	N 79°21'06" W	50.50'
L8	N 80°34'53" W	40.00'
L9	N 09°25'07" E	103.35'
L10	N 88°24'06" E	5.72'
L11	S 03°48'54" E	25.83'
L12	N 87°05'54" E	49.00'
L13	S 03°25'07" E	9.15'
L14	S 09°25'06" W	98.89'
L15	N 14°38'43" W	13.06'
L16	S 24°05'54" W	19.23'
L17	S 75°39'07" W	98.00'
L18	N 14°37'51" W	115.00'
L19	N 75°07'09" E	60.01'
L20	N 75°39'07" E	59.93'
L21	S 78°36'59" E	142.99'
L22	S 10°08'54" W	115.00'
L23	N 78°36'59" W	133.90'
L24	S 10°08'54" W	134.22'
L25	N 79°21'06" W	115.00'
L26	N 10°38'54" E	88.95'
L27	S 75°39'07" W	50.64'
L28	N 24°05'54" E	24.00'
L29	S 14°36'32" E	78.45'
L30	S 75°24'28" W	15.00'
L31	N 14°35'32" W	159.73'

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

~ GENERAL NOTES ~

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

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

GRAPHIC SCALE

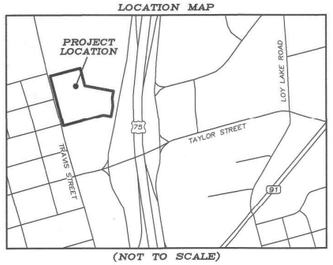
100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND

- ● 1/2" STEEL ROD SET
- ◎ 1/2" STEEL ROD FOUND
- ○ "X" IN CONCRETE SET
- ▲ "X" CUT IN CONCRETE
- △ CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE

LOCATION MAP



(NOT TO SCALE)

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

Thence North 14°35'32" West, with the westerly line of said Lot 2, and with the easterly right-of-way line of said Travis Street, a distance of 682.23 feet to the Point of Beginning and containing 8.93 acres (388,773 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, OAK VIEW SHERMAN ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 15th day of August 2023, 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

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

Linda Ashley
Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

04/26/2024
Date

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

ACCEPTANCE

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

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

04/30/2024
Date

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

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

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

BRADLEY TIDWELL, MANAGER
OV SHERMAN LLC

STATE OF TEXAS
COUNTY OF GRAYSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of April, 2024.

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

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

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

EXECUTED THIS 30th DAY OF April, 2024

BY: OV SHERMAN LLC

BY: _____
BRADLEY TIDWELL, MANAGER

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

GRAYSON COUNTY, TEXAS

FINAL PLAT
OAK VIEW SHERMAN ADDITION

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

03-25-2024

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

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

SHEET 1 OF 1 — 22315

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

STEPHENS ENGINEERING

P.O. Box 6618
Longview, TX 75608

Texas Registered Engineering Firm F-20395

O: 903.215.8990
stephenseng.net

October 30, 2025

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

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

Dear Staff:

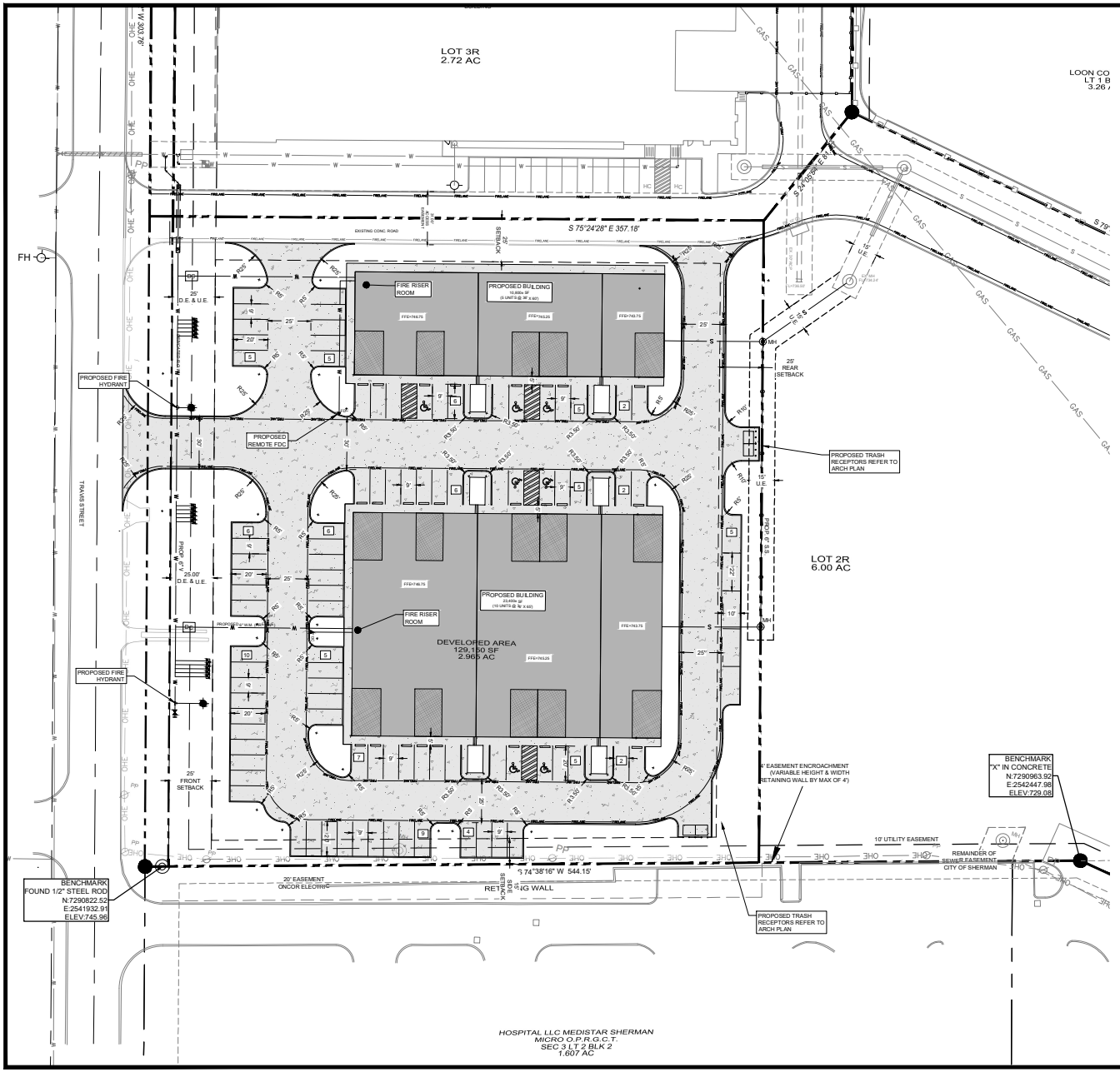
OV Sherman, LLC is proposing constructing a multi-flex office / shop space that will be one story. The current lot is zoned C-2. The previous site plan for this property was approved by the city in June 2024. Ater working on the civil design, we have revised some the driveways/parking to better suite the development. We are resubmitting the site plan application that requests a site plan review per city staff. Once Planning & Zoning reviews/approves the site plan for this project, we will be begin our civil design as well as working on a final plat for this property.

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

Sincerely,
STEPHENS ENGINEERING

Joey Scott
Project Manager

Enclosure



(IN FEET)
1 inch = 30 ft.

LEGEND

U.E. - UTILITY EASEMENT	S — EXISTING SEWER LINE
D.E. - DRAINAGE EASEMENT	W — EXISTING WATER LINE
A.I. - AREA INLET	S — PROPOSED SEWER LINE
C.I. - CURB INLET	W — PROPOSED WATER LINE
G.I. - GRATE INLET	EASEMENT
	PROPERTY LINE
	FIRELANE — FIRE LANE
	PROPERTY SETBACK

SITE DATA

SITE DATA:

GROSS/NET SITE AREA	129,150 SF
ZONING	C-2
PROPOSED USE	OFFICE/SHOP

BUILDING DATA:

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

PARKING SUMMARY			
PARKING REQUIRED	TOTAL SF	REQUIRED SPACES	PROVIDED
OFFICE (1 SP/400 SF)	34,200 SF (PROP.)	86	95

NOTE:
1. **TYPICAL PARKING SPACE DIMENSIONS 9'x20' UNLESS OTHERWISE SHOWN.**
2. **TYPICAL PARALLEL PARKING SPACE MIN. DIMENSIONS 10'X22' UNLESS OTHER WISH SHOWN.**

GENERAL NOTES

1. EXISTING ZONING: C-2
2. NUMBER OF LOTS: 1
3. SETBACKS: FRONT: 25'
   REAR: 25'
   SIDE: 15'
4. BUILDING HEIGHT: <35'
5. MINIMUM LOT SIZE: 10,000 SF
6. EROSION CONTROL DURING CONSTRUCTION SHALL BE ACCOMPLISHED PER CITY REQUIREMENTS.
7. MIN. 10' WIDE UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES OUTSIDE OF THE STREET R.O.W.
8. SANITARY SEWER COLLECTION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
9. DRAINAGE RUNOFF SHALL BE ROUTED TO AN APPROPRIATE DRAINAGE WAY.
10. MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
11. TRASH/RECYCLE RECEPTACLE SHALL BE SCREENED WITH A SCREEN WALL MATCHING THE FACADE OF THE PROPOSED BUILDING.
12. PARKING LOT LIGHTING SHALL BE SHUTTERED CUT-OFF FIXTURES, AIMED AT THE STRUCTURE, AND SHALL BE DESIGNED TO HAVE LIMITED LIGHT POLLUTION TO ADJACENT LOTS.
13. THE NET STORM WATER RELEASE FROM THE PROPERTY SHALL BE ZERO.
14. THE FIRE LANE WILL BE REQUIRED TO BE MARKED AS OUTLINED IN THE FIRE CODE.
15. FIRE HYDRANTS WILL BE REQUIRED TO BE LOCATED IN A UTILITY EASEMENT AND THE FIRE HYDRANTS SHALL MEET THE CITY OF SHERMAN SPECIFICATIONS AS OUTLINED BY THE DEVELOPMENT STANDARDS.
16. THE BUILDING SHALL BE CONSTRUCTED WITH A FIRE SUPPRESSION SPRINKLER SYSTEM WITH A BACKFLOW PREVENTION DEVICE ACCORDING TO THE DEGREE OF HAZARD.
17. ANY WALL PACK BUILDING LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD FROM ADJACENT LOTS.
18. LANDSCAPING IS IN COMPLIANCE WITH LANDSCAPING URBAN FORESTRY AND SIGNAGE.
19. BUILDING MATERIAL WILL CONSIST OF BRICK, METAL, GLASS, AND STONE. BUILDING WILL CONFORM TO CITY'S MASONRY REQUIREMENTS.
20. ALL LIGHTING SHALL BE SHIELDED AS TO BLOCK ANY LIGHT TRESPASS ONTO RESIDENTIAL PROPERTIES.
21. SIGNS BY SEPARATE PERMIT.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 10/30/25. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

SITE PLAN

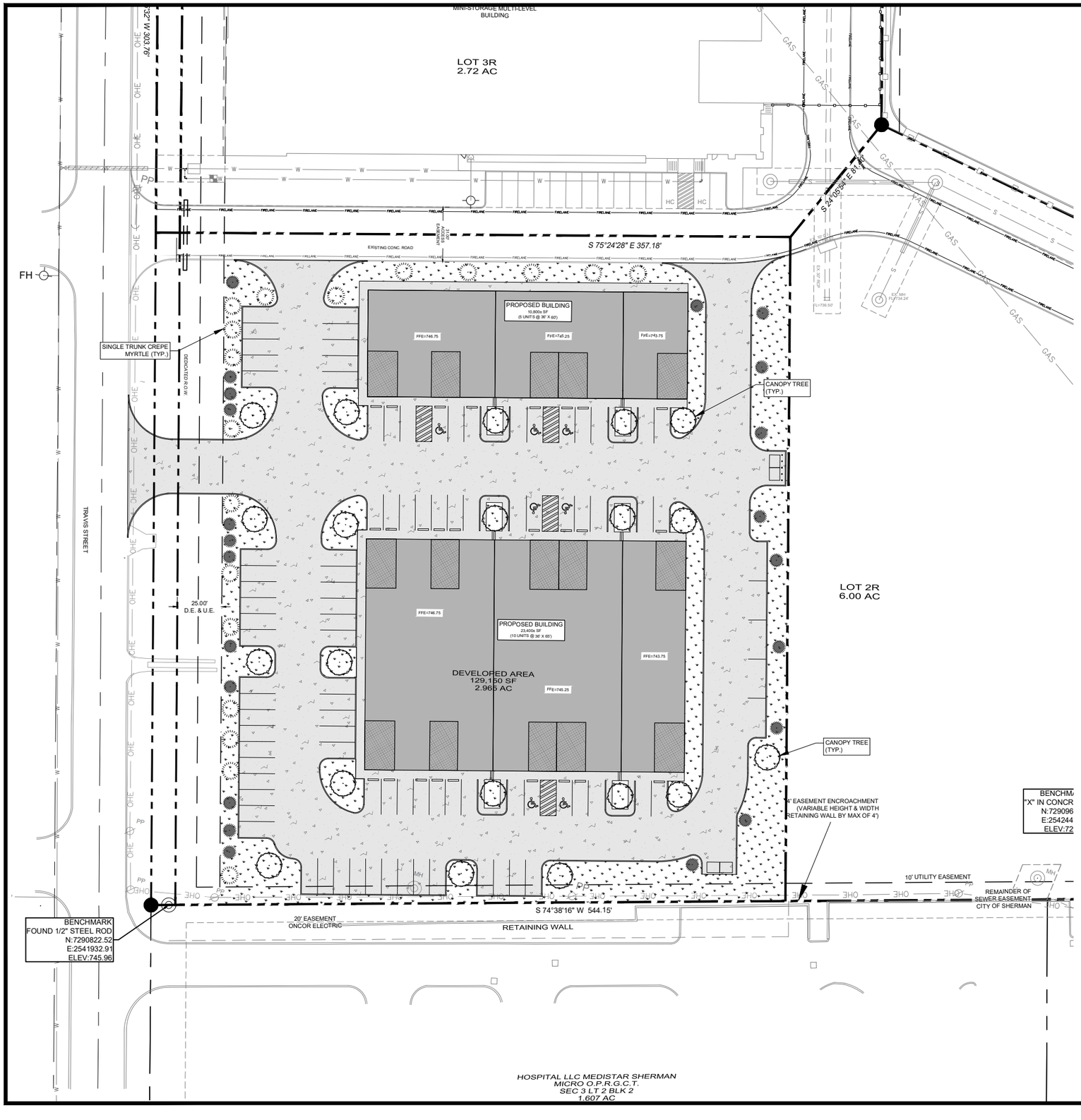
OAK VIEW CAPITAL PARTNERS
SHERMAN FLEX SPACE RETAIL
SHERMAN, TEXAS

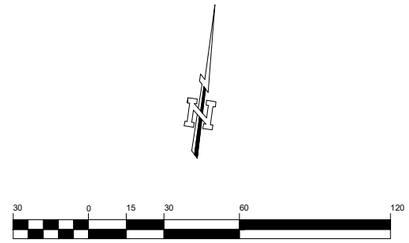
DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	JULY 2025
JOB NO.	OVCP24-01

STEPHENS ENGINEERING
P.O. BOX 66181 LONGVIEW, TX 75608
(903) 215-8980 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
1





GENERAL LANDSCAPE PLAN NOTES

1. LANDSCAPE PLAN PREPARED BY STEPHENS ENGINEERING.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
3. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SHERMAN'S LANDSCAPE ORDINANCE IN EFFECT AT THE TIME OF SITE PLAN APPROVAL.

LANDSCAPE CALCULATION		
LANDSCAPE TYPE	REQUIRED	PROPOSED
TOTAL LANDSCAPED AREA		23,934 SF ±
LANDSCAPE ISLAND	23,934 SF AREA X 40% = 9,573 SF	9,994 SF ±

NOTE:
1. ALL TREES SHALL BE LARGE SHADE TREES.
2. AUTOMATIC IRRIGATION REQUIRED.
3. TREES SHALL HAVE A DBH OF 3", MINIMUM.
4. ALL PARKING SPACES SHALL BE WITHIN 50' OF A SHADE TREE.
5. TREE IS REQUIRED EVERY 12 PARKING SPACES.
6. SHRUBS SHALL BE NO. 2 CONTAINER, MINIMUM.

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO 106333 ON 03/28/25. IT IS NOT TO BE USED FOR CONSTRUCTION.

MARK	REVISION	DATE

LANDSCAPE PLAN

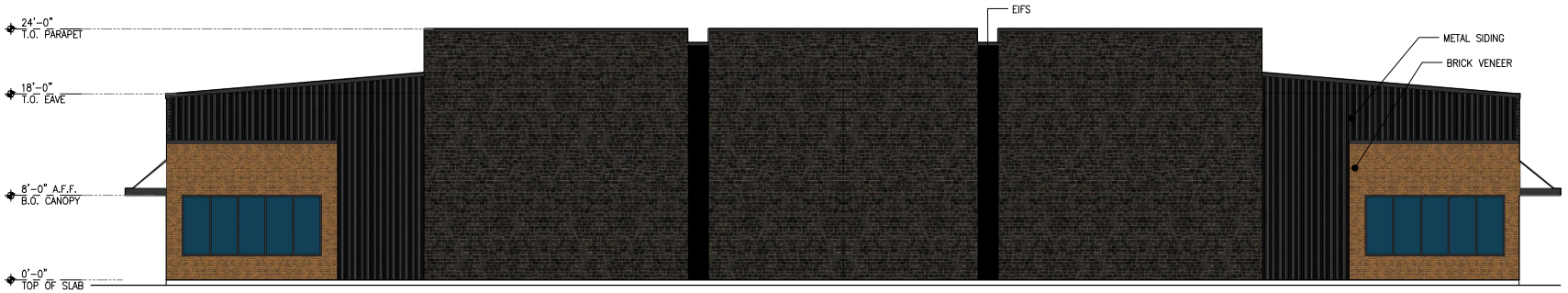
OAK VIEW CAPITAL PARTNERS
SHERMAN C-2 RETAIL
SHERMAN, TEXAS

DRAWN BY: J.T.S.
DESIGNED BY: K.A.S.
DATE: FEB. 2023
JOB NO. OVCP-22-01

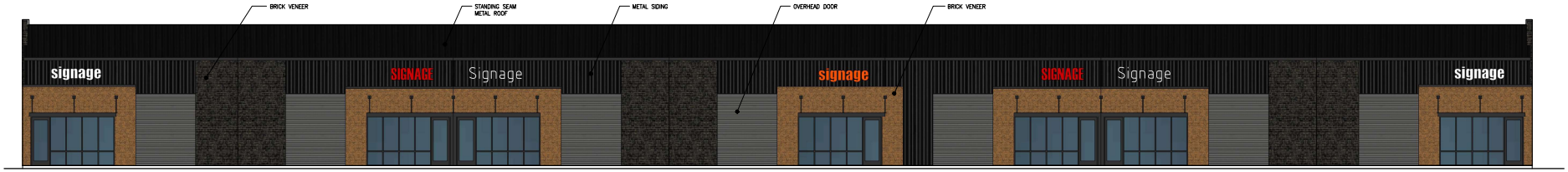
STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHENSENG.NET

SEAL:
TBPE FIRM NO. F-20395

SHEET NO.
2



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



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

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

BACA

100 NORTH TRAVIS STREET
SUITE NO.500
SHERMAN, TEXAS 75090

903.893.5800

www.BACA.team

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

REVISIONS

NO.	DESCRIPTION	DATE

TIDWELL RETAIL
Sherman, TX

exterior elevations

PROJECT NUMBER
5.8.24
DATE

SHEET NUMBER
A0.0

2211 NORTH HIGHWAY 75 (Project No. 000213)

Required updates must be uploaded into the Self Service Portal no later than November 4, 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. Update the Narrative to be applicable to this submittal.
    a. The Narrative indicates a Zone change to C-2 (General Commercial).
        i. The C-2 (General Commercial) District Zone change has already been approved
2. The setbacks in a C-2 (General Commercial) District are as follows: *(Sec. 14.02.017(1))*
    a. 25' Front
    b. 25' Rear
    c. 15' Side
        i. Update the Setbacks on the image of the Site Plan and in the tabulation of the Site Plan.
3. The existing zoning is C-2 (General Commercial) District. Update the Site Plan to indicate the correct zoning designation.
4. No building shall exceed 35 feet. *(Sec. 14.02.017(4)(D))*
    a. The Site Plan indicates 45'. This exceeds the allowed 35'.
5. The minimum lot area is a C-2 (General Commercial) District is 10,000 square feet. *(Sec. 14.02.017(1))*
    a. Update the tabulation on the Site Plan to indicate correct minimum lot area.
6. The Site Area is listed as 129,1500.
    a. Update the GROSS/NET SITE AREA to the size of the lot that the Site Plan request is for.
7. Parallel off-street parking spaces must be a minimum of eight (8) feet wide and twenty-two (22) feet long. *(Sec. 14.04.003(d)(3)(C))*
    a. The parallel parking spaces shown on the east side of the property are 20' and do not meet the minimum requirements.
8. A detailed Landscape Plan must be included. *(Sec. 14.04.006)*
    a. A legend must be provided on the Landscape Plan to indicate trees from the Approved tree list. *(Sec. 14.04.006(b)(1)(E))*
        i. A legend is not provided showing trees from the approved tree list is not shown on the Site Plan
    b. A minimum of one (1) shade tree shall be planted in all required landscape islands and provided for every twelve (12) parking stalls in a row. *(Sec.14.04.006(d)(2)(A))*
        i. Parking islands are not shown in parking spaces adjacent to the buildings.
    c. A two (2) foot wide non-vegetative pervious surface area adjacent to the back of the curb adjacent to all parking spaces. *(Sec.14.04.006(d)(2)(D))*
        i. This shall be the area in the landscape island where people will be stepping out of their cars.
    d. A minimum of a fifteen (15) foot street buffer shall be provided at the perimeters of a proposed development site where adjacent to a public right-of-way. *(Sec. 14.04.006(e)(1))* Street perimeter buffer areas shall provide two (2) shade trees and (2) ornamental trees per 1,000 square feet of buffer area. *(Sec. 14.04.006(e)(2)(A))*
        i. The property line adjacent to Travis is 378.29. This frontage requires a 5,674.35 square feet street perimeter buffer that shall include 12 shade trees and 12 ornamental trees chosen from the approved tree list.

Informational Zoning

9. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
    a. The entire structure shall be included in the sign permit.

Engineering

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

11. Proposed lot adjacent to Travis Street does not have direct access to public wastewater main. Extension of water main along entire street frontage by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
12. 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*
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*

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.

15. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*
16. [ ] 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)*

Solid Waste

17. The dumpster enclosure must be rotated in the corner to give a straight drive approach.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 5207 WEST O.B. GRONER ROAD (Project No. 000206-2025)**

The request of Mark A. Smith (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 5207 O.B. Groner Road, being Block A, Lot 2 of Raleigh Acres, containing 13.009 acres, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Replat Block A, Lot 2 Boojee Acres

Background:

The property is located at 5207 O.B. Groner Road. The owner would like approval of the final plat.

Origination:

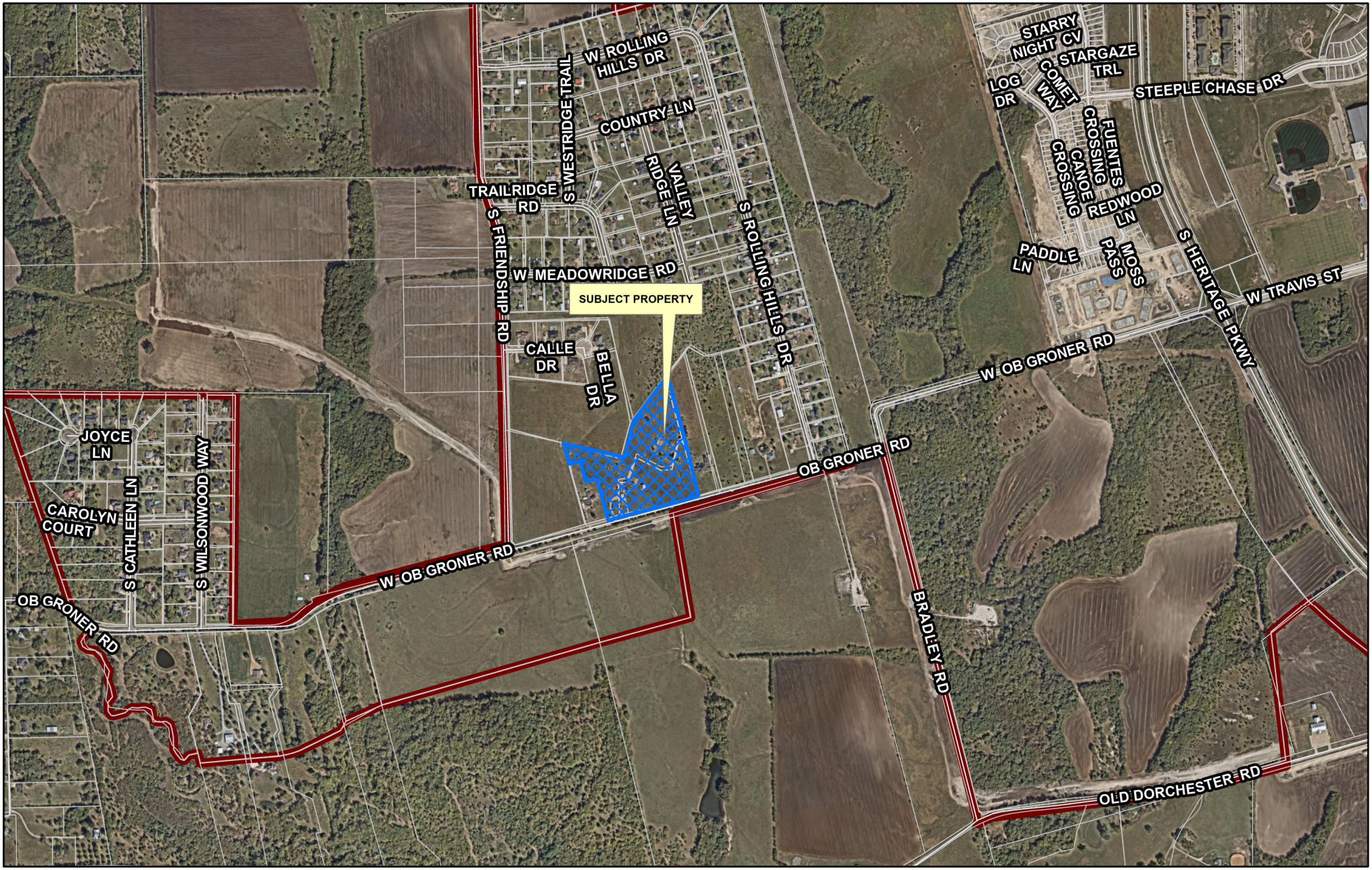
The request of Mark A. Smith (Owner), and Helvey- Wagner Surveying, Inc.

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Final Plat
3. Zoning Map
4. Future Landuse Map
5. CONDITIONAL APPROVED



Sherman
CLASSIC TOWN. BROAD HORIZON.

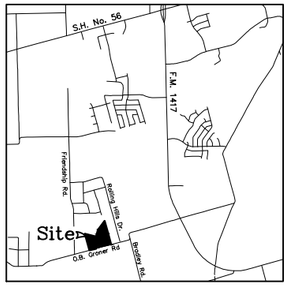
Development Services Department

CITY OF SHERMAN
LOCATION MAP
5207 W OB GRONER RD

N
W E
S

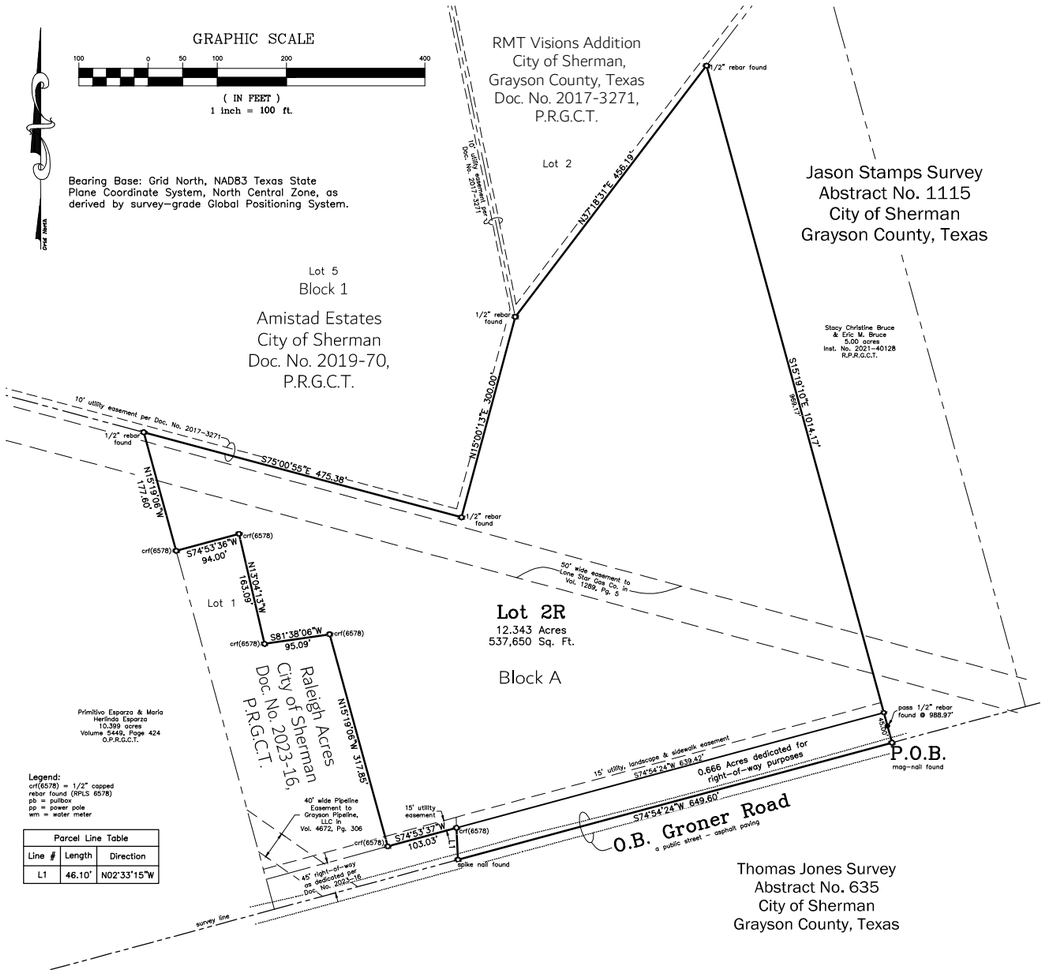
Date: 10/29/2025 4:22 PM

Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by on-site sewage facility.
3. Electrical service is provided by Grayson-Collin Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be within a 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0400 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



Legend:
crf(6578) = 1/2" capped rebar found (RPLS 6578)
pb = pullbox
pp = power pole
wm = water meter

Parcel Line Table		
Line #	Length	Direction
L1	46.10'	N02°33'15"W

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Jason Stamps Survey, Abstract No. 1115, being all of 5.011 acre tract of land conveyed by Special Warranty Deed from Mark A. Smith and Patricia Rodriguez Smith to Mark A. Smith and Patricia Rodriguez Smith, Co-Trustees of the Mark A. Smith Living Trust on March 20, 2025 as recorded in Inst. No. 2025-6810, Real Property Records, Grayson County, Texas, and being all of Lot 2, Block A of Raleigh Acres to the City of Sherman, Texas as per plat of record in Doc. No. 2023-16, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a mag-nail found, lying in or near the centerline of O.B. Groner Road, a public street, in the South line of said Jason Stamps Survey and the North line of Thomas Jones Survey, Abstract No. 635, being the Southwest corner of 5.00 acre tract conveyed to Stacy Christine Bruce and Eric M. Bruce, as recorded in Inst. No. 2021-40128, said Real Property Records, and being the Southeast corner of both said Smith 5.011 ac. and the herein described tract;

THENCE South 74 deg. 54 min. 24 sec. West, with or near the centerline of O.B. Groner Road, the South line of both said Jason Stamps Survey and Smith 5.011 ac. and the North line of said Thomas Jones Survey, a distance of 649.60 ft. to a spike nail found at the most Southerly Southwest corner of both said Smith 5.011 ac. and the herein described tract;

THENCE North 02 deg. 33 min. 15 sec. West, a distance of 46.01 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Southerly Southeast corner of said Lot 2 and an Ell corner of the herein described tract;

THENCE South 74 deg. 53 min. 37 sec. West, with the South line of said Lot 2 and the North line of said O.B. Groner Road, a distance of 103.03 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the Southeast corner of Lot 1 of said Raleigh Acres and being the most Southerly Southwest corner of said Lot 2;

THENCE in a Northerly and Westerly direction with the Easterly and Northerly lines of said Lot 1 and the Westerly and Southerly lines of said Lot 2, the following calls and distances:

1. North 15 deg. 19 min. 08 sec. West, a distance of 317.85 ft. to a 1/2 inch capped rebar found (RPLS 6578 at the most Easterly Northeast corner of said Lot 1 and an Ell corner of both said Lot 2 and the herein described tract;
2. South 81 deg. 38 min. 06 sec. West, a distance of 95.09 ft. to a 1/2 inch capped rebar found (RPLS 6578) to an Ell corner of said Lot 1 and a Southwest corner of both said Lot 2 and the herein described tract;
3. North 13 deg. 04 min. 13 sec. West, a distance of 163.09 ft. to a 1/2 inch capped rebar found (RPLS 6578) at the most Northerly Northeast corner of said Lot 1 and an Ell corner of both said Lot 2 and the herein described tract;
4. South 74 deg. 53 min. 36 sec. West, a distance of 94.00 ft. to a 1/2 inch capped rebar found (RPLS 6578) in the East line of the 10.399 acre tract conveyed to Primitivo Esparza & Maria Herlinda Esparza, as recorded in Volume 5449, Page 424, Official Public Records, Grayson County, Texas, at the Northwest corner of said Lot 1 and being the most Westerly Southwest corner of both said Lot 2 and the herein described tract;

THENCE North 15 deg. 19 min. 06 sec. West with the East line of said Esparza 10.399 ac. the West line of said Lot 2, a distance of 177.60 ft. to a 1/2 inch rebar found lying in the South line of Lot 5, Block 1 of Amistad Estates to the City of Sherman, Texas, as per plat of record in Doc. No. 2019-70, said Plat Records, at the Northwest corner of both said Lot 2 and the herein described tract;

THENCE in an Easterly direction, with the Southerly lines of Lot 5, Block 1 of said Amistad Estates and the North lines of said Lot 2, the following calls and distances:

1. South 75 deg. 00 min. 55 sec. East, a distance of 475.38 ft. to a 1/2 inch rebar found at the most Southerly corner of said Lot 5 and an angle point of both said Lot 2;
2. North 15 deg. 00 min. 13 sec. East, a distance of 300.00 ft. to a 1/2 inch rebar found at the Southeast corner of said Lot 5 and the Southwest corner of Lot 2, RMT Visions Addition to the City of Sherman, Grayson County, Texas as per plat of record in Doc. No. 2017-3271, said Plat Records and an angle point of said Lot 2;

THENCE North 37 deg. 18 min. 31 sec. East, with the South line of said Lot 2 and continuing with the North line of said Lot 2, a distance of 456.19 ft. to a 1/2 inch rebar found at the Northwest corner of said Bruce 5.00 ac., and being the Northeast corner of both said Lot 2 and the herein described tract;

THENCE South 15 deg. 19 min. 10 sec. East, with the West line of said Bruce 5.00 ac. and the East line of said Lot 2, passing the most Easterly Southeast corner of said Lot 2 and the Northeast corner of said Smith 5.011 ac., continuing now with the East line of said Smith 5.011 ac., **PASSING** a 1/2 inch rebar found at 988.97 ft. and continuing for a **TOTAL** distance of 1,014.17 ft. to the **PLACE OF BEGINNING** and containing **13.009 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

CITY ACCEPTANCE

Sherman
CLASSIC TOWN, BRIGHTER FUTURE

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

_____ _____
Chairman Secretary

STATE OF TEXAS
COUNTY OF GRAYSON

We, Mark A. Smith and Patricia Rodriguez Smith (Co-Trustees), sole owner of Boojee Acres to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____ _____
Mark A. Smith Patricia Rodriguez Smith

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

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

_____
Notary Public, Grayson County, Texas

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

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

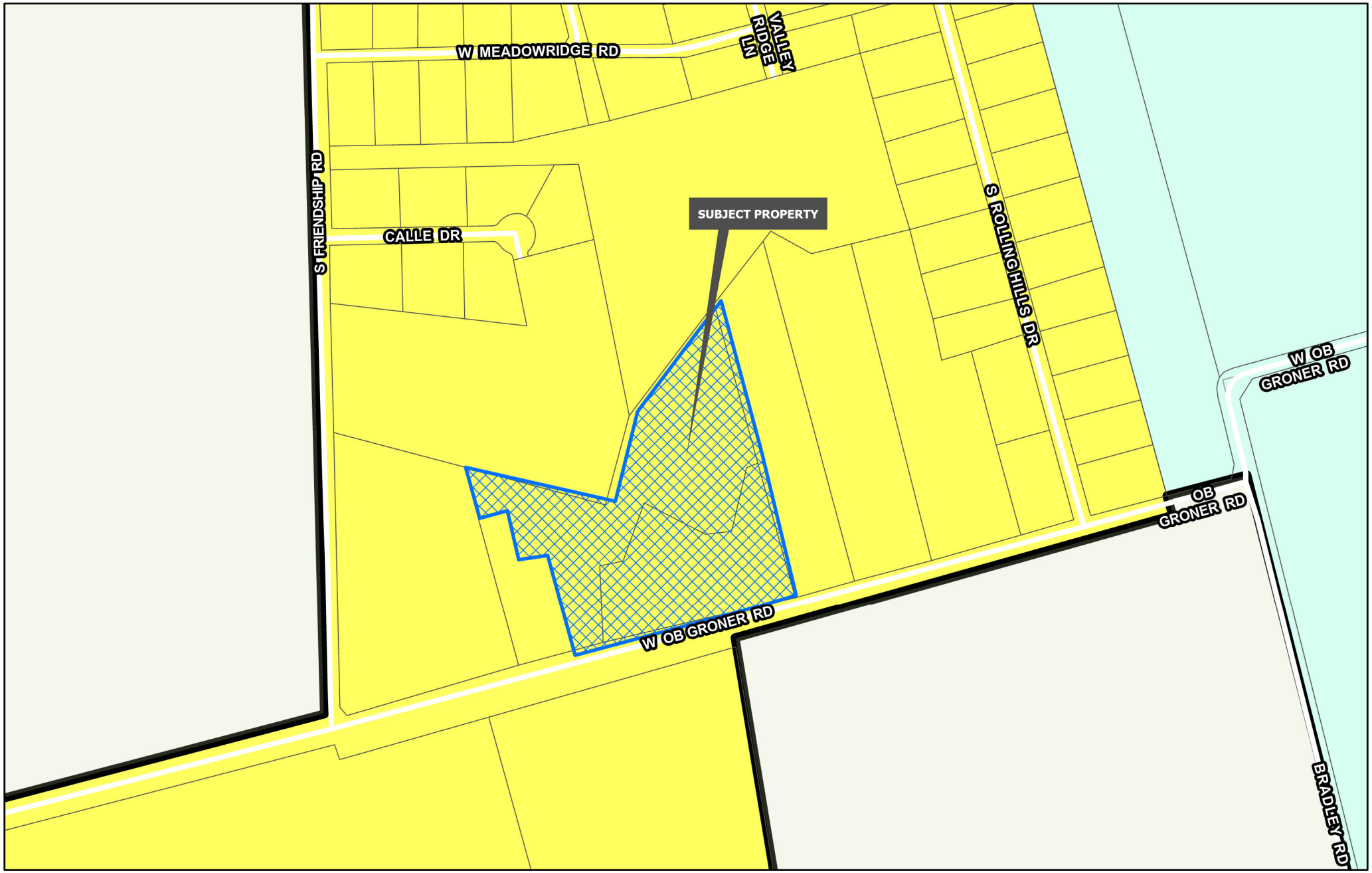
_____
Notary Public, Grayson County, Texas

Final Replat
Lot 2R, Block A
Boojee Acres
Being a Replat of Lot 2, Block A, Raleigh Acres and the adjoining 5.011 acre tract to the South to the City of Sherman Grayson County, Texas
13.009 Acres
in the
Jason Stamps Survey Abstract No. 1115

DATE OF PREPARATION: OCTOBER 17, 2025
JOB NO. CGS321025

Owners:
Mark. Am Smith and Patricia Rodriguez Smith, Co-Trustees of the Mark A. Smith Living Trust
5207 O.B. Groner Road
Sherman, Texas 75092

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



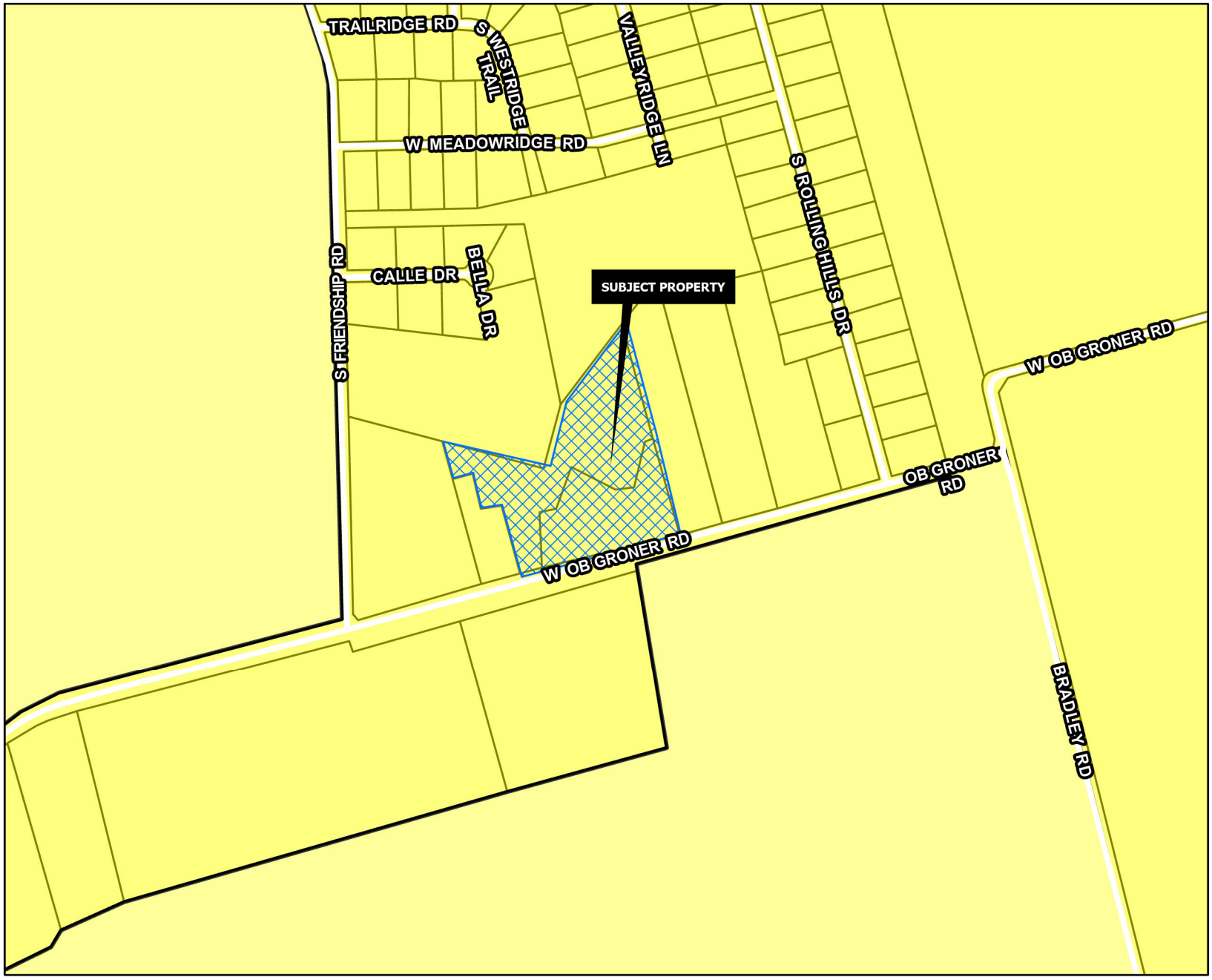
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
5207 W OB GRONER RD

N
W E
S

Date: 10/29/2025 4:22 PM



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
5207 W OB GRONER RD

Date: 10/29/2025 4:22 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2847-A
CSS # 000180-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

October 16, 2025

Mark A. Smith & Patricia Rodriguez Smith
5207 O.B. Groner Road
Sherman, TX 75092

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

Dear Applicants,

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

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

Engineering Comments:

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

Zoning

3. No comments

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 321 BLOCK WEST KING STREET (Project No. 000210-2025)**

The request of Alisa Peters (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property locate at 325 West King Street, being part of Samuel Blagg Survey, Abstract No. 56 containing 0.17 acres, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat Alisa Peters Addition Section 2

Background:

The property is located at 300 Block West King. The owner would like approval of the Final Plat.

Origination:

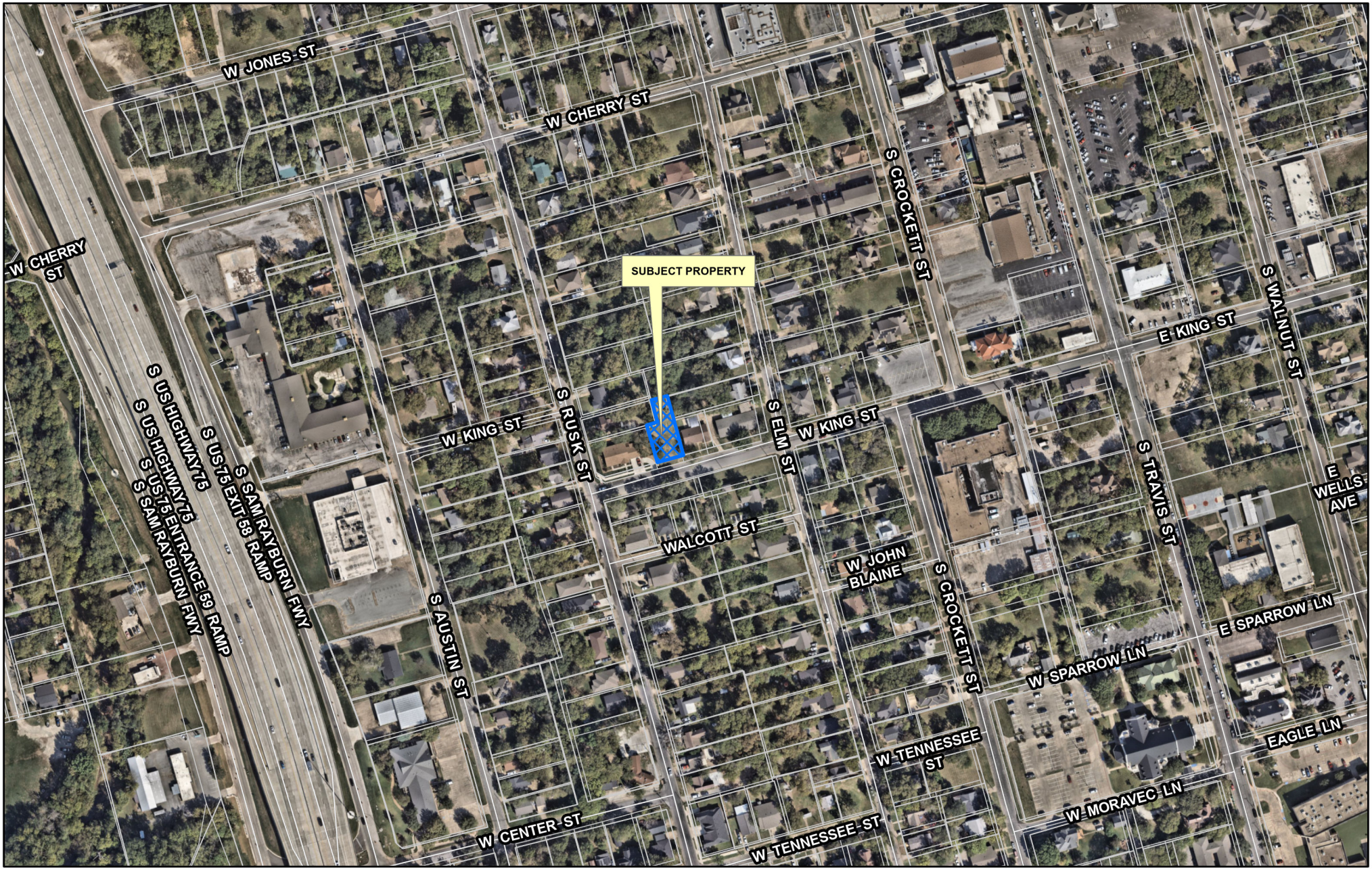
Alisa Peters (Owner) and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
321 BLK W KING ST

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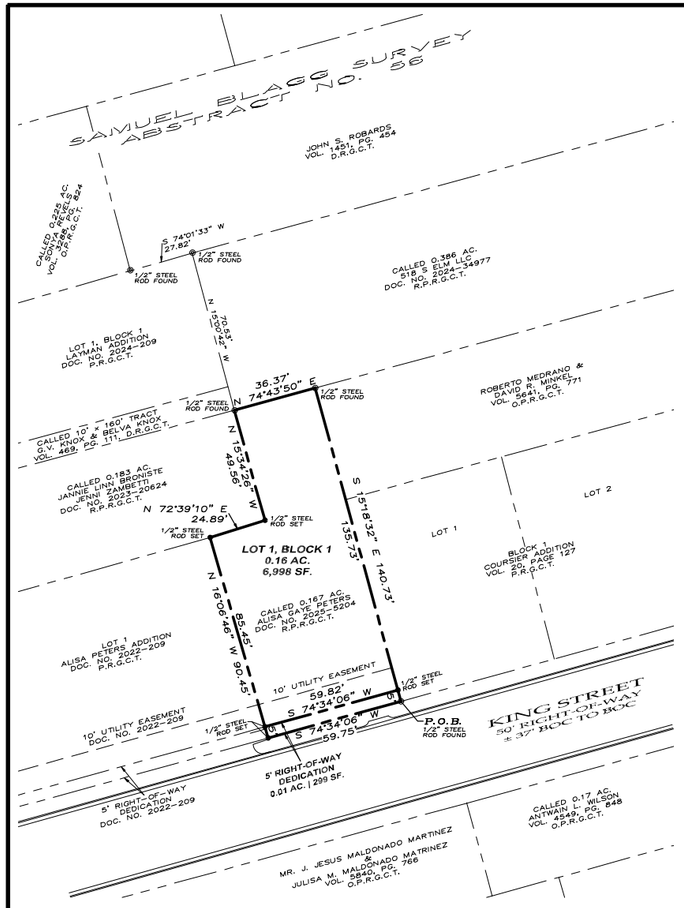
Date: 11/11/2025 12:25 PM



~ GENERAL NOTES ~

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

LEGEND

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



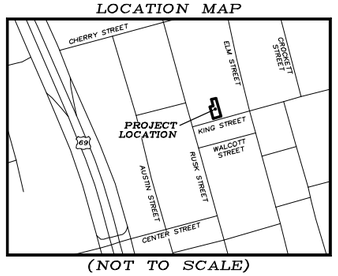
~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
ALISA GAYE PETERS
325 W. KING STREET
SHERMAN, TX 75090

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

SHEET 1 OF 1

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being a retracement survey of a called 0.167 acre tract of land described in the deed to Alisa Gaye Peters, recorded in Document No. 2025-5204, Real Property Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southeast corner of said 0.167 acre tract, common to the southwest corner of Block 1 of Coursier Addition, according to the plat thereof recorded in Volume 20, Page 127, Plat Records, Grayson County, Texas, and on the northerly right-of-way line of King Street;

Thence South 74°34'06" West, with the southerly line of said 0.167 acre tract, and with the northerly right-of-way line of King Street, a distance of 59.75 feet to a set 1/2" steel rod for the southwest corner of said 0.167 acre tract, common to the southeast corner of Alisa Peters Addition, according to the plat thereof recorded in Document No. 2022-209, said Plat Records;

Thence North 16°06'46" West, with a westerly line of said 0.167 acre tract, and with the easterly line of said Alisa Peters Addition, a distance of 90.45 feet to a set 1/2" steel rod setof the western-most northwest corner of said 0.167 acre tract, common to the northeast corner of said Alisa Peters Addition, and on the southerly line of a called 0.183 acre tract of land described in the deed to Jannie Linn Bronistе and Jenni Zambetti, recorded in Document No. 2023-20624, said Real Property Records;

Thence North 72°39'10" East, with a northerly line of said 0.167 acre tract, and with the southerly line of slad 0.183 acre tract, a distance of 24.89 feet to a set 1/2" steel rod for the southeast corner of said 0.183 acre tract;

Thence North 15°34'26" West, with a westerly line of said 0.167 acre tract, and with the easterly line of said 0.183 acre tract, a distance of 49.56 feet to a found 1/2" steel rod for the northern-most northwest corner of said 0.167 acre tract, common to the southwest corner of a called 0.386 acre tract of land described in the deed to 518 S. Elm LLC, recorded in Document No. 2024-34977, said Real Property Records;

Thence North 74°43'50" East, with a northerly line of said 0.167 acre tract, and with the southerly line of said 0.386 acre tract, a distance of 36.37 feet to a found 1/2" steel rod for the northeast corner of said 0.167 acre tract, common to the northwest corner of a tract of land described in the deed to Roberto Medrano and David R. Minkel, recorded in Volume 5641, Page 771, Official Public Records, Grayson County, Texas;

Thence South 15°18'32" East, with the easterly line of said 0.167 acre tract, and with the westerly line of said Minkel, and with the westerly line of aforesaid Coursier Addition, a distance of 140.73 feet to the Point of Beginning and containing 0.17 acres of land, more or less.

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

ACCEPTANCE

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

_____ Chairman

_____ Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

_____ Date

JOB NO. 25030275
FW: HC - DFT: BH

OWNER'S CERTIFICATE OF DEDICATION

THAT ALISA GAYE PETERS, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as ALISA PETERS ADDITION, SECTION 2, an addition to the City of Sherman, Grayson County, Texas. Being 0.17 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 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.

