
AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a Regular Meeting February 17, 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 SPECIAL CALLED MEETING JANUARY 13, 2026, 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, AND 11)**

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. ***3401 STEEPLE CHASE DRIVE (PROJECT NO. 000289-2026)**

The request of Steeple Chase 3401 LLC (Owner), Preetam Palchuru (Applicant), and KAZ Surveying (Surveyor) concerning the property located at 3401 Steeple Chase Drive, consisting of 10.30 acres, in the of the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multifamily Residential) District as follows:

Planning and Zoning Commission

Site Plan for Pebblebrook Multifamily Development.

7. ***2400-2500 BLOCKS SOUTH EAST STREET (PROJECT NO. 000300-2026)**

The request of Three Oaks Development and Construction (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 19.893 acres, in the Preston Kitchens Survey, Abstract No. 667 and currently zoned R-4 (Patio Home Residential) District and R-5 (Single-Family Residential) District as follows:

Planning and Zoning Commission

Final Plat of Three Oaks Addition, Section 4.

8. ***309 NORTH EAST STREET (PROJECT NO. 000301-2026)**

The request of Chris Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street, consisting of 0.745 acres, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned M-2 (Heavy Manufacturing) District as follows:

Planning and Zoning Commission

Final Plat of Lot 1 Vickrey-Conrad Addition.

9. ***314 WEST CHERRY STREET (PROJECT NO. 000308-2026)**
The request of Santos E. Lopez, Elmer Samuel Lopez Hernandez, and Cesar Lopez (Owners), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 314 West Cherry Street, consisting of 0.169 acres, in the Samuel Blagg Survey, Abstract No. 56, and currently zoned R-5 (Single Family Residential) District as follows:
Planning and Zoning Commission
Final Plat of Lopez on Cherry Street Addition.
10. ***2105 TEXOMA PARKWAY (PROJECT NO. 000309-2026)**
The request of Grow Sherman Realty (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2105 Texoma Parkway, consisting of 8.452 acres, in the Smith McGlothlin Survey, Abstract No. 808, and the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:
Planning and Zoning Commission
Final Plat of Grow Sherman Realty Addition.
11. ***3337 HARRELL ROAD (PROJECT NO. 000310-2026)**
The request of Jeffery & Carin Sanford (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 3337 Harrell Road, consisting of 5.719 acres, being Lot 2, Jeff & Carin Sanford Addition, in the Jeremiah McDaniel Survey, Abstract No. 774, and located in the E.T.J. (Extra-Territorial Jurisdiction) District as follows:
Planning and Zoning Commission:
Final Plat of Jeff & Carin Sanford Addition, Phase 2.
12. **3111 SOUTH HIGHWAY 75 (PROJECT NO. 000230-2025) TABLED ON JANUARY 13, 2026**
AN EMAIL WAS RECEIVED FROM BRANDIN ALSTON ON TUESDAY, FEBRUARY 3, 2026, AT 3:32 PM REQUESTING TO WITHDRAW THIS ITEM.
The request of Bryan Lockett (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 Lockett 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.
13. **1831 TEXOMA PARKWAY (PROJECT NO. 000244-2025) TABLED ON JANUARY 13, 2026**
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.
14. **3806 NORTH LOY LAKE ROAD (PROJECT NO. 000260-2025) TABLED ON JANUARY 13, 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:
Board of Adjustment
A. Public Hearing and Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Loy Lake Road with alternate planting accommodations, in lieu of required Street Perimeter Buffer.
B. Public Hearing and Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.
Planning and Zoning Commission

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

15. 609 EAST PECAN STREET (PROJECT NO. 000307-2026)

The request of Commissary Express (Owner) Vilbig & Associates (Applicant), and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street consisting of 1.369 acres, being A Replat of Lot 1R, Block 4 Chaffins First Addition, and Lots 8-12, Block 4, Chaffin's First Addition, and Lot 1R, Block 4, Chaffin's First Addition, in the J. B. McAnair Survey, Abstract No. 763, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

- A. Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to C-2 (General Commercial) District.
- B. Site Plan for Commissary Express.

16. 2701 BLOCK WEST TRAVIS STREET (PROJECT NO. 000278-2025) AN EMAIL WAS RECEIVED FROM JIM KNIGHT ON TUESDAY, FEBRUARY 3, 2026, AT 6:43 PM REQUESTING TO WITHDRAW THIS ITEM.

The request SSCGC Holdings LLC (Owner), KFM Engineering and Design (Applicant), and KFM (Surveyor) concerning the property located in the 2701 Block West Travis Street consisting of 165 acres, in the Elizabeth Jones Survey, Abstract No. 625, and currently zoned C-1 (Retail Business) and R-6 (Single Family Residential) District and District as follows:

Planning and Zoning Commission

- A. Public Hearing and Zoning Text Amendment to include Data Center as a Permitted Use with A Specific Use Permit in C-2 (General Commercial) District, and a Permitted use in the M-1 (Light Manufacturing) District and M-2 (Heavy Manufacturing) District.
- B. Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to M-2 (Heavy Manufacturing) District.

17. 4200 TEXOMA PARKWAY (PROJECT NO. 000282-2025)

The request of Z & P Pocza Properties, LTD (Owner), Lucian Blackburn (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4200 Texoma Parkway, consisting of 9.906 acres, in the W. F. Patterson Survey, Abstract No. 969, and currently zoned M-1 (Light Manufacturing) District as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.004 to allow an 8' tall wrought iron fence in lieu of the allowed 4' decorative fence in the front yard.

18. 1800 TEAGUE DRIVE SUITE 220 (PROJECT NO. 000285-2025)

The request of One Grand Centre, LLC (Owner), Julie Carelock (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1800 Teague Drive, Suite 220, consisting of 2.61 acres, in the J.B. McAnair Survey, Abstract No. 763 and in Smith McGlothin Survey, Abstract No. 808, 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 Massage Establishment in a C-1 (Retail Business) District.

19. 2708 EAST LAMAR STREET (PROJECT NO. 000288-2026)

The request of MTR Frontera, LLC (Owner), Daniel Hamken (Applicant), and Spooner & Associates (Surveyor) concerning the property located at 2708 East Lamar Street, consisting of 113.414 acres, Lots 1 & 2, Block 1, Frontera, in the Aaron Burleson Survey, Abstract No. 61, and currently zoned MH (Manufactured Housing) District as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.07.008 to allow an 8.66' tall sign in lieu of the allowed 6'.
- B. Public Hearing and Variance under Section 14.07.008 to allow a 1.6' setback in lieu of the required 5'.

20. 2515 MASTERS STREET (PROJECT NO. 000292-2026)

The request of Nhat Nguyen, (Owner), Michael Nguyen (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, consisting of 1.10 acres, being Lot 1-R, Second Replat of Lot 3, Block One, Dr. J.H. Carraway Subdivision, and being Lot 1, Nguyen's Addition, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 9.7' side setback in lieu of the required 15'.

Planning and Zoning Commission

Site Plan for North Texas Dental.

21. 2507 SHORELINE DRIVE (PROJECT NO. 000293-2026)

The request of Keith and Janet Armstrong (Owner), Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 2507 Shoreline Drive, consisting of 0.441 acres, being Lot 2, Block 4 Turtle Creek North Addition, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-12 (Single Family Residential) District.

22. 514 SOUTH DEWEY AVENUE (PROJECT NO. 000294-2026)

The request of EMAAR TX LLC (Owner), ND & Associates (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 514 South Dewey Avenue, consisting of 0.298 acres, being Lot 1, Emaar Addition, and being a replat of Lot 4 and part of Lot 5, Block 2, J.C. Linnstead Addition, in the George B. Pilant Survey, Abstract No. 963, and currently zoned C-1 Retail Business) District.

Board of adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.

B. Public Hearing and Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Dewey Avenue with alternate planting accommodations in lieu of the required Street Perimeter Buffer.

Planning and Zoning Commission

C. Site Plan for Retail Development.

Close Public Hearing

23. ADJOURNMENT

OVERALL LOCATION MAP

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

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:

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 11th day of February 26, 2026 at 4:00 p.m. and said time of posting was three (3) business days before said meeting was convened or called to order.

Dated this 11th of February, 2026
City of Sherman, Texas

Tammy Mrozinski,
Development Services Coordinator

ACTION MINUTES

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman held a Special Called meeting Tuesday, January 13, 2026, at 5:00 P.M. in the City Hall at 220 West Mulberry Street to consider the following:

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

Commission Member Johnson was not in attendance.

1. CALL TO ORDER

Bookmarked at 00:06:56

Chairman Sims called the meeting to order at 5:06p.m.

2. APPROVE ACTION MINUTES OF THE REGULAR NOVEMBER 17, 2025, and THE SPECIAL CALLED DECEMBER 22, 2025, PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT MEETING.

The Planning and Zoning Commission reviewed the minutes of the Regular November 17, 2025, and the Special Called Meeting December 22, 2025. Motion by Commission Member Dupuis to approve the Minutes as written. Second by Commission Member Ramirez All present voted AYE.

3. ANNOUNCEMENTS

Bookmarded at 00:07:40

4. CITIZEN COMMENTS

Bookmarked at 00:08:38

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.

Bookmarked at 00:09:20

Planning and Zoning Commission

The Commission reviewed the Consent Agenda. Vice Chairman Downtain moved to approve Items 6, 7, 8, 9, 10, 11, 12, and 13 on the Consent Agenda as presented. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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 (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. * **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
10. * **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
11. * **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-2F (Duplex Residential) District and R-4 (Patio Home Residential) District as follows:
Planning and Zoning Commission
Final Plat 1432 S. Elm St. Addition
12. * **947 EAST LAKE STREET (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
13. * **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, and currently zoned M-1 (Light Manufacturing) District, as follows:
Planning and Zoning Commission
Final Plat Molinos USA Addition, Lots 1 & 2, Block A
14. **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 Highway 75, containing 2.3328 acres, being part of the Preston Kitchens Survey and currently zoned C-2 (General Commercial) District/ Blalock Commercial Overlay District as follows:
Board of Adjustment
A. Public Hearing and Variance under Section 14.02.017 to allow a 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 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.

Bookmarked at 00:10:01

Motion by Vice Chairman Downtain to untable the Public Hearing and Variance, Site Plan, and Specific Use Permit located at 3405 South Highway 75. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

The item was untabled by the Commission.

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A, and B located at 3405 South Highway 75. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

MOTION CARRIED.

Planning and Zoning

Motion by Commission Member Dupuis to approve the Site Plan, and Specific Use Permit located at 3405 South Highway 75. Second by Commission Member Whitaker.

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

MOTION CARRIED.

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

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.

Bookmarked at 00:14:00

Motion by Commission Member Ramirez to approve the Variance located at 2601 North Highway 75. Second by Vice Chairman Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

VOTING NAY: NONE.

MOTION CARRIED.

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

16. 603 NORTH TRAVIS STREET (Project No. 000226-2025)

The request of Lisa Hitchcock (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.

Bookmarked at 00:20:01

Board of Adjustment

Motion by Vice Chairman Downtain to approve Items A, B, and C located at 603 North Travis Street. Second by Commission Member Blagg.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

VOTING NAY: NONE

MOTION CARRIED.

Planning and Zoning Commission

Motion by Vice Chairman Downtain to approve the Site Plan located at 603 North Travis Street. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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, consisting of 0.259 acres, being part of Lots 4 & 5, Block 13, College Park Second Addition, being a part of the C. Carter Survey, Abstract No. 229, 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.

Bookmarked at 00:23:19

Motion by Commission Member Ramirez to deny the Variance located at 1307 North Cleveland Avenue. Second by Vice Chairman Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

MOTION CARRIED.

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

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.

Bookmarked at 00:38:49

Motion by Commission Member Ramirez to approve the Zone Change located at 5200 Block West Houston Street and 201 Block South Friendship Road. Second by Commission Member Whitaker.

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

VOTING NAY: NONE

MOTION CARRIED.

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

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.

Bookmarked at 00:48:18

Motion by Commission Member Blagg to table the Specific Use Permit located at 3111 South Highway 75.

Second By Vice Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED.

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

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.

Bookmarked at 01:03:06

Motion by Commission Member Blagg to approve the Specific Use Permit located at 5011 Texoma Parkway with a maximum occupancy of 30. Second by Commission Member Dupuis.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:09:11

Motion by Commission Member Ramirez to approve the Variance located at 400 West Houston Street. Second by Vice Chairman Downtain.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 01:10:27

Motion by Commission Member Ramirez to table the Specific Use Permit located at 1831 Texoma Parkway. Second by Vice Chairman Downtain.

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

VOTING NAY: NONE

MOTION CARRIED.

ITEM WAS TABLED BY THE COMMISSION.

23. **300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY (Project No.000250-2025)**

WITHDRAWN EMAIL RECEIVED 1/6/26 1:28 PM FROM ROBBY HEFTON REQUESTING TO WITHDRAW ITEM

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.

THE COMMISSION TOOK NO ACTION.

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 (General Commercial) District.

Bookmarked at 01:12:12

ADJOURNMENT

6:42 p.m. The Commission went into Executive Session under Texas Government Code 551.071 (Consultation with City Attorney).

RECONVENE

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

Motion by Vice Chairman Downtain to not reinstate non-conforming rights located at 2424 Texoma Parkway. Second by Commission Member Ramirez.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

VOTING NAY: NONE.

MOTION CARRIED.

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

RECESS: 6:55 p.m.

RECONVENE: 7:01 p.m.

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.

Bookmarked at 02:01:50

Motion by Commission Member Ramirez to approve the Zone Change located at 1207 East Ida Rd. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

26. 3806 NORTH LOY LAKE ROAD (Project No. 000260-2025)

AN EMAIL WAS RECEIVED BY ANGELICA GARCIA TUESDAY – JANUARY 6, 2026 AT 4:45 PM REQUESTING TO TABLE THIS ITEM.

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/75 & 82 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.

Bookmarked at 02:07:06

Motion by Vice Chairman Downtain to table Items A and B located at 3806 North Loy Lake Road. Second by Commission Member Blagg.

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

VOTING NAY: NONE.

MOTION CARRIED.

THE ITEM WAS TABLED BY THE COMMISSION.

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.

Bookmarked at 02:07:45

Motion by Commission Member Blagg to approve Items A, B, and C located at 2907 West Travis Street. Second by Commission Member Whitaker.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 02:10:19

Motion by Vice Chairman Downtain to approve Items A and B located at 1015 North Hopson Street. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND RAMIREZ.

VOTING NAY: NONE.

MOTION CARRIED.

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

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.

Bookmarked at 02:16:49

ADJOURNMENT

8:06 p.m. The Commission went into Executive Session under Texas Government Code 551.071 (Consultation with City Attorney).

RECONVENE

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

THE COMMISSION TOOK NO ACTION ON THE ZONE CHANGE LOCATED AT 4700 BLOCK NORTH LOY LAKE ROAD.

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 18.557 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.

Bookmarked at 03:15:06

Motion by Vice Chairman Downtain to approve the Zone Change located at 4305 North Travis Street. Second by Commission Member Blagg.

VOTING AYE: DOWNTAIN, WHITAKER, BLAGG, AND DUPUIS.

VOTING NAY: SIMS, AND RAMIREZ

MOTION CARRIED.

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

900 EAST WELLS AVENUE (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.

Bookmarked at 03:15:06

Motion by Vice Chairman Downtain to approve the Zone Change located at 900 East Wells Avenue. Second by Commission Member Whitaker.

VOTING AYE: SIMS, DOWNTAIN, WHITAKER, BLAGG, AND DUPUIS.

VOTING NAY: RAMIREZ (ABSTAINING FROM VOTE).

MOTION CARRIED.

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

32. OTHER BUSINESS

33. ADJOURNMENT: 8:26 p.m.

Chairman Sims adjourned the meeting at 8:26 p.m.

CHAIRMAN



ACTING SECRETARY

JR Urban Advisors, LLC.

January 12, 2026

Ms. Leigh Ann Sims, Chairman
Mr. Rob Rae, Acting Secretary
Planning & Zoning Commission
Sherman, TX 75090

RE: 2907 WEST TRAVIS STREET (Project No. 000262-2025)
Proposed signage for the multi-purpose athletic field at Sherman High School.

Dear Ms. Sims and Mr. Rae,

The Munson Realty Company has asked JR Urban Advisors, LLC. to review the submittal by the proponent for the Sherman Multi-Purpose Stadium in advance of the upcoming Planning & Zoning Commission Meeting scheduled for Tuesday, January 13th at 5:00 p.m.

While we understand and respect the importance of community facilities and school-related uses, it is critical that their design and operation protect adjacent neighborhoods.

The Munson Realty Company has been guiding The Village Planned Development to help the city create a unique village centric mixed use residential community. The core Village Center is located directly south of the Sherman Multi-Purpose Stadium. The community south of the Stadium is planned to include residential homes that will be directly impacted by the stadium's signage and operation. The neighborhood directly south of West Travis Street is planned for single family homes and multi-family residences. The documents provided for the Planning & Zoning Commission meeting show the stadium will have substantial impact on the proposed residential neighborhoods within The Village and we ask that you take a closer look at some of the concerns we have with the proposed plans.

Of particular concern is the lighting and noise that will be generated during events. The south end of the stadium appears to be generally open, except for the scoreboard and the south ends of seating areas. An open-ended stadium design creates the highest impacts on adjacent neighborhoods at their open ends. While the site design and other facilities may block nuisance effects to the north, the south is highly exposed. Noise generated during events will carry unabatedly to The Village as well as other southern communities.

Elevated lighting fixtures at 130 feet and speakers at 120 feet above field level will generate substantial light and noise impacts. While lighting studies have been undertaken to direct light to the field and minimize foot-candles from lighting off site, the luminaires will still be very bright to the human eye, especially because they are elevated. Sound waves from speakers will travel in all directions despite the best acoustical effort to direct them.

Considering these impacts, The Munson Realty Company requests the following modifications to reduce impacts as noted on the diagram below.

1. Screening walls along the southern end of the stadium to reduce spectator noise and to direct lighting to the internal seating and service areas.
2. The reduction of elevated speakers (ground level speakers may be added to compensate for the reduction of elevated speakers).
3. Elimination of any lighted signage or any lighting on the back of the scoreboard.

We appreciate your consideration of these items and respectfully request that they be addressed through appropriate design measures and operational guidelines, with any necessary conditions. We are available at your convenience for further discussion.

Sincerely,

John V. Ruggieri

JR Urban Advisors, LLC.

cc. Merry Munson Wyatt, President
The Munson Realty Company

Mrozinski, Tammy

From: Gary Grafa <gwg@egrafa.net>
Sent: Monday, January 12, 2026 9:16 PM
To: Planning
Cc: Colleen Grafa
Subject: Zone Change - 4700 North Loy Lake Road (Project No. 000266-2025)

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

To the Sherman Planning and Zoning Commission,

We are writing to share concerns regarding the proposed rezoning from (R-A) Residential Agricultural to (PD) Planned District with a base zoning of MF-15 (Multifamily Residential) and C-1 (Retail Business).

Our concerns include:

1. inadequate infrastructure, particularly traffic safety issues on Loy Lake's two-lane road and the intersecting, underdeveloped gravel Kerr Chapel Road;
2. potential strain on water resources resulting from increased multifamily development; and
3. the lack of single-family neighborhoods needed to support both families relocating to Sherman and retirees, which is important for balanced, long-term community growth.

Additionally, we own the 60 acres immediately south of the proposed rezoning. This change would effectively box in our property, with apartments to the north and south, limiting future development options.

If Sherman's population and job growth track toward the medium to high end of projections, there will be market support for new single-family subdivisions in Sherman beyond what is currently planned. We have long hoped to develop our land as an integral part of a larger single-family residential community, creating an aesthetic transition from Sherman Town Center to Sherman's north development; contributing positively to its growth.

Thank you for considering these concerns.

Sincerely,

Gary and Colleen Grafa

JUSTICE COURT CIVIL CASE INFORMATION (9/20)

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-23-0189

STYLED _____

(e.g., John Smith v. All American Insurance Co.; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery requested, response, or supplementation and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
<p>Name: <u>Crossroads Inn</u> Telephone: _____</p> <p>Address: ¹⁰⁹ <u>2424 Texoma Pk W</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman Tx</u> State Bar No. _____</p> <p>Email: _____</p> <p>Signature: <u>Ellen Burdick</u></p>	<p>Plaintiff(s) <u>Crossroads Inn</u></p> <hr/> <p>Defendant(s): <u>Willa Bluesky</u></p> <hr/> <hr/> <p style="font-size: small; text-align: center;">(Attach additional page as necessary of list all parties)</p>
<p>3. Indicate case type, or identify the most important issue in the case (select only ONE)</p>	
<p><input type="checkbox"/> Debt Claim: A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000.00 excluding statutory interest and court cost but including attorney fees, if any.</p>	<p><input type="checkbox"/> Eviction: An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be jointed with an eviction case if the amount of rent due and unpaid is not more than \$20,000.00, including statutory interest and court cost but including attorney fees, if any.</p>
<p><input type="checkbox"/> Repair and Remedy: A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> Small Claims: A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000.00, excluding statutory interest and court cost but including attorney fees, if any.</p>

AFFIDAVIT OF NON-MILITARY STATUS

DOCKET NO. JU-23-0189

AFFIDAVIT
50 USC Sec 520

Plaintiff being duly sworn on oath deposes* and says that defendant(s) is (are)

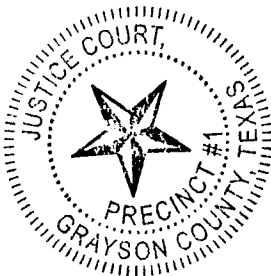
(CHECK ONE)

- not in the military
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Relief Act of 2003
- military status is unknown at this time

PLAINTIFF

(Select the applicable title under signature for the jurat below)

Subscribed and sworn to before me on the the 14 day of February, 2023



SEAL

Mary Lemmon
NOTARY/CLERK/JUDGE

___ Notary public in and for the State of Texas

Clerk of the Justice Court

___ Judge of the Justice Court

*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

§ In the Justice Court
§
§ Precinct 1, Place 1
§
§ County of Grayson
§
§ State of Texas

Plaintiff(s)/Landlord(s) (Actual Landlord)
Crossroads Inn

v.
Jennifer Williams
List all Defendant(s)/Tenant(s) for which eviction is sought

COMPLAINT for EVICTION

Monthly rent amount is: 30.34 per day

(For all addresses, you **MUST** include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Grayson County and which is described as:

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary, under Rule 742 or 742a.

Any work or other known addresses for the Defendant(s) known to Plaintiff are as follows:

Phone: _____ FAX: _____

2424 Texoma Pkwy
Sherman TX 75090

Phone: 903 402 1489 FAX: _____

Plaintiff and Defendant(s) have established a landlord tenant relationship by: (check one) a written lease or agreement, an oral agreement, occupancy after foreclosure sale, occupancy after contract for deed default, (other) motel extend a stay

Grounds for eviction are: (check) non-payment of rent, holding over, non-rent default by (describe default) renovation

Written notice to vacate for the grounds stated above was delivered to Defendant(s) at the above described premises on the 3 day of Feb, 2023, (check) in person to the tenant(s). in person to an occupant at least sixteen years of age. by mail. by affixing to the inside of the main entry door. (other) _____

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate thereby committing a forcible detainer.

Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$ 4027.56 rent due through today and reasonable attorney fees, if any, in the amount of \$ _____, plus all costs of court, plus post-judgment interest at the highest legal rate.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: _____

Defendant/Tenant Information:

DL# _____
D.O.B. _____ / _____ / _____
SEX _____
RACE _____

X Ellen Bridgford
Landlord, Landlord's authorized Agent, or Landlord's Attorney
(if Attorney) Bar Card Number _____

Address _____
Phone (903) 402 1489 FAX (____) _____

SWORN to and SUBSCRIBED before me this 6 day of Feb., 2023
(Notary or Clerk of Court) _____



JUSTICE COURT CIVIL CASE INFORMATION (9/20)

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-23-0153

STYLED _____
 (e.g., John Smith v. All American Insurance Co.; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery requested, response, or supplementation and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
<p>Name: <u>Crossroads Inn</u> Telephone: _____</p> <p>Address: <u>2424 Texoma Pkwy</u> Fax: _____</p> <p>City/State/Zip: <u>Shepherd TX 75090</u> State Bar No. _____</p> <p>Email: _____</p> <p>Signature: <u>Ellen Budgeford for Crossroads</u></p>	<p>Plaintiff(s) <u>Crossroads Inn</u></p> <hr/> <p>Defendant(s): <u>Jennifer Williams</u></p> <hr/> <hr/> <hr/> <p style="text-align: right; font-size: small;">(Attach additional page as necessary of list all parties)</p>

3. Indicate case type, or identify the most important issue in the case (select only ONE)

<p><input type="checkbox"/> Debt Claim: A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000.00 excluding statutory interest and court cost but including attorney fees, if any.</p>	<p><input checked="" type="checkbox"/> Eviction: An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be jointed with an eviction case if the amount of rent due and unpaid is not more than \$20,000.00, including statutory interest and court cost but including attorney fees, if any.</p>
<p><input type="checkbox"/> Repair and Remedy: A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> Small Claims: A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000.00, excluding statutory interest and court cost but including attorney fees, if any.</p>

AFFIDAVIT OF NON-MILITARY STATUS

DOCKET NO. JCI-23-0153

AFFIDAVIT
50 USC Sec 520

Plaintiff being duly sworn on oath deposes* and says that defendant(s) is (are)

(CHECK ONE)

- not in the military
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Relief Act of 2003
- military status is unknown at this time

Ellen Budgeford for Crossroads Am
PLAINTIFF

(Select the applicable title under signature for the jurat below)

Subscribed and sworn to before me on the the 10 day of Feb, 2023



[Signature]
NOTARY/CLERK/JUDGE

- Notary public in and for the State of Texas
- Clerk of the Justice Court
- Judge of the Justice Court

*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

§ In the Justice Court
§
§ Precinct 1, Place 1
§
§ County of Grayson
§
§ State of Texas

Plaintiff(s)/Landlord(s) (Actual Landlord)
Crossroads Inn
v.
Stephanie Hughes
List all Defendant(s)/Tenant(s) for which eviction is sought

COMPLAINT for EVICTION

Monthly rent amount is: \$ 24.00 / per day

(For all addresses, you **MUST** include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Grayson County and which is described as:

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary, under Rule 742 or 742a.

Any work or other known addresses for the Defendant(s) known to Plaintiff are as follows:

Phone: _____ FAX: _____

Crossroads Inn
2424 Texoma Pkwy
Sherman Tx 75090
Phone: 903 402 1489 FAX: _____

Plaintiff and Defendant(s) have established a landlord tenant relationship by: (check one) a written lease or agreement, an oral agreement, occupancy after foreclosure sale, occupancy after contract for deed default, (other) renovations + non payment

Grounds for eviction are: (check) non-payment of rent, holding over, non-rent default by (describe default)

Written notice to vacate for the grounds stated above was delivered to Defendant(s) at the above described premises on the 3 day of Feb, 2023, (check) in person to the tenant(s). in person to an occupant at least sixteen years of age. by mail. by affixing to the inside of the main entry door. (other)

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate thereby committing a forcible detainer.

Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$ 6431.00 rent due through today and reasonable attorney fees, if any, in the amount of \$ _____, plus all costs of court, plus post-judgment interest at the highest legal rate.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is:

Defendant/Tenant Information:

DL# _____
D.O.B. ____/____/____
SEX _____
RACE _____

X Ellen Budgeford Ellen Budgeford
Landlord, Landlord's authorized Agent, or Landlord's Attorney
(if Attorney) Bar Card Number _____
Address _____
Phone (____) _____ FAX (____) _____



SWORN to and SUSCRIBED before me this 6 day of Feb, 2023

(Notary or Clerk of Court)

JUSTICE COURT CIVIL CASE INFORMATION (9/20)

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-23-0154

STYLED _____
(e.g., John Smith v. All American Insurance Co.; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery requested, response, or supplementation and it is not admissible at trial.

1. Contact information for person completing case information sheet:	2. Names of parties in case:
<p>Name: <u>Crossroads Inn</u> Telephone: _____</p> <p>Address: <u>2424 Texoma Pkwy</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman TX 75909</u> State Bar No. _____</p> <p>Email: _____</p> <p>Signature: <u>Ellen Bridgford for Crossroads Inn</u></p>	<p>Plaintiff(s) <u>Crossroads Inn</u></p> <hr/> <p>Defendant(s): <u>Stephanie Hughes</u></p> <hr/> <p>(Attach additional page as necessary of list all parties)</p>

3. Indicate case type, or identify the most important issue in the case (select only ONE)

<p><input type="checkbox"/> Debt Claim: A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$20,000.00 excluding statutory interest and court cost but including attorney fees, if any.</p>	<p><input checked="" type="checkbox"/> Eviction: An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be jointed with an eviction case if the amount of rent due and unpaid is not more than \$20,000.00, including statutory interest and court cost but including attorney fees, if any.</p>
<p><input type="checkbox"/> Repair and Remedy: A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000.00, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> Small Claims: A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$20,000.00, excluding statutory interest and court cost but including attorney fees, if any.</p>

AFFIDAVIT OF NON-MILITARY STATUS

DOCKET NO. JCI-23-0154

AFFIDAVIT
50 USC Sec 520

Plaintiff being duly sworn on oath deposes* and says that defendant(s) is (are)

(CHECK ONE)

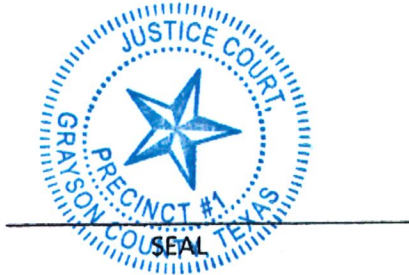
- not in the military
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Relief Act of 2003
- military status is unknown at this time

[Signature]
PLAINTIFF

(Select the applicable title under signature for the jurat below)

Subscribed and sworn to before me on the 10 day of Feb, 2023

[Signature]
NOTARY/CLERK/JUDGE



- Notary public in and for the State of Texas
- Clerk of the Justice Court
- Judge of the Justice Court

*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

Crossroads Inn MOTEL

Plaintiff(s)/Landlord(s) (Actual Landlord)

2424 Texoma Parkway Sherman Tx.

Valarie Clark & Robert Devyn

List all Defendant(s)/Tenant(s) for which eviction is sought

2424 Texoma Parkway. Rm # 115

Crossroads Inn motel Sherman Tx

COMPLAINT for EVICTION

§ § § § § § § §

In the Justice Court

Precinct 1, Place 1

County of Grayson

State of Texas

Monthly rent amount is: \$250⁰⁰ weekly. \$50 + 5 = 55⁰⁰ Daily

(For all addresses, you MUST include number, street, apartment number, city, state, & zip code.)

Plaintiff, being duly sworn on oath, files this written complaint against the above named Defendant(s) to evict Defendant(s) from Plaintiff's premises, which is located in Justice of the Peace Precinct 1 of Grayson County and which is described as:

Crossroads INN Motel Rm # 115
2424 Texoma Parkway
Sherman Tx 75090

Phone: 903-893-0184 FAX: -
903-816-0777 (cell)

Plaintiff requests service of citation by personal service at the previously described premises or by alternate service, if necessary, under Rule 742 or 742a.

Any work or other known addresses for the Defendant(s) known to Plaintiff are as follows:

Phone: _____ FAX: _____

Plaintiff and Defendant(s) have established a landlord tenant relationship by: (check one) a written lease or agreement, an oral agreement, occupancy after foreclosure sale, occupancy after contract for deed default, (other) Registered as hotel guest as Daily or Weekly.

Grounds for eviction are: (check) non-payment of rent, holding over, non-rent default by (describe default) Non Payment of balance due & Current Rent. Officer Sherman P.D said To have eviction; and Tenant said get evection. to Remove

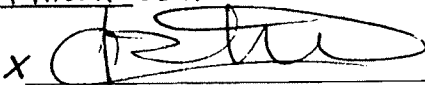
Written notice to vacate for the grounds stated above was delivered to Defendant(s) at the above described - US - premises on the 19th day of June, 2020, (check) in person to the tenant(s). in person to an occupant at least sixteen years of age. by mail. by affixing to the inside of the main entry door. (other)

Thereafter Defendant(s) failed to surrender possession of the above described premises by the date specified in the notice to vacate thereby committing a forcible detainer. - Allowed 4-5 days to vacate, as of 6-19-20 to 6-23-20. Plaintiff requests judgment for Plaintiff(s) against Defendant(s) for possession of the above described premises, for writ of possession, plus \$125⁰⁰ Balance + \$275⁰⁰ rent due through today, plus accruing rent at the daily rate of \$ 55⁰⁰ (50 + 5) per day until the date of judgment, plus reasonable attorney fees in the amount of \$ 200⁰⁰ , plus all costs of court, plus post-judgment interest at the highest legal rate.

I give my consent for the answer and any other motions or pleadings to be sent to my email address which is: Kirit and Usha Patel @ hotmail.com

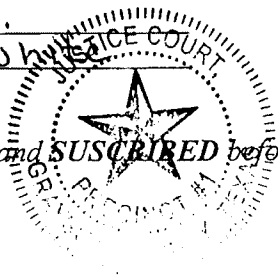
Defendant/Tenant Information:

DL# 999895806
D.O.B. 12 / 31 / 73
SEX F.
RACE White

x  Kirit Patel
Landlord, Landlord's authorized Agent, or Landlord's Attorney
(if Attorney) Bar Card Number _____
Address Crossroads Inn motel
2424 Texoma Parkway
Sherman Tx 75090
Cell _____
Phone (903) 816-0777 FAX () _____

SWORN to and SUSCRIBED before me this 24 day of June, 2020.

(Seal)



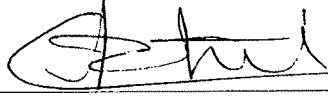
(Notary or Clerk of Court) 

JUSTICE COURT CIVIL CASE INFORMATION SHEET (4/13)

CAUSE NUMBER (FOR CLERK USE ONLY): JCI-20-0396

STYLED Kirit Patel
Crossroads Inn motel Vs Valarie Clark,
 (e.g., John Smith v. All American Insurance Co; In re Mary Ann Jones; In the Matter of the Estate of George Jackson)

A civil case information sheet must be completed and submitted when an original petition is filed to initiate a new suit. The information should be the best available at the time of filing. This sheet, required by Rule of Civil Procedure 502, is intended to collect information that will be used for statistical purposes only. It neither replaces nor supplements the filings or service of pleading or other documents as required by law or rule. The sheet does not constitute a discovery request, response, or supplementation, and it is not admissible at trial.

<p>1. Contact information for person completing case information sheet:</p> <p>Name: <u>KIRIT PATEL</u> Telephone: <u>903-816-0777</u></p> <p>Address: <u>2400 W Washington St</u> Fax: _____</p> <p>City/State/Zip: <u>Sherman Tx 75092</u> State Bar No: _____</p> <p>Email: <u>KiritandushaPatel@hotmail.com</u></p> <p>Signature: </p>	<p>2. Names of parties in case:</p> <p>Plaintiff(s): <u>' KIRIT PATEL</u> <u>Crossroads Inn Motel</u> <u>2424 Texoma Parkway</u> <u>Sherman TX 75090</u></p> <p>Defendant(s): <u>Valarie Clark.</u> <u>1003 W. Bullock.</u> <u>Denison Tx 75020</u></p> <p><small>[Attach additional page as necessary to list all parties]</small> <u>DL# 999895806</u> <u>DOB: 12/31/73</u></p>
--	---

3. Indicate case type, or identify the most important issue in the case (select only 1):

<p><input type="checkbox"/> Debt Claim: A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> Eviction: An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>
<p><input type="checkbox"/> Repair and Remedy: A repair and remedy case is a lawsuit filed by a residential tenant under Chapter 92, Subchapter B of the Texas Property Code to enforce the landlord's duty to repair or remedy a condition materially affecting the physical health or safety of an ordinary tenant. The relief sought can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> Small Claims: A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, personal property, or other relief allowed by law. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>

AFFIDAVIT OF NON-MILITARY STATUS

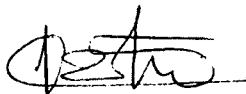
DOCKET NO. JCI-20-0396

AFFIDAVIT
50 USC Sec. 520

Plaintiff being duly sworn on oath deposes* and says that defendant(s) is (are)

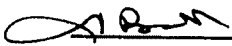
(CHECK ONE)

- not in the military - ?
- not on active duty in the military and/or
- not in a foreign country on military service
- on active military duty and/or is subject to the Servicemembers Civil Relief Act of 2003
- has waived his/her rights under the Servicemembers Civil Act of 2003
- military status is unknown at this time

 Kirit Patel
PLAINTIFF
owner

(Select the applicable title under the signature for the jurat below)

Subscribed and sworn to before me on this the 24 day of June, 2020


NOTARY / CLERK / JUDGE



___ Notary Public in and for the State of Texas

Clerk of the Justice Court

___ Judge of the Justice Court

*Penalty for making or using false affidavit – a person who makes or uses an affidavit knowing it to be false, shall be fined as provided in Title 18, United States Code, or imprisoned for not more than one year or both.

KIRIT PATEL
Crossroads Inn motel
PLAINTIFF

CAUSE NO. CI-20-0394

§ IN THE JUSTICE COURT
§
§
§ PRECINCT NO. 1
§
§
§ Gray COUNTY, TEXAS

v.
Valarie Clark, Robert
DEFENDANT Devyn

**VERIFICATION OF COMPLIANCE
WITH SECTION 4024 OF THE CARES ACT**

My name is: KIRIT P Patel
First Middle Last

I am (check one) **the Plaintiff** or **an authorized agent of the Plaintiff** in the eviction case described at the top of this page. I am capable of making this affidavit. The facts stated in the affidavit are within my personal knowledge and are true and correct.

1. Verification:

a. Plaintiff is seeking to recover possession of the following property:

Crossroads Inn motel Room# 115
Name of Apartment Complex (if any)

2424 Texoma Parkway Sherman Gray TX 75090
Street Address & Unit No. (if any) City County State ZIP

I verify that this property is not a "covered dwelling" as defined by Section 4024(a)(1) of the CARES Act. The facts on which I base my conclusion are as follows.

(Please identify which data base or the other information you have used to determine that the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan.)

N/A No Mortgage

(If the property does not have a federally backed mortgage loan or federally backed multifamily mortgage loan, please state whether (1) the property is a Low Income Housing Tax Credit

(LIHTC) property, (2) the property is federally subsidized under any HUD program, or (3) the property leases to persons with Section 8 vouchers.)

None of above

2. Declaration or Notary: Complete only one of the two following sections:

a. Declaration: I declare under penalty of perjury that everything in this verification is true and correct.

My name is: Kirit M. Patel

My birthdate is: Jan/09/1943

My address is: 2400 W. Washington St Sherman Grayson Tx 75092

Signed on / / in County, Texas.

Your Signature Kirit Patel

OR

b. Notary: I declare under penalty of perjury that everything in this verification is true and correct

Your Printed Name

Your Signature (sign only before a notary)

Sworn to and subscribed before me this day of , 20.

CLERK OF THE COURT OR NOTARY

CARES Act
Public Law 116-136

Sec. 4024 TEMPORARY MORATORIUM ON EVICTION FILINGS.

(a) DEFINITIONS.—In this section:

(1) **COVERED DWELLING.**—The term “covered dwelling” means a dwelling that—

(A) is occupied by a tenant—

(i) pursuant to a residential lease; or

(ii) without a lease or with a lease terminable under State law; and

(B) is on or in a covered property.

(2) **COVERED PROPERTY.**—The term “covered property” means any property that—

(A) participates in—

(i) a covered housing program (as defined in section 41411(a) of the Violence Against Women Act of 1994 (34 U.S.C. 12491(a)));

or

(ii) the rural housing voucher program under section 542 of the Housing Act of 1949 (42 U.S.C. 1490r); or

(B) has a—

(i) Federally backed mortgage loan; or

(ii) Federally backed multifamily mortgage loan.

(3) **DWELLING.**—The term “dwelling”—

(A) has the meaning given the term in section 802 of the Fair Housing Act (42 U.S.C. 3602); and

(B) includes houses and dwellings described in section 803(b) of such Act (42 U.S.C. 3603(b)).

(4) **FEDERALLY BACKED MORTGAGE LOAN.**—The term “Federally backed mortgage loan” includes any loan (other than temporary financing such as a construction loan) that —

(A) is secured by a first or subordinate lien on residential real property (including individual units of condominiums and cooperatives) designed principally for the occupancy of from 1 to 4 families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(5) **FEDERALLY BACKED MULTIFAMILY MORTGAGE LOAN.**—The term “Federally backed multifamily mortgage loan” includes any loan (other than temporary financing such as a construction loan) that—

(A) is secured by a first or subordinate lien on residential multifamily real property designed principally for the occupancy of 5 or more families, including any such secured loan, the proceeds of which are used to prepay or pay off an existing loan secured by the same property; and

(B) is made in whole or in part, or insured, guaranteed, supplemented, or assisted in any way, by any officer or agency of the Federal Government or under or in connection with a housing or urban development program administered by the Secretary of Housing and Urban Development or a housing or related program administered by any other such officer or agency, or is purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

(b) MORATORIUM.—During the 120-day period beginning on the date of enactment of this Act, the lessor of a covered dwelling may not—

(1) make, or cause to be made, any filing with the court of jurisdiction to initiate a legal action to recover possession of the covered dwelling from the tenant for nonpayment of rent or other fees or charges; or

(2) charge fees, penalties, or other charges to the tenant related to such nonpayment of rent.

(c) NOTICE.—The lessor of a covered dwelling unit—

(1) may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate; and

(2) may not issue a notice to vacate under paragraph (1) until after the expiration of the period described in subsection (b).



Status Report
Pursuant to Servicemembers Civil Relief Act

SSN:
 Birth Date: Dec-XX-1973
 Last Name: CLARK
 First Name: VALARIE
 Middle Name:
 Status As Of: Jun-23-2020

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
BASED ON THE PERSONAL INFORMATION YOU PROVIDED, THERE ARE MULTIPLE RECORDS; ACCORDINGLY, DMDC CANNOT DEFINITELY IDENTIFY THE INDIVIDUAL AND IS UNABLE TO RELEASE ANY INFORMATION. WE STRONGLY RECOMMEND IN THIS CASE THAT YOU CALL THE SERVICE SCRA FOR ADDITIONAL VERIFICATION. A URL FOR THE SERVICE SCRA POINTS-OF-CONTACT IS PROVIDED BELOW.			

HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Michael V. Sorrento, Director
 Department of Defense - Manpower Data Center
 400 Gigling Rd.
 Seaside, CA 93955

DOCKET NO. _____ DEFENDANT'S NAME: Robert Devyn DMA

AFFIDAVIT
SERVICE MEMBERS CIVIL RELIEF ACT SEC. 201 (b)
*To **VERIFY** Military Status go to website: <https://scra.dmdc.osd.mil/scra/#/single-record>

PLAINTIFF BEING DULY SWORN ON HIS OATH DEPOSES AND SAYS UNDER PENALTY OF PERJURY THAT DEFENDANT: (Please select **ONE** for DEFENDANT)

IS IN THE MILITARY SERVICE AND ON ACTIVE DUTY IN A FOREIGN COUNTRY

OR
 IS IN THE MILITARY SERVICE AND NOT ON ACTIVE DUTY IN A FOREIGN COUNTRY

OR
 IS NOT IN THE MILITARY SERVICE
*(In addition to this affidavit you MUST provide proof of military status before a default judgment can be rendered).

OR
 HAS WAIVED HIS RIGHTS UNDER THE SERVICE MEMBERS RELIEF ACT OF 2003

OR
 PLAINTIFF IS UNABLE TO DETERMINE WHETHER OR NOT DEFENDANT IS IN MILITARY SERVICE AT THIS TIME
*(In addition to this affidavit you MUST provide proof of military status before a default judgment can be rendered).

***I am not providing proof of military status from the governmental website because:**
No personal Info. available - No Soc. Security
Number or Date of Birth



SIGNATURE OF PLAINTIFF/AGENT/ATTORNEY FOR PLAINTIFF

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

CLERK OF THE JUSTICE COURT
NOTARY PUBLIC IN AND FOR STATE OF TEXAS (STRIKE ONE)

Penalty for making or using false affidavit – A person who makes or uses an affidavit knowing to be false, shall be fined as provided in title 18 United States Code, or imprisoned for not more than one year, or both.

****CERTIFICATE OF LAST KNOWN ADDRESS****

In strict compliance with Rule 503.1(d), Texas Rules of Civil Procedure, it is hereby certified that the last known mailing address of Defendant is as follows:

Valarie Clark, Crossroads Inn Motel, Room # 115, Sherman Tx 75090
**DEFENDANT'S ADDRESS CITY, STATE, AND ZIP CODE



SIGNATURE OF PLAINTIFF/AGENT/ATTORNEY FOR PLAINTIFF

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. ? 501 et seq, as amended) (SCRA) (formerly known as Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q33) via this URL: <https://scra.dmdc.osd.mil/faq.xhtml#Q33>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. ? 521(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC ? 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC ? 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC ? 101(d)(1).

Some times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected.

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

JUSTICE OF THE PEACE, PCT 1

Cases filed against “Vulnerable Populations”

As we prepare to reopen the Courts, we want to make sure to protect our Constituents, Staff and especially our vulnerable citizens.

Vulnerable individuals are those over age 65 and individuals with serious underlying health conditions, such as high blood pressure, chronic lung disease, diabetes, obesity, asthma, and those whose immune systems are compromised such as by chemotherapy for cancer or other conditions requiring such therapy.

If you have a trial date set on a case, and fall into the “Vulnerable Population”, and do not wish to appear in person, you may contact the Court, so that additional arrangements can be made.

If you appear in Court for your hearing, the Court is requiring that all individuals abide by the CDC’s recommendations of Social Distancing. You will also be required to wear a mask or cloth face covering, while in the Courtroom. Hand sanitizer will also be available at the entrance to the Courtroom.

If you have any symptoms, or have been in close contact with anyone who has Covid 19, please contact the court, before your appearance date.

All litigants entering the Courtroom, will be screened for COVID 19.

You may contact the Court at: 903-813-4346.



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 5.

Meeting Date: 2/17/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

CONSENT AGENDA (ITEMS 6, 7, 8, 9, 10, AND 11)

Background:

Origination:

Staff Recommendation:

Attachments:

None



Planning & Zoning Commission Development Services

Agenda Item No. 6.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***3401 STEEPLE CHASE DRIVE (Project No. 000289-2026)**

The request of Steeple Chase 3401 LLC (Owner), Preetam Palchuru (Applicant), and KAZ Surveying (Surveyor) concerning the property located at 3401 Steeple Chase Drive, consisting of 10.30 acres, in the of the Elizabeth Jones Survey, Abstract No. 625 and currently zoned MF-30 (Multifamily Residential) District as follows:

Planning and Zoning Commission

Site Plan for Pebblebrook Multifamily Development.

Background:

The property is located at 3401 Steeple Chase Drive. The property owner would like approval for a new multifamily development. The proposed development will have 152 multifamily units.

