AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, January 13, 2026, at 5:00 PM in the City Council Chambers at 220 W. Mulberry to consider the following:

1. CALL TO ORDER

2. APPROVE MINUTES OF THE REGULAR NOVEMBER 18, 2025 AND SPECIAL CALLED MEETING DECEMBER 22, 2025 PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING

3. ANNOUNCEMENTS

4. CITIZEN COMMENTS

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

Open Public Hearing

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

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. *1500 BLOCK HERITAGE RANCH TRAIL (PROJECT NO. 000252-2025)

The request of Heritage Ranch Land Holdings LTD (Owner), Shawn Graham (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1500 Block Heritage Ranch Trail, consisting of 16.795 acres, being a part of the Uriah Burns Survey, Abstract No. 121 and currently zoned Heritage Ranch PD (Planned Development) District/ 75 & 82 Overlay District as follows:

Planning and Zoning Commission

Site Plan for Heritage Hospital.

7. *3605 SOUTH HIGHWAY 75 (PROJECT NO. 000264-2025)

The request of 3605 Sherman Investments LLC, (Owner), Andrew Yeoh (Applicant), and Bluestar Surveying LLC (Surveyor) concerning the property located at 3605 South Highway 75, consisting of 4.589 acres, being a part of the Preston Kitchen Survey, Abstract No. 667, and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Days Inn Retail, Restaurant and Hotel Addition

8. *6400-6599 BLOCK CONSTITUTION DRIVE (PROJECT NO. 000256-2025)

The request of Cope Equities (Owner), Caleb Jones, P.E. (Applicant) and Kimley Horn (Surveyor) concerning the property located at 6400-6599 Block Constitution Drive, consisting of 5.348 acres, being a part of the John Chronister Survey, Abstract No. 248, being all of Lot 5 and Lot 6, Block A, Jamestown Square Addition, and currently zoned R-TH (Townhome Residential) District as follows:

Planning and Zoning Commission:
Final Plat approval Jamestown Sherman Townhomes.

9. **<u>*814 EAST MULBERRY STREET (PROJECT NO. 000257-2025)</u>**

The request of Ricardo Gutierrez Ramirez (Owner), Copley Land & Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.083 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, being part of Lots 16 and 17, Block 14, Chaffins First Addition, and currently zoned R-4 (Patio Home Residential) District as follows:
Planning and Zoning Commission:
Final Plat RGR Addition, Lot 1, Block A

10. **<u>* 901 EAST HOUSTON STREET (PROJECT NO. 000272-2025)</u>**

The request of Hope on Houston, Inc. (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 901 East Houston Street, consisting of 1.69 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Block 19 of Chaffins 2nd Addition, and currently zoned C-1 (Retail Business) District as follows:
Planning and Zoning Commission
Final Plat Hope on Houston Addition

11. **<u>*1432 SOUTH ELM STREET (PROJECT NO. 000273-2025)</u>**

The request of Sriram Kothandan (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1432 South Elm Street consisting of 0.461 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, and being part of Lots 7 and 8, Block 12, B.H. Moore Heirs Addition and currently zoned R-2 (Duplex Residential) District and R-4 (Patio Home Residential) District as follows:
Planning and Zoning Commission
Final Plat 1432 S. Elm St. Addition

12. **<u>*947 EAST LAKE STREET (PROJECT NO. 000274-2025)</u>**

The request of Lorena Lewis (Owner), and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 947 East Lake Street consisting of 1.849 acres, being a part of the Preston Kitchens Survey, Abstract No. 667, and currently zoned R-6 (Single Family Residential) District, as follows:
Planning and Zoning Commission
Final Plat JC's Corner Addition

13. **<u>*4811 TORTILLA WAY (PROJECT NO. 000284-2025)</u>**

The request of DJL Properties Texas LLC (Owner) Nick Hobbs (Applicant), and BGE, Inc (Surveyor) concerning the property located at 4811 Tortilla Way consisting of 22.454 acres, being a part of the William Martin Survey, Abstract No. 765, being Lots 1 & 2, Block A, and currently zoned Blalock Industrial Park (Planned Development) District, as follows:
Planning and Zoning Commission
Final Plat Molinos USA Addition

14. **<u>3405 SOUTH HIGHWAY 75 (PROJECT NO. 000199-2025) TABLED ON 11-18-2025</u>**

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.

15. 2601 NORTH HIGHWAY 75 (PROJECT NO. 000220-2025)

The request of Four Rivers Capital (Owner), Site Enhancement Services (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2601 North Highway 75, consisting of 1.58 acres, being Lot 2, Block 1, ESA Sherman Addition, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow a 15.1' front setback in lieu of the required 25' for Longhorn Steakhouse pole sign.

16. 603 NORTH TRAVIS STREET (PROJECT NO. 000226-2025)

The request of Lisa Hitchock (Owner), Charlie York (Applicant) and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property located at 603 North Travis Street, consisting of 0.173 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and being part of lot 7, George W. Bond's First Addition, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 22.67' front setback in lieu of the 25' required for an existing structure.

B. Public Hearing and Variance under Section 14.02.016 to allow 2.6' side setback in lieu of the 15' required for an existing structure.

C. Public Hearing and Variance under Section 14.02.016 to allow 1.95' side setback in lieu of the 15' required for an existing structure.

Planning and Zoning Commission

D. Site Plan approval Easy Life Realty.

17. 1307 NORTH CLEVELAND AVENUE (PROJECT NO. 000228-2025)

The request of Jon and Cindy Lloyd (Owner), and Preston Trail Land Surveying (Surveyor) concerning the property located at 1307 North Cleveland Avenue, being part of Lots 4 & 5, Block 13, College Park Second Addition, in the C. Carter Survey, Abstract No. 229, consisting of 0.259 acres, and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District as follows:

Board of Adjustments

Public Hearing and Variance under Section 14.03.006 to allow a carport in lieu of carports are prohibited the College Park Overlay District.

18. 5200 BLOCK WEST HOUSTON STREET AND 201 BLOCK SOUTH FRIENDSHIP ROAD (PROJECT NO. 000229-2025)

The request of Meyers Industrial Park/EMR Real Estate (Owner), Josh Lincoln (Applicant), and Preston Trail Surveying (Surveyor) for the property located in the 5200 Block West Houston Street and the 201 Block South Friendship Road, consisting of 31.008 acres, being a part of the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, and currently zoned R-A (Residential Agricultural) District as follows:

Planning and Zoning

Public Hearing and Zone Change from an R-A (Residential Agricultural) District and an R-6 (Single-family Residential) District to PD (Planned Development) District with a base zoning of C-2 (General Commercial) District.

19. 3111 SOUTH HIGHWAY 75 (PROJECT NO. 000230-2025)

The request of Bryan Luckett (Owner), 903 Motors LLC (Applicant), and Andrews & Sartin Surveying Company (Surveyor) concerning the property located at 3111 South Highway 75, consisting of 0.47 acres, being Lot 1, Block 1, Bryan Luckett Addition, and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile,

motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

20. **5011 TEXOMA PARKWAY (PROJECT NO. 000232-2025)**

The request of Susan Kay Bowman (Owner), Kristy Neal (Applicant), and David Fite Surveying (Surveyor) concerning the property located at 5011 Texoma Parkway, being Lot 1, Parkway Plaza Addition, and currently zoned C-2 (General Commercial) District as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a meeting hall in a C-2 (General Commercial) District.

21. **400 WEST HOUSTON STREET (PROJECT NO. 000236-2025)**

The request of Los Hermanos Partnership, LLC (Owner), Laura Ayers (Applicant), and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property located at 400 West Houston Street, consisting of 0.47 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/Central Business District/Highway Subdistrict, as follows:

Board of Adjustments

Public Hearing and Variance under Section 14.07.009 to allow 0' setback in lieu of the required 10' for a monument sign.

22. **1831 TEXOMA PARKWAY (PROJECT NO. 000244-2025)**

The request of RASH Ventures, LLC. (Owner) and BlueStar Surveying (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

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

23. **300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (PROJECT NO. 000250-2025) WITHDRAWN**

The request of City of Sherman (Applicant) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6827 to Amend Certain Planned Development District Development Standards and Uses.

24. **2424 TEXOMA PARKWAY (PROJECT NO. 000193-2025)**

The request of PHT Hospitality LLC (Owner), Robert Miklos/Steven Darling (Attorney), and S. Ephraim Osabutey (Surveyor) concerning the property located at 2424 Texoma Parkway, being a part of the Reuben Hendrix Survey, Abstract No. 504, consisting of 1.15 acres and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

Public Hearing, under Section 14.01.007 to allow reinstatement of non-conforming use status for a Hotel or Motel in a C-2 District.

25. **1207 EAST IDA ROAD (PROJECT NO. 000243-2025)**

The request of Bobby Richerson (Owner), and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1207 East Ida Road, consisting of 1.51 acres, being a part of the G.B. Pilant Survey, Abstract No. 963, and the Robert Thompson Survey, Abstract No. 1200, currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission:

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

26. **3806 NORTH LOY LAKE ROAD (PROJECT NO. 000260-2025)** **APPLICANT REQUESTED TO TABLE ITEM TO FEBRUARY 17, 2026**

The request of Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) and CDS Commercial Due Diligence Services (Surveyor) concerning the property located at 3806 North Loy Lake Road, consisting of 0.51 acres, being Lot 8R, Block C, replat Lots 1 and 8, Block 8, Sherman Commons Addition, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District as follows:

Planning and Zoning

A. Public Hearing and Zone Change from a C-1 (Retail Business) District/ 75 & 82 Overlay District to a C-2 (General Commercial) District/US Highway 82 and 75 Overlay District.

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/ 75 & 82 Overlay District.

27. **2907 WEST TRAVIS STREET (PROJECT NO. 000262-2025)**

The request of Sherman ISD (Owner), Bryce McCarthy (Applicant), and Teague, Nall, and Perkins (Surveyor) concerning the property located at 2907 West Travis Street, consisting of 92.911 acres, Lot 1, Block A, Sherman High School Addition, being a part of the Elizabeth Jones Survey, Abstract No. 625, and currently zoned R-6 (Single Family Residential) District/FM 1417 Overlay District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.07.009 to allow 1,357.3966 square feet sign in lieu of the allowed 300 square feet for the West Elevation.

B. Public Hearing and Variance under Section 14.07.009 to allow 724.7001 square feet sign in lieu of the allowed 300 square feet for the East Elevation

C. Public Hearing and Variance under Section 14.07.009 to allow 480.2381 square feet sign in lieu of the allowed 300 square feet for South Elevation on the Scoreboard.

28. **1015 NORTH HOPSON STREET (PROJECT NO. 000263-2025)**

The request of Maximilian Brandenburgh (Owner), La Cima Contracting, LLC (Applicant), and Premier Surveying, LLC (Surveyor) concerning the property located at 1015 North Hopson Street, consisting of 0.285 acre, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 2.52' side setback in lieu of the required 6' for a proposed garage addition.

B. Public Hearing and Variance under Section 14.02.006 to allow a 6.35'rear setback in lieu of the required 20' for a proposed garage addition.

29. **4700 BLOCK NORTH LOY LAKE ROAD (PROJECT NO. 000266-2025)**

The request of John H. Pulliam (Owner), Spiars Engineering (Applicant), and Spiars Engineering and Surveying (Surveyor) concerning the property located at 4700 Block North Loy Lake Road, consisting of 67.341 acres, being a part of the T.J. Shannon Survey, Abstract No. 1138, and currently located within the E.T.J. (Extraterritorial Jurisdiction) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District with a base zoning of MF-15 (Multifamily Residential) District.

30. **4305 NORTH TRAVIS STREET (PROJECT NO. 000267-2025)**

The request of Creed Canyon Partners, Ltd. (Owner) and Helvey-Wagner Surveying, LLC (Surveyor) concerning the property located at 4305 North Travis Street, consisting of 0.895 acres being a part of the John Jennings Survey, Abstract No. 647, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to a PD (Planned Development) District with a base zoning of C-1 (Retail Business) District.

31. **900 EAST WELLS STREET (PROJECT NO. 000268-2025)**

The request of Wells BHCP, LLC (Owner), Michael Carlisle (Applicant), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 900 East Wells Street consisting of 4.208 acres, being a part of the G.B. Pilant Survey, Abstract No. 963, being Lots 4, 5, and 6, Block 22 and Lots 1, 2 and 3, Block 21, a part of Lots 1, 2, and 3, Block 21 W. Elliotts' Addition, Lots 1 and 2, Block 9 and all of Lots 1, 2, 3 and 4, Block 10, C.L. Stowe's Addition, Lots 1-12, Block 12, W. Elliotts Addition currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District to R-4 (Patio Home Residential) District.

Close Public Hearing

32. 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 January 7, 2026 at 4:00 p.m. and said time of posting was 3 days prior before said meeting was convened or called to order.

Dated this 7th of January
City of Sherman, Texas

_____

Tammy Mrozinski,
Development Services Coordinator

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/13/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:
CONSENT AGENDA (ITEMS 6,7,8,9, 10, 11, 12, and 13)

Background:

Origination:

Staff Recommendation:

Attachments:
None

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***1500 BLOCK HERITAGE RANCH TRAIL (Project No. 000252-2025)**

The request of Heritage Ranch Land Holdings LTD (Owner), Shawn Graham (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1500 Block Heritage Ranch Trail, consisting of 16.795 acres, being a part of the Uriah Burns Survey, Abstract No. 121 and currently zoned Heritage Ranch PD (Planned Development) District/ 75 & 82 Overlay District as follows:

Planning and Zoning Commission

Site Plan for Heritage Hospital.

Background:

The property is located at 1500 Block Heritage Ranch Trail. The owner would like to develop a 250,000 square foot hospital.

The following has been approved at this location:

- 6/17/2025 - Site Plan approval of Heritage Hospital.
- 4/18/2025 - Preliminary Plat of Heritage Hospital. (CONDITIONALLY APPROVED)

Origination:

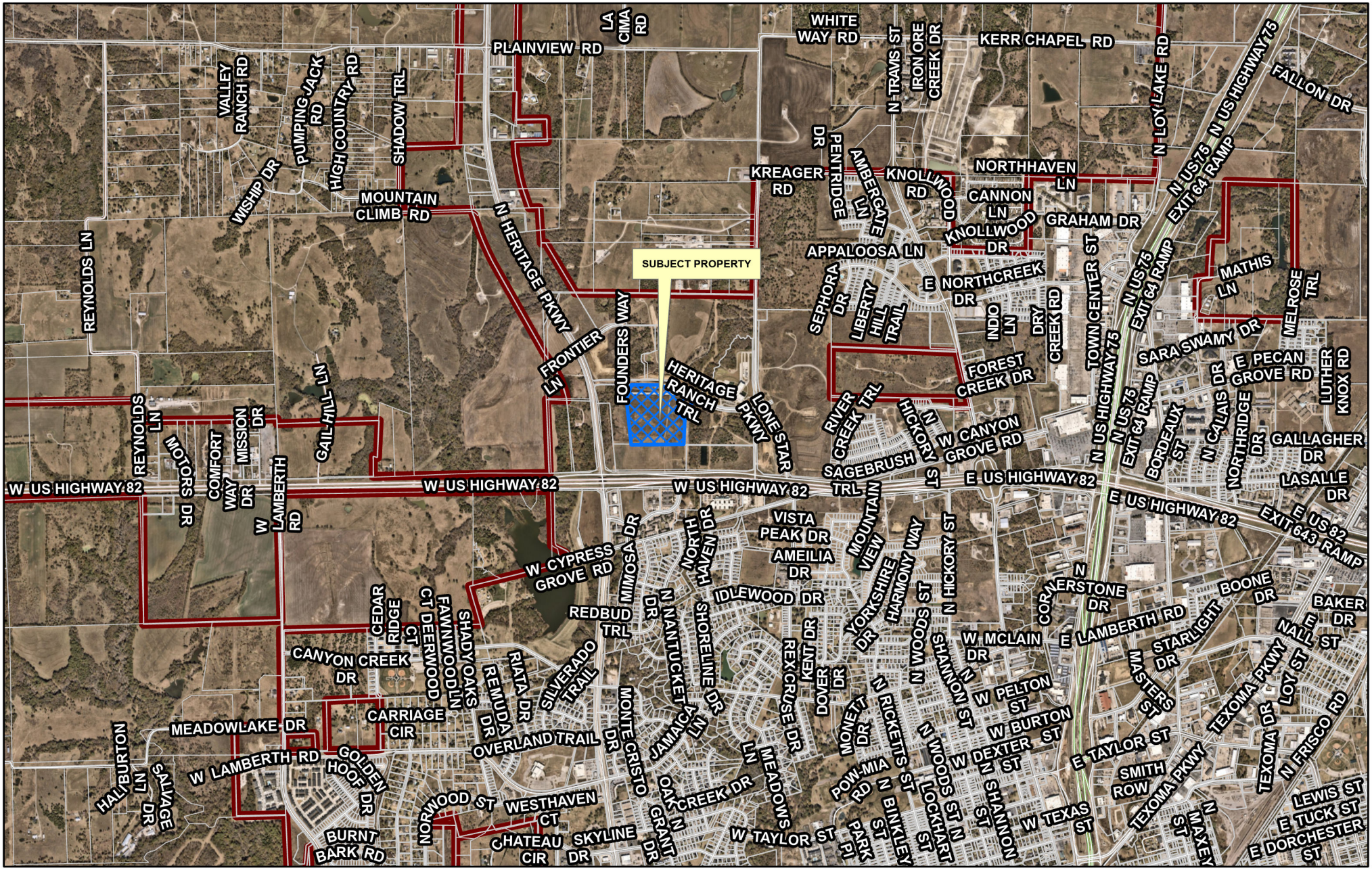
The request of Heritage Ranch Land Holdings LTD (Owner), Shawn Graham (Applicant), and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve of this item.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1500 BLK HERITAGE RANCH TRL

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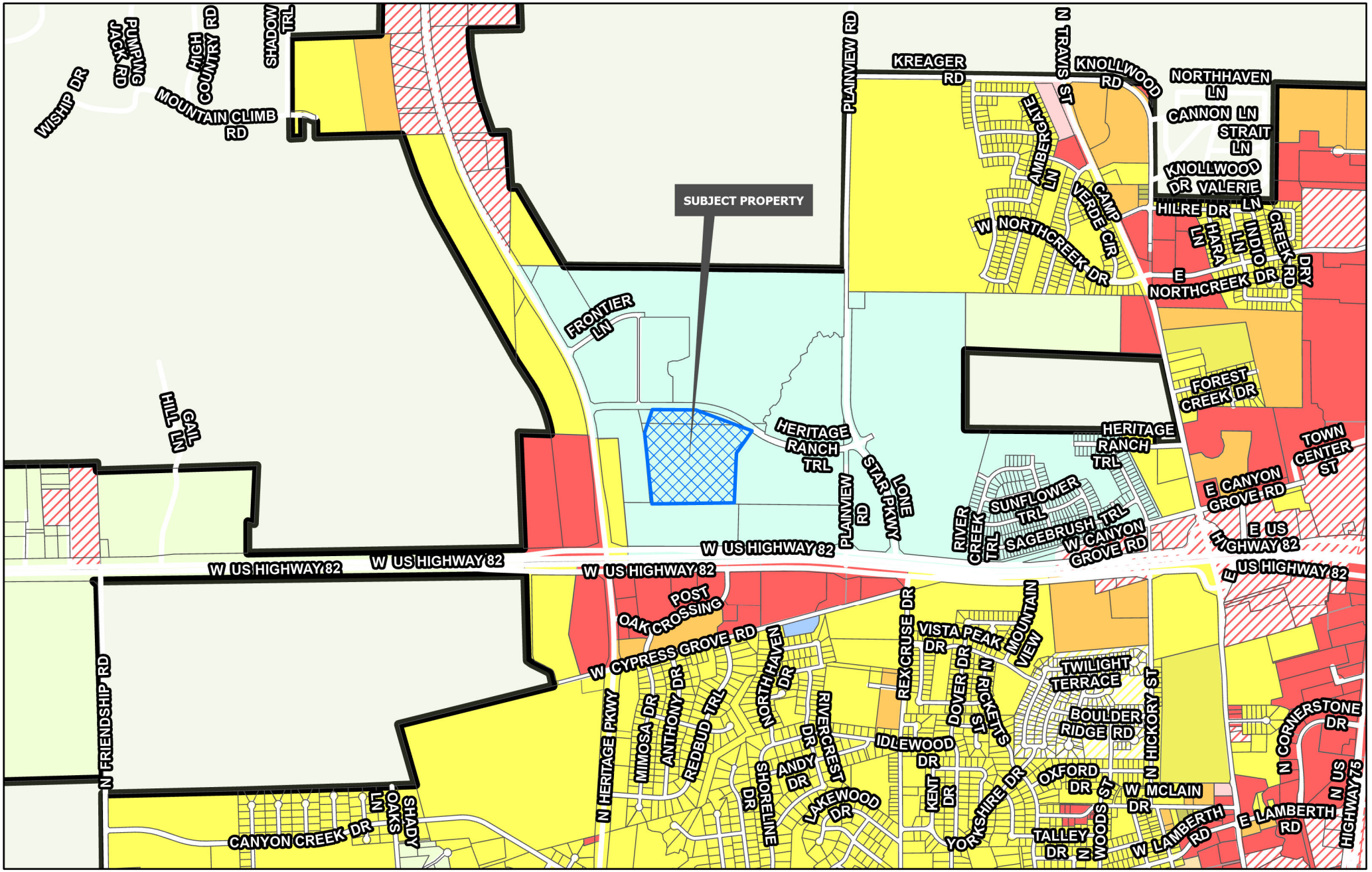

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
1500 BLK HERITAGE RANCH TRL

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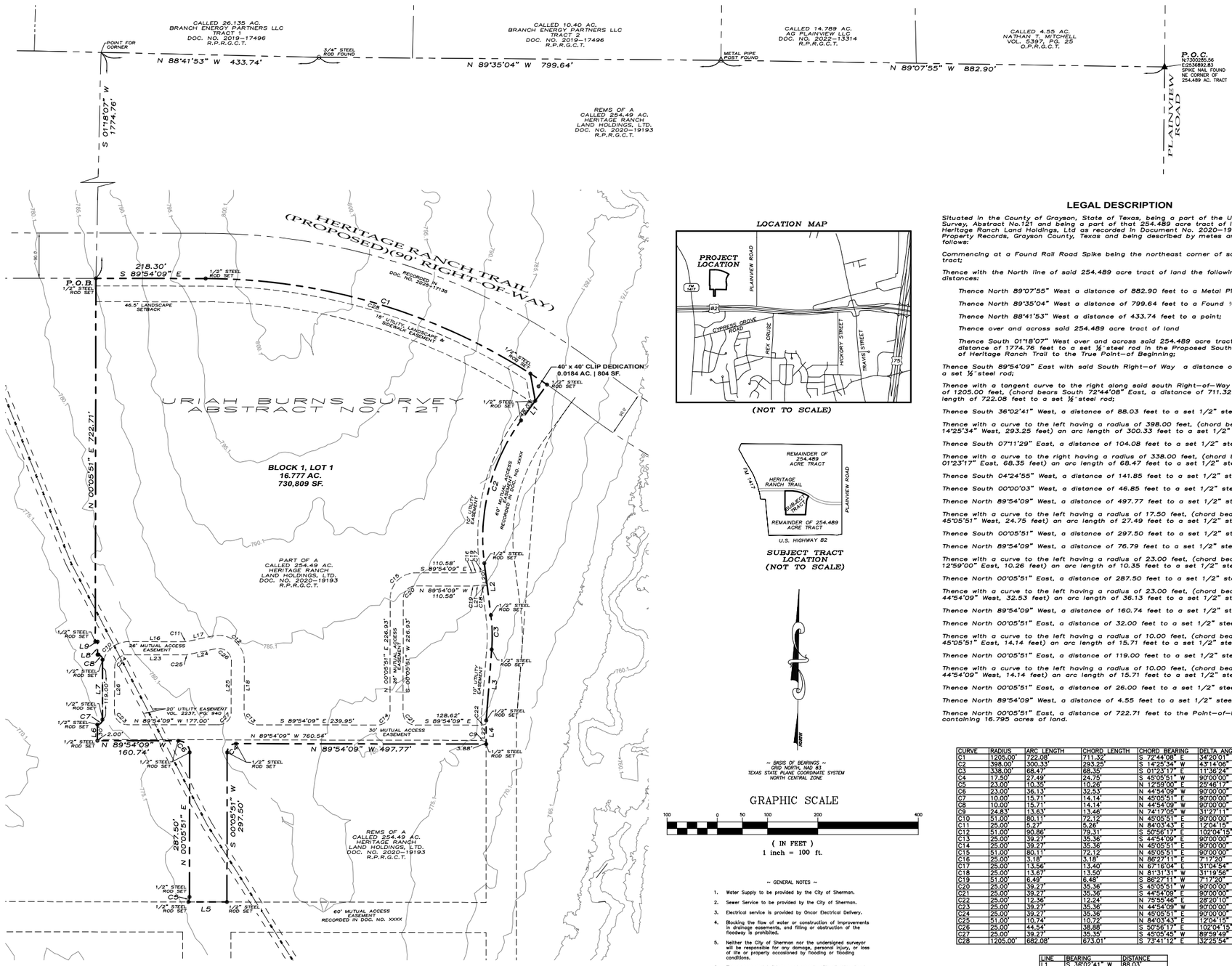


LOCATION MAP

(NOT TO SCALE)

SUBJECT TRACT
LOCATION
(NOT TO SCALE)

~ 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.

~ 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. 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.
6. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
7. Bearings are based on the City of Sherman Control Monument Network.
8. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
9. 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.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Uriah Burns Survey, Abstract No.121 and being a part of that 254.489 acre tract of land conveyed to Heritage Ranch Land Holdings, Ltd as recorded in Document No. 2020-19193, Real Property Records, Grayson County, Texas and being described by metes and bounds as follows:

Commencing at a Found Rail Road Spike being the northeast corner of said 254.489 acre tract;

Thence with the North line of said 254.489 acre tract of land the following calls and distances:

Thence North 89°07'55" West a distance of 882.90 feet to a Metal Pipe post;

Thence North 89°35'04" West a distance of 799.64 feet to a Found ¾" steel rod;

Thence North 88°41'53" West a distance of 433.74 feet to a point;

Thence over and across said 254.489 acre tract of land

Thence South 01°18'07" West over and across said 254.489 acre tract of land a distance of 1774.76 feet to a set ½" steel rod in the Proposed South Right-of-Way of Heritage Ranch Trail to the True Point-of Beginning;

Thence South 89°54'09" East with said South Right-of Way a distance of 218.30 feet to a set ½" steel rod;

Thence with a tangent curve to the right along said south Right-of-Way having a radius of 1205.00 feet, (chord bears South 72°44'08" East, a distance of 711.32 feet) an arc length of 722.08 feet to a set ½" steel rod;

Thence South 36°02'41" West, a distance of 88.03 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 398.00 feet, (chord bears South 14°25'34" West, 293.25 feet) an arc length of 300.33 feet to a set 1/2" steel rod;

Thence South 07°11'29" East, a distance of 104.08 feet to a set 1/2" steel rod;

Thence with a curve to the right having a radius of 338.00 feet, (chord bears South 01°23'17" East, 68.35 feet) an arc length of 68.47 feet to a set 1/2" steel rod;

Thence South 04°24'55" West, a distance of 141.85 feet to a set 1/2" steel rod;

Thence South 00°00'03" West, a distance of 46.85 feet to a set 1/2" steel rod;

Thence North 89°54'09" West, a distance of 497.77 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 17.50 feet, (chord bears South 45°05'51" West, 24.75 feet) an arc length of 27.49 feet to a set 1/2" steel rod;

Thence South 00°05'51" West, a distance of 297.50 feet to a set 1/2" steel rod;

Thence North 89°54'09" West, a distance of 76.79 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 23.00 feet, (chord bears North 12°59'00" East, 10.26 feet) an arc length of 10.35 feet to a set 1/2" steel rod;

Thence North 00°05'51" East, a distance of 287.50 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 23.00 feet, (chord bears North 44°54'09" West, 32.53 feet) an arc length of 36.13 feet to a set 1/2" steel rod;

Thence North 89°54'09" West, a distance of 160.74 feet to a set 1/2" steel rod;

Thence North 00°05'51" East, a distance of 32.00 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 10.00 feet, (chord bears North 45°05'51" East, 14.14 feet) an arc length of 15.71 feet to a set 1/2" steel rod;

Thence North 00°05'51" East, a distance of 119.00 feet to a set 1/2" steel rod;

Thence with a curve to the left having a radius of 10.00 feet, (chord bears North 44°54'09" West, 14.14 feet) an arc length of 15.71 feet to a set 1/2" steel rod;

Thence North 00°05'51" East, a distance of 26.00 feet to a set 1/2" steel rod;

Thence North 89°54'09" West, a distance of 4.55 feet to a set 1/2" steel rod;

Thence North 00°05'51" East, a distance of 722.71 feet to the Point-of-Beginning and containing 16.795 acres of land.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1205.00'	722.08'	711.32'	S 72°44'08" E	34°20'01"
C2	398.00'	300.33'	293.25'	S 14°25'34" W	43°14'06"
C3	338.00'	68.47'	68.35'	S 01°23'17" E	11°36'24"
C4	17.50'	27.49'	24.75'	S 45°05'51" W	90°00'00"
C5	23.00'	10.35'	10.26'	N 12°59'00" E	25°46'17"
C6	23.00'	36.13'	32.53'	N 44°54'09" W	90°00'00"
C7	10.00'	15.71'	14.14'	N 45°05'51" E	90°00'00"
C8	10.00'	15.71'	14.14'	N 44°54'09" W	90°00'00"
C9	24.83'	13.63'	13.46'	N 74°17'05" W	31°27'11"
C10	51.00'	80.11'	72.12'	N 45°05'51" E	90°00'00"
C11	25.00'	5.27'	5.26'	N 84°03'43" E	12°04'15"
C12	51.00'	90.86'	79.31'	S 50°56'17" E	102°04'15"
C13	25.00'	39.27'	35.36'	S 44°54'09" E	90°00'00"
C14	25.00'	39.27'	35.36'	N 45°05'51" E	90°00'00"
C15	51.00'	80.11'	72.12'	N 45°05'51" E	90°00'00"
C16	25.00'	3.18'	3.18'	N 86°27'11" E	7°17'20"
C17	25.00'	13.56'	13.40'	N 67°16'04" E	31°04'54"
C18	25.00'	13.67'	13.50'	N 81°31'31" W	31°19'56"
C19	51.00'	6.49'	6.48'	S 86°27'11" W	7°17'20"
C20	25.00'	39.27'	35.36'	S 45°05'51" W	90°00'00"
C21	25.00'	39.27'	35.36'	S 44°54'09" E	90°00'00"
C22	25.00'	12.36'	12.24'	N 75°55'46" E	28°20'10"
C23	25.00'	39.27'	35.36'	N 44°54'09" W	90°00'00"
C24	25.00'	39.27'	35.36'	N 45°05'51" E	90°00'00"
C25	51.00'	10.74'	10.72'	N 84°03'43" E	12°04'15"
C26	25.00'	44.54'	38.88'	S 50°56'17" E	102°04'15"
C27	25.00'	39.27'	35.35'	S 45°05'45" W	89°59'49"
C28	1205.00'	682.08'	673.01'	S 73°41'12" E	32°25'54"

LINE	BEARING	DISTANCE
L1	S 36°02'41" W	88.03'
L2	S 07°11'29" E	104.08'
L3	S 04°24'55" W	141.85'
L4	S 00°00'03" W	46.85'
L5	N 89°54'09" W	76.79'
L6	N 00°05'51" E	32.00'
L7	N 00°05'51" E	119.00'
L8	N 00°05'51" E	26.00'
L9	N 89°54'09" W	4.55'
L16	S 89°54'09" E	111.45'
L17	N 78°01'35" E	53.85'
L18	S 00°05'51" W	101.94'
L19	N 82°48'31" E	11.78'
L20	S 07°11'29" E	33.24'
L21	S 82°48'31" W	11.69'
L22	S 00°00'03" W	36.62'
L23	S 89°54'09" E	113.45'
L24	N 78°01'35" E	53.85'
L25	S 00°05'51" W	101.94'
L26	N 00°05'51" E	89.00'

OWNER'S CERTIFICATE OF DEDICATION

THAT HERITAGE RANCH LAND HOLDINGS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as HERITAGE HOSPITAL, an addtion to the City of Sherman, Grayson County, Texas. Being 16.037 acres situated in and being a portion of the URIAH BURNS Survey, Abstract No. 121, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all 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_____, 2026.

RYAN JOHNSON
HERITAGE RANCH LANDS HOLDINGS, LTD.
SHA HERITAGE RANCH, 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, RYAN JOHNSON 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_____, 2026.

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

ACCEPTANCE

Approved this _____ day of _____, 2026, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____ Secretary _____

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

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

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

Date _____

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

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

PRELIMINARY PLAT
HERITAGE HOSPITAL
Being a part of the Uriah Burns Survey
Abstract Number 121
Being in the City of Sherman
Grayson County, Texas
Containing 16.777 acres of land

12-09-2025

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
●	POINT FOR CORNER
○	3/4" STEEL ROD FOUND
△	METAL PIPE POST FOUND
▲	RAILROAD SPIKE 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
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE

ENGINEER
KIMLEY-HORN
2600 N. CENTRAL
EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
CONTACT: MICHAELANN DURDEN, P.E.

OWNERS/DEVELOPER
HERITAGE RANCH
LAND HOLDINGS, LTD.
P.O. BOX 670
SHERMAN, TX 75091-0670

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021

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

SHEET 1 OF 1

QUIDDITY

4500 Mercantile Plaza Drive, Suite 228
Fort Worth, Texas, 76137
Tel: 972.488.3880
www.quiddity.com

November 26, 2025

Planning
City of Sherman
317 S Travis St
Sherman, TX 75090

Heritage Hospital – Sherman – 1500 Block Heritage Ranch Trail
Project Narrative for Site Plan Submittal

Planning Department,

This document shall serve as the Project Narrative to the City of Sherman for the Site Plan submitted by Quiddity Engineering acting as applicant on behalf of Heritage Ranch Holdings Ltd. We are proposing the construction of Heritage Hospital located at Planview Road and Heritage Ranch Trail. The legal description of the property is G-0121 BURNES URIAH A-G0121.

The intent and understanding of the Heritage Hospital Site Plan is to propose a 250,000 sf hospital and a portion of a public drive. This public infrastructure will serve future phases that include a medical office building, hospital expansion and subsequent required parking.

The submittal package consists of the following:

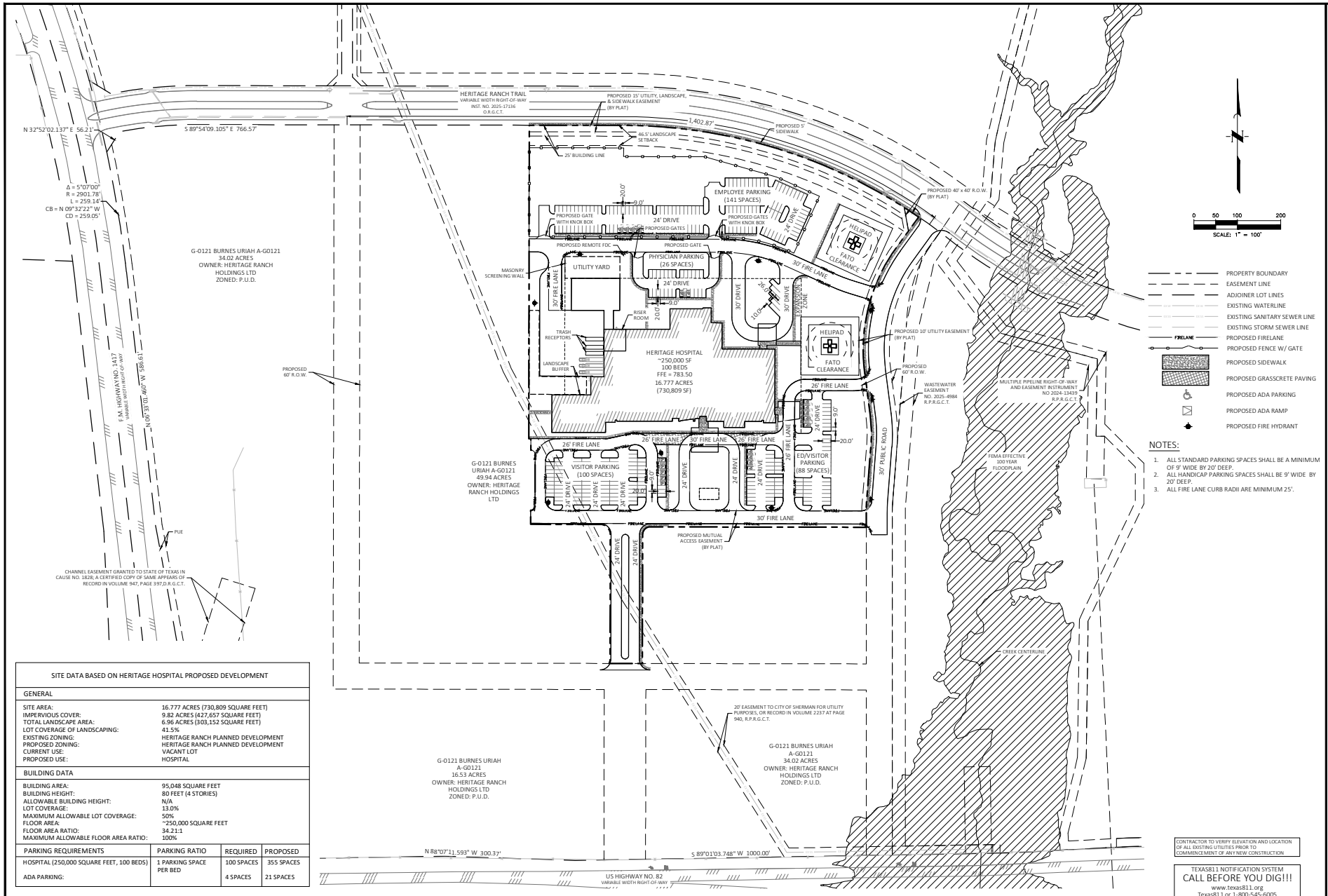
- Master Application
- Legal Description of Site
- Deed
- Site Plan
- Landscape Plans
- Exterior Elevations
- 1st Site Plan Submittal Comment Response

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me at, (972) 265-6043.

Sincerely,

Joshua Schulik



NOTES:

1. ALL STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9' WIDE BY 20' DEEP.
2. ALL HANDICAP PARKING SPACES SHALL BE 9' WIDE BY 20' DEEP.
3. ALL FIRE LANE CURB RADII ARE MINIMUM 25'.

SITE DATA BASED ON HERITAGE HOSPITAL PROPOSED DEVELOPMENT

GENERAL	
SITE AREA:	16.777 ACRES (730,809 SQUARE FEET)
IMPERVIOUS COVER:	9.82 ACRES (427,657 SQUARE FEET)
TOTAL LANDSCAPE AREA:	6.96 ACRES (303,152 SQUARE FEET)
LOT COVERAGE OF LANDSCAPING:	41.5%
EXISTING ZONING:	HERITAGE RANCH PLANNED DEVELOPMENT
PROPOSED ZONING:	HERITAGE RANCH PLANNED DEVELOPMENT
CURRENT USE:	VACANT LOT
PROPOSED USE:	HOSPITAL

BUILDING DATA	
BUILDING AREA:	95,048 SQUARE FEET
BUILDING HEIGHT:	80 FEET (4 STORIES)
ALLOWABLE BUILDING HEIGHT:	N/A
LOT COVERAGE:	13.0%
MAXIMUM ALLOWABLE LOT COVERAGE:	50%
FLOOR AREA:	~250,000 SQUARE FEET
FLOOR AREA RATIO:	34.21:1
MAXIMUM ALLOWABLE FLOOR AREA RATIO:	100%

PARKING REQUIREMENTS	PARKING RATIO	REQUIRED	PROPOSED
HOSPITAL (250,000 SQUARE FEET, 100 BEDS)	1 PARKING SPACE PER BED	100 SPACES	355 SPACES
ADA PARKING:		4 SPACES	21 SPACES

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

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

No.	Date	REVISION	APP

QUIDDITY
Texas Registered Engineering Firm F-20280 | TBPLS Firm No. 10194100
4030 Norse Lane at Alma, Suite 210 • Fort Worth, TX 76116 • 682.238.2030

DESIGNED BY: AHG
CHECKED BY: DK
DRAWN BY: AHG
DATE: JANUARY 2026
JOB NO.: 28451-0002

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: SHAWN C. GRAHAM, P.E.
P.E. Serial No.: 111432
Date: JANUARY 2026

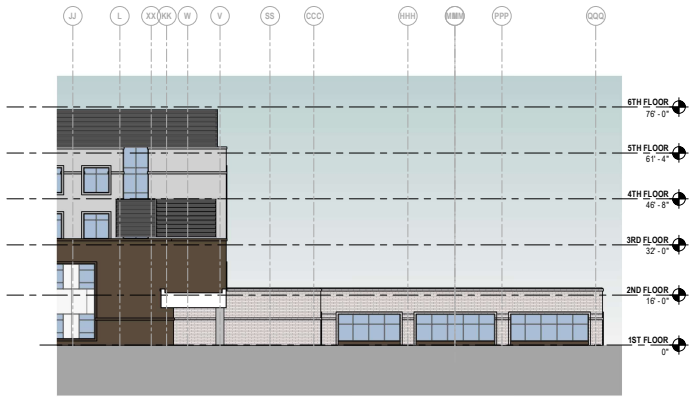
HERITAGE HOSPITAL - SHERMAN, TX
GRAYSON COUNTY, TEXAS

SITE PLAN

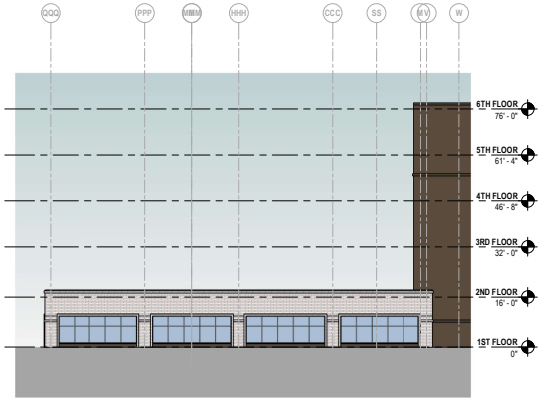
SHEET NO.
1



4 **EXTERIOR ELEVATION - NORTH**
SCALE: 1/16" = 1'-0"



2 **EXTERIOR ELEVATION - NORTH - CONT.**
SCALE: 1/16" = 1'-0"



3 **EXTERIOR ELEVATION - SOUTH - CONT.**
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

- MASONRY - BRICK - MODULAR, BELDEN, NUTMEG FULL RANGE VELOUR
- MASONRY - CSMU - ARRISCRAFT, GEORGIA RENAISSANCE, OAK RIDGE
- EIFS - FIELD COLOR, COLOR 1 - DOVER SKY
- EIFS - ACCENT COLOR, COLOR 2 - STAINLESS
- METAL PANEL - CMP, COLOR 1 - ANODIZED ALUMINUM
- METAL PANEL - CMP, COLOR 2 - DRIFTWOOD MICA
- GLAZING



1 **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/16" = 1'-0"

ESa
Earl Swensson Associates, Inc.
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445

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Seals

NOT VALID FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

NEW HOSPITAL
HERITAGE HOSPITAL
SHERMAN, TX

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	11/14/2025
Project No	23225.00
Drawn By Author	Checked By Checker
Drawing Title	

Exterior Elevation

Sheet Number
6

EXTERIOR MATERIAL LEGEND

- MASONRY - BRICK - MODULAR, BELDEN, NUTMEG FULL RANGE VELOUR
- MASONRY - CSMU - ARRISCRAFT, GEORGIA RENAISSANCE, OAK RIDGE
- EIFS - FIELD COLOR, COLOR 1 - DOVER SKY
- EIFS - ACCENT COLOR, COLOR 2 - STAINLESS
- METAL PANEL - CMP, COLOR 1 - ANODIZED ALUMINUM
- METAL PANEL - CMP, COLOR 2 - DRIFTWOOD MICA
- GLAZING



1 **EXTERIOR ELEVATION - WEST**
SCALE: 1/16" = 1'-0"



2 **EXTERIOR ELEVATION - EAST**
SCALE: 1/16" = 1'-0"

ESa
Earl Swensson Associates, Inc.
1033 Demonbreun Street
Suite 800
Nashville, Tennessee 37203
615-329-9445

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Seals

NOT VALID FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION IF ARCHITECT'S SEAL IS NOT PRESENT

NEW HOSPITAL
HERITAGE HOSPITAL
SHERMAN, TX

DOCUMENT CHANGES

Description	Date

Issue Description	
Original Issue Date	11/14/2025
Project No	23225.00
Drawn By Author	Checked By Checker

Drawing Title

Exterior Elevation

Sheet Number

7

GRAPHIC SCALE: 1/32" = 1'-0"
GRAPHIC SCALE: 1/16" = 1'-0"
GRAPHIC SCALE: 3/32" = 1'-0"
GRAPHIC SCALE: 1/8" = 1'-0"
GRAPHIC SCALE: 3/16" = 1'-0"
GRAPHIC SCALE: 1/4" = 1'-0"
GRAPHIC SCALE: 3/8" = 1'-0"
GRAPHIC SCALE: 1/2" = 1'-0"
GRAPHIC SCALE: 3/4" = 1'-0"
GRAPHIC SCALE: 1" = 1'-0"

16/2025 9:08:09 AM Autodesk Docs://23225.00 - Sherman Medical Center/23225.00_Sherman Medical Center_ADM.rvt

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***3605 SOUTH HIGHWAY 75 (Project No. 000264-2025)**

The request of 3605 Sherman Investments LLC, (Owner), Andrew Yeoh (Applicant), and Bluestar Surveying LLC (Surveyor) concerning the property located at 3605 South Highway 75, consisting of 4.589 acres, being a part of the Preston Kitchen Survey, Abstract No. 667, and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

Site Plan for Days Inn Retail, Restaurant and Hotel Addition

Background:

The property is located at 3605 South Highway 75. The property owner would like approval for exterior facade upgrades and minor site improvements.

The following has been approved at this location.

- 9/13/1983 - To allow a sign 60' in height in lieu of 50' maxiumum required.
- 11/8/2005 - To allow a private club in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.
- 7/21/2009 - To allow a commercial amusement center (bingo games) in a C-2 (General Commercial) District, O-1.2 & O-1.1 Overlay District P&Z CONDITION: Compliance with the completion of the repairs of the screening, subject to the hours not going after midnight and compliance with all State requirements for the operation of a commercial amusement center, bingo.

Origination:

The request of 3605 Sherman Investments LLC, (Owner), Andrew Yeoh (Applicant), and Bluestar Surveying LLC (Surveyor)

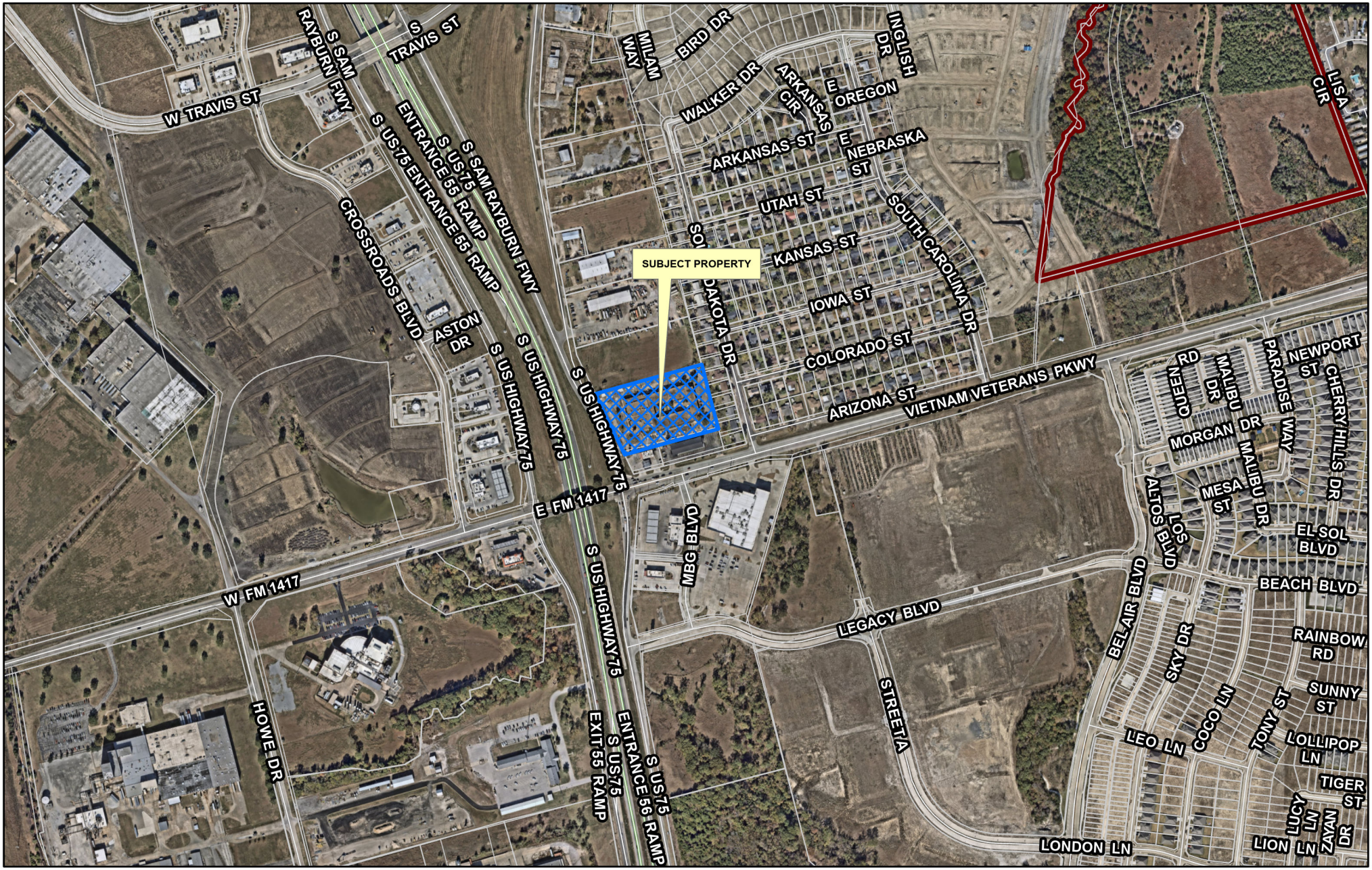
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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

6. Elevation
7. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
3605 S HWY 75

N
W E
S

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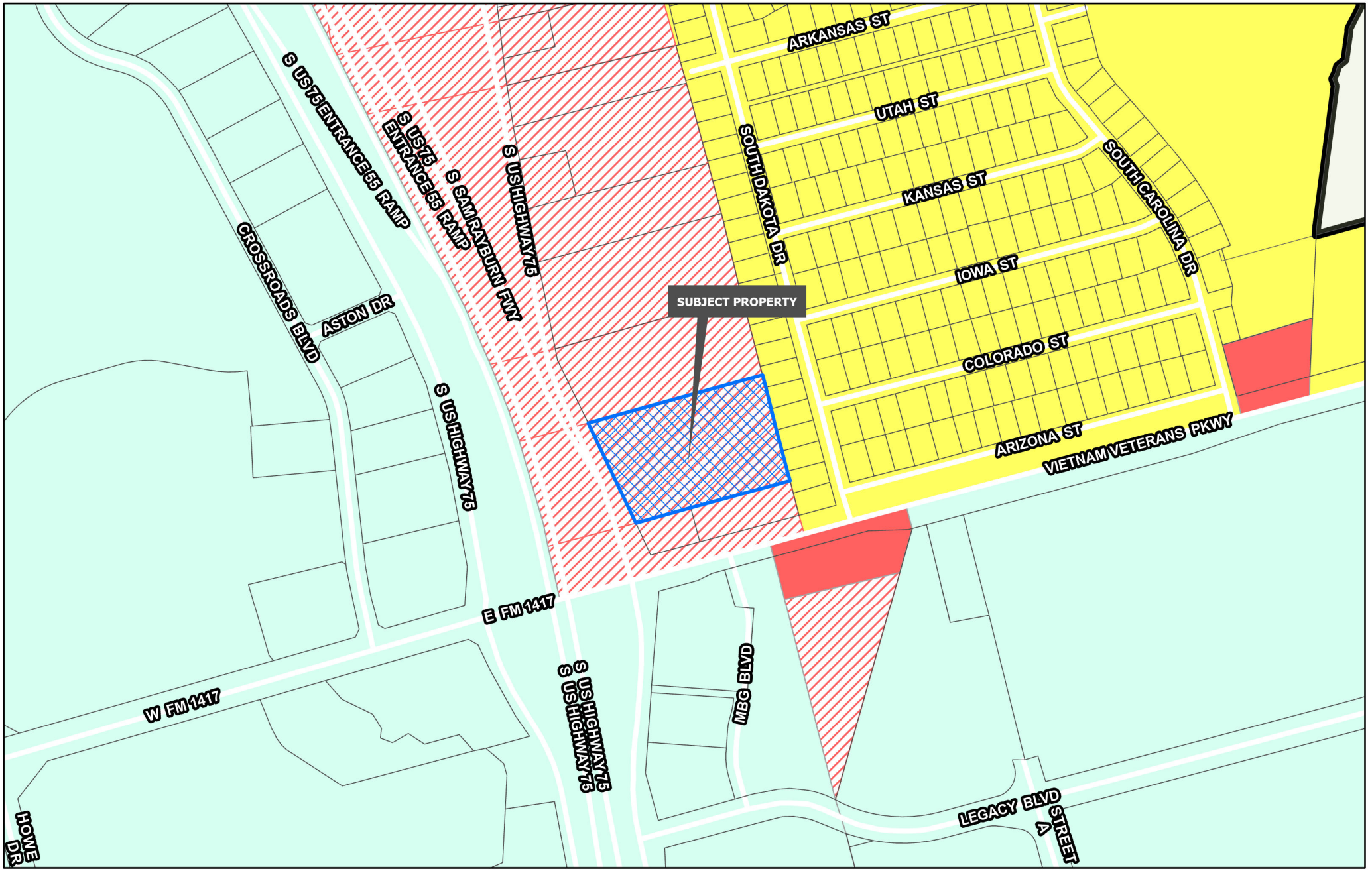


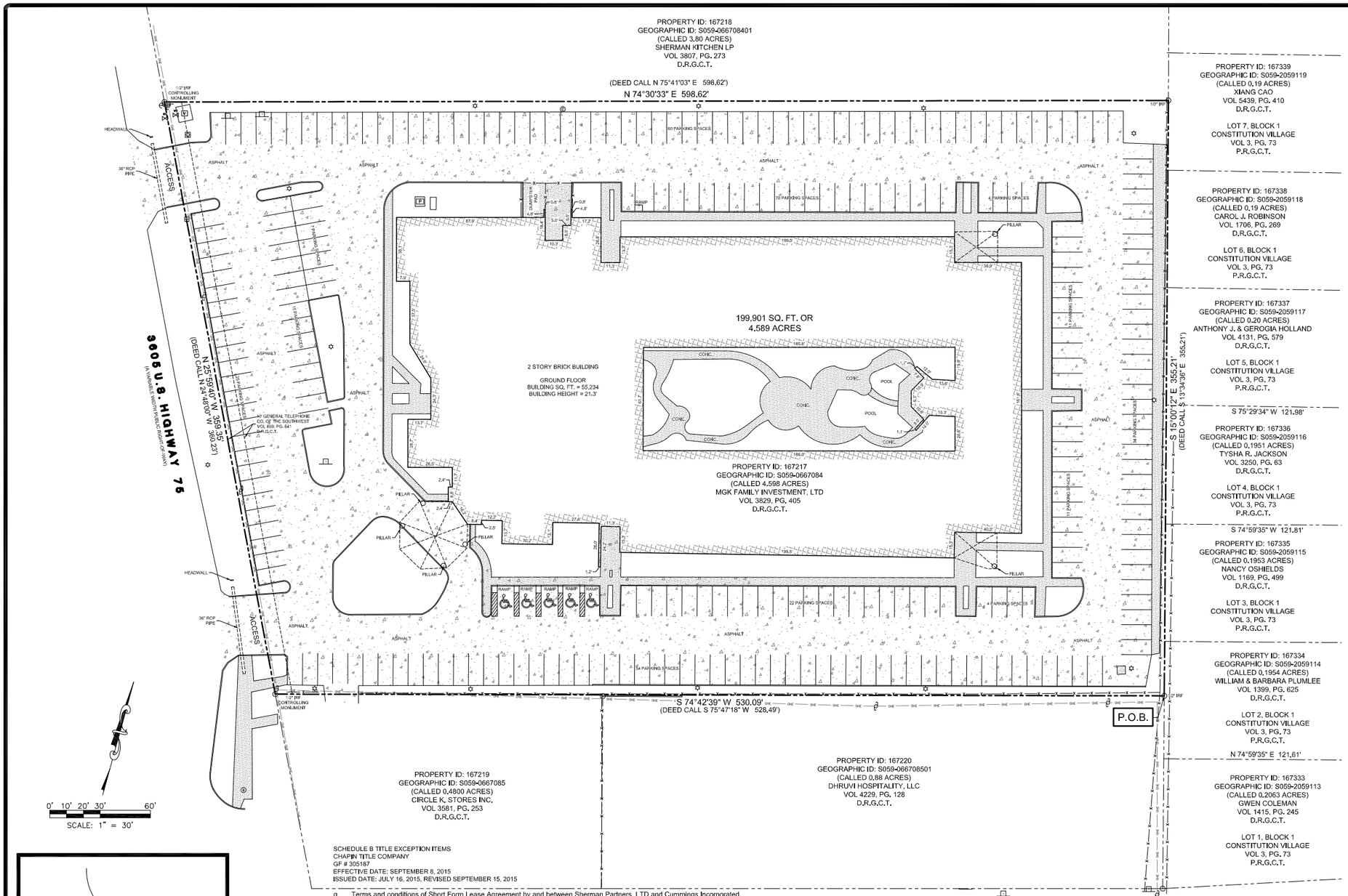
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

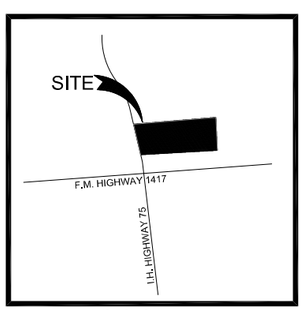
- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- R-6 Single Family Residential
- R-5 Single Family Residential
- R-4 Patio Home Residential
- R-2F Duplex Residential
- R-TH Townhome Residential
- MF-15 Multi-Family Residential
- MF-30 Multi-Family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

CITY OF SHERMAN
ZONING MAP
3605 S HWY 75

N
W E
S

Date: 12/28/2025 3:09 PM





VICINITY MAP
N.T.S.

SCHEDULE B TITLE EXCEPTION ITEMS
CHAPIN TITLE COMPANY
GF # 305187
EFFECTIVE DATE: SEPTEMBER 8, 2015
ISSUED DATE: JULY 16, 2015, REVISED SEPTEMBER 15, 2015

g Terms and conditions of Short Form Lease Agreement by and between Sherman Partners, LTD and Cummings Incorporated, The International Sign Service filed in Volume 1951, Page 490 of the Real Property Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE, IS BLANKET IN NATURE).

h Easement from J.M. Buchanan, et ux to Texas Power & Light Company, of record in Volume 246, Page 320 of the Deed Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE).

i Easement from Claud P. Buchanan to Texas Power & Light Company, of record in Volume 353, Page 699 of the Deed Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE).

j Easement from Z.B. Richardson, et ux to Texas Power & Light Company, of record in Volume 860, Page 577 of the Deed Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE).

k Easement from Paul Langford to Texas Power & Light Company, of record in Volume 860, Page 578 of the Deed Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE).

l Easement from Zachirah Richardson, et ux to Lone Star Gas Company, of record in Volume 874, Page 307 of the Deed Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE, IS BLANKET IN NATURE).

m Easement from Zachirah Richardson, et ux to General Telephone Company of the Southwest, of record in Volume 859, Page 641 of the Deed Records of Grayson County, Texas, (DOES AFFECT, AS SHOWN).

n Easement from J.M. Buchanan to The Texas Company, of record in Volume 243, Page 290 of the Deed Records of Grayson County, Texas, (DOES AFFECT, NOT PLOTTABLE, IS BLANKET IN NATURE).

PROPERTY DESCRIPTION

Being a 4.589 acre tract of land situated in the PRESTON KITCHEN SURVEY, Abstract No. 667, being all of that certain called 4.598 acres of land described in a deed to MGK Family Investments, LTD, recorded in Volume 3829, Page 405, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found stamped SARTIN-3694 for the southeast corner of said called 4.598 acre tract, being in the west line of Constitution Village Addition, an addition in the City of Sherman, Texas, record in Volume 3, Page 73, Plat Records, Grayson County, Texas, and being the northeast corner of a called 0.88 acre tract of land described in a deed to Dhruvi Hospitality, LLC, recorded in Volume 4229, Page 128, Official Public Records, Grayson County, Texas;

THENCE S 74°42'39" W, along the common line of said called 4.598 acre tract, and said called 0.88 acre tract, passing the common corner of said called 0.88 acre tract, and a called 0.4800 acre tract of land described in a deed to Circle K. Stores Inc, Recorded in Volume 3581, Page 253, Official Public Records, Grayson County, Texas and continuing a total distance of 530.09 feet to a 1/2 inch capped iron rod found stamped SARTIN-3694 for the Northwest corner of said 0.4800 acre tract, same being the southwest corner of said called 4.598 acre tract, and being in the east right-of-way line of U.S. Highway No. 75 (a variable width right-of-way);

THENCE N 25°59'40" W, along the west line of said called 4.598 acre tract, and the east right-of-way line of U. S. Highway No. 75, a distance of 359.35 feet to a 1/2 inch capped iron rod found stamped SARTIN-3694 for the southwest corner of a called 3.80 acre tract of land described in a deed to Sherman Kitchen, L.P., recorded in Volume 3807, Page 273, Official Public Records, Grayson County, Texas, said point being the northwest corner of said called 4.598 acre tract;

THENCE N 74°30'33" E, with the common line of said called 4.598 acre tract, and said called 3.80 acre tract, a distance of 598.62 feet to a fence corner post found for the southeast corner of said 3.80 acre tract, and being the northeast corner of said called 4.598 acre tract, and being in the west line of said Constitution Village Addition;

THENCE S 15°00'12" E, along the east line of said called 4.598 acre tract, and the west line of said Constitution Village Addition, a distance of 355.21 feet to the POINT OF BEGINNING and containing 199,901 square feet or 4.589 Acres of land more or less.

THIS PROPERTY IS THE SAME PROPERTY DESCRIBED IN CHAPIN TITLE COMPANY COMMITMENT.

NOTES:

1 This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.

2 The property described hereon (the "**Property**") is the same as the property described in CHAPIN TITLE COMPANY, Commitment No. 305187 with an effective date of September 8, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.

3 All visible utilities serving the Property enter through adjoining public streets and/or easements of record.

4 The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map No. 48181C, with a date of identification of September 29, 2010, for Community No. 0290F, in the County of Grayson, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated

5 There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as shown hereon.

6 The Property has direct access to U.S. Highway 75, a dedicated public street or highway.

7 The total number of striped parking spaces on the Property is 272, including 5 designated handicap spaces, and to the extent possible, are graphically shown hereon.

8 There was no observed evidence of any party walls with adjoining properties.

9 There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.

10 There was no observed evidence of any delineated wetland areas on the Property.

11 There are no off-site easements benefitting the property

12 There is no evidence of current earth moving work, building construction or building additions at the Property.

SURVEYOR'S CERTIFICATION

TO JENNY ZHI LIU
9 INNTEXAS, INC.
CHAPIN TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on October 9, 2015.

Date of Plat or Map: October 12, 2015.

Roy Rodriguez
Registered Professional Land Surveyor
Registration No.: Texas 5596

STATE OF TEXAS REGISTERED Roy Rodriguez 5596 PROFESSIONAL LAND SURVEYOR

3605 U.S. HIGHWAY 75
MOTEL 6
4.589 ACRES
ALTA / ACSM LAND TITLE SURVEY

SITUATED IN THE
PRESTON KITCHEN SURVEY, ABSTRACT NO. 667
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITERING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	SWB MAN HOLE	WATER VALVE	-X- FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	-OHE- OVER HEAD ELECTRIC

1/2" CIRS 1/2" SET CAPPED IRON ROD STAMPED 5596

BLUESTAR SURVEYING LLC
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 15-195	GF # 305187	DATE: 10/12/15

SOLIDBASE ENGINEERING LLC

T: 214.906.5194 | Firm: 27287 | O: 6814 CLEAR SRPINGS CIR, GARLAND, TX 75044

City of Sherman Development Services
317 S. Travis
Sherman, TX 75090

RE: Project Narrative – Days Inn Sherman Façade & Minor Site Improvements
Project Address: 3605 S. US Highway 75, Sherman, TX 75090

Dear Planning Staff,

We are submitting for approval of exterior façade upgrades and minor parking/sidewalk repairs at the existing Days Inn located at 3605 S. US Highway 75. No change in land use, building area, or site layout is proposed.

The scope includes:

- Exterior façade repainting and architectural trim upgrades
- Minor sidewalk repairs and ADA compliance improvements
- Localized pavement repair and restriping
- Add dumpster enclosure

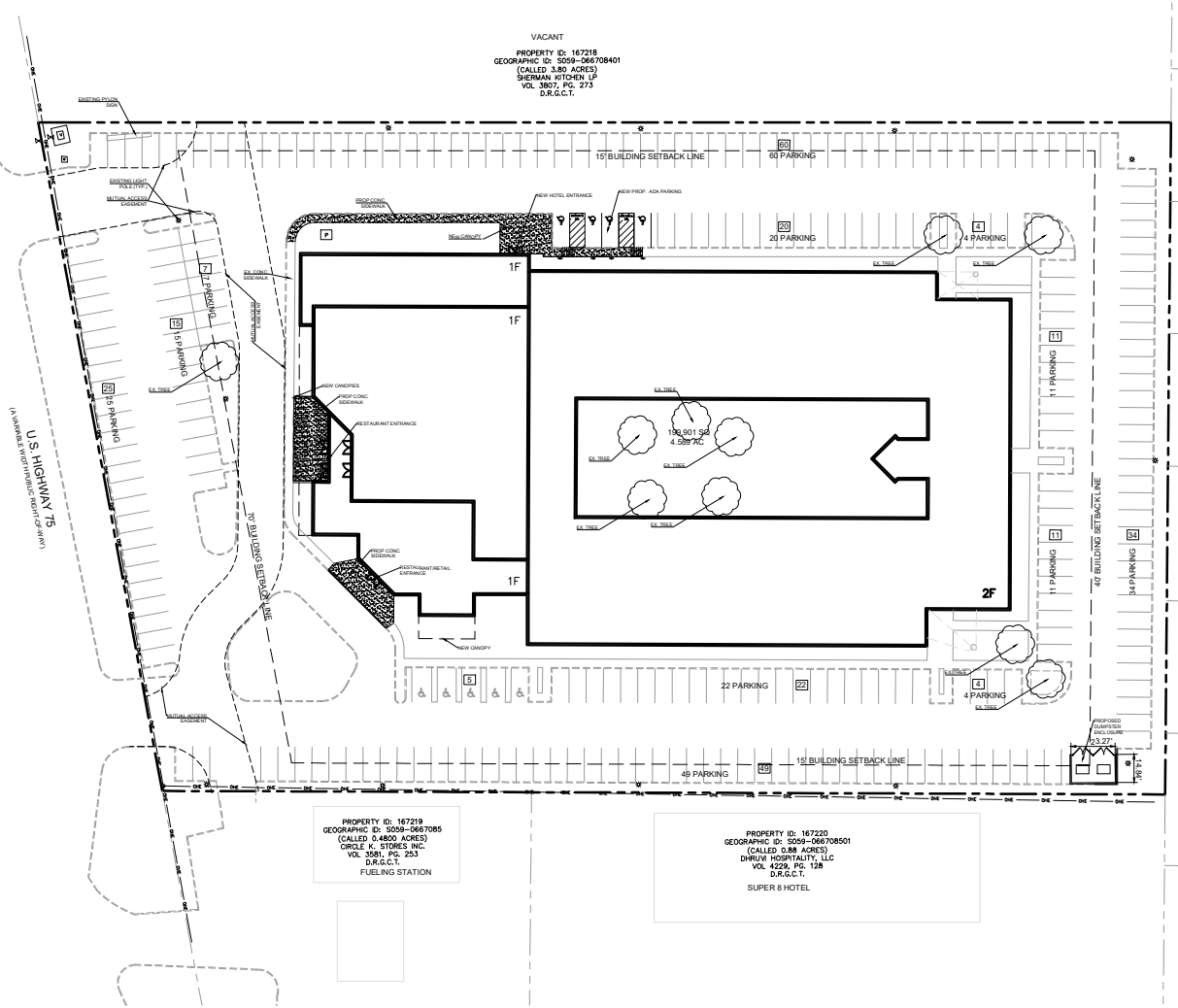
No increase in impervious cover or drainage impacts will occur. Existing parking count, circulation, utility services, and access remain unchanged.

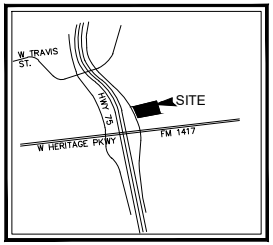
These improvements modernize the building's appearance and enhance safety while maintaining the approved hotel use.

We respectfully request approval of this renovation scope.



Sincerely,
Andrew Yeoh, P.E.
SolidBase Engineering LLC
Tel: 214-906-5194
Email: solidbase2025@gmail.com





VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	4.589 ACRES OR 199,901 S.F.
EXISTING ZONING:	C-2 COMMERCIAL
PROPOSED ZONING:	C-2 COMMERCIAL
PROPOSED USE:	RETAIL, RESTAURANT & HOTEL
BUILDING AREA RESTAURANT :	11,800 S.F.
BUILDING AREA RETAIL :	3,589 SF.
NUMBER OF GUEST ROOMS:	152
REGULAR PARKING REQUIRED:	
HOTEL (1 SP PER ROOM)	152 PARKING SPACES
RESTAURANT (150SF PER SPACE)	79 PARKING SPACES
RETAIL (250 SF PER SPACE)	15 PARKING SPACES
REGULAR PARKING PROVIDED:	248 PARKING SPACES
HANDICAP PARKING REQUIRED:	10 SPACES (3 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	10 SPACES (3 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	267 PARKING SPACES

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

NO.	DATE	DESCRIPTION	BY
1	12-10-25	1ST SITE PLAN SUBMITTAL	AY
2	1-2-2026	2ND SITE PLAN SUBMITTAL	AY

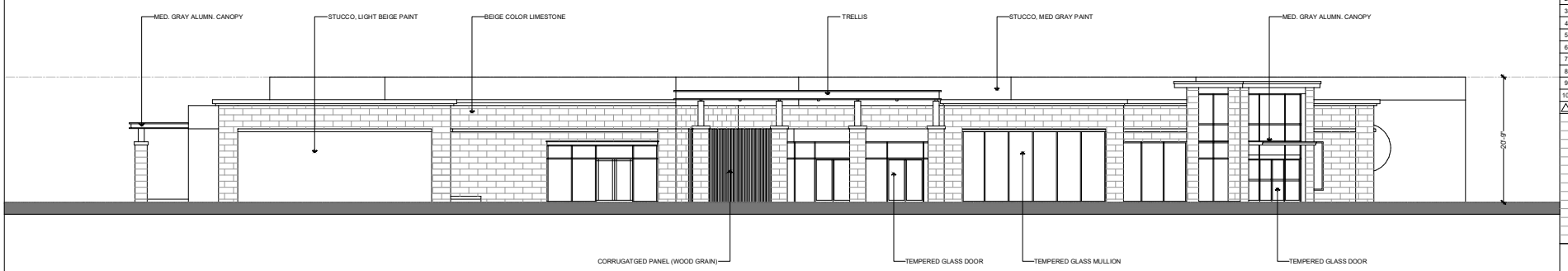
SITE PLAN

DAYS INN RENOVATION
3605 US -75
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

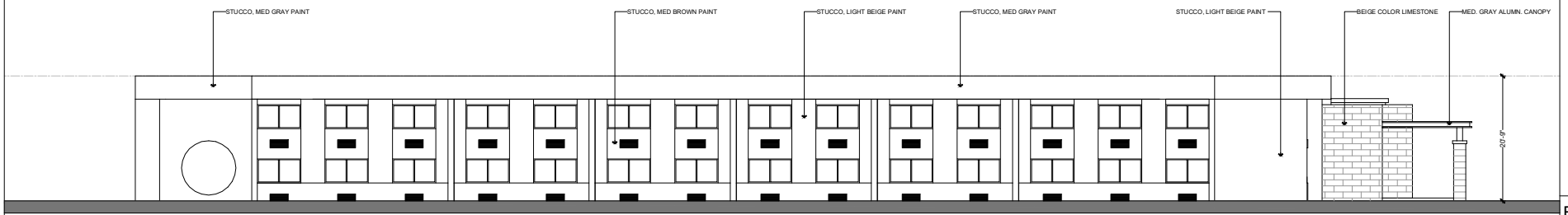
SOLIDBASE ENGINEERING LLC
T: 214.906.5194 E: solidbaseengr2025@gmail.com
6814 Clear Springs Cir, Garland, TX 75044
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	12-10-25	SEE SCALE BAR	02-25	C-1

TX PE FIRM #11525



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



2 EAST ELEVATION
1/8" = 1'-0"

TWZ ARCHITECTS LLC.
2029 Stonemont Ct.
Allen, TX 75013
T: 469-450-4163

	ISSUES	
1	2026.01.02	SITE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		
△	REVISIONS	

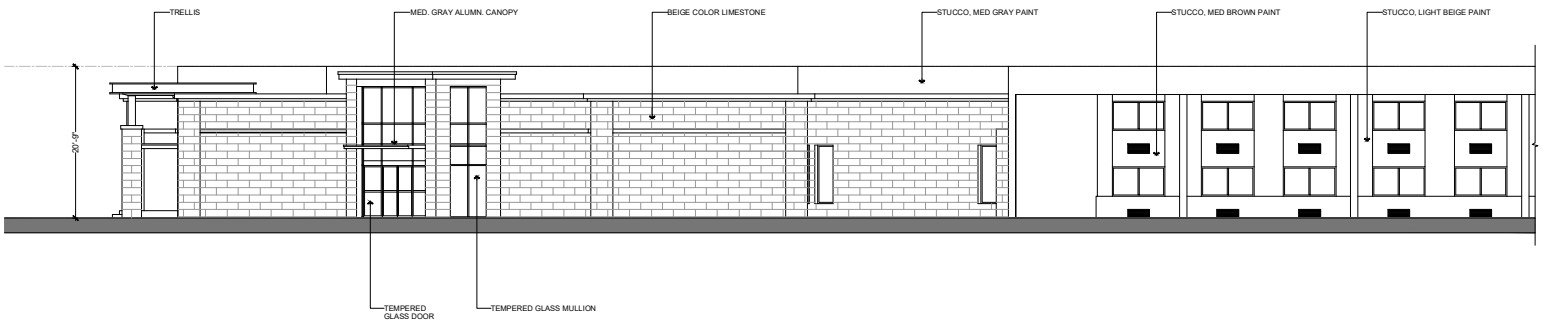
Date of issue: 01/02/2026

DAYS INN RENOVATION

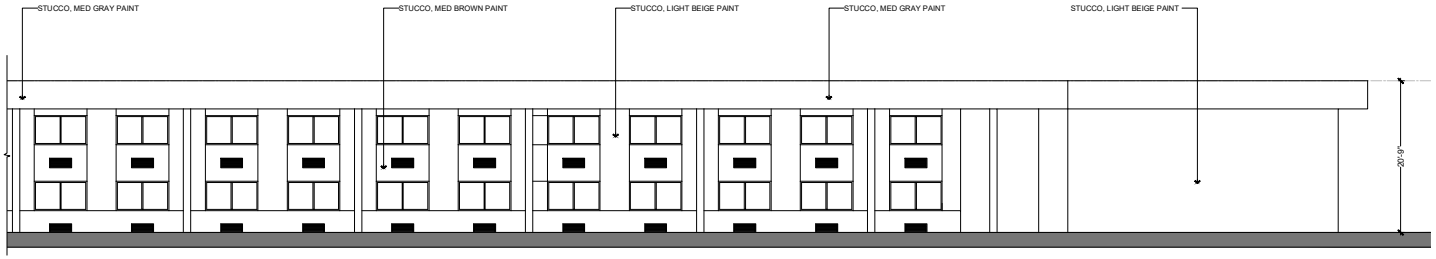
3605 US-75. SHERMAN, TEXAS 75090

BUILDING ELEVATIONS

JOB 25120
DATE 01/02/2026
SHEET
A 2.01



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



2 SOUTH ELEVATION-2
1/8" = 1'-0"

TWZ ARCHITECTS LLC.
2029 Stonemont Ct.
Allen, TX 75013
T: 469-450-4163

	ISSUES	
1	2026.01.02	SITE PLAN
2		
3		
4		
5		
6		
7		
8		
9		
10		
△	REVISIONS	

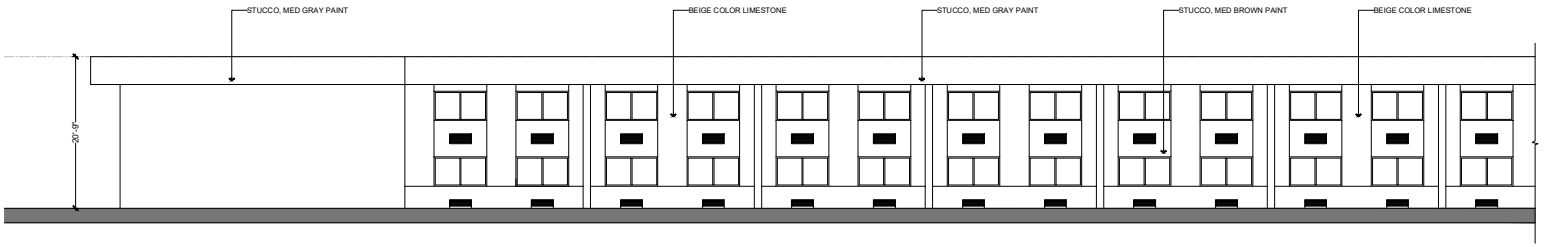
Date of issue: 01/02/2026

DAYS INN RENOVATION

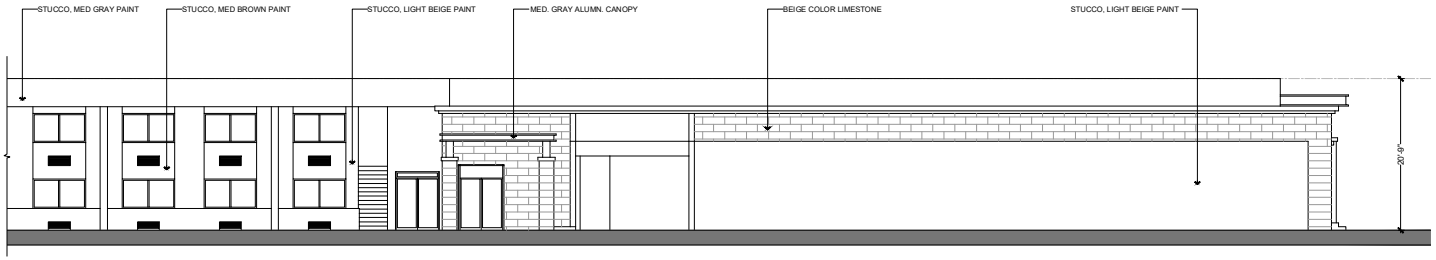
3605 US-75. SHERMAN, TEXAS 75090

BUILDING ELEVATIONS

JOB 25120
DATE 01/02/2026
SHEET
A 2.02



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



2 NORTH ELEVATION-2
1/8" = 1'-0"

TWZ ARCHITECTS LLC.
2029 Stonemont Ct.
Allen, TX 75013
T: 469-450-4163

	ISSUES	
1	2026.01.02	SITE PLAN
2		
3		
4		
5		
6		
7		
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9		
10		

	REVISIONS	

Date of issue: 01/02/2026

DAYS INN RENOVATION

3605 US-75. SHERMAN, TEXAS 75090

BUILDING ELEVATIONS

JOB 25120
DATE 01/02/2026
SHEET

A 2.03

PROPOSED BUILDING FACADE



PROPOSED BUILDING FACADE



PROPOSED BUILDING FACADE



PROPOSED BUILDING FACADE



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 6, 2026 Sent via Email

Andrew Yeoh
6814 Clear Springs Cr.
Garland, TX 75044

Dear Applicants,

The request of a Site Plan for Days Inn Retail, Restaurant and Hotel Addition located at 3605 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, 2026, at 5:00 P.M., in the City Council Chambers at 220 W Mulberry St.

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 and Building Regulations of Chapter 3.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). (Code of Ordinances Chapter 3.02(c))
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. Permanent residents are not permitted. Any hotel guest may not stay longer than 30 days.
6. The property must be properly maintained in a state of good repair and neat appearance.
7. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
8. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
9. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

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*
11. City Council approval of Encroachment Agreement for existing parking spaces that will encroach into the plat required 15' Utility, Landscape, and Sidewalk Easement dedication may be required prior to submitting Final Plat. Encroachment Agreement requirements can be obtained by emailing engineering@cityofsherman.com. *Code of Ordinances 10.03.007(d)*
12. New drive approaches and sidewalks shall conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way.

Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5

Solid Waste

13. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.03.007(f)(1)) of the City of Sherman's Zoning Ordinance.

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. 8.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***6400-6599 BLOCK CONSTITUTION DRIVE (Project No. 000256-2025)**

The request of Cope Equities (Owner), Caleb Jones, P.E. (Applicant) and Kimley Horn (Surveyor) concerning the property located at 6400-6599 Block Constitution Drive, consisting of 5.348 acres, being a part of the John Chronister Survey, Abstract No. 248, being all of Lot 5 and Lot 6, Block A, Jamestown Square Addition, and currently zoned R-TH (Townhome Residential) District as follows:

Planning and Zoning Commission:

Final Plat approval Jamestown Sherman Townhomes.

Background:

The property is located at 6400-6599 Block Constitution Drive. Tho owner would like approval of the final plat for Jamestown Sherman Townhomes.

The following has been approved for this location:

- 8/16/2024 - Preliminary Plat of Jamestown Square Townhomes (Conditionally Approved)

Origination:

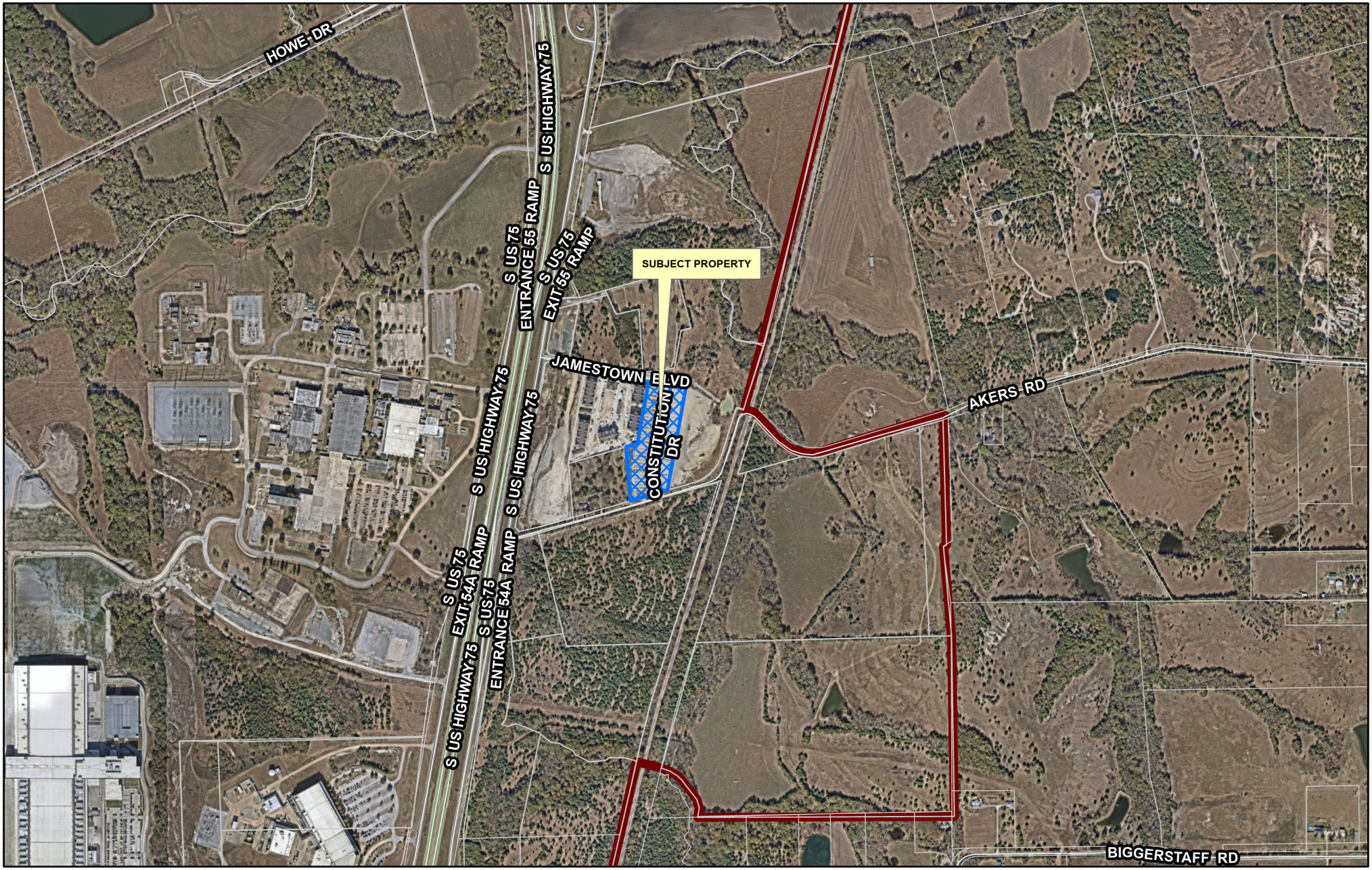
The request of Cope Equities (Owner), Caleb Jones, P.E. (Applicant) and Kimley Horn (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve of this item.

Attachments:

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



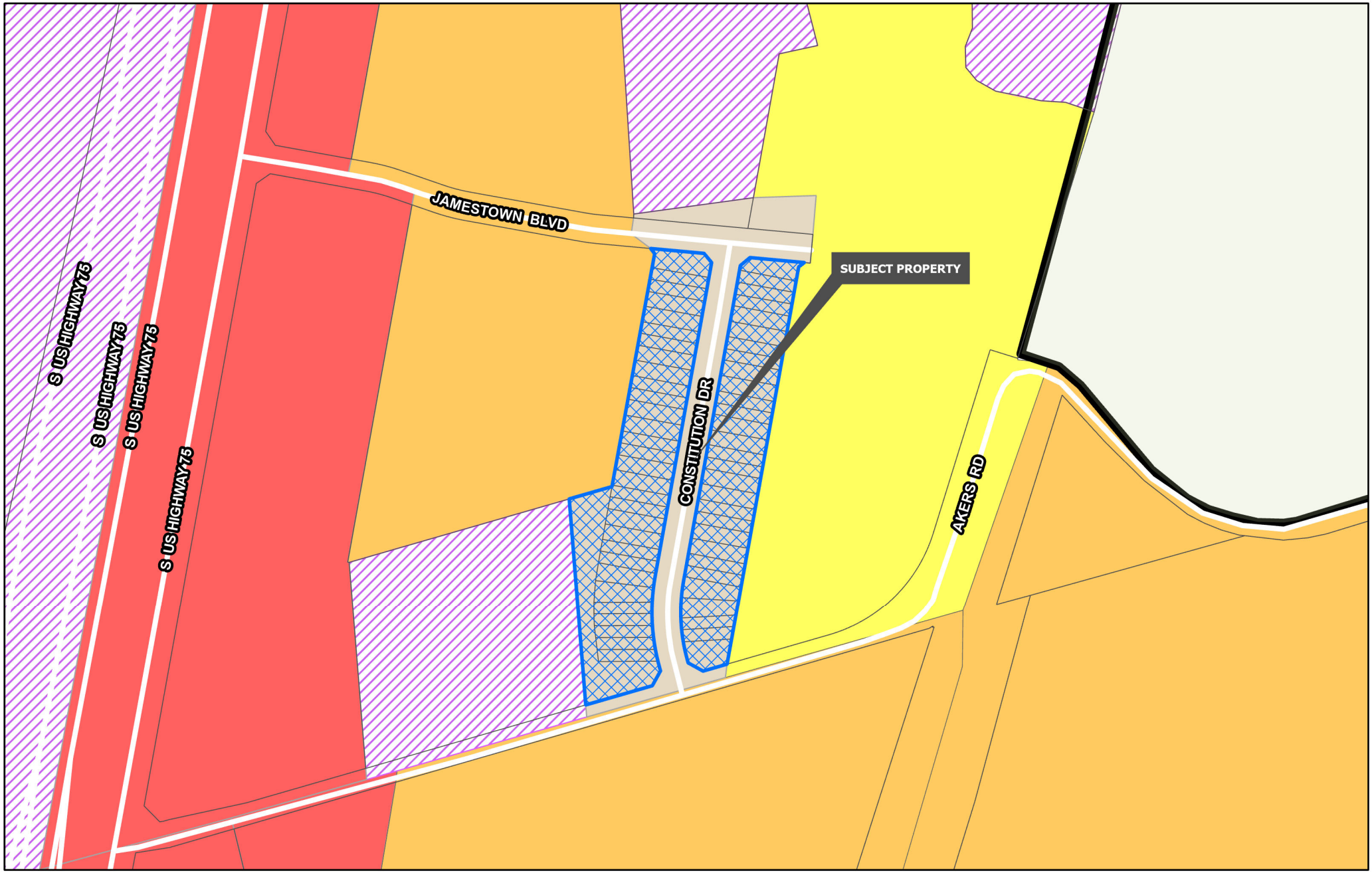
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
6400-6599 BLK CONSTITUTION DR

N
W E
S

Date: 12/30/2025 2:41 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
6400-6599 BLK CONSTITUTION DR

N
W E
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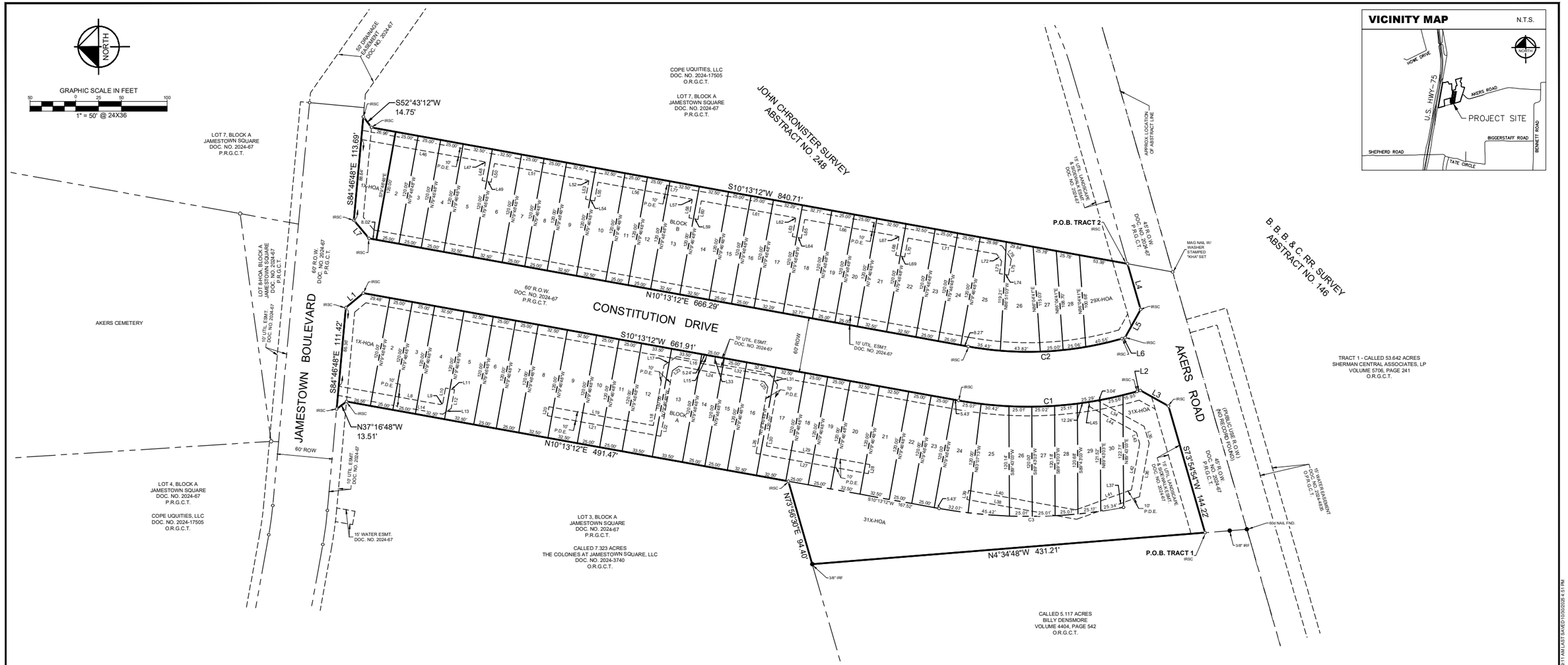
Date: 12/30/2025 2:41 PM



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°18'18"	430.00'	197.42'	S02°55'57"E	195.69'
C2	26°18'18"	370.00'	169.87'	N02°55'57"W	168.38'
C3	21°09'22"	550.00'	203.08'	S00°21'29"E	201.93'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S39°46'48"E	24.76'	L26	N79°46'48"W	73.79'	L51	S10°13'12"W	104.25'	L76	N55°13'12"E	17.85'
L2	S16°05'06"E	3.59'	L27	S10°13'12"W	125.00'	L52	S70°13'12"W	1.55'	L77	N10°13'12"E	711.64'
L3	S28°54'54"W	35.36'	L28	S79°46'48"E	10.00'	L53	N79°46'48"W	19.42'			
L4	S73°54'54"W	51.99'	L29	N10°13'12"E	115.00'	L54	S10°13'12"W	10.00'			
L5	N61°05'06"W	35.36'	L30	S79°46'48"E	67.93'	L55	S79°46'48"E	20.76'			
L6	N16°05'06"W	3.59'	L31	N55°13'12"E	15.36'	L56	S10°13'12"W	104.20'			
L7	N50°13'12"E	25.98'	L32	N10°13'12"E	61.40'	L57	S70°13'12"W	1.55'			
L8	N10°13'12"E	113.30'	L33	S79°46'48"E	7.50'	L58	N79°46'48"W	19.42'			
L9	N34°46'48"W	2.93'	L34	N28°54'54"E	58.46'	L59	S10°13'12"W	10.00'			
L10	N79°46'48"W	16.64'	L35	N73°54'54"E	19.15'	L60	S79°46'48"E	20.76'			
L11	N10°13'12"E	10.00'	L36	S79°46'48"E	59.45'	L61	S10°13'12"W	104.23'			
L12	S79°46'48"E	20.78'	L37	S19°46'48"E	73.06'	L62	S70°13'12"W	1.55'			
L13	S34°46'48"E	11.21'	L38	S10°13'11"W	122.00'	L63	N79°46'48"W	19.42'			
L14	S10°13'12"W	116.57'	L39	N79°46'49"W	10.00'	L64	S10°13'12"W	10.00'			
L15	N79°46'48"W	7.50'	L40	N10°13'11"E	119.32'	L65	S79°46'48"E	20.76'			
L16	N10°13'12"E	31.88'	L41	N19°46'48"W	64.60'	L66	S10°13'12"W	104.17'			
L17	N34°46'48"W	16.77'	L42	N79°46'48"W	51.34'	L67	S70°13'12"W	1.66'			
L18	N79°46'48"W	66.93'	L43	S73°54'54"W	12.67'	L68	N79°46'48"W	19.42'			
L19	N10°13'12"E	116.00'	L44	S28°54'54"W	58.38'	L69	S10°13'12"W	10.00'			
L20	N79°46'48"W	10.00'	L45	S73°54'54"W	5.35'	L70	S79°46'48"E	20.86'			
L21	S10°13'12"W	126.00'	L46	S10°13'12"W	137.37'	L71	S10°13'12"W	98.48'			
L22	S79°46'48"E	72.79'	L47	S70°13'12"W	1.55'	L72	S55°13'12"W	9.57'			
L23	S34°46'48"E	8.49'	L48	N79°46'48"W	19.42'	L73	N79°46'48"W	13.61'			
L24	S10°13'12"W	95.00'	L49	S10°13'12"W	10.00'	L74	S10°13'12"W	10.00'			
L25	S55°13'12"W	7.07'	L50	S79°46'48"E	20.76'	L75	S79°46'48"E	17.75'			

NOTES:

All corners are a 5/8-inch iron rod with plastic cap stamped "KHA" set, unless otherwise noted.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Distances shown are Surface values. To obtain Grid values, divide the distance by the Project Combined Scale Factor (PCF) of 1.00010712.

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0275G, for Grayson County, Texas and incorporated areas, dated September 1, 2022, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Maintenance of 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.

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. Detention Pond to be designed and constructed with first phase of development.

Lot 30-X HOA, Block A and Lot 28-X HOA, Block B shall be owned and maintained by Home Owner's/ Property Owner's Association (HOA/POA).

