

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 CONFORMS TO THE INTENT OF THE ORDINANCE.

13. 818 SOUTH TRAVIS STREET (Project No. 000134-2025) TABLED ON 9/16/25

The request of Jerney 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, DOWNTAIN, WHITAKER, RAMIREZ, AND DUPUIS

VOTING NAY: NONE.

MOTION CARRIED.

THE COMMISSION FOUND THE REQUEST CONFORMS 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. **820 NORTH HARRISON AVENUE (Project No. 000152-2025)**

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

Board of Adjustment

- A. Public Hearing and Variance under Section 14.08.001 to allow one unit over another with no common fire- wall.
- B. Public Hearing and Variance under Section 14.02.009 to allow a 50' lot width in lieu of the required 60'.

Planning and Zoning Commission

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

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. **206 AND 212 BAKER PARK DRIVE (Project No. 000155-2025)**

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

Board of Adjustment

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

Planning and Zoning Commission

- B. Final Plat Giarraputo- Ross Addition

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 Girroraputo- 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. **4615 NORTH TRAVIS STREET, SUITE 180 (Project No. 000160-2025)**

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

Planning and Zoning

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

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. **400 NORTH SUNSET BOULEVARD (Project No. 000162-2025)**

The request of Sherman Independent School District (Owner), Julie Dungey (Applicant) and Teague Nall & Perkins, Inc. (Surveyor) concerning the property located at 400 North Sunset Boulevard, being in the J.B. McAnair Survey, Abstract No. 763, containing 12.131 acres, and currently zoned R-6 (Single Family Residential) District, as follows:

Board of Adjustment

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

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. **2217 NORWOOD STREET (Project No. 000163-2025)**

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

Planning and Zoning Commission

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

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 Nilesch 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. Meanair 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.



ACTING SECRETARY



CHAIRMAN

#17 124 scrookett #B

Page
1 of 2



#17 124 S Crockett #B
 page 202

DOOR SCHEDULE NOTE: ALL DOORS TO BE ACCESSIBLE AND TO HAVE LEVER HANDLE MEETING CHAPTER 11 OF IBC. ALL EGRESS DOORS TO HAVE PANIC HARDWARE AND SWING IN THE DIRECTION OF EGRESS TRAVEL. ALL EGRESS DOORS HAVING A PUSH/PULL DEVICE MUST REMAIN UNLOCKED DURING EVEREST OCCUPIED HOURS.

MARK	TYPE	SIZE		DOOR FRAME		DOOR PANEL		FIRE RATING (HOURS)	NOTES
		W	H	FINISH	MATERIAL	FINISH	MATERIAL		
D01	D01	3'-0"	6'-8"	STAINED	WOOD	STAINED	WOOD		
D01	D01	3'-0"	6'-8"	STAINED	WOOD	STAINED	WOOD		
D01	D01	3'-0"	6'-8"	STAINED	WOOD	STAINED	WOOD		
D01	D01	3'-0"	6'-8"	STAINED	WOOD	STAINED	WOOD		
D01	D01	3'-0"	6'-8"	STAINED	WOOD	STAINED	WOOD		

WALL TYPE SCHEDULE

MARK	DESCRIPTION
W01	2" GYPSUM WALL
W02	2" GYPSUM WALL

KEYED NOTES

11.09 Mini Refrigerator as per Owner

GENERAL NOTES - FLOOR PLAN

- A. Dimensions for the interior framed partitions are to be from the face of framing, unless noted otherwise.
- B. Dimensions take precedence over drawings. Do not scale drawings. Notify the architect of discrepancies prior to proceeding with the work.
- C. All safety glazing shall be permanently labeled with the manufacturer's name and test approval information.

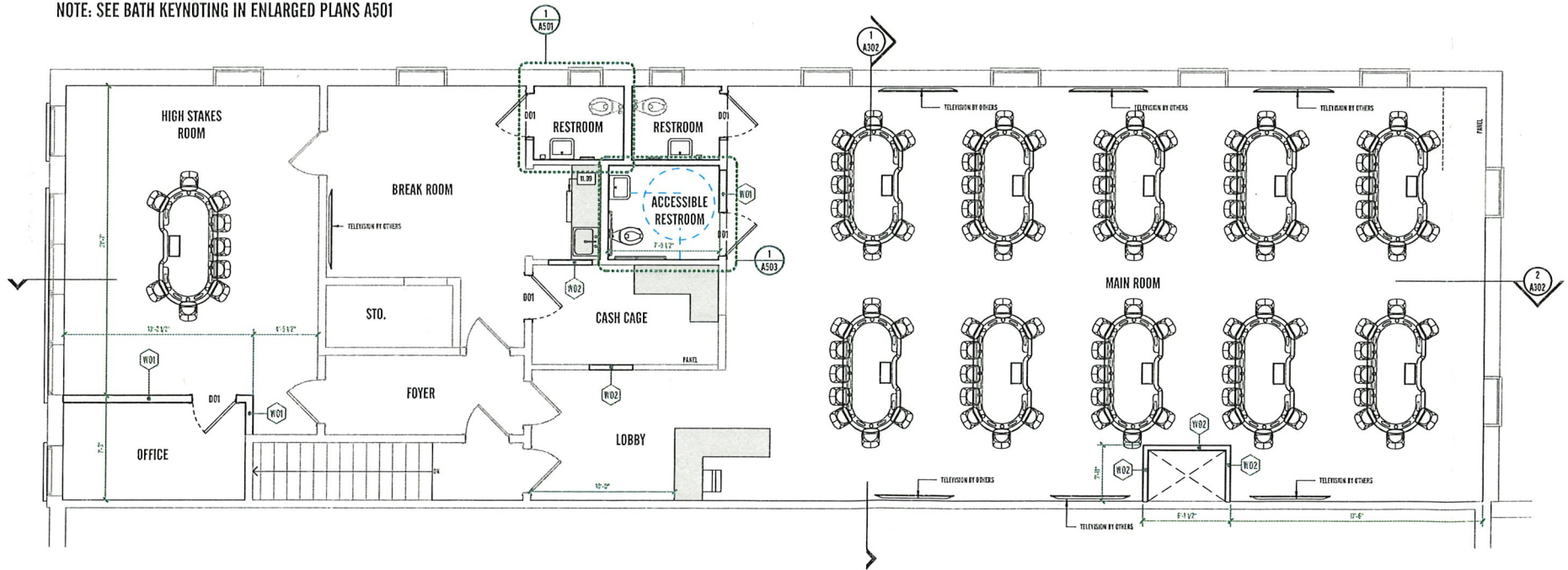


KNIGHTON
 ARCHITECTURE + PLANNING

770 S. Steep Rock Drive Suite 300 From UT 81158
 80322-4100 | info@knightonarch.com

These drawings and their content are the property of Knighton Architecture PLLC and are to be utilized on this project only. Reproduction of any part of this material, without the express written permission of Knighton Architecture PLLC is prohibited.
 © COPYRIGHT 2021 KNIGHTON ARCHITECTURE PLLC

NOTE: SEE BATH KEYNOTING IN ENLARGED PLANS A501



SHOWDOWN AT THE SQUARE

124 S Crockett St.
 Sherman, TX

PERMIT SET
 11.14.2025

LEVEL 2 PLAN

A101

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