The following has been approved at this location:

- Preliminary Plat. 1/14/2026.
- Final plat approval of Lot 1, Block A, Artisan Addition. 5/11/2022.
- Zone change from an M-1 (Light Manufacturing) District to an R-2 (Multi-Family Residential) District Ord. No. 5305. 06/06/2005

Origination:

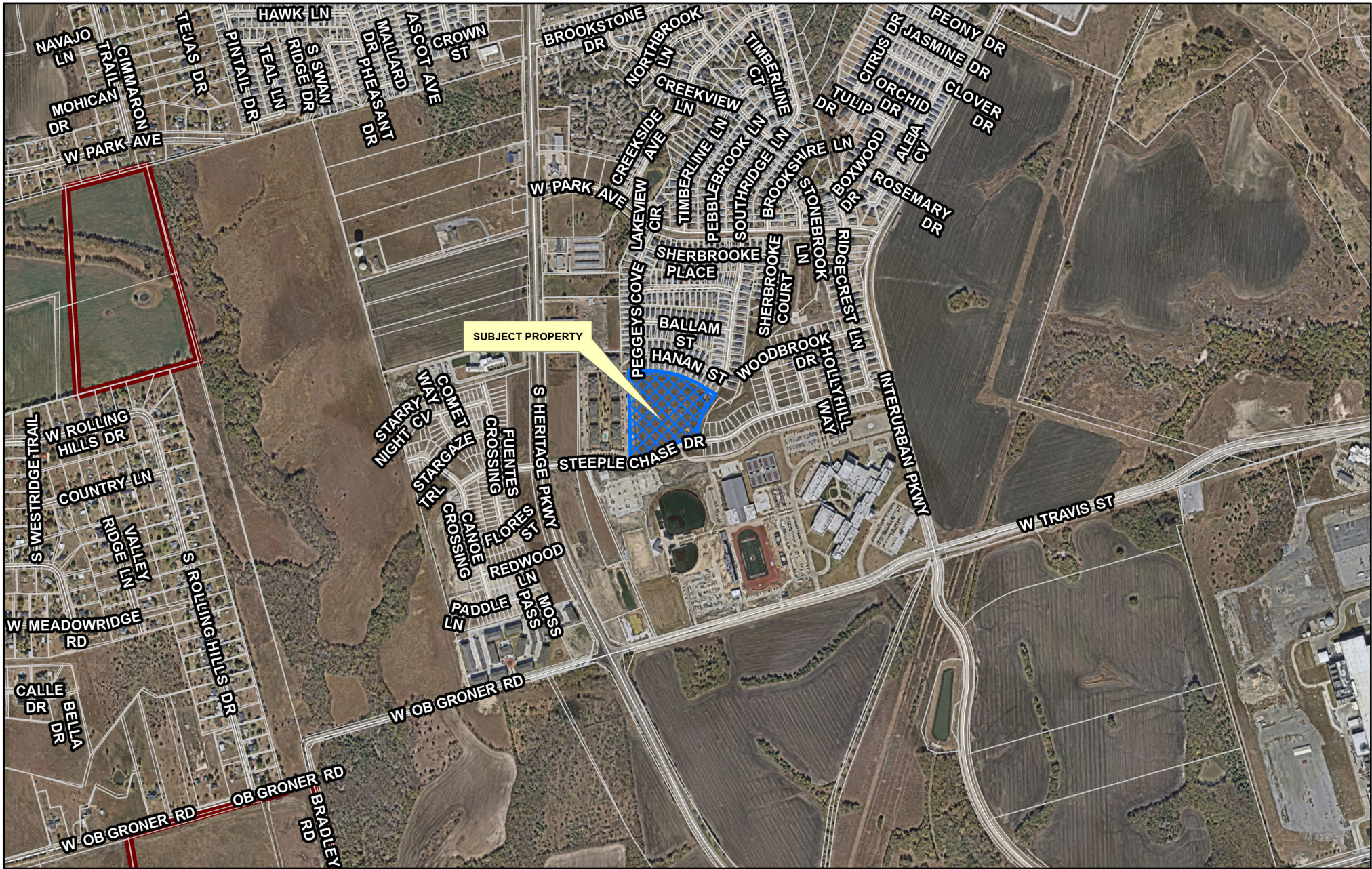
The request of Steeple Chase 3401 LLC (Owner), Preetam Palchuru (Applicant), and KAZ Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

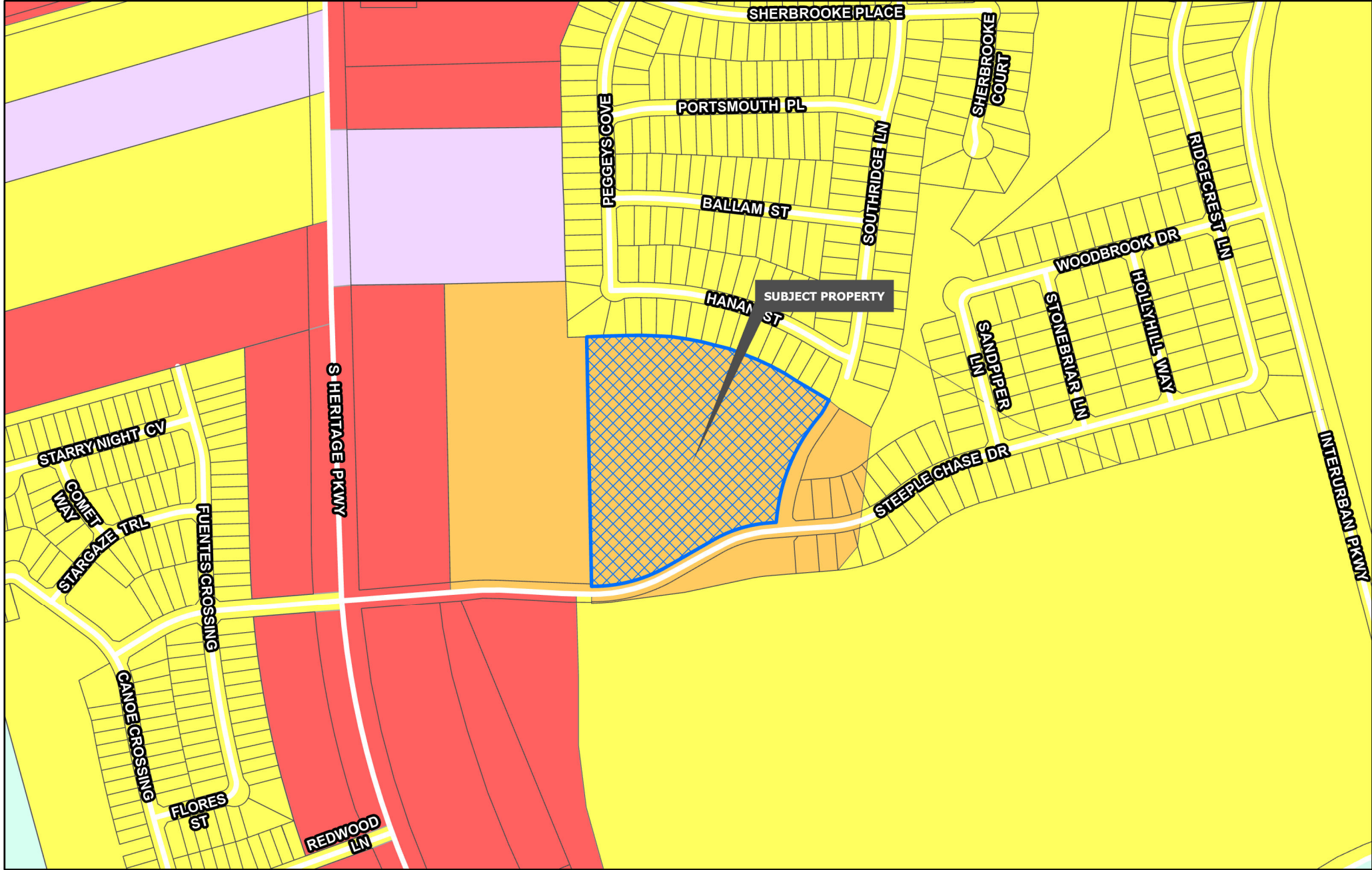
Attachments:

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



SUBJECT PROPERTY





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

**CITY OF SHERMAN
 ZONING MAP
 3401 STEEPLE CHASE DR**



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

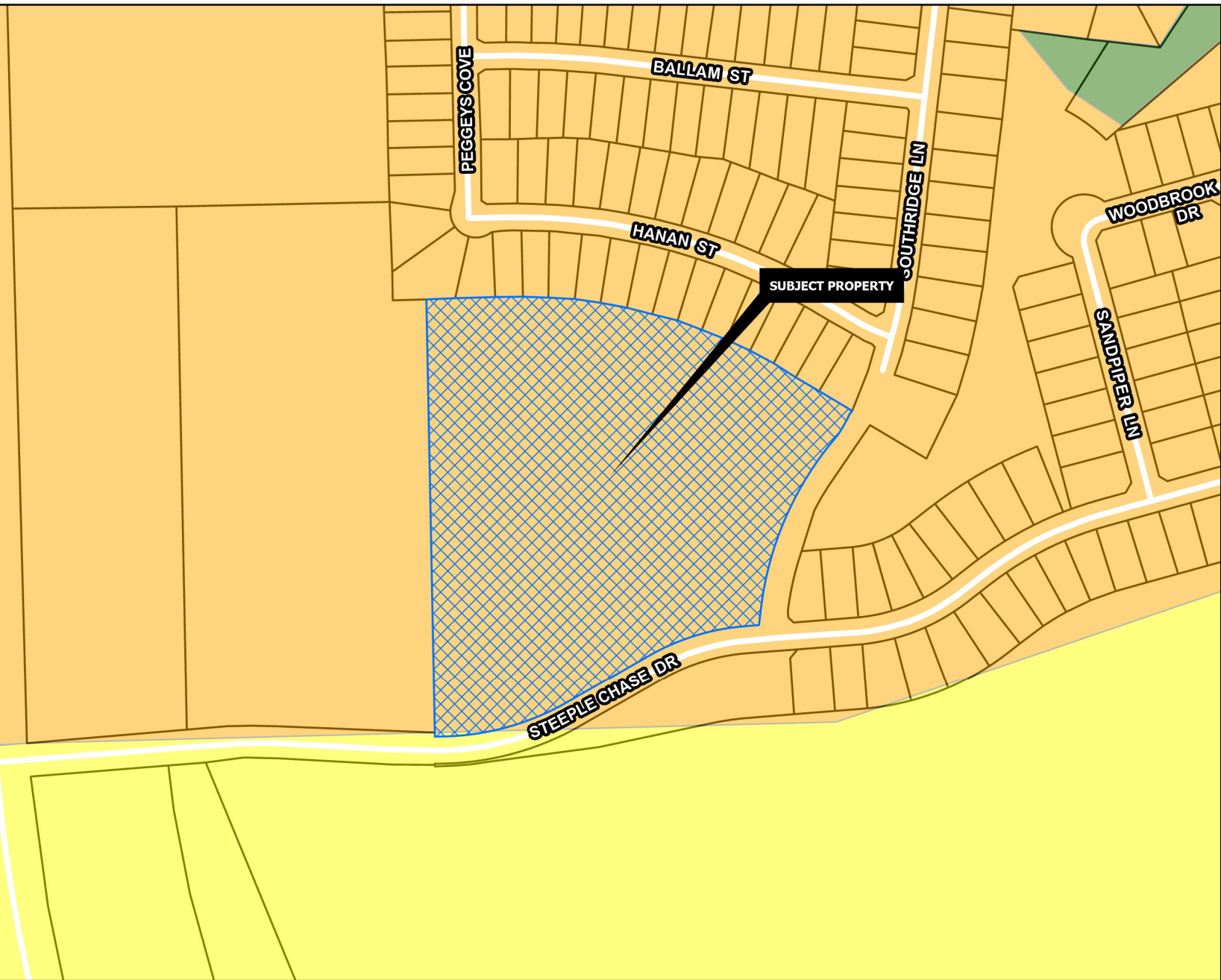
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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

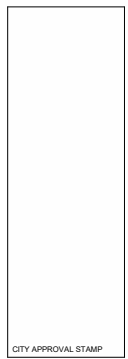
- Infill that increases density should match the character of the surrounding structures.
- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.



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

**CITY OF SHERMAN
ZONING MAP
3401 STEEPLE CHASE DR**





VICINITY MAP

PROJECT NOTES

SITE AREA: 445,747 SF / 10.3 ACRES
 TOTAL BLDG. FOOTPRINT: 137,725 SF
 (TOWNHOME AND GARAGES)
 LOT COVERAGE: 30.8%

GROSS BUILDING AREAS 16X BUILDING TYPE I (6 UNITS) TOTAL - 8,484 SF	NET BUILDING AREAS 16X BUILDING TYPE I (6 UNITS) TOTAL - 6,776 SF
8X BUILDING TYPE II (6 UNITS) TOTAL - 10,433 SF	8X BUILDING TYPE II (6 UNITS) TOTAL - 8,330 SF
BUILDING TYPE III (CLUBHOUSE) TOTAL - 5,855 SF	BUILDING TYPE III (CLUBHOUSE) TOTAL - 5,855 SF
2X BUILDING TYPE IV (X UNITS) LEVEL 1 - 9,711 SF LEVEL 2 - 9,711 SF LEVEL 3 - 9,711 SF TOTAL - 29,133 SF	2X BUILDING TYPE IV (X UNITS) LEVEL 1 - 7,936 SF LEVEL 2 - 7,936 SF LEVEL 3 - 7,936 SF TOTAL - 23,808 SF

UNIT AREAS A1
 TOTAL GROSS: 845 SF
 NET SE
 UNIT AREA B1
 GROSS SE
 TOTAL GROSS: 2,248 SF
 NET SE
 TOTAL NET: 2,202 SF

UNIT AREAS TH-C1
 TOTAL GROSS: 1,546 SF
 NET SE
 TOTAL NET: 1,500 SF

UNIT AREAS TH-C2
 GROSS SE
 TOTAL GROSS: 2,293 SF
 NET SE
 TOTAL NET: 1,838 SF

SHEET INDEX

#	SHEET NAME
A0.1	COVER SHEET INDEX
A0.2	SCHEDULES CODE ANALYSIS
A0.3	WINDOW / DOOR SCHEDULE
A0.4	MATERIAL SCHEDULES
A1.1	SITE PLAN
A1.2	ADDRESS PLAN
A2.1	OVERALL BLDG. TYPE I FLOOR PLAN
A2.2	OVERALL BLDG. TYPE II FLOOR PLAN
A2.3	OVERALL BLDG. TYPE III FLOOR PLAN
A2.4	OVERALL BLDG. TYPE IV FLOOR PLAN
A2.5	OVERALL BLDG. TYPE IV FLOOR PLAN
A2.6	OVERALL BLDG. TYPE IV FLOOR PLAN
A3.1	BLDG. FOUNDATION PROFILE

SHEET INDEX

#	SHEET NAME
A3.2	BLDG. FOUNDATION PROFILE
A4.1	OVERALL BLDG. ROOF PLANS
A5.1	UNIT PLANS FINISH FLOOR PLAN
A5.2	UNIT ROP
A5.3	UNIT PLANS FINISH FLOOR PLAN
A5.7	UNIT ROP
A5.9	UNIT PLANS FINISH FLOOR PLAN
A5.10	UNIT PLANS FINISH FLOOR PLAN
A5.11	UNIT ROP
A5.12	UNIT ROP
A5.13	UNIT ROP
A5.14	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS

SHEET INDEX

#	SHEET NAME
A6.3	EXTERIOR ELEVATIONS
A6.4	EXTERIOR ELEVATIONS
A7.1	BUILDING SECTIONS
A7.2	BUILDING SECTIONS
A7.3	BUILDING SECTIONS
A8.1	WALL SECTIONS - TYPICAL
A8.2	WALL SECTIONS
A8.3	WALL SECTIONS
A8.4	WALL SECTIONS
A8.5	WALL SECTIONS
A8.6	WALL SECTIONS
A8.1	WALL ASSEMBLIES
A8.2	DEMISING WALL ASSEMBLIES

SHEET INDEX

#	SHEET NAME
A8.3	DETAILS
A8.4	DETAILS
A8.5	DETAILS - DOOR
A8.6	DETAILS - WINDOW
A8.7	DETAILS - WINDOW FLASHING
A8.8	WALL SECTIONS - PENETRATION
A8.9	DETAILS - T-BARR
A8.10	DETAILS - ROOF
A8.11	WALL SECTIONS
A8.12	SPECIFICATION
A8.13	SPECIFICATION
A8.14	SPECIFICATION
A8.15	SPECIFICATION

SHEET INDEX

#	SHEET NAME
A10.1	PERSPECTIVE VIEWS
A10.2	AXONOMETRIC PERSPECTIVE

Grand total: 54

NET SQUARE FOOTAGE

ROOM NAME	LEVEL	AREA
CLUBHOUSE	T.O.C. 1ST FLOOR	965 SF
UNIT A1	T.O.C. 1ST FLOOR	792 SF
UNIT B1	T.O.C. 1ST FLOOR	1202 SF
UNIT TH-C1	T.O.C. 1ST FLOOR	801 SF
UNIT TH-C2	T.O.C. 1ST FLOOR	721 SF
		9161 SF
UNIT TH-C1	2ND FLOOR	949 SF
UNIT TH-C2	2ND FLOOR	1117 SF
		2066 SF
Grand total:		11227 SF

GROSS SQUARE FOOTAGE

Name	Area	Level
BLDG TYPE IV	9711 SF	T.O.C. 1ST FLOOR
CLUBHOUSE	5855 SF	T.O.C. 1ST FLOOR
UNIT A1	945 SF	T.O.C. 1ST FLOOR
UNIT B1	1248 SF	T.O.C. 1ST FLOOR
UNIT TH-C1	1000 SF	T.O.C. 1ST FLOOR
UNIT TH-C2	1176 SF	T.O.C. 1ST FLOOR
NET SE		
UNIT TH-C1	949 SF	2ND FLOOR
UNIT TH-C2	1117 SF	2ND FLOOR

ARCHITECT
 VIZUAL ARCHITECTURE, LLC
 1432 DRAGON ST. SUITE 23
 DALLAS, TX 75207
 CONTACT: JOHNNY LIMONES
 E: INFO@VIZUALARCHITECTURE.COM

THIS IS A NEW MULTI-FAMILY DEVELOPMENT AND COMMUNITY CLUBHOUSE.

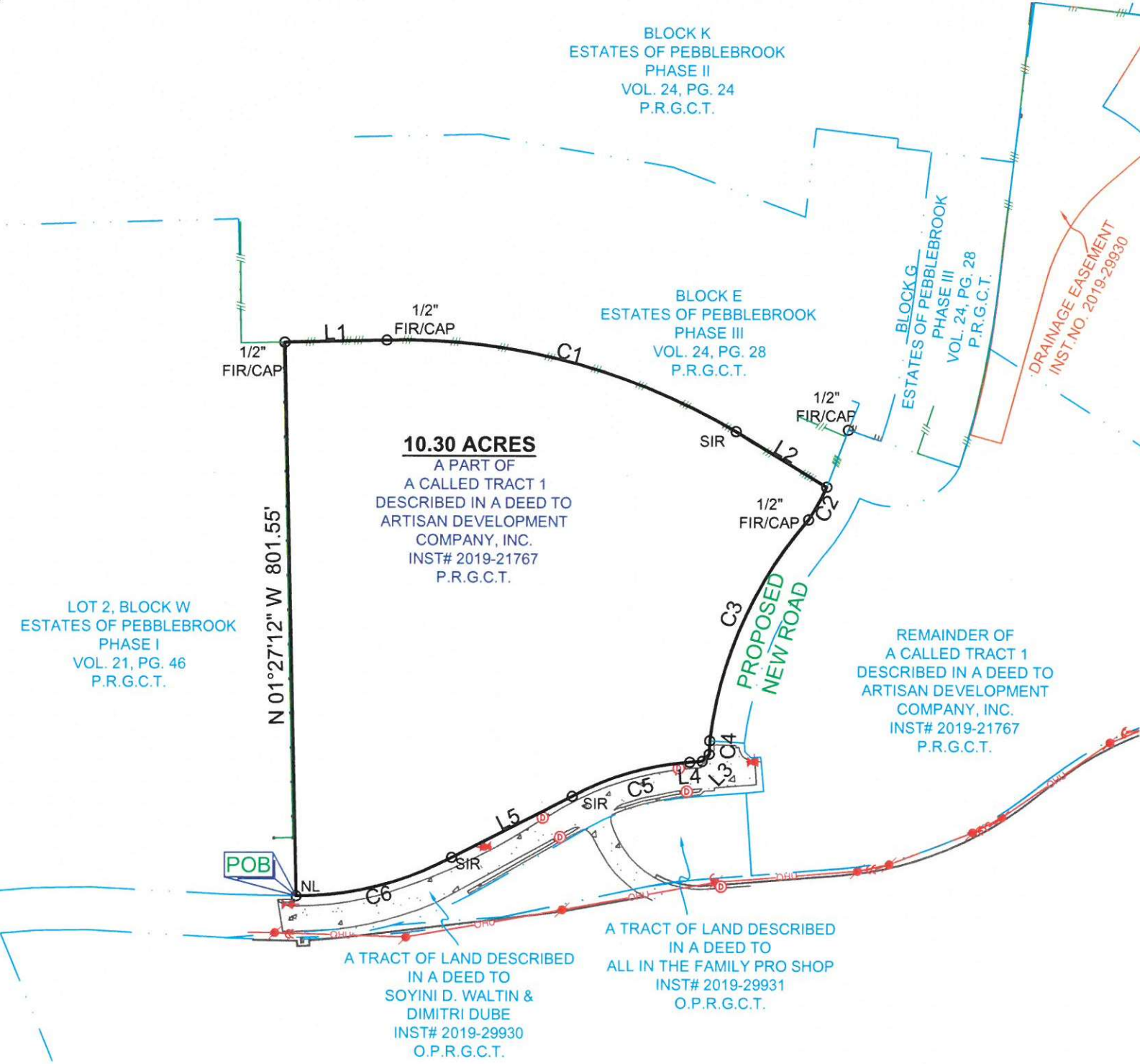
CURRENT REVISION

12/31/2025 2:14:54 PM
 COVER SHEET/
 INDEX

A0.1

Project # 000000
 Scale 1" = 1'-0"

Y:\JOBS\2021\12\10506\DRAWINGS\210506-02.dwg, 9/17/2021 9:30:16 AM, kazz-srv\KONICA MINOLTA_C368Series.PCL



All that certain lot, tract or parcel of land lying and being situated in Grayson County, Texas and being a part of the Elizabeth Jones Survey, Abstract Number 625 and also being a part of that called Tract 1, described in deed to Artisan Development Company, Inc., recorded in Instrument Number 2019-21767, Public Records, Grayson County, Texas, and being all of a called 0.757 acre tract, described in deed to Artisan Development Company, Inc., recorded in Instrument Number 2021-5916, Official Public Records, Grayson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a nail found for the Southeast corner of Lot 2, Block W, of Estates of Pebblebrook, Phase I, as shown in Plat recorded in Volume 21, Page 46, Plat Records, Grayson County, Texas;

THENCE North 01 degree 27 minutes 12 seconds West, along the East line of said Lot 2, a distance of 801.55 feet to a 1/2 inch capped iron rod found for the Northeast corner of said Lot 2;

THENCE North 88 degrees 41 minutes 25 seconds East, a distance of 147.61 feet to a 1/2 inch capped iron rod found at the beginning of a curve to the right, having a radius of 955.97 feet and a chord bearing and distance of South 75 degrees 32 minutes 39 seconds East, 524.05 feet;

THENCE along said curve, an arc length of 241.12 feet to a capped iron rod set stamped "KAZ";

THENCE South 58 degrees 51 minutes 50 seconds East, a distance of 154.46 feet to a 1/2 inch capped iron rod found at the beginning of a curve to the right, having a radius of 275.00 feet and a chord bearing and distance of South 75 degrees 32 minutes 39 seconds East, 524.05 feet;

THENCE along said curve, an arc length of 530.85 feet to a capped iron rod set stamped "KAZ" at the beginning of a curve to the left, having a radius of 594.35 feet and a chord bearing and distance of South 23 degrees 48 minutes 59 seconds West, 350.03 feet;

THENCE along said curve, an arc length of 355.30 feet to a capped iron rod set stamped "KAZ" at the beginning of a curve to the right having a radius of 420.00 feet and a chord bearing and distance of South 02 degrees 11 minutes 59 seconds West, 19.40 feet;

THENCE along said curve, an arc length of 19.40 feet to a capped iron rod set stamped "KAZ";

THENCE South 44 degrees 21 minutes 42 seconds West, a distance of 14.54 feet to a capped iron rod set stamped "KAZ";

THENCE South 85 degrees 45 minutes 23 seconds West, a distance of 17.84 feet to a capped iron rod set stamped "KAZ", at the beginning of a curve to the left, having a radius of 425.00 feet and a chord bearing and distance of South 73 degrees 42 minutes 02 seconds West, 177.54 feet;

THENCE along said curve, an arc length of 178.86 feet to a capped iron rod set stamped "KAZ";

THENCE South 63 degrees 06 minutes 03 seconds West, a distance of 196.75 feet to a capped iron rod set stamped "KAZ", at the beginning of a curve to the right, having a radius of 470.00 feet and a chord bearing and distance of South 75 degrees 55 minutes 15 seconds West, 231.80 feet;

THENCE along said curve, an arc length of 234.22 feet to the POINT OF BEGINNING and containing 10.30 acres of land, more or less.

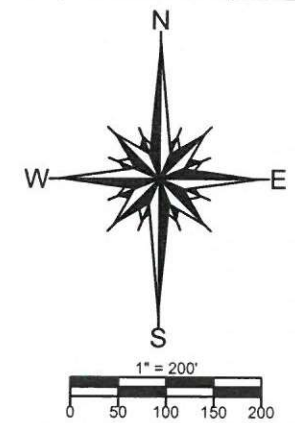
FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Community Number 485509 effective date 09-29-2010 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 400 F of said map.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

SURVEYORS CERTIFICATION

Certified to Walter Deronde.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 07-01-2021, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



LEGEND

	= POWER POLE		= "X" CUT FOUND
	= GUY WIRE		= WOOD FENCE CORNER POST
	= FIRE HYDRANT		= PLAT OR DEED CALL
	= WATER VALVE		= POINT OF BEGINNING
	= STORM DRAIN MANHOLE		= WROUGHT IRON FENCE
	= FOUND IRON ROD		= WOOD FENCE
	= FOUND IRON ROD W/CAPPED		= OVER-HEAD UTILITIES
	= SET IRON ROD W/CAPPED		= CONCRETE

LINE	BEARING	DISTANCE
L1	N 88°41'25" E	147.61'
L2	S 58°51'50" E	154.46'
L3	S 44°21'42" W	14.54'
L4	S 85°45'23" W	17.84'
L5	S 63°06'03" W	196.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	955.97'	530.85'	524.05'	S 75°32'39" E	31°48'57.90"
C2	275.00'	54.25'	54.16'	S 28°52'57" W	11°18'07.60"
C3	594.35'	355.30'	350.03'	S 23°48'59" W	34°15'03.57"
C4	420.00'	19.40'	19.40'	S 02°11'59" W	2°38'48.32"
C5	425.00'	178.86'	177.54'	S 73°42'02" W	24°06'44.45"
C6	470.00'	234.22'	231.80'	S 75°55'15" W	28°33'08.33"

KAZ SURVEYING

TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 210506-02
DRAWN BY: MMF
DATE: 09-07-2021
R.P.L.S.
KENNETH A. ZOLLINGER

PEBBLE BROOK TOWNHOMES AND APTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

2/5/2026 11:05:05 AM
SITE PLAN

A1.1

Project # 00000
Scale As indicated



UNIT TOTALS:
58 2 BEDROOM TOWNHOMES @ +/- 1,550/SF
48 3 BEDROOM TOWNHOMES @ +/- 1,650/SF
104 TOTAL UNITS

MULTI-FAMILY
12 - 3 BEDROOM
24 - 2 BEDROOM
12 - 1 BEDROOM

PARKING TOTALS:
89 PARALLEL SPACES
78 STANDARD PARKING SPACES
2 ADA SPACES
208 GARAGE SPACES

**TOTAL 375 PROVIDED
REQUIRED 346**
(96 MULTIFAMILY PARKING SPACES, 232
TOWNHOME PARKING SPACES, CLUBHOUSE
18 PARKING SPACES)

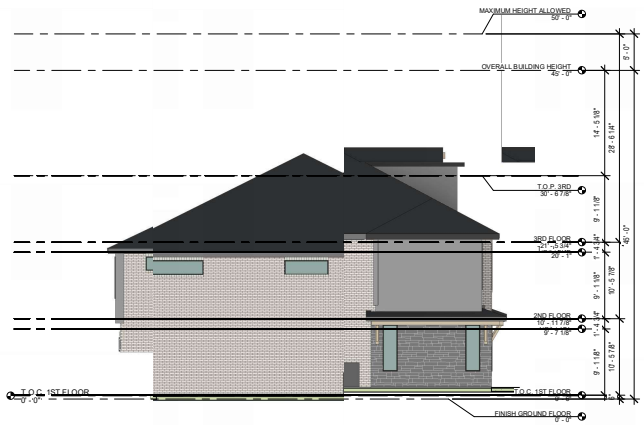
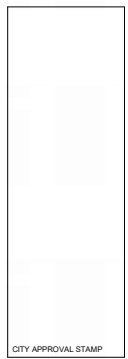


CITY APPROVAL STAMP

SITE NOTES

1. WATER METER MAY NOT BE LOCATED IN DRIVEWAY OR APPROACH
2. KEEP 20' X 20' VISIBILITY TRIANGLES CLEAR
3. SIDEWALKS AND DRIVE APPROACH REQUIRE A SEPARATE PERMIT
4. SITE IMPROVEMENTS SUBJECT TO FIELD INSPECTORS APPROVAL
5. VERIFY ALL OR ANY DEED RESTRICTIONS
6. UTILITY AND DRAINAGE EASEMENTS MUST REMAIN OPEN AND UNOBTURATED. NO ENCROACHMENTS PERMITTED
7. WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY
8. FIREPLACE MAXIMUM ENCROACHMENT 2' INTO SETBACK UP TO 12 SF TOTAL. FIELD VERIFY.
9. WATER COURSE ARROWS DENOTE WATER FLOW. DRAINAGE TO BE DESIGNED BY GRADER.
10. SILT FENCE TO BE INSTALLED PER CITY REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM DRAINAGE AND CONSTRUCTION ACCESS.
11. WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 600' FROM A HYDRANT OR A FIRE APPLICABLE 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.
12. 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 KNOX KEY.
13. ELECTRIC GATES SHALL BE EQUIPPED WITH A KNOX KEY SWITCH THAT OPERATES WITH THE AUTHORITY HAVING JURISDICTION KNOX KEY. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
14. ANY NEW AND EXISTING BUILDINGS THAT HAVE A FIRE SPRINKLER RISER, STAIRWELL 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, STAIRWELL SYSTEM AND/OR THE FIRE ALARM CONTROL PANEL.
15. SOLID WASTE ENCLOSURES AND SERVICES SHALL ADHERE TO ARTICLE 13.08 OF THE CITY OF SHERMAN'S UTILITY ORDINANCE AND SECTION 44A.04(4)(b) OF THE CITY OF SHERMAN'S ZONING ORDINANCE.

01 SITE PLAN
SCALE: 1" = 40'-0"



02 BLDG. TYPE I FRONT ELEVATION
SCALE: 1/8" = 1'-0"



03 BLDG. TYPE I LEFT ELEVATION
SCALE: 1/8" = 1'-0"

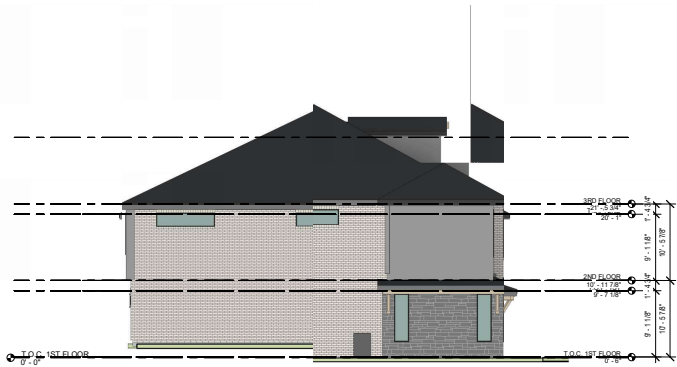


01 BLDG. TYPE I REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG. TYPE I RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CITY APPROVAL STAMP



02 BLDG. TYPE II REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 BLDG. TYPE II RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



01 BLDG. TYPE II FRONT ELEVATION
SCALE: 1/8" = 1'-0"



03 BLDG. TYPE II LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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PEBBLE BROOK TOWNHOMES AND APTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

2/5/2026 11:06:51 AM
EXTERIOR
ELEVATIONS

A6.3

Project # 000000
Scale 1/8" = 1'-0"

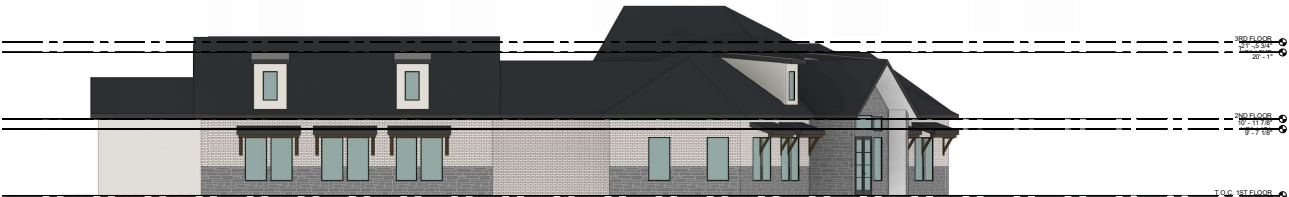
CITY APPROVAL STAMP



04 CLUBHOUSE RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



03 CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"



02 CLUBHOUSE LEFT ELEVATION
SCALE: 1/8" = 1'-0"



01 CLUBHOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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PEBBLE BROOK TOWNHOMES AND APTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

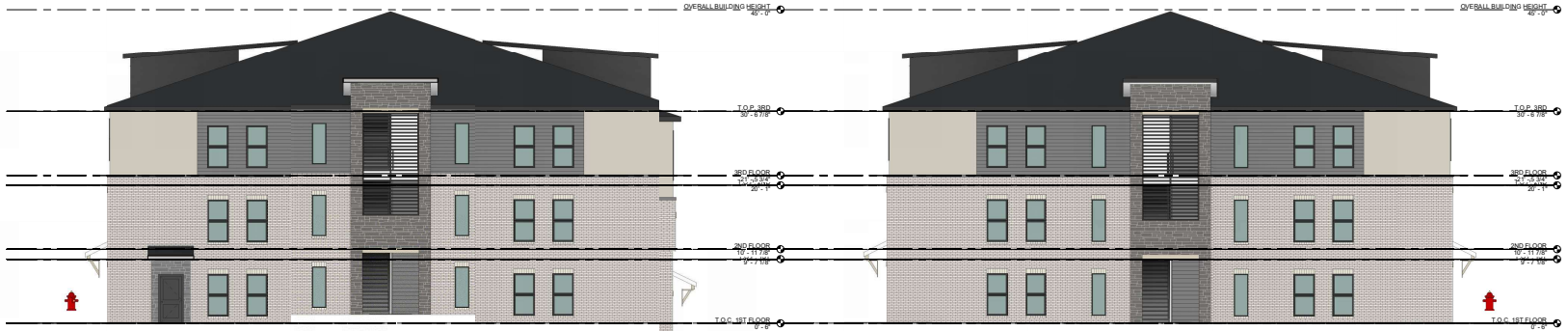
CITY APPROVAL STAMP

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EXTERIOR ELEVATIONS

A6.4

Project # 000000
Scale 1/8" = 1'-0"



04 BLDG. TYPE IV - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

03 BLDG. TYPE IV - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



02 BLDG. TYPE IV REAR ELEVATION
SCALE: 1/8" = 1'-0"

- DORMER
- BALCONY
- 80% MASONRY
- STUCCO SYSTEM
- CEMENTITIOUS SIDING
- MASONRY BRICK, TYP.
- MASONRY STONE, TYP.
- CANOPY



01 BLDG. TYPE IV - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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PEBBLE BROOK TOWNHOMES AND APTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

2/5/2026 11:08:38 AM
PERSPECTIVE
VIEWS

A10.1

Project # 000000
Scale

CITY APPROVAL STAMP



3 3D View 4
SCALE:



2 3D View 3
SCALE:



1 3D View 1
SCALE:



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PEBBLE BROOK TOWNHOMES AND APTS
FM 1417 AT GRONER ROAD
SHERMAN, TEXAS

CURRENT REVISION

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AXONOMETRIC
PERSPECTIVE

A10.2

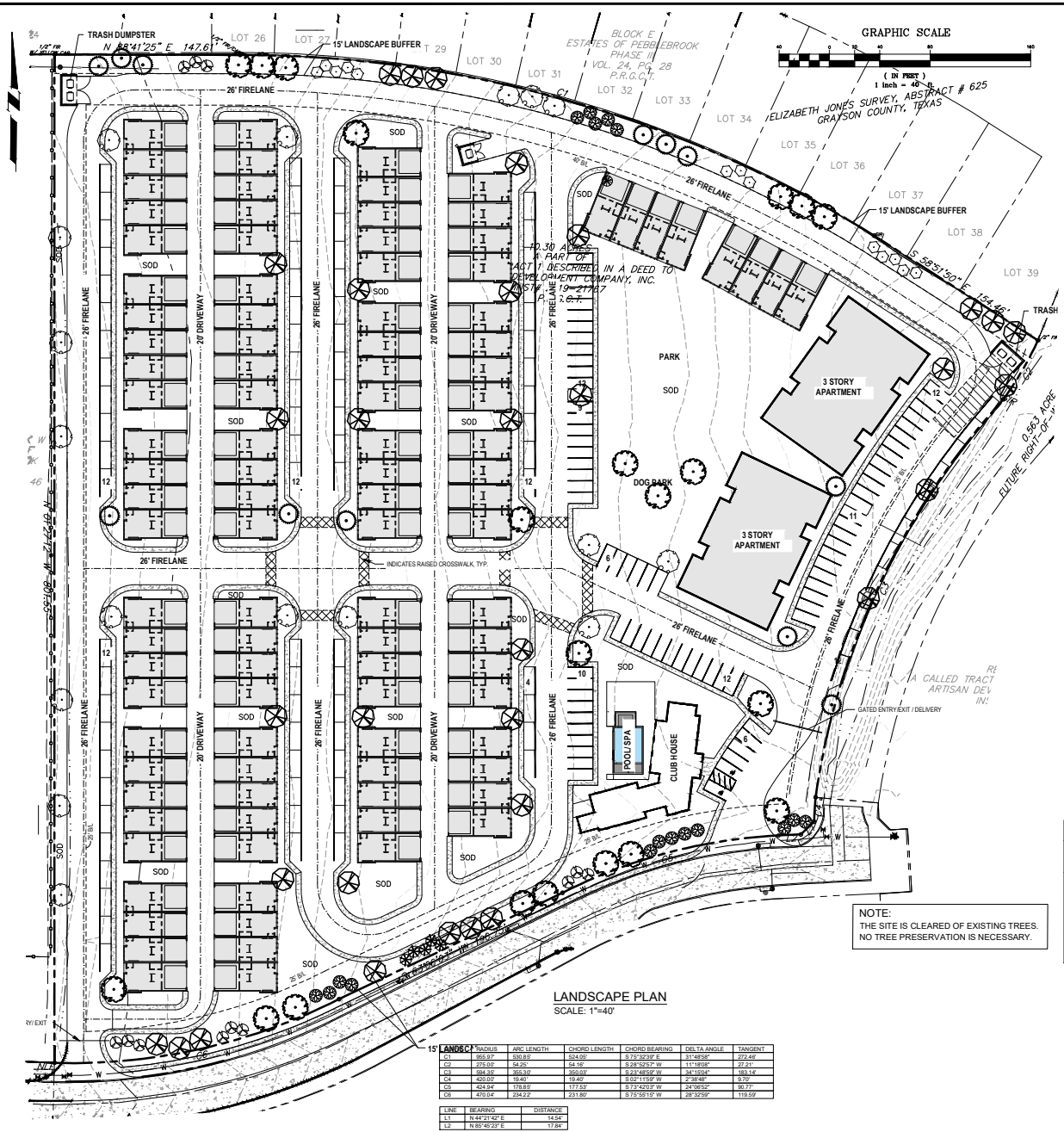
Project # 000000
Scale

CITY APPROVAL STAMP



01 AXONOMETRIC PERSPECTIVE
SCALE

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LANDSCAPE PLAN
SCALE: 1"=40'

LANDSC	STATION	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DEL TA ANGLE	TANGENT
C1	0+00.00	54.25	54.18	S 32°52'37" W	11°14'58"	27.44
C2	0+54.25	108.39	108.39	S 65°45'59" W	38°19'54"	54.88
C3	0+162.64	108.39	108.39	S 65°45'59" W	38°19'54"	54.88
C4	0+271.03	108.39	108.39	S 65°45'59" W	38°19'54"	54.88
C5	0+379.42	108.39	108.39	S 65°45'59" W	38°19'54"	54.88
C6	0+487.81	108.39	108.39	S 65°45'59" W	38°19'54"	54.88

LINE	BEARING	DISTANCE
L1	N 48°21'42"E	14.54
L2	N 10°42'20"E	17.48

NOTE:
THE SITE IS CLEARED OF EXISTING TREES.
NO TREE PRESERVATION IS NECESSARY.

LANDSCAPE NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 CURRENTLY IN EFFECT AT THE TIME OF THE WORK.
2. PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS. LANDSCAPE CONTRACTOR SHALL BE LICENSED IN THE STATE OF TEXAS AT THE TIME OF INSTALLATION.
4. WHEN PLANT MATERIAL IS NOT AVAILABLE, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF SUBSTITUTIONS.
5. LANDSCAPE QUANTITIES ARE SUBJECT TO CHANGE. LANDSCAPE CONTRACTOR WILL PROVIDE NECESSARY QUANTITIES OF PLANT MATERIAL TO MEET THE DESIGN INTENT REQUIREMENTS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF LANDSCAPED AREAS.
7. ALL PLANTING BEDS AND TREE WELLS SHALL BE MULCHED. ALL OTHER AREAS SHALL BE SEEDED AND/OR SODDED WITH BERMUDA GRASS.
8. IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THIS PROJECT. IRRIGATION DESIGN BY OTHERS.
9. LANDSCAPE MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, AND OTHER SUCH MATERIALS NOT PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL SIMILAR VARIETY AND SIZE.
10. TO PROTECT THE ROOT HEALTH OF TREES LOCATED WITHIN LANDSCAPE ISLANDS, ALL LANDSCAPED AREAS SHALL BE PROTECTED WITH A TWO (2) FOOT WIDE GRAVEL/ROCK SURFACE AREA ADJACENT TO THE BACK OF THE CURB ADJACENT TO ALL PARKING SPACES. SEC. 14.04.006: (d) (D)

PLANT MATERIAL CHART

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
	27	SHUMARD OAK	<i>Quercus shumardii</i>	3" CAL., 12' HI.
	23	BUR OAK	<i>Quercus macrocarpa</i>	3" CAL., 12' HI.
	12	BALD CYPRESS	<i>Taxodium distichum</i>	3" CAL., 12' HI.
	17	AMERICAN ELM	<i>Ulmus americana</i>	3" CAL., 12' HI.
	12	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i> "Little Gem"	3" CAL., 12' HI.
	13	MEXICAN PLUM	<i>Prunus mexicana</i>	3" CAL., 12' HI.
	5	CHASE TREE	<i>Vitex angust-castus</i>	3" CAL., 12' HI.
	17	CRAPE MYRTLE "Notchez"	<i>Lagerstroemia indica</i> "Notchez"	3" CAL., 12' HI.

SOD - BERMUDA SODDING OR SEEDING

LANDSCAPE REQUIREMENTS (SEC. 14.04.006)

LOT SIZE	SITE	TREES	
		REQUIRED	PROVIDED
LOT SIZE	448,848 S.F. (10.304 Ac.)		
STREET BUFFER YARD - 15' 2 SHADE TREE D 2 ORNAMENTALS PER 1000 S.F.	9,410 S.F.	20/20	20/20
REAR BUFFER YARD - 15' 1 SHADE TREE AND 2 ORNAMENTALS PER 1000 S.F.	12,400 S.F.	13/26	13/26
TOTAL TREES		33/46	33/46



CERTIFICATION
This plan was prepared by Jose L. Barro, Landscape Architect or under his direct supervision according to all of the statutes and regulations of the State of Texas.

Jose L. Barro, Landscape Architect and Planner, LLC
1177 Magnolia Wood Avenue
Baton Rouge, LA 70808
Phone: 225-571-9534
E-mail: jBarro1972@gmail.com

Date: 02/05/2024

Jose L. Barro
Landscape Architect and Planner, LLC
1177 Magnolia Wood Ave.
Baton Rouge, LA
Phone: 225-571-9534



REVISIONS	NO	BY	DATE	REMARKS

LANDSCAPE PLAN
PEBBLE BROOK TOWNHOMES AND APTS
W. STEEPLE CHASE DRIVE
SHERMAN, TEXAS

DATE: 12/19/2025
SCALE: AS NOTED
PROJECT NO.: 2025-023
SHEET NUMBER
1
1 OF 1



Planning & Zoning Commission Development Services

Agenda Item No. 7.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***2400-2500 BLOCKS SOUTH EAST STREET (Project No. 000300-2026)**

The request of Three Oaks Development and Construction (Owner), and Underwood Drafting & Surveying (Surveyor) concerning the property located in the 2400-2500 Blocks South East Street, consisting of 19.893 acres, in the Preston Kitchens Survey, Abstract No. 667 and currently zoned R-4 (Patio Home Residential) District and R-5 (Single-Family Residential) District as follows:

Planning and Zoning Commission

Final Plat of Three Oaks Addition, Section 4.

Background:

The property is located at 2400-2500 Blocks South East Street. The property owner would like approval of the final plat.

The following has been approved at this this location:

- 5/21/2024 - Public Hearing and Zone Change from an R-5 (Single Family Residential) District to an R-4 (Single Family Residential) District. Ordinance No. 6733.
- 3/15/2024 - Preliminary Plat of Three Oaks Addition, Section 4 (CONDITIONALLY APPROVED).
- 06/20/2023 - Public Hearing and Zone Change from an R-A (Residential Agricultural) District to an R-5 (Single Family Residential) District. Ordinance No. 6620.

Origination:

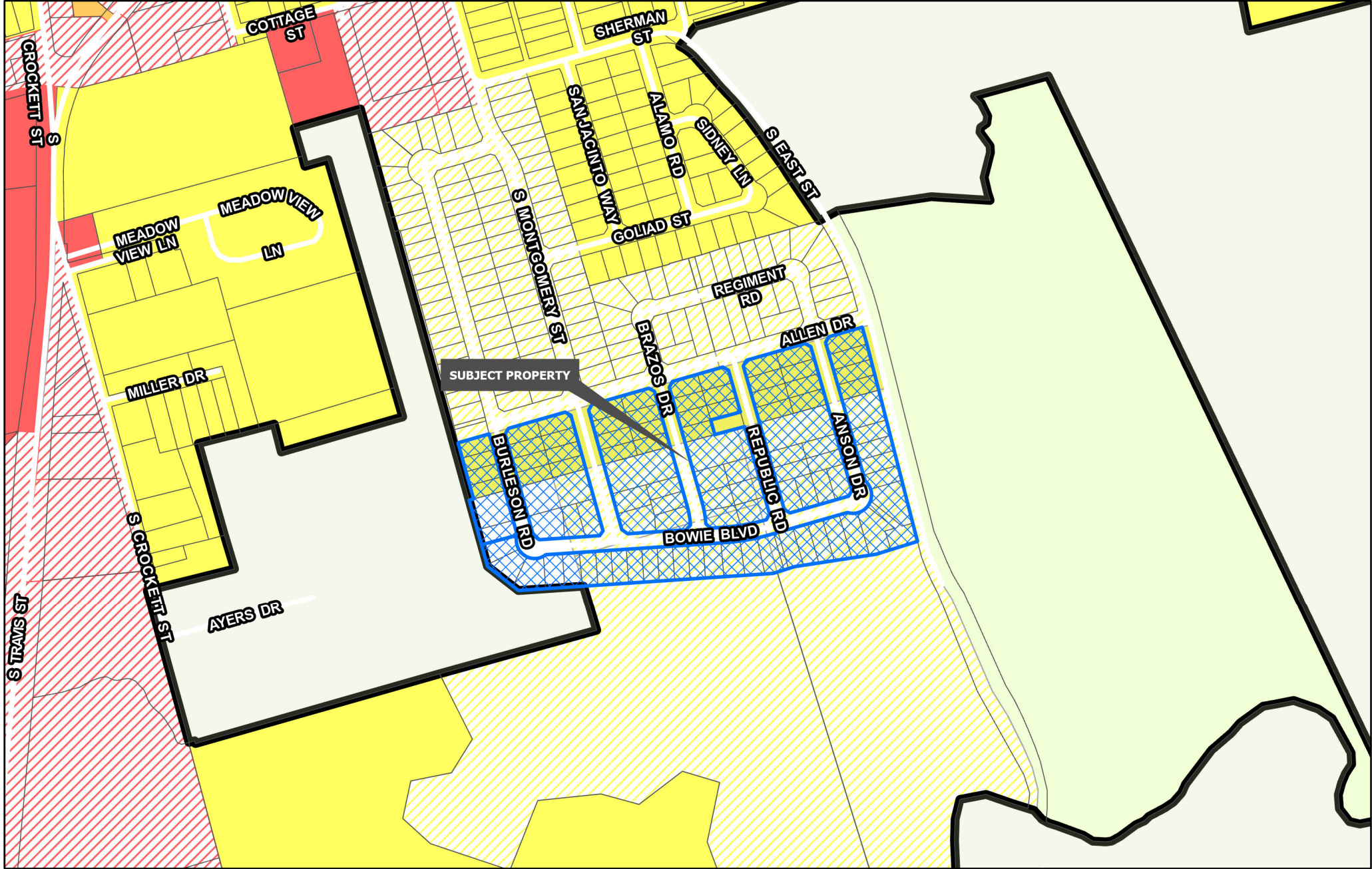
The request of Three Oaks Development and Construction (Owner), and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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



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

**CITY OF SHERMAN
ZONING MAP
2400-2500 BLKS S EAST ST
THREE OAKS ADDN, SEC 4**



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

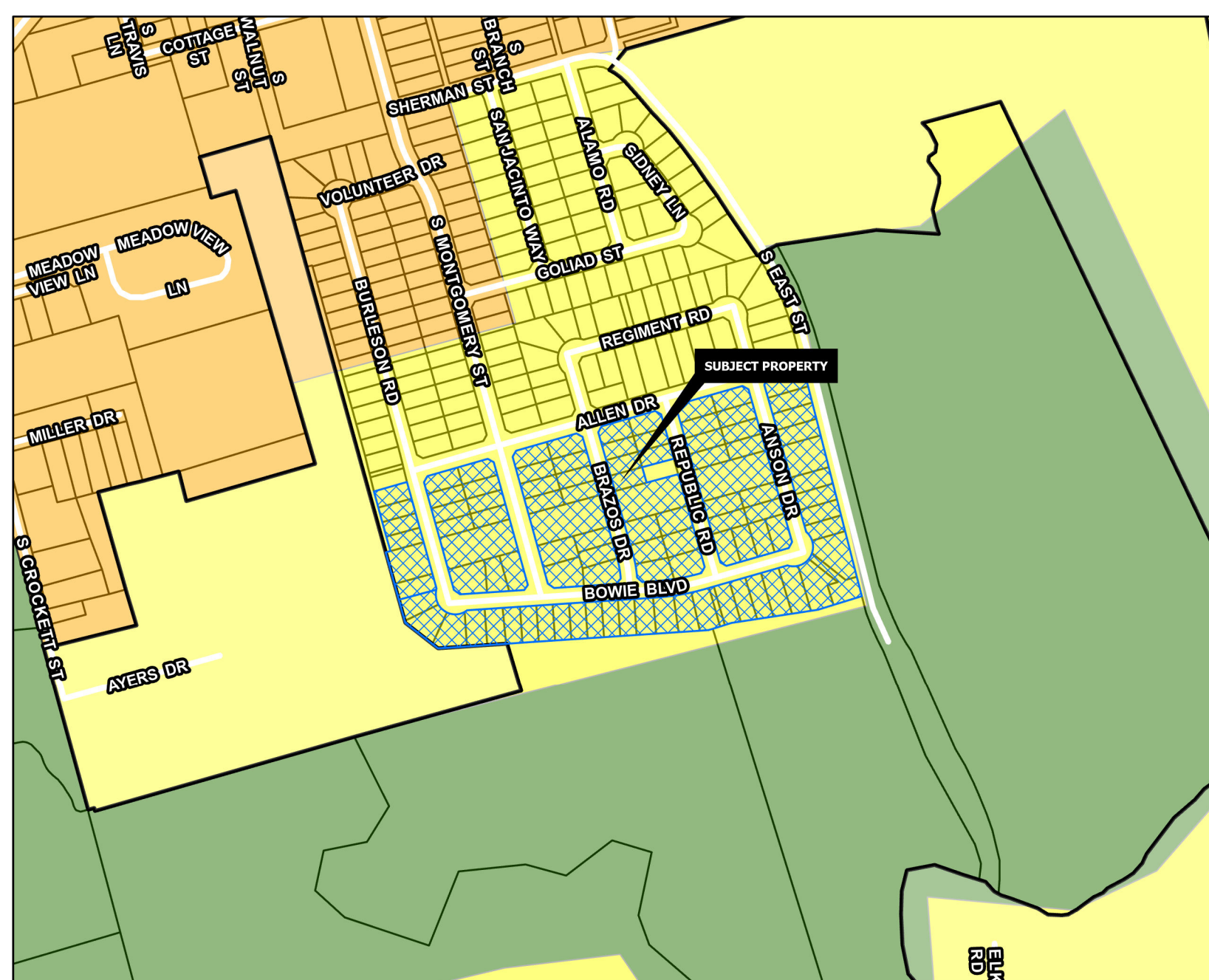
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.