LEGEND

	BOUNDARY LINE
	EASEMENT LINE
IRF.	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
INST. NO.	INSTRUMENT NUMBER
N.T.S.	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
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT

FINAL PLAT
JAMESTOWN SHERMAN TOWNHOMES

BLOCK A, LOTS 1X-HOA, 2-30 AND 31X-HOA
BLOCK B, LOTS 1X-HOA, 2-28 AND 29X-HOA

BEING A REPLAT OF
LOTS 5 & 6, BLOCK A, JAMESTOWN SQUARE
DOC. NO. 2024-67 P.R.G.C.T.

5.348 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248
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
1" = 50'	MBM/CS	SRD	10/30/2025	064512316	1 of 2

OWNER / APPLICANT:
Cope Equities, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

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DWG NAME: K:\FRI_SURVEY\064512316-JAMESTOWN SQUARE - SHERMAN\DWG\064512316-JAMESTOWN SHERMAN TOWNHOMES FP.DWG PLOTTED BY: CRABLE, JEFF 10/31/2025 9:11 AM LAST SAVED 10/30/2025 4:51 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS COPE EQUITIES, LLC, is the owner of two tracts of land situated in the John Chronister Survey, Abstract No. 248 , City of Sherman, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

TRACT 1:

BEING a tract of land situated in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, and being all of Lot 5, Block A of Jamestown Square, an Addition to the City of Sherman, according to the Final Plat, recorded in Document No. 2024-67 of the Plat Records of Collin County, Texas, being all of that tract of land, described in a Correction Special Warranty Deed to Cope Equities, LLC, as recorded in Document No. 2024-17505 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Lot 5, Block A, same being on the northerly right of way line of Akers Road, a 45' wide right of way as dedicated in said Jamestown Square, same also being on the easterly line of a called 5.117-acre tract of land, described in a General Warranty Deed to Billy Densmore, as recorded in Volume 4404, Page 542 of the Official Records of Grayson County, Texas

THENCE North 04°34'48" West, the common line of said Lot 5 and said 5.117-acre tract, crossing said Tract 1 (50.006-acres), a distance of 431.21 feet to a 3/8-inch iron rod found for the northeast corner of said 5.117-acre tract, same being on the southerly line of Lot 3, Block A of said Jamestown Square;

THENCE North 73°56'30" East, departing the common line of said Lot 5 and said 5.117-acre tract, along the common line of said Lots 3 and 5, a distance of 94.40 feet to a point for corner;

THENCE North 10°13'12" East, continuing along the common line of said Lots 3 and 5, a distance of 491.47 feet to a point for corner;

THENCE North 37°16'48" West, continuing along the common line of said Lots 3 and 5, a distance of 13.51 feet to a point for the north common corner of said Lots 3 and 5, same being on the southerly right of way line of Jamestown Boulevard, a 60' wide right of way as dedicated in said Jamestown Square;

THENCE South 84°46'48" East, along the northerly line of said Lot 5 and the southerly right of way line of said Jamestown Boulevard, a distance of 111.42 feet to a point for the northerly, northeast corner of said Lot 5, same being the intersection of the southerly right of way line of said Jamestown Boulevard with the westerly right of way line of Constitution Drive, a variable with right of way as dedicated in said Jamestown Square;

THENCE South 39°46'48" East, along the easterly line of said Lot 5 and the westerly right of way line of said Constitution Drive, a distance of 24.76 feet to a point for easterly, northeast corner of said Lot 5;

THENCE South 10°13'12" West, continuing along the easterly line of said Lot 5 and the westerly right of way line of said Constitution Drive, a distance of 661.91 feet to the beginning of a tangent curve to the left with a radius of 430.00 feet, a central angle of 26°18'18", and a chord bearing and distance of South 02°55'57" East, 195.69 feet;

THENCE in a southerly direction, continuing along the easterly line of said Lot 5 and the westerly right of way line of said Constitution Drive, with said tangent curve to the left, an arc distance of 197.42 feet to a point for corner;

THENCE South 16°05'06" East, continuing along the easterly line of said Lot 5 and the westerly right of way line of said Constitution Drive, a distance of 3.59 feet to a point for corner;

THENCE South 28°54'54" West, continuing along the easterly line of said Lot 5 and the westerly right of way line of said Constitution Drive, a distance of 35.36 feet to a point for the southeast corner of said Lot 5, same being the intersection of the westerly right of way line of said Constitution Drive with the northerly right of way line of aforesaid Akars Road;

THENCE South 73°54'54" West, along the southerly line of said Lot 5 and the northerly right of way line of said Akers Road, a distance of 144.22 feet to the **POINT OF BEGINNING** and containing 3.035 acres (132,189 square feet) of land, more or less.

TRACT 2:

BEING a tract of land situated in the John Chronister Survey, Abstract No. 248, City of Sherman, Grayson County, Texas, and being all of Lot 6, Block A of Jamestown Square, an Addition to the City of Sherman, according to the Final Plat, recorded in Document No. 2024-67 of the Plat Records of Collin County, Texas, being all of that tract of land, described in a Correction Special Warranty Deed to Cope Equities, LLC, as recorded in Document No. 2024-17505 of the Official Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said Lot 6, Block A, same being on the northerly right of way line of Akers Road, a 45' wide right of way as dedicated in said Jamestown Square, same also being the southwest corner of Lot 7, Block A of said Jamestown Square;

THENCE South 73°54'54" West, along the southerly line of said Lot 6 and the northerly right of way line of said Akers Road, a distance of 51.99 feet to a point for the southerly, southwest corner of said Lot 6, same being the intersection of the northerly right of way line of said Akers Road with the easterly right of way line of Constitution Drive, a variable with right of way as dedicated in said Jamestown Square;

THENCE North 61°05'06" West, along the westerly line of said Lot 6 and the easterly right of way line of said Constitution Drive, a distance of 35.36 feet to a point for corner;

THENCE North 16°05'06" West, continuing along the westerly line of said Lot 6 and the easterly right of way line of said Constitution Drive, a distance of 3.59 feet to the beginning of a tangent curve to the right with a radius of 370.00 feet, a central angle of 26°18'18", and a chord bearing and distance of North 02°55'57" West, 168.38 feet;

THENCE in a northerly direction, continuing along the westerly line of said Lot 6 and the easterly right of way line of said Constitution Drive, with said tangent curve to the right, an arc distance of 169.87 feet to a point for corner;

THENCE North 10°13'12" East, continuing along the westerly line of said Lot 6 and the easterly right of way line of said Constitution Drive, a distance of 666.29 feet to a point for corner;

THENCE North 50°13'12" East, continuing along the westerly line of said Lot 6 and the easterly right of way line of said Constitution Drive, a distance of 25.98 feet to a point for the northwest corner of said Lot 6, same being the intersection of the easterly right of way line of said Constitution Drive with the southerly right of way line of Jamestown Boulevard, a 60' wide right of way as dedicated in said Jamestown Square;

THENCE South 84°46'48" East, along the northerly line of said Lot 6 and the southerly right of way line of said Jamestown Boulevard, a distance of 113.69 feet to a point for the northeast corner of said Lot 6, same being on the westerly line of aforesaid Lot 7;

THENCE South 52°43'12" West, along the common line of said Lots 6 and 7, a distance of 14.75 feet to a point for corner;

THENCE South 10°13'12" West, continuing along the common line of said Lots 6 and 7, a distance of 840.71 feet to the **POINT OF BEGINNING** and containing 2.313 acres (100,763 square feet) of land, more or less.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **COPE EQUITIES, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **JAMESTOWN SHERMAN TOWNHOMES**, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

COPE EQUITIES, LLC, 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 _____, _____.

BY: **COPE EQUITIES, LLC**, a Texas limited liability company

By: _____
_____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
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
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 GRAYSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

_____
Notary Public, State of Texas

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

FINAL PLAT
JAMESTOWN SHERMAN TOWNHOMES

BLOCK A, LOTS 1X-HOA, 2-30 AND 31X-HOA
BLOCK B, LOTS 1X-HOA, 2-28 AND 29X-HOA

BEING A REPLAT OF
LOTS 5 & 6, BLOCK A, JAMESTOWN SQUARE
DOC. NO. 2024-67 P.R.G.C.T.

5.348 ACRES SITUATED IN THE
JOHN CHRONISTER SURVEY, ABSTRACT NO. 248
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet
NA	MBM/CS	SRD	10/30/2025	064512316	2 of 2

OWNER / APPLICANT:
Cope Equities, LLC
900 W. Bethany Dr., Suit 230
Allen, Texas 75013
Ph: (972) 908-2673
Contact :

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Rd, Suite 700
Dallas, TX 75240
Ph: (972) 770-1300
Contact: Jonathan Kirby, PE

DWG NAME: K:\FRI_SURVEY\064512316-JAMESTOWN SQUARE - SHERMAN\DWG\064512316-JAMESTOWN SHERMAN TOWNHOMES FP.DWG PLOTTED BY: CRABLE, JEFF 10/31/2025 9:11 AM LAST SAVED 10/30/2025 4:51 PM

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***814 EAST MULBERRY STREET (Project No. 000257-2025)**

The request of Ricardo Gutierrez Ramirez (Owner), Copley Land & Surveying (Surveyor) concerning the property located at 814 East Mulberry Street, consisting of 0.083 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, being part of Lots 16 and 17, Block 14, Chaffins First Addition, and currently zoned R-4 (Patio Home Residential) District as follows:

Planning and Zoning Commission:

Final Plat RGR Addition, Lot 1, Block A

Background:

The property is located at 814 East Mulberry Street. The owner would like final plat approval for the RGR Addition, Lot 1, Block A.

The following has been approved for this location:

- 6/17/2025 - Public Hearing and Zone Change from an M-2 (Heavy Manufacturing) District to R-4 (Patio Home Residential) District. Ordinance No. 6850
- 6/17/2025 - Public Hearing and Variance under Section 14.02.008 to allow a lot area of 3600 square foot in lieu of the required 4000 square foot.
- 6/17/2025 - Public Hearing and Variance under Section 14.02.008 to allow a 37.50’ lot width in lieu of the required 40’ lot width.

Origination:

The request of Ricardo Gutierrez Ramirez (Owner), Copley Land & Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. CONDITIONAL APPROVAL LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
814 E MULBERRY ST

N
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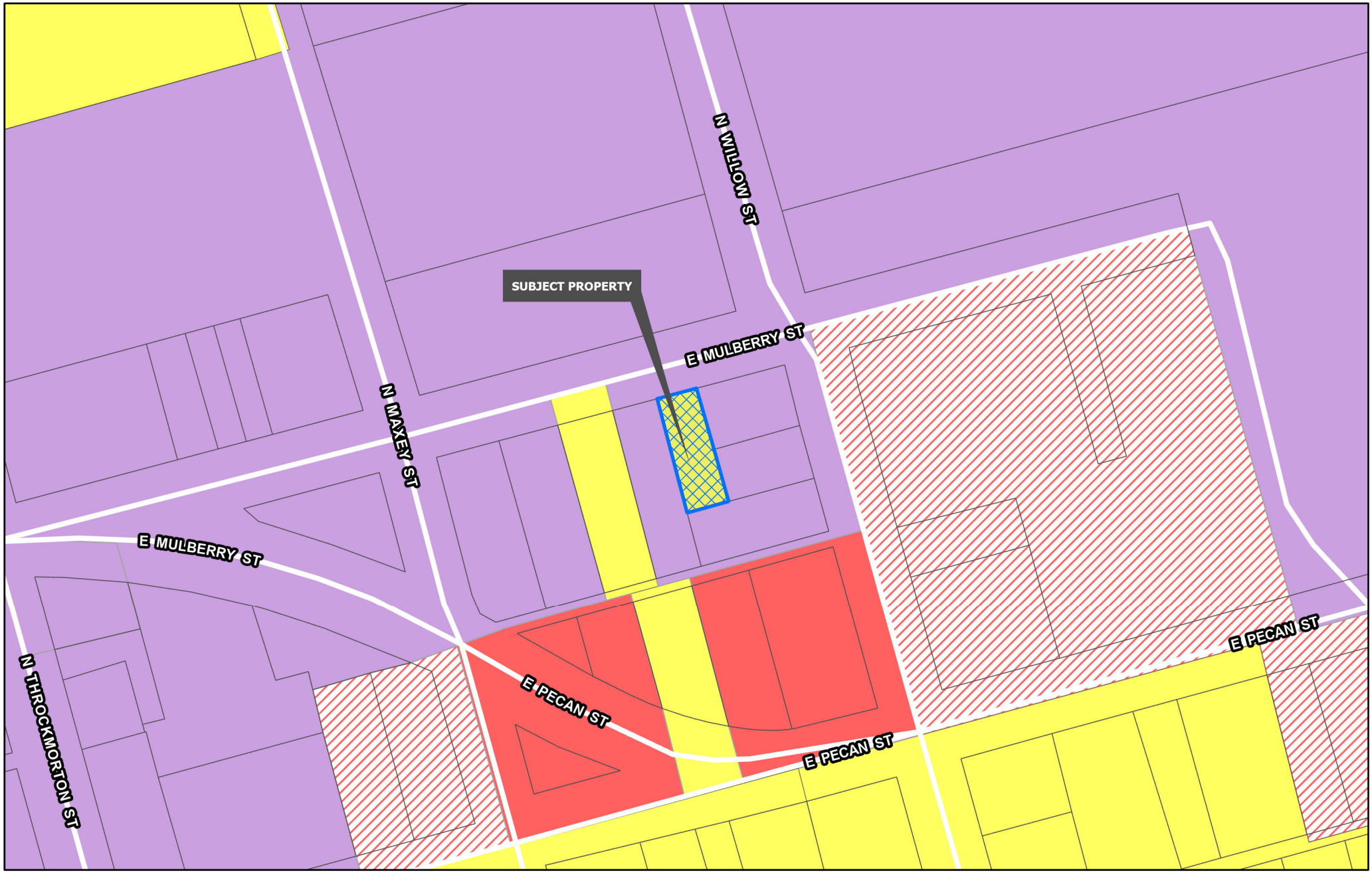
Date: 5/6/2025 9:27 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
814 E MULBERRY ST

N
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Date: 12/30/2025 2:41 PM



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

Copley Land Surveying
1702 Verdi Lane, Sherman, Texas 75090
TX 903-415-3643,
john@copleylandsurveying.com

OWNERS/DEVELOPER
RICKY'S FINE HOMES, LLC
P.O. BOX 357
SHERMAN, TEXAS 75091
(903)271-9469

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

Legal Description

Situated *in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, and being the north 96 feet of Lot 16 and the north 96 feet of the east 1/2 of Lot 17, Block 14, Chaffin's First Addition, an addition to the City of Sherman, Texas by plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas, being the same property conveyed to Rickys Fine Homes LLC by deed of record in Document No. 2023-19138, Official Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:*

Beginning *at a 1/2" steel rod found with a cap marked BURNS in the south line of Mulberry Street maintaining the northeast corner of said Lot 16 tract and the northwest corner of Lot 15 of said Chaffin's First Addition;*

Thence ***South 15°43'25" East****, along the east line of said Lot 16 and the west line of said Lot 15, a distance of* ***96.00 feet*** *to a 1/2" steel rod found with a cap marked BURNS maintaining the southeast corner of said Rickys Fine Homes LLC Tract, the southwest corner of a tract of land conveyed to Thomas Donoho, by deed of record in Volume 4779, Page 196, Official Public Records, Grayson County, Texas and in the north line of a tract of land conveyed to Samuel N. Castle by deed of record in Volume 4864, Page 316 of said Official Public Records;*

Thence ***South 74°36'52" West,*** *along the south line of said Rickys Fine Homes LLC Tract and the north line of said Castle Tract, a distance of* ***37.50 feet*** *to a 1/2" steel rod found with a cap marked SARTIN maintaining the southwest corner of said Rickys Fine Homes LLC Tract, the northwest corner of said Castle Tract and in the east line of a tract of land conveyed to Eulanda Riddick by deed of record in Document No. 2021-28367 of said Official Records;*

Thence ***North 15°43'25" West,*** *along the west line of said Rickys Fine Homes LLC Tract and the east line of said Riddick Tract, a distance of* ***96.00 feet*** *to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of said Mulberry Street and the north line of said Lot 17, and Block 14, for the northwest corner of said Rickys Fine Homes LLC Tract and the northeast corner of said Riddick Tract;*

Thence ***North 74°36'52" East,*** *along the north line of said Block 14, and the south line of said Mulberry Street, a distance of* ***37.50 feet*** *to the* ***Point-of-Beginning*** *and containing* ***0.083 acres*** *of land.*

KNOWN ALL MEN BY THESE PRESENTS:

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

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

AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, SUZETTE MORGAN, 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 RGR 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 RGR Addition, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this ____ day of _____, 2025.

By:_____
SUZETTE MORGAN

~ GENERAL NOTES ~

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

Purpose:
The purpose of this Replat is to combine a portion of two lots into 1 Lot.

Plat Summary; Lot 1R: 0.083 Acres, Residential

Vicinity Map



Owner's Certificate of Dedication

That RICKY'S FINE HOMES, LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the RGR ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.083 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. RICKY'S FINE HOMES, LLC does herein certify the following:

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

WITNESS my hand at _____, _____County, Texas, this ____day of _____(year).

_____
SUZETTE MORGAN
MEMBER OF RICKY'S FINE HOMES, 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 SUZETTE MORGAN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

_____
Notary Public, State of Texas

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

_____ — _____
Chairman — *Secretary*

FINAL PLAT
RGR Addition
Lot 1R, Block A
an addition to
the City of Sherman
Grayson County, Texas
Being a Replat of the North 96 feet of Lot 16 and the North 96 feet of the East 1/2 of Lot 17, Block 14, Chaffins First Addition

12/08/2025

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2856- A
CSS # 000233-2025 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

December 3, 2025

Ricky's Fine Homes, LLC
P.O. Box 357
Sherman, TX 75091

John C. Copley
1702 Verdi Ln.
Sherman, TX 75090

Dear Applicants,

The request for approval of the Preliminary Plat of RGR 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:

Informational Engineering Comments:

1. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Informational Planning Comments:

2. None

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. 10.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

*** 901 EAST HOUSTON STREET (Project No. 000272-2025)**

The request of Hope on Houston, Inc. (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 901 East Houston Street, consisting of 1.69 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Block 19 of Chaffins 2nd Addition, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

Final Plat Hope on Houston Addition

Background:

The property is located at 901 East Houston Street. The owner would like final plat approval for Hope on Houston.

The following has been approved for this location:

- 9/16/2025 - Variance to allow a 9,129 sf lot area in lieu of the required 10,000 sf.
- 5/16/2025 - Preliminary Plat of Hope on Houston Road Addition.
- 4/22/2025 - Site Plan for Hope on Houston Parking Lot.
- 12/14/2021 - Zone change from R-1 to C-1

Origination:

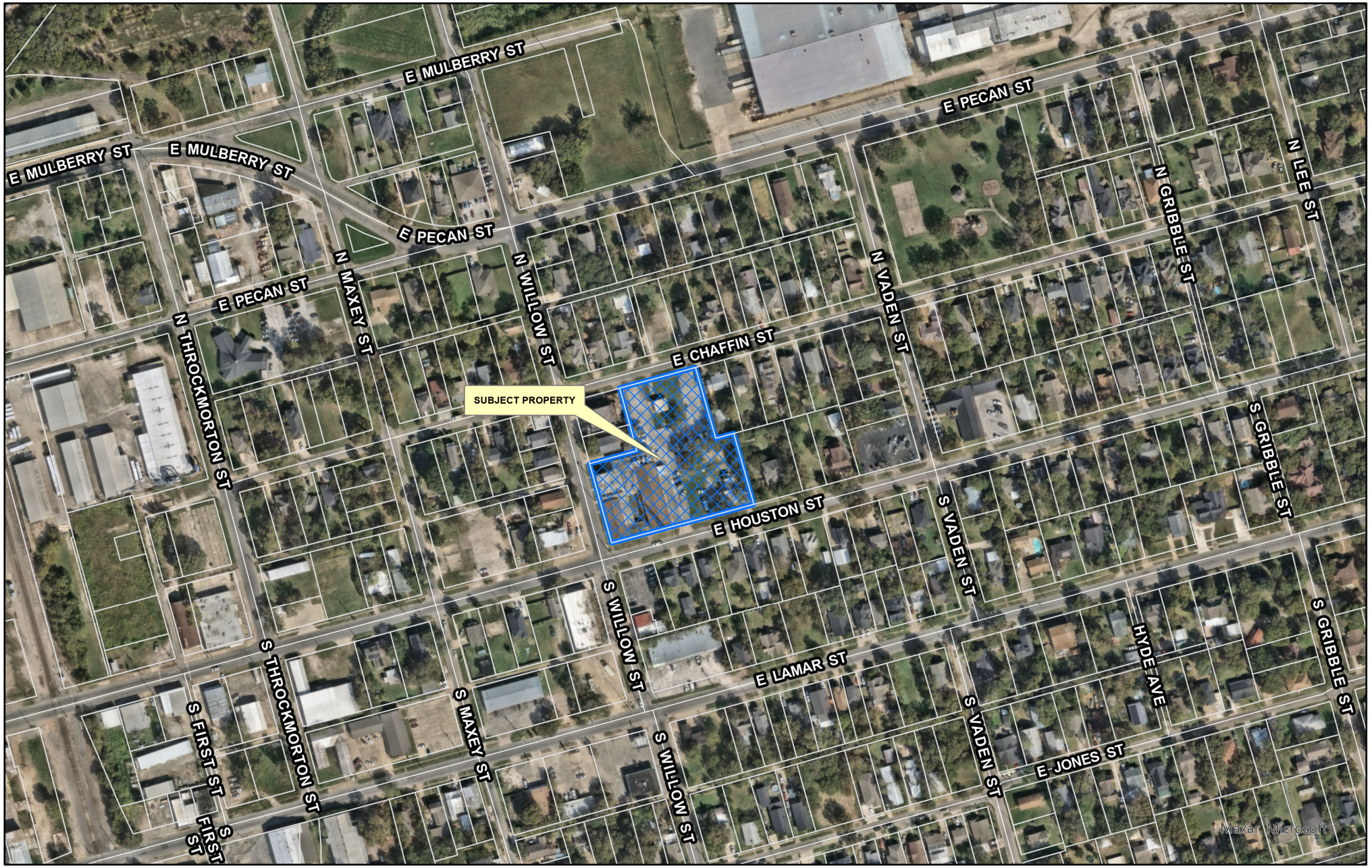
The request of Hope on Houston, Inc. (Owner), and Underwood Drafting and Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. CONDITIONAL APPROVAL LETTER



dlagrone H:\PLANNING\Public Notification KT.aprx

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
901 E HOUSTON ST

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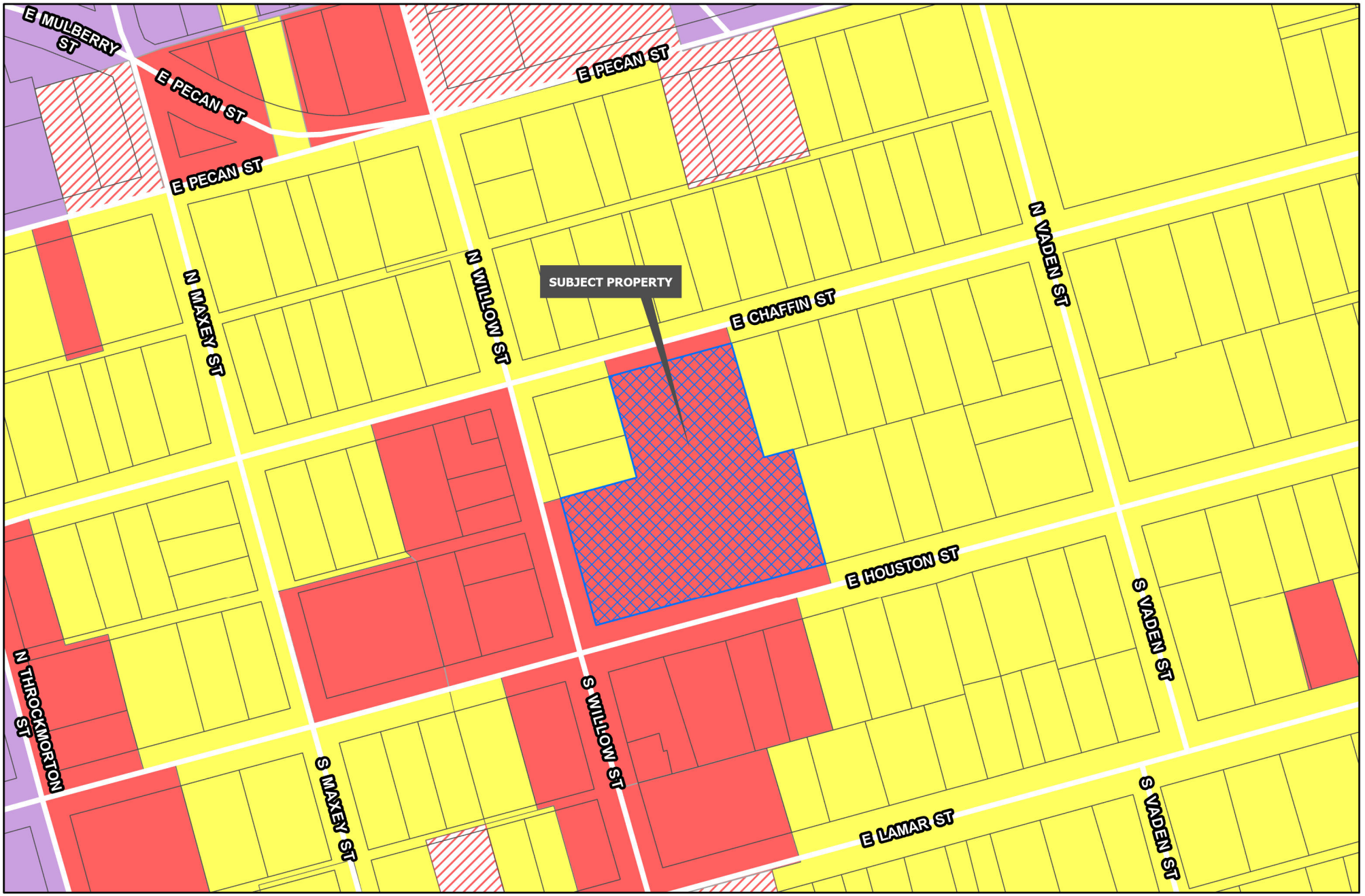
Date: 4/2/2025 10:49 PM



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

Road Names All

Planning & Zoning

CITY OF SHERMAN ZONING MAP 901 E HOUSTON ST

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Date: 4/2/2025 10:49 PM

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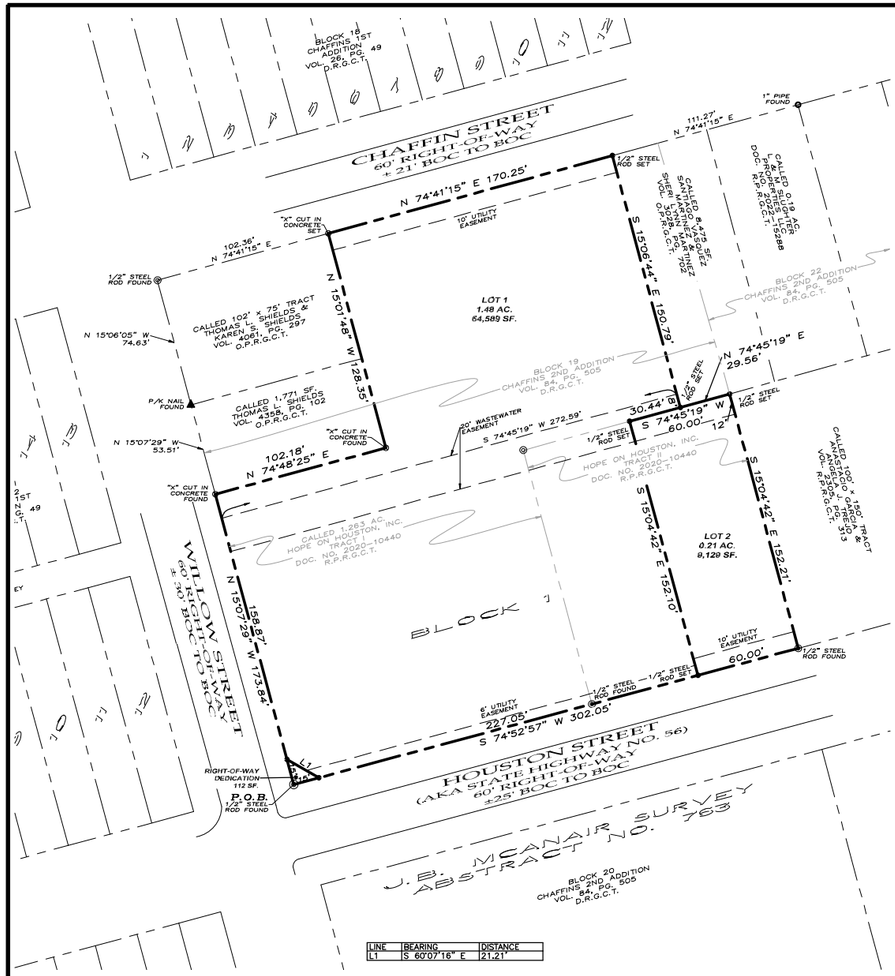
FW: RR – DFT: BH



LINE	BEARING	DISTANCE
L1	S 60°07'16" E	21.21'

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
⊕	1/2" STEEL ROD FOUND
○	1" PIPE FOUND
⊗	"X" CUT IN CONCRETE
▲	P/K NAIL FOUND
BOC	BACK OF CURB
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

~ 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.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being part of Block 19 of Chaffins 2nd Addition, according to the plat thereof recorded in Volume 84, Page 505, Deed Records, Grayson County, Texas, and being all of a called 1.263 acre tract of land described as Tract I and all of a tract of land described as Tract II in the deed to Hope on Houston, Inc., recorded in Document No. 2020-104140, 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 southwest corner of said Tract I, and at the intersection of the northerly right-of-way line of Houston Street and the easterly right-of-way line of Willow Street;

Thence North 15°07'29" West, with a westerly line of said Tract I, and with the easterly right-of-way of said Willow Street, a distance of 173.87 feet to a found "X" in concrete for the western-most northwest corner of said Tract I, common to the southwest corner of a called 1,771 square foot of land described in the deed to Thomas L. Shields, recorded in Volume 4358, Page 102, Official Public Records, Grayson County, Texas;

Thence North 74°48'25" East, with a northerly line of said Tract I, and with the southerly line of said 1,771 square foot tract, a distance of 102.18 feet to a found "X" in concrete for the southeast corner of said 1,771 square foot tract;

Thence North 15°01'48" West, with a westerly line of said Tract I, and with the easterly line of said 1,771 square foot tract, and with the easterly line of a called 102-foot by 75-foot tract of land described in the deed to Thomas L. Shields and Karen S. Shields, recorded in Volume 4061, Page 297, said Official Public Records, a distance of 128.35 feet to a set "X" in concrete for the northern-most northwest corner of said Tract I, common to the northeast corner of said 102-foot by 75-foot Tract, and on the southerly right-of-way line of Chaffin Street;

Thence North 74°45'19" East, with a northerly line of said Tract I, and with the southerly right-of-way line of said Chaffin Street, a distance of 170.25 feet to a set 1/2" steel rod for the northeast corner of said Tract I, common to the northwest corner of a called 8,475 sqare foot tract of land described in the deed to Santiago Vasquez Martinez and Sheri Lynn Martinez, recorded in Volume 3028, Page 702, said Official Public Records;

Thence South 15°06'44" East, with an easterly line of said Tract I, and with the westerly line of said 8,475 square foot tract, a distance of 150.79 feet to a set 1/2" steel rod for the eastern-most southeast corner of said Tract I, common to the southwest corner of said 8,475 sqaure foot tract, and on the northerly line of aforesaid Tract II;

Thence North 74°45'19" East, with the northerly line of said Tract II, and with the southerly line of said 8,475 square foot tract, a distance of 29.56 feet to a set 1/2" steel rod for the northeast corner of said Tract II, common to the northwest corner of a called 100-foot by 150-foot tract of land described in the deed to Anastacio Garcia and Angela J. Trejo, recorded in Volume 2305, Page 313, said Real Property Records;

Thence South 15°04'42" East, with the easterly line of said Tract II, and with the westerly line of said 100-foot by 150-foot tract, a distance of 152.21 feet to a found 1/2" steel rod for the southeast corner of said Tract II, common to the southwest corner of said 100-foot by 150-foot tract, and on the northerly right-of-way line of aforesaid Houston Street;

Thence South 74°52'57" West, with the southerly line of said Tract II, and with the northerly right-of-way line of said Houston Street, passing en route at a distance of 123.50 feet a found 1/2" steel rod for the southwest corner of said Tract II, and continuing on said course, with the southerly line of aforesaid Tract II, a total distance of 302.05 feet to the Point of Beginning and containing 1.69 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

OWNER'S CERTIFICATE OF DEDICATION

THAT HOPE ON HOUSTON INC., acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as HOPE ON HOUSTON STREET ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 1.69 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.

_____
GAIL UTTER, REGISTERED AGENT
HOPE ON HOUSTON INC.

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, GAIL UTTER 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, HOPE ON HOUSTON INC., 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 HOPE ON HOUSTON STREET ADDITION, an addition to the City of Sherman, Grayson County, Texas.

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

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

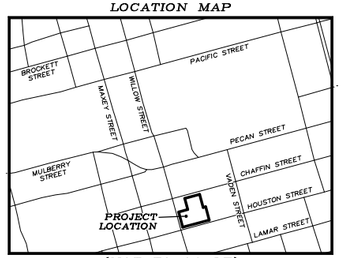
EXECUTED THIS _____ DAY OF _____, 2025.

BY: HOPE ON HOUSTON INC.

BY: _____
GAIL UTTER, REGISTERED AGENT

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

LOCATION MAP



(NOT TO SCALE)

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

OWNERS/DEVELOPER
HOPE ON HOUSTON INC.
2610 SHENANDOAH CIRCLE
SHERMAN, TX 75092-7650

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

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

SHEET 1 OF 1

FINAL PLAT
HOPE ON HOUSTON STREET ADDITION

Being a part of the J.B. McAnair Survey,
Abstract Number 763
Being in the City of Sherman,
Grayson County, Texas.
Containing 1.69 acres of land

12-11-2025

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2543-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

May 12, 2025

Hope on Houston, Inc.
2610 Shenandoah Circle
Sherman, TX 75092-7650

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Hope on Houston Street 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. Call on drawing for western boundary of plat, along Willow Street, does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10); 10.02.003(f)(11)*
2. Existing building encroaches into required 10' Utility Easement and 15' Utility, Landscape, and Sidewalk Easement. Encroachment agreement approved by City Council required prior to submittal of Final Plat. Email engineering@cityofsherman.com for encroachment agreement requirements. *Code of Ordinances, Chapter 14, Section 14.04; 14.04.002(b)(6)*
3. Final Plat shall be filed of record in the Grayson County Plat Records prior to any building permits being issued or construction of the parking lot beginning.
4. 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*
5. 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*

6. 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*
7. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
8. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning Comments:

9. The minimum lot area requirement a C-1 (Retail Business) District 10,000 square feet. *(Sec. 14.02.016(1)*
    a. Lot 2 does not meet the minimum requirements for the C-1 (Retail Business) District
        i. Each lot proposed as part of a plat submittal shall meet the minimum size and dimensional requirements in the Zoning Ordinance. *(Sec. 10.01.005(g))*
            1. A Zone Change approval to an R-6 (Single-Family Residential) District or Variance approval to allow a lot smaller than 10,000 square feet would be required.
                a. Zone Changes or 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.
10. The setbacks in the C-1 (Retail Business) District are:
    b. 25' Front
        i. A Variance to allow a 0' front setback for the existing structure in lieu of the required 25' will be required.
    c. 15' Side
        i. A Variance to allow a 5.8' side setback for the existing structure in lieu of the required 15' will be required.
            1. 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,

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: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***1432 SOUTH ELM STREET (Project No. 000273-2025)**

The request of Sriram Kothandan (Owner), and Underwood Drafting and Surveying (Surveyor) concerning the property located at 1432 South Elm Street consisting of 0.461 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, and being part of Lots 7 and 8, Block 12, B.H. Moore Heirs Addition and currently zoned R-2 (Duplex Residential) District and R-4 (Patio Home Residential) District as follows:

Planning and Zoning Commission

Final Plat 1432 S. Elm St. Addition

Background:

The property is located at 1432 South Elm Street. The owner would like final plat approval.

The following has been approved for this location:

- 10/21/2025 Public hearing and Zone Change of 0.128 acres from an R-6 (Single-Family Residential) District to an R-5 (Patio Home Residential) District.
- 10/21/2025 Public Hearing and Zone Change of 0.328 acres from an R-6 (Single-Family Residential) District to an R-2F (Duplex Residential) District.
- 10/16/2025 Preliminary Plat for 1432 S. Elm St. Addition (Conditionally Approved)

Origination:

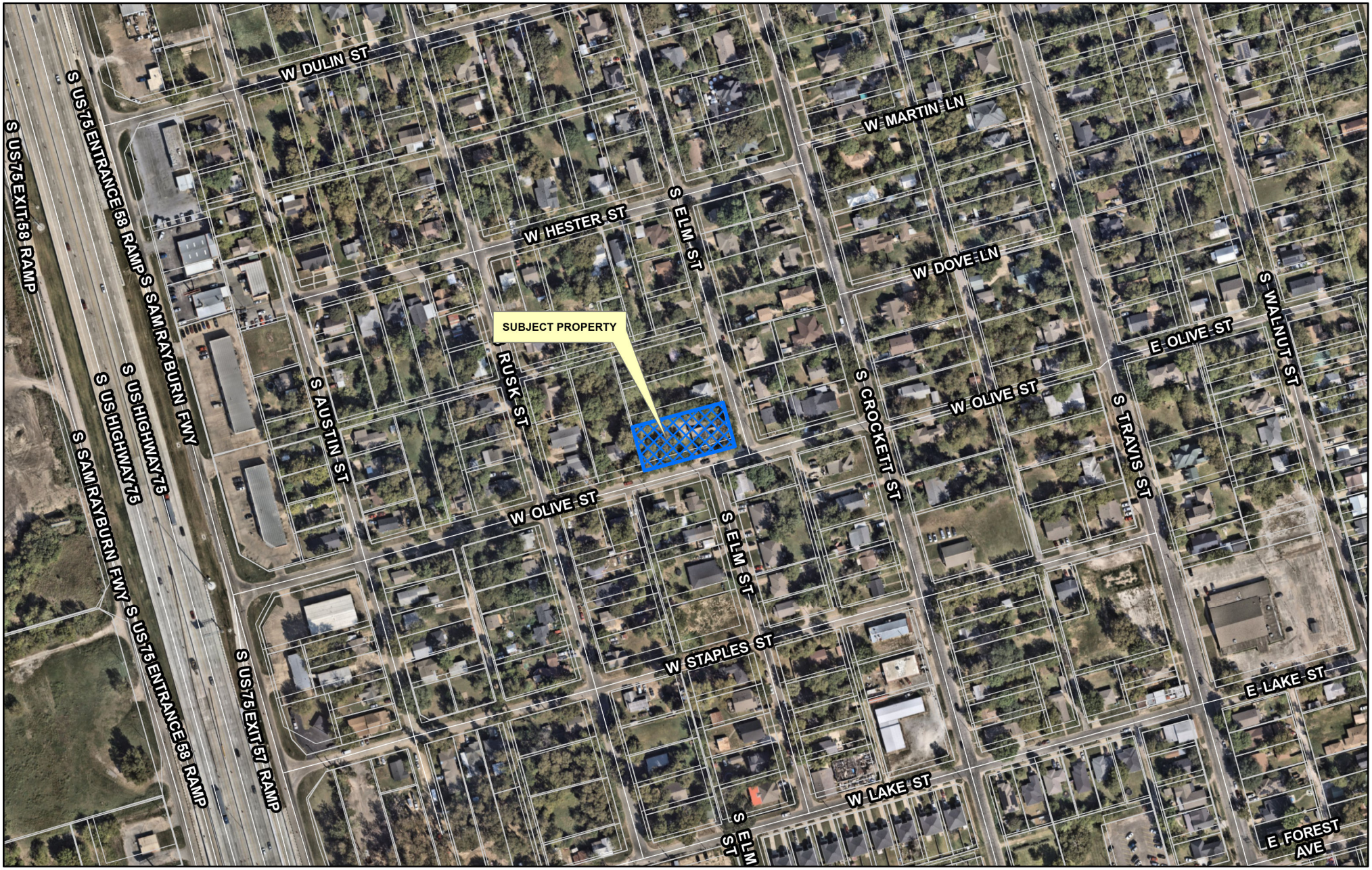
The request of Sriram Kothandan (Owner), and Underwood Drafting and Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. CONDITIONAL APPROVAL LETTER



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1432 S ELM ST

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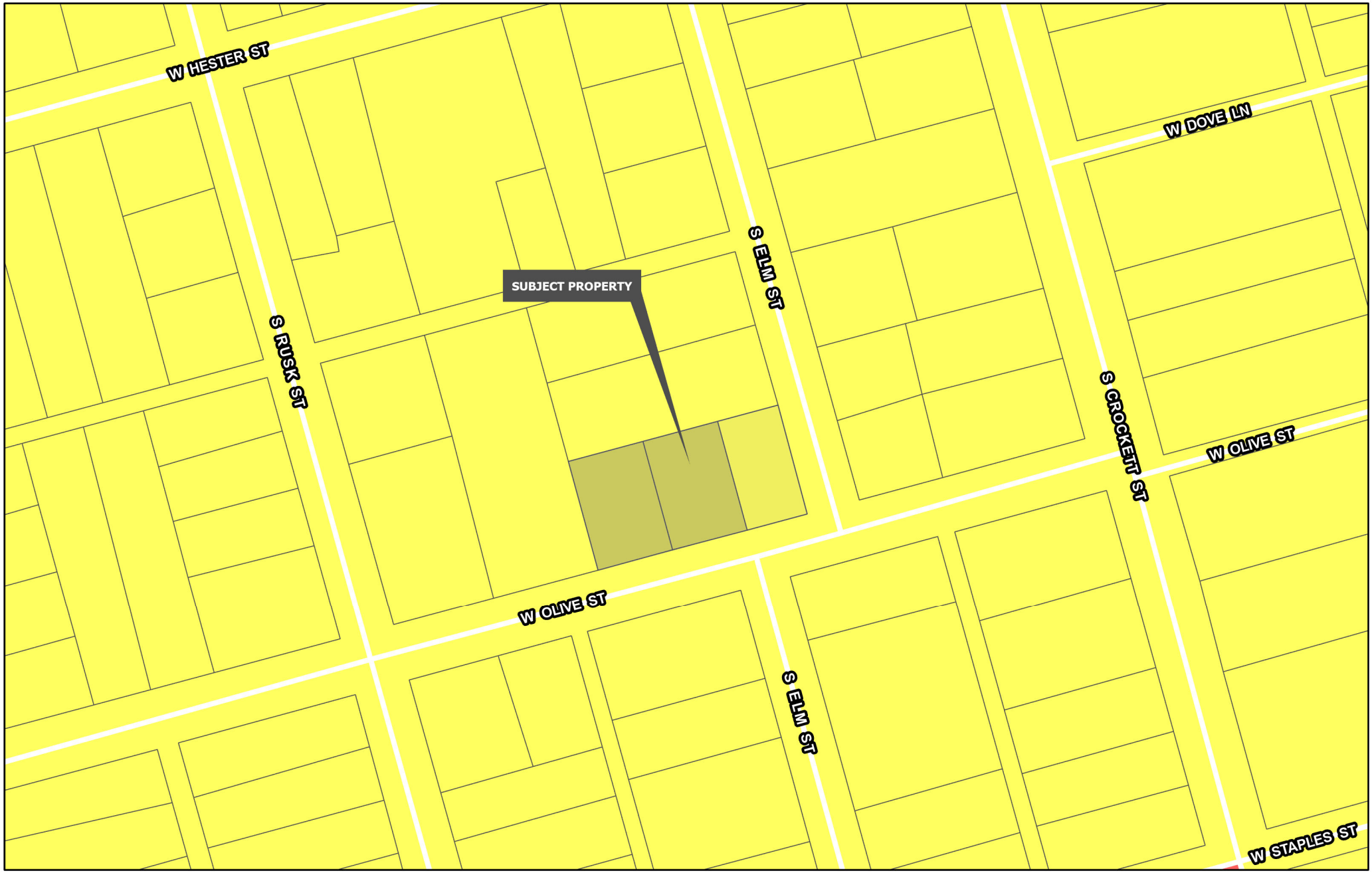
Date: 10/1/2025 9:51 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
1432 S ELM ST

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Date: 12/30/2025 3:45 PM

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JOB NO. 25090936
FW: WK – DFT: BH



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lots 7 and 8 in Block 12 of B.H. Moore Heir's Addition, according to the plat thereof recorded in Volume O, Page 404, Deed Records, Grayson County, Texas, and being the same tract of land described in the deed to Tim Marr and Susan Marr, recorded in Volume 5660, Page 796, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found concrete monument for the southeast corner of said Lot 8, common to the southeast corner of said Marr Tract, and at the intersection of the westerly right-of-way line of Elm Street and with the northerly right-of-way line of Olive Street;

Thence South 74°17'30" West, with the southerly lines of said Lots 8 and 7, and with the southerly line of said Marr Tract, a distance of 196.00 feet to a set 1/2" steel rod for the southwest corner of said Lot 7, common to the southeast corner of Lot 6;

Thence North 15°42'30" West, with the westerly line of said Lot 7, and with the easterly line of said Lot 6, a distance of 102.00 feet to a set 1/2" steel rod for the northwest corner of said Marr Tract, common to the southwest corner of a called 0.31 acre tract of land described in the deed to Eric Popp and Kelly Popp, recorded in Volume 5968, Page 868, said Official Public Records, and from which a found 1/2" pipe for the northwest corner of said 0.31 acre tract bears North 15°42'30" West, a distance of 69.03 feet;

Thence North 74°10'06" East, with the northerly line of said Marr Tract, and with the southerly line of said 0.31 acre tract, crossing said Lots 7 and 8, a distance of 197.17 feet to a found 1/2" pipe for the northeast corner of said Marr Tract, common to the southeast corner of said 0.31 acre tract, and on the easterly line of said Lot 8, and on the westerly right-of-way line of aforesaid Elm Street, and from which a found 1/2" steel rod for the northeast corner of said 0.31 acre tract bears North 16°28'42" West, a distance of 70.28 feet;

Thence South 15°03'22" East, with the easterly line of said Lot 8, and with the easterly line of said Marr Tract, and with the westerly right-of-way line of said Elm Street, a distance of 102.43 feet to the Point of Beginning and containing 0.461 acres (20,093 square feet) 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 _____

OWNER'S CERTIFICATE OF DEDICATION

THAT MINERVA4S SERVICES LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as 1432 S. Elm St. Addition, an addition to the City of Sherman, Grayson County, Texas. Being 0.461 acres situated in and being a portion of the Samuel Blagg Survey, Abstract No. 56, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

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

Sriram Kothandan

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Sriram Kothandan 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, MINERVA4S SERVICES 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 1432 S. Elm St. Addition, an addition to the City of Sherman, Grayson County, Texas.

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

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at 1432 S. Elm St. 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.

Sriram Kothandan

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

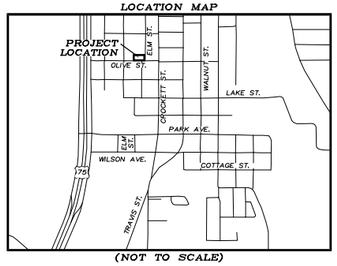
GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	1/2" PIPE FOUND
□	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)

~ 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.*

OWNERS/DEVELOPER
MINERVA4S SERVICES LLC
721 HIGHBRIDGE LANE
PROSPER, TEXAS 75078

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

SHEET 1 OF 1

FINAL PLAT
1432 S. ELM ST. ADDITION

Being a replat of part of Lots 7 & 8, Block 12
B.H. Moore Heir's Addition
Vol. O, Pg. 404, D.R.G.C.T.
Being a part of the Samuel Blagg Survey
Abstract Number 56
Being in the City of Sherman
Grayson County, Texas.
Containing 0.461 acres of land

11-19-2025

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

B:\Land Projects - 2025\25090936\DWG\25090936.dwg

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2851-A
CSS # 000184-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

October 16, 2025

Tim Marr & Susan Marr
1432 S. Elm St.
Sherman, TX 75090-8708

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of 1432 S. Elm 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. Water main must be extended along entire street frontage in accordance with City criteria within Olive Street to serve proposed Lot 1 and Lot 2. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(j)(1)*
2. Developer to provide proof of removal of To-Be-Removed One-Story Frame Residence with Final Plat submittal. *Code of Ordinances Chapter 14, Sec. 14.02.006; 14.02.008; 14.02.009*
3. 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*
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)*

Zoning Comment

6. No new division of any lot or parcel shall be made that creates a new nonconforming situation. *(Sec. 10.05.001(a))*
    a. Zone Changes must be submitted according to the Planning and Zoning schedule and must be approved by City Council prior to the Final Plat being presented to the Planning and Zoning Commission.
        i. The proposed Lot 3 does not adhere to the R-6 (Single-Family Residential) District
            1. There has been a zone change request for this property to be presented to the 10/21/2025 Planning and Zoning Commission. If approved, the item will be presented at the 11/17/2025 City Council meeting.

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

Respectfully,

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

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***947 EAST LAKE STREET (Project No. 000274-2025)**

The request of Lorena Lewis (Owner), and Helvey-Wagner Surveying, Inc (Surveyor) concerning the property located at 947 East Lake Street consisting of 1.849 acres, being a part of the Preston Kitchens Survey, Abstract No. 667, and currently zoned R-6 (Single Family Residential) District, as follows:

Planning and Zoning Commission

Final Plat JC's Corner Addition

Background:

The property is located at 947 East Lake Street. The owner would like final plat approval for JC's Corner Addition.

The following has been approved for this location:

- 12/12/2025: Preliminary Plat JC's Corner (Conditionally Approved)

Origination:

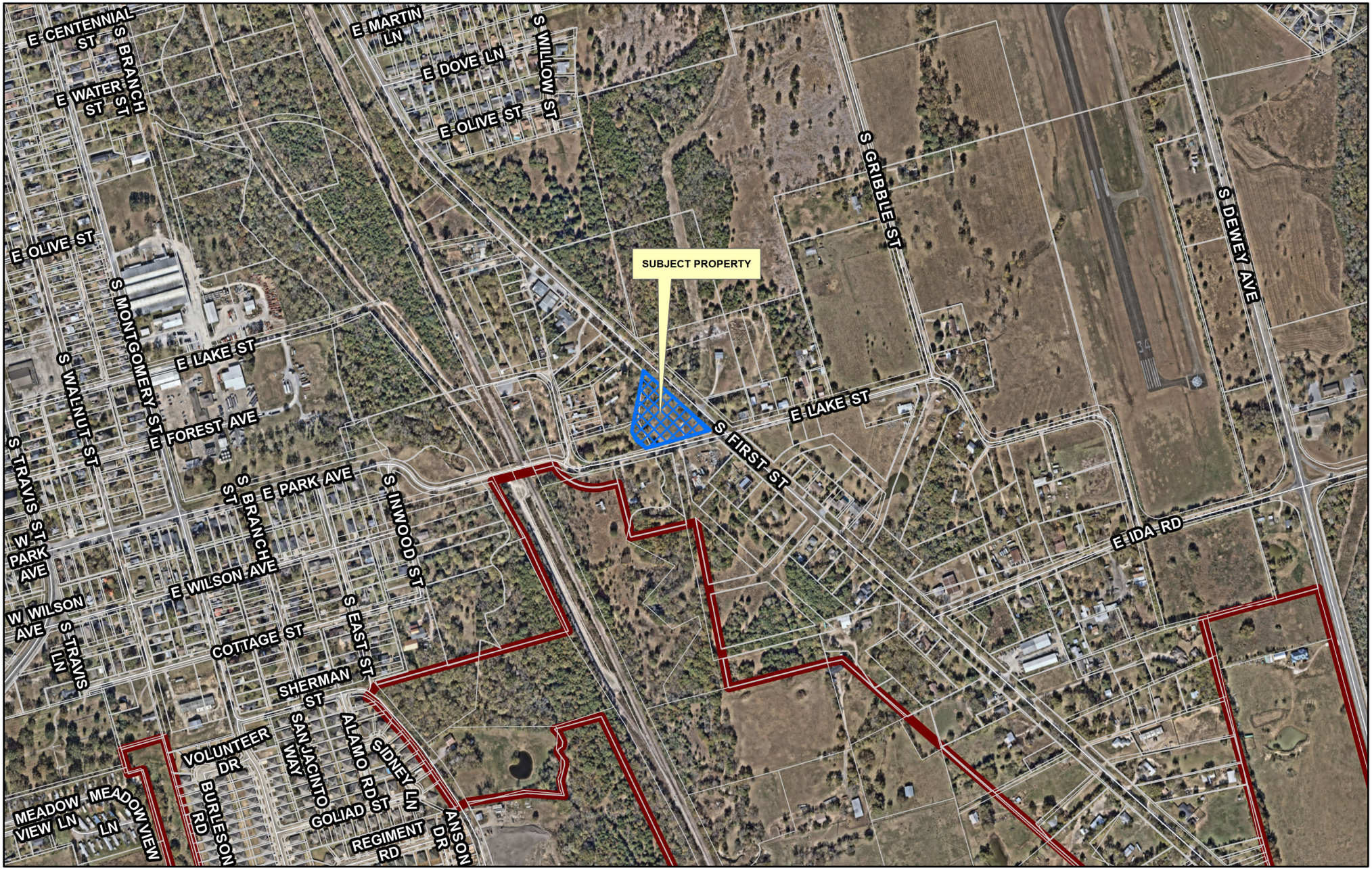
The request of Lorena Lewis (Owner), and Helvey-Wagner Surveying, Inc (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. CONDITIONAL APPROVAL LETTER



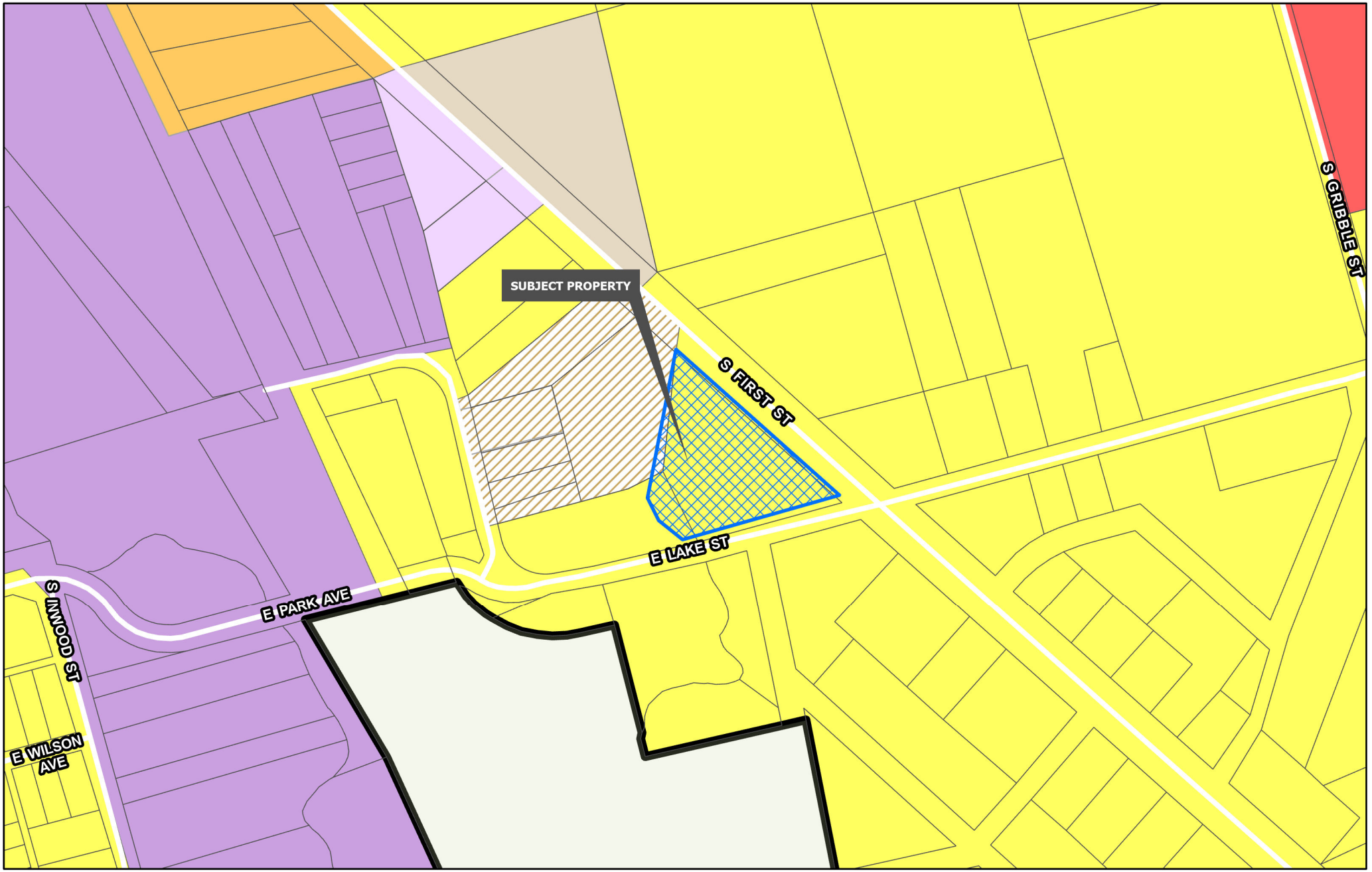
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
947 E LAKE ST

N
W E
S

Date: 12/30/2025 2:41 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
947 E LAKE ST

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W E
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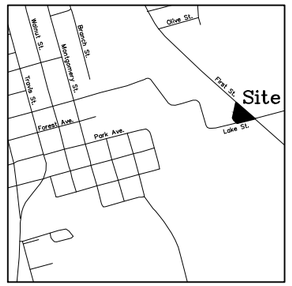
Date: 12/30/2025 2:41 PM

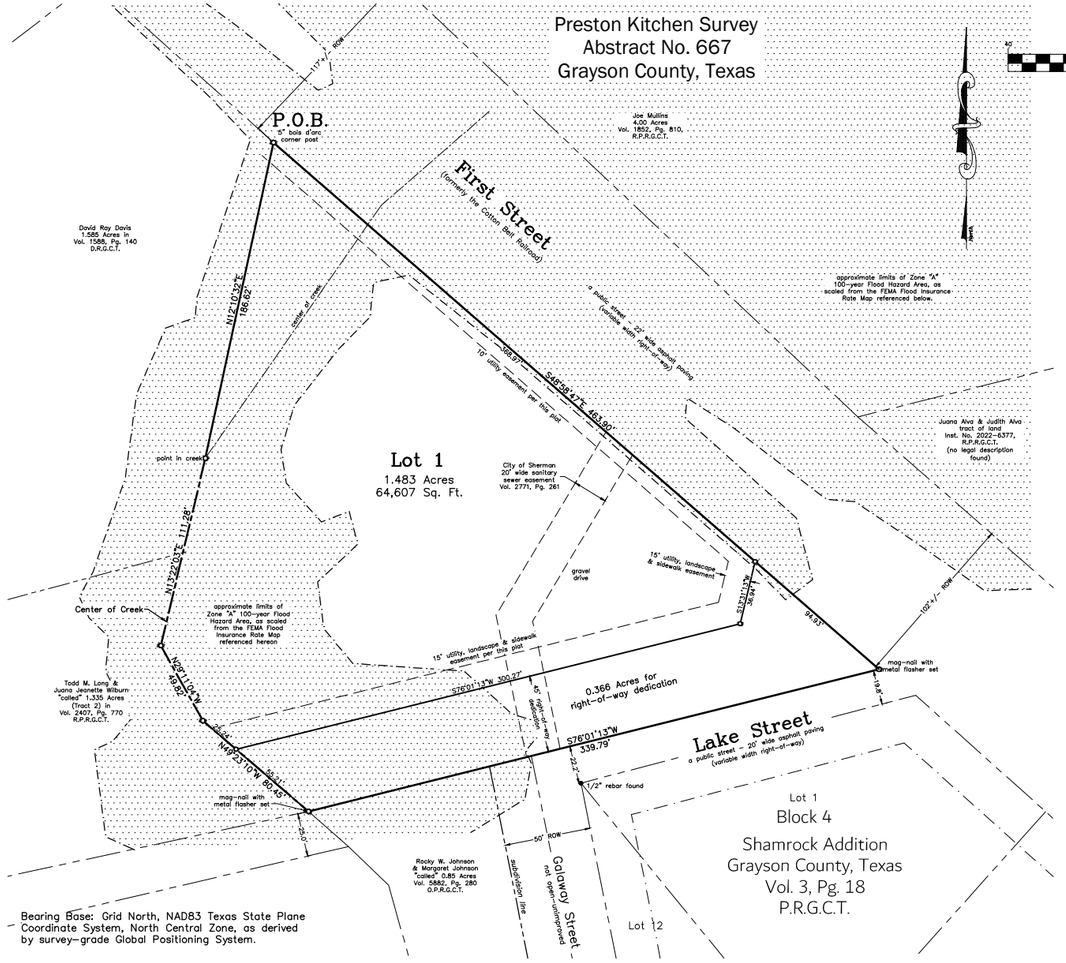
Vicinity Map
(not to scale)



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "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.

Preston Kitchen Survey
Abstract No. 667
Grayson County, Texas



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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STATE OF TEXAS
COUNTY OF GRAYSON

I, Lorena Idalia Lewis, sole owner of JC's Corner 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.

_____
Lorena Idalia Lewis

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Lorena Idalia Lewis, hereinafter called OWNER, 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.

_____
Lorena Idalia Lewis

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

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

_____
Notary Public, Grayson County, Texas

CITY ACCEPTANCE

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

_____ _____
Chairman Secretary

LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the Preston Kitchen Survey, Abstract No. 667, being all of the 1.849 acre tract of land conveyed by General Warranty Deed from Da–Nhu Pham, who acquired title as Da–Nhu Sterba to Lorena Idalia Lewis on December 18, 2024, and recorded in Inst. No. 2024–34509, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a bois d'arc corner post in the West right–of–way line of First Street, a public street, (formerly the West line of the Cotton Belt Railroad), at the Northeast corner of the 1.585 acre tract of land conveyed to David Ray Davis, recorded in Volume 1588, Page 140, Deed Records, Grayson County, Texas and the most Northerly corner of said Lewis 1.849 ac.;

THENCE South 48 deg. 58 min. 47 sec. East, with the West right–of–way line of said First Street and the East line of said Lewis 1.849 ac., a distance of 463.90 ft. to a mag–nail with metal flasher set in or near the center of Lake Street, a public street, at the Southeast corner of said Lewis 1.849 ac.;

THENCE South 76 deg. 01 min. 13 sec. West, along or near the center of said Lake Street, with the South line of said Lewis 1.849 ac., a distance of 339.79 ft. to a mag–nail with metal flasher set at the intersection of said road and the center line of a creek, at the Southeast corner of the "called" 1.335 acre tract (Tract 2) of land conveyed to Todd M. Long and Juana Jeanette Wilburn, recorded in Volume 2407, Page 770, Real Property Records, Grayson County, Texas and the Southwest corner of said Lewis 1.849 ac.;

THENCE Northerly, along the centerline of said creek, with the East lines of said Long and Wilburn 1.335 ac. and Davis 1.585 ac. and the West line of said Lewis 1.849 ac., the following calls and distances:

1. North 49 deg. 23 min. 10 sec. West, a distance of 80.45 ft. to a point;
2. North 29 deg. 11 min. 04 sec. West, a distance of 49.82 ft. to a point;
3. North 13 deg. 22 min. 03 sec. East, **PASSING** the Southeast corner of said Davis 1.585 ac. and the Northeast corner of said Long and Wilburn 1.335 ac., and continuing on for a distance of 111.28 ft. to a point in the center of said creek;

THENCE North 12 deg. 10 min. 32 sec. East, continuing with the East line of said Davis 1.585 ac. and the Westerly line of said Lewis 1.849 ac.,, a distance of 186.62 ft. to the **PLACE OF BEGINNING** and containing **1.849 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
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

Owner:
Lorena Idalia Lewis
1108 Ridgeview Dr.
Sherman, Texas 75090

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

Final Plat
Lot 1
JC's Corner Addition
to the
City of Sherman
Grayson County, Texas
1.849 Acres
in the
Preston Kitchen Survey
Abstract No. 667

DATE OF PREPARATION: DECEMBER 16, 2025
JOB NO. CGS321225

Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2857-A
CSS # 000241-2025 PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

December 3, 2025

Lorena Idalia Lewis
1108 Ridgeview Drive
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of JC's Corner 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:

Informational Engineering Comments:

1. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
2. 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*
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. 13.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***4811 TORTILLA WAY (Project No. 000284-2025)**

The request of DJL Properties Texas LLC (Owner) Nick Hobbs (Applicant), and BGE, Inc (Surveyor) concerning the property located at 4811 Tortilla Way consisting of 22.454 acres, being a part of the William Martin Survey, Abstract No. 765, being Lots 1 & 2, Block A, and currently zoned Blalock Industrial Park (Planned Development) District, as follows:

Planning and Zoning Commission

Final Plat Molinos USA Addition

Background:

The property is located at 4811 Tortilla Way. The owner would like final plat approval for Molinos USA Addition.

The following has been approved for this location:

- 9/16/2025 Site plan for Easy Foods.
- 1/22/2025 - Site Plan for Molinos USA Lawrence Equipment.
- 12/11/2024 - Preliminary Plat of Molinos USA Addition (Conditionally Approved).
- 2/21/2023 - Site Plan of Molinos USA Addition.
- 2/21/2023 -Preliminary Plat of Molinos USA Addition.

Origination:

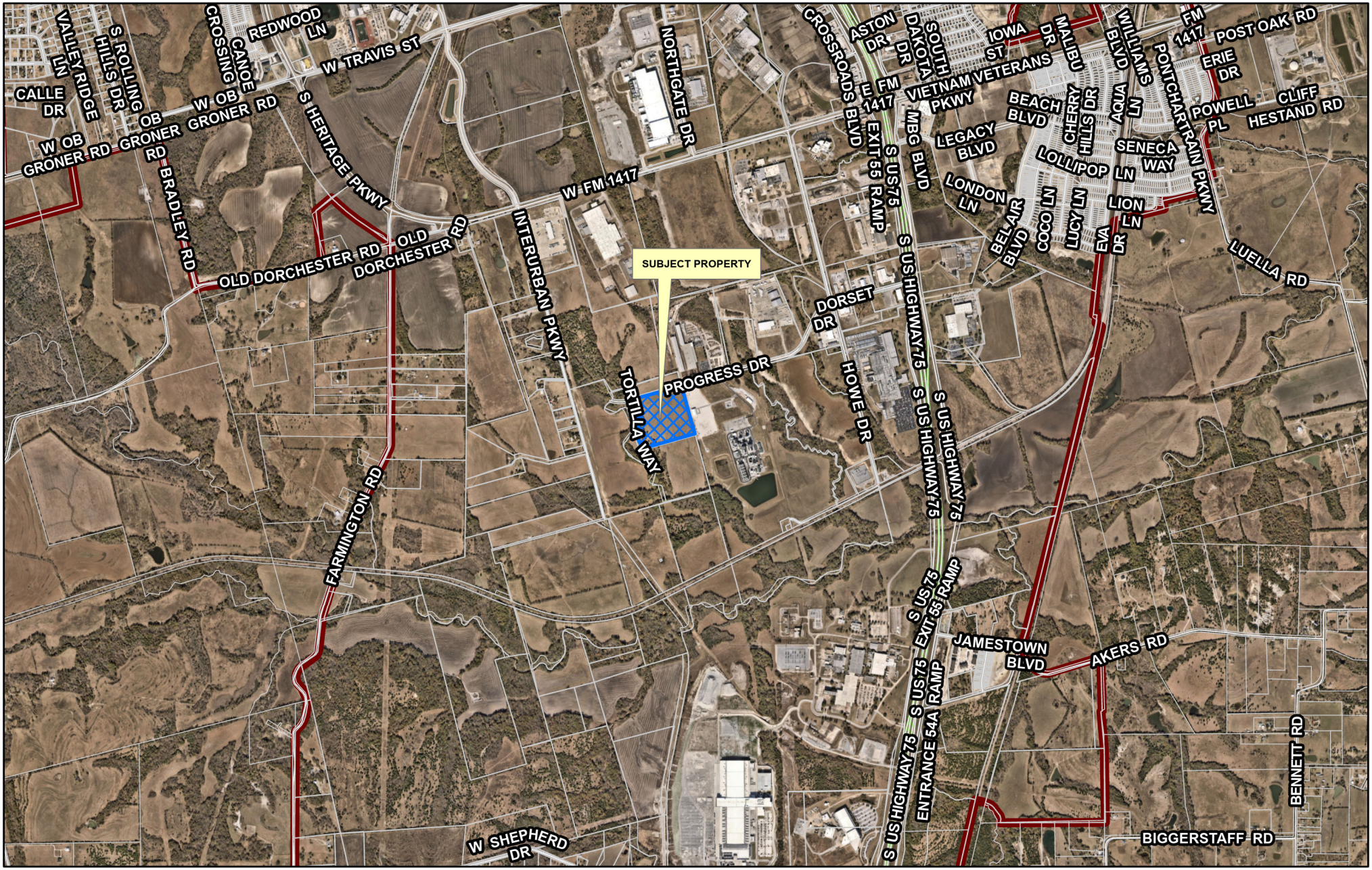
The request of DJL Properties Texas LLC (Owner) Nick Hobbs (Applicant), and BGE, Inc (Surveyor).

Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

1. Location Map
2. Zoning Map
3. Final Plat
4. CONDITIONAL APPROVAL LETTER

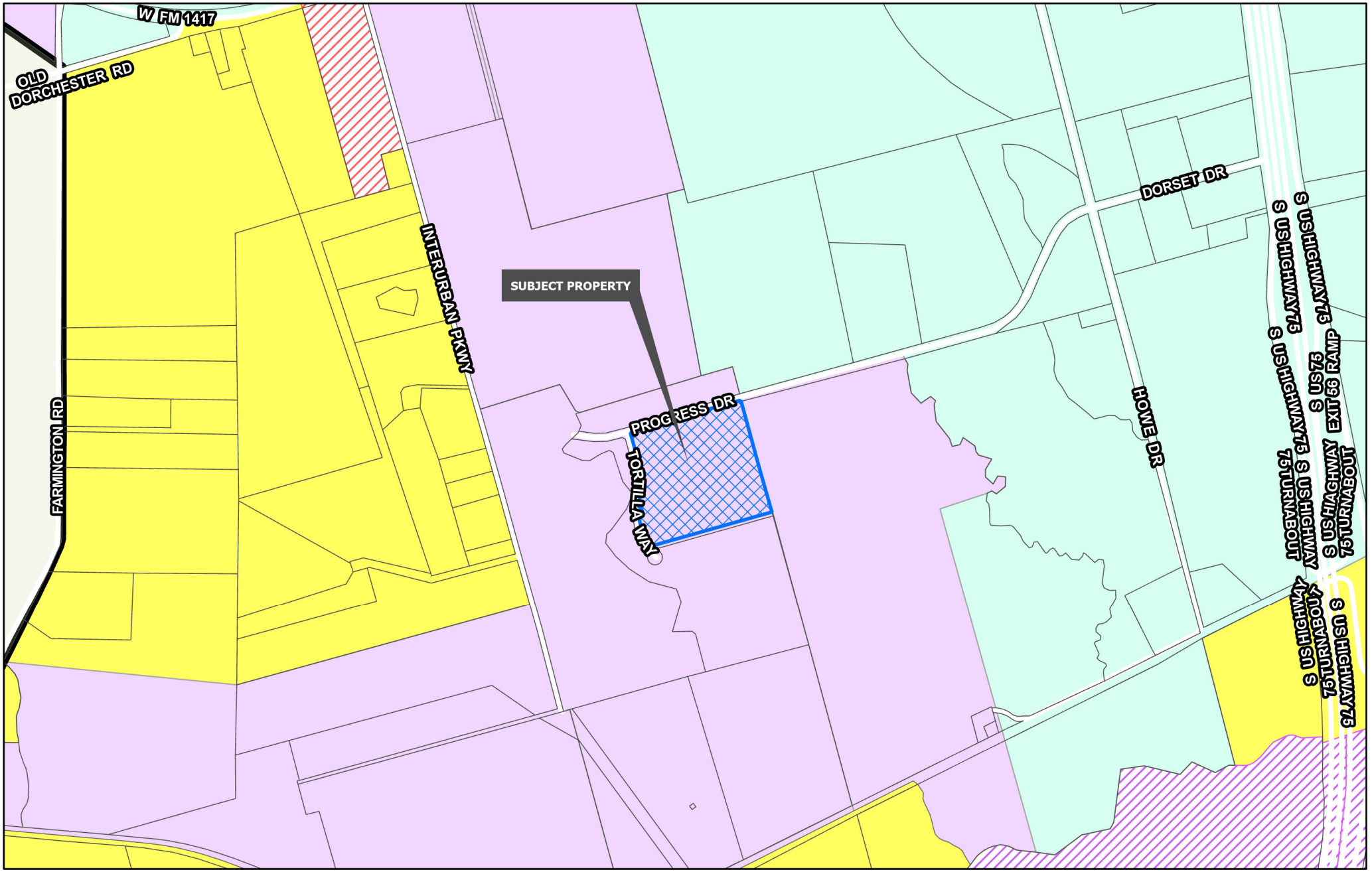


Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
4811 TORTILLA WAY

Date: 12/30/2025 3:36 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
4811 TORTILLA WAY

N
W E
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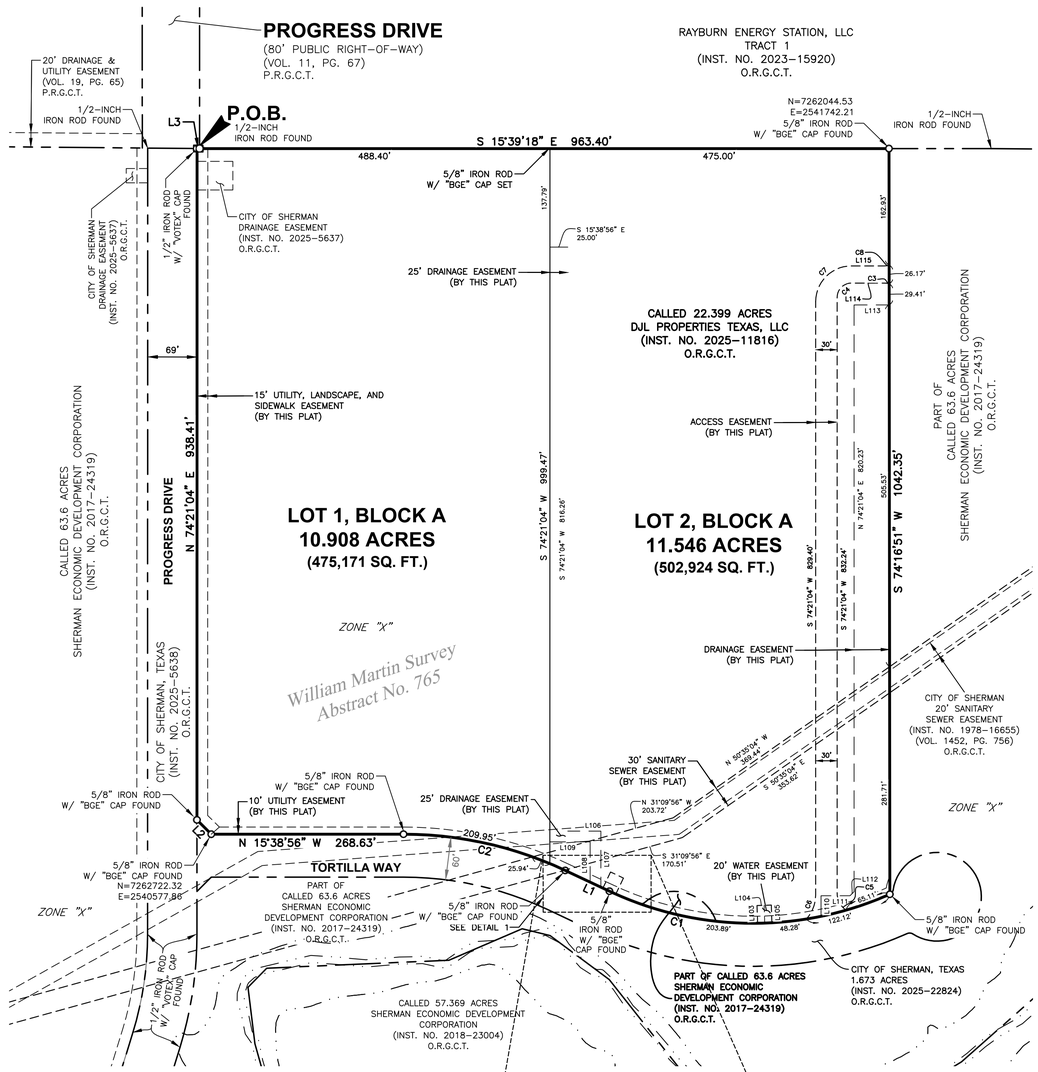
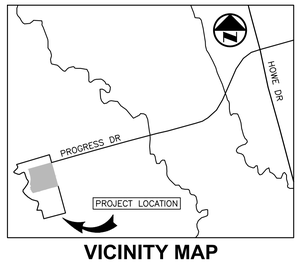
Date: 12/30/2025 3:45 PM



LEGEND

◘	MONUMENT OF RECORD DIGNITY
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
O.R.G.C.T.	OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS OF GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE



VICINITY MAP
(NOT TO SCALE)

FINAL PLAT
LOTS 1 & 2, BLOCK A
MOLINOS USA ADDITION
BEING 22.469 ACRES
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2026
SHEET 1 OF 2

OWNER
DJL PROPERTIES TEXAS, LLC

OWNER
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W. Washington St #102
Sherman, Texas 75090
Contact: Kent Sharp, President

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Copyright 2026
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

OWNER'S CERTIFICATE

WHEREAS, DJL Properties Texas, LLC and Sherman Economic Development Corporation are the owners of a 22.454 acre (978,095-square-foot) tract of land situated in the William Martin Survey, Abstract No. 765, City of Sherman, Grayson County, Texas; being all of that tract of land described in Special Warranty Deed to DJL Properties Texas, LLC recorded in Instrument No. 2025-11816 of the Official Records of Grayson County, Texas; and part of that tract of land described in General Warranty Deed to Sherman Economic Development Corporation (hereafter called Sherman EDC) recorded in Instrument No. 2017-24319 of the Official Records of Grayson County, Texas; said 22.454 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found in the northeast line of said DJL Properties Texas tract; said point being the southwest corner of Progress Drive (80-foot right-of-way) according to the plat recorded in Volume 11, Page 67 of the Plat Records of Grayson County, Texas; said point being the northwest corner of that tract of land described as Tract 1 in Special Warranty Deed to Rayburn Energy Station LLC recorded in Instrument No. 2023-15920 of said Official Records;

THENCE, South 15 degrees 39 minutes 18 seconds East, with the northeast line of said DJL Properties Texas tract and the southwest line of said Rayburn Energy Station tract, a distance of 963.40 feet to a 5/8-inch iron rod with "BGE" cap found at the southeast corner of said DJL Properties Texas tract;

THENCE, South 74 degrees 16 minutes 51 seconds West, departing the southwest line of said Rayburn Energy Station tract, a distance of 1,042.35 feet to a 5/8-inch iron rod with "BGE" cap found at the southwest corner of said DJL Properties Texas tract; said point being in the northeast line of that called 1.673 acre tract of land described in Right-of-Way Warranty Deed to City of Sherman, Texas recorded in Instrument No. 2025-22824 of said Official Records; said point being the beginning of a non-tangent curve to the right;

THENCE, with the southwest line of said DJL Properties Texas tract and the northeast line of said City of Sherman tract, the following five (5) calls:

With said curve to the right, having a central angle of 49 degrees 15 minutes 47 seconds, a radius of 470.00 feet, a chord bearing and distance of North 15 degrees 02 minutes 25 seconds West, 391.77 feet, and an arc length of 404.11 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 09 degrees 35 minutes 28 seconds East, a distance of 68.27 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

With said curve to the left, having a central angle of 25 degrees 14 minutes 24 seconds, a radius of 530.00 feet, a chord bearing and distance of North 03 degrees 01 minutes 44 seconds West, 231.59 feet, and an arc length of 233.48 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 15 degrees 38 minutes 56 seconds West, a distance of 268.63 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 29 degrees 21 minutes 04 seconds East, a distance of 28.28 feet to a 5/8-inch iron rod with "BGE" cap found at the northwest corner of said DJL Properties Texas tract and the northeast corner of said City of Sherman tract; said point being in the southeast line of that tract of land described in Right-of-Way Warranty Deed to City of Sherman, Texas recorded Instrument No. 2025-5638 of said Official Records;

THENCE, North 74 degrees 21 minutes 04 seconds East, with the northwest line of said DJL Properties Texas tract and the said southeast line of City of Sherman tract, a distance of 938.41 feet to a 1/2-inch iron rod with "VOTEX" cap found for corner in the southwest terminus of said Progress Drive; said point being the northeast corner of said DJL Properties Texas tract and a southeast corner of said City of Sherman tract;

THENCE, South 15 degrees 08 minutes 10 seconds East, with the said terminus of Progress Drive and the said northeast line of DJL Properties Texas tract, a distance of 3.45 feet to the POINT OF BEGINNING and containing 22.454 acres or 978,095 square feet of land, more or less.

GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
2. Coordinates shown are Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202, on surface coordinate values.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map Number 48181C0405G with Map Revised September 1, 2022.

   Zone X - Areas determined to be outside 500-year floodplain
4. Water supply to be provided by the City of Sherman.
5. Sewer service to be provided by the City of Sherman.
6. Electrical service is provided by Oncor Electric Delivery Company, LLC.
7. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. 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.
9. 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.
10. 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.
11. The owners and builders must comply with all local, state and federal regulations regarding developments of this type.
12. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF GRAYSON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, DJL Properties Texas, LLC and Sherman Economic Development Corporation, do hereby adopt this plat designating the hereinabove property as MOLINOS USA 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 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 this the ____ day of _____, 2025.

By: DJL Properties Texas, LLC

_____
Name:
Title:

STATE OF TEXAS §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

By: Sherman Economic Development Corporation

_____
Name:
Title:

STATE OF TEXAS §
COUNTY OF _____ §

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

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

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, René Silvas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon where properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.
Released for city review purposes only on January 6, 2026.

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.

_____
René Silvas, RPLS No. 5921

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

_____
Notary Public in and for the State of Texas

Approved this _____ day of _____, 202__, by the City Planning and Zoning Commission of the City od Sherman, Texas.

_____
Chairman

_____
Secretary

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	49°15'47"	470.00'	N 15°02'25" W	391.77'	404.11'
C2	25°14'24"	530.00'	N 03°01'44" W	231.59'	233.48'
C3	18°58'33"	20.00'	N 06°09'39" W	6.59'	6.62'
C4	90°00'00"	20.00'	N 60°38'56" W	28.28'	31.42'
C5	54°25'57"	30.00'	S 47°08'05" W	27.44'	28.50'
C6	42°21'06"	50.00'	N 84°28'23" W	36.12'	36.96'
C7	90°00'00"	50.00'	S 60°38'56" E	70.71'	78.54'
C8	18°58'10"	20.00'	S 25°08'01" E	6.59'	6.62'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 09°35'28" E	68.27'
L2	N 29°21'04" E	28.28'
L3	S 15°08'10" E	3.45'
L100	S 80°24'32" E	25.00'
L101	S 09°35'28" W	20.00'
L102	N 80°24'32" W	24.90'
L103	N 72°19'13" E	24.89'
L104	S 17°40'47" E	20.00'
L105	S 72°19'13" W	24.89'
L106	S 15°38'56" E	46.22'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L107	S 74°21'04" W	78.42'
L108	N 74°21'04" E	56.35'
L109	N 15°38'56" W	56.22'
L110	N 74°21'04" E	28.98'
L111	S 15°38'56" E	40.57'
L112	S 60°38'56" E	7.92'
L113	S 15°38'56" E	48.99'
L114	N 15°38'56" W	46.12'
L115	S 15°38'56" E	46.09'

FINAL PLAT
LOTS 1 & 2, BLOCK A
MOLINOS USA ADDITION
BEING 22.469 ACRES
WILLIAM MARTIN SURVEY, ABSTRACT NO. 765
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
JANUARY 2026
SHEET 2 OF 2

OWNER
DJL PROPERTIES TEXAS, LLC

OWNER
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
307 W. Washington St #102
Sherman, Texas 75090
Contact: Kent Sharp, President

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Firm No. 10106500
Copyright 2026
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Eng. File No. 2650-A

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

December 12, 2024

Sherman Economic Development Corporation
307 W. Washington, Ste. 102
Sherman, TX 75090

BGE, Inc.
Attn: Mark Peace, RPLS
2595 Dallas Parkway, Ste. 101
Frisco, TX 75034

Dear Applicants,

The request for approval of the Preliminary Plat of Molinos USA 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. Legacy Lane to be renamed as there is already a Legacy Drive in the City of Sherman. *Code of Ordinances Chapter 10.03.003(d)(2)*
2. Proposed street names must be approved by the City of Sherman Development Services Department prior to submitting the final plat. Email planning@cityofsherman.com with proposed street name(s). Documentation of approval to be provided with Final Plat submittal. *Code of Ordinances Chapter 10.03.003(d)(2)*
3. Indicate size and type of Easement along Northern boundary of Progress Drive. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standard Manual Sec. 2.1*
4. C4, C26, C27, and C28 are not shown on the Curve Table. Curve table appears to be incomplete. Ensure all curve and line tables are complete. *Code of Ordinances 10.02.002(e)(20)*
5. Note "See Detail" at end of cul-de-sac is unclear. Better indicate exact location on drawing.
6. 15' Utility, Landscape, and Sidewalk Easement along Progress Drive, west of Legacy Lane (to be renamed) is shown within the right-of-way. Correct appropriately. *Code of Ordinances 10.03.007(a); 10.02.002(e)(11); Engineering Design Standards Manual Sec. 2.1*
7. Distance call out on southwest corner of Progress Drive and Legacy Lane (to be renamed) is partially obstructed. Reposition or halo to ensure clarity. *Code of Ordinances 10.02.002(e)(20)*
8. Callouts along Legacy Lane (to be renamed) are obstructed by easement linework. Reposition or halo to ensure clarity. *Code of Ordinances 10.02.002(e)(20)*

9. Remove 15' Water Easement (By This Plat) along the eastern and adjoining boundaries of proposed Lots 2 and 3, Block A *Code of Ordinances Chapter 10.03.007(a)*
10. AE Flood Study will be required prior to submitting final plat. Study must be submitted to Engineering Department for review. Flood fringe per flood study to be graphically shown on plat.
11. H&H Study to be done to create a Base Flood Elevation for FEMA Flood zone. *Code of Ordinances Chapter 3, Article 3.12*
12. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
13. Water main shall be extended down Progress Drive and Legacy Lane (to be renamed) in accordance with City criteria to serve proposed development. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
14. 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*
15. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. *Code of Ordinances Chapter 10.04; Engineering Design Standards Manual Sec. 1.9*
16. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
17. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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: 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. 14.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3405 SOUTH HIGHWAY 75 (Project No. 000199-2025) **TABLED ON 11-18-2025**

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).

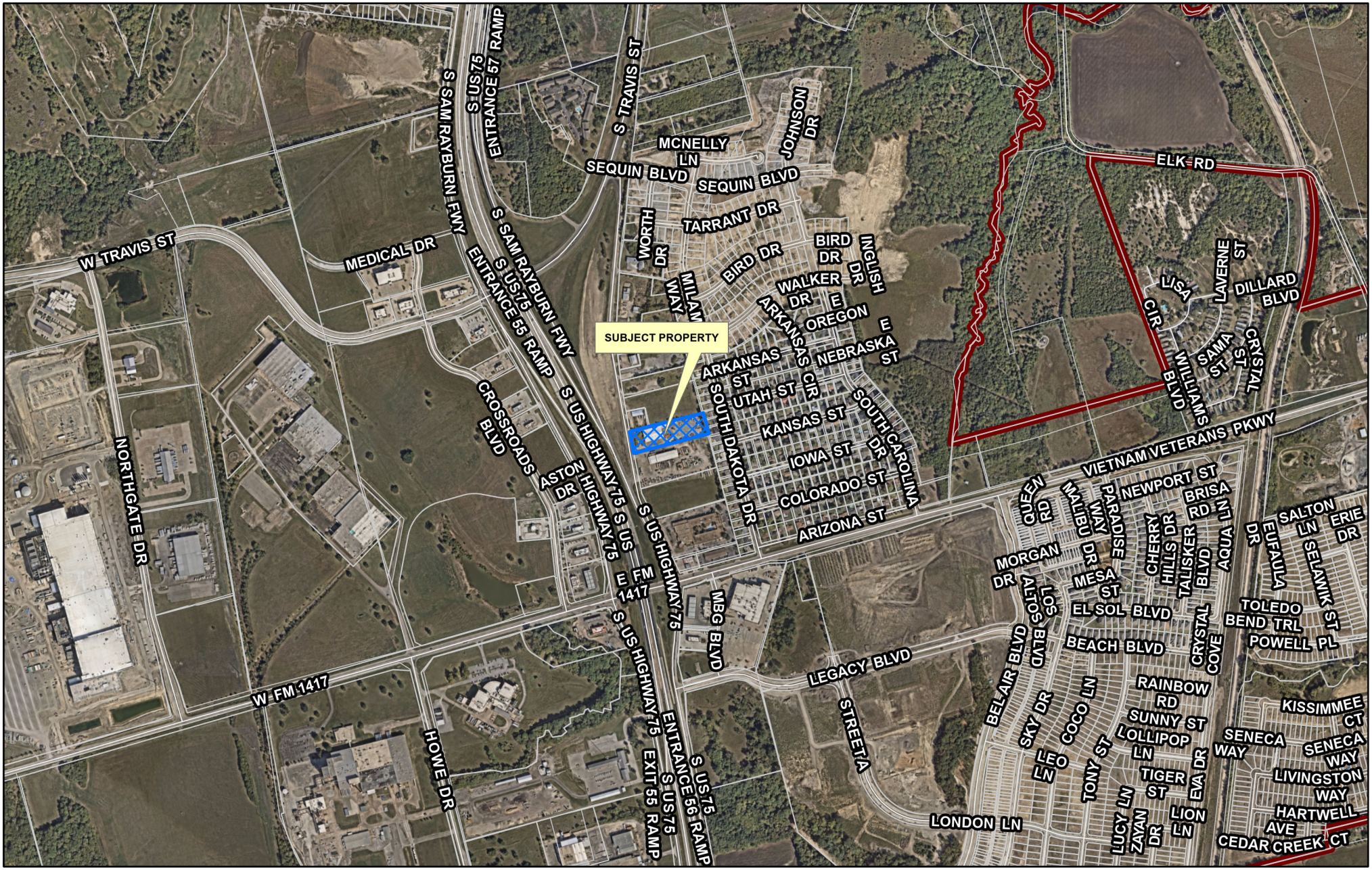
Staff Recommendation:

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. Landscape plan

9. Elevation
10. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
3405 S HWY 75

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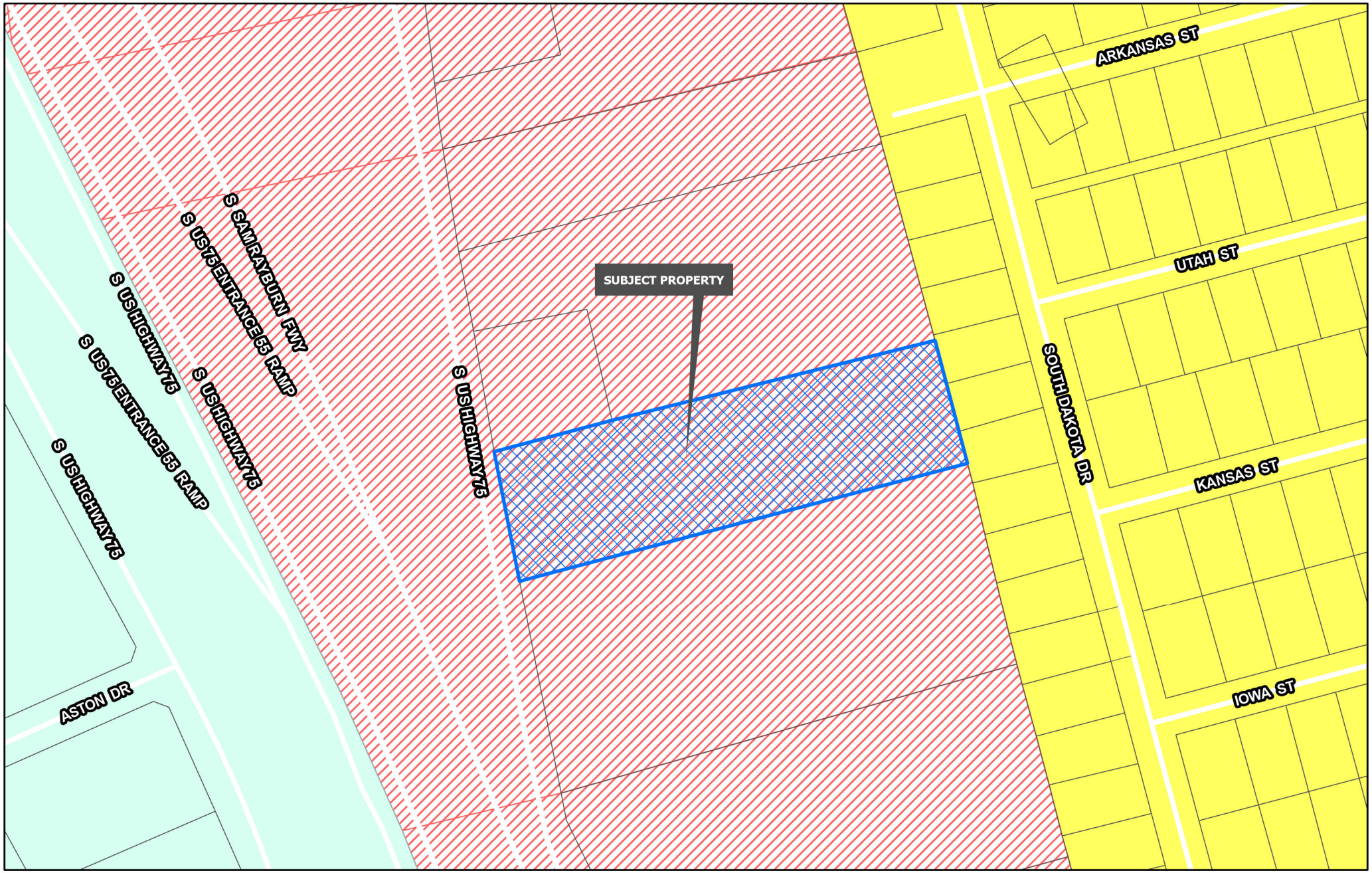

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
- 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

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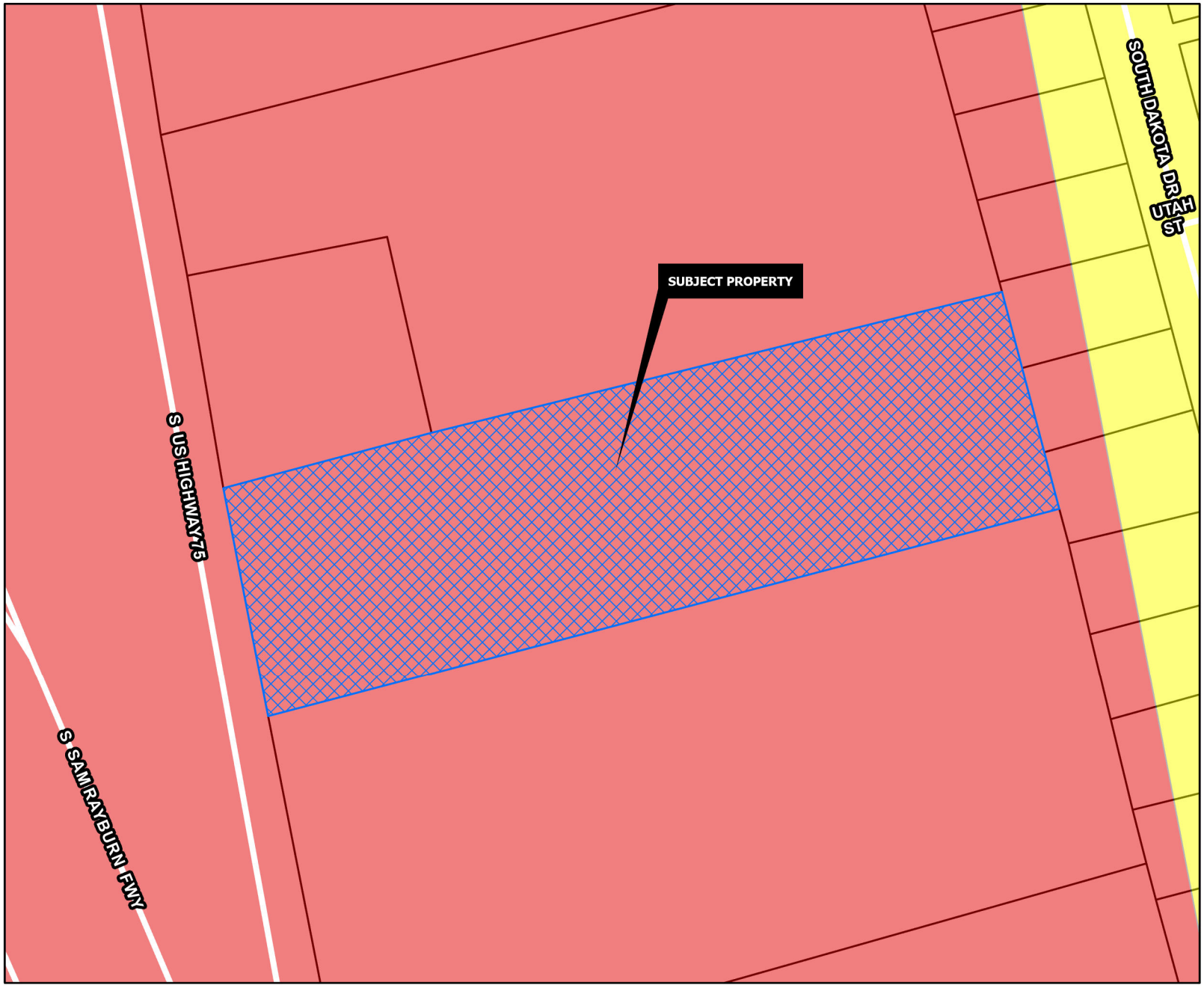

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3405 S HWY 75

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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:

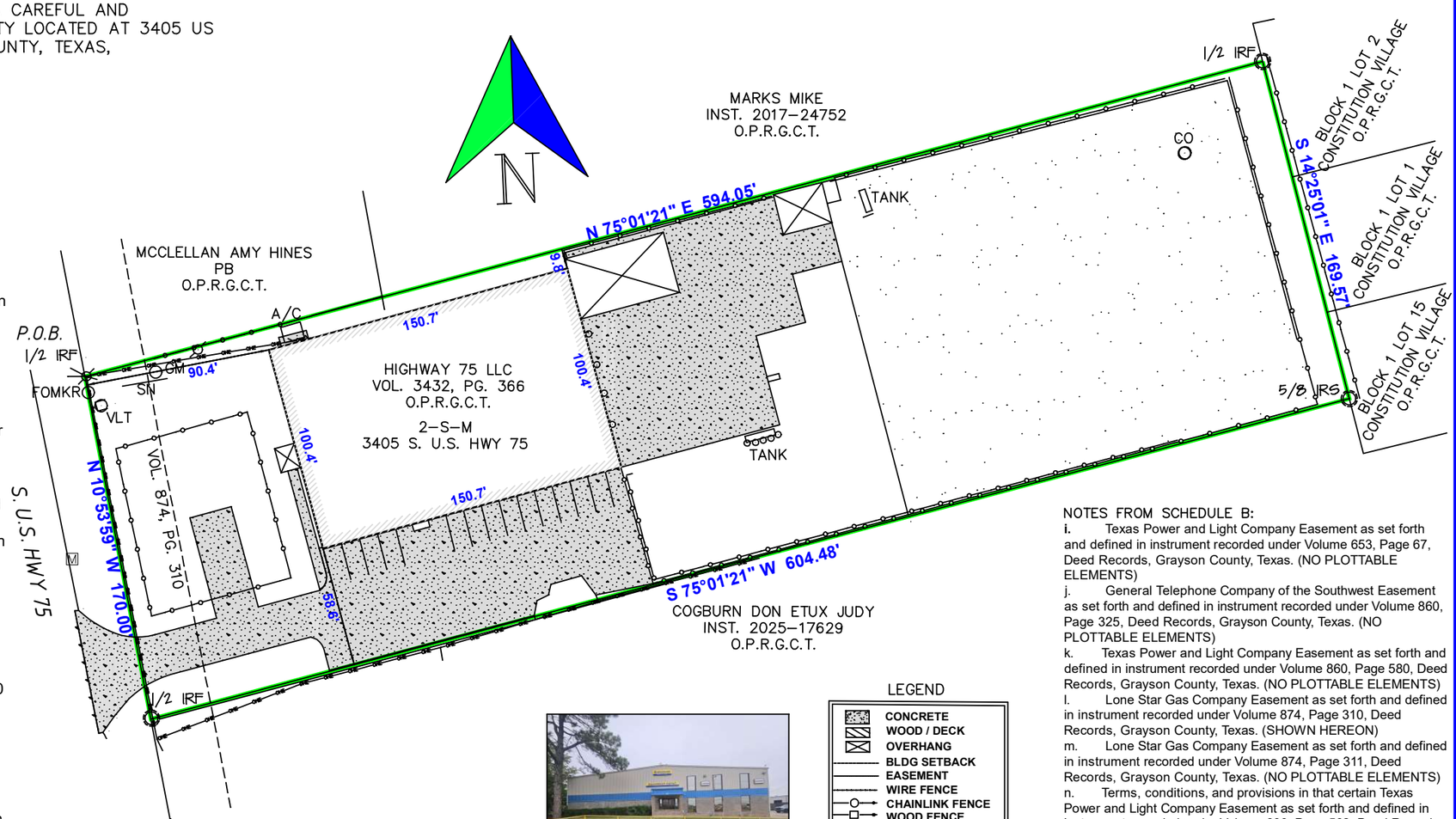
BEGINNING at the northwest corner of said Highway 75 LLC tract, the southwest corner of the Amy Hines tract (recording info not found) and on the east line of South U.S. Highway 75, a 1/2 inch iron rod found for corner;

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;



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

LEGEND

- CONCRETE
- WOOD / DECK
- OVERHANG
- BLDG SETBACK
- EASEMENT
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON ROD
- LIGHT STANDARD
- POWER POLE
- MAILBOX
- SEPTIC

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)

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

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;

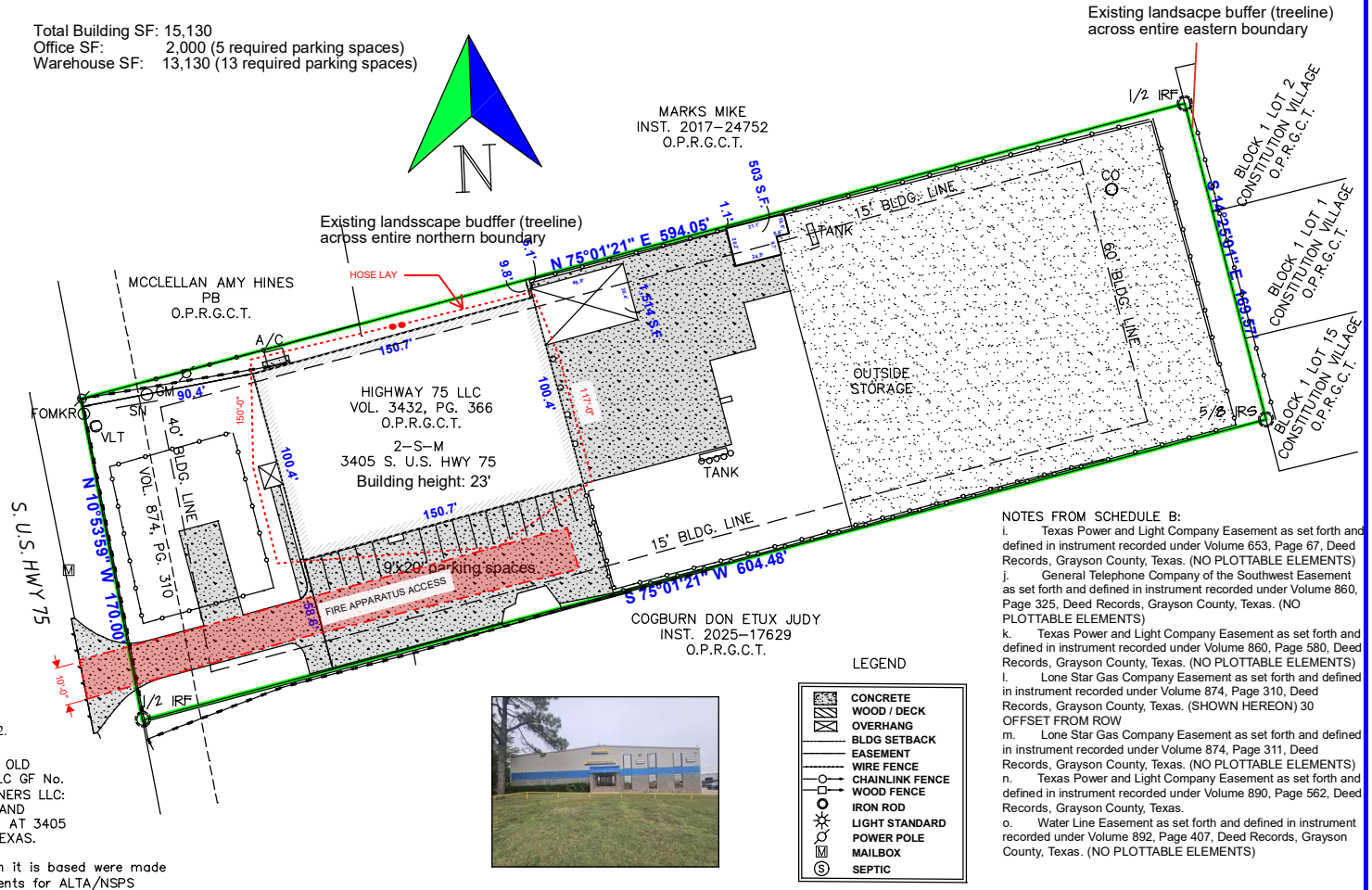
THENCE N 75° 01' 21" E, along the common line of said Highwa7 75 LLC and Hines tracts, a distance of 594.05 feet to the southeast corner of the Mike Marks tract as recorded in Instrument No. 2017-24752 of said Deed Records and on the west line of Lot 2, Block 1 of the Constitution Village, a ½ inch iron 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.