_____
ALISA GAYE PETERS

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, ALISA GAYE PETERS 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, ALISA GAYE PETERS, 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 ALISA PETERS ADDITION, SECTION 2, 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 ALISA PETERS ADDITION, SECTION 2, 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: _____
ALISA GAYE PETERS

FINAL PLAT
ALISA PETERS ADDITION
SECTION 2

Being a part of the Samuel Blagg Survey
Abstract No. 56
Being in the City of Sherman
Grayson County, Texas
Containing 0.17 acres of land

10-21-2025

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



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
321 BLK W KING ST

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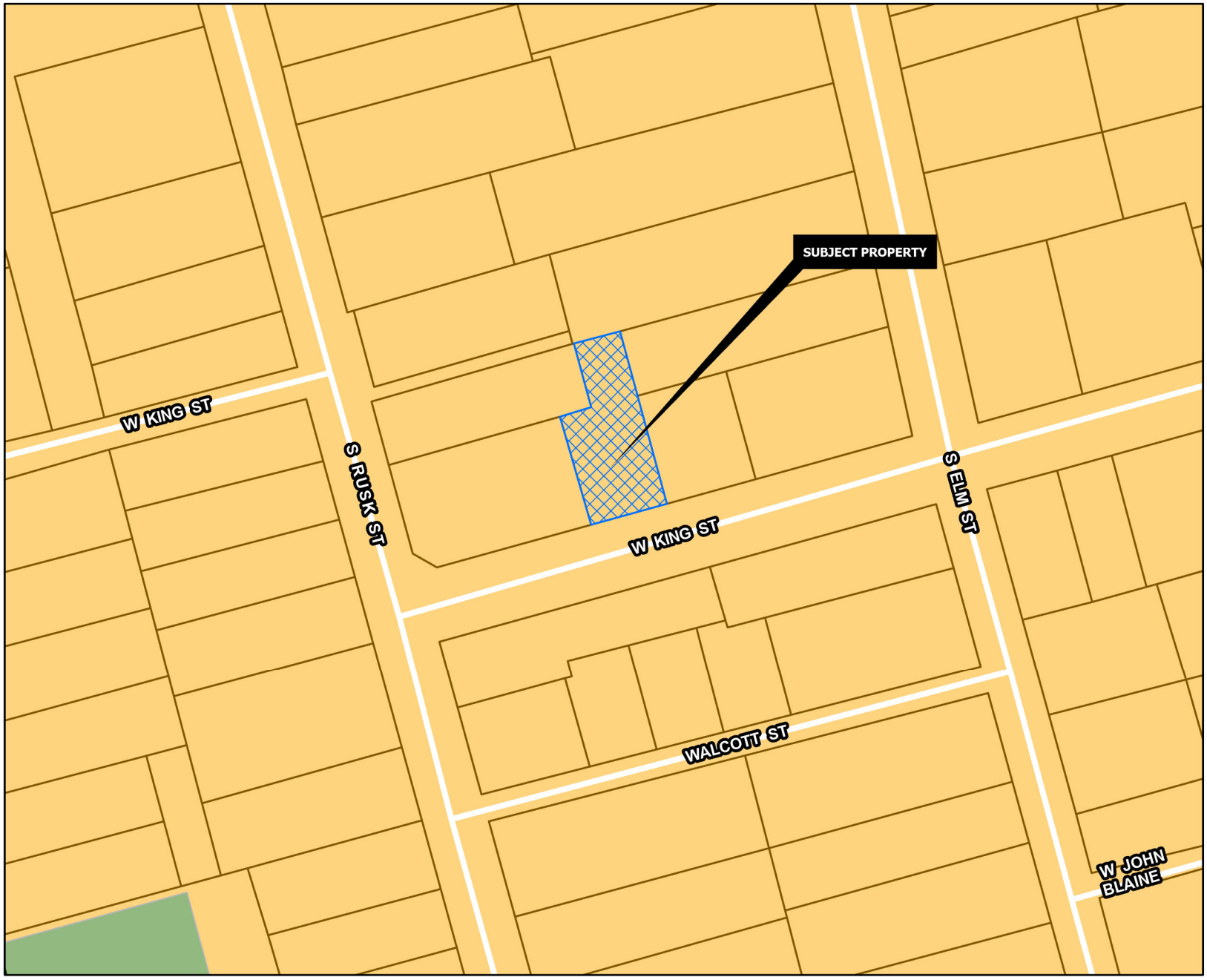
Date: 11/11/2025 12:25 PM



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

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CITY OF SHERMAN
FUTURE LAND USE MAP
321 BLK W KING ST

Date: 11/11/2025 12:25 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2596-A/02

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

Alisa Gaye Peters
325 W. King Street
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Alisa Peters Addition Section 2 has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

Engineering Comments:

1. Subject property does not have direct access to public water main. Extension of water main along entire street frontage by developer is required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
2. Civil Engineering plans for water extension 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*
3. 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*
4. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,

Travis Overturf, PE
Senior Engineer

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 3200 NORTH HERITAGE PARKWAY (Project No. 000211-2025)**

The request of the City of Sherman (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 3200 North Heritage Parkway being part of J.B. McAnair Survey, Abstract No. 753 containing 1.217 acres, and currently zoned R-6 (Single Family Residential) District/ F.M. Highway 1417 Overlay district as follows:

Planning and Zoning Commission

Final Plat Sherman Fire Station No. 3 Addition

Background:

The property is located at 3200 North Heritage Parkway. The owner would like final plat approval.

The following has been approved for this location:

- 6/8/1999 - To allow a fire station in an R-1 (One Family Residential) District.
- 9/16/25 - Variance to allow 3.01 front set back in lieu of the required 40'. Site Plan for Sherman Fire Station No. 3 Addition.

Origination:

The request of the City of Sherman (Owner), and Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Final Plat
3. Zoning Map
4. Future Land Use Map
5. Conditional Approval Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
3200 N FM 1417(HERITAGE PKWY)

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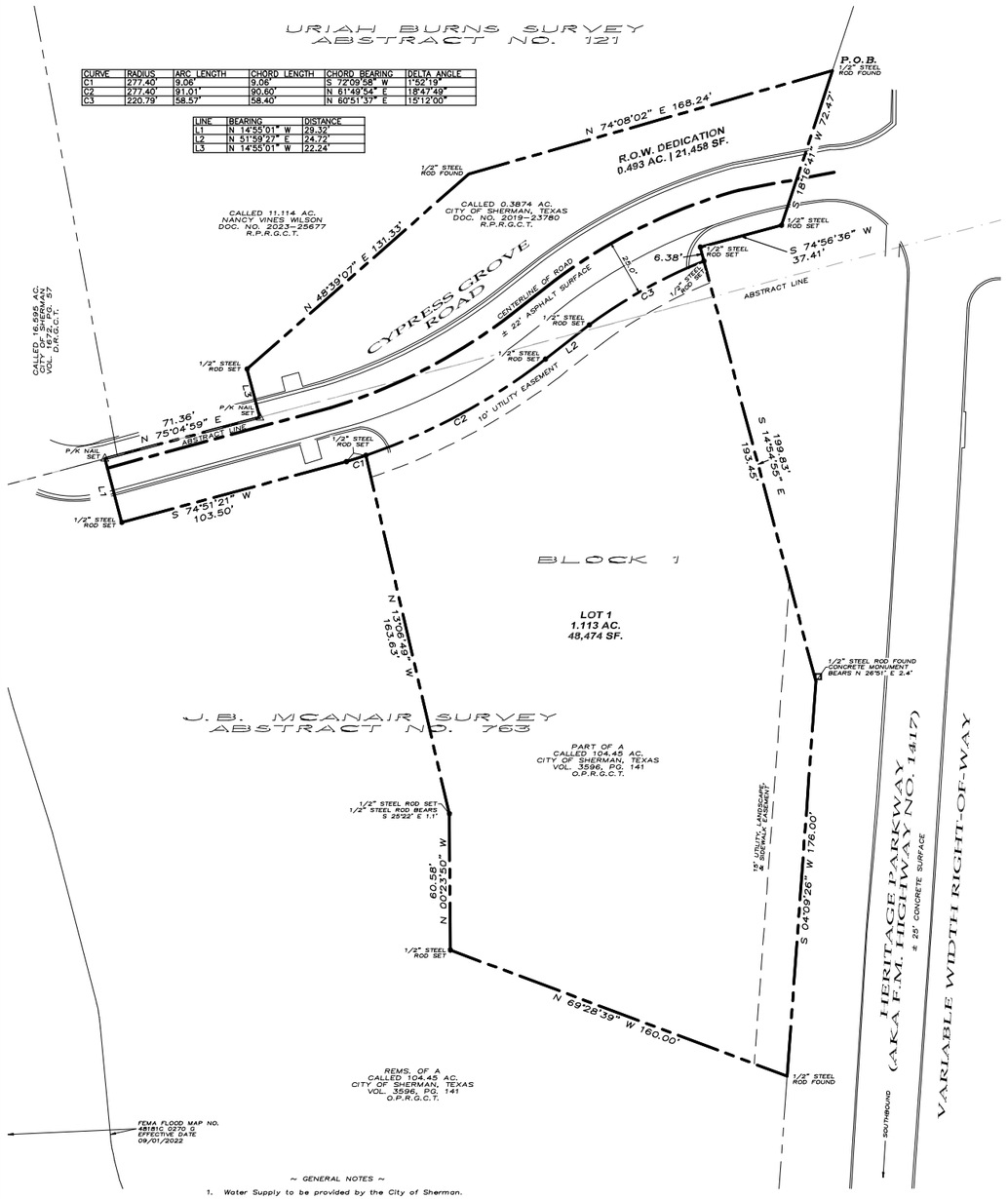
Date: 8/26/2025 11:49 AM



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	277.40'	9.08'	9.08'	S 72°09'58" W	1°52'19"
C2	277.40'	91.01'	90.60'	N 61°49'54" E	18°47'49"
C3	220.79'	58.57'	58.40'	N 60°51'37" E	15°12'00"

LINE	BEARING	DISTANCE
L1	N 14°55'01" W	29.32'
L2	N 51°59'27" E	24.72'
L3	N 14°55'01" W	22.24'

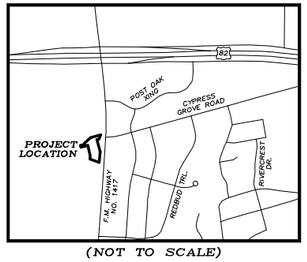
~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0270 G, effective date September 1, 2022.

OWNERS/DEVELOPER
CITY OF SHERMAN
317 S. TRAVIS STREET
SHERMAN, TEXAS 75090

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PH: (903) 465-2151

LOCATION MAP



(NOT TO SCALE)

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 753, and being part of a called 104.45 acre tract of land described in the deed to City of Sherman, Texas, recorded in Volume 3596, Page 141, Official Public Records, Grayson County, Texas, and all of a called 0.3874 acre tract of land described tract of land described in the deed to City of Sherman, Texas, recorded in Document No. 2019-23780, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the northeast corner of said 0.3874 acre tract, common to the eastern-most southeast corner of a called 11.114 acre tract of land described in the deed to Nancy Vines Wilson, recorded in Document No. 2023-25677, said Real Property Records, and on the westerly right-of-way line of Heritage Parkway (AKA F.M. Highway No. 1417);

Thence South 18°16'41" West, with an easterly line of said 0.3874 acre tract, and with the westerly right-of-way line of said Heritage Parkway, a distance of 72.47 feet to a set 1/2" steel rod for the eastern-most southeast corner of said 0.3874 acre tract;

Thence South 74°56'36" West, with a southerly line of said 0.3874 acre tract, and with the northerly right-of-way line of said Heritage Parkway, a distance of 37.41 feet to a set 1/2" steel rod;

Thence South 14°54'55" East, with an easterly line of said 0.3874 acre tract, and with the easterly line of aforesaid 104.45 acre tract, and with the westerly right-of-way of said Heritage Parkway, a distance of 199.83 feet to a found 1/2" steel rod, and from which a found concrete monument bears North 26°51' East, a distance of 2.4 feet;

Thence South 04°09'26" West, continuing with the easterly line of said 104.45 acre tract, and with the westerly right-of-way line of said Heritage Parkway, a distance of 176.00 feet to a found 1/2" steel rod for the southeast corner of the herein described tract of land;

Thence crossing said 104.45 acre tract, the following 6 courses:

1. *North 69°28'39" West, a distance of 160.00 feet to a set 1/2" steel rod for the southern-most southwest corner of the herein described tract of land;*
2. *North 00°23'50" West, a distance of 60.58 feet to a set 1/2" steel rod, from which a found 1/2" steel rod bears South 25°22' East, a distance of 1.1 feet;*
3. *North 13°06'49" West, a distance of 163.63 feet to a set 1/2" steel rod;*
4. *With a curve to the right having a radius of 277.40 feet, (chord bears South 72°09'58" West, 9.06 feet) an arc length of 9.06 feet to a set 1/2" steel rod;*
5. *South 74°51'21" West, a distance of 103.50 feet to a set 1/2" steel rod for the western-most southwest corner of said 104.45 acre tract;*
6. *North 14°55'01" West, a distance of 29.32 feet to a set P/K nail for the northwest corner of the herein described tract of land, and on the southerly line of said 104.45 acre tract, and on the southerly line of a called 16.595 acre tract of land described in the deed to City of Sherman, recorded in Volume 1672, Page 57, Deed Records, Grayson County, Texas, and in Cypress Grove Road;*

Thence North 75°04'59" East, with the northerly line of said 104.45 acre tract, and with the southerly line of said 16.595 acre tract, and with a southerly line of aforesaid 11.114 acre tract, a distance of 71.36 feet to a set P/K nail for the southwest corner of aforesaid 0.3874 acre tract common to the southern-most southeast corner of said 11.114 acre tract;

Thence North 14°55'01" West, with the westerly line of said 0.3874 acre tract, and with an easterly line of said 11.114 acre tract, a distance of 22.24 feet to a set 1/2" steel rod for the western-most northwest corner of said 0.3874 acre tract;

Thence North 48°39'07" East, with the northwesterly line of said 0.3874 acre tract, and with the southeasterly line of said 11.114 acre tract, a distance of 131.33 feet to a found 1/2" steel rod for the northern-most northwest corner of said 0.3874 acre tract;

Thence North 74°08'02" East, with the northerly line of said 0.3874 acre tract, and with a southerly line of said 11.114 acre tract, a distance of 168.24 feet to the Point of Beginning and containing 1.605 acres (69,932 square feet) of land, more or less.

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

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
△	P/K NAIL SET
□	CONC. MON. FOUND
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE

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

GRAPHIC SCALE

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

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

OWNER'S CERTIFICATE OF DEDICATION

THAT the CITY OF SHERMAN, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as SHERMAN FIRE STATION NO. 3 ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 1.217 acres situated in and being a portion of the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand at Grayson County, Texas, this_____ day of_____, 2025.

DR. ZACHARY FLORES
CITY MANAGER

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

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

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

ACCEPTANCE

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

Chairman *Secretary*

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

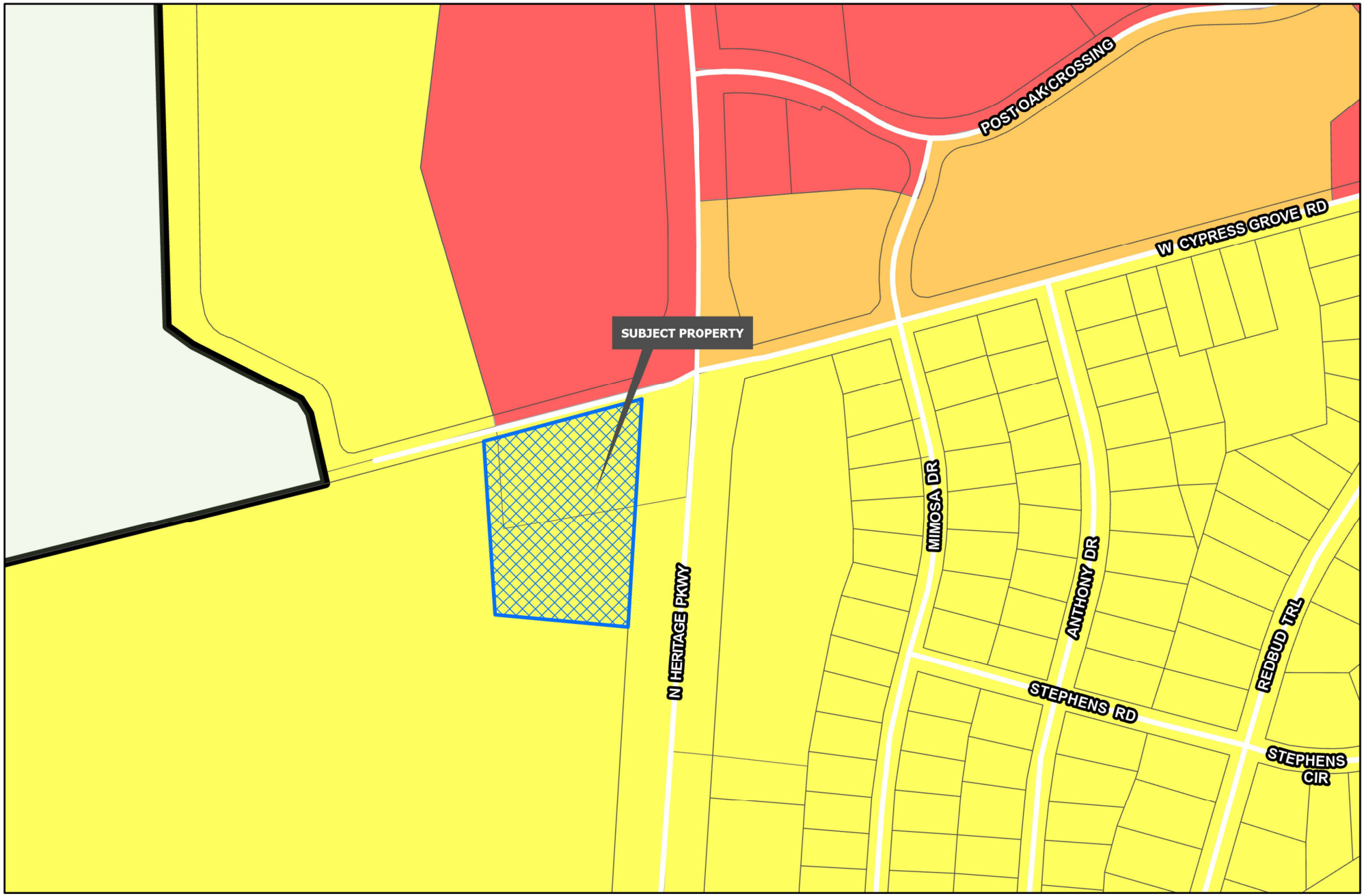
That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

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

FINAL PLAT
SHERMAN FIRE STATION NO. 3 ADDITION

Being a part of the
J.B. McAnair Survey
Abstract Number 763
Being in the City of Sherman
Grayson County, Texas
Containing 1.605 Acres

10-21-2025



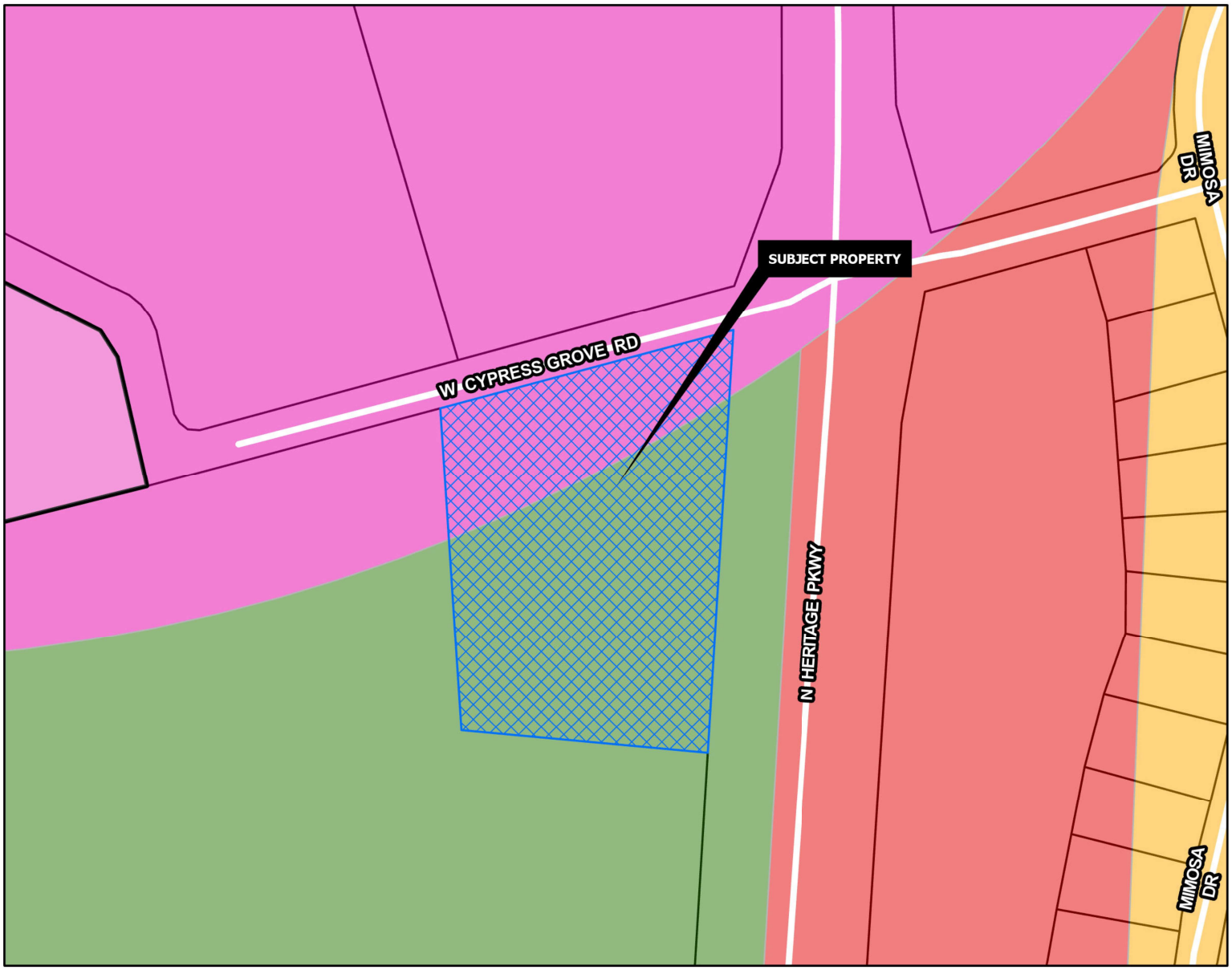
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
3200 N FM 1417
(HERITAGE PKWY)

N
W E
S

Date: 8/26/2025 11:49 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
3200 N FM 1417(HERITAGE PKWY)

N W E S

Date: 8/26/2025 11:49 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 3125/02
CSS # 000095-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 15, 2025

City of Sherman
Attn: Billy Hartsfield
3708 N. Frisco Road
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Sherman Fire Station No. 3 Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

Engineering Comments

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

Zoning (Informational)

3. Address for this lot is 3200 N FM 1417(HERITAGE PARKWAY)
    a. The location has been updated in EPL and should be reflected on all paperwork
4. No building, structures, awnings, canopies, porches or other improvements shall be built or installed within twenty-five (25) feet of the property line facing any thoroughfare street defined major arterial. *(Sec. 14.02.006(1)(A))*
    b. Variances must be submitted according to the Planning and Zoning and Board of Adjustment Calendar to be presented at the same meeting or a meeting prior to the Planning and Zoning meeting that the Final Plat is to be presented.

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***1494 JP CAVE ROAD (Project No. 000212-2025)**

The request of Ronald J. Wallis (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 194 JP Cave Road, being a part of the James Fox Survey, Abstact No. 425, being Block 1, Lot 1 of Wallis Addition, containing 2.901 acres, and currently located in the E.T.J. (Extra-Territorial Jurisdiction) as follows:

Planning and Zoning Commission

Final Plat Wallis Addition

Background:

The property is located at 1494 JP Cave Road. The owner would like approval of the final plat.

Origination:

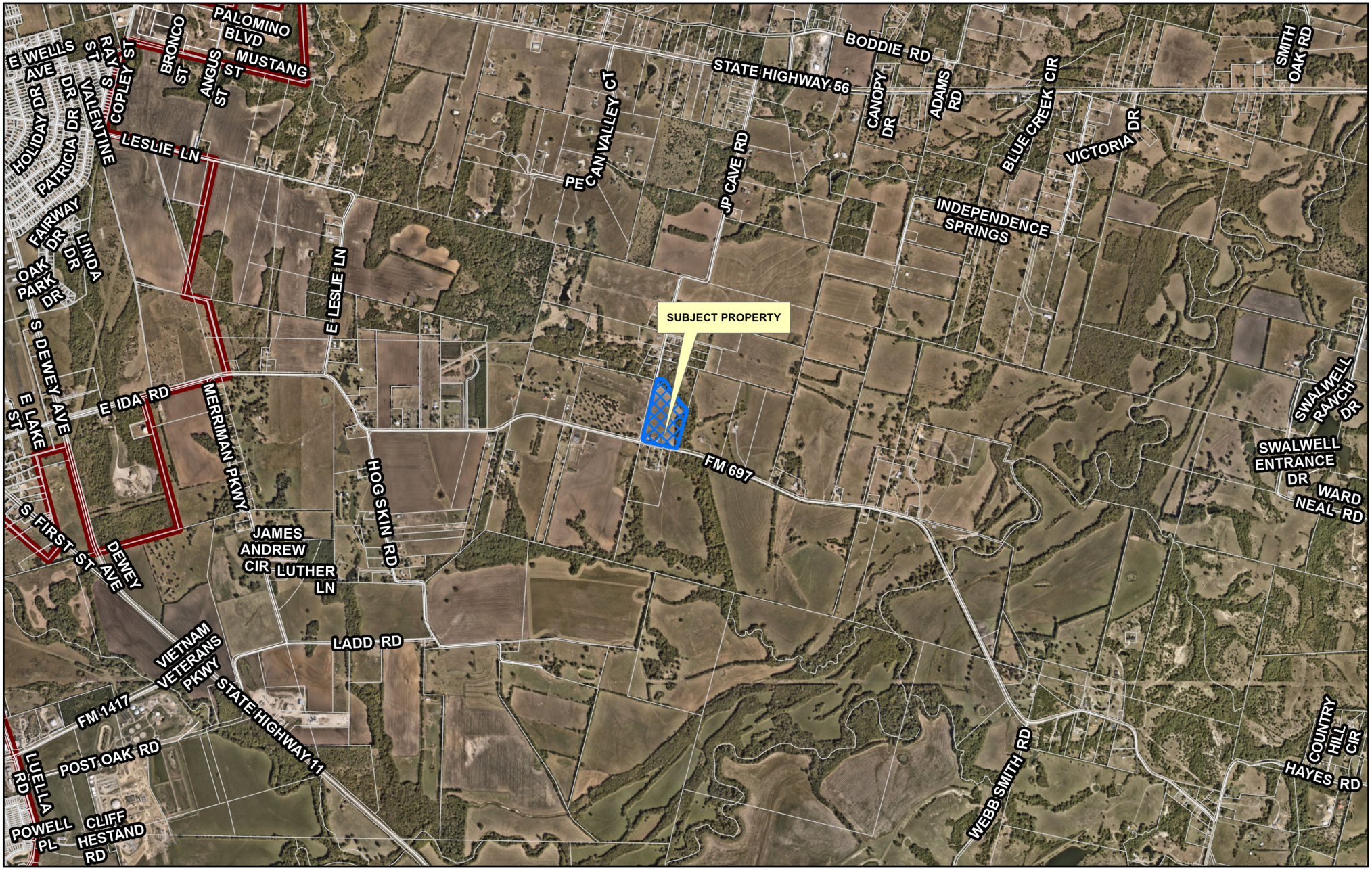
The request of Ronald J. Wallis (Owner), and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

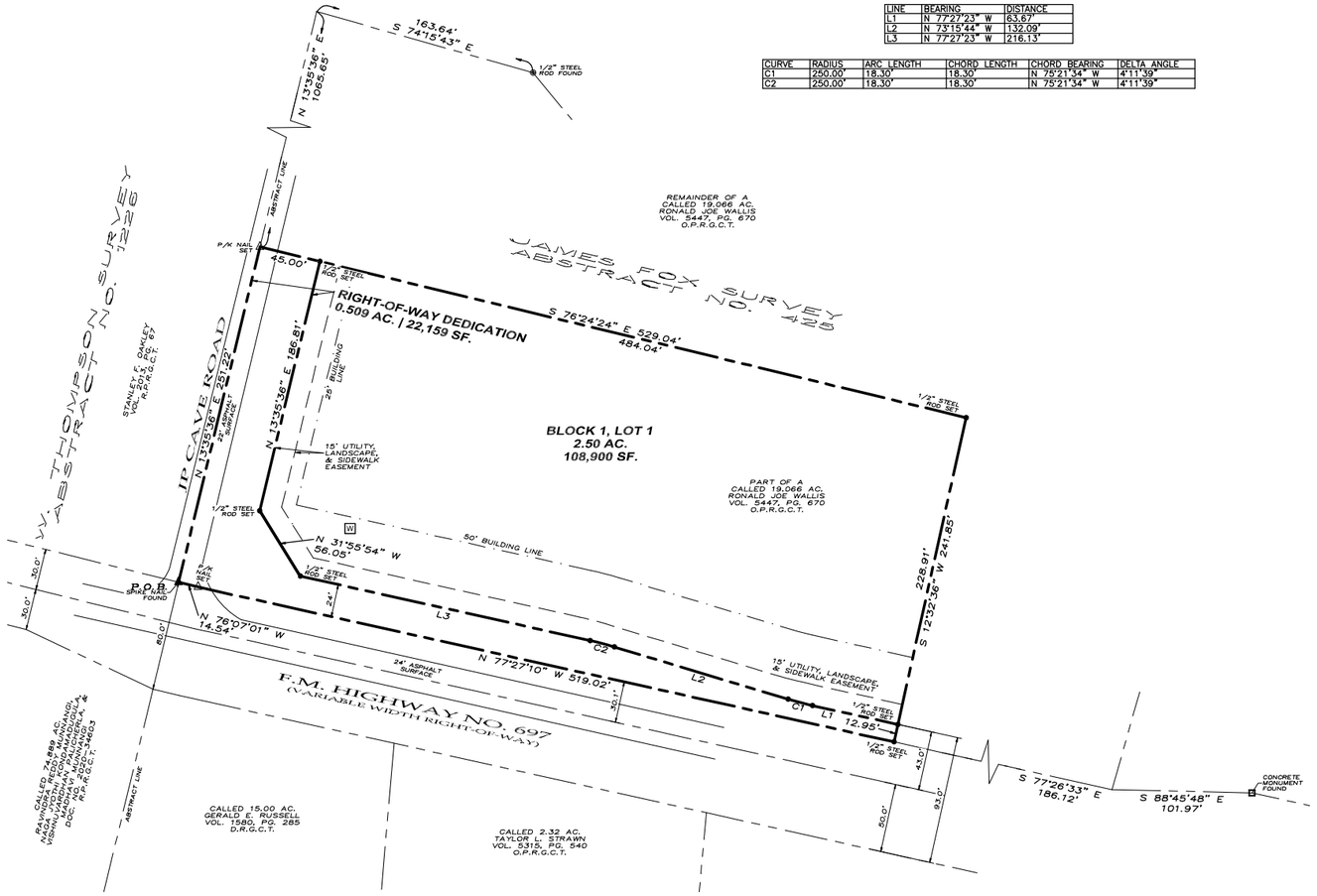
Development Services Department

CITY OF SHERMAN
LOCATION MAP
1494 JP CAVE RD

N
W E
S

Date: 11/4/2025 10:03 AM

JOB NO. 25080863
FW: RR – DFT: BH



LINE	BEARING	DISTANCE
L1	N 77°27'23" W	63.67'
L2	N 73°15'44" W	132.09'
L3	N 77°27'23" W	216.13'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	18.30'	18.30'	N 75°21'34" W	4°11'39"
C2	250.00'	18.30'	18.30'	N 75°21'34" W	4°11'39"

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of James Fox Survey, Abstract No. 425, and being a part of a called 19.066 acre tract of land described in the deed to Ronald Joe Wallis, recorded in Volume 5447, Page 670, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found spike nail for the southwest corner of said 19.066 acre tract, and at the intersection of the northerly right-of-way line of F.M. Highway No. 697 and in JP Cave Road;

Thence North 13°35'36" East, with the westerly line of said 19.066 acre tract, and in said JP Cave Road, a distance of 251.22 feet to a set P/K nail for the northwest corner of the herein described tract of land;

Thence South 76°24'24" East, crossing said 19.066 acre tract, a distance of 529.04 feet to a set 1/2" steel rod for the northeast corner of the herein described tract of land;

Thence South 12°32'36" West, continuing across said 19.066 acre tract, a distance of 241.85 feet to a set 1/2" steel rod for the southeast corner of the herein described tract of land, and on the southerly line of said 19.066 acre tract, and on the northerly right-of-way of aforesaid F.M. Highway No. 697;

Thence North 77°27'24" West, with the southerly line of said 19.066 acre tract, and with the northerly line of said F.M. Highway No. 697, a distance of 519.02 feet to a set P/K nail;

Thence North 76°07'01" West, continuing with the southerly line of said 19.066 acre tract, and with the northerly line of said F.M. Highway No. 697, a distance of 14.54 feet to the Point of Beginning and containing 3.009 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 *Date*
Registered Professional Land Surveyor, No. 4709

OWNER'S CERTIFICATE OF DEDICATION

THAT Ronald Joe Wallis, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Wallis Addition, an addition to the City of Sherman, Grayson County, Texas. Being 2.198 acres situated in and being a portion of the James Fox Survey, Abstract No. 425, 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.

_____
Ronald Joe Wallis

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, Ronald Joe Wallis 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, Ronald Joe Wallis, 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 Wallis 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 Wallis 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.

_____
Ronald Joe Wallis

~ 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.

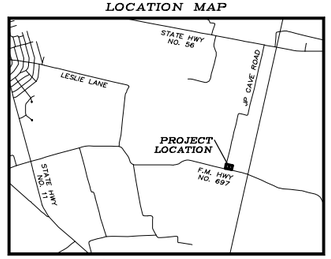
~ GENERAL NOTES ~

1. *Water Supply to be provided by Pink Hill Water Supply CCN.*
2. *Sewer Service to be provided by Private Sewer System approved by Grayson County, Texas.*
3. *Electrical service is provided by Oncor Electrical Delivery.*
4. *Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.*
5. *Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.*
6. *The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.*
7. *Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.*
8. *The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.*
9. *Bearings are based on the City of Sherman Control Monument Network.*
10. *The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.*
11. *The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0425 F, effective date September 26, 2010.*
12. *Land use will be for Residential.*
13. *Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.*
14. *Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.*
15. *There will be no lot sales until the Final Plat has been approved by Grayson County and filed in Grayson County Plat Records.*

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
▲	SPIKE NAIL FOUND
△	P/K NAIL SET
□	CONC. MON. FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
RONALD JOE WALLIS
2421 F.M. HIGHWAY NO. 697
SHERMAN, TX 75090

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PH: (903) 465-2151

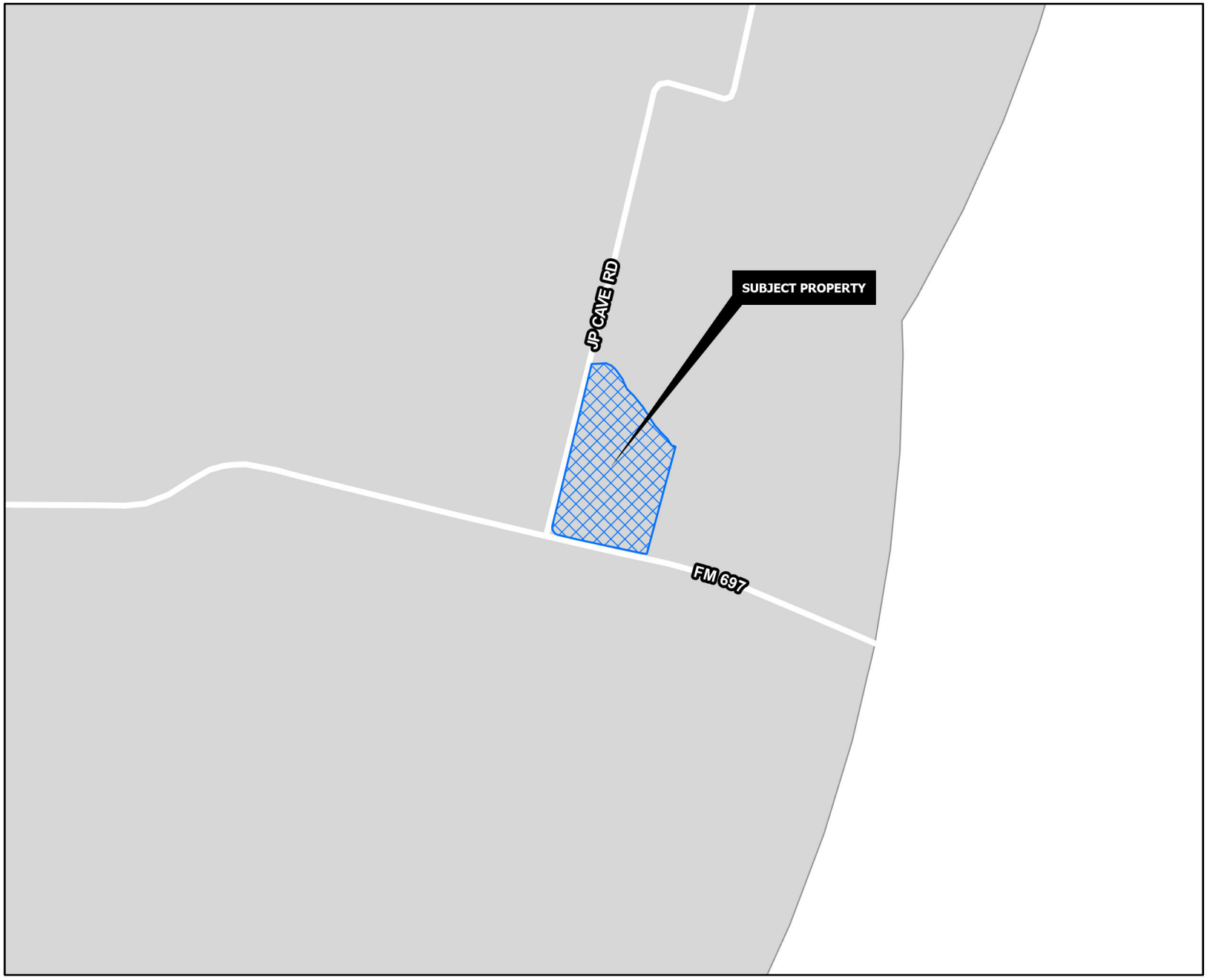
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

FINAL PLAT
WALLIS ADDITION

Being a part of the James Fox Survey, Abstract No. 425
Being in the ETJ of the City of Sherman, Grayson County, Texas.
Containing 3.009 acres of land

10-24-2025

SHEET 1 OF 1



AGRICULTURE/RURAL

Intent & Character

The Agriculture/Rural category is intended for areas of Sherman that are not anticipated for development within the next ten years. These areas are generally located in the ETJ and do not have adequate utilities planned to serve development. Development in this category will generally be served by well water and on-site sewer facilities. It is intended that as development and utilities move further out, these areas should be re-evaluated and assigned an appropriate Future Land Use category during the next comprehensive plan update (or sooner, if needed).

Appropriate Land Use Types

- Large lot residential
- Farming and agriculture

Compatible Zoning Districts

- Residential Agricultural
- Estate Residential

Considerations

- Since a majority of this category is located in the ETJ, use cannot be controlled through the application of zoning. Because of this, the subdivision ordinance should be evaluated to ensure quality subdivision regulations.

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
1494 JP CAVE RD

N
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Date: 11/11/2025 12:25 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2845-A
CSS # 000174-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

October 16, 2025

Ronald Joe Wallis
2421 FM Hwy. No. 697
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

Engineering Comments:

1. Dedicate a 40'x40' Right of Way corner clip from new right of way line on southwest corner of proposed Lot. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
2. Dedicate a Right of Way Dedication along Westbound FM 697 to accommodate for a right turn lane along Westbound FM 697. Coordinate with Engineering Department for dimensions. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Table 2.1; Engineering Design Standards Manual Section 2.3*
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning Comments:

5. No comments

Grayson County Comments:

6. With the existing septic system, the lot will need to be 2.5 acres unless the system is replaced.

7. The following needs to be added to the General notes section. 3.6.21 GCSR
    a. What the land use will be.
    b. Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
    c. Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion.
    d. There will be no lot sales until the Final Plat has been approved by Grayson County and filed in Grayson County Plat Records.

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***301 BLOCK WEST TRAVIS STREET (Project No. 000214-2025)**

The request of Tekmak Sherman Hotel LP (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 301 Block West Travis Street, being a part of Preston Kitchen Survey, Abstract No. 667, being Lots 1 and 2, Block 1 of Crossroads-Springhill Addition containing 4.821 acres and currently zoned Blalock Industrial Park PD (Planned Development) District/ Blalock Commercial Overlay District as follows:

Planning and Zoning Commission

Final Plat Springhill Suites and Town Place Suites

Background:

The property is located at 301 Block West Travis Street. The owner would like approval for final plat.

The following ha been approved for this location:

- 5/16/2023 - Public Hearing and Zoning Text Amendment to add regulations to allow a hotel use with a Specific Use Permit in the Blalock Commercial Overlay District.
- 5/16/2023 - Preliminary Plat of Crossroads – Springhill Suites, Lots 1 & 2, Block 1
- 5/16/2023 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or motel in the Blalock Industrial Park/Blalock Commercial Overlay District/Planned Development District.
- 8/22/2023 - Final Plat of The Preserve Phase IV
- 12/17/2024 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in the Blalock Commercial Overlay District and repeal Ordinance No. 6602.

Origination:

The request of Tekmak Sherman Hotel LP (Owner), and Underwood Drafting & Surveying (Surveyor)

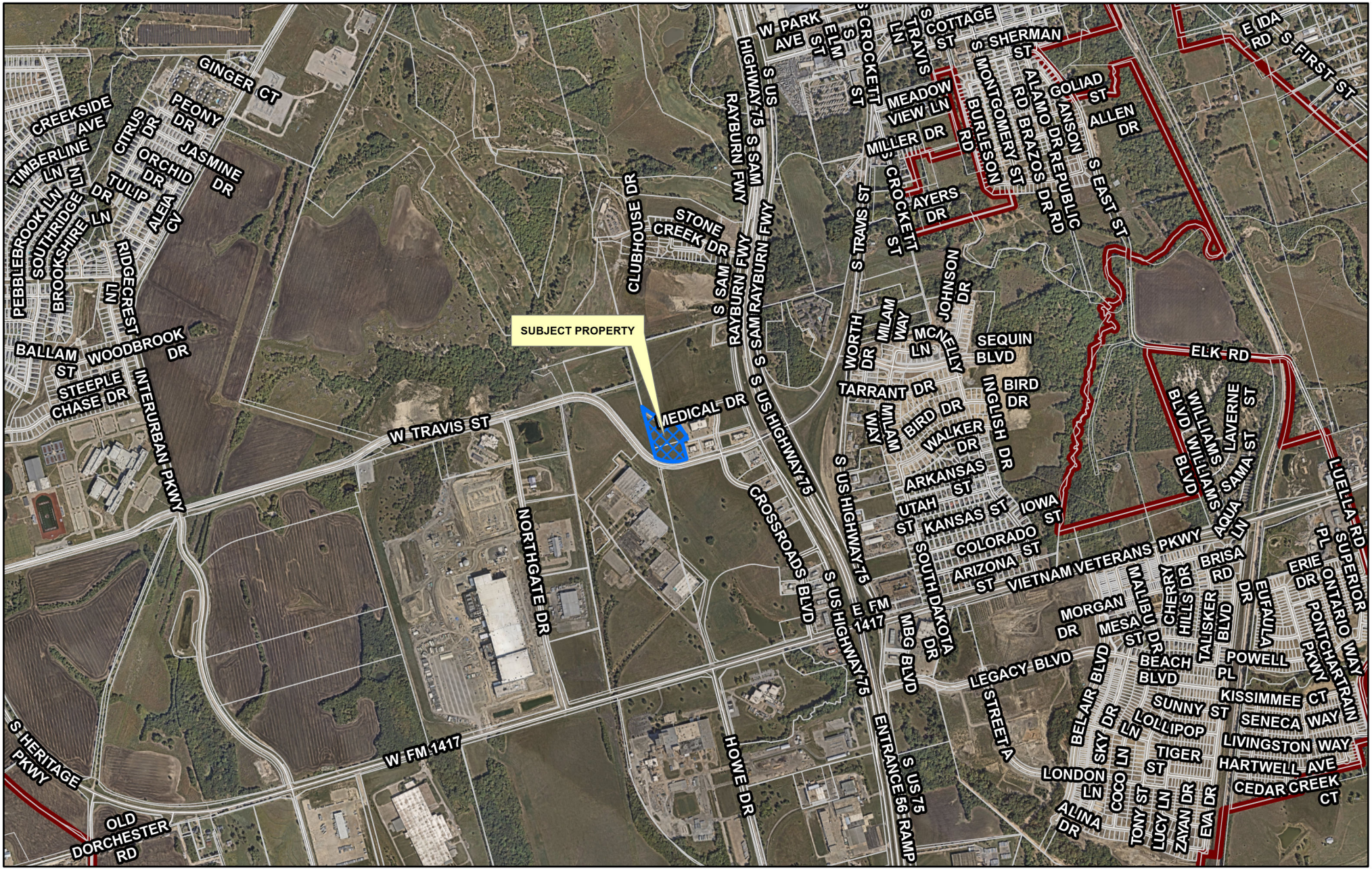
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

4. Future Landuse Map
5. Conditional Approval Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
301 BLK W TRAVIS ST

N
W E
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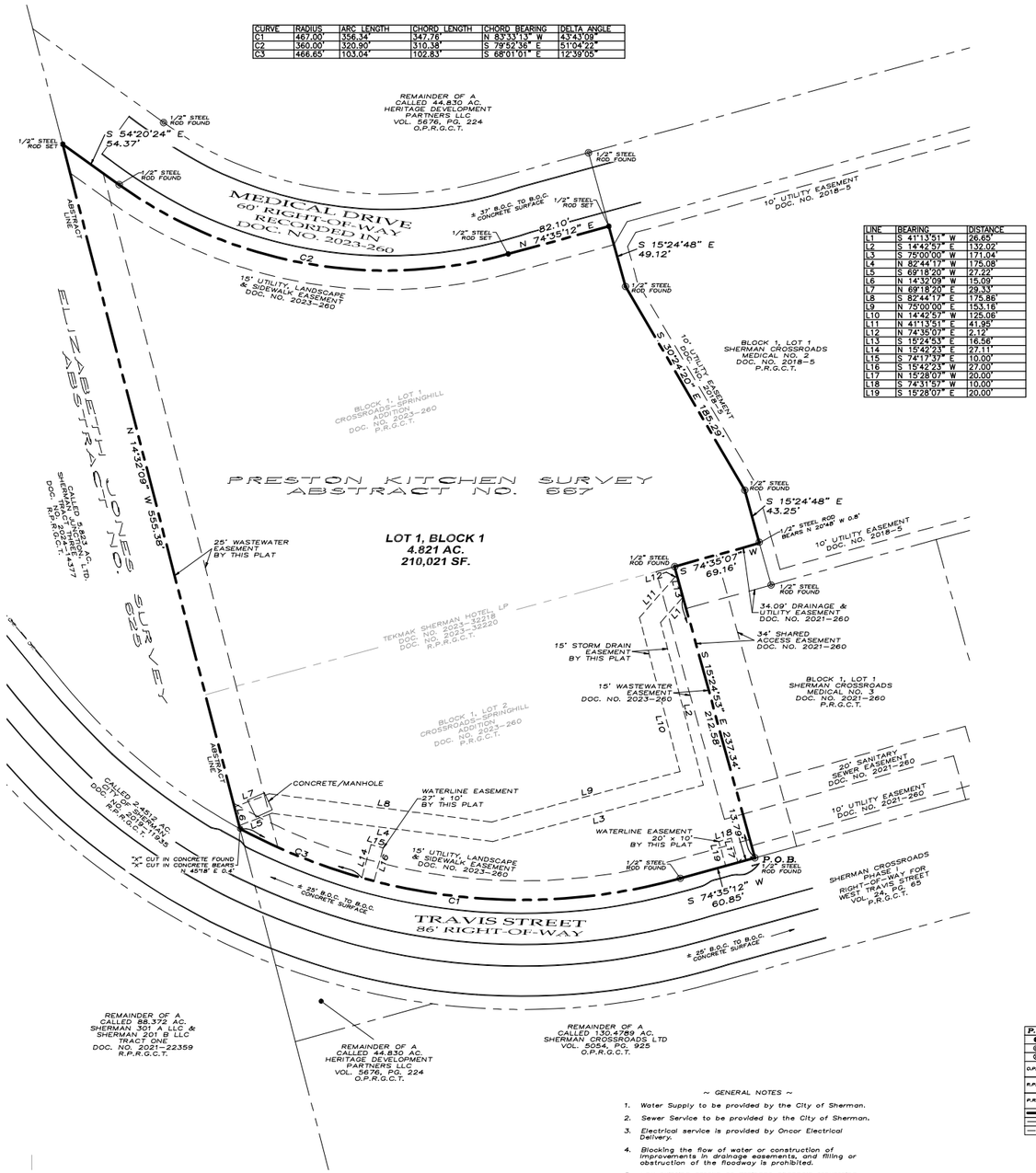
Date: 11/4/2025 10:03 AM

JOB NO. 25080810
FW: HC – DFT: BH



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	467.00'	356.34'	347.76'	N 83°33'13" W	43°43'09"
C2	360.00'	320.90'	310.38'	S 79°52'36" E	51°04'22"
C3	466.65'	103.04'	102.83'	S 68°01'01" E	12°39'05"

LINE	BEARING	DISTANCE
L1	S 41°13'51" W	26.65'
L2	S 14°42'57" E	132.02'
L3	S 75°00'00" W	171.04'
L4	N 82°44'17" W	175.08'
L5	S 69°18'20" W	127.22'
L6	N 14°32'09" W	15.09'
L7	N 69°18'20" E	29.33'
L8	S 82°44'17" E	175.86'
L9	N 75°00'00" E	153.18'
L10	N 14°42'57" W	125.06'
L11	N 41°13'51" E	41.95'
L12	N 74°35'07" E	2.12'
L13	S 15°24'53" E	16.56'
L14	N 15°42'23" E	27.11'
L15	S 74°17'37" E	10.00'
L16	S 15°42'23" W	27.00'
L17	N 15°28'07" W	20.00'
L18	S 74°31'57" W	10.00'
L19	S 15°28'07" E	20.00'

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Preston Kitchen Survey, Abstract No. 667, and being Lots 1 and 2 in Block 1 of Crossroads–Springhill Addition, according to the plat thereof recorded in Document No. 2023–260, Plat Records, Grayson County, Texas, and the same tracts in the deeds to TEKMAK Sherman Hotel, recorded in Document Nos. 2023–32218 and 2023–32220, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southeast corner of Lot 2 (Crossroads–Springhill Addition), common to the southwest corner of Lot 1 in Block 1 of Sherman Crossroads Medical No. 3, according to the plat thereof recorded in Document No. 2021–260, and on the northerly right–of–way line of Travis Street;

Thence South 74°35'12" West, with the southerly line of said Lot 2 (Crossroads–Springhill Addition), and with the northerly right–of–way line of said Travis Street, a distance of 60.85 feet to a found 1/2" steel rod;

Thence continuing with the southerly line of said Lot 2 (Crossroads–Springhill Addition), and with the northerly right–of–way line of said Travis Street, and with a curve to the right having a radius of 467.00 feet, (chord bears North 83°33'13" West, 347.76 feet) an arc length of 356.34 feet to a found "X" cut in concrete for the southwest corner of said Lot 2 (Crossroads–Springhill Addition), common to the southern–most corner of a called 5.823 acre tract of land described as Tract Three in the deed to Sherman Junction, LTD., recorded in Document No. 2024–14377, said Real Property Records, and from which a found "X" cut in concrete bears North 45°18' East, a distance of 0.4 feet;

Thence North 14°32'09" West, with the westerly lines of Lots 1 and 2 (Crossroads–Springhill Addition), and with the easterly line of said 5.823 acre tract, a distance of 555.38 feet to a set 1/2" steel rod for the northwest corner of said Lot 1 (Crossroads–Springhill Addition), and on the southerly right–of–way line of Medical Drive;

Thence with the northerly line of said Lot 1 (Crossroad–Springhill Addition), and with the southerly right–of–way line of said Medical Drive, the following 3 courses:

1. South 54°20'24" East, a distance of 54.37 feet to a found 1/2" steel rod;
2. With a curve to the left having a radius of 360.00 feet, (chord bears South 79°52'36" East, 310.38 feet) an arc length of 320.90 feet to a set 1/2" steel rod;
3. North 74°35'12" East, a distance of 82.10 feet to a set 1/2" steel rod for the northeast corner of said Lot 1 (Crossroads–Springhill Addition), and on the westerly line of Sherman Crossroads Medical No. 2, according to the plat thereof recorded in Document No. 2018–5, said Plat Records;

Thence with the easterly line of said Lot 1 (Crossroads–Springhill Addition), and with the westerly line of said Sherman Crossroads Medical No. 2, the following 3 courses:

1. South 15°24'48" East, a distance of 49.12 feet to a found 1/2" steel rod;
2. South 30°24'20" East, a distance of 185.29 feet to a found 1/2" steel rod;
3. South 15°24'48" East, a distance of 43.25 feet to the southeast corner of said Lot 1 (Crossroads–Springhill Addition), common to the northern–most northeast corner of aforesaid Sherman Crossroads Medical No. 3, and from which a found 1/2" steel rod bears North 20°48' West, a distance of 0.8 feet;

Thence South 74°35'07" West, with the southerly line of said Lot 1 (Crossroads–Springhill Addition), and with a northerly line of said Sherman Crossroads Medical No. 3, a distance of 69.16 feet to a found 1/2" steel rod for the northeast corner of aforesaid Lot 2 (Crossroads–Springhill Addition), common to the northwest corner of Sherman Crossroads Medical No. 3;

Thence South 15°24'53" East, with the easterly line of said Lot 2 (Crossroads–Springhill Addition), and with the westerly line of said Sherman Crossroads Medical No. 3, a distance of 237.34 feet to the Point of Beginning and containing 4.821 acres of land, more or less.