FINAL PLAT THREE OAKS ADDITION SECTION 4 AN ADDITION TO THE CITY OF SHERMAN, TEXAS BEING A PART OF THOSE TRACTS OF LAND CONVEYED TO THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY, AS RECORDED IN DOCUMENT NUMBERS 2023-28428, 2020-27922 AND ALL OF THAT TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2024-1751 SITUATED IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667 GRAYSON COUNTY, TEXAS BEING 19.893 ACRES OF LAND

01/12/26

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON
WHEREAS, THREE OAKS DEVELOPMENT AND CONSTRUCTION, 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 THREE OAKS ADDITION SECTION 4, 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 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 purpose 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 remit 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 noise, 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 THREE OAKS ADDITION SECTION 4, 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 _____, 2026.

BY: THREE OAKS DEVELOPMENT AND CONSTRUCTION

BY: _____

ACCEPTANCE

Certificate of approval by the city planning and zoning commission 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, 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 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

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

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as THREE OAKS ADDITION SECTION 4, an addition to the City of Sherman, Grayson County, Texas, being 19.893 acres situated in and being a portion of the PRESTON KITCHEN Survey, Abstract No. 667, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2026.

Kirk Allen
THREE OAKS DEVELOPMENT
AND CONSTRUCTION COMPANY

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 Kirk Allen 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

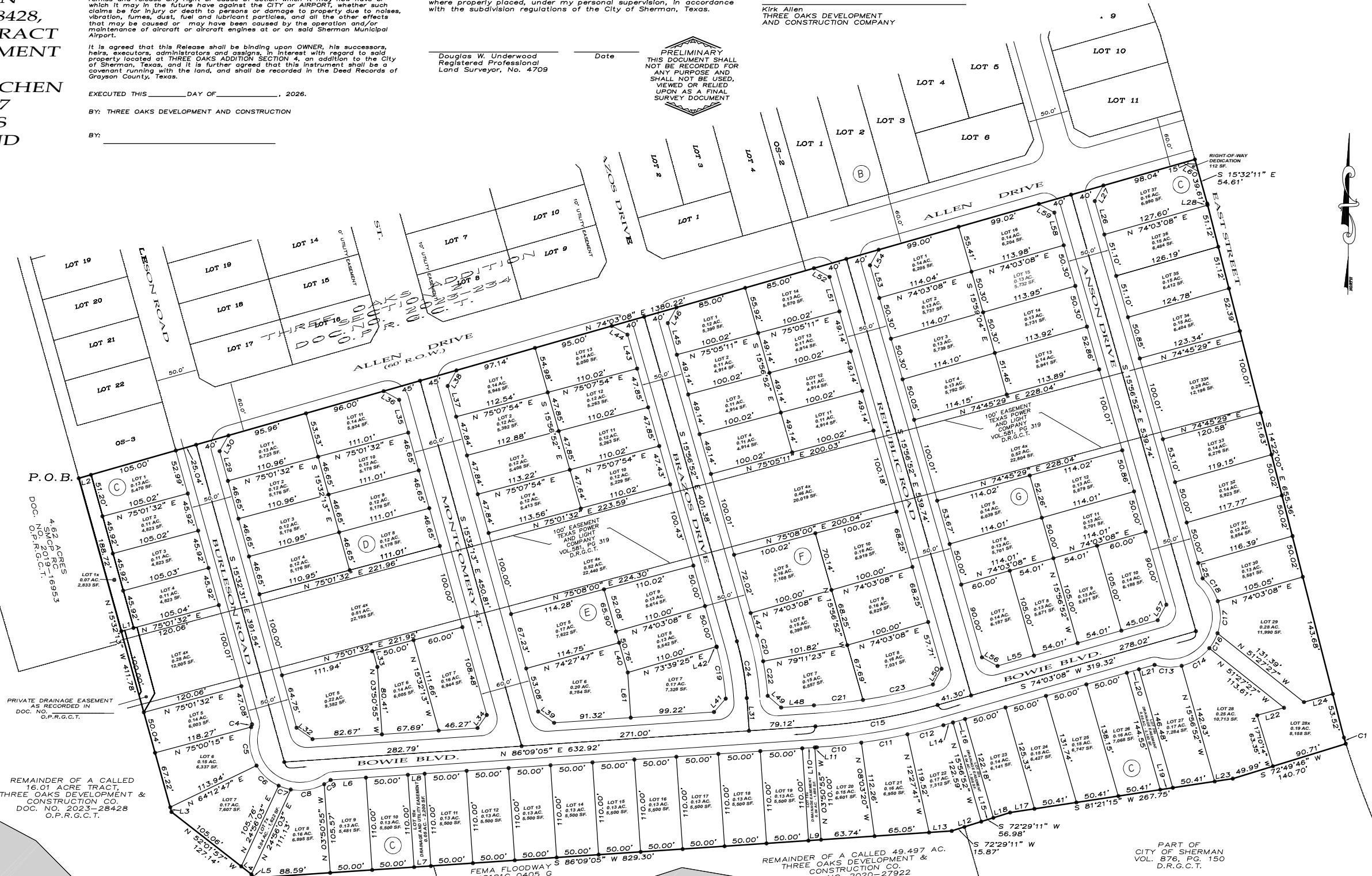
Notary Public in and for
the State of Texas
Commission Expires: _____

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of The Preston Kitchens Survey, Abstract No. 667 and being a part of those tracts of land conveyed to Three Oaks Development and Construction Company, as recorded in document numbers 2023-28428, 2020-27922 and all of that tract of land conveyed in document number 2024-1751, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows: Beginning at a set 1/2" steel rod at the southwest corner of the Three Oaks Addition, Section Two, being recorded in Document Number 2023-234 of said Official Public Records; Thence North 74°03'08" East a distance of 1380.22 feet to a set 1/2" steel rod; Thence South 15°32'11" East a distance of 54.61 feet to a set 1/2" steel rod; Thence South 14°22'00" East a distance of 655.36 feet to a set 1/2" steel rod; Thence with a non-tangent curve to the left having a radius of 1068.43 feet, (chord bears South 16°57'22" East, a distance of 7.67 feet) an arc length of 7.67 feet to a set 1/2" steel rod; Thence South 72°49'46" West a distance of 140.70 feet to a set 1/2" steel rod; Thence South 81°21'15" West a distance of 267.75 feet to a set 1/2" steel rod; Thence South 72°29'11" West a distance of 56.98 feet to a set 1/2" steel rod; Thence South 72°29'11" West a distance of 15.87 feet to a set 1/2" steel rod; Thence South 86°09'05" West a distance of 829.30 feet to a set 1/2" steel rod; Thence North 52°01'57" West a distance of 127.14 feet to a set 1/2" steel rod; Thence North 15°32'13" West a distance of 411.78 feet to the Point of Beginning and containing 19.893 acres of land.

LINK	BEARING	DISTANCE	LINK	BEARING	DISTANCE
L1	N 75°01'32" W	15.00'	L32	N 54°41'42" W	23.26'
L2	N 74°03'08" E	15.00'	L33	S 15°32'13" E	19.70'
L3	N 15°32'13" E	5.80'	L34	S 35°18'24" W	18.94'
L4	N 52°01'57" W	15.40'	L35	N 75°01'32" E	10.00'
L5	N 52°01'57" W	6.69'	L36	S 60°44'33" E	21.14'
L6	N 86°09'05" E	42.07'	L37	N 15°32'13" W	37.86'
L7	S 86°09'05" W	20.00'	L38	N 29°15'27" E	21.29'
L8	N 86°09'05" E	20.00'	L39	N 54°41'54" W	23.26'
L9	S 86°09'05" W	15.00'	L40	S 15°56'52" E	36.94'
L10	N 86°09'05" E	15.00'	L41	S 15°56'52" W	27.21'
L11	N 86°09'05" E	23.27'	L42	S 15°56'52" E	27.21'
L12	S 72°29'11" W	36.88'	L43	S 15°56'52" E	42.06'
L13	S 86°09'05" W	26.91'	L44	S 60°56'52" E	21.21'
L14	N 74°03'08" E	11.82'	L45	N 15°32'13" E	39.12'
L15	S 72°29'11" W	15.01'	L46	N 29°03'08" E	21.21'
L16	N 74°03'08" E	15.00'	L47	N 15°56'52" W	27.79'
L17	S 81°21'15" W	29.28'	L48	S 86°09'05" W	39.12'
L18	S 72°29'11" W	20.96'	L49	N 49°01'06" W	21.21'
L19	S 81°21'15" W	15.12'	L50	S 28°40'43" W	21.35'
L20	N 74°03'08" E	15.00'	L51	S 15°56'52" E	42.73'
L21	N 74°03'08" E	19.33'	L52	N 15°32'13" E	21.21'
L22	S 74°11'51" W	33.18'	L53	N 15°56'52" W	40.41'
L23	S 81°21'15" W	21.71'	L54	N 29°03'08" E	21.21'
L24	N 74°11'51" E	35.59'	L55	S 74°03'08" W	45.00'
L25	N 15°56'52" W	18.98'	L56	N 60°56'52" W	21.21'
L26	N 15°56'52" W	41.43'	L57	N 29°03'08" W	21.21'
L27	N 29°03'08" E	21.21'	L58	S 15°56'52" E	40.41'
L28	S 14°22'00" E	11.83'	L59	S 60°44'33" E	21.21'
L29	N 15°32'13" W	36.85'	L60	S 60°44'33" E	21.14'
L30	N 29°15'18" E	21.29'	L61	N 03°50'55" W	53.80'
L31	N 03°50'55" W	38.97'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1068.43'	7.67'	7.67'	N 16°57'22" W	0°24'41"
C2	60.00'	31.42'	31.42'	S 15°32'13" E	2°14'24"
C3	60.00'	47.46'	46.23'	S 07°54'24" E	4°51'19"
C4	60.00'	36.13'	35.58'	S 47°48'59" E	3°42'55"
C5	60.00'	15.16'	15.12'	S 72°18'16" E	1°29'38"
C6	60.00'	41.03'	40.74'	N 80°11'56" E	3°19'58"
C7	60.00'	9.09'	9.08'	N 56°56'03" E	8°40'50"
C8	725.00'	53.23'	53.22'	N 84°02'52" E	4°12'24"
C9	725.00'	55.76'	55.74'	N 79°44'33" E	3°29'21"
C10	725.00'	44.12'	44.11'	N 75°47'43" E	3°29'11"
C11	60.00'	32.64'	32.24'	S 87°58'31" E	3°11'09"
C12	60.00'	39.69'	38.79'	S 87°58'31" E	3°11'09"
C13	700.00'	147.85'	147.54'	N 30°68'08" E	12°05'57"
C14	60.00'	20.39'	20.29'	N 28°48'24" E	19°28'11"
C15	60.00'	38.82'	38.14'	N 00°32'12" E	3°70'08"
C16	60.00'	32.88'	32.48'	N 33°49'05" E	11°30'57"
C17	300.00'	62.32'	62.21'	S 09°59'47" E	11°54'10"
C18	350.00'	51.36'	51.37'	N 13°22'44" W	5°08'16"
C19	675.00'	58.62'	58.21'	S 83°39'47" W	1°58'34"
C20	350.00'	41.00'	41.07'	N 07°24'49" W	6°47'36"
C21	675.00'	85.22'	85.16'	S 77°33'30" W	7°14'00"
C22	325.00'	68.63'	68.50'	N 09°53'54" W	12°05'57"



PRIVATE DRAINAGE EASEMENT
AS RECORDED IN
DOC. NO. 198-19-1-1
O.P.R.G.C.T.

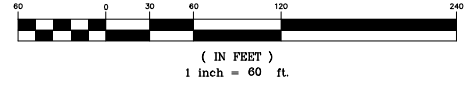
REMAINDER OF A CALLED
16.01 ACRE TRACT,
THREE OAKS DEVELOPMENT &
CONSTRUCTION CO.
DOC. NO. 2023-28428
O.P.R.G.C.T.

REMAINDER OF A CALLED 49.497 AC.
THREE OAKS DEVELOPMENT &
CONSTRUCTION CO.
DOC. NO. 2020-27922
O.P.R.G.C.T.

FEMA FLOODWAY
0405 G
48181C
EFFECTIVE DATE:
09/01/2022

PART OF
CITY OF SHERMAN
VOL. 876, PG. 150
D.R.G.C.T.

GRAPHIC SCALE



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

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

OWNERS/DEVELOPER
THREE OAKS DEVELOPMENT AND
CONSTRUCTION COMPANY
418 EAST SHERMAN
SHERMAN, TEXAS 75090

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



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

March 5, 2024

Kirk Allen
418 E. Sherman
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Three Oaks Addition, Section 4 has been reviewed by City Staff. The Preliminary Plat is to be considered Conditionally Approved Subject to Modifications indicated by this Staff Review Letter prior to Final Plat or Final Replat being submitted. Conditional Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

1. Lot 5, Block C; Lot 11, Block C; Lot 17, Block G; Lot 15, Block F; Lot 14, Block E; Lot 12, Block D; and Lot 37, Block C to be owned and maintained by Homeowner's Association as they are not buildable lots.
2. Minimum Lot requirements for R-5 (Single-Family Residential) District shall be met or Zone Change shall be requested and approved by City Council prior to submitting the Final Plat. (*Sec. 14.02.007*)
 - a. Lots 11, Block C does not meet minimum requirements
 - b. Lots 38, 39, and 40, Block C does not meet minimum requirements
 - c. Lots 2, 3, 9, 10, Block D does not meet minimum requirements
 - d. Lots 2,3,4,11,12, Block E does not meet minimum requirements
 - e. Lots 2,3,12,13, Block F does not meet minimum requirements
3. Add General note to Final Plat stating the following: "Maintenance of HOA, and Open Space lots are the responsibility of the Homeowner's Association or Property Owner's Association. In the event the Association is no longer active, the maintenance is the responsibility of the property owner(s) directly adjacent to said detention area." *Code of Ordinances, Chapter 10.02.003(b)(7)*
4. Dedicate a 15'x15' Right of Way corner clip on Northeast corner of proposed Lot 1, Block C. *Code of Ordinances Chapter 10.03.003(b)(K); 10.03.003(b)(O)*
5. Dedicate a 10' Utility Easement along all street frontage. *Code of Ordinances Chapter 10.03.003(d)(1)*
6. Modify 10' Utility Easement on corners of proposed lots to parallel new right of way created by corner clips. *Code of Ordinances 10.03.003(d)(3)*
7. Remove "East Street" from drawing. Portion of East Street was abandoned in Ordinance 3884.

8. Correct typo in metes and bounds description. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
9. Metes and bounds do not match drawing. Correct appropriately. *Code of Ordinances Chapter 10.02.003(b)(7); 10.02.003(b); 10.02.005(b)*
10. Remove Certificate of Compliance from Final Plat to comply with Ordinance No. 6643. *Code of Ordinances Chapter 10.02.003(b)(13); 10.02.003(b)(14); 10.02.003(b)(15)*
11. Water main must be extended in accordance with City criteria to serve proposed Lot. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(g)*
12. Verify water capacity for proposed use. Upgrade of water infrastructure by developer may be required. *Code of Ordinances 10.03.003(g)(4)*
13. Wastewater main must be extended in accordance with City criteria to serve proposed Lot. Wastewater capacity shall be verified for proposed use. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
14. Existing Wastewater main through Blocks C & G must be relocated. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.003(h)*
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 10.03.006(b)*
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(3)*
17. Final Plat shall meet all current City of Sherman standards. *Code of Ordinances Chapter 10 and Chapter 14*
18. Final Plat shall not be submitted to the Planning & Zoning Commission until the civil engineering plans are sufficiently complete. *Code of Ordinances Chapter 10.02.003(2)*
19. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(c)(5)*

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

Respectfully,



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

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
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. 8.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***309 NORTH EAST STREET (Project No. 000301-2026)**

The request of Chris Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 309 North East Street, consisting of 0.745 acres, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned M-2 (Heavy Manufacturing) District as follows:

Planning and Zoning Commission

Final Plat of Lot 1 Vickrey-Conrad Addition.

Background:

The property is located at 309 North East Street. The owner would like final plat approval.

The following has been approved at this location:

- 6/17/2025 - Public Hearing and Variance Under Section 14.02.020 to allow a 0' front setback in lieu of the required 40' for the existing structures along East Street being in the M-2 (Heavy Manufacturing) District.
- 6/17/2025- Public Hearing and Variance Under Section 14.02.020 to allow a 3' side setback in lieu of the required 25' the existing structure.
- 6/17/2025- Public Hearing and Variance Under Section 14.02.020 to allow a 9.2' side setback in lieu of the required 25' for the existing structure.
- 6/17/2025- Public Hearing and Variance under Section 14.02.020 to allow 6.8' side setback in lieu of the required 25' for the existing structure.
- 4/25/2025 - Preliminary Plat of Vickrey-Conrad Addition.

Origination:

The request of Chris Vickrey (Owner), and Helvey-Wagner Surveying, Inc. (Surveyor).

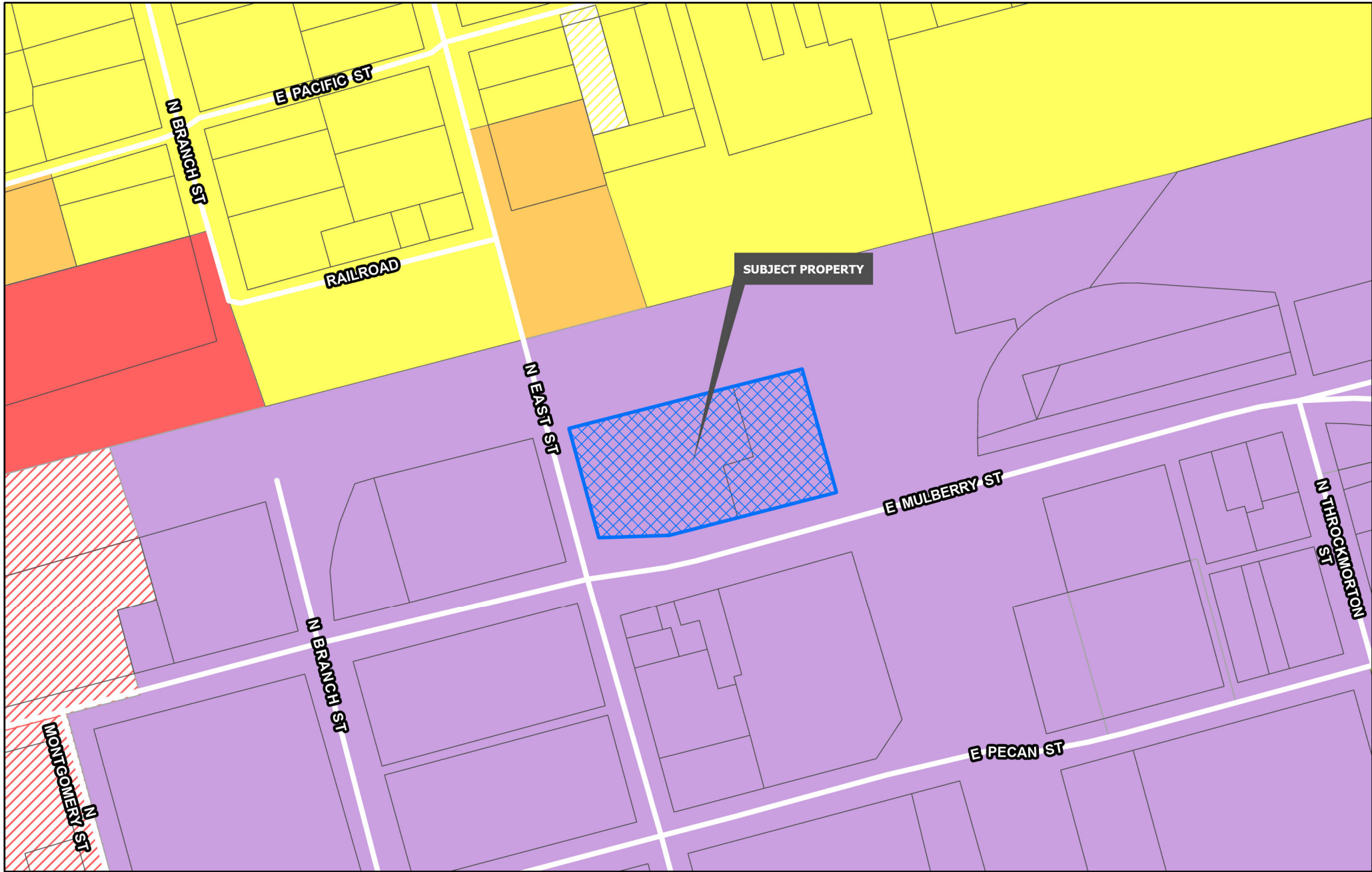
Staff Recommendation:

Staff recommends approval of this item.

Attachments:

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





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

**CITY OF SHERMAN
 ZONING MAP
 309 N EAST ST**



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

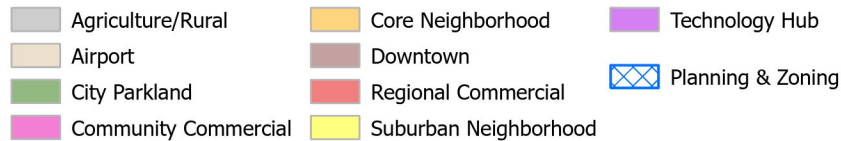
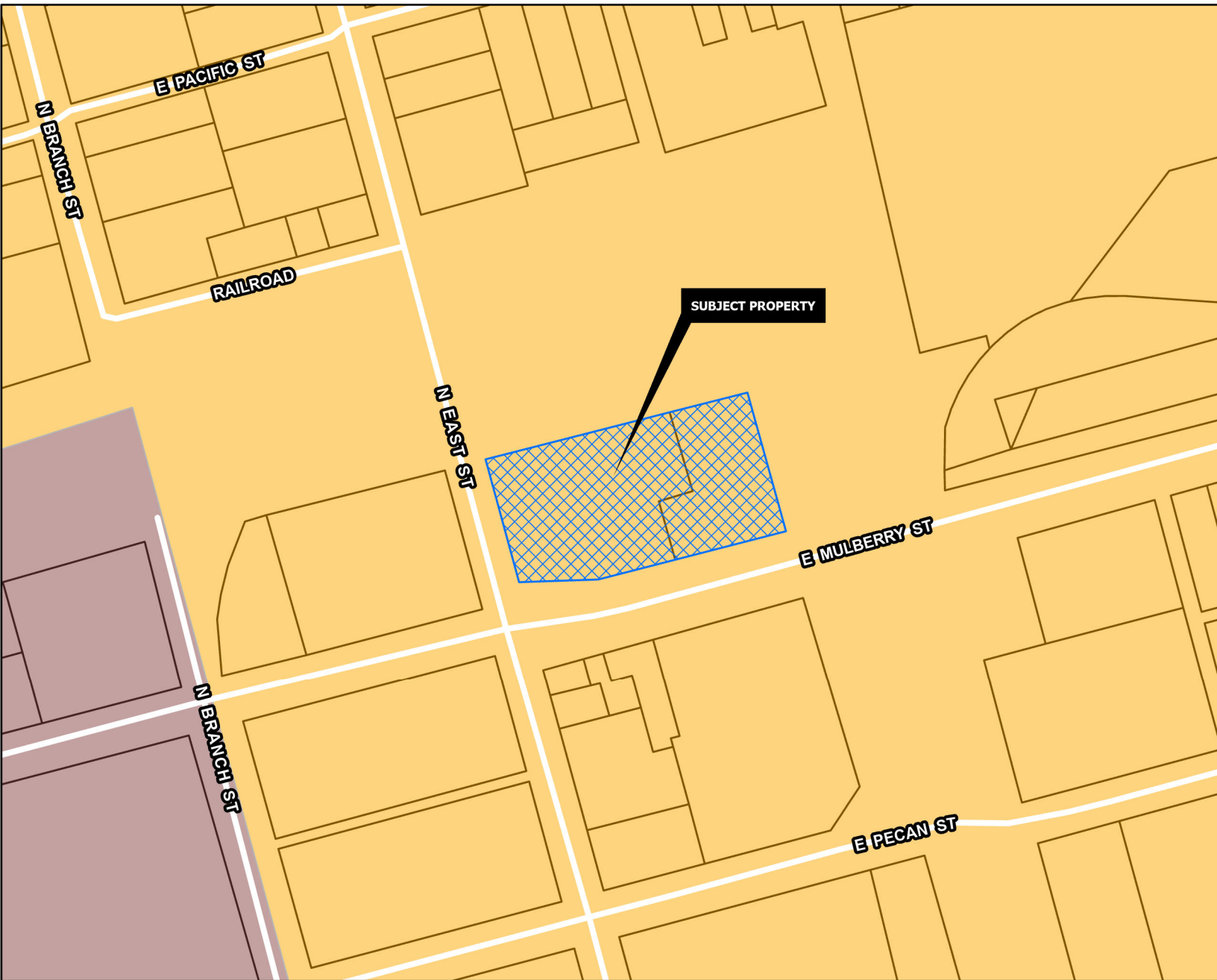
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

Compatible Zoning Districts

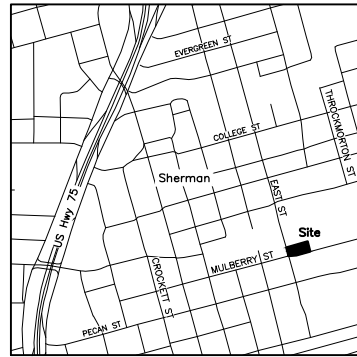
- Single-Family Residential (R-5, R-4, R-2F, and R-TH)
- Multi-Family Residential (MF-15 and MF-30)
- Manufactured Housing
- Retail Business
- Neighborhood Commercial

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.

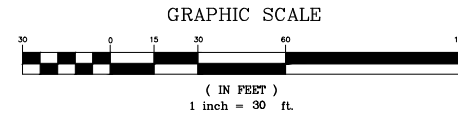


Vicinity Map
(not to scale)



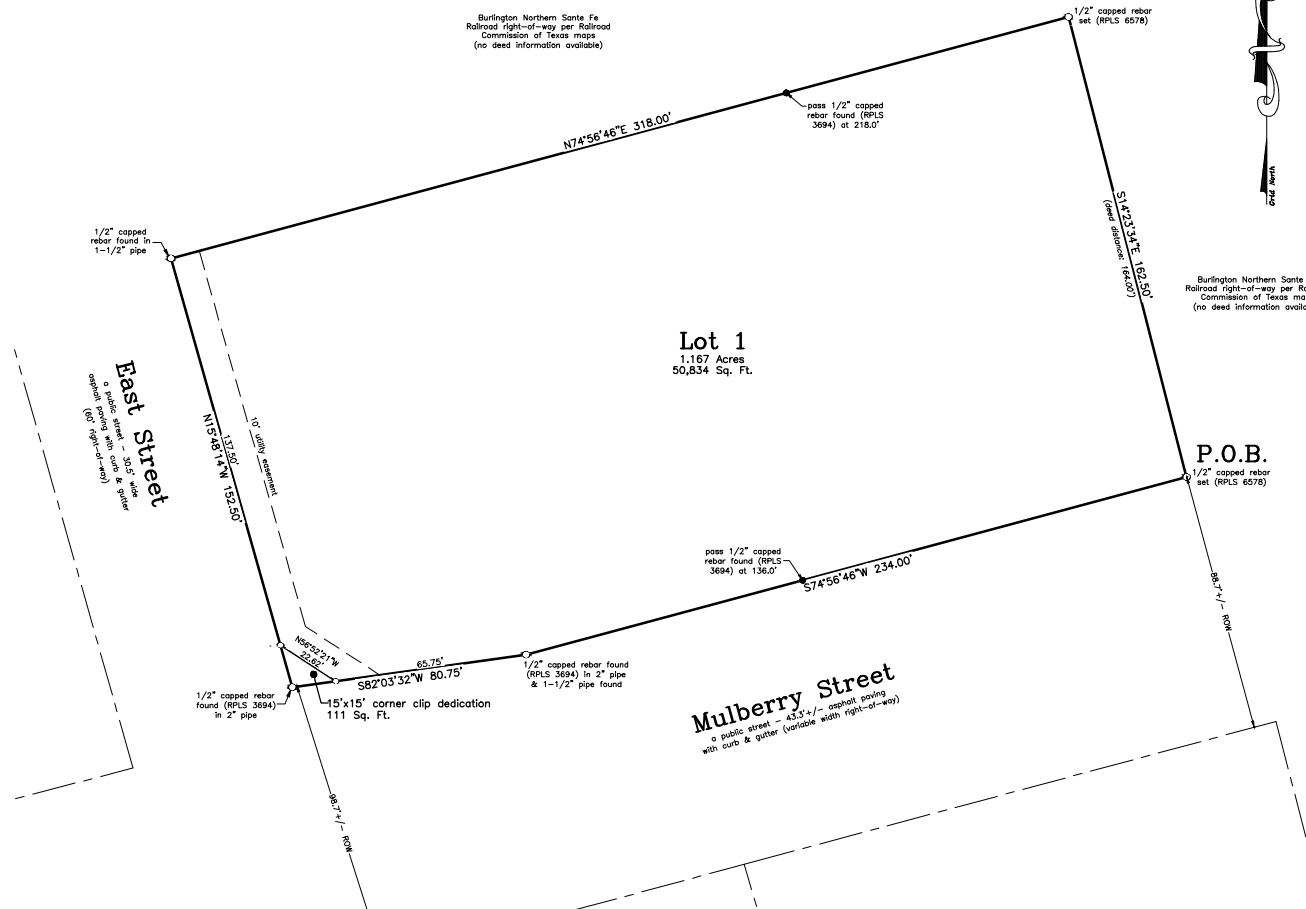
Bearing Base: Texas Coordinate System of NAD83, North Central Zone per GPS observations. All coordinates are in U.S. Survey Feet and all distances are in surface distances.

J.B. McAnair Survey
Abstract No. 763
City of Sherman
Grayson County, Texas



General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 G, Revised Date: September 1, 2022.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.



LEGAL DESCRIPTION

SITUATED in the City of Sherman, County of Grayson, being a part of the J.B. McAnair Survey, Abstract No. 763, and being all of the 0.745 acre tract conveyed by Warranty Deed with Vendor's Lien from Goodwill Industries of Northeast Texas, Inc. to Chris Vickrey and Madeline Kay Conrad on January 24, 2025 as recorded in Inst. No. 2025-2411, Real Property Records, Grayson County, Texas, and all of the 0.425 acre tract of land conveyed from Bethany Ann Wells, Joshua Evans Holbrook, Jason Nicholas Holbrook, Michael Drew Holbrook, Jacquelyn Michelle Melton and Joshua Holbrook, Independent Executor of the Estate of Fred Henry Holbrook to Chris A. Vickrey and Madeline Conrad on January 27, 2025 and recorded in Inst. No. 2024-2328, said Real Property Records and being more particularly described by metes and bounds as follows, to-wit:

- BEGINNING** at a 1/2 inch capped rebar set (RPLS 6578) in the North line of Mulberry Street, a public street, and being the Southeast corner of both said Vickrey & Conrad 0.425 ac. and the herein described tract;
- THENCE** South 74 deg. 56 min. 46 sec. West, with the North line of said Mulberry Street and the South line of said Vickrey & Conrad 0.425 ac., passing a 1/2 inch capped rebar found (RPLS 3694) at 136.0 ft. at the Southwest corner of said Vickrey & Conrad 0.425 ac. and the Southeast corner of said Vickrey & Conrad 0.745 ac., continuing with the South line of said Vickrey & Conrad 0.745 ac. for a TOTAL distance of 234.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) in a 2 inch and a 1-1/2 inch pipe found at an angle point;
- THENCE** South 82 deg. 03 min. 32 sec. West, continuing with the North line of said Mulberry Street and the South line of said Vickrey & Conrad 0.745 ac., a distance of 80.75 ft. to a 1/2 inch capped rebar found (RPLS 3694) in a 2-inch pipe at the intersection of the North line of said Mulberry Street with the East line of East Street, a public street, and being the Southwest corner of both said Vickrey & Conrad 0.745 ac. and the herein described tract;
- THENCE** North 15 deg. 48 min. 14 sec. West, with the East line of said East Street and the West line of said Vickrey & Conrad 0.745 ac., a distance of 152.50 ft. to a 1/2 inch capped rebar found in a 1-1/2 inch pipe at the Northwest corner of both said Vickrey & Conrad 0.745 ac. and the herein described tract;
- THENCE** North 74 deg. 56 min. 46 sec. East, with the North line of said Vickrey & Conrad 0.745 ac., passing a 1/2 inch capped rebar found (RPLS 3694) at the most Northerly Northwest corner of said Vickrey & Conrad 0.425 ac. and the Northeast corner of said Vickrey & Conrad 0.745 ac. at 218.0 ft., continuing now with the North line of said Vickrey & Conrad 0.725 ac. for a TOTAL distance of 318.00 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Northeast corner of both said Vickrey & Conrad 0.745 ac. and the herein described tract;
- THENCE** South 14 deg. 23 min. 34 sec. East, with the East line of said Vickrey & Conrad 0.425 ac., a distance of 162.50 ft. to the **PLACE OF BEGINNING** and containing 1.170 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: _____



Owners:
Chris A. Vickrey &
Madeline Conrad
P.O. Box 1372
Sherman, TX 75090

SURVEYOR:

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

STATE OF TEXAS
COUNTY OF GRAYSON

We, Chris A. Vickrey & Madeline Conrad, sole owners of Vickrey-Conrad 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.

William Bradley Douglass

Lorena Virginia Douglass

AVIGATION RELEASE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Chris A. Vickrey & Madeline Conrad, hereinafter called OWNERS, are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described in this plat.

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

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

Executed this _____ day of _____, AD, 2026.

Chris A. Vickrey

Madeline Conrad

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

Given under my hand and seal of office this _____ day of _____, 2026.

Notary Public, Grayson County, Texas

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Madeline Conrad, 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 _____, 2026.

Notary Public, Grayson County, Texas

CITY ACCEPTANCE



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

Chairman

Secretary

Final Plat
Lot 1
Vickrey-Conrad Addition
to the
City of Sherman
Grayson County, Texas
1.170 Acres
in the
J.B. McAnair Survey
Abstract No. 763
DATE OF PREPARATION: JANUARY 13, 2026
JOB No. CGSI90126

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

April 15, 2025

Chris A. Vickrey
Madeline Conrad
P.O. Box 1372
Sherman, TX 75090

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

Dear Applicants,

The request for approval of the Preliminary Plat of Vickrey-Conrad 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:

Zoning Comments

1. The minimum setbacks in M-2 (Heavy Manufacturing) District are (*Sec. 14.02.020(1)*):
 - a. 40' front
 - i. Property will front East Street
 - b. 25' rear
 - c. 25' side
 - i. A Variance must be approved by the Board of Adjustment to allow a 0' front setback in lieu of the required 40' for the existing structures along East Street.
 - ii. A Variance must be approved by the Board of Adjustment to allow a 3' side setback in lieu of the required 25' the existing structure. (Structure located at the northwest side of the property)
 - iii. A Variance must be approved by the Board of Adjustment to allow a 9.2' side setback in lieu of the required 25' for the existing structure. (Structure that is adjacent to Mulberry, at the southwest side of the property)
 - iv. A Variance must be approved by the Board of Adjustment to allow a 6.8' side setback in lieu of the required 25' the existing structure. (Structure located at the northeast side of the property)

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.

Engineering Comments

2. Call on northern boundary does not match metes and bounds description. Correct appropriately. *Code of Ordinances Chapter 10.02.002(e)(10)*
3. City Council approval of Encroachment Agreement for existing buildings that encroach into the right-of-way is required prior to submitting Final Plat. Encroachment Agreement requirements can be obtained by emailing engineering@cityofsherman.com. *Code of Ordinances 10.03.007(d)*
4. City Council approval of Encroachment Agreement for existing buildings that encroach into the required 10' Utility Easement along East Street is required prior to submitting Final Plat. Encroachment Agreement requirements can be obtained by emailing engineering@cityofsherman.com. *Code of Ordinances 10.03.007(d)*
5. Subject property may not have direct access to public wastewater main. Extension of wastewater main by developer may be required prior to filing Final Plat. *Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10.03.005*
6. If extension of wastewater main is required, 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)*

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



Planning & Zoning Commission Development Services

Agenda Item No. 9.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***314 WEST CHERRY STREET (Project No. 000308-2026)**

The request of Santos E. Lopez, Elmer Samuel Lopez Hernandez, and Cesar Lopez (Owners), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 314 West Cherry Street, consisting of 0.169 acres, in the Samuel Blagg Survey, Abstract No. 56, and currently zoned R-5 (Single Family Residential) District as follows:

Planning and Zoning Commission

Final Plat of Lopez on Cherry Street Addition.

Background:

The property is located at 314 West Cherry Street. The owner would like final plat approval.

The following has been approved at this location:

- 7/22/2025 - Public Hearing and Zone Change from MF-30 (Multi-Family Residential) District to R-5 (Single-Family Residential) District. Ordinance No. 6860.

Origination:

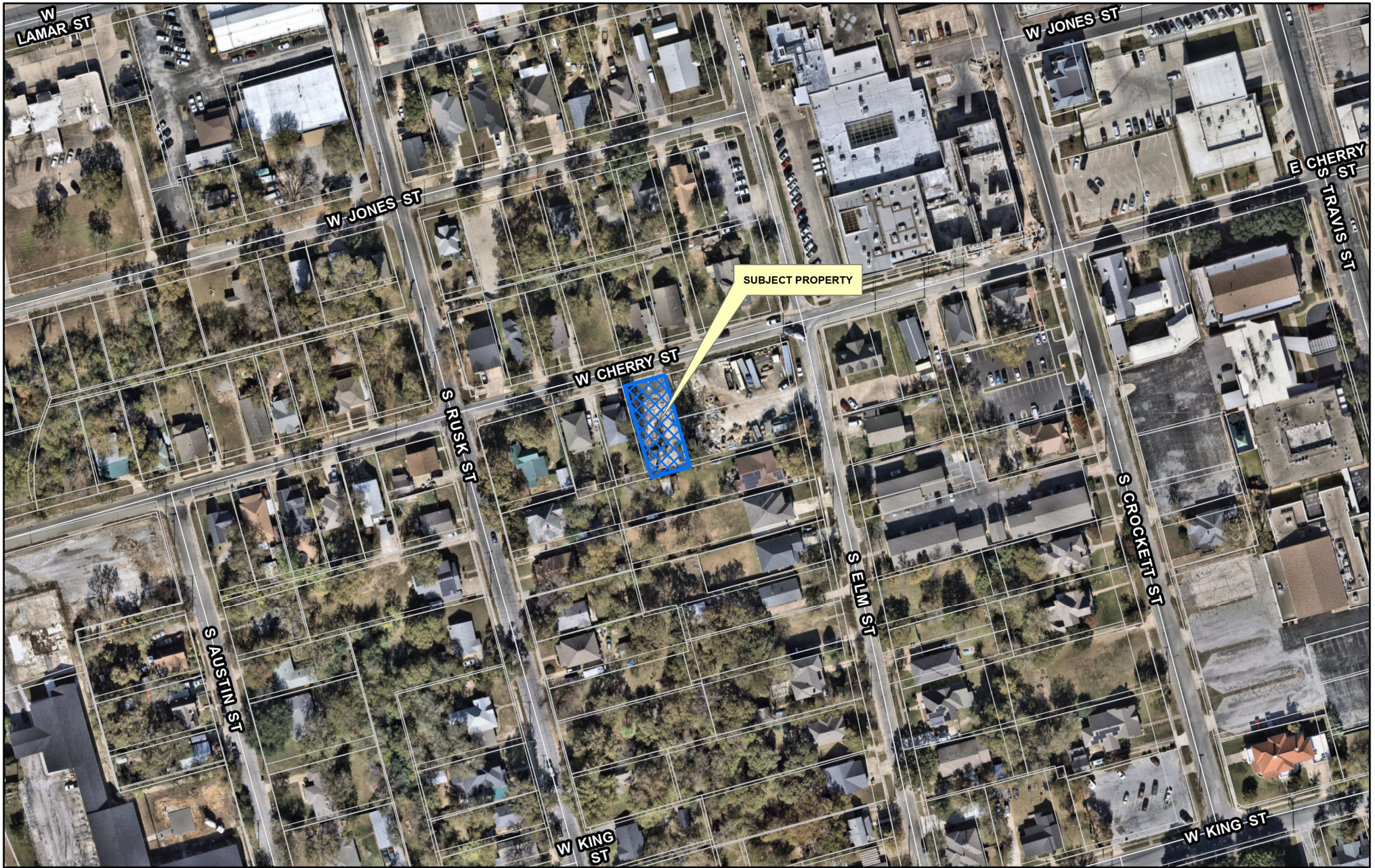
The request of Santos E. Lopez, Elmer Samuel Lopez Hernandez, and Cesar Lopez (Owners), and Underwood Drafting & Surveying (Surveyor).

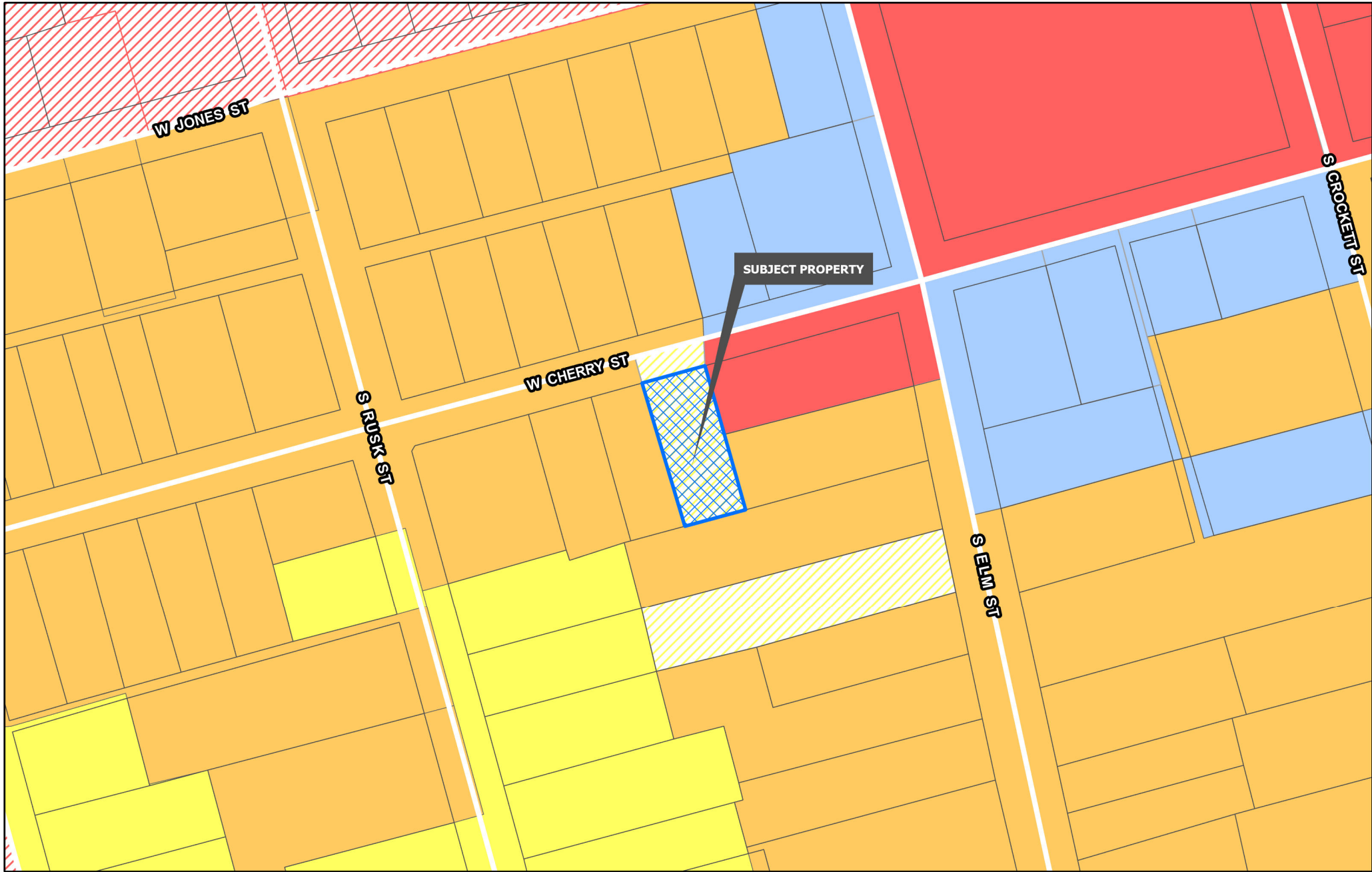
Staff Recommendation:

Staff recommends that P&Z approve this item.

Attachments:

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





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

**CITY OF SHERMAN
 ZONING MAP
 314 W CHERRY ST**



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.

W JONES ST

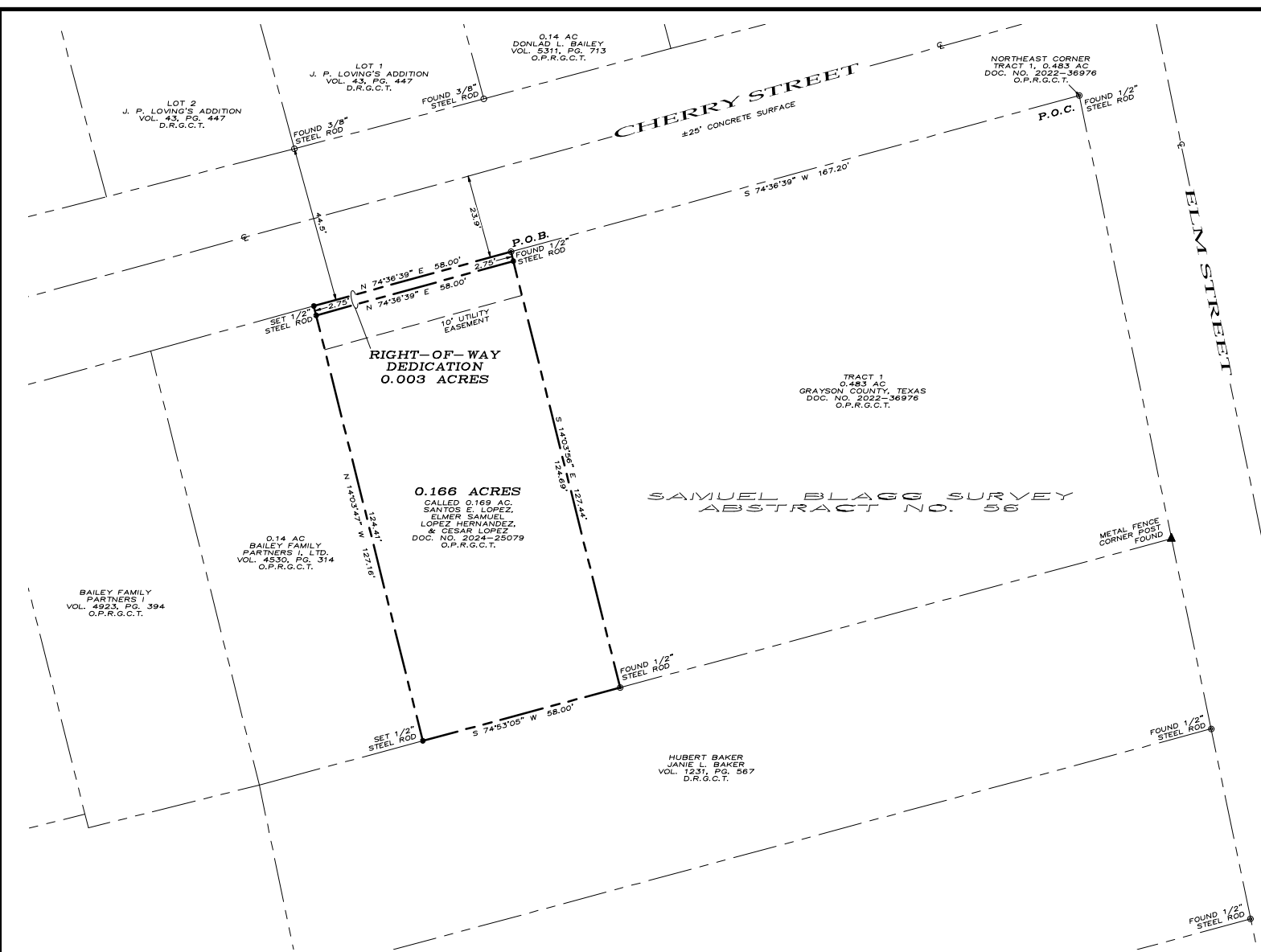
W CHERRY ST

S RUSK ST

S ELM ST

SUBJECT PROPERTY





LEGAL DESCRIPTION
Situating in the County of Grayson, State of Texas, being a part of the Samuel Blagg Survey, Abstract No. 56 and being a retracement survey of that tract of land, known as Tract Ten, conveyed to NRG Investments LLC as recorded in Document Number 2024-6543, Official Public Records, Grayson County, Texas, and being that same 0.169 acre tract of land conveyed to Santos E. Lopez, Elmer Samuel Lopez Hernandez and Cesar Lopez as recorded in Document Number 2024-25079, said Official Public Records, and being described by metes and bounds as follows:

Commencing at a 1/2" steel rod found for the northeast corner of that 0.483 acre tract, known as Tract 1, conveyed to Grayson County, Texas, as recorded in Document Number 2022-36976, said point also being at the intersection of the southerly Right-of-Way line of Cherry Street and the westerly Right-of-Way line of Elm Street;

Thence South 74°36'39" West, with the northerly line of said Tract 1, and with the southerly Right-of-Way line of said Cherry Street, a distance of 187.20 feet to a 1/2" steel rod set for the northeast corner of said Tract Ten, common to the northwest corner of said Tract 1, said point also being the True Point of Beginning;

Thence South 14°03'56" East, with the easterly line of said Tract Ten, and with the westerly line of said Tract 1, a distance of 127.44 feet 1/2" steel rod set for the southeast corner of said Tract Ten, common to the southwest corner of said Tract 1, said point also being in the northerly line of that tract of land conveyed to Hubert Baker and Janie L. Baker as recorded in Volume 1231, Page 567, Deed Records, Grayson County, Texas;

Thence South 74°53'05" West, with the southerly line of said Tract Ten, and with the northerly line of said Baker Tract, a distance of 58.00 feet to a 1/2" steel rod set for the southwest corner of said Tract Ten, common to the southeast corner of that 0.14 acre tract of land conveyed to Bailey Family Partners I, LTD., as recorded in Volume 4530, Page 314, said Official Public Records, said point also being in the northerly line of said Baker Tract;

Thence North 14°03'47" West, with the westerly line of said Tract Ten, and with the easterly line of said 0.14 acre tract, a distance of 127.16 feet to a 1/2" steel rod set for the northwest corner of said Tract Ten, common to the northeast corner of said 0.14 acre tract, said point also being in the southerly Right-of-Way line of said Cherry Street;

Thence North 74°36'39" East, with the northerly line of said Tract Ten, and with the southerly Right-of-Way line of said Cherry Street, a distance of 58.00 feet to the Point of Beginning and containing 0.169 acres of land, more or less.