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
- OVERHANG
- BLDG SETBACK
- EASEMENT
- WIRE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON ROD
- LIGHT STANDARD
- POWER POLE
- MAILBOX
- SEPTIC

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) 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)

n. 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. 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

SURVEY PLAT

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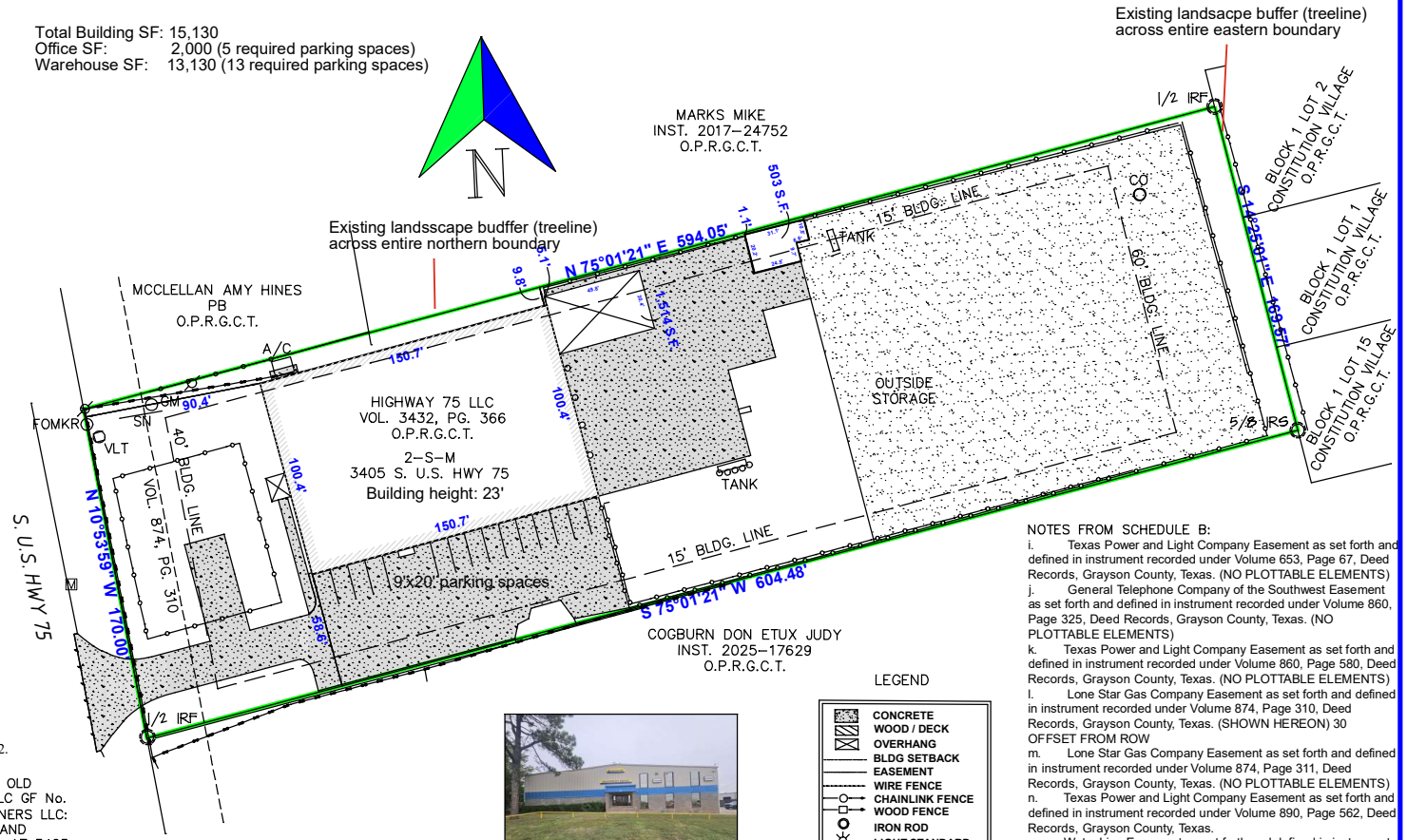

LEGEND

- CONCRETE
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TBPLS FIRM No.: 10194516

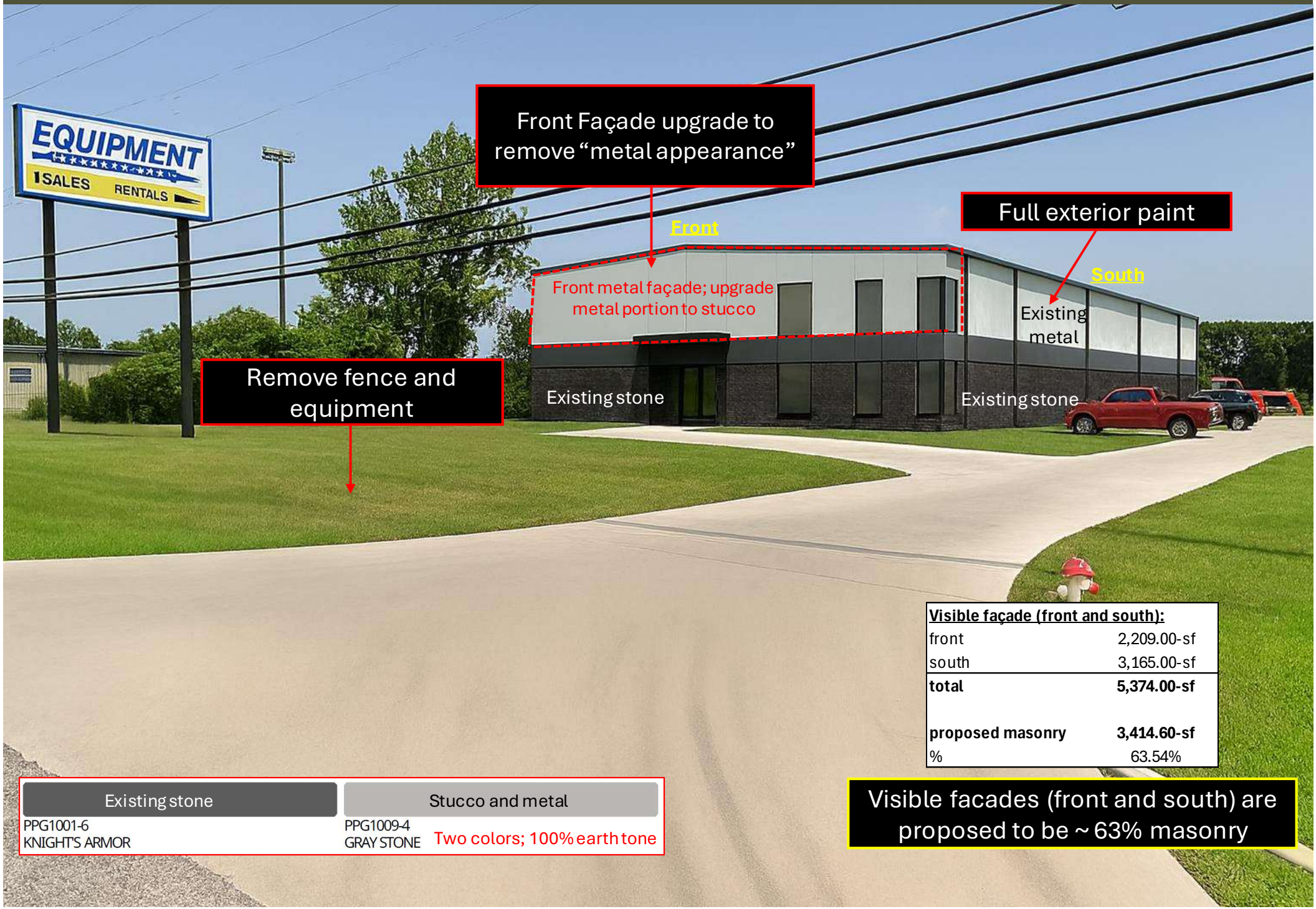
PROJECT # 250359

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

January 6, 2026 Sent via email

Dean Taylor
12401 Park Central Dr
Suite 250-S Unit: Suite 250-S
Dallas, TX 75251

Dear Applicant,

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, January 13, 2026, 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

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. 15.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2601 NORTH HIGHWAY 75 (Project No. 000220-2025)

The request of Four Rivers Capital (Owner), Site Enhancement Services (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2601 North Highway 75, consisting of 1.58 acres, being Lot 2, Block 1, ESA Sherman Addition, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.07.009 to allow a 15.1' front setback in lieu of the required 25' for Longhorn Steakhouse pole sign.

Background:

The property is located at 2601 North Highway 75. The owner would like a variance on the front setback for a pole sign.

The following has been approved at this location:

- 8/19/2025 Site Plan for Longhorn Steakhouse.

Origination:

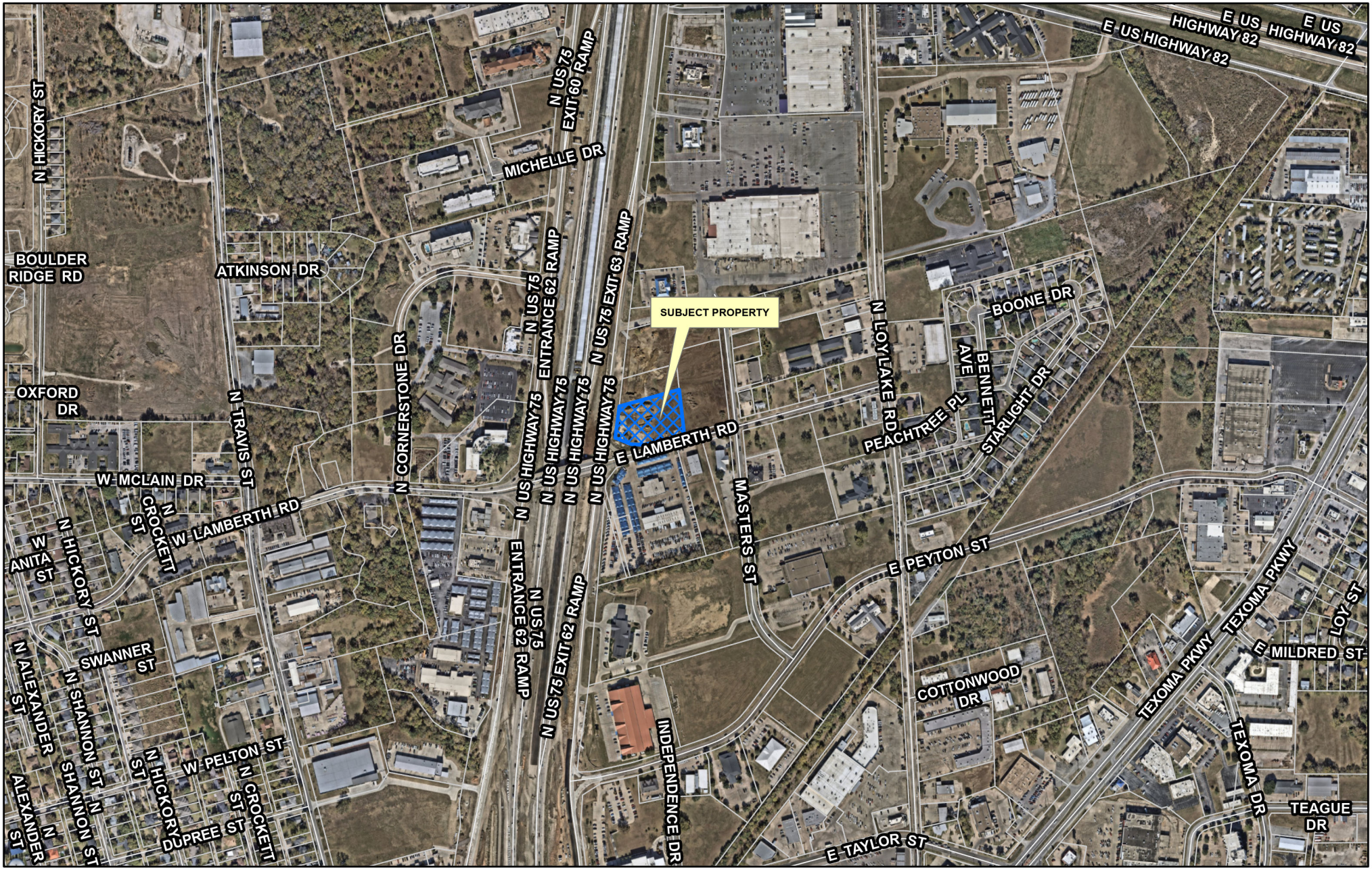
The request of Four Rivers Capital (Owner), Site Enhancement Services (Applicant), and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. 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
2601 N HWY 75

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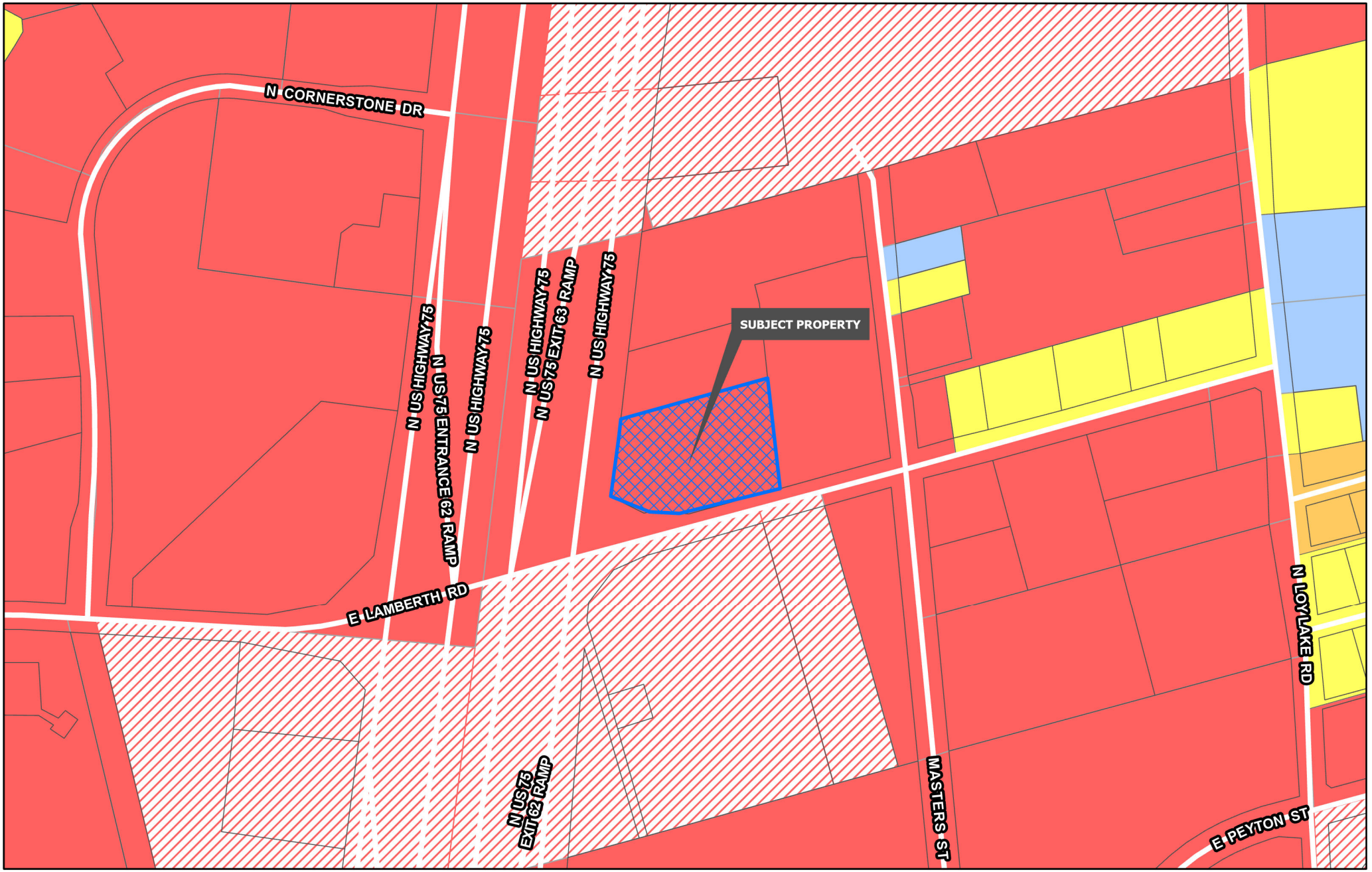
Date: 11/29/2025 11:41 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
2601 N HWY 75

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W E
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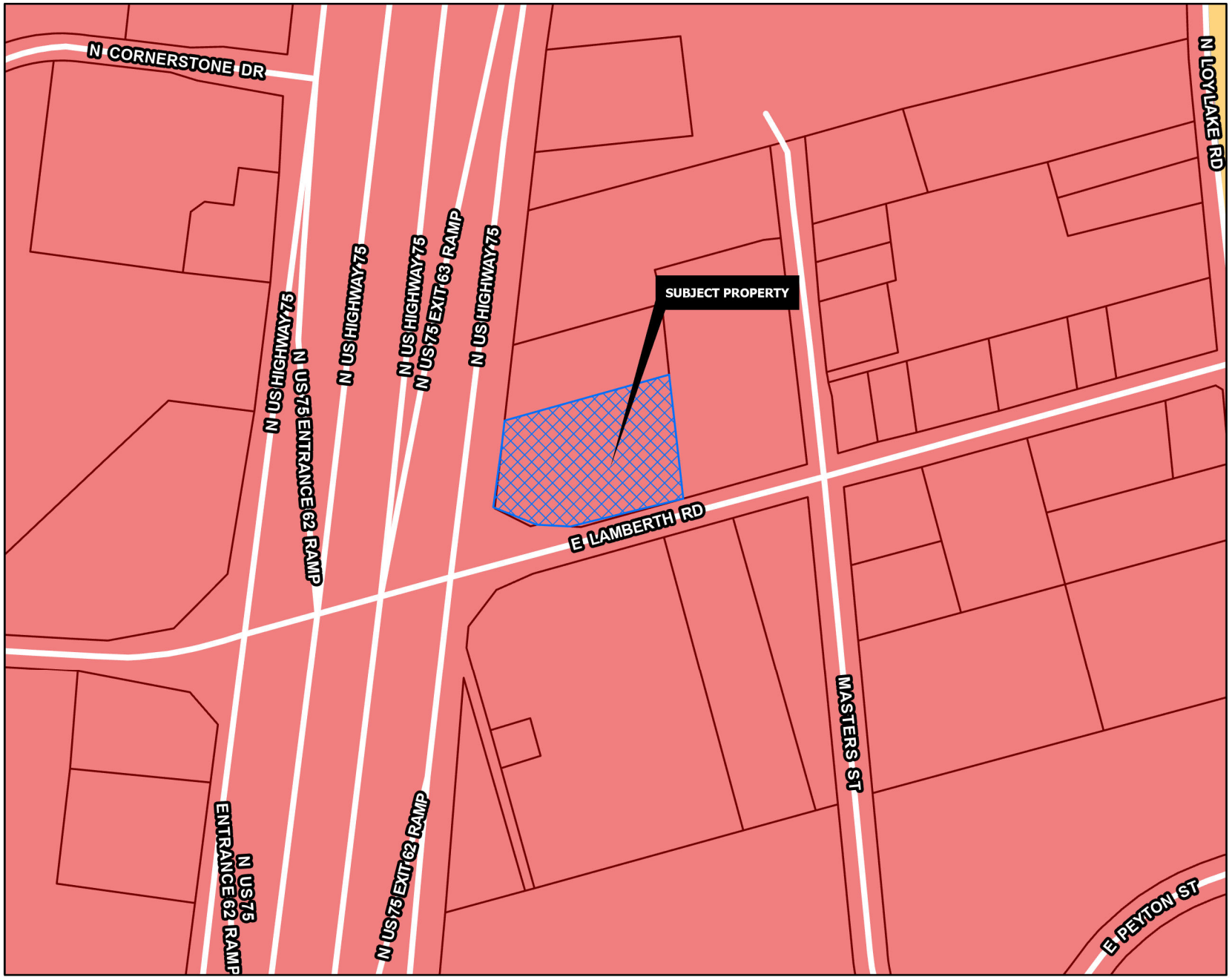
Date: 11/29/2025 11:41 AM



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
2601 N HWY 75

N
W E
S

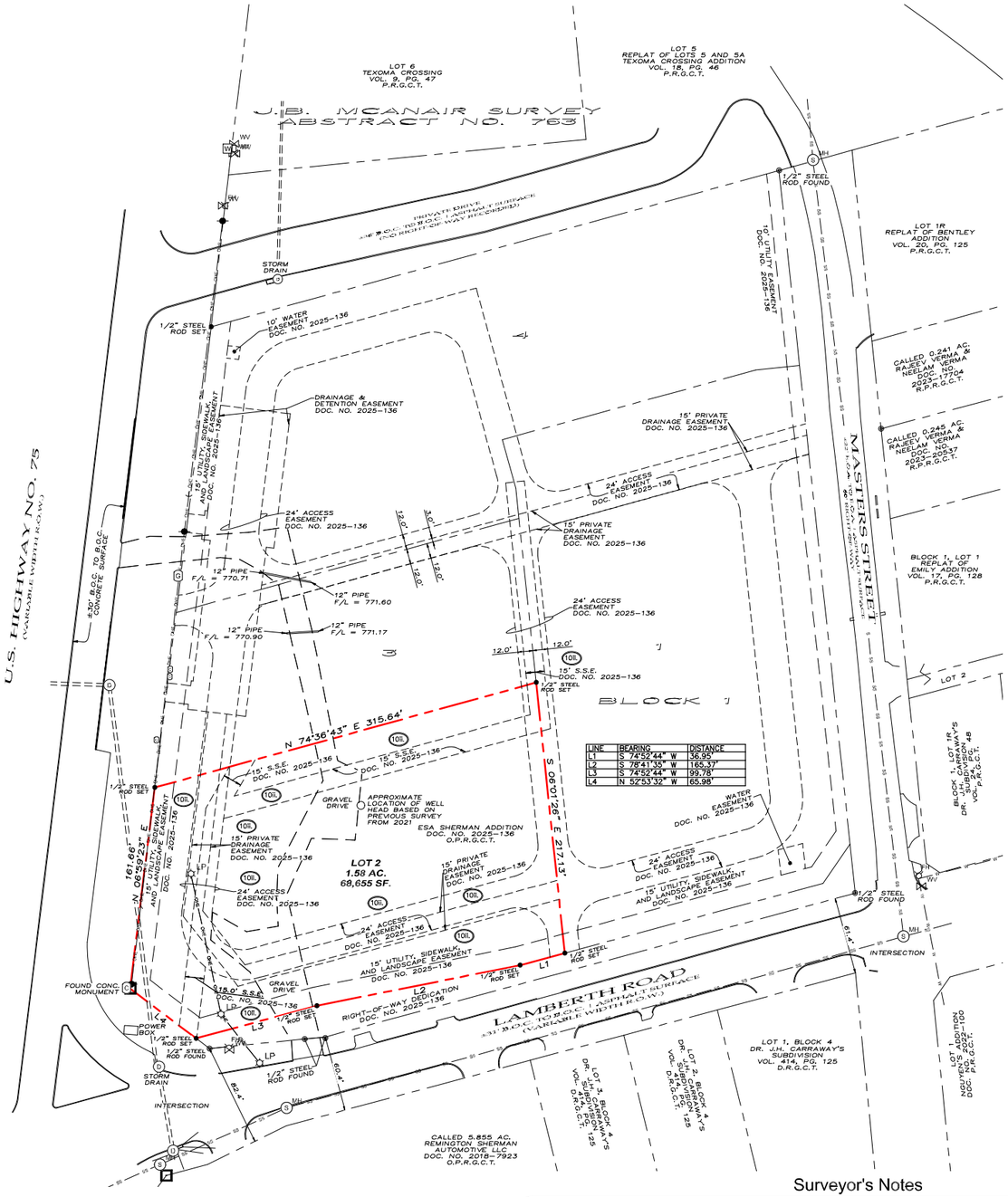
Date: 11/29/2025 11:41 AM

FOUR RIVERS

214 - 226 - 3110

Sherman

NOTICE OF REQUESTED VARIANCE



LINE	BEARING	DISTANCE
L1	S 74°52'44" W	36.95'
L2	S 78°41'35" W	169.37'
L3	S 74°52'44" W	99.78'
L4	N 52°53'32" W	65.98'

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. Its use or disclosure in whole or part without the express written permission of Underwood Drafting & Surveying, Inc. is prohibited.

This survey is also unpublished work protected under the copyright laws of the United States of America. If this survey becomes published, the following notice shall apply:

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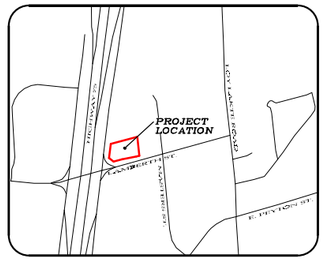
Underwood Drafting & Surveying, Inc.
All rights reserved.

Surveyor's Notes

1. The property has a total area of 6.985 acres of land.
2. There are no visible signs of cemeteries observed at the time of this survey.
3. All visible above ground indications of public utilities are depicted hereon.
4. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
5. There is no evidence of recent street or sidewalk construction.
6. There is no evidence of recent dirt work on the site.
7. The subject tract abuts and has direct access to U.S. Highway No. 75, E. Lamberth Road, and N. Masters Street, all public dedicated right-of-way;
8. No above ground evidence of pipeline found during the survey. Underground pipelines may or may not be on property. Undersign will need to contact Dig Texas "811" for locating any pipelines.
9. There is no evidence regarding proposed changes to street right- of-way lines.
10. There are no visible encroachments or overlapping improvements.
11. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to the Surveyor have been plotted hereon or otherwise noted as to their effect on the subject Property.
12. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
13. The subject tract forms a mathematical closure.

LOCATION MAP



(NOT TO SCALE)

Basis of Bearings

~ Bearings are based ~
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.

Title Description

Being Lot 2, Block 1 of ESA Sherman Addition, an addition to the City of Sherman, according to the plat thereof recorded in Document No. 2025-136, Plat Records, Grayson County, Texas.

LEGEND

● 1/2" STEEL ROD SET	GAS MARKER
◎ 1/2" STEEL ROD FOUND	TELEPHONE MANHOLE
⊗ "X" CUT IN CONCRETE	TELEPHONE PEDESTAL
□ CONC. MON. FOUND	CABLE MARKER
◆ POWER POLE	TV PEDISTAL
SEWER MANHOLE	BOUNDARY LINE
FIRE HYDRANT	PROPERTY LINE
WATER VALVE	OHE OVERHEAD ELEC.
	EASEMENT LINE

Flood Information

By graphic plotting only, the subject tract lies within Zone "X" (areas outside the 100 year flood) as defined by FEMA Flood Insurance Rate Map, No. 48181C 0290 G, which bears an effective date of September 1, 2022.

Surveyor's Certification

To: Sherman Development Limited Partnership No. 3 LP, a Texas limited partnership;

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, 8, 11(a), 11(b), 13, 16, 18, & 19 of Table A thereof.

The fieldwork was completed on September 4th, 2025
Date of Plat or Map: September 4th, 2025

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
State of Texas
Firm No. 10006300

Title Information

No title company at the time of survey.

Schedule "B" Items

No title company at the time of survey.

Sheet 1 of 1

Date	09/04/25
Dwn. By	BNH
Aprvd. By	DWU
Dwg. No.	25090898
Scale	1" = 50'

Revisions	Date

ALTA/NSPS LAND TITLE SURVEY

UNDERWOOD
DRAFTING & SURVEYING, INC.
3404 INTERURBAN ROAD
DENISON, TEXAS 75020
PHONE (903)465-2151
FAX (903)465-2151

Project Location
GRAYSON COUNTY

Project Address
TBD U.S. HIGHWAY NO. 75 & LAMBERTH STREET
CITY OF SHERMAN

Project Name

Prepared For:

Job Number 25090898

Project Narrative

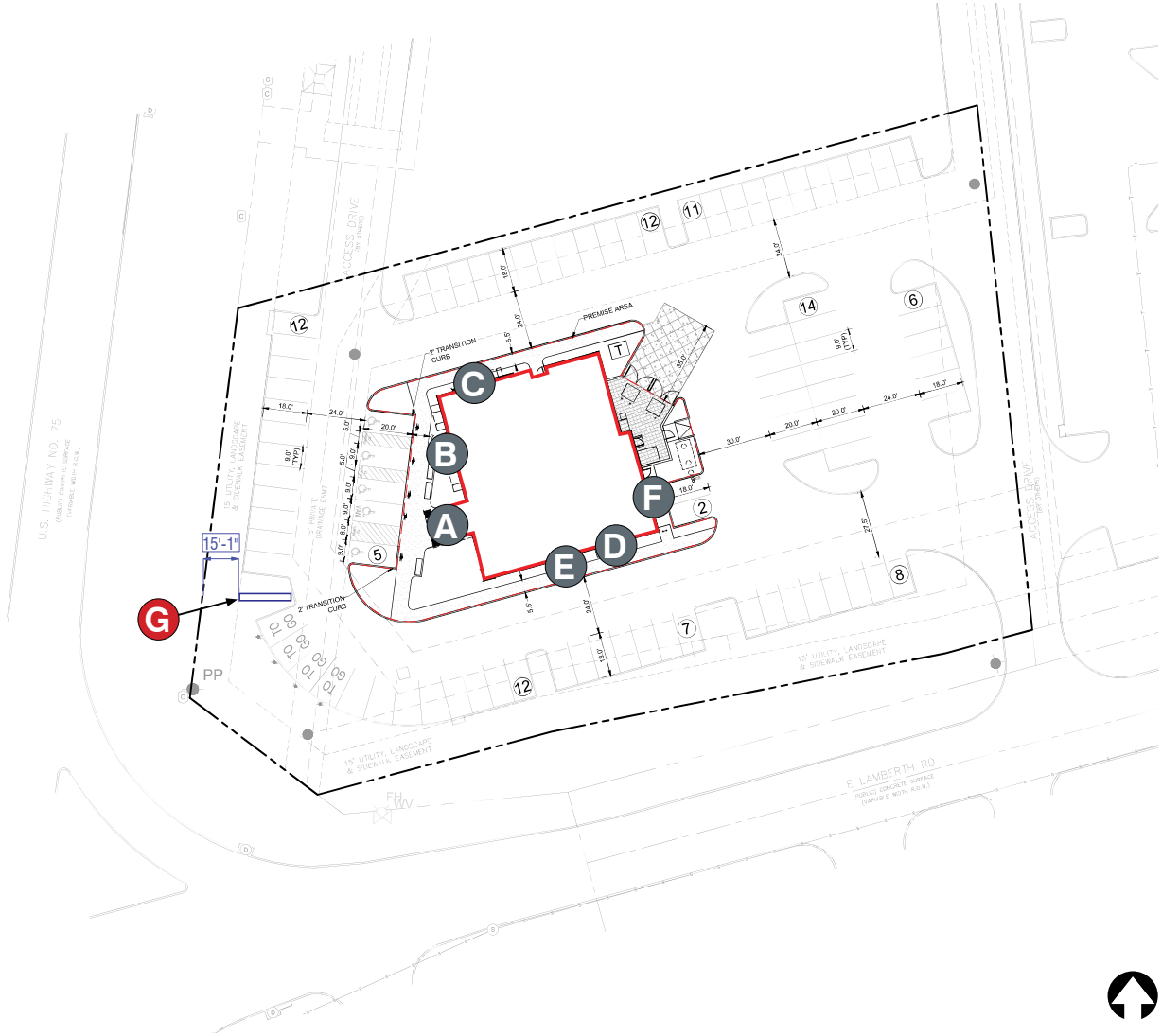
Longhorn Steakhouse respectfully requests a variance from Chapter 14, Article 14.07.009(3)(A)(iv) of the Sherman Code of Ordinances to allow an encroachment into the required 25-foot setback from property lines.

The applicant proposes to install a **148.5-square-foot pylon sign** with an **overall height of 50 feet**, located **15'-1" from the west property line**. The proposed sign location provides the safest and most practical placement within the existing parking and circulation areas while maintaining appropriate visibility along Highway 75.

Strict enforcement of the setback requirement would prevent the installation of a pylon sign entirely, thereby creating a hardship for the business. This request represents the **minimum variance necessary** to provide adequate identification and visibility for the restaurant while ensuring public safety and maintaining the intent of the sign regulations.

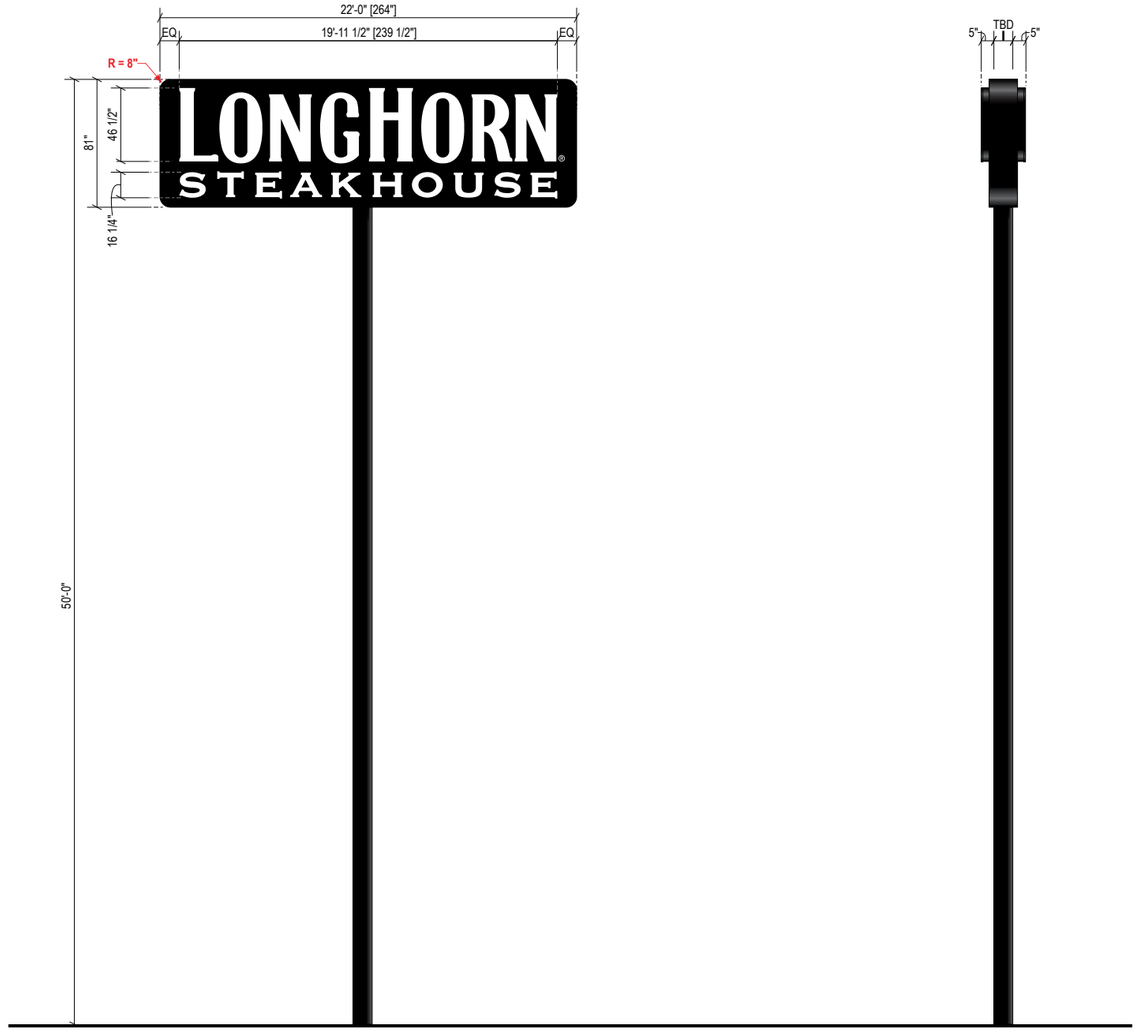
SITE PLAN

- **A** 36" Channel Letters on Raceway: 69.7 SF
- **B** 3'-9" x 5'-3" Steer Logo: 19.7 SF
- **C** 36" Channel Letters on Raceway: 69.7 SF
- **D** 36" Channel Letters on Raceway: 69.7 SF
- **E** 3'-9" x 5'-3" Steer Logo: 19.7 SF
- **F** 36" Channel Letters on Raceway: 69.7 SF
- **G** P150 Pylon Sign at 50' OAH: 148.5 SF

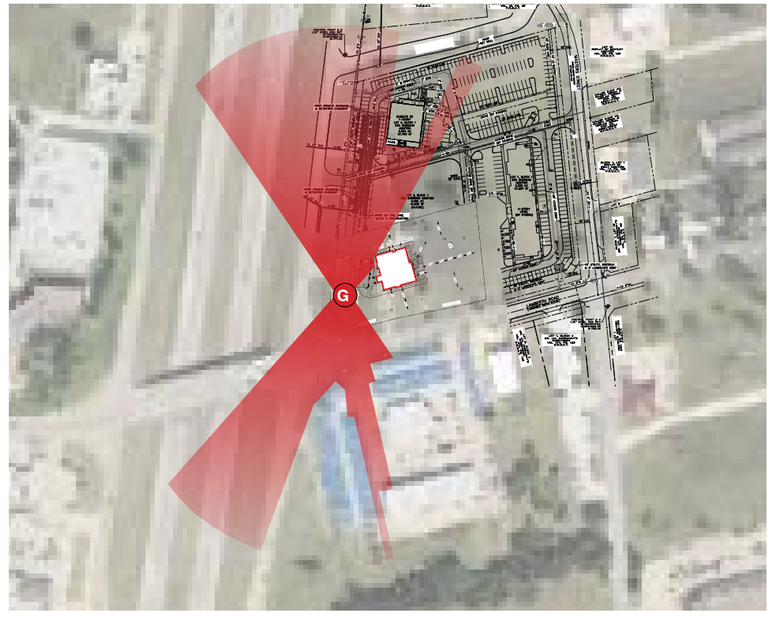


Scale: 1" = 50'

PYLON SIGN



G P150 Pylon Sign at 50' OAH
Utilized Square Footage: 148.5 SF
Scale: 1/8"= 1'



Detail	LH-P150 : LongHorn Steakhouse
Type:	D/F Pylon
Illumination:	Internally Illuminated w/ LEDs
Square Footage:	148.50



Electrical Detail:

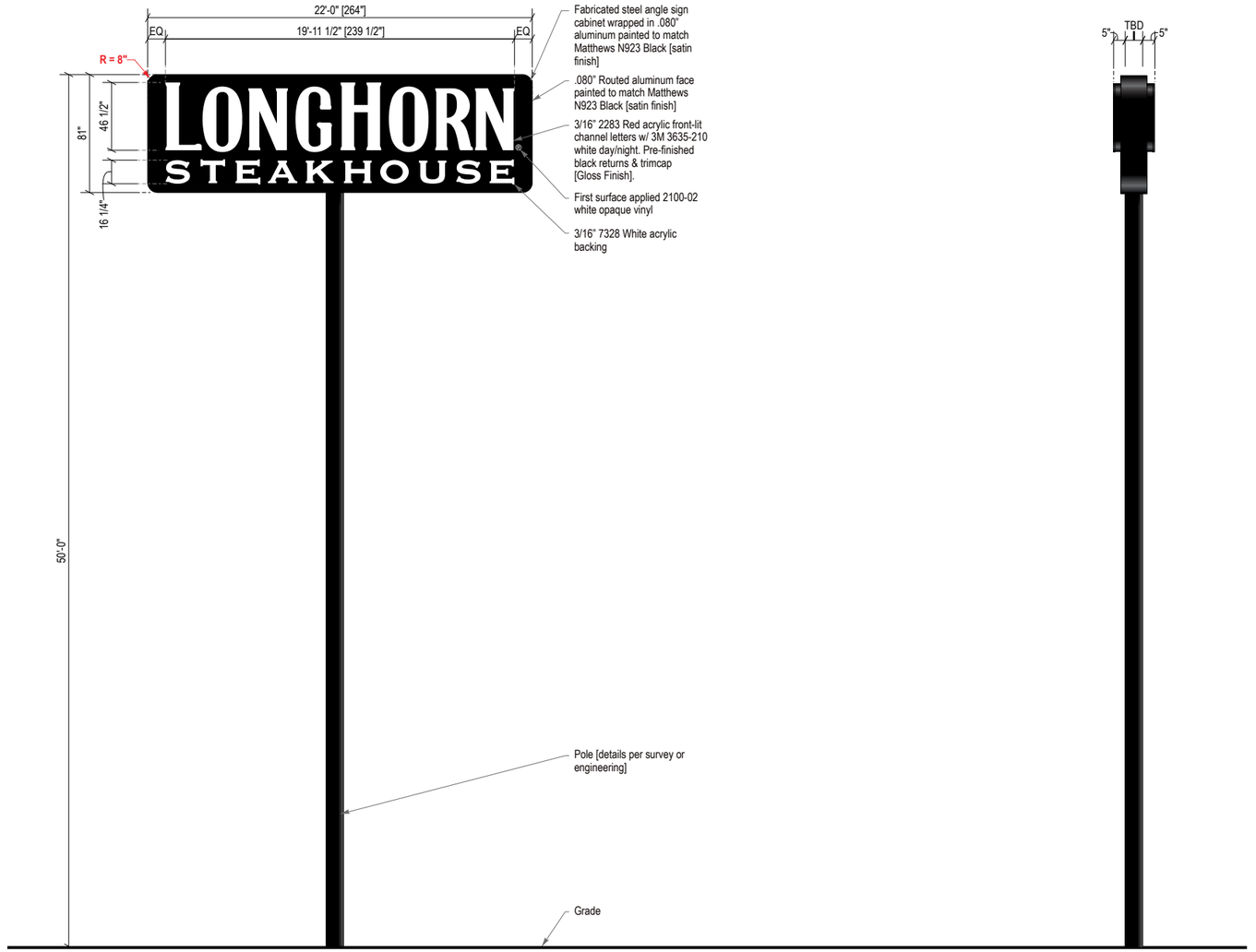
Red & White LEDs
(3) GEPS 24-100 @ 1.1 amps
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

UL LISTED

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

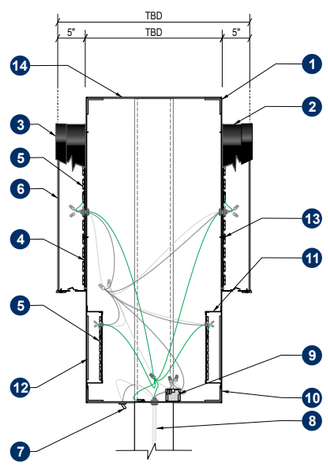


D/F Pylon Layout Detail
Scale: 3/16" = 1'-0"

Side View
Scale: 3/16" = 1'-0"

Specifications:

1. 1 1/2" X 1 1/2" Steel angle sign cabinet wrapped in .080" aluminum painted to match Matthews N923 Black [Satin finish]
2. .040" Aluminum returns pre-finished Black [Gloss Finish]
3. 1"Jewelite trimcap pre-finished Black [Gloss Finish]
4. .063" Aluminum backs fastened to returns w/ 1/2" 18 gauge staples painted to match Matthews N923 Black [Satin finish] Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
5. **Longhorn -** Red LEDs | **Steakhouse -** White LEDs
6. 3/16" 2283 Red acrylic w/ 3M 3635-210 white day/night applied vinyl
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers self-contained within cabinet behind access panel
10. .125" Routed aluminum shoebox face painted to match Matthews N923 Black [Satin finish] fastened to 1 1/2" X 1 1/2" aluminum angle sign cabinet
11. .090" Aluminum baffle pop rivited to .063" aluminum back
12. 3/16" 7328 White acrylic backing
13. #12 X 1" TEK screws w/ 1 1/4" fender washers
14. Removable top attached w/ countersunk screws



Section @ D/F LED Cabinet
Scale: N.T.S.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

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

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

603 NORTH TRAVIS STREET (Project No. 000226-2025)

The request of Lisa Hitchock (Owner), Charlie York (Applicant) and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property located at 603 North Travis Street, consisting of 0.173 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and being part of lot 7, George W. Bond's First Addition, and currently zoned C-1 (Retail Business) District, as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 22.67' front setback in lieu of the 25' required for an existing structure.

B. Public Hearing and Variance under Section 14.02.016 to allow 2.6' side setback in lieu of the 15' required for an existing structure.

C. Public Hearing and Variance under Section 14.02.016 to allow 1.95' side setback in lieu of the 15' required for an existing structure.

Planning and Zoning Commission

D. Site Plan approval Easy Life Realty.

Background:

The property is located at 603 North Travis Street. The owner would like a Variance on front, and side setbacks, and site plan approval to allow for an addition to the building to be constructed. The existing front patio is to be enclosed for the business.

The following has been approved for this location:

- 10/18/2016- Variance to allow a 7'2" front setback for a 4' tall, 32 square foot LED monument sign in lieu of the required 25' in a C-1 (Retail Business) District. (P&Z granted 17' setback)

Origination:

The request of Lisa Hitchock (Owner), Charlie York (Applicant) and Helvey and Associates Surveying, Inc. (Surveyor).

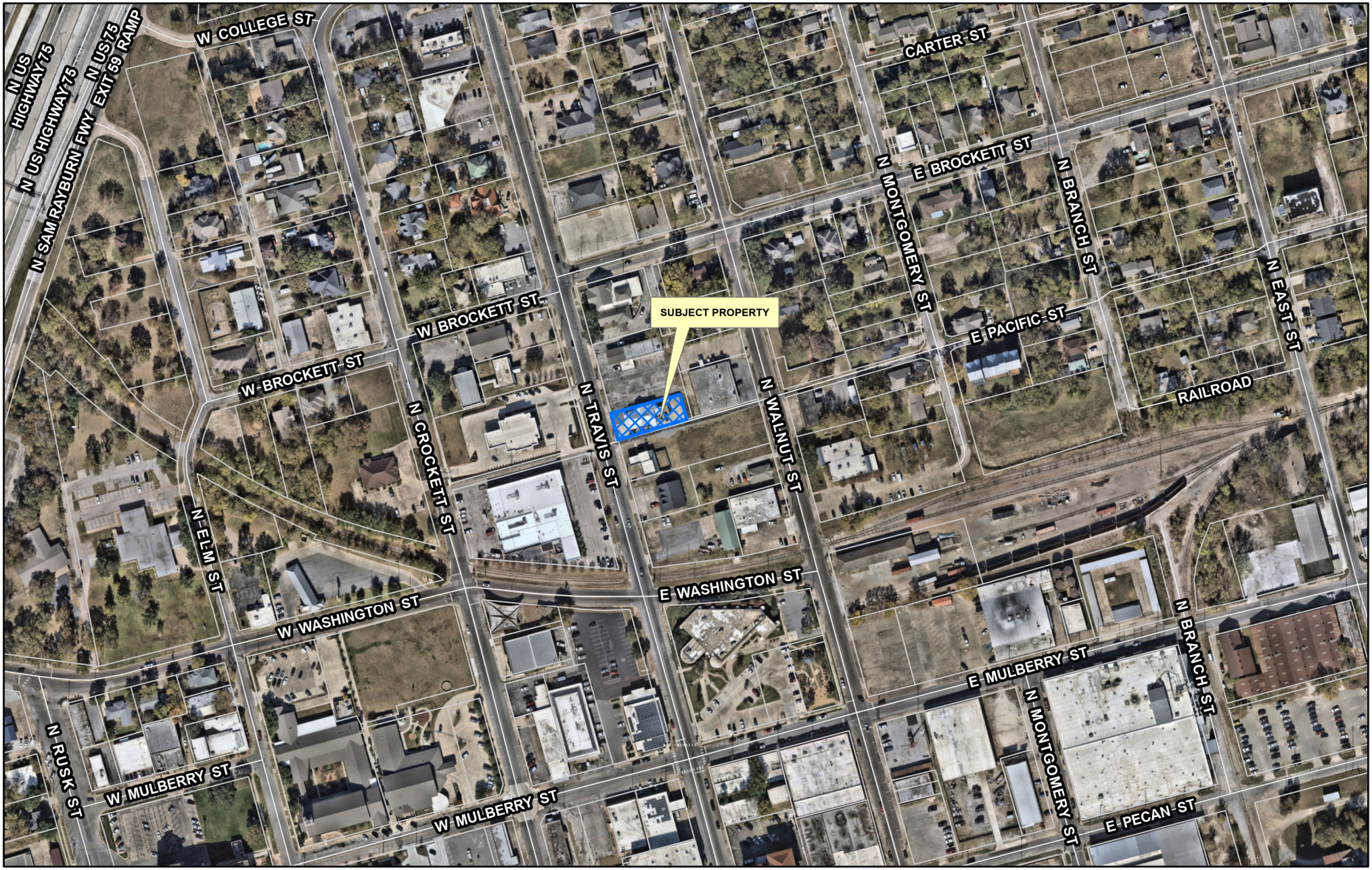
Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

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

4. Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation
9. Parking Correspondence



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
603 N TRAVIS ST

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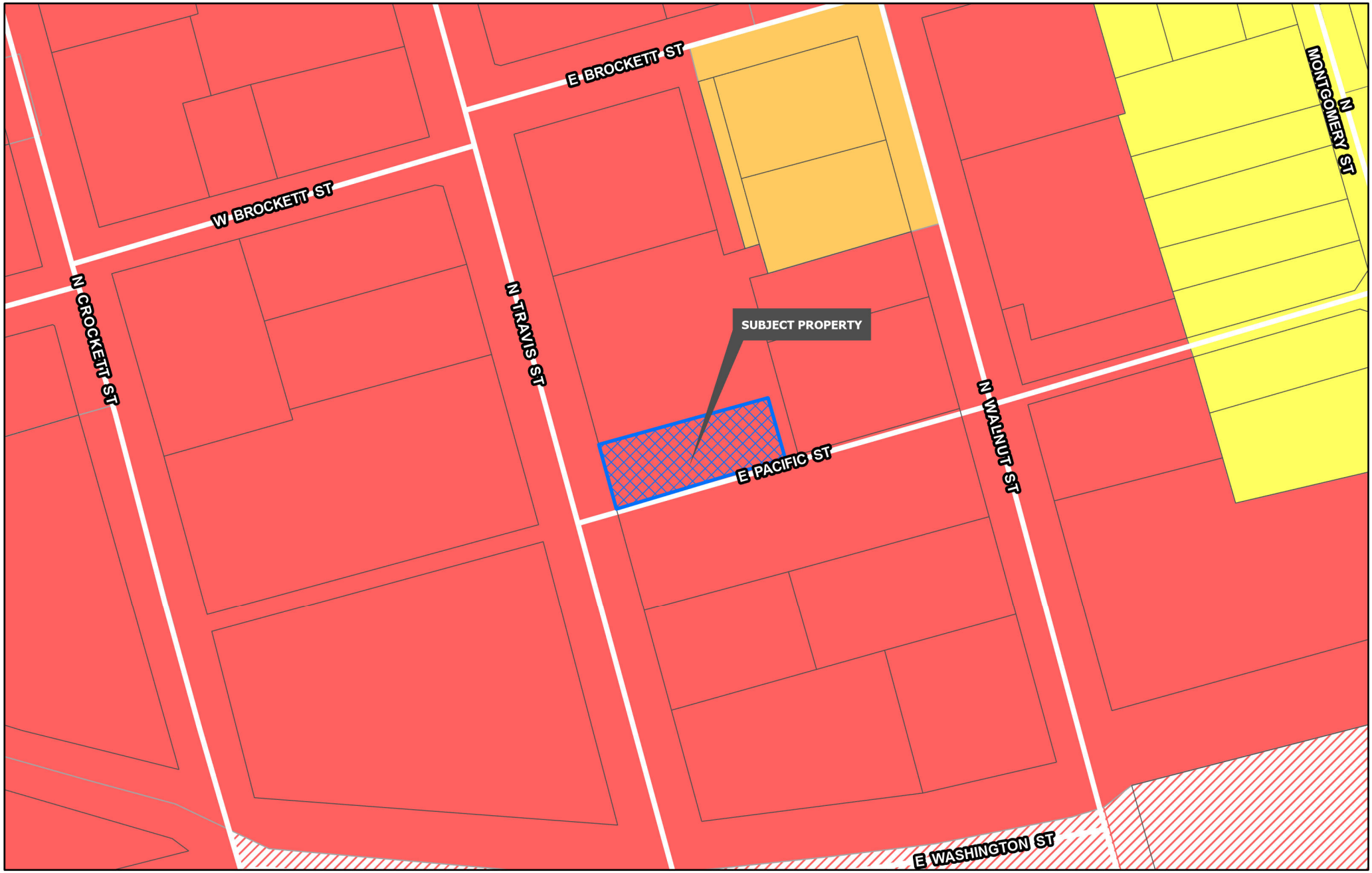
Date: 11/29/2025 11:41 AM



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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
603 N TRAVIS ST

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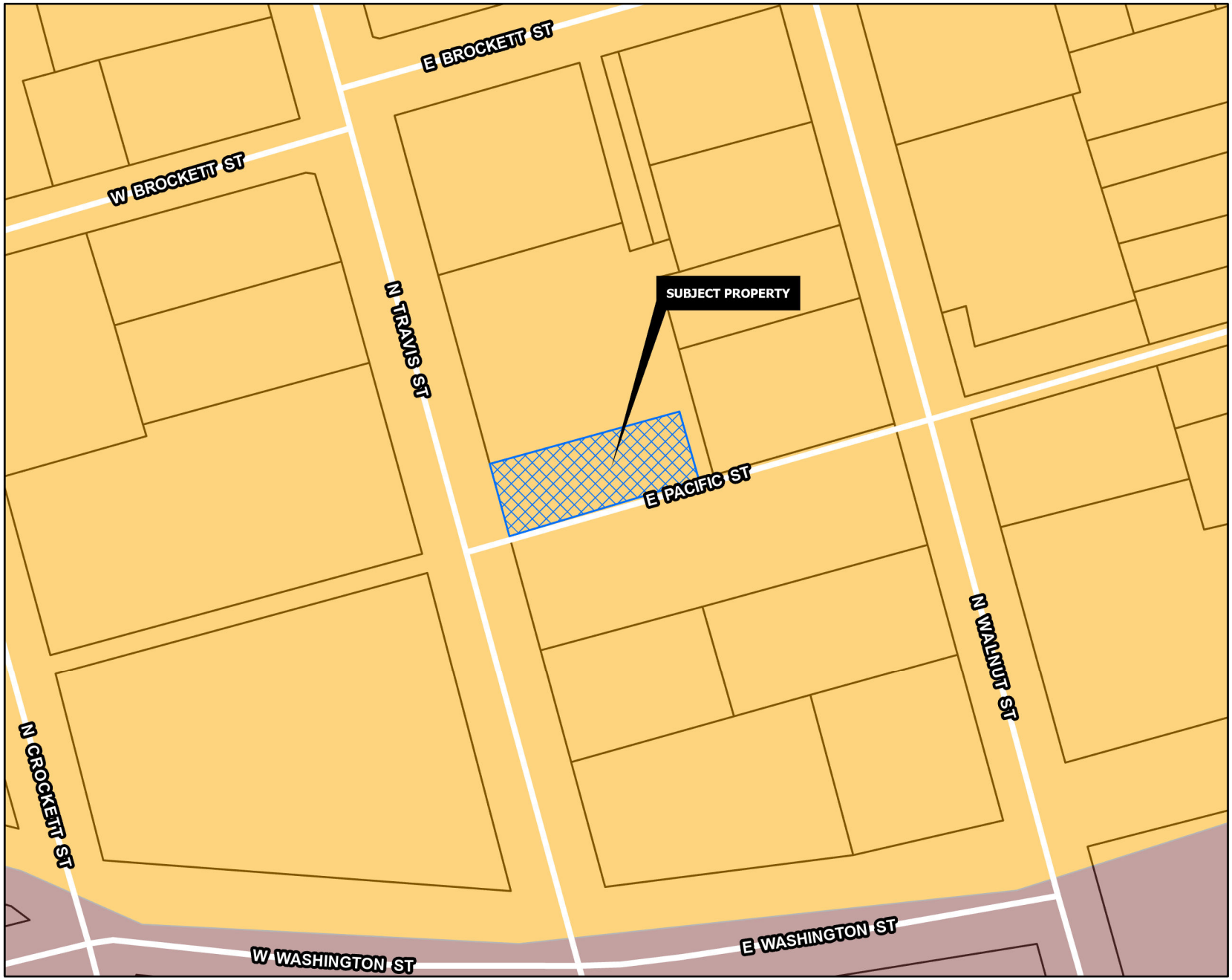
Date: 11/29/2025 11:41 AM



CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
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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
603 N TRAVIS ST

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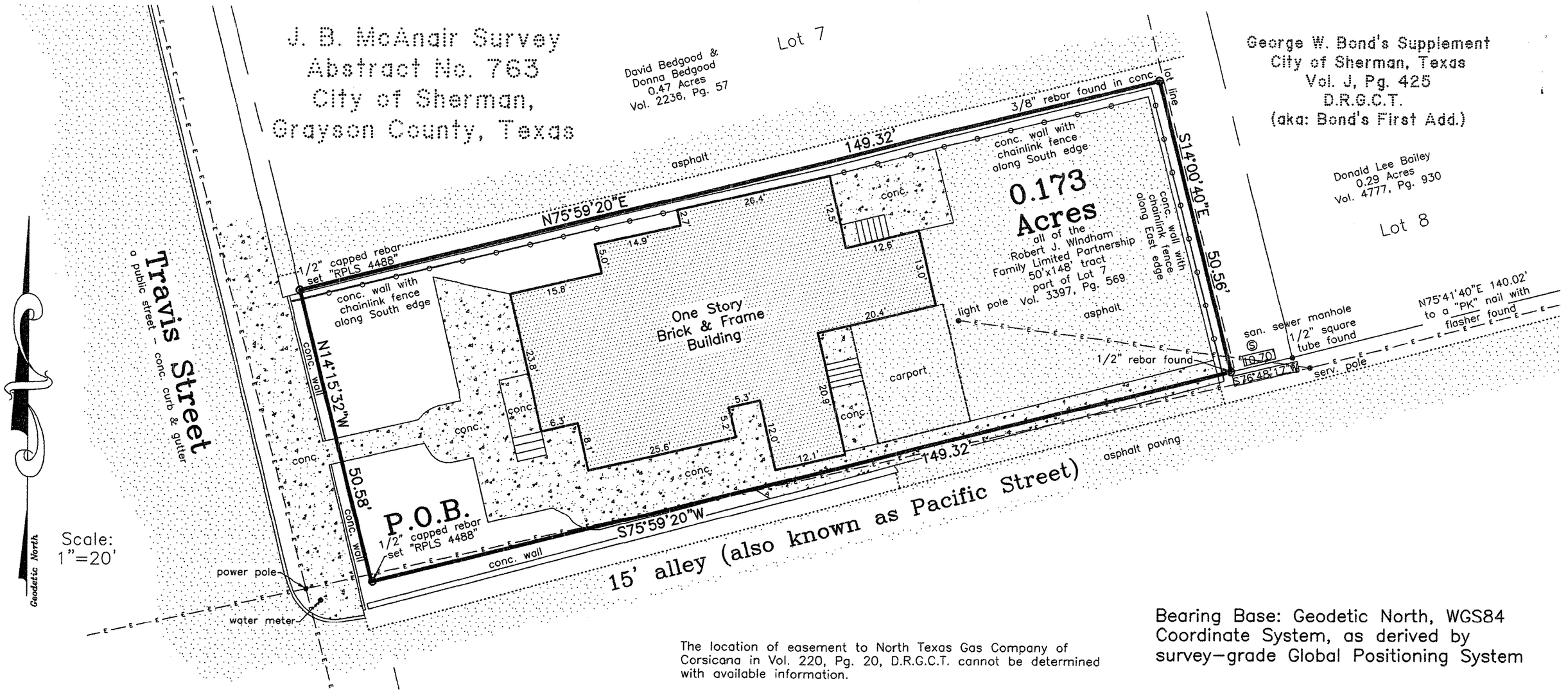
Date: 11/29/2025 11:41 AM


Easy Life Realty
UNIONHOME
MORTGAGE
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000226-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



The location of easement to North Texas Gas Company of Corsicana in Vol. 220, Pg. 20, D.R.G.C.T. cannot be determined with available information.

Bearing Base: Geodetic North, WGS84 Coordinate System, as derived by survey-grade Global Positioning System

Owner: Robert J. Windham Family Limited Partnership
Buyer: Hitchcock Investments, LLC
Address: 603 N. Travis Street
Sherman, Texas

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No.: 10088100
Texas Board of Professional Land Surveying

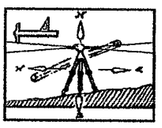
This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: August 18, 2015

C:\Land Projects R2\Part-of-Lot-7-Block-4-Bonds-First-Addition\dwg\603-N-Travis-Street-Sherman-r2000.dwg 8/17/2015 8:49:14 PM CDT

VICE PRESIDENT
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT
BILLY F. HELVEY, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088
Firm Registration Number: 10088100 – Texas Board of Professional Land Surveying

0.173 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 763, and being a part of Lot 7, George W. Bond's Supplement (aka: Bond's First Addition) to the City of Sherman, Texas, as per plat of record in Volume J, Page 425, Deed Records, Grayson County, Texas, and being all of the 50 ft. by 148 ft. tract of land conveyed to the Robert J. Windham Family Limited Partnership by Robert J. Windham by Warranty Deed dated February 6, 2003 and recorded in Volume 3397, Page 569, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 4488" at the intersection of the East line of Travis Street with the North line of a 15 ft. wide alley, at the Southwest corner of both said Lot 7 and Windham Family tract;

THENCE North 14 deg. 15 min. 32 sec. West, with the East line of said Travis Street and the West line of said Lot 7, a distance of 50.58 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the most Westerly Southwest corner of the 0.47 ac. tract of land conveyed to David Bedgood and Donna Bedgood in Volume 2236, Page 57, Real Property Records, Grayson County, Texas, at the Northwest corner of said Windham Family tract;

THENCE North 75 deg. 59 min. 20 sec. East, with a South line of said Bedgood 0.47 ac., a distance of 149.32 ft. to a 3/8 inch rebar found in concrete at an Ell corner of said Bedgood 0.47 ac., at the Northeast corner of said Windham Family tract;

THENCE South 14 deg. 00 min. 40 sec. East, with a West line of said Bedgood 0.47 ac., a distance of 50.56 ft. to a 1/2 inch rebar found in the North line of said 15 ft. alley and in the South line of said Lot 7, at the most Southerly Southwest corner of said Bedgood 0.47 ac., at the Southeast corner of said Windham Family property, **SAID** rebar being South 76 deg. 48 min. 17 sec. West, 10.70 ft. from a 1/2 inch square tube found at the Southeast corner of said Bedgood 0.47 ac. and the Southwest corner of the 0.29 acre tract of land conveyed to Donald Lee Bailey in Volume 4777, Page 930, said Official Public Records;

THENCE South 75 deg. 59 min. 20 sec. West, with the North line of said 15 ft. alley and the South line of said Lot 7, a distance of 149.32 ft. to the **PLACE OF BEGINNING** and containing **0.173 ACRES** of land.

Billy F. Helvey, R. P. L. S. No. 4488
August 18, 2015

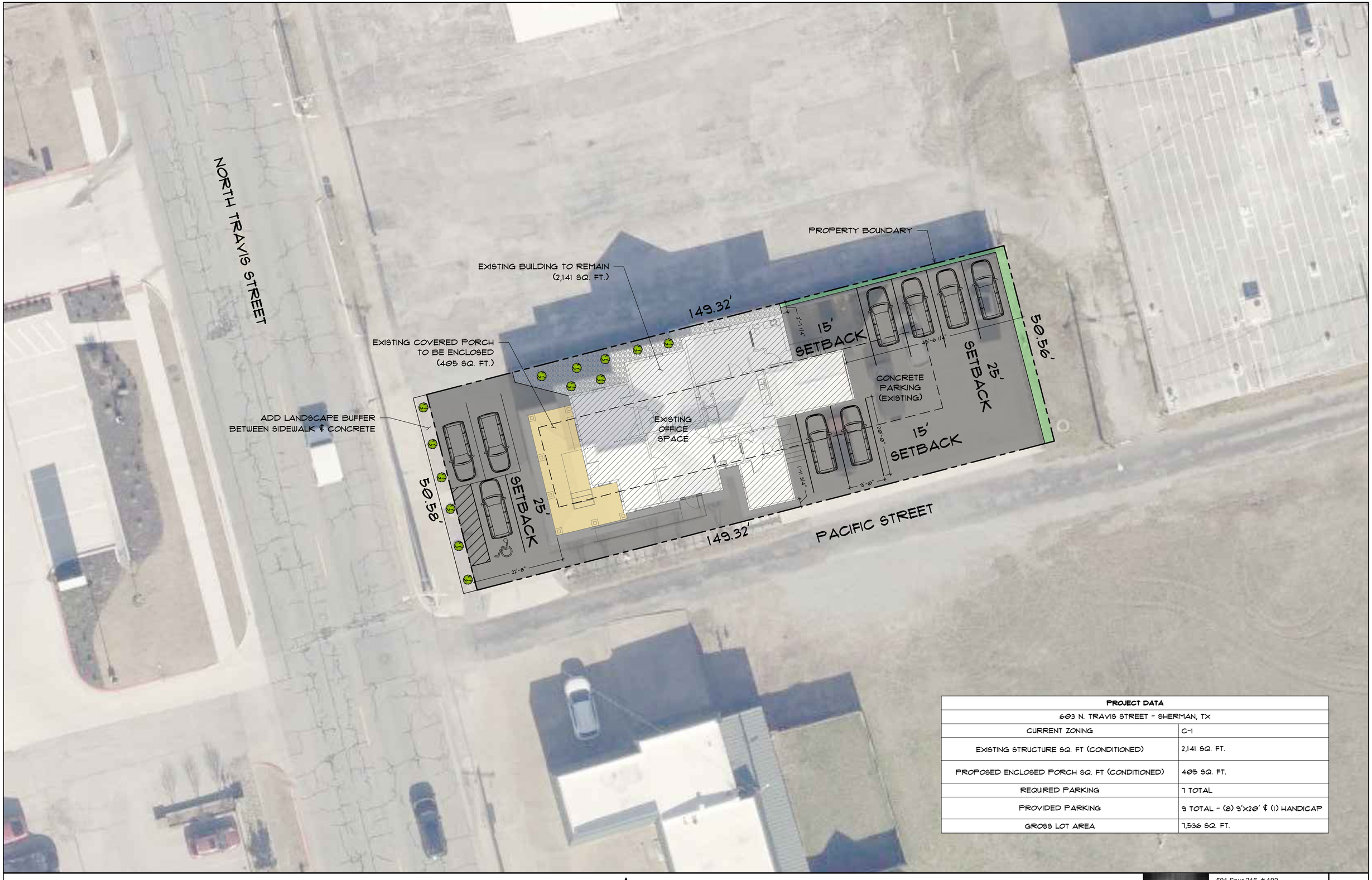


Project Narrative – Porch Enclosure

The proposed project involves enclosing the existing front porch of the structure to create a conditioned interior space. The intent is to maintain the existing architectural character while enhancing the building's functionality and curb appeal.

The design concept will closely resemble the example shown in the attached image, featuring a modern craftsman-style façade with horizontal and vertical siding elements, dark accent trim, and large front-facing windows. The enclosed porch will align seamlessly with the existing structure and complement the surrounding neighborhood context.

All materials and finishes will be selected to match or complement the existing exterior, ensuring a cohesive appearance. The scope includes framing, exterior cladding, energy-efficient windows and doors, and updated lighting to maintain a professional and inviting storefront aesthetic.



PROJECT DATA	
603 N. TRAVIS STREET - SHERMAN, TX	
CURRENT ZONING	C-1
EXISTING STRUCTURE SQ. FT (CONDITIONED)	2,141 SQ. FT.
PROPOSED ENCLOSED PORCH SQ. FT (CONDITIONED)	405 SQ. FT.
REQUIRED PARKING	7 TOTAL
PROVIDED PARKING	9 TOTAL - (8) 9'X20' & (1) HANDICAP
GROSS LOT AREA	7,536 SQ. FT.

GENERAL SITE PLAN NOTES:

1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

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

0 10' 20'

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

C1
SHEET

APEX

SIAS
DRAFTING & DESIGN




Easy Life Realty
Easy
Life
Realty

Gmail Charlie York <[redacted]>

Re: Regarding access to 603 N. Travis

Gavin Mandt [redacted]> Mon, Dec 1, 2025 at 11:03 AM
To: Lisa Hitchcock [redacted]>
Cc: Charlie York <charlie@[redacted]>

Thank you!



Gavin Mandt
President,
Apex Construction

(903) 213-2147
(903) 267-3267
www.buildingapex.com
gavin@buildingapex.com
224 E Houston St. Sherman, Texas 75090



IMPORTANT: The contents of this e-mail and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

On Dec 1, 2025, at 10:48 AM, Lisa Hitchcock <[redacted]> wrote:

Below is an email from Joel Bedgood at Waldo Funeral Home.

Please let me know if you have any questions or need any additional information.

Sincerely,
Lisa Hitchcock
REALTOR®

Law requires that I share Information About Brokerage Services & Consumer Protection Notice:

Information About Brokerage Services
Consumer Protection Notice
Easy Life Realty Website

Lisa Hitchcock
BROKER ASSOCIATE
OWNER OF EASY LIFE REALTY

---

photo

Lisa Hitchcock
REALTOR®, Easy Life Realty
[redacted]
easyliferealty.com | 603 N Travis St, Sherman, TX 75090

---------- Forwarded message ---------
From: **jbedgood** <[redacted]>
Date: Mon, Dec 1, 2025 at 10:17 AM
Subject: Regarding access to 603 N. Travis
To: Lisa Hitchcock [redacted]>

Good morning,

This email serves as formal approval for the property owner of **603 N. Travis Street, Sherman, Texas**, to utilize the existing driveway entrance of **Waldo Funeral Home on Travis Street** for ingress and egress purposes.

This approval specifically allows the owner, their tenants, guests, and authorized vendors to access the parking area located at 603 N. Travis Street by entering and exiting through the Waldo Funeral Home driveway. All use of this access point should be conducted safely and respectfully, without obstructing funeral home operations or impeding traffic flow.

Please note that this approval does not grant any ownership interest in the driveway or surrounding property. It is permission for access only and may be revoked if misuse or interference with normal business activities occurs.

If you need additional documentation or a signed copy for your records, I am happy to provide it.

Thank you,

Joel Bedgood

Owner- Waldo Funeral Home

[redacted]

[redacted]

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 17.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1307 NORTH CLEVELAND AVENUE (Project No. 000228-2025)

The request of Jon and Cindy Lloyd (Owner), and Preston Trail Land Surveying (Surveyor) concerning the property located at 1307 North Cleveland Avenue, being part of Lots 4 & 5, Block 13, College Park Second Addition, in the C. Carter Survey, Abstract No. 229, consisting of 0.259 acres, and currently zoned R-6 (Single-Family Residential) District/College Park Overlay District as follows:

Board of Adjustments

Public Hearing and Variance under Section 14.03.006 to allow a carport in lieu of carports are prohibited the College Park Overlay District.

Background:

The property is located at 1307 North Cleveland Avenue. The applicant would like a Variance to allow a carport in lieu of carports are prohibited the College Park Overlay District.

Origination:

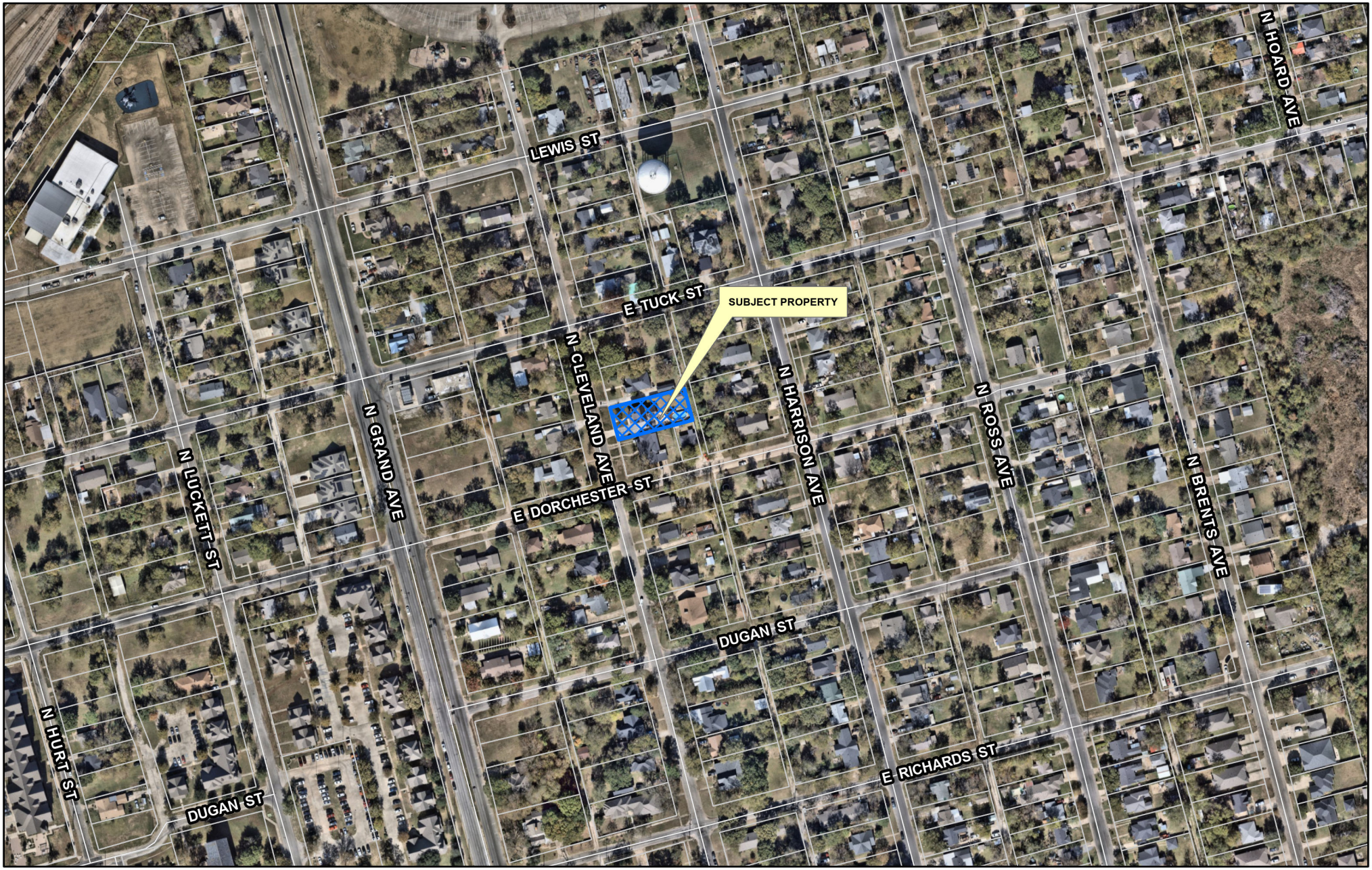
The request of Jon and Cindy Lloyd (Owner), and Preston Trail Land Surveying (Surveyor).

Staff Recommendation:

The College Park Overlay District was established in 2005 and specifically restricted carports from the district. Staff does not recommend approval of 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
1307 N CLEVELAND AVE

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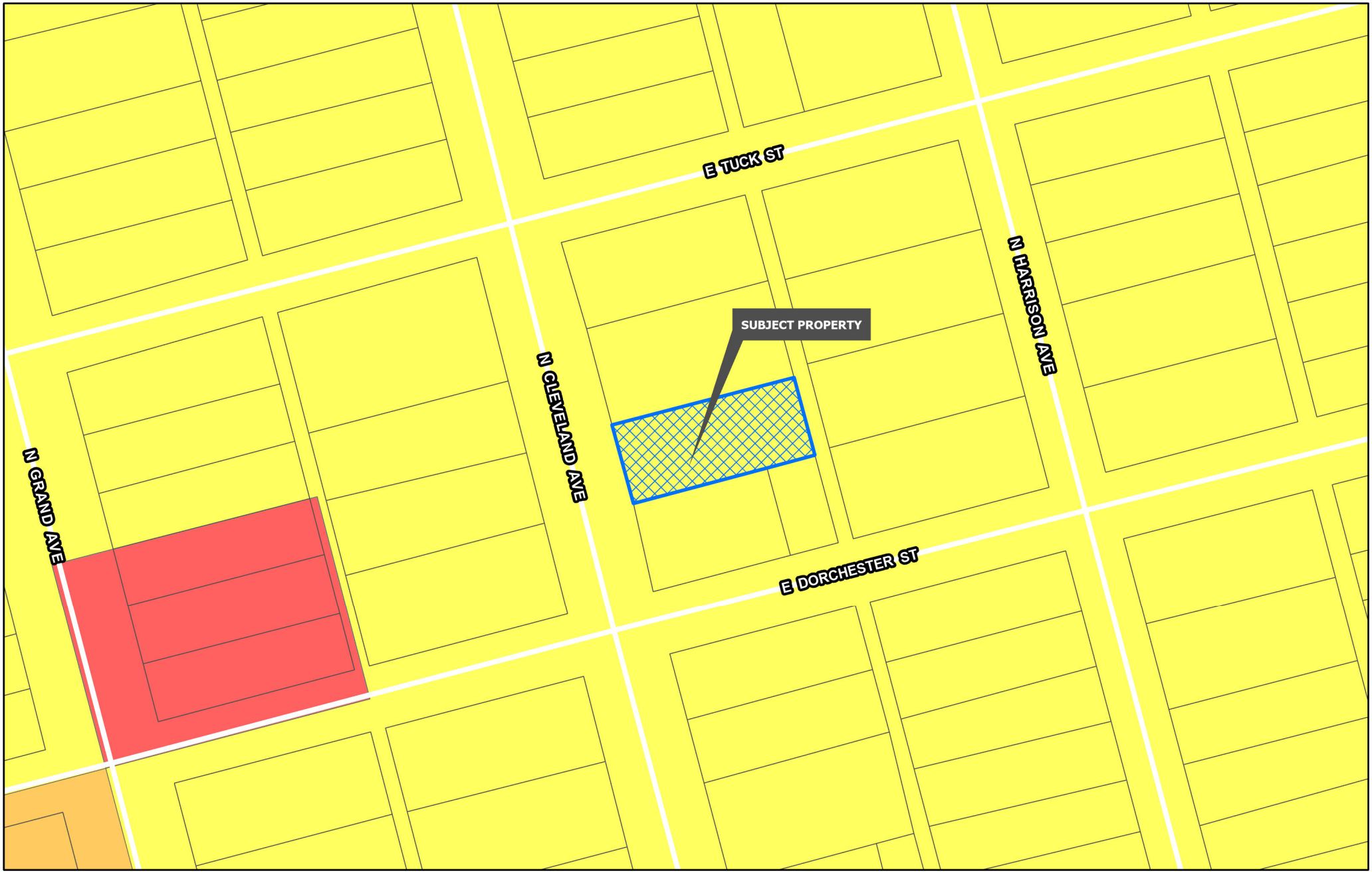
Date: 11/29/2025 11:41 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- 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
1307 N CLEVELAND AVE

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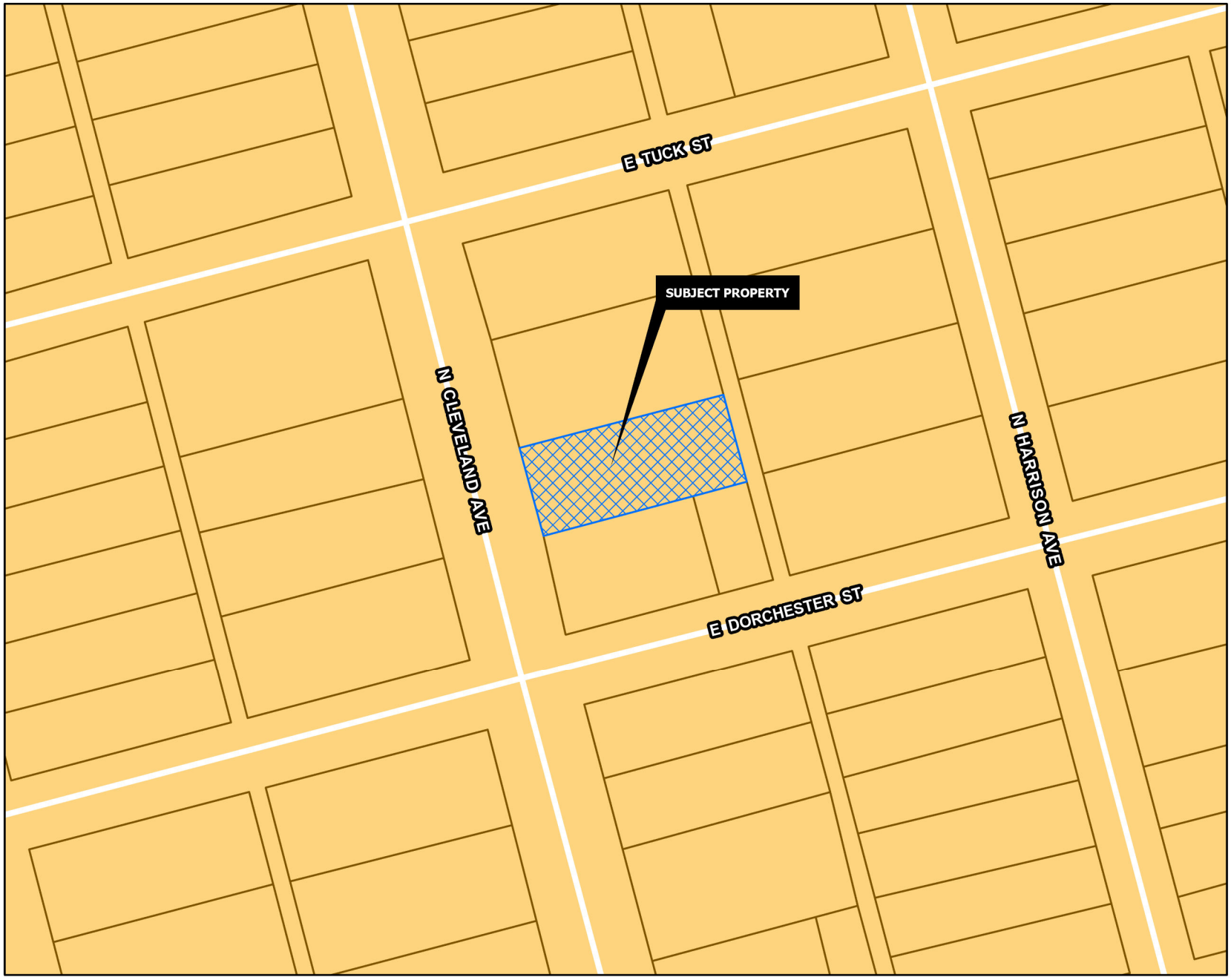

CORE NEIGHBORHOOD

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
1307 N CLEVELAND AVE

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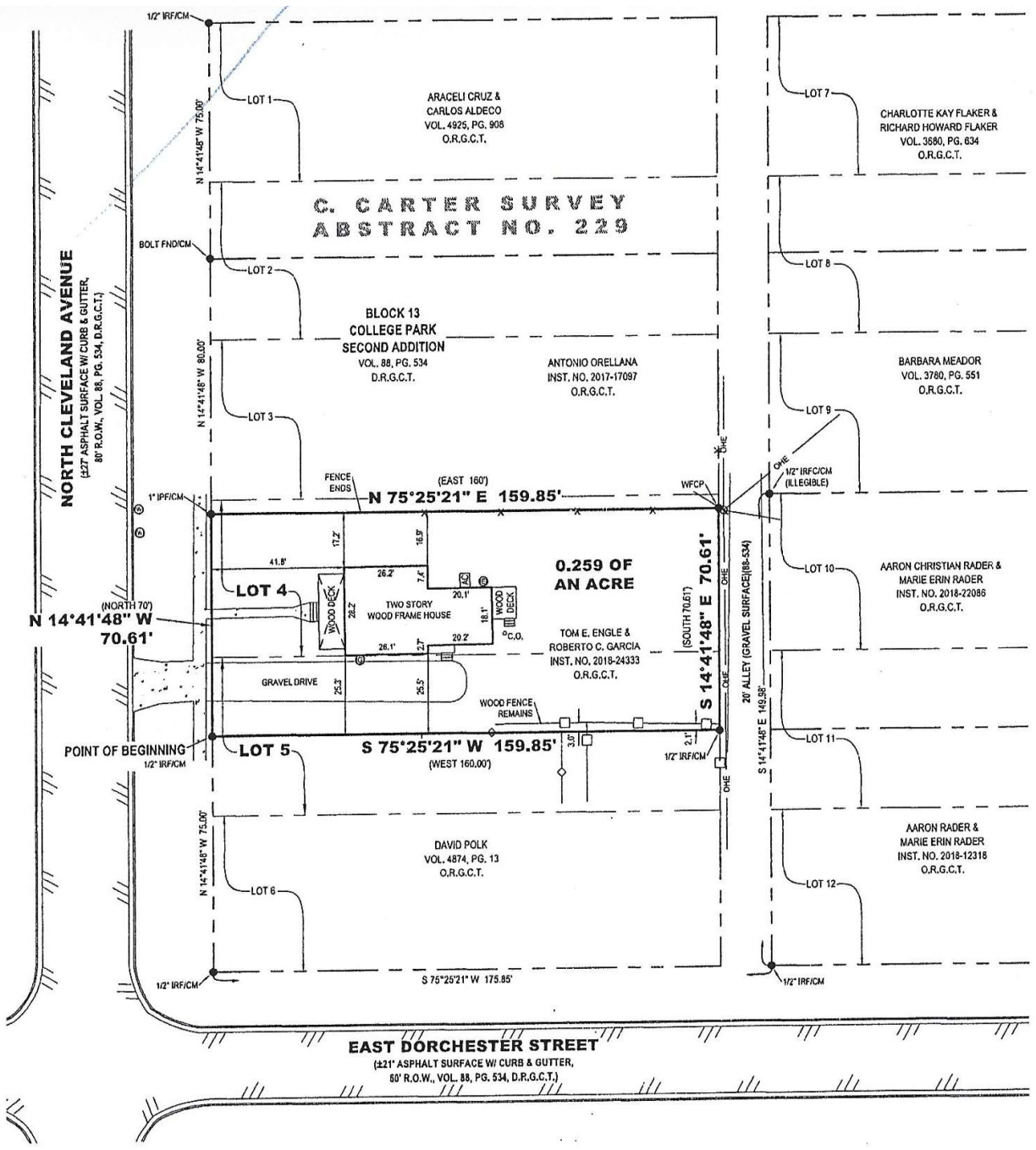
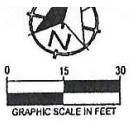
1307
BLESS
Sherman
CLASSIC TOWN, BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000228-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229





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 C. Carter Survey, Abstract No. 229, City of Sherman, Grayson County, Texas, and being part of Lots 4 and 5 in Block 13 of College Park Second Addition, according to the plat thereof recorded in Volume 88, Page 534, Deed Records, Grayson County, Texas, and being a re-tracement survey of a tract of land described in the deed to Tom E. Engle and Roberto C. Garcia, recorded in Instrument No. 2018-24333, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said Engle Tract, common to the northwest corner of a tract of land described in the deed to David Polk, recorded in Volume 4874, Page 13, said Official Records, and on the westerly line of said Lot 5, and on the easterly right-of-way line of North Cleveland Avenue;

THENCE North 14°41'48" West, with the westerly line of said Engle Tract, and with the westerly line of said Lot 5, and with the westerly line of aforesaid Lot 4, and with the easterly right-of-way line of said North Cleveland Avenue, a distance of 70.61 feet to a 1-inch iron pipe found for the northwest corner of said Engle Tract, common to the southwest corner of a tract of land described in the deed to Antonio Orellana, recorded in Instrument No. 2017-17097, said Official Records;

THENCE North 75°25'21" East, with the northerly line of said Engle Tract, and with the southerly line of said Orellana Tract, and crossing said Lot 4, a distance of 159.85 feet to a wood fence corner post found for the northeast corner of said Engle Tract, common to the southeast corner of said Orellana Tract, and on the easterly line of said Lot 4, and on the westerly line of a 20-foot alley in aforesaid Block 13;

THENCE South 14°41'48" East, with the easterly line of said Engle Tract, and with the easterly line of said Lot 4, and with the westerly line of aforesaid Lot 5, and with the westerly line of said 20-foot alley, a distance of 70.61 feet to a 1/2-inch iron rod found for the southeast corner of said Engle Tract, common to the northeast corner of aforesaid Polk Tract;

THENCE South 75°25'21" West, with the southerly line of said Engle Tract, and with the northerly line of said Polk Tract, and crossing said Lot 5, a distance of 159.85 feet to the POINT OF BEGINNING and enclosing 0.259 of an acre (11,287 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0133591, issued by Title Resources Guaranty Company, countersigned by Red River Title Company, with an effective date of July 20, 2020, and an issued date of July 28, 2020, and relisted below were considered for this Survey. The surveyor did not perform an abstract of title.