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

ACCEPTANCE

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

_____ _____
Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

OWNER'S CERTIFICATE OF DEDICATION

THAT TEKMAK Sherman Hotel, LP, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as Springhill Suites & Townplace Suites, an addition to the City of Sherman, Grayson County, Texas. Being 4.821 acres situated in and being a portion of the Preston Kitchen Survey, Abastract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

_____
Glenn Decker, President
TEKMAK Sherman Hotel, LP

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Glenn Decker 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, TEKMAK Sherman Hotel, LP, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as Springhill Suites & Townplace Suites, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at Springhill Suites & Townplace Suites, 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: TEKMAK Sherman Hotel, LP

_____
Glenn Decker, President

OWNERS/DEVELOPER
TEKMAK SHERMAN HOTEL LP
3021 RIDGE ROAD #120
ROCKWALL, TX 75032–5830
PH: (817) 690–2195

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TX 75021
PH: (903) 465–2151

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

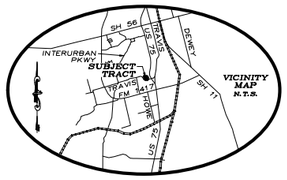
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

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

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
11. The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0405 G, effective date September 1, 2022.



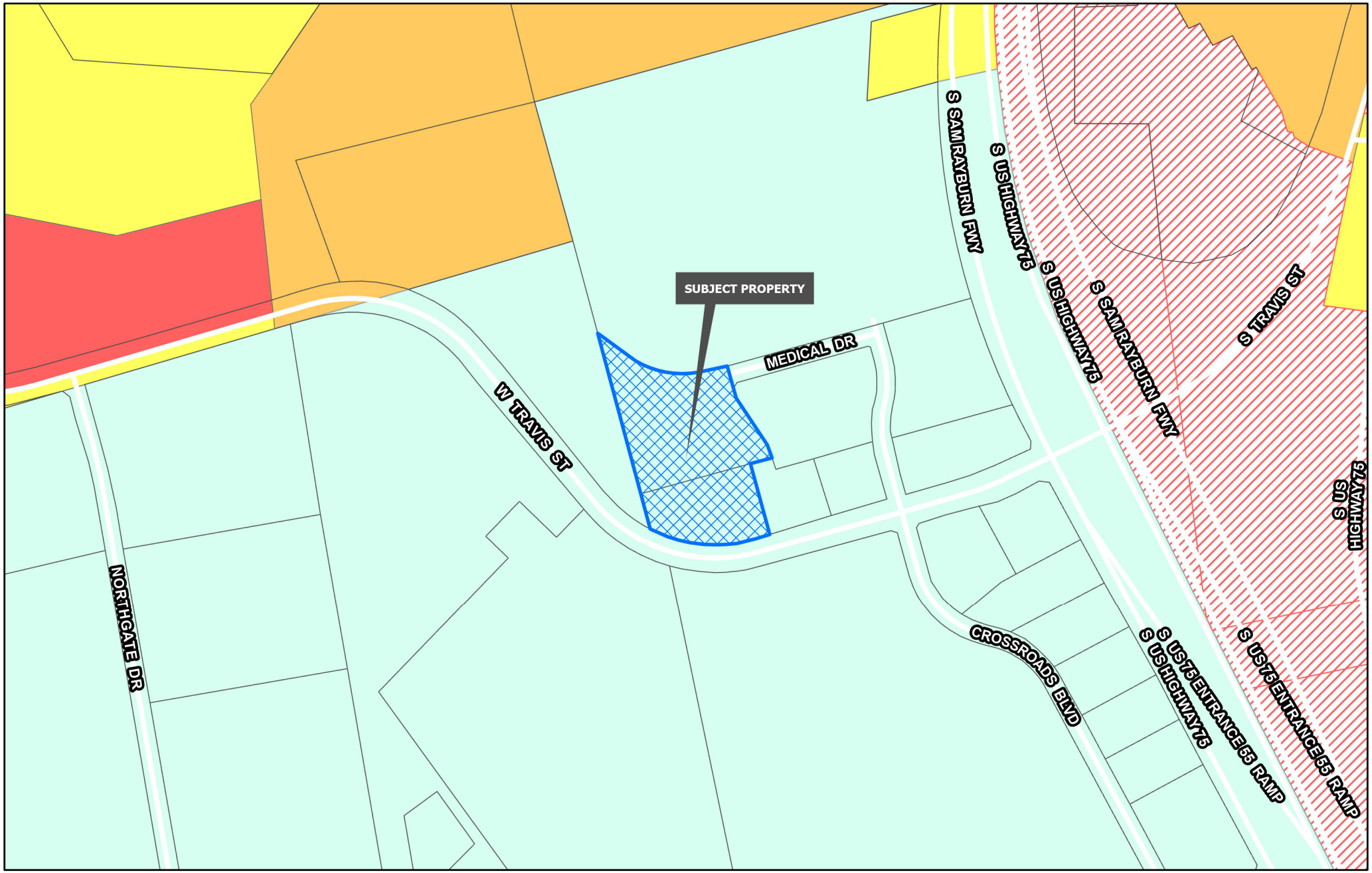
UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

FINAL PLAT
SPRINGHILL SUITES & TOWNPLACE SUITES

Being a Replat of Crossroads-Springhill Addition
Block 1, Lots 1 & 2
Being a part of the Preston Kitchen Survey
Abstract No. 667
Being in the City of Sherman
Grayson County, Texas
Containing 4.821 acres of land

10-22-2025

SHEET 1 OF 1



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 TRAVIS ST

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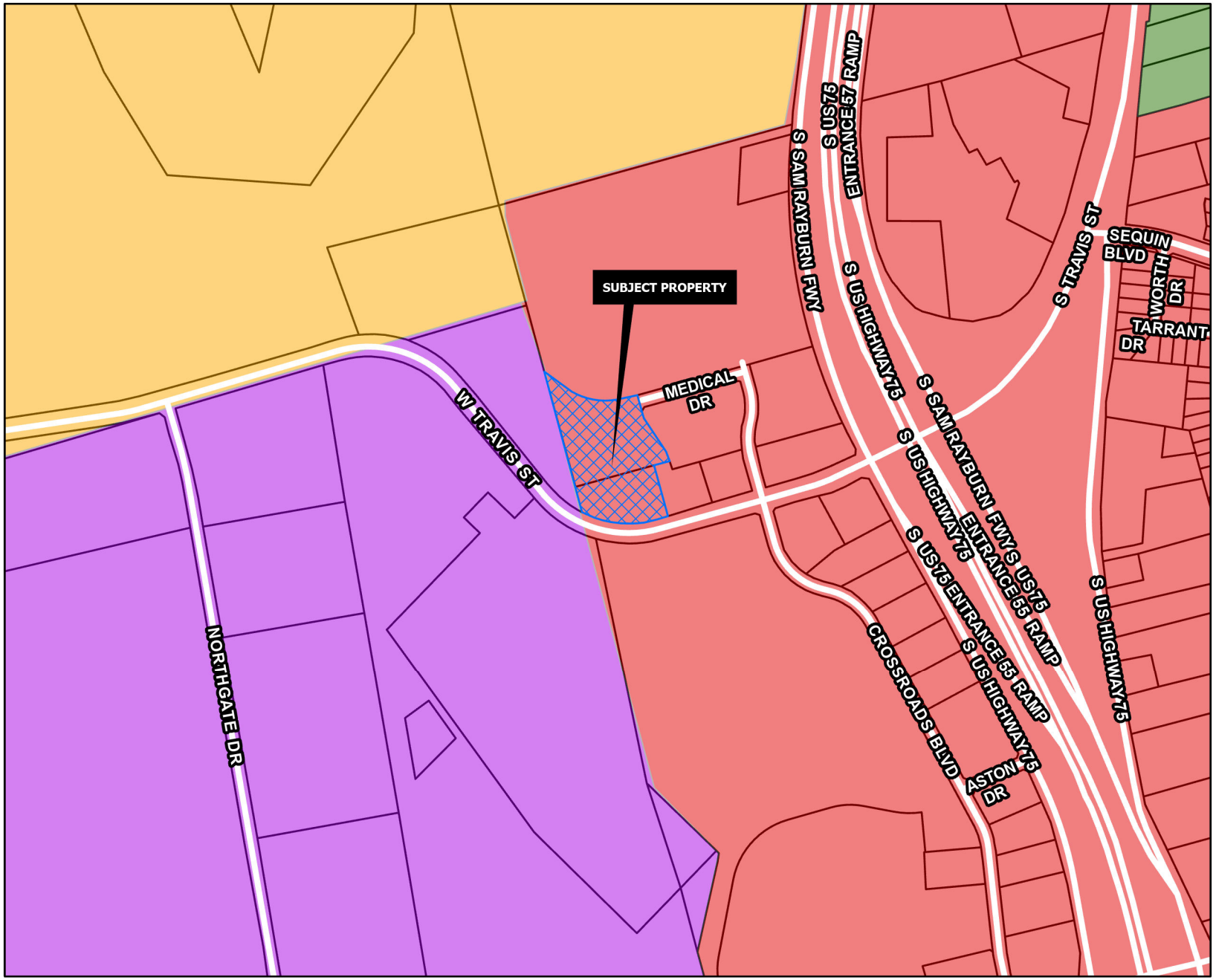
Date: 11/4/2025 10:03 AM



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
301 BLK W TRAVIS ST

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Date: 11/4/2025 10:03 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2673-A/02
CSS # 000147-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

September 6, 2025

TEKMAK Sherman Hotel, LP
3021 Ridge Road A120
Rockwall, TX 75032-5830

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

Engineering Comments:

1. Dedication of a Drainage Easement around concrete drop inlet in southwestern corner of subject property may be required. Coordinate with Engineering Department. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual 4.22*
2. 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*
3. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans, if required, are sufficiently complete. *Code of Ordinances Chapter 10.02.003(a)(4)*
4. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
5. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 800 BLOCK EAST F.M. 1417 (Vietnam Veterans Parkway) (Project No. 000216-2025)**

The request of TCL Land BK3 (2022), LP (Owner), Kurt Green (Applicant), and Kimley -Horn (Surveyor) concerning the property located at 800 Block East F.M. 1417, Being party of the Preston Kitchens Survey, Abstract No. 667 , consisting of 63.621 acres and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat Travis Heights Phase 1

Background:

The property is located in the 800 Block East F.M. 1417. The owner would like final plat approval.

The following has been approved for this location:

- 9/21/2021 - Preliminary Plat approval of Travis Heights Addition.
- 9/21/2021 - Preliminary Plat approval of Travis Heights Addition.
- 4/19/2024 - Preliminary Plat of Travis Heights Phase 2 (Conditionally Approved)
- 4/19/2024 - Preliminary Plat of Travis Heights Phase 3 (Conditionally Approved)

Origination:

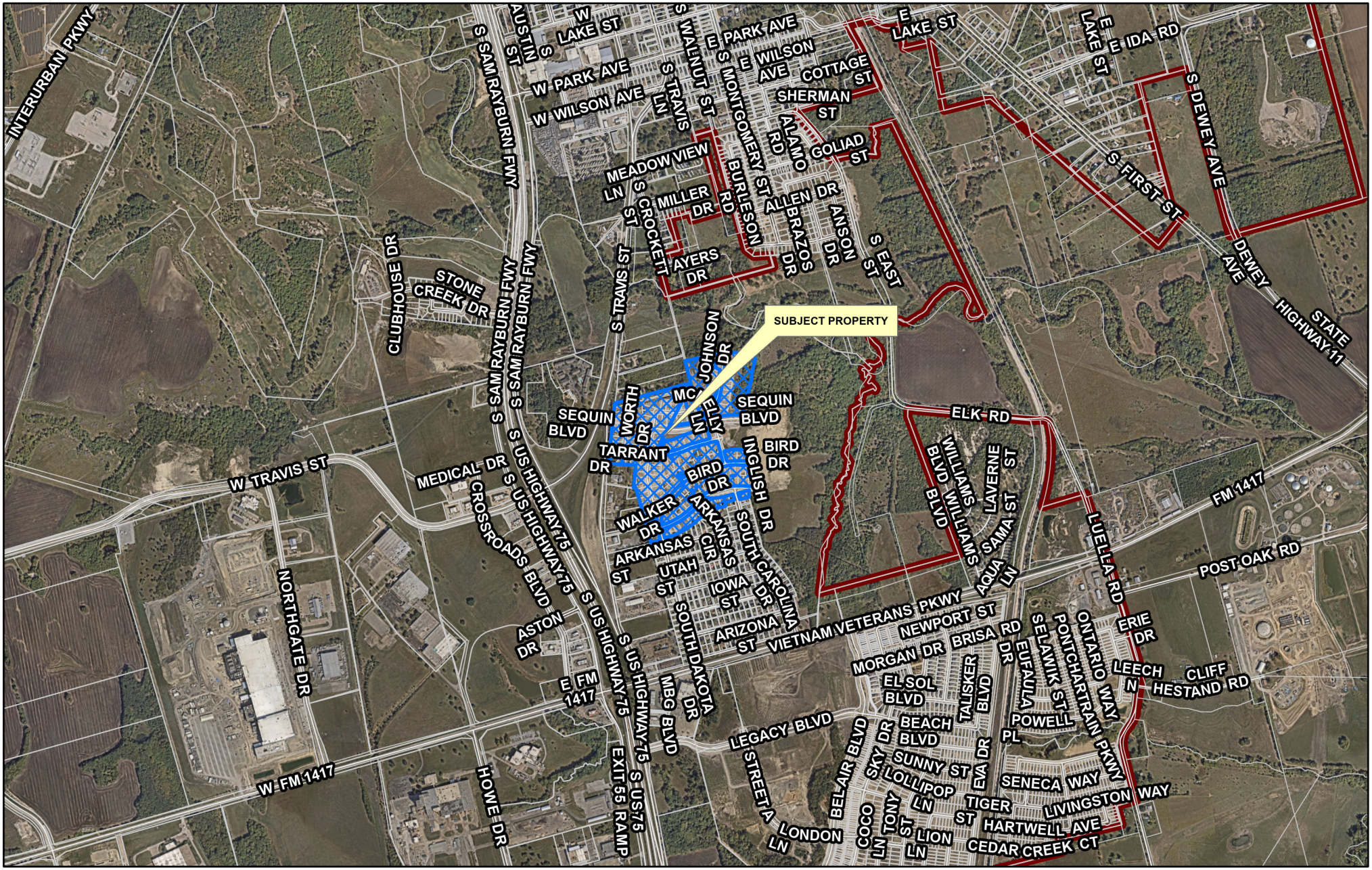
The request of TCL Land BK3 (2022), LP (Owner)k Kurt Green (Applicant), and Kimley-Horn (Surveyor)

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Final Plat
3. Zoning Map
4. Future Landuse Map
5. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
800 BLK E FM 1417 (HERITAGE PKWY)

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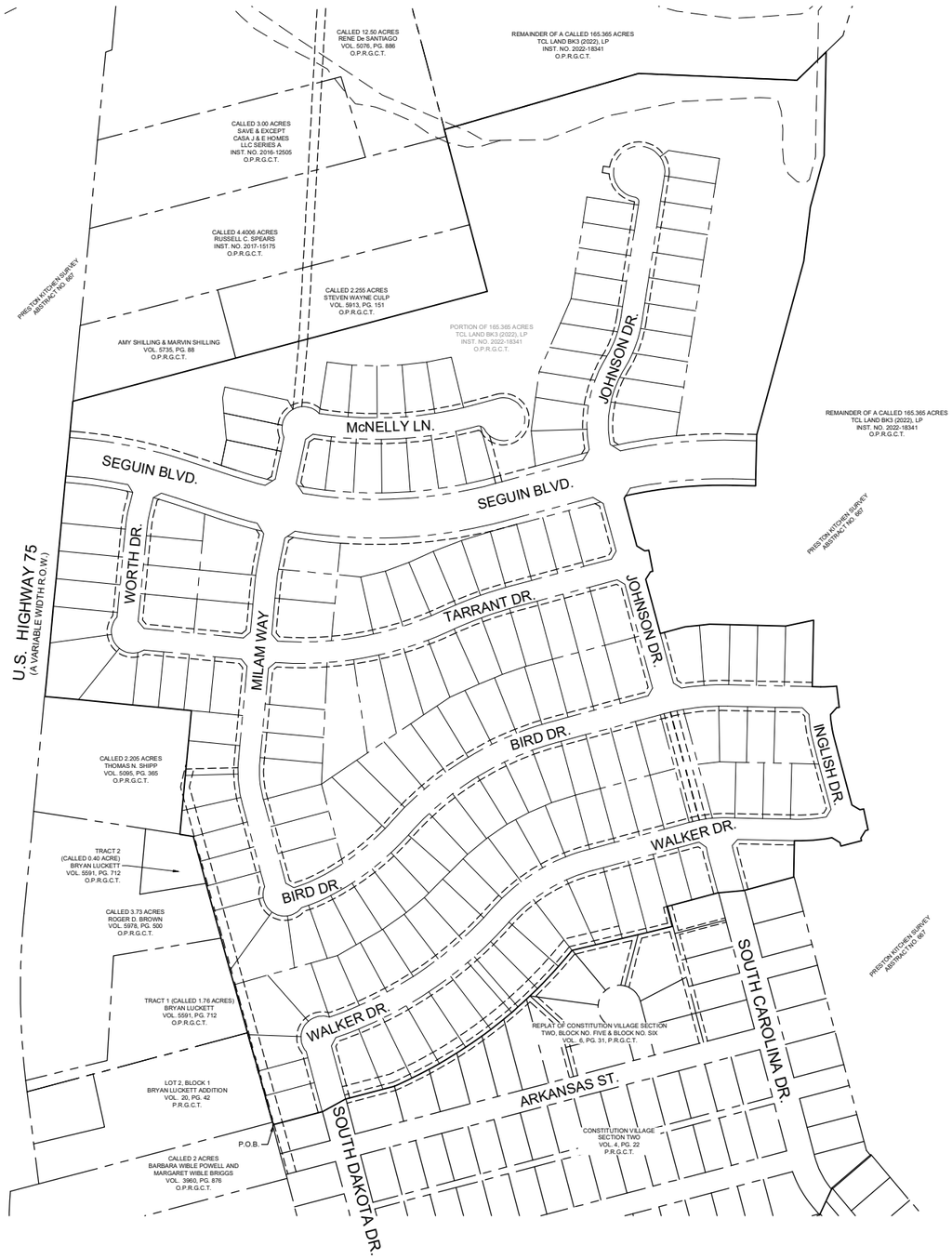
Date: 11/4/2025 3:51 PM



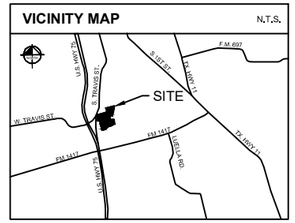
FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0405G, for Grayson County, Texas and incorporated areas, dated September 01, 2022, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

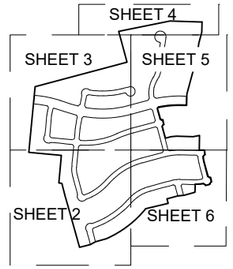
NOTES:

1. All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
3. Lennar Homes of Texas Land and Construction, Ltd. will maintain ownership and maintenance of Block A, Lot 1X-HOA; Block B, Lot 38X-HOA; Block C, Lot 1X-HOA; Block D, Lot 1X-HOA; Block G, Lot 7X-HOA; and Block H, Lot 1X-HOA, indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
4. Lennar Homes of Texas Land and Construction will maintain ownership and maintenance of the drainage easements on Block A, Lot 1X-HOA; Block D, Lot 1X-HOA; and Block G, Lot 7X-HOA, indicated on final plat until it is conveyed to the HOA, at that time, it will be the HOA's responsibility for maintenance.
5. Right of Way Dedication shown hereon from the Replat of Constitution Village Section Two, recorded in Volume 4, Page 22, Plat Records of Grayson County, Texas have been abandoned by Ordinance No. 6862, recorded in Instrument No. 2025-21795, Official Public Records, Grayson County, Texas. Abandoned area removed from drawing upon City Council approval.
6. Utility and Drainage Easements shown hereon from the Replat of Constitution Village Section Two, recorded in Volume 4, Page 22, Plat Records of Grayson County, Texas and the Replat of Constitution Village Section Two, Block No. Five & Block No. Six, recorded in Volume 6, Page 31, Plat Records of Grayson County, Texas have been abandoned by Ordinance No. 6863, recorded in Instrument No. 2025-21797, Official Public Records, Grayson County, Texas. Abandoned area removed from drawing upon City Council approval on August 18, 2025.
7. Portions of the 20' Sanitary Sewer Easement to the City of Sherman, recorded in Volume 881, Page 376, Official Public Records of Grayson County, Texas, have been abandoned by Ordinance No. 6885, recorded in Instrument No. 2025-27612, Official Public Records, Grayson County, Texas. Abandoned area removed from drawing upon City Council approval on October 20, 2025.
8. Maintenance of Detention area is the responsibility of the Homeowner's Association of Property Owners Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area.

VICINITY MAP N.T.S.







SHEET KEY MAP
N.T.S.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FLOOD PLAIN LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
NTS	NOT TO SCALE
FND	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT

SEE SHEET No. 7 FOR LINE TABLE, CURVE TABLE & LOT AREA TABLE

FINAL PLAT
TRAVIS HEIGHTS PHASE 1

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8; BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-6, LOT 7X-HOA, LOTS 8-16; BLOCK H, LOT 1;
BLOCK I, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA LOTS

BEING ALL OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT, LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO AND ALL OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT OF CONSTITUTION VILLAGE SETCTION TWO, BLOCK NO. FIVE AND BLOCK NO. SIX AND BEING 63.621 ACRES SITUATED IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

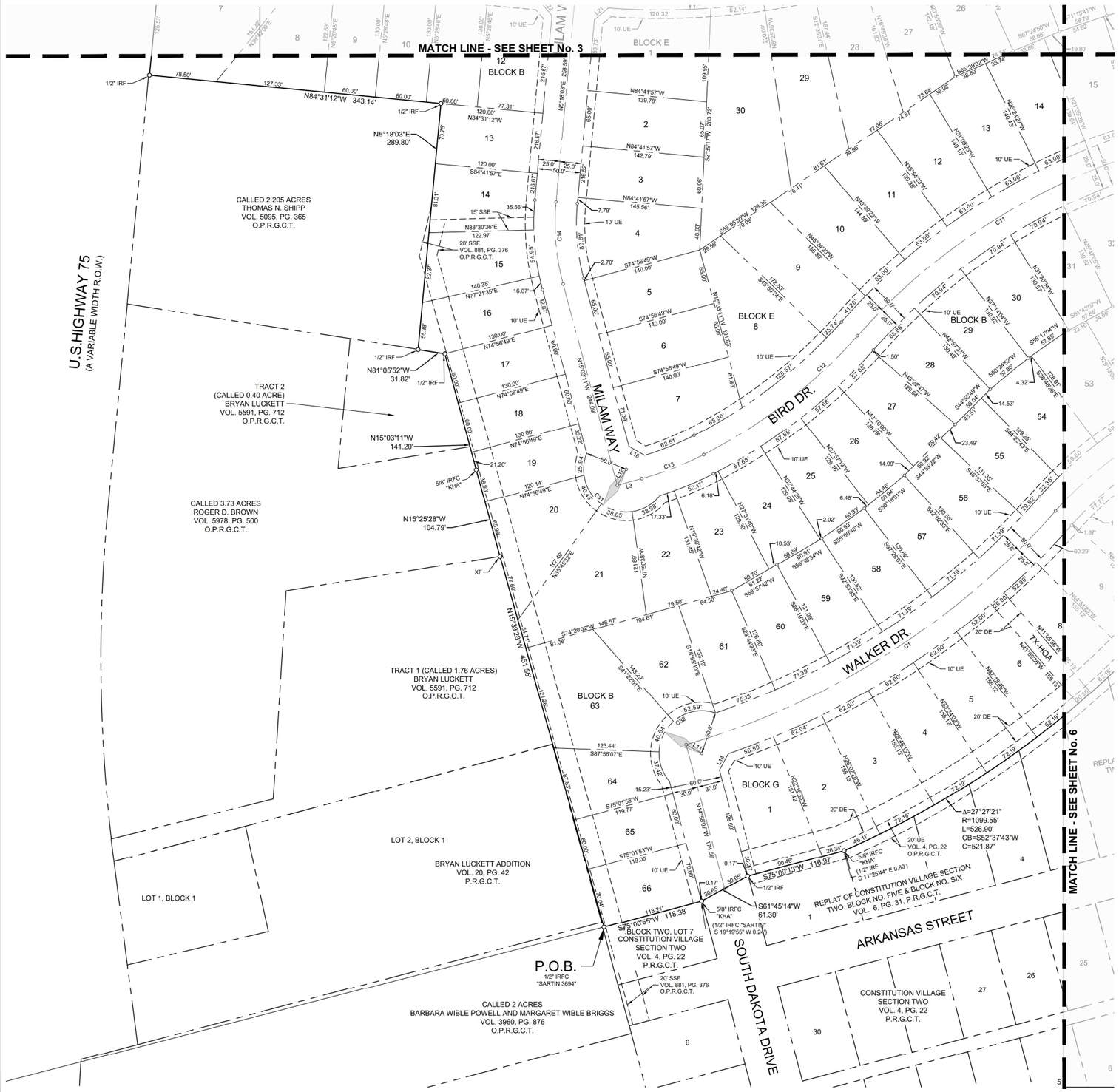
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

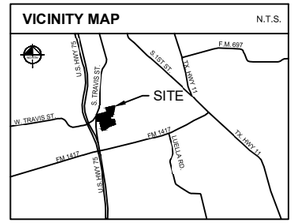
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CLS	KHA	10/27/25	063451115	1 OF 9

OWNER / APPLICANT:
TCL LAND BK3 (2022), LP
5055 Keller Springs Road,
Suite 500
Addison, TX 75001
Contact : Angela Williams

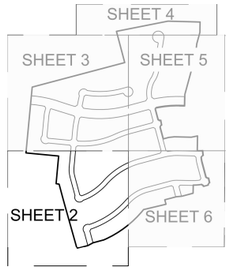
SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy.,
Suite 210 Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckerberger, PE

DWG NAME: K:\FRI_SURVEY\063451115-TRAVIS HEIGHTS - SHERMAN\DWG\063451115 TRAVIS HEIGHTS PHASE 1 FP.DWG PLOTTED BY MARK, MICHAEL 10/27/2025 4:34 PM LAST SAVED 10/27/2025 4:34 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved









SHEET KEY MAP
N.T.S.

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FLOOD PLAIN LINE
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMINT NUMBER
NTS	NOT TO SCALE
FND.	FOUND
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS OF GRAYSON COUNTY, TEXAS
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT

SEE SHEET No. 7 FOR LINE TABLE, CURVE TABLE & LOT AREA TABLE

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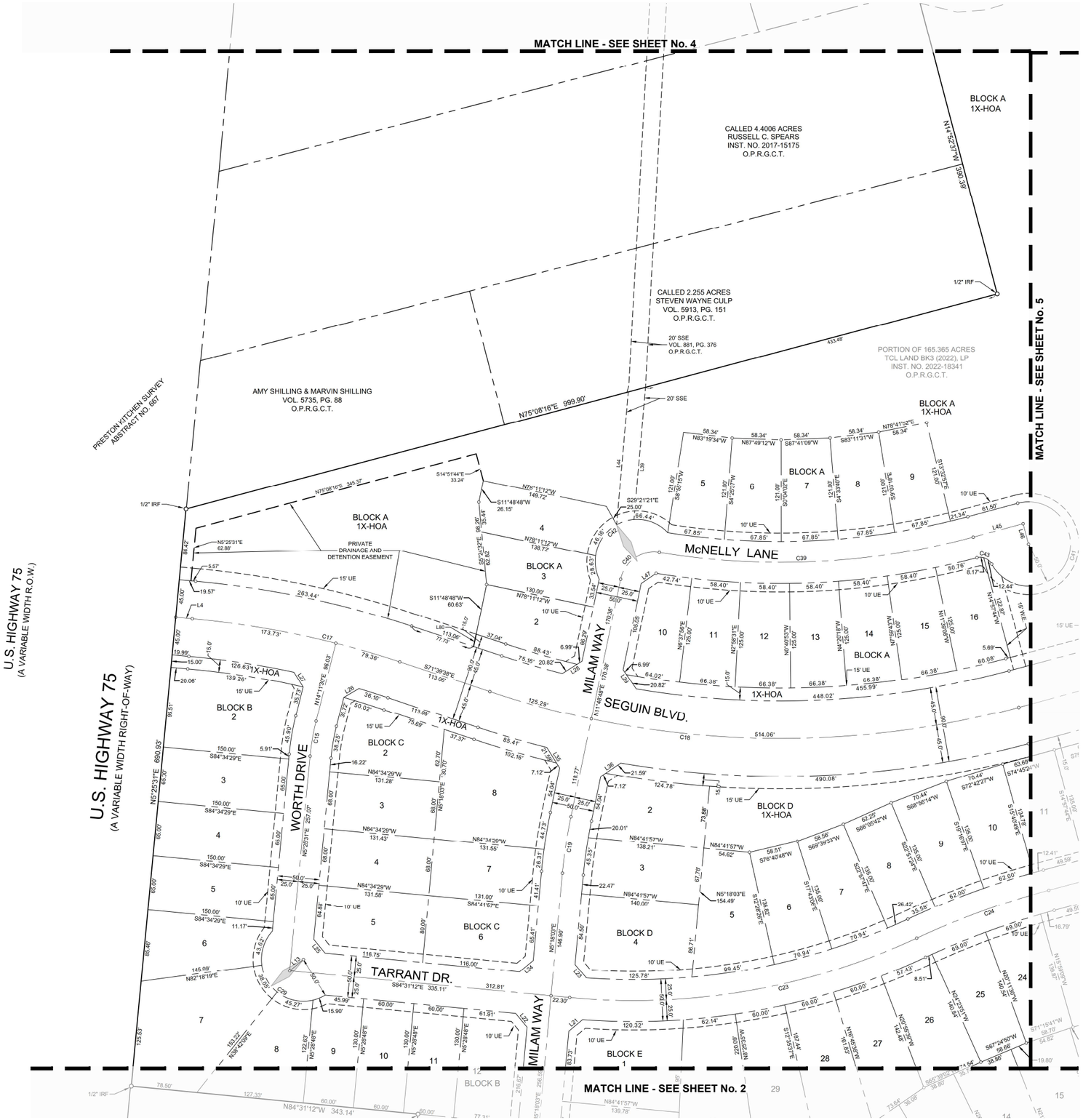
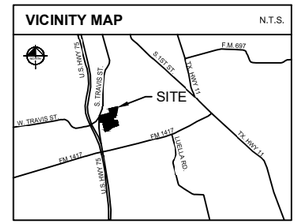
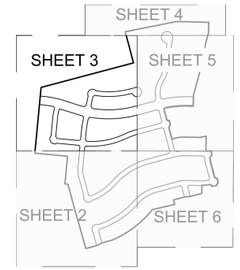
Contact: Bryce Eckerberger, PE

DWG NAME: K:\FRI_SURVEY\063451115-TRAVIS HEIGHTS - SHERMAN\DWG\063451115 TRAVIS HEIGHTS PHASE 1 FP.DWG ROTTED BY MAYK, MICHAEL 10/27/2025 4:35 PM LAST SAVED 10/27/2025 4:34 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved









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P.O.B.	POINT OF BEGINNING
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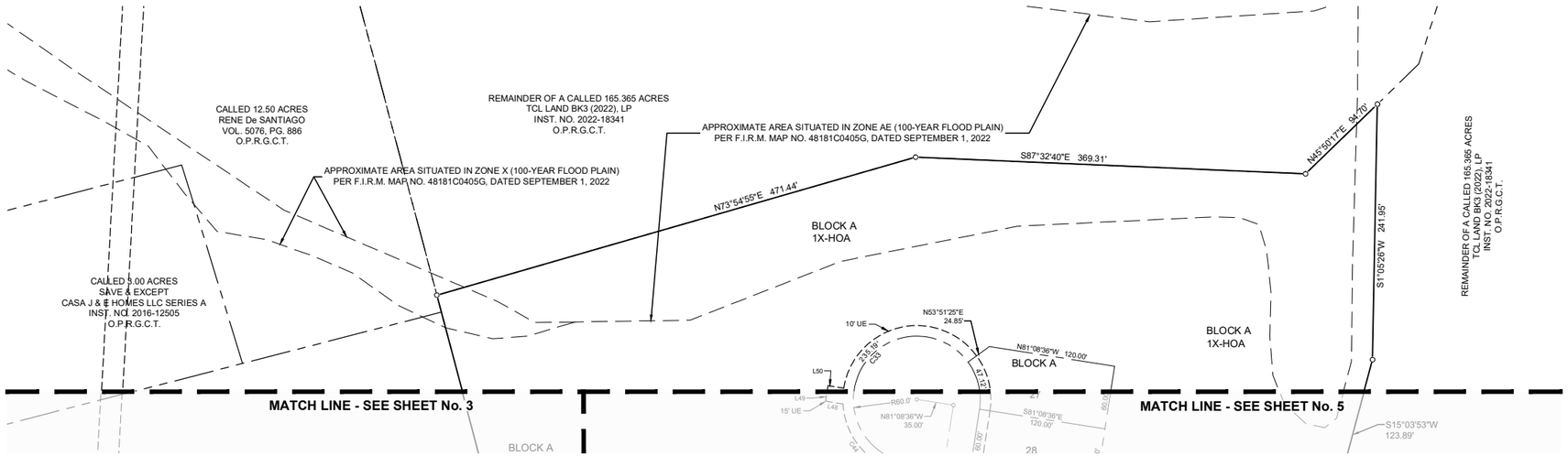

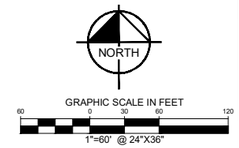

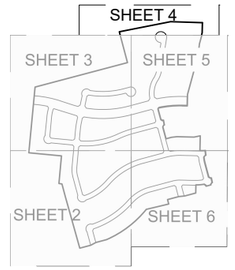

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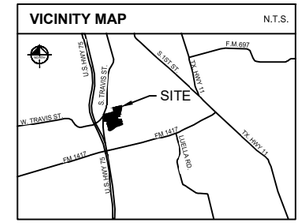

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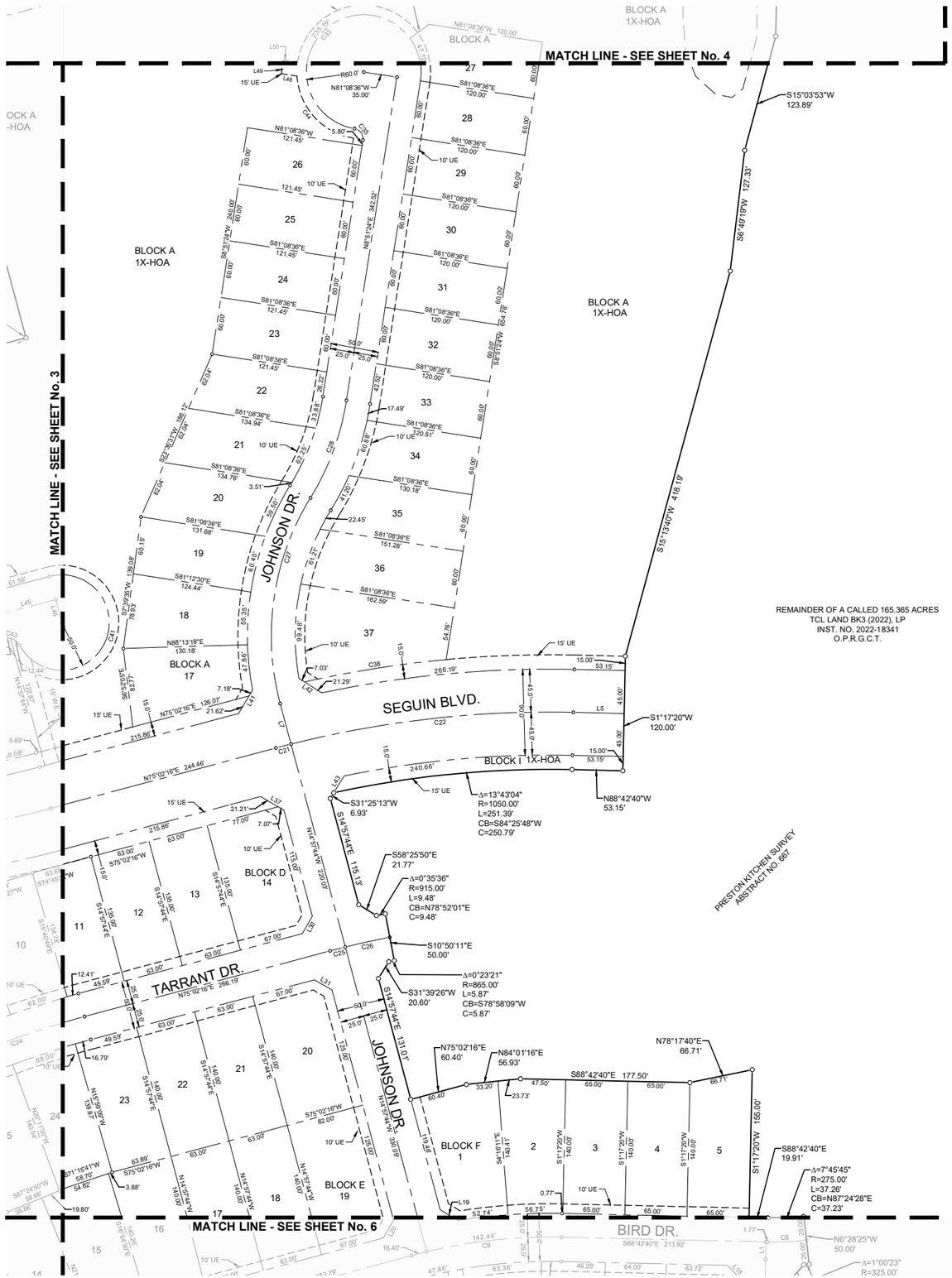
MATCH LINE - SEE SHEET No. 4
MATCH LINE - SEE SHEET No. 3
MATCH LINE - SEE SHEET No. 6
BLOCK A
1X-HOA
BLOCK A
17
BLOCK D
14
BLOCK E
BLOCK F
1
BLOCK I 1X-HOA
JOHNSON DR.
TARRANT DR.
SEGUIN BLVD.
BIRD DR.
PRESTON KITCHEN SURVEY
ABSTRACT NO. 667
REMAINDER OF A CALLED 165.365 ACRES
TCL LAND BK3 (2022), LP
INST. NO. 2022-18341
O.P.R.G.C.T.
S15°03'53"W
123.89'
S6°49'10"W 127.33'
S15°13'40"W 416.19'
S1°17'20"W
120.00'
N88°42'40"W
53.15'
S88°42'40"E 177.50'
N78°17'40"E
66.71'
S88°42'40"E
19.91'
N6°28'25"W
50.00'
Δ=7°45'45"
R=275.00'
L=37.26'
CB=N87°24'28"E
C=37.23'
Δ=1°00'23"
R=325.00'
Δ=13°43'04"
R=1050.00'
L=251.39'
CB=S84°25'48"W
C=250.79'
S31°25'13"W
6.93'
S58°25'50"E
21.77'
Δ=0°35'36"
R=915.00'
L=9.48'
CB=N78°52'01"E
C=9.48'
S10°50'11"E
50.00'
Δ=0°23'21"
R=865.00'
L=5.87'
CB=S78°58'09"W
C=5.87'
S31°39'26"W
20.60'
N75°02'16"E
60.40'
N84°01'16"E
56.93'
S31°17'20"W 155.00'
S14°57'44"E 115.13'
S14°57'44"E 131.01'
N14°57'44"W 220.03'
N14°57'44"W 330.69'
N14°57'44"W 140.00'
S14°57'44"E 140.00'
S14°18'11"E 140.41'
N75°02'16"E 266.19'
N75°02'16"E 244.46'
N88°13'18"E
130.18'
N75°02'16"E 126.07'
21.62'
S6°20'05"E
78.27'
S7°39'05"W
78.93'
S81°12'30"E
124.44'
S81°08'36"E
162.59'
S81°08'36"E
151.28'
S81°08'36"E
130.18'
S81°08'36"E
131.68'
S81°08'36"E
134.76'
S81°08'36"E
134.94'
S81°08'36"E
121.45'
S81°08'36"E
120.00'
N81°08'36"W
121.45'
N81°08'36"W
130.18'
N81°08'36"W
120.00'
N81°08'36"W
35.00'
N81°08'36"W
120.00'
N81°08'36"W
121.45'
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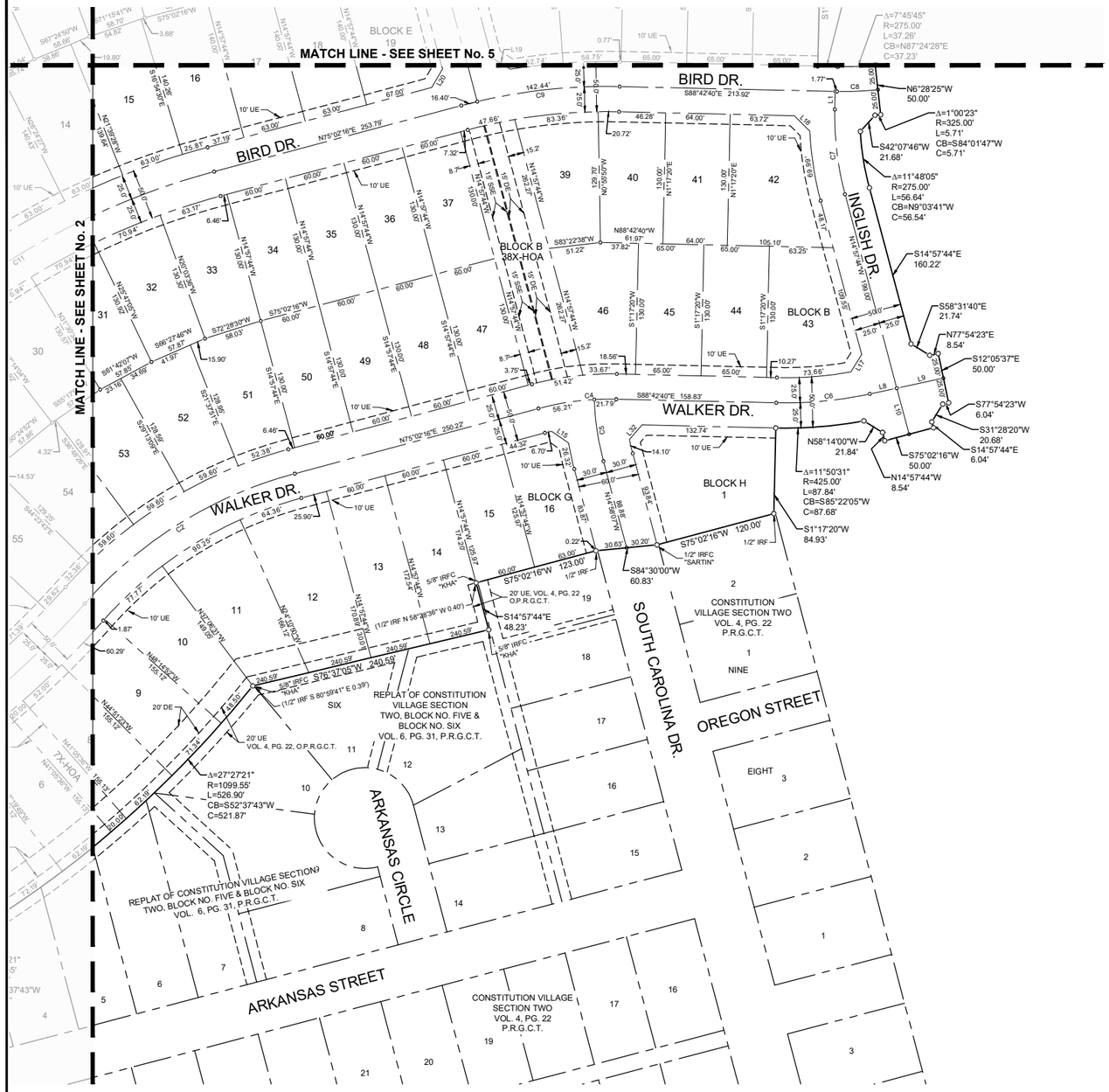

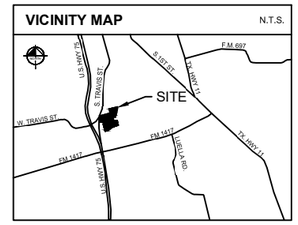



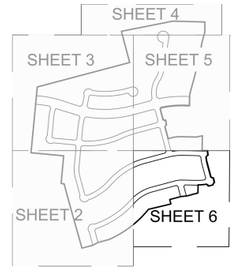

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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°17'20"E	17.77'	L26	N60°04'52"E	20.88'
L3	N74°56'49"E	29.72'	L27	N31°41'01"W	20.89'
L4	S84°50'36"E	19.78'	L28	N57°45'48"E	20.82'
L5	S88°42'40"E	53.15'	L29	S34°08'12"E	20.82'
L7	N14°57'44"W	43.95'	L30	N30°02'16"E	21.21'
L8	N77°54'23"E	27.35'	L31	S59°57'44"E	21.21'
L9	N77°54'23"E	47.32'	L32	S40°41'30"W	19.04'
L10	N14°57'44"W	47.32'	L35	S32°18'38"E	21.59'
L11	S60°46'59"E	20.92'	L36	S55°56'14"W	21.59'
L12	N29°56'49"E	21.21'	L37	N59°57'44"W	21.21'
L13	N50°27'10"E	21.20'	L39	S05°00'01"W	158.30'
L14	N28°19'12"E	21.84'	L41	S31°06'33"W	21.62'
L15	S55°09'36"E	20.63'	L42	N57°29'59"W	21.29'
L16	N60°20'23"W	21.11'	L43	S31°25'13"W	20.67'
L17	N31°57'52"E	20.49'	L44	S05°00'01"W	159.12'
L18	N45°00'31"W	21.69'	L45	N75°02'16"E	61.50'
L19	S57°33'55"E	22.08'	L46	S14°57'44"E	25.00'
L20	S30°02'16"W	21.21'	L47	S55°47'45"W	21.59'
L21	N50°01'59"E	21.31'	L48	N81°08'36"W	16.63'
L22	N39°36'35"W	21.25'	L49	N08°51'24"E	15.00'
L23	S39°59'00"E	21.11'	L50	S81°08'36"E	15.00'
L24	S50°23'25"W	21.18'	L80	S11°48'48"W	15.10'
L25	N39°32'50"W	21.22'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°22'15"	919.00'	519.21'	N57°40'11"E	512.34'
C2	33°33'12"	425.00'	248.89'	S58°15'40"W	245.35'
C4	16°15'04"	275.00'	78.00'	S83°09'48"W	77.74'
C5	12°54'08"	275.00'	61.93'	S08°31'02"E	61.80'
C6	13°22'57"	400.00'	93.43'	N84°35'52"E	93.21'
C7	16°15'04"	300.00'	85.09'	S06°50'12"E	84.81'
C8	7°45'45"	300.00'	40.64'	N87°24'28"E	40.61'
C9	16°15'04"	560.00'	158.84'	S83°09'48"W	158.31'
C11	33°33'12"	735.00'	430.43'	S58°15'40"W	424.30'
C12	21°32'49"	609.00'	229.02'	N52°15'28"E	227.68'
C13	11°54'57"	375.00'	77.99'	N68°59'21"E	77.85'
C14	20°21'14"	275.00'	97.69'	S04°52'34"E	97.18'
C15	8°45'58"	275.00'	42.07'	S09°48'31"W	42.03'
C17	13°10'58"	1100.00'	253.09'	N78°15'07"W	252.53'
C18	33°18'06"	1100.00'	639.35'	S88°18'41"E	630.38'
C19	6°30'46"	600.00'	68.20'	S08°33'25"W	68.16'
C21	0°50'48"	1110.00'	16.40'	S75°27'40"W	16.40'
C22	15°24'17"	1110.00'	298.44'	S83°35'12"W	297.54'
C23	30°23'46"	800.00'	424.41'	N80°16'55"E	419.45'
C24	9°57'14"	965.00'	167.65'	S70°03'39"W	167.44'
C25	1°03'21"	890.00'	16.40'	S75°33'56"W	16.40'
C26	3°04'12"	890.00'	47.69'	S77°37'43"W	47.68'
C27	46°39'11"	275.00'	223.92'	S08°21'51"W	217.78'
C28	22°50'03"	275.00'	109.60'	N20°16'25"E	108.87'
C29	163°41'07"	50.00'	142.84'	S39°32'50"E	98.99'
C31	164°19'23"	50.00'	143.40'	S60°20'41"E	99.07'
C32	149°42'13"	50.00'	130.64'	S34°02'29"W	96.53'
C33	269°35'37"	60.00'	282.32'	S54°03'35"W	85.15'
C35	89°35'37"	10.50'	16.42'	N35°56'25"W	14.80'
C38	7°21'13"	1170.00'	150.17'	S81°00'58"W	150.06'
C39	24°16'52"	890.00'	377.17'	N87°10'42"E	374.35'
C40	87°30'19"	40.50'	61.85'	N55°33'58"E	56.02'
C41	256°18'50"	50.00'	223.68'	S23°11'41"W	78.63'
C42	161°49'47"	50.00'	141.22'	S55°51'30"W	98.75'
C43	76°10'56"	15.50'	20.61'	N66°44'23"W	19.12'
C44	77°37'35"	70.00'	94.84'	S42°19'49"E	87.75'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1X-HOA	13.130	571,949
BLOCK A LOT 2	0.200	8,705
BLOCK A LOT 3	0.188	8,189
BLOCK A LOT 4	0.210	9,132
BLOCK A LOT 5	0.176	7,657
BLOCK A LOT 6	0.176	7,657
BLOCK A LOT 7	0.176	7,657
BLOCK A LOT 8	0.176	7,657
BLOCK A LOT 9	0.176	7,657
BLOCK A LOT 10	0.179	7,799
BLOCK A LOT 11	0.179	7,799
BLOCK A LOT 12	0.179	7,799
BLOCK A LOT 13	0.179	7,799
BLOCK A LOT 14	0.179	7,799
BLOCK A LOT 15	0.179	7,799
BLOCK A LOT 16	0.178	7,765
BLOCK A LOT 17	0.201	8,734
BLOCK A LOT 18	0.194	8,445
BLOCK A LOT 19	0.175	7,631
BLOCK A LOT 20	0.182	7,925
BLOCK A LOT 21	0.188	8,171
BLOCK A LOT 22	0.178	7,735
BLOCK A LOT 23	0.167	7,287
BLOCK A LOT 24	0.167	7,287
BLOCK A LOT 25	0.167	7,287
BLOCK A LOT 26	0.167	7,287
BLOCK A LOT 27	0.174	7,586
BLOCK A LOT 28	0.165	7,200
BLOCK A LOT 29	0.165	7,200
BLOCK A LOT 30	0.165	7,200
BLOCK A LOT 31	0.165	7,200
BLOCK A LOT 32	0.165	7,200
BLOCK A LOT 33	0.165	7,203
BLOCK A LOT 34	0.171	7,458
BLOCK A LOT 35	0.193	8,417
BLOCK A LOT 36	0.218	9,492
BLOCK A LOT 37	0.287	12,482
BLOCK B LOT 1X-HOA	0.053	2,294
BLOCK B LOT 2	0.328	14,306
BLOCK B LOT 3	0.224	9,750

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 4	0.224	9,750
BLOCK B LOT 5	0.224	9,750
BLOCK B LOT 6	0.227	9,892
BLOCK B LOT 7	0.405	17,647
BLOCK B LOT 8	0.245	10,672
BLOCK B LOT 9	0.178	7,742
BLOCK B LOT 10	0.179	7,800
BLOCK B LOT 11	0.179	7,800
BLOCK B LOT 12	0.228	9,912
BLOCK B LOT 13	0.194	8,467
BLOCK B LOT 14	0.205	8,925
BLOCK B LOT 15	0.202	8,814
BLOCK B LOT 16	0.212	9,217
BLOCK B LOT 17	0.179	7,800
BLOCK B LOT 18	0.179	7,800
BLOCK B LOT 19	0.176	7,652
BLOCK B LOT 20	0.265	11,556
BLOCK B LOT 21	0.332	14,478
BLOCK B LOT 22	0.192	8,362
BLOCK B LOT 23	0.198	8,625
BLOCK B LOT 24	0.188	8,177
BLOCK B LOT 25	0.188	8,193
BLOCK B LOT 26	0.188	8,198
BLOCK B LOT 27	0.188	8,177
BLOCK B LOT 28	0.192	8,377
BLOCK B LOT 29	0.194	8,444
BLOCK B LOT 30	0.194	8,449
BLOCK B LOT 31	0.194	8,449
BLOCK B LOT 32	0.194	8,441
BLOCK B LOT 33	0.191	8,336
BLOCK B LOT 34	0.179	7,800
BLOCK B LOT 35	0.179	7,800
BLOCK B LOT 36	0.179	7,800
BLOCK B LOT 37	0.179	7,800
BLOCK B LOT 38X-HOA	0.329	14,320
BLOCK B LOT 39	0.203	8,825
BLOCK B LOT 40	0.192	8,381
BLOCK B LOT 41	0.191	8,320
BLOCK B LOT 42	0.262	11,414
BLOCK B LOT 43	0.235	10,253

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 44	0.194	8,450
BLOCK B LOT 45	0.194	8,450
BLOCK B LOT 46	0.210	9,151
BLOCK B LOT 47	0.179	7,800
BLOCK B LOT 48	0.179	7,800
BLOCK B LOT 49	0.179	7,800
BLOCK B LOT 50	0.179	7,800
BLOCK B LOT 51	0.197	8,585
BLOCK B LOT 52	0.201	8,768
BLOCK B LOT 53	0.201	8,775
BLOCK B LOT 54	0.202	8,787
BLOCK B LOT 55	0.193	8,386
BLOCK B LOT 56	0.199	8,688
BLOCK B LOT 57	0.199	8,666
BLOCK B LOT 58	0.199	8,674
BLOCK B LOT 59	0.199	8,688
BLOCK B LOT 60	0.197	8,566
BLOCK B LOT 61	0.209	9,085
BLOCK B LOT 62	0.226	9,836
BLOCK B LOT 63	0.369	16,093
BLOCK B LOT 64	0.188	8,194
BLOCK B LOT 65	0.164	7,165
BLOCK B LOT 66	0.191	8,306
BLOCK C LOT 1X-HOA	0.086	3,749
BLOCK C LOT 2	0.228	9,924
BLOCK C LOT 3	0.205	8,932
BLOCK C LOT 4	0.205	8,942
BLOCK C LOT 5	0.239	10,413
BLOCK C LOT 6	0.239	10,395
BLOCK C LOT 7	0.204	8,894
BLOCK C LOT 8	0.363	15,803
BLOCK D LOT 1X-HOA	0.569	24,779
BLOCK D LOT 2	0.231	10,059
BLOCK D LOT 3	0.217	9,462
BLOCK D LOT 4	0.304	13,222
BLOCK D LOT 5	0.255	11,110
BLOCK D LOT 6	0.203	8,822
BLOCK D LOT 7	0.201	8,769
BLOCK D LOT 8	0.192	8,383
BLOCK D LOT 9	0.205	8,915