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 therein 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

AVIGATION RELEASE
THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SANTOS E. LOPEZ, ELMER SAMUEL LOPEZ HERNANDEZ AND CESAR LOPEZ, 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 LOPEZ ON CHERRY 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 LOPEZ ON CHERRY 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 _____, 2026.

BY: SANTOS E. LOPEZ

BY: _____

EXECUTED THIS _____ DAY OF _____, 2026.

BY: ELMER SAMUEL LOPEZ HERNANDEZ

BY: _____

EXECUTED THIS _____ DAY OF _____, 2026.

BY: CESAR LOPEZ

BY: _____

OWNER'S CERTIFICATE OF DEDICATION
THAT SANTOS E. LOPEZ, ELMER SAMUEL LOPEZ HERNANDEZ AND CESAR LOPEZ, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as LOPEZ ON CHERRY STREET ADDITION, an addition to the City of Sherman, Grayson County, Texas, Being 0.169 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 _____, 2026.

SANTOS E. LOPEZ

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2026.

ELMER SAMUEL LOPEZ HERNANDEZ

WITNESS, my hand at Grayson County, Texas, this _____ day of _____, 2026.

CESAR LOPEZ

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 SANTOS E. LOPEZ, 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: _____

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 ELMER SAMUEL LOPEZ HERNANDEZ, 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: _____

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 CESAR LOPEZ, 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: _____

STATE OF TEXAS
COUNTY OF GRAYSON

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

Chairman Secretary

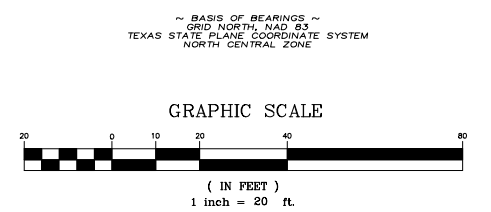
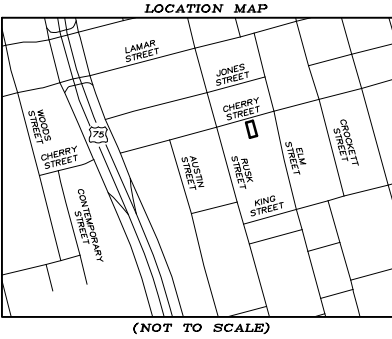
**FINAL PLAT
LOPEZ ON
CHERRY STREET
ADDITION**
Being a part of the Samuel Blagg Survey, Abstract Number 56. Being in the City of Sherman, Grayson County, Texas. Containing 0.169 acres of land

06-03-2025

- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Oncor Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - 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.
 - 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.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C0290G, effective date September 1, 2022.

LEGEND

●	1/2" STEEL ROD SET
○	3/8" STEEL ROD FOUND
○	3/8" STEEL ROD FOUND
▲	METAL FENCE CORNER POST
—	CENTERLINE OF ROAD
—	P.O.B. POINT OF BEGINNING
—	P.O.C. POINT OF COMMENCEMENT
---	BOUNDARY LINE
---	PROPERTY LINE



OWNERS/DEVELOPER
SANTOS E. LOPEZ
ELMER SAMUEL LOPEZ HERNANDEZ
CESAR LOPEZ
525 S. MONTGOMERY STREET
SHERMAN, TX 75090

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



PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

July 15, 2025

Santos E. Lopez
Elmer Samuel Lopez Hernandez
Cesar Lopez
525 S. Montgomery St.
Sherman, TX 75090

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of Lopez on Cherry 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. Dedicate a 2.75' Right of Way Dedication along Cherry Street in lieu of the provided 2.75' Access Easement. *Code of Ordinances Chapter 10.03.007(a)*
2. City wastewater does not serve subject property. Extension of wastewater main by developer is required prior to final plat being submitted. *Code of Ordinances Chapter 13, Sec. 13.07.282; 10.03.003(h); 10.03.005*
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. Drive approaches and sidewalks shall conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5*
5. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
6. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Zoning

7. No new division of any lot or parcel shall be made that creates a new nonconforming situation. (Sec. 10.05.001(a))
 - a. A Zone Change approval to an R-5 (single-Family Residential) District would be recommended.
 - i. 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.
 1. The request for the zone change has been submitted and is currently scheduled to be presented at the 7/17/2025 Planning and Zoning and, if approved, the 8/18/2025 City Council

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



Planning & Zoning Commission Development Services

Agenda Item No. 10.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***2105 TEXOMA PARKWAY (Project No. 000309-2026)**

The request of Grow Sherman Realty (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 2105 Texoma Parkway, consisting of 8.452 acres, in the Smith McGlothin Survey, Abstract No. 808, and the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District as follows:

Planning and Zoning Commission

Final Plat of Grow Sherman Realty Addition.

Background:

The property is located at 2105 Texoma Parkway. The owner would like final plat approval.

The following has been approved at this location:

- 10/21/2025- Public Hearing, and Specific Use Permit to allow a Hotel or Motel in a C-1 (Retail Business) District. Ordinance No. 6893; repealed Ord. No. 6792.
- 11/19/2024 - Public Hearing Zone Change from a C-2 (General Commercial) District to a C-1 (Retail Business) District. Ordinance 6791.
- 3/14/2000- To allow a private club in a C-2 (General Commercial) District. Ordinance No. 4836.
- 6/13/1961- To allow an apartment house on a lot with frontage less than 100' wide.

Origination:

The request of Grow Sherman Realty (Owner), and Underwood Drafting & Surveying (Surveyor).

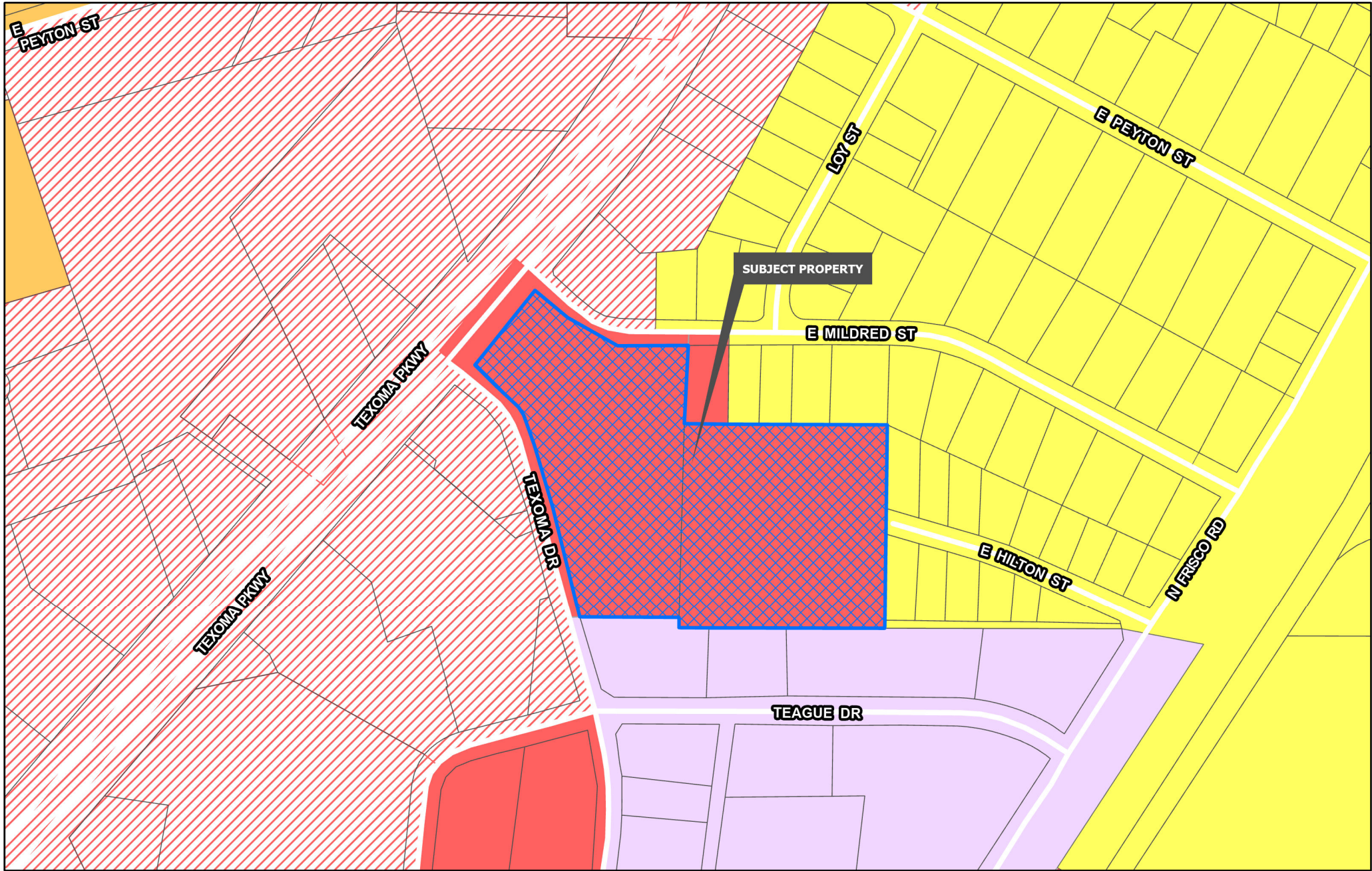
Staff Recommendation:

Staff recommends P&Z approve this item.

Attachments:

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





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

**CITY OF SHERMAN
 ZONING MAP
 2105 TEXOMA PKWY**



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

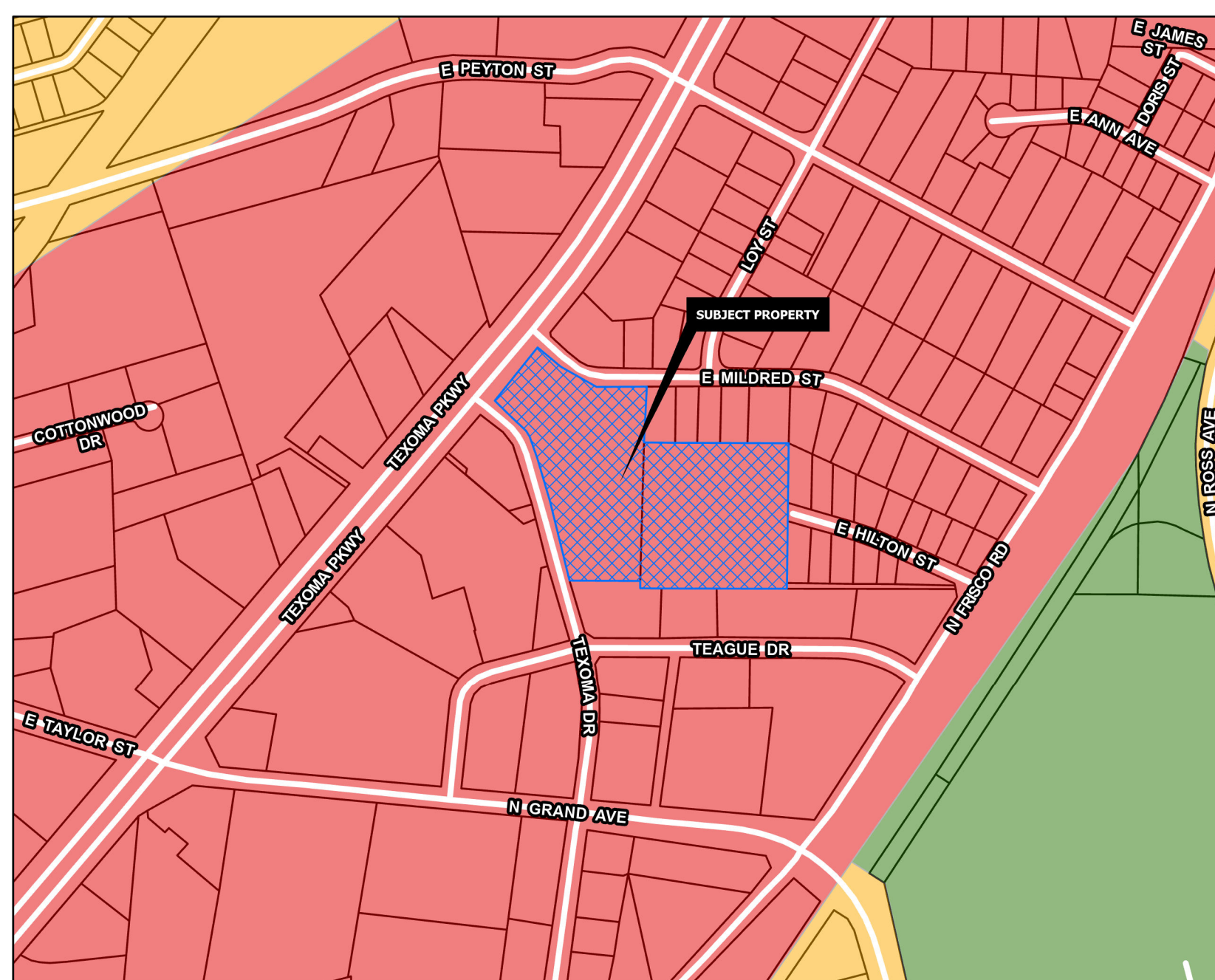
- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

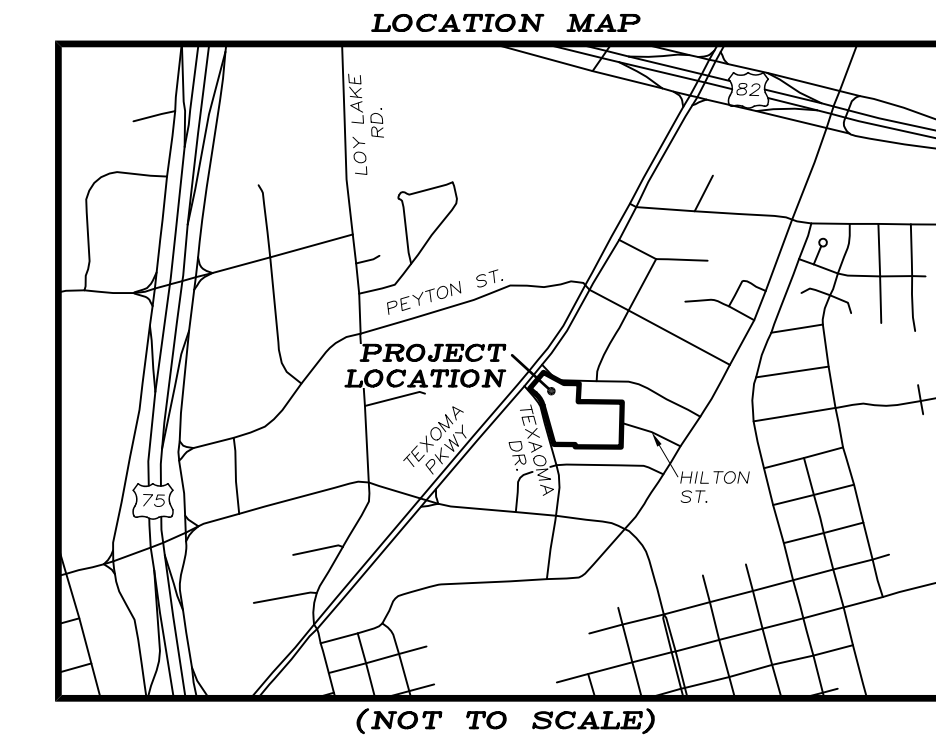
Compatible Zoning Districts

- 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."





OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:
THAT I, GROW SHERMAN REALTY LLC, do hereby adopt this plat designating the hereinabove property as the GROW SHERMAN REALTY ADDITION, an addition to the City of Sherman, 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 anyway endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.
WITNESS MY HAND this _____ day of _____, 2026.

ASHOKUMAR PATEL, Managing Partner
GROW SHERMAN REALTY 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, ASHOKUMAR PATEL 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: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON
WHEREAS, GROW SHERMAN REALTY 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 GROW SHERMAN REALTY 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 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 of property, and OWNER does hereby fully remit 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 GROW SHERMAN REALTY 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 _____, 2026.

ASHOKUMAR PATEL, Managing Partner
GROW SHERMAN REALTY LLC

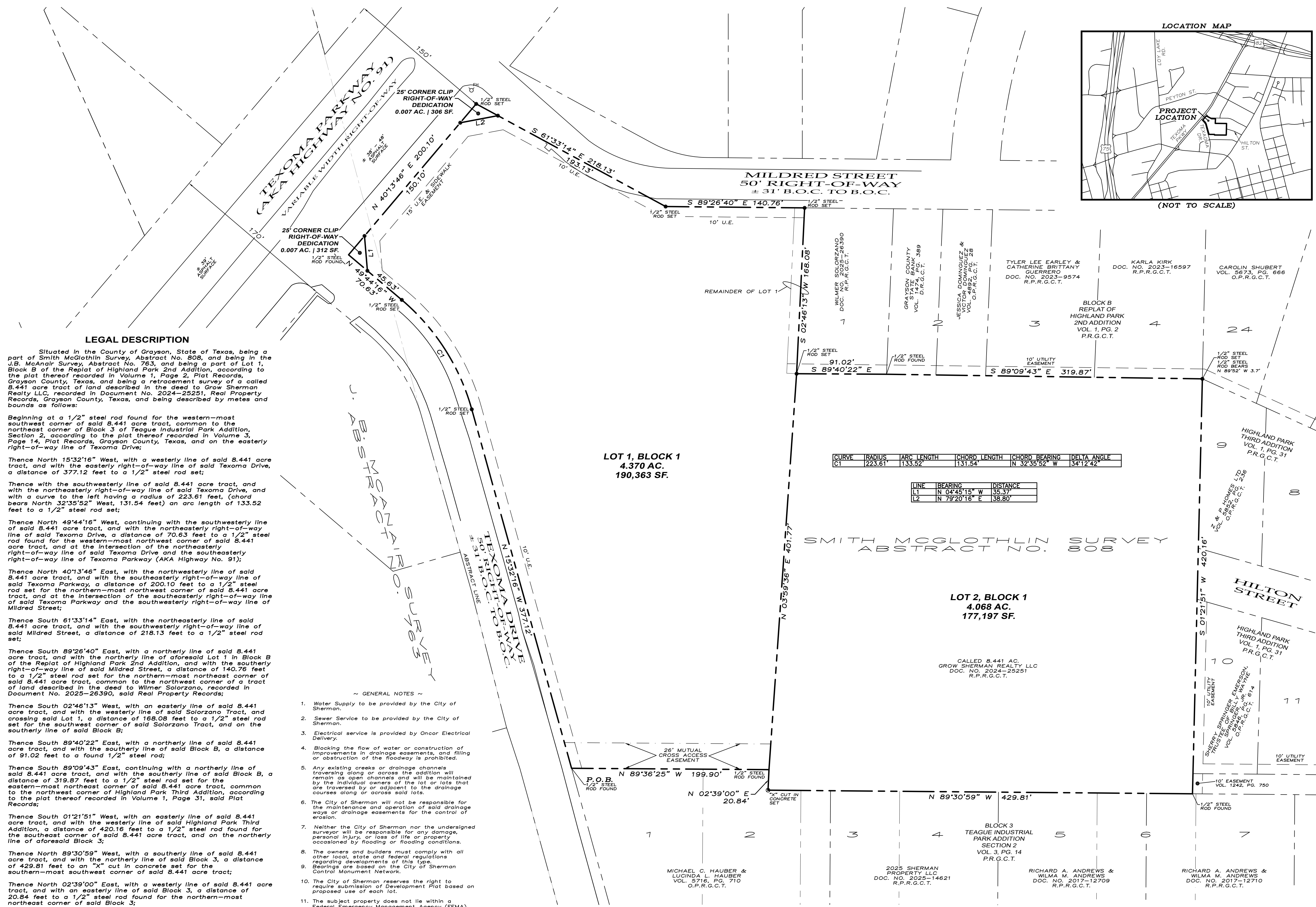
SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:
That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon 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

FINAL PLAT
GROW SHERMAN REALTY ADDITION
Being a portion of Lot 1, Block B Replat of Highland Park Addition Volume 1, Page 2
Plat Records, Grayson County, Texas
Being a part of the Smith McGlothlin Survey Abstract Number 808 & J.B. McAnair Survey, Abstract Number 763
Being in the City of Sherman Grayson County, Texas
Containing 8.452 acres of land

02-03-2026



CURVE DATA TABLE

LINE DATA TABLE

SMITH MCGLOTHLIN SURVEY
ABSTRACT NO. 808

LOT 2, BLOCK 1
4.068 AC.
177,197 SF.

CALLLED 8.441 AC.
GROW SHERMAN REALTY LLC
DOC. NO. 2024-25291
R.P.R.G.C.T.

BLOCK 3
TEAGUE INDUSTRIAL
PARK ADDITION
SECTION 2
VOL. 3, PG. 14
P.R.G.C.T.

MICHAEL C. HAUBER &
LUCINDA L. HAUBER
VOL. 5716, PG. 710
O.P.R.G.C.T.

2025 SHERMAN
PROPERTY, LLC
DOC. NO. 2025-14821
R.P.R.G.C.T.

RICHARD A. ANDREWS &
WILMA M. ANDREWS
DOC. NO. 2017-12709
R.P.R.G.C.T.

RICHARD A. ANDREWS &
WILMA M. ANDREWS
DOC. NO. 2017-12710
R.P.R.G.C.T.

ACCEPTANCE
Approved this _____ day of _____, 2026, by the City Planning Commission to the City of Sherman, Texas.

Chairman _____ Secretary _____

LEGEND table with symbols for Point of Beginning, Steel Rod Set, Concrete Set, Utility Easement, Back of Curve, Boundary Line, Property Line, and Easement Line.

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Smith McGlothlin Survey, Abstract No. 808, and being in the J.B. McAnair Survey, Abstract No. 763, and being a part of Lot 1, Block B of the Replat of Highland Park 2nd Addition, according to the plat thereof recorded in Volume 1, Page 2, Plat Records, Grayson County, Texas, and being a retracement survey of a called 8.441 acre tract of land described in the deed to Grow Sherman Realty LLC, recorded in Document No. 2024-25291, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the western-most southwest corner of said 8.441 acre tract, common to the northeast corner of Block 3 of Teague Industrial Park Addition, Section 2, according to the plat thereof recorded in Volume 3, Page 14, Plat Records, Grayson County, Texas, and on the easterly right-of-way line of Texoma Drive;

Thence North 15°32'16" West, with a westerly line of said 8.441 acre tract, and with the easterly right-of-way line of said Texoma Drive, a distance of 377.12 feet to a 1/2" steel rod set;

Thence with the westerly line of said 8.441 acre tract, and with the northerly right-of-way line of said Texoma Drive, and with a curve to the left, having a radius of 223.61 feet, (chord bears North 32°35'52" West, 131.54 feet) an arc length of 133.52 feet to a 1/2" steel rod set;

Thence North 49°44'16" West, continuing with the southwesterly line of said 8.441 acre tract, and with the northerly right-of-way line of said Texoma Drive, a distance of 70.63 feet to a 1/2" steel rod found for the western-most northwest corner of said 8.441 acre tract, and at the intersection of the northerly right-of-way line of said Texoma Drive and the southeasterly right-of-way line of Texoma Parkway (AKA Highway No. 91);

Thence North 40°13'46" East, with the northerly line of said 8.441 acre tract, and with the southeasterly right-of-way line of said Texoma Parkway, a distance of 200.10 feet to a 1/2" steel rod set for the northern-most northwest corner of said 8.441 acre tract, and at the intersection of the southeasterly right-of-way line of said Texoma Parkway and the southeasterly right-of-way line of Mildred Street;

Thence South 61°33'14" East, with the northerly line of said 8.441 acre tract, and with the southeasterly right-of-way line of said Mildred Street, a distance of 218.13 feet to a 1/2" steel rod set;

Thence South 89°26'40" East, with a northerly line of said 8.441 acre tract, and with the northerly line of aforesaid Lot 1 in Block B of the Replat of Highland Park 2nd Addition, and with the southerly right-of-way line of said Mildred Street, a distance of 140.76 feet to a 1/2" steel rod set for the northern-most northeast corner of said 8.441 acre tract, common to the northwest corner of a tract of land described in the deed to Wilmer Solorzano, recorded in Document No. 2025-26390, said Real Property Records;

Thence South 02°46'13" West, with an easterly line of said 8.441 acre tract, and with the westerly line of said Solorzano Tract, and crossing said Lot 1, a distance of 168.08 feet to a 1/2" steel rod set for the southeast corner of said Solorzano Tract, and on the southerly line of said Block B;

Thence South 89°40'22" East, with a northerly line of said 8.441 acre tract, and with the southerly line of said Block B, a distance of 91.02 feet to a found 1/2" steel rod;

Thence South 89°09'43" East, continuing with a northerly line of said 8.441 acre tract, and with the southerly line of said Block B, a distance of 319.87 feet to a 1/2" steel rod set for the eastern-most northeast corner of said 8.441 acre tract, common to the northwest corner of Highland Park Third Addition, according to the plat thereof recorded in Volume 1, Page 31, said Plat Records;

Thence South 01°21'51" West, with an easterly line of said 8.441 acre tract, and with the westerly line of said Highland Park Third Addition, a distance of 420.16 feet to a 1/2" steel rod found for the southeast corner of said 8.441 acre tract, and on the northerly line of aforesaid Block 3;

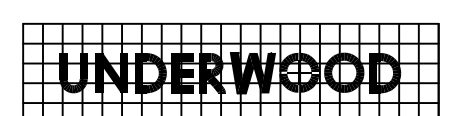
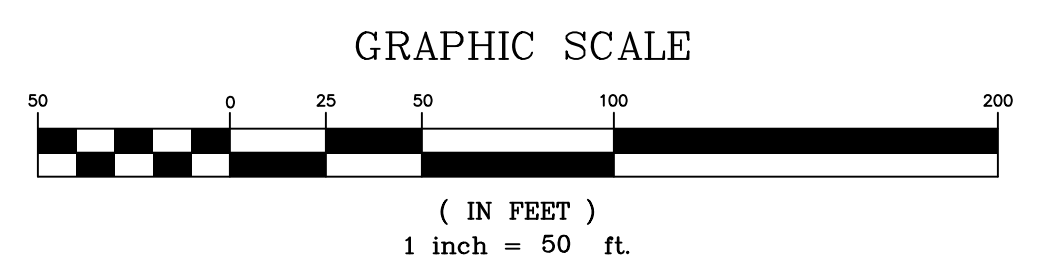
Thence North 89°30'59" West, with a southerly line of said 8.441 acre tract, and with the northerly line of said Block 3, a distance of 429.81 feet to an "X" cut in concrete set for the southern-most southwest corner of said 8.441 acre tract;

Thence North 02°39'00" East, with a westerly line of said 8.441 acre tract, and with an easterly line of said Block 3, a distance of 20.84 feet to a 1/2" steel rod found for the northern-most northeast corner of said Block 3;

Thence North 89°38'25" West, with a southerly line of said 8.441 acre tract, and with the northerly line of said Block 3, a distance of 199.90 feet to the Point of Beginning and containing 8.452 acres (368,179 square feet) of land, more or less.

OWNERS/DEVELOPER
GROW SHERMAN REALTY LLC
2105 TEXOMA PKWY
SHERMAN, TX 76090
NILESH GOLAKIA
(469) 733-8865

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





Eng. File No.2855-A
CSS # 000209-2025-PLAT

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

Revised November 18, 2025

Grow Sherman Realty LLC
2105 Texoma Pkwy
Sherman, TX 75090

Douglas W. Underwood
3404 Interurban Road
Denison, Texas 75204

Dear Applicants,

The request for approval of the Preliminary Plat of Grow Sherman Realty 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 Department Comments:

1. Dedicate a 25'x25' Right of Way corner clip on corner intersecting Texoma Parkway and Mildred Street. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
2. Dedicate a 25'x25' Right of Way corner clip on corner intersecting Texoma Parkway and Texoma Drive. *Code of Ordinances Chapter 10.03.007(a); Engineering Design Standards Manual Sec. 2.7*
3. City Council approval of Encroachment Agreement for existing building that encroaches into the to-be platted 10' Utility Easement along Texoma Drive is required prior to submitting Final Plat. Encroachment Agreement requirements can be obtained by emailing engineering@cityofsherman.com. *Code of Ordinances 10.03.007(d)*
4. Privately owned and maintained detention in accordance with City criteria may be required upon addition of impervious areas. 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. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
6. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

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



Planning & Zoning Commission Development Services

Agenda Item No. 11.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

***3337 HARRELL ROAD (Project No. 000310-2026)**

The request of Jeffery & Carin Sanford (Owner), and Underwood Drafting & Surveying (Surveyor), concerning the property located at 3337 Harrell Road, consisting of 5.719 acres, being Lot 2, Jeff & Carin Sanford Addition, in the Jeremiah McDaniel Survey, Abstract No. 774, and located in the E.T.J. (Extra-Territorial Jurisdiction) District as follows:

Planning and Zoning Commission:

Final Plat of Jeff & Carin Sanford Addition, Phase 2.

Background:

The property is located at 3337 Harrell Road. The property owner would like approval of the final plat.

The following has been approved at this location:

- 1/16/2026- Preliminary Plat of Jeff & Carin Sanford Addition, Phase 2

Origination:

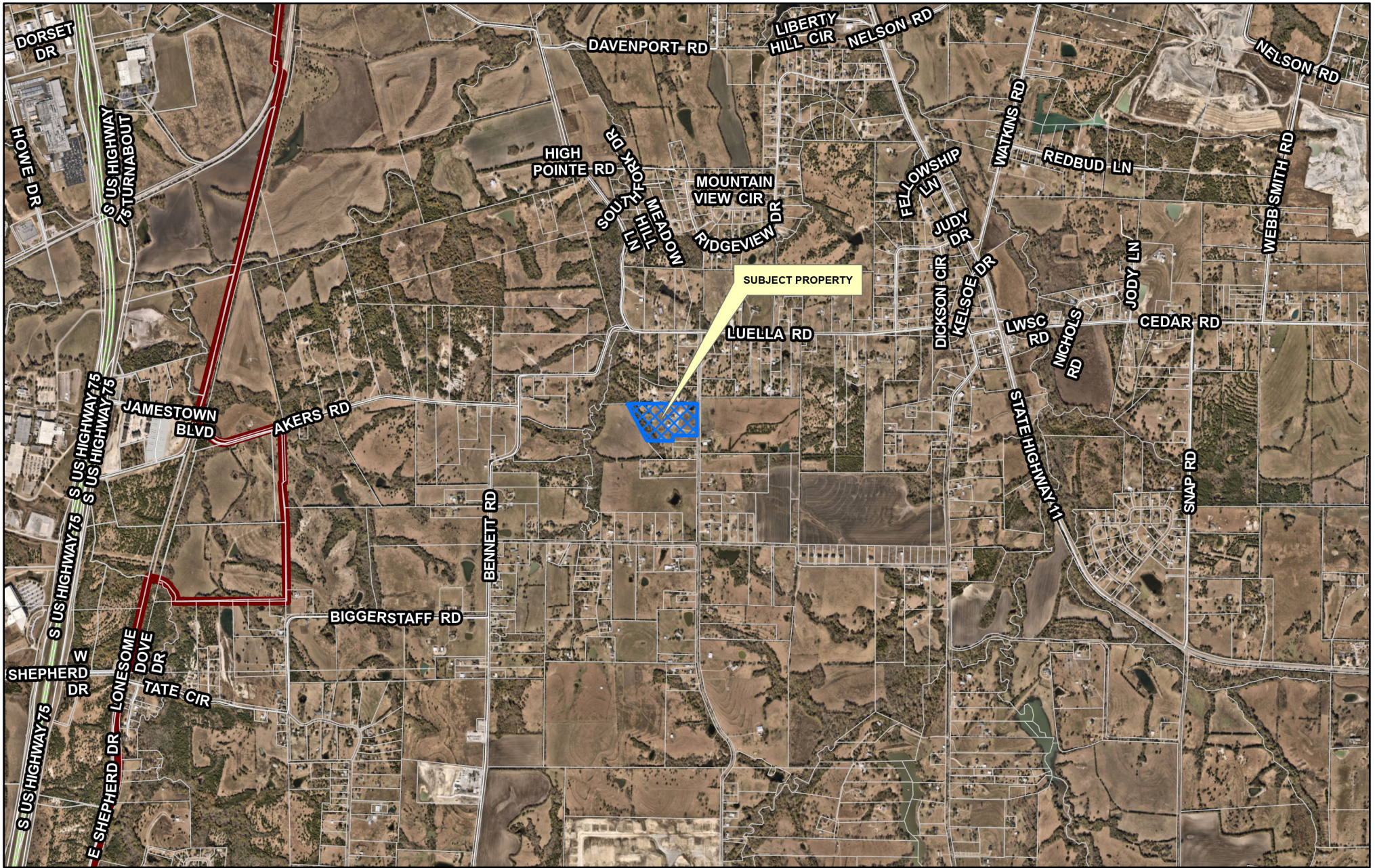
The request of Jeffery & Carin Sanford (Owner), and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff recommends approval of this item.

Attachments:

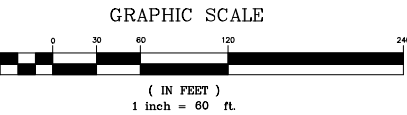
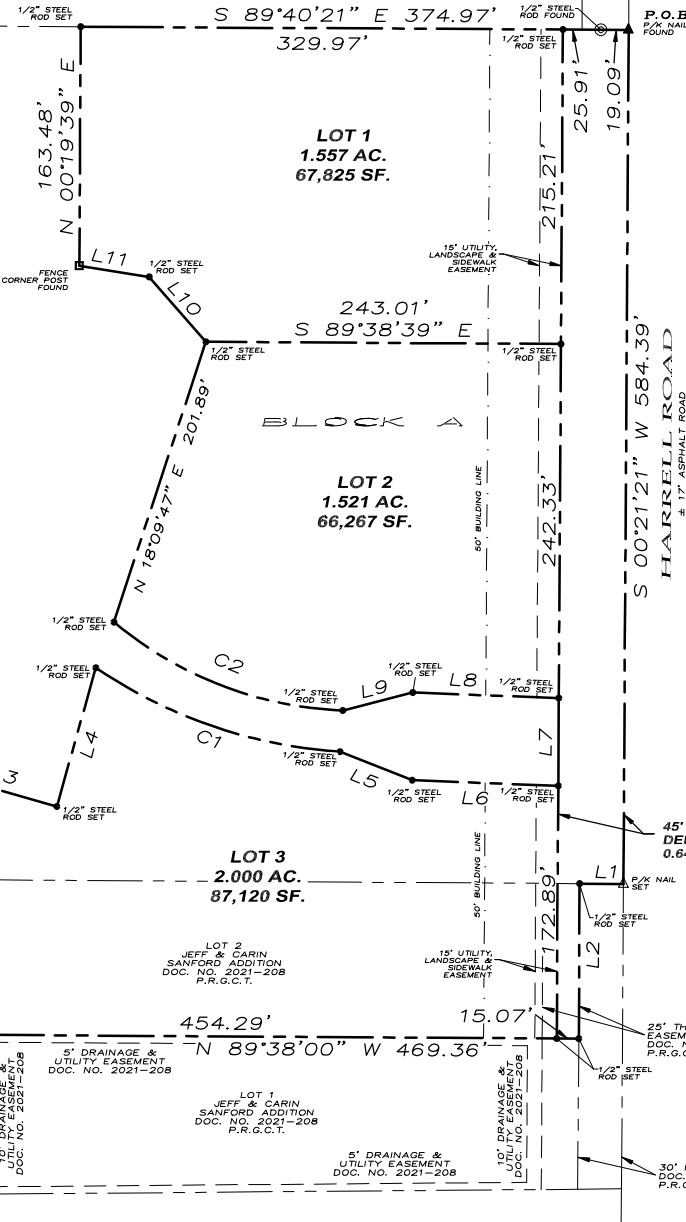
1. Location Map
2. Final Plat
3. Preliminary Plat Conditional Approval Letter



JEREMIAH MCDANIEL SURVEY
ABSTRACT NO. 774

LOT 6, BLOCK 1
LAS COLINAS ADDITION
VOL. 8, PG. 134
P.R.G.C.T.

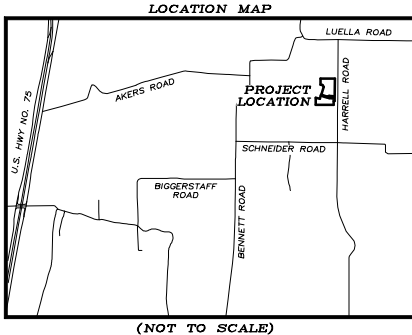
30' RIGHT-OF-WAY DEDICATION
VOL. 8, PG. 134, P.R.G.C.T.



- ~ GENERAL NOTES ~
- Water Supply to be provided by the Luella SUD.
 - Sewer Service to be provided by a Private Sewer System approved by Grayson County.
 - Electrical service is provided by Oncor Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - 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.
 - The City of Sherman will not be responsible for the maintenance and operation of solid drainage ways or drainage easements for the control of erosion.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property lies within Zone "X" (areas outside the 100 Year Flood Plain) according to FEMA Flood Insurance Rate Map No. 48181C 0405 G, effective date September 1, 2022.
 - The land will be used for residential purposes.
 - Grayson County will not be responsible for the maintenance and operation of solid drainage ways or the control of erosion.
 - Grayson County will not be responsible for any local, state and federal regulations regarding developments of this type.
 - There will be no lot sales until the Final Plat has been approved by Grayson County and filed in Grayson County Records.

LEGEND

●	P.O.B. POINT OF BEGINNING
○	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
▲	P/K NAIL FOUND
▲	P/K NAIL SET
▬	P.L.S. PLAT RECORDS, GRAYSON COUNTY, TEXAS
▬	P.L.S. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of Jeremiah McDaniel Survey, Abstract No. 774, and being all of Lot 2 of Jeff & Carin Sanford Addition, according to the plat thereof recorded in Document No. 2021-208, Plat Records, Grayson County, Texas, and being a part of a called 21.446 acre tract of land described in the deed to Jeffery Sanford and Carin Sanford, recorded in Document No. 2017-19423, Real Property Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a found P/K nail for the northeast corner of said 21.446 acre tract, and in Harrell Road;

Thence South 00°21'21" West, with the easterly line of said 21.446 acre tract, and in Harrell Road, a distance of 584.39 feet to a set P/K nail for the eastern-most southeast corner of said 21.446 acre tract, common to the northeast corner of aforesaid Jeff & Carin Addition;

Thence North 89°38'00" West, with the southerly line of said 21.446 acre tract, and with the northerly line of said Jeff & Carin Addition, a distance of 29.96 feet to a set 1/2" steel rod for the northeast corner of aforesaid Lot 2;

Thence South 00°20'13" West, with the easterly line of said Lot 2, and with the westerly right-of-way line of said Harrell Road, a distance of 106.11 feet to a set 1/2" steel rod for the southeast corner of said Lot 2, common to the northeast corner of Lot 1 of said Jeff & Carin Addition;

Thence North 89°38'00" West, with the southerly line of said Lot 2, and with the southerly line of said 21.446 acre tract, and with the northerly line of said Lot 1, and with the northerly line of a called 2.612 acre tract of land described in the deed to Zachary Sanford and Joshua Sanford, recorded in Document No. 2023-2250, said Real Property Records, a distance of 469.36 feet to a set 1/2" steel rod for the southwest corner of the herein described tract of land;

Thence crossing said 21.446 acre tract, the following 14 courses:

- North 00°22'00" East, a distance of 187.10 feet to a found fence corner post;
- South 74°18'06" East, a distance of 115.37 feet to a set 1/2" steel rod;
- North 15°41'54" East, a distance of 98.59 feet to a set 1/2" steel rod;
- With a curve to the left having a radius of 336.61 feet, (chord bears South 71°02'22" East, 178.76 feet) an arc length of 178.76 feet to a set 1/2" steel rod;
- South 68°26'18" East, a distance of 53.13 feet to a set 1/2" steel rod;
- South 87°46'15" East, a distance of 100.00 feet to a set 1/2" steel rod;
- North 00°21'21" East, a distance of 60.03 feet to a set 1/2" steel rod;
- North 87°46'15" West, a distance of 100.00 feet to a set 1/2" steel rod;
- South 75°36'21" West, a distance of 49.49 feet to a set 1/2" steel rod;
- With a curve to the right having a radius of 259.58 feet, (chord bears North 68°53'56" West, 167.82 feet) an arc length of 170.89 feet to a set 1/2" steel rod;
- North 18°09'47" East, a distance of 201.89 feet to a set 1/2" steel rod;
- North 41°08'00" West, a distance of 58.94 feet to a set 1/2" steel rod;
- North 80°49'50" West, a distance of 48.41 feet to a found fence corner post;
- North 00°19'39" East, a distance of 163.48 feet to a set 1/2" steel rod for the northwest corner of the herein described tract of land, and on the northerly line of said 21.446 acre tract, and on the southerly line of aforesaid Las Colinas Addition;

Thence South 89°40'21" East, with the northerly line of said 21.446 acre tract, and with the southerly line of said Las Colinas Addition, passing en route at a distance of 355.88 feet a 1/2" steel rod found, and continuing on said course, a total distance of 374.97 feet to the Point of Beginning and containing 5.719 acres of land, more or less.

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

All P/K nails set with an aluminum washer stamped "RPLS 4709"

OWNER'S CERTIFICATE OF DEDICATION

THAT JEFFERY SANFORD & CARIN SANFORD, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as JEFF & CARIN SANFORD ADDITION, PHASE 2, an addition to the City of Sherman, Grayson County, Texas. Being 5.719 acres situated in and being a portion of the Jeremiah McDaniel Survey, Abstract No. 774, City of Sherman, Grayson County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have a right of ingress and egress to and from 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.

JEFFERY SANFORD

CARIN SANFORD

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, JEFFERY SANFORD 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: _____

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, CARIN SANFORD 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

CURVE	DELTA ANGLE	ARC LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING
C1	30°25'39"	178.76'	336.61'	91.54'	176.67'	S 71°02'22" E
C2	37°43'13"	170.89'	259.58'	88.67'	167.82'	N 68°53'56" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°38'00" W	29.96'
L2	S 00°20'13" W	106.11'
L3	S 74°18'06" E	115.37'
L4	N 15°41'54" E	98.59'
L5	S 68°26'18" E	53.13'
L6	S 87°46'15" E	100.00'
L7	N 00°21'21" E	60.03'
L8	N 87°46'15" W	100.00'
L9	S 75°36'21" W	49.49'
L10	N 41°08'00" W	58.94'
L11	N 80°49'50" W	48.41'

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

OWNERS/DEVELOPER
JEFFERY SANFORD &
CARIN SANFORD
3337 HARRELL ROAD
HOWE, TX 75459-3570

UNDERWOOD
DRAFTING & SURVEYING

FINAL PLAT
JEFF & CARIN
SANFORD ADDITION,
PHASE 2
Being a replat of all of Lot 2, Jeff & Carin Sanford Addition
Doc. No. 2021-208, P.R.G.C.T.
and a part of a called 21.446 acre tract of land described in the deed to Jeffery Sanford and Carin Sanford, recorded in Document No. 2017-19423, situated in the Jeremiah McDaniel Survey, Abstract Number 774
Being in the City of Sherman Grayson County, Texas
Containing 5.719 acres of land

12-17-2025

PRELIMINARY PLAT CONDITIONAL APPROVAL LETTER

January 7, 2026

Jeffery Sanford & Carin Sandford
3337 Harrell Road
Howe, TX 75459-3570

Douglas W. Underwood
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

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

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

City Engineering Department Comments:

1. Will Serve letter from Luella SUD shall be submitted to the City of Sherman Engineering Department with submittal of Final Plat. *Code of Ordinances Chapter 10.03.014; 10.03.016(b)(2)(B)*
2. 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*
3. All Staff Review Letter items on Preliminary Plat shall be addressed prior to submitting Final Plat to Planning & Zoning Commission. *Code of Ordinances Chapter 10.02.003(a)(2)*
4. Preliminary Plats are valid for a period of 24 months. *Code of Ordinances Chapter 10.02.002(b)(3)*

Grayson County Comments:

5. Number of acreage needs to be shown in plat title
6. Block numbers need to be shown
7. The build line along Harrell Road needs to be 50ft not 25ft. This road is a part of the Grayson County Thoroughfare Plan
8. The Following need to be added to the general notes. GCSR 3.6.21
 - Floodplain note. X A AE If in a floodplain then need this note:
 - A Floodplain Development Permit will be required from Grayson County for any construction in the floodplain.
 - What the land will be used for

- Grayson County will not be responsible for the maintenance and operation of said drainage ways or the control of erosion
- Grayson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- There will be no lot sales until the Final Plat has been approved by Grayson County and filed in Grayson County Plat Records.

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

Respectfully,



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

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



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 12.

Meeting Date: 2/17/2026

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) TABLED ON JANUARY 13, 2026

AN EMAIL WAS RECEIVED FROM BRANDIN ALSTON ON TUESDAY, FEBRUARY 3, 2026, AT 3:32 PM REQUESTING TO WITHDRAW THIS ITEM.

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. An email was received from Brandin Alston on Tuesday, February 3, 2026, requesting to withdraw this item.

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).

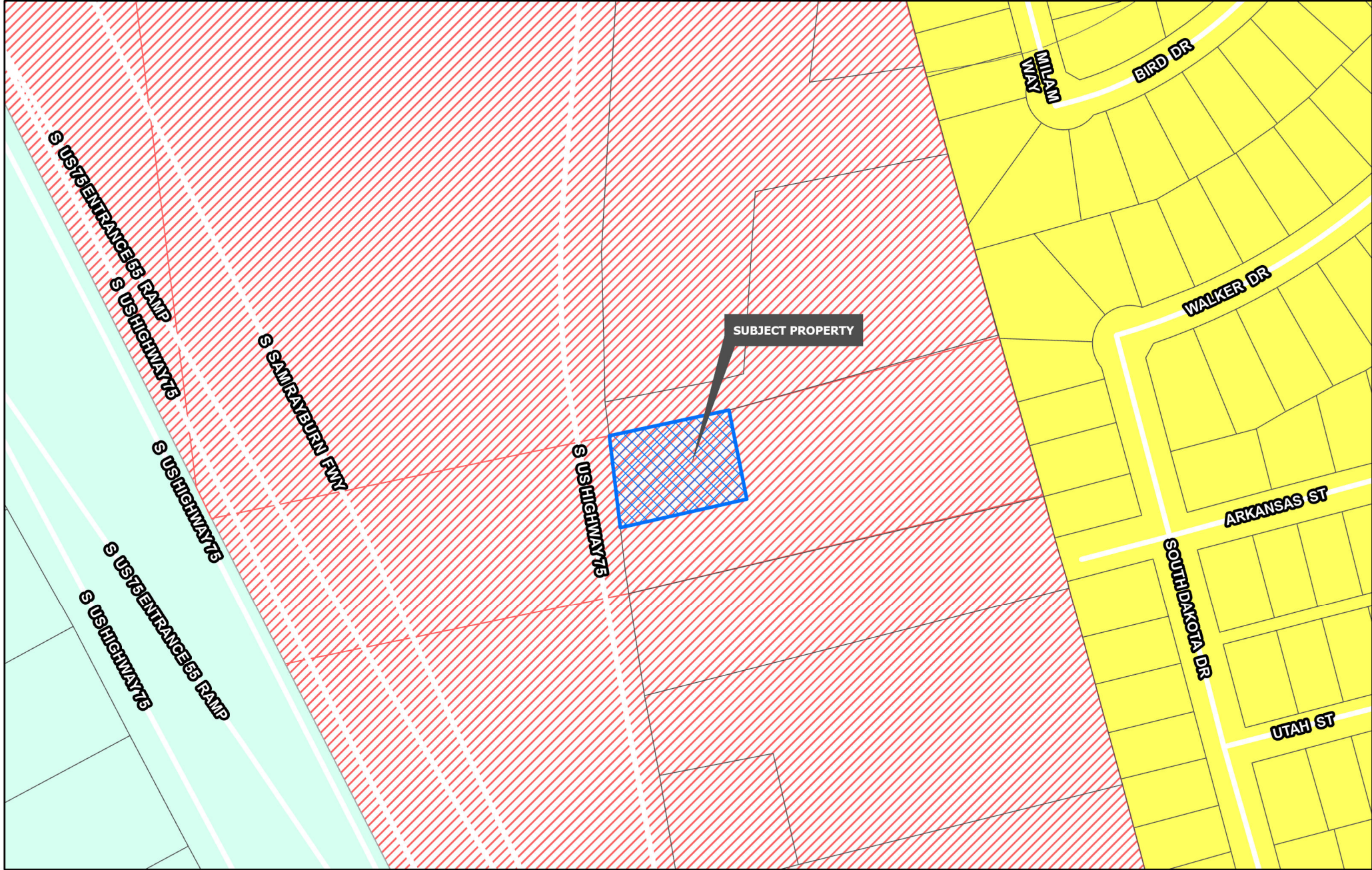
Staff Recommendation:

No action is required subject to the request to withdraw.

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. 903 Motors Withdrawal Letter





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



REGIONAL COMMERCIAL

Intent & Character

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

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."