10b. The surveyed property is subject to any matter, including but not limited to, Easements, Roadways and/or Building Set Back Lines as shown on the recorded plat of College Park Second Addition, and addition to the City of Sherman, Texas as shown by the plat thereof recorded in Volume 88, Page 534, Deed Records, Grayson County, Texas.

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.

Certify to: Jon Lloyd, Cindy Lloyd, Quicken Loans, LLC; Roberto C. Garcia, Tom E. Engle, Title Resources Guaranty Company, Red River 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 08/05/2020, 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



LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
IRF	IRON ROD FOUND	AC	AC UNIT
IRFC	IRON ROD FOUND W/PLASTIC CAP	E	ELECTRIC METER
IPF	IRON PIPE FOUND		UTILITY/POWER POLE
WFCP	WOOD FENCE CORNER POST	G	NATURAL GAS METER
FND	FOUND	W	WATER METER
CM	CONTROLLING MONUMENT	C.O.	CLEAN OUT
( )	DEED OR PLAT CALL		BOUNDARY LINE
R.O.W.	RIGHT-OF-WAY		ADJOINER LINE
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS		WIRE FENCE
			WOOD FENCE
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		CHAIN LINK FENCE
			ASPHALT
VOL., PG.	VOLUME, PAGE	OHE	OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
0.259 OF AN ACRE
C. CARTER SURVEY, ABSTRACT NO. 229
COLLEGE PARK SECOND ADDITION
BLOCK 13, PART OF LOTS 4 & 5
1307 North Cleveland Avenue, Sherman
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH	Scale: 1"=30'	Project No. 20-0416
	Checked by: CRN	Date: 08/12/2020	Sheet No. 1 of 1

Project Narrative Describing the Variance/Exception Request

We are applying for an exception of a requirement to build a garage on our property at 1307 N Cleveland Ave, Sherman TX. The property probably had a garage at one time, due to the age of the home (built in 1920). It probably was removed at one time. We have enjoyed our remodeled home and have made additional improvements since we moved into the home in 2020. We love our home, but we need to protect our vehicles from future storms.

However, we have suffered from recent hailstorms and twice have experienced severe damage to our truck. The last storm caused over $10,000 in damage to our truck. We would like to build a garage but there is not sufficient space for the garage and provide the necessary access to our backyard. If we have an enclosed structure, we cannot access our backyard due to the narrowness of our driveway space. We therefore request an exception, so we might protect our vehicle, access our yard, and add to the overall value of our home.

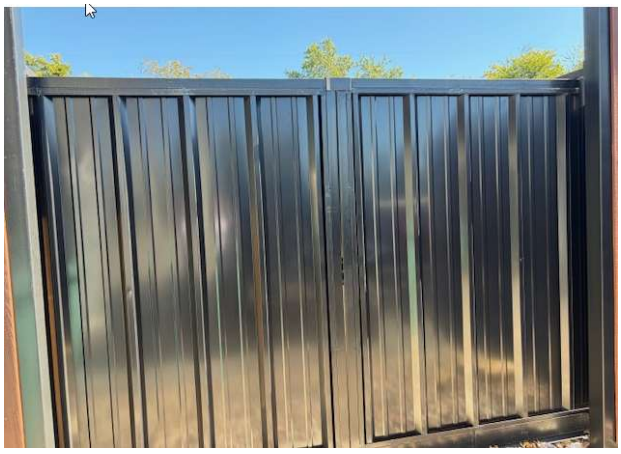
We think our proposed carport has the character and design of the house and enhances the property. It will be decorative and have the feel of a garage yet provide access to our backyard. Please review our proposed architectural design and note that our proposed structure will provide us with the ability to protect our property from future storms. We humbly request an exception to the requirement of an enclosed structure.

Pictures of our property's driveway – please note the narrow driveway does not permit sufficient space, either to the left or right to access the gate behind the truck if we should be required to build a garage:

Picture of the driveway:



Picture of the gate we need to have access to:



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

PROJECT DESCRIPTION:
A New Carport For
CINDY LLOYD
1307 North Cleveland Avenue
Sherman, TX

DRAWINGS PROVIDED BY:
NBS DRAFTING AND DESIGN
303 W. HOUSTON
SHERMAN, TEXAS 75090
903.892.5620

DATE: 9/28/2022

SCALE:

SHEET: A-1

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

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

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

SITE PLAN
SCALE:1"=10'

40 in from house to Carport
5' 8" from property line to Carport
from the corner of the house to
the beginning of the Carport is
13' 6" wide
Carport is 15' 5" 23' 5" long


823

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 18.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

5200 BLOCK WEST HOUSTON STREET AND 201 BLOCK SOUTH FRIENDSHIP ROAD (Project No. 000229-2025)

The request of Meyers Industrial Park/EMR Real Estate (Owner), Josh Lincoln (Applicant), and Preston Trail Surveying (Surveyor) for the property located in the 5200 Block West Houston Street and the 201 Block South Friendship Road, consisting of 31.008 acres, being a part of the Elizabeth Jones Survey, Abstract No. 625 and Jason Stamps Survey, Abstract No. 1115, and currently zoned R-A (Residential Agricultural) District as follows:

Planning and Zoning

Public Hearing and Zone Change from an R-A (Residential Agricultural) District and an R-6 (Single-family Residential) District to PD (Planned Development) District with a base zoning of C-2 (General Commercial) District.

Background:

The property is located at 5200 Block West Houston Street and 201 Block South Friendship Road. The owner would like a Zone Change from an R-A (Residential Agricultural) District to a PD (Planned Development).

This property was annexed into the Sherman city limits in 2016. At the time, the Meyers Industrial Park was already constructed and in operation. This property has existing non-conforming rights to continue to operate. However, the property owner is getting new businesses into the park, and with the current zoning as R-A, it is challenging to determine what is allowed and what is not allowed.

Staff has encouraged the property owner to request the zone change and apply for a Planned Development to provide flexibility for the uses that were in operation prior to annexation, while allowing the property to attract new businesses within the C-2 district.

Origination:

The request of Meyers Industrial Park/EMR Real Estate (Owner), Josh Lincoln (Applicant), and Preston Trail Surveying (Surveyor).

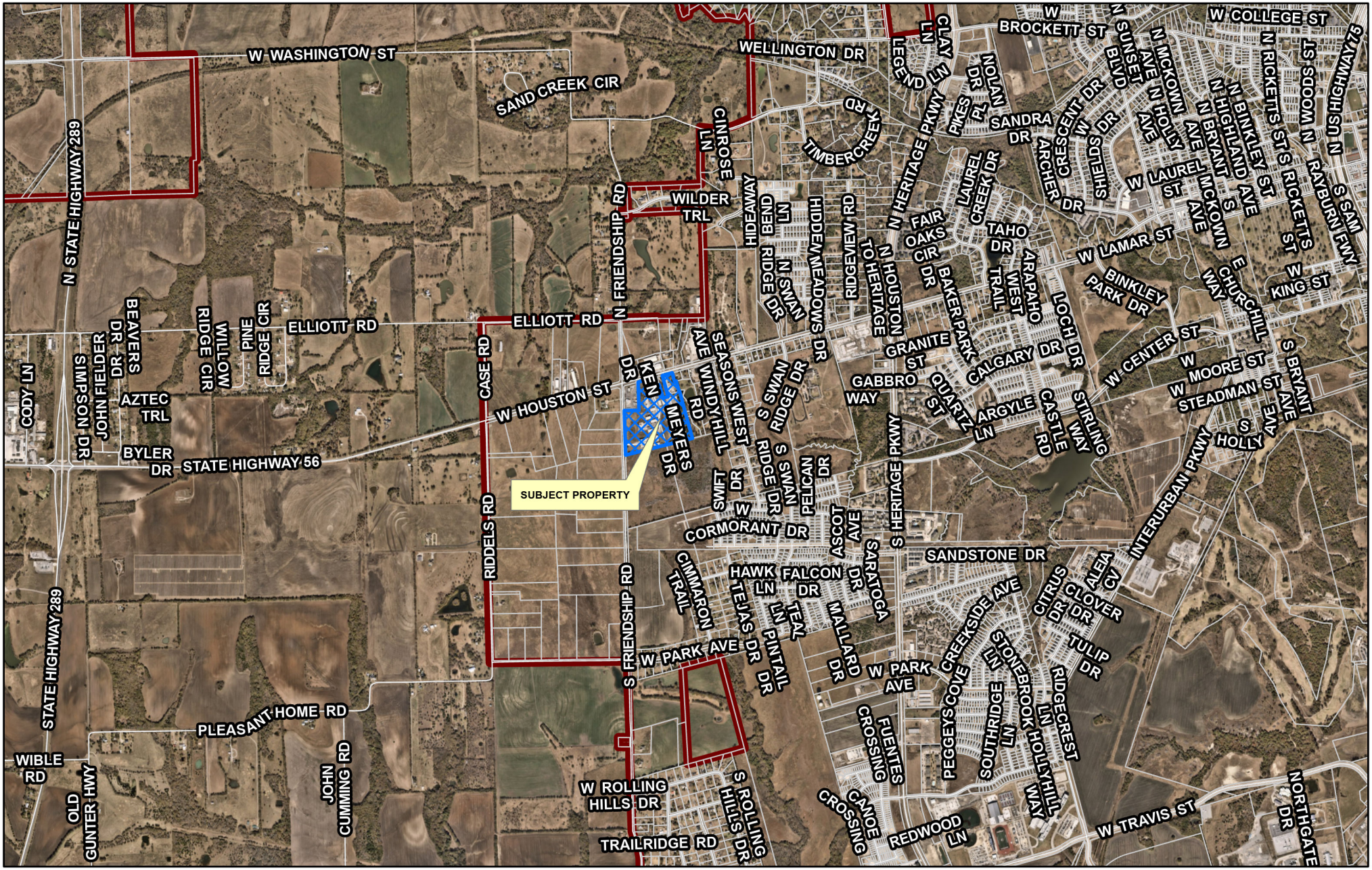
Staff Recommendation:

Staff recommends approval of this zone change.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign

5. Survey
6. Project Narrative
7. Planned Development Document
8. Setback Exhibit
9. Facade Exhibit
10. Existing Business List
11. Support Letter
12. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
5200 BLK W HOUSTON ST
& 201 BLK S FRIENDSHIP RD

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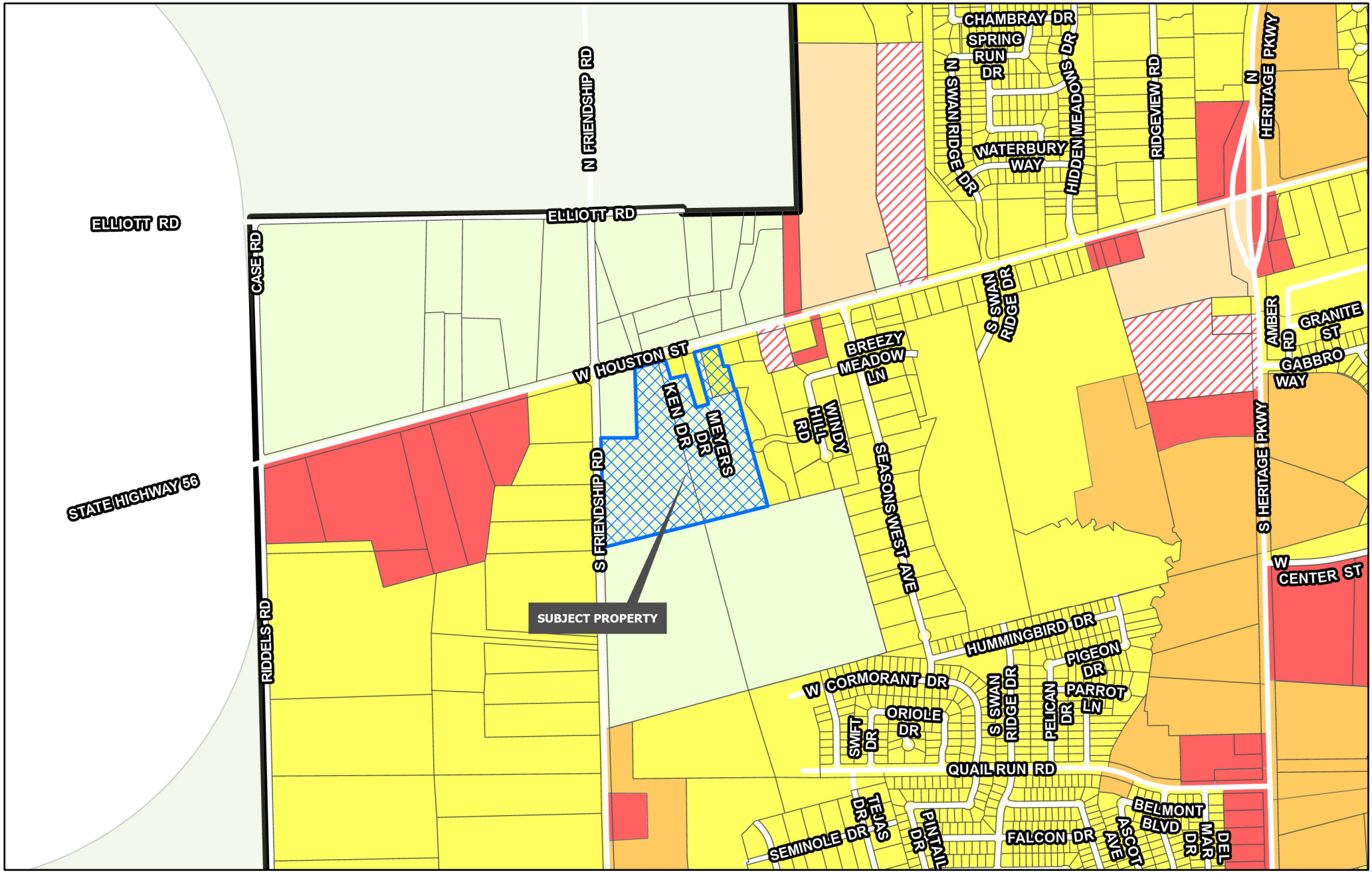

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
5200 BLK W HOUSTON ST
& 201 BLK S FRIENDSHIP RD

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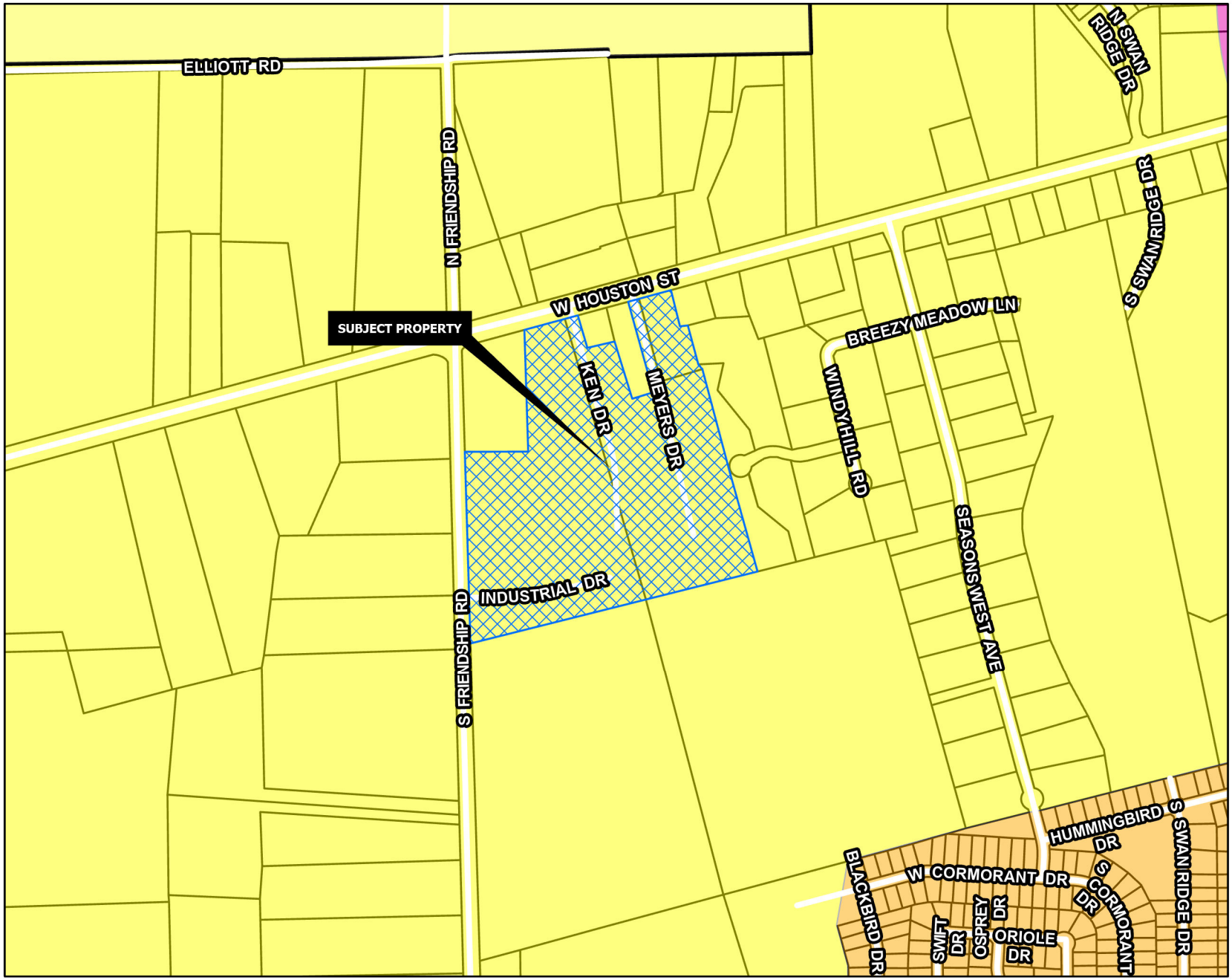
Date: 11/29/2025 11:41 AM



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
5200 BLK W HOUSTON ST & 201 BLK S FRIENDSHIP RD

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Date: 11/29/2025 11:41 AM


Sherman
CLASSIC TOWN, BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000229-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



Certify to: Kenneth Meyers, John Ray;

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 02/28/2020, 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

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

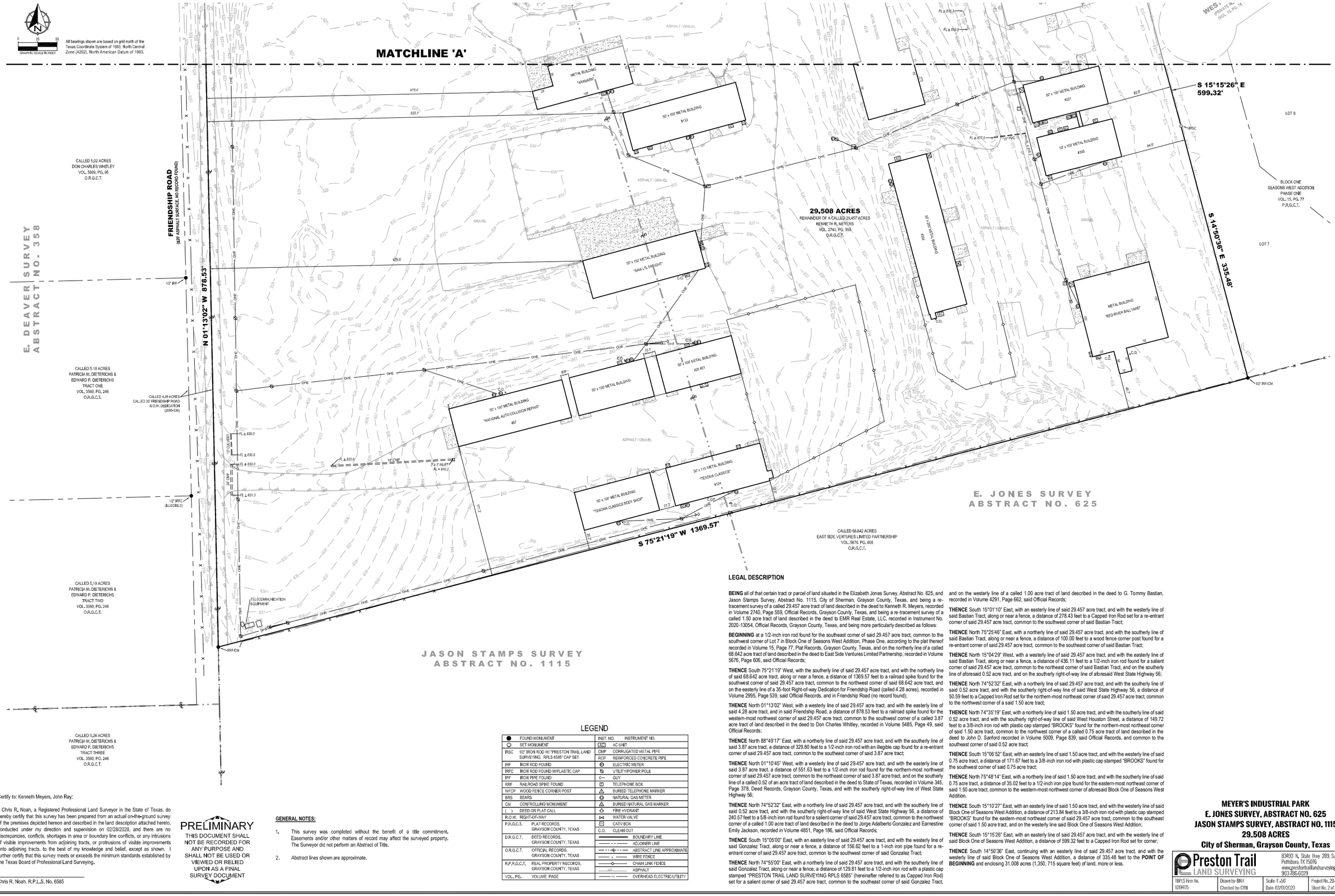
GENERAL NOTES:

1. This survey was completed without the benefit of a title commitment. Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. Abstract lines shown are approximate.

MEYER'S INDUSTRIAL PARK
E. JONES SURVEY, ABSTRACT NO. 625
JASON STAMPS SURVEY, ABSTRACT NO. 1115
29.508 ACRES
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-6029

TBPLS Firm No. 10194175	Drawn by: BNH	Scale: 1"=50'	Project No. 20-0041
	Checked by: CRN	Date: 03/01/2020	Sheet No. 1 of 2



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2. Abstract lines shown are approximate.

LEGEND

●	FOUND MONUMENT	INST. NO.	INSTRUMENT NO.
○	SET MONUMENT	AC	AC UNIT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	CMP	CORRUGATED METAL PIPE
IRF	IRON ROD FOUND	RCP	REINFORCED CONCRETE PIPE
IRFC	IRON ROD FOUND W/PLASTIC CAP	E	ELECTRIC METER
IPF	IRON PIPE FOUND		UTILITY/POWER POLE
RRF	RAILROAD SPIKE FOUND		GUY
WFCP	WOOD FENCE CORNER POST	T	TELEPHONE BOX
BRS	BEARS		BURIED TELEPHONE MARKER
CM	CONTROLLING MONUMENT	G	NATURAL GAS METER
( )	DEED OR PLAT CALL		BURIED NATURAL GAS MARKER
R.O.W.	RIGHT-OF-WAY		FIRE HYDRANT
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS		WATER VALVE
			CATV BOX
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS	C.O.	CLEAN OUT
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS		BOUNDARY LINE
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS		ADJOINER LINE
VOL., PG.	VOLUME, PAGE		ABSTRACT LINE APPROXIMATE
			WIRE FENCE
			CHAIN LINK FENCE
			ASPHALT
			OVERHEAD ELECTRIC/UTILITY

LEGAL DESCRIPTION

BEING all of that certain tract or parcel of land situated in the Elizabeth Jones Survey, Abstract No. 625, and Jason Stamps Survey, Abstract No. 1115, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 29.457 acre tract of land described in the deed to Kenneth R. Meyers, recorded in Volume 2740, Page 559, Official Records, Grayson County, Texas, and being a re-tracement survey of a called 1.50 acre tract of land described in the deed to EMR Real Estate, LLC, recorded in Instrument No. 2020-13054, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 29.457 acre tract, common to the southwest corner of Lot 7 in Block One of Seasons West Addition, Phase One, according to the plat thereof recorded in Volume 15, Page 77, Plat Records, Grayson County, Texas, and on the northerly line of a called 68.642 acre tract of land described in the deed to East Side Ventures Limited Partnership, recorded in Volume 5676, Page 606, said Official Records;

THENCE South 75°21'19" West, with the southerly line of said 29.457 acre tract, and with the northerly line of said 68.642 acre tract, along or near a fence, a distance of 1369.57 feet to a railroad spike found for the southwest corner of said 29.457 acre tract, common to the northwest corner of said 68.642 acre tract, and on the easterly line of a 35-foot Right-of-way Dedication for Friendship Road (called 4.28 acres), recorded in Volume 2995, Page 539, said Official Records, and in Friendship Road (no record found);

THENCE North 01°13'02" West, with a westerly line of said 29.457 acre tract, and with the easterly line of said 4.28 acre tract, and in said Friendship Road, a distance of 878.53 feet to a railroad spike found for the western-most northwest corner of said 29.457 acre tract, common to the southwest corner of a called 3.87 acre tract of land described in the deed to Don Charles Whitley, recorded in Volume 5485, Page 49, said Official Records;

THENCE North 88°49'17" East, with a northerly line of said 29.457 acre tract, and with the southerly line of said 3.87 acre tract, a distance of 329.80 feet to a 1/2-inch iron rod with an illegible cap found for a re-entrant corner of said 29.457 acre tract, common to the southeast corner of said 3.87 acre tract;

THENCE North 01°10'45" West, with a westerly line of said 29.457 acre tract, and with the easterly line of said 3.87 acre tract, a distance of 551.63 feet to a 1/2-inch iron rod found for the northern-most northwest corner of said 29.457 acre tract, common to the northeast corner of said 3.87 acre tract, and on the southerly line of a called 0.52 of an acre tract of land described in the deed to State of Texas, recorded in Volume 345, Page 378, Deed Records, Grayson County, Texas, and with the southerly right-of-way line of West State Highway 56;

THENCE North 74°52'32" East, with a northerly line of said 29.457 acre tract, and with the southerly line of said 0.52 acre tract, and with the southerly right-of-way line of said West State Highway 56, a distance of 240.57 feet to a 5/8-inch iron rod found for a salient corner of said 29.457 acre tract, common to the northwest corner of a called 1.00 acre tract of land described in the deed to Jorge Adalberto Gonzalez and Earnestine Emily Jackson, recorded in Volume 4851, Page 186, said Official Records;

THENCE South 15°05'00" East, with an easterly line of said 29.457 acre tract, and with the westerly line of said Gonzalez Tract, along or near a fence, a distance of 156.62 feet to a 1-inch iron pipe found for a re-entrant corner of said 29.457 acre tract, common to the southwest corner of said Gonzalez Tract;

THENCE North 74°55'00" East, with a northerly line of said 29.457 acre tract, and with the southerly line of said Gonzalez Tract, along or near a fence, a distance of 129.81 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (hereinafter referred to as Capped Iron Rod) set for a salient corner of said 29.457 acre tract, common to the southeast corner of said Gonzalez Tract, and on the westerly line of a called 1.00 acre tract of land described in the deed to G. Tommy Bastian, recorded in Volume 4291, Page 662, said Official Records;

THENCE South 15°01'10" East, with an easterly line of said 29.457 acre tract, and with the westerly line of said Bastian Tract, along or near a fence, a distance of 278.43 feet to a Capped Iron Rod set for a re-entrant corner of said 29.457 acre tract, common to the southwest corner of said Bastian Tract;

THENCE North 75°25'46" East, with a northerly line of said 29.457 acre tract, and with the southerly line of said Bastian Tract, along or near a fence, a distance of 100.00 feet to a wood fence corner post found for a re-entrant corner of said 29.457 acre tract, common to the southeast corner of said Bastian Tract;

THENCE North 15°04'29" West, with a westerly line of said 29.457 acre tract, and with the easterly line of said Bastian Tract, along or near a fence, a distance of 436.11 feet to a 1/2-inch iron rod found for a salient corner of said 29.457 acre tract, common to the northeast corner of said Bastian Tract, and on the southerly line of aforesaid 0.52 acre tract, and on the southerly right-of-way line of aforesaid West State Highway 56;

THENCE North 74°52'32" East, with a northerly line of said 29.457 acre tract, and with the southerly line of said 0.52 acre tract, and with the southerly right-of-way line of said West State Highway 56, a distance of 50.59 feet to a Capped Iron Rod set for the northern-most northeast corner of said 29.457 acre tract, common to the northwest corner of a said 1.50 acre tract;

THENCE North 74°35'19" East, with a northerly line of said 1.50 acre tract, and with the southerly line of said 0.52 acre tract, and with the southerly right-of-way line of said West Houston Street, a distance of 149.72 feet to a 3/8-inch iron rod with plastic cap stamped "BROOKS" found for the northern-most northeast corner of said 1.50 acre tract, common to the northwest corner of a called 0.75 acre tract of land described in the deed to John D. Sanford recorded in Volume 5009, Page 839, said Official Records, and common to the southeast corner of said 0.52 acre tract;

THENCE South 15°06'52" East, with an easterly line of said 1.50 acre tract, and with the westerly line of said 0.75 acre tract, a distance of 171.67 feet to a 3/8-inch iron rod with plastic cap stamped "BROOKS" found for the southwest corner of said 0.75 acre tract;

THENCE North 75°48'14" East, with a northerly line of said 1.50 acre tract, and with the southerly line of said 0.75 acre tract, a distance of 35.02 feet to a 1/2-inch iron pipe found for the eastern-most northeast corner of said 1.50 acre tract, common to the western-most northwest corner of aforesaid Block One of Seasons West Addition.

THENCE South 15°10'27" East, with an easterly line of said 1.50 acre tract, and with the westerly line of said Block One of Seasons West Addition, a distance of 213.84 feet to a 3/8-inch iron rod with plastic cap stamped "BROOKS" found for the eastern-most northeast corner of said 29.457 acre tract, common to the southeast corner of said 1.50 acre tract, and on the westerly line said Block One of Seasons West Addition;

THENCE South 15°15'26" East, with an easterly line of said 29.457 acre tract, and with the westerly line of said Block One of Seasons West Addition, a distance of 599.32 feet to a Capped Iron Rod set for corner;

THENCE South 14°50'36" East, continuing with an easterly line of said 29.457 acre tract, and with the westerly line of said Block One of Seasons West Addition, a distance of 335.48 feet to the **POINT OF BEGINNING** and enclosing 31.008 acres (1,350, 715 square feet) of land, more or less.

MEYER'S INDUSTRIAL PARK
E. JONES SURVEY, ABSTRACT NO. 625
JASON STAMPS SURVEY, ABSTRACT NO. 1115
29.508 ACRES
City of Sherman, Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontraillandsurveying.com
903-786-0029

TBPLS Firm No. 10194075	Drawn by: BNH Checked by: CRN	Scale: 1"=50' Date: 03/09/2020	Project No. 20-0041 Sheet No. 2 of 2

LC&E LINCOLN CONSULTING & ENGINEERING

November 4, 2025

Planning Department
CITY OF SHERMAN
317 S. Travis Street
Sherman, Texas 75090

RE: Planned Development Narrative
Meyers Industrial Park
±31.0ac Tract

To Whom It May Concern,

Meyers Industrial Park is an existing flex-space warehouse development, owned by John Ray, Meyers Industrial Park LLC (MIP) & EMR Real Estate LLC (EMR). The overall 31.0 acre subject property is currently, and intended in the future, to be utilized for light industrial uses.

The tract has recently been annexed into the City of Sherman, at which time the property was designated with R-A (MIP portion) and R-6 (EMR portion) zoning classifications. Ultimately, these zoning districts do not conform with either the existing or future intended uses.

The owner would like to rezone the property and prepare for future development and expansion of the property. With the intention of multiple commercial and industrial uses on the site, the owner proposes a Planned Development Zoning district based on General Commercial (C-2) with elements and uses added from Light Manufacturing (M-1) – please see attached PD Design Statement for more information and detail.

We appreciate and look forward to the opportunity to work with City staff on the development process. If you have any questions or concerns regarding this letter, the attachments, or the project, please do not hesitate to contact us.

Sincerely,

Lincoln Consulting & Engineering, Inc.



Joshua A. Lincoln, P.E.

PLANNED DEVELOPMENT DESIGN STATEMENT
Meyers Industrial Park
December 29, 2025

A. Base District:

This PD shall be subject to all regulations of the General Commercial, C-2 district of the City of Sherman Code of Ordinances, as exists or as amended herein. The designation of the base district shall be to affect a zoning map change only (from current zoning to a new PD with a base zoning district of General Commercial, C-2) and to establish base development regulations.

B. Use Chart:

Use Type	Meyers Industrial Park PD	Zoning Ordinance
Agricultural Uses:		
Farm equipment sales, service, repairs, feed store	P	SUP (C-2)
Recreation and Entertainment Uses:		
Sexually oriented businesses		SUP (C-2)
Commercial, Retail, and Service Uses:		
Automobile, motorcycle, boat, or trailer sales, new or used	P [1]	SUP (C-2)
Automobile repair, body work, or painting	P [2]	SUP (C-2)
Contractors or construction offices, equipment sales, service, rental and repair, with outdoor storage	P	SUP (C-2)
Secondhand store or rummage shop	P	SUP (C-2)
Wholesale establishment including storage	P	SUP (C-2)
Manufacturing and Industrial Uses:		
Food products, manufacturing, processing, or storage	P	P (M-1)

Furniture and upholstery manufacturing	P	P (M-1)
Heavy equipment, storage, repair and sales, earth moving	SUP	P (M-1)
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)	P	P (M-1)
Industrial and manufacturing plants (automobiles, motorcycles, trucks or trailers, boats, vehicle parts or similar products manufacture)	P	P (M-1)
Junk, salvage yard, or wrecking service		SUP (C-2)
Machine shop or welding	P	P (M-1)
Outdoor Storage	P [3]	[5]
Portable storage containers	P [3]	[6]
Trucking, carting, crating, express handling, and storage	P	SUP (C-2)
Warehousing	P	SUP (C-2)

Legend for Use Chart

P - Use is permitted by right in district indicated.
[BLANK] – Use is prohibited in district indicated.
SUP - Use is permitted in district only upon approval of a specific use permit.
[1] - Automobile, motorcycle, boat, or trailer sales, new or used – Indoor showroom sales permitted by right. Outdoor car lots or outdoor showrooms allowed only upon approval of a specific use permit.
[2] - Automobile repair, body work, or painting – Permitted by right for all buildings not facing a public street. Automobile repair, body work, or painting businesses facing a public street allowed only upon approval of a specific use permit.
[3] – Outdoor storage & portable storage containers – The storing of business property may be permitted in the side and rear yard of a lot so long as it is fully screened from adjacent properties and not visible for any public street right-of-way.

Existing business in the proposed Zoning as of January 13, 2026 that require an SUP per the Use Table do not require an SUP process to acquire a Certificate of Occupancy. The above Use Table applies to new businesses only. A separate list of the existing businesses to be considered as permitted use will be provided to the Development Services Department.

C. District Regulations:

The dimensional regulations shall be per C-2 except where noted:

1. Building Setbacks

The minimum building setbacks are as follows:

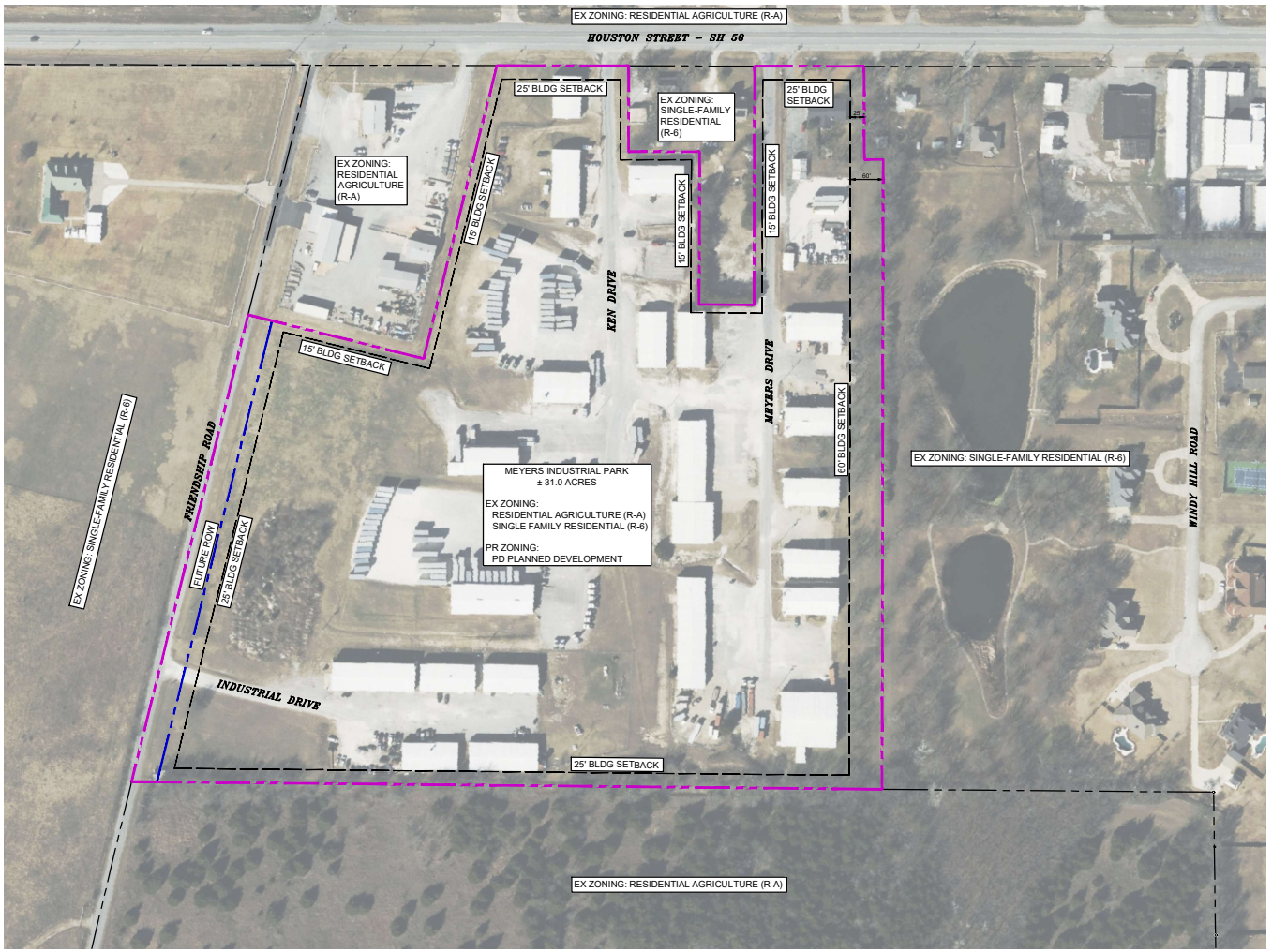
- Thoroughfare Street Setback
  - State Highway 56: 25'
  - Friendship Road: 25'
- Front, Rear, and Side Setbacks
  - North: 15' (along Scharff Crane Rental site)
  - South: 25' (maintain building line of existing metal structures)
  - East: 60' (25' where property jogs at northeast corner to maintain building line of existing metal structures)
  - West: 15' (along Scharff Crane Rental site)
- Refer to attached Setbacks Exhibit for additional clarification.

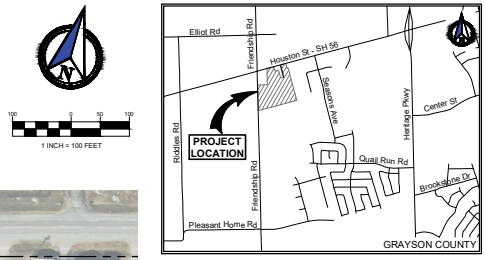
2. Façade Requirements

All façade and building elevations shall adhere to the Non-Residential Requirements as noted below. Existing structures will not be subject to the façade upgrade per this section. Refer to Attached Façade Exhibit for clarification.

Non-Residential Requirements:

- All buildings shall have 100 percent masonry on the elevations or facades facing a public street exclusive of doors and windows. Acceptable masonry finishing materials are brick, three-phase stucco/plaster, EIFS, stone and/or cast stone, including slate, flagstone, granite, limestone, and marble.
- Rear and side elevations or facades not facing a public street may be constructed with masonry, three-phase stucco/plaster, corrugated metal, and/or cementitious siding/Hardie-board siding.
- All buildings internal to the site (not facing a public street) shall be allowed metal facades, including corrugated metal, to stay consistent with existing building materials found on-site.
- Wood or vinyl siding is not permitted as an exterior finishing material.
- The following materials are allowed for roofs:
  - Asphalt shingles;
  - Industry-approved synthetic shingles;
  - Standing seam metal;
  - Corrugated metal (internal buildings only)
  - Clay, concrete, or slate tile;
  - Flat roofs that include a parapet screening and feature a well-defined cornice treatment; and
  - Single-Ply Membrane Roofing.
- Aluminum siding or cladding, galvanized steel, or other bright metal, wood or plastic siding, cementitious siding, unfinished concrete block, exposed aggregate, wood roof shingles and reflective glass are all prohibited as roofing materials.





VICINITY MAP
(NOT TO SCALE)

GENERAL NOTE

1. THIS PLAN IS CONCEPTUAL IN NATURE. THE EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY, AND NOT INTENDED TO REPRESENT FINAL SITE PLAN DESIGN.

LC&E LINCOLN CONSULTING & ENGINEERING
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Wylie, Texas 75098
phone (214) 708-5010
Josh@LincolnCE.com
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PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Firm No. 21223
Engineer JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date 12/29/2025

MEYERS INDSUTRIAL PARK
City of Sherman, Grayson County, Texas

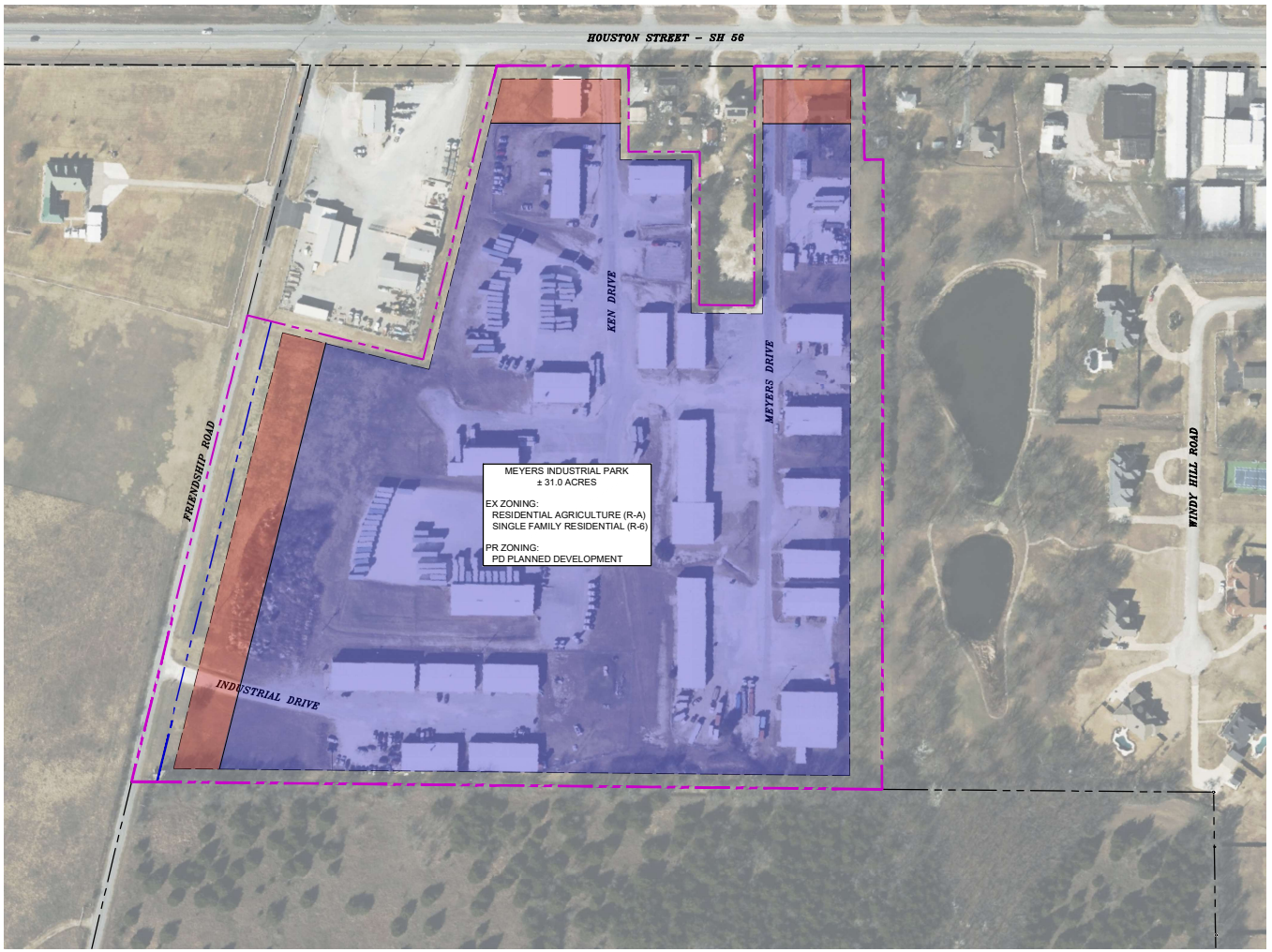
PLANNED DEVELOPMENT SETBACK EXHIBIT

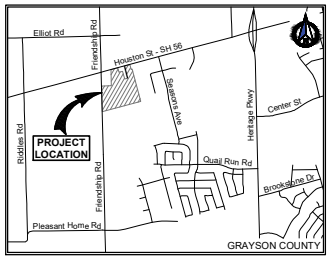
Scale:	1" = 100'
Designed by:	JAL
Drawn by:	AV
Checked by:	AA
Date:	December 29, 2025
Project No.	1055-006

EX.1

MEYERS INDUSTRIAL PARK - CITY OF SHERMAN, TEXAS - LC&E PROJECT NO. 1055-006

FILE: C:\Users\Velez\Lincoln Consulting & Engineering\Joshua Lincoln - Projects\55-006_Sherman - Meyers Industrial Park\z_AutoCAD\55-006 EX.1 BLDG SETBACK.dwg
USER: Velez DATE/TIME: Dec 29, 2025 - 9:37am





VICINITY MAP
(NOT TO SCALE)

GENERAL NOTE

1. THIS PLAN IS CONCEPTUAL IN NATURE. THE EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY, AND NOT INTENDED TO REPRESENT FINAL SITE PLAN DESIGN.

LEGEND

- MASONRY STREET FACING FACADE
- INTERNAL METAL FACADE

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Josh@LincolnCE.com
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NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Firm No. 21223
Engineer JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date 12/29/2025

MEYERS INDUSTRIAL PARK - CITY OF SHERMAN, TEXAS - LC&E PROJECT NO. 1055-006

MEYERS INDSUTRIAL PARK
City of Sherman, Grayson County, Texas

PLANNED DEVELOPMENT
FACADE EXHIBIT

Scale:	1" = 100'
Designed by:	JAL
Drawn by:	AV
Checked by:	AA
Date:	December 29, 2025
Project No.	1055-006

EX.2

FILE: C:\Users\Velez\Lincoln Consulting & Engineering\Joshua Lincoln - Projects\55-006_Sherman - Meyers Industrial Park\z_AutoCAD\55-006 EX.2 FACADE.dwg
USER: Velez DATE/TIME: Dec 29, 2025 - 9:35am

LC&E LINCOLN CONSULTING & ENGINEERING

Existing Business List
Meyers Industrial Park

Existing business in the proposed Zoning as of January 13, 2026 that require an SUP per the Use Table do not require an SUP process to acquire a Certificate of Occupancy. See list below of the existing businesses to be considered as permitted use:

Existing Meyers Industrial Park Businesses:

Business name	Address	Use
Vestis	210 Ken Drive	Uniform Store
903 Motors	157 Meyers Drive	Auto Sales
USAA Strength	158 Meyers Drive	Gym
Automation Dynamics	207 Meyers Drive	Warehousing
Ramsey's Twisted Garage	215 Meyers Drive	Auto Repair
PC Classic Cars	218 Meyers Drive 304 Meyers Drive 317 Meyers Drive	Auto Sales
Bridges Diesel and Auto Services	221 Meyers Drive	Auto Repair
WDB Ventures LLC	305 Meyers Drive	Construction Office w/out Outdoor Storage
Flores HVAC	5201 Industrial Drive 5205 Industrial Drive	Construction Office w/out Outdoor Storage
Texoma Classics	5204 Industrial Drive 5208 Industrial Drive 5217 Industrial Drive 5223B Industrial Drive	Auto Repair (restoration)
Timothy Vick	5211 Industrial Drive	Retail Store (online)
Alfa Motors	5212 Industrial Drive	Auto Repair
Ariana Lopez	5223A Industrial Drive	Retail Store (online)
BNN Equipment	5120 West Houston Shop	Auto Repair (trailers)
Ken Myers	104 Ken Drive 108 Ken Drive	Warehousing
Dr David Phillips	112 Ken Drive	Warehousing
Reese Painting LLC	119 Ken Drive	Construction Office w/out Outdoor Storage
Alma Ampudio	120 Ken Drive	Warehousing
Brook Telecom Solutions	126 Ken Drive	Telephone exchange, garage, shop, or service
Rainbow International of Sherman	155 Ken Drive	Construction Office w/out Outdoor Storage
ServPro	159 Ken Drive	Construction Office w/out Outdoor Storage
Dollarsharp Motors	220 Ken Drive	Auto Sales

ABF Freight	204 Ken Drive	Trucking
Texas Star Automotive	224 Ken Drive	Auto Repair
Ben E Keith	308 Ken Drive	Tucking Food & Beverage Distribution

Mrozinski, Tammy

From: Naing Kyaw [redacted]
Sent: Sunday, January 4, 2026 10:00 PM
To: Planning
Subject: Re: Re. 5200 block West Houston St. & 201 block S. Friendship Rd. Zoning

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

Dear City of Sherman Planning Department,

I am writing to express my preference for a zoning change of Meyers Industrial Park/EMR Real Estate, the property located in the 5200 block W. Houston St. and 201 the Block South friendship Road to a **Planned Development District**. I believe this designation would allow for a development approach that is compatible with surrounding uses and aligned with the City of Sherman's planning goals.

Thank you for your consideration.

Sincerely,

Sandar Win & Naing Kyaw
Trustees of Win & Kyaw Revocable Trust
[redacted]

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 6, 2026 Sent via email

Josh Lincoln
Lincoln Consulting & Engineering, Inc.
131 N. Ballard Avenue, Suite A
Wylie, TX 75098

Dear Applicant,

The request of a Public Hearing and Zone Change from an R-A (Residential Agricultural) District to PD (Planned Development) District in the 5200 Block West Houston Street and 201 the Block South Friendship Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, 2026, 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. 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.
4. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Informational Engineering Comments:

5. 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*
6. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); 10.03.005; Grayson County Subdivision Regulations 4.4.1; 4.4.2*
7. Privately owned and maintained detention in accordance with City criteria may be required for any increase of impervious surfaces. 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*
8. 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*

Solid Waste:

9. Dumpster enclosures shall adhere to zoning ordinance 14.04.004(4) and Article 13.06.

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: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3111 SOUTH HIGHWAY 75 (Project No. 000230-2025)

The request of Bryan Luckett (Owner), 903 Motors LLC (Applicant), and Andrews & Sartin Surveying Company (Surveyor) concerning the property located at 3111 South Highway 75, consisting of 0.47 acres, being Lot 1, Block 1, Bryan Luckett Addition, and currently zoned C-2 (General Commercial) District/Blalock Commercial Overlay District, as follows:

Planning and Zoning Commission

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

Background:

The property is located at 3111 South US Highway 75. The applicant would like a Specific Use Permit to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District.

The following has been approved for this location:

- 5/21/2024 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District. **Ordinance No. 6741**
- 11/17/2015 - Specific Use Permit To allow a construction, equipment sales, service, rental and repair shop and yard (crane service) and truck repair in a C-2 (General Commercial) District, O-1.2 (Sam Rayburn) Overlay District and Blalock Commercial Overlay District. (P&Z Condition: Limit the number of trucks to 6 and maintain a 6' green screen or solid fence adjacent to residential.) **Ordinance No. 5923**
- 9/16/2008 - Specific Use Permit To allow a construction, equipment sales, service, rental and repair shop and yard (Crane Service) in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District. **Ordinance No. 5566**
- 10/21/2008 - Exception to allow metal siding on the rear wall of an existing building in lieu of the requirement for exterior wall finishes to be masonry, masonry veneer, or concrete siding in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.
- 7/8/1980 - Exception to paving of off-street driveway

Origination:

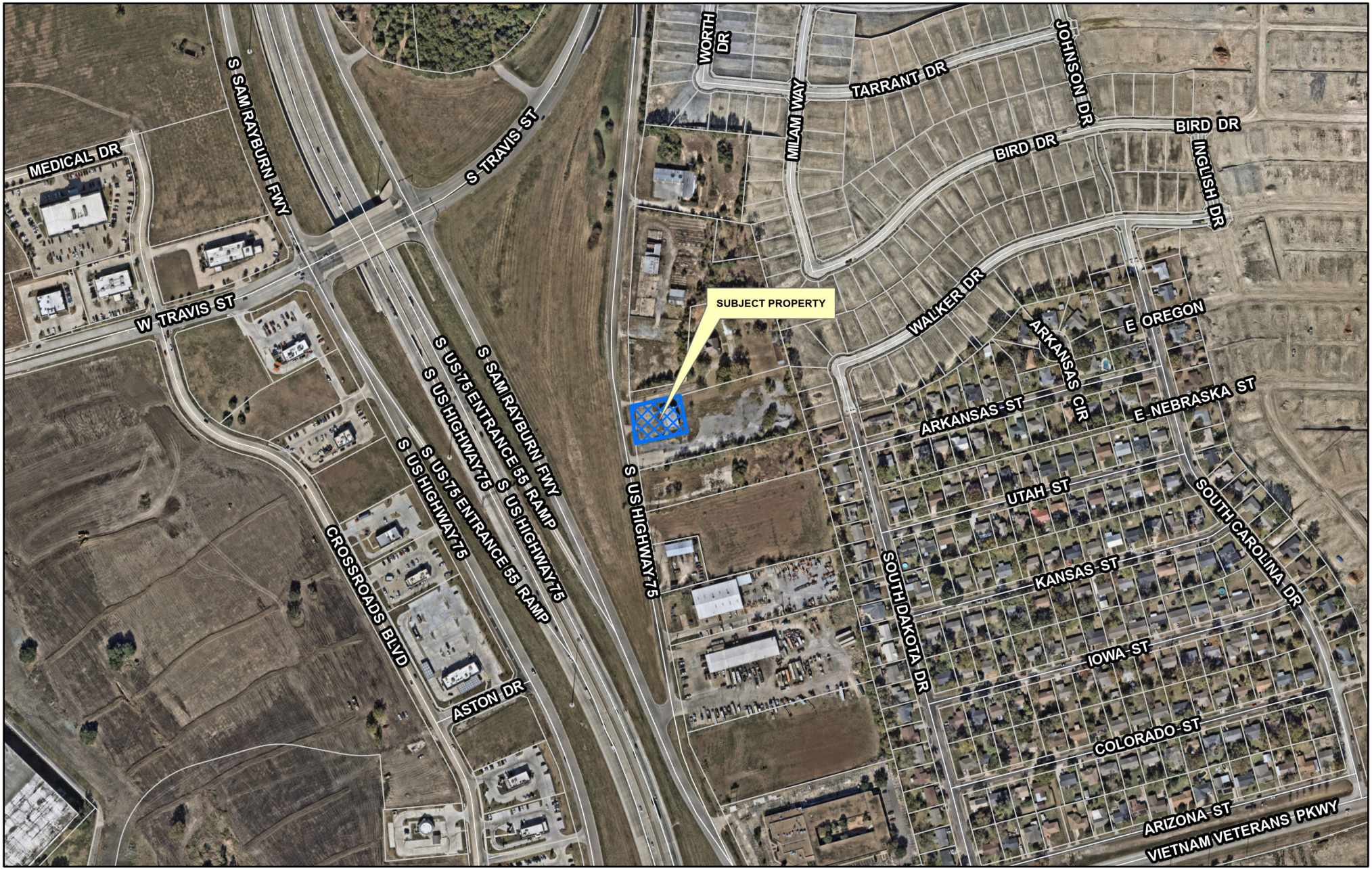
The request of Bryan Luckett (Owner), 903 Motors LLC (Applicant), and Andrews & Sartin Surveying Company (Surveyor).

Staff Recommendation:

Staff does not recommend 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
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Development Services Department

CITY OF SHERMAN
LOCATION MAP
3111 S HWY 75

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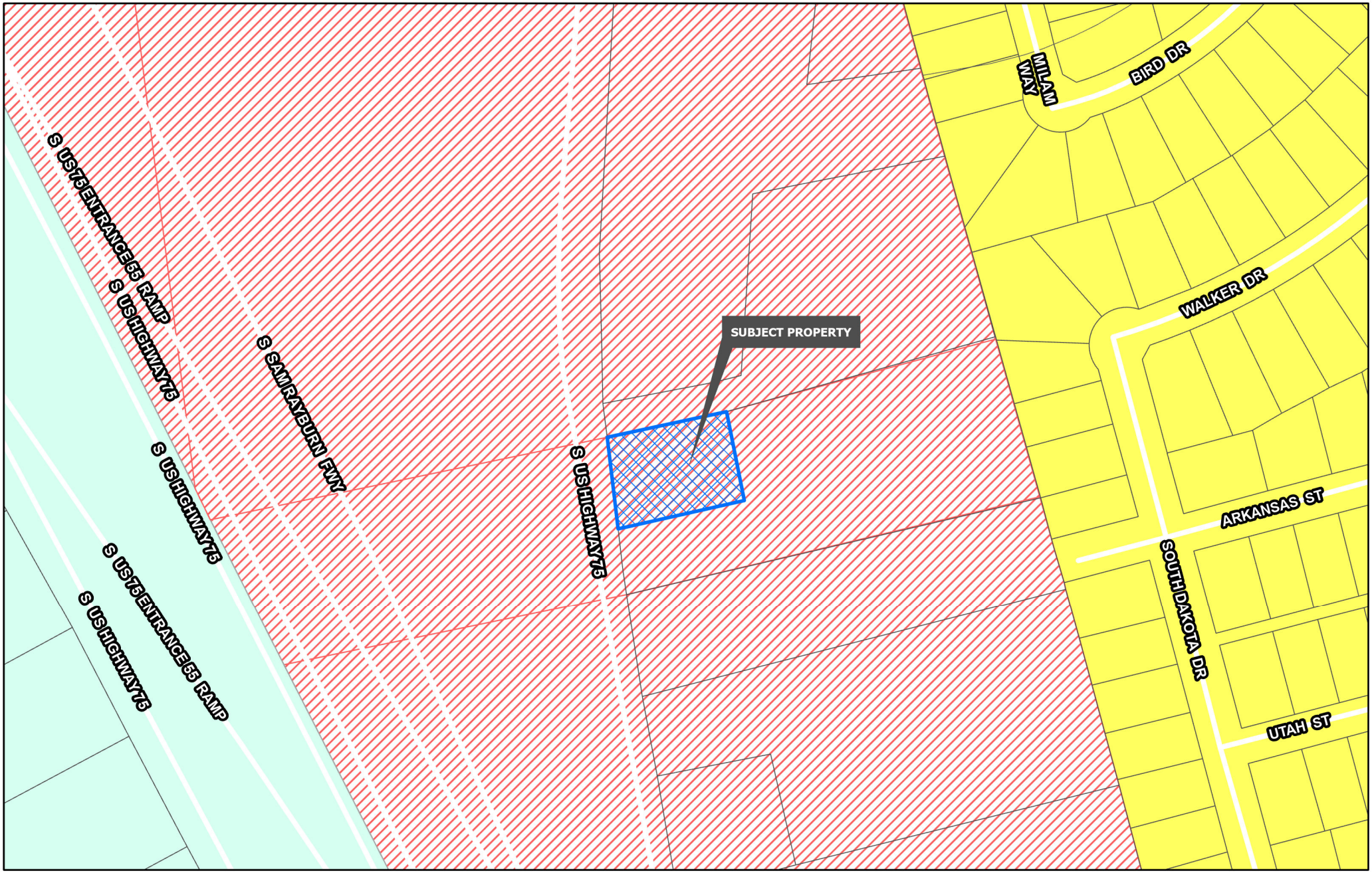

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Development Services Department

- 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
3111 S HWY 75

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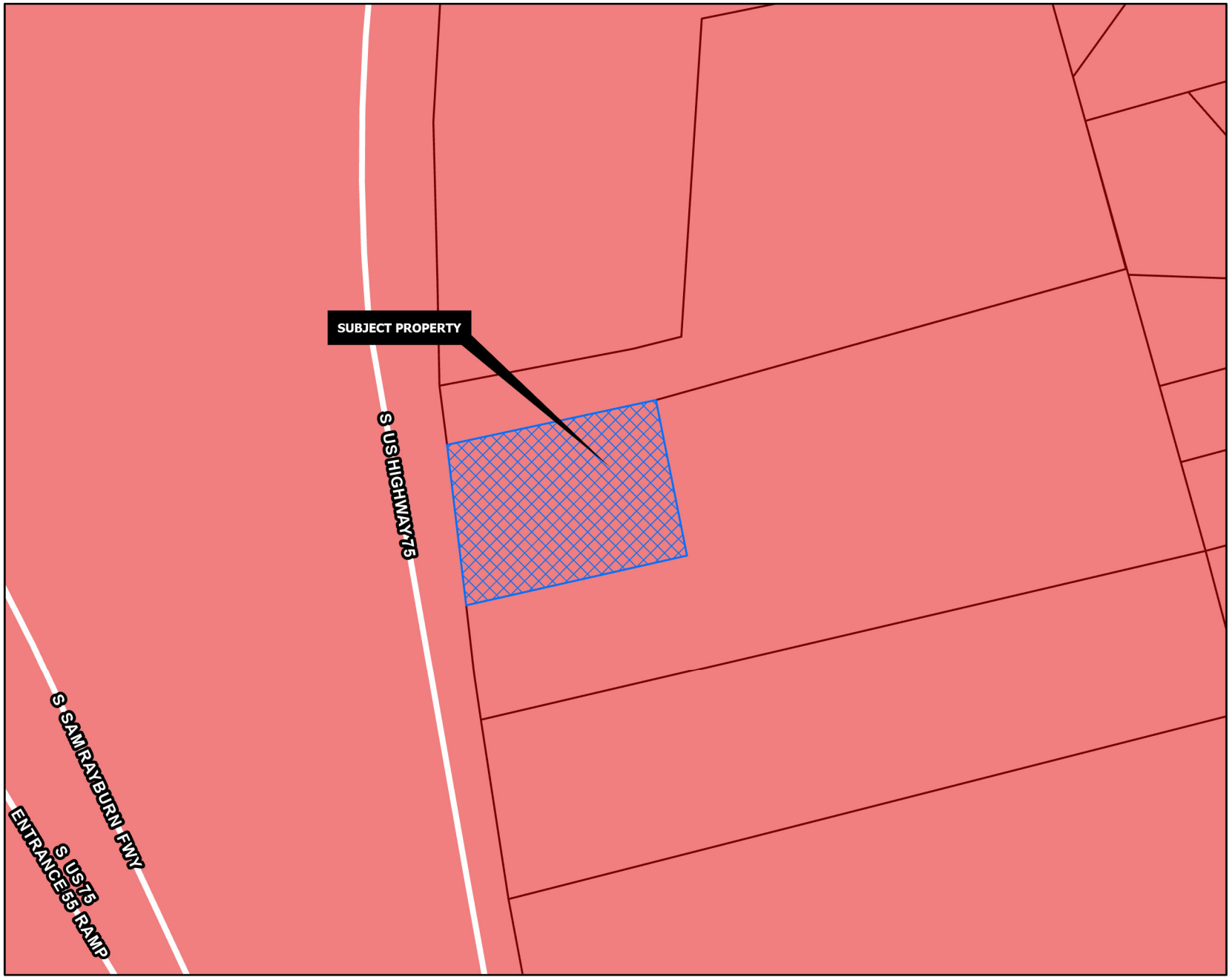
Date: 11/29/2025 11:41 AM



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
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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
3111 S HWY 75

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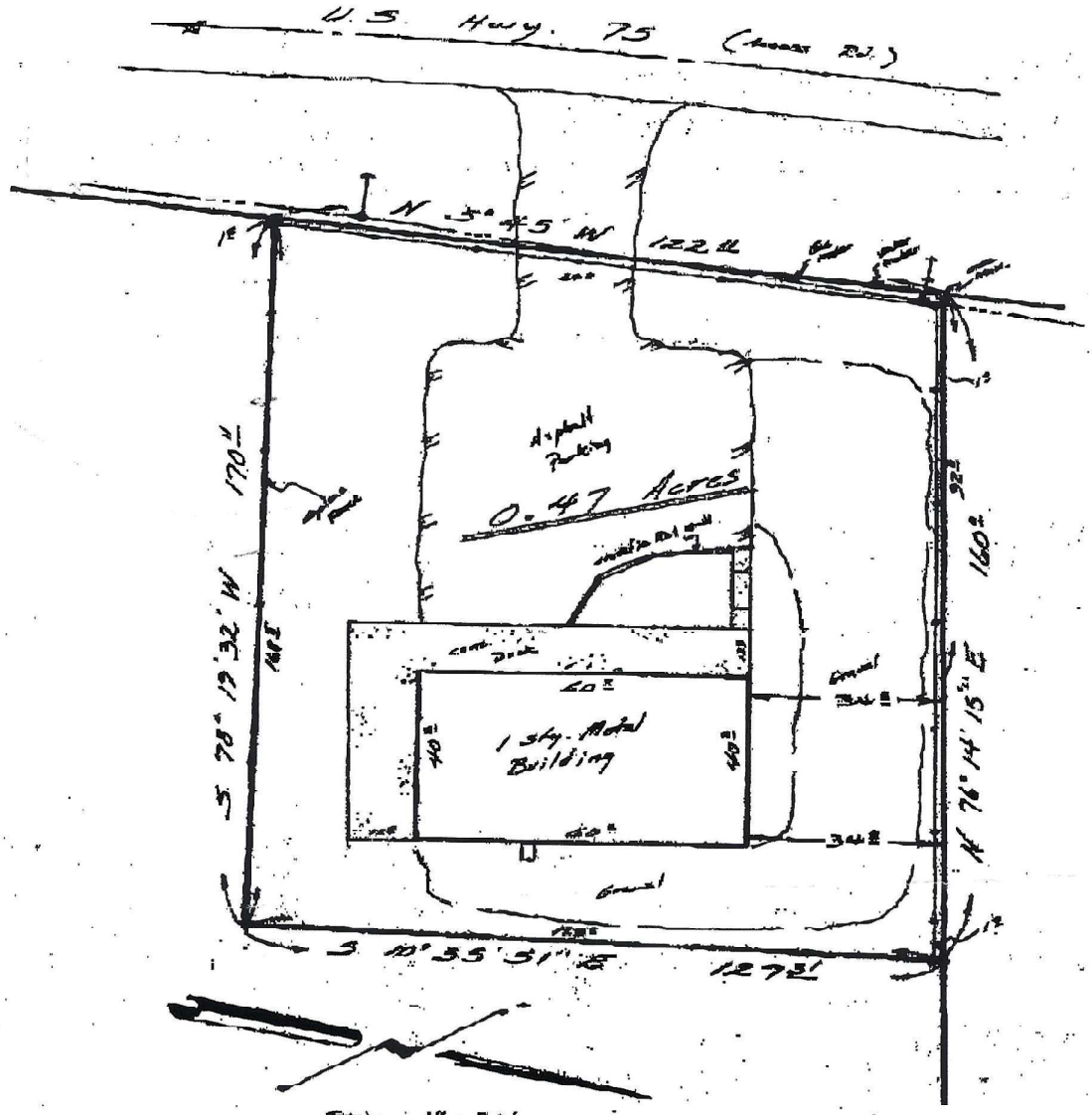
Date: 11/29/2025 11:41 AM


LUCKETT
Sherman
CLASSIC TOWN, BROAD HORIZON
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000230-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



OWNER Ken Keast

I, R. W. Andrews, Licensed State Land Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 19th day of September 1980 of the following described property

(Field Notes Attached)

That the improvements on said lot are known as _____ and that the improvements are wholly located on said lot and that there are no encroachments on said lot of buildings on the adjoining lots, except as shown on plat.

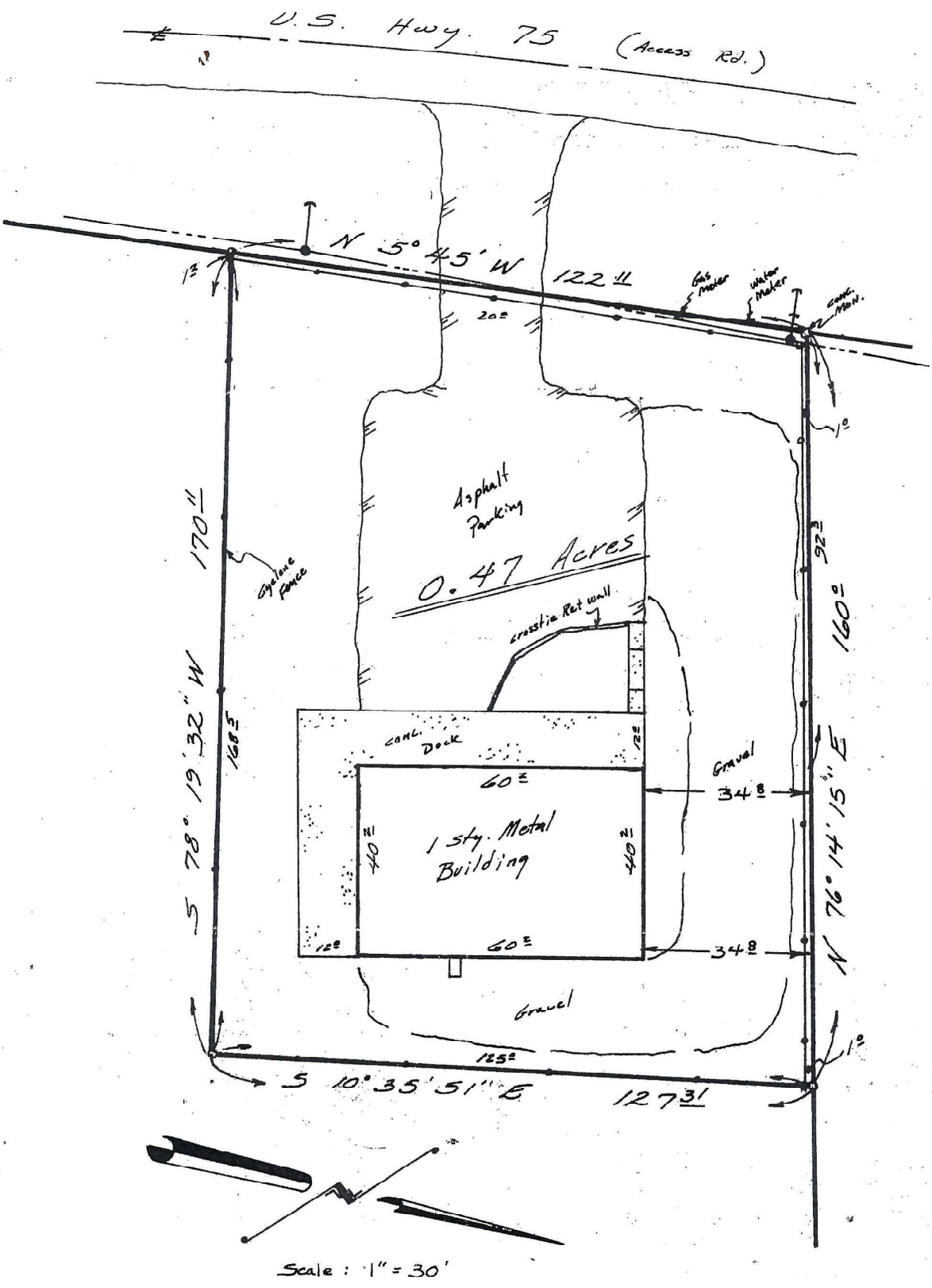
COMPILED, SURVEYED & DRAWN

By _____

R. W. Andrews, L.S.L.S.
Reg. Public Surveyor
Reg. No. 1026

STATE OF TEXAS
R. W. ANDREWS
1026
REGISTERED PUBLIC SURVEYOR

ANDREWS & SARTIN
SURVEYING COMPANY
226 W. HOUSTON ST.
SHERMAN, TEXAS 75090
214/892-8003



Scale : 1" = 30'

OWNER Ken Reast

I, R. W. Andrews, Licensed State Land Surveyor, hereby certify that the above plat was prepared from a survey made on the ground on the 19th day of September 1980 of the following described property

(Field Notes Attached)

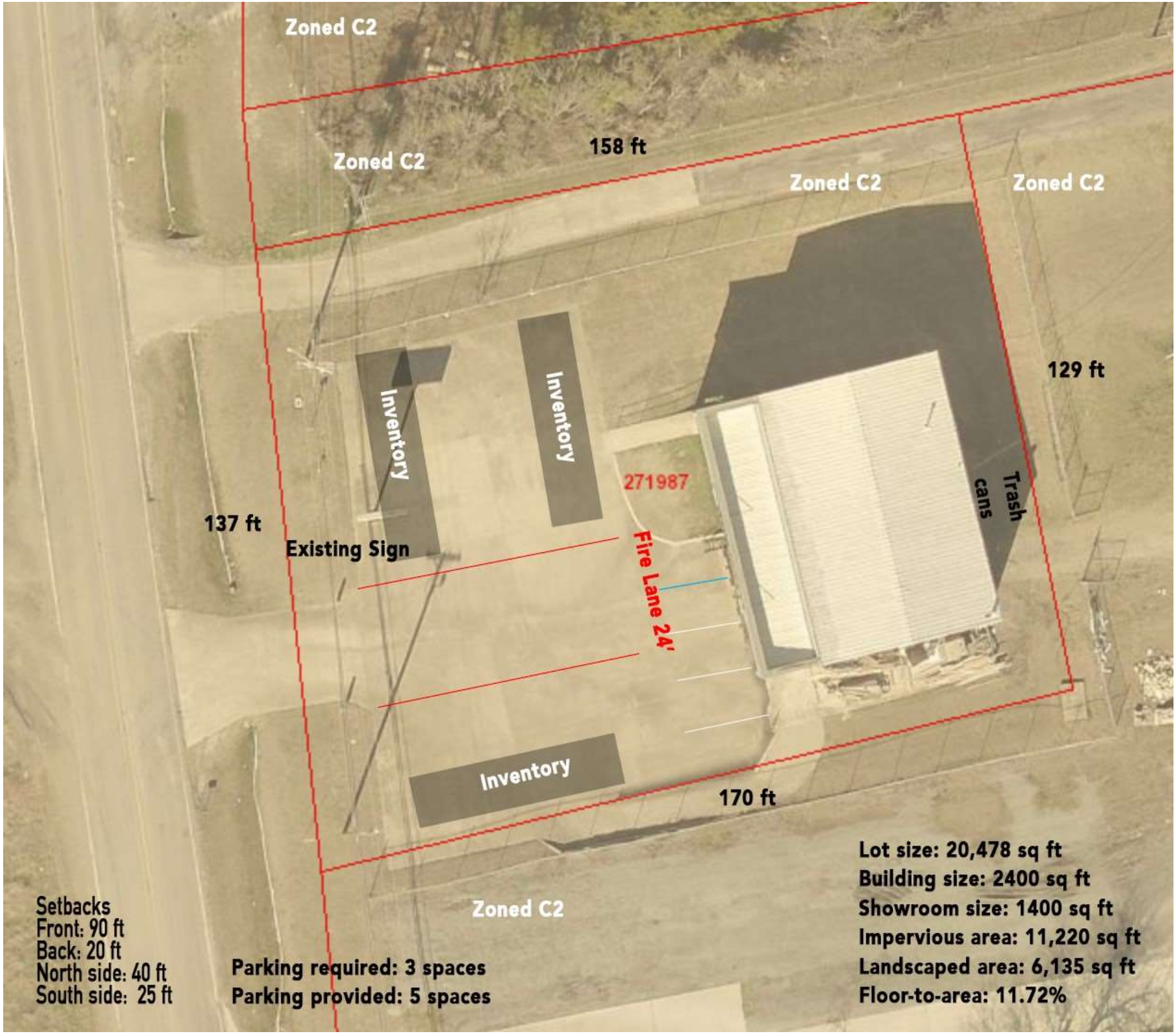
Project Narrative

Business Name: 903 Motors LLC
Project Address: 3111 S. Hwy 75, Sherman, Texas 75090
Business Type: Retail Automotive Dealership

Project Description:
903 Motors LLC is an existing licensed retail automotive dealership seeking a Special Use Permit and Certificate of Occupancy to operate at 3111 S. Hwy 75 in Sherman, Texas. 903 Motors will primarily engage in the retail sale of pre-owned diesel pickup trucks with the general public. No major structural changes, construction, or site modifications are expected, nor proposed at this time. The existing facility will be used as-is with only minor interior improvements or updates as needed to meet code and operational requirements.

Purpose and Scope:
The central purpose of this project is to relocate our dealership from Denison, Texas to Sherman, Texas; to significantly increase our available office space, accommodate more inventory, and gain highway frontage visibility and access.

Execution Plan:
903 Motors to complete required city applications, inspections, or facility updates to obtain SUP and CO from the city of Sherman. Certificate of Occupancy and Dealer address change request to be submitted with the Texas Department of Motor Vehicles. 903 Motors to complete TxDMV facility inspections and obtain new license to conduct retail automotive sales at 3111 S. Hwy 75 in Sherman, Texas. City compliance phase ETA, 3-4 months; TxDMV compliance phase ETA 3-5 months.


Zoned C2
Zoned C2
158 ft
Zoned C2
Zoned C2
Inventory
Inventory
129 ft
271987
Trash cans
137 ft
Existing Sign
Fire Lane 24'
Inventory
170 ft
Zoned C2
Setbacks
Front: 90 ft
Back: 20 ft
North side: 40 ft
South side: 25 ft
Parking required: 3 spaces
Parking provided: 5 spaces
Lot size: 20,478 sq ft
Building size: 2400 sq ft
Showroom size: 1400 sq ft
Impervious area: 11,220 sq ft
Landscaped area: 6,135 sq ft
Floor-to-area: 11.72%

There are no landscaping changes anticipated at this time






DANGER


FOR LEASE
OFF-ROAD Automotive









- 1,521 sqft Warehouse
- 800 sqft Office Space
- 2 Bathrooms
- 2nd Floor Storage Loft
- 2 Roll-Up Doors, 1 front, 1 rear
- Front Loading Dock
- Front Concrete Parking Lot
- Main Customer Entrance at Front enters into windowed Office Space



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 6, 2026 Sent via email

Brandon Alston
1307 Beach Blvd.
Sherman, TX 75090

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 to allow Automobile, motorcycle, boat, or trailer sales, new or used in a C-2 (General Commercial) District/Blalock Commercial Overlay District located at 3111 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, 2026, at 5:00 P.M. in the Council Chambers at 220 West Mulberry Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The use of the property must comply with all Federal and State Laws and regulations and with all the ordinances, rules and regulations of the City of Sherman.
6. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires, displays or parts are permitted.
7. 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 903 Motors LLC is the owner or lessee of the property.
10. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.
11. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of

thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*

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

Informational Engineering Comments:

14. New 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*

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. 20.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

5011 TEXOMA PARKWAY (Project No. 000232-2025)

The request of Susan Kay Bowman (Owner), Kristy Neal (Applicant), and David Fite Surveying (Surveyor) concerning the property located at 5011 Texoma Parkway, being Lot 1, Parkway Plaza Addition, and currently zoned C-2 (General Commercial) District as follows:

Planning and Zoning Commission

Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a meeting hall in a C-2 (General Commercial) District.

Background:

The property is located at 5011 Texoma Parkway. The applicant would like a Specific Use Permit to allow a meeting hall in a C-2 (General Commercial) District.

The proposed business, The Bellevue, will operate as a micro-event hall designed to host small, elegant gatherings. The venue will specialize in intimate micro-weddings, private birthday celebrations, and funeral repasses for immediate family members.

Origination:

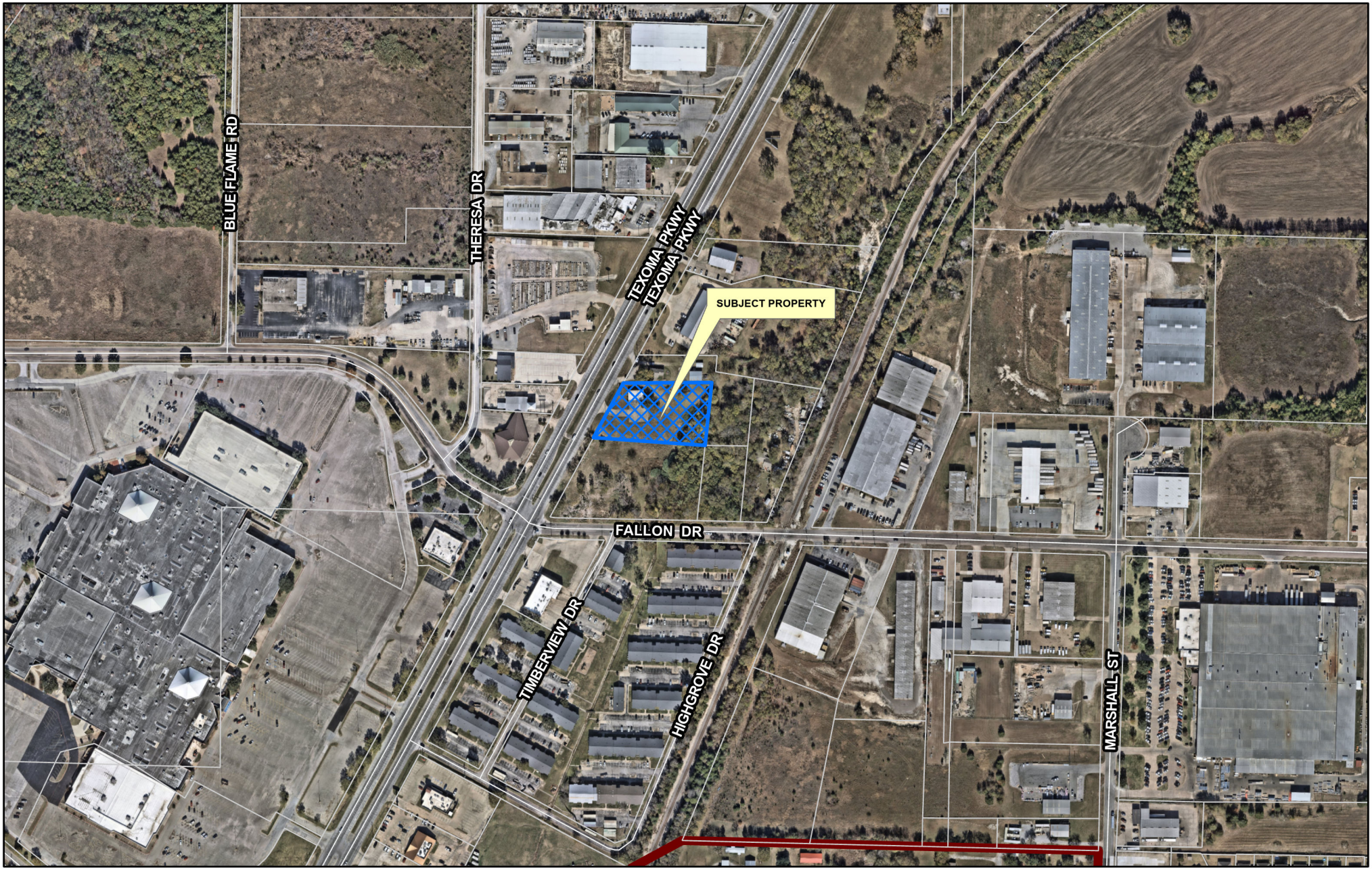
The request of Susan Kay Bowman (Owner), Kristy Neal (Applicant), and David Fite Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Project Narrative
6. Landscape Plan
7. Elevation
8. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
5011 TEXOMA PKWY

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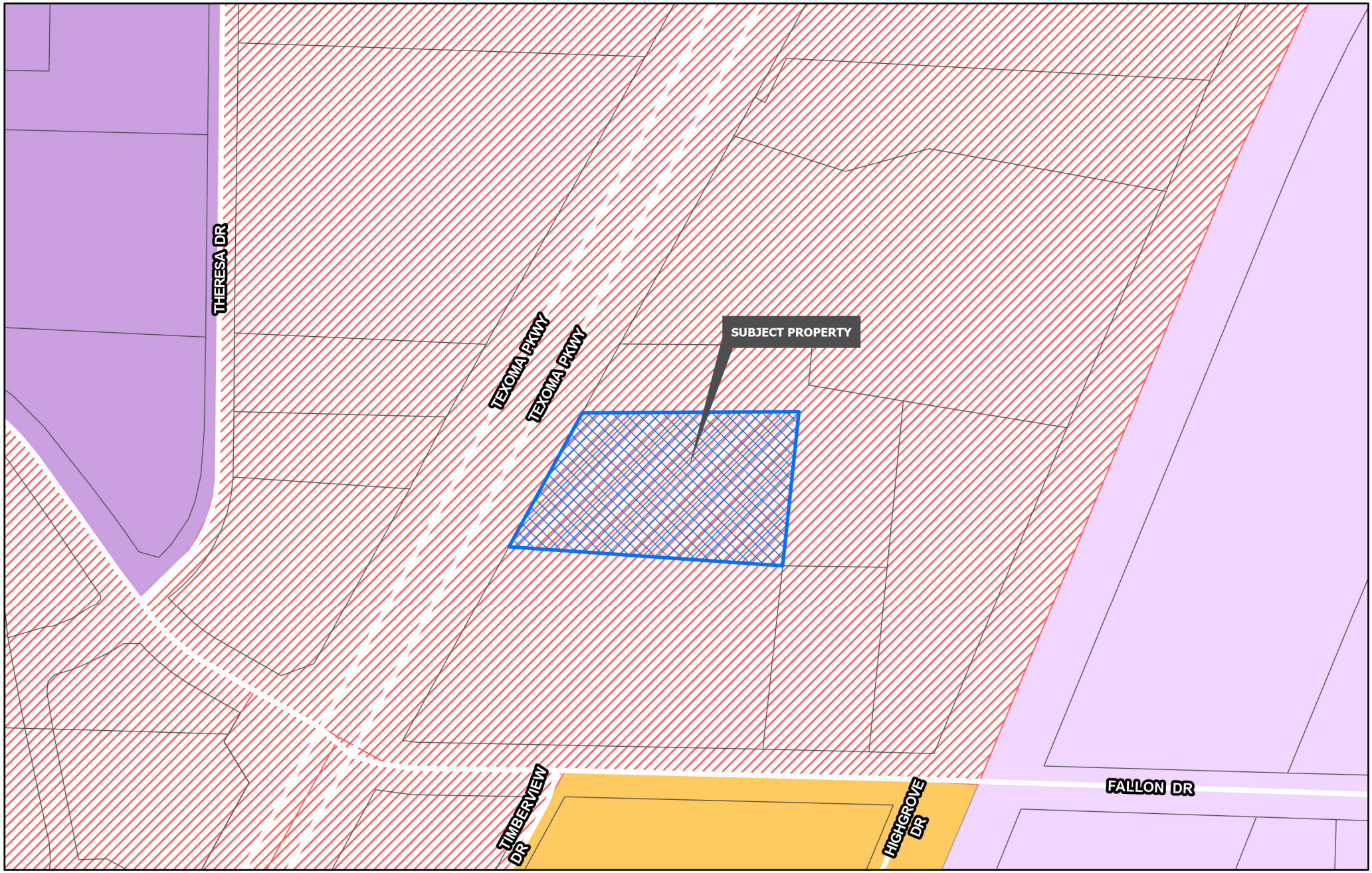

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
5011 TEXOMA PKWY

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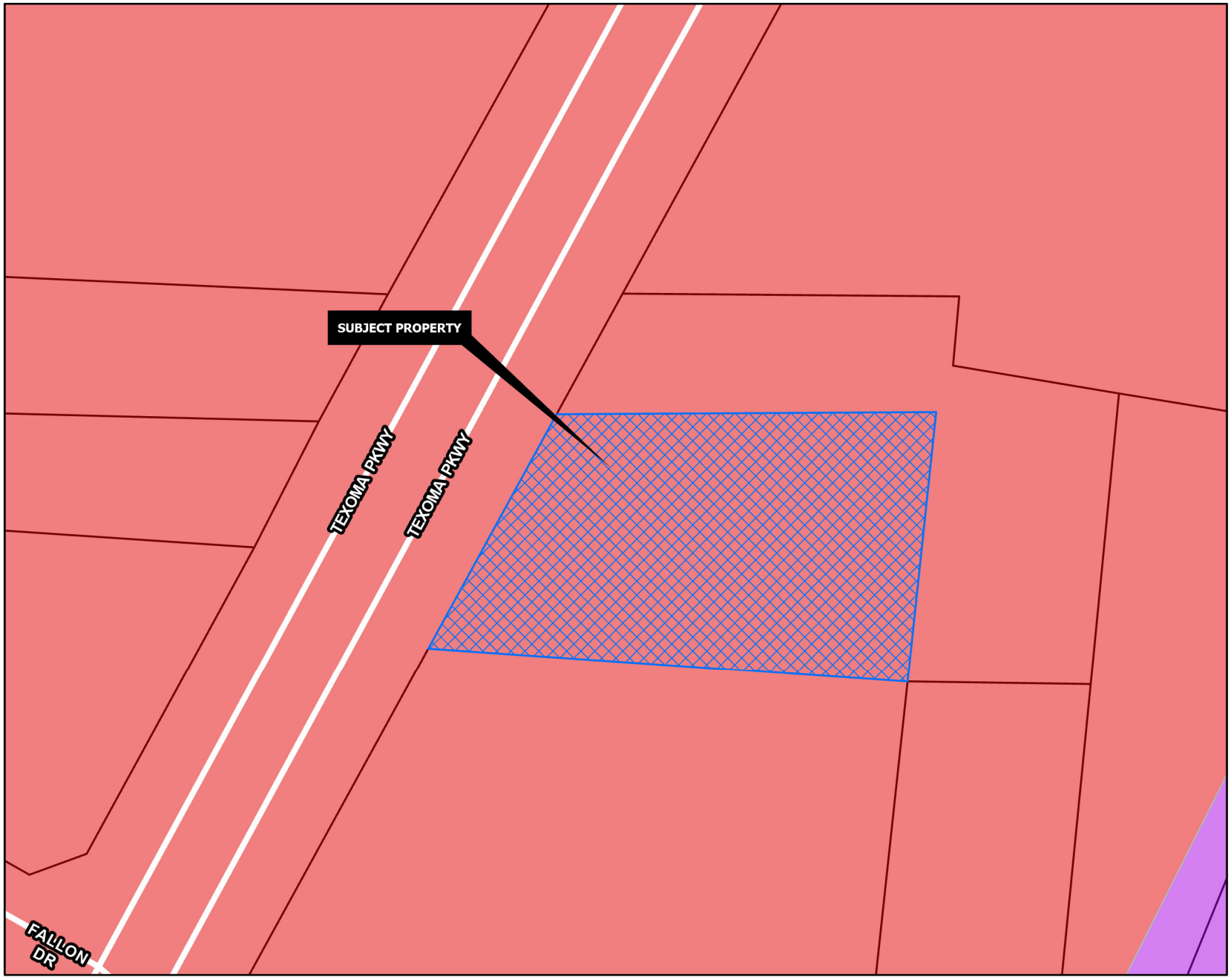

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
5011 TEXOMA PKWY

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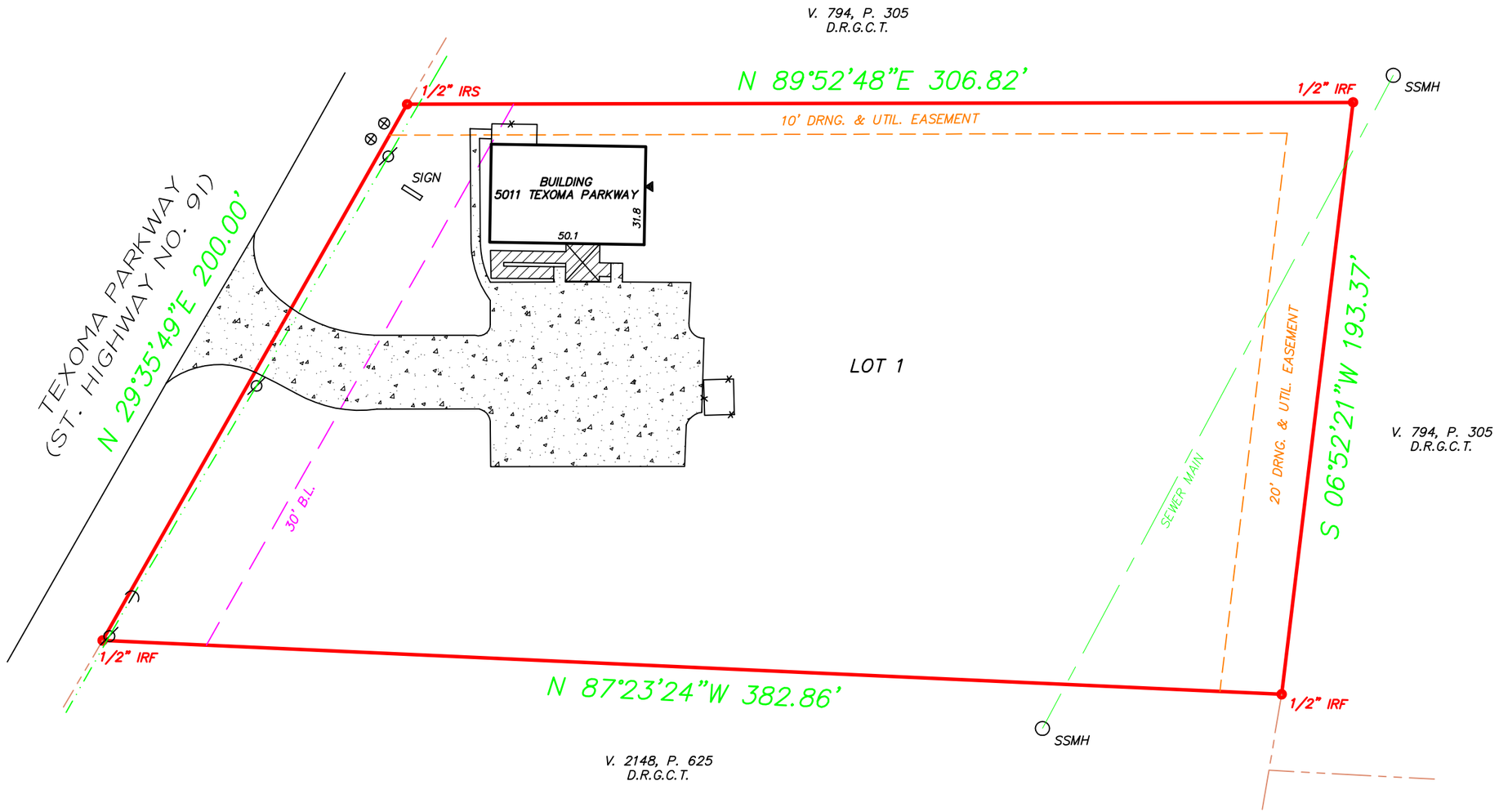

LEGEND

⌀	POWER POLE
⌀	LIGHT POLE
⟋	ANCHOR
▼	ELEC. METER
⬢	GAS METER
⊗	WATER METER
⊗	WATER VALVE
⊹	FIRE HYDRANT
T	TELEPHONE PEDESTAL
C	CABLE PEDESTAL
S	SUBSURFACE UTILITY BOX
E	ELECTRIC TRANSFORMER

DESCRIPTION

Lot 1 of PARKWAY PLAZA ADDITION, an Addition to the City of Sherman, Grayson County, Texas, according to the Plat thereof recorded in Volume 15, Page 90, of the Plat Records of Grayson County, Texas.

NOTES

1) BEARING SOURCE: Recorded Plat

2) Survey prepared with benefit of Title Commitment, G.F. No. 0123392 Effective Date sept. 26, 2016.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 40' DATE: 10-26-2016
JOB NO. DF160436 GF NO. AL10
DRAWN: D.W.F. CHECK: D.W.F.