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 10	0.204	8,907
BLOCK D LOT 11	0.195	8,475
BLOCK D LOT 12	0.195	8,505
BLOCK D LOT 13	0.195	8,505
BLOCK D LOT 14	0.251	10,945
BLOCK E LOT 1	0.321	13,964
BLOCK E LOT 2	0.211	9,184
BLOCK E LOT 3	0.199	8,650
BLOCK E LOT 4	0.244	10,641
BLOCK E LOT 5	0.209	9,100
BLOCK E LOT 6	0.209	9,100
BLOCK E LOT 7	0.249	10,829
BLOCK E LOT 8	0.321	13,985
BLOCK E LOT 9	0.256	11,158
BLOCK E LOT 10	0.239	10,406
BLOCK E LOT 11	0.224	9,753
BLOCK E LOT 12	0.220	9,575
BLOCK E LOT 13	0.223	9,732
BLOCK E LOT 14	0.221	9,618
BLOCK E LOT 15	0.221	9,627
BLOCK E LOT 16	0.210	9,158
BLOCK E LOT 17	0.202	8,820
BLOCK E LOT 18	0.202	8,820
BLOCK E LOT 19	0.261	11,367
BLOCK E LOT 20	0.261	11,367
BLOCK E LOT 21	0.202	8,820
BLOCK E LOT 22	0.202	8,820
BLOCK E LOT 23	0.209	9,119
BLOCK E LOT 24	0.206	8,974
BLOCK E LOT 25	0.207	9,002
BLOCK E LOT 26	0.228	9,915
BLOCK E LOT 27	0.228	9,937
BLOCK E LOT 28	0.265	11,549
BLOCK E LOT 29	0.314	13,692
BLOCK E LOT 30	0.494	21,516
BLOCK F LOT 1	0.253	11,011
BLOCK F LOT 2	0.208	9,049
BLOCK F LOT 3	0.209	9,100
BLOCK F LOT 4	0.209	9,100
BLOCK F LOT 5	0.220	9,587

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 1	0.270	11,759
BLOCK G LOT 2	0.238	10,365
BLOCK G LOT 3	0.239	10,408
BLOCK G LOT 4	0.239	10,408
BLOCK G LOT 5	0.239	10,408
BLOCK G LOT 6	0.203	8,856
BLOCK G LOT 7X-HOA	0.071	3,102
BLOCK G LOT 8	0.203	8,856
BLOCK G LOT 9	0.238	10,355
BLOCK G LOT 10	0.221	9,626
BLOCK G LOT 11	0.264	11,485
BLOCK G LOT 12	0.298	12,982
BLOCK G LOT 13	0.237	10,303
BLOCK G LOT 14	0.239	10,402
BLOCK G LOT 15	0.174	7,558
BLOCK G LOT 16	0.181	7,884
BLOCK H LOT 1	0.312	13,611
BLOCK I LOT 1X-HOA	0.103	4,487
LOT 326	63.621	2,771,316
R.O.W.	12.713	553,774

FINAL PLAT

TRAVIS HEIGHTS PHASE 1

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8; BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-6, LOT 7X-HOA, LOTS 8-16; BLOCK H, LOT 1;
BLOCK I, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA LOTS

BEING ALL OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT, LOTS 1-3,
BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO
AND ALL OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT
OF CONSTITUTION VILLAGE SETCTION TWO, BLOCK NO. FIVE AND BLOCK
NO. SIX AND BEING 63.621 ACRES SITUATED IN THE
PRESTON KITCHENS SURVEY, ABSTRACT NO. 667,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CLS	KHA	10/27/25	063451115	7 OF 9

OWNER / APPLICANT:
TCL LAND BK3 (2022), LP
5055 Keller Springs Road,
Suite 500
Addison, TX 75001
Contact : Angela Williams

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy.,
Suite 210 Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckerberger, PE

DWG NAME: K:\FRI_SURVEY\063451115-TRAVIS HEIGHTS - SHERMAN\DWG\063451115 TRAVIS HEIGHTS PHASE 1 FP.DWG PLOTTED BY MARK, MICHAEL 10/27/2025 4:36 PM LAST SAVED 10/27/25 4:34 PMCopyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

CITY OF SHERMAN §

COUNTY OF GRAYSON §

WHEREAS TCL LAND BK 3 (2022), LP, is the owner of a tract of land situated in the Preston Kitchen Survey, Abstract No. 667, Grayson County, Texas and being a portion of a called 165.365-acre tract described in the deed to TCL Land BK3 (2022), LP, recorded in Instrument No. 2022-18341, Official Public Records of Grayson County, Texas, and being a portion of the Replat of Constitution Village Section Two, Block No. Five & Block No. Six, an addition to the City of Sherman, Texas recorded in Volume 6, Page 31, Plat Records of Grayson County, Texas, and being a portion of Constitution Village Section Two, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 4, Page 22, Plat Records, Grayson County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "SARTIN 3694" found for the northwest corner of Block Two, Lot 7 of said Constitution Village Section Two (Volume 4, Page 22) common to a southwest corner of said 165.365-acre tract, same being on the easterly line of a called 2.00 acre tract of land described in the deed to Barbara Wible Powell and Margret Wible Briggs, recorded in the Volume 3960, Page 876, Official Public Records of Grayson County, Texas;

THENCE along the westerly line of said 165.365-acre tract the following courses and distances:

North 15°39'28" West, along the easterly lines of said 2-acre tract, and Lot 2, Block 1 of Bryan Luckett Addition, an addition to the City of Sherman, Texas, in the plat thereof recorded in Volume 20, Page 42, Plat Records of Grayson County, Texas and a called 1.76-acre tract described as "Tract 1" in the deed to Bryan Luckett, recorded in Volume 5591, Page 712, Official Public Records of Grayson County, Texas, a distance of 451.55 feet to a "X" cut found for the northeast corner of said 1.76-acre tract common to the easternmost corner of a called 3.73-acre tract of land described in the deed to Rogers D. Brown, recorded in Volume 5978, Page 500, Official Public Records of Grayson County, Texas;

North 15°25'28" West, along the easterly line of said 3.73-acre tract, a distance of 104.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 15°03'11" West, continuing along the easterly line of said 3.73-acre tract and along the easterly line of a called 0.40-acre tract of land described as "Tract 2" in the deed to Bryan Luckett, recorded in Volume 5591, Page 712, Official Public Records of Grayson County, Texas, a distance of 141.20 feet to a 1/2" iron rod found for the northeast corner of said 0.40-acre tract;

North 81°05'52" West, along the northerly line of said 0.40-acre tract, a distance of 31.82 feet to a 1/2" iron rod found for the southeast corner of a called 2.205-acre tract of land described in the deed to Thomas N. Shipp, recorded in Volume 5095, Page 365, Official Public Records of Collin County, Texas;

North 05°18'03" East, along the easterly line of said 2.205-acre tract, a distance of 289.80 feet to a 1/2" iron rod found for the northeast corner of said 2.205-acre tract;

North 84°31'12" West, along the northerly line of said 2.205-acre tract, a distance of 343.14 feet to a 1/2" iron rod found for the northwest corner of said 2.205-acre tract, common to the westernmost southwest corner of said 165.365-acre tract, same being on the easterly right-of-way line of U.S. Highway 75 (a variable width right-of-way);

North 05°25'31" East, along the easterly right-of-way line of said U.S. Highway 75, a distance of 690.93 feet to a 1/2" iron rod found for the southwest corner of a tract of land described in the deed to Amy Shilling & Marvin Shilling, recorded in Volume 5735, Page 88, Official Public Records of Grayson County, Texas, common to the westernmost northwest corner of said 165.365-acre tract;

North 75°08'16" East, departing said easterly right-of-way line and along the southerly line of said Shilling tract and the southerly line of a called 2.255-acre tract of land, described in the deed to Steven Wayne Culp, recorded in Volume 5913, Page 151, Official Public Records of Grayson County, Texas, a distance of 999.90 feet to a 1/2" iron rod found for the southeast corner of said 2.255-acre tract;

North 14°52'37" West, along the easterly lines of said 2.255-acre tract and a called 4.4006-acre tract of land, described in the deed to Russell C. Spears, recorded in Instrument No. 2017-15175, Official Public Records of Grayson County, Texas, and a called 12.50-acre tract of land described In a deed to Rene De Santiago, recorded in Volume 5076, Page 886, Official Public Records of Grayson County, Texas, a distance of 390.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

THENCE departing the westerly line of said 165.365-acre tract and the easterly line of said 12.50-acre tract, over and across said 165.365-acre tract the following courses and distances:

North 73°54'55" East, a distance of 471.44 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 87°32'40" East, a distance of 369.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 45°50'17" East, a distance of 94.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°05'26" West, a distance of 241.95 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 15°03'53" West, a distance of 123.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 06°49'19" West, a distance of 127.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 15°13'40" West, a distance of 418.19 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°17'20" West, a distance of 120.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 88°42'40" West, a distance of 53.15 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,050.00 feet, a central angle of 13°43'04", and a chord bearing and distance of South 84°25'48" West, 250.79 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 251.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°25'13" West, a distance of 6.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 115.13 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 58°25'50" East, a distance of 21.77 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 915.00 feet, a central angle of 00°35'36", and a chord bearing and distance of North 78°52'01" East, 9.48 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 9.48 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 10°50'11" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 865.00 feet, a central angle of 00°23'21", and a chord bearing and distance of South 78°58'09" West, 5.87 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 5.87 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°39'26" West, a distance of 20.60 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 131.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 75°02'16" East, a distance of 60.40 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 84°01'16" East, a distance of 56.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°42'40" East, a distance of 177.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 78°17'40" East, a distance of 66.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°17'20" West, a distance of 155.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 88°42'40" East, a distance of 19.91 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 07°45'45", and a chord bearing and distance of North 87°24'28" East, 37.23 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 37.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 06°28'25" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 01°00'23", and a chord bearing and distance of South 84°01'47" West, 5.71 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 5.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 42°07'46" West, a distance of 21.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 11°48'05", and a chord bearing and distance of South 09°03'41" East, 56.54 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 56.64 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 160.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 58°31'40" East, a distance of 21.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 77°54'23" East, a distance of 8.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 12°05'37" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 77°54'23" West, a distance of 6.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 31°28'20" West, a distance of 20.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 14°57'44" East, a distance of 6.04 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 75°02'16" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 14°57'44" West, a distance of 8.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 58°14'00" West, a distance of 21.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 425.00 feet, a central angle of 11°50'31", and a chord bearing and distance of South 85°22'05" West, 87.68 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 87.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 01°17'20" West, a distance of 84.93 feet to a 1/2" iron rod found for the re-entrant corner on the southerly line of said 165.365-acre tract, same being the northeast corner of Lot 2, Block Nine of aforementioned Constitution Village Section Two (Volume 4, Page 22);

THENCE along the southwesterly line of said 165.365-acre tract of land the following courses and distances:

South 75°02'16" West, along the north line of said Lot 2, a distance of 120.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "SARTIN" found for the northwest corner of said Lot 2 same being on the easterly right-of-way line of South Carolina Street, depicted in said Constitution Village Section two (Volume 4, Page 22);

South 84°30'00" West, departing said easterly right-of-way line, over and across said South Carolina Street, a distance of 60.83 feet to a 1/2" iron rod found on the easterly line of aforementioned Constitution Village Section Two Replat (Volume 6, Page 31) and for the southeast corner of Lot 19, Block Five of said Constitution Village Section Two Replat (Volume 6, Page 31);

South 75°02'16" West, along the north line of said Lot 19, Block Five, a distance of 123.00 feet to 1/2" iron rod found for corner;

South 14°57'44" East, a distance of 48.23 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner the northeast corner of Lot 12, Block Five , said Replat of Constitution Village Section Two (Volume 6, Page 31);

South 76°37'05" West, a distance of 240.59 feet to a 1/2" iron rod found for the north common corner of Lots 10 and 11, Block Five, said Replat of Constitution Village Section Two (Volume 6, Page 31), same being at the beginning of a non-tangent curve to the right with a radius of 1,099.55 feet, a central angle of 27°27'21", and a chord bearing and distance of South 52°37'43" West, 521.87 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 526.90 feet to a 1/2" iron rod found for the north common corner of Lots 1 and 2, Block Five, said Replat of Constitution Village Section Two (Volume 6, Page 31);

South 75°09'13" West, a distance of 116.97 feet to a 1/2" iron rod found for the northwest corner of said Lot 1, same being on the easterly right-of-way of South Dakota Drive (a 60 foot public right-of-way, Volume 4, Page 22);

South 61°45'14" West, departing the said easterly right-of-way, over and across said South Dakota drive, a distance of 61.30 feet to a 1/2" iron rod with a yellow plastic cap stamped "SARTIN" found for the northeast corner of aforementioned Lot 7, Block Two, same being on the westerly right-of-way line of said South Dakota Drive;

South 75°00'55" West, departing said westerly right-of-way line and along the northerly line of said Lot 7, Block Two, a distance of 118.38 feet to the **POINT OF BEGINNING** and containing 2,771,316 square feet or 63.621 acres of land, more or less.

DWG NAME: K:\FTL_SURVEY\063451115-TRAVIS HEIGHTS - SHERMAN\DWG\063451115 TRAVIS HEIGHTS PHASE 1 FP.DWG PLOTTED BY MARK MICHAEL 10/27/2025 4:36 PM LAST SAVED 10/27/25 04:34 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved

FINAL PLAT

TRAVIS HEIGHTS PHASE 1

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8; BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-6, LOT 7X-HOA, LOTS 8-16; BLOCK H, LOT 1;
BLOCK I, LOT 1X-HOA;
171 RESIDENTIAL LOTS
7 HOA LOTS

BEING ALL OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT, LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO AND ALL OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT OF CONSTITUTION VILLAGE SETCTION TWO, BLOCK NO. FIVE AND BLOCK NO. SIX AND BEING 63.621 ACRES SITUATED IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CLS	KHA	10/27/25	063451115	8 OF 9

OWNER / APPLICANT:
TCL LAND BK3 (2022), LP
5055 Keller Springs Road, Suite 500
Addison, TX 75001
Contact : Angela Williams

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy.,
Suite 210 Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckerberger, P.E.

OWNER'S CERTIFICATE OF DEDICATION

STATE OF TEXAS §

CITY OF SHERMAN §

COUNTY OF GRAYSON §

That **TCL LAND BK 3 (2022), LP** , acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as **TRAVIS HEIGHTS PHASE 1**, an addition to the City of Sherman, Grayson County, Texas, being 53.439-acres situated in and being a portion of the Preston Kitchens Survey, Abstract Number 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without permission of anyone. This plat is approved subject to all ordinances, rules and regulations and resolutions of the City of Sherman, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TCL LAND BK 3 (2022), LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **TRAVIS HEIGHTS PHASE 1,** an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

TCL LAND BK 3 (2022), LP, does herein certify the following:

1. The streets and alleys herein 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/or 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 place 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS, my hand, this _____ day of _____, 2025.

BY: TCL LAND BK 3 (2022), LP., a Limited Partnership

By: _____
Angela Williams, Vice President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Angela Williams, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

AVIGATION RELEASE

STATE OF TEXAS

COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **TCL LAND BK 3 (2022), LP**, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2025.

WITNESS, my hand, this _____day of _____, 2025.

By: **TCL LAND BK 3 (2022), LP**

By:_____
Angela Williams, Vice President

STATE OF TEXAS

COUNTY OF GRAYSON

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Angela Williams known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____
Michael B. Marx Date
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of October, 2025.

_____
Notary Public, State of Texas

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

_____ _____
Chairman Secretary

FINAL PLAT
TRAVIS HEIGHTS PHASE 1

BLOCK A, LOT 1X-HOA, LOTS 2-37;
BLOCK B, LOT 1X-HOA, LOTS 2-37, LOT 38X-HOA, LOTS 39-66;
BLOCK C, LOT 1X-HOA, LOTS 2-8; BLOCK D, LOT 1X-HOA, LOTS 2-14;
BLOCK E, LOTS 1-30; BLOCK F, LOTS 1-5;
BLOCK G, LOTS 1-6, LOT 7X-HOA, LOTS 8-16; BLOCK H, LOT 1;
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BEING ALL OF LOTS 8-20, BLOCK TWO, LOTS 2-3, BLOCK EIGHT, LOTS 1-3, BLOCK NINE, CONSTITUTION VILLAGE SECTION TWO AND ALL OF LOTS 20-32, BLOCK FIVE, AND LOTS 1-11, BLOCK 6, REPLAT OF CONSTITUTION VILLAGE SETCTION TWO, BLOCK NO. FIVE AND BLOCK NO. SIX AND BEING 63.621 ACRES SITUATED IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

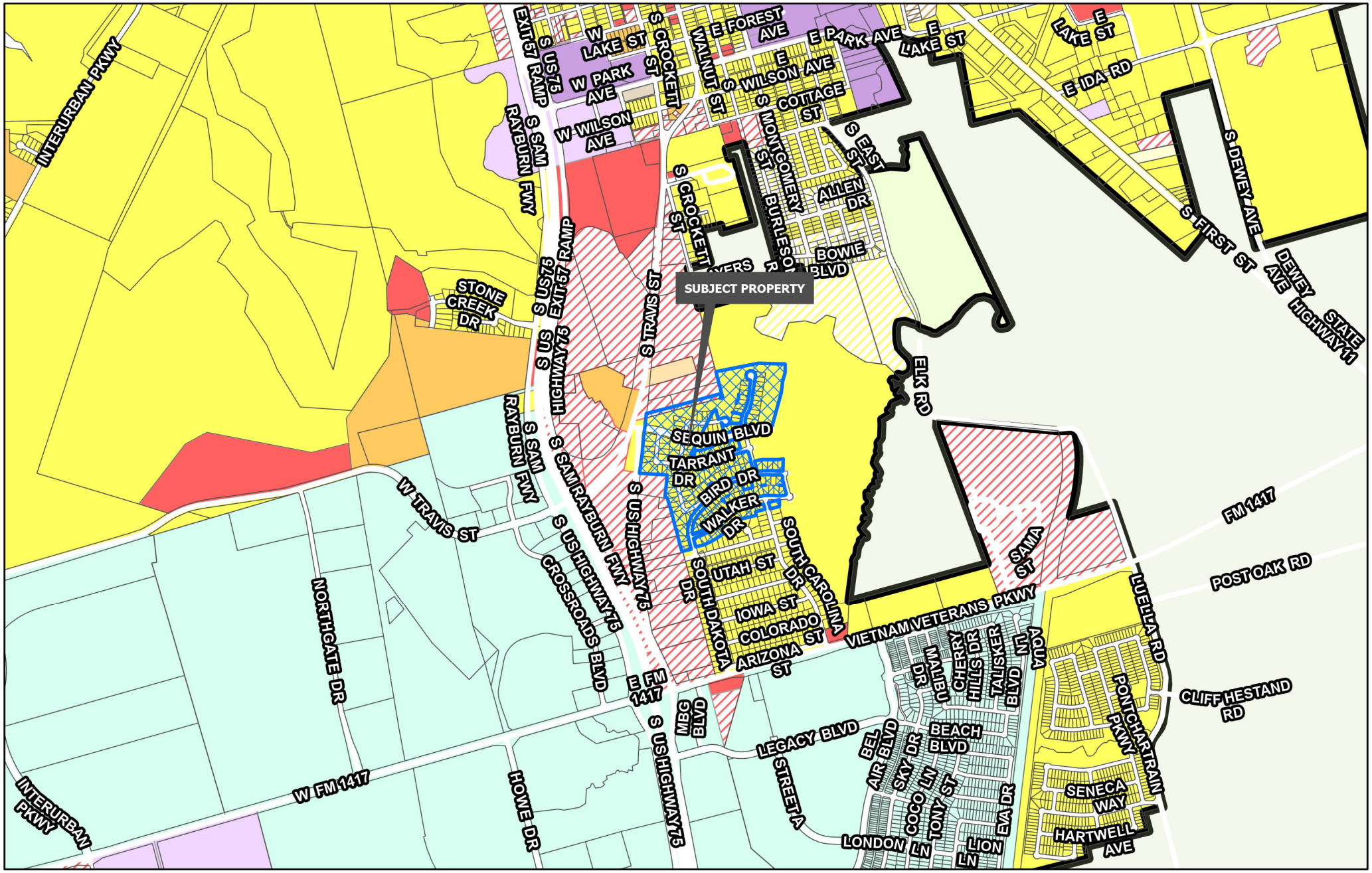
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CLS	KHA	10/27/25	063451115	9 OF 9

OWNER / APPLICANT:
TCL LAND BK3 (2022), LP
3035 Keller Springs Road,
Suite 500
Addison, TX 75001
Contact : Angela Williams

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy,
Suite 210 Frisco, TX 75034
Ph: (972) 770-1324
Contact: Bryce Eckerberger, PE

DWG NAME: K:\FRI_SURVEY\063451115-TRAVIS HEIGHTS - SHERMAN\DWG\063451115 TRAVIS HEIGHTS PHASE 1 FP.DWG PLOTTED BY MARX, MICHAEL 10/27/2025 4:36 PM LAST SAVED 10/27/25 4:34 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved



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
800 BLK E FM 1417
(HERITAGE PKWY)

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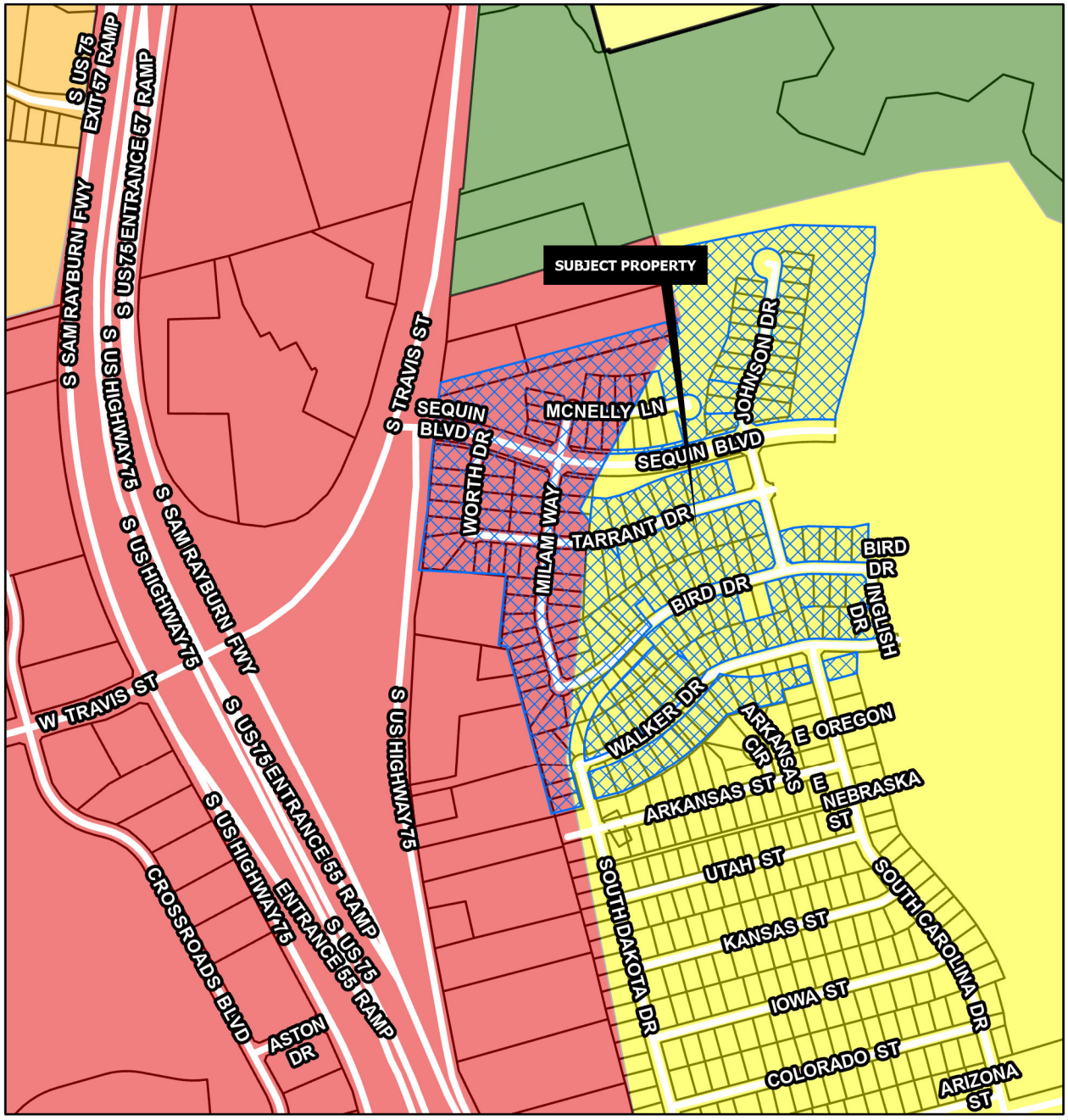

SUBURBAN NEIGHBORHOOD

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.

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
800 BLK E FM 1417 (HERITAGE PKWY)

Date: 11/4/2025 3:51 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

September 9, 2021

Pylon Trust
Attn: Russell Spears, Trustee
4808 Park Vista Blvd.
Sherman, TX 75090

Kingdom Equities, LLC
Attn: Frank May, Partner
8650 Freeport Pkwy., Ste. 100
Irving, TX 75063

Dear Applicants,

The request for approval of the preliminary plat of Travis Heights Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, September 21, 2021 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

1. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
2. Layout does not meet standard. *Code of Ordinances Chapter 10.05, Section 5*
3. Metes and bounds must match drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate a 15'x15' Right of Way corner clip at right of way intersection of all proposed corner lots. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
6. Dedicate a 15'x15' Right of Way corner clip at southwest corner of proposed Lot 14, Block Q. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
7. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15.*
8. Remove Building Line from Final Plat.
9. Extension of Bel-Air Blvd to be improved to property line.
10. Water main and Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H).*
11. South Carolina Drive and South Dakota Drive shall be spelled out. Direction is name of street per original filed plat. *Vol. 3, Pg. 73, PRGCT; Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*

12. Remove directions from Iowa Street, Kansas Street, Utah Street per original filed plat. *Vol. 3, Pg. 73, PRGCT*
13. Platted streets to be abandoned by separate instrument with abandonment information shown on final plat. *Vol. 4, Pg. 22, PRGCT*
14. Rusk Drive to be renamed; there is already a Rusk Street. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
15. Verify cul-de-sacs and knuckles meet standard. *Code of Ordinances Chapter 3.02.002(c)(37)*
16. Wise Drive going east and west and Hamer Drive going in an easterly direction must be renamed. When a street changes direction, the street name shall change. A street shall not intersect with another street more than one time without a name change. Proposed street names must be approved by the City of Sherman Development Services Department. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(B)(1)(h)*
17. Plat to include Replat of Lots 1 & 2, Blk 8, of Constitution Village in Vol. 3, Pg. 73, PRGCT in the Addition name.
18. Common Area Lot 11, Block A to be shown on plat as being owned and maintained by HOA.
19. 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, Exhibit A, Sec. 12(I)*
20. Lots containing private detention basins must be assigned a Lot and Block Number and be shown as owned and maintained by HOA on plat.
21. Minimum lot width at property line is 60 feet. Variance required for all lots not meeting 60 feet. *Code of Ordinances Chapter 14, Sec. 6.3.1*
22. Lot area shall be shown on each lot.
23. Add Avigation Release to final plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*

It is the policy of this Board 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 2000 BLOCK DUKE DRIVE AND NORTH DUCHESS DRIVE (Project No. 000215-2025)**

The request of Bridgestone Construction, LLC (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2000 Block Duke Drive, being a part of the G.W. McGlothin Survey, Abstract No. 827, containing 8.383 acres and currently zoned R-2F (Duplex Residential) District.

Planning and Zoning Commission

Final Plat Duke and Duchess Addition.

Background:

The property is located at 2000 Block Duke Drive and Duchess Drive. The owner would like approval of the final plat.

The following has been approved for this location:

- 6/26/23 Public Hearing and Zone Change from a R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.
- DECEMBER 2023 - Preliminary Plat of Duke & Duchess Addition (CONDITIONALLY APPROVED)

Origination:

The request of Bridgestone Construction, LLC (Owner), and Underwood Drafting & Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Final Plat
3. Zoning Map
4. Future Landuse Map
5. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2000 BLK N DUKE DRIVE & N DUCHESS DRIVE

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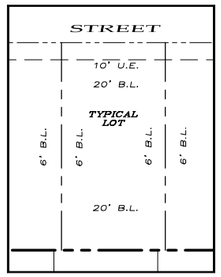
Date: 11/4/2025 3:51 PM

JOB NO. 22060711
DFT: BH



TYPICAL BUILDING LINE SETBACK

~ 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.

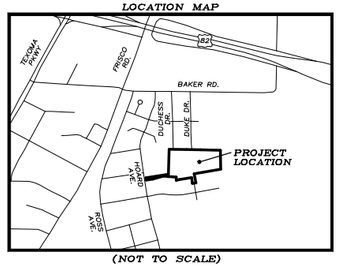
~ GENERAL NOTES ~

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 shall 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. 48181C 0290 G, effective date September 1, 2022.
12. 30" Easement to Dynegy Midstream Services as recorded in Volume 3545, Page 909, Official Public Records, Grayson County, Texas has been amended as shown in Amendment of Right of Way as recorded in Document No. 2025-1022, Official Public Records, Grayson County, Texas.
13. 20" Easement to Texas Pipeline Company as recorded in Volume 1128, Page 539, Deed Records, Grayson County, Texas has been amended as shown in Amendment of Right of Way as recorded in Document No. 2025-1022, Official Public Records, Grayson County, Texas.
14. Open Space Lot-1, Open Space Lot-2 and Open Space Lot-3 are Owned and Maintained by the Homeowner's Association.
15. Detention Basin-1, are Owned and Maintained by the Homeowner's Association.
16. Maintenance of Detention Basin-1 is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said Detention Basin-1.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°17'34" W	25.00'
L2	N 01°30'15" W	0.95'
L3	N 29°51'48" W	15.22'
L4	N 44°33'52" E	20.81'
L5	N 89°38'09" W	113.12'
L6	N 80°11'20" E	4.04'
L7	N 01°30'15" W	12.69'
L8	N 36°21'37" W	35.88'
L9	N 45°26'08" W	21.61'
L10	N 36°21'37" W	23.84'
L11	N 70°07'43" E	28.10'
L12	S 89°22'00" E	32.81'
L13	N 50°42'09" W	19.60'
L14	N 42°20'18" E	24.00'
L15	N 01°30'15" W	20.02'
L16	S 80°05'57" W	4.87'
L17	N 09°45'39" W	7.84'
L18	N 01°30'15" W	4.68'
L19	N 39°17'51" E	23.12'
L20	N 80°05'57" E	9.71'
L21	S 89°23'24" E	10.00'
L22	N 39°22'54" E	28.49'
L23	N 01°29'10" W	1.82'
L24	S 71°33'26" E	45.42'
L25	S 81°10'32" W	142.31'
L26	S 08°49'28" E	15.00'
L27	S 81°10'32" W	30.00'
L28	N 08°49'28" W	35.00'
L29	N 81°10'32" E	172.16'
L30	N 80°05'57" E	30.91'
L31	N 81°10'32" E	172.13'
L32	N 09°45'39" W	110.00'
L33	N 80°05'57" E	25.65'

CURVE TABLE			
CURVE	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	57.64'	8°15'24"	N 05°37'57" W
C2	44.11'	14°26'26"	N 23°35'24" E
C3	97.74'	32°00'07"	N 14°48'33" E
C4	100.28'	28°43'40"	N 13°07'37" E
C5	6.94'	0°56'11"	S 09°17'34" E
C6	54.30'	7°19'14"	S 05°09'52" E
C7	1.04'	0°59'38"	N 57°18'07" E
C8	67.05'	64°01'30"	N 89°48'41" E
C9	21.02'	20°04'15"	S 14°36'43" W
C10	182.00'	173°47'43"	N 68°27'18" W
C11	54.04'	8°15'24"	N 05°37'57" W
C12	41.95'	40°03'47"	N 89°01'21" E
C13	52.93'	50°32'54"	N 43°43'01" E
C14	62.83'	60°00'00"	N 26°10'14" W
C15	50.84'	19°28'15"	S 08°32'37" W
C16	50.93'	48°38'18"	S 26°08'36" W
C17	189.41'	158°02'08"	S 64°17'10" E
C18	58.77'	48°06'09"	N 46°32'34" E

LOCATION MAP



(NOT TO SCALE)

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◉	1/2" STEEL ROD FOUND
○	3/8" STEEL ROD FOUND
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

ENGINEER
VILBIG & ASSOCIATES, PLLC
TOMMY VILBIG, P.E.
400 CHISHOLM PLACE, SUITE 104
PLANO, TEXAS 75075

OWNERS/DEVELOPER
BRIDGESTONE CONSTRUCTION, LLC
2830 S. F.M. HWY 131
DENISON, TX 75020

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

FINAL PLAT
DUKE & DUCHESS ADDITION

Being a part of the G.W. McGlothlin Survey
Abstract Number 827.
Being in the City of Sherman
Grayson County, Texas.
Containing 8.383 acres of land

10-24-2025

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

JOB NO. 22060711
DFT: BH

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of G.W. McGlothlin Survey, Abstract No. 827, and being a retracement survey of a called 8.934 acre tract of land described in the deed to Bridgestone Construction, LLC, recorded Doc. No. 2018-9297, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for the eastern-most southeast corner of said 8.934 acre tract, common to the northeast corner of a called 0.60 acre tract of land described in the deed to Michael Brooks, Jr., and Ramonda Brooks, recorded in Volume 5128, Page 27, Official Public Records, and on the westerly line of a called 186.679 acre tract of land described in the deed to Pozo Investments, L.P., recorded in Volume 4090, Page 473, said Official Public Records;

Thence South 80°05'57" West, with a southerly line of said 8.934 acre tract, a distance of 436.52 feet to a set 1/2" steel rod;

Thence South 09°45'39" East, with an easterly line of said 8.934 acre tract, a distance of 149.48 feet to a 1/2" steel rod set for the southern-most southeast corner of said 8.934 acre tract;

Thence South 80°07'34" West, with a southerly line of said 8.934 acre tract, and with the northerly right-of-way line of Duke Drive, a distance of 59.74 feet to a 1/2" steel rod set for the southern-most southwest corner of said 8.934 acre tract;

Thence North 09°15'24" West, with a westerly line of said 8.934 acre tract, a distance of 94.78 feet to a found 3/8" steel rod;

Thence South 80°11'20" West, with a southerly line of said 8.934 acre tract, a distance of 199.89 feet to a found 3/8" steel rod;

Thence South 78°07'41" West, continuing with the southerly line of said 8.934 acre tract, a distance of 50.47 feet to a set 1/2" steel rod;

Thence North 00°10'47" West, with a westerly line of said 8.934 acre tract, a distance of 55.11 feet to a found 1/2" steel rod;

Thence North 88°45'47" West, with a southerly line of said 8.934 acre tract, a distance of 52.29 feet to a set 1/2" steel rod;

Thence North 85°49'36" West, continuing with a southerly line of said 8.934 acre tract, a distance of 77.43 feet to a set 1/2" steel rod;

Thence North 85°30'19" West, continuing with a southerly line of said 8.934 acre tract, a distance of 80.06 feet to a set 1/2" steel rod;

Thence South 74°37'23" West, continuing with a southerly line of said 8.934 acre tract, a distance of 185.11 feet to a set 1/2" steel rod;

Thence South 81°44'43" West, continuing with a southerly line of said 8.934 acre tract, a distance of 106.08 feet to a 1/2" steel rod found for the western-most southwest corner of said 8.934 acre tract, and on the easterly right-of-way line of Hoard Avenue;

Thence North 08°47'39" West, with a westerly line of said 8.934 acre tract, and with the easterly right-of-way line of said Hoard Avenue, a distance of 38.30 feet to a 1/2" steel rod found for the western-most northwest corner of said 8.934 acre tract;

Thence North 81°12'25" East, with a northerly line of said 8.934 acre tract, a distance of 371.38 feet to a set 1/2" steel rod;

Thence North 01°49'26" East, with a westerly line of said 8.934 acre tract, a distance of 408.59 feet to a 1/2" steel rod found for the northern-most northwest corner of said 8.934 acre tract;

Thence South 89°22'00" East, with a northerly line of said 8.934 acre tract, a distance of 290.37 feet to a set 1/2" steel rod;

Thence South 89°20'17" East, continuing with a northerly line of said 8.934 acre tract, a distance of 228.65 feet to a set 1/2" steel rod;

Thence South 88°34'24" East, continuing with a northerly line of said 8.934 acre tract, a distance of 319.98 feet to a 1/2" steel rod found for the northeast corner of said 8.934 acre tract;

Thence South 00°56'38" East, with an easterly line of said 8.934 acre tract, a distance of 309.53 feet to the Point of Beginning and containing 8.383 acres (365,176 square feet) of land.

ACCEPTANCE

Approved this _____ day of _____, 2023, by the City Planning Commission to the City of Sherman, Texas.

_____ _____
Chairman Secretary

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, BRIDGESTONE CONSTRUCTION, LLC, do hereby adopt this plat designating the hereinabove property as the DUKE & DUCHESS ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part or any buildings, fences, trees, shrubs or other improvements or growths which in anyway endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2023.

_____
JAMES HIDALGO, Managing Partner
BRIDGESTONE CONSTRUCTION, 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, James Hidalgo 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_____, 2023.

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, BRIDGESTONE CONSTRUCTION, 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 DUKE & DUCHESS 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 DUKE & DUCHESS, 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_____, 2023

BY: BRIDGESTONE CONSTRUCTION, LLC

_____
James Hidalgo, Managing Partner

FINAL PLAT
DUKE & DUCHESS ADDITION
Being a part of the G.W. McGlothlin Survey
Abstract Number 827.
Being in the City of Sherman
Grayson County, Texas.
Containing 8.383 acres of land

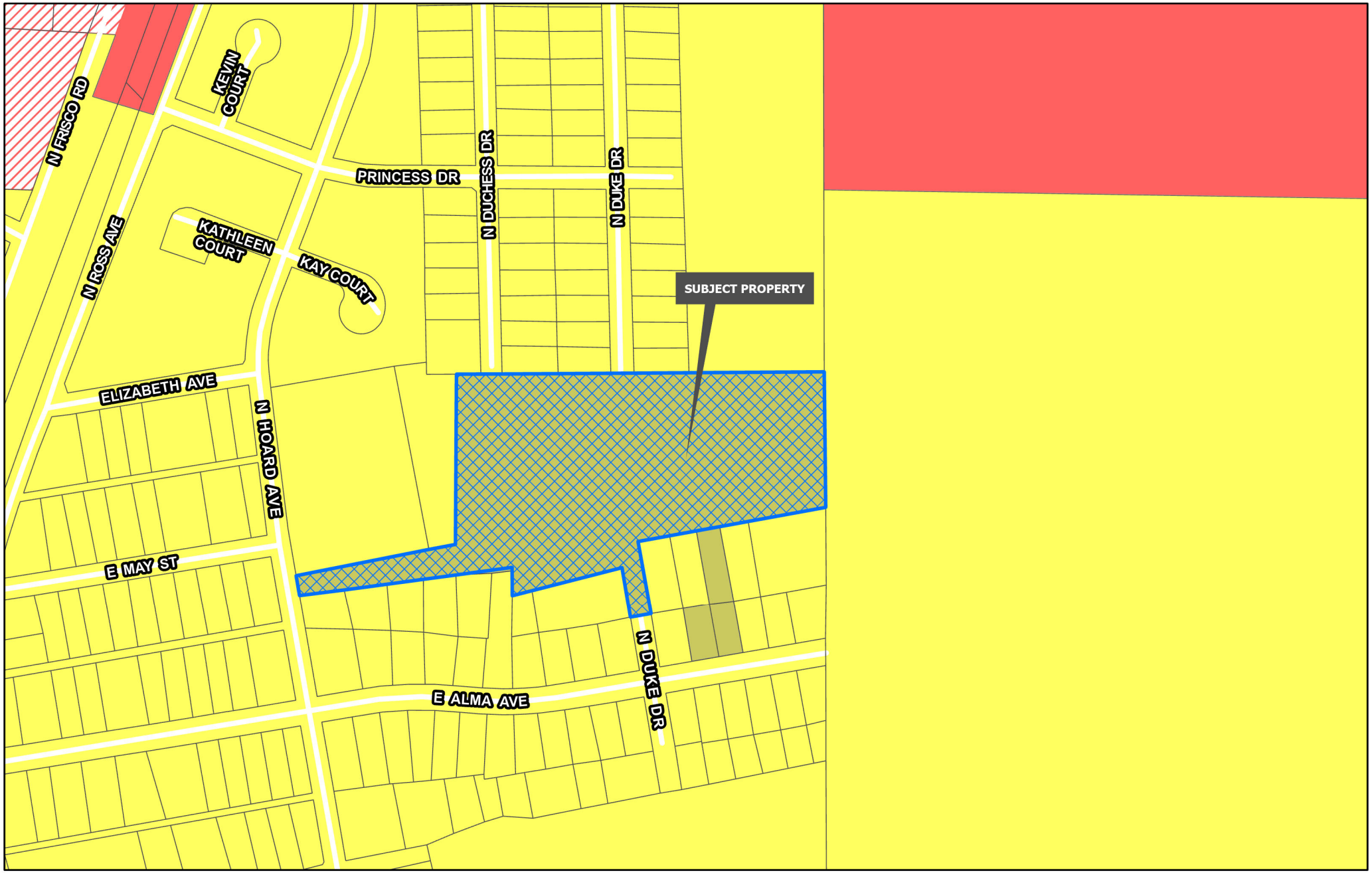
10-24-2025

ENGINEER
VILBIG & ASSOCIATES, PLLC
TOMMY VILBIG, P.E.
400 CHISHOLM PLACE, SUITE 104
PLANO, TEXAS 75075

OWNERS/DEVELOPER
BRIDGESTONE CONSTRUCTION, LLC
2830 S. F.M. HWY 131
DENISON, TX 75020

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

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



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
2000 BLK N DUKE DRIVE
& N DUCHESS DRIVE

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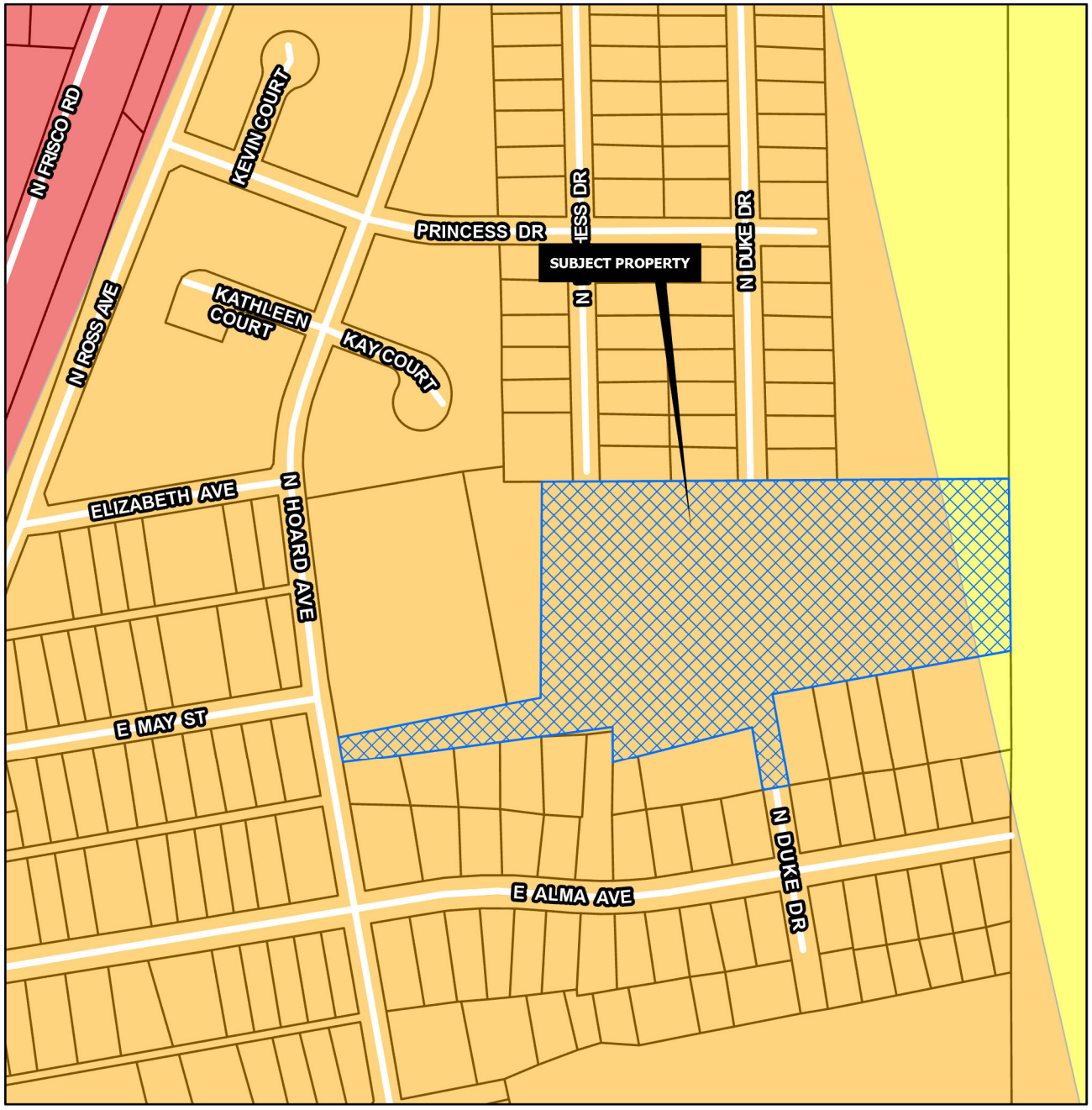

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2000 BLK N DUKE DRIVE & N DUCHESS DRIVE

N
W E
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Date: 11/4/2025 3:51 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

November 29, 2023

Bridgestone Construction, LLC
2830 S. FM Hwy 131
Denison, TX 75020

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Vilbig & Associates, PLLC
Attn: Tommy Vilbig, P.E.
400 Chisholm Place, Ste. 104
Plano, TX 75075

Dear Applicants,

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

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

1. Lot 4 , Block A minimums cannot be confirmed
    a. L4 is not listed on the LINE TABLE (Lot 4)
    b. L5 is not listed on the LINE TABLE (Lot 4)
2. Lot 7, Block A does not meet the minimum lot width requirements (Averages = 54.505)
3. Lot 6, Block D minimums cannot be confirmed.
    a. L20 and L21 cannot be what is listed on the LINE TABLE when compared to the GRAPHIC SCALE.
4. Plat to be renamed to "Duke & Duchess Addition" to correspond with Duchess Drive as dedicated in Castle Heights Addition, Vol. 2, Pg. 46, PRGCT. *Code of Ordinances Chapter 10.02.002(b)(3)*
5. Dutchess Drive to be renamed to "Duchess Drive" to correspond with Castle Heights Addition, Vol. 2, Pg. 46, PRGCT. *Code of Ordinances Chapter 10.02.003(b)(4); 10.02.005(b)(4); 10.03.003(b)(H)*
6. Proposed street names must be approved by the City of Sherman Development Services Department prior to filing the plat. Email planning@cityofsherman.com with proposed street name(s). *Code of Ordinances Chapter 10.02.003(b)(4); 10.02.005(b)(4); 10.03.003(b)(H)*

7. Line table is missing line segment call outs. Correct appropriately. *Code of Ordinances Chapters 10.02.002(b); 10.002.003(b)*
8. Verify lengths in line table. Correct appropriately. *Code of Ordinances Chapters 10.02.002(b); 10.002.003(b)*
9. Dedicate 15'x15' Right of Way corner clips on intersecting corner of proposed streets. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
10. Dedicate a 10' Utility Easement along Hoard Avenue frontage on Open Space Lot. *Code of Ordinances Chapter 10.03.003(d)(1)*
11. 10' Utility Easement to extend the full length of Lot 1, Block D along Duke Drive ROW. *Code of Ordinances Chapter 10.03.003(d)(1)*
12. Metes and bounds shall match drawing. *Code of Ordinances Chapter 10.02.002(b); 10.02.003(b); 10.02.005(b)*
13. City Engineering Department to be provided filed copy of Abandonment document for 30' Dynegy Midstream Services Easement as shown in Lot 2, Block A and Lots 1-7, Block D prior to submitting Final Plat.
14. City Engineering Department to be provided filed copy of Abandonment document for 20' Texas Pipeline Company Easement as shown in Lots 1-4, Block A; Lots 1-2, Block C; and Open Space Lot north of proposed Lot 1, Block C prior to submitting Final Plat.
15. Block A on north side of proposed "Street A" to be renamed due to block on south side of proposed "Street A" is also Block A. *Code of Ordinances 10.02.003(b)(6)*
16. Assign Lot numbers to Open Space Lots and show on plat as being owned and maintained by Homeowner's Association. *Code of Ordinances 10.02.003(b)(6)*
17. Assign Lot number to Detention Basin Lot and show on plat as being owned and maintained by Homeowner's Association. *Code of Ordinances 10.02.003(b)(6)*
18. Add General note to Final Plat stating the following: "Maintenance of Detention area is the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area." *Code of Ordinances, Chapter 10.02.003(b)(7)*
19. Authorized Signor or blank space to be shown in the Owner's Certificate of Dedication signature line and in notary acknowledgment. *Code of Ordinances, Chapter 10.02.003(b)(15)*
20. Authorized Signor's name to be shown in the Avigation Release signature line. *Code of Ordinances, Chapter 10.02.003(b)(16)*
21. Verify requirements in reference to existing oil wells and pumping jacks. *Code of Ordinances Chapter 3(c); International Fire Code 2018 5706.3.1.3*
22. Buildings are not to be constructed within 100 feet of an oil or natural gas well. *Code of Ordinances Chapter 3(c); International Fire Code 2018 5706.3.1.3*
23. Water main must be extended in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(g)*
24. Verify water capacity for proposed use. Upgrade of water infrastructure by developer may be required. *Code of Ordinances 10.03.003(g)(4)*
25. Wastewater main must be extended in accordance with City criteria to serve proposed development. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
26. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.03.006(b)*

27. Final Plat to have all signature blocks in compliance with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
28. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
29. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*
30. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(3)*

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 11/18/2025

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) **TABLED ON 10/21/2025**

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 in the 301 Block West FM 1417 (Heritage Parkway). The applicant would like a Specific Use Permit and Site Plan approval for Automobile Repair, Body Work, or Painting in the Blalock Industrial Park PD (Planned Development) District/Blalock Commercial Overlay District.