SUBJECT PROPERTY

S US HIGHWAY 75

S SAM RAYBURN FWY
ENTRANCE 85 RAMP





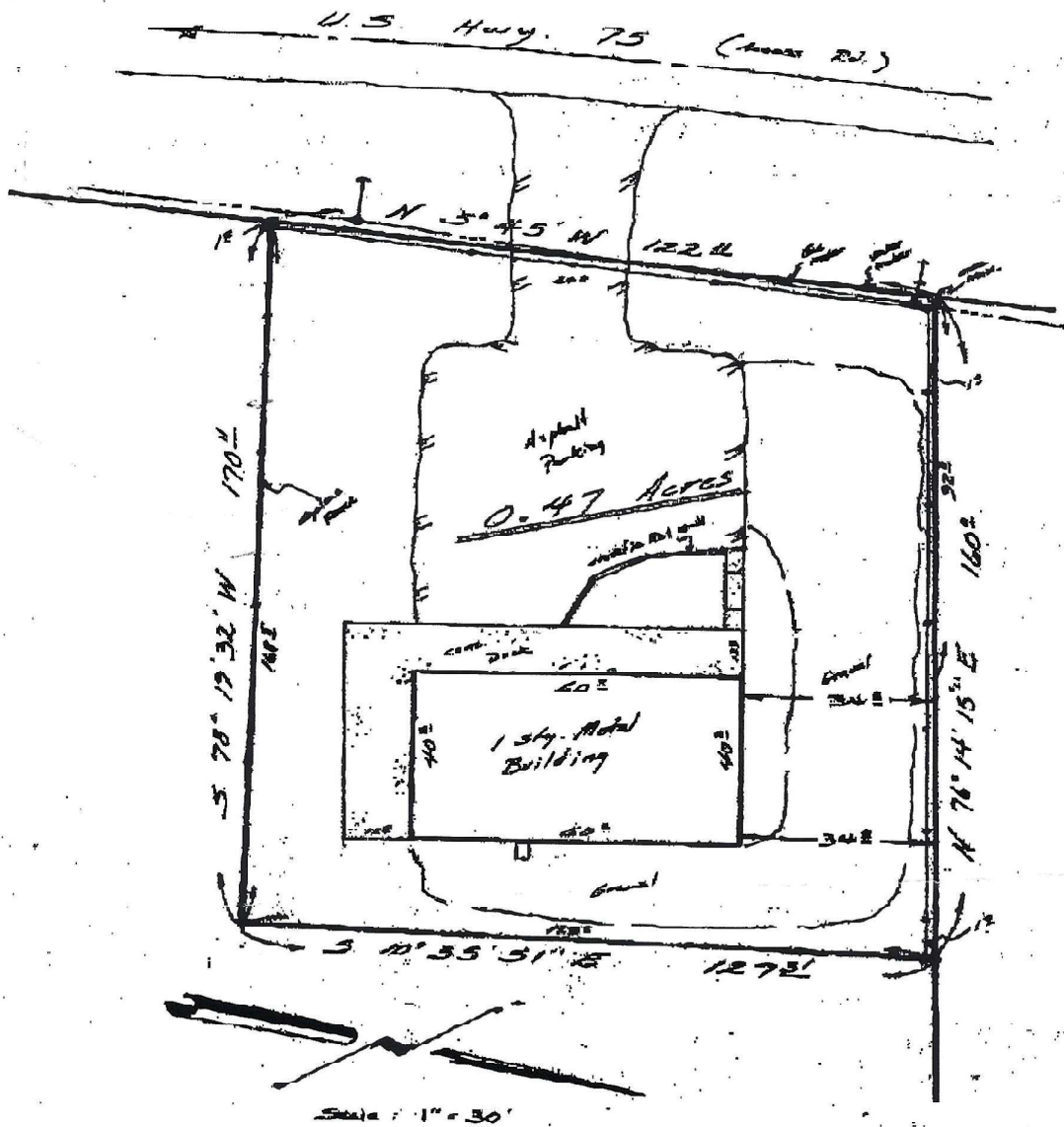
Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
SPECIFIC USE
PERMIT REQUEST**

PROJECT #: 000230-2025

Planning & Zoning Map:  FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229

FOR
NAN
940
MARILY
817-
G
(903)



OWNER Ren Acast

L. 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

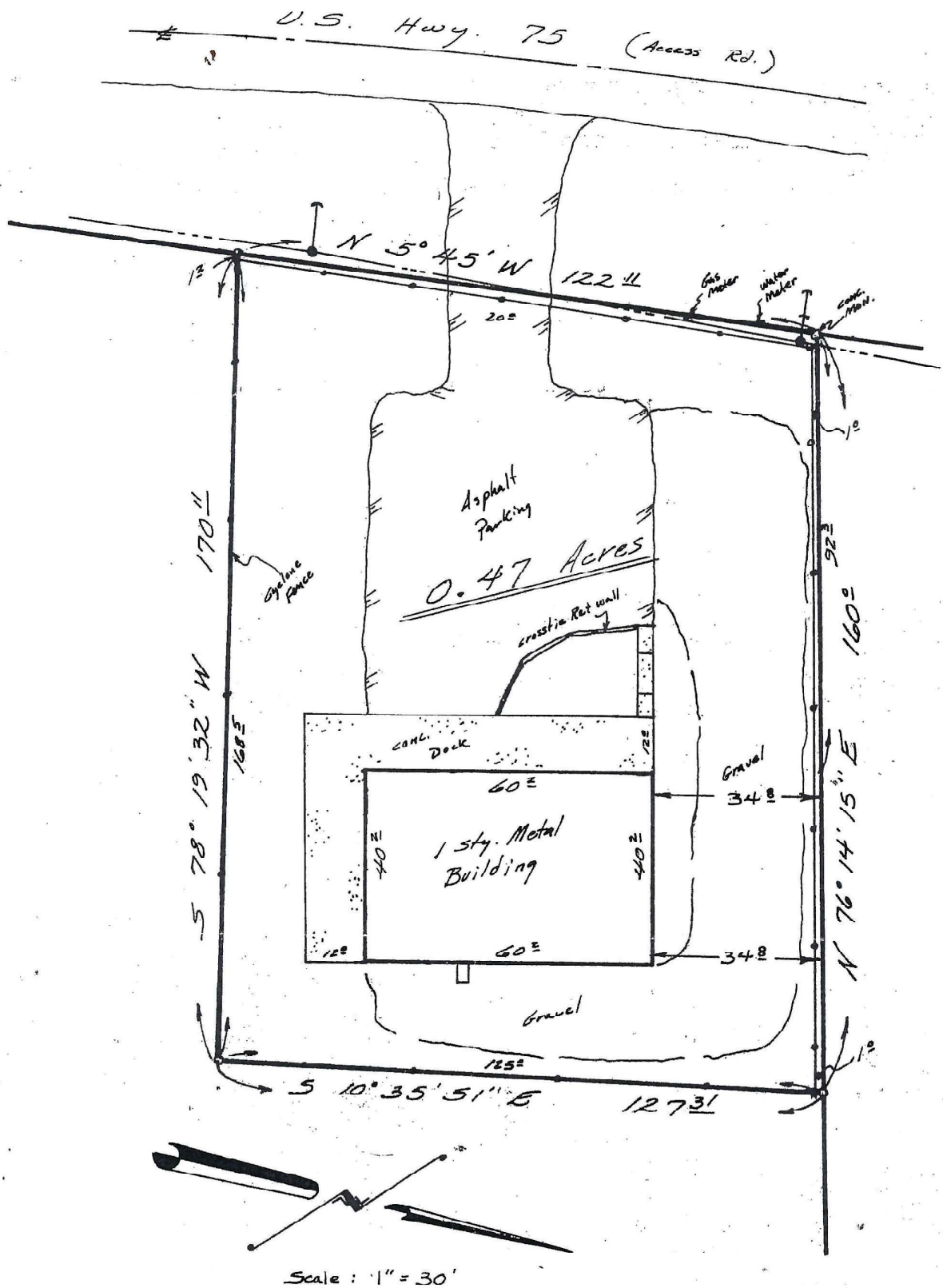
(Field Notes Attached)

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.

ANDREWS & SARTIN
SURVEYING COMPANY
 226 W. HOUSTON ST.
 SHERMAN, TEXAS 75096
 214/692-8003

COMPILED, SURVEYED & DRAWN
 By R. W. Andrews
 R. W. Andrews, L. S. L. & S.
 Reg. Public Surveyor
 Reg. No. 1026





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

129 ft

Inventory

Inventory

271987

137 ft

Existing Sign

Fire Lane 24'

Trash cans

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











- 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



Mrozinski, Tammy

From: Turner, Kerri
Sent: Tuesday, February 3, 2026 3:32 PM
To: Mrozinski, Tammy; Marlow, Lauren; Rae, Rob; Planning
Subject: FW: 903 Motors SUP Withdrawal

From: Brandin Alston [REDACTED]
Sent: Tuesday, February 3, 2026 3:25 PM
To: Turner, Kerri <KerriT@cityofsherman.com>
Subject: 903 Motors SUP Withdrawal

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

Good afternoon Kerri,

We have decided to withdrawal our SUP application.

Please let me know if you need anything else from us.

Thank you very much.

Brandin Alston

[REDACTED]
US Army Veteran
Owner, 903 Motors



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 13.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1831 TEXOMA PARKWAY (Project No. 000244-2025) TABLED ON JANUARY 13, 2026

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).

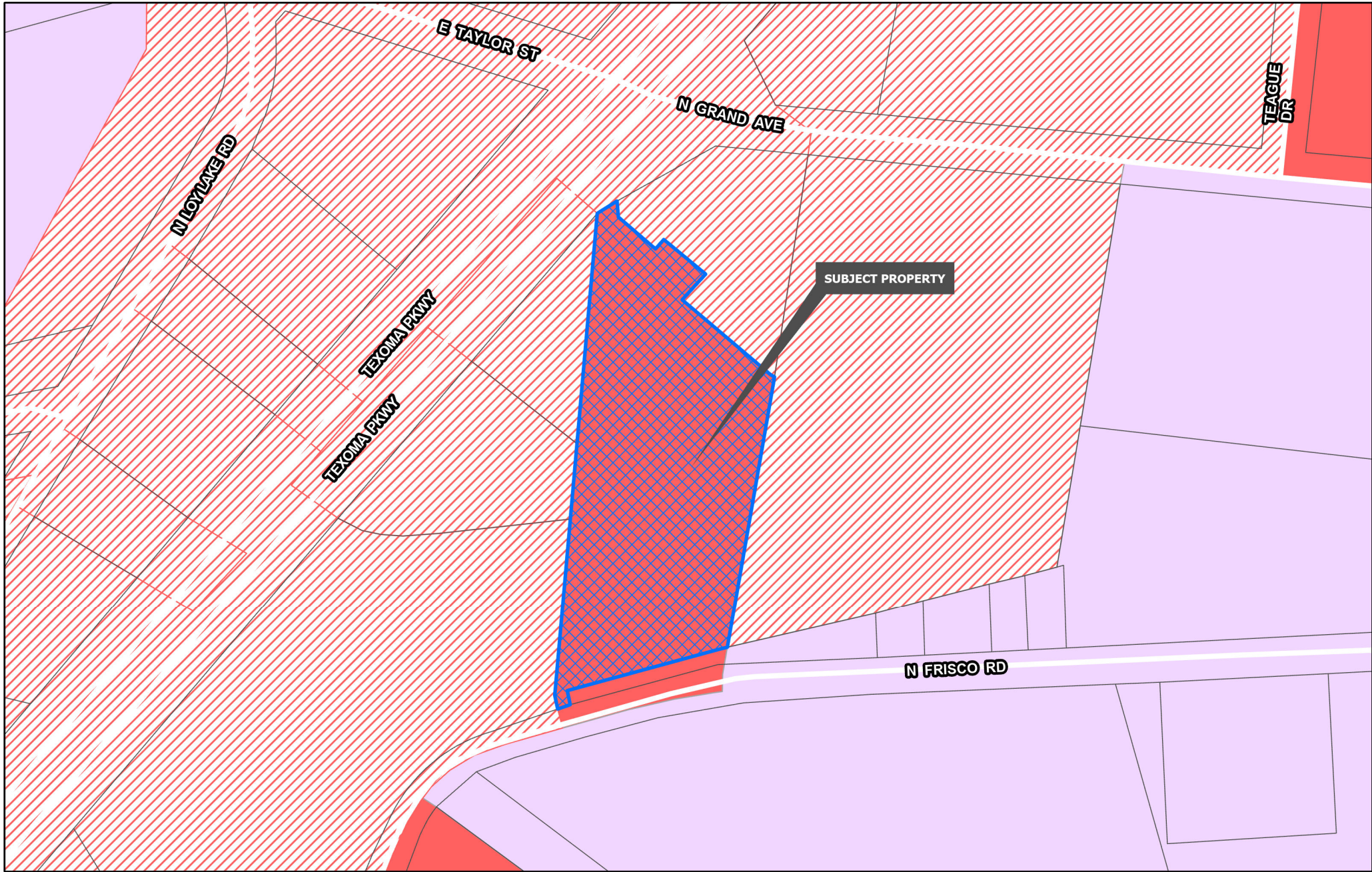
Staff Recommendation:

Staff has no objection to the approval of these items.

Attachments:

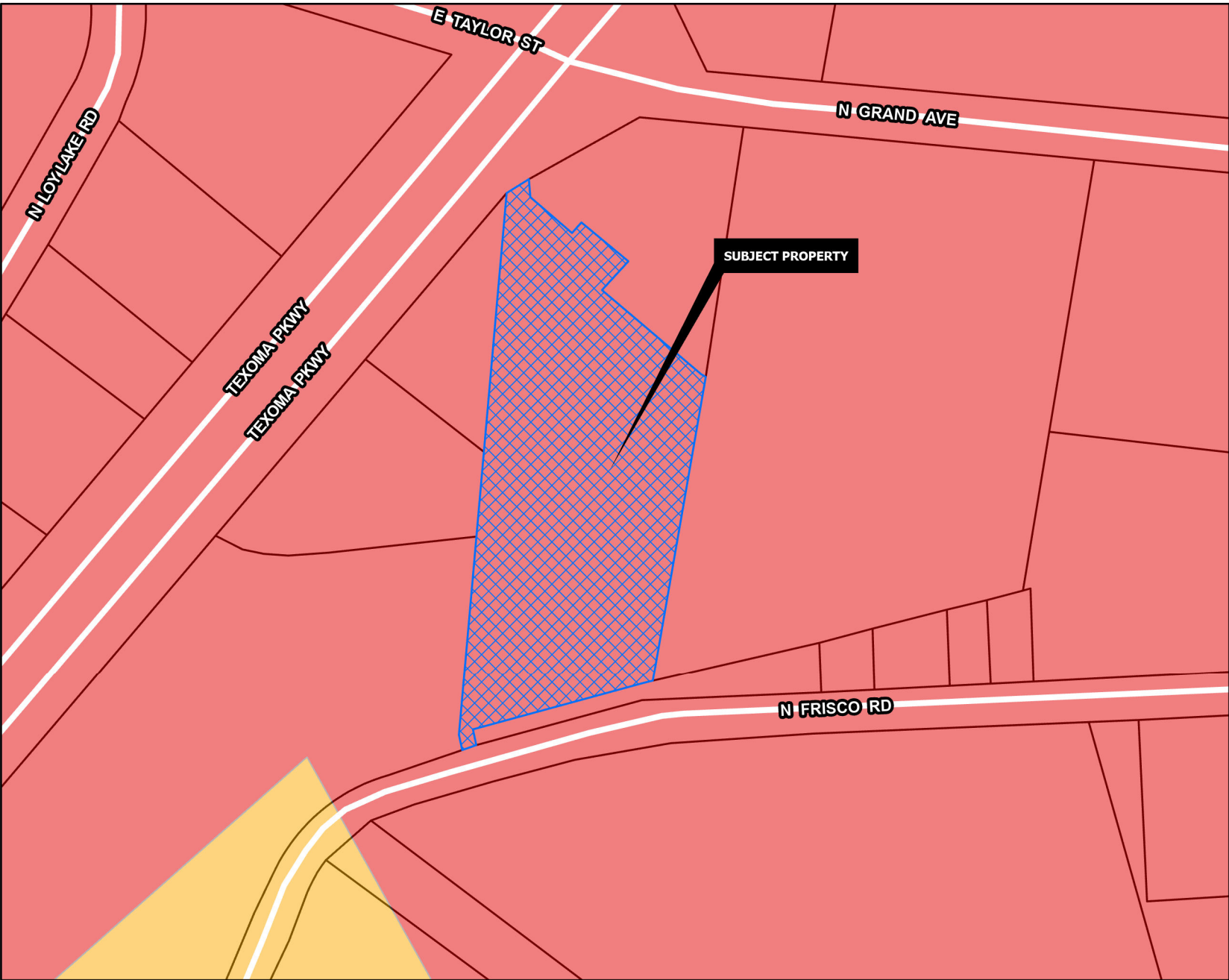
1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Site Plan

7. Final Plat
8. Preliminary Plat Approval Letter
9. Staff Review Letter



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





REGIONAL COMMERCIAL

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

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.

1831 Texoma Pkwy

**NOTICE OF
SPECIFIC USE
PERMIT REQUEST**

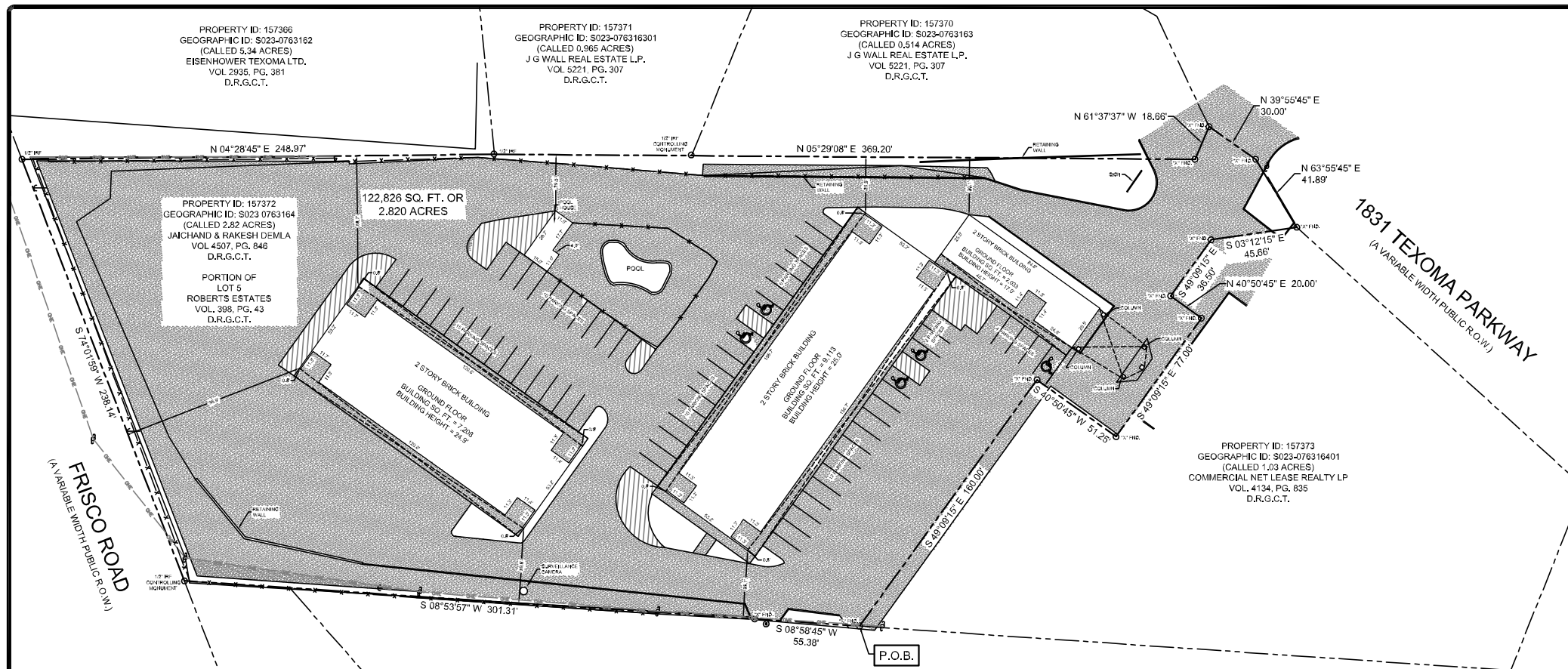
PROJECT #: 000244-2025

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 Demila 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 2.820 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 2.820 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 228.14 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 248.37 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 30°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 feet to an "X" cut in concrete found for corner;

S 49°09'15" E, a distance of 38.50 feet 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 BUILDING SETBACK NONE
 REAR BUILDING SETBACK 10'

BUILDING HEIGHT 35' OR TWO STORES

PARKING REQUIRED 1 PARKING SPACE PER UNIT

EXISTING PARKING SPACES 58 SPACES
 5 HANDICAP SPACES
 64 TOTAL

SURVEYOR'S CERTIFICATION

TO: Rash Ventures, LLC
 Jaichand Demila and Rakesh Demila
 Chaplin 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



SCHEDULE B TITLE EXCEPTION ITEMS
 STEWART TITLE GUARANTY COMPANY
 OF # 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 records in Volume 398, Page 43, Deed Records, Grayson County, Texas, (NO EASEMENTS ON PLAT)

10g Passageway easement referenced in deeds of record in Volume 1439, 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).

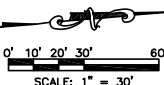
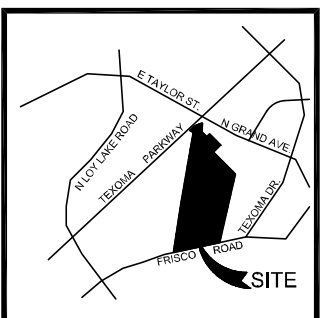
10i Stipulations and conditions as contained in General Warranty Deed dated June 23, 1978, of record in Volume 1438, Page 117, Deed Records, Grayson County, Texas, (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

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 396, Page 670 of the Deed Records of Grayson County, Texas, (DOES AFFECT, CAN NOT BE PLOTTED, IS BLANKET IN NATURE).

NOTES:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- 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.
- All visible utilities serving the Property enter through adjoining public streets and/or easements of record.
- 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.
- 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.
- The Property has direct access to Texoma Parkway, a dedicated public street or highway.
- The total number of staked parking spaces on the Property is 64, including 5 designated handicap spaces, and to the extent possible, are graphically shown hereon.
- There was no observed evidence of any party walls with adjoining properties.
- There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- There was no observed evidence of any delinquent unpaid taxes on the Property.
- There are no off-site easements benefiting the property.
- There is no evidence of current earth moving work, building construction or building additions at the Property.



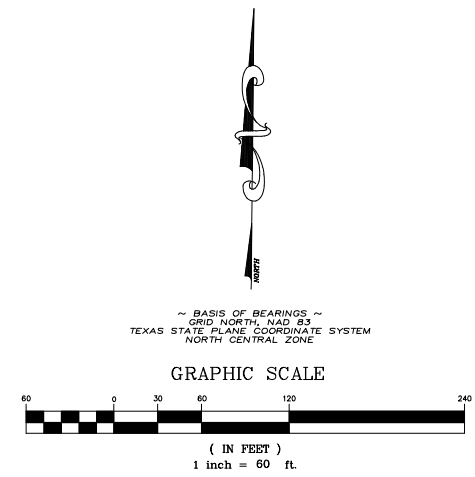
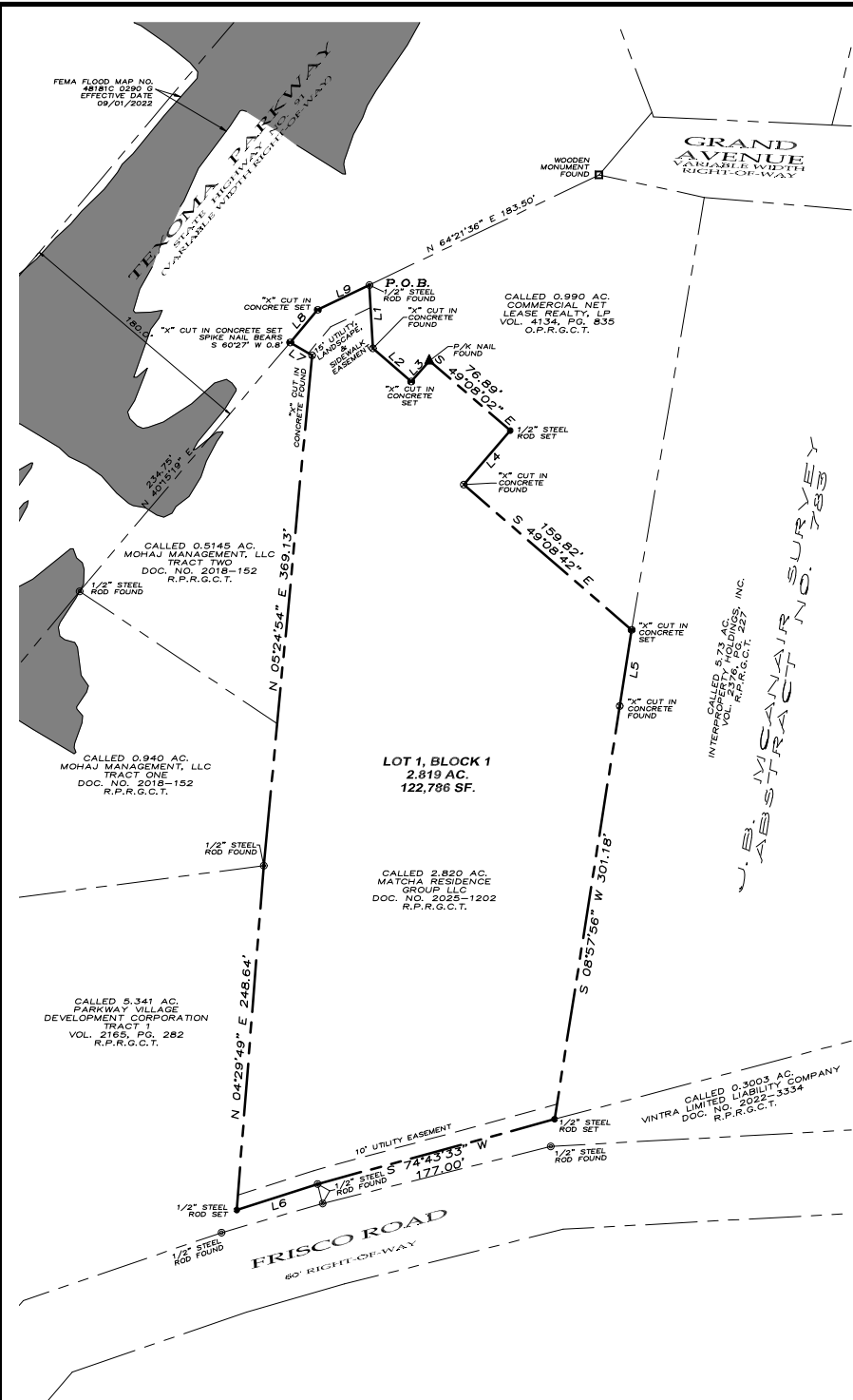
LEGEND

■ GAS METER	● CLEAN OUT	⊙ STORM DRAIN MAN HOLE	⊙ ELECTRIC BOX
■ GAS VALVE	● MONITORING WELL	⊙ FIRE HYDRANT	⊙ TREE
■ TELEPHONE PEDESTAL	● TRAFFIC SIGNAL POLE	⊙ WATER METER	⊙ SIGN
■ POWER POLE	● TRAFFIC SIGNAL BOX	⊙ FUEL PORT	⊙ LIGHT POLE TYPICAL
⊙ DOWN GUY	● SWM MAN HOLE	⊙ WATER VALVE	-X- FENCE
⊙ S.S. MAN HOLE	⊙ VAULT	⊙ TRANSFORMER PAD	-O- OVER HEAD ELECTRIC
1/2" ORS 1/2" SET CAPPED IRON ROD			
STAMPED 5596			

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

BLUESTAR SURVEYING LLC
 FIRM NUMBER 10147300
 1013 CEDAR BREAK CT. 817-659-0206
 CLEBURNE, TEXAS 76033
 bluestarsurveying@att.net

JN 15-037 GF # 304091 DATE: 3/24/15



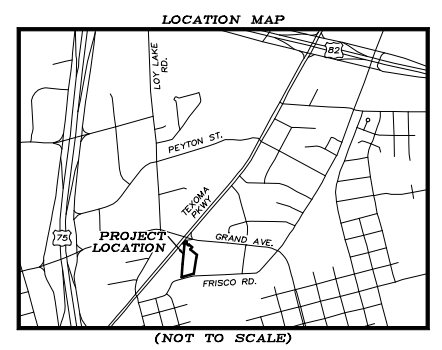
- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Onco Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - Any existing creeks or drainage channels traversing along or across the portion to 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.
 - 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.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Central Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Form Map No. 481B100290G, effective date September 1, 2022.

LEGEND

- 1/2" STEEL ROD SET
- 1/2" STEEL ROD FOUND
- ⊗ "X" CUT IN CONCRETE FOUND
- ⊕ "X" CUT IN CONCRETE SET
- ▲ WOODEN MONUMENT FOUND

- BOUNDARY LINE
- - - PROPERTY LINE
- · - · - EASEMENT LINE

LINE	BEARING	DISTANCE
L1	S 03°09'14" E	45.71
L2	S 49°11'19" E	36.47
L3	N 41°11'18" E	19.98
L4	S 40°40'49" W	51.33
L5	S 08°50'54" W	55.51
L6	S 72°10'06" W	61.18
L7	N 59°29'53" W	18.28
L8	N 40°15'19" E	30.73
L9	N 64°21'36" E	41.24



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being a retracement survey of a called 2.820 acre tract of land described in the deed to MATCHA RESIDENCE GROUP LLC, recorded in Document No. 2025-1202, 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 northern-most northeast corner of said 2.820 acre tract, common to the western-most northwest corner of a called 0.990 acre tract of land described in the deed to Commercial Net Lease Realty, LP, recorded in Volume 4134, Page 835, Official Public Records, Grayson County, Texas, and on the southeasterly line of Texoma Parkway (State Highway No. 91);

Thence with the easterly, northerly, and westerly lines of said 2.820 acre tract, and with the westerly, southerly, and easterly lines of said 0.990 acre tract, the following 6 courses:

- South 03°09'14" East, a distance of 45.71 feet to a found "X" in concrete;
- South 49°11'19" East, a distance of 36.47 feet to a set "X" in concrete;
- North 41°11'18" East, a distance of 19.98 feet to a found P/K nail;
- South 49°08'02" East, a distance of 76.89 feet to a set 1/2" steel rod;
- South 40°40'49" West, a distance of 51.33 feet to a found "X" in concrete;
- South 49°08'42" East, a distance of 159.82 feet to a set "X" in concrete for the eastern-most northeast corner of said 2.820 acre tract, common to the southeast corner of said 0.990 acre tract, and on the westerly line of a called 5.73 acre tract of land described in the deed to Interpoerty Holdings, Inc., recorded in Volume 2376, Page 227, said Real Property Records;

Thence South 08°50'54" West, with an easterly line of said 2.820 acre tract, and with a westerly line of said 5.73 acre tract, a distance of 55.51 feet to a found "X" in concrete;

Thence South 08°57'56" West, continuing with an easterly line of said 2.820 acre tract, and with a westerly line of said 5.73 acre tract, a distance of 301.18 feet to a set 1/2" steel rod for the southeast corner of said 2.820 acre tract, common to the southwest corner of said 5.73 acre tract, and on the northerly line of a called 0.3003 acre tract of land described in the deed to Vintra Limited Liability Company, recorded in Document No. 2022-3334, said Real Property Records;

Thence South 74°43'33" West, with a southerly line of said 2.820 acre tract, and with the northerly line of said 0.3003 acre tract, a distance of 177.00 feet to a found 1/2" steel rod for the northwest corner of said 0.3003 acre tract, common to the eastern-most northeast corner of a called 5.341 acre tract of land described as Tract 1 in the deed to Parkway Village Development Corporation, recorded in Volume 2165, Page 282, said Real Property Records;

Thence South 72°10'06" West, continuing with the southerly line of said 2.820 acre tract, and with a northerly line of said 5.341 acre tract, a distance of 61.18 feet to a set 1/2" steel rod for the southern-most southwest corner of said 2.820 acre tract;

Thence North 04°29'49" East, with a westerly line of said 2.820 acre tract, and with the easterly line of said 5.341 acre tract, a distance of 248.64 feet to a found 1/2" steel rod for the northeast corner of said 5.341 acre tract, common to the southeast corner of a called 0.940 acre tract of land described as Tract One in the deed to Mohaj Management, LLC, recorded in Document No. 2018-152, said Real Property Records;

Thence North 05°24'54" East, continuing with the westerly line of said 2.820 acre tract, and with the easterly line of said 0.940 acre tract, and with the easterly line of a called 0.5145 acre tract of land described as Tract Two in said deed to Mohaj Management Tract, a distance of 369.13 feet to a found "X" in concrete for the northeast corner of said 0.5145 acre tract;

Thence North 59°29'53" West, with a southerly line of said 2.280 acre tract, and with the northerly line of said 0.5145 acre tract, a distance of 18.28 feet to a set "X" in concrete for the western-most southwest corner of said 2.280 acre tract, common to the northwest corner of said 0.5145 acre tract, and on the southeasterly line of aforesaid Texoma Parkway, and from which a spike nail bears South 60°27' West, a distance of 0.8 feet;

Thence North 40°15'19" East, with the northwesterly line of said 2.280 acre tract, and with the southeasterly line of said Texoma Parkway, a distance of 30.73 feet to a set "X" in concrete for the northwest corner of said 2.280 acre tract;

Thence North 64°21'36" East, continuing with the northwesterly line of said 2.280 acre tract, and with the southeasterly line of said Texoma Parkway, a distance of 41.24 feet to the Point of Beginning and containing 2.819 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 _____, 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 _____

OWNER'S CERTIFICATE OF DEDICATION

THAT MATCHA RESIDENCE GROUP LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as 1831 TEXOMA PARKWAY ADDITION, an addition to the City of Sherman, Grayson County, Texas. Being 2.819 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 _____, 2026.

YAGYA PANDEY, MANAGING MEMBER
MATCHA RESIDENCE GROUP 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, YAGYA PANDEY 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: _____

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, MATCHA RESIDENCE GROUP 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 1831 TEXOMA PARKWAY 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 1831 TEXOMA PARKWAY 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 _____, 2026.

BY: MATCHA RESIDENCE GROUP LLC

YAGYA PANDEY, MANAGING MEMBER

FINAL PLAT
1831 TEXOMA PARKWAY ADDITION
Being a part of the J.B. McAnair Survey
Abstract No. 763.
Being in the City of Sherman
Grayson County, Texas
Containing 2.819 acres of land

12-10-2025

OWNERS/DEVELOPER
MATCHA RESIDENCE GROUP LLC
2617 PELICAN BAY DRIVE
PLANO, TX 75093

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



PRELIMINARY PLAT APPROVAL LETTER

January 7, 2026

Matcha Residence Group, LLC
2617 Pelican Bay Drive
Plano, TX 75093

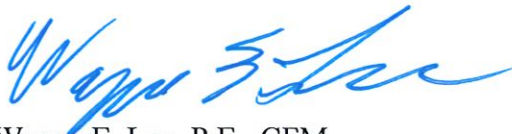
Douglas W. Underwood
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Preliminary Plat of 1831 Texoma Parkway Addition has been reviewed by City Staff. The Preliminary Plat is to be considered Approved. Approval of this Preliminary Plat shall be effective for a period of twenty-four (24) months from the date of this letter.

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

STAFF REVIEW LETTER

February 11, 2026

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, February 17, 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. 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 Chapter 10.01.005; 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
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Steven Davis, Asst. Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer



Planning & Zoning Commission Development Services

Agenda Item No. 14.

Meeting Date: 2/17/2026

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) TABLED ON JANUARY 13, 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:

Board of Adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Loy Lake Road with alternate planting accommodations, in lieu of required Street Perimeter Buffer.

B. Public Hearing and Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.

Planning and Zoning Commission

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

D. 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:

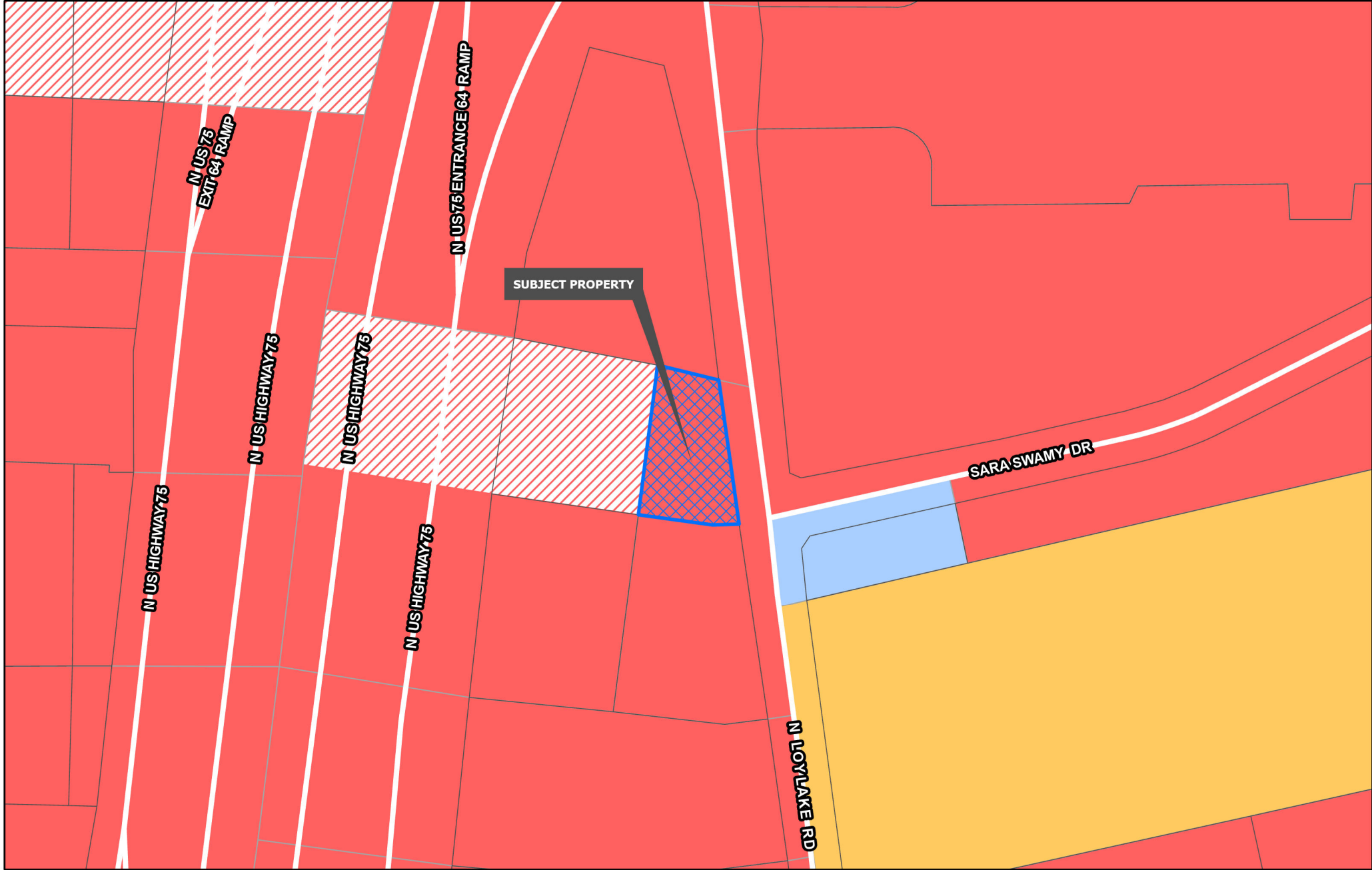
Staff has no recommendation on the requested variances. Staff recommends that, as a condition of the SUP, the east building elevation facing Loy Lake Road include enhanced architectural features.

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
10. Comment Response Letter
11. Staff Review Letter





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

CITY OF SHERMAN
ZONING MAP
3806 N LOY LAKE RD



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

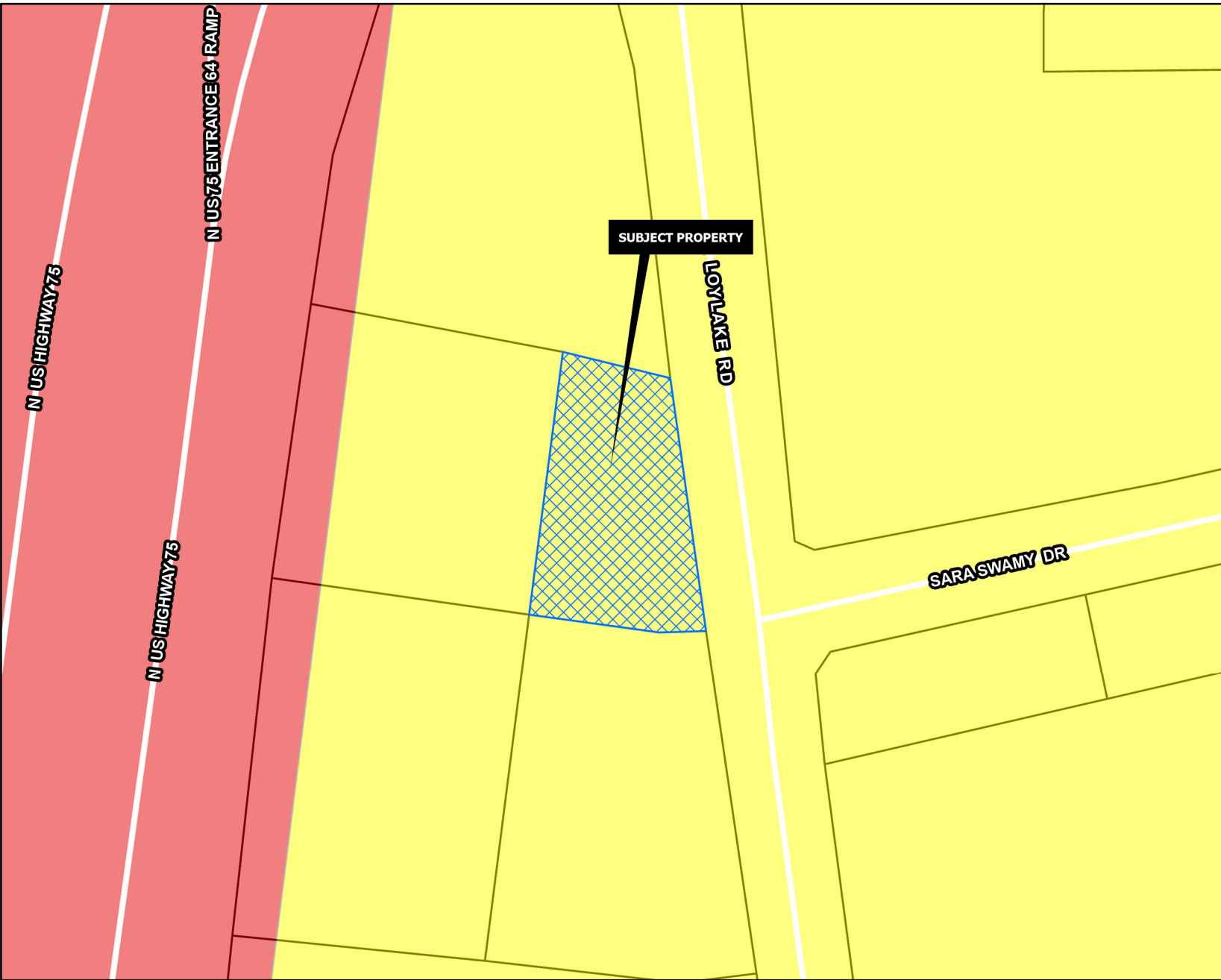
- Single-family detached (primary land use type)
- Single-family attached (duplexes and townhomes)
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.



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



WINDOW SIDE
SICK UP

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

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 - (NON-SURVEY RELATED)
VOLUME 4156, PAGE 157 - CORRECTED IN VOLUME 4220, PAGE 362 AND VOLUME 4220, PAGE 408, VOLUME 4297, PAGE 691, VOLUME 4312, PAGE 71, VOLUME 4428, PAGE 422, VOLUME 4594, PAGE 518, VOLUME 5129, PAGE 885, VOLUME 5193, PAGE 284, IN UNDER CCF 2019-21828 AND CCF CCF 2023-83, 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 408 - (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 518 - (NON-SURVEY RELATED)
VOLUME 5129, PAGE 885 - (NON-SURVEY RELATED)
VOLUME 5193, PAGE 284 - (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)**
 - 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 18, PAGES 18 AND 78**, PLAT RECORDS, GRAYSON COUNTY, TEXAS AS MAY AFFECT BLOCK C. **(DOES NOT AFFECT)**
 - 10a 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)**
 - 10a 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, 1996
 RECORDING NO: **VOLUME 1863, PAGE 801**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES NOT AFFECT)**
 - 10a 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)**
 - 10a RECIPROCAL EASEMENT AGREEMENTS BETWEEN KOHL'S TEXAS, LP AND WOODMONT SHERMAN, LP OF RECORD IN **VOLUME 3973, PAGE 831 AND VOLUME 3980, PAGE 841**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, AS MODIFIED BY FIRST AMENDMENT AGREEMENT RECORDED IN **VOLUME 4287, PAGE 892** AND SECOND AMENDMENT IN **VOLUME 4882, 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)**
 - 10a 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)**
 - 10a CORRECTION COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED NOVEMBER 17, 2006 AND RECORDED APRIL 2, 2007 BY AND BETWEEN WOODMONT SHERMAN, LP AND CBOS TEXAS LIMITED PARTNERSHIP RECORDED IN **VOLUME 4220, PAGE 373**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, (WHICH REPLACES **VOLUME 4156, PAGE 154**) **(DOES AFFECT, BLANKET IN NATURE)**
 - 10a COMMON AREA MAINTENANCE AND RECAPTURE AGREEMENT DATED MARCH 30, 2007 AND RECORDED APRIL 2, 2007 BY AND BETWEEN TEXAS TACO CABANA, LP AND WOODMONT SHERMAN, LP RECORDED IN **VOLUME 4220, PAGE 408**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE)**
 - 10a 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)**
 - 10a COMMON AREA MAINTENANCE AND EASEMENT AGREEMENT DATED OCTOBER 12, 2012 EXECUTED BY SHERMAN COMMONS, LP, AND SAKTON SHERMAN, LLC RECORDED OCTOBER 12, 2012 OF RECORD IN **VOLUME 4153, PAGE 284**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS. **(DOES AFFECT, BLANKET IN NATURE; APPROXIMATE LOCATION OF ACCESS EASEMENT OVER COMMON AREAS SHOWN HEREON)**
 - 10a 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, 2011
 RECORDING NO: **VOLUME 5492, PAGE 385**, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS **(DOES AFFECT, PLOTTED AS SHOWN)**
 - 10a MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED: SEPTEMBER 9, 2019 EXECUTED BY: SHERMAN COMMONS LP, A TEXAS LIMITED PARTNERSHIP AND SHERMAN SPECKLES, LLC, A TEXAS LIMITED LIABILITY COMPANY
 RECORDING DATE: SEPTEMBER 10, 2019
 RECORDING NO: CCF 2019-21828, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. **(DOES AFFECT, BLANKET IN NATURE)**
 - 10a MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT DATED: DECEMBER 29, 2022 EXECUTED BY: SHERMAN COMMONS LP, A TEXAS LIMITED PARTNERSHIP AND FIRST TEXAS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
 RECORDING DATE: JANUARY 3, 2023
 RECORDING NO: CCF 2022-83, 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 284 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 83 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 ON-SITE WORK.
17. TRACT 2 (VOLUME 5193, PAGE 284) 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.