3480 COUNTY ROAD 3307
GREENVILLE, TX 75402

PH. NO. 903-355-8178
FAX NO. 903-454-7478
E-MAIL: davidfite@wildblue.net

STATE OF TEXAS
REGISTERED
DAVID W. FITE
5837
PROFESSIONAL
LAND SURVEYOR

The Bellevue
5011 Texoma Parkway
Sherman, Texas 75090

Date: November 5, 2025

To:
City of Sherman Department Services
Planning and Zoning Commission Board
317 S. Travis Street
Sherman, Texas 75090

Subject: Narrative Letter – Proposed Use and Renovation Scope for The Bellevue Micro-Event Hall

Dear Planning and Zoning Commission Board Members,

This letter serves as a formal narrative describing the proposed business use and planned improvements for the property located at 5011 Texoma Parkway, Sherman, Texas. The proposed business, **The Bellevue**, will operate as a **micro-event hall** designed to host small, elegant gatherings. The venue will specialize in **intimate micro-weddings, private birthday celebrations, and funeral repasses for immediate family members**, all within a refined and peaceful setting.

The intent of The Bellevue is to provide the Sherman community with a high-end, boutique-style event space that accommodates smaller guest counts while maintaining an atmosphere of elegance and comfort. The business model focuses on events typically ranging from 15 to 30 guests, ensuring minimal noise, traffic, and parking impact on the surrounding area.

Scope of Proposed Work:
The planned improvements are primarily interior and aesthetic in nature, with no structural modifications to the building's framework. The total interior space measures approximately **1,500 square feet**. The scope of work includes:

- Installation of new flooring throughout the interior space.
- Replacement of existing lighting fixtures with more elegant and energy-efficient options.
- Addition of supplemental lighting to enhance ambiance and functionality.
- Ceiling height adjustment, raising the ceiling approximately two feet to create a more open and inviting atmosphere.
- Relocation and removal of select electrical components as needed to accommodate the new layout.
- Removal of six non-structural partition walls to open the floor plan and improve spatial flow. These wall have outlets and light switches
- Interior and exterior painting to refresh and modernize the appearance of the property.

Exterior and Landscape Improvements:
The exterior enhancements will focus on improving curb appeal and maintaining a well-kept, professional appearance. Planned updates include:

- Removal of existing overgrown shrubbery.
- Installation of new, low-maintenance, and visually appealing landscaping.

- Adjustment or addition to the existing irrigation system to support the new plantings and ensure efficient water use.
- **Dumpster:** I spoke with Jimmy 1/2/26. He mentioned that I could do two polly rolling carts. If I wanted a small dumpster in the future I would need to remove the wooden material and replace with approved options.

All proposed work will be completed in compliance with applicable city codes and regulations. The improvements are intended to enhance the property's aesthetic value while maintaining harmony with the surrounding neighborhood and commercial corridor.

The Bellevue aims to contribute positively to the Sherman community by offering a tasteful, small-scale venue that supports local families and businesses through meaningful gatherings and celebrations.

Thank you for your time and consideration of this proposal. Please feel free to contact me should additional information or clarification be required.

Additional notes:

Current Owner: Susan Bowman; mailing address is 2802 Persimmon Place Rowlett, TX 75088.

My Lease Term is 5 years.

This address is currently zoned **C2**- general commercial usage.

Meeting Hall might be the most appropriate zone type considering both current and past business zoning selections.

Respectfully submitted,

Kristy N.Neal
Owner, The Bellevue (Business name pending)
5011 Texoma Parkway
Sherman, Texas 75090
972-901-0033
info@kristyneal.com


Texoma Pkwy
About Travel is now
GATEWAY TRAVEL
13 Parking Spaces | 1.46 Acres
1,500 square feet building




TRAVEL

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 6, 2026 Sent via Email

Kristy Neal
3212 Hidden Valley Dr
Anna, TX 75409

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a meeting hall in a C-2 (General Commercial) District located at 5011 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, 2026, at 5:00 P.M., in the City Council Chambers at City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Fence Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Sec. 14.04.004)*
4. Sign Permits shall be permitted separately from the building permit and must adhere to the City's Zoning Ordinance/Code of Ordinance Chapter 14. *(Article 14.07)*
5. The property must be properly maintained in a state of good repair and neat appearance.
6. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
7. A Certificate of Occupancy must be obtained prior to occupancy of the structure.
8. Occupancy load shall be coordinated with the Building Official and Fire Marshal and must be posted conspicuously on the Certificate of Occupancy.
9. All parking must be on an improved surface.
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. 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 Kristy Neal is the owner or lessee of the property.
12. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*
13. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director

of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.

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

Engineering Comments (Informational):

15. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
16. 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*
17. Privately owned and maintained detention in accordance with City criteria may be required upon addition of impervious area. 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*

Solid Waste

18. Solid Waste shall be coordinated with Solid Waste Services (jimmym@cityofsherman.com).
    a. Dumpster enclosures shall adhere to zoning ordinance 14.04.004(4) and Article 13.06.

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. 21.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

400 WEST HOUSTON STREET (Project No. 000236-2025)

The request of Los Hermanos Partnership, LLC (Owner), Laura Ayers (Applicant), and Helvey and Associates Surveying, Inc. (Surveyor) concerning the property located at 400 West Houston Street, consisting of 0.47 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/Central Business District/Highway Subdistrict, as follows:

Board of Adjustments

Public Hearing and Variance under Section 14.07.009 to allow 0' setback in lieu of the required 10' for a monument sign.

Background:

The property is located at 400 West Houston Street. The applicant would like a Variance to allow 0' setback in lieu of the required 10' for a monument sign.

The following has been approved at this location:

- 8/19/2025 Site Plan for What's Up Dawg Indoor Kennel. APPROVED
- 8/19/25 Variance under section 14.04.004 to allow a 6' tall chain link fence in the front yard in lieu of the allowed 4' decorative with openings in not less than fifty percent and in lieu of chain link being prohibited in the front yard. DENIED (Fence has since been removed)

Origination:

The request of Los Hermanos Partnership, LLC (Owner), Laura Ayers (Applicant), and Helvey and Associates Surveying, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of this item.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

CITY OF SHERMAN
LOCATION MAP
400 W HOUSTON ST

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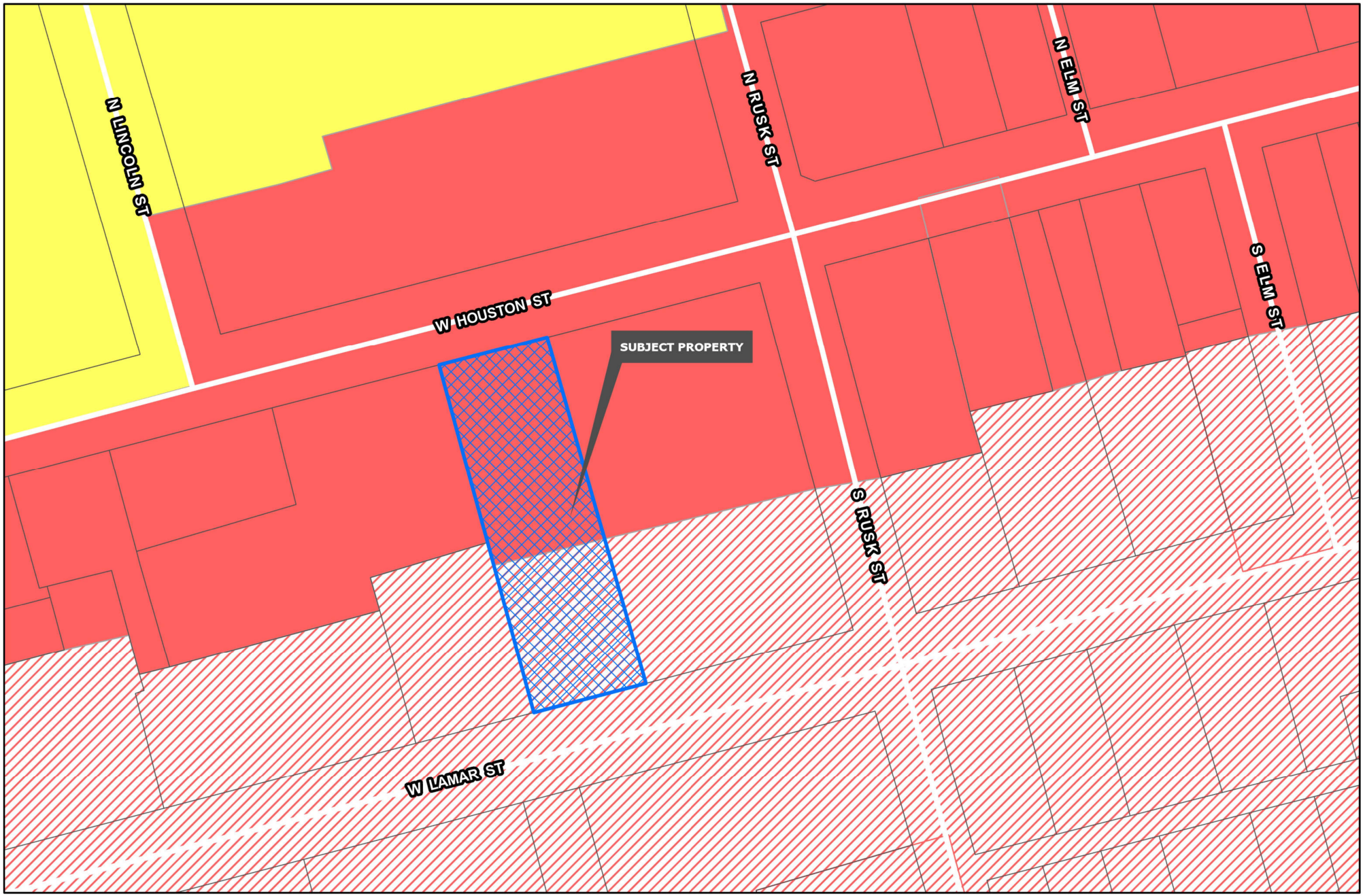

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
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- R-5 Single Family Residential
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- 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
- Planning & Zoning

CITY OF SHERMAN ZONING MAP 400 W HOUSTON ST

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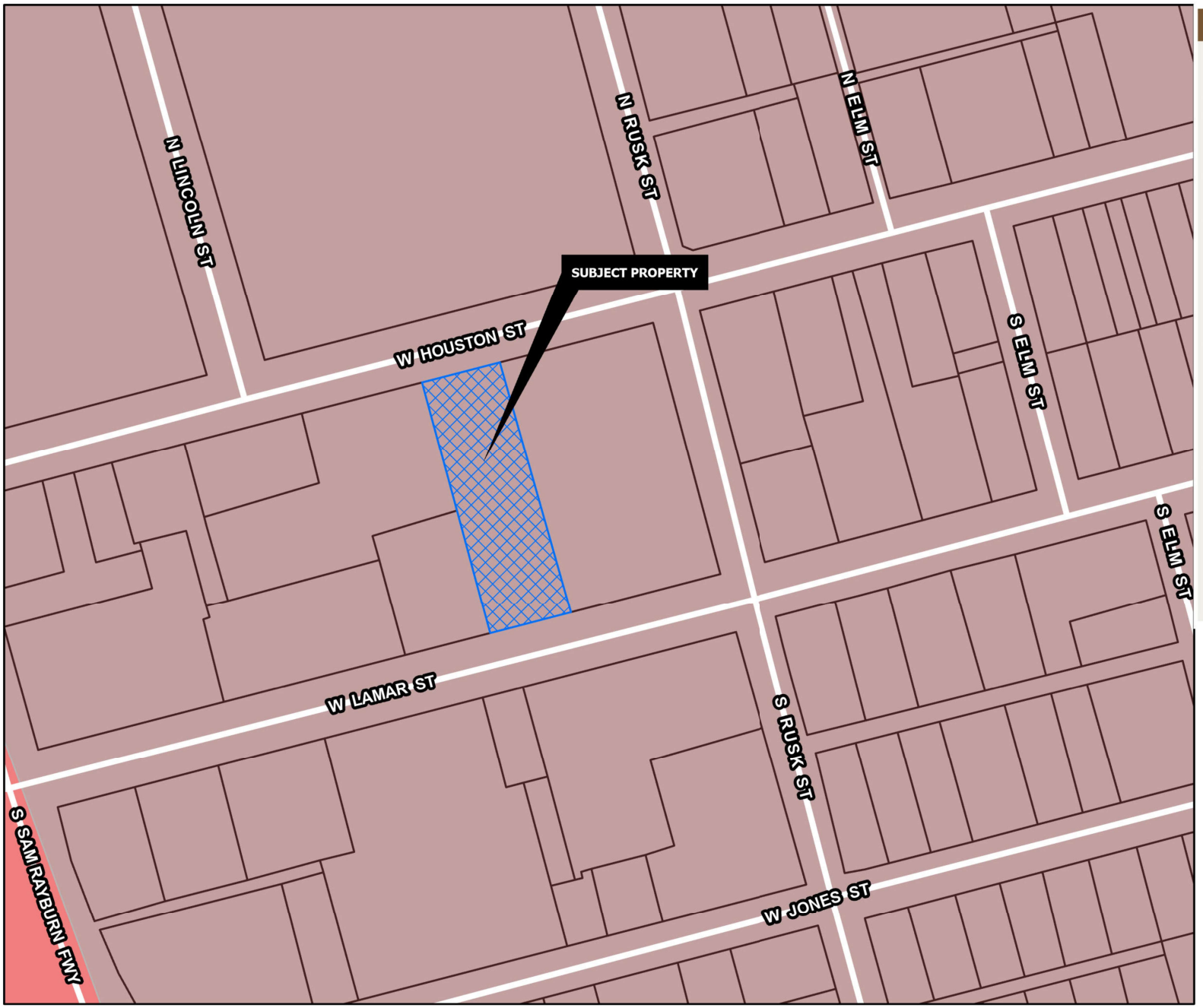

DOWNTOWN

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
400 W HOUSTON ST

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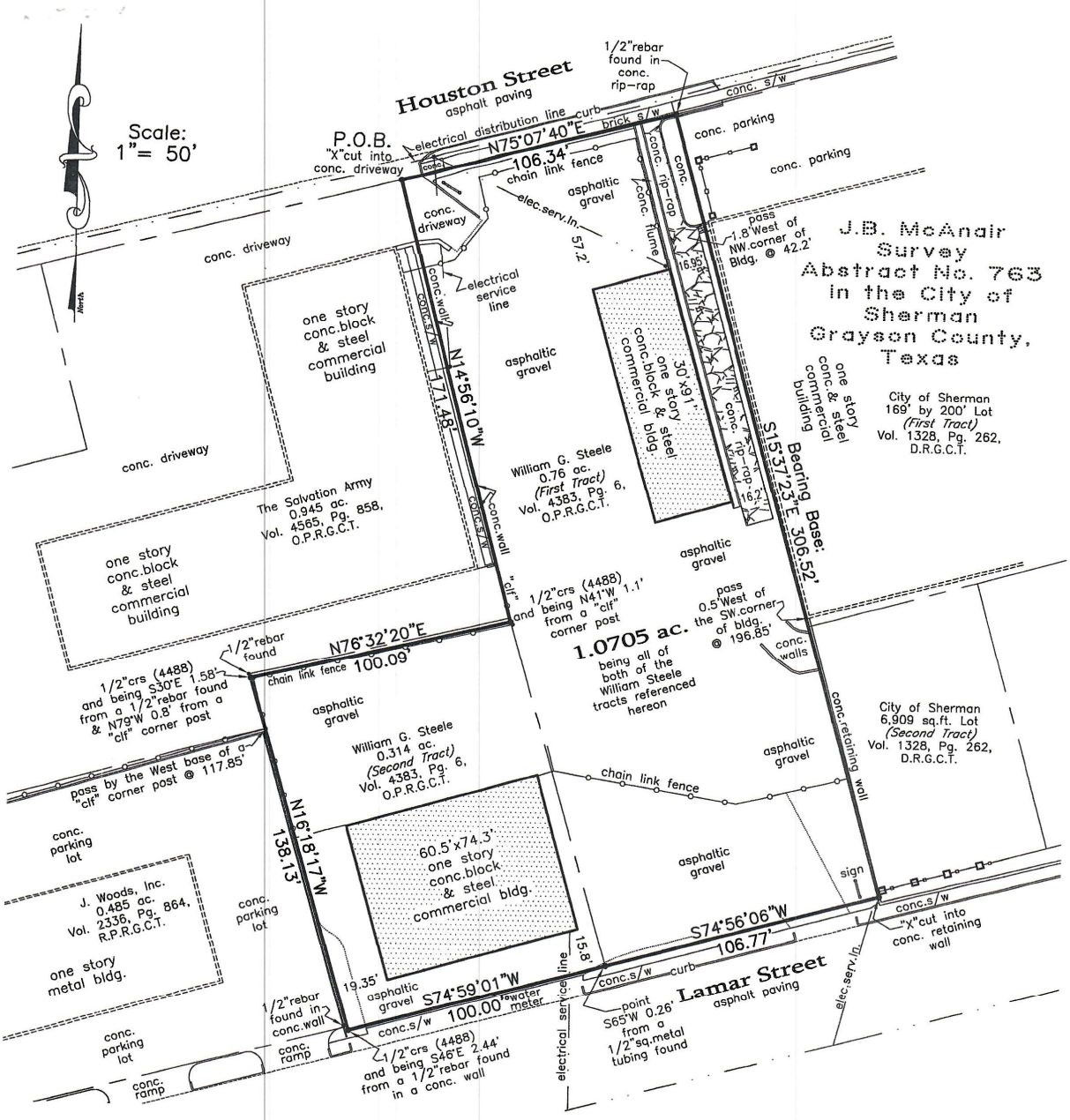
Date: 7/31/2025 5:31 PM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000236-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



Owner: William G. Steele

Buyer: Los Hermanos Partnership, LLC

Address: 400 W. Houston Street
& 425 W. Lamar Street
Sherman, Texas

This survey was prepared for the sole benefit of the transaction (real property purchase) by and between Owner and Buyer stated heroen, and is null and void for any other transactions. Any other use of this survey without the sole consent of the undersigned surveyor is prohibited, and would infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that this survey complies with the Texas Professional Land Surveying Practices Act and General Rules of Procedures and Practies, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0290 F, Revised Date: September 29, 2010.

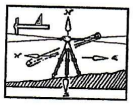
Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088
Firm Registration No. 10088100
Texas Board of Professional Land Surveying

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: June 24, 2014

C:\Land Projects R2\400-W-Houston-Sherman\dwg\400-W-Houston.dwg 6/24/2014 1:39:27 PM CDT

VICE PRESIDENT
KENNETH N. RUSSELL, R. P. L. S.

PRESIDENT
BILLY F. HELVEY, R. P. L. S.



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

FIELD NOTES
1.0705 ACRES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, being all of both the 0.76 acre tract of land *(First Tract)* and the 0.314 acre tract of land *(Second Tract)* conveyed by Warranty Deed with Vendor's Lien from Shoulders Family Partners 1 L.P., to William G. Steele, on January 4, 2008, recorded in Volume 4383, Page 6, Official Public Records, Grayson County, Texas, and recorded in Grayson County Clerk's Document No. 2008-00000259, and being more particularly described as one tract of land by metes and bounds as follows, to-wit:

BEGINNING at an *"X"* cut into a concrete driveway leading into the Steele property and onto the Salvation Army property, in the South line of Houston Street, at the Northwest corner of said Steele 0.76 ac. and the Northeast corner of The Salvation Army 0.945 ac. in Vol. 4565, Pg. 858, O.P.R.G.C.T.;

THENCE North 75 deg. 07 min. 40 sec. East, with the South line of Houston Street, over and across said concrete driveway, passing over a curb at a driveway turn-in at 7.7 ft., and continuing now along side and upwards of 1 ft. South of a concrete sidewalk and a brick sidewalk, passing over a concrete flume at 89.7 ft. through 92.9 ft., and continuing about 1 ft. South of said brick sidewalk, passing the Southeast corner of same at 105.8 ft., and continuing for a **TOTAL** distance of 106.34 ft. to a ½ inch rebar found in some concrete rip-rap, at the Northeast corner of said Steele 0.76 ac. and the Northwest of the City of Sherman 169 ft. by 200 ft. lot or tract of land *(First Tract)* in Vol. 1328, Pg. 262, D.R.G.C.T., **SAID** rebar being 1 ft. South of a concrete sidewalk;

THENCE South 15 deg. 37 min. 23 sec. East, with the West line of said City of Sherman 169 ft. by 200 ft. tract and then with the West line of the City of Sherman 6,909 sq. ft. lot or tract of land *(Second Two)* in said Vol. 1328, Pg. 262, passing 1.8 ft. West of the Northwest corner of the concrete & steel building on said City property at 42.2 ft., passing 0.5 ft. West of the Southwest corner of said building at 196.85 ft., and continuing now along the West side of a concrete retaining wall and then along the top of said wall, passing the Southwest corner of said City of Sherman 6,909 sq. ft. Second Tract at 304.3 ft., and continuing for a **TOTAL** distance of 306.52 ft. to an *"X"* cut into the top of said wall, in the North line of Lamar Street, at the Southeast corner of said Steele 0.76 ac., **SAID** *"X"* being North 8 deg. West, 3.1 ft. from the *"lower"* Southwest corner of said concrete wall;

THENCE Southwesterly, with the North line of Lamar Street, the following calls and distances:

1. South 74 deg. 56 min. 06 sec. West, along side and about 3.2 ft. North of a concrete sidewalk/driveway turn-in, a **TOTAL** distance of 106.77 ft. to a point at the Southwest corner of said Steele 0.76 ac. and the Southeast corner of said Steele 0.314 ac., **SAID** point being South 65 deg. West, 0.26 ft. from a ½ inch square metal tubing found;.....**2.** South 74 deg. 59 min. 01 sec. West, along side and about 1.1 ft. North of a concrete sidewalk/driveway turn-in, a **TOTAL** distance of 100.00 ft. to a ½ inch rebar with surveyor's *"ID"* cap stamped RPLS 4488, set at the Southwest corner of said Steele 0.314 ac., **SAID** rebar being 1 ft. East of a concrete retaining wall, **SAID** rebar also being South 16 deg. East, 1.4 ft. from the Southeast corner of the J. Woods, Inc. 0.485 ac. in Vol. 2336, Pg. 854, R.P.R.G.C.T., and **SAID** rebar being South 46 deg. East, 2.44 ft. from a ½ inch rebar found in said retaining wall;

continued on page two

continued from page one

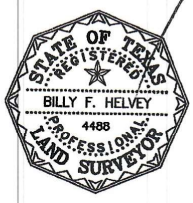
1.0705 ACRES

THENCE North 16 deg. 18 min. 17 sec. West, along side and about 1 ft. East of said concrete retaining wall, passing the Southeast corner of said Woods 0.485 ac. at 1.4 ft., passing by the West base of a chain link fence corner post *(clf North and East)* at 75.4 ft., and continuing now along the West side of a chain link fence, leaving along side said retaining wall at 117 ft., passing by the West base of a chain link fence corner post *(clf North-South and West)* at 117.85 ft., passing 0.3 ft. East of the Northeast corner of said Woods 0.485 ac. and the Southern Southeast corner of said Salvation Army 0.945 ac. at 118.0 ft., and continuing for a **TOTAL** distance of 138.13 ft. to a ½ inch rebar with surveyor's *"ID"* cap stamped RPLS 4488, set at the Northwest corner of said Steele 0.314 ac, **SAID** rebar being South 30 deg. East, 1.58 ft. from a ½ inch rebar found at an Ell corner of said Salvation Army 0.945 ac., **SAID** *"capped"* rebar also being North 79 deg. West, 0.8 ft. from a chain link fence corner post *(clf South and East)*;

THENCE North 76 deg. 32 min. 20 sec. East, along side and 0.4 ft. to 1.1 ft,. North of a chain link fence, a distance of 100.09 ft. to a ½ inch rebar with surveyor's *"ID"* cap stamped RPLS 4488, set in the West line of said Steele 0.76 ac., at the Northeast corner of said Steele 0.314 ac., **SAID** rebar being North 41 deg. West, 1.1 ft. from a chain link fence corner post, **SAID** rebar also being South 23 deg. East, 1.5 ft. from the Eastern Southeast corner of said Salvation Army 0.945 ac.;

THENCE North 14 deg. 56 min. 10 sec. West, somewhat along a chain link fence, passing 0.2 ft. East of said Eastern Southeast corner of the Salvation Army 0.945 ac. at 1.5 ft., passing 0.4 ft. west of the Southeast corner of a concrete retaining wall at 22.0 ft., and leaving said chain link fence at said 22 ft., and continuing now along the top of and then the East side of said retaining wall, passing over a *"short"* East-West retaining wall at 146.1 ft. through 147.7 ft., and continuing now over and across the Salvation Army's concrete driveway, for a **TOTAL** distance of 171.48 ft. to the **PLACE OF BEGINNING** and containing **1.0705 ACRES** of land.

Billy F. Helvey, R.P.L.S. No. 4488
June 24, 2014



HOUSE OF ELI
WHERE LIVES ARE MADE NEW

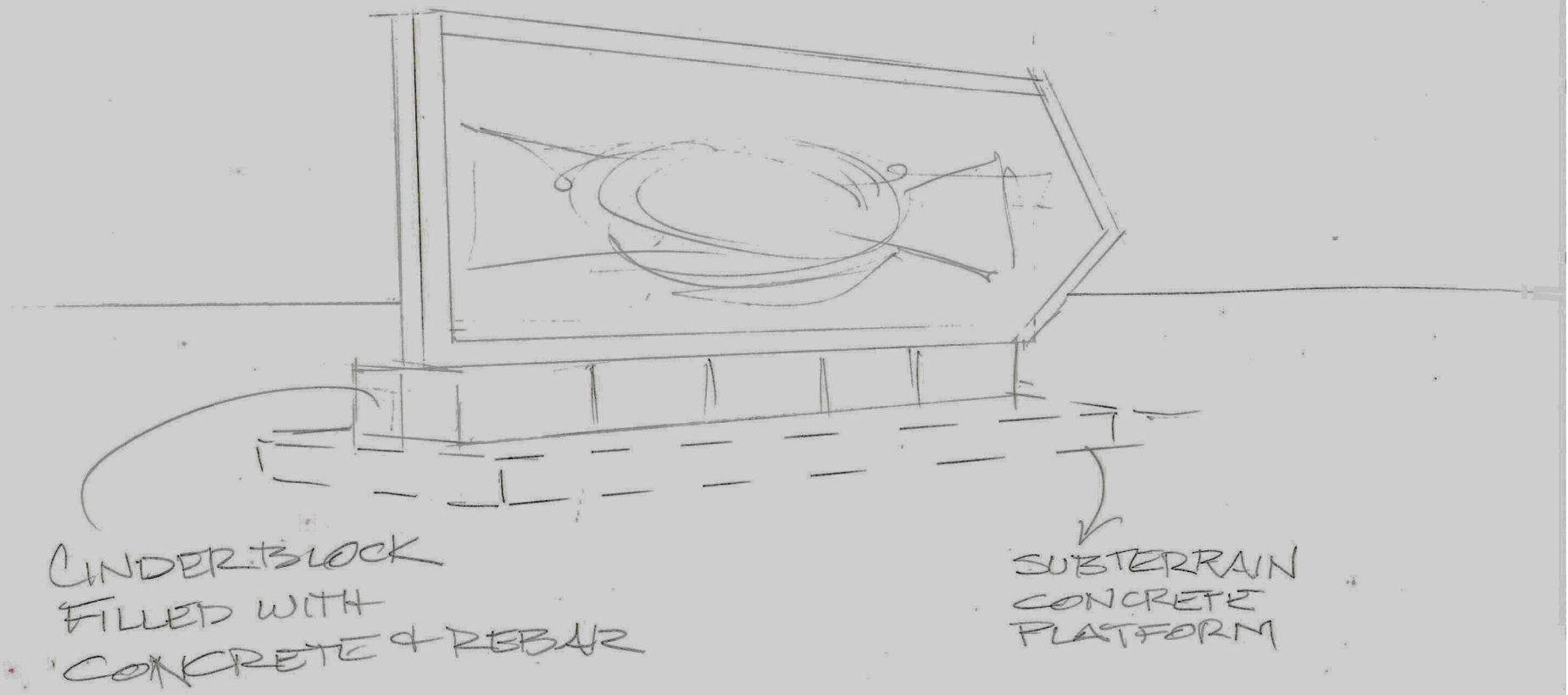
November 5, 2025

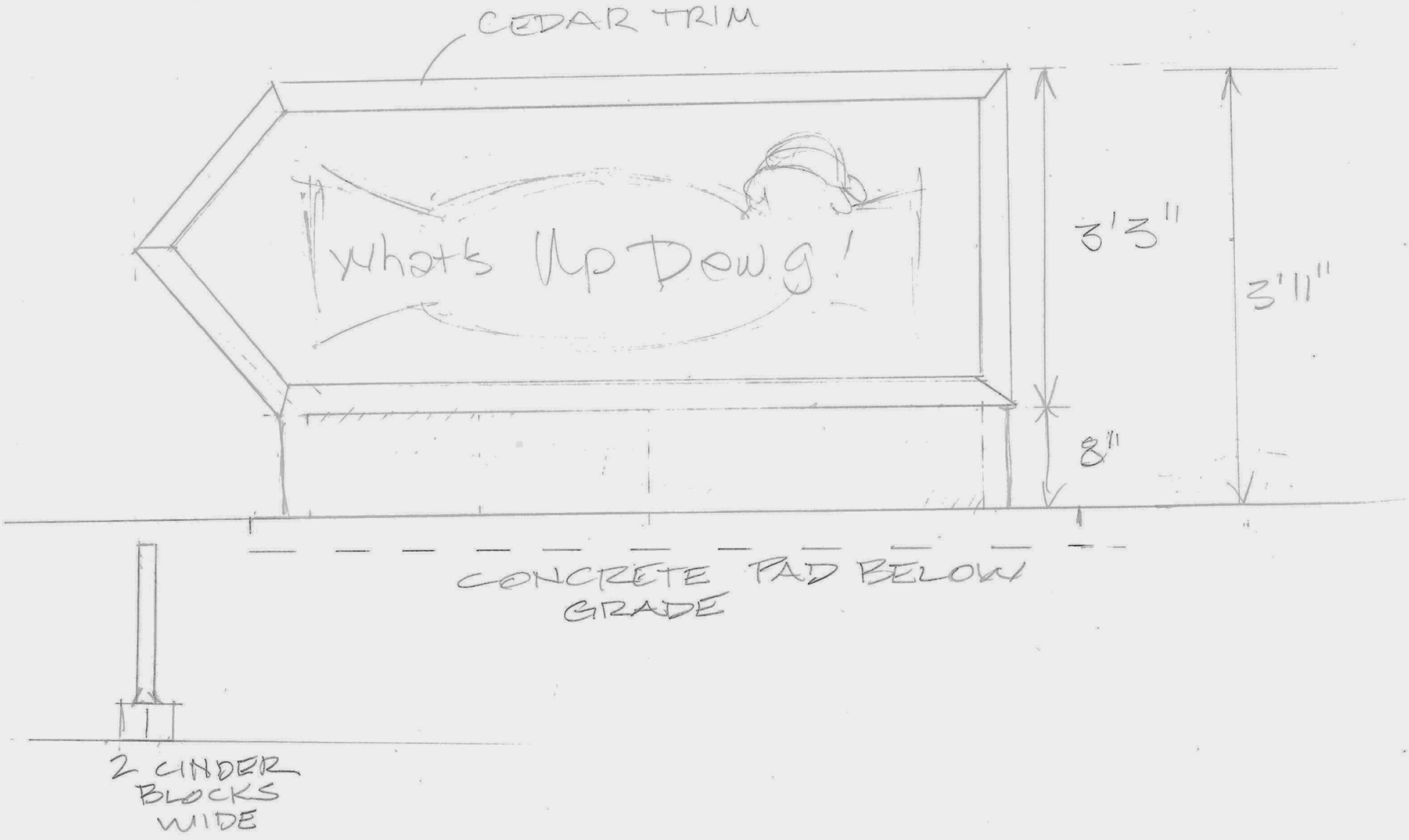
To Whom It May Concern:

House of Eli is opening a dog boarding kennel located at 400 W. Houston. We are asking for a variance to approve signage placement nearer the entrance to our business. The location of our property, which touches both the Houston and Lamar sides, is a long, narrow property with the front of the building facing west away from either street. The standard setback would place the sign squarely in the middle of our parking lot and would not allow clients to see our signage until passing our entrance requiring unnecessary navigation of one-way streets. We need approval for this so our business can be easily entered.

Sincerely,

Laura Ayers, Co-Director
laura@houseofeli.net
903-815-0346


CINDER BLOCK
FILLED WITH
CONCRETE & REBAR
SUBTERRAIN
CONCRETE
PLATFORM


CEDAR TRIM
What's Up Dawg!
3'3"
3'11"
8"
CONCRETE PAD BELOW GRADE
2 CINDER BLOCKS WIDE

Mrozinski, Tammy

From: Texoma Auto Sales [redacted]
Sent: Friday, January 2, 2026 1:05 PM
To: Planning
Subject: Public Hearing - 400 W. Houston St. - January 13, 2026

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

To Whom It May Concern:

My wife and I own and operate Texoma Auto Sales located at 438 W. Houston St.. I am writing in support of the request by Los Hermanos Partnership, LLC, Laura Ayers and Associates Surveying, Inc., to allow a 0' setback for a monument sign at 400 W. Houston St.. The improvements that have been made to the property are transformational and make it look like a business as opposed to the over grown lot that it has been for the past several years. In my opinion, the sign with a 0' set back is the only option that makes sense to allow the business to be noticed/found from the street.

Thanks for your consideration in approving the request.

Sincerely,

Rebel

Rebel E. Blackwell, III
President
Texoma Auto Sales
438 W. Houston St.
Sherman, TX 75090
[redacted]

NOTICE: This e-mail is confidential, may be legally privileged, and is for the intended recipient(s) only. Any disclosure, copying, distribution, or reliance on any of it by anyone else is strictly prohibited and may be a criminal offense. If you have received this message in error, or are not the intended recipient(s) please delete and e-mail confirmation to the sender. Please consider the environment before printing this e-mail.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 22.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1831 TEXOMA PARKWAY (Project No. 000244-2025)

The request of RASH Ventures, LLC. (Owner) and BlueStar Surveying (Surveyor) concerning the property located at 1831 Texoma Parkway, consisting of 2.820 acres, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

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

Background:

The property is located at 1831 Texoma Parkway. The previous SUP had a time limit of one year; the owner would like a Specific Use Permit to allow a Hotel or Motel in a C-1 (Retail Business) District.

The following has been approved for this location:

- 12/17/2024 - Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District . **Ordinance No. 6805**
- 12/17/2024 - Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District. **Ordinance No. 6806**
- 3/10/1981 - Exception, To allow a mobile home on property other than a mobile home park for use as a dwelling and motel manager's office
- 3/10/1970 - Specific Use Permit To allow a billboard sign

Origination:

The request of RASH Ventures, LLC. (Owner) and BlueStar Surveying (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. Site Plan & Landscape Plan

7. Elevation
8. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1831 TEXOMA PKWY

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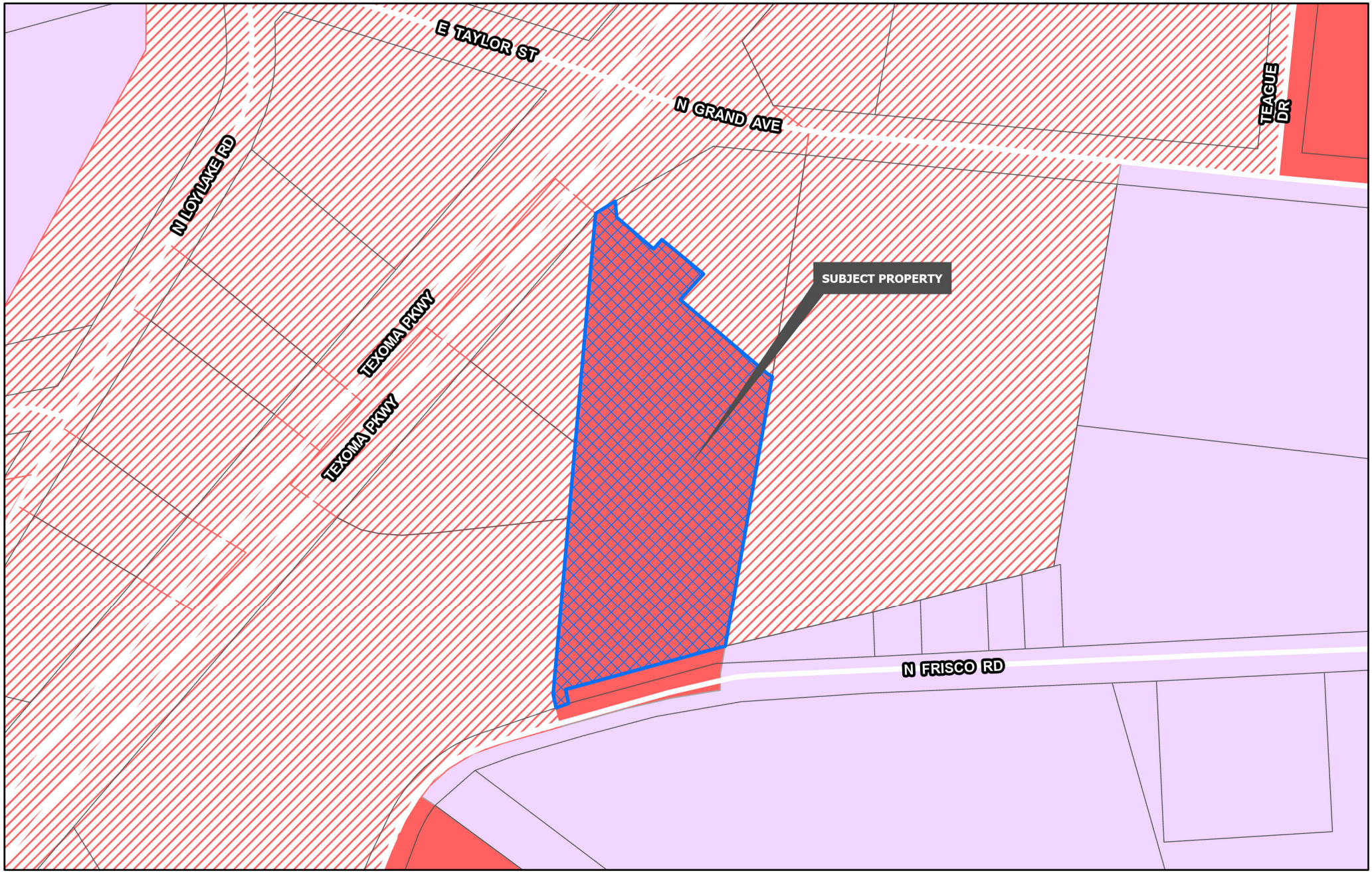
Date: 11/29/2025 11:41 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- 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
1831 TEXOMA PKWY

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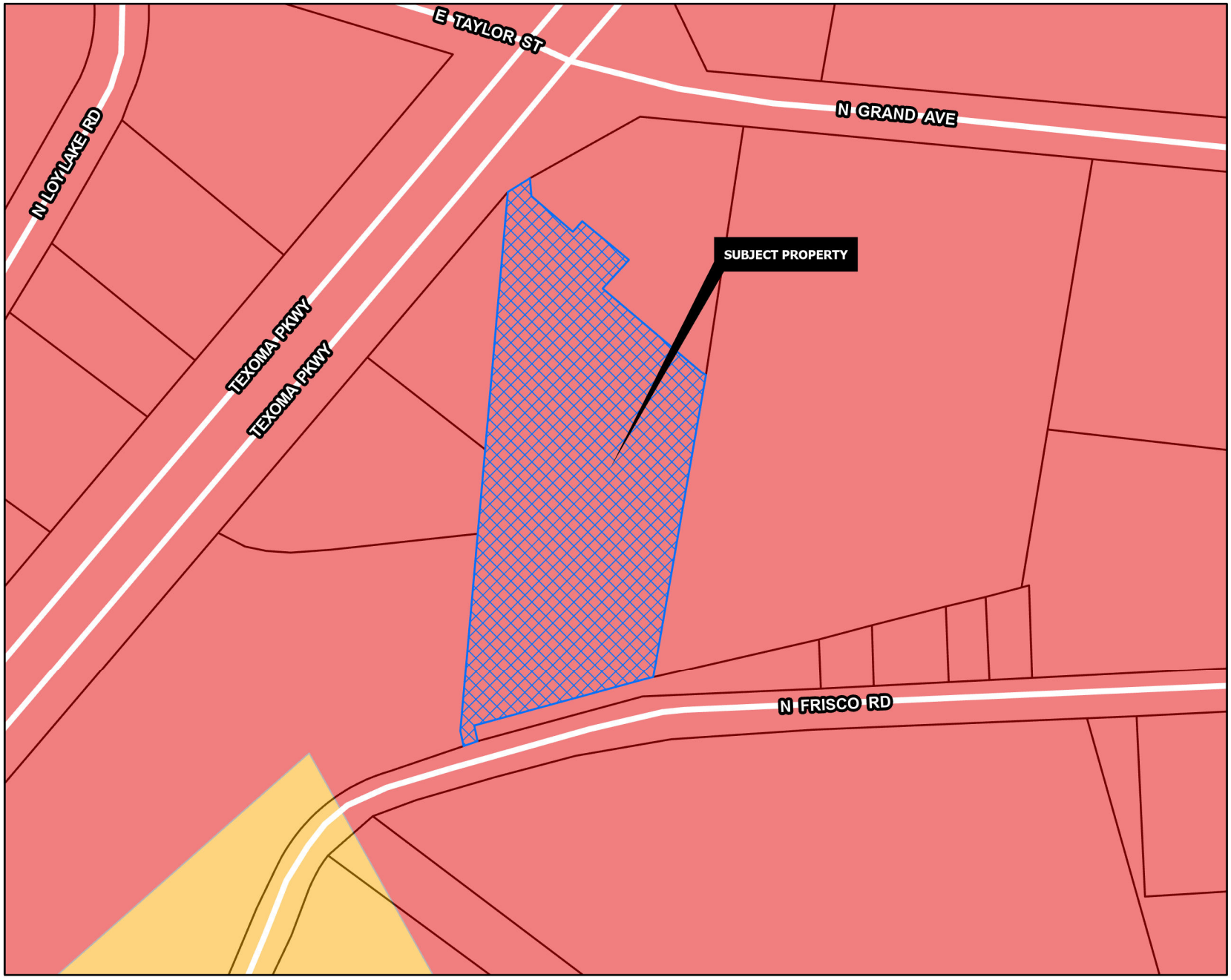

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1831 TEXOMA PKWY

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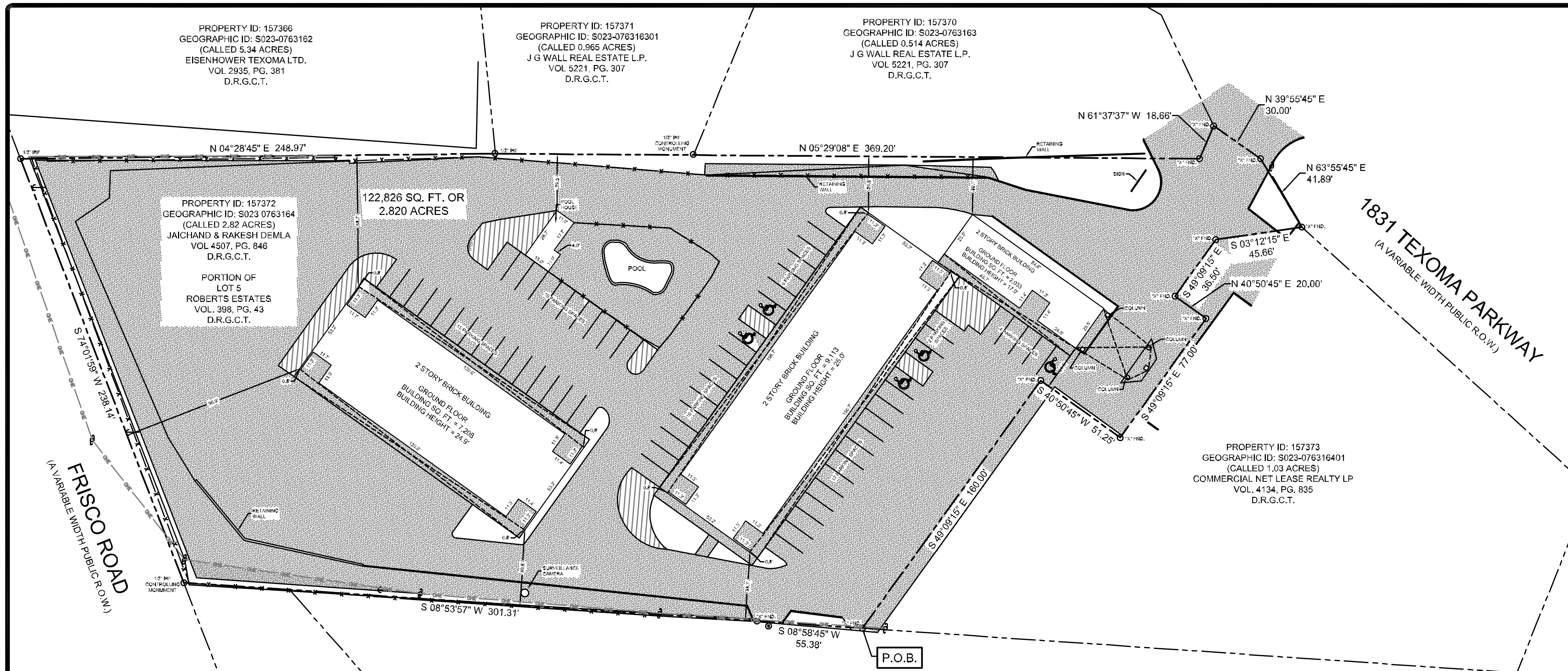
Date: 11/29/2025 11:41 AM


1831 Texoma Pkwy
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF SPECIFIC USE PERMIT REQUEST
PROJECT #: 000244-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



PROPERTY DESCRIPTION

Being a 2.820 acre tract of land situated in the J B. McAnair Survey, Abstract No. 763, in the City of Sherman, Grayson County, Texas, being all of a called 2.82 acre tract of land described in a deed to Jaichand & Rakesh Demla recorded in Volume 4507, Page 846, Deed Records, Grayson County, Texas, being a part of Lot No. Five (5) of Roberts Estates as shown by map of record in Volume 398, Page 43 of Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the easterly northeast corner of said called 2.82 acre tract, same being the southerly corner of a called 1.03 acre tract of land described in a deed to Commercial Net Lease Realty LP recorded in Volume 4134, Page 835, Deed Records, Grayson County, Texas, and being in the west line of a tract of land described in a deed to Interproperty Holdings Inc. recorded in Volume 2376, Page 227, Deed Records, Grayson County, Texas;

THENCE S 08°58'45" W, with the common line of said called 2.82 acre tract and said Interproperty Holdings Inc. tract, a distance of 55.38 feet, to an "X" cut in concrete found for corner;

THENCE S 08°53'57" W, continuing with the common line of said called 2.82 acre tract and said Interproperty Holdings Inc. tract, passing the common corner of said Interproperty Holdings Inc. tract, and a tract of land described in a deed to Frisco 931 LLC recorded in Volume 4001, Page 175, Deed Records, Grayson County, Texas, and continuing a total distance of 301.31 feet to a 1/2 inch iron rod found for the common corner of said called 2.820 acre tract and said Frisco 931 LLC tract, said point being in the north right-of-way line of Frisco Road (a variable width right-of-way);

THENCE S 74°01'59" W, along the south line of said called 2.820 acre tract and the north right-of-way line of Frisco Road, a distance of 238.14 feet to a 1/2 inch iron rod found for the common corner of said called 2.820 acre tract and a called 5.34 acre tract of land described in a deed to Eisenhower Texoma LTD. recorded in Volume 2935, Page 381, Deed Records Grayson County, Texas;

THENCE N 04°28'45" E, along the common line of said called 2.820 acre tract and said called 5.34 acre tract, a distance of 248.97 feet to a 1/2 inch iron rod found at the common corner of said called 5.34 acre tract, and a called 0.965 acre tract of land described in a deed to J. G. Wall Real Estate L.P. recorded in Volume 5221, Page 307, Deed Records, Grayson County, Texas;

THENCE N 05°29'08" E, along the common line of said called 2.820 acre tract, passing the common corner of said called 0.965 acre tract and a called 0.514 acre tract of land described in said deed to J.G. Wall Real Estate L.P., a total distance of 369.20 feet to an "X" cut in concrete found for corner;

THENCE N 61°37'37" W, a distance of 18.66 feet to an "X" cut in concrete found for corner, said point being in the east right-of-Way line of Texoma Parkway, (a variable width right-of-way);

THENCE N 39°55'45" E, along the east line of said Texoma Parkway, a distance of 30.00 feet to an "X" cut in concrete found for corner;

THENCE N 63°55'45" E, continuing with the east right-of-way line of said Texoma Parkway, a distance of 41.89 feet to an "X" cut in concrete found for the common corner of said called 2.820 acre tract and said called 1.03 acre tract;

THENCE along the common line of said called 2.820 acre tract and said called 1.03 acre tract the following calls:

S 03°12'15" E, a distance of 45.66 feel to an "X" cut in concrete found for corner;
S 49°09'15" E, a distance of 36.50 feel to an "X" cut in concrete found for corner;
N 40°50'45" E, a distance of 20.00 feet to an "X" cut in concrete found for corner;
S 49°09'15" E, a distance of 77.00 feet to an "X" cut in concrete found for corner;
S 40°50'45" W, a distance of 51.25 feet to an "X" cut in concrete found for corner;
S 49°09'15" E, a distance of 160.00 feet to the POINT OF BEGINNING and containing 122,826 square feet or 2.820 acres of land more or less.

THIS PROPERTY IS THE SAME PROPERTY DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT.

PER CITY OF SHERMAN TEXAS

THIS SUBJECT PROPERTY IS ZONED: C-2 (GENERAL COMMERCIAL)

PER CITY ZONING:

FRONT BUILDING SETBACK	**15'**
SIDE SETBACK	**NONE**
REAR BUILDING SETBACK	**10'**
BUILDING HEIGHT	**35' OR TWO STORIES**
PARKING REQUIRED	**1 PARKING SPACE PER UNIT**
EXISTING PARKING SPACES	**59 SPACES** **5 HANDICAP SPACES** **64 TOTAL**

SURVEYOR'S CERTIFICATION

TO: Rash Ventures, LLC
Jaichand Demla and Rakesh Demla
Chapin Title Company
Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 20(a) of Table A thereof. The field work was completed on March 24, 2015.

Date of Plat or Map: March 25, 2015.

Roy Rodriguez

Roy Rodriguez
Registered Professional Land Surveyor
Registration No.: Texas 5596

STATE OF TEXAS · REGISTERED · Roy Rodriguez · 5596 · PROFESSIONAL · LAND SURVEYOR

SCHEDULE B TITLE EXCEPTION ITEMS
STEWART TITLE GUARANTY COMPANY
GF # 304091
EFFECTIVE DATE: MARCH 9, 2015
ISSUED DATE: MARCH 13, 2015

10f Any matter, including but not limited to, Easements, Roadways, and/or Building Setback Lines as shown on the recorded plat of the addition of record in Volume 398, Page 43, Deed Records, Grayson County, Texas. (NO EASEMENTS ON PLAT)

10g Passageway easement referenced in deeds of record in Volume 1438, Page 117 and Volume 1589, Page 158, Deed Records, Grayson County, Texas, and subject to the conditions and stipulations contained herein. (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

10h Easement and Right of Way from Sherman Square South to Texas Power and Light Company and General Telephone Company recorded in Volume 1142, Page 222, Deed Records, Grayson County, Texas. (DOES NOT AFFECT).

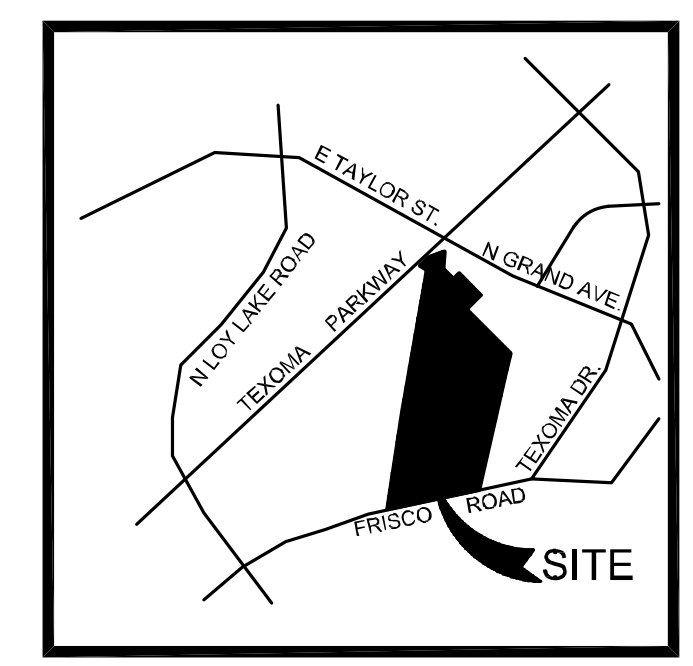
10i Stipulations and conditions as contained in General Warranty Deed dated June 23, 1978, of record in Volume 1438, Page 117, Deed Records, Grayson County, Texas. (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

10j Easement from Bowen McClure and Ellen McClure to Texas Power & Light Company, of record in Volume 391, Page 70 of the Deed Records of Grayson County, Texas. (DOES AFFECT CAN NOT BE PLOTTED).

10k Easement from Bowen McClure to Texas Power & Light Company, of record in Volume 366, Page 670 of the Deed Records of Grayson County, Texas. (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
2. The property described hereon (the "**Property**") is the same as the property described in STEWART TITLE GUARANTY COMPANY, Commitment No. 304091 with an effective date of March 09, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the Property or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Property.
3. All visible utilities serving the Property enter through adjoining public streets and/or easements of record.
4. The subject property does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency. The subject property is located within an area having a Zone Designation of "X", on Flood Insurance Rate Map No. 48181C, with a date of identification of September 29, 2010, for Community No. 0290F, in the County of Grayson, State of Texas, which is the current Flood Insurance Rate Map for the community in which the subject property is situated
5. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Property, and no encroachments onto the Property by buildings, structures or other improvements situated on adjoining premises, except as shown hereon.
6. The Property has direct access to Texoma Parkway, a dedicated public street or highway.
7. The total number of striped parking spaces on the Property is 64, including 5 designated handicap spaces, and to the extent possible, are graphically shown hereon.
8. There was no observed evidence of any party walls with adjoining properties.
9. There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
10. There was no observed evidence of any delineated wetland areas on the Property.
11. There are no off-site easements benefitting the property
12. There is no evidence of current earth moving work, building construction or building additions at the Property.



VICINITY MAP
N.T.S.

0' 10' 20' 30' 60'
SCALE: 1" = 30'

1831 TEXOMA PARKWAY
SHERMAN INN
2.820 ACRES
ALTA / ACSM LAND TITLE SURVEY
PORTION OF
LOT FIVE (5)
ROBERTS ESTATES
SITUATED IN THE
B. McANAIR SURVEY, ABSTRACT NO. 763
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002). (2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

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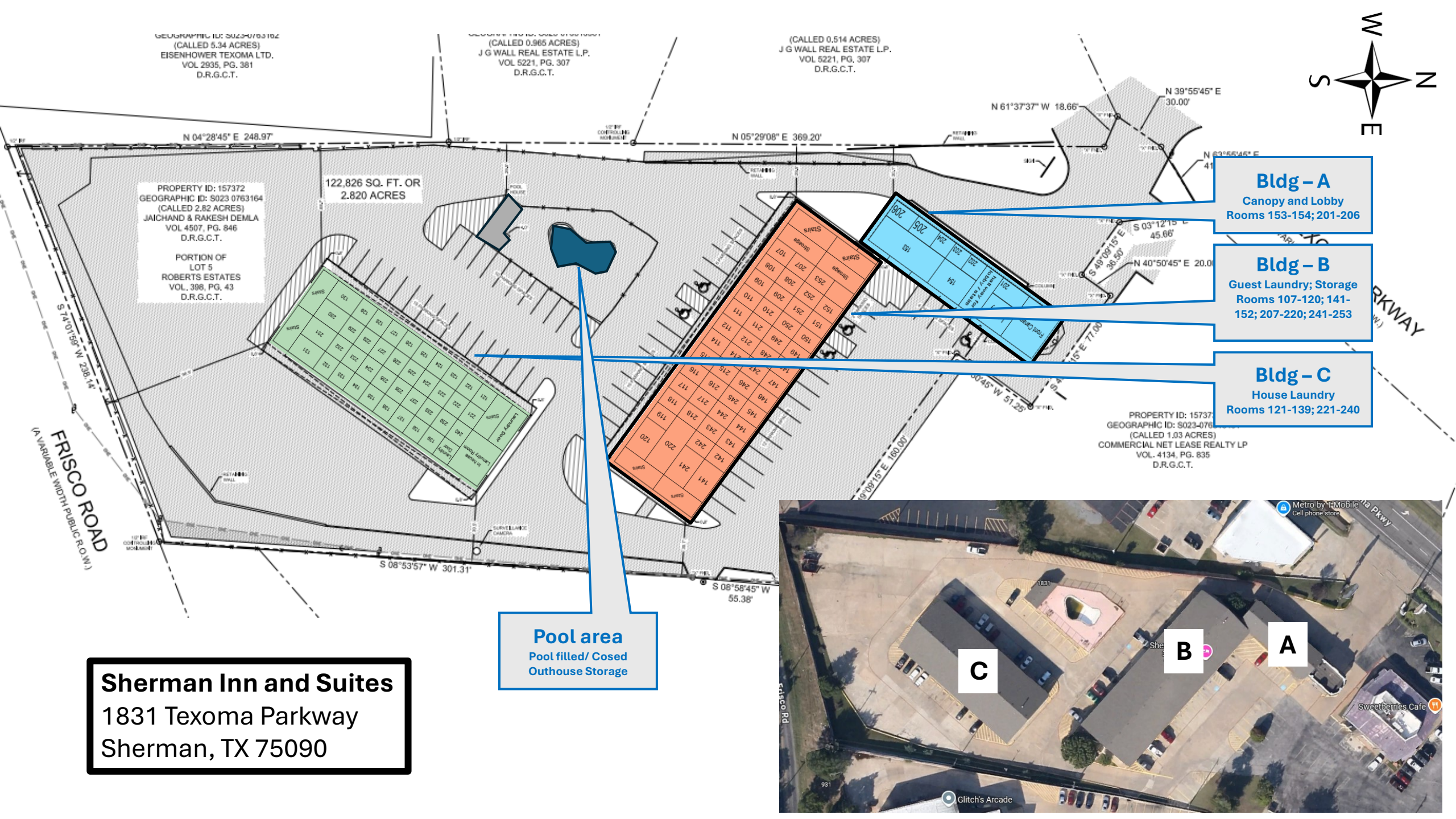
LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITERING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	SWB MAN HOLE	WATER VALVE	-X- FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	-OHE- OVER HEAD ELECTRIC
1/2" CIRS 1/2" SET CAPPED IRON ROD STAMPED 5596			

BLUESTAR
SURVEYING LLC
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
CLEBURNE, TEXAS 76033
bluestarsurveying@att.net

JN 15-037	GF # 304091	DATE: 3/24/15



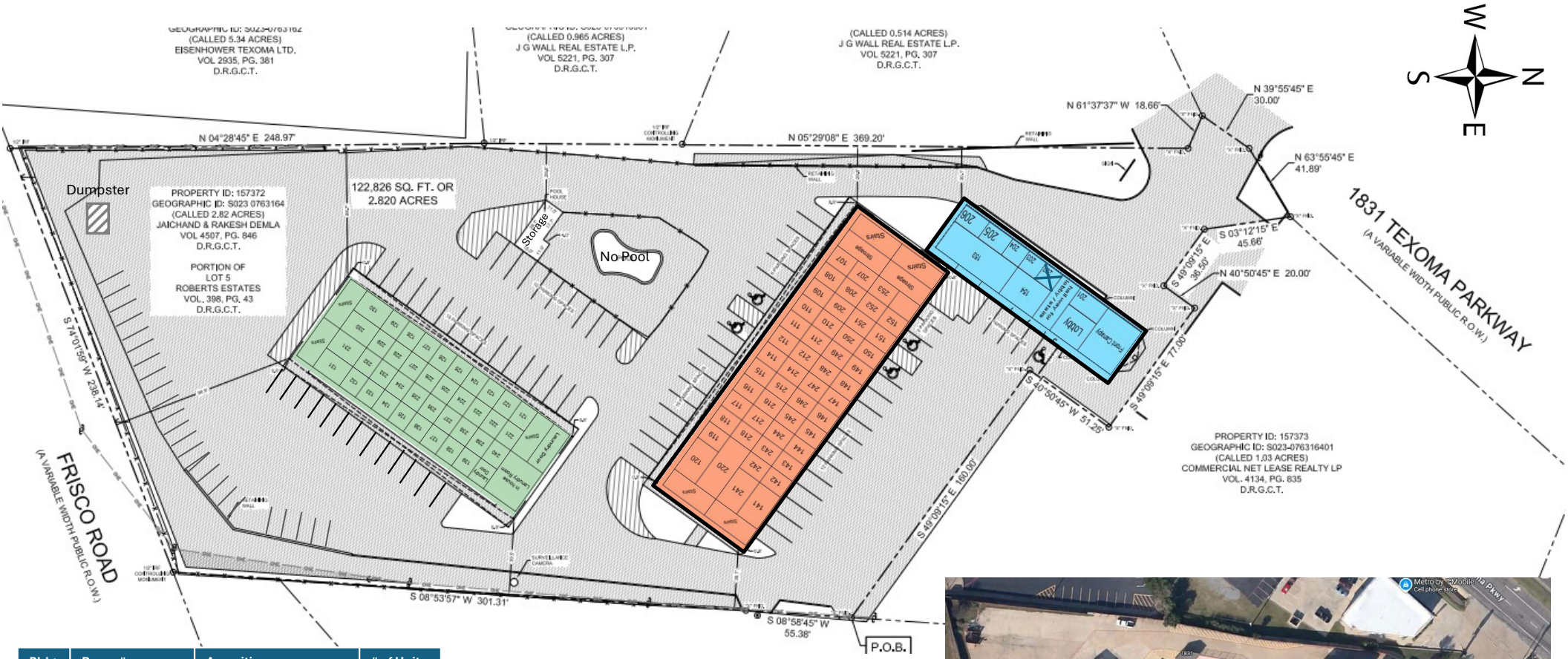
Bldg – A
Canopy and Lobby
Rooms 153-154; 201-206

Bldg – B
Guest Laundry; Storage
Rooms 107-120; 141-152; 207-220; 241-253

Bldg – C
House Laundry
Rooms 121-139; 221-240

Pool area
Pool filled/ Cosed
Outhouse Storage

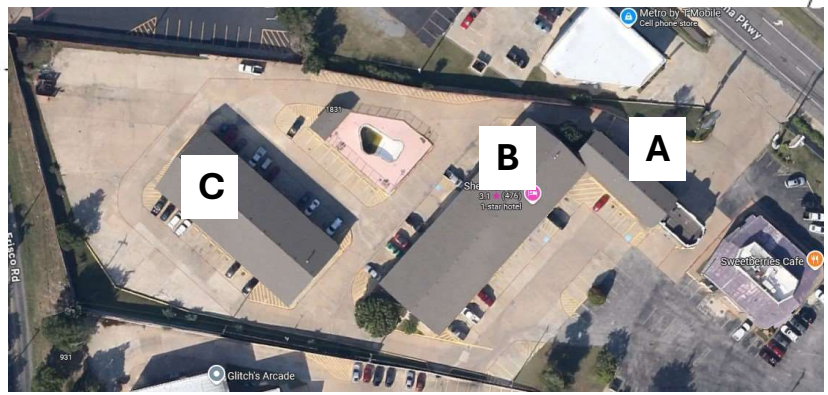
Sherman Inn and Suites
1831 Texoma Parkway
Sherman, TX 75090



Bldg	Room #s	Amenities	# of Units
A	153-154; 202-206	Canopy; Lobby; Storage	7
B	107-120; 141-152 207-220; 241-253	Guest Laundry; Storage	50
C	121-139; 221-240	House Laundry	39

Parking Stalls: Existing – 81; additional spots can be striped on the southeast of the property (shown in Red). Existing parking sapce size is 9'x18'. However, new parking will be 9'x20'.

Sherman Inn and Suites
1831 Texoma Parkway
Sherman, TX 75090



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

December 31, 2025 Sent via Email

RASH Sherman, LLC
RASH Ventures, LLC
1831 Texoma Parkway
Sherman, TX 75090

Dear Applicants,

The request for a Specific Use Permit under Section 14.06.009 to allow Hotel or motel in a C-1 (Retail Business) District located at 1831 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, at 5:00 P.M., in the Council Chambers at 220 West Mulberry Street.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Permanent residents are not allowed. The maximum length of stay for hotel guests shall not exceed 30 days.
4. The property must be properly maintained in a state of good repair and neat appearance.
5. The use of the property must comply with all Federal and State Laws and Regulations and with all the Ordinances, Rules and Regulations of the City of Sherman.
6. The granting of the Specific Use Permit has no effect on the uses permitted as of right and does not waive the regulations of the underlying zoning district.
7. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than RASH Sherman, LLC or RASH Ventures, LLC is the owner or lessee of the Property.
8. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded on the first anniversary of the effective date identified below, unless earlier terminated, rescinded, extended or renewed by separate action of the City Council. The owner of the property subject to the Specific Use Permit must receive City Council approval of an application to extend or renew the Specific Use Permit prior to the expiration thereof.
9. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. *(Chapter 14, Sec. 14.06.009(a)(1)(C))*

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

Engineering

12. Platting of the property is required. *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)*

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

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

Respectfully,

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

cc: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Steven Davis, Asst. Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 23.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY) (Project No. 000250-2025)
WITHDRAWN

The request of City of Sherman (Applicant) concerning the property located in the 300-1000 Block East FM 1417 (Vietnam Veterans Parkway), consisting of 288.278 acres being in the Sherrod Dunmore Survey, Abstract No. 329, as follows:

Planning and Zoning Commission

Public Hearing and Amendment of Ordinance No. 6827 to Amend Certain Planned Development District Development Standards and Uses.

Background:

The property is located at 300-1000 Block East FM 1417 (Vietnam Veterans Parkway). The applicant is requesting to amend certain standards and uses in the Planned Development District.

The following has been approved for this location:

- 12/17/2024 - Public Hearing and Zone Change from an R-6 (Single Family Residential) District, C-1 (Retail Business) District and C-2 (General Commercial) District to the Bel Air Village PD (Planned Development) District and repeal Ordinance No. 6410.
- 11/19/2024 - Site Plan for Bel-Air HOA Amenity Lot.
- 11/15/2024 - Preliminary Plat of Bel-Air Village West (Conditionally Approved).
- 11/14/2023 - Site Plan for Bel Air Beach Club (Subject to the Staff Review Letter)
- 12/13/2022 - Final plat approval of Bel-Air Village West.
- 10/18/2022 - Preliminary Plat approval of Bel-Air Village West Infrastructure.
- 8/16/2022 - Final Plat of Bel-Air Village Phase 2 (Single Family).
- 6/21/2022 - Preliminary Plat of Bel-Air Village Phase 2 (Single Family).
- 3/22/2022 - Preliminary Plat approval for Bel Air Village Multifamily Phase 1.
- 3/22/2022 - Site plan approval for Bel Air Village Single Family Phase 2 and Phase 3.
- 4/19/2022 - Final Plat approval for Bel Air Village Multifamily Phase 1.
- 8/17/2021 - Amend a Planned Development and site plan approval under Ordinance No. 2280, Section 6.12, for Bel Air Village (Ordinance No. 6319). Ordinance No. 6410.
- 8/18/2020 - Amending Planned Development and site plan approval under Ordinance No. 2280, Section 6.11, for Bel Air Village formerly known as Terra Perpetua Village (Ord No. 6232). Ordinance No. 6319
- 7/16/2019 - Planned Development and site plan approval for Terra Perpetua Village (was zoned M-1). Ordinance No. 6232

Origination:
The request of the City of Sherman (Applicant).

Staff Recommendation:
No action is required.

Attachments:
1. Withdraw Letter

From: Robby Hefton [redacted]
Sent: Tuesday, January 6, 2026 1:28 PM
To: Rae, Rob <robr@cityofsherman.com>
Subject: P&Z Bel Air Amendment

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

Rob,

Please accept this email as our official request to withdraw the application to amend the Bel Air PD. Our development team and the property owner intend to submit for site plan approval for the Silicon Sands project instead of requesting a PD change. Please let me know if you need anything else from us and thank you for your help.

Regards,

Robby Hefton
President, Silicon Sands Waterpark

Robby Hefton
President, Managing Member
Silicon Sands Waterpark
[redacted]

SILICON SANDS
WATERPARK

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 24.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2424 TEXOMA PARKWAY (Project No. 000193-2025)

The request of PHT Hospitality LLC (Owner), Robert Miklos/Steven Darling (Attorney), and S. Ephraim Osabutey (Surveyor) concerning the property located at 2424 Texoma Parkway, being a part of the Reuben Hendrix Survey, Abstract No. 504, consisting of 1.15 acres and currently zoned C-2 (General Commercial) District, as follows:

Board of Adjustment

Public Hearing, under Section 14.01.007 to allow reinstatement of non-conforming use status for a Hotel or Motel in a C-2 District.

Background:

The property is located at 2424 Texoma Parkway. The applicant would like reinstatement of non-conforming status.

The following has been approved for this location:

- 6/17/2025 - Public Hearing and Variance under section 14.02.016 to allow a 6.1' Side setback in lieu of the required 15' for the existing structure.
- 6/17/2025 - Public Hearing and Variance under section 14.02.016 to allow a 7.7' Side setback in lieu of the required 15' for the existing structure.
- 6/17/2025 - Public Hearing and Variance under section 14.02.016 to allow a 0' front setback in lieu of the required 25' for the existing structure.
- 6/17/2025 - Public Hearing and Variance under section 14.04.003 to allow 18' deep parking spaces in lieu of the required 20' for the existing parking spaces.
- 6/17/2025 -Public Hearing and Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District. **Denied by City Council 7/20/2025**
- 6/17/2025 -Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow a Hotel or Motel in a C-1 (General Commercial) District. (Approved P&Z) Subj to SRL w/ 1 year expiration tied to Mr.Patel. **Denied by City Council 7/20/25**

Origination:

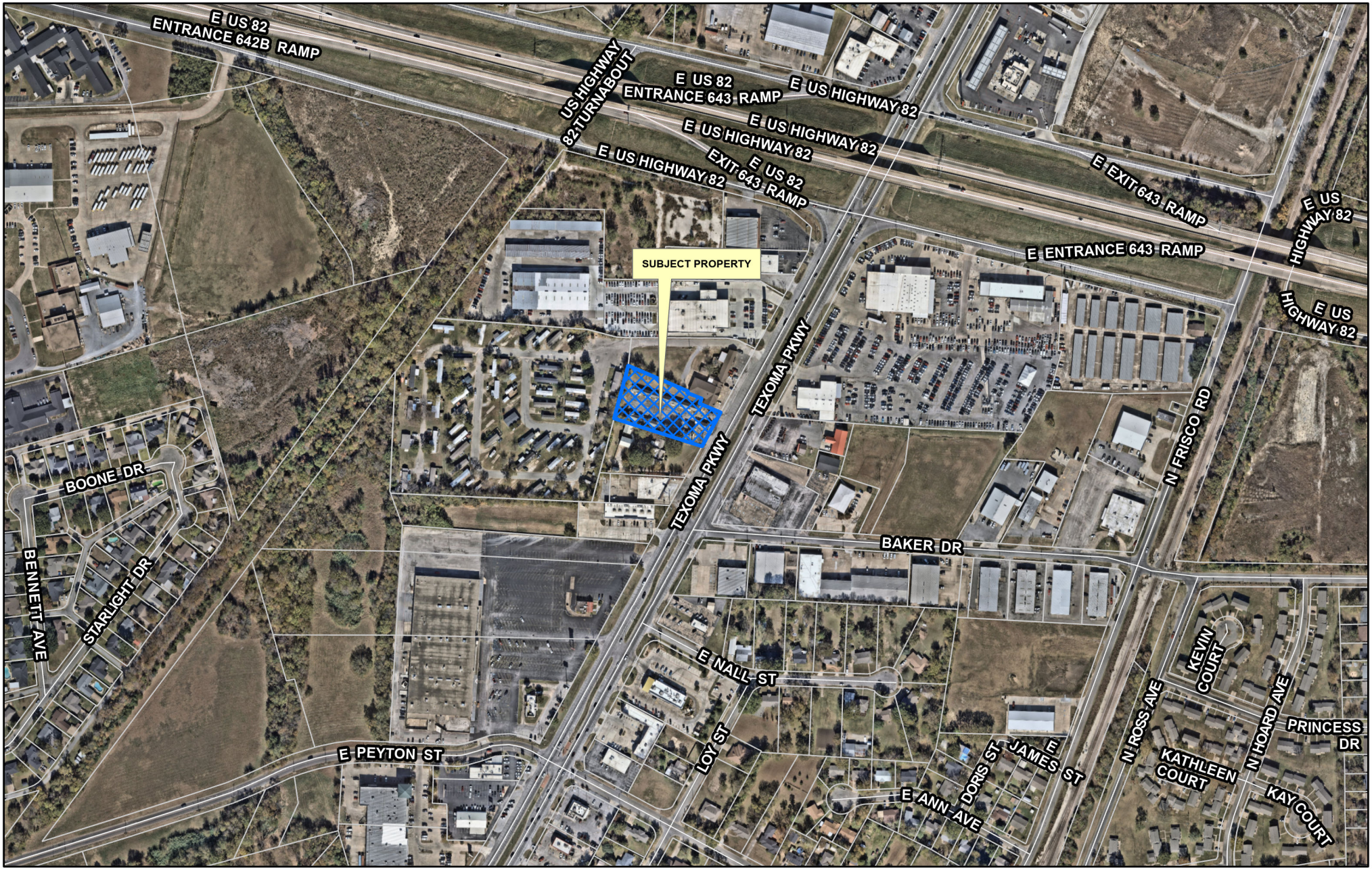
The request of PHT Hospitality LLC (Owner), Robert Miklos/Steven Darling (Attorney), and S. Ephraim Osabutey (Surveyor).

Staff Recommendation:

Staff has no recommendation.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Permitting Documentation
8. Elevations
9. Violation Letter October 31, 2022
10. Violation Letter February 7, 2023



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2424 TEXOMA PKWY

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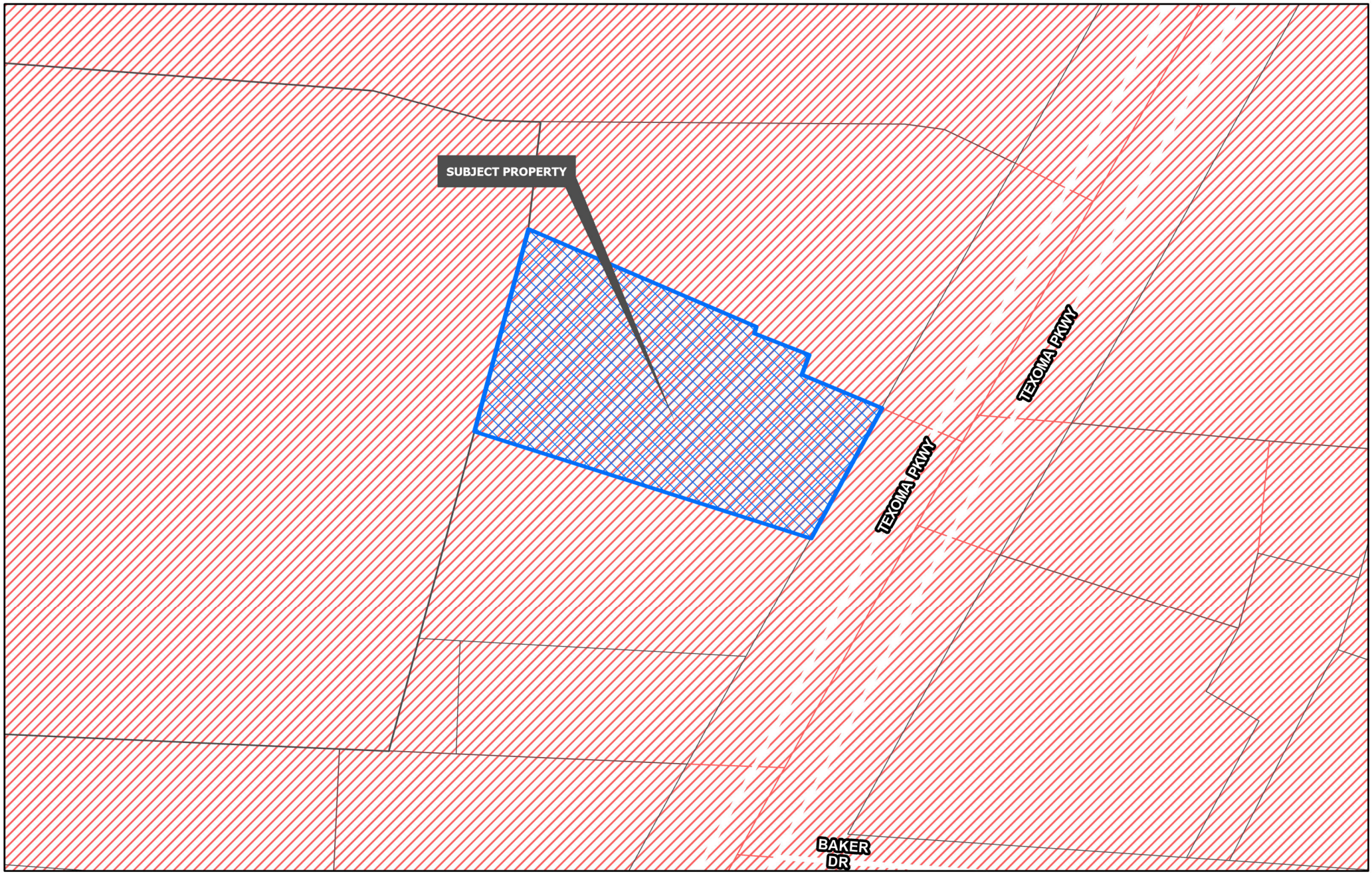
Date: 11/29/2025 11:41 AM



Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- Planning & Zoning
- R-A Residential Agricultural
- R-E Estate Residential
- R-12 Single Family Residential
- 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
2424 TEXOMA PKWY

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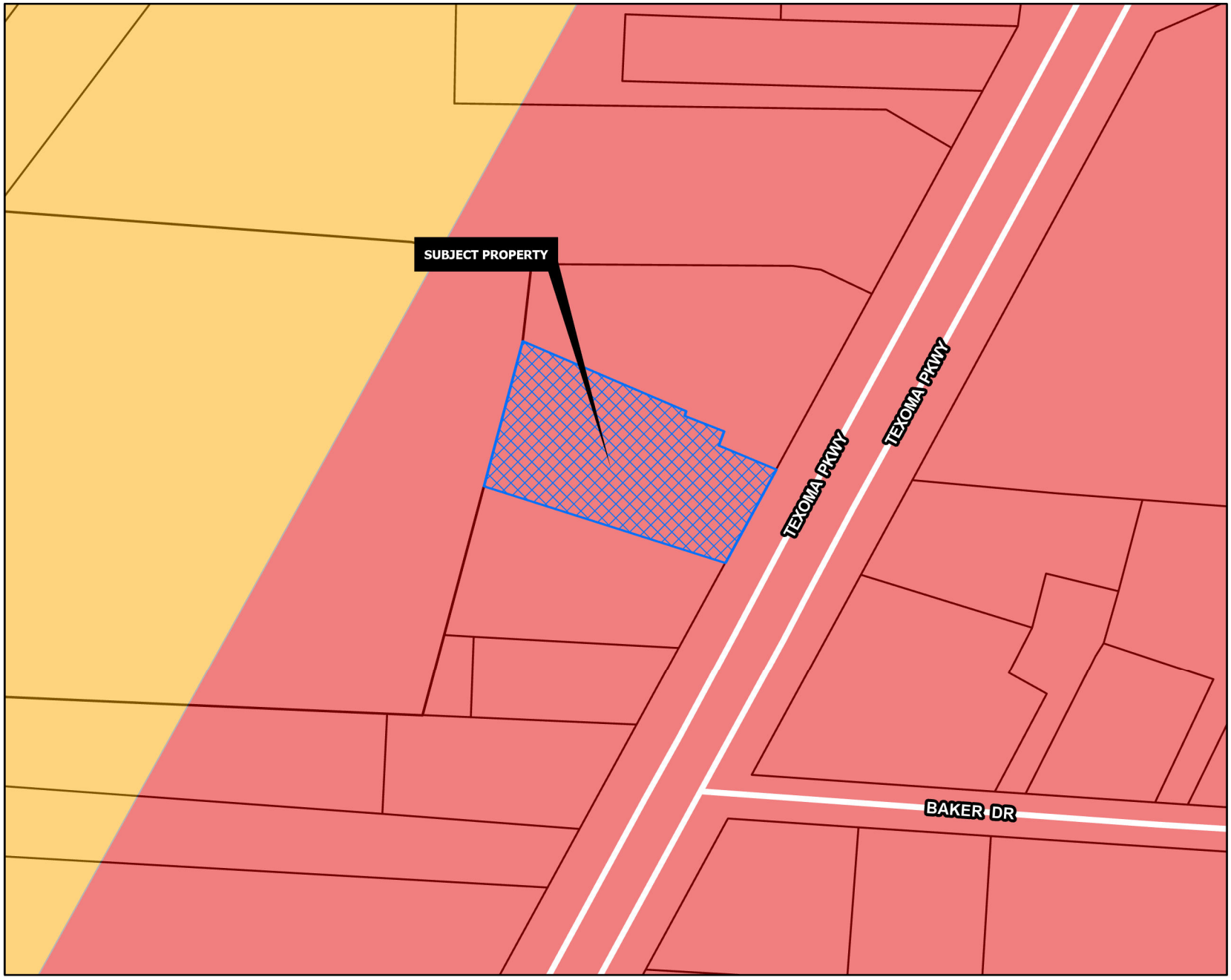

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2424 TEXOMA PKWY

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Date: 11/29/2025 11:41 AM

2424

VACANCY

OFFICE

Sherman

CLASSIC TOWN. BROAD HORIZON.

NOTICE OF
REQUEST FOR
NONCONFORMING USE
REINSTATEMENT

PROJECT #: 000193-2025

Planning & Zoning Map:

FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

NO TRESPASSING

THIS PROPERTY IS PROTECTED BY VIDEO SURVEILLANCE

TRESPASSING WILL BE PROSECUTED

GRAPHIC SCALE

0 10 20 30 40 50

(IN FEET)

1 inch = 50 ft.

PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN GRAYSON COUNTY, TEXAS, A PART OF THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, ALSO BEING A PART OF A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 7, 1940, AND OF RECORD IN VOL. 414, AT PAGE 190, OF THE DEED RECORDS OF SAID COUNTY, A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED NOVEMBER 25, 1941, AND OF RECORD IN VOL. 430, AT PAGE 616, OF SAID DEED RECORDS AND A 4-ACRE TRACT OF LAND CONVEYED BY ELIZABETH PEYTON SHELBY ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 17, 1945, AND OF RECORD IN VOL. 480, AT PAGE 439, OF SAID DEED RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75, SAID POINT BEING 2.0 FEET NORTH 29° 38' EAST FROM THE NORTH EDGE OF A BRICK FENCE AND 117.1 FEET NORTH 29° 38' EAST FROM THE SOUTHEAST CORNER OF SAID 3-ACRE TRACT FIRST ABOVE MENTIONED;

THENCE NORTH 72° 33' WEST, PARALLEL WITH AND APPROXIMATELY 2 FEET NORTH OF SAID BRICK FENCE, 302.5 FEET TO A 3/4" IRON ROD FOUND IN A CHAIN-LINK FENCE ON THE EAST LINE OF A 9.1-ACRE TRACT OF LAND CONVEYED BY T.R. NOWLIN ET UX. TO RAY D. WILSON ET UX. BY DEED DATED JUNE 1, 1969, AND OF RECORD IN VOLUME 1138, AT PAGE 305, OF THE AFORESAID DEED RECORDS;

THENCE NORTH 16° 15' EAST ALONG SAID FENCE AND SAID WILSON'S EAST LINE 179.5 FEET TO A POINT 0.2 FEET SOUTH 16° 15' WEST FROM A POINT FOR CORNER;

THENCE SOUTH 65° 50' 57" EAST A DISTANCE OF 206.01' (DEED CALLS SOUTH 66° 09' 00" EAST A DISTANCE OF 205.20 FEET), PARALLEL WITH AND APPROXIMATELY 0.2 FEET SOUTH OF THE SOUTH EDGE OF SAID CHAIN-LINK FENCE TO A 1/2" IRON ROD FOUND WITH YELLOW CAP FOR CORNER;

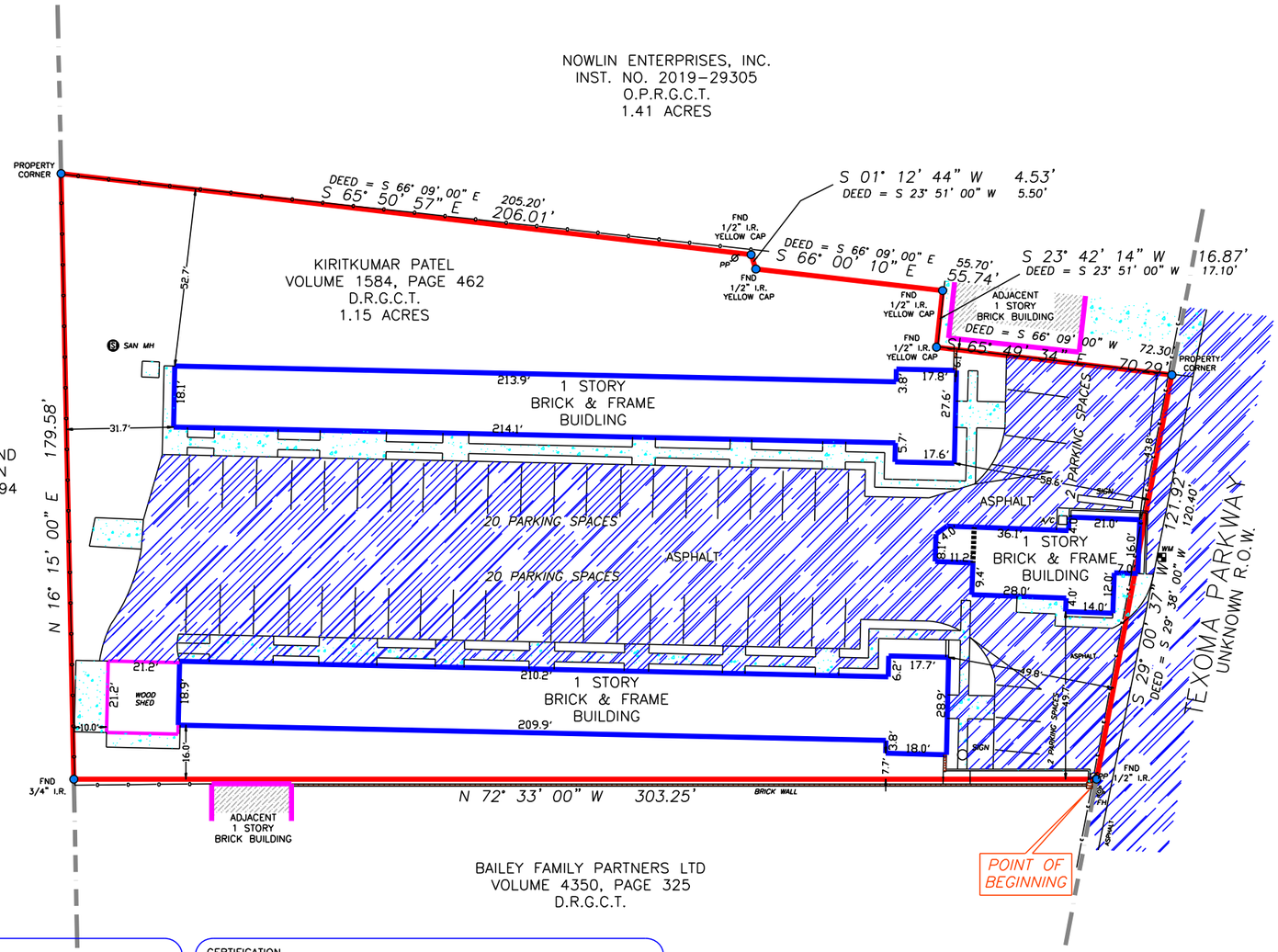
THENCE SOUTH 01° 12' 44" WEST A DISTANCE OF 4.53 FEET (DEED CALLS SOUTH 23° 51' 00" WEST A DISTANCE OF 5.50 FEET) TO A 1/2 IRON ROD FOUND WITH YELLOW CAP ALONG THE WEST EDGE OF SAID CONCRETE WALK;

THENCE SOUTH 66° 00' 10" EAST A DISTANCE OF 55.74 FEET (DEED CALLS DEED SOUTH 66° 09' 00" EAST 55.70 FEET) TO A 1/2" IRON ROD FOUND WITH A YELLOW CAP ALONG THE SOUTH EDGE OF SAID CONCRETE WALK AN INTERIOR CORNER OF SAID WALK;

THENCE SOUTH 23° 42' 14" WEST A DISTANCE OF 16.87 FEET (DEED CALLS SOUTH 23° 51' 00" WEST A DISTANCE OF 17.10 FEET) TO A 1/2" IRON ROD FOUND WITH YELLOW CAP AT A CORNER OF SAID WALK;

THENCE SOUTH 65° 49' 34" EAST A DISTANCE OF 70.29 FEET (DEED CALLS SOUTH 66° 09' 00" EAST A DISTANCE OF 72.30 FEET) ALONG THE SOUTH EDGE OF SAID WALK, PASSING THE END OF SAID WALK AT 39.0 FEET, IN ALL A DISTANCE OF 72.3 FEET TO A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 75;

THENCE SOUTH 29° 00' 37" WEST A DISTANCE OF 121.92 FEET (DEED CALLS SOUTH 29° 38' 00" WEST A DISTANCE OF 120.40 FEET) WITH SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING 1.15 ACRES OF LAND, MORE OR LESS.



BOUNDARY SURVEY OF

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN GRAYSON COUNTY, TEXAS, A PART OF THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504, ALSO BEING A PART OF A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 7, 1940, AND OF RECORD IN VOL. 414, AT PAGE 190, OF THE DEED RECORDS OF SAID COUNTY, A 3-ACRE TRACT OF LAND CONVEYED BY MARGIE M. PEYTON ET AL. TO T.R. NOWLIN BY DEED DATED NOVEMBER 25, 1941, AND OF RECORD IN VOL. 430, AT PAGE 616, OF SAID DEED RECORDS AND A 4-ACRE TRACT OF LAND CONVEYED BY ELIZABETH PEYTON SHELBY ET AL. TO T.R. NOWLIN BY DEED DATED SEPTEMBER 17, 1945, AND OF RECORD IN VOL. 480, AT PAGE 439, OF SAID DEED RECORDS, TEXAS.

Seth Ephraim Osabutey
RPLSGEODESIST@GMAIL.COM

F.I.R.M. NO. 48181C PANEL 0290 G
REVISED DATE: 09/01/22 ZONE "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: TJLT ENTERPRISES LLC

ADDRESS: 2424 TEXOMA PARKWAY, SHERMAN, TEXAS 75090

TITLE CO: KANE TITLE

GF. NO: 2023101894HW

G.F. EFFECTIVE DATE: OCTOBER 15, 2023

JOB NO.: 2023-075

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

STATE OF TEXAS REGISTERED S EPHRAIM OSABUTEY 6063 LAND SURVEYOR

11/12/2023

S EPHRAIM OSABUTEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6063

NOTES:
1. BEARINGS BASED ON PLAT.

2. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

3. EASEMENTS AND BUILDING LINES PER RECORDED PLAT.

4. EASEMENT: RIGHT OF WAY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE RECORDED: MAY 31, 1951 IN VOLUME 652, PAGE 414, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

5. EASEMENT: RIGHT OF WAY FOR AN ELECTRIC DISTRIBUTION LINE RECORDED: AUGUST 18, 1955 IN VOLUME 815, PAGE 529, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

6. EASEMENT: SEWER, WATER AND GAS LINES RECORDED: JULY 13, 1970 IN VOLUME 1165, PAGE 234, OF THE DEED RECORDS, GRAYSON COUNTY, TEXAS.

7. TERMS AND CONDITIONS CONTAINED IN DEED RECORDED ON SEPTEMBER 16, 1940, IN VOLUME 414, PAGE 190, DEED RECORDS OF GRAYSON COUNTY, TEXAS.

8. SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH.

NOT A VARIANCE/SPECIAL EXCEPTION.

Requesting the Board of Adjustment exercise its powers under Sherman Code of Ordinances Section

§ 14.01.007 Nonconforming uses and structures (d)(1)(C) "

The board of adjustment shall have the authority to reinstate the nonconforming status of a use if the board finds there was clear intent not to abandon the use even though the use was discontinued for more than 60 days. The failure of the owner and/or operator to remove on-premises signs related to the nonconforming use shall not be sufficient, as the sole evidence presented by the applicant, to establish a clear intent or an exigent circumstance not to abandon the use." for property as a hotel use.

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Electrical Permit

#23-006355 | Issued on: 11/03/2023 at 1:58 PM

Project Description: Replace underground pedestal with rack

ADDRESS
2424 Texoma Parkway, Lot 11,
Sherman, TX

PERMIT HOLDER
IRELAND ELECTRICAL SERVICES
JOSH IRELAND
(903) 421-6254

COLLABORATORS
- IRELAND ELECTRICAL SERVICES
JOSH IRELAND
(903) 421-6254

INFORMATION FIELDS

Residential or Commercial	Residential	Description of Work	Build rack for service
Permit Certification	Yes		

FEE	TOTAL	PAID	DUE
Electrical Permit Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE
This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started. This permit is for the Permit Holder only. Repermitting will be required if Contractor changes.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

It shall be the duty of the holder of this permit to notify the Building Department when work is ready for inspection. It shall be the duty of the Permit Holder to provide access to and means for inspections of such work required by the adopted codes.

Permit not valid until signed by all parties.

(Signature of Contractor or Authorized Agent) _____ Date _____

(Approved By) Building Official or his Designee _____ Date _____

Note: This permit is not approved or valid until signed by the Building Official or his Designee.

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Electrical Permit

#20-000730 | Issued on: 03/27/2020 at 11:02 AM

ADDRESS
2424 TEXOMA PARKWAY, LOT 98
Sherman, TX 75090

PERMIT HOLDER
JOSH KELLY IRELAND
IRELAND ELECTRICAL SERVICES
(903) 421-6254

INFORMATION FIELDS

Residential or Commercial	Residential	Description of Work	NEW POLE & METER LOOP
Meter Loops	1	Permit Certification	Yes

FEE	TOTAL	PAID	DUE
Electrical Minimum Permit Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) _____ Date _____

(Approved By) Flood Plain Administrator _____ Date _____

(Approved By) Building & Zoning) _____ Date _____

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Electrical Permit

#20-001172 | Issued on: 05/21/2020 at 1:09 PM

ADDRESS
2424 TEXOMA PARKWAY, LOT 99
Sherman, TX 75090

PERMIT HOLDER
Josh Ireland
Ireland Electrical Services
(903) 421-6254

COLLABORATORS
- Josh Ireland
  Ireland Electrical Services
  (903) 421-6254

INFORMATION FIELDS

Residential or Commercial	Residential	Description of Work	Hook up new trailer
Permit Certification	Yes		

FEE	TOTAL	PAID	DUE
Electrical Minimum Permit Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTICE

This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) _____ Date _____

(Approved By) Flood Plain Administrator _____ Date _____

(Approved By) Building & Zoning) _____ Date _____

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN

Electrical Permit

#20-001173 | Issued on: 05/21/2020 at 1:08 PM

ADDRESS
2424 TEXOMA PARKWAY, LOT 91
Sherman, TX 75090

PERMIT HOLDER
JOSH KELLY IRELAND
IRELAND ELECTRICAL SERVICES
(903) 421-6254

COLLABORATORS
- Josh Ireland
Ireland Electrical Services
(903) 421-6254

INFORMATION FIELDS

Residential or Commercial	Residential	Description of Work	Next to the camper at lot #91 there is a pole that has interest equipment on it. The internet equipment is powered by the service for lot #91. We built a new service on backside of the pole at lot 91 so we could separate the internet equipment onto its own service.
Meter Loops	1		
Permit Certification	Yes		

FEE	TOTAL	PAID	DUE
Electrical Minimum Permit Fee	$ 50.00	$ 50.00	$ 50.00
TOTALS	$ 50.00	$ 50.00	$ 0.00

NOTES
Lot #91

NOTICE
This permit becomes null and void if work or constructions authorized is not commenced within 6 months, or if construction or work is suspended of abandoned for a period of 6 months at any time after work is started.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction or the performance of construction.

(Signature of Contractor or Authorized Agent) _____ Date _____

(Approved By) Flood Plain Administrator _____ Date _____

(Approved By) Building & Zoning) _____ Date _____

~~218~~ ~~314~~ 311

4-54-3M sets

16.13
14.11 pd
2.02 - due

Application for Building Permit

City of Sherman

No. 311

Date 3-27-57

To the Building, Plumbing and Electrical Inspector:

Application is hereby made for a Building Permit for the following construction or alteration:

Name of Owner T.R. Nowlin Kind of Building business
Residence or Business

Nature of Work construction Character of Construction make two 18x64 additions to
Construction or alteration No. Stories, Material

existing motel-Brick & Tile-Asbestos & cement roof Ground Floor Area of Building 2304
Metal Lath & Plaster Ceilings

Site ..... on W side of Highway 75 North Street, at
Lot, Block, Addition

No. 2424 Estimated cost $ 8000.00 Probable time to complete 12 Months
If any

Attached to and forming a part of this application is a plat in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building, sign, billboard, or other structure to be erected or structurally altered and its proposed location on said lot.