The following has been approved for this location:

- 1/17/2024 - Preliminary Plat of Sherman Junction, Lots 1-4, Block 1. (CONDITIONALLY APPROVED)
- 5/16/2025 - Preliminary Plat of Sherman Junction, Lots 1-4, Block 1. (CONDITIONALLY APPROVED)
- 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. Survey
5. Notification Sign

6. Project Narrative
7. Site Plan
8. Landscape Plan
9. Building 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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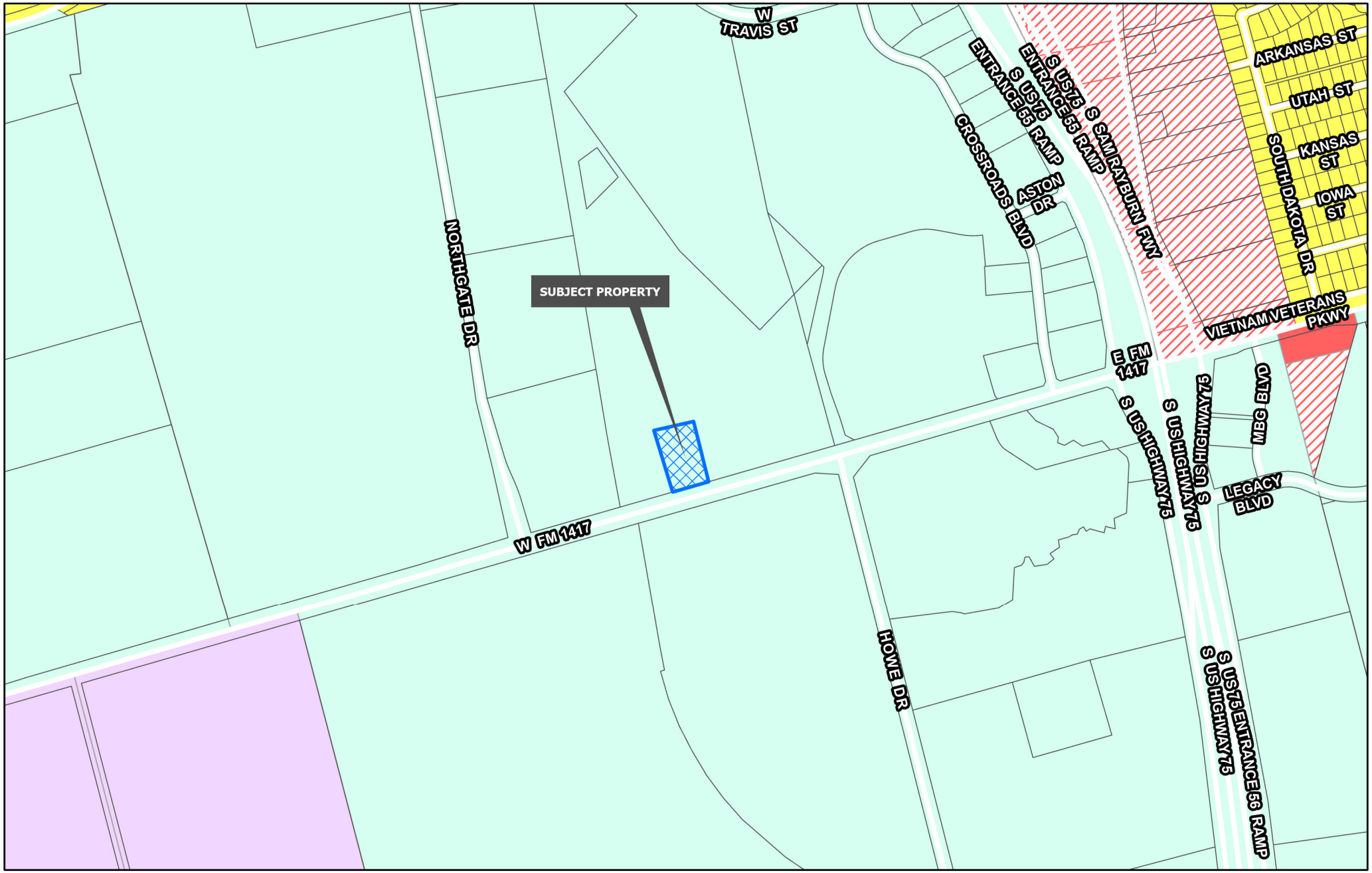

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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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W E
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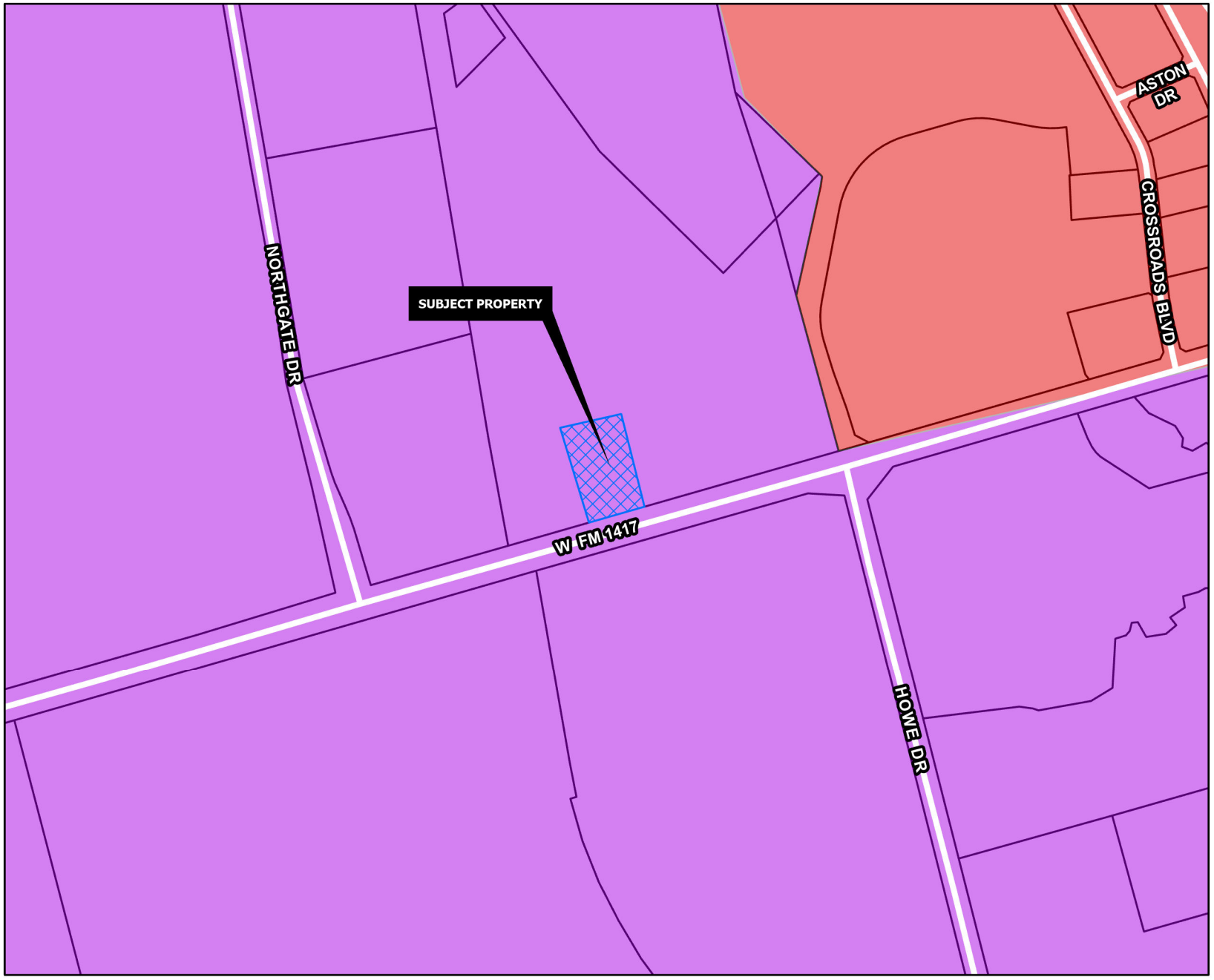

TECHNOLOGY HUB

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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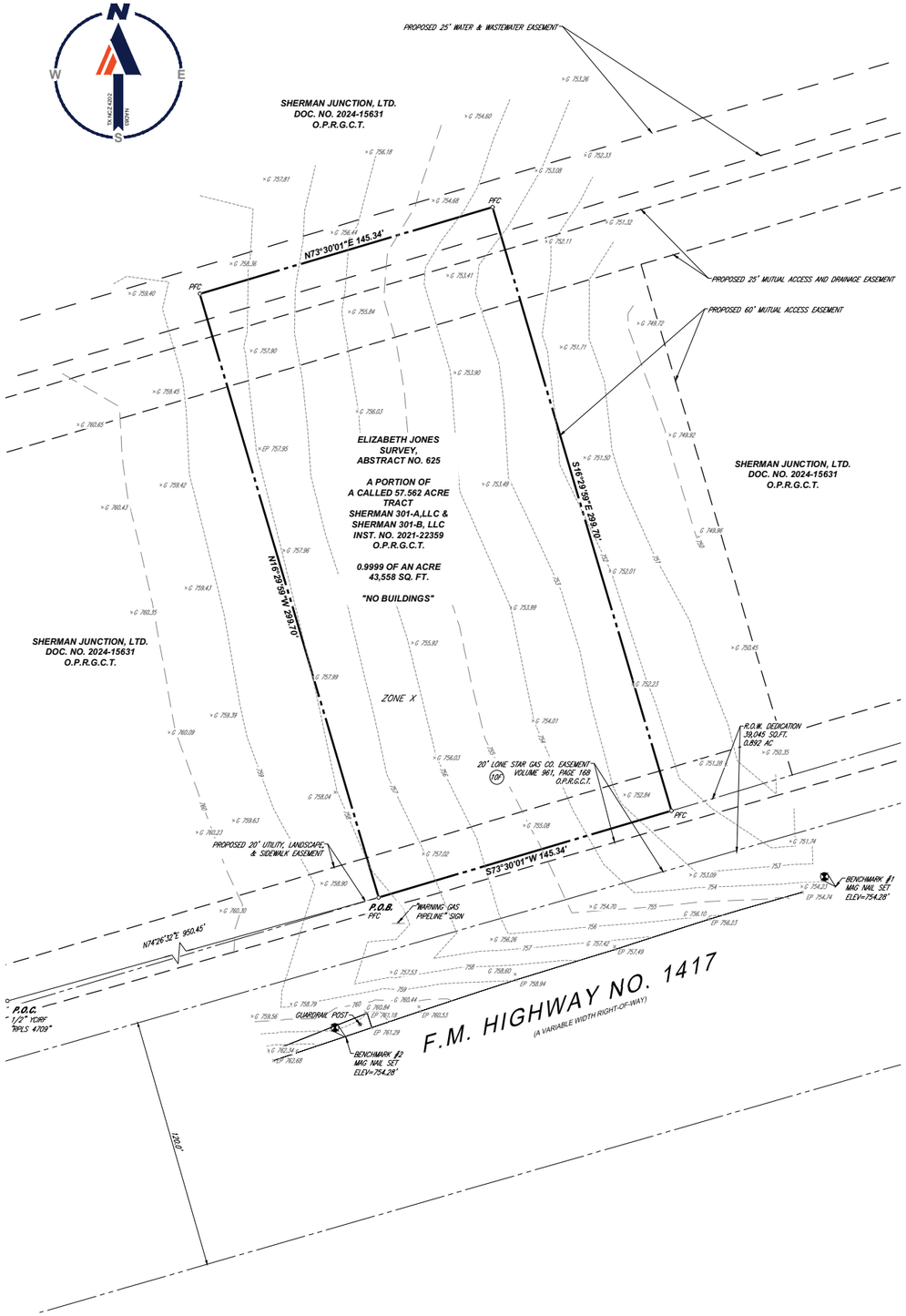
Date: 10/1/2025 3:03 PM



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, 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 0.9999 OF AN 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 43,558 SQUARE FEET OR 0.9999 OF AN ACRE OF LAND. THE DESCRIPTION CONTAINED HEREIN IS PART OF A PLAT TO BE RECORDED AT A LATER DATE AND WILL ACQUIESCE TO THE PLAT ONCE RECORDED. 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.

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. 4004125007S9 WITH AN EFFECTIVE DATE OF JULY 13, 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 II0:

10(D) GRANTED TO: ENTERPRISE TEXAS PIPELINE LLC
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 28, 2008
RECORDING NO: VOLUME 4518, PAGE 741, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
DOES NOT AFFECT SUBJECT PROPERTY.

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(G) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ST. LOUIS, SAN FRANCISCO AND TEXAS RAILWAY COMPANY
PURPOSED: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: DECEMBER 5, 1961
RECORDING NO.: VOLUME 945, PAGE 495, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
DOES NOT AFFECT SUBJECT PROPERTY.

10(H) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSED: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: AUGUST 17, 1962
RECORDING NO.: VOLUME 961, PAGE 212, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
DOES NOT AFFECT SUBJECT PROPERTY.

10(I) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: ST. LOUIS, SAN FRANCISCO AND TEXAS RAILWAY COMPANY
PURPOSED: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: JULY 7, 1969
RECORDING NO.: VOLUME 1138, PAGE 41, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
DOES NOT AFFECT SUBJECT PROPERTY.

10(J) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSED: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: OCTOBER 14, 1961
RECORDING NO.: VOLUME 942, PAGE 473, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
DOES NOT AFFECT SUBJECT PROPERTY.

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: C# 202400014535 AND C# 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: C# 202400014535 AND C# 202400014550, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY

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
08/27/2025 9:15:29 AM

DAVID A. MINTON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6233
08/26/2025
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.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

PROJECT No.:	TXA250146.00
DRAWN BY:	UD
CHECKED BY:	SRB
DATE:	08/26/2025
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	07/30/2025
CREW CHIEF:	BA
APPROVED:	SRB

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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

ORG. DATE - 08/26/2025

H:\2025\TXA250146.00\SURVEY\CAD\DRAWINGS\ALTA-SURV\TXA250146.00-----ALTXOT - 24X36


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

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

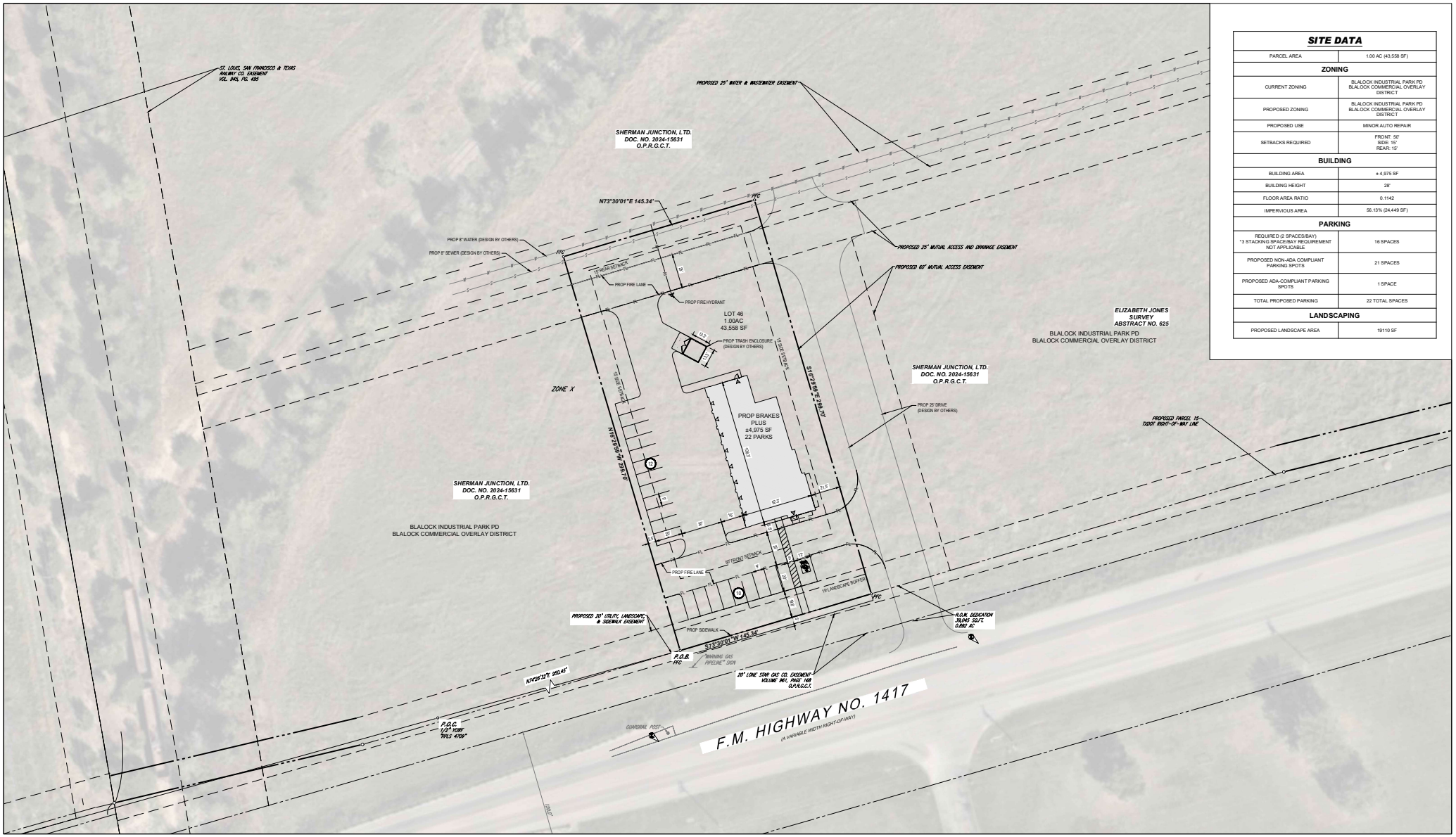
Brakes Plus LLC is pleased to submit this Letter of Intent statement along with our application to The City of Sherman in support of a Specific Use Permit. This application, if approved, will allow for the development of a high-end Brakes Plus auto service center, located off of FM-1417, Sherman, TX 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

PROPOSED BRAKES PLUS

brakes plus

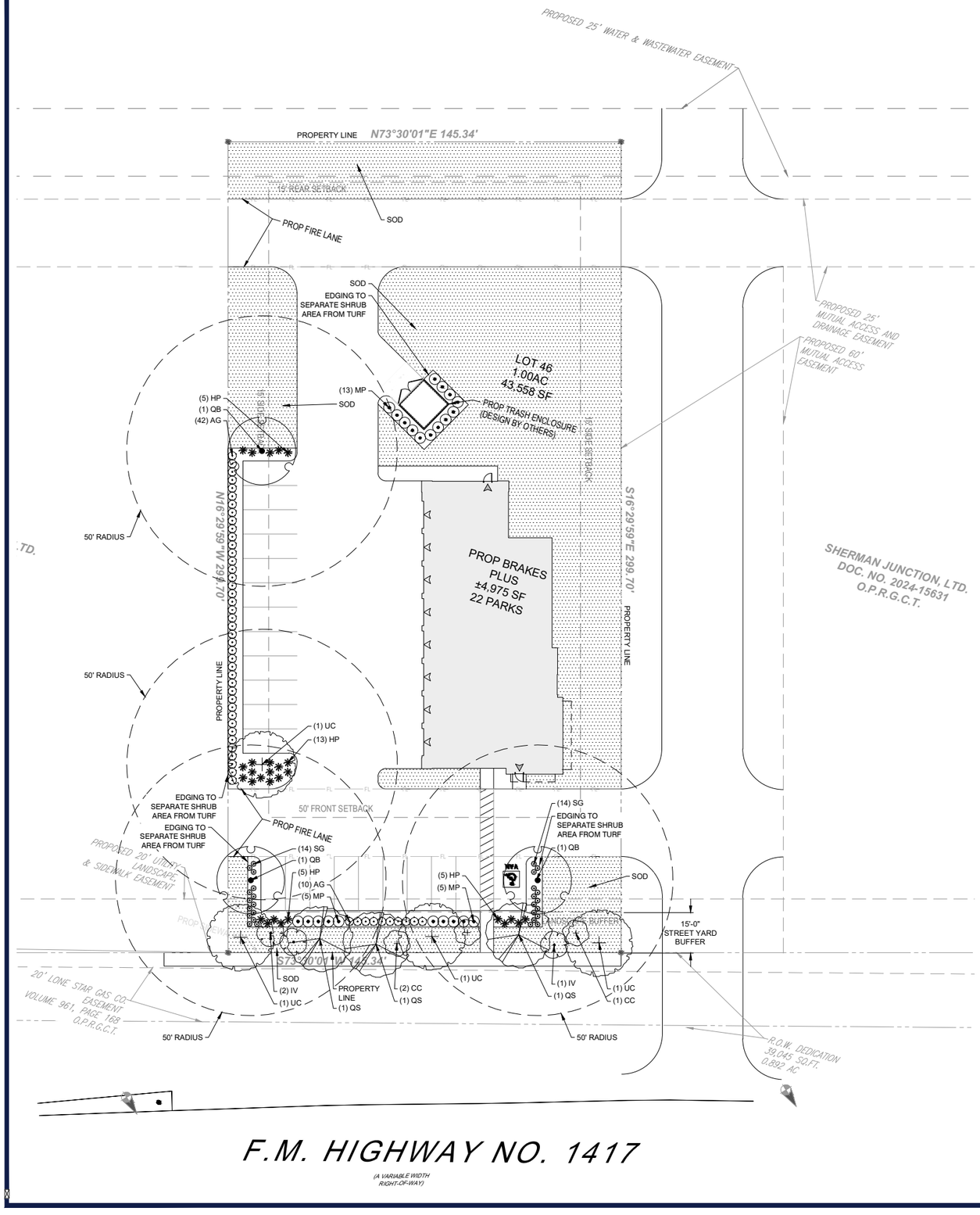
FM1417 HWY (HERITAGE PARKWAY, SHERMAN, TX | CONCEPT A

09/02/2025 | JJ/GEK | TXA250146.00 | CONCEPT A

BOHLER
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE NO. 18065 | TBPLS NO. 10194413

30 15 7.5 0 30
1"= 30'

N W E S



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

0' 10' 20' 40'

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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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

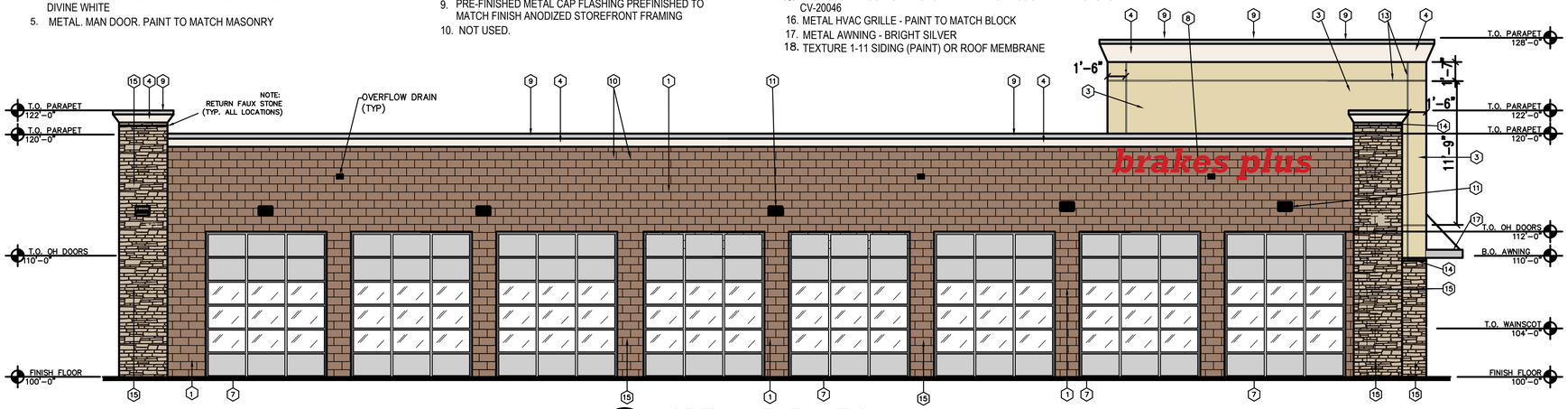
REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
09/08/2025

SHEET TITLE:
SUP PLANTING PLAN

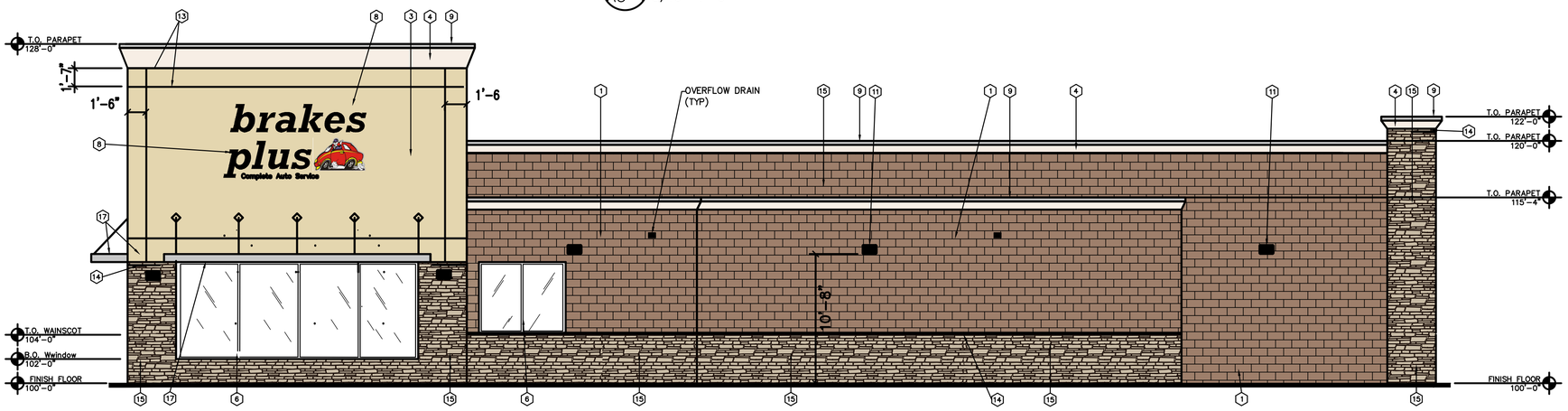
SHEET NUMBER:
LP-1

KEYNOTES

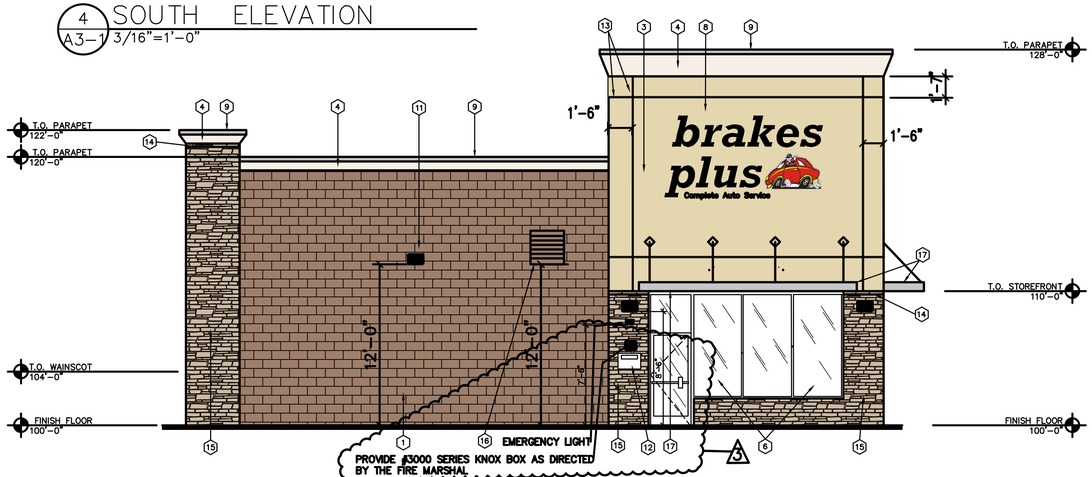
1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK COLOR: 739 MEDIUM BROWN
2. NOT USED.
3. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDSEYE MAPLE
4. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE
5. METAL. MAN DOOR. PAINT TO MATCH MASONRY
6. ALUMINUM/GLASS STOREFRONT CLEAR 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



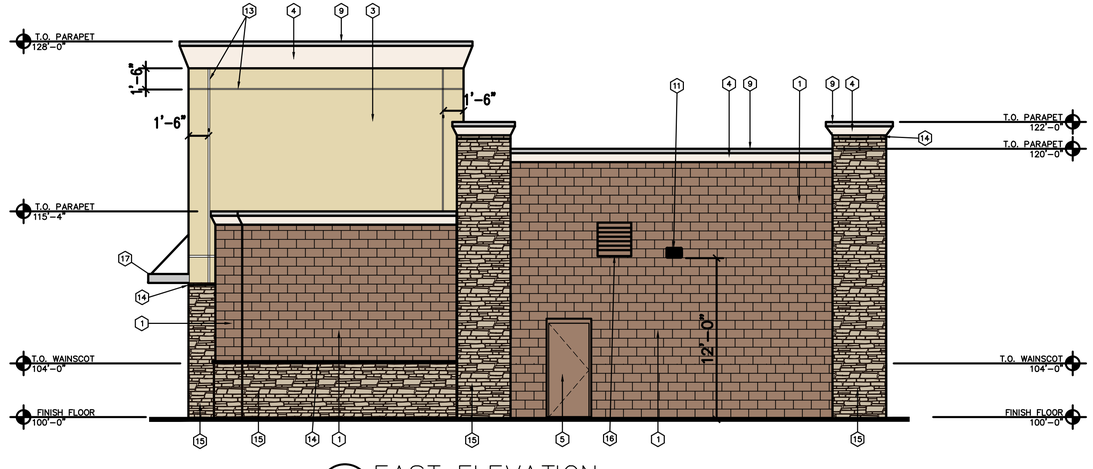
1 A3-1 NORTH ELEVATION 3/16"=1'-0"



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

REGISTERED ARCHITECT NORMAN L. HEIDEMAN 1958 STATE OF TEXAS
1.28-25

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

ARCODEV JOB #:	–
CLIENTJOB #:	–
DRAWN BY:	NLH
CHECKED BY:	NLH
DATE OF ISSUE:	01.23.25

ARCODEV

45 SPYGLASS DRIVE
LITTLETON, CO 80123
VOICE: 303.881-8925

SHEET

A3-1

EXTERIOR ELEVATIONS

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 13, 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, November 18, 2025, at 5:00 P.M. in the City 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). *(Article 3.04)*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Brakes Plus is the owner or lessee of the property.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.
Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Engineering:

12. Proposed 60' Mutual Access Easement as shown on site plan has been dedicated by plat in Instrument No. 2025-150 PRGCT.
13. Proposed 25' Mutual Access and Drainage Easement as shown on site plan has been dedicated by plat in Instrument No. 2025-150 PRGCT.
14. Proposed 20' Utility, Landscape, & Sidewalk Easement as shown on site plan has been dedicated by plat in Instrument No. 2025-150 PRGCT.
15. Replatting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
16. 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*
17. 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*
18. 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*
19. 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, 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. 17.

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

124 SOUTH CROCKETT STREET UNIT B (Project No. 000194-2025)

The request of RP Sherman Properties LLC (Owner), Roger William (Bill) Hollomon (Applicant), and Preston Trail Land Surveying (Surveyor) concerning the property located at 124 South Crockett Unit B, being part of the J.B. McAnair Survey, Abstract No. 763, and being part of Lot 6, Block 4, Original Town Plant, containing 0.091 acre and currently zoned C-1 (Retail Business) District/Central Business District/Downtown Subdistrict as follows:

Planning and Zoning Commission

Public Hearing, Site Plan, and Specific Use Permit approval under Section 14.06.009 to allow a Commercial Amusement Centers, Indoor Only in a C-1 (Retail Business) District/Central Business District/Downtown Subdistrict.

Background:

The property is located at 124 South Crockett Street Unit B. The owner is requesting a Specific Use Permit and Site Plan to allow a Commercial Amusement Centers, Indoor Only in a C-1 (Retail Business) District/ Central Business District/ Downtown Subdistrict.

The following has been approved at this location:

- 2/20/2024 - Site Plan of La Piazza Restaurant (Unit A)

Origination:

The request of RP Sherman Properties LLC (Owner), Roger William (Bill) Hollomon (Applicant), and Preston Trail Land Surveying (Surveyor)

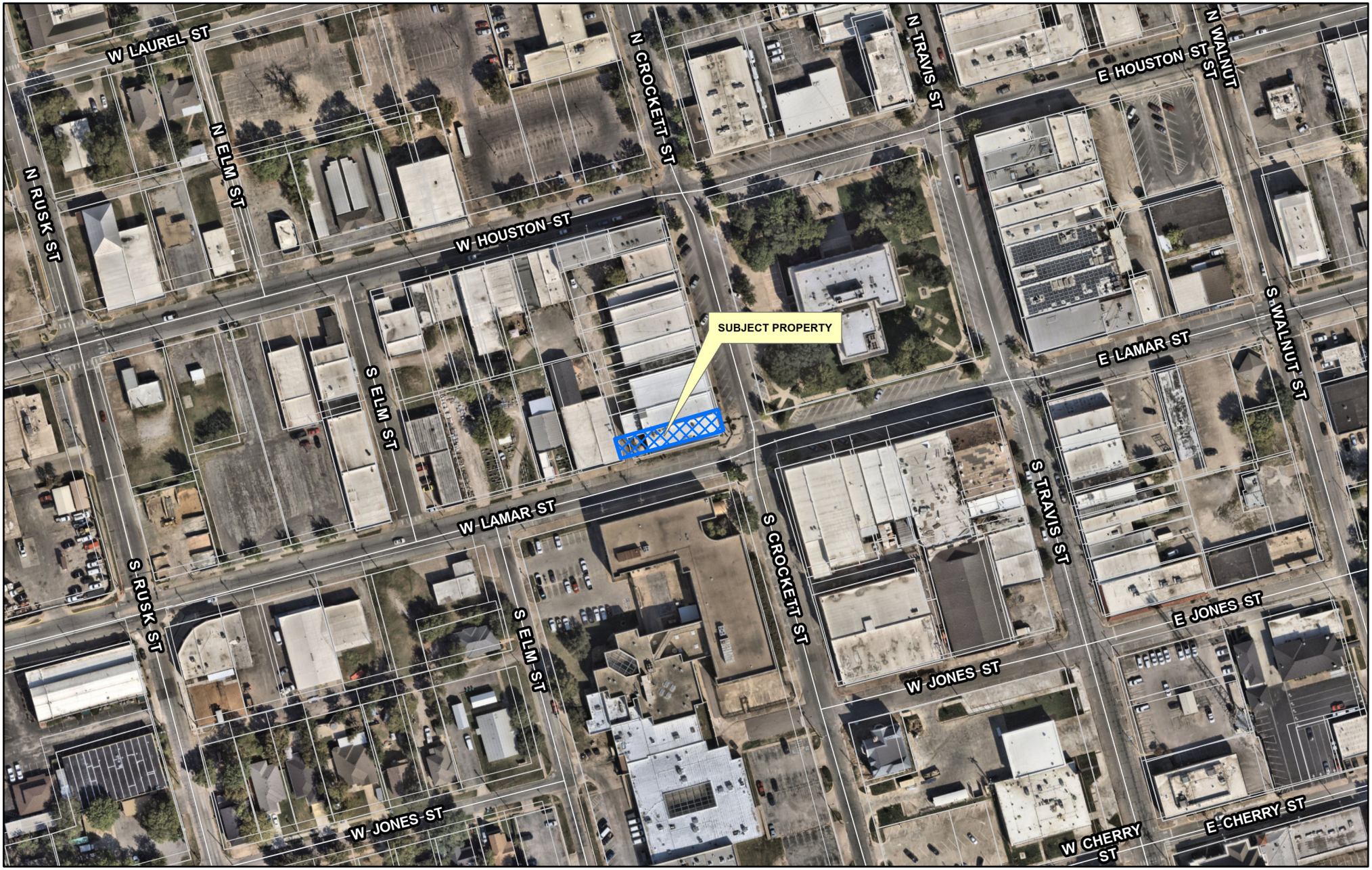
Staff Recommendation:

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. Elevation

9. Floor Plan
10. Staff Review Letter



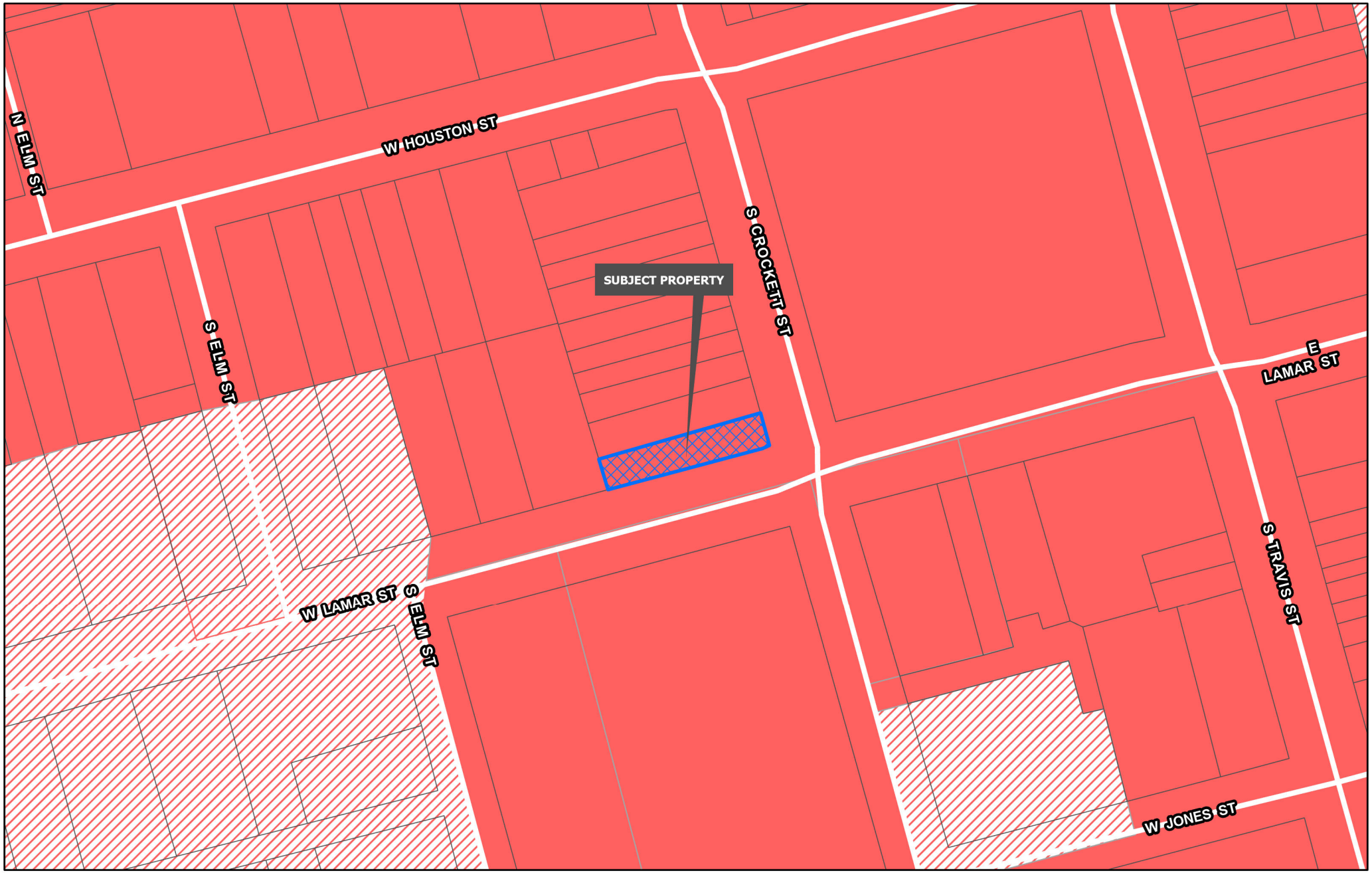
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
124 S CROCKETT ST UNIT B

N
W E
S

Date: 11/4/2025 3:51 PM



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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
124 S CROCKETT ST UNIT B

N
W E
S

Date: 11/4/2025 3:51 PM



DOWNTOWN

Intent & Character

The Downtown category is intended to promote the redevelopment of Downtown Sherman. This area has many aspects to consider like mix of uses, historic and cultural elements, aging buildings and infrastructure, and the pedestrian experience. This area should be guided by a Downtown Master Plan that provides uniquely tailored action steps for the area.

Appropriate Land Use Types

- Residential (upper-story, multi-family)
- Retail and Restaurants
- Entertainment
- Office (preferably on the second floor and above)

Compatible Zoning Districts

- Multi-Family Residential (MF-15 and MF-30)
- Office
- Retail Business
- Neighborhood Commercial

Considerations

- Land uses in downtown should be balanced to promote activity during business and evening hours.
- Residential should be encouraged to support non-residential uses.
- Public facility uses should not be expanded and should be relocated if located in a part of downtown that would be better served by a more dynamic use.

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
124 S CROCKETT ST UNIT B

Date: 11/4/2025 3:51 PM


LA PIAZZA
RISTORANTE ITALIANO
PIAZZA
RISTORANTE ITALIANO
DAILY SPECIALS
SHRIMP RAVIOLI
RED SNAPPER PICATTA
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d2built.com
940.289.0
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903-892-7229


BEATY LEGAL PLLC
903/287-5121
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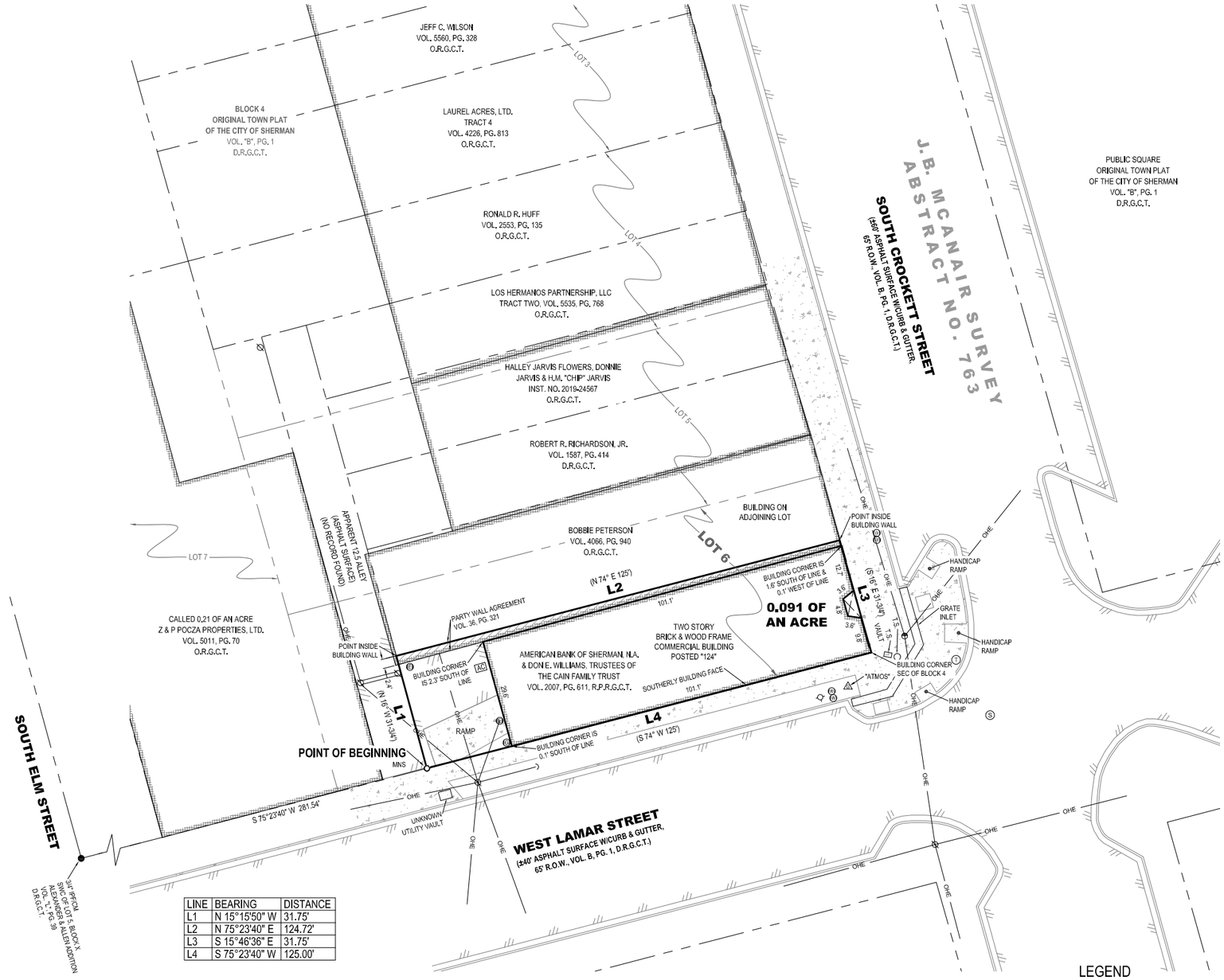
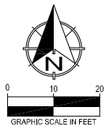


LINE	BEARING	DISTANCE
L1	N 15°15'50" W	31.75'
L2	N 75°23'40" E	124.72'
L3	S 15°46'36" E	31.75'
L4	S 75°23'40" W	125.00'



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being part of Lot 6 in Block 4 of the Original Town Plat of the City of Sherman, according to the plat thereof recorded in Volume "B", Page 1, Deed Records, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to American Bank of Sherman, N.A. and Don E. Williams, Trustees of the Cain Family Trust, recorded in Volume 2007, Page 61, Real Property Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southwest corner of said Cain Family Trust Tract, and on the southerly line of said Lot 6, and at the intersection of an easterly line of an apparent 12.5-foot alley (no record found) and the northerly right-of-way line of West Lamar Street, and from which a 3/4-inch iron pipe found for the southwest corner of Lot 5 in Block X of Alexander and Allen Addition, according to the plat thereof recorded in Volume "L", Page 39, said Deed Records, bears S 75°23'40" West, a distance of 281.54 feet;

THENCE North 15°15'50" West, with the westerly line of said Cain Family Trust Tract, and with the easterly line of said 12.5-foot alley, and crossing said Lot 6, a distance of 31.75 feet to the northwest corner of said Cain Family Trust Tract, common to the southwest corner of a tract of land described in the deed to Bobbie Peterson, recorded in Volume 4066, Page 940, Official Records, Grayson County, Texas, said point falls inside building wall;

THENCE North 75°23'40" East, with the northerly line of said Cain Family Trust Tract, and with the southerly line of said Peterson Tract, and continuing across said Lot 6, a distance of 124.72 feet to the northeast corner of said Cain Family Trust Tract, common to the southeast corner of said Peterson Tract, and on the easterly line of said Lot 6, and on the westerly right-of-way line of South Crockett Street, said point falls inside building wall;

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NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 46429, issued by Old Republic National Title Insurance Company, countersigned by Grayson County Title Company, with an effective date of May 11, 2021, and an issued date of May 13, 2021, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10d. The surveyed property is subject to any matter, including but not limited to easements, roadways, and/or building set back lines, as revealed on the recorded plat of Original Town Plat to Sherman, Texas, of record in Volume "B", Page 1, of the Deed Records of Grayson County, Texas.

10e. The surveyed property is subject to Party Wall Agreement of record in Volume 36, Page 321 and referenced in the Warranty Deed of record in Volume 1689, Page 20, both in the Deed Records of Grayson County, Texas.

LEGEND

●	FOUND MONUMENT	SEC	SOUTHEAST CORNER
○	SET MONUMENT	SWC	SOUTHWEST CORNER
MNS	MAG NAIL SET W/ "PRESTON TRAIL, RPLS 6585" ALUMINUM WASHER SET	(E)	ELECTRIC METER
IPF	IRON PIPE FOUND		UTILITY/POWER POLE
CM	CONTROLLING MONUMENT		GUY
( )	DEED OR PLAT CALL		LIGHT
R.O.W.	RIGHT-OF-WAY	T	TELEPHONE MANHOLE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		BURIED NATURAL GAS MARKER
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		FIRE HYDRANT
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS	(W)	WATER METER
VOL., PG.	VOLUME, PAGE	(S)	SANITARY SEWER MANHOLE
INST. NO.	INSTRUMENT NO.		BUILDING WALL
AC	AC UNIT		PARTY WALL AGREEMENT
T.S.	TRAFFIC SIGNAL		BOUNDARY LINE
			ADJOINER LINE
			ASPHALT
		OHE	OVERHEAD ELECTRIC/UTILITY

Certify to: RP Sherman Properties II, LLC; American Bank of Sherman, N.A. and Don E. Williams, Trustees of the Cain Family Trust; Old Republic National Title Insurance Company, Grayson County Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 08/01/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

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

STATE OF TEXAS
REGISTERED
CHRIS R. NOAH
6585
PROFESSIONAL
LAND SURVEYOR

FLOOD STATEMENT:

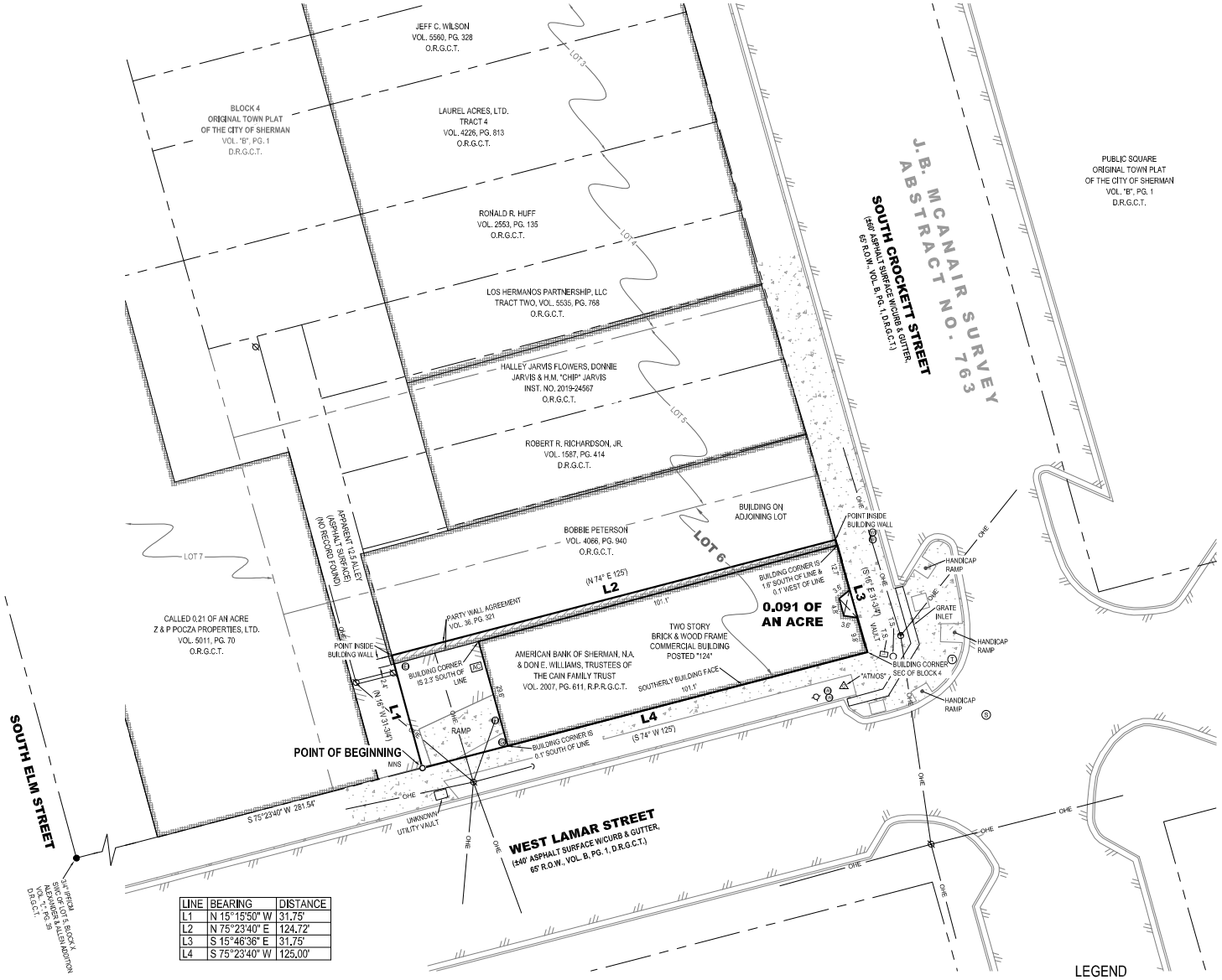
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

TITLE SURVEY
0.091 OF AN ACRE
J.B. MCANAIR SURVEY, ABSTRACT NO. 763
ORIGINAL TOWN PLAT OF SHERMAN
BLOCK 4, PART OF LOT 6
124 South Crockett Street, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH	Scale: 1"=20'	Project No. 21-0469
	Checked by: CRN	Date: 08/06/2021	Sheet No. 1 of 1

Upscale Gaming (Card) room used to host legal card games. Total of 11-13 tables seating 9 players and a dealer each (illustration attached), with a check-in area and private VIP game room.



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REGISTERED
CHRIS R. NOAH
6585
LAND SURVEYOR

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R.O.W.	RIGHT-OF-WAY	T	TELEPHONE MANHOLE
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O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		FIRE HYDRANT
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VOL., PG.	VOLUME, PAGE	S	SANITARY SEWER MANHOLE
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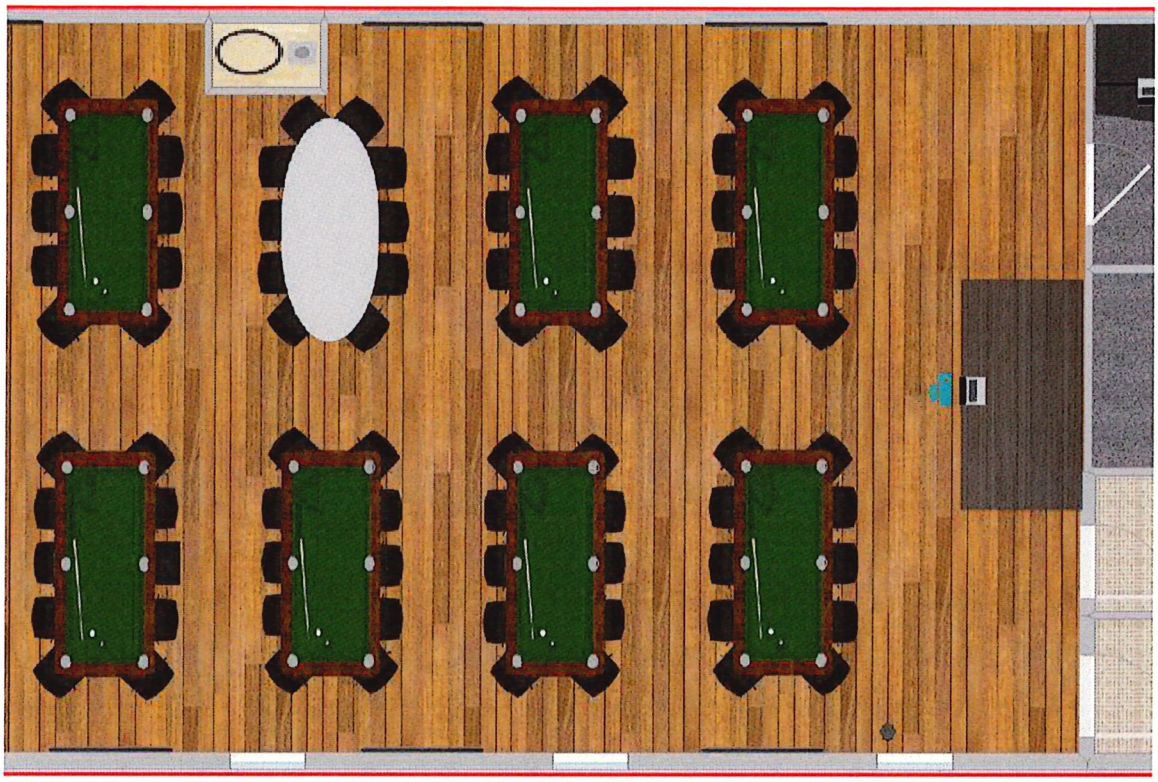
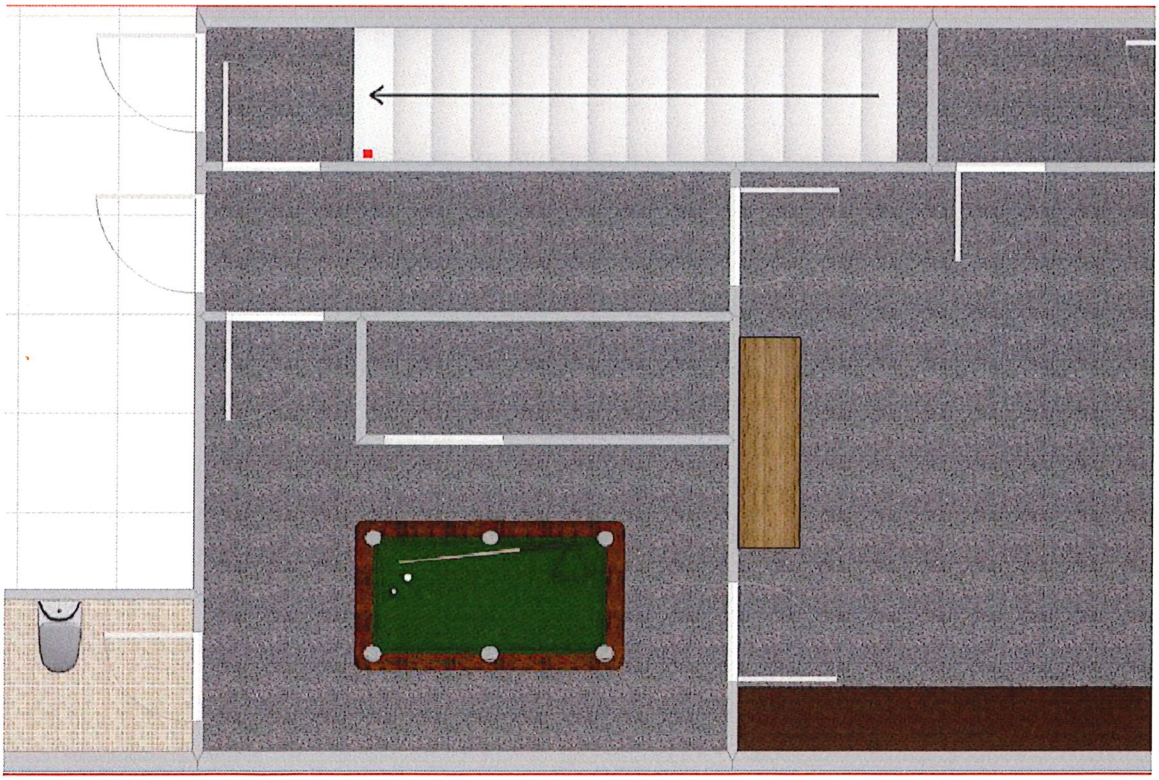
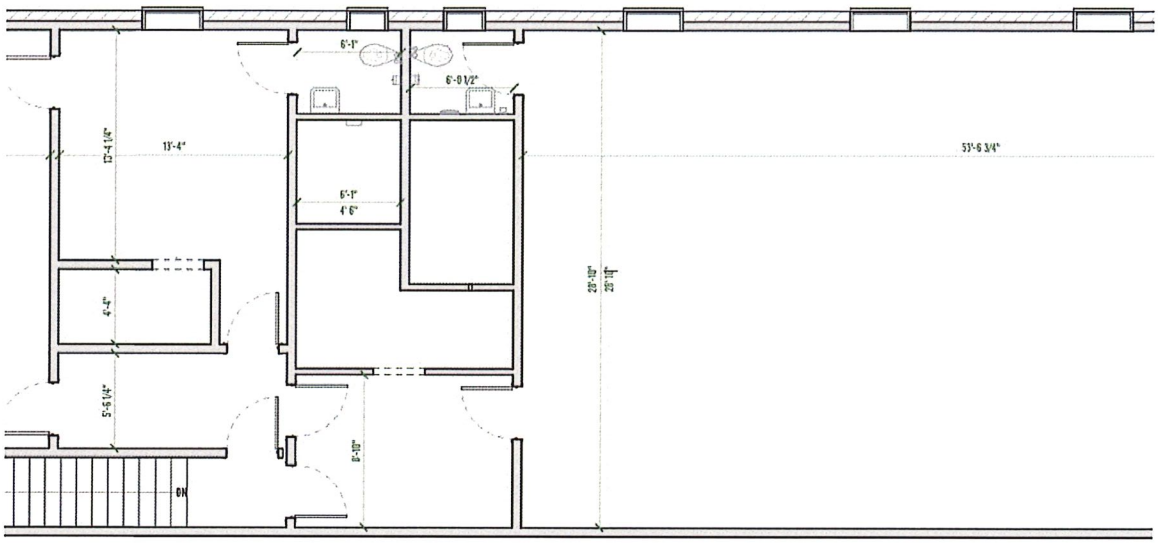
TBPLS Firm No. 10194175	Drawn by: BNH Checked by: CRN	Scale: 1"=20' Date: 08/06/2021	Project No. 21-0469 Sheet No. 1 of 1


CAIN
DO NOT ENTER
NO TURN ON RED
Lamar St
Sherman
100 W
Urban Sherman
FOR LEASE
940-289-0222
BANSHERMAN.COM
LA PIAZZA
ITALIAN RESTAURANT
d2built.com
ASH & BARREL
LAW OFFICE
LARRY CAIN






6'-1"
6'-0 1/2"
13'-4"
53'-6 3/4"
6'-1"
4'-6"
4'-4"
5'-6 1/4"
8'-10"
ON

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 13, 2025 Sent via Email

David Downtain
1200 N. East St
Sherman, TX 75090

Roger Hollomon
116 Scott Ct
Van Alstyne, TX 75495

Dear Applicants,

The request of a Public Hearing, Site Plan, and Specific Use Permit approval under Section 14.06.009 to allow a Commercial Amusement Centers, Indoor Only in a C-1 (Retail Business) District/ Central Business District/ Downtown Subdistrict located at 124 South Crockett Unit B has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 18, 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). *(Article 3.04)*
3. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. 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 Roger Hollomon is the owner or lessee of the Property.
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.