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 48181C02909, 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: 09/03/2025
 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

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 284, 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

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: --
Field Date: 09/03/2025	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

19 SURVEY DRAWING

7 POSSIBLE ENCROACHMENTS
NONE OBSERVED AT THE TIME THE SURVEY WAS PERFORMED

12 PARKING INFORMATION
NO STRIPED PARKING OBSERVED AT TIME 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.

13 LAND AREA
0.51 ACRES / 22,211± SQ. FT.

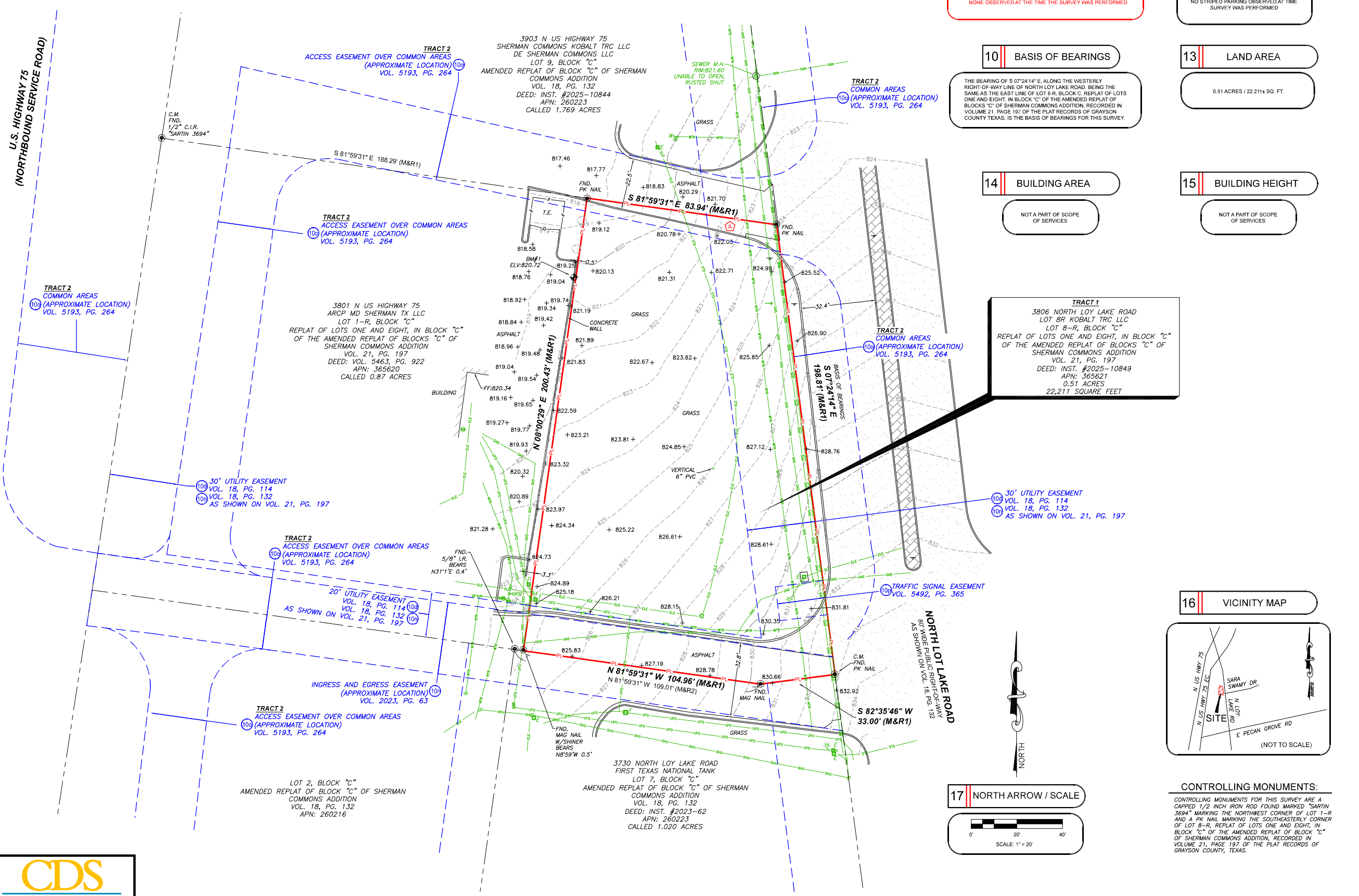
14 BUILDING AREA
NOT A PART OF SCOPE OF SERVICES

15 BUILDING HEIGHT
NOT A PART OF SCOPE OF SERVICES

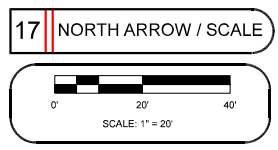
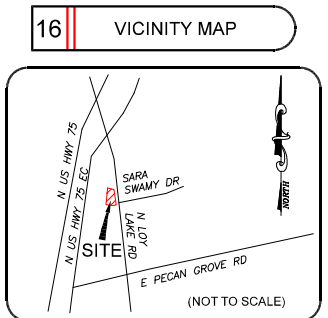
9 LEGEND

- PL — PROPERTY LINE
- - - ADJOINER
- - - EASEMENT
- O— OVERHEAD UTILITY
- GAS — UNDERGROUND GAS
- U— UNDERGROUND FIBER OPTIC
- ELE — UNDERGROUND ELECTRIC
- W— UNDERGROUND WATER
- SAN — UNDERGROUND SANITARY
- I — 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
- ⊕ 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

U.S. HIGHWAY 75
(NORTHBOUND SERVICE ROAD)



TRACT 1
3806 NORTH LOY LAKE ROAD
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
VOL. 21, PG. 197
DEED: INST. #2025-10849
APN: 365621
0.51 ACRES
22,211 SQUARE FEET



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:
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

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

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, A WAITING ROOM, A 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.

OUR REQUEST FOR ZONING ENTITLEMENTS INCLUDES A ZONE CHANGE FROM C-1 GENERAL COMMERCIAL TO C-2 GENERAL COMMERCIAL WITH HWY 75 OVERLAY. CONTIGUOUS C-2 ZONING EXIST TO THE WEST OF OUR PROPERTY.

NORTH- EXISTING C-1
EAST- EXISTING C-1
SOUTH – EXISTING C-1
WEST – EXISTING C-2

SPECIAL USE PERMIT FOR AUTOMOBILE REPAIR
OUR PROPOSED DEVELOPMENT IS A COMPLEMENTARY USE TO THE C-2 THAT IS DIRECTLY TO OUR WEST

VARIANCE REQUEST

REAR YARD SETBACK
THE DIMENSIONS AND GEOMETRY OF THE LOT REQUIRE A REAR YARD VARIANCE. THE BUILDING HAS BEEN PLACED AS FAR SOUTH AS POSSIBLE TO MINIMIZE THE AMOUNT OF VARIANCE BEING REQUESTED.

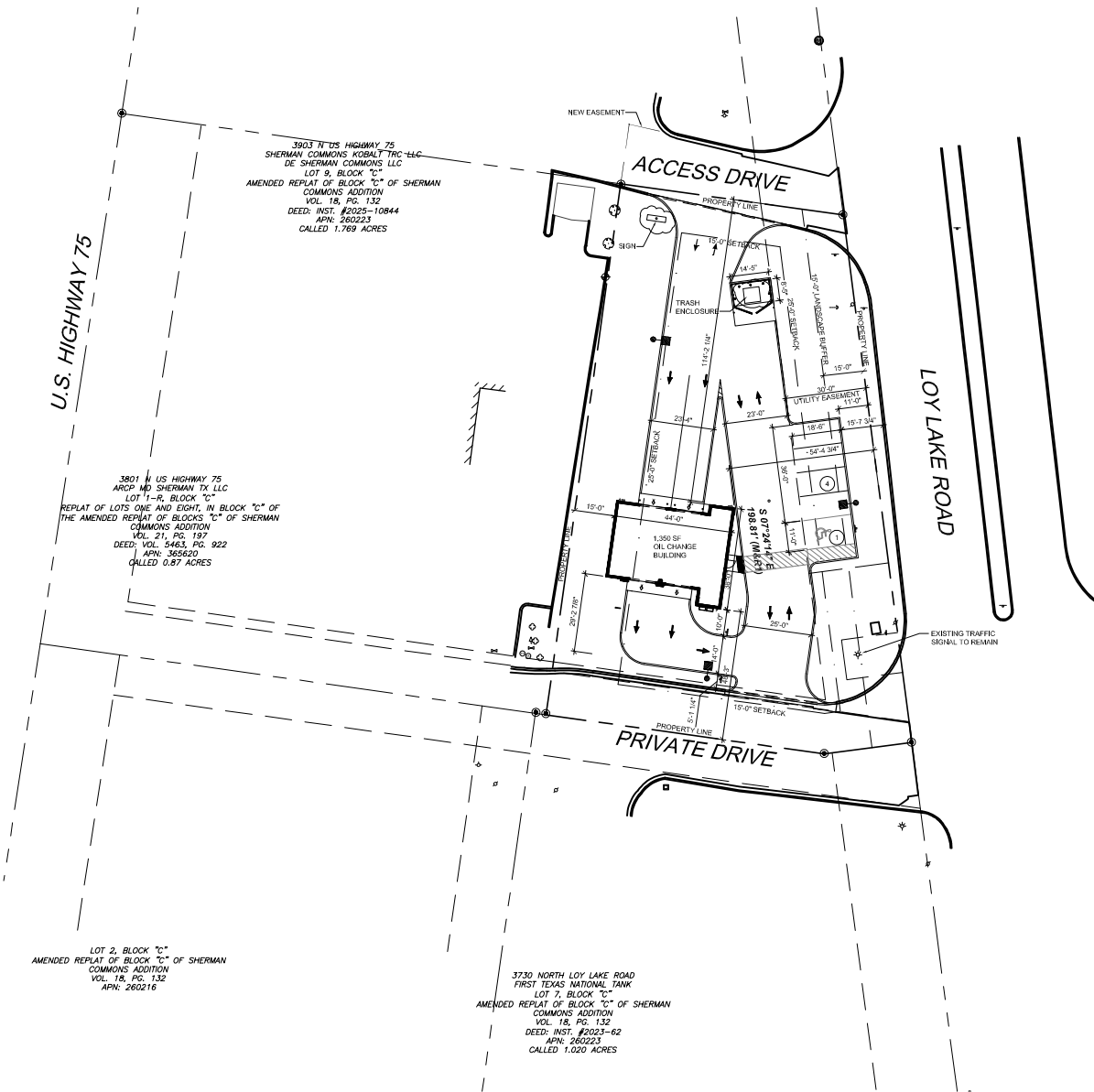
15' STREET BUFFER PAVEMENT VARIANCE
THE VARIANCE REQUEST IS A DIRECT RESULT OF THE REQUIREMENT TO KEEP A SAFE DISTANCE FROM THE EXISTING RETAINING WALL ALONG THE ADJACENT PROPERTY. THIS DETERMINES THE BUILDING PLACEMENT, WHICH IN TURN DETERMINES THE DRIVE ISLE LOCATION, PARKING STALL LAYOUT, AND THEREFORE MANDATES A 3'-6" PARKING VARIANCE TO THE STREET BUFFER.

15' STREET BUFFER – LANDSCAPE VARIANCE on (Sec. 14.04.006(e)(2))

OUR LANDSCAPE ARCHITECTS INTERPRETATION IS THAT THE 15' BUFFER WOULD FALL BEHIND THE 30' UTILITY EASEMENT. THEREFORE, THE 15' BUFFER WOULD FALL IN THE DRIVE AISLE AREA. WE ARE NOT ALLOWED TO PLACE LANDSCAPING WITHIN THE UTILITY EASEMENT.

NOTED ON THE LANDSCAPING PLAN SET WE ARE NOT ABLE TO PROVIDE THE TREE PLANTING ALONG THE FRONTAGE DUE TO THE 30' UTILITY EASEMENT, ALONG THE UTILITIES ALONG THE FRONTAGE.

WE HAVE PLACED THE TREES ON THE SITE IN ALTERNATE LOCATIONS TO PROVIDE THE QUANTITY OF TREES. THE CALCULATION PROVIDED INCLUDES THE LENGTH OF THE PROPERTY LINE.



1 SITE PLAN
SCALE: 1" = 20'-0"

3903 N US HIGHWAY 75
SHERMAN COMMONS KOBALT TRC LLC
DE SHERMAN COMMONS LLC
LOT 9, BLOCK "C"
AMENDED REPLAT OF BLOCK "C" OF SHERMAN
COMMONS ADDITION
VOL. 18, PG. 132
DEED: INST. #2025-10844
APN: 260223
CALLED 1.789 ACRES

3801 N US HIGHWAY 75
ARCP MD SHERMAN TX LLC
LOT 1-R, BLOCK "C"
REPLAT OF LOTS ONE AND EIGHT, IN BLOCK "C" OF
THE AMENDED REPLAT OF BLOCKS "C" OF SHERMAN
COMMONS ADDITION
VOL. 21, PG. 197
DEED: VOL. 2483, PG. 922
APN: 365620
CALLED 0.87 ACRES

LOT 2, BLOCK "C"
AMENDED REPLAT OF BLOCK "C" OF SHERMAN
COMMONS ADDITION
VOL. 18, PG. 132
APN: 260216

3730 NORTH LOY LAKE ROAD
FIRST TEXAS NATIONAL TANK
LOT 7, BLOCK "C"
AMENDED REPLAT OF BLOCK "C" OF SHERMAN
COMMONS ADDITION
VOL. 18, PG. 132
DEED: INST. #2023-62
APN: 260223
CALLED 1.020 ACRES

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. 14.05.017)	ALLOWED	PROPOSED	
	10,000 SF	22,211 SF	0.51 ACRE
BUILDING HEIGHT (SECT. 14.05.017)	ALLOWED	PROPOSED	
	35'-0"	35'-0"	
BUILDING SETBACKS (SECT. 14.02.017 & 14.03.001)	REQUIRED	PROPOSED	
	FRONT YARD (LOY LAKE):	25'-0"	54'-4"
	SIDE YARD (NORTH):	15'-0"	11'-4"
	SIDE YARD (SOUTH):	15'-0"	46'-3"
LANDSCAPE SETBACKS (SECT. 14.04.006)	REQUIRED	PROPOSED	
	FRONT YARD (LOY LAKE):	10'-0"	VARIABLE TO 10' TO 15'-4"
	SIDE YARD (NORTH):	0'-0"	0'-0"
	SIDE YARD (SOUTH):	0'-0"	0'-0"
STACKING (SECT. 14.04.003)	REQUIRED	PROPOSED	
	3 PER SERVICE BAY	3 PER SERVICE BAY	
PARKING (SECT. 14.04.033)	REQUIRED	PROPOSED	
	9' X 18'	9' X 18'	

STALL SIZE:
9'X18' STALL ALLOWED WHEN POSSIBLE FOR A VEHICLE TO
OVERLAP THE FRONT OF THE PARKING SPACE THAT IS
LANDSCAPED WITH GRASS, MULCH OR SIMILAR LANDSCAPING
MATERIAL, NOT INCLUDING SIDEWALKS
SECT. 14.04.003 (2)(6), (2)(8)

MINIMUM NUMBER OF SPACES / SERVICE BAY:
(5) SPACES MINIMUM

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
 2800 Cedar St., Ste. 841 | Houston, Texas, U.S.A.
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WT Group
 3805 N. LOY LAKE ROAD
 SHERMAN, TX 75090
TAKE 5 OIL CHANGE
TAKE 5 OIL CHANGE
TAKE 5 OIL CHANGE

NEW OIL CHANGE FACILITY
 3805 N. LOY LAKE ROAD
 SHERMAN, TX 75090
TAKE 5 OIL CHANGE

ISSUE
 TO: _____ DATE: _____
 ZONING: 12/04/25
 COMMENTS: 01/09/26
 COMMENTS: 02/05/26

CHECK/JD
 DRAWN/SC
 JOB D2500138

A001
 SITE PLAN



CONSULTANT

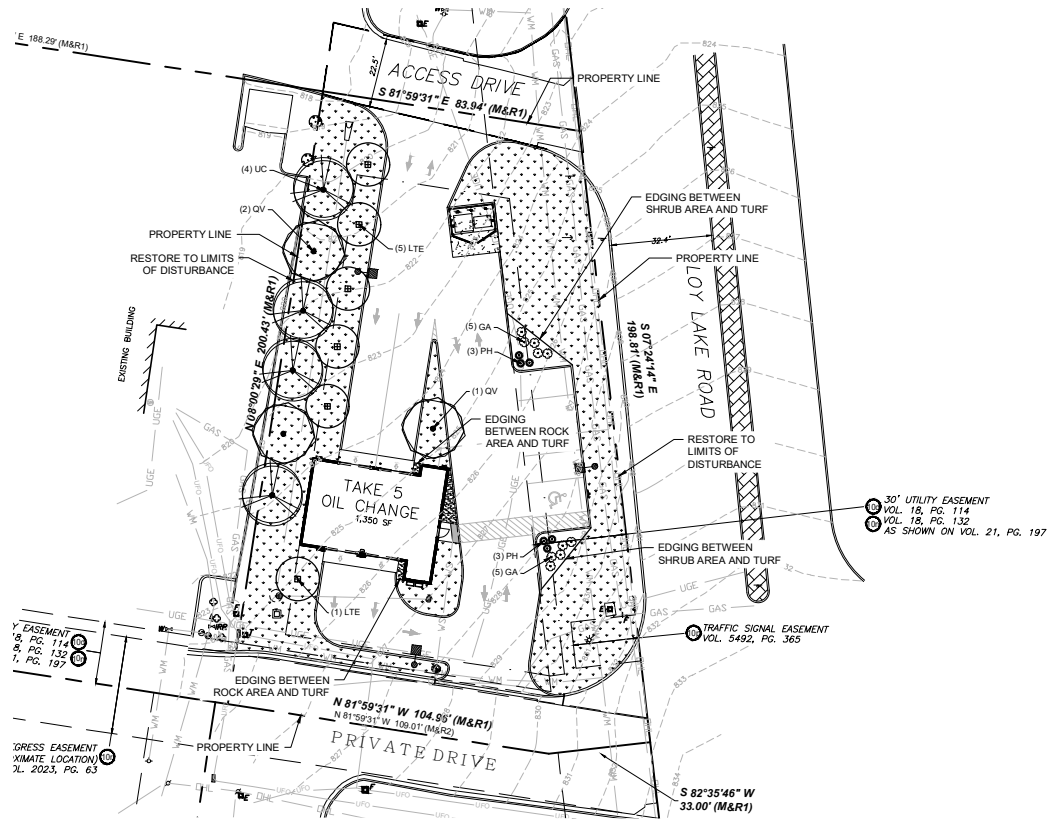


TAKE 5 OIL CHANGE
PROTOTYPE: 2 BAY

3806 N Loy Lake Road
Sherman, TX 75090

REV	DATE	DESCRIPTION
Δ	09.26.25	PRELIMINARY SITE PLAN

DRAWN BY: EMS
CHECKED BY: GS
SEARCH PROJECT NO.: D2500060
SHEET NAME: LANDSCAPE PLANTING
SHEET NUMBER: LP-1



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.
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	
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

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN. BEFORE 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 BEDS PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SUBGRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AREAS OF POTENTIAL POONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE POONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES 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.
- ENSURE THAT THE GRADES 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 4" OF CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALLS AND CURBS. MULCH COVER WITHIN 2" OF WALLS SHALL BE AT LEAST 1" LOWER THAN THE TOP OF WALL.
- INSTALL 5 GUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DOWTITE PRO-6) OR EQUAL UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 4" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BE TYPICAL ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUND COVERS AND OTHER PLANTS WHERE INDICATED ON THE PLANS.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS BOD). ALL PLANT LOCATIONS ARE DIAGNOSTIC. 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 AGENCY ARE MET (E.G. MINIMUM PLANT QUANTITIES, PLANTING METHOD, TREE PROTECTION METHOD, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LETTERING 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 LEGEND, THE PLANT QUANTITY AS SHOWN IN THE PLAN FOR INDIVIDUAL SHRUBS OR CALLOUT FOR GROUND-COVER PATTERNS SHALL TAKE PRECEDENCE.
- SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE GRADE OF THE PLANTS ARE NOT AVAILABLE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TREE MITIGATION

NO EXISTING TREES

OFF-STREET PARKING LANDSCAPING

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 TREES*

SARA SWAMY DRIVE N/A - PRIVATE STREET

TREES PLACED IN ALTERNATE LOCATIONS DUE TO EASEMENT CONFLICTS.

PLANTING AND IRRIGATION GUARANTEE

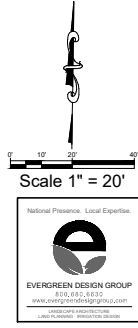
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 1" THICK LAYER OF 1/2" SHREDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND BEDDED 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 PARKING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 2" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PARADEWAYS. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.



PLANTING SPECIFICATIONS

GENERAL

- 1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
 - a. ALL LANDSCAPE WORK SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - b. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THE TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER INVESTIGATION.
 - c. 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 APPLICATION LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- 2. WORK COVERED BY THESE SPECIFICATIONS**
 - a. THE SPECIFICATIONS INCLUDE THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, EQUIPMENT, SUPPLIES, TOOLS, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION OF THE WORK.
 - b. 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

- 1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- 2. CONTAINER AND BALLS/ROOTBALLS**
 - a. FURNISH NURSERY-GROWN PLANTS CONFORMING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOVY TREES OF SPECIES, VARIETIES, SIZES, LEAVES, AND SPECIES SUCH AS KNOTS, SUN SCALD, NURSERY ABRASSIONS, AND DISFURNISHMENT. 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 CLIMATIC CONDITIONS.
 - b. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POTHOLED, FREE FROM BRONCHING AND/OR UNDESIRABLE ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JARHARD ROOTS).
 - c. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE ROOT TREES ARE NOT ACCEPTABLE.
 - d. ANY PLANT GROWN 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 PLANTED TO BE IMMEDIATELY REMOVED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF ANY MATERIAL.
 - e. ALL TREES SHALL BE STAKED IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED. REMOVE AND REPAIR ALL DAMAGED TWIGS AFTER PLANTING.
 - f. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREE UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - g. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, UNLESS OTHERWISE SPECIFIED. MEASUREMENTS SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPERS OF THE THREE LARGEST TRUNKS.
 - h. ANY TREE OR SHRUB BEING PLANTED ON TOP OF THE ROOT BALL SHALL SO THAT THE ROOT FLARE IS FULLY COMPLETELY COVERED SHALL BE REJECTED.
 - i. SOIL PROVIDE WELL NOTED SOG OF THE VARIETY NOTED ON PLANS. SOG STAKES PER TREE SHOULD BE HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 2" TO 4". EACH PALLET OF SOG SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE ANALYSIS OF THE SOG. SOG SHALL BE TESTED FOR PHOSPHORUS, NITROGEN, POTASSIUM, AND SULFUR. SOG SHALL BE TESTED FOR PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLAN. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 - j. TOPSOIL: B&B, 10% TO 15% FRESH TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, LIME, ROCKS, AND SEEDS.
 - k. COMPOST: B&B, 10% TO 15% FRESH TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, LIME, ROCKS, AND SEEDS.
 - l. FERTILIZER: GRANULAR FERTILIZER (SEE LISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS) AND ORGANIC FERTILIZER RECOMMENDED BY A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
 - m. MULCH: SIX INCHES AND TYPE INDICATED ON PLAN, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- 3. TREE STAKING AND GUYING**
 - a. STAKES OF 1/2" LONG GREEN METAL T-POSTS.
 - b. GUY WIRE: GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 1/2" INCH DIAMETER.
 - c. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1/2" INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- 4. STEEL EODGING, PROFESSIONAL STEEL EODGING, 1/4" GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COLMOR OR APPROVED EQUAL.**
- 5. PRE-EMERGENT HERBICIDE: ANY GRANULAR, NON-DANGEROUS PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTAL OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATE.**

METHODS

- 1. SOIL PREPARATION**
 - a. 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 CONCERNANCES 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 12" DEPTH. IF NO SAMPLE LOCATION IS INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. FURNISHING SOIL TESTS SHALL INCLUDE: ORGANIC MATTER, CATIONIC EXCHANGE CAPACITY, SALT (CEC), LIME, SOIL ION ADSORPTION RATIO, SAND, 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 PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, NURSERY PLANTS, TURF, AND THE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES.
- 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND RECOMMENDATIONS FROM THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER IN A SEPARATE REPORT FOR BIDDING PURPOSES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:**
 - i. 1" DEEP, 10% TO 15% ORGANIC MATTER AMENDMENT - 4 CU. YD. PER 1,000 SF.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 SF.
 - iii. "SLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 1" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - v. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YD. PER 1,000 SF.
 - vi. 15-15-15 FERTILIZER OR SIMILAR, ORGANIC, SLOW RELEASE - 10 LBS. PER CU. YD.
 - vii. "SLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - viii. IRON SULFATE - 2 LBS. PER CU. YD.
- 4. 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 FINISH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONTRACTOR AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS INDICATED 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 ELEVATED PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRASSES 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 GRADING PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED BASED ON A SOIL TEST, PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER IRRIGATION, ENSURE THAT THE FINISH GRADE IS IMMEDIATELY ADJACENT TO WALKS AND OTHER SURFACES APPROXIMATELY 1/8" AWAY FROM THE PLANTING AREA.
 - e. AFTER THE FINISH GRADE IS ESTABLISHED, THE TURF AREAS IDENTIFIED IN THE REPORT ARE TO BE INSTALLED IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES 1/8" BELOW FINISH GRADE, THEREAFTER TO MEET FINISH GRADE AT THE PLANTING AREA.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORTS, FINISH GRADES, AND FINISH GRADES, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 5. 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.**

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.** SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH FULL SPECIFICATIONS, PHOTOGRAPHS OF SAMPLES OF ANY REQUIRED MULCHES AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS, AND PHOTOS OF THE TESTING LABORATORY. ALL SUBMITTALS SHALL BE TYPED, AND OTHER AMENDMENTS FOR TREE SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
- 2. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CATALOG SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND GUY WIRE, EODGING, AND LANDSCAPE FABRIC.**
- 3. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEMS CONCERNED.**

GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.**
- 2. REMOVE ALL WEEDS WITH UNDESIRABLE GRASSES, APPLY PRE-EMERGENT HERBICIDES AS THE MANUFACTURER'S RECOMMENDED RATE.**
- 3. TREES NEAR EXISTING TRUNKS**
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXPOSE 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 OF THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR THE USE OF EXISTING TRUNKS, AND SHALL EXPOSE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS 1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1/2" AND LARGER IN DIAMETER ARE EXPOSED WITHIN THE CRZ, TRUNKS 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.
 - c. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY, DO NOT USE ANY SORT OF SOLES OR WOUND PLANTS.
- 4. TREE PLANTING**
 - a. 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 ABOVE THE SOLE OF THE ROOTBALL. THE PLANTING HOLE SHOULD BE EXCAVATED TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES ABOVE THE SOLE OF THE ROOTBALL. THE PLANTING HOLE SHOULD BE EXCAVATED TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES ABOVE THE SOLE OF THE ROOTBALL. THE PLANTING HOLE SHOULD BE EXCAVATED TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES ABOVE THE SOLE OF THE ROOTBALL.
 - b. BACKFILL THE TREE HOLE USING THE EXISTING TOPSOIL FROM ON-SITE, ROUGH LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOG BE REQUIRED TO ACCOMMODATE THE ROOTBALL, THE SOG SHALL BE IMPORTED ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURE TO THE ON-SITE SOG.
 - c. 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 SHOULD NOT EXCEED THE NUMBER OF TRUNKS. STAKES SHOULD BE PLACED TO STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - i. 1" - 2" TREES: TWO STAKES PER TREE
 - ii. 2-3" - 4" TREES: TWO STAKES PER TREE
 - iii. TREES OVER 4" CALIPER: ONLY NEEDED PER TREE
 - d. NEED TO STABILIZE THE TREE.
 - e. 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 PLAN, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH OVER THE TOP OF THE TRUNK.
- 5. SHRUBS AND PERENNIALS**
 - a. THE LAST 1/2" OF MULCH SHALL BE INSTALLED UNDER THE PLANT WITH SOG AMENDED PER SOIL TEST RECOMMENDATIONS.
 - b. DO NOT PLANTING HOLES SHALL BE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL MULCH TO THE INTERIOR OF THE TREE RING WITH MULCH TYPE AND DEPTH PER PLAN. TEST RECOMMENDATIONS.
- 6. SEEDING**
 - a. SOG VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - b. SOG TO BE SEEDING FROM THE TIME OF STRIPPING, DO NOT LAWF IF THE GROUND IS FROZEN, ROLL THE SOG TO FORM A SOLID MAT WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOG SHOULD NOT OVERLAP. STAGERS SHALL BE USED TO MAINTAIN THE SPACING OF THE SOG.
 - c. ROLL THE SOG TO ENSURE GOOD CONTACT OF THE SOG'S ROOT SYSTEM WITH THE SOIL.
 - d. WATER THE SOG THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOG BELOW THE SOG.
- 7. HYDRONAL CHONG**
 - a. HYDRONAL CHONG MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. WINTER MIX (OCTOBER - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNPAILED BERNOLA SEED
 - 2# ANNUAL BERNOLA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - ii. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HALLO BERNOLA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED HYDRONAL MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - i. GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - ii. SEED RATE PER LEGEND.

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 6" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH GRADE OF THE WALLS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 1" FLOWER THAN THE TOP OF WALL.**

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.**
- 3. INSPECTION AND ACCEPTANCE**
 - a. 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 BE RESPONSIBLE FOR THE INSPECTION OF THE OWNER TO DETERMINE FINAL ACCEPTANCE.
 - b. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - c. THE LANDSCAPE CONTRACTOR'S WORK SHALL 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 SHALL BE ISSUED TO THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

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): PREVENT PRUNING OF TREES, RESETTING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND REVISION OF LAWN, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREE AND SHRUB CARE, AND DISASSEMBLING AND REMOVAL OF PLANTS AND LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP AND THE APPROPRIATE WATERING OF PLANTS AND ORNAMENTAL PLANTS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAINTAIN THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAINTAIN THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAINTAIN THE IRRIGATION SYSTEM.**
- 2. SHOULD SEEDING AND/OR SOGGED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WATERING THESE AREAS AND MAINTAIN A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.**
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE AND GUARANTEE PERIODS, THE LANDSCAPE CONTRACTOR 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 ACCEPTED BY THE OWNER.**
- 4. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.**
- 5. SOGGED AREAS MUST BE ACTIVELY GROWING WITH A MINIMUM HEIGHT OF 1/2 INCHES BEFORE FINAL MOVING. HYDRONAL CHONG AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE FEET SHALL BE RESEED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOGGED TURF SHALL BE NEARLY MOVED.**

WARRANTY PERIOD

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE AND REPLACE TREES, SHRUBS, PERENNIALS, SOG, SEEDS, AND HYDRONAL CHONG AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF ALL PLANTS. THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT YEAR, OR REPLACE ANY PORTION OF THE PROGRAM WHICH GROWTH IS UNACCEPTABLE. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH OCCURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH OCCURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH OCCURS.**
- 2. PROVIDE A MINIMUM OF 120 DAYS OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A SOG SHALL BE RESEED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOGGED TURF SHALL BE NEARLY MOVED.**

LANDSCAPE CONTRACTOR SHALL GUARANTEE AND REPLACE TREES, SHRUBS, PERENNIALS, SOG, SEEDS, AND HYDRONAL CHONG AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF ALL PLANTS.

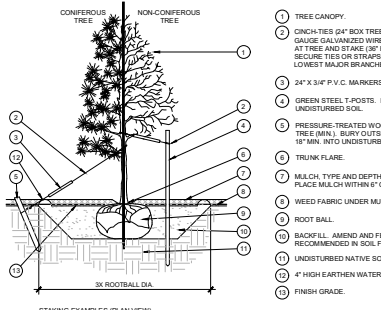
REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT YEAR, OR REPLACE ANY PORTION OF THE PROGRAM WHICH GROWTH IS UNACCEPTABLE.

AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH OCCURS.

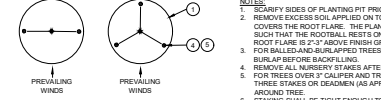
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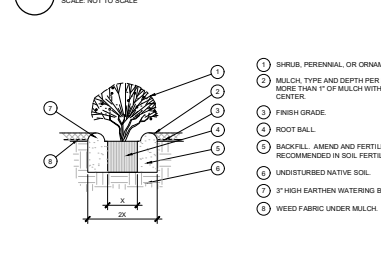


STAKING EXAMPLES (PLAN VIEW)



TREE PLANTING

SCALE: NOT TO SCALE



SHRUB AND PERENNIAL PLANTING

SCALE: 1/8" = 1'

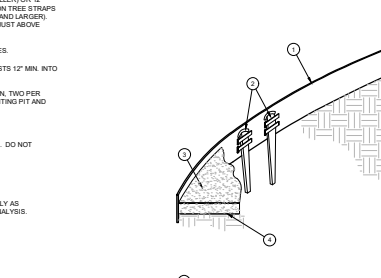


HEDGE PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

STEEL EODGING

SCALE: NOT TO SCALE

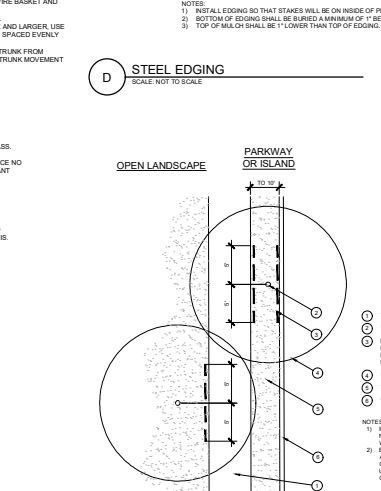


STEEL EODGING

SCALE: NOT TO SCALE

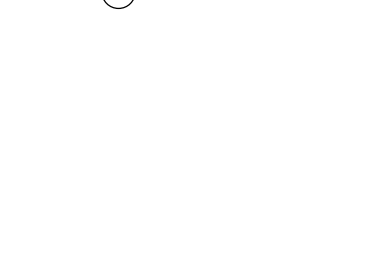
OPEN LANDSCAPE OR ISLAND

SCALE: NOT TO SCALE



ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

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 Engineering • Design • Consulting
 Pace and Passion
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Professional Engineer
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REV	DATE	DESCRIPTION
0	03.26.15	PRELIMINARY SITE PLAN

NO. **D2500060**

LANDSCAPE PLANTING DETAILS & SPECS

SHEET NUMBER: **LP-2**

EVERGREEN DESIGN GROUP
 801.240.5610
 www.evergreendesigngroup.com

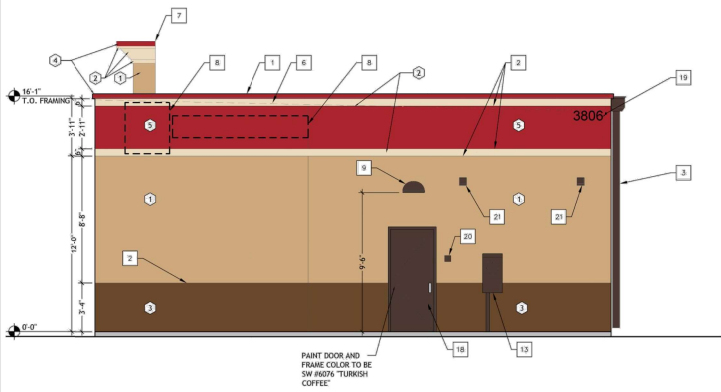
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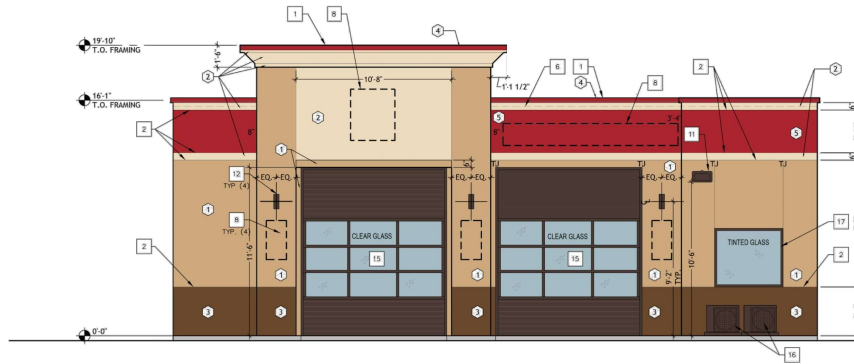
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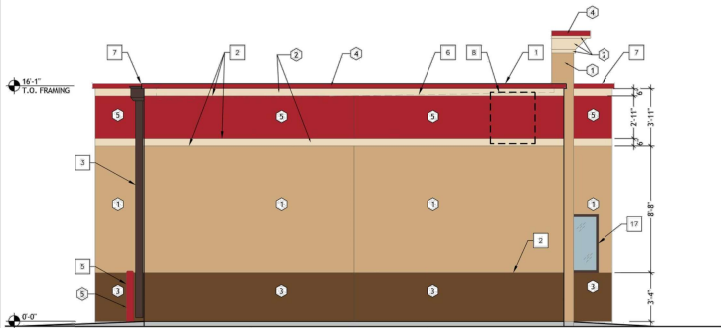
EAST ELEVATION

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. DOWNPOUT 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. CONC. 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. DWGS.
10. 1x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWGS.
11. LED LIGHT FIXTURE, REFER TO ELEC. DWGS.
12. SCENCE LIGHTING, REFER TO ELEC. DWGS.
13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWGS.
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. DWGS.
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 DIAL 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 DWGS.

EIFS MANUFACTURER - DRYVIT SYSTEM - OUTSULATION PLUS AD SYSTEM FINISH - SAND BLAST FINISH INSTALL PER MFG'S RECOMMENATIONS AND REQUIREMENTS.

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 WAHNSCOT	-	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

February 5, 2026

City of Sherman
317 S Travis Street
Sherman, TX 75090
Attn: Planning & Zoning Commission

RE: 3806 Loy Lake Road (Project # 000260-2025)

Zoning

1. Required parking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet long. (Sec. 14.04.003(d)(3)(A))
 - a. The size of the parking spaces must be shown on the Site Plan
 - i. Provide the length of the parking spaces. Currently showing 18'6" but table states 9x20.

Response: *9'x18' stalls allowed when possible for a vehicle to overhang the front of the parking space that is landscaped with grass mulch or similar landscaping material, not including sidewalks. SECT 14.04.003, (2),(d), (3), (B).

2. For all developments and land uses, a minimum of a 15-foot street buffer shall be provided at the perimeters of a proposed development site where adjacent to a public right-of-way. (Sec. 14.04.006(e)(1))
 - a. A street perimeter buffer must be provided along Loy Lake Road.
 - i. Street perimeter buffer areas shall provide two (2) shade trees and (2) ornamental trees per 1,000 square feet of buffer area. (Sec. 14.04.006(e)(2))
Response: Requesting a variance, see narrative.
 - ii. The Landscape Buffer is measured from the property line and not from the curb.
Response: Requesting a variance, see narrative.
 - iii. Parking is not allowed in the Landscape Buffer.
Response: Requesting a variance, see narrative.
 - b. If Variance is approved, this comment is not applicable.
Response: Acknowledge.

3. Staff recommends, as a condition of the Specific Use Permit, that the elevation facing Loy Lake Rd include four (4) Architectural Features identified in the 75&82 Overlay District. (Sec. 14.003.001(d)(1))

Response: We have provided (5) architectural features identified below.

1..1. Recesses/projections

1..2. Architectural details (Moldings)

1..3. Articulated cornice line

1..4. Offsets, reveals or projecting rib used to express architectural or structural bays

1..5. Varied Roof Heights

Engineering

Informational Engineering Comments:

4. If a retaining wall is to be used, Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department prior to Retaining Wall Permit being issued by Engineering Department.

Response: A retaining wall is not intended for this proposed development.

5. No structural wall will be permitted within the existing 30' Utility Easement. Code of Ordinances, Chapter 14, Article 14.04

Response: Acknowledged.

6. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

Response: Acknowledged.

Fire Services

7. [] No Comments

Response: No response needed.

Solid Waste Services

8. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4)) of the City of Sherman's Zoning Ordinance.

- a. Trash enclosure shown appears to have two dumpsters shown in it.


Response: Dumpster quantity was revised.

- b. A minimum of 10' per dumpster is needed. The enclosure shows to be 14'-5".

- i. For two dumpsters to be placed inside this enclosure it would need to be 20' inside minimum.

Response: Dumpster quantity was revised. Enclosure will remain the current size.

Respectfully Submitted,


Angelica Garcia
WT Group AEC, LLC
Project Manager
Design & Program Management

STAFF REVIEW LETTER

February 11, 2026

Sent via email

Angelica Garcia
2000 Center Drive
Suite B411
Hoffman Estates, IL 60192

Dear Applicants,

The request of a 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 located at 3806 North Loy Lake Road has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 17, 2026, at 5:00 P.M. located in the Council Chamber 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. The east elevation shall demonstrate enhanced architectural features facing Loy Lake Road.
 - a. An updated Elevation demonstrating the architectural features on the east elevation shall be submitted no later than February 16, 2026 to be presented to City Council on March 2, 2026.
10. Notwithstanding anything to the contrary herein, the Specific Use Permit granted in this Ordinance shall automatically expire, terminate and be rescinded in the event that a person or entity other than Take 5 Oil Change is the owner or lessee of the Property.
11. A Specific Use Permit is an amendment to the district regulations of the Zoning Ordinance that permits the establishment of a specific use within a zoning district in which such specific use may be established unless such use of land or structure is discontinued or abandoned for a period of thirty (30) consecutive days in which event such Specific Use Permit shall be void and such use

may not thereafter be resumed unless a new Specific Use Permit is granted in accordance with this section. (*Chapter 14, Sec. 14.06.009(a)(1)(C)*)

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

Engineering

14. If a retaining wall is to be used, Engineering plans for retaining wall exceeding four feet (4') in total height shall be reviewed by Engineering Department prior to Retaining Wall Permit being issued by Engineering Department.
15. No structural wall will be permitted within the existing 30' Utility Easement. Code of Ordinances, Chapter 14, Article 14.04
16. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Civil Plan submittal requirements can be found in the Development Guide on the City of Sherman website. Code of Ordinances Chapter 10.03.006(b)

Solid Waste

17. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4) of the City of Sherman's Zoning Ordinance.

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
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney
Steven Davis, Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 15.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

609 EAST PECAN STREET (Project No. 000307-2026)

The request of Commissary Express (Owner) Vilbig & Associates (Applicant), and Copley Land Surveying (Surveyor) concerning the property located at 609 East Pecan Street consisting of 1.369 acres, being A Replat of Lot 1R, Block 4 Chaffins First Addition, and Lots 8-12, Block 4, Chaffin's First Addition, and Lot 1R, Block 4, Chaffin's First Addition, in the J. B. McAnair Survey, Abstract No. 763, and currently zoned M-2 (Heavy Manufacturing) District, as follows:

Planning and Zoning Commission

A. Public Hearing and Zone Change from M-2 (Heavy Manufacturing) District to C-2 (General Commercial) District.

B. Site Plan for Commissary Express.

Background:

The property is located at 609 East Pecan Street. The owner would like a Zone Change from M-2 (Heavy Manufacturing) District to C-2 (General Commercial), and Site Plan approval for Commissary Express.

Origination:

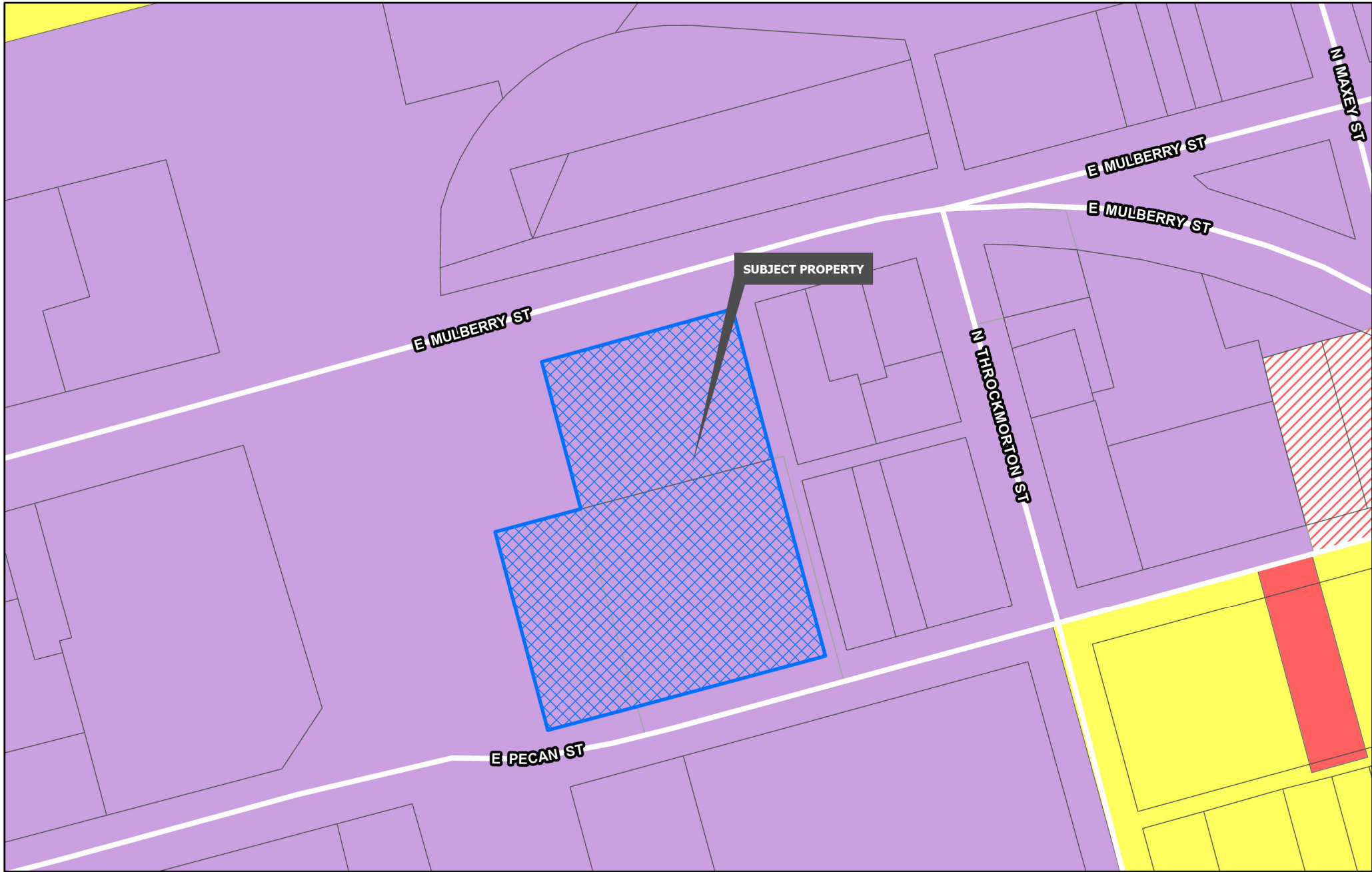
The request of Commissary Express (Owner) Vilbig & Associates (Applicant), and Copley Land Surveying (Surveyor).

Staff Recommendation:

Staff recommends the approval of this item.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Project Narrative
6. Site Plan
7. Elevation
8. Staff Comment Sheet



SUBJECT PROPERTY

E MULBERRY ST

E MULBERRY ST

E MULBERRY ST

N THROCKMORTON ST

N MAXEY ST

E PECAN ST

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



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

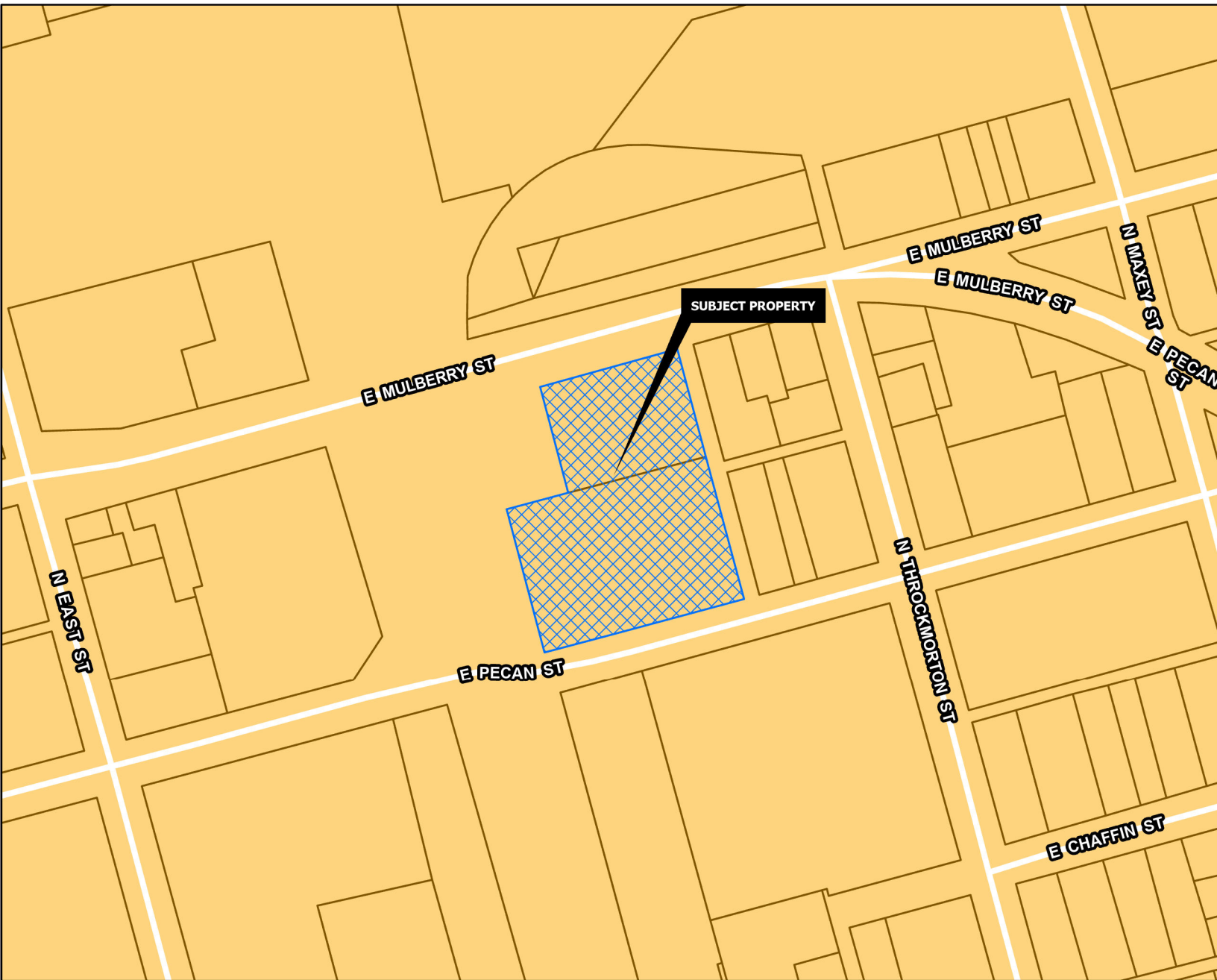
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.



Legal Description

Owner's Certificate of Dedication

Situated in the City of Sherman, County of Grayson, State of Texas being all of Lots 8-12, Block 4, of Chaffin's First Addition, an addition to the City of Sherman, Texas as shown by plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas and being all of Lot 1R, Block 4, Chaffin's First Addition, an addition to the City of Sherman, Texas as shown by plat of record in Document No. 2021-203, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at mag nail set with an aluminum washer marked COPLEY RPLS 6720 in the north line of Pecan Street and the west line of a 14' wide alley for the southeast corner of said Lot 1R, Block 4;

Thence along the north line of said Pecan Street and the south line of Lot 1R, Block 4 the following calls and distances:

South 74°32'45" West, a distance of 138.01 feet to a mag nail set with an aluminum washer marked COPLEY RPLS 6720;

South 74°21'31" West, a distance of 100.00 feet to a 1/2" steel rod found at the intersection of the north line of said E. Pecan Street and the east right-of-way line of Burlington Northern Santa Fe railroad for the southwest corner of said Lot 1R, Block 4;

Thence North 15°38'29" West, along the west line of said Lot 1R, Block 4 and the east right-of-way line of said Burlington Northern Santa Fe railroad, a distance of 175.00 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for an inside ell corner of the east right-of-way line of said Burlington Northern Santa Fe railroad and the northwest corner of said Lot 1R, Block 4;

Thence North 74°21'31" East, continuing along the east right-of-way line of said Burlington Northern Santa Fe railroad and the north line of said Lot 1R, Block 4, a distance of 96.39 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 for the southwest corner of said Lot 8, Block 4, Chaffin's First Addition;

Thence North 15°11'25" West, along the east right-of-way line of said Burlington Northern Santa Fe, and the west line of said Lots 8-12, Block 4, a distance of 125.01 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Mulberry Street, for the northwest corner of said Lot 12, Block 4;

Thence North 74°32'45" East, along the north line of Lot 12, Block 4 and the south line of said Mulberry Street, a distance of 143.00 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at the intersection of the south line of said Mulberry Street and the west line of said 14' wide alley maintaining the northeast corner of Lot 12, Block 4;

Thence South 15°11'25" East, along the west line of said 14' wide alley and the east line of Lots 8-12, Block 4 and said Lot 1R, Block 4, a distance of 300.00 feet to the Point-of-Beginning and containing 1.369 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 Registered Professional Land Surveyor No. 6720 Firm No. 10194429

THE STATE OF TEXAS COUNTY OF GRAYSON AVIGATION RELEASE

WHEREAS, SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST, 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 Commissary Express, 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 remit 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 Commissary Express, 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: SAM ADAM LORIA SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST

- 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 roadway 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 6 Lots
Plat Summary: Lot 1R: 1.369 Acres, Residential

That SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as the Commissary Express, an addition to the City of Sherman, Grayson County, Texas, being 1.369 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. SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST 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).