Coincident with and to be considered a part of this application, I, we, am, are filing an application for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE under the terms and provisions of Ordinance No. 1529 of the City of Sherman and the laws of the State of Texas.

In making this application, I or we profess to be familiar with all ordinances, rules and regulations of the City of Sherman relating to buildings and premises and agree to abide by the same, and by all lawful decisions of the Building Inspector and the Board of Adjustment made with reference to questions arising about work done or to be done, or undertaken under the permit hereby applied for, if same is issued and further agree to be responsible for full compliance with same by my or our employees or associates in such work.

In making this application, I or we profess to be familiar with all ordinances, rules and regulations of the City of Sherman relating to buildings and premises and hereby agree to the provisions of same as conditions precedent to the issuance of permit applied for, and agree to be responsible for full compliance with such provisions in all work done or undertaken for me under such permit, if same is issued, and further agreed that said building or structure when constructed or altered, will be used or occupied only for the purpose set out in my application for Certificate of Occupancy and Compliance. I or we further agree that all claims against the City for damages occasioned in any manner by performance of such work shall be waived and held null and void.

..... T R Nowlin
Contractor or Mechanic Owner

(WARNING—DO NOT START ANY BUILDING OPERATION UNTIL THIS APPLICATION IS APPROVED)

This space to be filled by the Inspector:

Plans and Specifications required ..... Filed ..... Approved Mch 27-57
yes or no date date

by L. J. Burns Permit issued ..... No. .....
Building Inspector Date

Refused ..... Reason for Refusal .....
Date

Applicant May Appeal to Zoning Board of Adjustment by Signing Notice of Request For Exception.

CERTIFICATE OF REASONABLE VALUE

I hereby certify that the building or structure described in Building Permit Application Number 51, dated 3-26-57 has a reasonable value of $ 800.00.

Witness our hands this the 26 day of March 1956.

E R Moulton
Owner or Agent

Sworn to and subscribed to before me by _____
on this the _____ day of _____ 1956.

_____
Notary Public

(Seal)

_____
Contractor

Sworn to and subscribed to before me by _____
on this the _____ day of _____ 1956.

_____
Notary Public

(Seal)

AC (214) 892-454[illegible] [illegible]5090

SHERMAN

8-23-79

BUILDING PERMIT APPLICATION

PERMIT NUMBER 32[illegible]

OCCUPANCY NUMBER

PLEASE NOTE — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING

STREET NUMBER AND NAME: 2424 Hwy 75 North

SUBDIVISION OR SURVEY | LOT | Block | Census Tract

FLOOD ZONE

BASE FLOOD ELE. N/A

1st FLOOR ELE.

E. ZONING C-2 TIME TO COMPLETE 180 DAYS

FIRE ZONE

PLANS

II TYPE AND COST OF BUILDING

A. TYPE OF IMPROVEMENT

1. ☐ NEW BUILDING
2. ☐ ALTERATION
3. ☐ REPAIR, Replacement
4. ☐ MOVING (relocation)
5. ☐ FOUNDATION ONLY

DESCRIPTION OF REPAIRS:

Add 8 spaces to Mobile Home Park

Sketch Attached

B. OWNERSHIP

1. ☑ PRIVATE (individual, corporation, non profit institution, etc.)
2. ☐ PUBLIC (federal, state, or local government)

C. COST $

D. FEE 8.00

Sq.Ft. Main Bldg.

Sq.Ft. Accs. Bldg.

III BUILDING SPECS.

New Bldg. and Additions-Fill Out Parts F.-M.

Wrecking - Fill Out Part K Only.

All Others Skip to IV

F. PRINCIPAL TYPE OF FRAME

- ☐ MASONRY (wall bearing)
- ☐ WOOD FRAME
- ☐ STRUCTURAL STEEL
- ☐ REINFORCED CONCRETE
- ☐ OTHER-SPECIFY

G. Principal Type of Heating Fuel

- ☑ GAS
- ☐ OIL
- ☐ ELECTRICITY
- ☐ COAL
- ☐ OTHER

H. TYPE OF SEWAGE DISPOSAL

- ☐ PUBLIC or PRIVATE CO.
- ☐ INDIVIDUAL (septic tank, etc.)

I. TYPE OF WATER SUPPLY

- ☐ PUBLIC or PRIVATE CO.
- ☐ INDIVIDUAL (well, cistern)

J. TYPE OF MECHANICAL

WILL THERE BE CENTRAL AIR? ☐ YES ☐ NO

WILL THERE BE AN ELEVATOR? ☐ YES ☐ NO

K. DIMENSIONS

Number of Stories

TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS, BASED ON EXTERIOR DIMENSIONS

TOTAL LAND AREA SQ. FT.

L. No. OFF-STREET PARKING SPACES

ENCLOSED

OUTDOORS

M. RESIDENTIAL BLDG. ONLY

No. of Bedrooms No. Of Bathrooms { Full / Partial

IV IDENTIFICATION

	NAME	MAILING ADDRESS	Zip Code	TEL. NO.
1. OWNER	Cross Roads Mobile Home Park			
2. CONT.	Ray D. Wilson			
3. Architect				

The Owner Of This Building And The Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman

SIGNATURE OF APPLICANT — ADDRESS — DATE

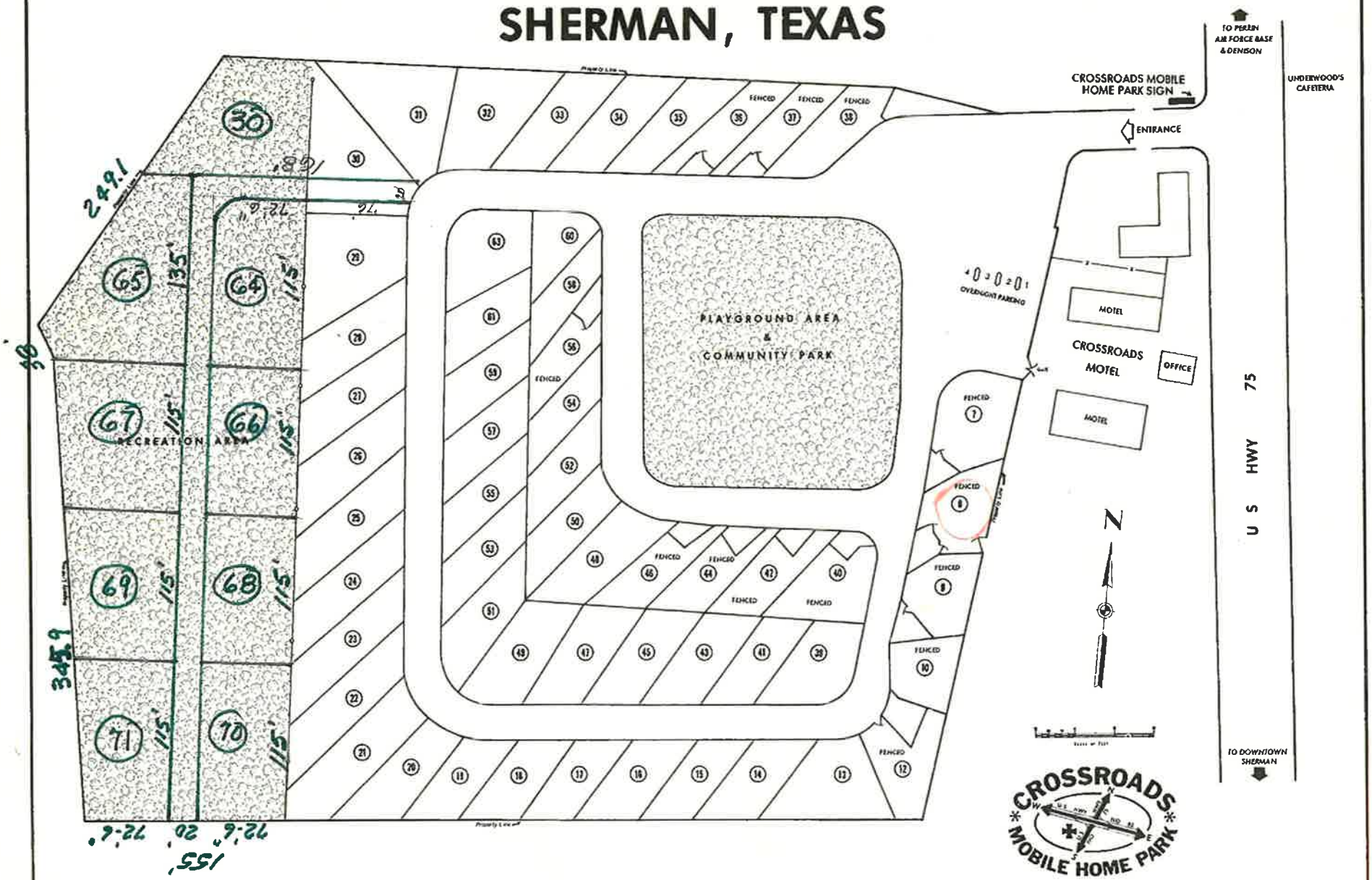
DO NOT WRITE IN THIS SPACE — FOR OFFICE USE ONLY

APPROVED 24 Aug 19 79 DENIED 19

BUILDING OFFICIAL SIGNATURE

FILE

CROSSROADS MOBILE HOME PARK
SHERMAN, TEXAS



CROSSROADS MOBILE HOME PARK

2424 N. HWY 75 SHERMAN, TEXAS 75090

RAY D. WILSON

Owner and Manager

OFFICE PHONE 1(214) 893-3202

RESIDENCE PHONE 1(214) 465-2919

April 1, 1976 500/250

AC (214) 892-4545 P. O. BOX 1106 • SHERMAN, TEXAS 75090

SHERMAN

BUILDING PERMIT APPLICATION

PERMIT NUMBER 439
OCCUPANCY NUMBER

PLEASE NOTE — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING

STREET NUMBER AND NAME: 2424 Hiway 75 N.
SUBDIVISION OR SURVEY:
LOT:
Block:
Census Tract:
FLOOD ZONE:
BASE FLOOD ELE.:
1st FLOOR ELE.:
E. ZONING:
TIME TO COMPLETE 90 DAYS
FIRE ZONE:
PLANS:

II TYPE AND COST OF BUILDING

A. TYPE OF IMPROVEMENT
1. ☐ NEW BUILDING
2. ☐ ALTERATION
3. ☐ REPAIR, Replacement
4. ☐ MOVING (relocation)
5. ☐ FOUNDATION ONLY

B. OWNERSHIP
1. ☐ PRIVATE (individual, corporation, non profit institution, etc.)
2. ☐ PUBLIC (federal, state, or local government)

C. COST $ 6,000.00

D. FEE 40.00

Sq.Ft. { Main Bldg. ____ / Accs. Bldg. ____

DESCRIPTION OF REPAIRS:
Erect 10½' x 36' - double-faced
50' high - billboard sign

Sketch attached

III BUILDING SPECS.

New Bldg. and Additions-Fill Out Parts F.-M.
Wrecking - Fill Out Part K Only.
All Others Skip to IV

F. PRINCIPAL TYPE OF FRAME
☐ MASONRY (wall bearing)
☐ WOOD FRAME
☐ STRUCTURAL STEEL
☐ REINFORCED CONCRETE
☐ OTHER-SPECIFY ____

G. Principal Type of Heating Fuel
☐ GAS ☐ OIL
☐ ELECTRICITY ☐ COAL
☐ OTHER ____

H. TYPE OF SEWAGE DISPOSAL
☐ PUBLIC or PRIVATE CO.
☐ INDIVIDUAL (septic tank, etc.)

I. TYPE OF WATER SUPPLY
☐ PUBLIC or PRIVATE CO.
☐ INDIVIDUAL (well, cistern)

J. TYPE OF MECHANICAL
WILL THERE BE CENTRAL AIR? ☐ YES ☐ NO
WILL THERE BE AN ELEVATOR? ☐ YES ☐ NO

K. DIMENSIONS
Number of Stories ____
TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS, BASED ON EXTERIOR DIMENSIONS ____
TOTAL LAND AREA SQ. FT. ____

L. No. OFF-STREET PARKING SPACES
ENCLOSED ____
OUTDOORS ____

M. RESIDENTIAL BLDG. ONLY
No. of Bedrooms ____ No. Of Bathrooms { Full ____ / Partial ____

IV IDENTIFICATION

	NAME	MAILING ADDRESS	Zip Code	TEL. NO.
1. OWNER	Prestige Adv. Co.	Box 557, Allen, Tx.	75002	
2. CONT.	"			
3. Architect				

The Owner Of This Building And The Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman

SIGNATURE OF APPLICANT ____ ADDRESS ____ DATE 11-3-82

DO NOT WRITE IN THIS SPACE — FOR OFFICE USE ONLY

APPROVED 4 Jan 19 83 DENIED ____ 19____ BUILDING OFFICIAL SIGNATURE

FILE

SHERMAN

AC (214) 892-4545 P. O. BOX 1106 • SHERMAN, TEXAS 75090

BUILDING PERMIT APPLICATION

PERMIT NUMBER 17
OCCUPANCY NUMBER

PLEASE NOTE — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING

STREET NUMBER AND NAME	SUBDIVISION OR SURVEY	LOT	Block	Census Tract
2424 Highway 75 North				

FLOOD ZONE
BASE FLOOD ELE.
1st FLOOR ELE.
E. ZONING
TIME TO COMPLETE 120 DAYS
FIRE ZONE
PLANS

II TYPE AND COST OF BUILDING

A. TYPE OF IMPROVEMENT
1. ☐ NEW BUILDING
2. ☐ ALTERATION
3. ☐ REPAIR, Replacement
4. ☐ MOVING (relocation)
5. ☐ FOUNDATION ONLY

B. OWNERSHIP
1. ☐ PRIVATE (individual, corporation, non profit institution, etc.)
2. ☐ PUBLIC (federal, state, or local government)

C. COST $ 11 000 00

D. FEE 16.50

Sq.Ft. Main Bldg.
Accs. Bldg.

DESCRIPTION OF REPAIRS:

Construct pads for 10 Mobile Home sites as per Attached plans

III BUILDING SPECS.

New Bldg. and Additions-Fill Out Parts F.-M.

Wrecking - Fill Out Part K Only.

All Others Skip to IV

F. PRINCIPAL TYPE OF FRAME
☐ MASONRY (wall bearing)
☐ WOOD FRAME
☐ STRUCTURAL STEEL
☐ REINFORCED CONCRETE
☐ OTHER-SPECIFY

G. Principal Type of Heating Fuel
☐ GAS ☐ OIL
☐ ELECTRICITY ☐ COAL
☐ OTHER

H. TYPE OF SEWAGE DISPOSAL
☐ PUBLIC or PRIVATE CO.
☐ INDIVIDUAL (septic tank, etc.)

I. TYPE OF WATER SUPPLY
☐ PUBLIC or PRIVATE CO.
☐ INDIVIDUAL (well, cistern)

J. TYPE OF MECHANICAL
WILL THERE BE CENTRAL AIR? ☐ YES ☐ NO
WILL THERE BE AN ELEVATOR? ☐ YES ☐ NO

K. DIMENSIONS
Number of Stories
TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS, BASED ON EXTERIOR DIMENSIONS
TOTAL LAND AREA SQ. FT.

L. No. OFF-STREET PARKING SPACES
ENCLOSED
OUTDOORS

M. RESIDENTIAL BLDG. ONLY
No. of Bedrooms No. Of Bathrooms { Full / Partial

IV IDENTIFICATION

	NAME	MAILING ADDRESS	Zip Code	TEL. NO.
1. OWNER	Crossroad Mobile Homes		214	252-6689
2. CONT.	Michaels & Co.	3101 Mockingbird Ervinay TX	75062	
3. Architect				

The Owner Of This Building And The Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman

SIGNATURE OF APPLICANT — ADDRESS — DATE 1-26-82

DO NOT WRITE IN THIS SPACE — FOR OFFICE USE ONLY

APPROVED 1 Feb 19 82 DENIED 19

BUILDING OFFICIAL SIGNATURE

FILE

5-10-76

CITY OF SHERMAN

BUILDING PERMIT APPLICATION

PERMIT NUMBER 162
OCCUPANCY NUMBER

PLEASE NOTE - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE

I LOCATION OF BUILDING

STREET NUMBER AND NAME: 2424 Hiway 75 N.
SUBDIVISION OR SURVEY: | LOT | Block | Census Tract
FLOOD ZONE
BASE FLOOD ELE.
1st FLOOR ELE.
E. ZONING ____ TIME TO COMPLETE ____ DAYS
FIRE ZONE
PLANS

II TYPE AND COST OF BUILDING

A. TYPE OF IMPROVEMENT
1. ☐ NEW BUILDING
2. ☐ ALTERATION
3. ☐ REPAIR, Replacement
4. ☐ MOVING (relocation)
5. ☐ FOUNDATION ONLY

B. OWNERSHIP
1. ☐ PRIVATE (individual, corporation, non profit institution, etc.)
2. ☐ PUBLIC (federal, state, or local government)

C. COST $ 400.00

D. FEE 2.50

Sq.Ft. Main Bldg. ____ Accs. Bldg. ____

DESCRIPTION OF REPAIRS:
Erect 3' x 16' single-faced Pole sign
"Motel"
Max 18'

III BUILDING SPECS.

New Bldg. and Additions-Fill Out Parts F.-M.
Wrecking - Fill Out Part K Only.
All Others Skip to IV

F. PRINCIPAL TYPE OF FRAME
☐ MASONRY (wall bearing)
☐ WOOD FRAME
☐ STRUCTURAL STEEL
☐ REINFORCED CONCRETE
☐ OTHER-SPECIFY ____

G. Principal Type of Heating Fuel
☐ GAS ☐ OIL
☐ ELECTRICITY ☐ COAL
☐ OTHER ____

H. TYPE OF SEWAGE DISPOSAL
☐ PUBLIC or PRIVATE CO.
☐ INDIVIDUAL (septic tank, etc.)

I. TYPE OF WATER SUPPLY
☐ PUBLIC or PRIVATE CO.
☐ INDIVIDUAL (well, cistern)

J. TYPE OF MECHANICAL
WILL THERE BE CENTRAL AIR? ☐ YES ☐ NO
WILL THERE BE AN ELEVATOR? ☐ YES ☐ NO

K. DIMENSIONS
Number of Stories ____
TOTAL SQUARE FEET OF FLOOR AREA, ALL FLOORS, BASED ON EXTERIOR DIMENSIONS ____
TOTAL LAND AREA SQ. FT. ____

L. No. OFF-STREET PARKING SPACES
ENCLOSED ____
OUTDOORS ____

M. RESIDENTIAL BLDG. ONLY
No. of Bedrooms ____ No. Of Bathrooms Full ____ Partial ____

IV IDENTIFICATION

	NAME	MAILING ADDRESS	Zip Code	TEL. NO.
1. OWNER	Crossroads			
2. CONT.				
3. Architect				

The Owner Of This Building And The Undersigned Agree To Conform To All Applicable Laws Of The City Of Sherman

Anne B. Gripp — SIGNATURE OF APPLICANT
ADDRESS
5-10-76 — DATE

DO NOT WRITE IN THIS SPACE — FOR OFFICE USE ONLY

ED 5-10 1976 DENIED ____ 19 ____ Robert A. Cordell — BUILDING OFFICIAL SIGNATURE

FILE

CITY OF SHERMAN

REPAIR/REMODEL PERMIT

SUBCONTRACTOR: BEACON EQUIPMENT

PERMIT #: 131128 DATE ISSUED: 7/09/2013

PROJECT ADDRESS:	2424 TEXOMA PKWY	LOT #:	
PARCEL ID:	156634	BLK #:	
SUBDIVISION:		ZONE ORD:	C-2 GENERAL COMMERCIAL
ISSUED TO:	BEACON EQUIPMENT	CONTRACTOR:	BEACON EQUIPMENT
ADDRESS:	4217 GARLAND DR STE B	ADDRESS:	4217 GARLAND DR STE B
CITY, ST ZIP:	FORT WORTH TX 76117	CITY, ST ZIP:	FORT WORTH TX 76117
PHONE:		PHONE:	
PROP.USE:		SQ FT:	0.00
WORK:	REPLACE PAINT BOOTH	BEDROOMS:	
VALUATION:	$ 80,000.00	BATHROOMS:	
OCCP TYPE:		STORIES:	
CNST TYPE:			

FEE CODE	DESCRIPTION	AMOUNT
BLD02	FENCES/POOLS/REMODEL/REPAIR	$ 224.00
	TOTAL	$ 224.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) — DATE 7/9/13

Lisa Whitfield
(APPROVED BY) FLOOD PLAIN ADMINISTRATOR — DATE 7/9/13

(APPROVED BY) BUILDING & ZONING — DATE 7/10/13

I hereby certify that an asbestos survey have been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emissions Standards for Hazardous Air Pollutants (NESHAP) for the area being renovated and/or demolished.

Signature _____ Date 7-9-13

Printed Name Shawn Davis Title _____

CITY OF SHERMAN

DEMOLITION PERMIT

SUBCONTRACTOR: BRUSH GRINDERS LAND MAINTENANC

PERMIT #: 192752

DATE ISSUED: 12/12/2019

PROJECT ADDRESS:	2424 TEXOMA PKWY 63	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONE ORD:	
ISSUED TO:	BRUSH GRINDERS LAND MAINTENANC	CONTRACTOR:	BRUSH GRINDERS LAND MAINTENANC
ADDRESS:	306 OAK TRAIL DR	ADDRESS:	306 OAK TRAIL DR
CITY, ST ZIP:	GORDONVILLE TX 75245	CITY, ST ZIP:	GORDONVILLE TX 75245
PHONE:	903-815-6469	PHONE:	
PROP.USE:		SQ FT:	0.00
WORK:	DEMOLISH MOBILE HOME	BEDROOMS:	
VALUATION:	$ 3,000.00	BATHROOMS:	
OCCP TYPE:		STORIES:	
CNST TYPE:			

FEE CODE	DESCRIPTION	AMOUNT
BLD05	DEMOLITION UNDER 1,000 SQ FT	$ 50.00
	TOTAL	$ 50.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT) — DATE: 12/12/19

(APPROVED BY) FLOOD PLAIN ADMINISTRATOR — DATE: / /

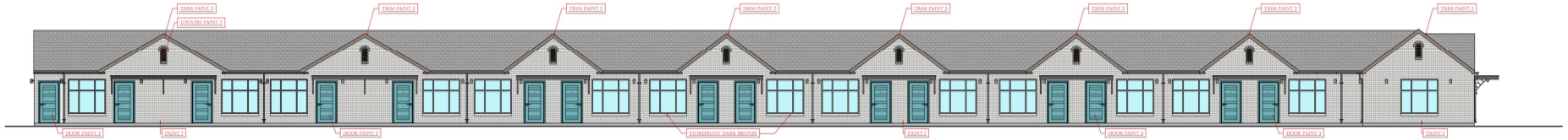
Patsy Reeves
(APPROVED BY) BUILDING & ZONING — DATE: 12/12/19

CROSSROADS INN MOTEL

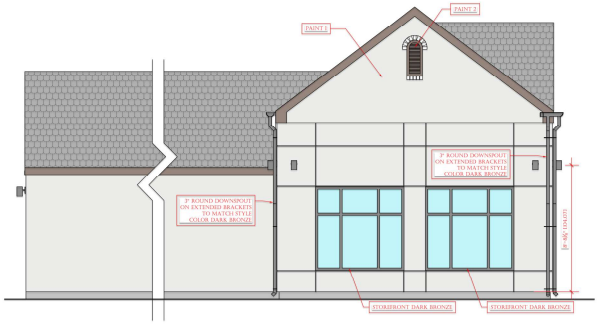
2424 TEXOMA PARKWAY
SHERMAN, GRAYSON COUNTY
TEXAS



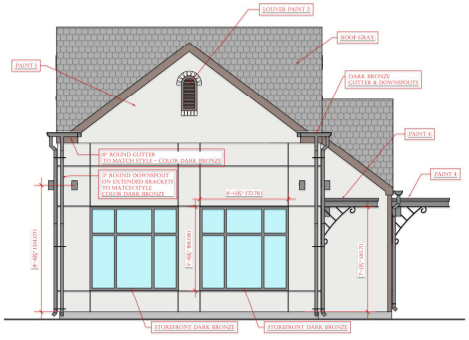
01 BUILDING SOUTH FULL ELEVATION
SCALE: 1/8"=1'-0"



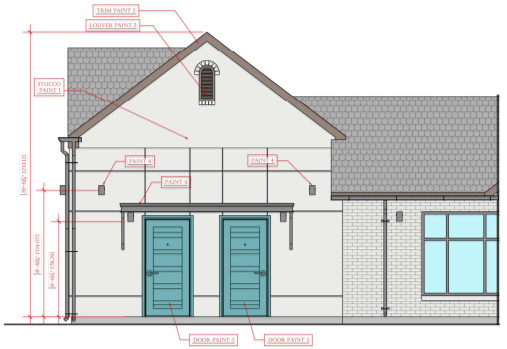
02 BUILDING NORTH FULL ELEVATION
SCALE: 1/8"=1'-0"



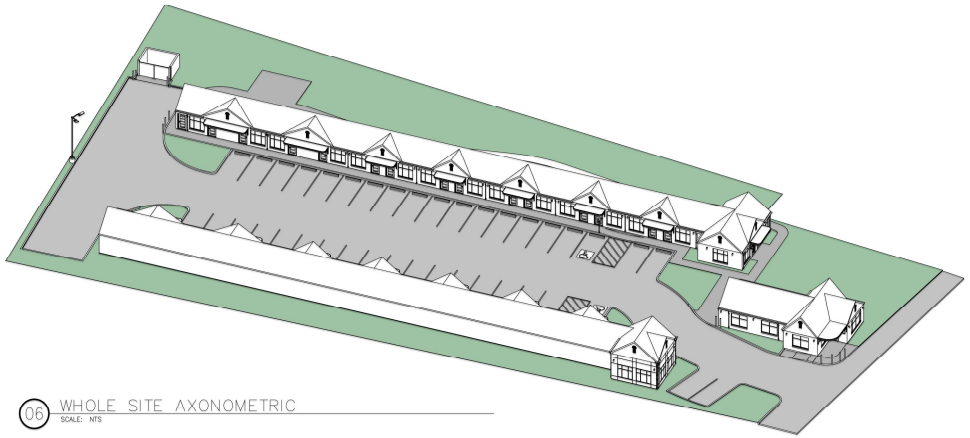
03 NEW EXERCISE / LAUNDRY ROOM ELEVATION
SCALE: 1/4"=1'-0"



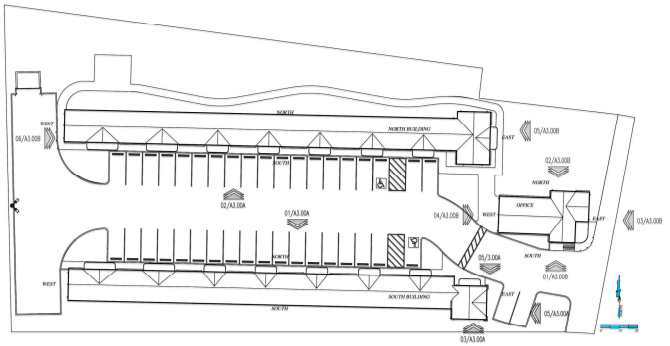
04 NEW EXERCISE / LAUNDRY ROOM STREET ELEVATION
SCALE: 1/4"=1'-0"



05 NEW EXERCISE / LAUNDRY ROOM ELEVATION
SCALE: 1/4"=1'-0"



06 WHOLE SITE AXONOMETRIC
SCALE: NTS



01 KEY PLAN
SCALE: NTS

06-01-2025

KWA SERVICES LLC
1423 BUCKSNORT ROAD, VAN ALSTYNE, TX 75495
KWA_SERVICES_TEXAS@OUTLOOK.COM
817-269-1777 CELL

OWNER/DEVELOPER:
PRATAPBHAI PATEL,
3248 BUTTERCAP LANE
CAMARILLO, CA 93012
(661) 304-5412
CONTACT: PRATHAPBHAI PATEL

DATE SUBMITTED: 06-01-2025

NO.	DESCRIPTION:	DATE
01		
02		

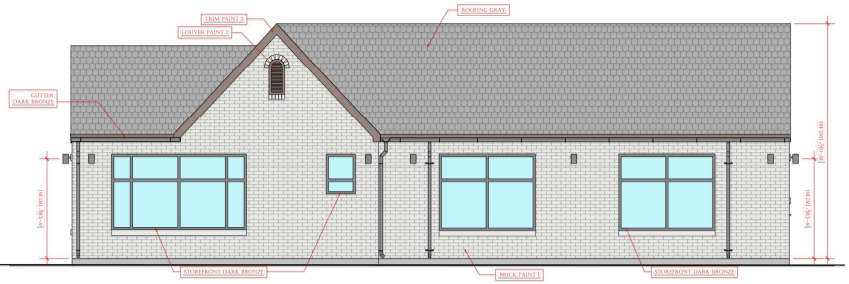
A3.00A

CROSSROADS INN MOTEL

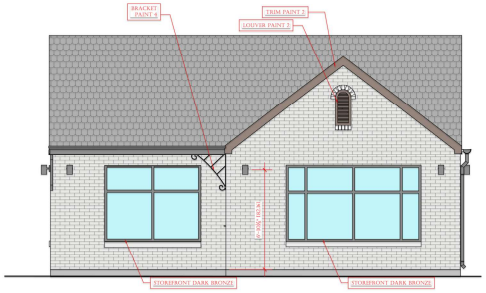
2424 TEXOMA PARKWAY
SHERMAN, GRAYSON COUNTY
TEXAS



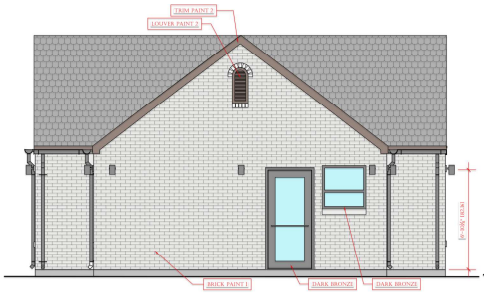
01 FRONT OFFICE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



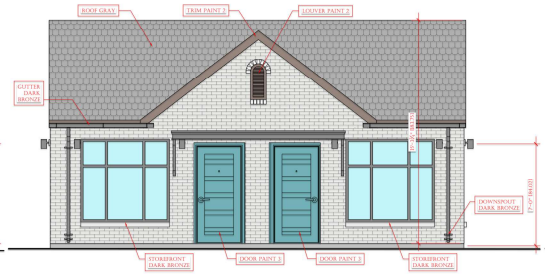
02 FRONT OFFICE NORTH ELEVATION
SCALE: 1/4"=1'-0"



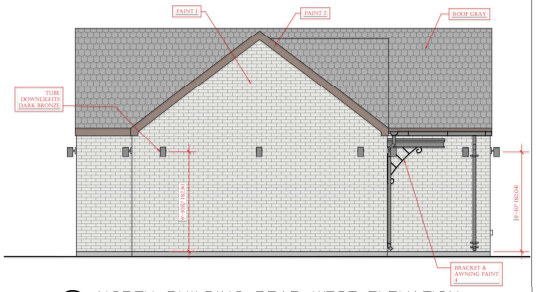
03 FRONT OFFICE EAST (STREET) ELEVATION
SCALE: 1/4"=1'-0"



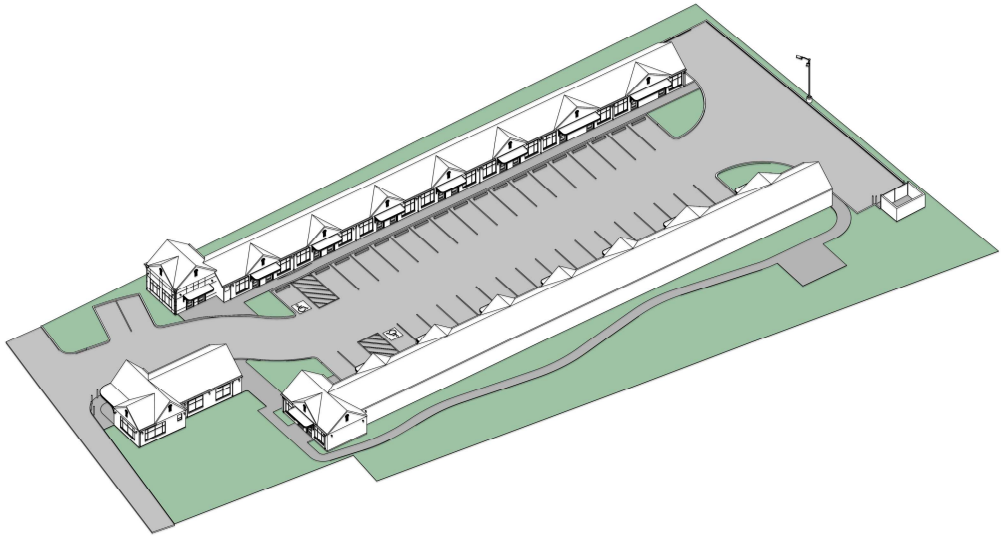
04 FRONT OFFICE WEST ELEVATION
SCALE: 1/4"=1'-0"



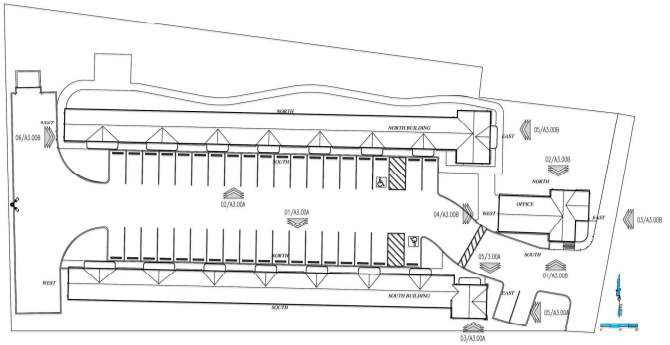
05 NORTH BUILDING EAST ELEVATION
SCALE: 1/4"=1'-0"



06 NORTH BUILDING REAR WEST ELEVATION
SCALE: 1/4"=1'-0"



07 WHOLE SITE AXONOMETRIC
SCALE: NTS



01 KEY PLAN
SCALE: NTS

REGISTERED ARCHITECT
RICHARD S. ATCHISON
21221
STATE OF TEXAS
06-01-2025

KWA SERVICES LLC
1423 BUCKSNORT ROAD, VAN ALSTYNE, TX 75495
KWA_SERVICES_TEXAS@OUTLOOK.COM
817-269-1777 CELL

OWNER/DEVELOPER:
PRATAPBHAI PATEL,
3248 BUTTERCAP LANE
CAMARILLO, CA 93012
(661) 304-5412
CONTACT: PRATHAPBHAI PATEL

DATE SUBMITTED: 06-01-2025

NO.	DESCRIPTION:	DATE
01		
02		

A3.00B

CROSSROADS INN MOTEL

2424 TEXOMA PARKWAY
SHERMAN, GRAYSON COUNTY
TEXAS

EXTERIOR MATERIAL COLOR LEGEND:

EXTERIOR PAINT 1 - BRICK & STUCCO
SHERWIN WILLIAMS SW7063
NEBULOUS WHITE (RGB 222-223-220)

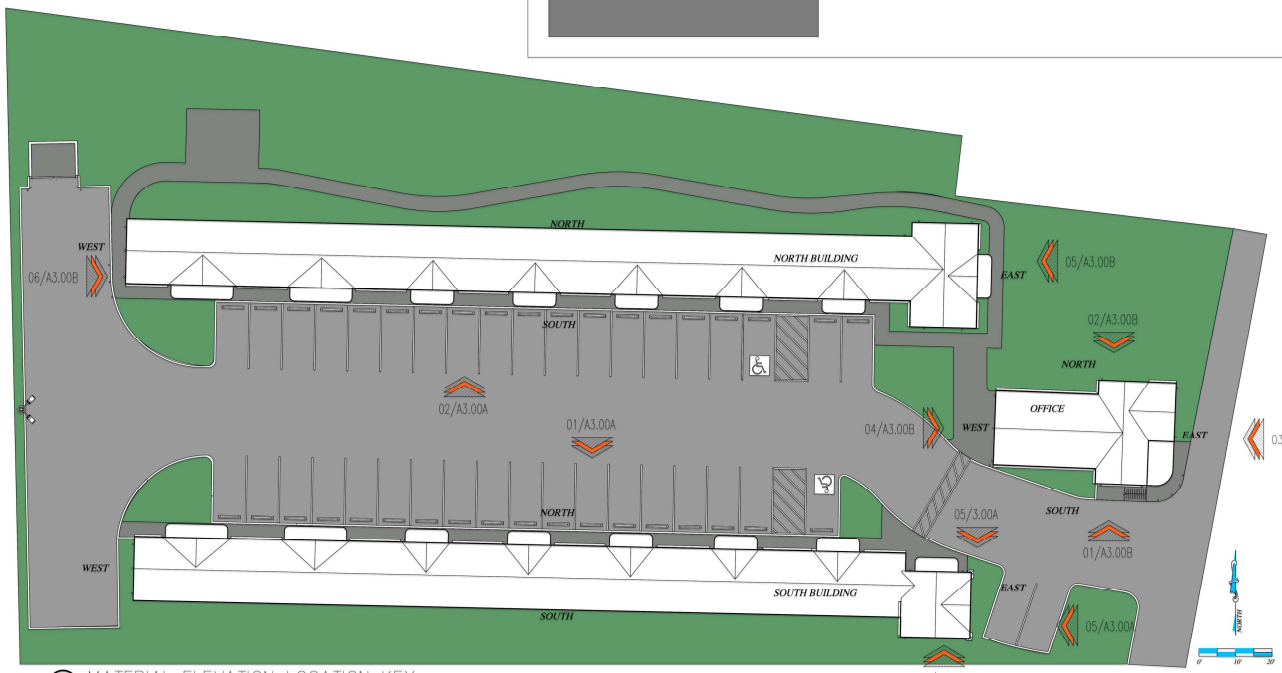
EXTERIOR PAINT 2 - TRIM AND SOFFIT
SHERWIN WILLIAMS SW 6069
FRENCH ROAST (RGB 79-52-38)

EXTERIOR PAINT 3 - DOORS AND DOOR TRIM
BEHR PPU13-01
CARIBE (RGB 20-125-135)

EXTERIOR PAINT 4 - METAL WORK, DOWNSPOUTS AND HARDWARE
SHERWIN WILLIAMS SW 7069
IRON ORE (RGB 67-67-65)

STOREFRONT WINDOWS - DARK BRONZE
LIGHT FIXTURES - DARK BRONZE
DOOR HARDWARE - DARK BRONZE

ROOFING - DRIFTWOOD GRAY 40 YEAR 3 TAB SHINGLE



01 MATERIAL ELEVATION LOCATION KEY
SCALE: 1/16"=1'-0"

REGISTERED ARCHITECT
RICHARD B. ATCHISON
21221
STATE OF TEXAS
06-01-2025

KWA SERVICES LLC
1423 BUCKSNORT ROAD, VAN ALSTYNE, TX 75495
KWA_SERVICES_TEXAS@OUTLOOK.COM
817-266-1777 CELL

OWNER/DEVELOPER:
PRATAPBHAI PATEL,
3248 BUTTERCAP LANE
CAMARILLO, CA 93012
(661) 304-5412
CONTACT: PRATHAPBHAI PATEL

DATE SUBMITTED: 06-01-2025

NO.	DESCRIPTION:	DATE
01		
02		

A3.00C

Sherman
CLASSIC TOWN. BROAD HORIZON.

October 31, 2022

PATEL KIRIT KUMAR M
2400 W. Washington Street
Sherman, TX, 75092

Via Certified Mail, RRR
and First Class Mail

Certified Mail: 7022 0410 0001 4756 0195

NOTICE OF CODE VIOLATIONS

Dear Owner/Occupant,

This letter is being sent to you as the listed owner of the real property located at 2424 Texoma Parkway, Sherman, Texas, commonly known as the Crossroads Inn, according to the Real Property Records of Grayson County, Texas (the "Property").

It has come to the attention of the City of Sherman that the Crossroads Inn is operating without a Certification of Occupancy (CO) in violation of the City's Code of Ordinances and that there are other violations of the Zoning Ordinance occurring on the Property. For example, the Property is zoned C-2 (General Commercial) District. A hotel/motel is only permitted in a C-1 (Retail Business) District with a Specific Use Permit (SUP), and there is no record of the City Council granting a SUP on this Property. Moreover, it is the understanding of the City of Sherman that this Property is being used for permanent residential uses, and not for a hotel or motel use, in violation of the City Code. Furthermore, occupying permanent structures on the Property without first obtaining a CO constitutes a violation of the City Code. Accordingly, the City of Sherman hereby demands that you and all other entities and persons occupying and/or using the Property immediately cease all acts and omissions that are in violation of the City Code, including but not limited to, the acts described herein.

To operate the Property as a hotel/motel, the Property is required to come into conformance with the City Code for a hotel/motel by requesting a zone change from a C-2 to a C-1 district, together with a request for an SUP for a hotel/motel in a C-1 district. You will be required to submit all the relevant application materials necessary for a zone change/SUP request. If approved, you would then be permitted to apply for a CO for the use at that site.

If you choose not to go in the direction of a hotel/motel, and instead wish to operate the Property as a permanent residential use, you may consider requesting a zone change to the R-2 (multi-family) zoning district. You will be required to submit all the relevant application materials necessary for a zone change. If approved, you would be allowed to use the Property for permanent residential purposes; however, you will be required to bring all the units up to the then-current building code requirements for multi-family dwelling units.

You are required to respond to this notice by November 14, 2022 to advise how you intend to conform to the City Code and your proposed timeline to get into conformity. Should you fail to respond as required and/or the Code violations be permitted to continue on the Property, the City may begin issuing citations for each day such you or other persons continue to violate the City Code. Violation of the City Code constitutes a misdemeanor, and an entity or person convicted may be fined up to $2,000 for each offense. A violation of any provision of the Code shall constitute a separate violation for each calendar day in which it occurs. In addition, the City may bring a civil action for enforcement of the Code and seek the following relief: (i) an injunction; (ii) a civil penalty of up to $1,000.00 per day; (iii) the repair or demolition of structure(s) on the Property; (iv) an action in rem against the Property, meaning that the City will seek to foreclose on the Property to collect expenses associated with bringing the structure(s) and Property into compliance with the Code; and (v) any other relief to which the City may be entitled. *See* TEX. LOC. GOV'T CODE §§ 54.012, 54.016, 54.017, 54.018.

If you no longer own the Property, you must execute an affidavit, in the form acceptable to the City, stating, among other requirements to be included in a valid affidavit, that you no longer owns the Property, the name and address of the person(s) who acquired the Property from you and the document utilized to transfer ownership of the Property. The affidavit must be delivered in person or by certified mail, return receipt request, to my attention at City Hall, 220 W. Mulberry, no later than seven (7) days from the date of this letter. If no affidavit is submitted as provided herein, the City will move forward with the matters set forth herein with you as the apparent legal owner of the Property.

Nothing contained in this letter shall be deemed to be a waiver of any right, remedy or recourse available to the City as a result of your failure to comply with the Code, Zoning Ordinance and any other applicable statute or ordinance.

If additional information or clarification is needed, do not hesitate to contact me at 220 W. Mulberry or by phone 903-892-7229

Respectfully,

Rob Rae, AICP
Director of Development Services

Cc: Robby Hefton, City Manager
Ryan Pittman, City Attorney, Abernathy Roeder Boyd & Hullett, P.C.

Sherman
CLASSIC TOWN. BROAD HORIZON.

February 7, 2023

PATEL KIRIT KUMAR M
2400 W. Washington Street
Sherman, TX, 75092

Carrington, Coleman, Sloman & Blumenthal, L.L.P.
Attn: David G. Drumm
901 Main Street, Suite 5500
Dallas, TX, 75202

Via Certified Mail, RRR, First Class Mail and email to cim1505@hotmail.com; ppatel@infinityfootandankle.com; ddrumm@ccsb.com

Certified Mail: 7022 0410 0001 4756 0201 / 7022 0410 0001 4756 0218

NOTICE OF CODE VIOLATIONS

Dear Owner,

The City of Sherman received a letter dated December 15, 2022 from your attorney regarding the property located at 2424 Texoma Parkway. After receiving the letter, the City of Sherman provided all records contained within the "complete zoning file" for the property to your attorney as requested. Our response to the allegations in your attorney's letter is below:

Certificate of Occupancy
You admit that there was a transfer of ownership of the subject property in 1981. At that time, the City of Sherman had adopted and was operating under the 1976 Southern Standard Building Code, which required buildings to have a Certificate of Occupancy. The building code currently adopted in the City of Sherman also has that same requirement for building occupancy. The City of Sherman has no record of a Certificate of Occupancy for the Crossroads Inn or any other business at 2424 Texoma Parkway; and the City has not been provided any evidence that a Certificate of Occupancy was issued to you or any of your predecessors for this property. Therefore, you will be required to apply for a Certificate of Occupancy before the property can be legally occupied. The City has received numerous complaints from citizens regarding the property.

Zoning Violation
Contrary to the allegations in your attorney's letter, the City has evidence that portions of the property are being used for a permanent residential use in violation of the Zoning Ordinance. For example, we are aware that at least one occupant – not the "onsite manager" – has permanently resided on the property since 2013. Such unlawful activity results in a loss of any nonconforming status that the property may have had. You are therefore required to come into conformance with

all applicable Zoning Ordinance requirements if you would like to continue to operate this property as a motel, which would include the rezoning of the property to C-1 (retail business) and a Specific Use Permit.

You may apply for a zone change and a Specific Use Permit when convenient but must follow the requirements in the City's Development Application Checklist. The application must be submitted within the application acceptance window as defined on the 2023 Planning and Zoning Schedule. Once you receive the approval on the zone change and the specific use permit, you may then apply for a Certificate of Occupancy. Until a Certificate of Occupancy has been issued by the Building Official, it is illegal for anyone to occupy any of the buildings within the property. It will be your responsibility to ensure that no one occupies the property until a Certificate of Occupancy is issued.

Should you fail to respond as required and/or the Code violations be permitted to continue on the Property, the City may begin issuing citations for each day such you or other persons continue to violate the City Code. Violation of the City Code constitutes a misdemeanor, and an entity or person convicted may be fined up to $2,000 for each offense. A violation of any provision of the Code shall constitute a separate violation for each calendar day in which it occurs. In addition, the City may bring a civil action for enforcement of the Code and seek the following relief: (i) an injunction; (ii) a civil penalty of up to $1,000.00 per day; (iii) the repair or demolition of structure(s) on the Property; (iv) an action in rem against the Property, meaning that the City will seek to foreclose on the Property to collect expenses associated with bringing the structure(s) and Property into compliance with the Code; and (v) any other relief to which the City may be entitled. *See* TEX. LOC. GOV'T CODE §§ 54.012, 54.016, 54.017, 54.018.

If you no longer own the Property, you must execute an affidavit, in the form acceptable to the City, stating, among other requirements to be included in a valid affidavit, that you no longer owns the Property, the name and address of the person(s) who acquired the Property from you and the document utilized to transfer ownership of the Property. The affidavit must be delivered in person or by certified mail, return receipt request, to my attention at City Hall, 220 W. Mulberry, no later than seven (7) days from the date of this letter. If no affidavit is submitted as provided herein, the City will move forward with the matters set forth herein with you as the apparent legal owner of the Property.

Nothing contained in this letter shall be deemed to be a waiver of any right, remedy or recourse available to the City as a result of your failure to comply with the Code, Zoning Ordinance and any other applicable statute or ordinance.

If additional information or clarification is needed, do not hesitate to contact me at 220 W. Mulberry or by phone 903-892-7229

Respectfully,

Rob Rae, AICP
Director of Development Services

Cc: Robby Hefton, City Manager
Ryan Pittman, City Attorney, Abernathy Roeder Boyd & Hullett, P.C.

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 25.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1207 EAST IDA ROAD (Project No. 000243-2025)

The request of Bobby Richerson (Owner), and Sartin & Associates, Inc. (Surveyor) concerning the property located at 1207 East Ida Road, consisting of 1.51 acres, being a part of the G.B. Pilant Survey, Abstract No. 963, and the Robert Thompson Survey, Abstract No. 1200, currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission:

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

Background:

The property is located at 1207 East Ida Road. The owner requests a Zone Change from R-6 (Single Family Residential) District to C-2 (General Commercial) District to align zoning with the property's current and intended use as a low-impact, light commercial facility housing two existing metal buildings used for small-scale shop, storage, and administrative operations.

Origination:

The request of Bobby Richerson (Owner), and Sartin & Associates, Inc. (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of 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. Landscape Plan
9. Elevation



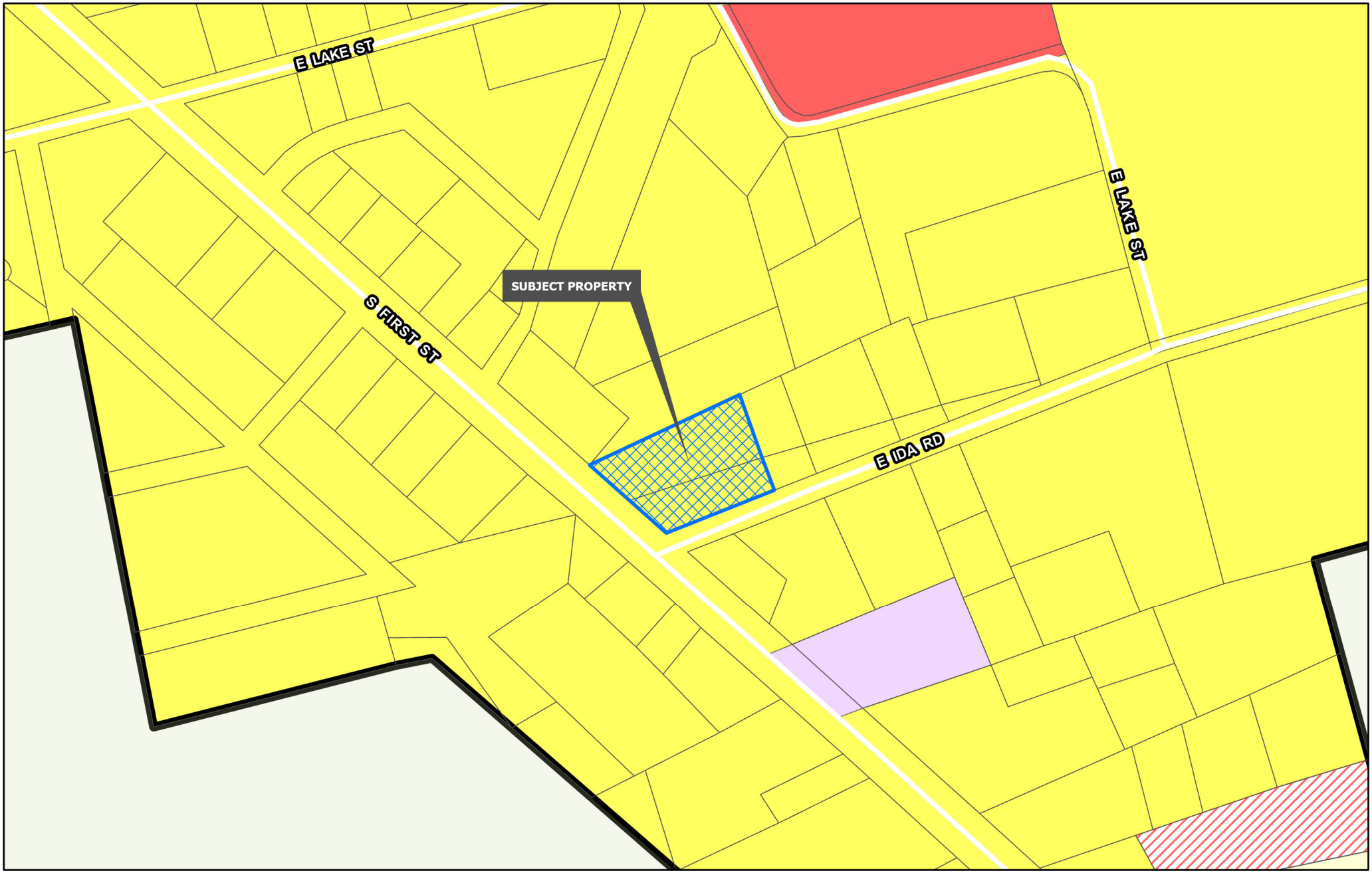
Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
1207 E IDA RD

N
W E
S

Date: 12/30/2025 3:45 PM



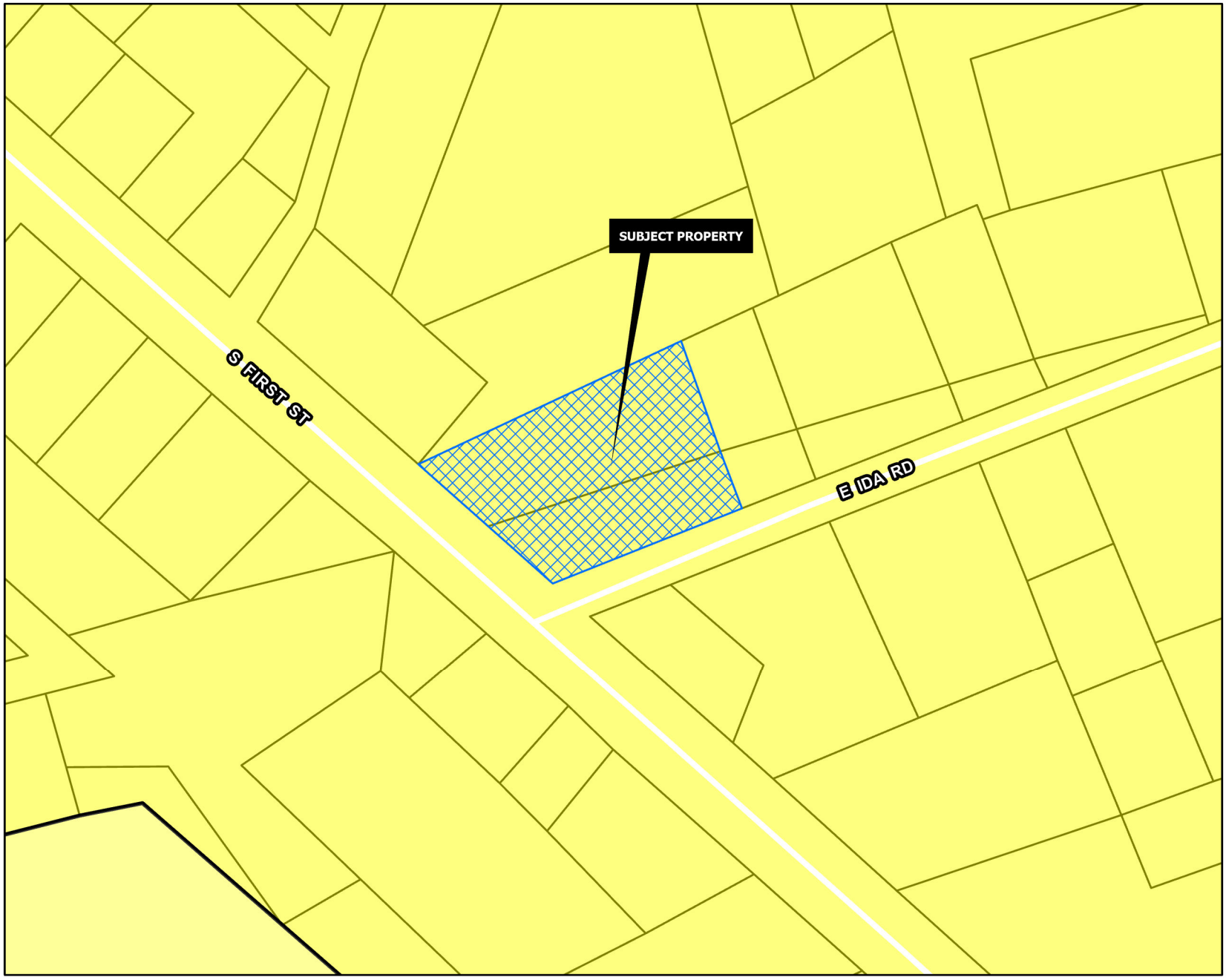
Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
1207 E IDA RD

N
W E
S

Date: 12/30/2025 3:45 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

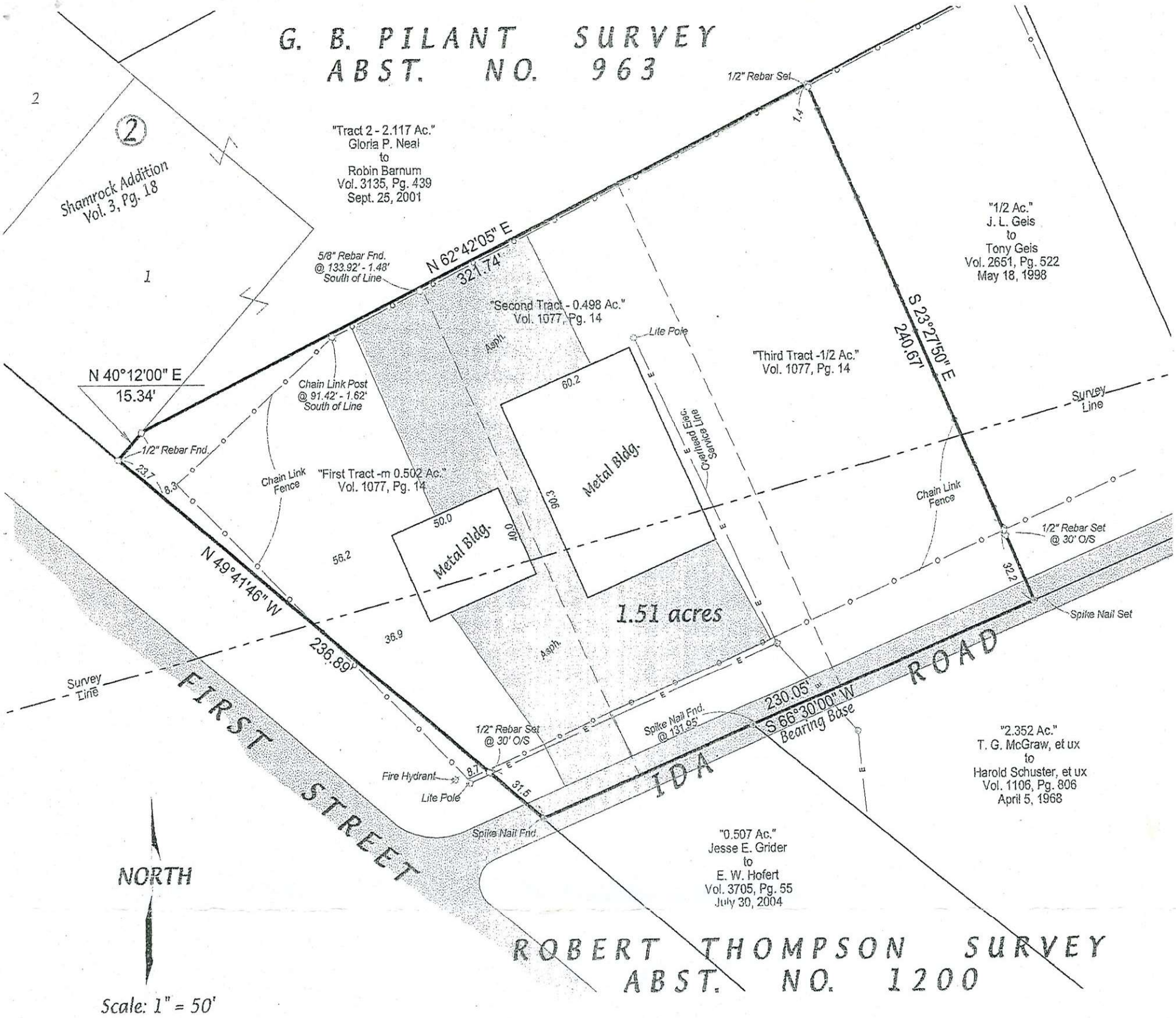
- Agriculture/Rural
- Airport
- City Parkland
- Community Commercial
- Core Neighborhood
- Downtown
- Regional Commercial
- Suburban Neighborhood
- Technology Hub
- Planning & Zoning

CITY OF SHERMAN
FUTURE LAND USE MAP
1207 E IDA RD

N
W E
S

Date: 12/30/2025 3:45 PM


1207 E IDA Road
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000243-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: BOBBY R. RICHERSON & DIANA RICHERSON

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 18 th day of April, 2007 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin
R.P.L.S. # 3694

STATE OF TEXAS REGISTERED MARSHALL SARTIN 3694 PROFESSIONAL LAND SURVEYOR

C-TEAGE2.pcs

SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 fax (903)868-2970

SITUATED in the County of Grayson, State of Texas, being a part of the G. B. PILANT SURVEY, Abstract No. 963, and the ROBERT THOMPSON SURVEY, Abstract No. 1200, being a part of a 106 acre tract of land conveyed by Sterling C. Evans, Substitute Trustee to T. G. McGraw by deed dated June 6, 1944, recorded in Volume 458, Page 415, Deed Records, Grayson County, Texas, being a re-survey of an 0.502 acre tract of land described in First Tract, an 0.498 acre tract of land described in Second Tract, and a 1/2 acre tract of land described in Third Tract in deed from Bobby G. Hazelwood, et ux to C. C. Teague, dated February 20, 1967, recorded in Volume 1077, Page 14, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found spike nail on the Northeasterly line of First Street, at a point 2.3 feet Southeast of the center of a public road running Northeasterly known as Ida Road, said nail maintaining the Southerly corner of said First Tract, the most Westerly corner of an 0.507 acre tract of land conveyed by Jesse E. Grider to E. W. Hofert by deed dated July 30, 2004, recorded in Volume 3705, Page 55, Official Public Records, Grayson County, Texas;

THENCE North 49 deg. 41 min. 46 sec. West, with the Northeasterly line of said First Street, crossing the North line of said Thompson Survey, the South line of said Pilant Survey, and continuing for a total distance of 236.89 feet to a found 1/2 inch rebar maintaining the most Westerly corner of said First Tract, the Southerly corner of lot One (1) in Block Two (2) of Shamrock Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 18, Plat Records, Grayson County, Texas, the most Southerly corner of a 2.117 acre tract of land described in Tract 2 in deed from Gloria P. Neal to Robin Barnum, dated September 25, 2001, recorded in Volume 3135, Page 439, Official Public Records, Grayson County, Texas;

THENCE North 40 deg. 12 min. 00 sec. East, with the Southeasterly line of said Lot One, a distance of 15.34 feet to a found 1/2 inch rebar at an angle point in the Southeasterly line of said Barnum 2.117 acre tract;

THENCE North 62 deg. 42 min. 05 sec. East, continuing with the Southeasterly line of said 2.117 acre tract, at a distance of 91.42 feet passing 1.62 feet Northwest of a chain link fence post at an angle point in a chain link fence, and continuing along the North side of said chain link fence, at a distance of 133.92 feet passing 1.48 feet Northwest of a found 5/8 inch rebar maintaining the Northeast corner of said First Tract, the Northwest corner of said Second Tract, and continuing, passing the Northeast corner of said Second Tract, the Northwest corner of said Third Tract, and continuing for a total distance of 321.74 feet to a set 1/2 inch rebar for the Northeast corner of said Third Tract, the Northwest corner of a 1/2 acre tract of land conveyed by J. L. Geis to Tony Geis by deed dated May 8, 1998, recorded in Volume 2651, Page 522, Official Public Records, Grayson County, Texas, 1.4 feet Northwest of a chain link fence corner post;

-1.51 ACRES-

THENCE South 23 deg. 27 min. 50 sec. East, with the East line of said Third Tract, the West line of said Geis 1/2 acre tract, at a distance of 1.4 feet passing a chain link fence corner post, and continuing with the general line of a chain link fence, at a distance of 208.47 feet passing a chain link fence corner post, at a distance of 210.67 feet passing a set 1/2 inch rebar, and continuing for a total distance of 240.67 feet to a set spike nail for the Southeast corner of said Third Tract, the Southwest corner of said Geis 1/2 acre tract, in an asphalt public road known as Ida Road, and on the North line of a 2.352 acre tract of land conveyed by T. G. McGraw, et ux to Harold Schuster, et ux by deed dated April 5, 1968, recorded in Volume 1106, Page 806, Deed Records, Grayson County, Texas;

THENCE South 66 deg. 30 min. 00 sec. West, with the South line of said Third tract, the North line of said Schuster 2.352 acre tract, passing the Southwest corner of said Third Tract, the Southeast corner of said Second Tract, at a distance of 131.95 feet passing a found spike nail maintaining the Westerly corner of said Schuster 2.352 acre tract, the Northeasterly corner of the above mentioned Hofert 0.507 acre tract, and continuing with its Northerly line, passing the Southwest corner of said Second Tract, the Southeast corner of said First Tract, and continuing for a total distance of 230.05 feet to the PLACE OF BEGINNING, and containing **1.51 ACRES OF LAND** more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground on the 18 th day of April, 2007 and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record that may affect said property.

Marshall Sartin, R.P.L.S.#3694

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

Rezoning Request Narrative

City of Sherman Planning & Development Board

Owner / Applicant: Bobby Richerson
Property Location: Intersection of E. Ida Road and First Street, Sherman, Texas
Legal Description: G.B. Pilant Survey, Abstract No. 963, approximately 1.51 acres
Current Zoning: Residential (R)
Requested Zoning: C-2 – Community Commercial District

Purpose of Request

The owner seeks to rezone the subject tract from Residential (R) to C-2 (Community Commercial District) to align zoning with the property's current and intended use as a low-impact, light commercial facility housing two existing metal buildings used for small-scale shop, storage, and administrative operations. The proposed rezoning reflects the site's actual character and use history, while ensuring compatibility with surrounding properties through enhanced screening, buffering, and limited-intensity operations.

Background

The property was annexed by the City of Sherman around 1996 and assigned a Residential (R) designation by default. Since that time, the site has contained two existing metal buildings situated on a graveled lot, used historically for commercial and light industrial purposes consistent with neighboring uses to the south and east. The proposed C-2 designation formalizes this reality, establishes clear zoning compliance for ongoing business operations, and allows the City to regulate the site under its commercial design standards.

Lot Area and Width

Requirement: Minimum lot area 10,000 sq ft; minimum width 50 ft.
Response: The subject tract measures approximately 65,775 sq ft (1.51 acres) with over 200 ft of frontage along Ida Road, exceeding all dimensional minimums.

Setbacks

Requirement: Front – 25 ft; Rear – 25 ft; Side – 15 ft (or 60 ft when abutting residential).
Response: All existing buildings are located well beyond the minimum setbacks. The northern property boundary abuts residential zoning, and the owner provides more than 60 ft of separation consistent with code.

Thoroughfare Setback

Requirement: 25 ft minimum from any major street or thoroughfare.
Response: Both buildings and the proposed 10 ft cedar privacy fence are situated more than 25 ft from the E. Ida Road right-of-way.

Floor Area Ratio (FAR) and Building Coverage

Requirement: FAR ≤ 0.5 (50% of lot area).
Response: Combined building area is approximately 7,500 sq ft (≈ 11% of total lot area). FAR is well below 0.5, and building coverage far below 50%.

Height

Requirement: Maximum 35 ft.
Response: Existing metal buildings are approximately 18–20 ft at ridge height. No new structures will exceed the 35 ft height limit.

Off-Street Parking (§14.04.003)

Requirement: Parking must accommodate proposed use type and be screened from public right-of-way.
Response: Ten (10) standard off-street stalls, including one (1) ADA-compliant stall with striped access aisle, are designated along the eastern property line. These spaces are accessed via an internal drive aisle and are fully screened by the proposed 10 ft cedar fence and existing tree line.

Landscaping and Screening (§14.04.004 & §14.04.006)

Requirement: Landscaping and visual screening where abutting residential or public right-of-way.
Response: A 10 ft cedar privacy fence will be installed along Ida Road and First Street, extended sufficiently along adjacent property lines to block all public sightlines. The existing mature tree line along First Street will be retained as a natural buffer. These measures exceed minimum requirements and ensure full visual separation from neighboring residences.

Loading and Service Areas

Requirement: Service and loading areas must be screened from public view.
Response: No exterior loading docks exist. Any service operations will occur within the fenced and screened yard area, not visible from public streets.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan encourages logical transitions between residential and commercial districts and supports small-scale commercial uses at the edge of industrial areas. This property serves as a buffer zone between residential to the north and heavier commercial/industrial uses to the south and east. The C-2 designation aligns with the City's vision for moderate-intensity, low-impact commercial growth along established corridors while maintaining visual compatibility with nearby homes.

Public Compatibility and Community Benefits

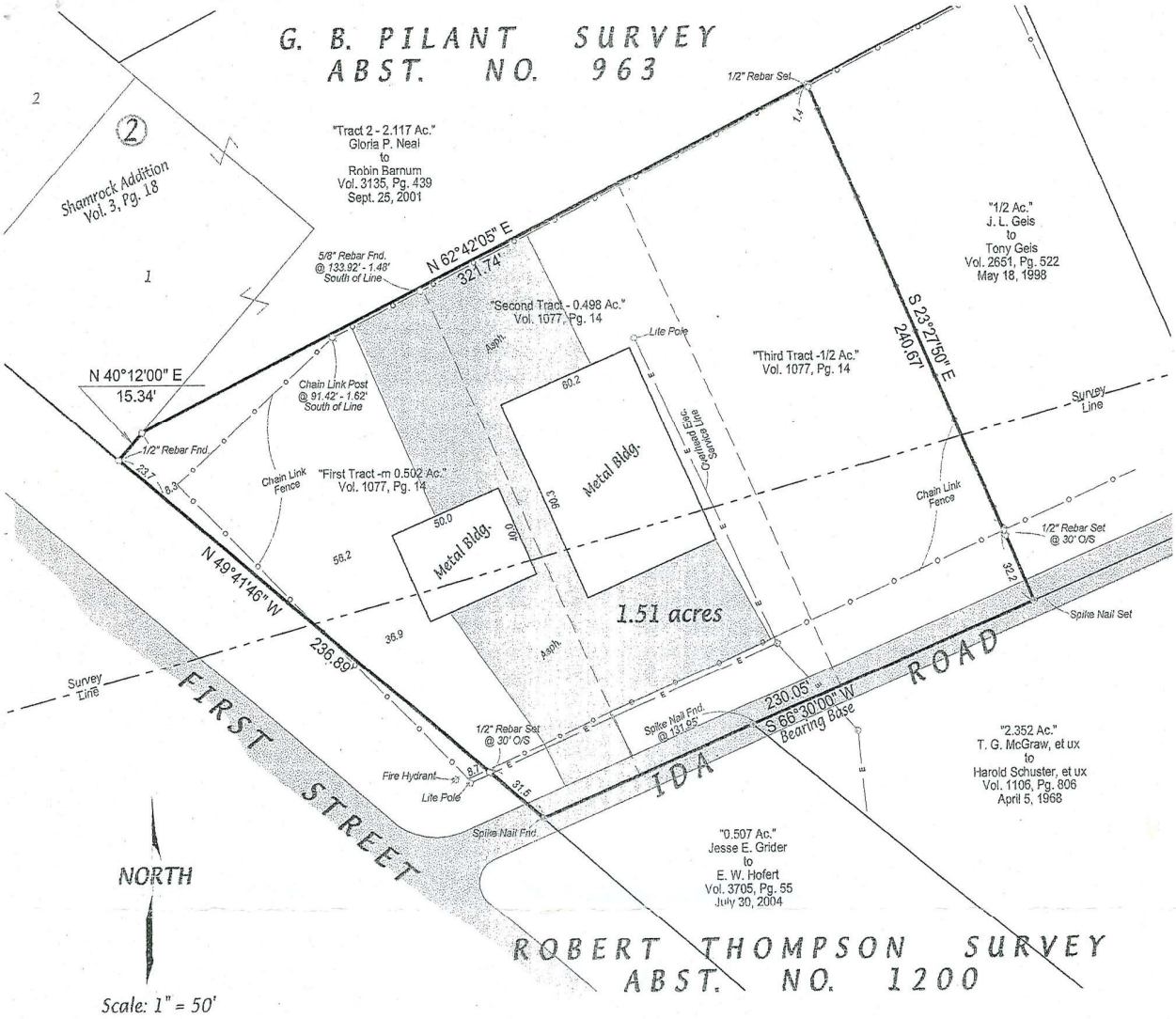
- Provides a neatly maintained, fully screened property consistent with modern commercial aesthetics.

- Converts a long-standing nonconforming site into a legally zoned, regulated commercial property.
- Ensures no residential encroachment on an area already dominated by light commercial uses.
- Enhances the streetscape through fencing and preserved green buffers.

Conclusion

The owner respectfully requests approval to rezone the 1.51-acre property from Residential (R) to C-2 (Community Commercial District). This request complies with all dimensional, height, parking, and screening standards in §14.02.017, protects neighboring residences through significant visual screening and buffering, and aligns with the City's comprehensive plan for commercial corridor development. Approval will enable continued productive use of the site while maintaining the character and safety of the surrounding neighborhood.

Bobby Ricketson



SARTIN & ASSOCIATES, INC.
Registered Professional Land Surveyors
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: BOBBY R. RICHERSON & DIANA RICHERSON

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 18 th day of April, 2007 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HEREINABOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Marshall Sartin
R.P.L.S. # 3694

STATE OF TEXAS
REGISTERED
MARSHALL SARTIN
3694
PROFESSIONAL
LAND SURVEYOR

C-TEAGE2.pcs

SARTIN & ASSOCIATES, INC.
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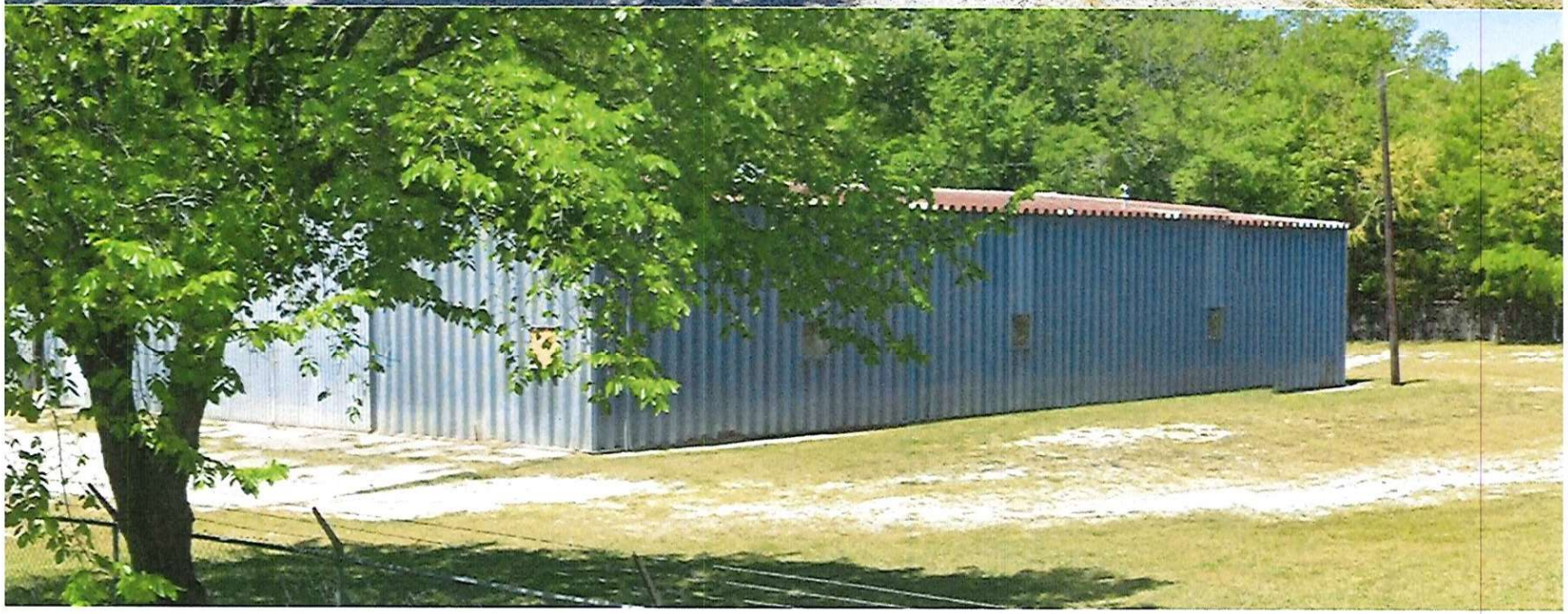
Marshall Sartin, R.P.L.S. #3694



EXISTING LANDSCAPING




23 23



SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 26.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

3806 NORTH LOY LAKE ROAD (Project No. 000260-2025) **APPLICANT REQUESTED TO TABLE ITEM TO FEBRUARY 17, 2026**

The request of Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) and CDS Commercial Due Diligence Services (Surveyor) concerning the property located at 3806 North Loy Lake Road, consisting of 0.51 acres, being Lot 8R, Block C, replat Lots 1 and 8, Block 8, Sherman Commons Addition, and currently zoned C-1 (Retail Business) District/75 & 82 Overlay District as follows:

Planning and Zoning

A. Public Hearing and Zone Change from a C-1 (Retail Business) District/ 75 & 82 Overlay District to a C-2 (General Commercial) District/US Highway 82 and 75 Overlay District.

B. Public Hearing, Site Plan and Specific Use Permit under Section 14.06.009 to allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District/ 75 & 82 Overlay District.

Background:

The property is located at 3806 North Loy Lake Road. The owner would like a Zone Change from C-1 (Retail Business) District to C-2 (General Commercial) District, and Specific Use Permit to allow Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District.

The following has been approved for this location:

- 6/18/2024 - Site Plan of Nobilitea Drink Facility.

Origination:

The request of Kobalt TRC LLC (Owner), Take 5 Properties SPV LLC (Applicant) and CDS Commercial Due Diligence Services (Surveyor).

Staff Recommendation:

Staff recommends that P&Z table this item to the February 17, 2026 meeting.

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. Request to Table 3806 N Loy Lake Rd



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
3806 N LOY LAKE RD

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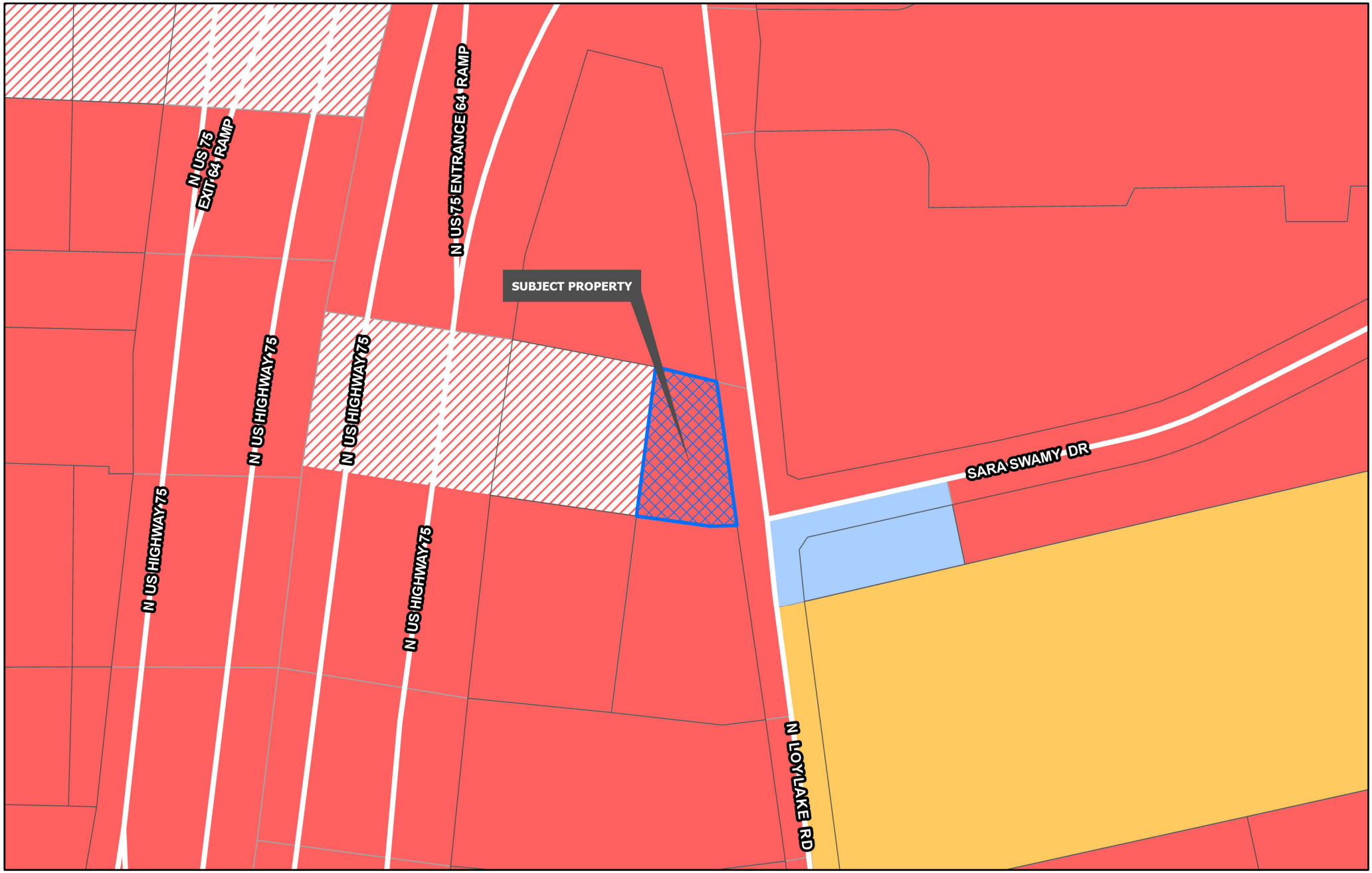
Date: 12/30/2025 3:45 PM



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
3806 N LOY LAKE RD

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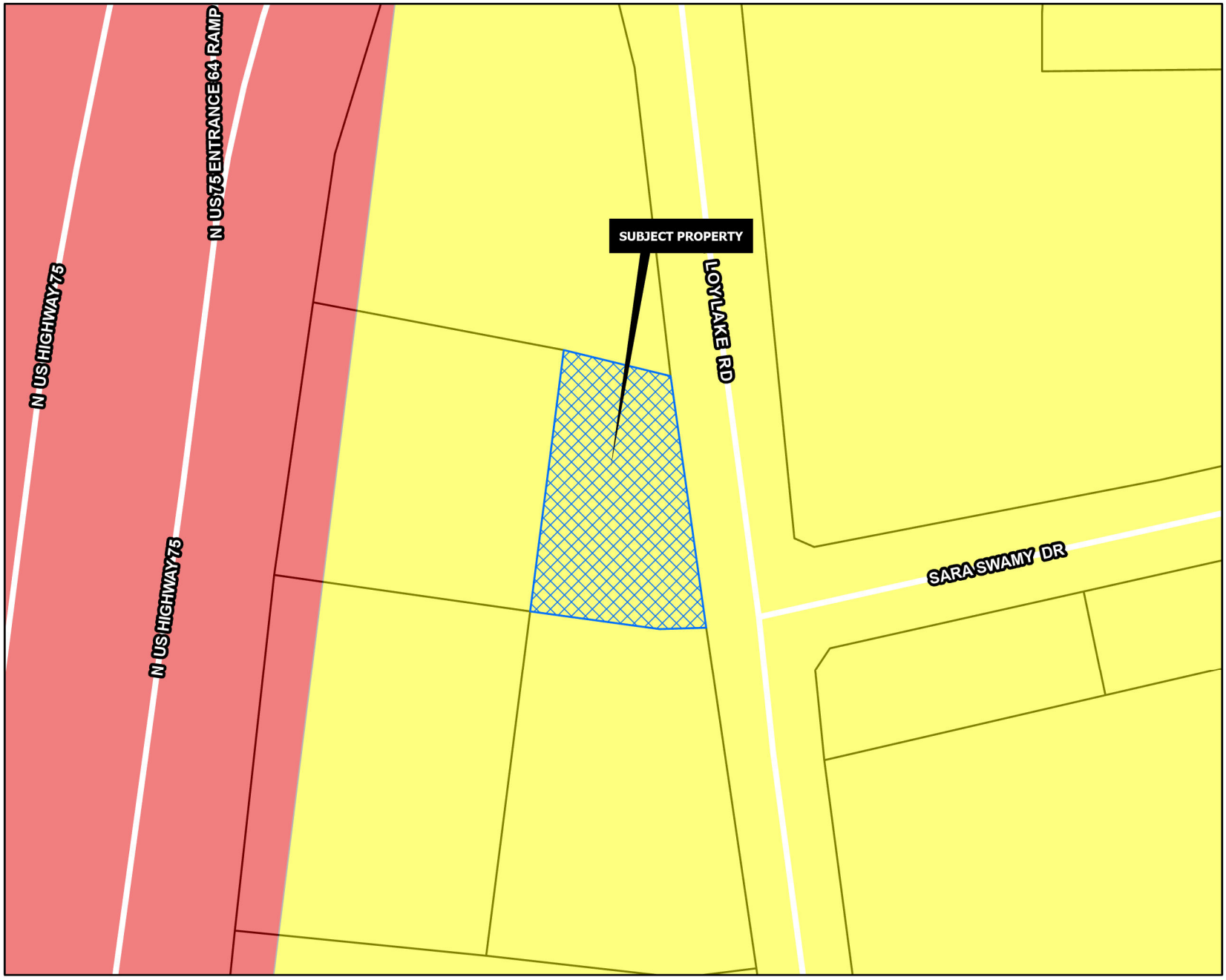

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
3806 N LOY LAKE RD

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Date: 12/30/2025 3:45 PM

Jan 2, 2026 at 12:01:37 PM
N Loy Lake Rd
Sherman TX 75090
United States

3806 N Loy Lake Rd

Sherman
CLASSIC TOWN. BROAD HORIZON.

NOTICE OF PROPOSED ZONE CHANGE AND SPECIFIC USE PERMIT REQUEST

PROJECT #: 000260-2025

Planning & Zoning Map:

FOR MORE INFORMATION CONTACT:

DEVELOPMENT SERVICES
903-892-7229

CDS COMMERCIAL DUE DILIGENCE SERVICES

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

(1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

VOLUME 3857, PAGE 363, VOLUME 4156, PAGE 157, CORRECTED IN VOLUME 4220, PAGE 362 AND VOLUME 4220, PAGE 406; VOLUME 4297, PAGE 691; VOLUME 4312, PAGE 71; VOLUME 4428, PAGE 422; VOLUME 4594, PAGE 918; VOLUME 5129, PAGE 885; VOLUME 5193, PAGE 264; IN/UNDER CC# 2019-21820 AND CC# CC# 2023-63, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
VOLUME 3857, PAGE 363 - (NON-SURVEY RELATED)
VOLUME 4156, PAGE 157 - (NON-SURVEY RELATED)
VOLUME 4220, PAGE 362 - (NON-SURVEY RELATED)
VOLUME 4220, PAGE 406 - (DOES AFFECT, BLANKET IN NATURE)
VOLUME 4297, PAGE 691 - (NON-SURVEY RELATED)
VOLUME 4312, PAGE 71 - (DOES AFFECT, BLANKET IN NATURE)
VOLUME 4428, PAGE 422 - (NON-SURVEY RELATED)
VOLUME 4594, PAGE 918 - (NON-SURVEY RELATED)
VOLUME 5129, PAGE 885 - (NON-SURVEY RELATED)
VOLUME 5193, PAGE 264 - (DOES AFFECT, BLANKET IN NATURE)

(10a) ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION OF RECORD IN VOLUME 21, PAGE 197, PLAT RECORDS, GRAYSON COUNTY, TEXAS.
(DOES AFFECT, PLOTTED AS SHOWN)

(10e) ANY MATTER, INCLUDING BUT NOT LIMITED TO, EASEMENTS, ROADWAYS, AND/OR BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT OF THE ADDITION OF RECORD IN VOLUME 19, PAGES 19 AND 78, PLAT RECORDS, GRAYSON COUNTY, TEXAS AS MAY AFFECT BLOCK C.
(DOES NOT AFFECT)

(10f) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TEXAS POWER & LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: OCTOBER 23, 1978
RECORDING NO: VOLUME 1451, PAGE 17, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
(DOES NOT AFFECT)

(10g) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SHERMAN, TEXAS
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: OCTOBER 1, 1986
RECORDING NO: VOLUME 1863, PAGE 801, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
(DOES NOT AFFECT)

(10h) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CONGREGATE CARE ASSET V, A DELAWARE LIMITED PARTNERSHIP
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: APRIL 11, 1996
RECORDING NO: VOLUME 2457, PAGE 942, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
(AFFECT NOT DETERMINED, EASEMENT CANNOT BE LOCATED AS DESCRIBED)

(10i) RECIPROCAL EASEMENT AGREEMENTS BETWEEN KOHL'S TEXAS, L.P. AND WOODMONT SHERMAN, L.P. OF RECORD IN VOLUME 3973, PAGE 831 AND VOLUME 3980, PAGE 841, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AS MODIFIED BY FIRST AMENDED AGREEMENT RECORDED IN VOLUME 4287, PAGE 882, AND SECOND AMENDMENT IN VOLUME 4682, PAGE 938, OF THE REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. CONSENT AND SUBORDINATION AGREEMENT OF RECORD IN VOLUME 4014, PAGE 84, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
(DOES AFFECT, BLANKET IN NATURE)

(10j) TERMS, CONDITIONS OF THE EASEMENT, COVENANTS AND RESTRICTIONS AGREEMENT OF RECORD IN VOLUME 4312, PAGE 71, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
(DOES AFFECT, BLANKET IN NATURE)

(10k) CORRECTION COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED NOVEMBER 17, 2006 AND RECORDED APRIL 2, 2007 BY AND BETWEEN WOODMONT SHERMAN, LP AND CBOCS TEXAS LIMITED PARTNERSHIP RECORDED IN VOLUME 4220, PAGE 373, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, (WHICH REPLACES VOLUME 4156, PAGE 164)
(DOES AFFECT, BLANKET IN NATURE)

(10l) COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED MARCH 30, 2007 AND RECORDED APRIL 2, 2007 BY AND BETWEEN TEXAS TACO CABANA, L.P. AND WOODMONT SHERMAN, LP RECORDED IN VOLUME 4220, PAGE 406, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
(DOES AFFECT, BLANKET IN NATURE)

(10m) EASEMENT(S) AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
AFFECTS: EASEMENTS AND BUILDING LINES (EFFECTS TRACT TWO ONLY)
RECORDING NO: CLERK'S FILE NO. VOLUME 18, PAGE 132, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
(DOES AFFECT, PLOTTED AS SHOWN)

(10o) COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT DATED OCTOBER 12, 2012 EXECUTED BY SHERMAN COMMONS, LP, AND SAXTON SHERMAN, LLC RECORDED OCTOBER 12, 2012 OF RECORD IN VOLUME 5193, PAGE 264, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.
(DOES AFFECT, BLANKET IN NATURE; APPROXIMATE LOCATION OF ACCESS EASEMENT OVER COMMON AREAS SHOWN HEREON)

(10p) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SHERMAN
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: JULY 22, 2014
RECORDING NO: VOLUME 5492, PAGE 365, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
(DOES AFFECT, PLOTTED AS SHOWN)

(10q) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT
DATED: SEPTEMBER 9, 2019
EXECUTED BY: SHERMAN COMMONS L.P., A TEXAS LIMITED PARTNERSHIP AND SHERMAN SPECKLES, LLC, A TEXAS LIMITED LIABILITY COMPANY
RECORDING DATE: SEPTEMBER 10, 2019
RECORDING NO: CC# 2019-21820, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(DOES AFFECT, BLANKET IN NATURE)

(10r) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT
DATED: DECEMBER 29, 2022
EXECUTED BY: SHERMAN COMMONS L.P, A TEXAS LIMITED PARTNERSHIP AND FIRST TEXAS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
RECORDING DATE: JANUARY 3, 2023
RECORDING NO: CC# 2023-63, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(DOES AFFECT, APPROXIMATE LOCATION SHOWN HEREON)

11 SURVEYOR'S NOTES

1. THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 03/23/2025, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES, THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON
3. SUBJECT TRACT HAS INDIRECT DRIVEWAY ACCESS VIA DIRECT ACCESS DRIVES TO COMMON AREA DRIVES REFLECTED IN VOLUME 5193, PAGE 264 TO NORTH LOT LAKE ROAD, A PUBLIC RIGHT-OF-WAY. NO DIRECT PHYSICAL ACCESS TO NORTH LOT LAKE ROAD OBSERVED.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. NO MONUMENTS WERE SET BY THE SURVEYOR AT THE TIME OF SURVEY.
6. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE. SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
7. THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
8. IN REGARDS TO ALTA TABLE A ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
10. UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON IS CONTIGUOUS WITH THE ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITH NO APPARENT GAPS, GORES OR OVERLAPS.
11. UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
12. THIS TOPOGRAPHIC MAP AND THE SURVEY UPON WHICH IT IS BASED HAVE BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY.
13. ELEVATIONS ARE BASED ON LEICA SMARTNET (NAVD 88 DATUM).
14. ELEVATION BENCHMARK: SQUARE CUT ON TOP CENTER OF CONCRETE WALL. ELEVATION = 820.72.
DATA SHOWN ON SURVEY IS BASED ON GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE.
15. IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MARKINGS CREATED BY BLVD USING GROUND PENETRATING RADAR ON 09/03/2025, OBSERVED ABOVE GROUND FEATURES AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ANY ONSITE WORK.
17. TRACT 2 (VOLUME 5193, PAGE 264) IS BLANKET IN NATURE AND CANNOT BE PLOTTED OTHER THAN AS SET FORTH ON THE SURVEY.
18. NO EVIDENCE OBSERVED OF SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
19. ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE - NATIONAL WETLANDS INVENTORY WEBSITE, THE SUBJECT PROPERTY DOES NOT FALL IN A DESIGNATED WETLANDS. NO VISIBLE FIELD DELINEATION MARKERS FOR WETLANDS WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED. THE SURVEYOR HAS NOT BEEN MADE AWARE OF A WETLANDS SPECIALIST VISITING THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT MADE ANY WETLANDS DETERMINATIONS FOR THIS SURVEY.
20. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.

1 TITLE DESCRIPTION

TRACT 1:
BEING LOT EIGHT- R (8R) IN BLOCK 'C' OF THE REPLAT OF LOTS ONE AND EIGHT, IN BLOCK 'C' OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, AN ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 21, PAGE 197, PLAT RECORDS, GRAYSON COUNTY, TEXAS.

TRACT 2:
NON-EXCLUSIVE ACCESS EASEMENT ESTABLISHED IN INSTRUMENT RECORDED IN VOLUME 21, PAGE 197, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS. AS DESCRIBED IN COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT RECORDED IN VOLUME 5193, PAGE 264, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 08/17/2025.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4000412500287, DATED: 08/17/2025.

8 ZONING INFORMATION

ZONING NOT PROVIDED

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SHERMAN, TEXAS, COMMUNITY-PANEL OR MAP NUMBER 48181C0290G, BEARING AN EFFECTIVE DATE OF 09/01/2022. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED

4 SURVEYOR CERTIFICATION

TO: DRIVEN BRANDS, INC., A DELAWARE CORPORATION, TAKE 5 PROPERTIES SPV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 6(B), 7(A), 8, 9, 10, 11(A), 11(B) OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 09/03/2025.