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, 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: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1422 WEST HOUSTON STREET (Project No. 000195-2025)

The request of Texas AquaStore (Owner), Gareb Joseph Tahir (Applicant), and Copley Land Surveying (Surveyor) concerning the property located at 1422 West Houston Street, being part of the J.B. McAnair Survey, Abstract No. 763, containing 0.524 acre and currently zoned C-1 (Retail Business) District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.017 to allow a 1' side setback in lieu of the required 15' for the west side of the existing structure.

B. Public Hearing, and Variance Under Section 14.02.017 to allow a 6.89' side setback in lieu of the required 15' for the east side of the structure.

Planning and Zoning Commission:

C. Public Hearing and Zone Change from a C-1 (Retail Business) District to C-2 (General Commercial) District.

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

Background:

The property is located at 1422 West Houston Street. The applicant would like a Variance to allow a 1' side setback in lieu of the required 15', and to allow a 6.89' side setback in lieu of the required 15'. A Zone Change from a C-1 (Retail Business) District to a C-2 (General Commercial) District. A Specific Use Permit to allow Automotive Repair, Body Work, or Painting in a C-2 (General Commercial) District.

The following has been approved for this location:

- 4/13/1999 - To allow a 6' security fence with barbed wire on the property line in ieu of 4' in a C-1 (Retail Business) District.

Origination:

The request of Texas AquaStore (Owner), Gareb Joseph Tahir (Applicant), and Copley Land Surveying (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. Property Notification Sign
5. Survey
6. Narrative
7. Site Plan
8. Elevations
9. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1422 W HOUSTON ST

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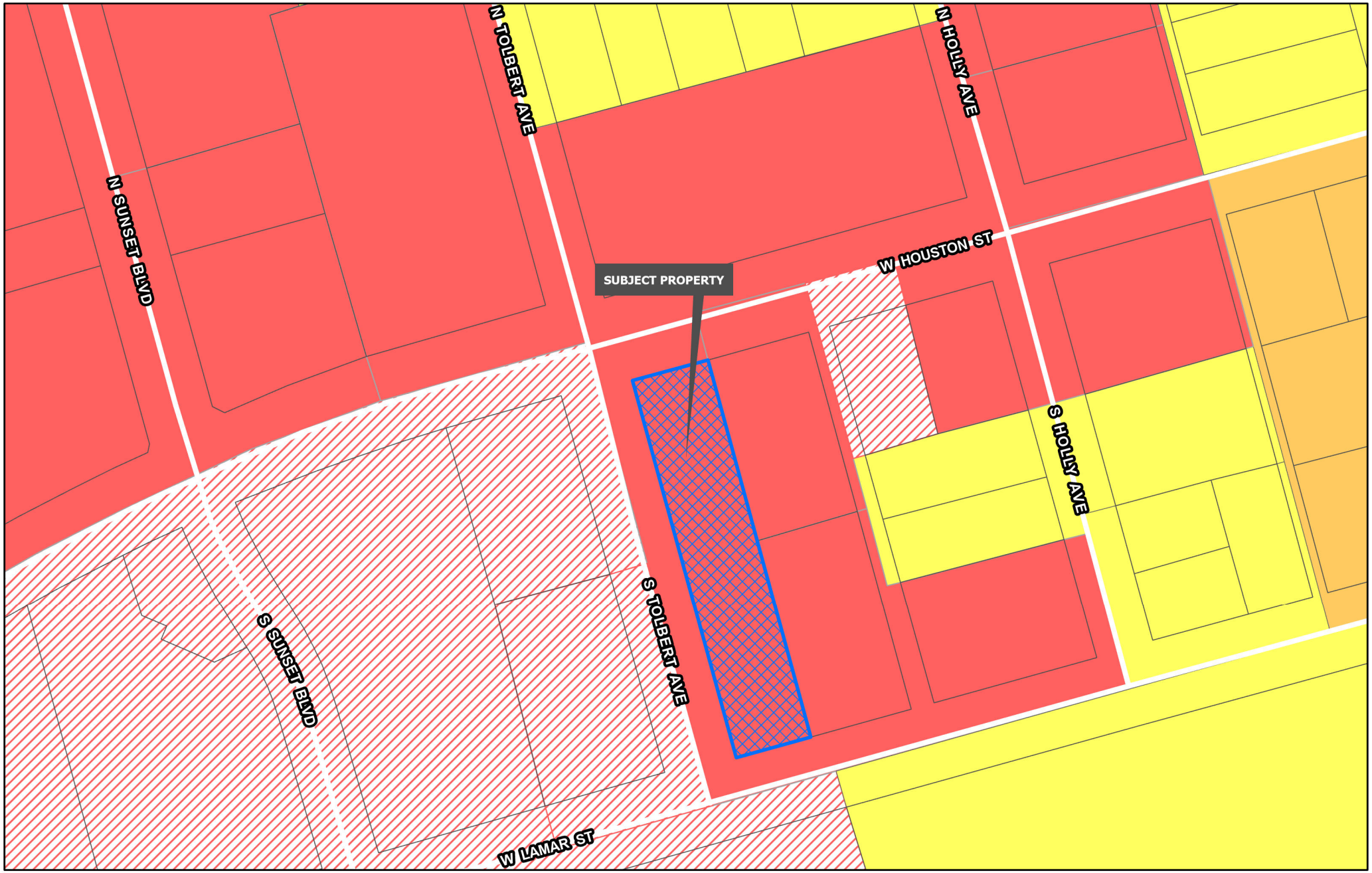
Date: 11/4/2025 3:51 PM



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
1422 W HOUSTON ST

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W E
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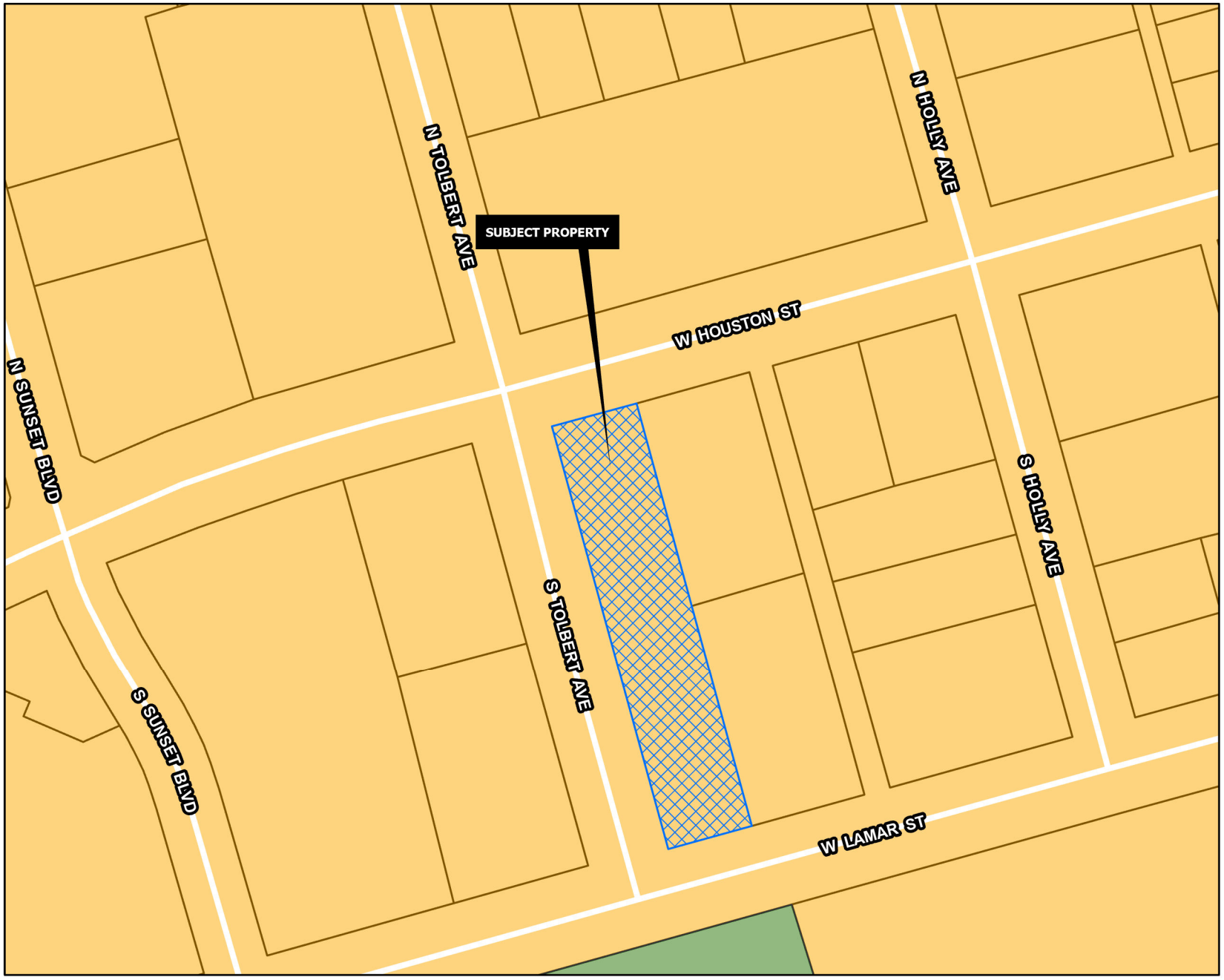
Date: 11/4/2025 3:51 PM



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
1422 W HOUSTON ST

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Date: 11/4/2025 3:51 PM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000195-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229
RESERVED PARKING
STOP


NO
PARKING
Allstate
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF
ZONE CHANGE AND
SPECIFIC USE PERMIT
REQUEST
PROJECT #: 000195-2025
Planning & Zoning Map:
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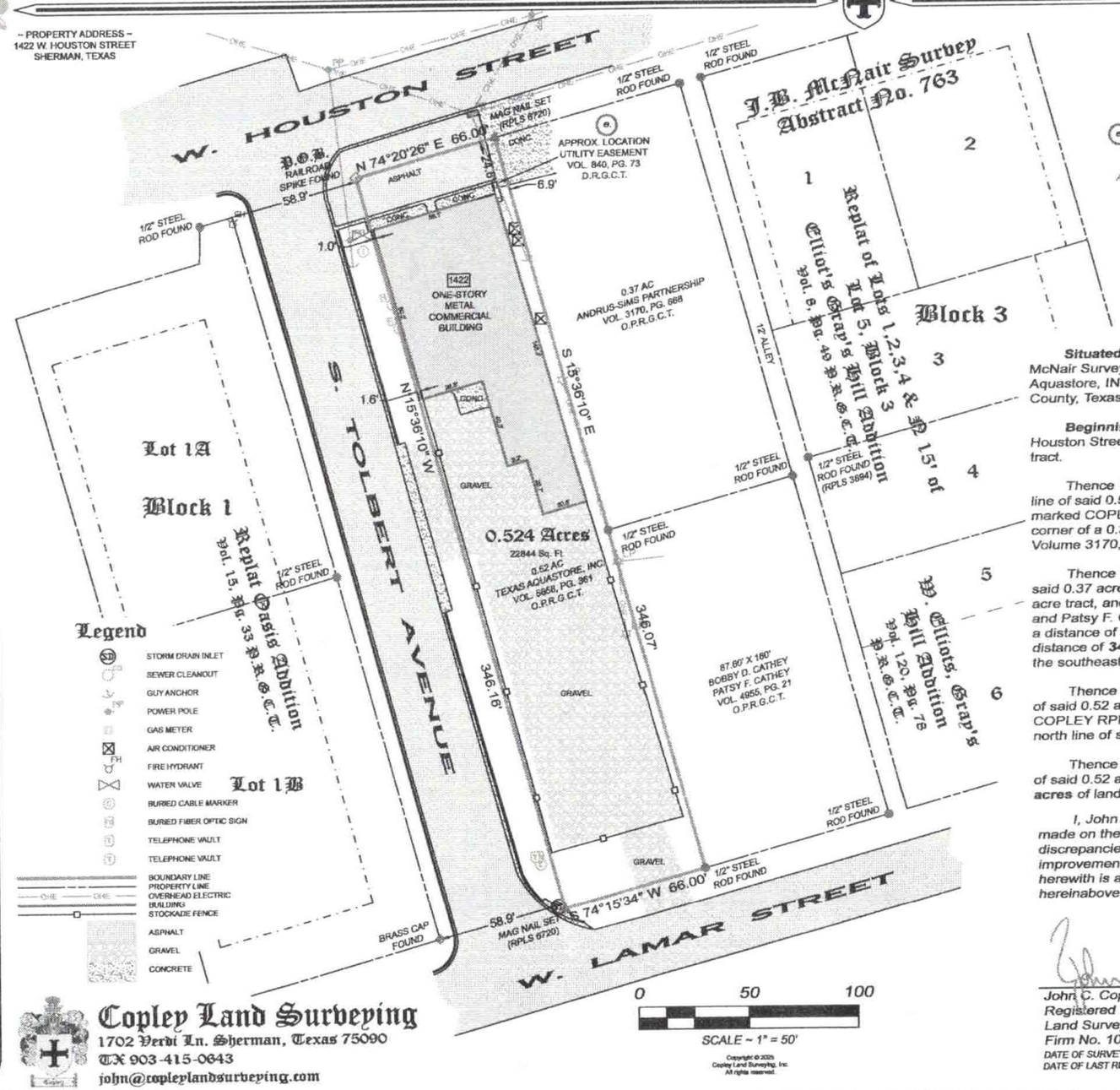
903-892-7229

CLS Job# 25090320

~ PROPERTY ADDRESS ~
1422 W. HOUSTON STREET
SHERMAN, TEXAS



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

(e) RIGHT OF WAY TO TEXAS POWER & LIGHT COMPANY OF RECORD IN VOLUME 840, PAGE 73, DEED RECORDS, GRAYSON COUNTY, TEXAS. AFFECTS THE SUBJECT TRACT, AS THE DOWN GUY ANCHOR SHOWN

N W E S

Legend

- STORM DRAIN INLET
- SEWER CLEANOUT
- GUY ANCHOR
- POWER POLE
- GAS METER
- AIR CONDITIONER
- FIRE HYDRANT
- WATER VALVE
- BURIED CABLE MARKER
- BURIED FIBER OPTIC SIGN
- TELEPHONE VAULT
- TELEPHONE VAULT
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BUILDING
- STOCKADE FENCE
- ASPHALT
- GRAVEL
- CONCRETE

Legal Description

Situated in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McNair Survey, Abstract No. 763, and being a all of a 0.52 acre tract of land conveyed to Texas Aquastore, INC. by deed of record in Volume 5658, Page 361, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found maintaining the intersection of the south line of W. Houston Street, and the east line of S. Tolbert Avenue, and the northwest corner of said 0.52 acre tract.

Thence **North 74°20'26" East**, along the south line of said W. Houston Street, and the north line of said 0.52 acre tract, a distance of **66.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for the northeast corner of said 0.52 acre tract and the northwest corner of a 0.37 acre tract of land conveyed to Andrus-Sims Partnership, by deed of record in Volume 3170, page 668, of said Official Public Records;

Thence **South 15°36'10" East**, along the east line of said 0.52 acre tract and the west line of said 0.37 acre tract, passing a 1/2" steel rod found maintaining the southwest corner of said 0.37 acre tract, and the northwest corner of a 87.60' x 160' tract of land conveyed to Bobby D. Cathey and Patsy F. Cathey by deed of record in Volume 4955, Page 21 of said Official Public Records, at a distance of 186.19 feet, continuing along the west line of said 87.60' x 160' tract for a total distance of **346.07 feet** to a 1/2" steel rod found in the north line of W. Lamar Street, maintaining the southeast corner of said 0.52 acre tract and the southwest corner of said 87.60' x 160' tract;

Thence **South 74°15'34" West**, along the north line of said W. Lamar Street and the south line of said 0.52 acre tract, a distance of **66.00 feet** to a mag nail set with an aluminum washer marked COPLEY RPLS 6720 for the southwest corner of said 0.52 acre tract and the intersection of the north line of said W. Lamar Street and the east line of said S. Tolbert Street;

Thence **North 15°36'10" West**, along the east line of said S. Tolbert Street and the west line of said 0.52 acre tract, a distance of **346.16 feet** to the **Point-of-Beginning** and containing **0.524 acres** of land.

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

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 9/22/2025
DATE OF LAST REVISION: 9/29/2025

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

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

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Copley Land Surveying, Inc.
All rights reserved.

Project Narrative

We are wanting to change the zoning from C1 to C2 to allow general auto repair. We are hoping to expand Sparx Automotive in the existing shop space at 1422 w Houston Street Sherman Texas 75092.



PROJECT DATA	
1422 W. HOUSTON STREET - SHERMAN, TX	
CURRENT ZONING	C-1
PROPOSED ZONING	C-2
EXISTING STRUCTURE(S) SQ. FT	6,409 SQ. FT.
BUILDING HEIGHT	LESS THAN 35' TALL
REQUIRED PARKING	6
PROPOSED PARKING (REAR)	15
GROSS LOT AREA	22,844 SQ. FT.
IMPERVIOUS AREA	7,300 SQ. FT.
LOT COVERAGE (50% ALLOWABLE)	29%

GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.
2. PROPOSED AUTO SHOP WILL NOT PROVIDE "QUICK SERVICE".

PROPOSED SITE PLAN
SCALE 1" = 20'-0"

0 20' 40'

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

C1
SHEET


ROOFING SOLAR PROS
903.326.6847




NO
PARKING




ROOFING SOLAR PROS





Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 13, 2025

Sent via email

Henry Marroquin
1206 E. Wells St
Sherman, TX 75090

Gareb Tahir
1504 W Houston St
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing and Zone Change from a C-1 (Retail Business) District to C-2 (General Commercial) District and a Public Hearing, Site Plan, and Specific Use Permit approval under Section 14.06.009 to allow Automotive Repair, body work, or painting in a C-2 (General Commercial) District located at 1422 West Houston Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 18, 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). *(Article 3.04)*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. The existing asphalt on the side of the property adjacent to Houston Street must be removed and replaced with new grass sod as indicated on the Site Plan prior to the issuance of a Certificate of Occupancy.
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 Gareb Joseph Tahir, Sparx Automotive 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

Engineering

13. Platting of the property is required prior to any building permits being issued for additions. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
14. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
15. Drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

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

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, 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. 19.

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

314 KANSAS STREET (Project No. 000196-2025)

The request of Manuel Kilpatrick (Owner), Premier Surveying LLC (Surveyor), concerning the property located at 314 Kansas Street, being Lot 23, Block 4, Constitution Village Addition, containing 0.1928 acre and currently zoned R-6 (Single Family Residential) District.

Board of Adjustments

Public Hearing and Variance under Section 14.02.002 to allow a 6.541' rear setback in lieu of the required 20' for an accessory structure exceeding 500 square feet.

Background:

The property is located at 314 Kansas Street. The owner would like a Variance to allow a 6.541' rear setback in lieu of the required 20' for an accessory structure exceeding 500'.

Origination:

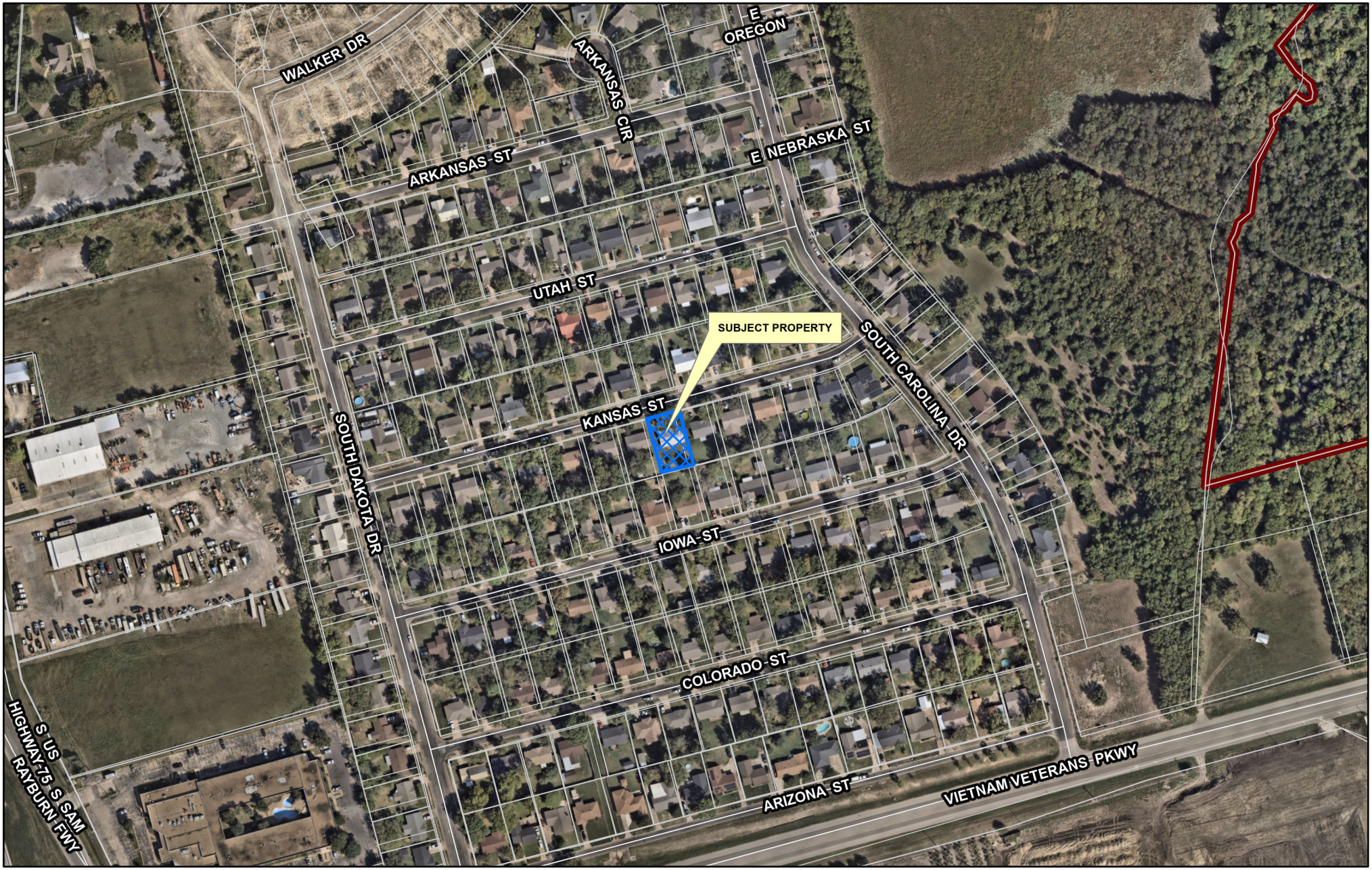
The request of Manuel Kilpatrick (Owner), Premier Surveying LLC (Surveyor)

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. Site Plan
8. Elevation



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
314 KANSAS ST

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Date: 11/4/2025 3:51 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
314 KANSAS ST

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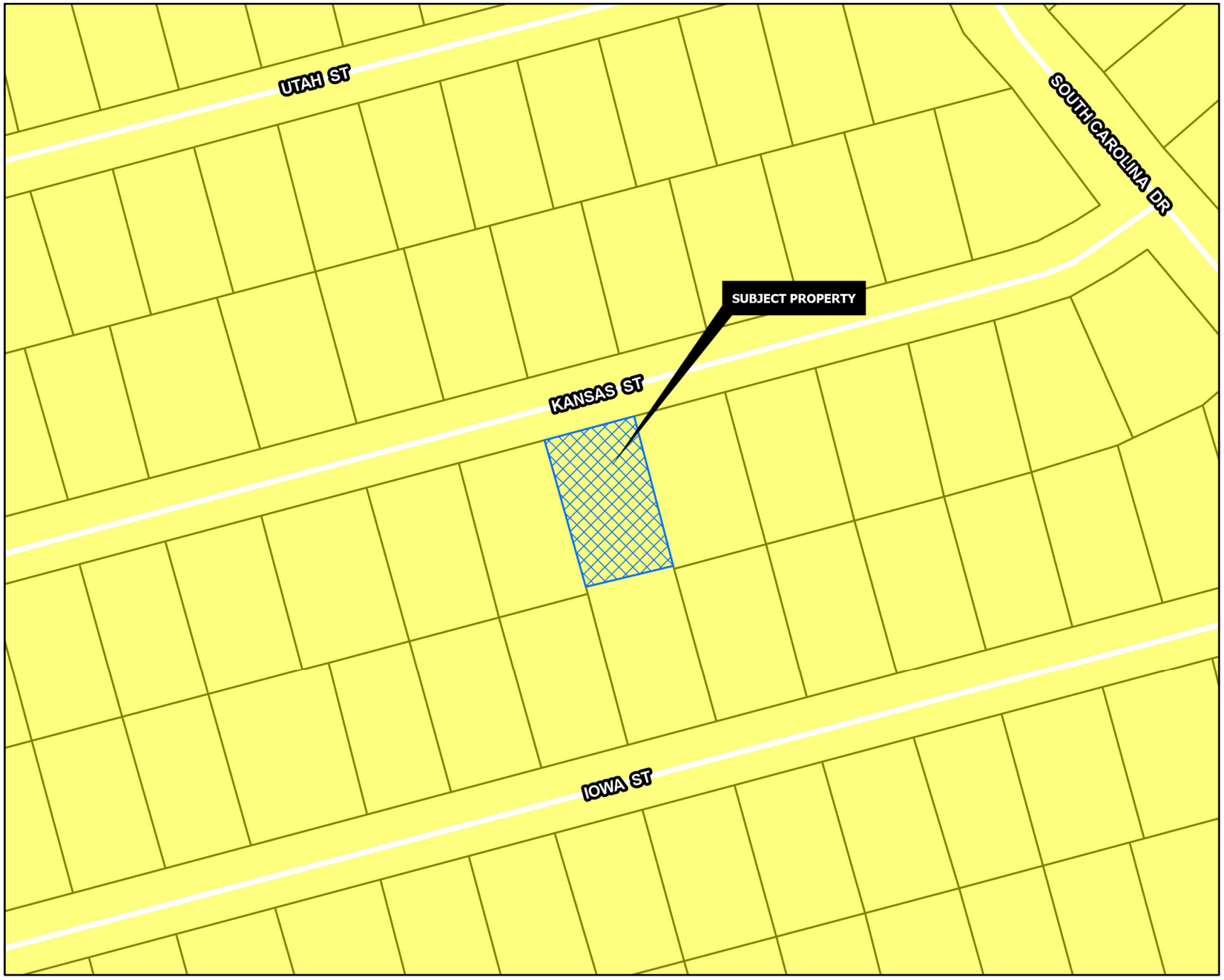

SUBURBAN NEIGHBORHOOD

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.

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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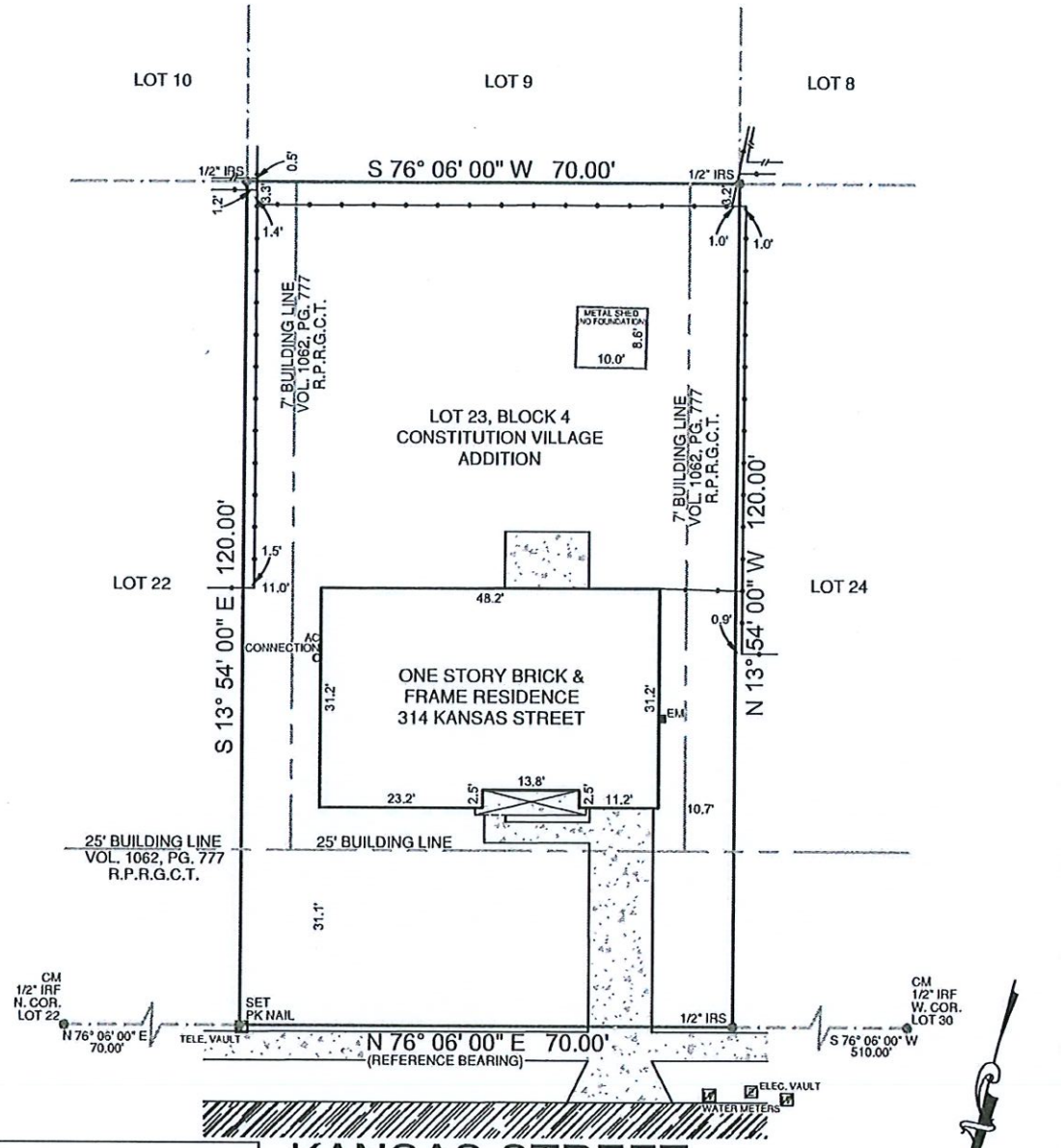
CITY OF SHERMAN
FUTURE LAND USE MAP
314 KANSAS ST

Date: 11/4/2025 3:51 PM


314 Kansas St
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000196-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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

- ASPHALT
- CONCRETE
- GRAVEL
- TILE
- WOOD
- BRICK
- STONE
- (WOOD) RAILROAD TIE

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
BEING LOT 23, BLOCK 4, CONSTITUTION VILLAGE ADDITION, AN ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 73, PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	24-820000-AE
BORROWER	THE NAUMANN FAMILY LIVING TRUST
TITLE CO.	CAPITAL TITLE
TECH	GC
FIELD	ZD

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48181C0405 G, DATED SEPTEMBER 1, 2022.

DATE: 03/03/24
FIELD: 09/05/24
JOB NO.: 24-06726

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

David Apple
Registered Professional Land Surveyor

314 KANSAS STREET, SHERMAN, TX 75090
LOT 23, BLOCK 4, CONSTITUTION VILLAGE ADDITION

Capital Title
A Shaddock Company

DATE: 5-5-2025
ACCEPTED BY: Naomi Kilpatrick
Tammy Kilpatrick



Premier Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200

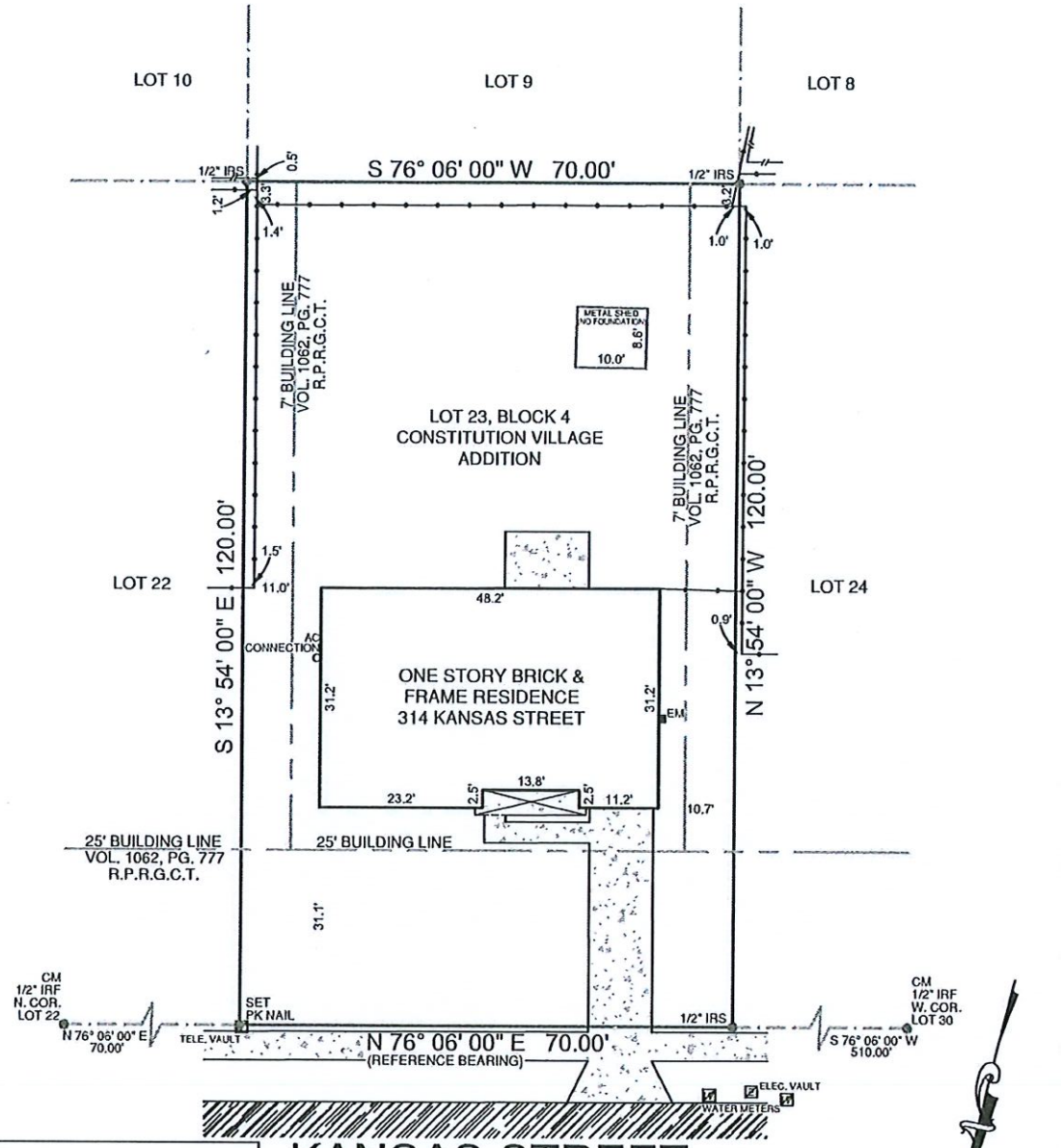
The shop/garage building is a 24’x25’ x12' R-panel metal building with 2”x2” square metal framing on a 24’x25’x 5”-12” (1/4”rebar) reinforced concrete slab (this is a five bag Crete mix). The building is anchored in the concrete floor with concrete anchor bolts. There is “no” utilities in this building; it is strictly for storage/garage.

Northwest and Southwest corners are 7 feet from the West property line.

Southwest and Southeast corners are 6 feet 6.5 inches from South (Rear) property line.

Northeast and Southeast corners are 38 feet from East property line.

The north face of the shop/garage building is 24'5" from the south (rear) of the house.



LEGEND:

- BARBWIRE FENCE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

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

- ASPHALT
- CONCRETE
- GRAVEL
- TILE
- WOOD
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- STONE
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NOTES:
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LEGAL DESCRIPTION:
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SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	24-820000-AE
BORROWER	THE NAUMANN FAMILY LIVING TRUST
TITLE CO.	CAPITAL TITLE
TECH	GC
FIELD	ZD

FLOOD INFORMATION:
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DATE: 03/03/24
FIELD: 09/05/24
JOB NO.: 24-06726

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

David Apple
Registered Professional Land Surveyor

314 KANSAS STREET, SHERMAN, TX 75090
LOT 23, BLOCK 4, CONSTITUTION VILLAGE ADDITION

Capital Title
A Shaddock Company

DATE: 5-5-2025
ACCEPTED BY: Naomi Kilpatrick
Tammy Kilpatrick



Premier Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021
Firm Registration No. 10146200





















SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 20.

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1414 SOUTH AUSTIN STREET (Project No. 000198-2025)

The request of Victor Hugo Carera Cano (Owner), and Helvey-Wagner Surveying Inc. (Surveyor) concerning the property at 1414 South Austin Street, containing 0.230 acre, and currently zoned R-6 (Single Family Residential) District/ Sam Rayburn Overlay District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.006 to allow a 2.5' between structures in lieu of the required 5'for the existing structures.

B. Public Hearing and Variance under Section 14.02.006 to allow a 0' side setback in lieu of the required 5'for the existing structures.

C. Public Hearing and Variance under Section 14.02.006 to allow a 0.7' side setback in lieu of the required 5'for the existing structures.

D. Public Hearing and Variance under Section 14.02.006 to allow a 4.7' rear setback in lieu of the required 5' for the existing structures.

Background:

The property is located at 1414 South Austin Street. The owner would like Variances for the following; to allow 2.5' between structures in lieu of the required 5', to allow a 0' side setback in lieu of the required 5', 0.7' side setback in lieu of the required 5', and a 4.7' rear setback in lieu of the required 5' for existing structures.

Origination:

The request of Victor Hugo Carera Cano (Owner), and Helvey-Wagner Surveying Inc. (Surveyor)

Staff Recommendation:

Staff has no recommendation for this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notication Sign
5. Survey
6. Project Narrative
7. Site Plan



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1414 S AUSTIN ST

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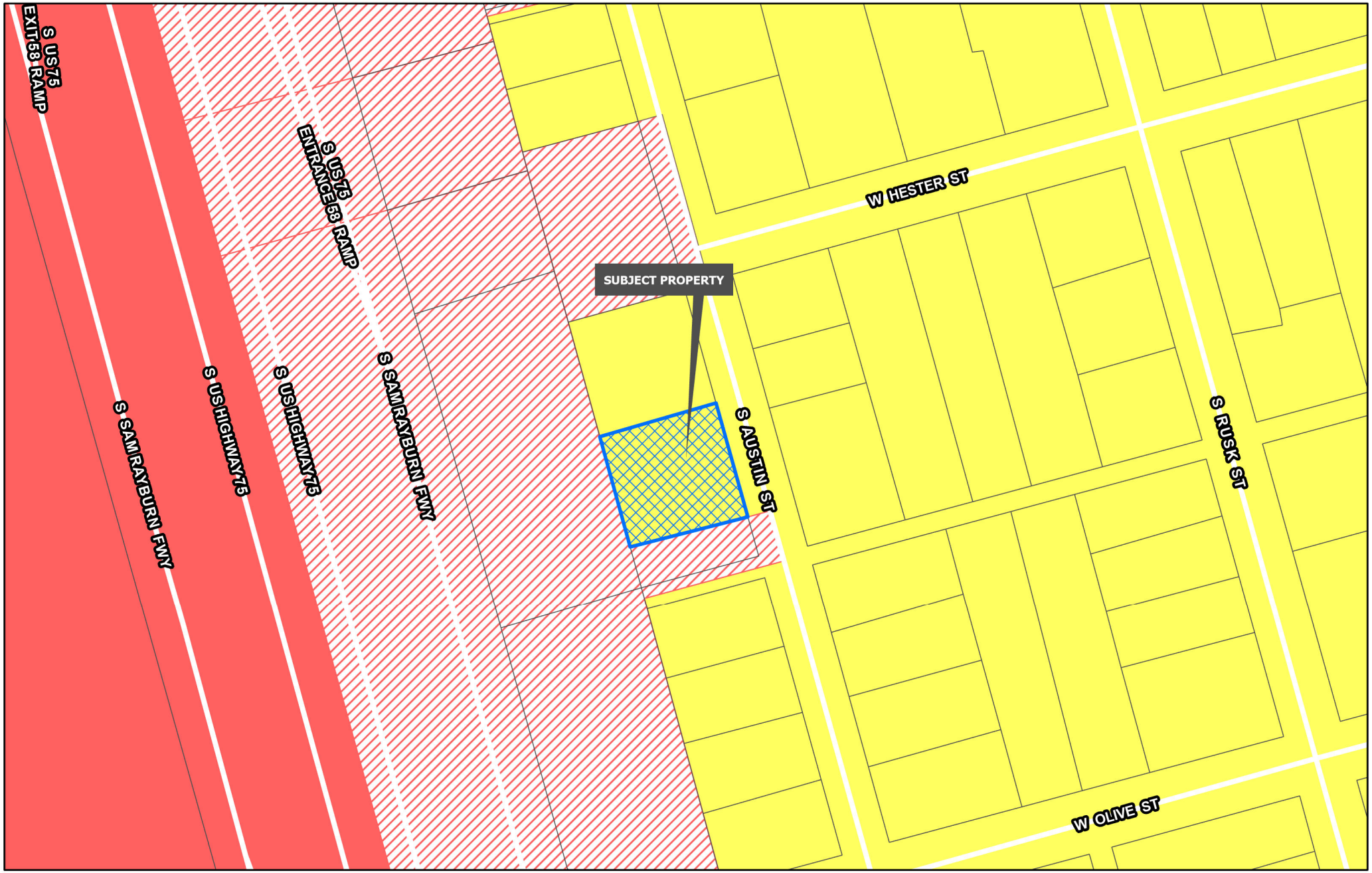

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
1414 S AUSTIN ST

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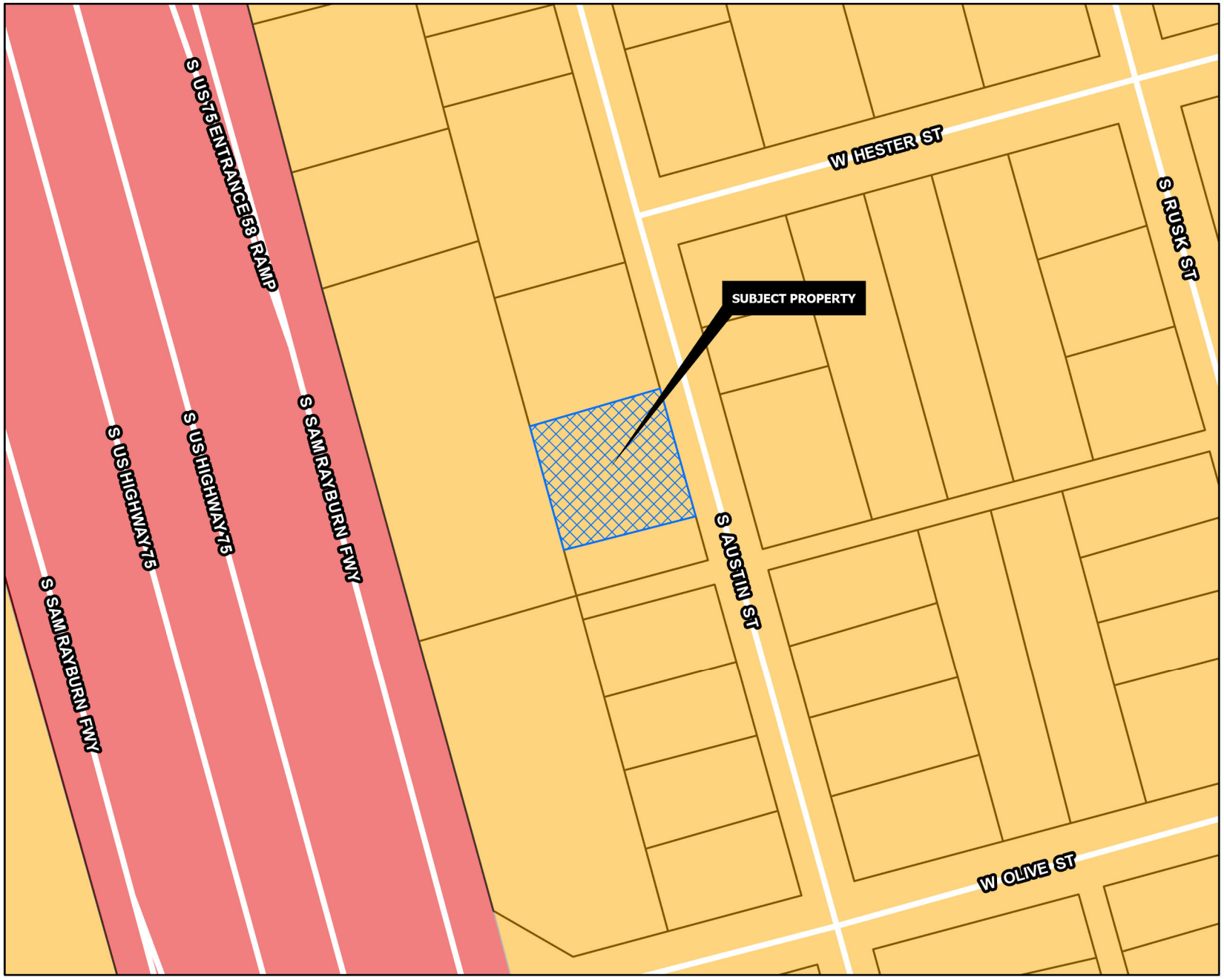

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

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CITY OF SHERMAN
FUTURE LAND USE MAP
1414 S AUSTIN ST

Date: 11/4/2025 3:51 PM


CRZ CONSTRUCTION
CONCRETE,LANDSCAPE, &
REMODELING
469-268-5077
NOTICE OF
REQUESTED
VARIANCE


NEXT EXIT
Sherman
NOTICE OF REQUESTED VARIANCE
CRZ CONSTRUCTION
CONCRETE,LANDSCAPE, & REMODELING
469-268-5077

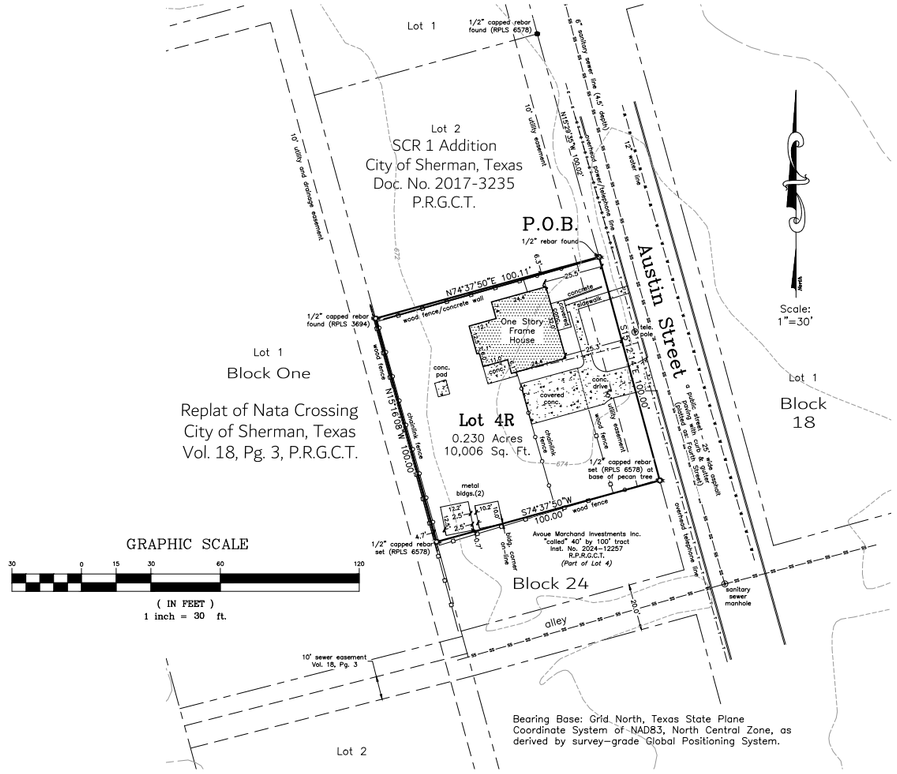
Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The subject property does not lie within a 100-year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0405 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Notice: Preliminary plat, for inspection purposes only. In no way official or approved for record purposes. Contours shown hereon based upon City of Sherman GIS maps. This does not represent an on-ground topographic survey.



STATE OF TEXAS
COUNTY OF GRAYSON

I, Victor Hugo Cabrera Cano, sole owner of Victor Addition to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Victor Hugo Cabrera Cano

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Victor Hugo Cabrera Cano, hereinafter called OWNERS, are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2025.

_____
Victor Hugo Cabrera Cano

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

_____ _____
City Engineer Date
City of Sherman

ATTEST:

_____
City Clerk

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abst. No. 56, and being a part Lot 4, Block 24, B.H. Moore Heirs Addition to the City of Sherman, Texas as recorded in Vol. "O", Pg. 405, District Court Records, Grayson County, Texas, being the same 100 ft. by 100 ft. tract of land conveyed by Warranty Deed with Vendor's Lien from Mark A. Boren to Victor Hugo Cabrera Cano on April 3, 2007, recorded in Vol. 4221, Pg. 9, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to wit;

BEGINNING at a ½ inch rebar found at the Northeast corner of said Cano 100 ft. by 100 ft. tract and the Southwest corner of Lot 2, SCR 1 Addition, to the City of Sherman, Texas as recorded in Doc. No. 2017-3235, Plat Records, Grayson County, Texas, lying in the West line of Austin Street, a public street and in the East line of said Lot 4, SAID rebar bears North 15 deg. 29 min. 35 sec. West, 100.02 ft. to a 1/2 inch capped rebar found at the Northeast corner of said Lot 2, SCR 1 Addition;

THENCE South 15 deg. 12 min. 14 sec. East, with the East line of both said Cano 100 ft. by 100 ft. tract and Lot 4 and the West line of said Austin Street, a distance of 100.00 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the base of a pecan tree, at the Southeast corner of said Cano 100 ft. by 100 ft. tract and the Northeast corner of the "called" 40 ft. by 100 ft. tract of land conveyed to Avoue Marchand Investments, Inc. as recorded in Vol. 2024-12257, said Real Property Records;

THENCE South 74 deg. 37 min. 50 sec. West, with the South line of said Cano 100 ft. by 100 ft. tract and the North line of said Avoue Marchand Investments, Inc. 40 ft. by 100 ft tract, a distance of 100.00 ft. to a 1/2 inch capper rebar set (RPLS 6578) at the Southwest corner of said Cano 100 ft. by 100 ft. tract and the Northwest corner of said Avoue Marchand Investments, Inc. 40 ft. by 100 ft. tract, in the West line of said Lot 4 and the East line of Lot 1, Block One, Replat of Nata Crossing to the City of Sherman, Texas as recorded in Vol. 8, Pg. 3, said Plat Records;

THENCE North 15 deg. 16 min. 08 sec. West, with the West line of both Cano 100 ft. by 100 ft. tract and Lot 4 and the East line of said Lot 1, Replat of Nata Crossing, a distance of 100.00 ft to a 1/2 inch capped rebar found (RPLS 3694), at the Northwest corner of said Cano 100 ft. by 100 ft. tract and the Southwest corner of said Lot 2, SCR 1 Addition;

THENCE North 74 deg. 37 min. 50 sec. East, with the North line of said Cano 100 ft. by 100 ft. tract, and the South line of said Lot 2, a distance of 100.11 ft. to the POINT OF BEGINNING and containing 0.230 ACRES of land.