SAM ADAM LORIA

SABRINA LORIA

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 SAM ADAM LORIA 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

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 SABRINA LORIA 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.

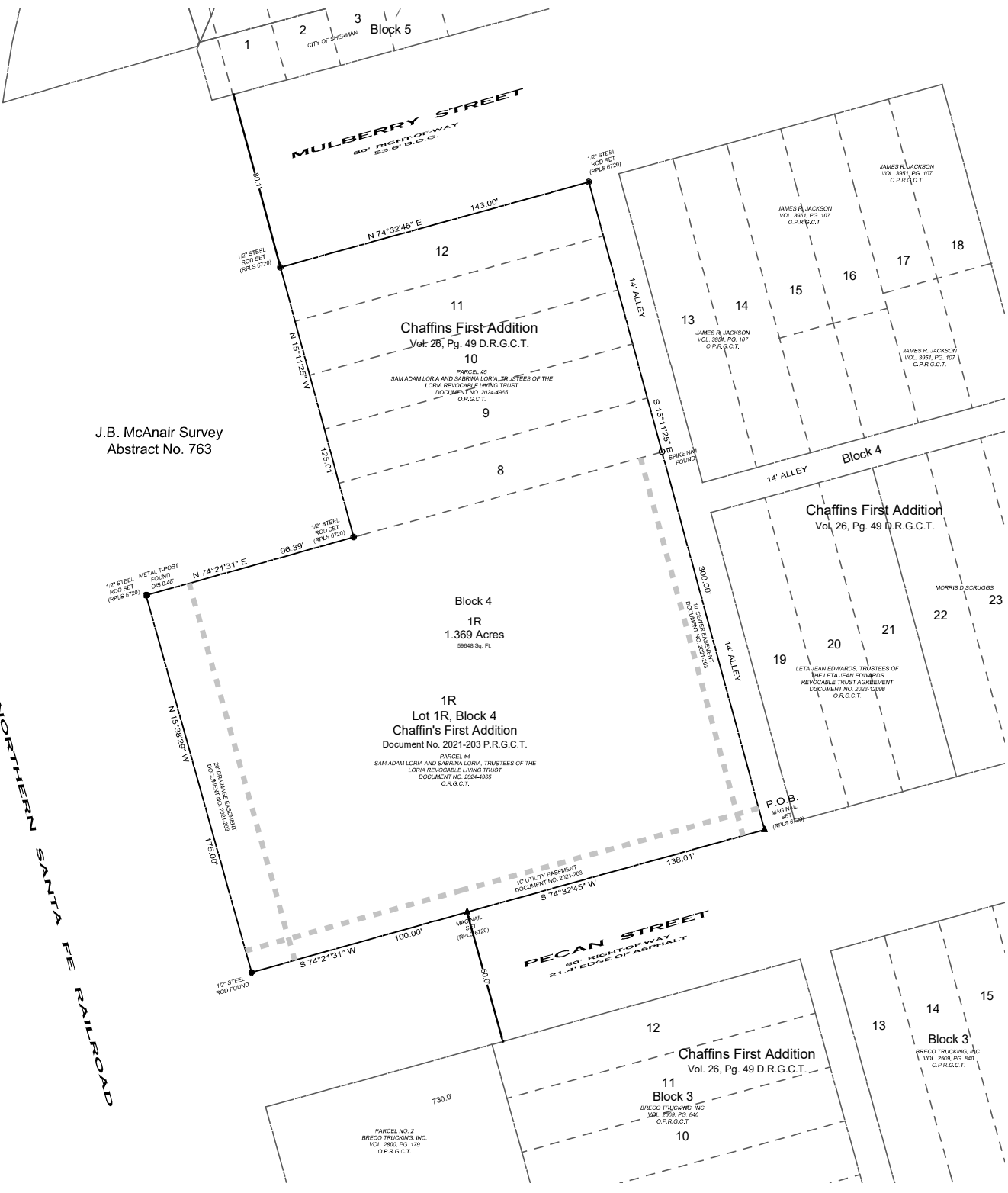
GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2025.

Notary Public, State of Texas

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

Chairman Secretary

Replat Commissary Express an addition to the City of Sherman, Grayson County, Texas Being a replat of Lot 1R, Block 4, Chaffin's First Addition, Document No. 2021-203, P.R.G.C.T. and Lots 8, 9, 10, 11, & 12, Block 4, Chaffin's First Addition, Volume 26, Page 49, D.R.G.C.T. Being 1.369 acres in the J.B. McAnair Survey, Abstract No. 763



J.B. McAnair Survey Abstract No. 763

Chaffin's First Addition Vol. 26, Pg. 49 D.R.G.C.T.

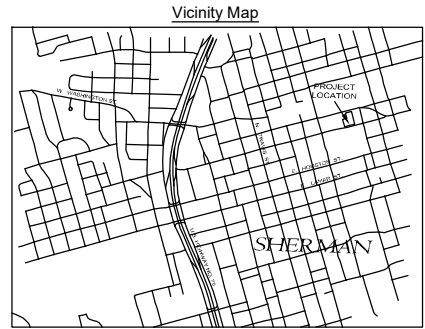
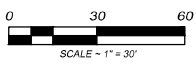
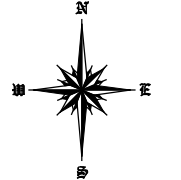
Block 4 1R 1.369 Acres 9848 Sq. Ft.

1R Lot 1R, Block 4 Chaffin's First Addition Document No. 2021-203 P.R.G.C.T.

Chaffin's First Addition Vol. 26, Pg. 49 D.R.G.C.T.

Chaffin's First Addition Vol. 26, Pg. 49 D.R.G.C.T.

Block 3 11 Block 3 BRICO TRUCKING, INC. VOL. 2892, PG. 179 D.P.R.G.C.T.



Copley Land Surveying 1702 Verdi Lane, Sherman, Texas 75090 TX 903-413-0643 john@copleylandsurveying.com

OWNERS/DEVELOPER SAM ADAM LORIA AND SABRINA LORIA, TRUSTEES OF THE LORIA REVOCABLE LIVING TRUST 4303 ROSE HILL ROAD, WHITEWRIGHT, TEXAS 75491

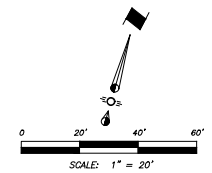
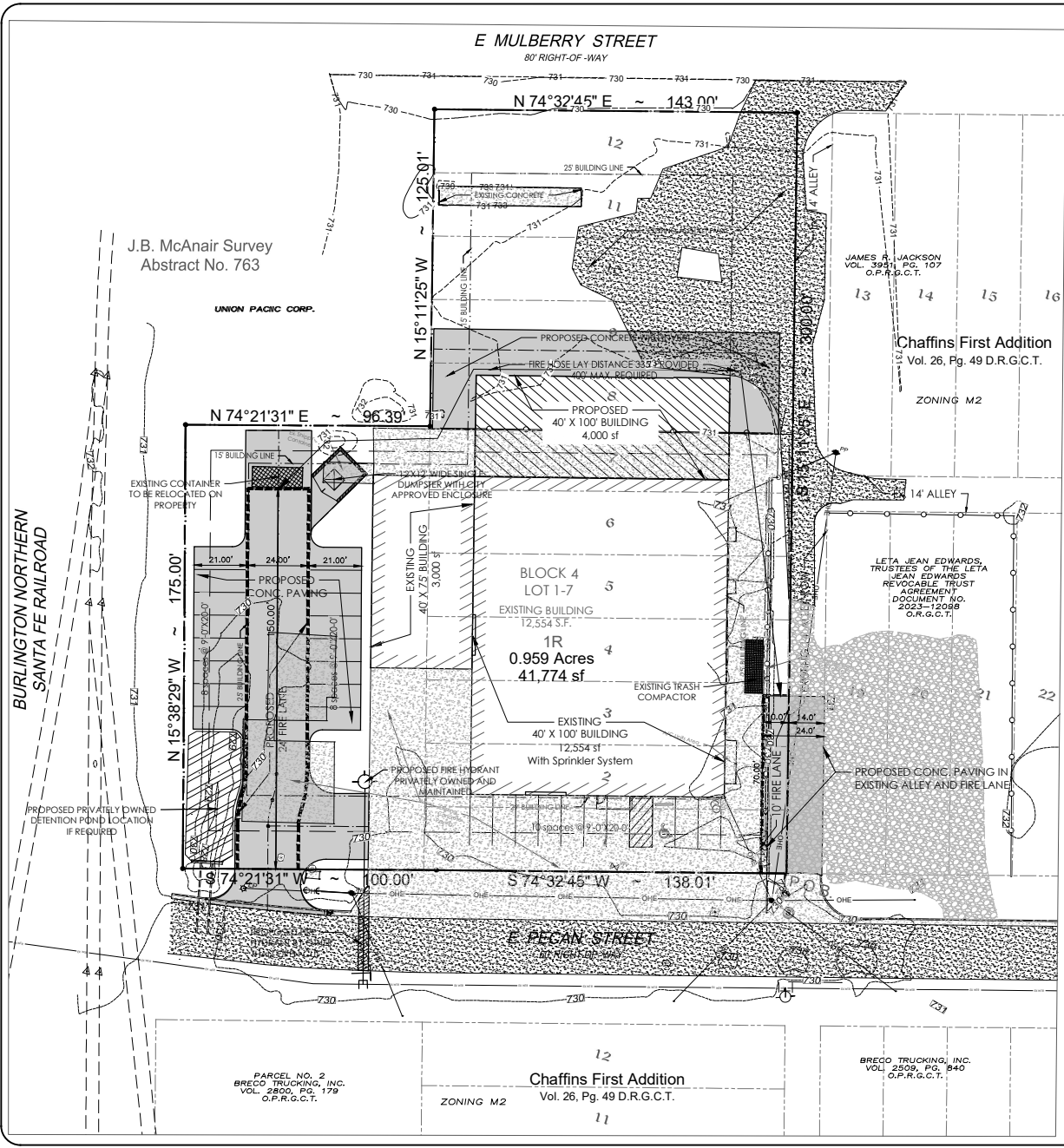
SURVEYOR JOHN C. COPLEY R.P.L.S. NO. 6720 1702 VERDI LN, SHERMAN, TEXAS 75090

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

Commissary Express Project Narrative

We are requesting a zoning change to C-2 (General Commercial) and site plan approval.

FILED 05/20/2020 12:46pm User: 1939 21 Vets-20 Comissary Express Phase 1/CDL 445-20/Production Drawing/3 SITE PLAN & ZONING EXHIBIT 445-20 1-25-2020.dwg © Vilbig & Associates, P.L.L.C. Unauthorized duplication is prohibited.



PLAN LEGEND

- PROJECT BOUNDARY LINE
- 620--- EXISTING CONTOUR LINES
- 618--- ADJACENT SUBDIVISION BOUNDARIES
- 616--- OVERHEAD ELECTRIC
- 614--- UNDERGROUND ELECTRIC
- 612--- EXISTING WATER
- 610--- FIRE LANE
- 608--- WIRE FENCE
- 606--- PROPOSED 6\"/>

INFORMATION TABLE

EXISTING ZONING	M2
PROPOSED ZONING	C2
EXISTING BLDG.	15,544 SF
PROPOSED BLDG.	4,000 SF
TOTAL BLDG. AREA	19,544 SF
TOTAL LOT AREA	41,774 SF
HARD SURFACE AREA	21,480 SF
FAR	0.468%
PARKING REQ.	24
PARKING PROVIDED	26
LANDSCAPE AREA	17,078 SF

REQUEST FOR VARIANCE ON BUILDING SET BACK AS INDICATED BY THE ASTERISK
FRONT SET BACK FROM 40' TO 29'
UPPER WEST SIDE SET BACK FROM 25' TO 15'

SITE PLAN NOTES

- 1) Boundary and Topographic Survey provided by Preston Trail Land Surveying.
- 2) Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflict between plans.
- 3) Dumpsters and trash compactors shall be screened in accordance with the City's Development Code.
- 4) Outdoor lighting shall comply with the lighting and glare standards contained within the City's Development Code.
- 5) Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- 6) Speed bumps/humps are not permitted within a fire lane.
- 7) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 8) All signage is subject to Building Official approval.
- 9) All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- 10) All exterior building materials are subject to Building Official approval and shall conform to the approved Façade/Building Elevation Plan.
- 11) Approval of the site plan is not final until all engineering plans are approved by the City Engineer.
- 12) All new electrical lines shall be installed and/or relocated underground.
- 13) All mechanical equipment shall be screened from public view with accordance with the City's Development Code.
- 14) Any landscaping located within the utility easements may be removed by the City to access utilities. The property owner will be responsible for replanting trees and/or shrubs.
- 15) 24.0' Fire lane shown as agreed by Fire Marshal.
- 16) Conduit for electrical lines to be placed by owner.

PROGRESS PLOTS FOR INTERIM DESIGN REVIEW ONLY. NOT FOR CONSTRUCTION. DATE: 09/24/2025



NO.	DATE	BY	DESCRIPTION

VILBIG & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
517 W. WOODWARD STREET, DENVER, CO 80202
PHONE: (303) 733-2333 FAX: (303) 733-2999
TEXAS ENG. FRM # F-5484 & SURVEYING FRM # 1003000

THIS DOCUMENT IS BEING USED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE PROVISIONS OF TEXAS VILBIG & ASSOCIATES, INC. TO BE USED FOR PERMIT PURPOSES. FINAL BLDG. OR PERMIT PURPOSES.

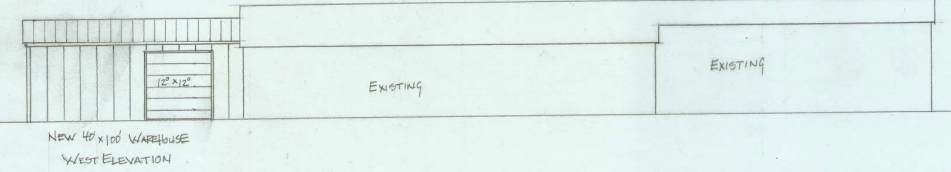
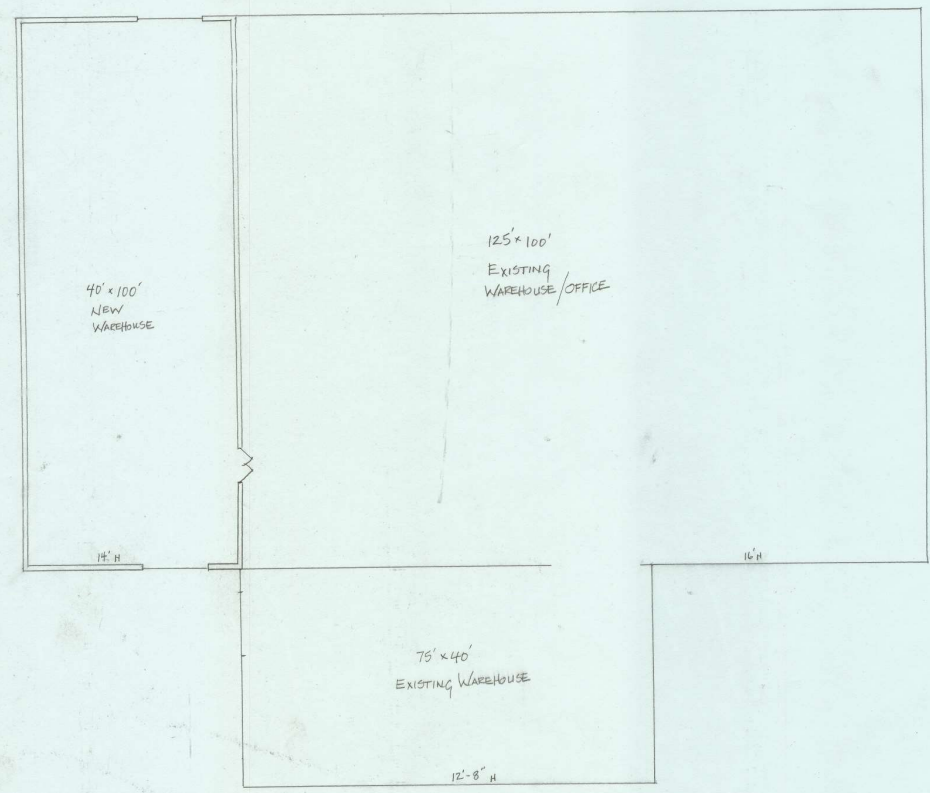
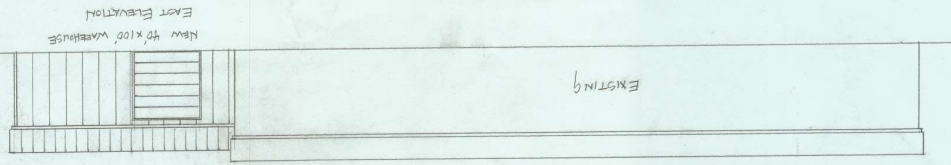
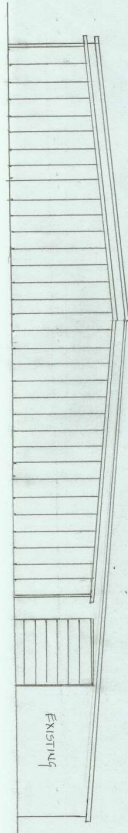
REPLAT COMMISSARY EXPRESS AN ADDITION TO CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

SITE PLAN & ZONING EXHIBIT

SUBMITTAL #	1
SUBMITTAL #	2
SUBMITTAL #	3
DESIGNED BY	DRANK PF
CHECKED BY	DATE
SCALE	1" = 20'
PROJECT NO.	445-20

SHEET OF 13

New 40' x 100' Warehouse
North Elevation



4,000 SF WAREHOUSE ADDN
COMMISSARY EXPRESS
609 E. PECAN ST.
3/32" = 1'-0" 12.04.2025

Commissary EXPRESS
7/8" = 1'-0"

609 E Pecan St (Project No. 000261-2025)

Required updates must be uploaded into the [Self Service Portal](#) no later than 12:00 P.M., February 5, 2026.

- A copy of the *Staff Comments Sheet* has been included in the attachments of the request on the [Self Service Portal](#).
- Include a *Comment Response Letter* in the attachments of the [Self Service Portal](#).
 - Select 'Other' as the Attachment Type.

Zoning

1. Site Plan must be consistent with request.
 - a. In the Information Table update proposed zoning to C-2 (General Commercial) District.
 - b. Remove any/all (*) asterisks - REQUEST FOR VARIANCE ON BUILDING SET BACK AS INDICATED BY THE ASTERISK
2. Parking spaces shall be permanently and clearly identified by stripes or other approved methods. Non-permanent type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.
(*Sec. 14.04.03 (d)(2)*)

Engineering

Informational Engineering Comments:

3. Platting of the property is required. *Code of Ordinances Chapter 10.01.005; Texas Local Government Code Title 1, Sec. 212.004*
4. Proposed hydrant should be privately owned and maintained.
5. Privately owned and maintained detention in accordance with City criteria may be required. Engineering documentation shall be provided to the City of Sherman Engineering Department for review and approval. If detention is required, Ownership and Maintenance information to be shown on plat. *Code of Ordinances Chapter 10.03.006; Engineering Design Standards Manual Sec. 4.18*
6. 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

7. No Comments

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.

8. 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)

Solid Waste Services

9. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4)) of the City of Sherman's Zoning Ordinance.
 - a. New enclosure dimensions must be provided on the Site Plan.
 - i. For two dumpster enclosures the dimensions will need to be 20' wide.
 - b. All existing dumpsters and compactor shall be inside an enclosure.



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 16.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2701 BLOCK WEST TRAVIS STREET (Project No. 000278-2025) AN EMAIL WAS RECEIVED FROM JIM KNIGHT ON TUESDAY, FEBRUARY 3, 2026, AT 6:43 PM REQUESTING TO WITHDRAW THIS ITEM.

The request SSCGC Holdings LLC (Owner), KFM Engineering and Design (Applicant), and KFM (Surveyor) concerning the property located in the 2701 Block West Travis Street consisting of 165 acres, in the Elizabeth Jones Survey, Abstract No. 625, and currently zoned C-1 (Retail Business) and R-6 (Single Family Residential) District and District as follows:

Planning and Zoning Commission

A. Public Hearing and Zoning Text Amendment to include Data Center as a Permitted Use with A Specific Use Permit in C-2 (General Commercial) District, and a Permitted use in the M-1 (Light Manufacturing) District and M-2 (Heavy Manufacturing) District.

B. Public Hearing and Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to M-2 (Heavy Manufacturing) District.

Background:

The property is located at 2701 Block West Travis Street. The property owner would like a Zoning Text Amendment to include a Data Center as an allowed use in an M-2 (Heavy Manufacturing) District. The owner would also like a Zone Change from C-1 (Retail Business) District and R-6 (Single Family Residential) District to an M-2 (Heavy Manufacturing) District.

Origination:

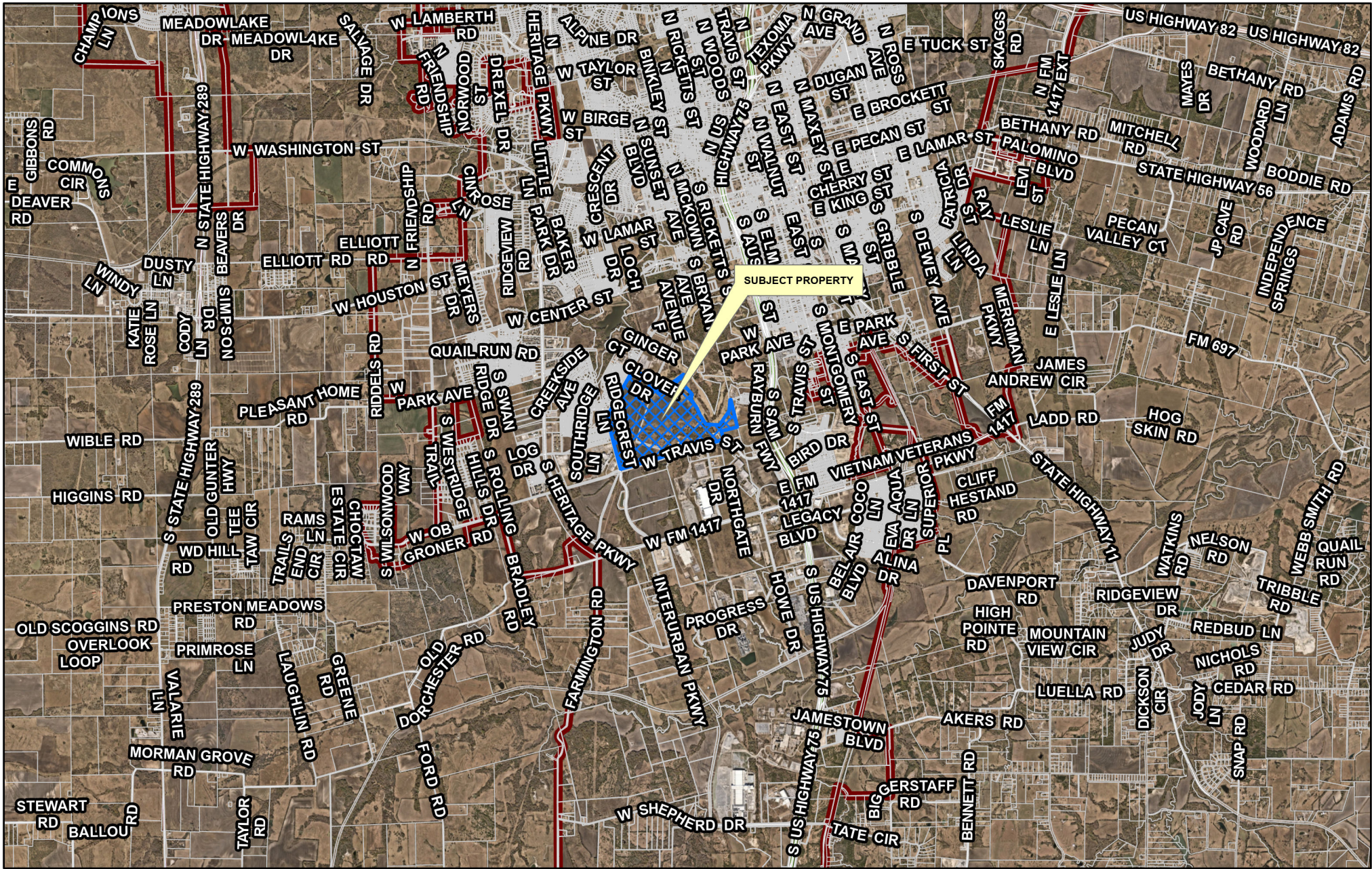
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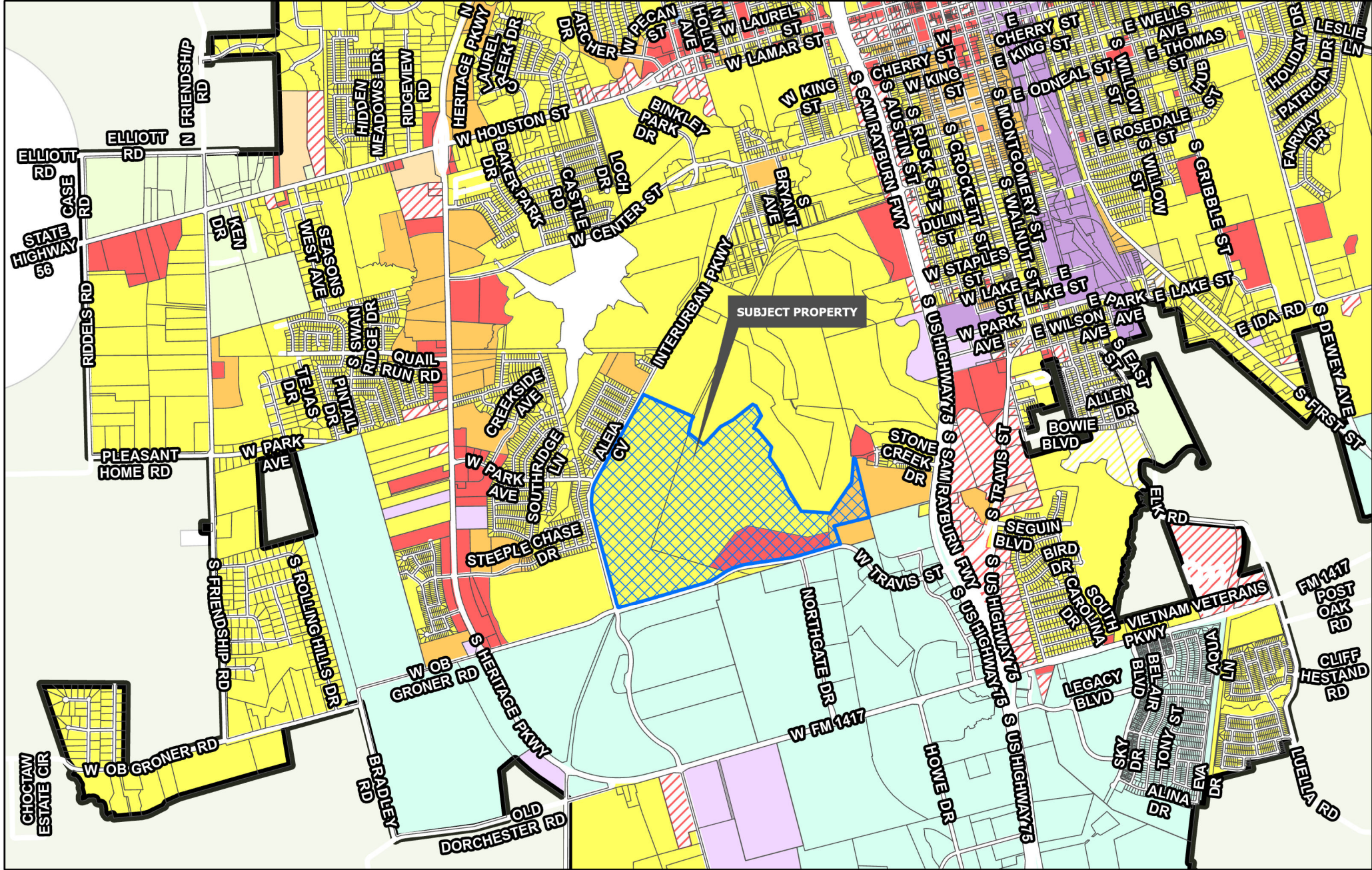
Staff Recommendation:

No action is required for this request.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Survey
5. Project Narrative
6. Zoning Exhibit
7. Withdraw Letter

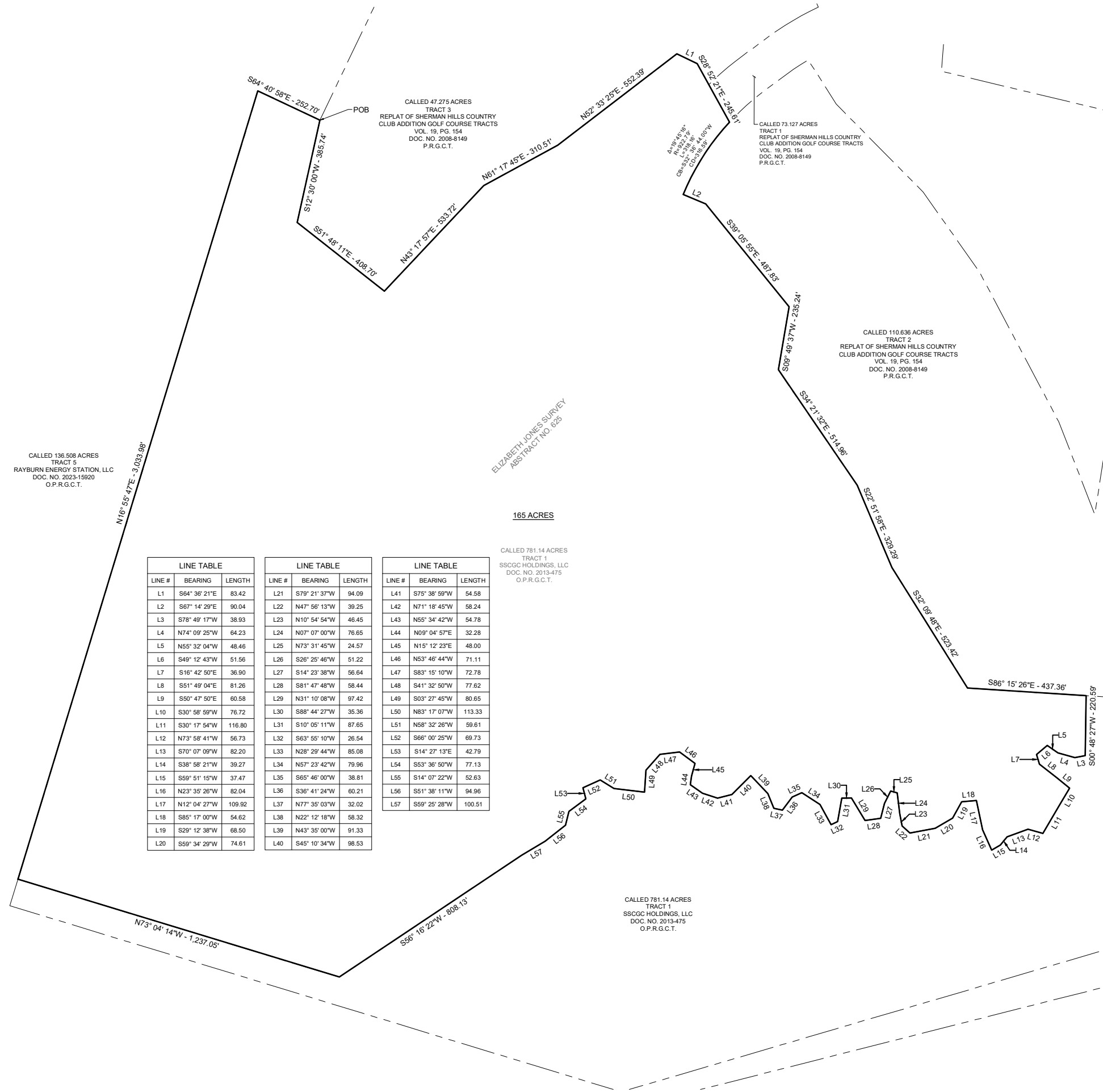
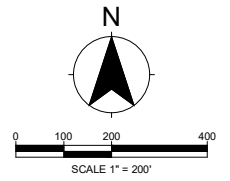




Planning & Zoning	R-4 Patio Home Residential	C-O Office
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R-12 Single Family Residential	MF-15 Multi-Family Residential	M-1 Light Manufacturing
R-6 Single Family Residential	MF-30 Multi-Family Residential	M-1.5 Medium Manufacturing
R-5 Single Family Residential	MH Manufactured Housing	M-2 Heavy Manufacturing
	C-N Neighborhood Commercial	PD Planned Development

CITY OF SHERMAN
ZONING MAP
2701 BLK W TRAVIS ST





PROPERTY DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, IN GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 781.14 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN THE DEED TO SSSCG HOLDINGS, LLC, RECORDED IN DOCUMENT NO. 2013-475, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, (O.P.R.G.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT ON THE NORTH LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE WEST LINE OF A CALLED 47.275 ACRE TRACT, DESCRIBED AS TRACT 3, IN THE REPLAT OF SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS, RECORDED IN VOLUME 19, PAGE 154, PLAT RECORDS OF GRAYSON COUNTY, TEXAS (P.R.G.C.T.), AND IN THE EAST LINE OF A CALLED 136.508 ACRE TRACT, DESCRIBED AS TRACT 5, IN THE DEED TO RAYBURN ENERGY STATION, RECORDED IN DOCUMENT NO. 2023-15920, O.P.R.G.C.T.;

THENCE WITH THE NORTH LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE WEST AND SOUTH LINES OF SAID TRACT 3, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 12°30'00" WEST, A DISTANCE OF 385.74 FEET TO A CALCULATED POINT;
2. SOUTH 51°48'11" EAST, A DISTANCE OF 408.70' FEET TO A CALCULATED POINT;
3. NORTH 43°17'57" EAST, A DISTANCE OF 533.72 FEET TO A CALCULATED POINT;
4. NORTH 61°17'45" EAST, A DISTANCE OF 310.51 FEET TO A CALCULATED POINT;
5. NORTH 52°33'25" EAST, A DISTANCE OF 552.39 FEET TO A CALCULATED POINT;
6. SOUTH 64°36'21" EAST, A DISTANCE OF 83.42 FEET TO A CALCULATED POINT;

THENCE SOUTH 28°52'21" EAST, PASSING AT A DISTANCE OF 88.52 FEET THE SOUTHEAST CORNER OF A CALLED 73.127 ACRE TRACT, DESCRIBED AS TRACT 1 IN SAID REPLAT OF SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS, CONTINUING FOR A TOTAL DISTANCE OF 245.61 FEET TO A CALCULATED POINT OF CURVATURE ON THE NORTH LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 110.636 ACRE TRACT, DESCRIBED AS TRACT 2, IN SAID REPLAT OF SHERMAN HILLS COUNTRY CLUB ADDITION GOLF COURSE TRACTS;

ALONG A NON-TANGENTIAL CURVE TO THE LEFT, WITH THE EAST LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE WEST LINE OF SAID TRACT 2, HAVING A RADIUS OF 922.79 FEET, AN ARC LENGTH OF 318.16 FEET, A DELTA ANGLE OF 19°45'16", AND A CHORD WHICH BEARS SOUTH 32°38'44" WEST, A DISTANCE OF 316.59 FEET TO A CALCULATED POINT OF TANGENCY;

THENCE WITH THE EAST LINE OF SAID 781.14 ACRE TRACT, SAME BEING THE WEST LINE OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 67°14'29" EAST, A DISTANCE OF 90.04 FEET TO A CALCULATED POINT;
2. SOUTH 39°05'55" EAST, A DISTANCE OF 487.83 FEET TO A CALCULATED POINT;
3. SOUTH 09°49'37" WEST, A DISTANCE OF 235.24 FEET TO A CALCULATED POINT;
4. SOUTH 34°21'32" EAST, A DISTANCE OF 514.96 FEET TO A CALCULATED POINT;
5. SOUTH 22°51'58" EAST, A DISTANCE OF 329.29 FEET TO A CALCULATED POINT;
6. SOUTH 32°09'48" EAST, A DISTANCE OF 523.42 FEET TO A CALCULATED POINT;
7. SOUTH 86°15'28" EAST, A DISTANCE OF 437.36 FEET TO A CALCULATED POINT;

THENCE SOUTH 09°48'27" WEST, CROSSING THROUGH SAID 781.14 ACRE TRACT, A DISTANCE OF 220.59 FEET TO A CALCULATED POINT;

THENCE WITH THE MEANDERS OF A CREEK, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 78°49'17" WEST, A DISTANCE OF 38.93 FEET TO A CALCULATED POINT;
2. NORTH 74°09'25" WEST, A DISTANCE OF 64.23 FEET TO A CALCULATED POINT;
3. NORTH 55°32'04" WEST, A DISTANCE OF 48.46 FEET TO A CALCULATED POINT;
4. SOUTH 49°12'43" WEST, A DISTANCE OF 51.56 FEET TO A CALCULATED POINT;
5. SOUTH 16°42'50" EAST, A DISTANCE OF 36.90 FEET TO A CALCULATED POINT;
6. SOUTH 51°49'04" EAST, A DISTANCE OF 81.26 FEET TO A CALCULATED POINT;
7. SOUTH 50°47'50" EAST, A DISTANCE OF 60.58 FEET TO A CALCULATED POINT;
8. SOUTH 30°58'59" WEST, A DISTANCE OF 76.72 FEET TO A CALCULATED POINT;
9. SOUTH 30°17'54" WEST, A DISTANCE OF 116.80 FEET TO A CALCULATED POINT;
10. NORTH 73°58'41" WEST, A DISTANCE OF 56.73 FEET TO A CALCULATED POINT;
11. SOUTH 70°07'09" WEST, A DISTANCE OF 82.20 FEET TO A CALCULATED POINT;
12. SOUTH 38°58'21" WEST, A DISTANCE OF 39.27 FEET TO A CALCULATED POINT;
13. SOUTH 59°51'15" WEST, A DISTANCE OF 37.47 FEET TO A CALCULATED POINT;
14. NORTH 23°35'28" WEST, A DISTANCE OF 82.04 FEET TO A CALCULATED POINT;
15. NORTH 12°04'27" WEST, A DISTANCE OF 109.92 FEET TO A CALCULATED POINT;
16. SOUTH 85°17'00" WEST, A DISTANCE OF 54.62 FEET TO A CALCULATED POINT;
17. SOUTH 29°12'38" WEST, A DISTANCE OF 68.50 FEET TO A CALCULATED POINT;
18. SOUTH 59°34'29" WEST, A DISTANCE OF 74.61 FEET TO A CALCULATED POINT;
19. SOUTH 79°21'37" WEST, A DISTANCE OF 94.09 FEET TO A CALCULATED POINT;
20. NORTH 47°56'13" WEST, A DISTANCE OF 39.25 FEET TO A CALCULATED POINT;
21. NORTH 10°54'54" WEST, A DISTANCE OF 46.45 FEET TO A CALCULATED POINT;
22. NORTH 07°07'00" WEST, A DISTANCE OF 76.65 FEET TO A CALCULATED POINT;
23. NORTH 73°31'45" WEST, A DISTANCE OF 24.57 FEET TO A CALCULATED POINT;
24. SOUTH 26°25'46" WEST, A DISTANCE OF 51.22 FEET TO A CALCULATED POINT;
25. SOUTH 14°23'38" WEST, A DISTANCE OF 56.84 FEET TO A CALCULATED POINT;
26. SOUTH 81°47'48" WEST, A DISTANCE OF 58.44 FEET TO A CALCULATED POINT;
27. NORTH 31°10'08" WEST, A DISTANCE OF 97.42 FEET TO A CALCULATED POINT;
28. SOUTH 88°44'27" WEST, A DISTANCE OF 35.36 FEET TO A CALCULATED POINT;
29. SOUTH 10°05'11" WEST, A DISTANCE OF 87.65 FEET TO A CALCULATED POINT;
30. SOUTH 63°55'10" WEST, A DISTANCE OF 26.54 FEET TO A CALCULATED POINT;
31. NORTH 28°29'44" WEST, A DISTANCE OF 85.08 FEET TO A CALCULATED POINT;
32. NORTH 57°23'42" WEST, A DISTANCE OF 79.96 FEET TO A CALCULATED POINT;

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S64° 36' 21"E	83.42	L21	S79° 21' 37"W	94.09	L41	S75° 38' 59"W	54.58
L2	S67° 14' 29"E	90.04	L22	N47° 56' 13"W	39.25	L42	N71° 18' 45"W	58.24
L3	S78° 49' 17"W	38.93	L23	N10° 54' 54"W	46.45	L43	N55° 34' 42"W	54.78
L4	N74° 09' 25"W	64.23	L24	N07° 07' 00"W	76.65	L44	N09° 04' 57"E	32.28
L5	N55° 32' 04"W	48.46	L25	N73° 31' 45"W	24.57	L45	N15° 12' 23"E	48.00
L6	S49° 12' 43"W	51.56	L26	S26° 25' 46"W	51.22	L46	N53° 46' 44"W	71.11
L7	S16° 42' 50"E	36.90	L27	S14° 23' 38"W	56.64	L47	S83° 15' 10"W	72.78
L8	S51° 49' 04"E	81.26	L28	S81° 47' 48"W	58.44	L48	S41° 32' 50"W	77.62
L9	S50° 47' 50"E	60.58	L29	N31° 10' 08"W	97.42	L49	S03° 27' 45"W	80.65
L10	S30° 58' 59"W	76.72	L30	S88° 44' 27"W	35.36	L50	N83° 17' 07"W	113.33
L11	S30° 17' 54"W	116.80	L31	S10° 05' 11"W	87.65	L51	N58° 32' 26"W	59.61
L12	N73° 58' 41"W	56.73	L32	S63° 55' 10"W	26.54	L52	S66° 00' 25"W	69.73
L13	S70° 07' 09"W	82.20	L33	N28° 29' 44"W	85.08	L53	S14° 27' 13"E	42.79
L14	S38° 58' 21"W	39.27	L34	N57° 23' 42"W	79.96	L54	S53° 36' 50"W	77.13
L15	S59° 51' 15"W	37.47	L35	S65° 46' 00"W	38.81	L55	S14° 07' 22"W	52.63
L16	N23° 35' 28"W	82.04	L36	S36° 41' 24"W	60.21	L56	S51° 38' 11"W	94.96
L17	N12° 04' 27"W	109.92	L37	N77° 35' 03"W	32.02	L57	S59° 25' 28"W	100.51
L18	S85° 17' 00"W	54.62	L38	N22° 12' 18"W	58.32			
L19	S29° 12' 38"W	68.50	L39	N43° 35' 00"W	91.33			
L20	S59° 34' 29"W	74.61	L40	S45° 10' 34"W	98.53			

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December 11, 2025

Mr. Rob Rae
Executive Director of Development Services
220 W. Mulberry Street
Sherman, TX 75090

RE: Sherman 170-Zoning Submittal

Mr. Rae,

Please find attached the application for re-zoning on this property. Attached you will find the application which has been executed by the landowner and a project location map.

From our correspondence, we understand the property is currently zoned R-6 and we anticipate re-zoning to Manufacturing for a proposed Data Center. We believe an SUP is likely appropriate in a C-2 District for this use. We also believe M-2 uses should be allowed.

Please confirm receipt of the application and we will get the appropriate fees paid. We look forward to working with you on this exciting project for Sherman.

Thank you, sir.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jim Knight', with a stylized flourish at the end.

Jim Knight, P.E.
FOUNDING PRINCIPAL
KFM Engineering & Design
TBPE #: F-20821
TBPELS # 10194934

cc: Rex Glendenning
Caleb Lavey
file

From: [Jim Knight](#)
To: [REDACTED]; [Rae, Rob](#); [Planning](#)
Cc: [REDACTED]
Subject: RE: 2701 W Travis Street - Data Center Request
Date: Tuesday, February 3, 2026 6:43:10 PM
Attachments: [image001.png](#)

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

Rob,

Thank you for your time today. The visit was very helpful.

Therefore, please find this email, as our confirmation we wish to amend our application from “M-2” to “C-2” with an SUP for Data Centers. We will also prepare and submit an updated application for your team which will include a “Zoning Exhibit” showing a Data Center Concept and compliance with the city thoroughfare plan.

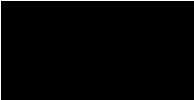
We will work with your office to make the March 24th Planning Commission meeting and then the April City Council meeting. Also, per our discussion, let me know if we need to post the zoning signs, when the timing is right, or if the new process allows the city to do so.

Please let me know if you have any questions. Thank you.

Jim Knight, P.E.
Founding Principal



3501 Olympus Blvd. Suite 100
Dallas, TX 75019



TBPE Reg. F-20821
TBPELS # 10194934





**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 17.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

4200 TEXOMA PARKWAY (Project No. 000282-2025)

The request of Z & P Pocza Properties, LTD (Owner), Lucian Blackburn (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 4200 Texoma Parkway, consisting of 9.906 acres, in the W. F. Patterson Survey, Abstract No. 969, and currently zoned M-1 (Light Manufacturing) District as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.04.004 to allow an 8' tall wrought iron fence in lieu of the allowed 4' decorative fence in the front yard.

Background:

The property is located at 4200 Texoma Parkway. The property owner would like a variance to allow an 8' wrought iron fence in the front yard.

The following has been approved at this location:

- 9/14/1993- To allow a 100' telephone transmission tower in a C-2 (General Commercial) District. Ordinance No. 4309.
- 1/8/1991- To allow the location of a mobile home in a M-1 (Light Manufacturing) District for 1 year.

Origination:

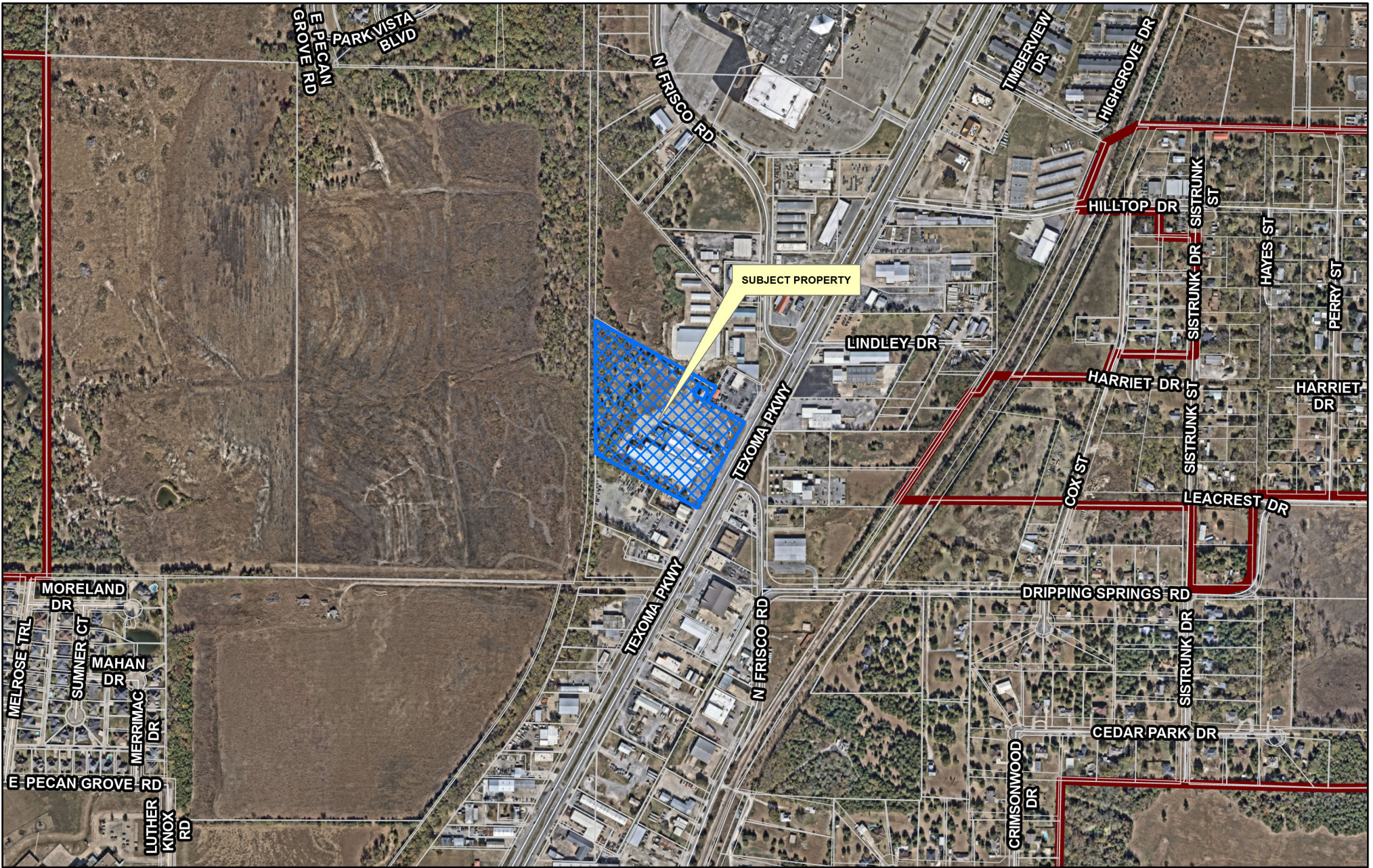
The request of Z & P Pocza Properties, LTD (Owner), Lucian Blackburn (Applicant), and Underwood Drafting & Surveying (Surveyor).