DATE OF PLAT OR MAP: */**/****

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND IS FOR EXAMINATION / REVIEW ONLY

CHAD W. WALSH
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6497
TEXAS FIRM NO. 10132900

KEY TO ALTA-SURVEY

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE "B" ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444
Toll Free: 888.457.7878

Drawn By: LDS	Date: 09/30/2025
Surveyor Ref. No: 25-08-0383	Revision: CLIENT COMMENTS
Approved By: CWW	Date: -- / Revision: --
Field Date: 09/03/2025	Date: -- / Revision: --
Scale: 1" = 20'	Date: -- / Revision: --

Prepared For:

20 PROJECT ADDRESS

3806 N LOY LAKE ROAD
SHERMAN, TEXAS

Project Name:
WT GROUP-TAKE 5 SHERMAN TX
CDS Project Number:
25-08-0383

CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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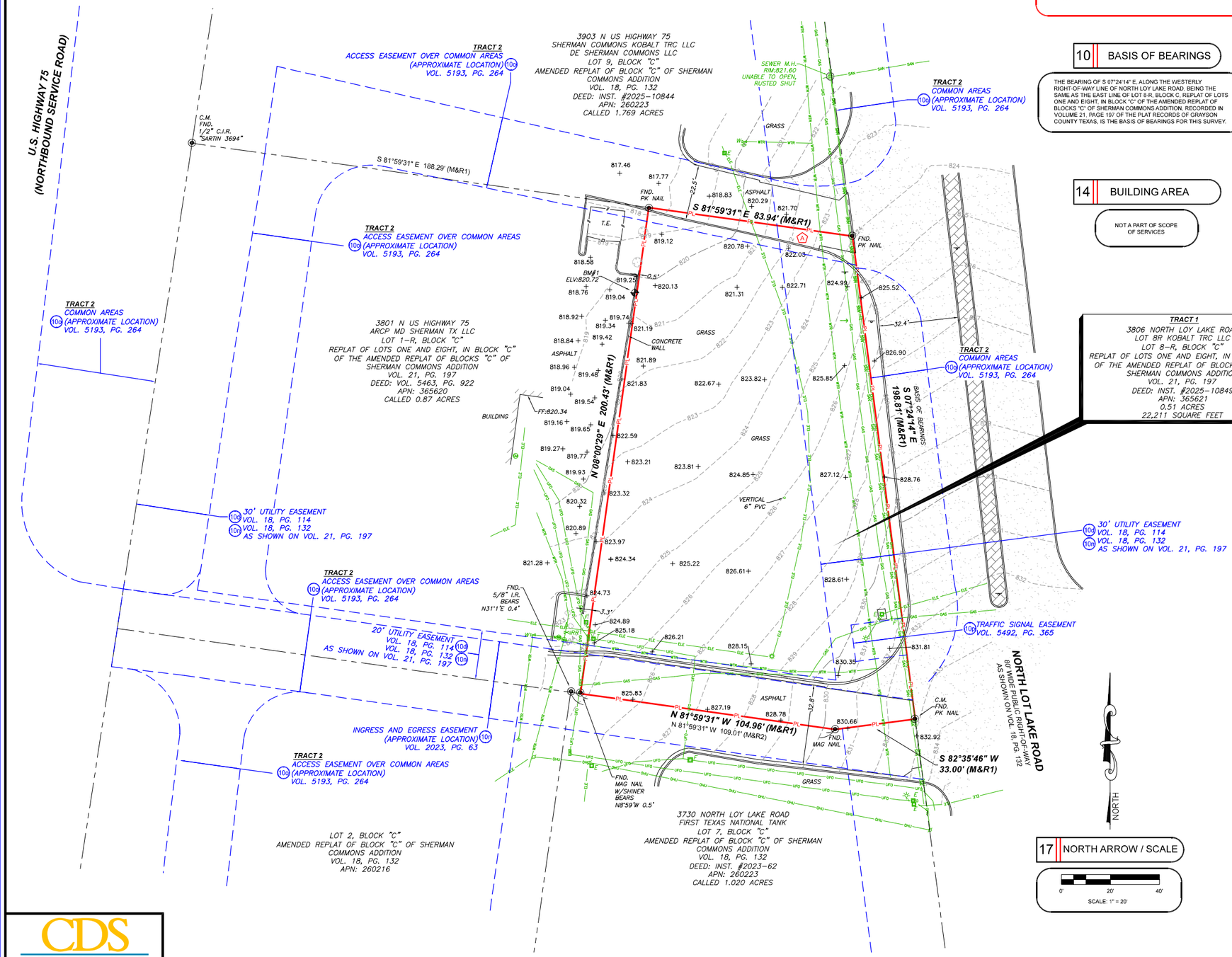
CDS COMMERCIAL DUE DILIGENCE SERVICES

19 SURVEY DRAWING



7 POSSIBLE ENCROACHMENTS

NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED

10 BASIS OF BEARINGS

THE BEARING OF S 07°24'14" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH LOY LAKE ROAD, BEING THE SAME AS THE EAST LINE OF LOT 8-R, BLOCK C, REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN COMMONS ADDITION, RECORDED IN VOLUME 21, PAGE 197 OF THE PLAT RECORDS OF GRAYSON COUNTY TEXAS, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

12 PARKING INFORMATION

NO STRIPED PARKING OBSERVED AT TIME SURVEY WAS PERFORMED

13 LAND AREA

0.51 ACRES / 22,211± SQ. FT.

14 BUILDING AREA

NOT A PART OF SCOPE OF SERVICES

15 BUILDING HEIGHT

NOT A PART OF SCOPE OF SERVICES

9 LEGEND

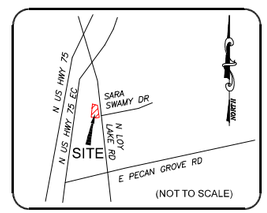
PL	PROPERTY LINE
	ADJOINER
	EASEMENT
OHU	OVERHEAD UTILITY
GAS	UNDERGROUND GAS
UFO	UNDERGROUND FIBER OPTIC
ELE	UNDERGROUND ELECTRIC
WTR	UNDERGROUND WATER
SAN	UNDERGROUND SANITARY
	IRON FENCE
#	WOOD FENCE
	BRICK
	CONCRETE PAVEMENT
	WALL
	BUILDING
(M)	MEASURED CALL
(R1)	VOLUME 21, PAGE 197
(R2)	VOLUME 18, PAGE 132
T.E.	TRASH ENCLOSURE
C.I.R.	CAPPED IRON ROD
I.R.	IRON ROD
C.M.	CONTROLLING MONUMENT
	FOUND MONUMENT
	BACKFLOW PREVENTER
	WATER METER
	BUSH
	TELEPHONE PEDESTAL
	GAS METER
	LIGHT POLE
	PVC PIPE
	TRAFFIC SIGNAL
F	FIBER OPTIC SIGN
	SITE BENCHMARK
	GUY WIRE
	UTILITY POLE
	SIGN
	FIRE HYDRANT
E	ELECTRIC PEDESTAL
F	FIBER OPTIC PEDESTAL
T	TELEPHONE PEDESTAL
IRR	IRRIGATION VALVE
W	WATER VALVE
	SANITARY SEWER MANHOLE
	SPOT ELEVATION
	TREE

17 NORTH ARROW / SCALE

0' 20' 40'

SCALE: 1" = 20'

16 VICINITY MAP



CONTROLLING MONUMENTS:

CONTROLLING MONUMENTS FOR THIS SURVEY ARE A CAPPED 1/2 INCH IRON ROD FOUND MARKED "SARTIN 3694" MARKING THE NORTHWEST CORNER OF LOT 1-R AND A PK NAIL MARKING THE SOUTHEASTERLY CORNER OF LOT 8-R, REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF THE AMENDED REPLAT OF BLOCK "C" OF SHERMAN COMMONS ADDITION, RECORDED IN VOLUME 21, PAGE 197 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.

18 ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

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3550 W. Robinson Street, Third Floor
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Prepared For:

20 PROJECT ADDRESS

3806 N LOY LAKE ROAD
SHERMAN, TEXAS

Project Name:
WT GROUP-TAKE 5 SHERMAN TX

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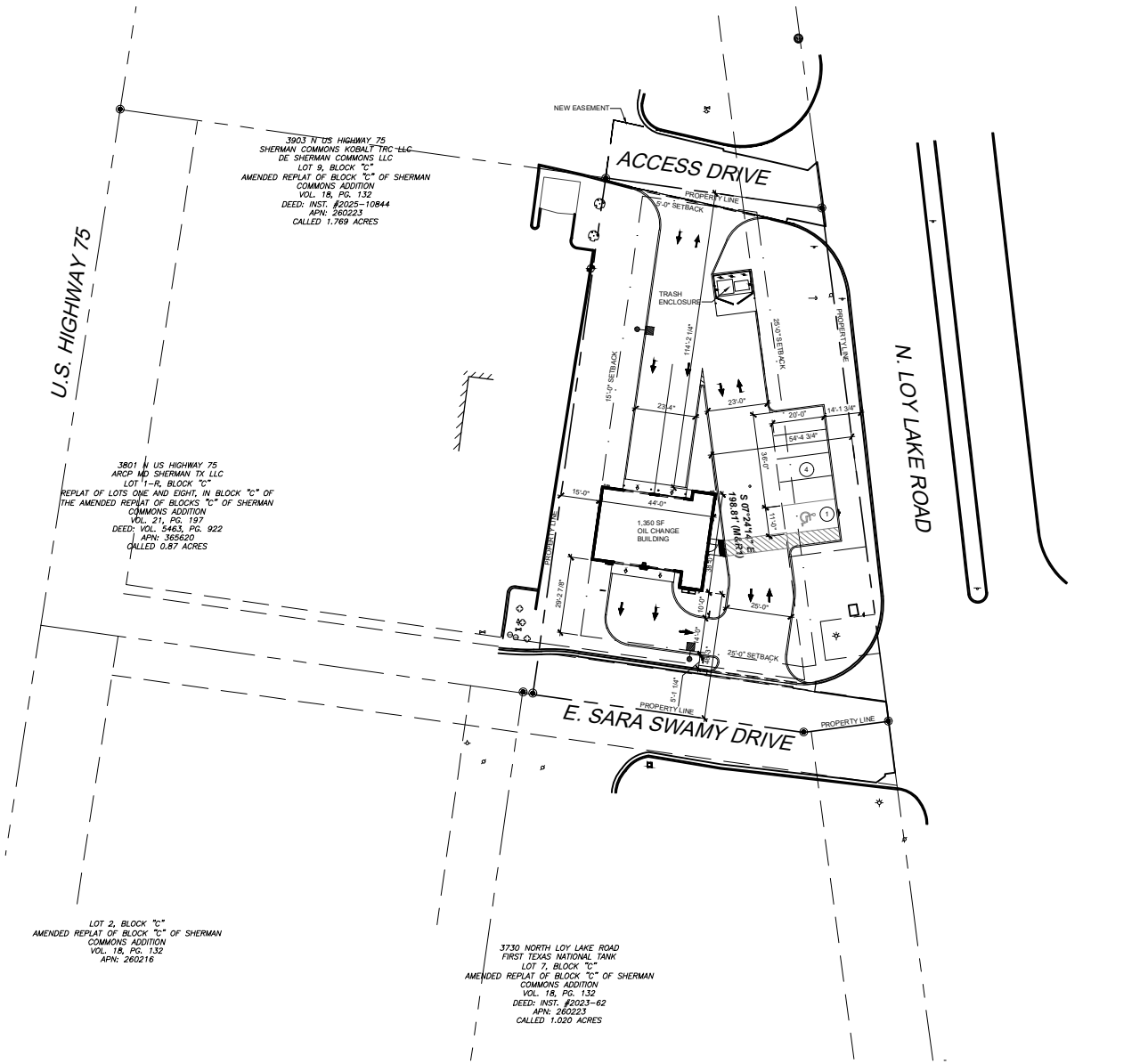
THE PROPOSED PROJECT IS A NEW GROUND-UP, ONE-STORY 1,350 S.F. EXPRESS OIL CHANGE BUILDING WITH 2 SERVICE BAYS AS WELL AS SITE IMPROVEMENTS. THE BUILDING WILL CONSIST OF A CONCRETE SLAB ON GRADE (INCLUDING RECESSED SLAB AREAS AND OIL CHANGE SERVICE PITS), AND WOOD FRAMED WALLS, EXTERIOR WALLS FINISHED WITH EIFS , AND SINGLE PLY MEMBRANE ROOFING OVER RIGID INSULATION ON PLYWOOD DECK OVER WOOD FRAMED TRUSSES. THE INTERIOR SPACES WILL INCLUDE SERVICE BAYS, AN OFFICE, WAITING ROOM, BACK ROOM, AND A RESTROOM. INTERIOR WALLS WILL BE WOOD-FRAMED.

THE SITE IMPROVEMENTS INCLUDE MODERATE FINE GRADING OF PAD, LANDSCAPING WITH IRRIGATION, CONCRETE PAVEMENT PARKING FIELD, SITE LIGHT FIXTURES & POLES WITH BASES, A 121 S.F. TRASH ENCLOSURE, AND A HARDSCAPE WALKWAY ALONG BUILDING LEADING TO PUBLIC WAY. UNDERGROUND UTILITIES WILL ALSO BE INCLUDED TO SERVICE THIS SITE.



1 SITE PLAN
SCALE: 1" = 20'-0"

ZONING INFORMATION

SITE ZONING (CHAPTER 14)	MUNICIPALITY / JURISDICTION: CITY OF SHERMAN, TX. EXISTING ZONING: C-1 GENERAL COMMERCIAL W/ HWY 75 OVERLAY PROPOSED ZONING: C-2 GENERAL COMMERCIAL W/ HWY 75 OVERLAY SPECIFIC USE PERMIT REQUIRED FOR AUTOMOBILE REPAIR		
SITE AREA (SECT. 14.00.017)	LOT AREA:	ALLOWED 10,000 SF	PROPOSED 22,211 SF 0.51 ACRE
	FAR RATIO:	0.5	0.06
BUILDING HEIGHT (SECT. 14.00.017)	MAIN BUILDING:	ALLOWED 35'-0"	PROPOSED 19'-10"
BUILDING SETBACKS (SECT. 14.02.017 & 14.03.001)	FRONT YARD : SIDE YARD (LOY LAKE): SIDE YARD (ADJ. LOT): REAR YARD:	REQUIRED 25'-0" 15'-0" 15'-0" 5'-0"	PROPOSED 48'-3" 54'-4" 15'-0" 114'-2"
LANDSCAPE SETBACKS (SECT. 14.04.006)	FRONT YARD SIDE YARD (LOY LAKE): SIDE YARD (ADJ. LOT): REAR YARD:	REQUIRED 15'-0" 15'-0" 0'-0" 15'-0"	PROPOSED VARIES 5'-1 TO 35'-6" 15'-7" min 15'-0" VARIES 26'-11 TO 1176"
STACKING (SECT. 14.04.033)	STACKING:	REQUIRED 3 PER SERVICE BAY	PROPOSED 3 PER SERVICE BAY
PARKING (SECT. 14.04.033)	STALL SIZE: AUTOMOBILE REPAIR (2) SPACES / SERVICE BAY: (5) SPACES MINIMUM	REQUIRED 9' X 20' 5	PROPOSED 9' X 20' 5

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
Engineering with Innovation, Pace and Passion.
1200 Diamond Dr. Ste 241 | Hurst (Dallas), IL 60193
T: 214.293.6333 | F: 214.293.6644
wtengineering.com
Texas Reg. # F-21207
DCOP Project # 7205 THE W-T GROUP, ASC, LLC

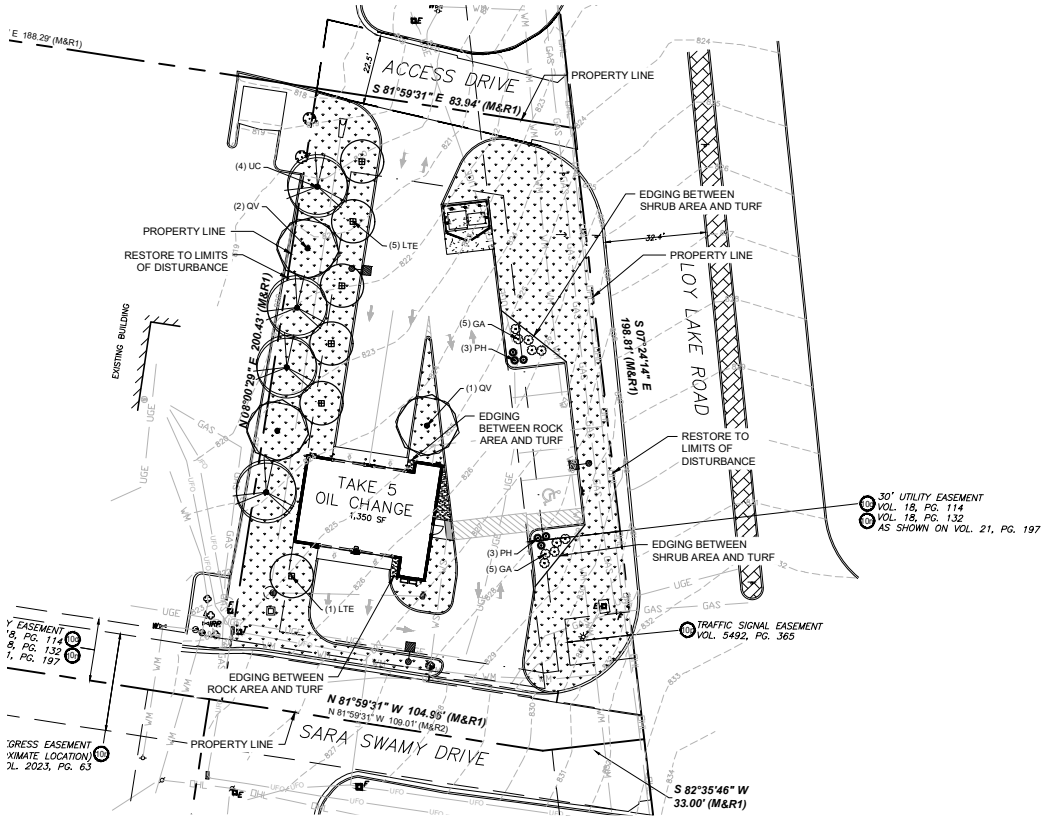
WT Group
Engineering • Design • Consulting

TAKE 5 OIL CHANGE
NEW OIL CHANGE FACILITY
3806 N. LOY LAKE ROAD
SHERMAN, TX 75090
TAKE 5 OIL CHANGE

ISSUE	
TO	DATE
ZONING	12/04/25

CHECK:JO
DRAWN:SC
JOB:D2500138

A001
SITE PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	LTE	6	Lagerstroemia indica `Catawba` Catawba Tree Crape Myrtle Multi-Trunk	3-5 CANES, 1.5" OVERALL CAL.	Cont. or B&B	6` Ht. Min.
	QV	3	Quercus virginiana Southern Live Oak	2" Cal.	Cont. or B&B	8-10` Ht. Min.
	UC	4	Ulmus crassifolia Cedar Elm	2" Cal.	Cont. or B&B	8-10` Ht. Min.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	GA	10	Abelia grandiflora Glossy Abelia	5 gal	Per Plan	18" Min.
	PH	6	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass	1 gal.	Per Plan	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	CD	8,700 sf	Cynodon dactylon `tif 419` Bermuda Grass	Sod		
ROCK / STONE						
	OG	69 sf	Decomposed Granite over weed filter fabric	3" depth		

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G. GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

LANDSCAPE CALCULATIONS

TREE MITIGATION

NO EXISTING TREES

OFF-STREET PARKING LANDSACPING

PARKING AREA:	2,184 SF
LANDSCAPE AREA REQUIRED:	218 SF (10% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	339 SF (15.5%)

EACH SPACE WITHIN 50' OF A TREE — PROVIDED

STREET PERIMETER

LOY LAKE ROAD

STREET FRONTAGE AREA	3,013 SF
TREES REQUIRED:	6 TREES (2 PER 1,000 SF)
TREES PROVIDED:	6 TREES*
ORNAMENTAL TREES REQUIRED:	6 TREES (2 PER 1,000 SF)
ORNAMENTAL TREES PROVIDED:	6 TREEES*
SARA SWAMY DRIVE	N/A - PRIVATE STREET

TREES PLACED IN ALTERNATE LOCATIONS DUE TO EASEMENT CONFLICTS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.



Scale 1" = 20'

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SEAL

REGISTERED LANDSCAPE ARCHITECT — EMILY M. SHEPHERD — 3837 — STATE OF TEXAS

12-03-2025

CONSULTANT

TAKE 5 OIL CHANGE
PROTOTYPE: 2 BAY
3806 N Loy Lake Road
Sherman, TX 75090

REV	DATE	DESCRIPTION
1	09.26.25	PRELIMINARY SITE PLAN

DRAWN BY: EMS
CHECKED BY: CS

ARCH. PROJECT NO.: D2500060

SHEET NAME: LANDSCAPE PLANTING

SHEET NUMBER: LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF THE PLANTS.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES LARGER THAN FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPERS OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

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

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 1/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

J. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

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

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
   a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
   b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (SEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
   c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
   d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
   a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
   b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATION), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE. TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
   e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE. TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 1/8" AWAY FROM THE SURFACE. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
   a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
   b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
   d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL TOPSOIL BE NEEDED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURE AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
   a. 1"-2" TREES — TWO STAKES PER TREE
   b. 2-1/2"-4" TREES — THREE STAKES PER TREE
   c. TREES OVER 4" CALIPER — GUY AS NEEDED
   d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
   a. WINTER MIX (OCTOBER 1 - MARCH 31)
      50# CELLULOSE FIBER MULCH
      2# UNHULLED BERMUDA SEED
      2# ANNUAL RYE SEED
      15# 15-15-15 WATER SOLUBLE FERTILIZER
   b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      50# CELLULOSE FIBER MULCH
      2# HULLED BERMUDA SEED
      15# 15-15-15 WATER SOLUBLE FERTILIZER
2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
   a. GENERAL
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      SEED RATE PER LEGEND

G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

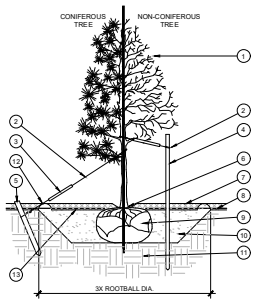
H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION AND HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

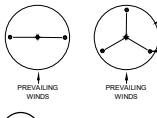
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



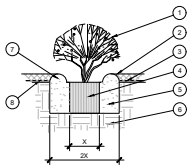
1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. WEED FABRIC UNDER MULCH.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



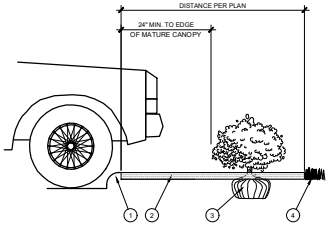
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
3. FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE) SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



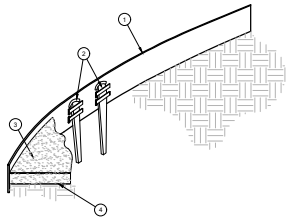
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

C HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

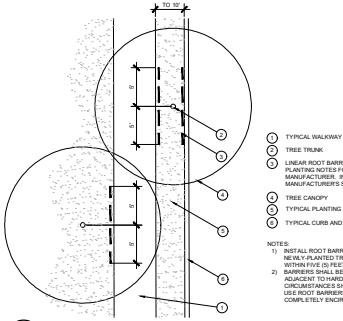


1. STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

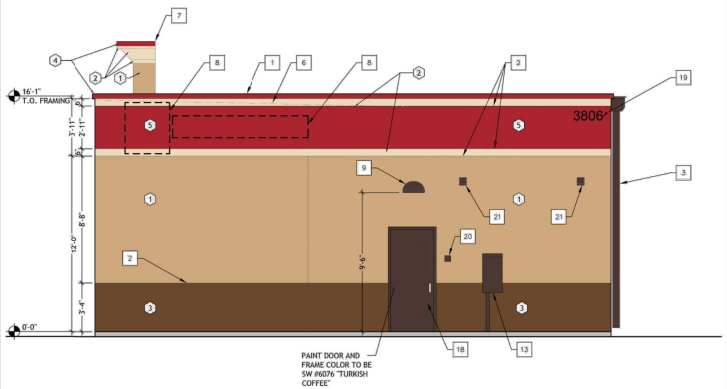
D STEEL EDGING
SCALE: NOT TO SCALE

OPEN LANDSCAPE — PARKWAY OR ISLAND

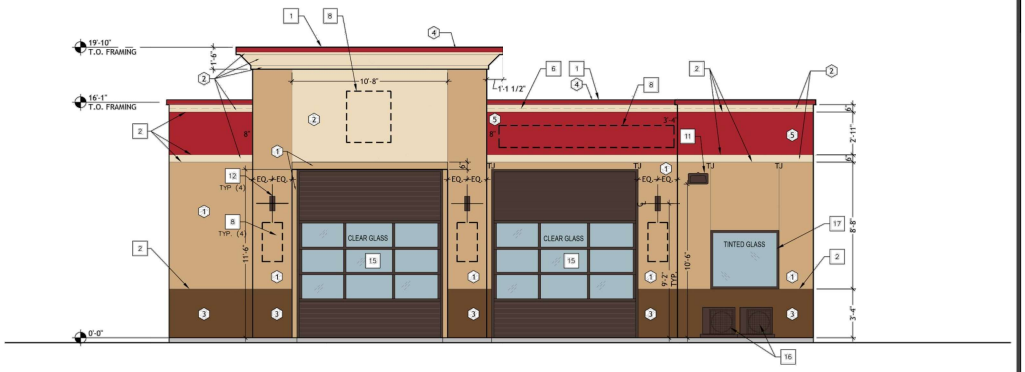


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

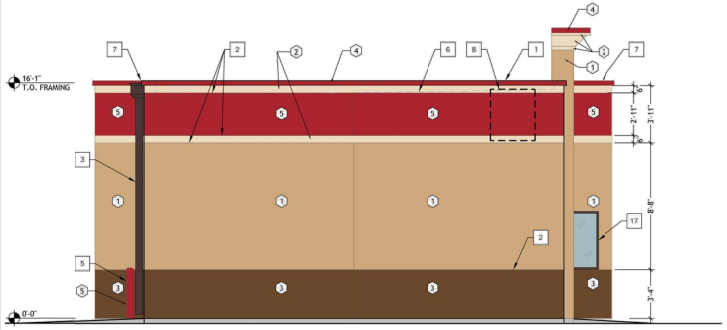
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE L



EAST ELEVATION 1/4" = 1'-0" **4**



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



WEST ELEVATION 1/4" = 1'-0" **2**



NORTH ELEVATION 1/4" = 1'-0" **1**

#	KEYNOTE DESCRIPTION

1. PREFINISHED GALV. MTL. COPING.
2. 'V' JOINT IN EIFS, REFER TO DET. 2/A7.00
3. PREFINISHED DARK BRONZE MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00
4. PREFINISHED DARK BRONZE MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00
5. 6" DIA. CCNC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50
6. ROOF LINE BEYOND.
7. BUILDING BEYOND.
8. SIGNAGE, BY OTHERS.
9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
10. 1x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.
13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
14. NOT USED.
15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
17. WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
18. HM DOOR, REFER TO DOOR SCHEDULE A6.00.
19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO SHERMAN, TX FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6"BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE. OR EQUAL.
20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY SHERMAN, TX FIRE PREVENTION STAFF. ALL PER SHERMAN, TX FIRE DEPT. REQUIREMENTS.
21. EXHAUST VENT, REFER TO MECH DWG'S.

EIFS
MANUFACTURER - DRYVIT
SYSTEM - OUTSULATION PLUS MD SYSTEM
FINISH - SAND BLAST FINISH
INSTALL PER MFG'S RECOMMENDATIONS AND REQUIREMENTS.

KEYNOTES

EXTERIOR FINISH SCHEDULE (#)

NO.	AREA	COATS	COLOR
1	EIFS MAIN COLOR	-	MATCH SW COLOR #7693, STONEBRIAR
2	EIFS ACCENT BAND	-	MATCH SW COLOR #7678, COTTAGE CREAM
3	EIFS WAINSCOT	-	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	-	MATCH SW COLOR #6871, POSITIVE RED
5	EIFS SECONDARY COLOR	-	MATCH SW COLOR #6871, POSITIVE RED
6	GARAGE DOORS	-	DARK BRONZE, SEE MANUF. DRAWINGS

EXTERIOR FINISH SCHEDULE

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

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TAKE 5 OIL CHANGE
NEW OIL CHANGE FACILITY
3806 N. LOY LAKE ROAD
SHERMAN, TX 75090

TAKE 5 OIL CHANGE

ISSUE

TO	DATE
ZONING	12/04/25

CHECK:JO
DRAWN:SC
JOB:D2500138

A003
EXTERIOR ELEVATIONS

Mrozinski, Tammy

From: Angie Garcia [redacted]
Sent: Tuesday, January 6, 2026 4:45 PM
To: Mrozinski, Tammy; Turner, Kerri; planning@cityofsheman.com
Cc: Jamie Ostenson
Subject: Plan 000260-2025-SUP - Request to table

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

Good Afternoon

On behalf of Take 5 we are asking to be tabled from the January 13, 2026, meeting to the February 17, 2025, meeting to be heard on the Zone change, Special use permit, and variances.

If you should have any question please let us know.

ANGELICA M. GARCIA
Project Manager
Design & Program Management

[redacted]

agarcia@wtgroup.com
wtgroup.com

WT Group
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Our new Address!

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 27.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2907 WEST TRAVIS STREET (Project No. 000262-2025)

The request of Sherman ISD (Owner), Bryce McCarthy (Applicant), and Teague, Nall, and Perkins (Surveyor) concerning the property located at 2907 West Travis Street, consisting of 92.911 acres, Lot 1, Block A, Sherman High School Addition, being a part of the Elizabeth Jones Survey, Abstract No. 625, and currently zoned R-6 (Single Family Residential) District/FM 1417 Overlay District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.07.009 to allow 1,357.3966 square feet sign in lieu of the allowed 300 square feet for the West Elevation.

B. Public Hearing and Variance under Section 14.07.009 to allow 724.7001 square feet sign in lieu of the allowed 300 square feet for the East Elevation

C. Public Hearing and Variance under Section 14.07.009 to allow 480.2381 square feet sign in lieu of the allowed 300 square feet for South Elevation on the Scoreboard.

Background:

The property is located at 2907 West Travis Street. The owner would like a variance for the signage for the multi-purpose athletic field at Sherman High School.

The following has been approved for this location:

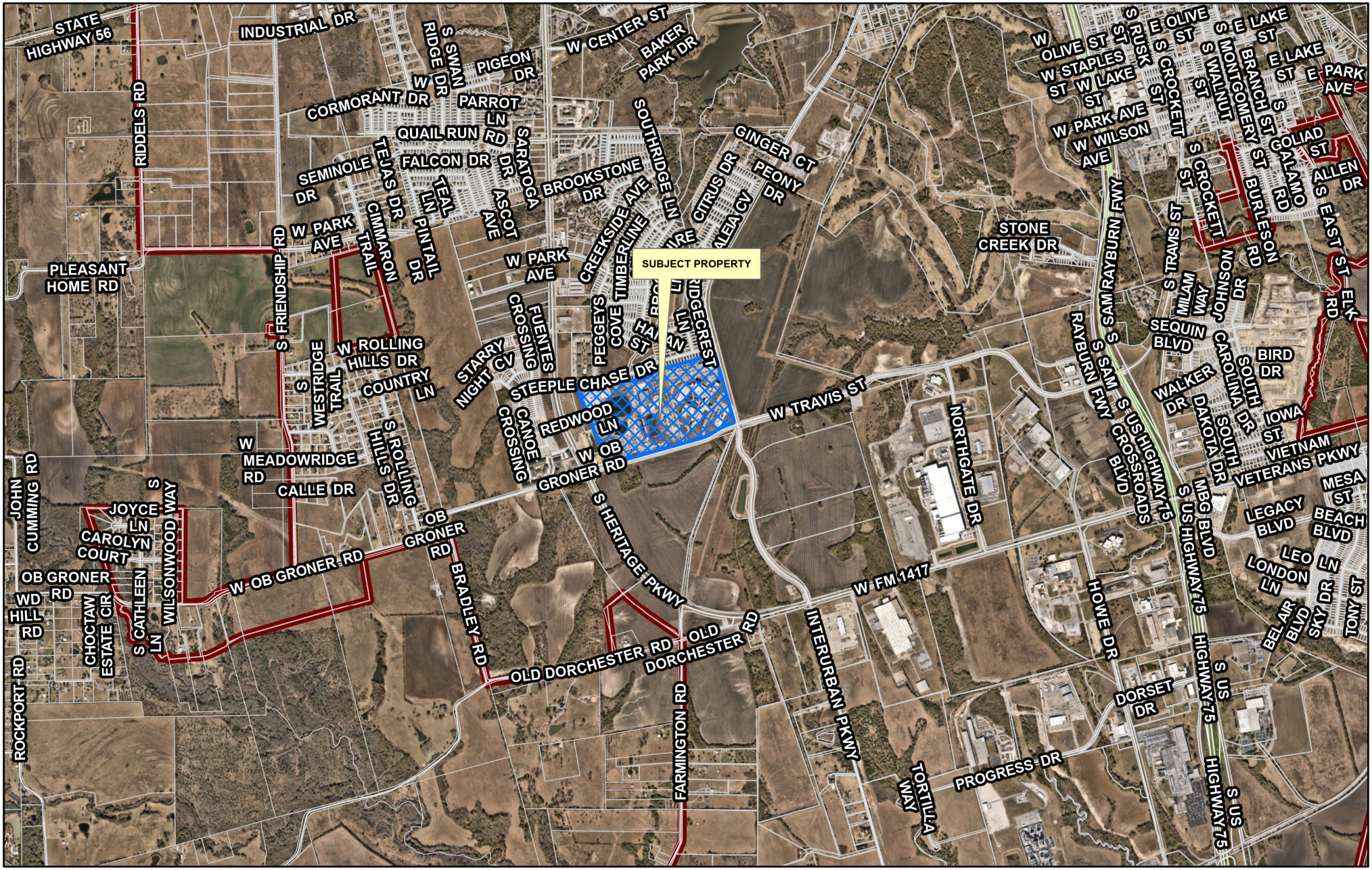
- 9/18/2024 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school with an Auditorium, Arena, Coliseum, Theater, or Amphitheater (grades 9-12) in an R-6 (Single Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6752. Ordinance No. 6779
- 8/20/2024 - Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 130' tall in lieu of the 35' for field lighting.
- 8/20/2024 - Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 120' tall in lieu of the 35' for speaker poles.
- 8/20/2024 - Public Hearing and Variance under Section 14.02.006 to allow a height requirement of 103' tall in lieu of the 35' for a new stadium.
- 6/18/2024 - Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/F.M. Highway 1417 Overlay District and repeal Ordinance No. 6149 and Ordinance No. 6495. Ordinance No. 6752.
- 5/17/2022 - Amendment to the Specific Use Permit and site plan approval to allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District. Ordinance No. 6495.
- 8/21/2018 - Specific Use Permit To allow a high school (grades 9-12) in an R-1 (One Family Residential) District/C-1 (Retail Business) District/O-1.1 (FM 1417 Overlay) District. Ordinance

No. 6149

Origination:
The request of Sherman ISD (Owner), Bryce McCarthy (Applicant), and Teague, Nall, and Perkins (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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
2907 W TRAVIS ST

N
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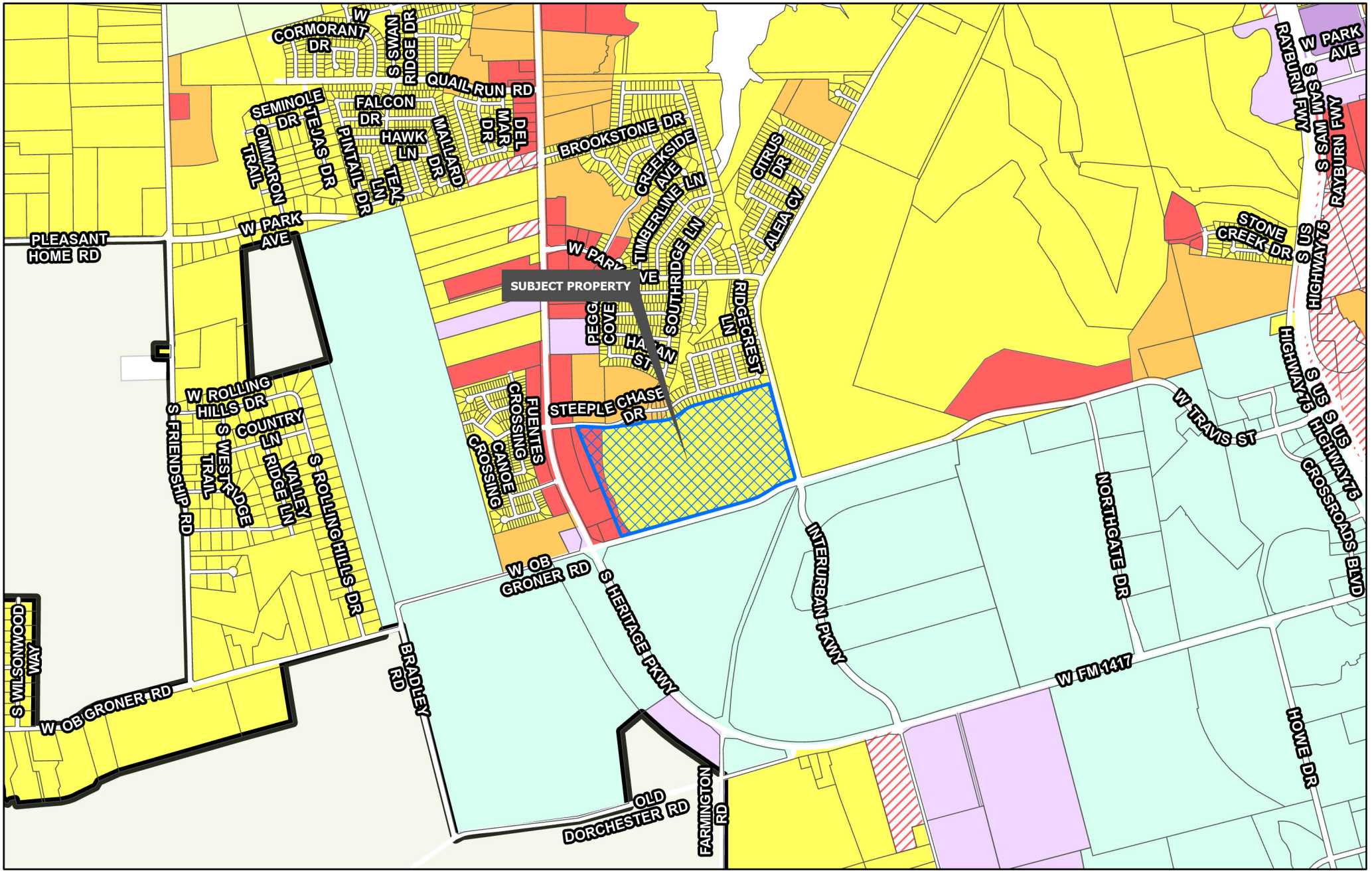
Date: 12/30/2025 3:45 PM



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
2907 W TRAVIS ST

N W E S

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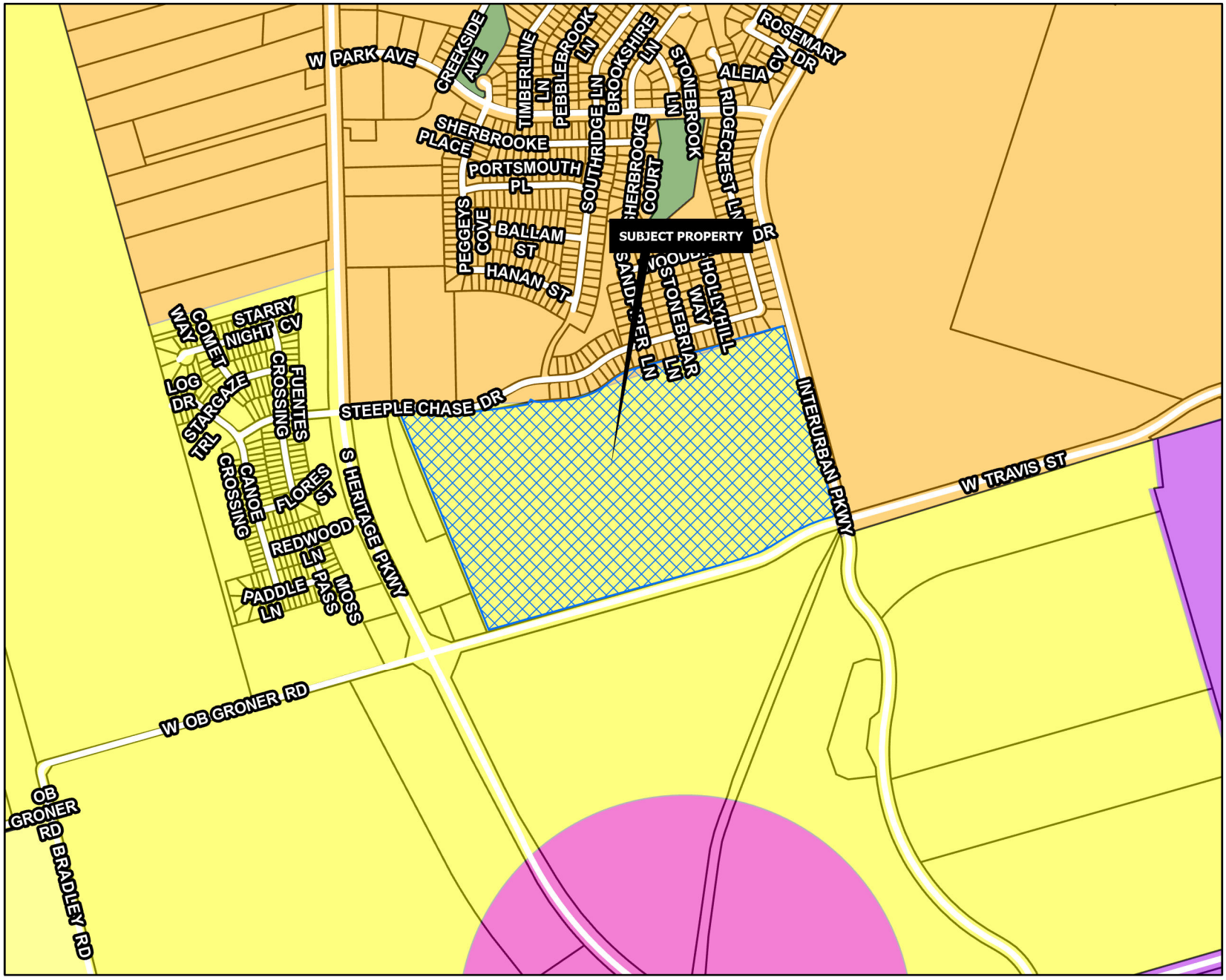

SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
FUTURE LAND USE MAP
2907 W TRAVIS ST

N
W E
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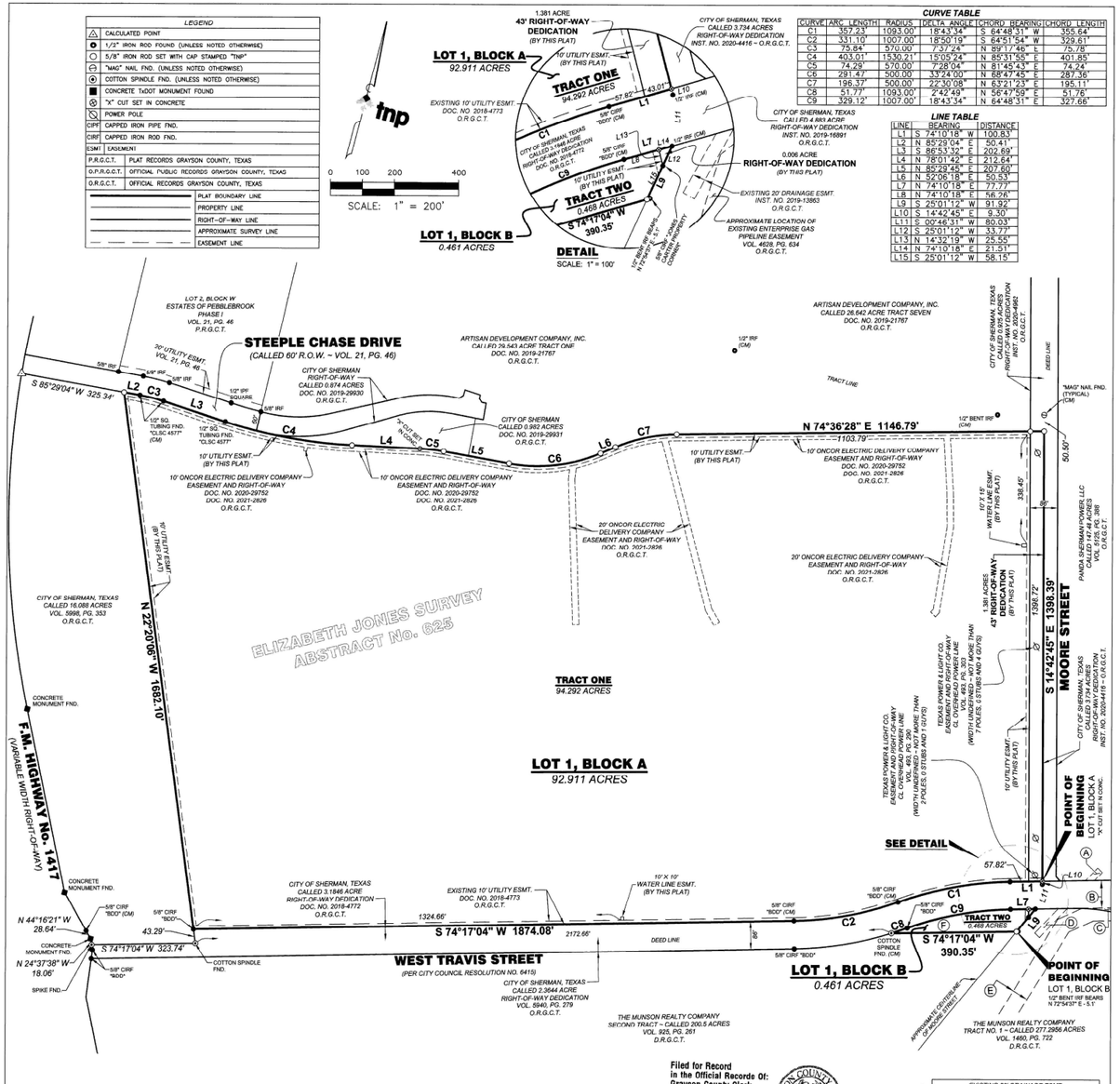
Date: 12/30/2025 3:45 PM


Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000262-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 94.292 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being part of a called 98.362 acre tract of land described in a General Warranty Deed to Sherman Independent School District, as recorded in Volume 5998, Page 299 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

TRACT ONE

BEGINNING at an "X" cut in concrete set for corner in Moore Street, said point being in the East line of the above cited 98.362 acre tract, at the common corner between a called 3.1846 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2018-4772 of the Official Records of Grayson County, Texas, a called 4.883 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2019-16891 of the Official Records of Grayson County, Texas, and being part of a called 3.734 acre tract of land described in a Special Warranty Deed to the City of Sherman, Texas, as recorded in Document No. 2020-4416 of the Official Records of Grayson County, Texas, from which a 1/2 inch iron rod found at an angle point in the East line of said 3.1846 acre tract and the West line of said 4.883 acre tract bears South 14°42'45" East a distance of 9.30 feet;

THENCE South 74°10'10" West departing the East line of said 98.362 acre tract and along the North line of said 3.1846 acre tract, for a distance of 100.83 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction, along the North line of said 3.1846 acre tract, and along said curve to the left having a central angle of 18°43'34", a radius of 1093.00 feet, a chord bearing of South 64°48'31" West, a chord distance of 355.64 feet and an arc length of 357.23 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the beginning of a reverse curve to the right;

THENCE in a Southwesterly direction, along the North line of said 3.1846 acre tract, and along said reverse curve to the right having a central angle of 18°50'19", a radius of 1007.00 feet, a chord bearing of South 64°51'54" West, a chord distance of 329.61 feet and an arc length of 331.10 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the end of said curve;

THENCE South 74°17'04" West along the North line of said 3.1846 acre tract, for a distance of 1874.08 feet to a 5/8 inch iron rod with cap stamped "BDD" found for the Northwest corner of said 3.1846 acre tract, said point also being in the West line of said 98.362 acre tract and the East line of a called 16.088 acre tract of land described in a General Warranty Deed to the City of Sherman, Texas, as recorded in Volume 5998, Page 353 of the Official Records of Grayson County, Texas, from which a cotton spindle found for the Southwest corner of said 3.1846 acre tract, the Southwest corner of said 98.362 acre tract and the Southeast corner of said 16.088 acre tract bears South 22°20'06" East a distance of 43.29 feet;

THENCE North 22°20'06" West along the West line of said 98.362 acre tract and the East line of said 16.088 acre tract, for a distance of 1682.10 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Northwest corner of said 98.362 acre tract, said point being in the South line of Steeple Chase Drive, a called 60' wide right-of-way per the Final Plat of Estates of Pebblebrook, Phase I, as recorded in Volume 21, Page 46 of the Plat Records of Grayson County, Texas;

THENCE North 85°29'04" East along the North line of said 98.362 acre tract and the South line of said Steeple Chase Drive, for a distance of 50.41 feet to a 1/2 inch steel square tubing with cap stamped "CLSC 4577" found for corner at the beginning of a curve to the right;

THENCE in an Easterly direction, continuing along the North line of said 98.362 acre tract and the South line of said Steeple Chase Drive, and along said curve to the right having a central angle of 07°37'24", a radius of 570.00 feet, a chord bearing of North 89°17'46" East, a chord distance of 75.78 feet and an arc length of 75.84 feet to a 1/2 inch steel square tubing with cap stamped "CLSC 4577" found for corner at the end of said curve;

THENCE South 86°53'32" East continuing along the North line of said 98.362 acre tract and the South line of said Steeple Chase Drive, for a distance of 202.69 feet to a 1/2 inch steel square tubing with cap stamped "CLSC 4577" found for corner at the beginning of a non-tangent curve to the left;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract, the South line of said Steeple Chase Drive, and the South line of a called 0.982 acre tract of land described in a Deed to the City of Sherman, Texas, as recorded in Document No. 2010-29031 of the Official Records of Grayson County, Texas, and along said non-tangent curve to the left having a central angle of 15°05'24", a radius of 1530.21 feet, a chord bearing of North 85°31'55" East, a chord distance of 401.85 feet and an arc length of 403.01 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 78°01'42" East continuing along the North line of said 98.362 acre tract and the South line of said 0.982 acre tract, for a distance of 212.64 feet to an "X" cut in concrete set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract and the South line of said 0.982 acre tract, and along said curve to the right having a central angle of 07°28'04", a radius of 570.00 feet, a chord bearing of North 81°45'43" East, a chord distance of 74.24 feet and an arc length of 74.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 85°29'45" East continuing along the North line of said 98.362 acre tract and along the South line of said 0.982 acre tract part way, for a distance of 207.60 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract, and along said curve to the left having a central angle of 33°24'00", a radius of 500.00 feet, a chord bearing of North 68°47'45" East, a chord distance of 287.36 feet and an arc length of 291.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 52°06'18" East continuing along the North line of said 98.362 acre tract, for a distance of 50.53 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction, continuing along the North line of said 98.362 acre tract, and along said curve to the right having a central angle of 22°30'08", a radius of 500.00 feet, a chord bearing of North 63°21'23" East, a chord distance of 195.11 feet and an arc length of 196.37 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the end of said curve;

THENCE North 74°36'28" East continuing along the North line of said 98.362 acre tract, passing a 5/8 inch iron rod with cap stamped "TNP" set for the Southwest corner of a called 0.925 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2020-4962 of the Official Records of Grayson County, Texas, at a distance of 1103.79 feet, and continuing along the North line of said 98.362 acre tract and the South line of said 0.925 acre tract for a total distance of 1146.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Northeast corner of said 98.362 acre tract and the Southeast corner of said 0.925 acre tract, said point being within Moore Street and lying in the West line of said 3.734 acre tract, from which a Mag Nail found for an angle point in the East line of said 0.925 acre tract bears North 14°42'45" West a distance of 50.50 feet;

THENCE South 14°42'45" East along said Moore Street, and along the East line of said 98.362 acre tract and the West line of said 3.734 acre tract, for a distance of 1398.39 feet to the **POINT OF BEGINNING**, and containing 94.292 acres of land, more or less.

TRACT TWO

WHEREAS SHERMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 0.468 acre tract of land situated in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas, and being part of a called 98.362 acre tract of land described in a General Warranty Deed to Sherman Independent School District, as recorded in Volume 5998, Page 299 of the Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" set for corner in the approximate centerline of Moore Street, said point being in the South line of the above cited 98.362 acre tract at the Northeast corner of a called 200.5 acre tract of land described as the Second Tract in a Warranty Deed to The Munson Realty Company, as recorded in Volume 925, Page 261 of the Deed Records of Grayson County, Texas, from which a bent 1/2 inch iron rod found bears North 72°54'37" East a distance of 5.1 feet;

THENCE South 74°17'04" West along the South line of said 98.362 acre tract and the North line of said 200.5 acre tract, for a distance of 390.35 feet to a cotton spindle found for the most Easterly corner of a called 2.3644 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Volume 5940, Page 279 of the Official Records of Grayson County, Texas, said point also being in the Southerly line of a called 3.1846 acre tract of land described in a Right-of-Way Dedication Deed to the City of Sherman, Texas, as recorded in Document No. 2018-4772 of the Official Records of Grayson County, Texas;

THENCE in a Northeasterly direction, along the Southerly line of said 3.1846 acre tract, and along a non-tangent curve to the left having a central angle of 02°42'49", a radius of 1093.00 feet, a chord bearing of North 56°47'59" East, a chord distance of 51.76 feet and an arc length of 51.77 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the beginning of a reverse curve to the right;

THENCE in a Northeasterly direction, continuing along the Southerly line of said 3.1846 acre tract, and along said reverse curve to the right having a central angle of 18°43'34", a radius of 1007.00 feet, a chord bearing of North 64°48'31" East, a chord distance of 327.66 feet and an arc length of 329.12 feet to a 5/8 inch iron rod with cap stamped "BDD" found for corner at the end of said curve;

THENCE North 74°10'18" East continuing along the Southerly line of said 3.1846 acre tract, for a distance of 77.77 feet to a 1/2 inch iron rod found for the most Easterly Southeast corner of said 3.1846 acre tract and the Northwest corner of a called 277.2956 acre tract of land described as Tract No. 1 in a Deed to The Munson Realty Company, as recorded in Volume 1460, Page 722 of the Deed Records of Grayson County, Texas, from which a 1/2 inch iron rod found at an angle point in the East line of said 3.1846 acre tract bears North 00°46'31" East a distance of 80.03 feet;

THENCE South 25°01'12" West along the West line of said 277.2956 acre tract, for a distance of 91.92 feet to the **POINT OF BEGINNING**, and containing 0.468 acres of land, more or less.

SEE SHEET 1 OF 2 FOR PLAT DRAWING

OWNER/DEVELOPER
SHERMAN INDEPENDENT SCHOOL DISTRICT
2701 Loy Lake Road
Sherman, Texas
PH: 903-891-6400
FAX: 903-891-6407

SURVEYOR
TEAGUE NALL & PERKINS
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
PH: 940-383-4177
tturner@tnpinc.com
T.B.P.L.S. Firm No. 10011601

teague nall and perkins
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
940.383.4177 ph 940.383.8026 fx
www.tnpinc.com
TBPELS FIRM 10011601

L:\PROJECTS\SHI18076 Sherman High School\cad\survey\SHI18076 FINAL PLAT.dwg

STATE OF TEXAS §
COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT SHERMAN INDEPENDENT SCHOOL DISTRICT, being the owner of the hereinabove described property, does hereby adopt this Final Plat, designating the herein described property as **SHERMAN HIGH SCHOOL ADDITION**, an Addition to the City of Sherman, Grayson County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right to ingress and egress to, 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.

SHERMAN INDEPENDENT SCHOOL DISTRICT

BY: Tyson Bennett Date: August 18, 2021.
Authorized Representative
TYSON BENNETT
Printed Name
Asst Supt for Finance & Operations
Title

STATE OF TEXAS §
COUNTY OF GRAYSON §

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

WITNESS my hand and seal of office, this the 18th day of August, 2021.

Notary Public in and for the State of Texas

Commission Expires: 9/26/21

JENNIFER R. MORSE
Notary Public, State of Texas
Comm. Expires 09-26-2021
Notary ID 131294749

SURVEYOR'S CERTIFICATE

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or set as described, and that this plat correctly represents the survey made by me or under my direction and supervision and is in accordance with the Platting Rules and Regulations of the City of Sherman, Texas.

Todd B. Turner, R.P.L.S.
Texas Registration No. 4859

STATE OF TEXAS
TODD B. TURNER
4859
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: August 17, 2021.

STATE OF TEXAS §
COUNTY OF DENTON §

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

WITNESS my hand and seal of office, this the 17th day of August 2021.

Notary Public in and for the State of Texas

Commission Expires: March 20, 2022

ANDY COX
Notary Public
STATE OF TEXAS
ID 1097560-0
My Comm. Exp. March 20, 2022

CERTIFICATE OF APPROVAL BY THE CITY PLANNING AND ZONING COMMISSION:

Approved this 18th day of September 2021, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

CERTIFICATE OF ACCEPTANCE BY THE CITY COUNCIL:

Accepted by the City Council of the City of Sherman:

Mayor, City of Sherman, Texas 08/18/2021 Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of **SHERMAN HIGH SCHOOL ADDITION**, an Addition to the City of Sherman, was submitted to the City Council on the 15th day of October, 2018 2021, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

WITNESS my hand this 18th day of August A.D. 2021.

City Clerk, City of Sherman, Texas

CITY OF SHERMAN, TEXAS

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/19/2021 2:51:12 PM In the PLAT Records SHERMAN HIGH SCHOOL ADDITION Doc Number: 2021 – 185 Number of Pages: 2 Amount: 75.00 Order#: 20210819000138 By: RC

FINAL PLAT
SHERMAN HIGH SCHOOL ADDITION
BEING 94.760 TOTAL ACRES OF LAND CONSISTING OF TWO TRACTS SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625
City of Sherman, Grayson County, Texas
SHI18076
E-9-460
AUGUST 2021
SHEET 2 OF 2

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PROJECT NARRATIVE

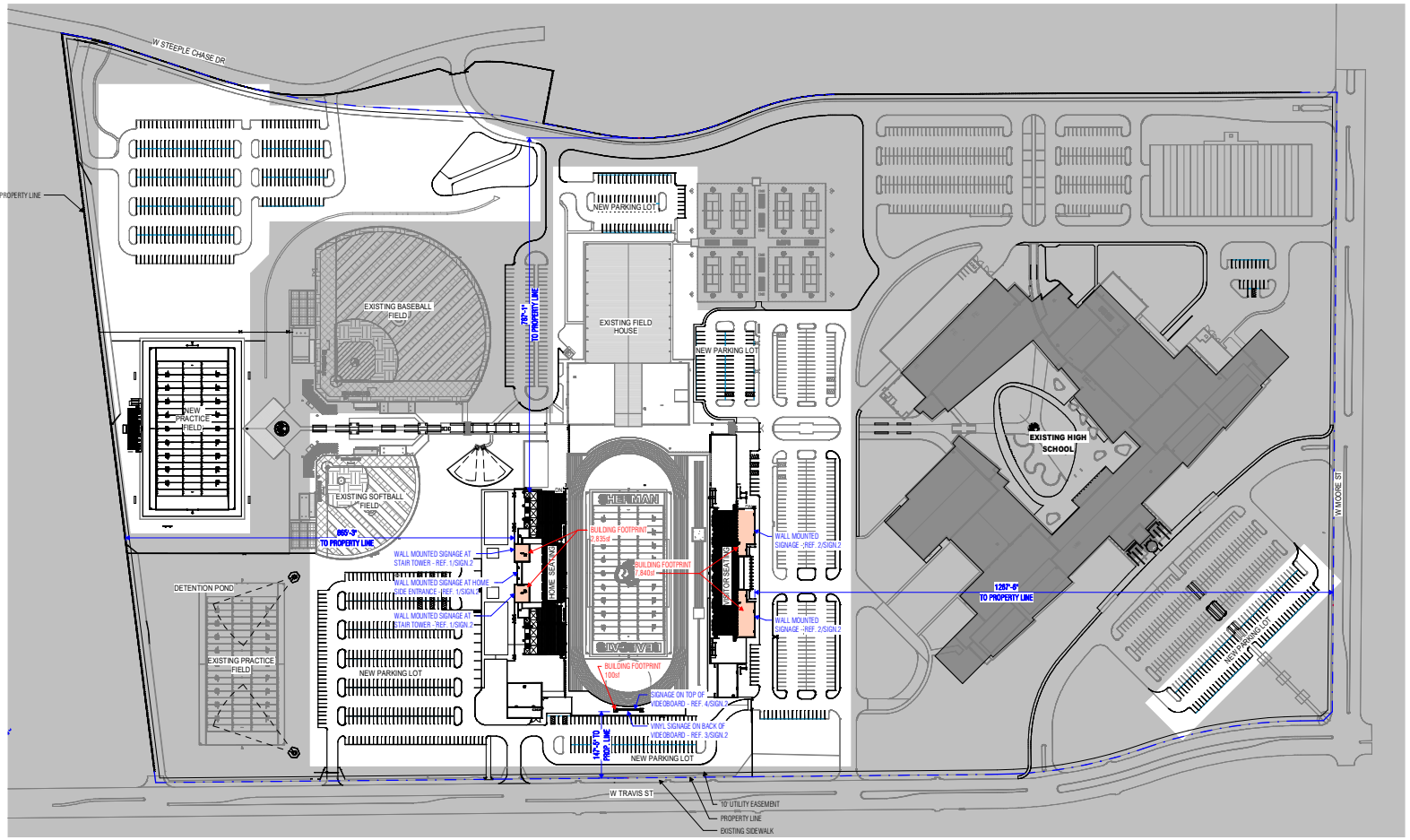
- New wall sign with LED displays at the Stadium at Sherman High School, home side stair towers (facing West towards S. Heritage Parkway)
- New entrance wall sign with LED display at the Stadium at Sherman High School, home side entrance (facing West towards S. Heritage Parkway)
- New vinyl graphic sign on the back of videoboard/scoreboard at the Stadium at Sherman High School (facing South towards W. Travis Street)
- New Scoreboard sign with LED display at the Stadium at Sherman High School, video board (facing to the interior of the existing high school field)
- New wall sign with LED display at the Stadium at Sherman High School, visitor side buildings (facing East towards Interurban Parkway – obscured by existing High School)

SITE PLAN NOTES

1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the Architect of conflicts or variations prior to commencement of construction.
2. To prevent damage to existing trees and shrubs in proximity to the Work, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.
3. Refer to civil package for final paving plan /sidewalk layout.
4. Refer to civil package for fence and gates details.
5. Refer to civil package for ground level drainage location and details.
6. Refer to A7.02 for door types.
7. Refer to A1.13 for gate schedule and door notes.

SITE PLAN LEGEND

- FIRE LANE (PER CITY STANDARDS)
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE, See Plan for Heights
- **FENCE-01** CHAIN LINK GALVANIZED STEEL FENCING, 4' H REF. CIVIL
- **FENCE-02** - ORNAMENTAL STEEL FENCING, 6' HIGH, REF. CIVIL
- **FENCE-03** BLACK VINYL COATED CHAIN LINK STEEL FENCING, 4' H, REF. CIVIL



PLAN NORTH TRUE NORTH

1 OVERALL SITE PLAN - CAMPUS SIGNAGE
SCALE: 1" = 100'-0"

VLK|ARCHITECTS

ARCHITECT

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

SHERMAN ISD
2907 W Travis St, Sherman, TX 75092

Sherman Multi-Purpose Stadium

ISSUED: DECEMBER 9, 2025

REVISIONS

Revision No.	Revision Date

Director CSW	Drawn By VLK
Designer ET	Quality Control VLK
Proj. Arch. HY	

PROJECT NO.
23-067.00

SHEET TITLE
SITE PLAN

SHEET NO.
SIGN.1

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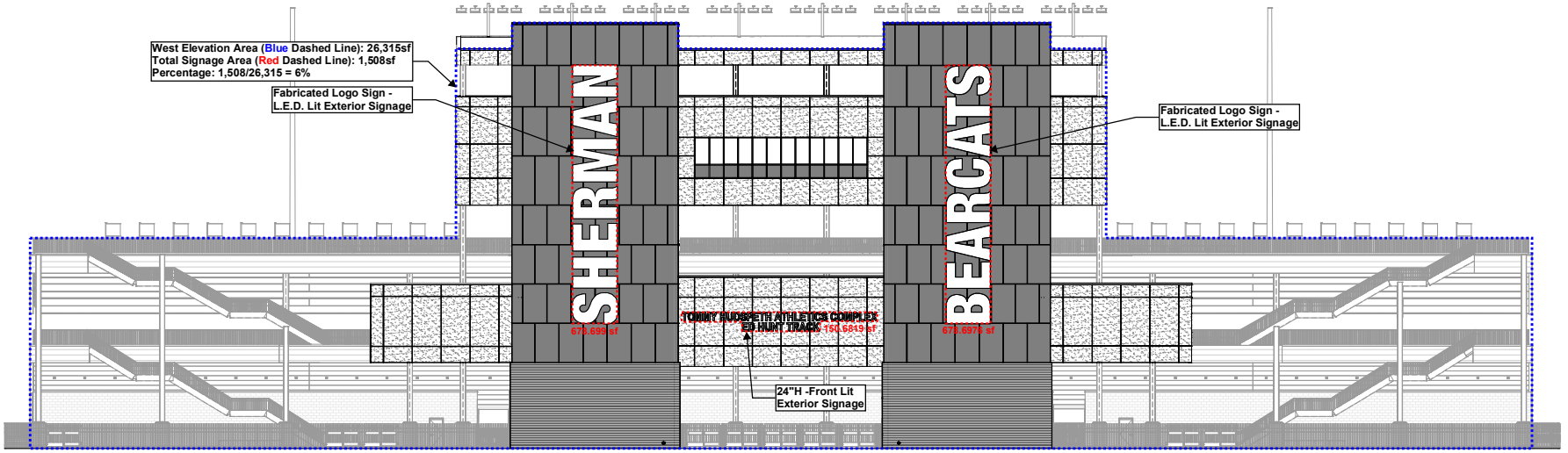
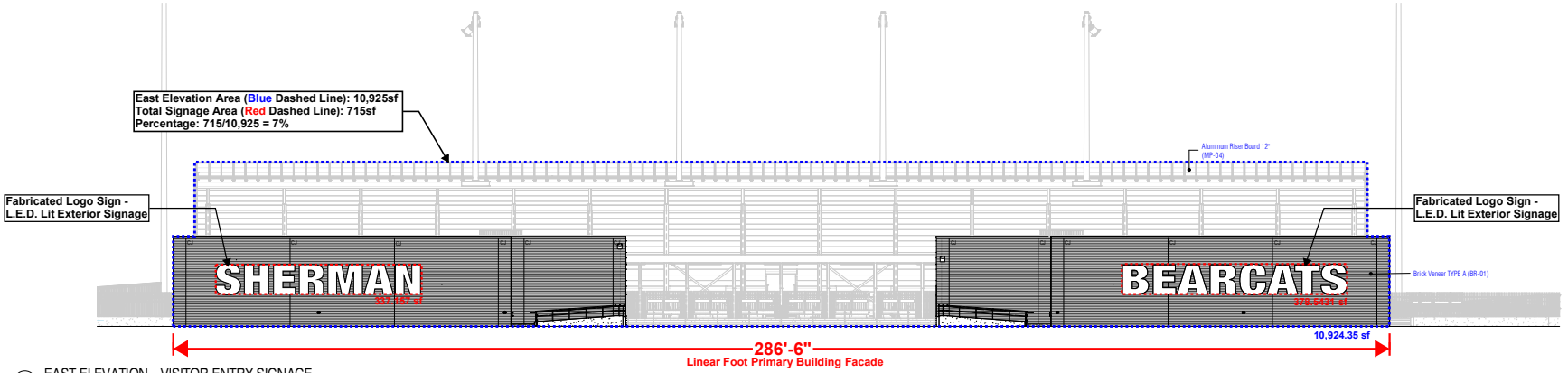
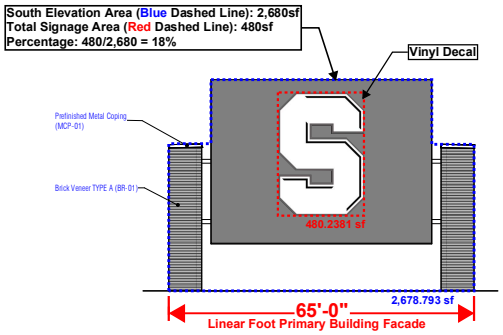


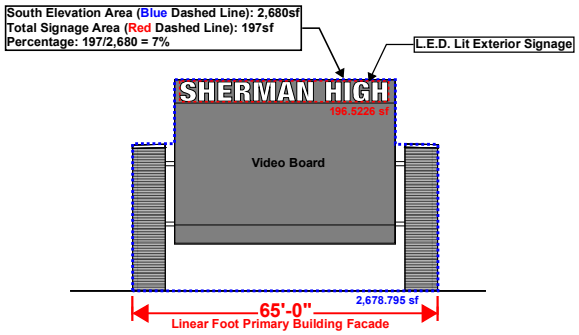
1 WEST ELEVATION - PRESSBOX SIGNAGE
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - VISITOR ENTRY SIGNAGE
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - VIDEO BOARD SIGNAGE
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - VIDEO BOARD SIGNAGE
SCALE: 3/32" = 1'-0"

VLK|ARCHITECTS

ARCHITECT
VLK Architects, Inc.
20445 State Hwy 249, Suite 350
Houston, Texas 77070
Main Phone: 281.671.2300
www.vlkarchitects.com

SHERMAN ISD
2907 W Travis St, Sherman, TX 75092

Sherman Multi-Purpose Stadium

ISSUED: DECEMBER 9, 2025

REVISIONS

Revision No.	Revision Date

Director
Approver
Designer
Designer
Proj. Arch.
Checker

Drawn By
Author
Quality Control

PROJECT NO.
23-067.00

SHEET TITLE
ELEVATIONS

SHEET NO.
SIGN.2

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SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 28.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1015 NORTH HOPSON STREET (Project No. 000263-2025)

The request of Maximilian Brandenburgh (Owner), La Cima Contracting, LLC (Applicant), and Premier Surveying, LLC (Surveyor) concerning the property located at 1015 North Hopson Street, consisting of 0.285 acre, being a part of the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District as follows:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.006 to allow a 2.52' side setback in lieu of the required 6' for a proposed garage addition.

B. Public Hearing and Variance under Section 14.02.006 to allow a 6.35'rear setback in lieu of the required 20' for a proposed garage addition.

Background:

The property is located at 1015 North Hopson Street. The owner would like a Variance for a new garage addition.

Origination:

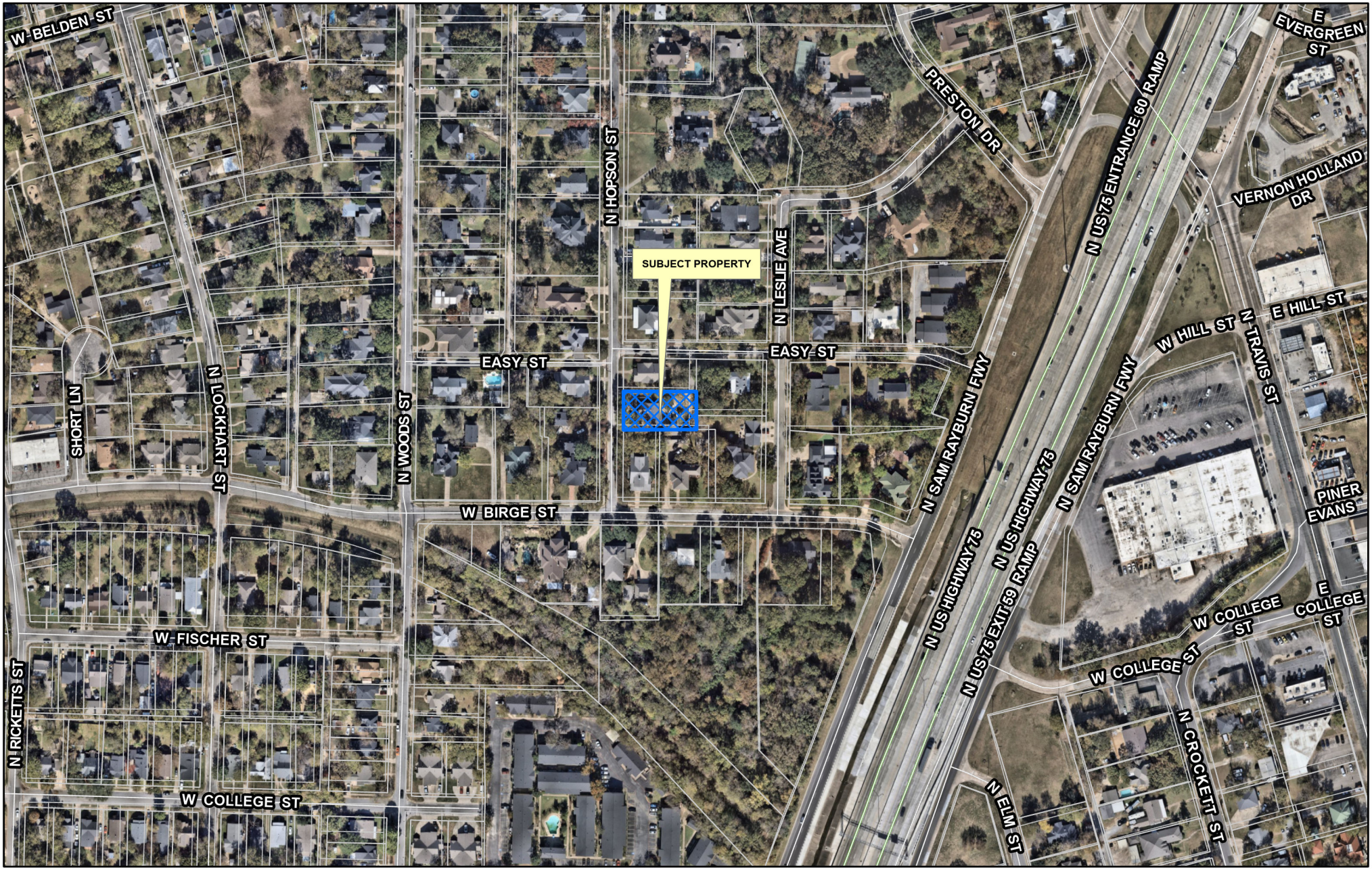
The request of Maximilian Brandenburgh (Owner), La Cima Contracting, LLC (Applicant), and Premier Surveying, LLC (Surveyor)

Staff Recommendation:

Staff has no recommendation.

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
1015 N HOPSON ST

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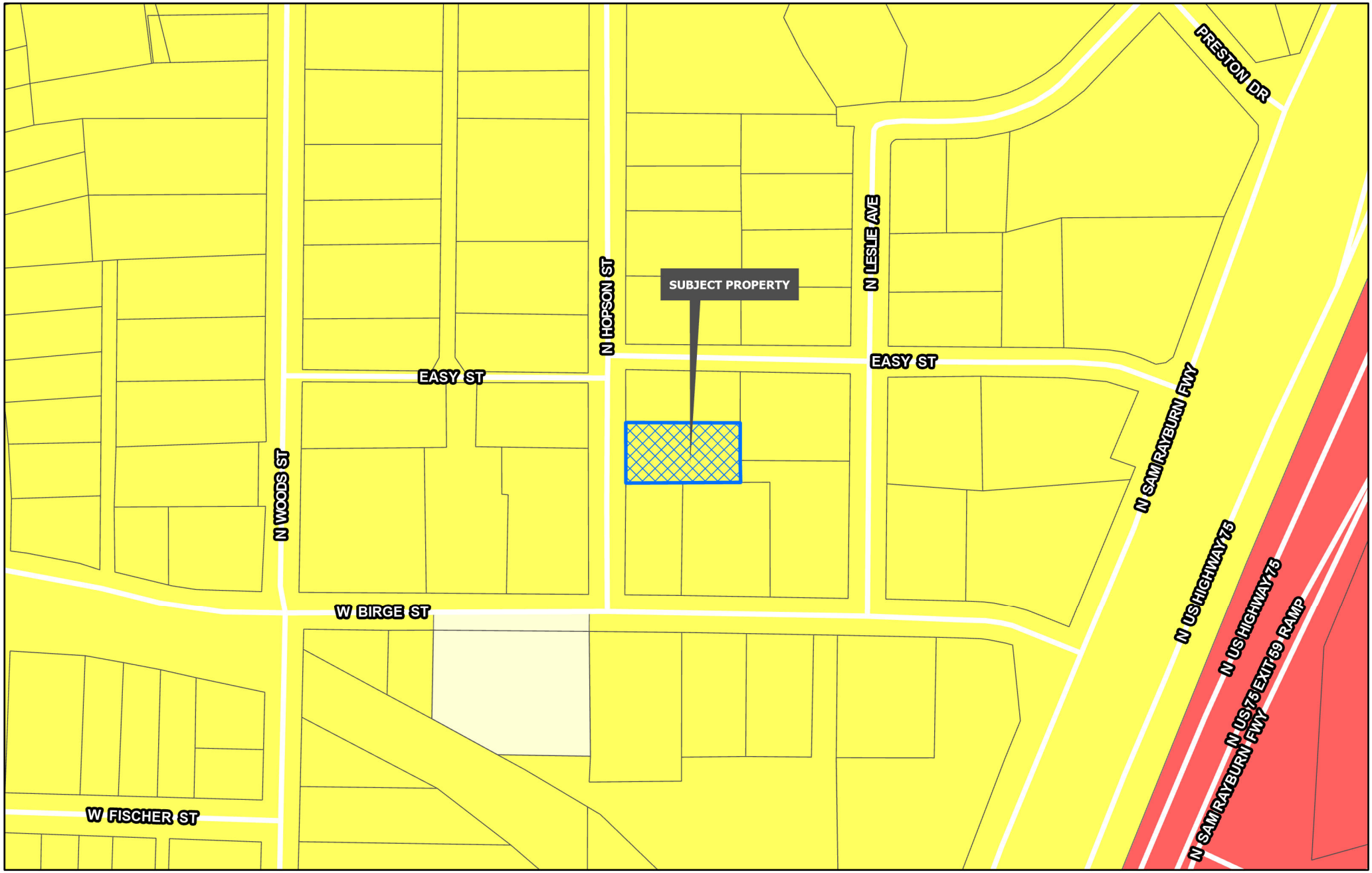

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

- 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
1015 N HOPSON ST

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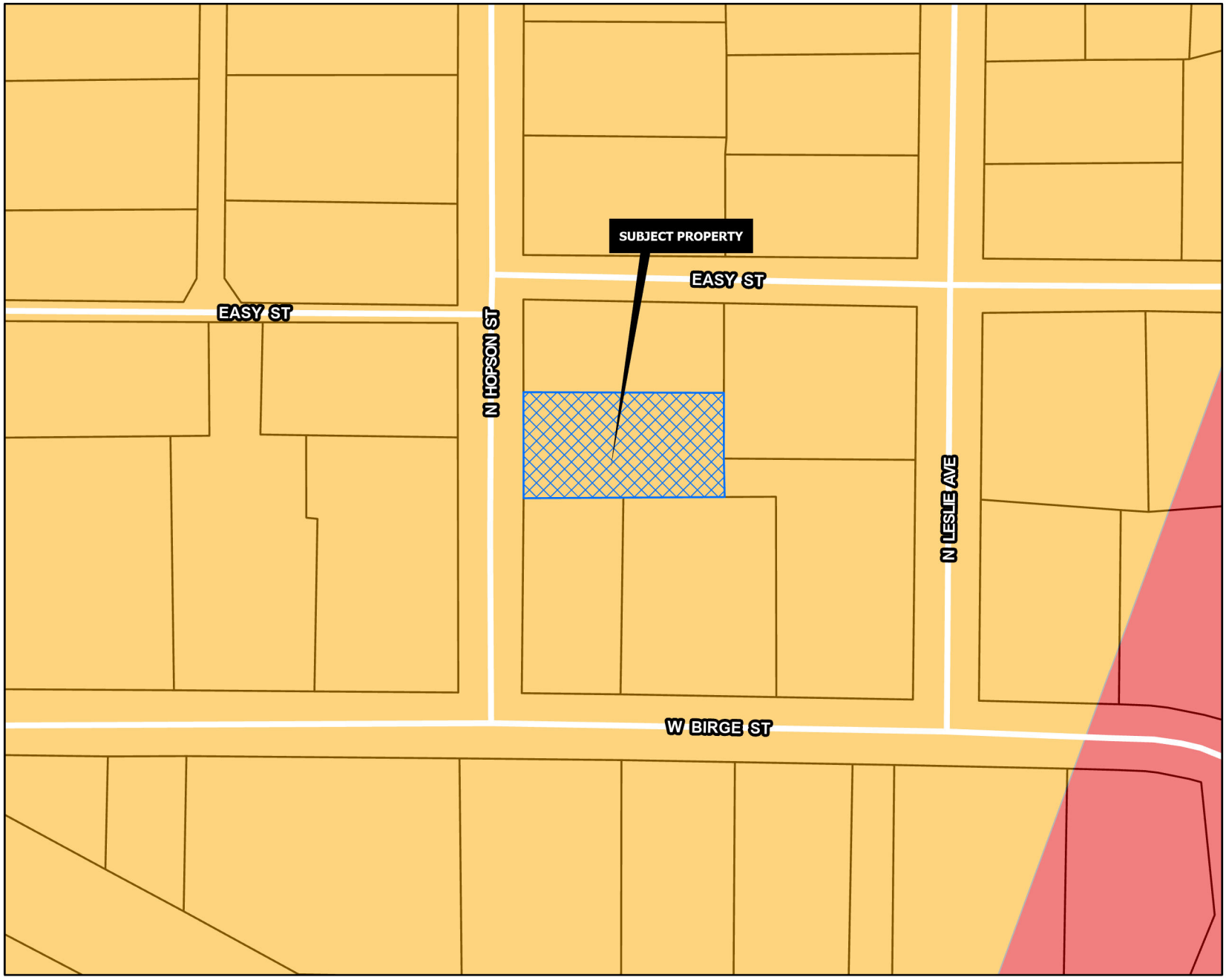

CORE NEIGHBORHOOD

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

CITY OF SHERMAN
FUTURE LAND USE MAP
1015 N HOPSON ST

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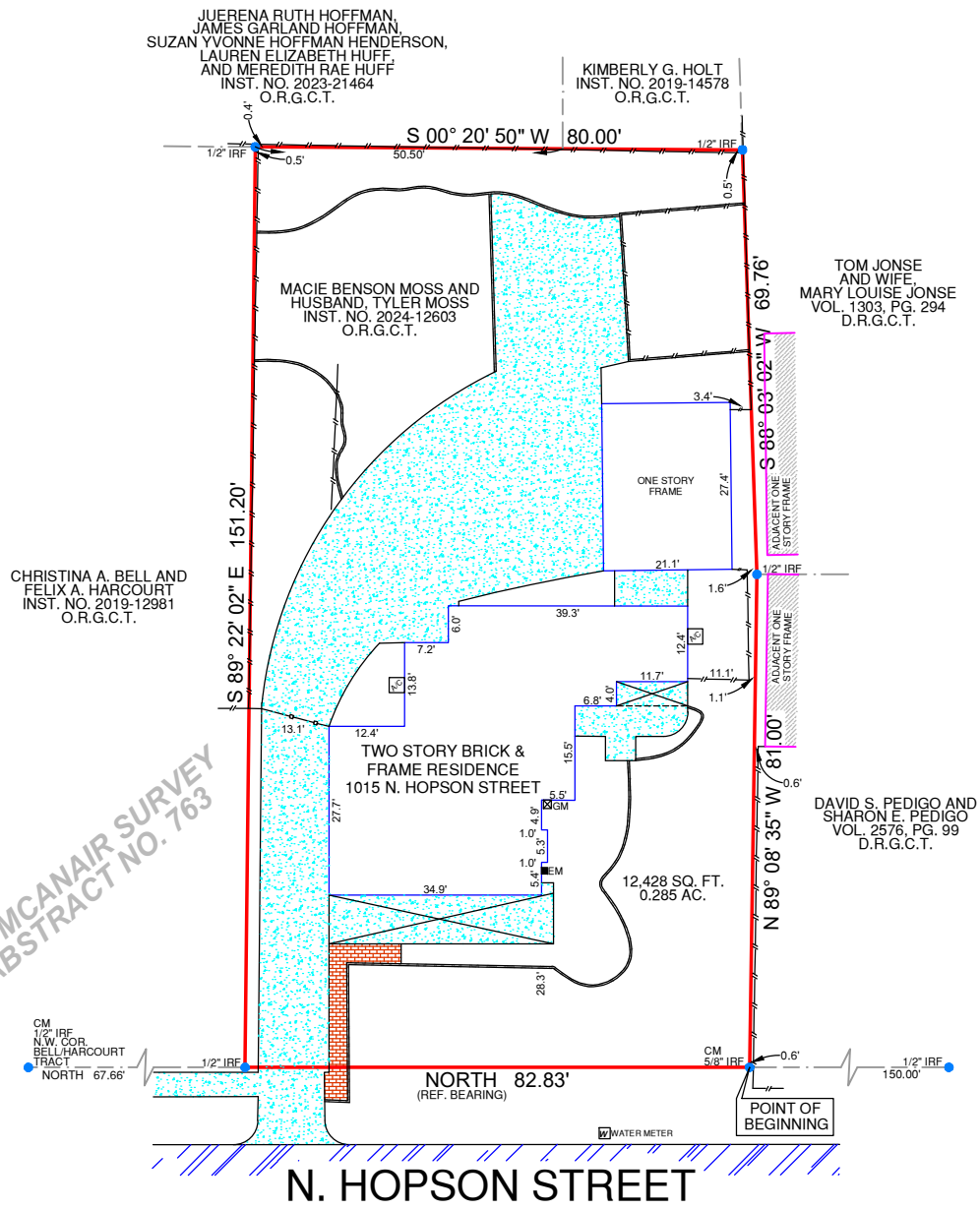
Sherman
CLASSIC TOWN, BROAD HORIZON.
NOTICE OF REQUESTED VARIANCE
PROJECT #: 000263-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



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 DEED.

0' 10' 20' 40'

SCALE: 1"= 20'

LEGAL DESCRIPTION:
BEING A 0.285 ACRE TRACT OF LAND SITUATED IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, GRAYSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MACIE BENSON MOSS AND HUSBAND, TYLER MOSS, AS RECORDED IN INSTRUMENT NO. 2024-12603, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

GF. NO.	25-876920-FH
BORROWER	MAXIMILIAN BRANDERBURGH
TITLE CO.	CAPITAL TITLE
TECH	MSP
FIELD	CB

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 DEED REFERENCED HEREON.

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. 48181C0290 G, DATED SEPTEMBER 1, 2022.

DATE: 08/15/25
FIELD: 08/13/25
JOB NO.: 25-05752

STATE OF TEXAS
REGISTERED
DAVID APPLE
5932
PROFESSIONAL
LAND SURVEYOR

David Apple
Registered Professional Land Surveyor

1015 N. HOPSON STREET, SHERMAN, TX 75092
0.285 AC., J. B. MCANAIR SURVEY, ABSTRACT NO. 763



Courtney Greene-Freilich
Escrow Officer
CapitalTitle.
A Brandtson Company
4011 Preston Road, Suite 400 | Frisco, TX 75034
Office: (972) 377-0400 | Fax: (972) 377-0080
Cell: (214) 454-3652
CGreene@clsf.com

DATE:

ACCEPTED BY:



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 855-892-0468

Exhibit "A"
(1015 N. HOPSON STREET)

BEING A 0.285 ACRE TRACT OF LAND SITUATED IN THE J. B. MCANAIR SURVEY, ABSTRACT NO. 763, GRAYSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MACIE BENSON MOSS AND HUSBAND, TYLER MOSS, AS RECORDED IN INSTRUMENT NO. 2024-12603, OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID MOSS TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID S. PEDIGO AND SHARON E. PEDIGO, AS RECORDED IN VOLUME 2576, PAGE 99, DEED RECORDS, GRAYSON COUNTY, TEXAS, SAID IRON ROD BEING ON THE EAST LINE OF N. HOPSON STREET;

THENCE NORTH, A DISTANCE OF 82.83 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID MOSS TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHRISTINA A. BELL AND FELIX A. HARCOURT, AS RECORDED IN INSTRUMENT NO. 2019-12981, AFORESAID OFFICIAL RECORDS;

THENCE SOUTH 89° 22' 02" EAST, A DISTANCE OF 151.20 FEET ALONG THE COMMON LINE OF SAID MOSS AND BELL/HARCOURT TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID MOSS TRACT AND THE SOUTHEAST CORNER OF SAID BELL/HARCOURT TRACT, SAID IRON ROD BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUERENA RUTH HOFFMAN, JAMES GARLAND HOFFMAN, SUZAN YVONNE HOFFMAN HENDERSON, LAUREN ELIZABETH HUFF, AND MEREDITH RAE HUFF, AS RECORDED IN INSTRUMENT NO. 2023-21464, SAID OFFICIAL RECORDS;

THENCE SOUTH 00° 20' 50" WEST ALONG THE COMMON LINE OF SAID MOSS AND HOFFMAN/HENDERSON TRACTS, PASSING THE SOUTHWEST CORNER OF SAID HOFFMAN/HENDERSON TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KIMBERLY G. HOLT, AS RECORDED IN INSTRUMENT NO. 2019-14578, SAID OFFICIAL RECORDS, AT A DISTANCE OF 50.50 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MOSS AND HOLT TRACTS A TOTAL DISTANCE OF 80.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID MOSS TRACT AND THE MOST NORTHERLY SOUTHWEST CORNER OF SAID HOLT TRACT, SAID IRON ROD BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TOM JONSE AND WIFE, MARY LOUISE JONSE, AS RECORDED IN VOLUME 1303, PAGE 294, AFORESAID DEED RECORDS;

THENCE SOUTH 88° 03' 02" WEST, A DISTANCE OF 69.76 FEET ALONG THE COMMON LINE OF SAID MOSS AND JONSE TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID JONSE TRACT AND THE NORTHEAST CORNER OF AFORESAID PEDIGO TRACT;

THENCE NORTH 89° 08' 35" WEST, A DISTANCE OF 81.00 FEET ALONG THE COMMON LINE OF SAID MOSS AND PEDIGO TRACTS TO THE POINT OF BEGINNING AND CONTAINING 12,428 SQUARE FEET OR 0.285 OF ONE ACRE OF LAND.



Registered Professional Land Surveyor

Survey Plat of even date attached hereto and made a part hereof.

Date: 08/13/25

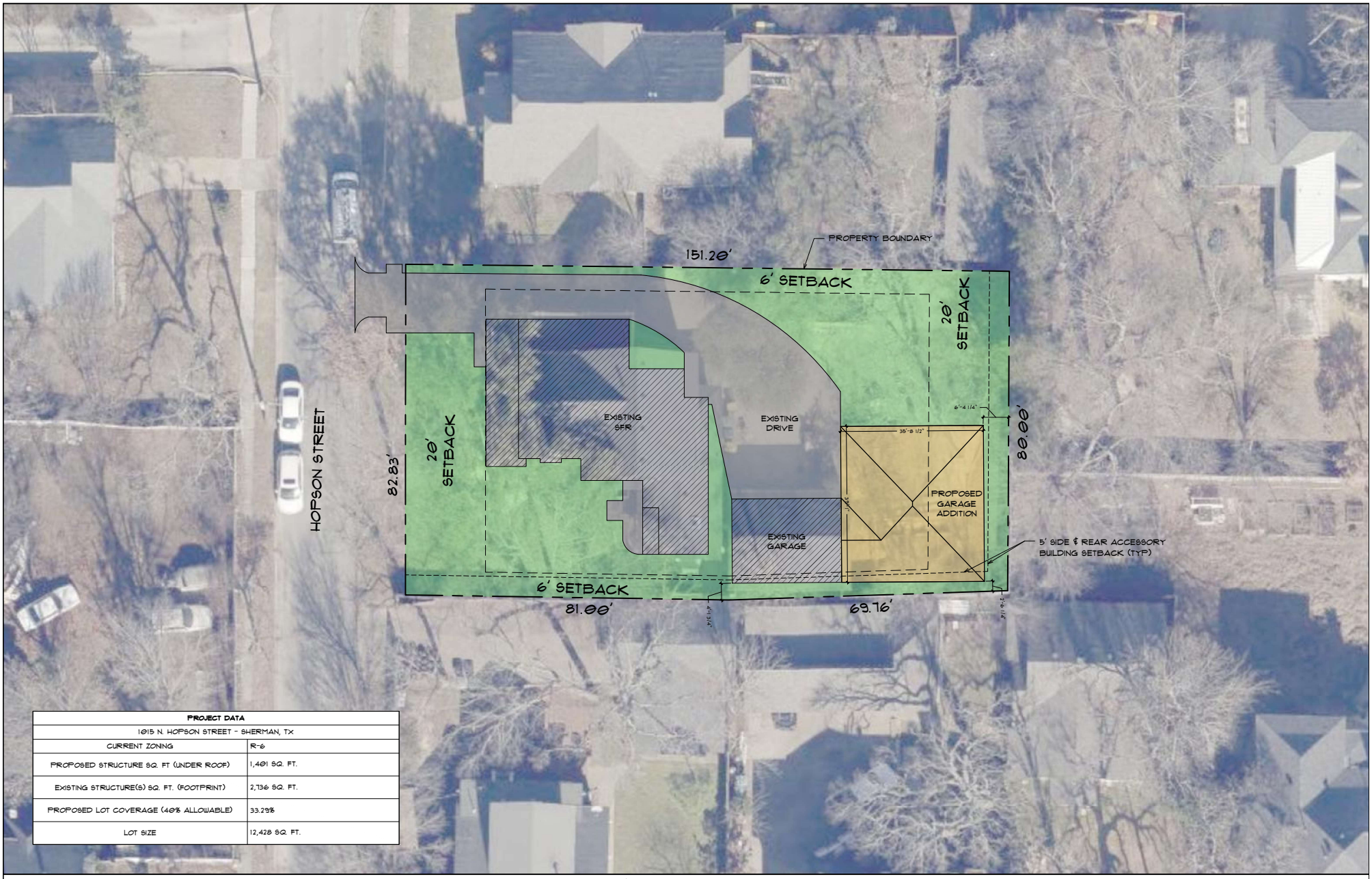
1015 N. Hopson Street - Proof of Hardship/Narrative

I have several historic vehicles that I maintain and use in shows and parades and want to protect them from the elements in an aesthetically pleasing way that matches the look, feel and energy of the neighborhood. Living in a historic home is a blessing but comes with responsibility to maintain the character and charm and classiness of the home and neighborhood. Additionally, the reason for the setback variance being that I have 4 children under 5 and want to not only protect those historic antiques but ensure my children and future custodians of the property have a yard to enjoy and play in. This addition will maximize the use of the property and be a lovely addition to the home.

For these reasons we are requesting that a Special Exception be made to the standard setbacks as required by the City of Sherman. Please see the attached site plan for reference. This exception would allow the garage addition to be built contiguously with my existing detached garage.

Thank you,

Max Brandenburg



PROJECT DATA	
1015 N. HOPSON STREET - SHERMAN, TX	
CURRENT ZONING	R-6
PROPOSED STRUCTURE SQ. FT (UNDER ROOF)	1,401 SQ. FT.
EXISTING STRUCTURE(S) SQ. FT. (FOOTPRINT)	2,736 SQ. FT.
PROPOSED LOT COVERAGE (40% ALLOWABLE)	33.29%
LOT SIZE	12,428 SQ. FT.

GENERAL SITE PLAN NOTES:

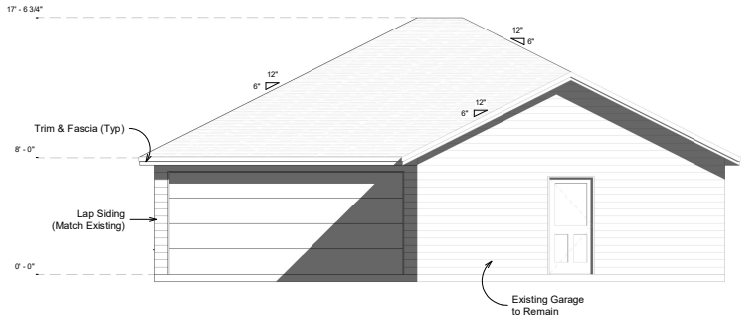
1. PROPERTY BOUNDARY OBTAINED FROM CLIENT PROVIDED SURVEY.

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

0 10' 20'

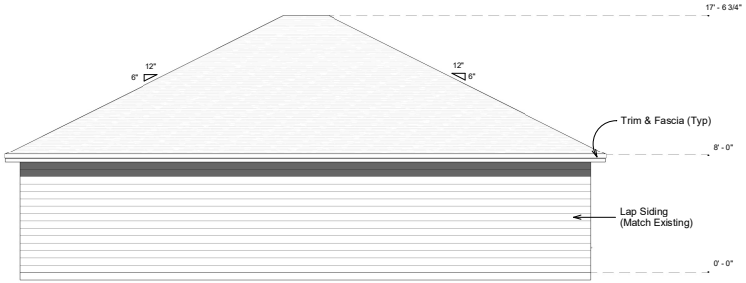


Front Elevation

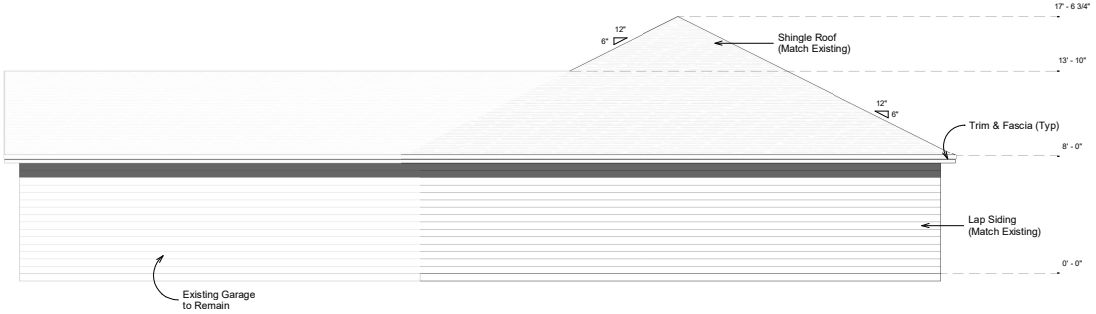


Right Elevation

INCOMPLETE PLANS
NOT FOR CONSTRUCTION - FOR REVIEW ONLY



Left Elevation



Rear Elevation

Elevation Views

Project number	Brandenburgh
Date	11/25/25
Drawn by	JCS
Checked by	JCS

A7

Scale 1/4" = 1'-0"

COPYRIGHT NOTICE:
THESE PLANS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS BY SIAS DRAFTING & DESIGN AND MAY NOT BE REPRODUCED OR MODIFIED IN ANY FORM OR MANNER, NOR MAY ANY PROPERTY OF SIAS DRAFTING & DESIGN BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SIAS DRAFTING & DESIGN. ALL PLANS ARE PROPERTY OF SIAS DRAFTING & DESIGN.
COPYRIGHT © ALL RIGHTS RESERVED - SIAS DRAFTING & DESIGN

Project Address:
1015 N. Hopson Street
Sherman, TX 75092

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

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 29.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4700 BLOCK NORTH LOY LAKE ROAD (Project No. 000266-2025)

The request of John H. Pulliam (Owner), Spiars Engineering (Applicant), and Spiars Engineering and Surveying (Surveyor) concerning the property located at 4700 Block North Loy Lake Road, consisting of 67.341 acres, being a part of the T.J. Shannon Survey, Abstract No. 1138, and currently located within the E.T.J. (Extraterritorial Jurisdiction) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District with a base zoning of MF-15 (Multifamily Residential) District.