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

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

Owner:
Victor Hugo Cabrera Cano
2924 Dixie Road
Sadler, TX 76264

Preliminary Plat
Lot 4R, Block 24
Victor Addition
Being a Replat of part of Lot 4, Block 24, B.H. Moore Heirs Addition to the City of Sherman Grayson County, Texas
0.230 Acres
in the
Samuel Blagg Survey Abstract No. 56

DATE OF PREPARATION: OCTOBER 3, 2025
JOB NO. CGSI60925

Variance Request

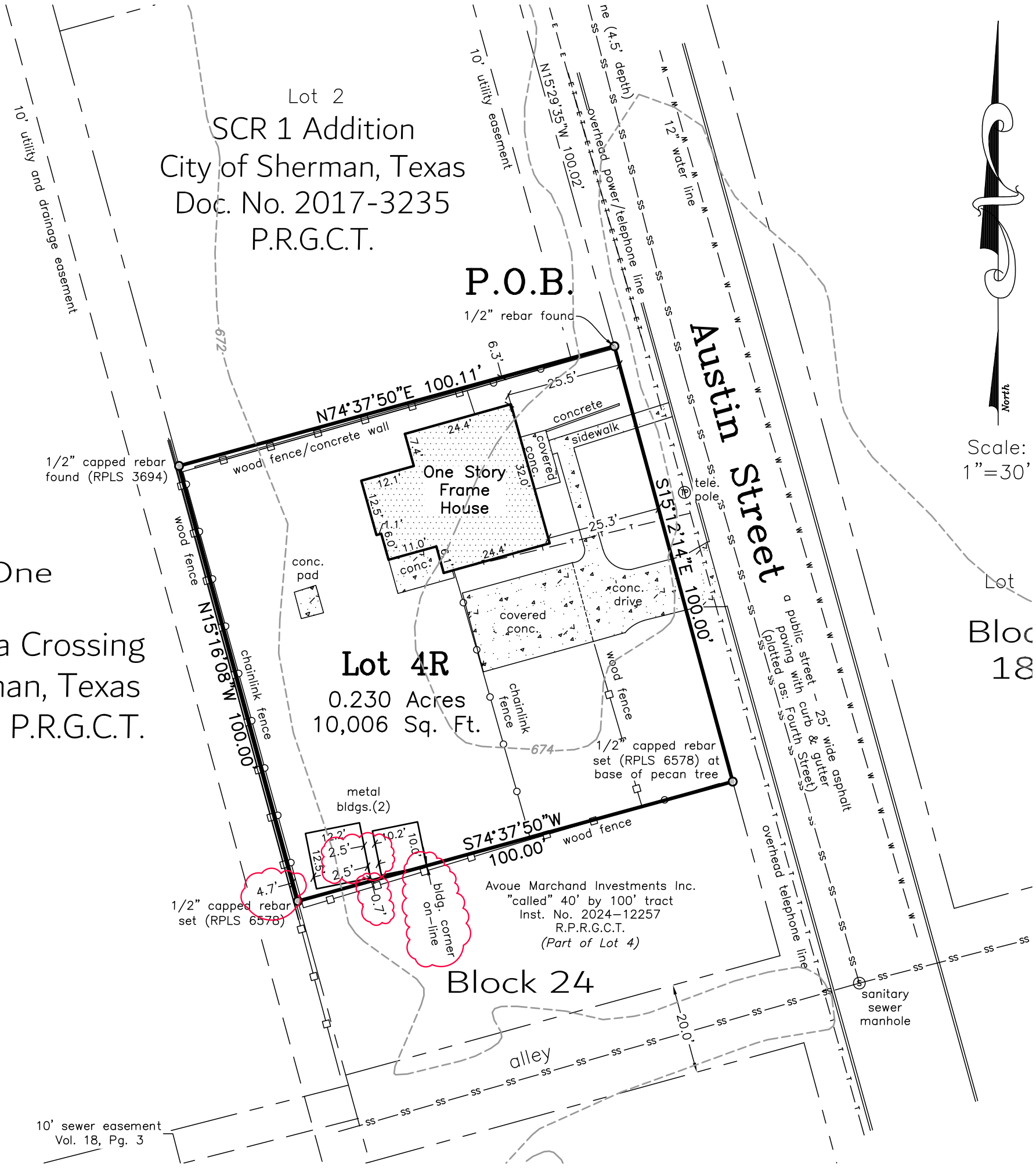
Project: Preliminary Plat of Victor Addition

Property Address: 1414 S. Austin Street, Sherman, Texas

Property Owner: Victor Hugo Cabreara Cano

The owner wishes to seek the following variances for the above property:

- Separation between existing metal buildings (garages) being 2.5 ft. in lieu of the required 5 ft.
- Side and rear setbacks of the metal buildings (garages being between 0 ft. to 4.7 ft. from property line in lieu of the required 5 ft.


Lot 2
SCR 1 Addition
City of Sherman, Texas
Doc. No. 2017-3235
P.R.G.C.T.
P.O.B.
1/2" rebar found
N74°37'50"E 100.11'
6.3'
25.5'
concrete
sidewalk
covered conc.
24.4'
7.4'
12.1'
12.5'
1.1'
6.0'
11.0'
6.1'
One Story Frame House
32.0'
conc.
tele. pole
25.3'
S15°12'14"E 100.00'
1/2" capped rebar found (RPLS 3694)
wood fence/concrete wall
wood fence
N15°16'08"W 100.00'
chainlink fence
conc. pad
covered conc.
conc. drive
Lot 4R
0.230 Acres
10,006 Sq. Ft.
672'
674'
1/2" capped rebar set (RPLS 6578) at base of pecan tree
metal bldgs.(2)
12.2'
2.5'
12.5'
10.2'
10.0'
4.7'
0.7'
S74°37'50"W
100.00'
wood fence
1/2" capped rebar set (RPLS 6578)
bldg. corner on-line
Avoue Marchand Investments Inc.
"called" 40' by 100' tract
Inst. No. 2024-12257
R.P.R.G.C.T.
(Part of Lot 4)
Austin Street
a public street - 25' wide asphalt paving with curb & gutter
(platted as: Fourth Street)
12" water line
overhead power/telephone line
10' utility easement
N15°29'35"W 100.02'
ne (4.5' depth)
10' utility and drainage easement
Lot 1
ock One
Nata Crossing
herman, Texas
g. 3, P.R.G.C.T.
Lot
Bloc
18
Block 24
alley
20.0'
sanitary sewer manhole
10' sewer easement
Vol. 18, Pg. 3
North
Scale:
1"=30'

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 21.

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3405 SOUTH US HWY 75 (Project No. 000199-2025)

The request of Highway 75 LLC (Owner), Dean Taylor (Applicant) and Mayo Wright Consultants (Surveyor) concerning the property located at 3405 South US Highway 75, being part of the Preston Kitchens Survey, containing 2.3328 acres and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District as follows:

Board of Adjustments:

A. Public Hearing and Variance under Section 14.02.017 to allow 9.8' side setback in lieu of the required 15' for the existing structure.

B. Public Hearing and Variance under Section 14.02.017 to allow a 1.1' side setback in lieu of the required 15' for the existing accessory structure.

Planning and Zoning Commission:

C. Public Hearing, Site Plan, and Specific Use Permit under section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

Background:

The property is located at 3405 South US Hwy 75. The owner would like a Public Hearing and Variance to allow 9.8' side setback in lieu of the required 15', and a 1.1' side setback in lieu of the required 15' for an existing structure. The owner would a Public Hearing, Site Plan, and Specific Use Permit to allow Contractors or construction offices, equipment sales, service, rental, and repair, with outdoor storage.

Origination:

The request of Highway 75 LLC (Owner), Dean Taylor (Applicant) and Mayo Wright Consultants (Surveyor)

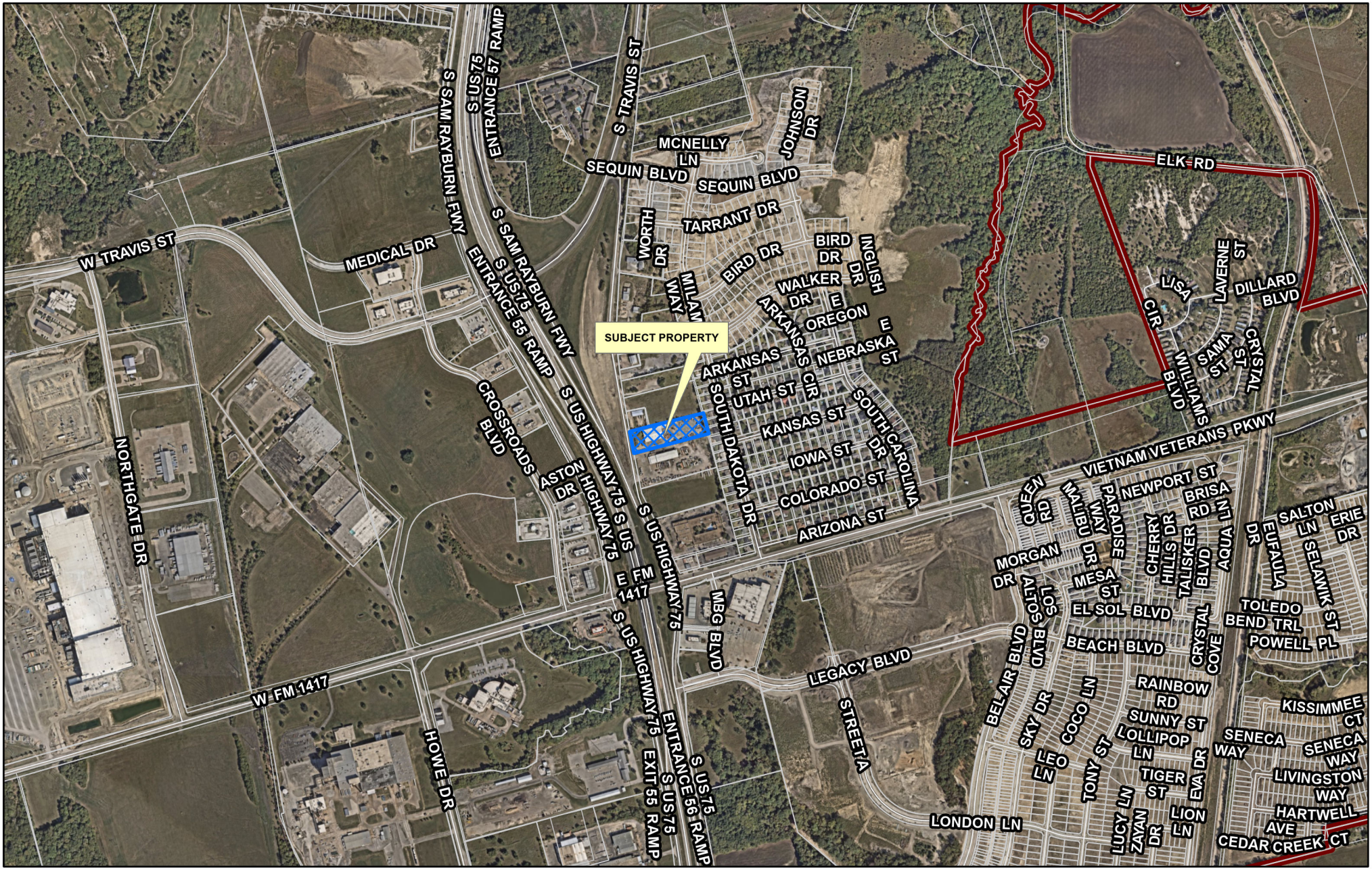
Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property 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
3405 S HWY 75

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W E
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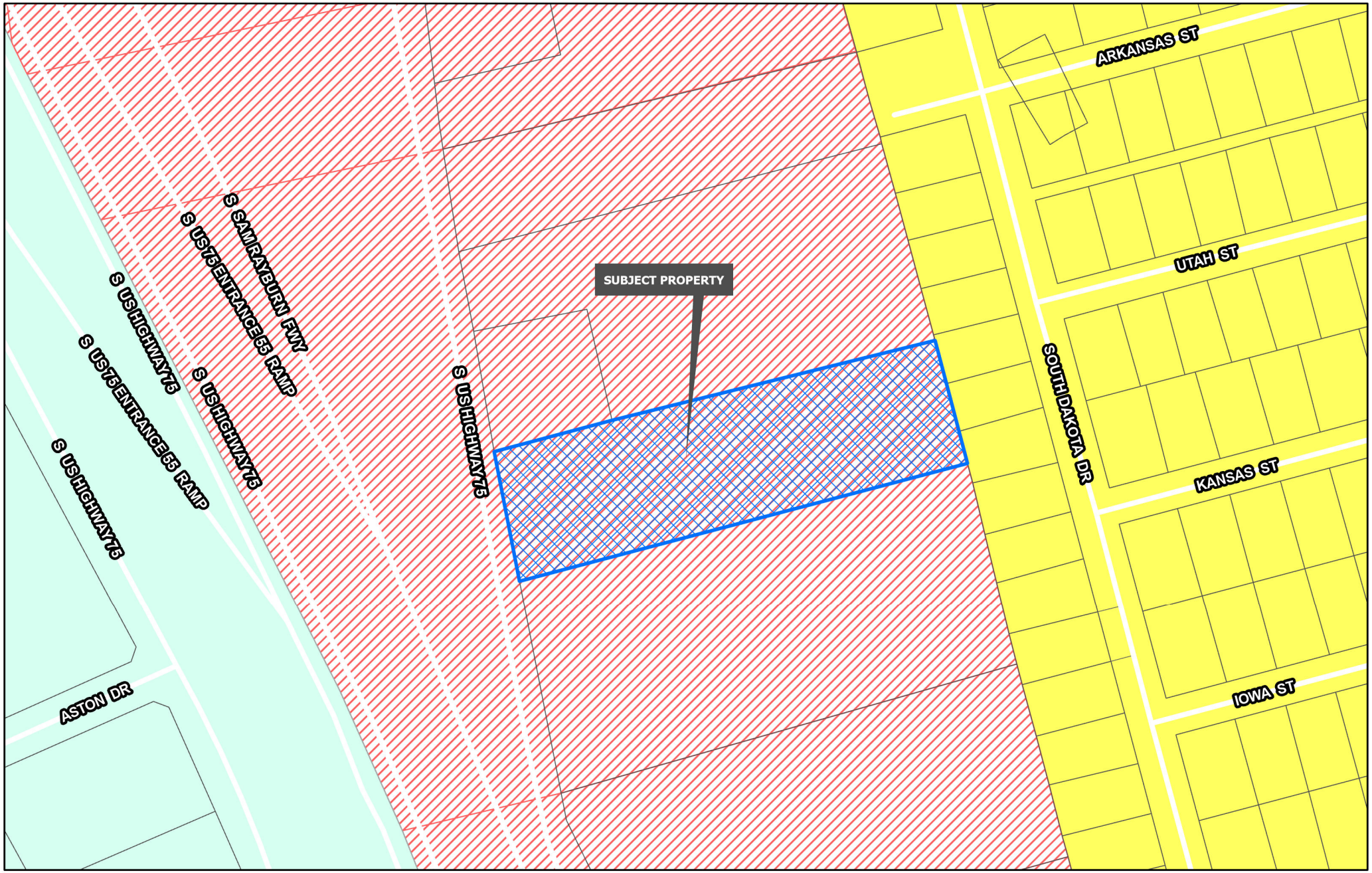


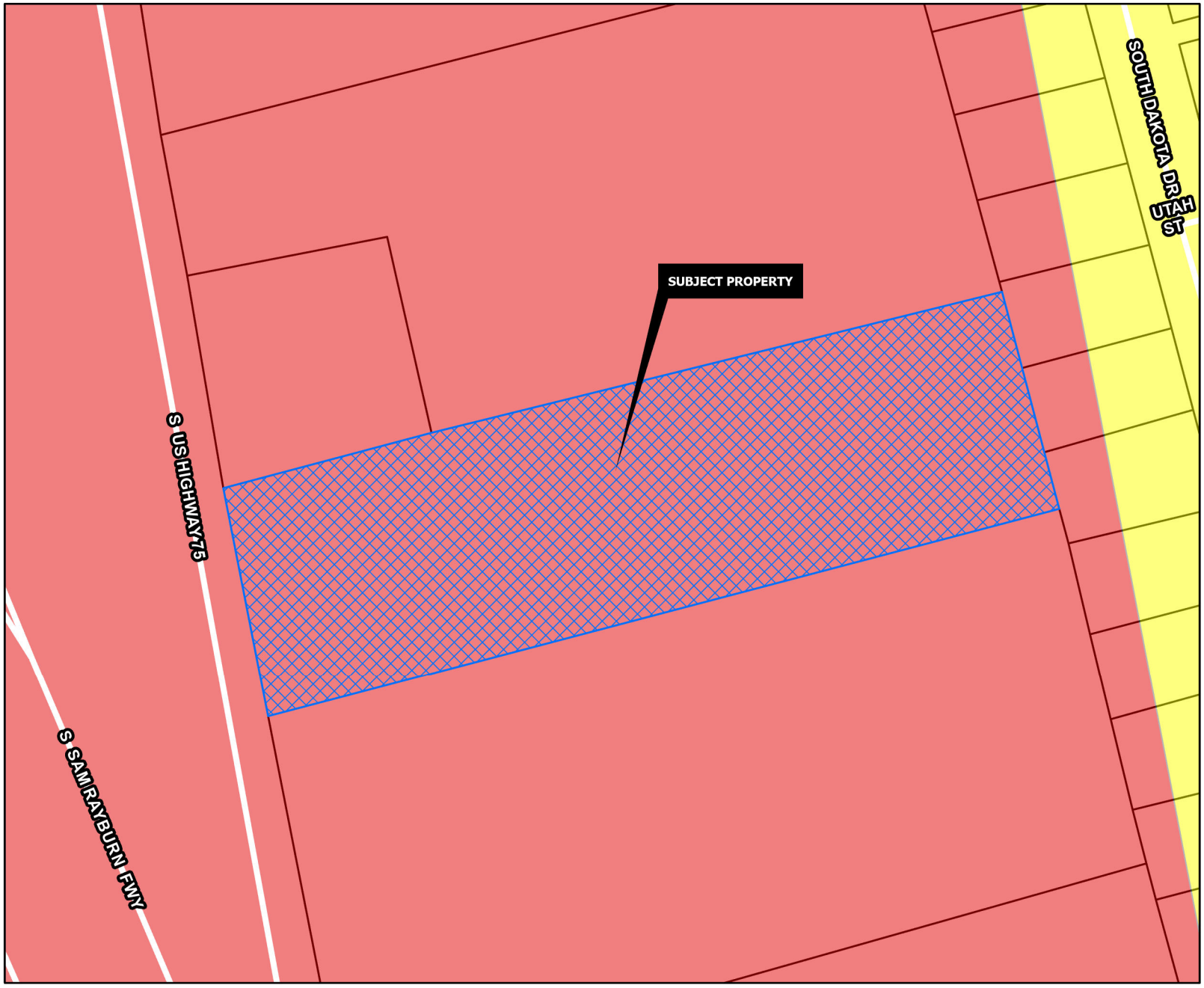
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
3405 S HWY 75

N
W E
S

Date: 11/4/2025 3:51 PM



REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3405 S HWY 75

N
W E
S

Date: 11/4/2025 3:51 PM


NEW HOLLAND
AGRICULTURE
EQUIPMENT DEPOT
Sherman
NOTICE OF
SPECIFIC USE PERMIT
AND VARIANCE
REQUEST
PROJECT # 000199-2025

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING OLD REPUBLIC NATIONAL TITLE INS. CO., GRAVITAS NATIONAL TITLE LLC GF No. 101–25–00055–T, TBD (LENDER PLACEHOLDER), ALLUVION PARTNERS LLC: THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 3405 US HIGHWAY 75 IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS,

BEING all that certain tract or parcel of land situated In Grayson County, Texas,in the Preston Kitchens Survey, Abstract Number 667, as evidenced by the Deed to Highway 75, LLC recorded in Volume 3432, Page 366, Deed Records, Grayson County, Texas, and being more particularly as follows:

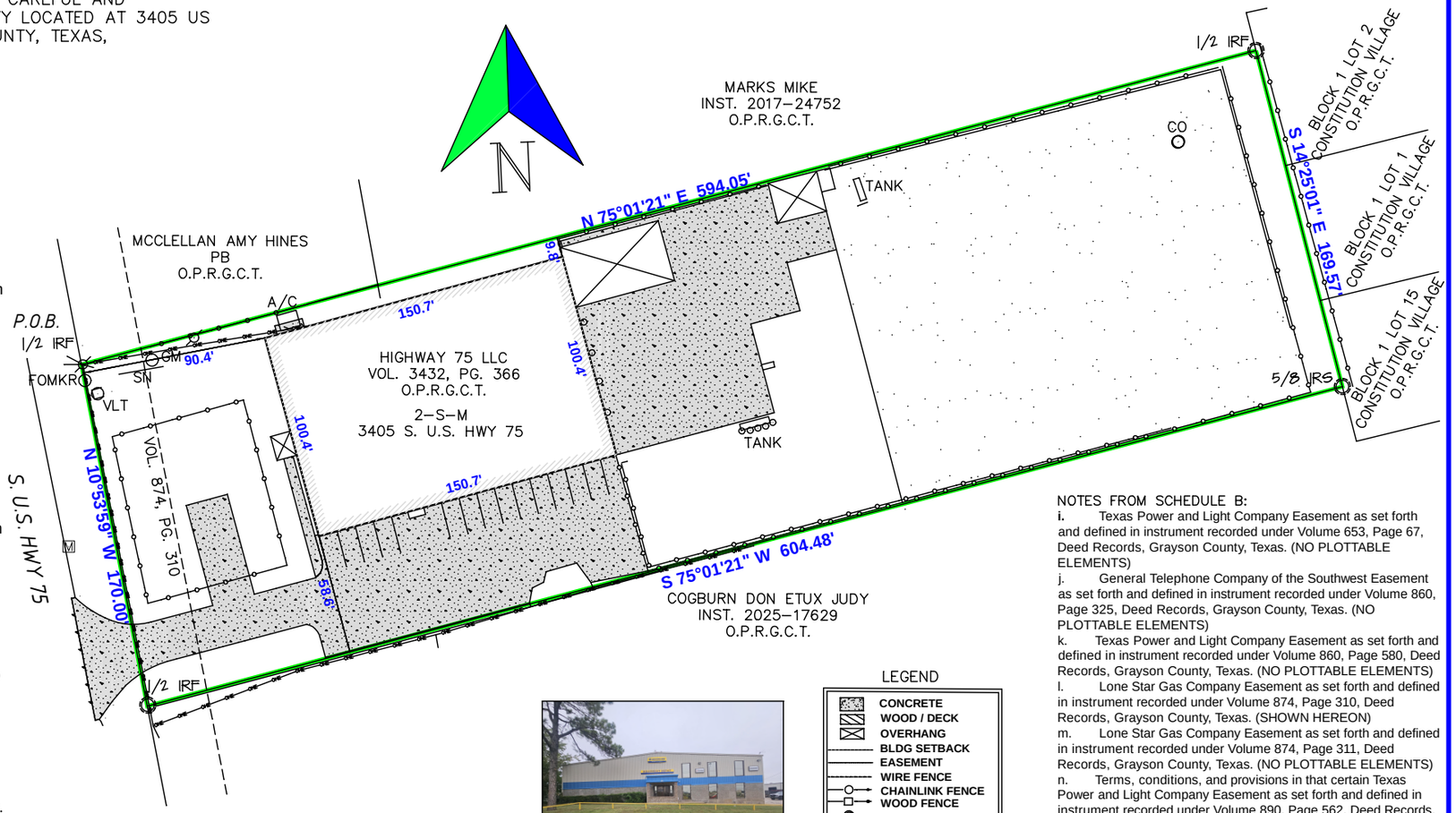
BEGINNING at the northwest corner of said Highway 75 LLC tract, the southwest corner of the Amy Hines tract (recording info not found) and on the east line of South U.S. Highway 75, a 1/2 inch iron rod found for corner;

THENCE N 75° 01' 21" E, along the common line of said Highwa7 75 LLC and Hines tracts, a distance of 594.05 feet to the southeast corner of the Mike Marks tract as recorded in Instrument No. 2017-24752 of said Deed Records and on the west line of Lot 2, Block 1 of the Constitution Village, a ½ inch iron rod found for corner

THENCE S 14° 25' 01" E, along the common line of said Highwa7 75 LLC and Constitution Village tracts, a distance of 169.57 feet to the northeast corner of the Don and Judy Cogburn tract as recorded in Instrument No. 2025-17629 of said Deed Records and on the west line of Lot 15, Block 1 of the Constitution Village, a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner;

THENCE S 75° 01' 21" W, along the common line of said Highwa7 75 LLC and Cogburn tracts, a distance of 604.48 feet to the northeast corner of said Cogburn tract and on said east line of South U.S. Highway 75, a ½ inch iron rod found for corner;

THENCE N 10° 53' 59" W, along said east line, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 101617.1678 square feet or 2.3328 acres of land within these metes and bounds as recited;



LEGEND

- CONCRETE
- WOOD / DECK
- OVERHANG
- BLDG SETBACK
- EASEMENT
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON ROD
- LIGHT STANDARD
- POWER POLE
- MAILBOX (M)
- SEPTIC (S)

NOTES FROM SCHEDULE B:

i. Texas Power and Light Company Easement as set forth and defined in instrument recorded under Volume 653, Page 67, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

j. General Telephone Company of the Southwest Easement as set forth and defined in instrument recorded under Volume 860, Page 325, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

k. Texas Power and Light Company Easement as set forth and defined in instrument recorded under Volume 860, Page 580, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

l. Lone Star Gas Company Easement as set forth and defined in instrument recorded under Volume 874, Page 310, Deed Records, Grayson County, Texas. (SHOWN HEREON)

m. Lone Star Gas Company Easement as set forth and defined in instrument recorded under Volume 874, Page 311, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

n. Terms, conditions, and provisions in that certain Texas Power and Light Company Easement as set forth and defined in instrument recorded under Volume 890, Page 562, Deed Records, Grayson County, Texas.

o. Terms, conditions, and provisions in that certain Water Line Easement as set forth and defined in instrument recorded under Volume 892, Page 407, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.

I, Brian C. Wright, Registered Professional Land Surveyor No. 4560, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Engineering and Land Surveying minimum standards adopted September 30, 2020; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

Brian C. Wright 09/02/25

BRIAN C. WRIGHT, R.P.L.S. No. 4560

STATE OF TEXAS REGISTERED BRIAN C. WRIGHT 4560 PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1 inch = 60 ft.

FLOOD STAMP

IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48181C0405G, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

GRAVITAS NATIONAL TITLE LLC
G.F. NO.: 101–25–00055–T
PURCHASER: ALLUVION PARTNERS LLC

MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203
CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

PROJECT # 250359

Project Narrative:

The subject property located at 3405 S. U.S. Highway 75 in Sherman, Texas, is an existing equipment sales and rental facility with an outside storage yard, currently leased to Equipment Depot, an equipment sales and rental company. The property was constructed in 1985 and has operated for decades in the same general use, supporting equipment-related and light commercial activities since its original development. The property is zoned C-2 (General Commercial District), and the applicant is requesting a Special Use Permit (SUP) to allow the continued operation of equipment rental, sales, and related building-supply uses consistent with the character and functionality of the existing facility.

The proposed use includes the rental, sale, and servicing of light construction equipment and building-supply materials, with associated outdoor storage of inventory such as forklifts, lifts, and similar machinery. Indoor portions of the building are used for office, storage, and light repair activities.

To improve the property's appearance and ensure compatibility with surrounding development, the applicant proposes several site upgrades, including:

- Front façade enhancements with updated architectural finishes to modernize the building's appearance and minimize the visual impact of the existing metal structure.
- A full exterior repainting to refresh and unify the building's overall look.
- Relocation of equipment and machinery to the rear of the site to reduce visibility from U.S. 75.
- Basic screening along the western fence using compliant fencing, landscaping, and other screening materials in accordance with City standards.

Similar Special Use Permits have been approved along the U.S. 75 and Texoma Parkway corridors where applicants paired continued commercial or equipment-related operations with façade upgrades, new paint, and enhanced screening. This proposal follows the same model by improving the building's street-facing appearance and bringing the site into closer alignment with the City's design and corridor improvement standards.

Approval of this Special Use Permit will allow the continued operation of an established business while delivering meaningful aesthetic upgrades to the property. The project will improve the visual environment along the U.S. 75 corridor and support the City of Sherman's ongoing efforts to promote high-quality redevelopment and investment within existing commercial areas.

SURVEY PLAT

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BEGINNING at the northwest corner of said Highway 75 LLC tract, the southwest corner of the Amy Hines tract (recording info not found) and on the east line of South U.S. Highway 75, a 1/2 inch iron rod found for corner;

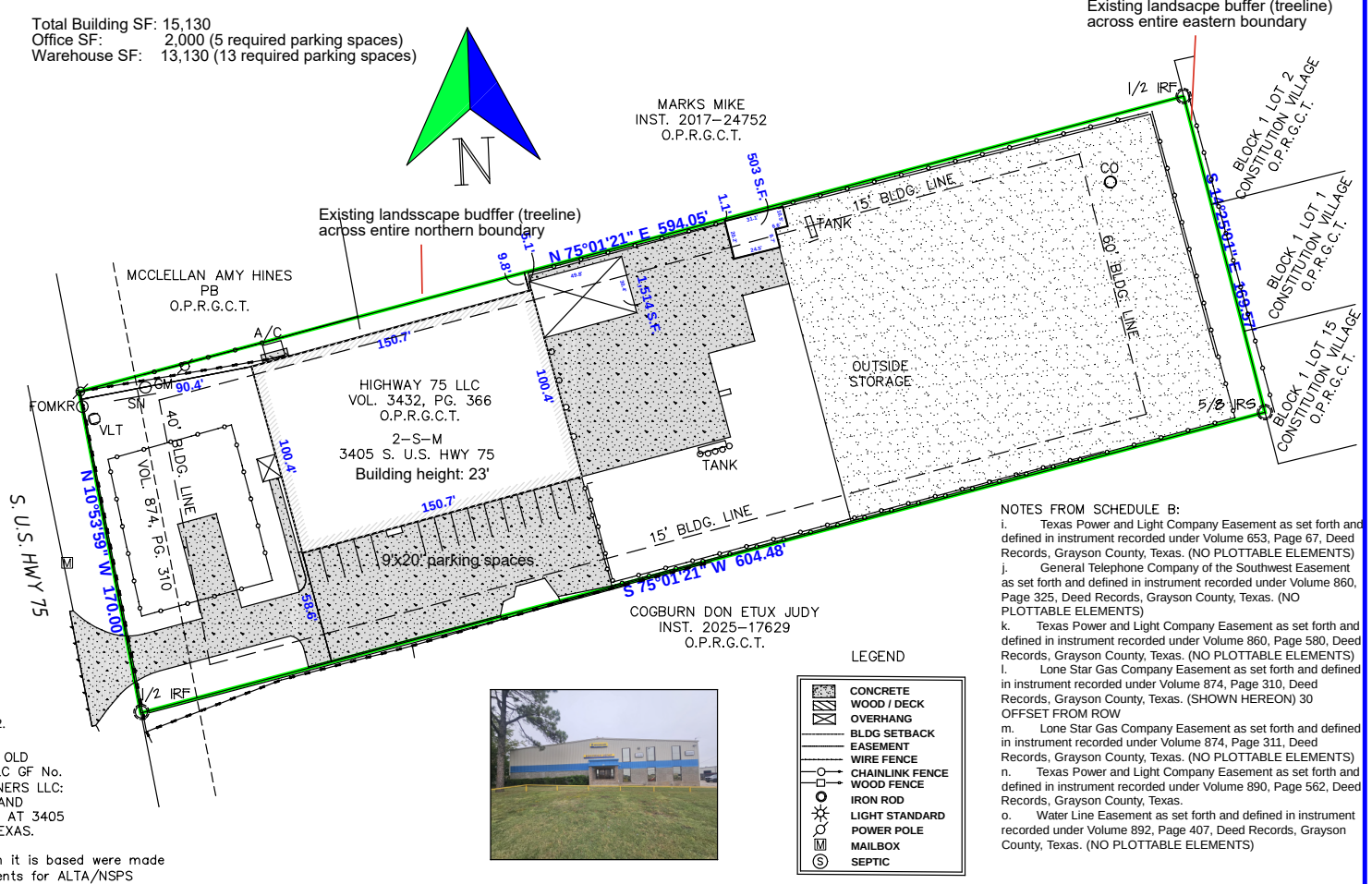
THENCE N 75° 01' 21" E, along the common line of said Highwa7 75 LLC and Hines tracts, a distance of 594.05 feet to the southeast corner of the Mike Marks tract as recorded in Instrument No. 2017-24752 of said Deed Records and on the west line of Lot 2, Block 1 of the Constitution Village, a ½ inch iron rod found for corner

THENCE S 14° 25' 01" E, along the common line of said Highwa7 75 LLC and Constitution Village tracts, a distance of 169.57 feet to the northeast corner of the Don and Judy Cogburn tract as recorded in Instrument No. 2025-17629 of said Deed Records and on the west line of Lot 15, Block 1 of the Constitution Village, a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set for corner;

THENCE S 75° 01' 21" W, along the common line of said Highwa7 75 LLC and Cogburn tracts, a distance of 604.48 feet to the northeast corner of said Cogburn tract and on said east line of South U.S. Highway 75, a ½ inch iron rod found for corner;

THENCE N 10° 53' 59" W, along said east line, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 101617.1678 square feet or 2.3328 acres of land within these metes and bounds as recited.

Total Building SF: 15,130
Office SF: 2,000 (5 required parking spaces)
Warehouse SF: 13,130 (13 required parking spaces)



LEGEND

- CONCRETE
- WOOD / DECK
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- BLDG SETBACK
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- MAILBOX
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NOTES FROM SCHEDULE B:

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l. Lone Star Gas Company Easement as set forth and defined in instrument recorded under Volume 874, Page 310, Deed Records, Grayson County, Texas. (SHOWN HEREON) 30 OFFSET FROM ROW

m. Lone Star Gas Company Easement as set forth and defined in instrument recorded under Volume 874, Page 311, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

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o. Water Line Easement as set forth and defined in instrument recorded under Volume 892, Page 407, Deed Records, Grayson County, Texas. (NO PLOTTABLE ELEMENTS)

Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING: OLD REPUBLIC NATIONAL TITLE INS. CO., GRAVITAS NATIONAL TITLE LLC GF No. 101-25-00055-T, TBD (LENDER PLACEHOLDER), ALLUVION PARTNERS LLC: THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 3405 US HIGHWAY 75 IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS.

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 1,3,4,6(a), 7(b1), and 8 of Table A thereof. The fieldwork was completed on July 29, 2025.

Brian C. Wright 09/02/25
BRIAN C. WRIGHT, R.P.L.S. No. 4560

STATE OF TEXAS REGISTERED BRIAN C. WRIGHT 4560 PROFESSIONAL LAND SURVEYOR

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48181C0405G, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

GRAVITAS NATIONAL TITLE LLC
G.F. NO.: 101-25-00055-T
PURCHASER: ALLUVION PARTNERS LLC

MAYO-WRIGHT CONSULTANTS
329 OAKS TRL. STE. 222
GARLAND, TEXAS 75043
972-346-5203
CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

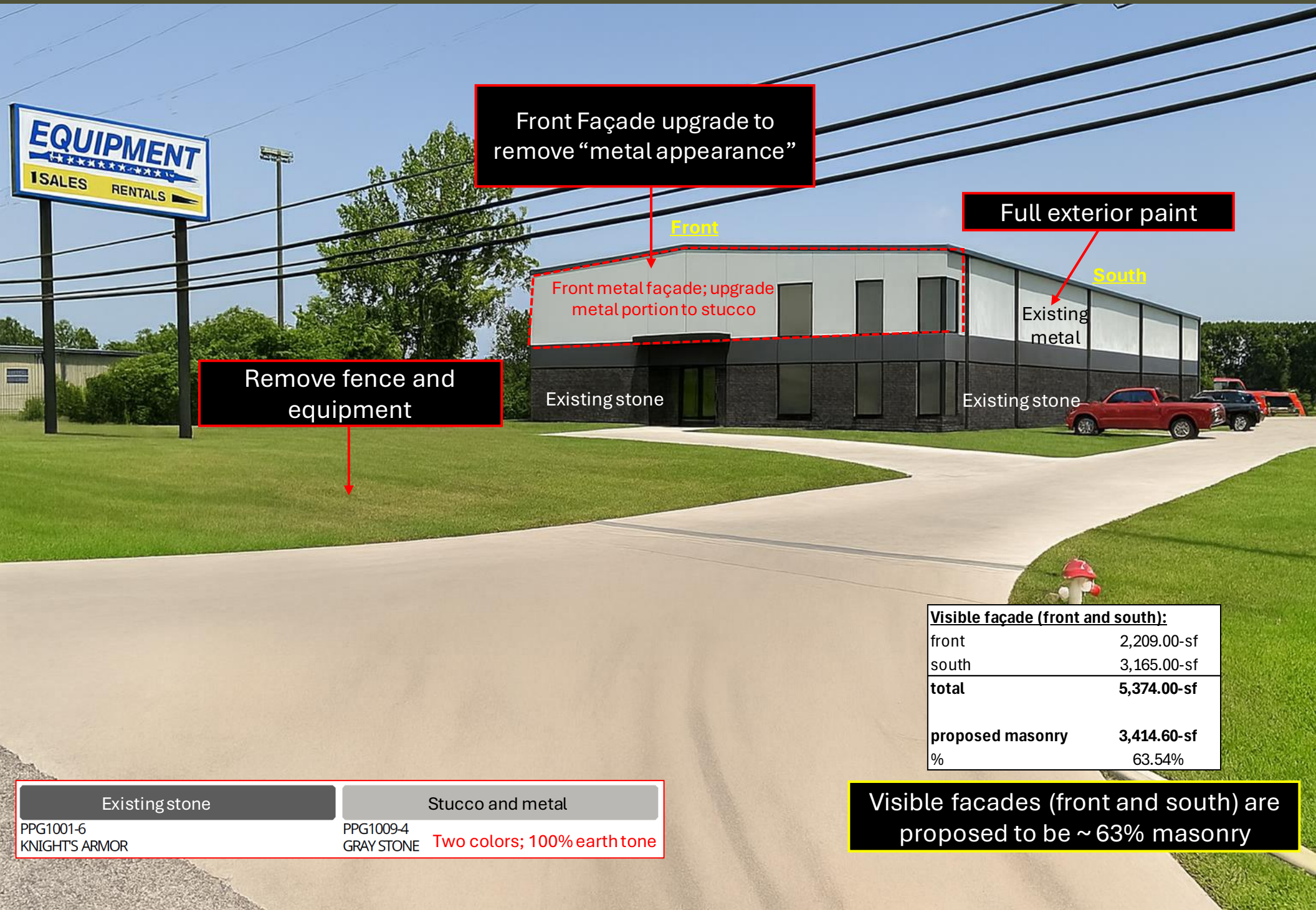
PROJECT # 250359

Current



ALLUVION PARTNERS

Proposed



Visible façade (front and south):	
front	2,209.00-sf
south	3,165.00-sf
total	**5,374.00-sf**
proposed masonry	**3,414.60-sf**
%	63.54%

Existing stone	Stucco and metal	
PPG1001-6 KNIGHT'S ARMOR	PPG1009-4 GRAY STONE	Two colors; 100% earth tone

Visible facades (front and south) are proposed to be ~ 63% masonry

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 13, 2025 Sent via email

Dean Taylor
12401 Park Central Dr
Suite 250-S Unit: Suite 250-S
Dallas, TX 75251

Dear Applicants,

The request of a Public Hearing, Site Plan, and Specific Use Permit under section 14.06.009 to allow Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage in a C-2 (General Commercial) District/Blalock Commercial Overlay District at 3405 South US Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 18, 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). *(Article 3.04)*
3. Sign 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. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
    a. Any off-street loading areas required under section *14.04.003(d)(5)(A)* shall be required to provide a screening fence. This screening fence may be constructed out of masonry, or wood with a masonry base or masonry columns. Such fences may be located on the rear and side property lines that are adjacent to public streets. *(Sec. 14.03.007(f)(3))*
        i. All non-residential uses having a gross floor area of 30,000 or more shall provide and maintain an off-street area for the loading and unloading of merchandise and goods. *(Sec. 14.04.003(d)(5)(A))*
    b. A minimum six (6) foot solid screening device shall be provided where commercial development is adjacent to a single-family district. *(Sec. 14.04.004(d)(2))*
5. 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.
6. The lifts on the front-end loaders shall be stored in the down position.
7. No outside parking or storage of dismantled, junk or inoperable vehicles, equipment, wrecks, tires or parts are allowed.
8. The use of the property must comply with all Federal and State Laws and Regulations and with all

the Ordinances, Rules and Regulations of the City of Sherman.

9. The property must be properly maintained in a state of good repair and neat appearance.
10. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
11. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Sec. 14.06.009(a)(1)(C))*
12. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
13. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering

14. Platting of the property is required prior to any building permits being issued for new additions. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
15. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

Fire Services

An updated to the Site Plan addressing the Fire Marshal's comments must be received no later than December 1, 2025, 14 days prior to the City Council meeting.

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

*No fire lanes are marked on the provided documents.

16. [ ] 503.1.1 Amended - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Except for one- or two-family dwellings, the path of measurements shall be along a minimum ten foot (10') wide level (not exceeding 3 percent grade) and unobstructed pathway around the external walls of the structure. *(Located In City Ordinances Amendments)*
17. [ ] 503.2.1 Amended - Fire apparatus access roads shall have an unobstructed width of not less than 24', exclusive of shoulders and an unobstructed vertical clearance of not less than 14'.
18. [ ] 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)*
19. [ ] 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)*
20. [ ] 503.7 Amended - Hose lay shall be measured from the centerline of the fire lane along an unobstructed and level path measuring 10 feet in width. *(Located In City Ordinances Amendments)*

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

21. [ ] 506.1 Amended - Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler

riser, standpipe system and/or the fire alarm control panel. *(Located In City Ordinances Amendments)*

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

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

Respectfully,

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

cc: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Steven Davis, 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. 22.

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

600 EAST LAMBERTH ROAD (Project No. 000202-2025)

The request of Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant), and Spiars Engineering (Surveyor) concerning the property located at 600 East Lamberth Road, Being part of the J. McAnair Survey, Abstract No 763, Block 1, Lot 1 of the replat of one of the replat of Independence Square Addition, containing 5.855 acres and currently zoned C-2 (General Commercial) District/ 75 & 82 Overlay District as follows:

Planning and Zoning Commission

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

Background:

The property is located at 600 East Lamberth Road. The owner would like a Specific Use Permit to allow an Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/ 75 & 82 Overlay District.

The following has been approved for this location:

- 5/9/1989 - To allow more than one sign per development lot.
- 1/5/1985 - R-1 to C-2
- 3/8/2005 - To allow shade structures with a 6.3 foot setback along Hwy. 75 N., a 1.8 foot front yard setback along Lamberth Road and a 3.3 foot side yard setback in lieu of the 5 foot required
- 12/18/2012 - To allow an Aluminum Composite Material (ACM) exterior facade in lieu of the required masonry for an entry element addition and fascia remodel to Ramey Chevrolet in a C-2 (General Commercial) District/O-1 (75 & 82) Overlay District.
- 1/22/2019 - Specific Use Permit and site plan approval to allow a two-sided digital billboard in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District. Board of Adjustments P&Z & CC APPROVED: 300 SQ. FT. NON-DIGITAL BILLBOARD
- Exception and site plan approval to allow a 1,667 foot radial separation between billboards in lieu of the permitted 2,000 foot in a C-2 (General Commercial) District/O-1 (75 & 82 Overlay) District.

Origination:

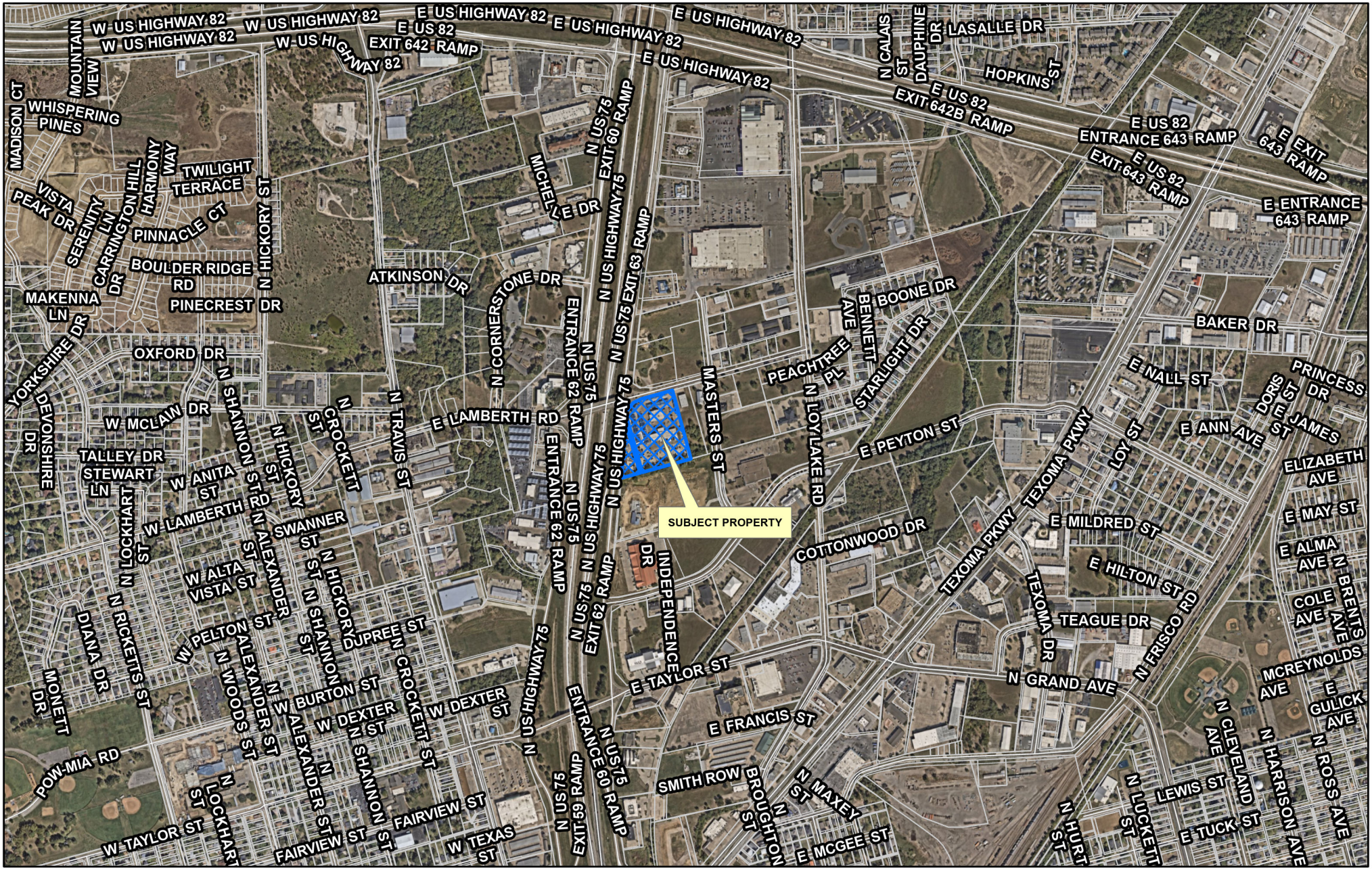
The request of Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant), and Spiars Engineering (Surveyor)

Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

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



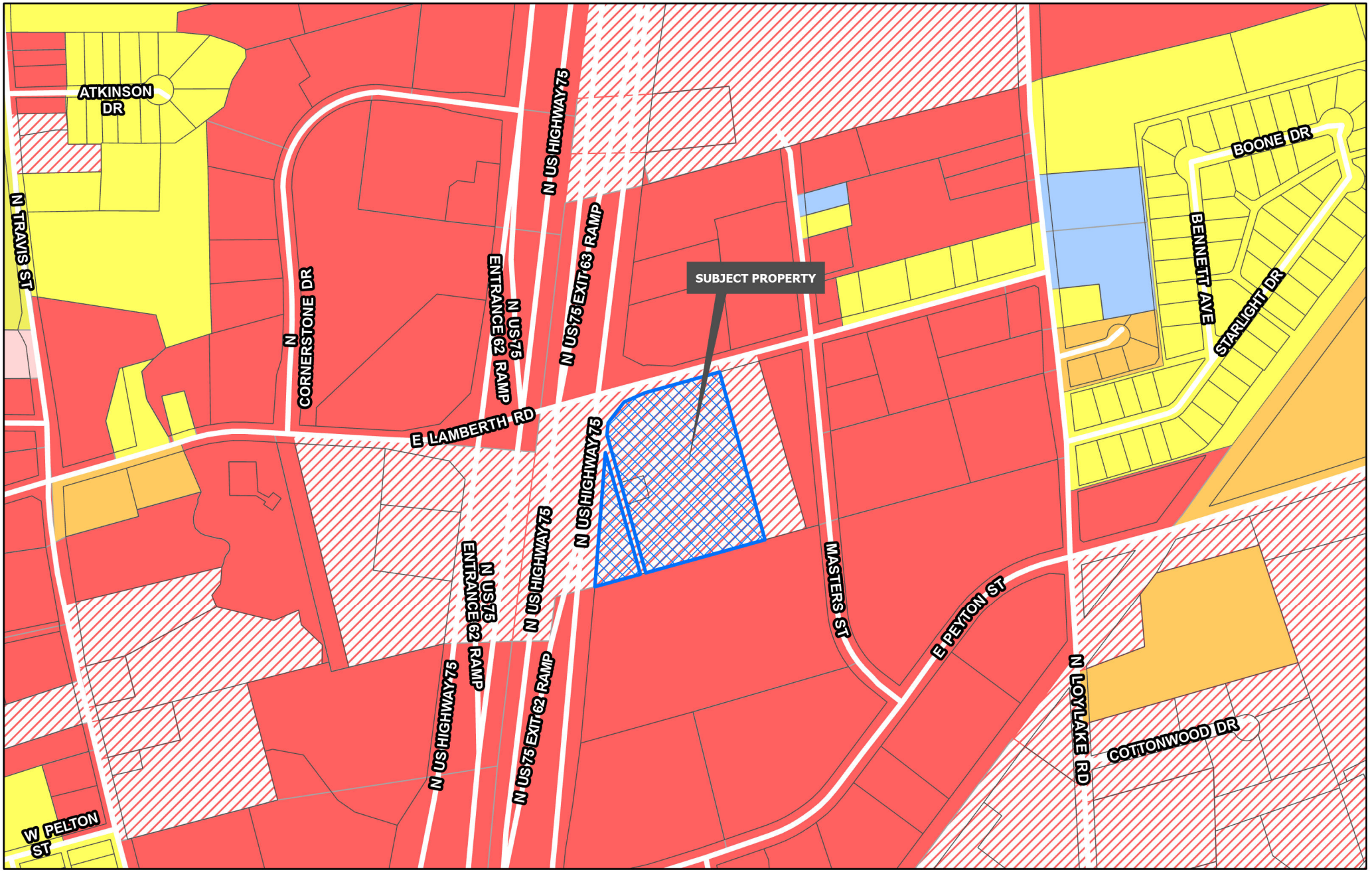
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
600 E LAMBERTH RD

N
W E
S

Date: 11/4/2025 4:42 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
600 E LAMBERTH RD

N
W E
S

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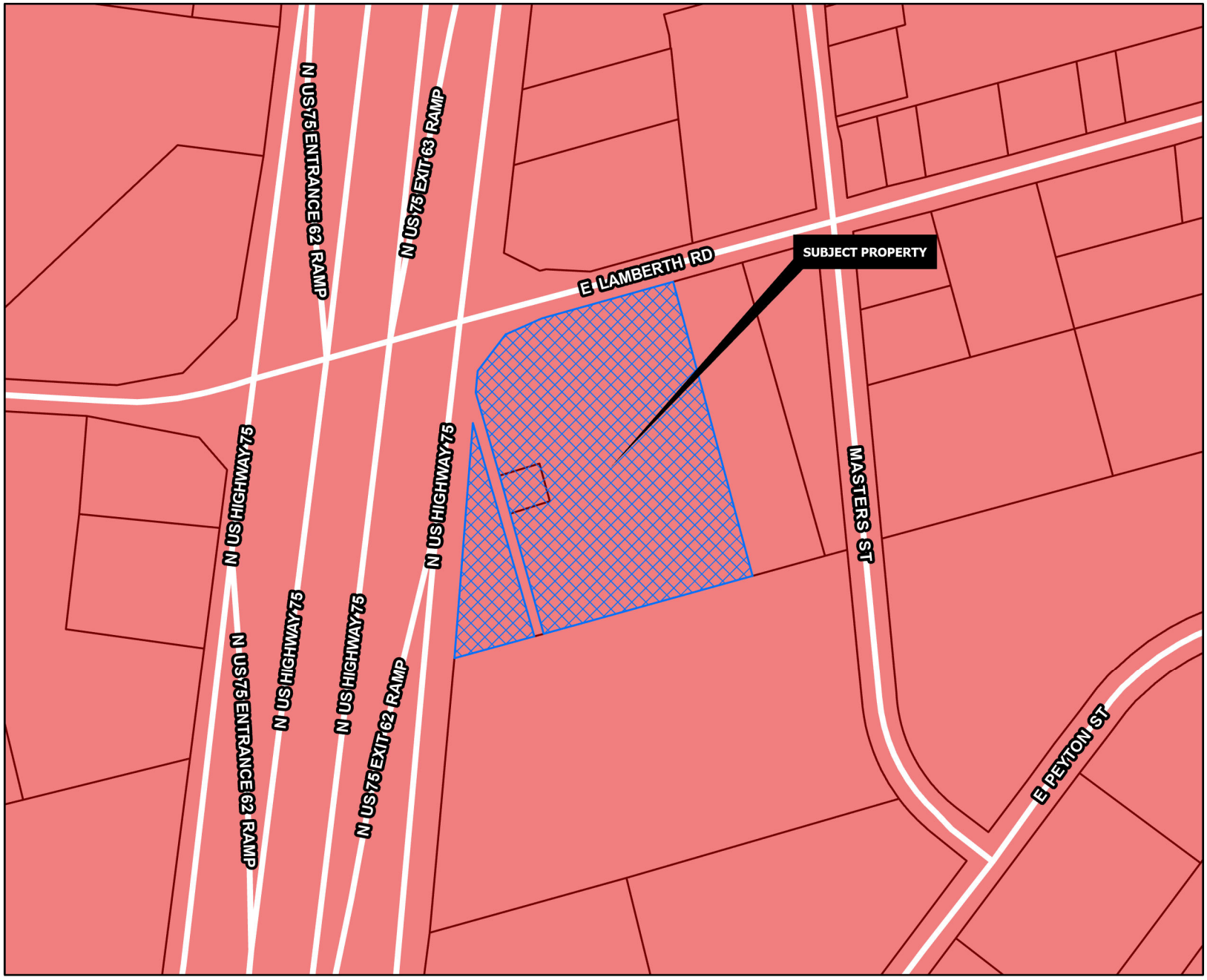


REGIONAL COMMERCIAL

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

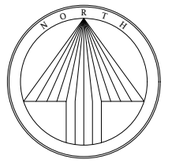
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

N
W E
S

CITY OF SHERMAN
FUTURE LAND USE MAP
600 E LAMBERTH RD

Date: 11/4/2025 4:42 PM

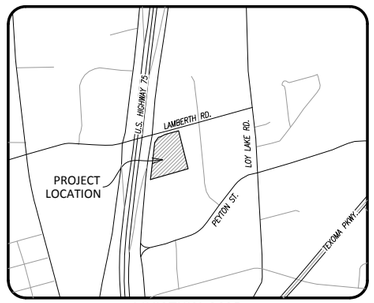

SERVICE & PARTS
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000202-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



40 0 20 40 80

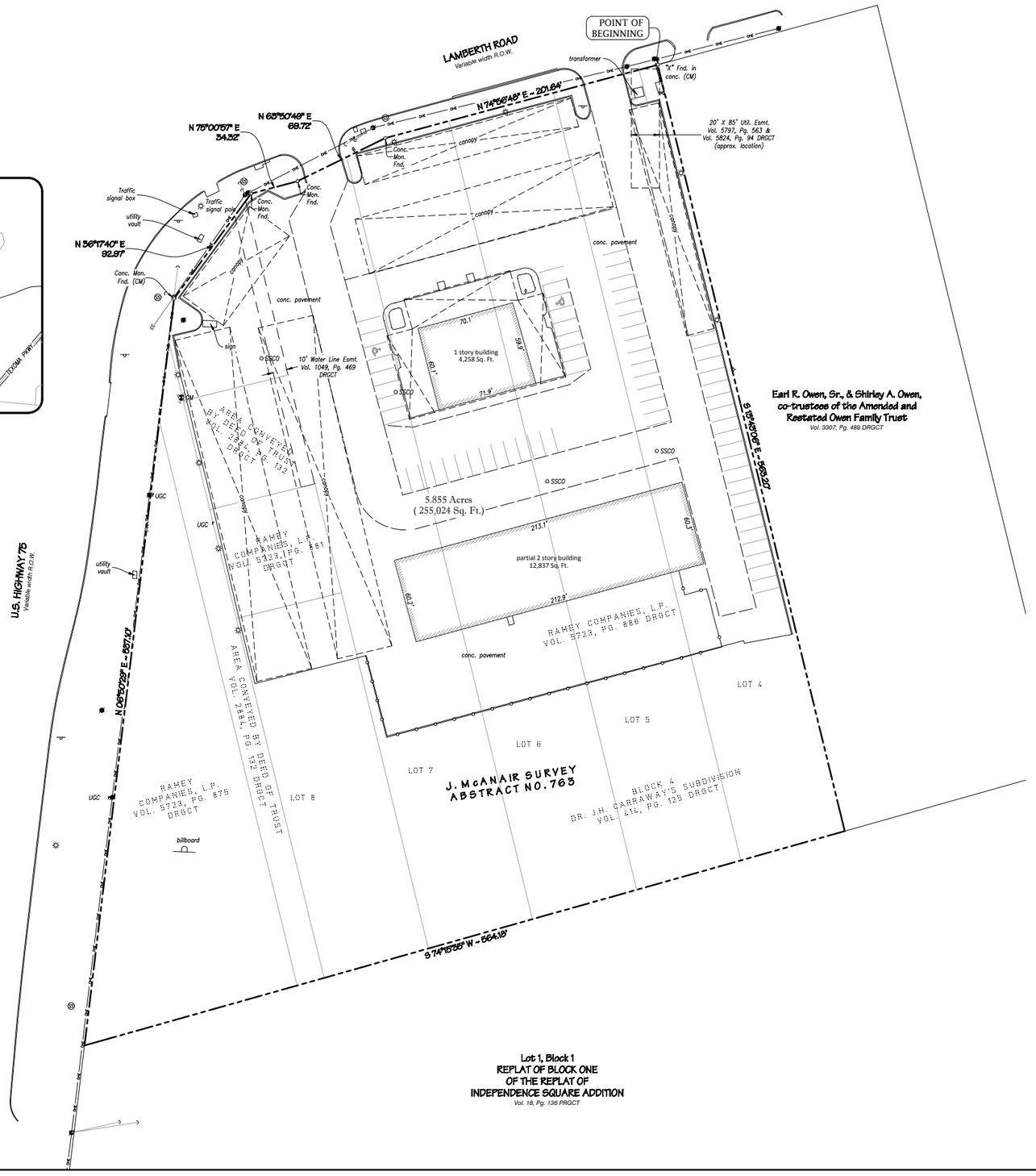
1 inch = 40 ft.

Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).



LOCATION MAP
1" = 1000'

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
■	POWER POLE
Ⓢ	SAN. SEWER MANHOLE
Ⓓ	STORM SEWER MANHOLE
☼	LIGHT POLE/STANDARD
‹	GUY WIRE ANCHOR
●	BOLLARD
▼	SIGNPOST
♿	HANDICAP PARKING
◇	FIRE HYDRANT
GM	GAS MARKER
GAS	GAS METER
GAS	GAS LINE MARKER
FOC	FIBREOPTIC CABLE MARKER
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
◊	IRRIGATION CONTROL VALVE
⋈	WATER VALVE
▣	WATER METER
SSCO	SANITARY SEWER CLEANOUT
——+——	CHAIN LINK FENCE
——OHE——	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, being all of a called 4.6084 acre tract conveyed to Ramey Companies, L.P., according to the deed recorded in Volume 5723, Page 886 of the Deed Records, Grayson County, Texas (DRGCT), and all of a called 80 feet by 77.31 feet tract conveyed to Ramey Companies L.P., recorded in Volume 5723, Page 881 DRGCT, and being all of a called 0.750 acre tract conveyed to Ramey Companies, L.P., recorded in Volume 5723, Page 875 DRGCT, and being part of a called 5.102 acre tract described in a Deed of Trust recorded in Volume 2884, Page 132 DRGCT, and being part of Lots 6–8, and all of Lots 4 and 5, Block 4, of Dr. J.H. Carraway's Subdivision, recorded in Volume 414, Page 125 DRGCT, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete on the south line of Lamberth Road, a public right–of–way, for the northwest corner of a tract conveyed to Earl S. Owen, Sr., and Shirley A. Owen, co–trustees of the amended and restated Owen Family Trust, recorded in Volume 3307, Page 489 DRGCT;

THENCE S 13°43'06" E, 563.20 feet along the west line thereof to a point on the north line of Lot 1, Block 1 of the replat of Block One of the replat of Independence Square Addition, recorded in Volume 18, Page 136, Plat Records, Grayson County, Texas;

THENCE S 74°15'35" W, 564.18 feet along the north line thereof to a point on the east line of U.S. Highway 75, a variable width right–of–way;

THENCE N 06°50'29" E, 537.10 feet along the east line thereof to a concrete monument found for the south end of a corner clip being the intersection of U.S. Highway 75 and Lamberth Road;

THENCE N 36°17'40" E, 92.97 feet along said corner clip to a concrete monument found;

THENCE N 75°00'57" E, 34.32 feet along the south line of Lamberth Road to a concrete monument found;

THENCE N 63°50'49" E, 69.72 feet continuing along the south line thereof to a concrete monument found;

THENCE N 74°56'48" E, 201.64 feet continuing along the south line thereof to the POINT OF BEGINNING with the subject tract containing 255,024 square feet or 5.855 acres of land.

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
Capital Title of Texas, LLC, G.F. No. 17-336770-PN, Effective 12/17/2017	
10(g)	Easements and/or building lines according to plat recorded in Volume 414, Page 125, Deed Records, Grayson County, Texas. NONE SHOWN ON PLAT; DOES NOT AFFECT
10(h)	Easement created in instrument executed by J. H. Carraway to Texas Power & light Company, dated February 5, 1941, filed February 5, 1941, recorded in Volume 426, Page 520, Real Property Records, Grayson County, Texas. BLANKET IN NATURE; AFFECTS SUBJECT TRACT
10(i)	Easement created in instrument executed by Bessie Jennings Carraway, et alto The Texas Pipe Line Company, dated May 6, 1952, filed June 28, 1952, recorded in Volume 692, Page 395, Real Property Records, Grayson County, Texas. BLANKET IN NATURE; AFFECTS SUBJECT TRACT
10(j)	Easement created in instrument executed by Jennings Carraway to City of Sherman, dated April 27, 1965, filed April 29, 1965, recorded in Volume 1029, Page 199, Real Property Records, Grayson County, Texas. DOES NOT AFFECT
10(k)	Easement created in instrument executed by Clara Chesser Morgan to Marvin B. Hutton, et ux, dated March 7, 1966, filed March 14, 1966, recorded in Volume 1049, Page 469, Real Property Records, Grayson County, Texas. AFFECTS AS SHOWN
10(l)	Easement created in instrument executed by Ramey Companies, LP to Oncor Electric Delivery Company, LLC, dated February 24, 2016, filed May 2, 2016, recorded in Volume 5797, Page 563, RealProperty Records, Grayson County, Texas. NO METES AND BOUNDS DESCRIPTION IN SAID DOCUMENT; SHOWN GRAPHICALLY HEREON BY SCALING; AFFECTS SUBJECT TRACT
10(m)	Easement created in instrument executed by Ramey Companies, LP to Oncor Electric Delivery Company, LLC, dated February 24, 2016, filed June 16, 2016, recorded in Volume 5824, Page 94, Real Property Records, Grayson County, Texas. SAME AS ITEM 10(l) ABOVE; AFFECTS SUBJECT TRACT

SURVEYOR'S CERTIFICATE

To: Capital Title of Texas, LLC; First National Title Insurance Company; Remington Sherman Automotive, LLC, Ally Bank, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, 11(observed evidence only), and 13 of Table A thereof. The field work was completed on 02/09/2018.

Date of Plat or Map: 2/22/18

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

darren.brown@spiarsengineering.com

Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100–year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48181C0290F, dated Sept. 29, 2010. The property is located in Zone "X" (areas determined to be outside the 500–year floodplain).

SPIARS ENGINEERING
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
TBPE No. F-2121 • TBPLS No. F-10043100

ALTA/NSPS LAND TITLE SURVEY

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Ramey Chevrolet of Sherman

Issue Dates:
2/22/18

Date | Revisions

Scale: 1" = 40'
Drawn By: ED
Checked By: DKB

Sheet 1
of 1

JOB #18–008

Drawing: G:\2018 JOBS\18-008 Ramey Chevrolet\ADMIN - SURVEY\DWG\18-008 Survey.dwg Saved By: DBrown Save Time: 2/22/2018 2:18:18 PM
Plotted by: dbrown Plot Date: 2/22/2018 2:19 PM

LOMA
ARCHITECTURE

30 September 2025

City of Sherman, Texas
317 S Travis Street
Sherman, TX 75090

Sub: **Sherman Chevrolet Service Shop Remodel**
600 E Lamberth Rd.
Sherman, Texas 75090

This submittal pertains to the property located at 600 E. Lamberth Road in Sherman, Texas, legally described as CARRAWAYS DR J H S/D, BLOCK 4, LOT 4 THRU 7 & PT 8, ACRES 4.9633.

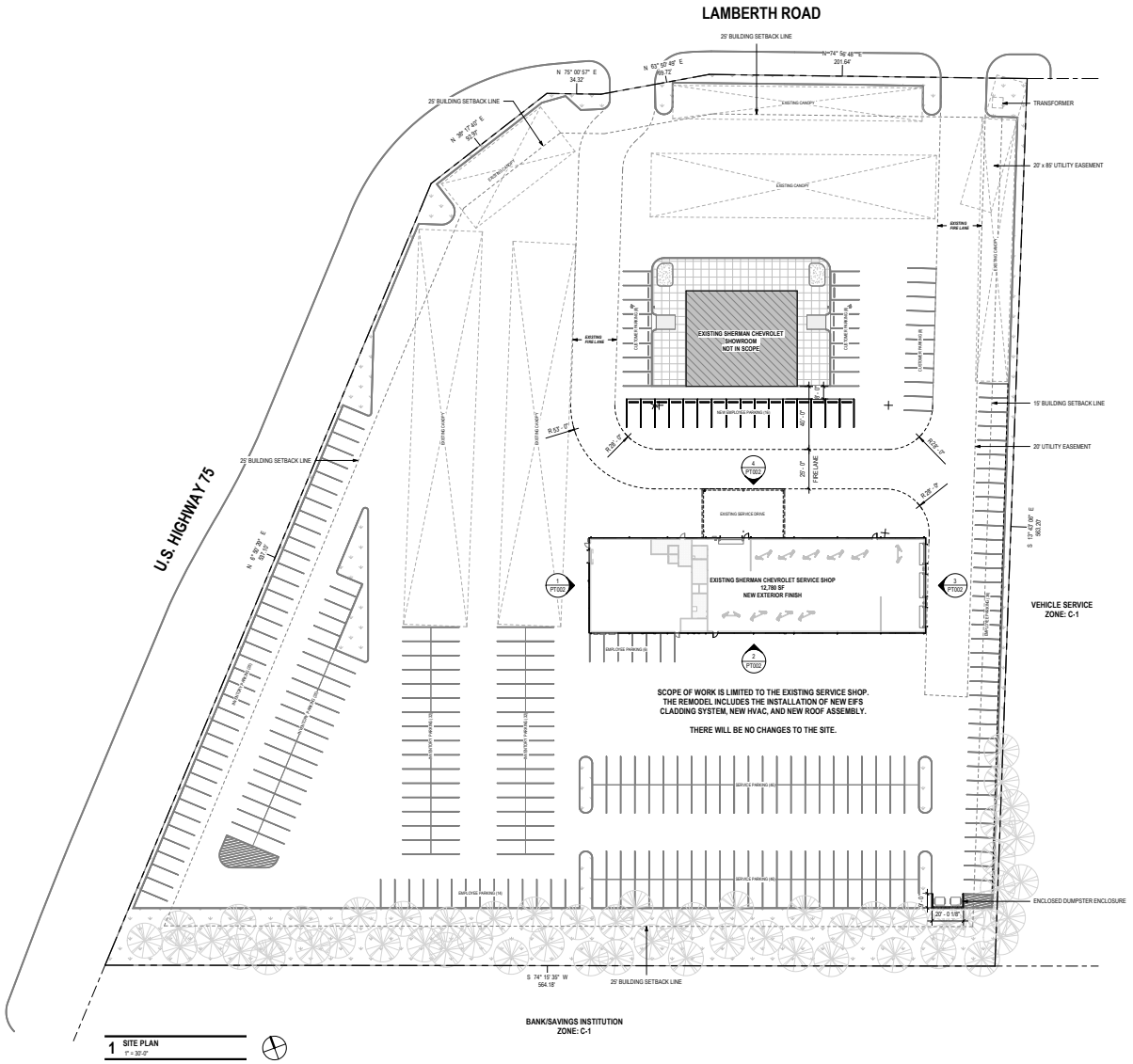
The existing property consists of approximately 4.9633 acres and includes an existing single story 4,258 SF showroom building and a 12,780 SF service shop pre-engineered metal building.

We are requesting Specific Use Permit (SUP) approval to allow renovation changes to the existing service shop to achieve an active controlled conditioned workshop.

The scope of work is focused on renovating the existing service shop building. This includes updating the exterior façade with the application of new EIFS cladding system and shop doors, installing a new HVAC system, and the installation of a new roof assembly system. There will be no changes to the building's footprint or any sitework involved.

Regards,

Jason Otero, AIA
President
LOMA Architecture



1 SITE PLAN
1" = 30'-0"

PARKING CALCULATIONS

PARKING CALCULATIONS
(PER SECTION 14.04.003. - CITY OF SHERMAN MUNICODE)

AUTOMOBILE / MOTOR VEHICLE USES. - TWO (2) PARKING SPACES IS REQUIRED FOR EVERY SERVICE BAY WITH A MINIMUN OF FIVE (5) PARKING SPACES.

TOTAL SERVICE BAYS = 12

TOTAL PARKING SPACES REQUIRED = 12 x 2 = **24 SPACES**

TOTAL PARKING SPACES PROVIDED = **92 SPACES**

SITE DATA

EMPLOYEE PARKING	72
CUSTOMER PARKING	24
SERVICE PARKING	92
TOTAL PARKING SPACES	188 SPACES
TOTAL SITE AREA	255,026 SF
CURRENT ZONING	C-2
PROPOSED ZONING	C-2
HARD SURFACE / IMPERVIOUS AREA (SF)	202,597 SF
FLOOR-TO-AREA RATIO	0.067

BUILDING DATA

SHERMAN CHEVROLET SERVICE SHOP	12,789 SF
SHERMAN CHEVROLET SHOWROOM	4,258SF
TOTAL BUILDING AREA	17,038SF

LOMA ARCHITECTURE
3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032
WWW.LOMAARCH.COM

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SHERMAN CHEVROLET
SERVICE SHOP REMODEL

PROJECT ADDRESS:
600 E LAMBERTH RD,
SHERMAN, TX 75090

SEAL/SIGNATURE:

REGISTERED ARCHITECT JASON OTTO 29789 STATE OF TEXAS

10.08.2025

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION

PROJECT NUMBER: LA2566

ISSUE DATE: 10.08.2025

SHEET NAME:
SITE PLAN

SHEET:
PT001

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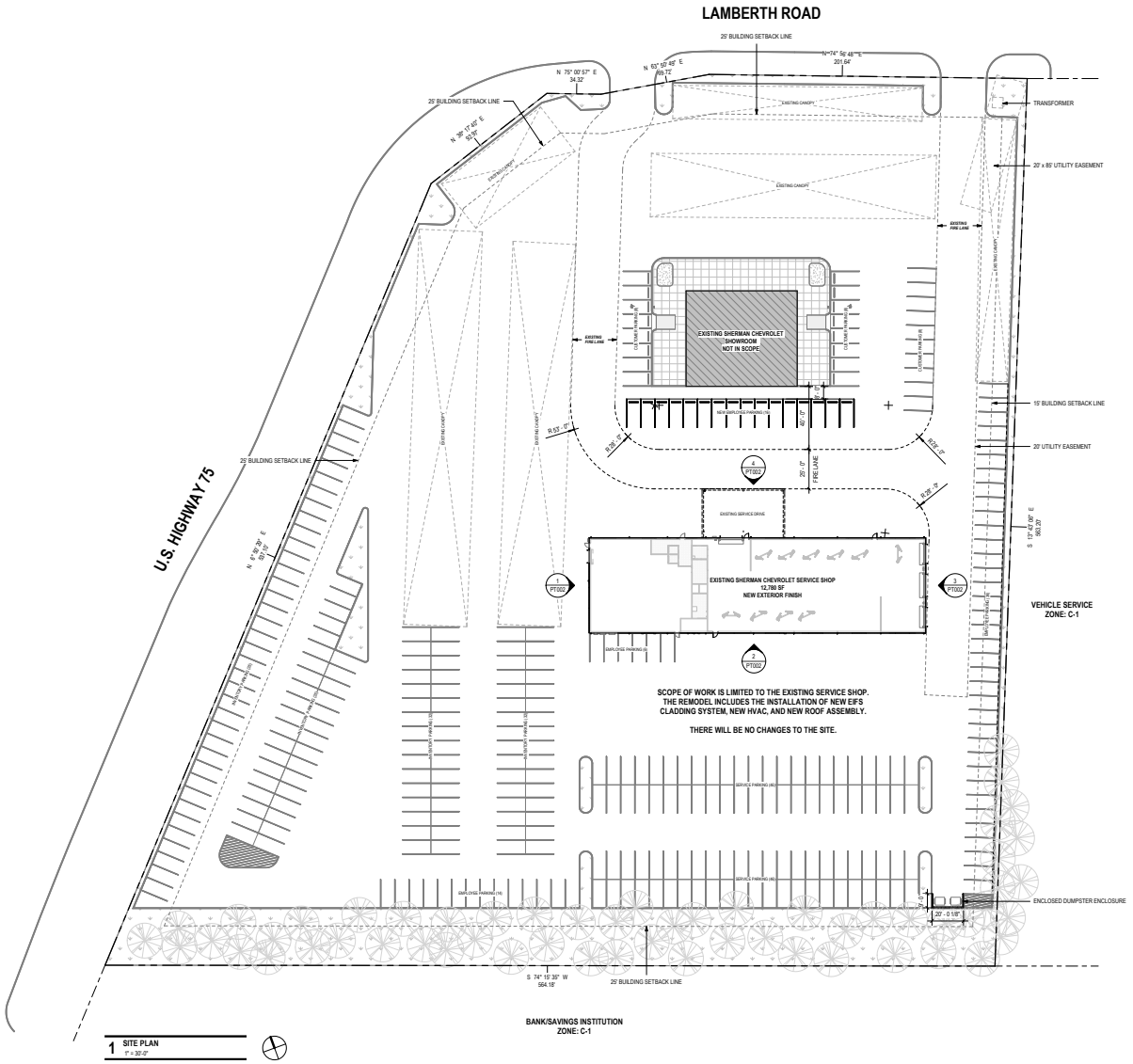

1 SITE PLAN
1" = 30'-0"

PARKING CALCULATIONS

PARKING CALCULATIONS
(PER SECTION 14.04.003. - CITY OF SHERMAN MUNICODE)

AUTOMOBILE / MOTOR VEHICLE USES. - TWO (2) PARKING SPACES IS REQUIRED FOR EVERY SERVICE BAY WITH A MINIMUN OF FIVE (5) PARKING SPACES.

TOTAL SERVICE BAYS = 12

TOTAL PARKING SPACES REQUIRED = 12 x 2 = **24 SPACES**

TOTAL PARKING SPACES PROVIDED = **92 SPACES**

SITE DATA

EMPLOYEE PARKING	72
CUSTOMER PARKING	24
SERVICE PARKING	92
TOTAL PARKING SPACES	188 SPACES
TOTAL SITE AREA	255,026 SF
CURRENT ZONING	C-2
PROPOSED ZONING	C-2
HARD SURFACE / IMPERVIOUS AREA (SF)	202,597 SF
FLOOR-TO-AREA RATIO	0.067

BUILDING DATA

SHERMAN CHEVROLET SERVICE SHOP	12,789 SF
SHERMAN CHEVROLET SHOWROOM	4,258SF
TOTAL BUILDING AREA	17,038SF

LOMA ARCHITECTURE
3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032
WWW.LOMAARCH.COM

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

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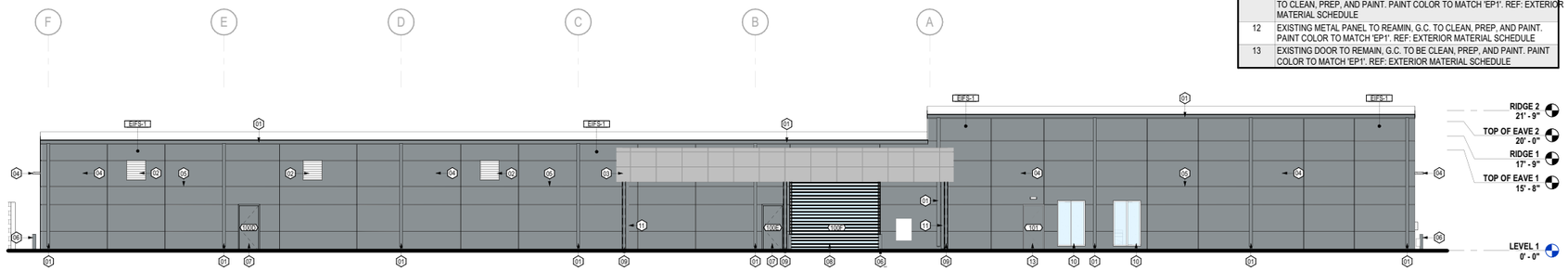
EXTERIOR MATERIAL SCHEDULE

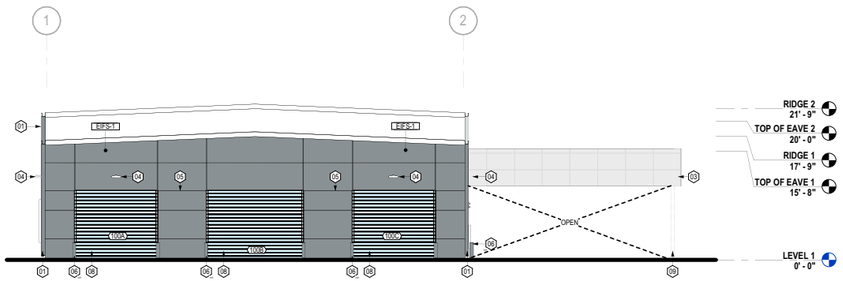
MARK	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT
EIFS				
EIFS-1	DRYVIT	DRYVIT	SANDBLAST DPR COLOR: TO MATCH EP1 ULTRA HIGH IMPACT MESH FROM F.F. TO 8'-0"	-
PAINT				
EP1	SHERWIN WILLIAMS	SW9143	COLOR: CADET	DAWN M CENOWA EMAIL: DAWN.M.CENOWA@SHERWIN.COM PHONE: 248-660-3067

EXTERIOR ELEVATION KEYNOTES

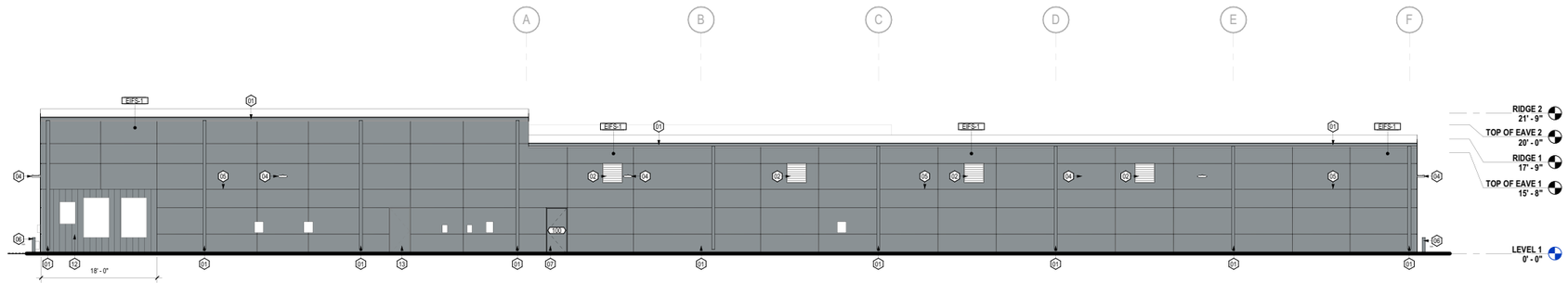
#	NOTE
01	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
02	EXISTING MECHANICAL LOUVERS TO REMAIN
03	EXISTING CANOPY OVER SERVICE DRIVE TO REMAIN, G.C. TO PROTECT DURING CONSTRUCTION
04	LIGHT FIXTURE. REF: ELECTRICAL
05	EIFS REVEAL. REF: WALL DETAILS
06	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
07	MAN DOOR. REF: SCHEDULES
08	OVERHEAD DOOR. REF: SCHEDULES
09	EXISTING COLUMN TO REMAIN, G.C. TO CLEAN, PREP, AND PAINT. PAINT COLOR TO MATCH 'EP1'. REF: EXTERIOR MATERIAL SCHEDULE
10	EXISTING GLAZING TO REMAIN, G.C. TO CLEAN AND RESEAL
11	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN, G.C. TO CLEAN, PREP, AND PAINT. PAINT COLOR TO MATCH 'EP1'. REF: EXTERIOR MATERIAL SCHEDULE
12	EXISTING METAL PANEL TO REAMIN, G.C. TO CLEAN, PREP, AND PAINT. PAINT COLOR TO MATCH 'EP1'. REF: EXTERIOR MATERIAL SCHEDULE
13	EXISTING DOOR TO REMAIN, G.C. TO BE CLEAN, PREP, AND PAINT. PAINT COLOR TO MATCH 'EP1'. REF: EXTERIOR MATERIAL SCHEDULE



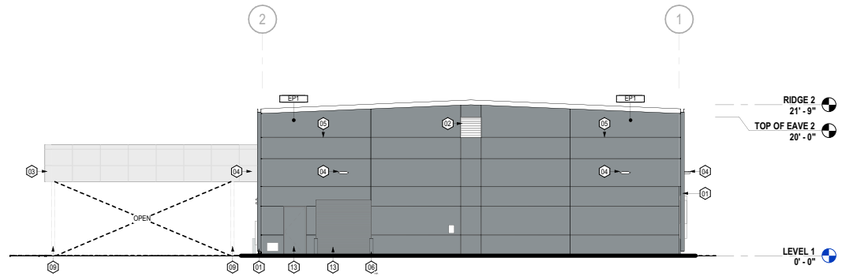
4 EXTERIOR BUILDING ELEVATION - NORTHWEST
1/8" = 1'-0"



3 EXTERIOR BUILDING ELEVATION - NORTHEAST
1/8" = 1'-0"



2 EXTERIOR BUILDING ELEVATION - SOUTHEAST
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - SOUTHWEST
1/8" = 1'-0"

LOMA ARCHITECTURE

3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032

WWW.LOMAARCH.COM

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
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SEAL/SIGNATURE:

REGISTERED ARCHITECT
JASON OTERO
29789
STATE OF TEXAS

10.08.2025

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION

PROJECT NUMBER: LA2566

ISSUE DATE: 10.08.2025

SHEET NAME:

EXTERIOR BUILDING ELEVATIONS

SHEET:

PT002

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

November 13, 2025 Sent via email

Jason Otero
3838 N Sam Houston Pkwy E Suite 185
Unit: Suite 185
Houston, TX 77032

Dear Applicants,

The request of a Public Hearing, and Specific Use Permit under section 14.06.009 to allow an automobile repair, body work, or painting in a C-2 (General Commercial) District/ 75 & 82 Overlay District located at 600 East Lamberth Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, November 18, 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). *(Article 3.04)*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. The property must be properly maintained in a state of good repair and neat appearance.
8. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
9. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Remington Sherman Automotive, Sherman Chevrolet is the owner or lessee of the Property.
10. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
11. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which

the Site Plan was approved.
Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission

Engineering Comments:

12. Platting of the property is required prior to any building permits being issued for new additions. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
13. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*

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

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, 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. 23.

Meeting Date: 11/18/2025

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

200 SOUTH FM 1417 (HERITAGE PARKWAY) (Project No. 000208-2025)

The request of City of Sherman (Owner), Rob Rae (Applicant) and Underwood Drafting and Surveying (Surveyor) concerning the property located at 200 South FM 1417 (Heritage Parkway), being part of the Elizabeth Jones Survey, Abstract 625, containing 1.00 acres and currently zoned R-6 (Single-Family Residential) District/F.M. 1417 Overlay District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from an R-6 (Single-Family Residential) District to a C-2 (General Commercial District/F.M. 1417 Overlay District).

Background:

The property is located at 200 South FM 1417 (Heritage Parkway). The City recently acquired this property, which is currently zoned R-6; however, it has been used for commercial purposes since 1980. The City requests to rezone the property to C-2 to use as a commercial building.

Origination:

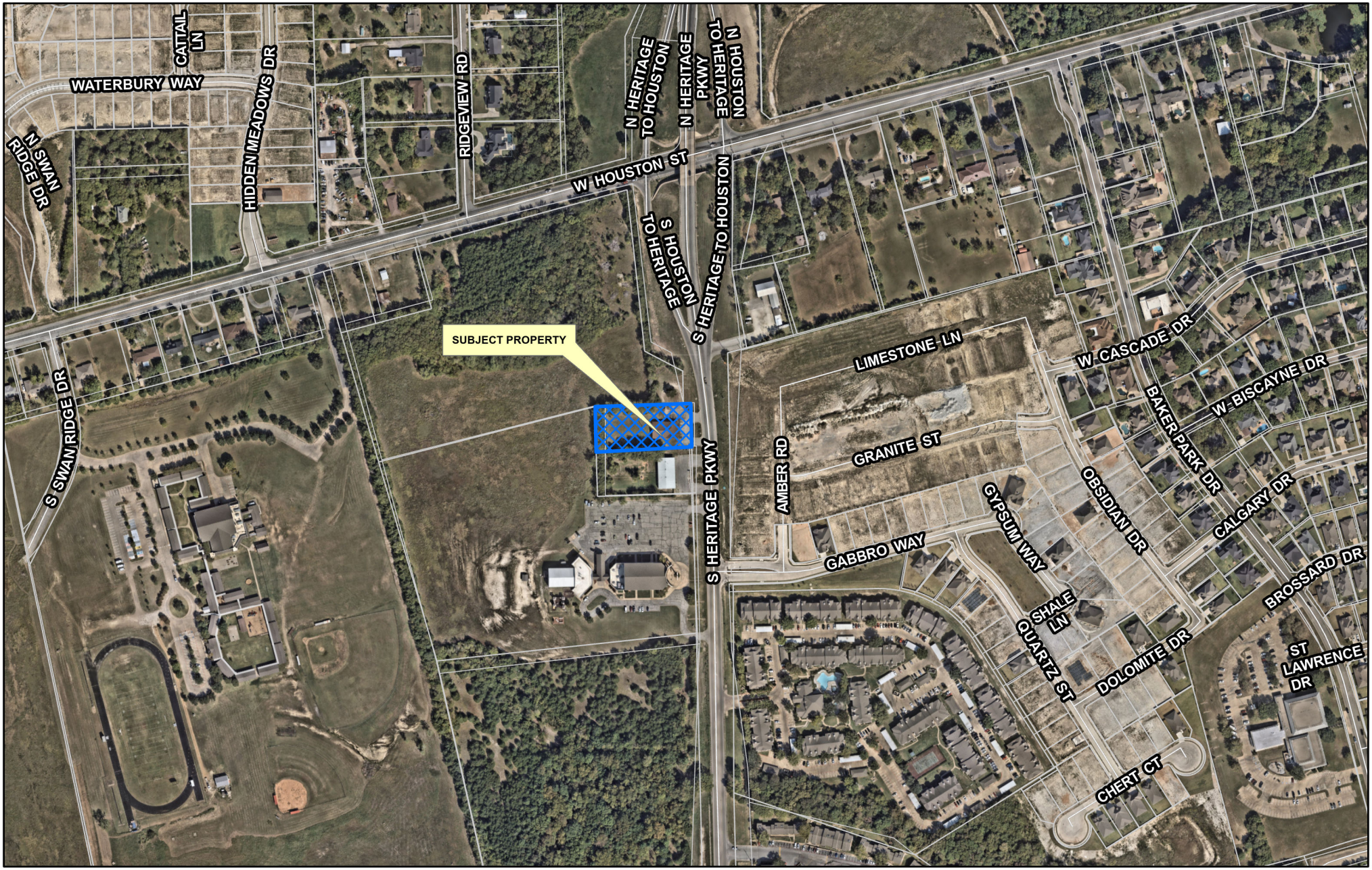
The request of City of Sherman (Owner), Rob Rae (Applicant) and Underwood Drafting and Surveying (Surveyor)

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
200 S FM 1417 (HERITAGE PKWY)

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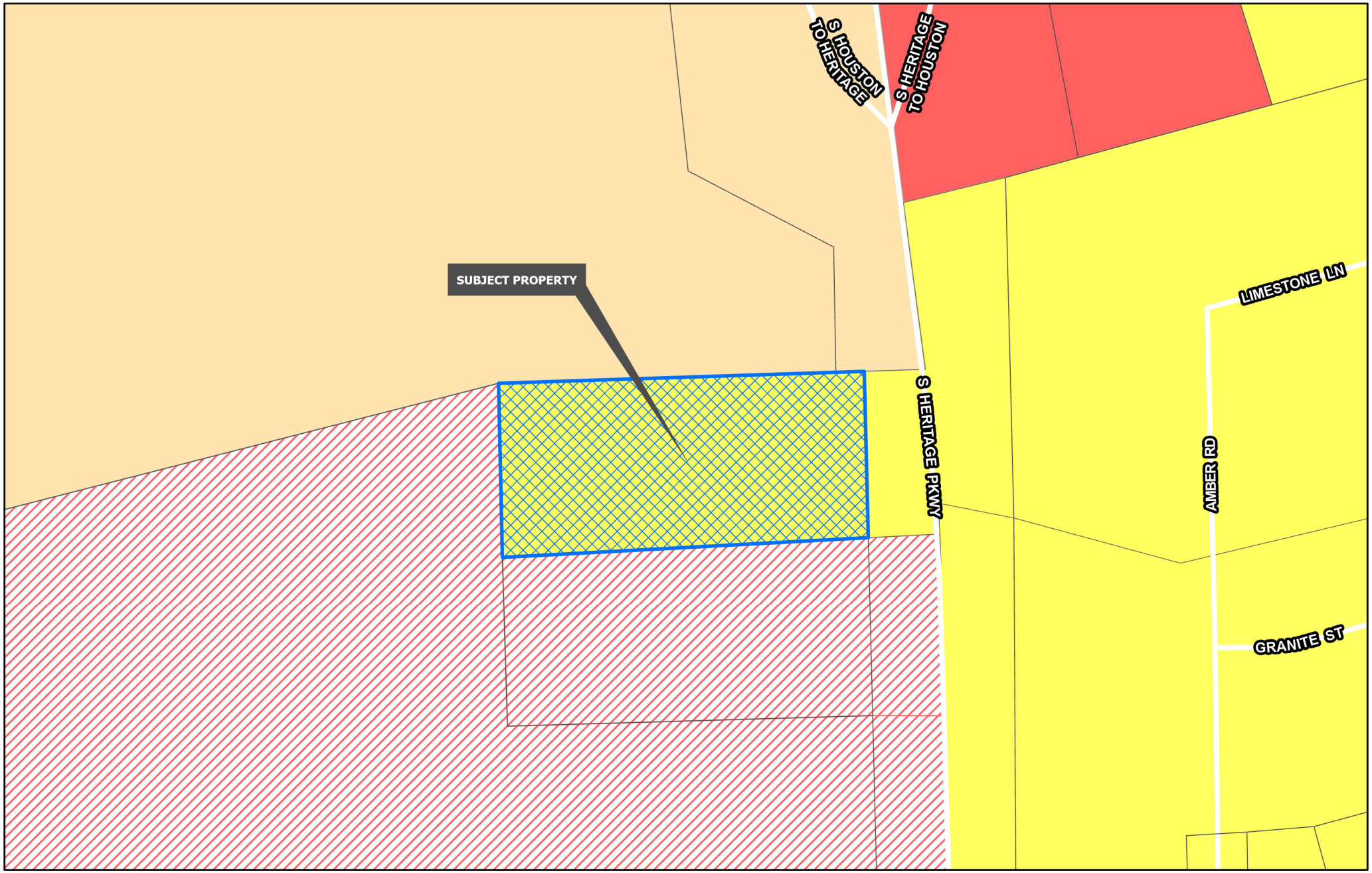
Date: 11/4/2025 3:51 PM



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
200 S FM 1417
(HERITAGE PKWY)

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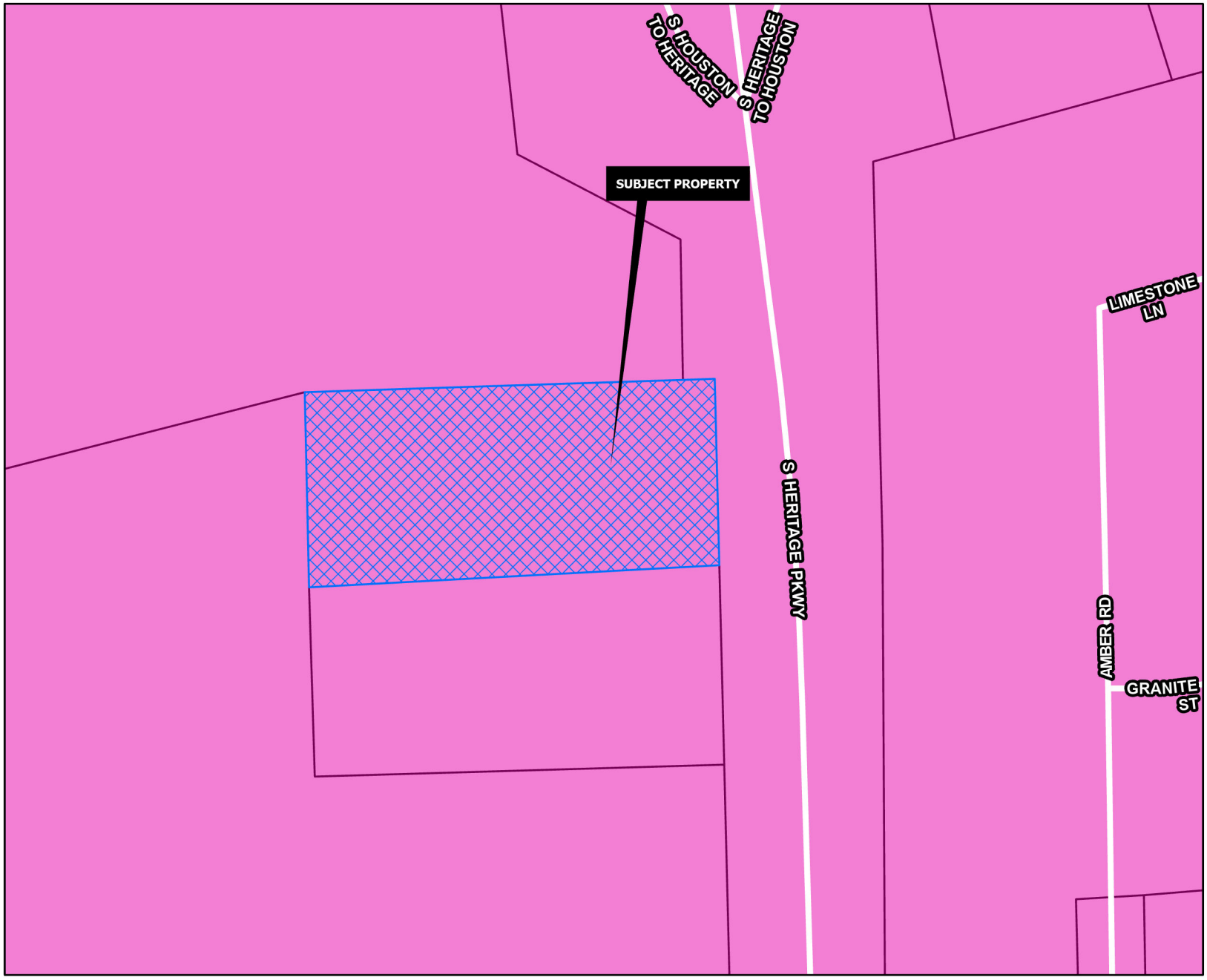
Date: 11/4/2025 3:51 PM



TECHNOLOGY HUB

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
200 S FM 1417
(HERITAGE PKWY)

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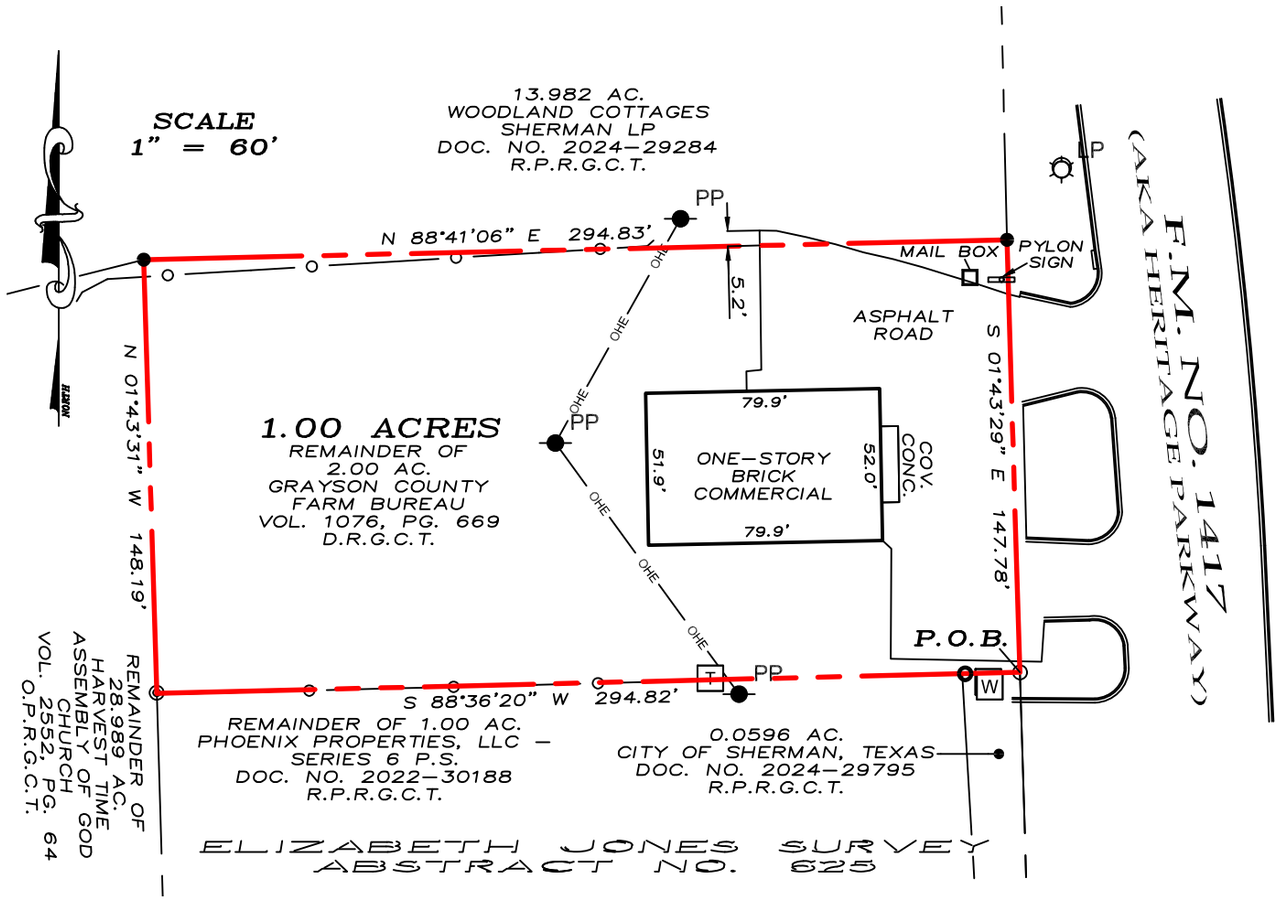
W E
S

Date: 11/4/2025 3:51 PM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000208-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



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

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LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
O	ALUM. CAP IN CONC.
○	3/8" STEEL ROD FOUND
PP	POWER POLE
LP	LIGHT POLE
W	WATER METER
	BOUNDARY LINE
	PROPERTY LINE
O	CHAINLINK FENCE
OHE	OVERHEAD ELEC.

LEGAL DESCRIPTION

JOB NO. 25040411
FW: AM – DFT: EB

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625 and being a part of that 2.00 acre tract of land conveyed to Grayson County Farm Bureau as recorded in Volume 1076, Page 669, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a 3/8" steel rod found for the northeast corner of that 0.0596 acre tract of land conveyed to the City of Sherman, Texas, as recorded in Document Number 2024-29795, Real Property Records, Grayson County, Texas, said point also being in the easterly line of said 2.00 acre tract of land;

Thence South 88°36'20" West, with the northerly line of said 0.0596 acre tract, and with the northerly line of that 1.00 acre tract of land conveyed to Phoenix Properties, LLC – Series 6 P.S., as recorded in Document Number 2022-30188, said Real Property Records, passing en route at a distance of 18.74 feet a found alum. cap in concrete, and continuing on said course a total distance of 294.82 feet to a 1/2" steel rod found for the northwest corner of said 1.00 acre tract, said point being in an easterly line of that 28.989 acre tract of land conveyed to Harvest Time Assembly of God Church as recorded in Volume 2552, Page 64, Official Public Records, Grayson County, Texas;

Thence North 01°43'31" West, with the westerly line of said 2.00 acre tract, and with an easterly line of said 28.989 acre tract, a distance of 148.19 feet to a 1/2" steel rod set for the northwest corner of said 2.00 acre tract, said point being at an angle point of that 13.982 acre tract of land conveyed to Woodland Cottages Sherman LP as recorded in Document Number 2024-29284, said Real Property Records;

Thence North 88°41'06" East, with the northerly line of said 2.00 acre tract, and with the southerly line of said 13.982 acre tract, a distance of 294.83 feet to a 1/2" steel rod set for the northeast corner of said 2.00 acre tract, common to the southeast corner of said 13.982 acre tract;

Thence South 01°43'29" East, with the easterly line of said 2.00 acre tract, a distance of 147.78 feet to the Point of Beginning and containing 1.00 acres of land, more or less.

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

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.

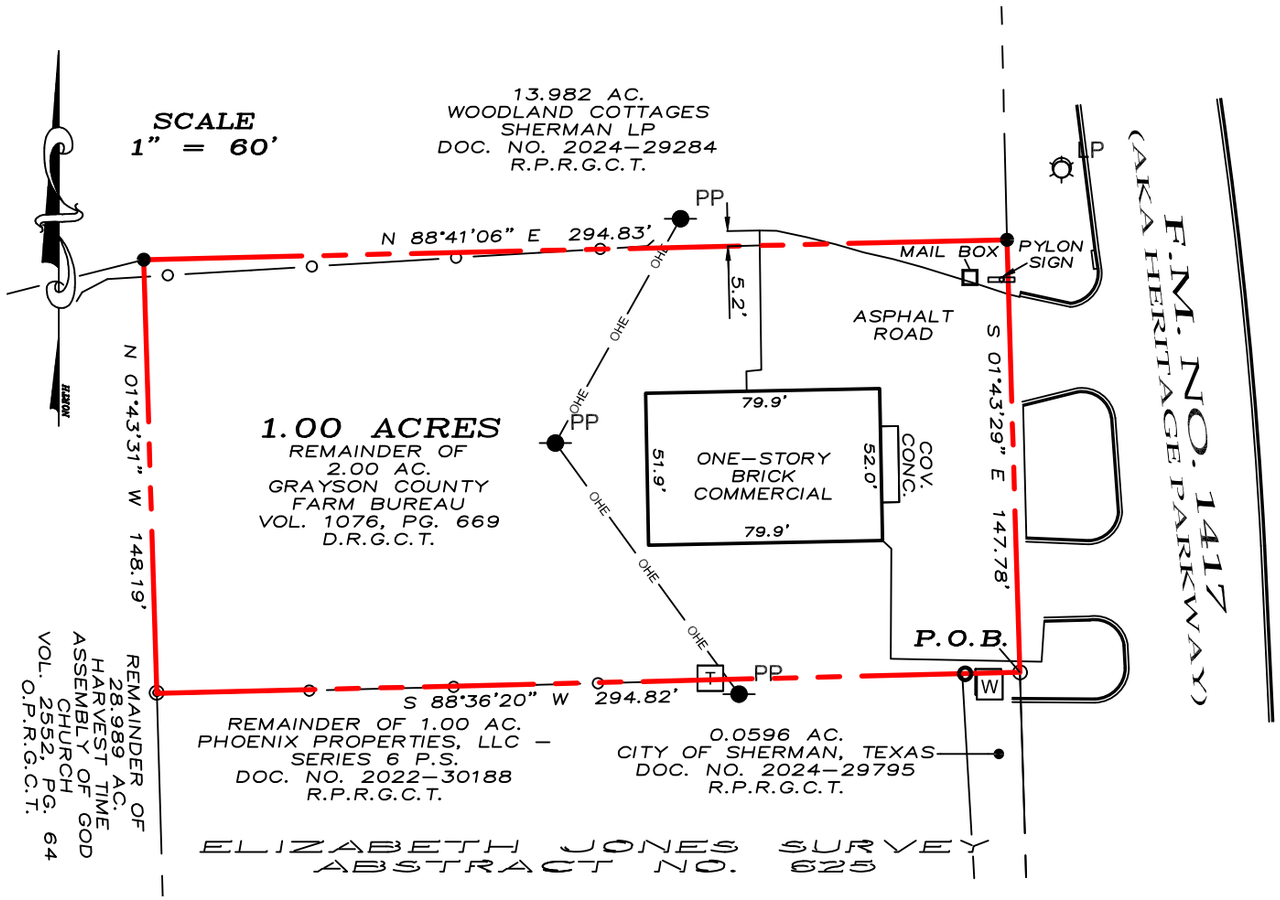
STATE OF TEXAS
REGISTERED
DOUGLAS W. UNDERWOOD
4709
PROFESSIONAL
LAND SURVEYOR

D.W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/29/25

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

The City would like to request the property be rezoned from R-6 (Single-Family Residential) District to C-2 (General Commercial) District to operate as a City functioning structure.



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TEXAS STATE PLANE COORDINATE SYSTEM
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LEGEND

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

D.W. Underwood

Douglas W. Underwood
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Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 04/29/25

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


SOUTH
1417
RAYSON
OUNTY
TEXAS FARM BUREAU

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 24.

Meeting Date: 11/18/2025

Prepared By:

Approved By:

Requested Action/Proposed Use:
ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:
None