Background:

The property is located at 4700 Block North Loy Lake Road. The owner would like a Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District with a base zoning of MF-15 (Multifamily Residential) District and C-1 (Retail Business) District.

The proposed development would allow single-family dwelling units for rent by right, and to dedicate a 4.65 acre tract of land to follow the C-1 retail business zoning district standards.

Origination:

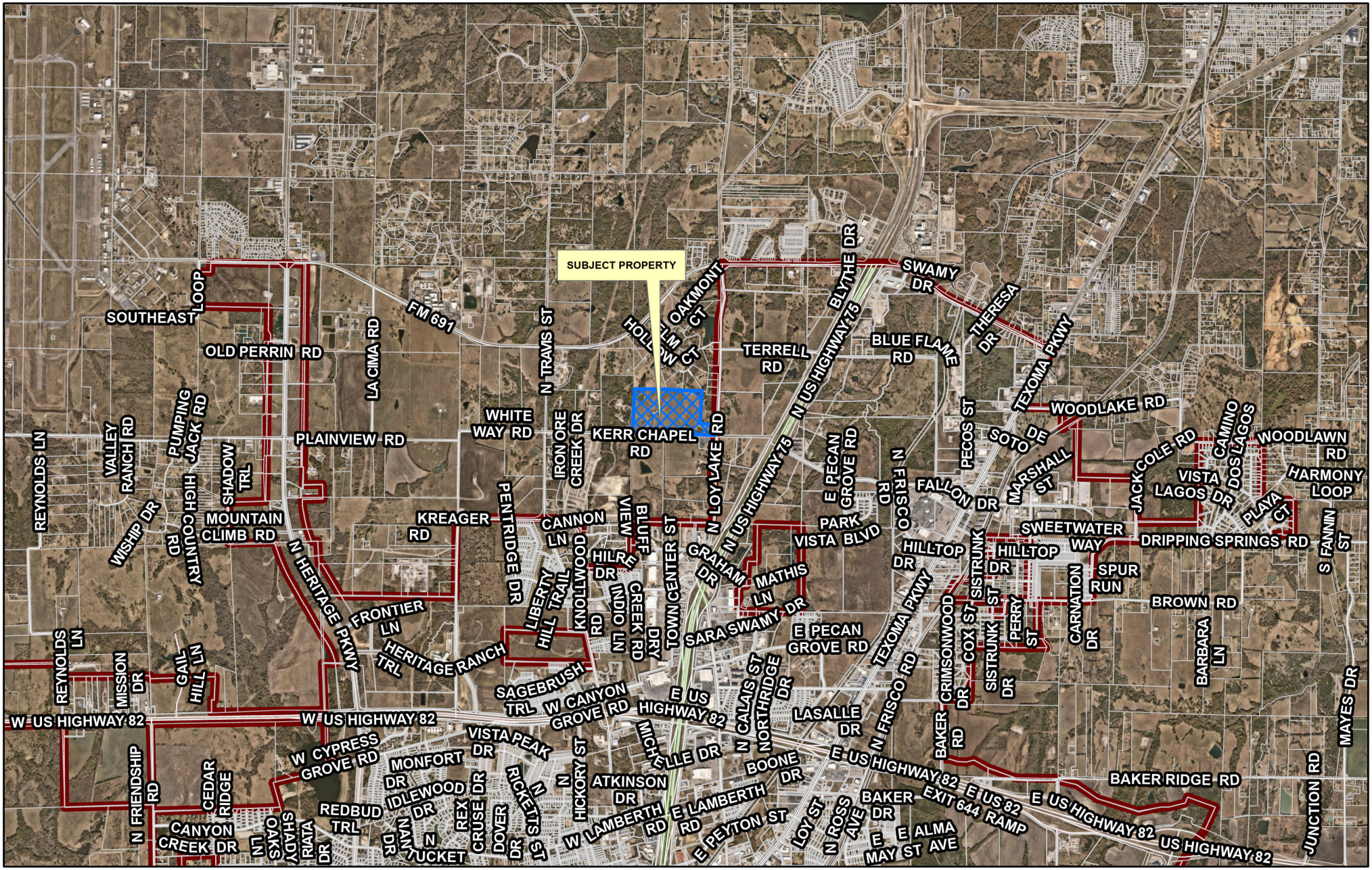
The request of John H. Pulliam (Owner), Spiars Engineering (Applicant), and Spiars Engineering and Surveying (Surveyor).

Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

1. Location Map
2. Property Notification Sign
3. Survey
4. Project Narrative
5. Planned Development Document
6. Site Plan
7. Zoning Exhibit
8. Elevations
9. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

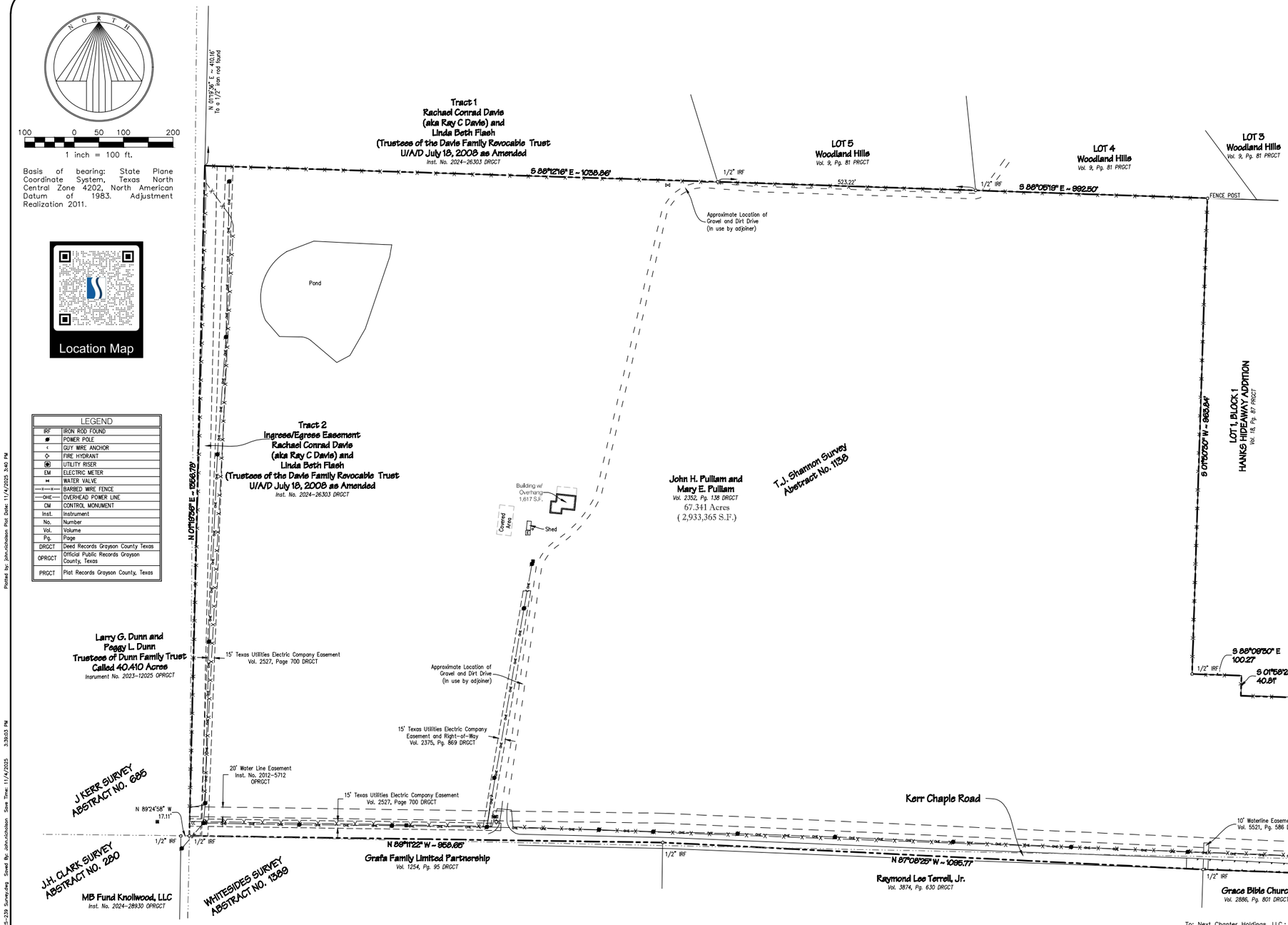
Development Services Department

CITY OF SHERMAN
LOCATION MAP
4700 BLK N LOY LAKE RD

N
W E
S

Date: 12/30/2025 3:45 PM


Sherman
CLASSIC TOWN, BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000266-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229



N O R T H

100 0 50 100 200

1 inch = 100 ft.

Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Location Map

LEGEND	
IRF	IRON ROD FOUND
●	POWER POLE
‹	GUY WIRE ANCHOR
◇	FIRE HYDRANT
◉	UTILITY RISER
EM	ELECTRIC METER
⋈	WATER VALVE
—I—X—	BARBED WIRE FENCE
—OHE—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT
Inst.	Instrument
No.	Number
Vol.	Volume
Pg.	Page
DRGCT	Deed Records Grayson County Texas
OPRGCT	Official Public Records Grayson County, Texas
PRGCT	Plat Records Grayson County, Texas

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

Fidelity National Title Insurance Company, G.F. No. FTDAL-34-9003425005621, Effective 10/12/2025

10(k)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Power & Light Company Purpose: As provided in said document Recording Date: February 15, 1937 Recording No: Volume 391, Page 320, Real Property Records Grayson County, Texas; VAGUE AND OUTDATED – UNABLE TO LOCATE
10(l)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Power & Light Company Purpose: As provided in said document Recording Date: March 26, 1941 Recording No: Volume 425, Page 42, Real Property Records Grayson County, Texas; DOES NOT AFFECT
10(m)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: Lone Star Gas Company Purpose: As provided in said document Recording Date: September 3, 1912 Recording No: Volume 217, Page 560, as affected by Partial Release recorded in Volume 1264, Page 421, and further affected by Instrument recorded in Volume 2393, Page 927, Real Property Records Grayson County, Texas; DOES NOT AFFECT

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

Fidelity National Title Insurance Company, G.F. No. FTDAL-34-9003425005621, Effective 10/12/2025

10(n)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Utilities Electric Company Purpose: As provided in said document Recording Date: March 5, 1997 Recording No: Volume 2527, Page 700, Real Property Records Grayson County, Texas; AFFECTS AS SHOWN
10(o)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: City of Sherman Purpose: As provided in said document Recording Date: March 27, 2012 Recording No: under Clerk's File No. 2012-00005712, Real Property Records Grayson County, Texas; AFFECTS AS SHOWN
10(p)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: Grace Bible Church Purpose: As provided in said document Recording Date: September 25, 2014 Recording No: Volume 5521, Page 586, Real Property Records Grayson County, Texas; AFFECTS AS SHOWN

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

Fidelity National Title Insurance Company, G.F. No. FTDAL-34-9003425005621, Effective 10/12/2025

10(q)	Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Utilities Electric Company Purpose: As provided in said document Recording Date: January 10, 1995 Recording No: Volume 2375, Page 869, Real Property Records Grayson County, Texas; AFFECTS AS SHOWN
10(r)	Notice to Purchasers of Real Property Choctaw Watershed Water Improvement District Recording Date: December 16, 1994 Recording No.: Volume 2372, Page 162, Real Property Records Grayson County, Texas; DOES NOT AFFECT
10(s)	Matters contained in that certain document Entitled: Partial Release of Liens and Temporary Easement Agreement Dated: September 30, 1975 Executed by: Lucy Kidd Worthley, et al Recording Date: September 23, 1986 Recording No: Volume 1714, Page 21,Volume 1861, Page 786, Volume 1861, Page 791, Real Property Records Grayson County, Texas; AFFECTS AND BLANKET IN NATURE

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the T. J. Shannon Survey, Abstract No. 1138, and the Whitesides Survey, Abstract No. 1389, City of Sherman, Grayson County, Texas, being part of a called 284.346 acre tract conveyed to John H. Pulliam and Mary E. Pulliam, by deed recorded in Volume 2352, Page 138 of the Deed Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a mag nail found in the approximate centerline of N Loy Lake Road and the apparent south line of Kerr Chaple Road, and being at the northeast corner of a tract of land conveyed to Grace Bible Church, by deed recorded in Volume 2886, Page 801 of said Deed Records;

THENCE N 87°58'36" W, 522.09 feet, along said apparent southern line of Kerr Chaple Road and the north line of said Grace Bible Church tract, to a 1/2" iron rod found at the northwest corner of said Grace Bible Church tract and the northeast corner of a tract of land conveyed to Raymond Lee Terrell, Jr., by deed recorded in Volume 3874, Page 630, of said Deed Records;

THENCE N 87°08'25" W, 1095.77 feet, with the north line of said Raymond Lee Terrell, Jr. tract and with said Kerr Chaple Road, to a 1/2" iron rod found at the northwest corner of said Raymond Lee Terrell, Jr. tract and being the northeast corner of a tract of land conveyed to Grafa Family Limited Partnership, described in deed recorded in Volume 1254, Page 95, of said Deed Records;

THENCE N 89°11'22" W, 958.65 feet, with the north line of said Grafa Family Limited Partnership tract and with said Kerr Chaple Road, to a 1/2" iron rod found at the southeast corner of a tract of land conveyed to Larry G. Dunn and Peggy L. Dunn, by deed recorded in Instrument No. 2023-12025, of the Official Public Records of Collin County, Texas, from which a 1/2" iron rod found at the northwest corner of said Grafa Family Limited Partnership tract and the northeast corner of a tract of land conveyed to MB Fund Knollwood, LLC, by deed recorded in Instrument No. 2024-28930, of said Official Public Records bears N 89°24'58" W, 17.11 feet;

THENCE N 01°19'36" E, 1356.78 feet, with the east line of said to Larry G. Dunn and Peggy L. Dunn tract, to a point at the southwest corner of a tract of land described as Tract 1, conveyed to Rachael Conrad Davis (aka Ray C Davis) and Linda Beth Flash, by deed recorded in Instrument No. 2024-26303, of said Deed Records, from which a 1/2" iron rod found at the northeast corner of said Larry G. Dunn and Peggy L. Dunn tract and a west corner of said Tract 1 bears N 01°19'36" E, 410.16 feet;

THENCE S 88°12'16" E, 1038.86 feet, with the south line of said Tract 1, to a 1/2" iron rod found at the southeast corner of Tract 1 and the southwest corner of Lot 5, Woodland Hills, an addition to the City of Sherman according to the plat recorded in Volume 9, Page 81, of the Plat Records of Collin County, Texas;

THENCE S 88°05'19" E, 992.50 feet with the south line of said Lot 5 and Lot 4 of said Woodland Hills, to a fence post found at the northwest corner of Lot 1, Block 1, Hanks Hideaway Addition, an addition to the City of Sherman according to the plat recorded in Volume 18, Page 87, of said Plat Records;

THENCE, with the west and south lines of said Hanks Hideaway Addition, the following:

S 01°50'30" W, 963.84 feet, to a 1/2" iron rod found;
S 88°09'30" E, 100.27 feet, to a point;
S 01°58'24" W, 40.81 feet, to a point;
S 88°07'33" E, 456.54 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent west asphalt line of said N Loy Lake Road;

THENCE S 01°47'37" W, 355.32 feet, with said N Loy Lake Road, to the POINT OF BEGINNING with the subject tract containing 2,933,365 square feet or 67.341 acres of land.

SURVEYOR'S CERTIFICATE

To: Next Chapter Holdings, LLC.;
John H. Pulliam and Mary E. Pulliam;
Fidelity National Title Insurance Company; and
Fidelity National Title Agency, Inc.:

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 optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 10/17/25.

Date of Plat or Map: 11/4/25

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown hereon.
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

Darren K. Brown, RPLS 5252

darren.brown@spiarsengineering.com

None 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 Panel 48181C0280F. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPELS No. F-2121 and No. F-10043100 • www.spiarsengineering.com
website

ALTA/NSPS LAND TITLE SURVEY

CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Part of
John H. Pullman and Mary E. Pullman Tract

Issue Dates:
11/4/25

Date
Revisions

Scale: 1" = 100'
Drawn By: JAN
Checked By: DKB
Sheet 1
of 1
JOB # 25-239

Plotted by: John.Nicholson Plot Date: 11/4/2025 3:40 PM
Drawing: C:\2025 JOBS\25-239 Next Chapter Sherman\SURVEY\DWG\25-239 Survey.dwg Saved By: John.nicholson Save Time: 11/4/2025 3:39:03 PM

Next Chapter Neighborhoods Sherman Planned Development Narrative

The applicant, Next Chapter Neighborhoods, on behalf of the property owner, John H. Pulliam and Mary E. Pulliam, is requesting annexation into the City of Sherman and approval of a Planned Development District for 67.34 acres located at the northwest corner of Kerr Chapel Road and Loy Lake Road, identified as GCAD Parcel ID 115679. The property is currently located in the City of Sherman's ETJ; therefore, this PD application will run concurrently with an annexation application to the City of Sherman.

The purpose of the Next Chapter Neighborhoods PD is to dedicate 62.69 acre tract of land to follow the MF-15 zoning district standards and allow single-family dwelling units for rent by right, and to dedicate a 4.65-acre tract of land to follow the C-1 retail business zoning district standards.

-EXHIBIT B-

Next Chapter Neighborhoods - Sherman Planned Development Standards

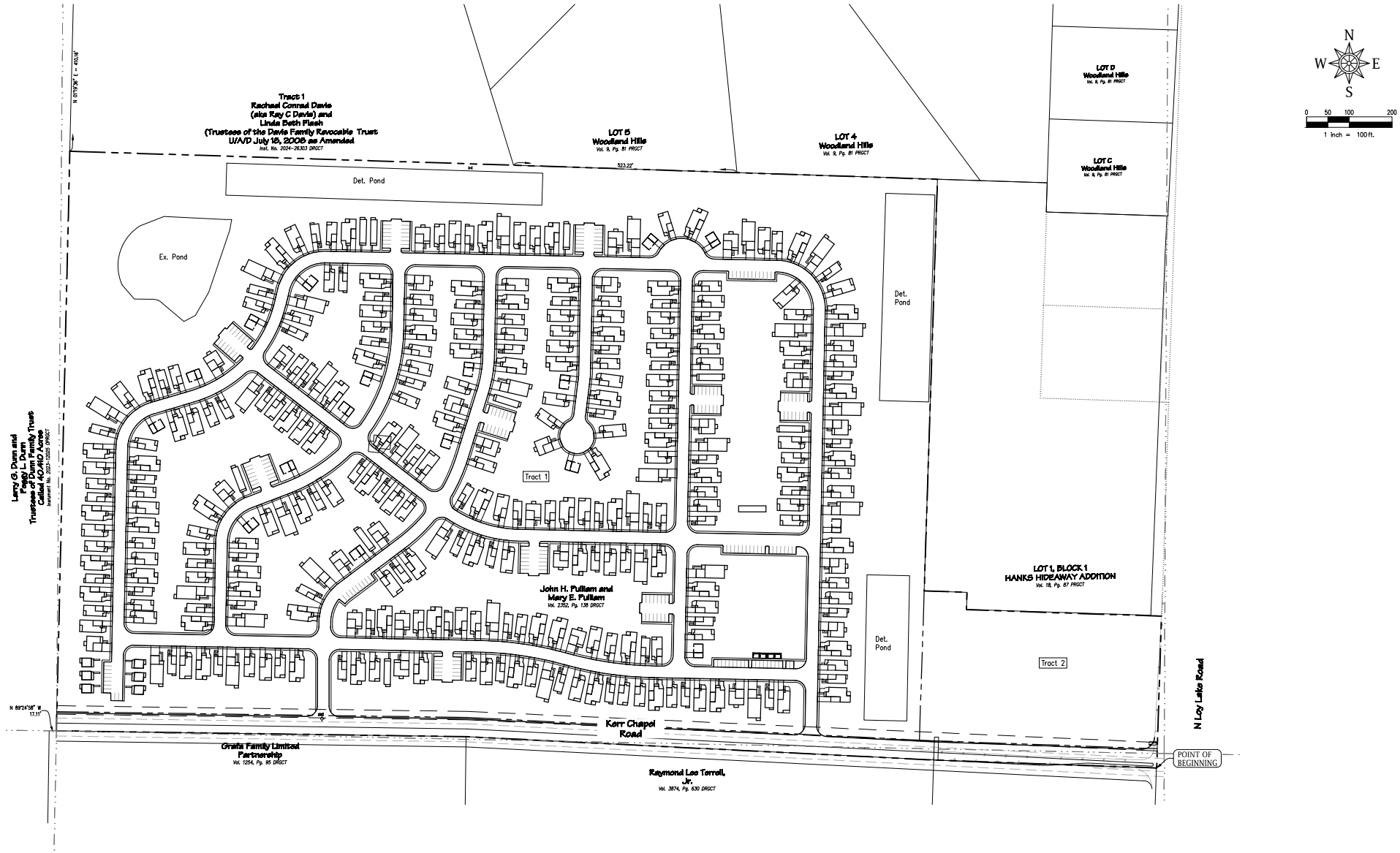
1. **Introduction**
   a. **Purpose and Intent**
   The purpose and intent of the Next Chapter Neighborhoods PD is to dedicate a tract of land to follow the MF-15 zoning district standards to and dedicate a tract of land to the C-1 retail business district standards.
   b. **Community Location and Size**
   Next Chapter Neighborhoods is a 67.34-acre property located at the northwest corner of Kerr Chapel Road and Loy Lake Road, east of U.S. Highway 75.
   c. **Subdistricts Created**
   This PD is divided into two subdistricts (Proposed Tract 1 and Proposed Tract 2) as shown in Exhibit A, Zoning Exhibit. These subdistricts are as follows:
      i. **Residential Subdistrict (Proposed Tract 1):** The purpose of this subdistrict is to provide high-quality multifamily development with amenities such as, but not limited to, a clubhouse and park. Requirements for the base zoning district MF-15 will apply in this subdistrict.
      ii. **Commercial Subdistrict (Proposed Tract 2):** The purpose of this subdistrict is to provide commercial development. Requirements for the base zoning district C-1 will apply in this subdistrict.

2. **Site and Building Standards – Tract 1**
   The Proposed Tract 1 development shall conform to the MF-15 District standards except as noted below.
   a. Permitted Uses
   All uses permitted in the MF-15 district shall be allowed. The following additional use is allowed by right:
      1) Single-family dwelling units for rent

   b. Development Standards
      (a) Floor area. The total floor area of any dwelling unit shall not be less than 775 square feet, exclusive of any non-heated spaces and garage areas.
      (b) Landscaping requirements. All landscape requirements shall comply with the non-residential landscape requirements as stated in section 14.04.006 (d)
         i. The minimum fifteen (15) foot street buffer provided at the perimeters of a proposed development site where adjacent to a public right-of-way may include any existing or proposed utility easements.
      (c) Minimum building separation. A minimum building separation between all buildings on the lot shall be ten (10) feet, as measured from building face to building face. Additionally, building eaves or overhangs shall be permitted to encroach into this ten (10) foot separation by a distance of 10 inches for each building.

c. Material Standards
Allowable building material shall include brick, stone, CMU concrete block, lap siding, Hardie board siding, and similar materials. No minimum requirement for specific materials shall apply. For avoidance of doubt, no vinyl siding shall be permitted.

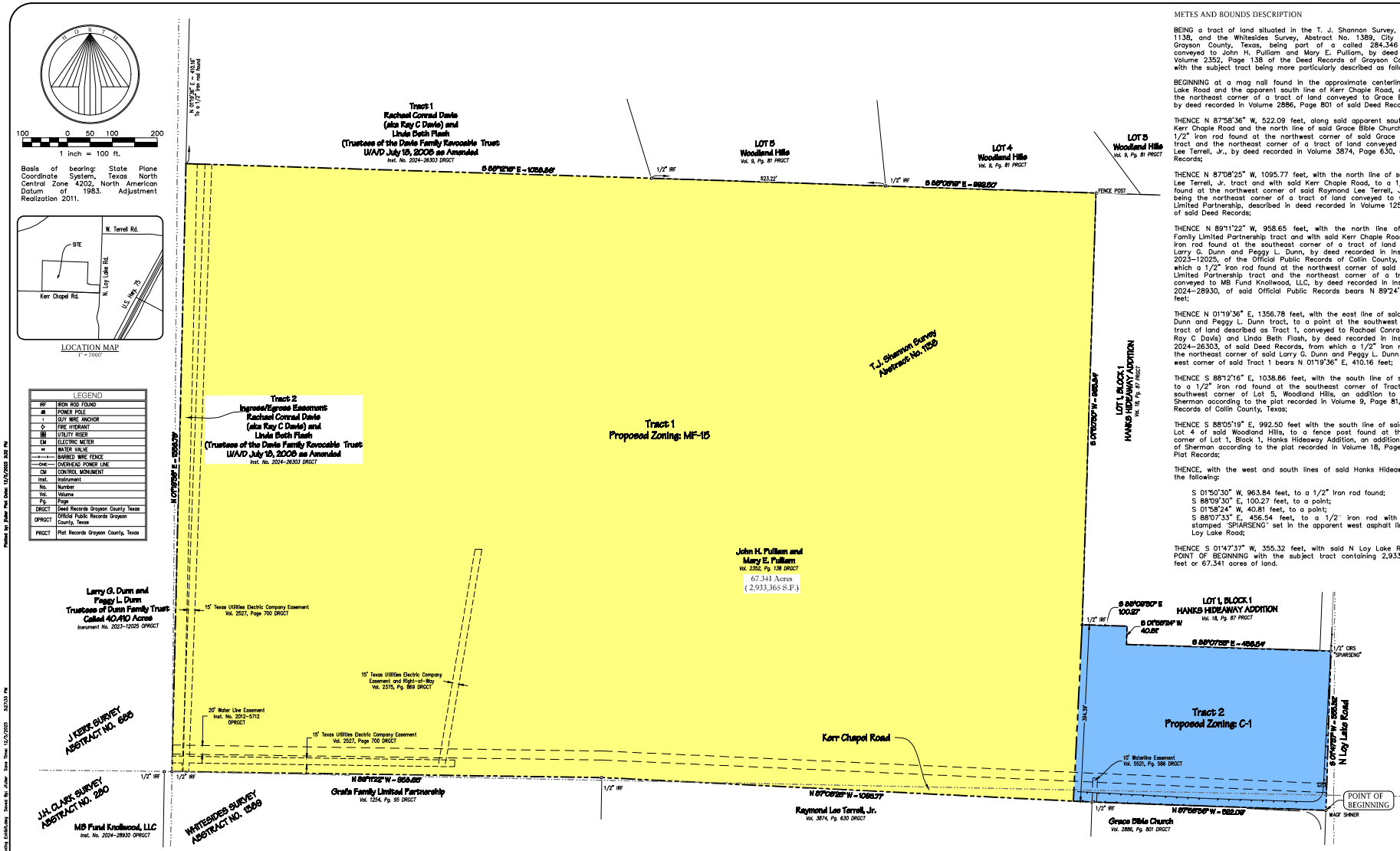
3. Site and Building Standards – Tract 2
The proposed Tract 2 development shall conform to the C-1 Retail Business District standards.



SITE PLAN EXHIBIT

NEXT CHAPTER NEIGHBORHOODS

Sheet 1 of 1 Scale: 1" = 100' SEI Job No.: 25-239



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the T. J. Shannon Survey, Abstract No. 1138, and the Whitesides Survey, Abstract No. 1389, City of Sherman, Grayson County, Texas, being part of a called 284.346 acre tract conveyed to John H. Pulliam and Mary E. Pulliam, by deed recorded in Volume 2352, Page 138 of the Deed Records of Grayson County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a mag nail found in the approximate centerline of N Loy Lake Road and the apparent south line of Kerr Chapple Road, and being at the northeast corner of a tract of land conveyed to Grace Bible Church, by deed recorded in Volume 2886, Page 801 of said Deed Records;

THENCE N 87°58'36" W, 522.09 feet, along said apparent southern line of Kerr Chapple Road and the north line of said Grace Bible Church tract, to a 1/2" iron rod found at the northwest corner of said Grace Bible Church tract and the northeast corner of a tract of land conveyed to Raymond Lee Terrell, Jr., by deed recorded in Volume 3874, Page 630, of said Deed Records;

THENCE N 87°08'25" W, 1095.77 feet, with the north line of said Raymond Lee Terrell, Jr. tract and with said Kerr Chaple Road, to a 1/2" iron rod found at the northwest corner of said Raymond Lee Terrell, Jr. tract and being the northeast corner of a tract of land conveyed to Grafa Family Limited Partnership, described in deed recorded in Volume 1254, Page 95, of said Deed Records;

THENCE N 88°11'22" W, 958.65 feet, with the north line of said Grafa Family Limited Partnership tract and with said Kerr Chaple Road, to a 1/2" iron rod found at the southeast corner of a tract of land conveyed to Larry G. Dunn and Peggy L. Dunn, by deed recorded in Instrument No. 2023-12025, of the Official Public Records of Collin County, Texas, from which a 1/2" iron rod found at the northwest corner of said Grafa Family Limited Partnership tract and the northeast corner of a tract of land conveyed to MB Fund Knollwood, LLC, by deed recorded in Instrument No. 2024-28930, of said Official Public Records bears N 89°24'58" W, 17.11 feet;

THENCE N 01°19'36" E, 1356.78 feet, with the east line of said to Larry G. Dunn and Peggy L. Dunn tract, to a point at the southwest corner of a tract of land described as Tract 1, conveyed to Rachael Conrad Davis (aka Ray C Davis) and Linda Beth Flash, by deed recorded in Instrument No. 2024-26303, of said Deed Records, from which a 1/2" iron rod found at the northeast corner of said Larry G. Dunn and Peggy L. Dunn tract and a west corner of said Tract 1 bears N 01°19'36" E, 410.16 feet;

THENCE S 88°12'16" E, 1038.86 feet, with the south line of said Tract 1, to a 1/2" iron rod found at the southeast corner of Tract 1 and the southwest corner of Lot 5, Woodland Hills, an addition to the City of Sherman according to the plat recorded in Volume 9, Page 81, of the Plat Records of Collin County, Texas;

THENCE S 88°05'19" E, 992.50 feet with the south line of said Lot 5 and Lot 4 of said Woodland Hills, to a fence post found at the northwest corner of Lot 1, Block 1, Hanks Hideaway Addition, an addition to the City of Sherman according to the plat recorded in Volume 18, Page 87, of said Plat Records;

THENCE, with the west and south lines of said Hanks Hideaway Addition, the following:

S 01°50'30" W, 963.84 feet, to a 1/2" iron rod found;
S 88°09'30" E, 100.27 feet, to a point;
S 01°58'24" W, 40.81 feet, to a point;
S 88°07'33" E, 456.54 feet, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set in the apparent west asphalt line of said N Loy Lake Road;

THENCE S 01°47'37" W, 355.32 feet, with said N Loy Lake Road, to the POINT OF BEGINNING with the subject tract containing 2,933,365 square feet or 67.341 acres of land.

Case No. ZC2025-
ZONING EXHIBIT

NEXT CHAPTER SHERMAN

IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
T. J. SHANNON SURVEY, ABSTRACT NO. 1138
WHITESIDES SURVEY, ABSTRACT NO. 1389
2,933,365 Sq. Ft./67.341 Acres

OWNER
John H. Pulliam & Mary E. Pulliam
43 Red Oak Ct.
Sherman, TX 75092

ENGINEER / SURVEYOR/
Spiars Engineering, Inc.
501 W. President George Bush Hwy., Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

APPLICANT
Next Chapter Neighborhoods
2500 Trade Center Dr.
Evans, GA 30809
Telephone: (706) 842-9380
Contact: Shane

Scale: 1"=100' Nov-25 SEI Job No. 25-239

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPELS No. F-2121 and No. F-10043100 • www.spiarseng.com

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 6, 2026 Sent via Email

Jackie Fuller
501 W. President George Bush Highway Ste.200
Richardson, TX 75080

Dear Applicants,

The request of a Public Hearing and Zone Change from R-A (Residential Agricultural) District to PD (Planned Development) District with a base zoning of MF-15 (Multifamily Residential) District located in the 4700 Block North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, 2026, at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. No development shall occur on a site without approval of a detailed site plan. *(Sec. 14.02.021(e)(2))*
5. 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.
6. 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.
7. Annexation is required prior to City Council approval.

Engineering Comments:

8. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
9. City wastewater does not serve subject property. On-site sewage facility or extension of wastewater main by developer is required. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); 10.03.005; Grayson County Subdivision Regulations 4.4.1; 4.4.2*
10. Internal water and wastewater lines and internal streets will be privately owned and maintained.
11. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for

review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*

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

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. 30.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4305 NORTH TRAVIS STREET (Project No. 000267-2025)

The request of Creed Canyon Partners, Ltd. (Owner) and Helvey-Wagner Surveying, LLC (Surveyor) concerning the property located at 4305 North Travis Street, consisting of 0.895 acres being a part of the John Jennings Survey, Abstract No. 647, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to a PD (Planned Development) District with a base zoning of C-1 (Retail Business) District.

Background:

The property is located at 4305 North Travis Street. The property owner would like a Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to a PD (Planned Development) District with a base zoning of C-1 (Retail Business) District.

Origination:

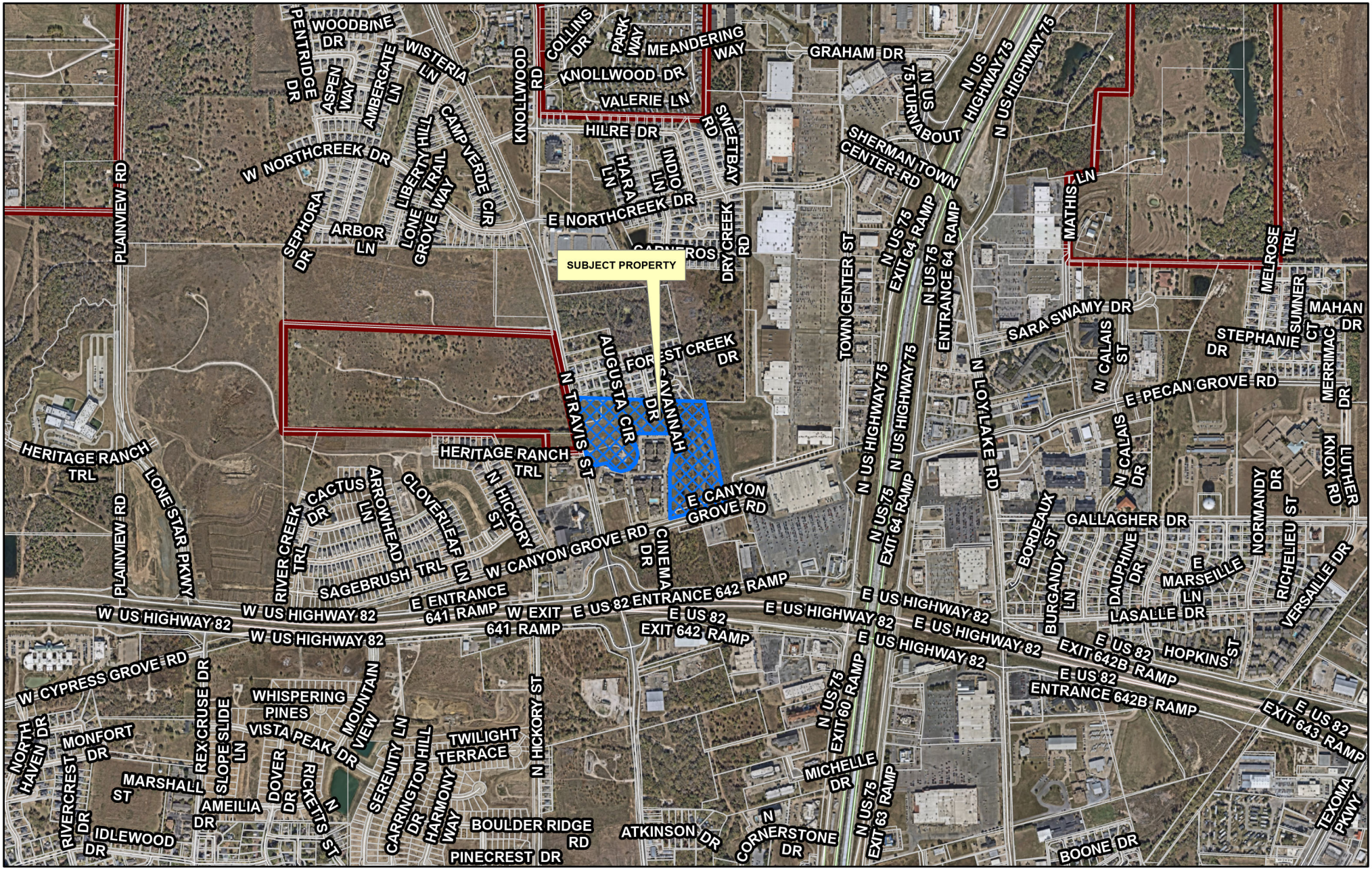
The request of Creed Canyon Partners, Ltd. (Owner) and Helvey-Wagner Surveying, LLC (Surveyor).

Staff Recommendation:

Staff has no recommendation.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Planned Development Documents
7. Site Plan
8. Staff Review Letter



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
4305 N TRAVIS ST

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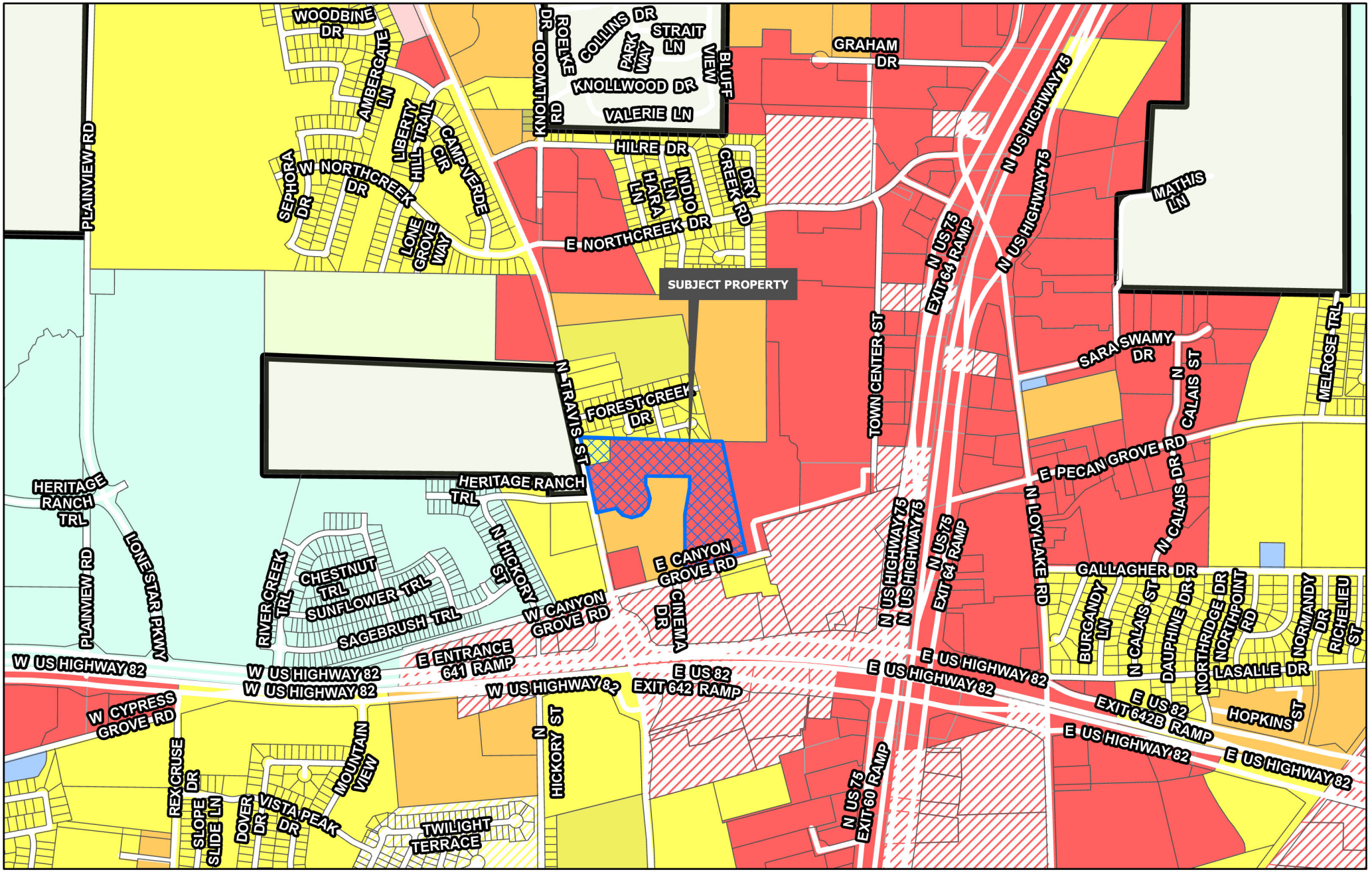

Sherman
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Development Services Department

- 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 4305 N TRAVIS ST

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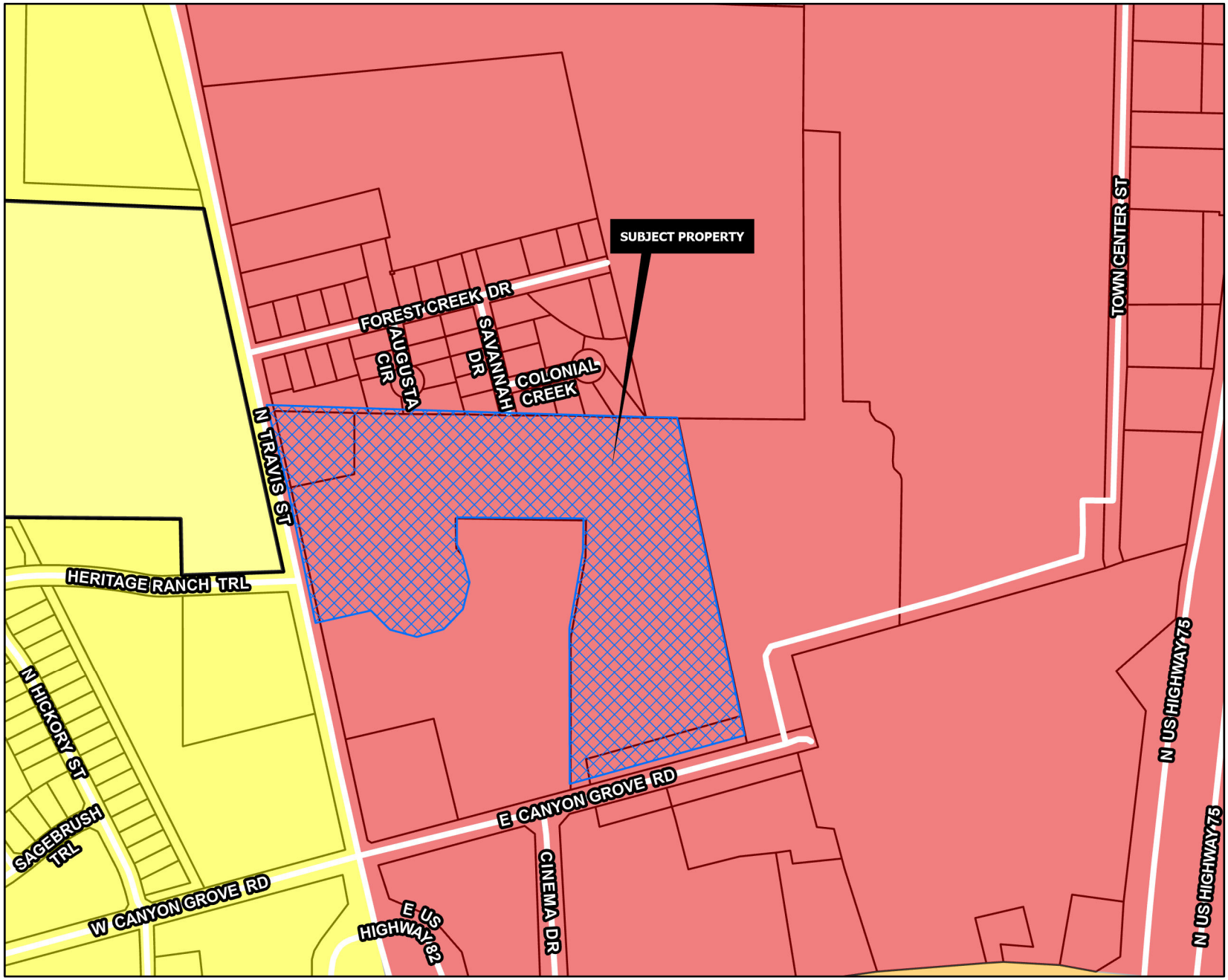

REGIONAL COMMERCIAL

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
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Development Services Department

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

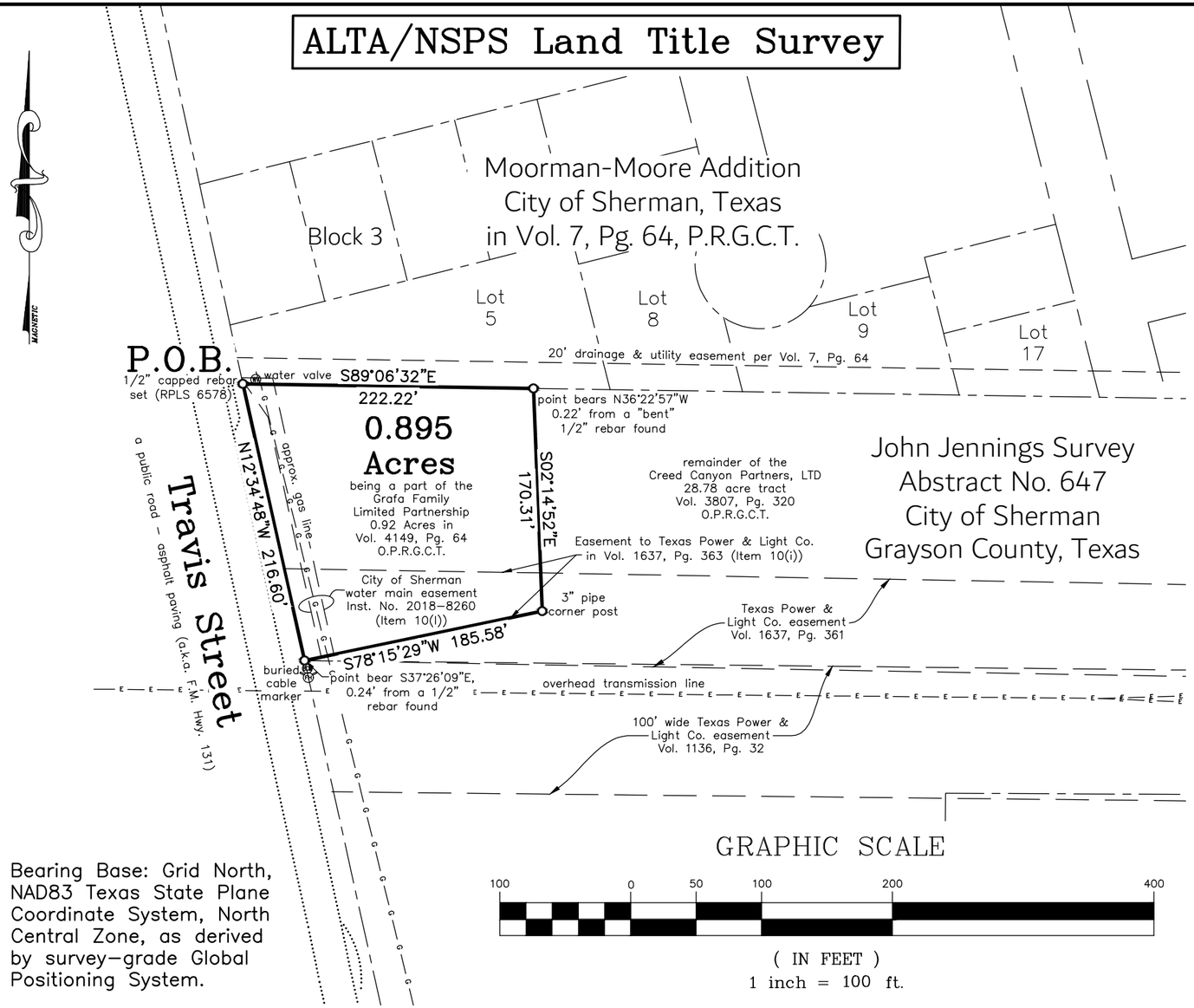
CITY OF SHERMAN
FUTURE LAND USE MAP
4305 N TRAVIS ST

N W E S

Date: 12/30/2025 3:45 PM


Sherm
CLASSIC TOWN. BRO
4305 N Travis St
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000267-2025
Planning & Zoning Map:
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

ALTA/NSPS Land Title Survey



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

Subject Property Address: 4305 N. Travis Street, Sherman, Texas 75092

GROSS LAND AREA: 0.895 ACRES and/or 38,991 SQUARE FEET

Easement Certification pursuant to title commitment provided by Chicago Title Company, Effective Date of February 24, 2023 and Issued on April 20, 2023, GF No. 4712023377:

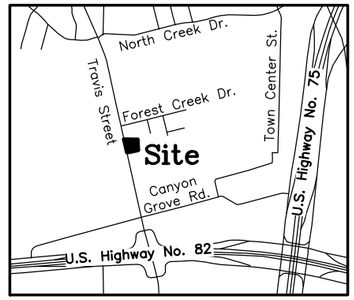
10(f). The location of easement to The Texas Pipe Line Company in Volume 792, Page 469, D.R.G.C.T. DOES AFFECT the subject property and is "blanket" in nature and cannot be plotted.

10(g). The location of easement to Texas Power & Light Co. in Volume 857, Page 365, D.R.G.C.T. DOES NOT AFFECT the subject property.

10(i). The location of easement to Texas Power & Light Co. in Volume 1637, Page 363, R.P.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

10(l). The location of easement to the City of Sherman, Texas in Inst. No. 2018-8260, O.P.R.G.C.T. DOES AFFECT the subject property, as shown hereon.

Vicinity Map
(not to scale)



LEGAL DESCRIPTION:

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the John Jennings Survey, Abstract No. 647, being a part of the 0.92 acres conveyed by General Warranty Deed with Vendor's Lien from Laura Belle Foster to Grafa Family Limited Partnership on November 15, 2006, as recorded in Volume 4149, Page 64, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar set (RPLS 6578) lying in the East right-of-way line of Travis Street (aka: F.M. Highway No. 131) and in the North line of said Grafa Family Limited Partnership 0.92 ac., at the Southwest corner of Lot 5, Block 3 of Moorman-Moore Addition to the City of Sherman, as per plat of record in Volume 7, Page 64, Plat Records, Grayson County, Texas and being the Northwest corner of the herein described tract;

THENCE South 89 deg. 06 min. 32 sec. East, with the South line of said Lot 5, a distance of 222.22 ft. to the most Northerly Northwest corner of the remainder of 28.78 acres conveyed to Creed Canyon Partners, LTD, as recorded in Vol. 3807, Pg. 320, said Official Public Records, and being the Northeast corner of both said Grafa Family Limited Partnership 0.92 ac. and the herein described tract, from which point bears North 36 deg. 22 min. 57 sec. West, 0.22 ft. from a "bent" 1/2 inch rebar found;

THENCE South 02 deg. 14 min. 52 sec. East, with a West line of said Creed Canyon Partners, LTD remainder of 28.78 ac., a distance of 170.31 ft. to a 3 inch pipe corner post found at the Southeast corner of both said Grafa Family Limited Partnership 0.92 ac. and the herein described tract;

THENCE South 78 deg. 15 min. 29 sec. West, with the North line of said Creed Canyon Partners, LTD remainder of 28.78 ac. and the South line of said Grafa Family Limited Partnership 0.92 ac., a distance of 185.58 ft. to the most Westerly Northwest corner of said Creed Canyon Partners, LTD remainder of 28.78 ac. and the Southwest corner of the herein described trac,t lying in the East right-of-way line of said Travis Street, from which point bears South 37 deg. 26 min. 09 sec. East, 0.24 ft. from a 1/2 inch rebar found;

THENCE North 12 deg. 34 min. 48 sec. West, with the East line of said Travis Street, a distance of 216.60 ft. to the **PLACE OF BEGINNING** and containing **0.895 ACRES** of land.

This is to certify to: Grafa Family Limited Partnership (Owner), Fifty Mission Capital, LLC (Buyer) and Chicago Title and/or its underwriters and to whom else it may concern 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 Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3 and 4 of Table A thereof. The field work was completed on March 21, 2023.

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

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

Kate A. Wagner, R. P. L. S. No. 6578
Registered Professional Land Surveyor No. 6578
Date of Plat or Map: April 24, 2023

Job No. BGS240423

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

P:\Land Projects R2\4305-N-Travis-Street-Sherman\Civil 3D\4305 N.Travis Street - ALTA.dwg 4/13/2023 10:01 AM

PROJECT NARRATIVE
Planned Development (PD) – Mixed-Use Tilt-Wall Commercial Development City of Sherman, Texas

Creed Business Park – Planned Development



Creed Canyon Partners, Ltd.
December 10, 2025 Application
January 21, 2026 Submission
February 16, 2026 City Council

Prepared For:
City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Submitted By:
Creed Canyon Partners, Ltd.
Owner
3930 W FM 120
Denison, TX 75020

Engineering Consultant:
Manhard Consulting
8144 Walnut Hill Lane
Suite 750
Dallas, TX 75231

Design & Build:
HBA Design Build
222 W Walnut Street
Suite 200
Celina, TX 75009

Purpose and Guiding Principles: Creed Business Park is a master planned business park designed to develop and enhance business opportunities within City of Sherman. The property submits the rezoning application to Planned Development (PD) and approval of associated development standards and concept plan.

Location: Approximately 18 acres bordered by Travis Street (West), Canyon Grove Road (South), an existing residential subdivision (North), and Sherman Town Center (East).

Total Buildings: 5

Maximum Total Building Area: 82,700 square feet (combined)

1. Purpose of Request

The applicant is requesting a zoning change into a Planned Development (PD) district to allow a high-quality, mixed-use commercial project on an approximately 18-acre tract. The PD will permit up to five (5) free-standing commercial buildings, with a combined maximum building area of 82,700 square feet, designed to accommodate a mix of retail, restaurant, office, and service-oriented uses.

The PD framework is requested in order to:

- Ensure coordinated, master-planned development across the 18-acre site;
- Establish tailored development standards that address the unique adjacency to Sherman Town Center to the east and existing residential uses to the north;
- Provide flexibility in building placement and tenant mix while maintaining clear limits on intensity and adherence to City goals.

2. Site and Surrounding Context

The approximately 18-acre site is located in a key retail and growing household area within Sherman:



Borders
West: Travis Street
South: Canyon Grove Road
East: Sherman Town Center, an established regional commercial hub
North: Existing residential subdivision

This location presents an opportunity to create a compatible commercial and mixed-use buffer between the higher-intensity retail uses of Sherman Town Center and the residential neighborhood to the north, while reinforcing Travis Street and Canyon Grove Road as important commercial and mobility corridors.

Existing public utilities and roadway infrastructure in the vicinity support the proposed level of development. The PD will allow the City of Sherman and applicant to coordinate access and land use patterns with the established Town Center and the adjacent neighborhood.

3. Proposed Land Use and Development Program

The PD will allow commercial and mixed-use development as generally shown on the Concept Plan (attached as an exhibit). The primary components are:

- Five (5) free-standing commercial buildings constructed utilizing tilt-wall concrete construction.
- Total building area is estimated to be: 82,700 square feet for the entire PD.
- Building heights: One to two stories, consistent with adjacent commercial and compatible with nearby residential.
- Anticipated uses:
    - Retail (neighborhood and community-serving)
    - Restaurants and food-and-beverage users (including potential outdoor dining)
    - Professional and/or medical offices
    - Personal and business services
    - Other commercial uses compatible with a mixed-use commercial environment
    - Indoor Sports, Recreational Uses

The PD will aggregate C1 and C2 uses consistent with the City's commercial categories and compatible with proximity to residential development, with the option to expressly prohibit higher-impact or industrial-type uses as outlined in the PD standards.

4. Planned Development Standards (Summary)

The PD is intended to work in tandem with the City's underlying commercial zoning standards, with modifications primarily in the areas of:

Use mix and intensity: Overall square footage is estimated at 82,700 square feet and ensuring a predominance of retail, restaurant, and office uses.

Site layout: Allowing coordinated internal circulation, shared parking, and flexible building placement within the PD boundary.

Transition to residential: Providing enhanced buffering, landscaping, and height controls along the northern boundary adjacent to the residential subdivision.

Architectural character: Requiring tilt-wall construction with architectural enhancements and cohesive design standards for all buildings.

A detailed PD ordinance and concept plan will be submitted, specifying:

1. Permitted Uses
    a. Predominantly C1
    b. To include these following aspects of C2, by right:
        i. Alcoholic beverage establishments
        ii. Automobile accessory and supply store
        iii. Automobile repair, body work or painting
        iv. Bakery, wholesale
        v. Boat/recreational vehicle rental
        vi. Building material sales or monument sales
        vii. Contractors or construction offices, equipment sales, rental and repair
        viii. Contractors or construction offices, equipment sales, rental and repair WITH outdoor storage
        ix. Exterminator
        x. Greenhouse, plant and nursery
        xi. Laboratory
        xii. Pawn shops
        xiii. Skating rink, commercial
        xiv. Tattoo Studio
        xv. Veterinarian, Animal Hospital, pound or shelter indoor or outdoor
        xvi. Wholesale establishment including storage
        xvii. Machine Tools, Sales and Service
        xviii. Trucking, Carting, Crating, Express Handling and Storage
        xix. Warehousing
2. Setbacks
    a. Landscape buffer North – 10 Feet
    b. Building(s) North – 40 Feet

    c. Landscape buffer West – 15 Feet
    d. Retail Building West – 15 Feet
    e. Wellhead Variance to 150 Feet from 200 Feet per ordinance
3. Maximum building height – 30 Feet
4. Parking standards – 351; over 48% over required parking per code,
5. Landscaping and screening requirements,
6. Signage framework – three monuments.

5. Building Design and Tilt-Wall Construction

Three, potentially, four of the buildings within the PD will utilize tilt-wall concrete construction, chosen for its durability, structural performance, and life-cycle cost efficiency. The smaller of the two retail buildings fronting Travis Street will be commercial steel.

Design characteristics include:

Tilt-up concrete panels as the primary structural/exterior system, with steel framing and conventional roof systems.

Architectural treatments such as panel reveals, form liners, color variation, canopies, and integrated masonry or stone veneer accents, to provide visual interest and avoid monotonous wall planes. Glazing/storefront systems on primary elevations, especially those facing internal drives, Sherman Town Center, and public streets, to promote an active, pedestrian-friendly environment. Human-scale detailing at entries and along walkways, including awnings, canopies, and enhanced paving where appropriate.

Building massing, height, and orientation will be carefully managed along the northern edge of the PD to maintain compatibility with adjacent residential uses.

6. Site Layout, Access, and Circulation

The PD site plan is organized to function as an integrated commercial campus, with multiple access points and clear internal circulation.

- Vehicular Access

Travis Street (West): Primary points of ingress/egress will be provided on Travis Street, with driveway locations coordinated with City staff for appropriate spacing and alignment.

Internal circulation: A network of internal drives will connect all buildings, parking fields, and service areas, with drive aisles designed to City standards and fire access requirements.

- Parking

On-site, shared surface parking will be provided in accordance with City parking requirements for the PD's permitted uses.

Building	Park(ed)	Park by Code	Addn'l Park	Over Parked
A	75	51	24	47.06%
B	76	50	26	52.00%
Retail C	65	45	20	44.44%
Retail D	17	15	2	13.33%
E	118	75	43	57.33%
Total	276	185	91	49.19%

ADA-compliant spaces will be located near main building entrances.
The shared parking approach is anticipated to efficiently accommodate varying peak demands among retail, restaurant, and office users.

- Service and Loading

Service/loading areas and trash enclosures will be located to the side or rear of buildings and screened from public street frontages, the residential subdivision to the north, and customer-facing façades, consistent with City standards.

7. Pedestrian Connectivity and Relationship to Adjacent Uses

The PD is designed to provide safe, logical pedestrian connections:

Internal sidewalks and walkways linking all buildings to parking areas and to public sidewalks along Travis Street and Canyon Grove Road.

Marked crosswalks across internal drives where appropriate.

Opportunities, where feasible, to visually and functionally relate to Sherman Town Center to the east, helping extend the commercial activity in a cohesive manner.

Outdoor seating, patio/dining areas, and small gathering spaces to reinforce a pedestrian-friendly environment.

8. Landscaping, Screening, and Buffers

Landscaping and screening will meet or exceed City of Sherman requirements, with particular attention to the interface with residential uses.

Northern boundary (residential interface): Enhanced landscape buffers, fence screening and thoughtful building orientation to minimize noise, light, and visual impacts on adjacent homes may be used.

Perimeter landscaping: Along Travis Street and Canyon Grove Road to establish an attractive streetscape and clear project identity.

Parking lot landscaping: Islands and shade trees within parking fields to break up pavement and provide shade.

Equipment screening: Mechanical equipment and dumpsters will be screened with materials compatible with the primary buildings, supplemented by landscaping where appropriate.

9. Utilities and Stormwater Management

The PD will utilize and extend existing public utility infrastructure as needed, in coordination with the City of Sherman and utility providers.

10. Compatibility and Community Benefits

The PD is designed to provide a compatible transition between Sherman Town Center and existing residential areas, while supporting the City's economic development objectives.

Compatibility Features

Height, massing, and buffering along the northern residential edge.

Shared access and complementary land-uses adjacent to Sherman Town Center, strengthening this established regional node.

Commercial uses limited to those appropriate adjacent to residential neighborhoods.

Community and Economic Benefits

New neighborhood - and community-serving retail, dining, and service options for Sherman residents arriving out of the new Heritage Ranch project (West) and Austin Landing (North).

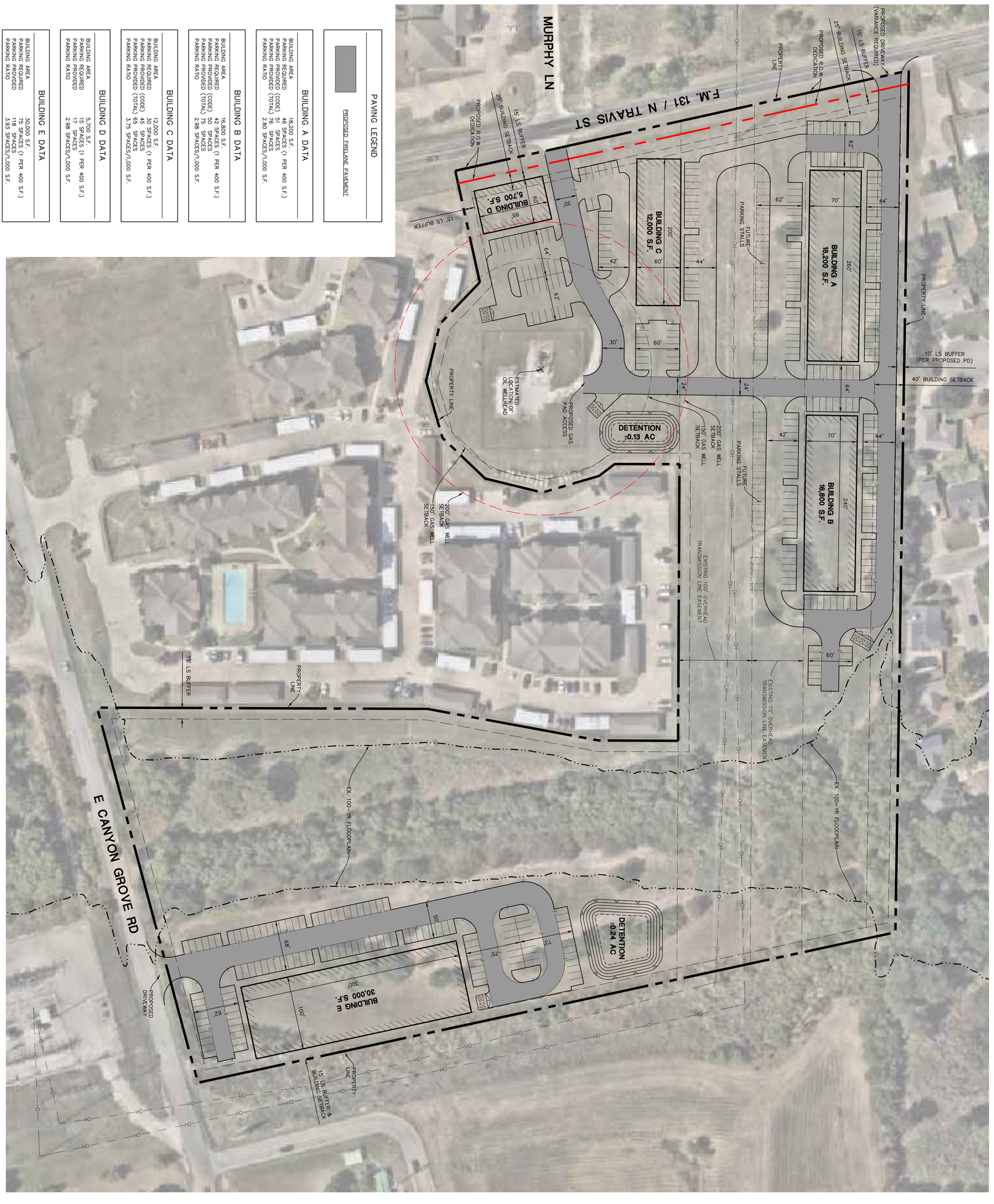
Long-term, high-quality building stock via tilt-wall construction, supporting tax base stability and reduced maintenance.

A coordinated, master-planned commercial development that improves the function and appearance of this key 18-acre site.

11. Conclusion

The requested Planned Development (PD) zoning for the approximately 18-acre tract at Travis Street and Canyon Grove Road will allow for a carefully master-planned, five-building, commercial development with a maximum of 82,700 square feet. The PD provides a clear framework for permitted uses, intensity, design, and buffering that ensures compatibility with adjacent residential properties and integration with Sherman Town Center.

The applicant respectfully requests approval of the PD rezoning and associated concept plan, in recognition of the project's consistency with City policies, its provision of needed commercial services, and its contribution to the long-term economic vitality of this area of Sherman.



PAVING LEGEND

PROPOSED FIRELANE PAVEMENT

BUILDING A DATA	
BUILDING AREA	18,200 S.F.
PARKING REQUIRED	46 SPACES (1 PER 400 S.F.)
PARKING PROVIDED (CODE)	51 SPACES
PARKING PROVIDED (TOTAL)	76 SPACES
PARKING RATIO	2.80 SPACES/1,000 S.F.

BUILDING B DATA	
BUILDING AREA	16,800 S.F.
PARKING REQUIRED	42 SPACES (1 PER 400 S.F.)
PARKING PROVIDED (CODE)	50 SPACES
PARKING PROVIDED (TOTAL)	75 SPACES
PARKING RATIO	2.98 SPACES/1,000 S.F.

BUILDING C DATA	
BUILDING AREA	12,000 S.F.
PARKING REQUIRED	30 SPACES (1 PER 400 S.F.)
PARKING PROVIDED (CODE)	45 SPACES
PARKING PROVIDED (TOTAL)	65 SPACES
PARKING RATIO	3.75 SPACES/1,000 S.F.

BUILDING D DATA	
BUILDING AREA	5,700 S.F.
PARKING REQUIRED	15 SPACES (1 PER 400 S.F.)
PARKING PROVIDED	17 SPACES
PARKING RATIO	2.98 SPACES/1,000 S.F.

BUILDING E DATA	
BUILDING AREA	30,000 S.F.
PARKING REQUIRED	75 SPACES (1 PER 400 S.F.)
PARKING PROVIDED	118 SPACES
PARKING RATIO	3.93 SPACES/1,000 S.F.

SCALE: 1"=60'

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PR. CODE: CP

SHEET

DRAWN BY: KLH

DATE: 12/1/2025

PROJ. MGMT.: KLH

PROJ. ASSOC.: KLH

SHERMAN MIXED-USE DEVELOPMENT

F.M. 131, SHERMAN, TEXAS

CONCEPT PLAN

Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

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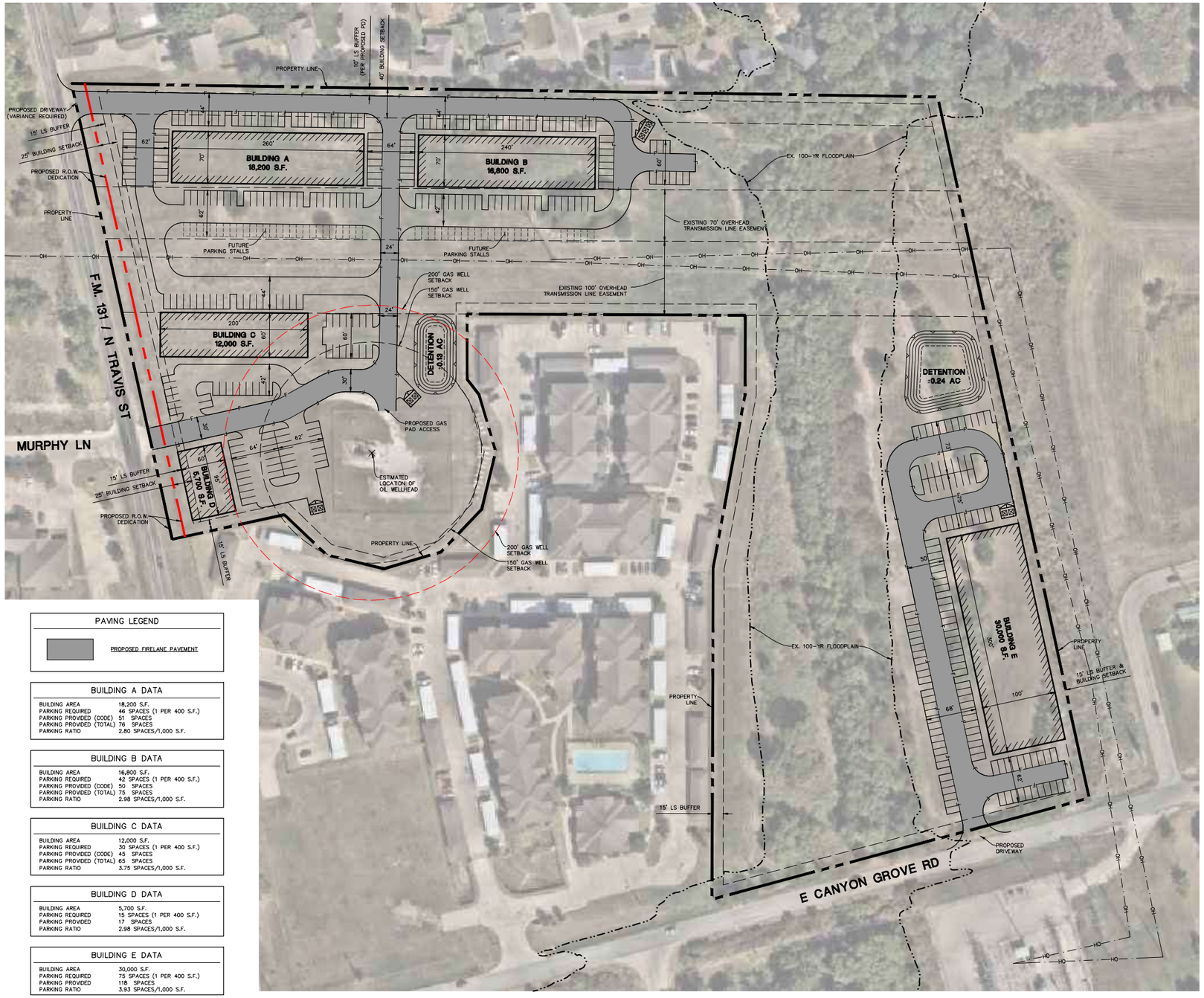
CONCEPT PLAN



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SCALE: 1"=60'

PAVING LEGEND

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Plot Date: 12/01/25 Dwg Name: O:\Promotional Projects\MBA Design + Build\Sherman Mixed-Use Site\MCL CONCEPT PLAN - 150ft Setback.dwg Updated By: KHedges

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
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SHERMAN MIXED-USE DEVELOPMENT

F.M. 131, SHERMAN, TEXAS

CONCEPT PLAN

PROJ. MGR.: KLH
PROJ. ASSOC.: KLH
DRAWN BY: KLH
DATE: 12/1/2025

SHEET
CP
PR CODE

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CONCEPT PLAN

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

January 6, 2026 Sent via Email

Matthew Looney
3930 W FM 120
Denison, TX 75020

Dear Applicants,

The request of a Public Hearing and Zone Change from R-6 (Single Family Residential) District and C-1 (Retail Business) District to a PD (Planned Development) District with a base zoning of C-1 (Retail Business) District located at 4305 North Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, January 13, 2026, at 5:00 P.M. in the City Council Chambers at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (stevend@cityofsherman.com). *(Code of Ordinances Chapter 3.02(c))*
3. Impact fees will be required at the time of building permit application. *(Chapter 13, Article. 13.11)*
4. No development shall occur on a site without approval of a detailed site plan. *(Sec. 14.02.021(e)(2))*
5. 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.
6. 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:

7. Platting of the property is required. *Code of Ordinances Chapter10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
8. Internal water and wastewater lines will be privately owned and maintained.
9. All requirements of the Floodplain Ordinance shall be followed. *Code of Ordinances Chapter 3, Article 3.12*
10. 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*

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

Fire Services

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

*Existing well places proposed buildings within unapproved radius

12. Section 5706.3.1.3 is hereby amended to read as follows:
    a. [ ] 5706.3.1.3 Buildings.
        i. Wells shall not be drilled within 200 feet of buildings not necessary to the operation of the well.
    b. [ ] 5706.3.1.3.2 Existing wells.
        i. Where wells are existing, buildings shall not be constructed within the distances set forth in Section 5706.3.1 for separation of wells or buildings.

The following are for buildings without an automatic sprinkler system:

*Unsure if or which buildings are sprinkled

13. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
14. [ ] 503.1.1 Amended - The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200' 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. *(Located In City Ordinances Amendments)*

The following are for buildings with an automatic sprinkler system:

15. [ ] 507.5.1 - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
16. [ ] 903.3.7 Amended - Fire department connections for automatic sprinkler systems shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate with the Authority Having Jurisdiction's Knox key. *(Located In City Ordinances Amendments)*
17. [ ] 914.3.1.1.1.1 Amended - Exterior access door directly into the sprinkler control room is required. *(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.

18. [ ] 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)*
19. [ ] 505.1 Amended - Strip malls in addition to the front identification shall provide the name of the business and numeric address or suite identifier on the rear access door. Town homes with rear alley garage access in addition to the front identification shall provide the numeric address near the garage door. *(Located In City Ordinances Amendments)*

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

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

Respectfully,

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

cc: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
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. 31.

Meeting Date: 1/13/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

900 EAST WELLS STREET (Project No. 000268-2025)

The request of Wells BHCP, LLC (Owner), Michael Carlisle (Applicant), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 900 East Wells Street consisting of 4.208 acres, being a part of the G.B. Pilant Survey, Abstract No. 963, being Lots 4, 5, and 6, Block 22 and Lots 1, 2 and 3, Block 21, a part of Lots 1, 2, and 3, Block 21 W. Elliotts' Addition, Lots 1 and 2, Block 9 and all of Lots 1, 2, 3 and 4, Block 10, C.L. Stowe's Addition, Lots 1-12, Block 12, W. Elliotts Addition currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

Public Hearing and Zone Change from C-1 (Retail Business) District to R-4 (Patio Home Residential) District.

Background:

The property is located at 900 East Wells Street.The owner would like a Zone Change from C-1 (Retail Business) District to R-4 (Patio Home Residential) District.

The proposed development would allow for 25 homes built as 40' wide lots.

Origination:

The request of Wells BHCP, LLC (Owner), Michael Carlisle (Applicant), and Helvey-Wagner Surveying, Inc. (Surveyor).

Staff Recommendation:

Staff recommends approval of this zone change.

Attachments:

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



Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services Department

CITY OF SHERMAN
LOCATION MAP
900 E WELLS AVE

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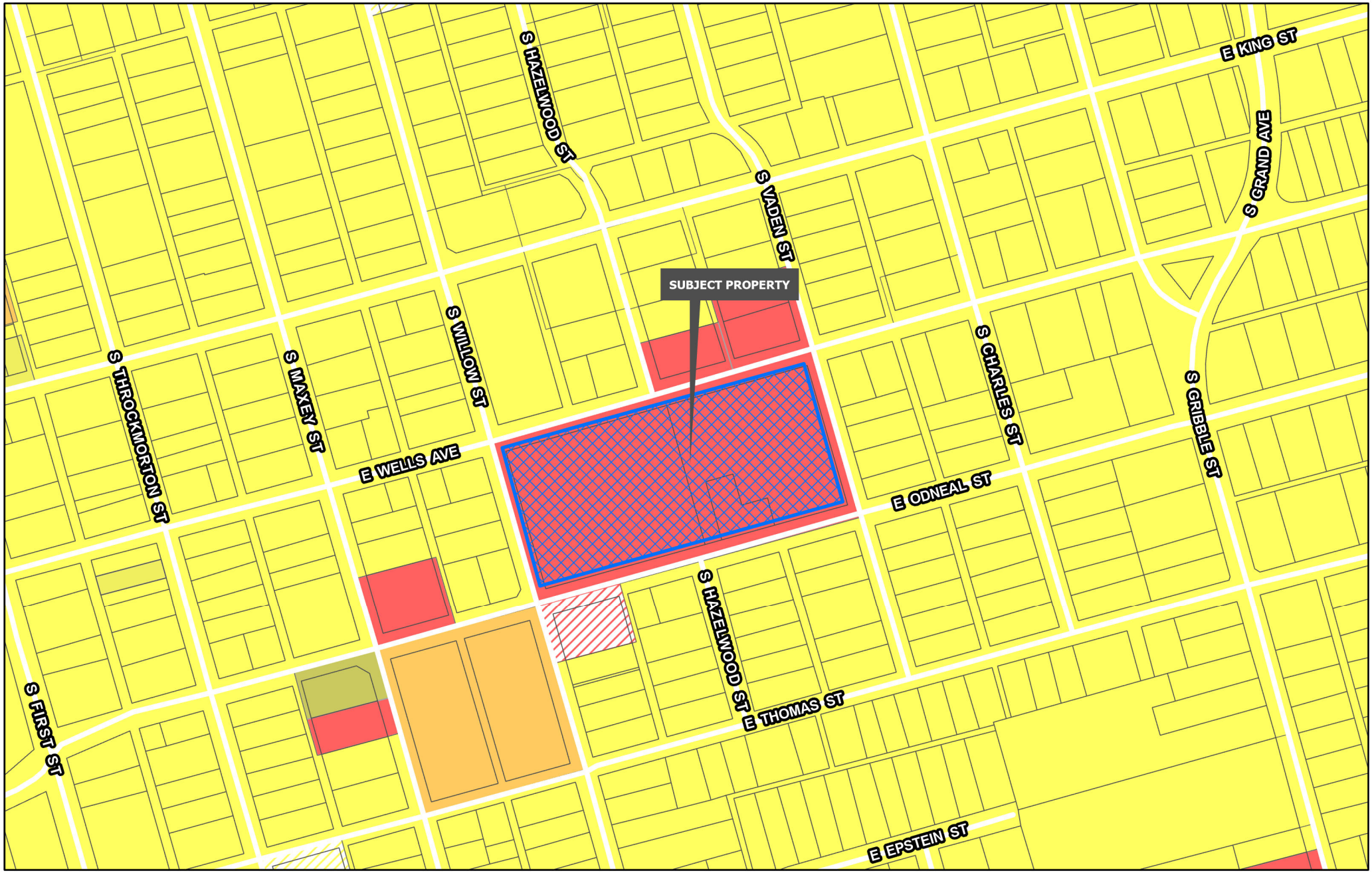

Sherman
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Development Services Department

- 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
900 E WELLS AVE

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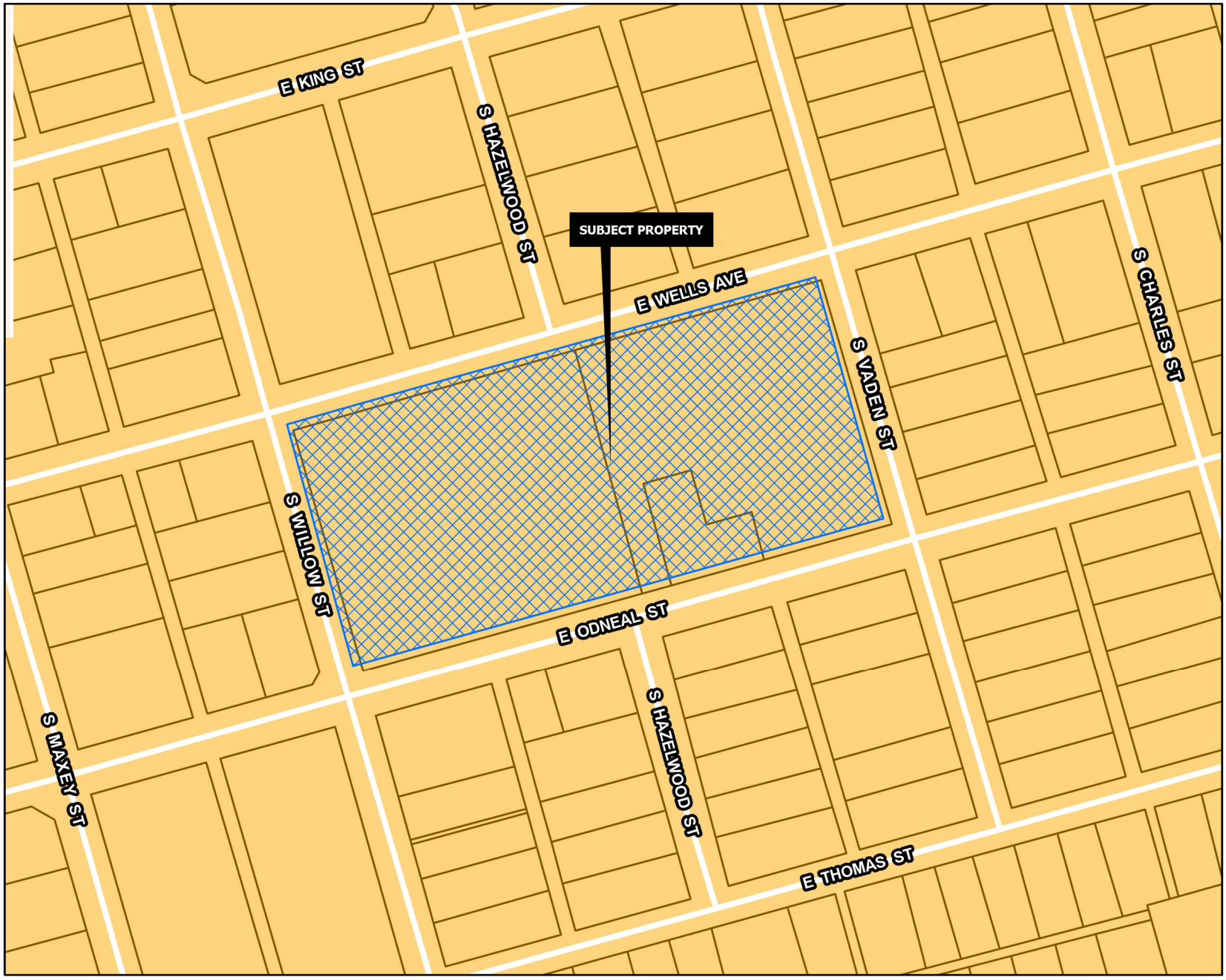

CORE NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

Sherman
CLASSIC TOWN. BROAD HORIZON.
Development Services Department

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

CITY OF SHERMAN
ZONING MAP
900 E WELLS AVE

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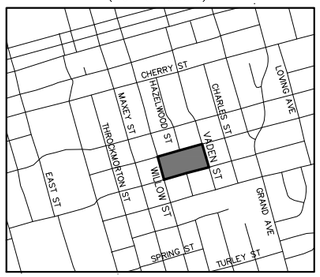
Sherman
CLASSIC TOWN. BROAD HORIZON.
NOTICE OF PROPOSED ZONING CHANGE
PROJECT #: 000268-2025
Planning & Zoning Map
FOR MORE INFORMATION CONTACT:
DEVELOPMENT SERVICES
903-892-7229

Vicinity Map
(not to scale)



Bearing Base: Grid North, Texas State Plane Coordinate System of NAD83, North Central Zone per GPS observations. All distances shown are grid distances.

Note: Those utility lines shown hereon based upon visible and apparent markings found during the course of this survey and utility map provided by the City of Sherman.

G.B. Pilant Survey
Abstract No. 963
Grayson County, Texas

Benchmark 1:
Square set in curb
Elevation: 740.59'

Benchmark 2:
Square set in curb
Elevation: 736.4'

Typical Linework/Symbols

- platted subdivision line
- platted lot line
- 6" water line
- telecommunications line
- 6" sanitary sewer line
- electrical dist./service line
- gas line
- pipe rail fence
- iron fence
- guy wire
- service pole
- light pole
- power pole
- gas meter/gas marker
- gas pipeline marker
- sewer cleanout
- sanitary sewer manhole
- telephone pedestal
- water valve
- fire hydrant
- water meter
- sewer drain lid/manhole
- property corner

Owner: Polu Estates, LLC

Buyer: B&H Capital Partners, LP

Address: 900 E. Wells Street & 1023 E. Odneal Street
Sherman, Texas

Job No. AGS290625

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

This survey is for the sole benefit of the Owners and Buyers stated hereon and Red River Title and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

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

Legal Description is as follows: All of Lots 4, 5 and 6, Block 22 and Lots 1, 2 and 3, Block 21, a part of Lots 1, 2 and 3, said Block 21, and a portion of the 20 ft. wide alley lying within said Block 22 of W. Elliott's Addition to the City of Sherman, Texas as per plat of record in Volume 138, Page 265, Deed Records, Grayson County, Texas, all of Lots 1 and 2, Block 9 and all of Lots 1, 2, 3 and 4, Block 10 and the 20 ft. wide alley lying within said Block 10 of C.L. Stowe's Addition to the City of Sherman, Texas as per plat of record in Volume 122, Page 201, said Deed Records, all of Lots 1 through 12, Block 12 and the 20 ft. wide alley lying East of and adjacent to said Block 12 of W. Elliot's Addition to the City of Sherman, Texas as per plat of record in Volume 101, Pages 4 & 5, said Deed Records all of the 50 ft. wide right-of-way platted as Hazlewood Street (not open) as per both said W. Elliott's Addition and C.L. Stowe's Addition. Field Notes attached herewith.

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

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

Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: June 12, 2025

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Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020
Ph: (903) 463-6191 · Email: kate@helveywagnersurvey.net
Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES
4.208 ACRES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the G.B. Pilant Survey, Abstract No. 963, being all of Lots 4, 5 and 6, Block 22 and Lots 1, 2 and 3, Block 21, a part of Lots 1, 2 and 3, said Block 21, and a portion of the 20 ft. wide alley lying within said Block 22 of W. Elliott's Addition to the City of Sherman, Texas as per plat of record in Volume 138, Page 265, Deed Records, Grayson County, Texas, all of Lots 1 and 2, Block 9 and all of Lots 1, 2, 3 and 4, Block 10 and the 20 ft. wide alley lying within said Block 10 of C.L. Stowe's Addition to the City of Sherman, Texas as per plat of record in Volume 122, Page 201, said Deed Records, all of Lots 1 through 12, Block 12 and the 20 ft. wide alley lying East of and adjacent to said Block 12 of W. Elliot's Addition to the City of Sherman, Texas as per plat of record in Volume 101, Pages 4 & 5, said Deed Records all of the 50 ft. wide right-of-way platted as Hazlewood Street *(not open)* as per both said W. Elliott's Addition and C.L. Stowe's Addition, and being all of the 2.410 acre tract of land conveyed by Warranty Deed with Vendor's Lien from ML Hampton Investments, LLC to Polu Estates, LLC on August 30, 2019 as recorded in Inst. No. 2019-21092, Real Property Records, Grayson County, Texas and all of the 1.799 acre tract of land conveyed by Warranty Deed with Vendor's Lien from ML Hampton Investments, LLC to Polu Estates, LLC on August 30, 2019 as recorded in Inst. No. 2019-21090, said Real Property Records, being more particularly described as one tract by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found at the intersection of the North line of Odneal Street, a public street, with the East line of Willow Street, a public street, at the Southwest corner of said Polu Estates 2.410 ac., Block 12, W. Elliot's Addition and the most Westerly Southwest corner of the herein described tract;

THENCE North 15 deg. 44 min. 05 sec. West, with the East line of said Willow Street and the West line of both said Block 12, W. Elliot's Addition and Polu Estates 2.410 ac., a distance of 299.84 ft. to a 1/2 inch rebar found at the intersection of the East line of said Willow Street with the South line of said Wells Street, a public street, at the Northwest corner of said Block 12, W. Elliot's Addition, Polu Estates 2.410 ac. and the herein described tract;

THENCE North 74 deg. 15 min. 55 sec. East, with the South line of said Wells Street and the North line of all of the following: Polu Estates 2.410 ac. and 1.799 ac., Block 12, W. Elliot's Addition and Blocks 9 & 10, said C.L. Stowe's Addition, a distance of 647.69 ft. to a ½ inch rebar found at the intersection of the West line of Vaden Street, a public street, with the South line of said Wells Street, at the Northwest corner of said Block 10, C.L. Stowe's Addition, Polu Estates 1.799 ac. and the herein described tract;

THENCE South 15 deg. 44 min. 05 sec. East, with the West line of said Vaden Street and the East line of the following: said Block 10, C.L. Stowe's Addition, Block 22, W. Elliott's Addition and Polu Estates 1.799 ac., a distance of 300.00 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" at the intersection of the West line of said Vaden Street with the North line of said Odneal Street, at the Southeast corner of said Block 22 and the most Easterly Southeast corner of both said Polu Estates 1.799 ac. and the herein described tract;

THENCE South 74 deg. 15 min. 55 sec. West, with the North line of said Odneal Street and the South line of both said Block 22 and Polu Estates 1.799 ac., a distance of 152.97 ft. to a 1/2 inch rebar found in the South line of the 20 ft. wide alley within said Block 22, W. Elliott's Addition, at the Southeast corner of the 0.25 acre tract (Tract 1) conveyed to Robert W. Minshew in Inst. No. 2019-21839, said Real Property Records and a Southwest corner of both the herein described tract;

THENCE Northerly, Westerly, and Southerly, over and across the 20 ft. wide alley in said Block 22, W. Elliot's Addition, said Lots 1, 2 & 3, Block 22, W. Elliott's Addition, with the Westerly, Southerly and Easterly lines of said Polu Estates 1.799 ac. and the East, North and West lines of said Minshew 0.25 ac., the following calls and distances:

1. North 15 deg. 45 min. 30 sec. West, a distance of 54.49 ft. to a 1/2 inch rebar found at the most Easterly Northeast corner of said Minshew 0.25 ac. and an Ell corner of both said Polu Estates 1.799 ac. and the herein described tract;
2. South 73 deg. 55 min. 58 sec. West, a distance of 52.28 ft. to a the North base of an iron fence post at an Ell corner of said Minshew 0.25 ac. and a Southwest corner of both said Polu Estates 1.799 ac. and the herein described tract;
3. North 16 deg. 17 min. 21 sec. West, a distance of 74.61 ft. to a 1/2 inch rebar found at the most Northerly Northeast corner of said Minshew 0.25 ac. and an Ell corner of both said Polu Estates 1.799 ac. and the herein described tract;
4. South 73 deg. 43 min. 43 sec. West, a distance of 61.90 ft. to a 1/2 inch capped rebar found at the Northwest corner of said Minshew 0.25 ac. and an Ell corner of both said Polu Estates 1.799 ac. and the herein described tract;
5. South 15 deg. 07 min. 08 sec. East, a distance of 128.07 ft. to a 1/2 inch capped rebar found, stamped "RPLS 6578" in the North line of said Odneal Street and the South line of said Lot 3, Block 22, W. Elliott's Addition, at the Southwest corner of said Minshew 0.25 ac. tract and a Southeast corner of both said Polu Estates 1.799 ac. and the herein described tract;

THENCE South 74 deg. 15 min. 55 sec. West, with the North line of said Odneal Street and the South line of said Polu Estates 1.799 ac. and 2.410 ac., Blocks 22 and 21, W. Elliott's Addition and Block 12, W. Elliot's Addition, a distance of 378.43 ft. to the **PLACE OF BEGINNING** and containing **4.208 ACRES** of land.



Kate A. Wagner, R.P.L.S. No. 6578
June 12, 2025

December 10th , 2025

Rob Rae
Director of Development Services
City of Sherman

RE: ***Project Narrative – Willow and Wells***

Mr. Rae,

The property owner wishes to develop an infill subdivision on the southeast corner of Willow Street and Wells Avenue consisting of +/- 25-40' wide residential lots. The project site is currently zoned C-1 and the property owner wishes to rezone to R-4

Thank you for your consideration of this development request. Please contact me at (469) 353-6061 or michael.carlisle@kimley-horn.com should you have any questions.

Sincerely,

Michael Carlisle, P.E. (TX)
Kimley-Horn and Associates, Inc.
TBPE Firm No. F-928

SHERMAN PLANNING & ZONING COMMISSION
Agenda Communication Form

Planning & Zoning Commission Development Services Agenda Item No. 32.

Meeting Date: 1/13/2026

Prepared By:

Approved By:

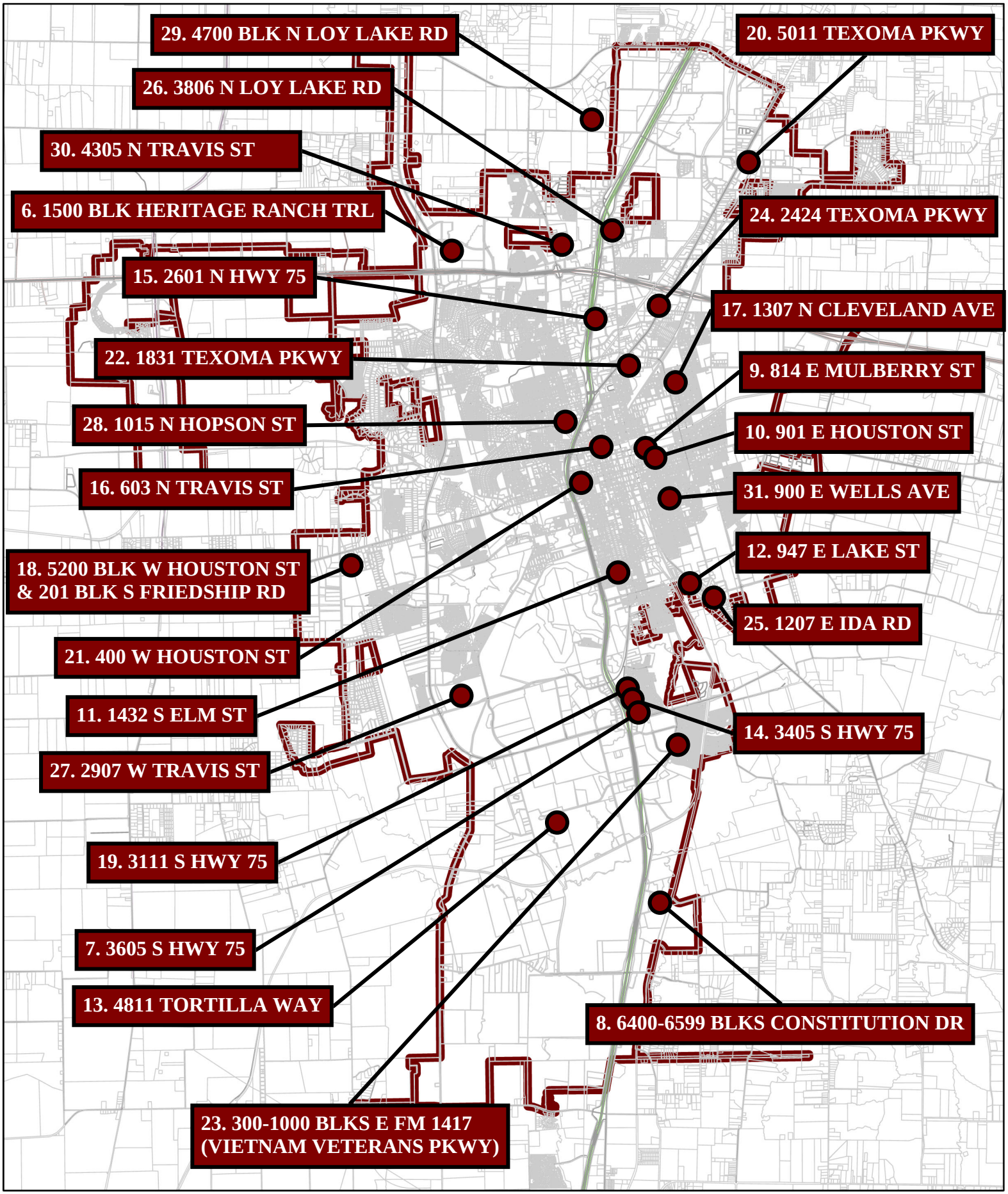
Requested Action/Proposed Use:
ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:
None



Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

OVERALL MAP
PLANNING AND ZONING & BOARD OF ADJUSTMENT
01/13/2026

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Date: 12/30/2025 5:09 PM