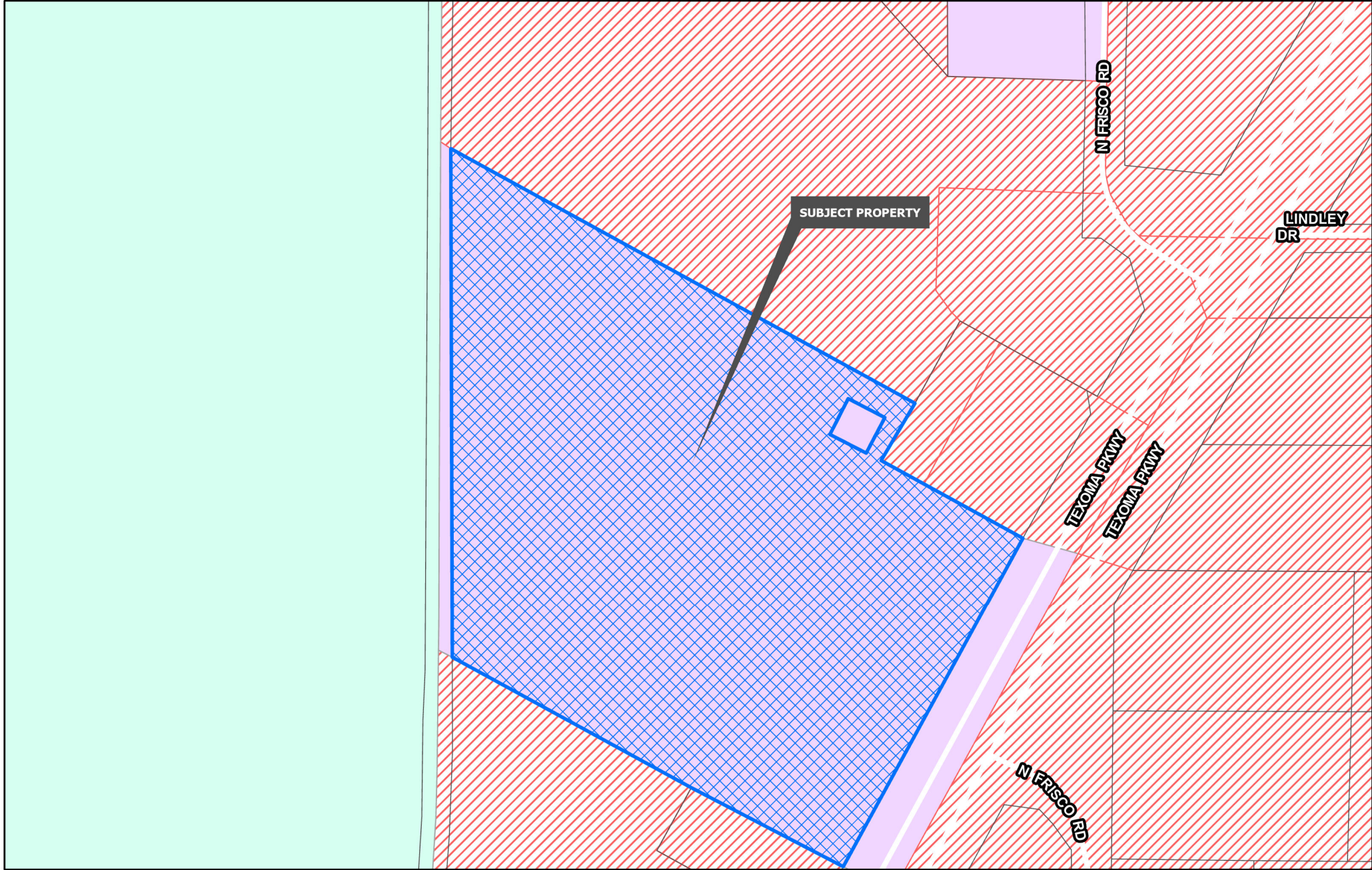
Staff Recommendation:

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. Project Narrative
7. Site Plan
8. Elevation - Building
9. Proposed Fence Elevation/Comment Response Letter





SUBJECT PROPERTY

LINDLEY DR

N FRISCO RD

TEXOMA PKWY

TEXOMA PKWY

N FRISCO RD

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



SUBURBAN NEIGHBORHOOD

Intent & Character

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

Appropriate Land Use Types

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

Compatible Zoning Districts

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

Considerations

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

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

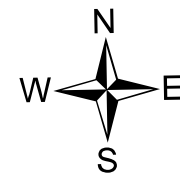
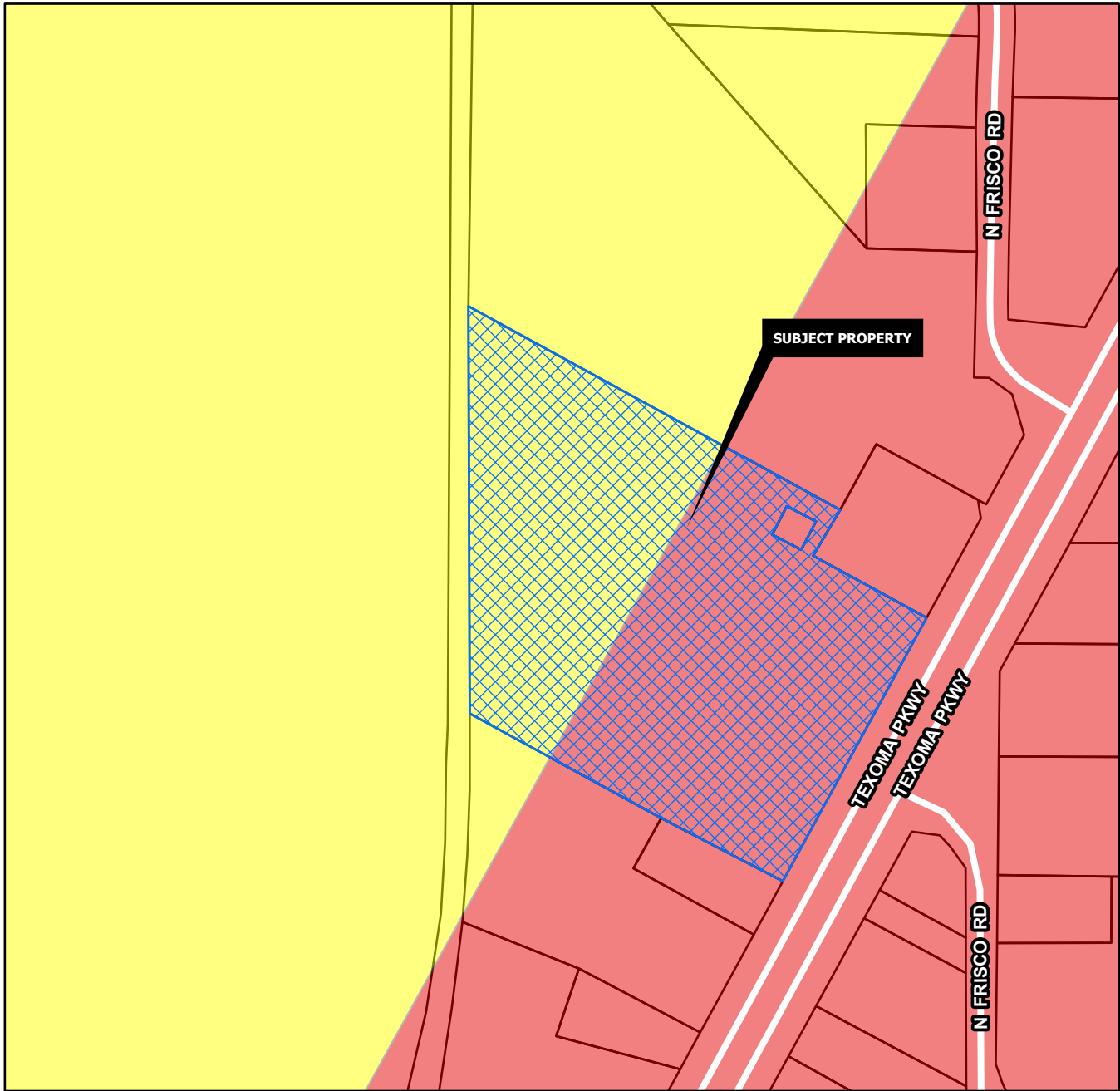
- Retail and Restaurants
- Multi-Family Living
- Office Complex
- Medical
- Mixed Use
- Indoor Entertainment

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.

4230 Zoning Permit

**NOTICE OF
REQUESTED
VARIANCE**

PROJECT #: 000282-2025

Planning & Zoning Map:



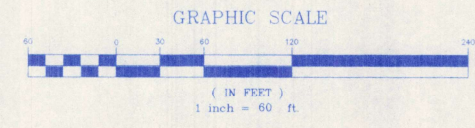
**FOR MORE INFORMATION
CONTACT:**

**DEVELOPMENT SERVICES
903-892-7229**

W. F. PATTERSON SURVEY
ABSTRACT NO. 969



9.906 ACRES



THESE SURVEY INFORMATION ARE A SUMMARY OF THE INFORMATION OBTAINED FROM THE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

BASES OF BEARINGS -
GPS OBSERVATION
MAD 03

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

LEGAL DESCRIPTION

Situated in the County of Grayson State of Texas, being a part of the W. F. Patterson Survey, Abstract No. 969, and being the same tract of land described as 9.961 acres conveyed by Bruce Ackerman, Trustee to Munson 4200, Ltd. by deed dated January 31, 2006, recorded in Volume 4003, Page 527, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set marking the Northeast corner of the said 9.961 acre tract in the West right-of-way line of Texoma Parkway (a.k.a. State Highway No. 91), said rod also marking the Southeast corner of the same tract of land described as 0.98 acres conveyed by Heiser Enterprises, Inc. to Texas Car-Mart, Inc. by deed dated July 18, 2002, recorded in Volume 3284, Page 921, said Official Public Records;

Thence South 28°37'24" West with said right-of-way line a distance of 500.00 feet to a 2" pipe found maintaining the Southeast corner of the said 9.961 acre tract and the Northeast corner of the same tract of land conveyed to Earl S. Keesse by Foreclosure Sale Deed dated April 4, 2006, recorded in Volume 4032, Page 722, said Official Public Records;

Thence North 64°07'27" West, entering a chain link fence at 85 feet and continuing for a total distance of 226.63 feet to a 3/8" steel rod found maintaining the Northwest corner of the said Keesse tract and the most Northern Northeast corner of the same tract of land described as 2.85 acres conveyed by Loncar-Brown Investments, LP to Utter Properties, Ltd. by deed dated October 5, 2007, recorded in Volume 4338, Page 744, said Official Public Records;

Thence North 64°12'17" West continuing with the general course of said fence a distance of 363.46 feet to a 2" pipe found maintaining the Southwest corner of the said 9.961 acre tract and the Northwest corner of the said 2.85 acre tract in the East right-of-way line of the M. K. & T. Railroad;

Thence North 00°55'42" East with said right-of-way line a distance of 693.22 feet to a 1/2" steel rod found maintaining the Northwest corner of the said 9.961 acre tract and the Southwest corner of the same tract of land described as 11.194 acres conveyed by Christopher Edward Martin to Katherine G. Martin by deed dated November 6, 2006, recorded in Volume 4159, Page 925, said Official Public Records;

Thence South 61°17'13" East a distance of 703.57 feet to a 3/4" steel rod found maintaining the most Northern Northeast corner of the said 9.961 acre tract and the most Southern Northeast corner of the said Martin tract in the West line of the said 0.98 acre tract;

Thence South 28°37'32" West a distance of 84.13 feet to a 2" pipe found maintaining an inside "L" corner to the said 9.961 acre tract and the Southwest corner of the said 0.98 acre tract;

Thence South 61°26'20" East a distance of 208.00 feet to the Point-of-Beginning and containing 9.963 acres of land.

LESS THE FOLLOWING TRACT OF LAND

Situated in the County of Grayson State of Texas, being a part of the W. F. Patterson Survey, Abstract No. 969, and being a part of the same tract of land described as 9.961 acres conveyed by Bruce Ackerman, Trustee to Munson 4200, Ltd. by deed dated January 31, 2006, recorded in Volume 4003, Page 527, Official Public Records, Grayson County, Texas, and being the same 0.057 acre tract of land described as "Leased Premises" in Memorandum of Lease recorded in Volume 4463, Page 107, said Official Public Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4" steel rod found maintaining the most Northern Northeast corner of the said 9.961 acre tract and the most Southern Northeast corner of the same tract of land described as 11.194 acres conveyed by Christopher Edward Martin to Katherine G. Martin by deed dated November 6, 2006, recorded in Volume 4159, Page 925, said Official Public Records in the West line the same tract of land described as 0.98 acres conveyed by Heiser Enterprises, Inc. to Texas Car-Mart, Inc. by deed dated July 18, 2002, recorded in Volume 3284, Page 921, said Official Public Records;

Thence South 87°03'56" West a distance of 46.91 feet to the Northeast corner of the said 0.057 acre tract at the base of a metal corner post, being the TRUE POINT-OF-BEGINNING;

Thence South 27°42'24" West with a chain link fence a distance of 50.00 feet to the Southeast corner of the said 0.057 acre tract at the base of a metal corner post;

Thence North 62°17'36" West with a chain link fence a distance of 50.00 feet to the Southwest corner of the said 0.057 acre tract at the base of a metal corner post;

Thence North 27°42'24" East with a chain link fence a distance of 50.00 feet to the Northwest corner of the said 0.057 acre tract at the base of a metal corner post;

Thence South 62°17'36" East with a chain link fence a distance of 50.00 feet to the Point-of-Beginning and containing 2,500 square feet or 0.057 acres of land.

LEAVING A TOTAL NET AREA OF 9.906 ACRES OF LAND

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground August 20, 2009.



James R. Maret
James R. Maret
Registered Professional
Land Surveyor No. 5433

LEASE ASSIGNMENT RECORDED IN VOLUME 4003, PAGE 552, O.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY (DESCRIBED PREMISES LOCATED AS SHOWN).

EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 899, PAGE 310, D.P.R.G.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN.

EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 1067, PAGE 317, D.P.R.G.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN.

EASEMENT AND RIGHT OF WAY TO TEXAS UTILITIES ELECTRIC COMPANY RECORDED IN VOLUME 2325, PAGE 387, R.P.R.G.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN.

MEMORANDUM OF LEASE AGREEMENT RECORDED IN VOLUME 2349, PAGE 582, R.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY (DESCRIBED PREMISES LOCATED AS SHOWN).

MEMORANDUM OF SUBLEASE AND PURCHASE OPTION RECORDED IN VOLUME 3760, PAGE 691, O.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY (LOCATION NOT DESCRIBED). ACCESS EASEMENT LOCATED AS SHOWN.

MEMORANDUM OF SITE AGREEMENT RECORDED IN VOLUME 1927, PAGE 354, O.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY (APPARENT LOCATION AS SHOWN).

MEMORANDUM OF LEASE RECORDED IN VOLUME 4463, PAGE 106, O.P.R.G.C.T., APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

JOB NO. A9080260

LEGAL DESCRIPTION

Situated in the County of Grayson State of Texas, being a part of the W. F. Patterson Survey, Abstract No. 969, and being the same tract of land described as 9.961 acres conveyed by Bruce Ackerman, Trustee to Munson 4200, Ltd. by deed dated January 31, 2006, recorded in Volume 4003, Page 527, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set marking the Northeast corner of the said 9.961 acre tract in the West right-of-way line of Texoma Parkway (a.k.a. State Highway No. 91), said rod also marking the Southeast corner of the same tract of land described as 0.98 acres conveyed by Heiser Enterprises, Inc. to Texas Car-Mart, Inc. by deed dated July 18, 2002, recorded in Volume 3284, Page 921, said Official Public Records;

Thence South 28°37'24" West with said right-of-way line a distance of 500.00 feet to a 2" pipe found maintaining the Southeast corner of the said 9.961 acre tract and the Northeast corner of the same tract of land conveyed to Earl S. Keese by Foreclosure Sale Deed dated April 4, 2006, recorded in Volume 4032, Page 722, said Official Public Records;

Thence North 64°07'27" West, entering a chain link fence at 85 feet and continuing for a total distance of 226.63 feet to a 3/8" steel rod found maintaining the Northwest corner of the said Keese tract and the most Northerly Northeast corner of the same tract of land described as 2.85 acres conveyed by Loncar-Brown Investments, LP to Utter Properties, Ltd. by deed dated October 5, 2007, recorded in Volume 4335, Page 744, said Official Public Records;

Thence North 64°12'17" West continuing with the general course of said fence a distance of 363.46 feet to a 2" pipe found maintaining the Southwest corner of the said 9.961 acre tract and the Northwest corner of the said 2.85 acre tract in the East right-of-way line of the M. K. & T. Railroad;

Thence North 00°55'42" East with said right-of-way line a distance of 693.22 feet to a 1/2" steel rod found maintaining the Northwest corner of the said 9.961 acre tract and the Southwest corner of the same tract of land described as 11.194 acres conveyed by Christopher Edward Martin to Katherine G. Martin by deed dated November 6, 2006, recorded in Volume 4159, Page 925, said Official Public Records;

Thence South 61°17'13" East a distance of 703.57 feet to a 3/4" steel rod found maintaining the most Northerly Northeast corner of the said 9.961 acre tract and the most Southerly Southeast corner of the said Martin tract in the West line of the said 0.98 acre tract;

Thence South 28°37'32" West a distance of 84.13 feet to a 2" pipe found maintaining an inside "L" corner to the said 9.961 acre tract and the Southwest corner of the said 0.98 acre tract;

Thence South 61°26'20" East a distance of 208.00 feet to the Point-of-Beginning and containing 9.963 acres of land.....

LESS THE FOLLOWING TRACT OF LAND

Situated in the County of Grayson State of Texas, being a part of the W. F. Patterson Survey, Abstract No. 969, and being a part of the same tract of land described as 9.961 acres conveyed by Bruce Ackerman, Trustee to Munson 4200, Ltd. by deed dated January 31, 2006, recorded in Volume 4003, Page 527, Official Public Records, Grayson County, Texas, and being the same 0.057 acre tract of land described as "Leased Premises" in Memorandum of Lease recorded in Volume 4463, Page 107, said Official Public Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4" steel rod found maintaining the most Northerly Northeast corner of the said 9.961 acre tract and the most Southerly Southeast corner of the same tract of land described as 11.194 acres conveyed by Christopher Edward Martin to Katherine G. Martin by deed dated November 6, 2006, recorded in Volume 4159, Page 925, said Official Public Records in the West line the same tract of land described as 0.98 acres conveyed by Heiser Enterprises, Inc. to Texas Car-Mart, Inc. by deed dated July 18, 2002, recorded in Volume 3284, Page 921, said Official Public Records;

Thence South 67°03'56" West a distance of 46.91 feet to the Northeast corner of the said 0.057 acre tract and the base of a metal corner post, being the TRUE POINT-OF-BEGINNING;

Thence South 27°42'24" West with a chain link fence a distance of 50.00 feet to the Southeast corner of the said 0.057 acre tract at the base of a metal corner post;

Thence North 62°17'36" West with a chain link fence a distance of 50.00 feet to the Southwest corner of the said 0.057 acre tract at the base of a metal corner post;

Thence North 27°42'24" East with a chain link fence a distance of 50.00 feet to the Northwest corner of the said 0.057 acre tract at the base of a metal corner post;

Thence South 62°17'36" East with a chain link fence a distance of 50.00 feet to the Point-of-Beginning and containing 2,500 square feet or 0.057 acres of land.....

LEAVING A TOTAL NET AREA OF 9.906 ACRES OF LAND

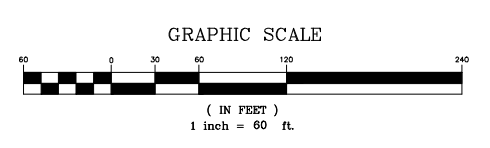
I, James R. Maret, Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey performed on the ground August 20, 2009.

James R. Maret
Registered Professional
Land Surveyor No. 5433

LEASE ASSIGNMENT RECORDED IN VOLUME 4003, PAGE 552, O.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY. (DESCRIBED PREMISES LOCATED AS SHOWN)
EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 896, PAGE 310, O.P.R.G.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN
EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 1087, PAGE 317, D.R.G.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN
EASEMENT AND RIGHT OF WAY TO TEXAS UTILITIES ELECTRIC COMPANY RECORDED IN VOLUME 2325, PAGE 387, R.P.R.G.C.T., AFFECTS THE SUBJECT PROPERTY AS SHOWN
MEMORANDUM OF LEASE AGREEMENT RECORDED IN VOLUME 2349, PAGE 582, R.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY. (DESCRIBED PREMISES LOCATED AS SHOWN)
MEMORANDUM OF SUBLEASE AND PURCHASE OPTION RECORDED IN VOLUME 3760, PAGE 691, O.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY. (LOCATION NOT DESCRIBED, ACCESS EASEMENT LOCATED AS SHOWN)
MEMORANDUM OF SITE AGREEMENT RECORDED IN VOLUME 3927, PAGE 354, O.P.R.G.C.T., APPLIES TO THE SUBJECT PROPERTY. (APPARENT LOCATION AS SHOWN)
MEMORANDUM OF LEASE RECORDED IN VOLUME 4463, PAGE 106, O.P.R.G.C.T., APPLIES AND AFFECTS THE SUBJECT PROPERTY AS SHOWN.

W. F. PATTERSON SURVEY
ABST. NO. 969

9.906
ACRES



This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. and is intended for the use of the client only. It is not to be used for any other purpose without the written consent of Underwood Drafting & Surveying, Inc. All rights reserved.

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

JOB NO. A9080260

-- BASIS OF BEARINGS --
GPS OBSERVATION
NAD 83

Project Narrative

Property Address: 4200 Texoma Pkwy, Sherman TX 75090

Proposed Change: Wrought Iron Fence

Project Overview:

This project proposes the removal of an existing dilapidated chain-link fence and the installation of a new 8-foot wrought iron fence to improve safety, security, visual aesthetics of the property, and bring the perimeter fencing into better alignment with the recent property upgrades. The existing fence is significantly deteriorated, exhibiting rust, structural instability, and misalignment, which diminishes its effectiveness and negatively impacts the surrounding area.

The existing chain-link fence has exceeded its useful life and no longer provides adequate security or visual appeal. Portions of the fence are damaged, leaning, or corroded, creating potential safety hazards and ongoing maintenance concerns. Its current condition detracts from the appearance of the property and the surrounding area, which may affect community perception and property values.

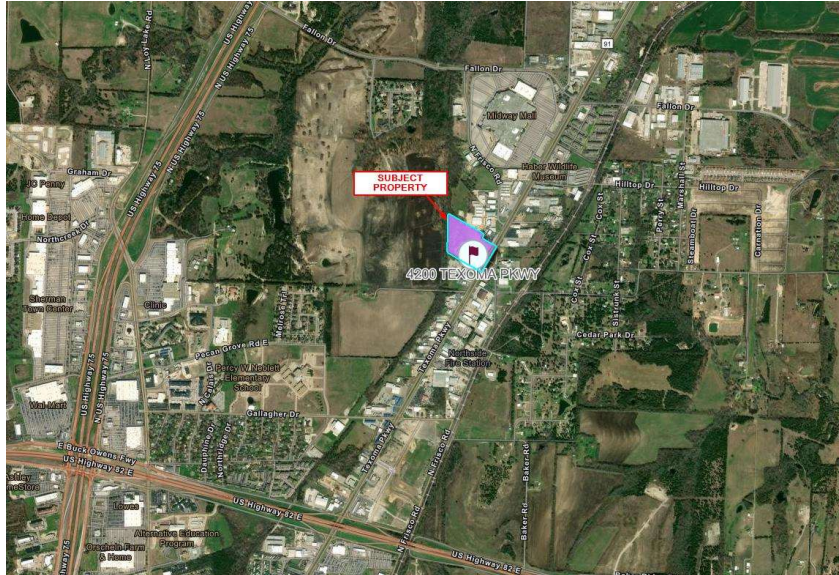
The proposed wrought iron fence will be installed along the same general perimeter and will not expand the current footprint or encroach into adjacent properties or public right-of-way. All work will comply with applicable City of Sherman zoning, building, and safety regulations. Wrought iron was selected due to its strength, longevity, and minimal maintenance needs, as well as the approval request for the fence to be 8 ft tall to provide enhanced security while maintaining an attractive and open appearance.

This fencing improvement is part of a broader effort to reinvest in and maintain the property. Recent enhancements include the installation of a new roof and exterior painting of the building, which have significantly improved both the functionality and appearance of the structure. The new wrought iron fence will complement these upgrades by providing a durable, visually appealing boundary that enhances the overall character of the property and surrounding area.

No changes to the building's use are proposed as part of this project. Construction activities will be limited in scope and duration, with minimal impact to neighboring properties. The project will be completed by qualified contractors using industry-standard materials and installation practices.

Site Plan

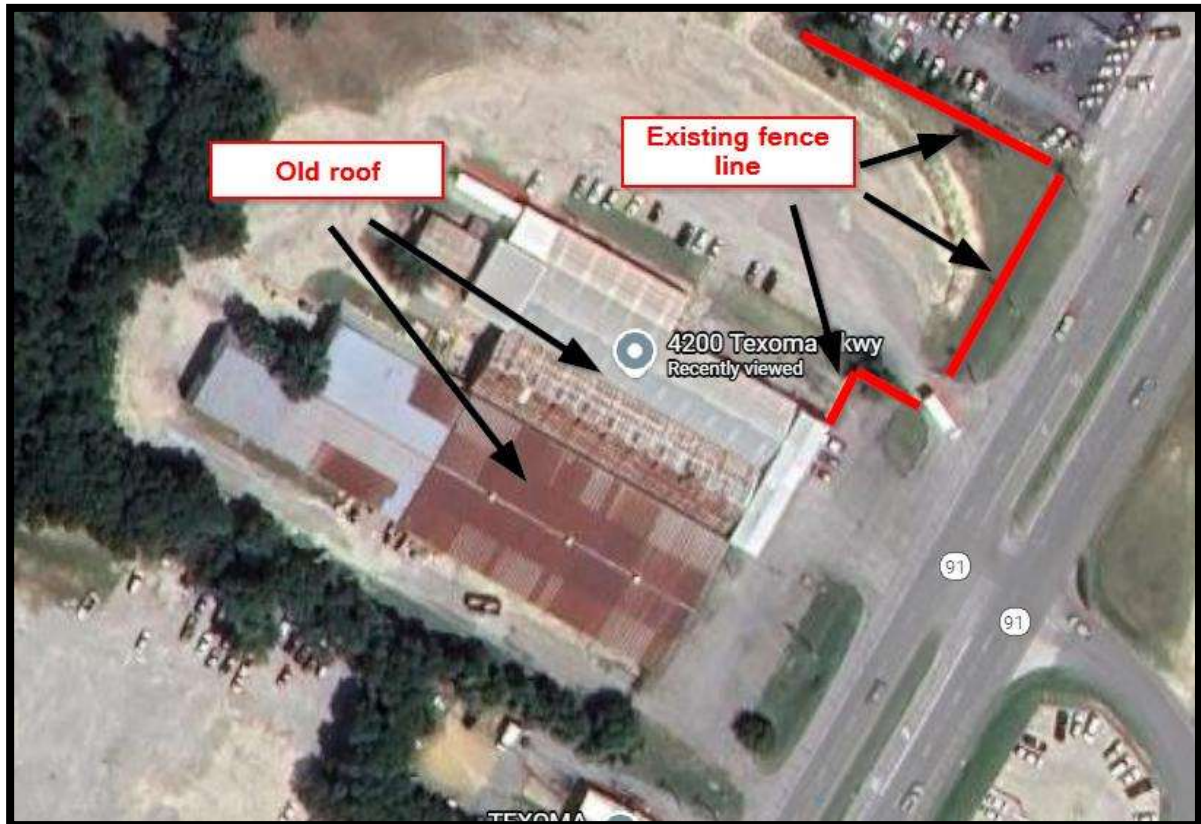
Location Maps:



Zoning Map:



Site Plan and Recent Improvements:



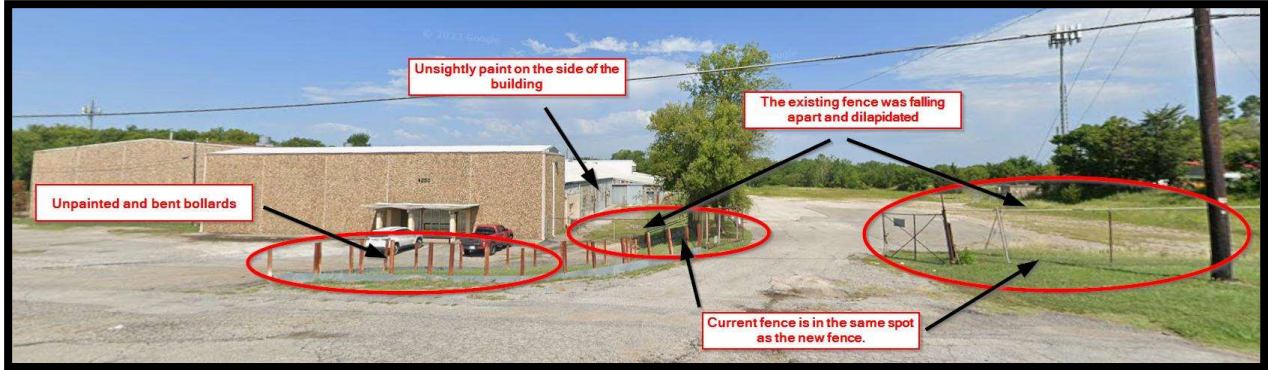


Front of the building before:



Front of the building after:





Elevations:





SIDE

24 FT

24 FT

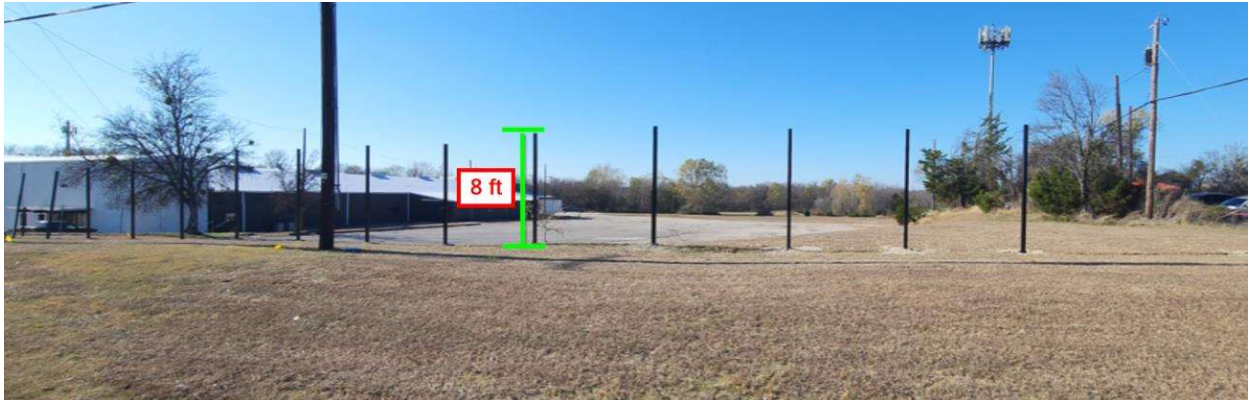
Comment Response Letter

Please see the below example elevations of the fence we would like installed.

Previous fence on the property. Estimated 4 ft and dilapidated.



Proposed elevation. Estimated 8 ft wrought iron.



Below is an example of the style of the wrought iron fence we would like to install.





**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 18.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

1800 TEAGUE DRIVE SUITE 220 (Project No. 000285-2025)

The request of One Grand Centre, LLC (Owner), Julie Carelock (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 1800 Teague Drive, Suite 220, consisting of 2.61 acres, in the J.B. McAnair Survey, Abstract No. 763 and in Smith McGlothin Survey, Abstract No. 808, 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 Massage Establishment in a C-1 (Retail Business) District.

Background:

The property is located at 1800 Teague Drive. The applicant would like approval for Specific Use Permit for a Massage Establishment.

The following has been approved for this location:

- 1/9/2024 - Public Hearing and Zone Change from M-1 (Light Manufacturing) District to C-1 (Retail Business) District. Ordinance No. 6700.

Origination:

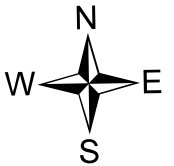
The request of One Grand Centre, LLC (Owner), Julie Carelock (Applicant), and Underwood Drafting & Surveying (Surveyor).

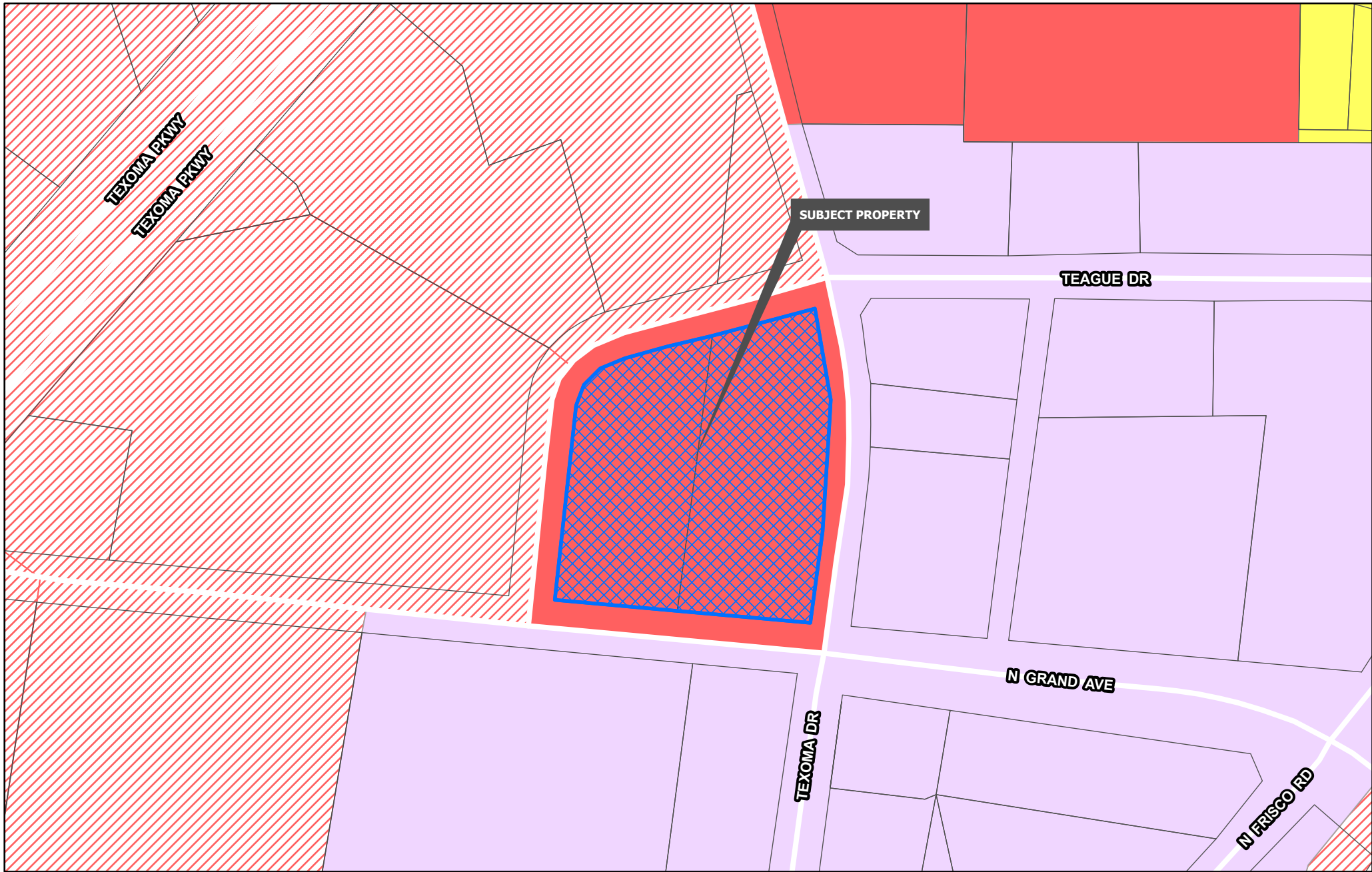
Staff Recommendation:

Staff has no objection to the approval of this Specific Use Permit.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Sign
5. Survey
6. Project Narrative
7. Site Plan
8. Elevation
9. Floor Plan
10. Staff Review Letter





SUBJECT PROPERTY

TEXOMA PKWY
TEXOMA PKWY

TEAGUE DR

N GRAND AVE

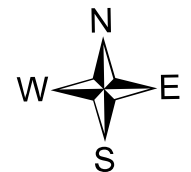
TEXOMA DR

N FRISCO RD



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

**CITY OF SHERMAN
ZONING MAP
1800 TEAGUE DR**



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."

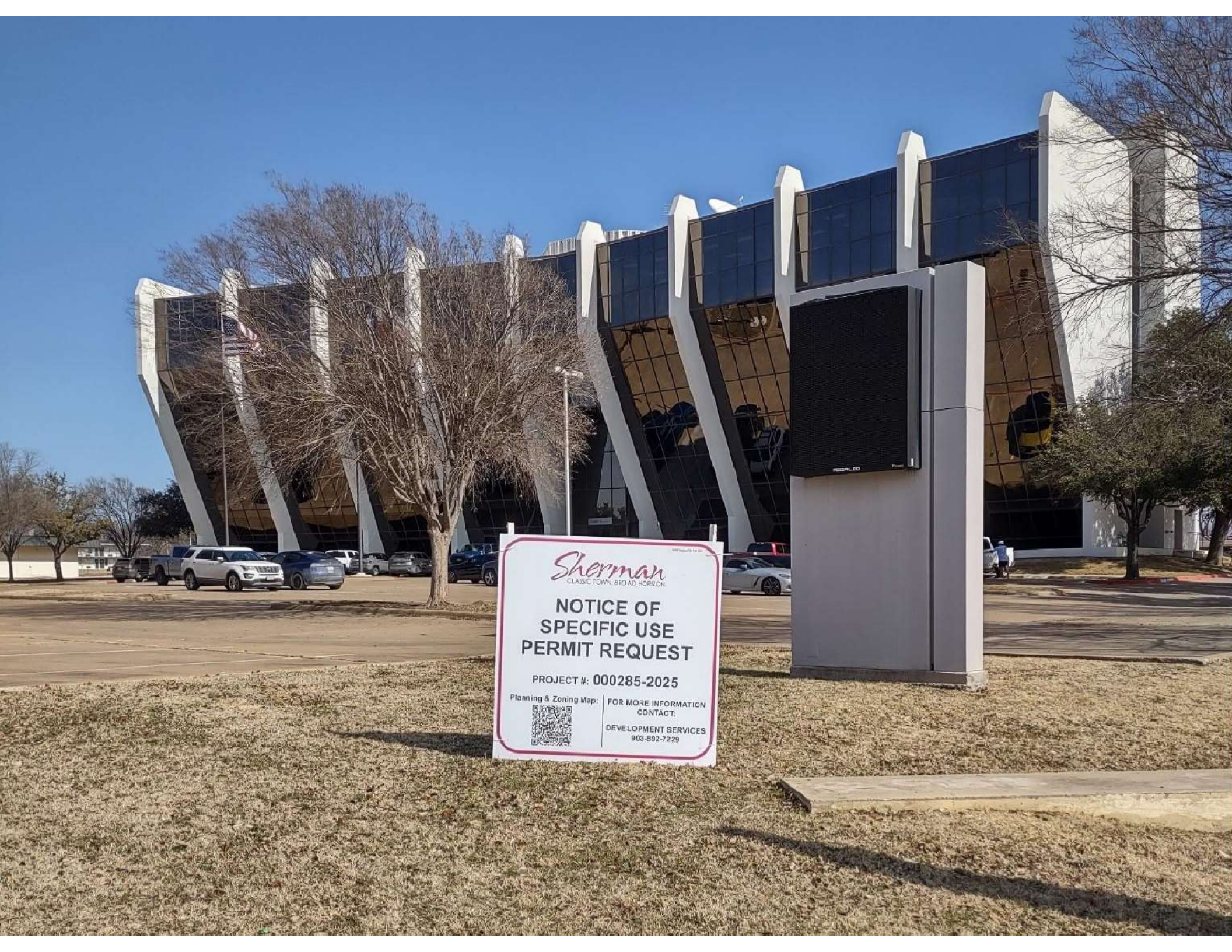
TEAGUE DR

SUBJECT PROPERTY

TEXOMA DR

N GRAND AVE





Sherman
CLASSIC TOWN, BROAD HORIZON

**NOTICE OF
SPECIFIC USE
PERMIT REQUEST**

PROJECT #: 000285-2025

Planning & Zoning Map:



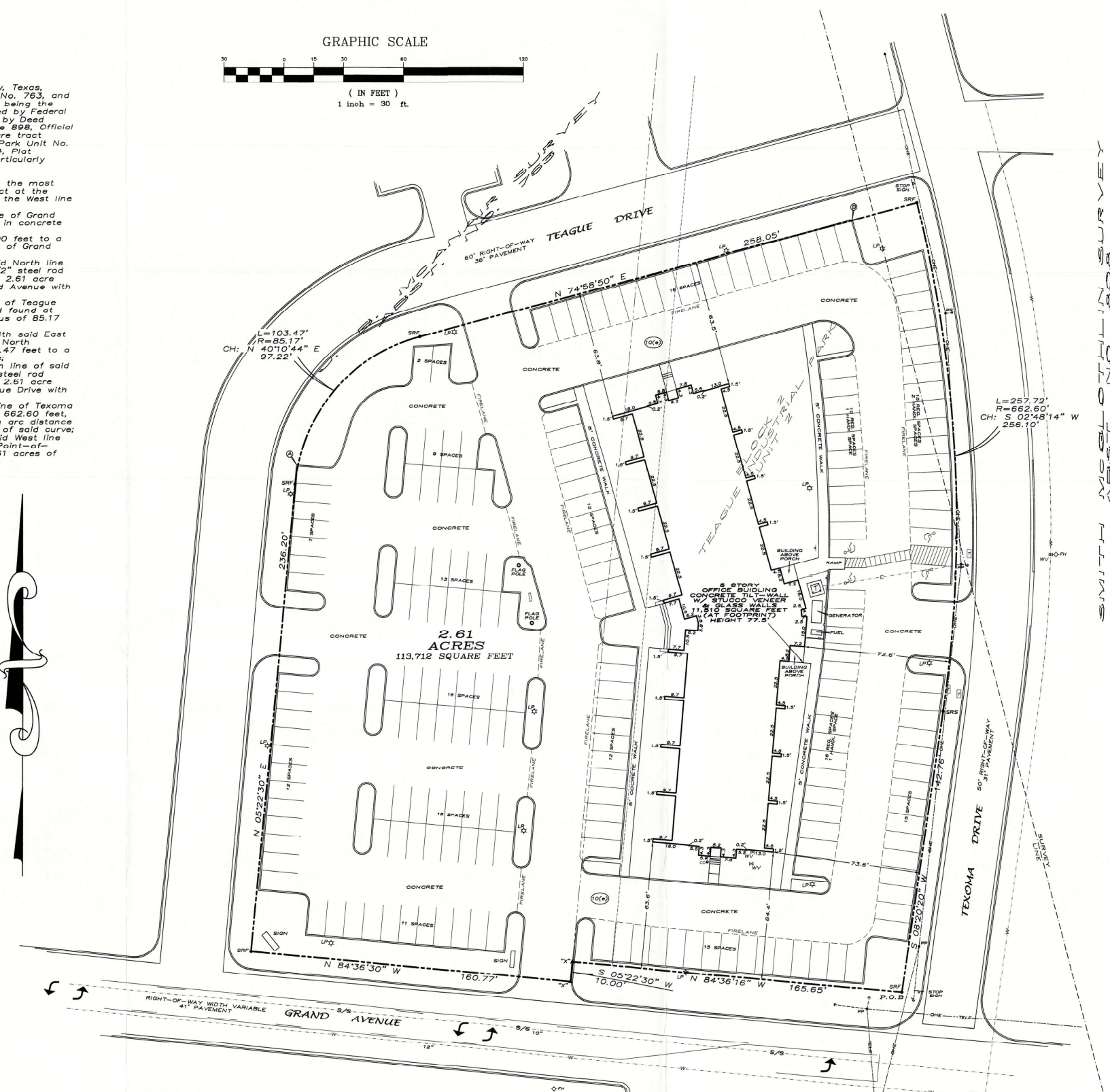
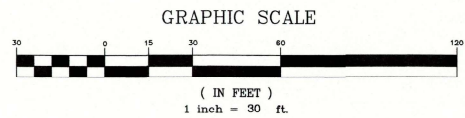
FOR MORE INFORMATION
CONTACT:

DEVELOPMENT SERVICES
903-892-7229

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J. B. McAnair Survey, Abstract No. 763, and the Smith McClintock Survey, Abstract No. 808, and being the same tract of land described as 2.61 acres conveyed by Federal Deposit Insurance Corporation to PlainsCapital Bank by Deed dated May 22, 2015, recorded in Volume 5629, Page 898, Official Public Records, Grayson County, Texas, said 2.61 acre tract including a portion of Block 2 of Teague Industrial Park Unit No. 2 as shown by plot of record in Volume 3, Page 14, Plat Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found maintaining the most Easterly Southeast corner of the said 2.61 acre tract at the intersection of the North line of Grand Avenue with the West line of Texoma Drive;
 Thence North 84°36'16" West with said North line of Grand Avenue a distance of 165.65 feet to a chiseled "X" in concrete found at a jog in said North line of Grand Avenue;
 Thence South 05°22'30" West a distance of 10.00 feet to a chiseled "X" found at another jog in said North line of Grand Avenue;
 Thence North 84°36'10" West continuing with said North line of Grand Avenue a distance of 160.77 feet to a 1/2" steel rod found at the intersection of said North line of Grand Avenue with the East line of Teague Drive;
 Thence North 05°22'30" East with said East line of Teague Drive a distance of 236.20 feet to a 1/2" steel rod found at the beginning of a curve to the right having a radius of 85.17 feet;
 Thence in a Northeasterly direction continuing with said East line of Teague Drive along said curve, (chord bears North 40°10'44" East, 97.22 feet), an arc distance of 103.47 feet to a 1/2" steel rod found marking the end of said curve;
 Thence North 74°58'50" East now with the South line of said Teague Drive a distance of 258.05 feet to a 1/2" steel rod found maintaining the Northeast corner of the said 2.61 acre tract at the intersection of said South line of Teague Drive with the said West line of Texoma Drive;
 Thence in a Southerly direction with said West line of Texoma Drive along a curve to the right having a radius of 662.60 feet, (chord bears South 02°48'14" East, 256.10 feet), an arc distance of 257.72 feet to a 1/2" steel rod set at the end of said curve;
 Thence South 08°20'20" West continuing with said West line of Texoma Drive a distance of 142.78 feet to the Point-of-Beginning and containing 113,712 square feet or 2.61 acres of land more or less.....



SMITH WESTON SURVEY

ZONING NOTES

THE SUBJECT PROPERTY IS ZONED M-1 LIGHT MANUFACTURING.
 BUILDING SETBACK REQUIREMENT...
 FRONT ~ 15'
 SIDE ~ 10'
 REAR ~ 10'
 HEIGHT RESTRICTION ~ 100'
 PARKING REQUIREMENT...
 ONE SPACE PER 1000 SQUARE FEET OF GENERAL FLOOR SPACE.
 ONE SPACE PER 400 SQUARE FEET OF OFFICE FLOOR SPACE.
 CURRENTLY 199 REGULAR SPACES, 4 HANDICAP SPACES
 MAXIMUM ALLOWABLE BUILDING AREA...
 75% GROSS AREA OF LAND.

CITY OF SHERMAN BUILDING & ZONING
 220 W. MULBERRY STREET
 SHERMAN, TEXAS 75090
 PHONE: 903-892-7229
 FAX: 903-892-7274

FLOOD ZONE NOTES

THE SUBJECT PROPERTY LIES WITHIN THE LIMITS OF ZONE "X", DETERMINED NOT TO BE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GRAYSON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 48181C0290F, REVISED DATE SEPTEMBER 29, 2010.

SCHEDULE "B" TITLE EXCEPTION NOTES

Title Commitment issued by First American Title Insurance Company date July 16, 2018, GF. No. 1002-249841-RTT Item 10(e)
 20 Foot Wide Easement along original West line of Block 2 of Teague Industrial Park Unit No. 2 recorded in Volume 3, Page 14, Plat Records, Grayson County, Texas, was originally located as shown. Said easement appears to be abandoned, but no documentation found to support such abandonment. Current status is unascertained.

GENERAL NOTES

- Bearings are based on GPS observation, Texas State Plane Coordinate system, NAD83, North Central Zone.
- Water & Sewer locations obtained from observed evidence and information from utility maps obtained from the City of Sherman, Texas; some locations are approximate.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction or repairs.
- There is no observed evidence of site being used as a solid waste dump, sump, or sanitary landfill.
- Grand Avenue, Texoma Drive, & Teague Drive are public streets maintained by the City of Sherman, asphalt pavement with concrete curb & gutter.

ENCROACHMENT NOTES

- (A) CURB PROTRUDES OVER PROPERTY LINE 0.8'
- (B) CURB PROTRUDES OVER PROPERTY LINE 0.6'

CERTIFICATION

Ref. GF #: 1002-249841-RTT
 EVERGREEN EQUITY CORPORATION, a Texas corporation;
 REPUBLIC TITLE OF TEXAS, INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 VIKING CONSULTING SERVICE I, Ltd.
 and
 PLAINSCAPAL BANK

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, (except in states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11 (location of utilities per visible, above-ground, on-site observation), and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Date of Plat: 08-18-2018 DATE OF FIELD WORK: 08-17-2018

James R. Maret
 James R. Maret
 Registered Professional
 Land Surveyor 5433



ALTA/NSPS LAND TITLE SURVEY

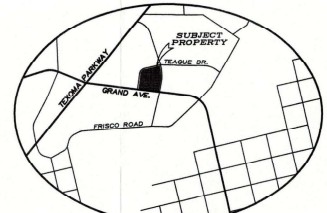
UNDERWOOD
 DRAFTING & SURVEYING
 3404 INTERURBAN ROAD
 DENISON, TEXAS 75021
 PHONE (903)465-2151
 FAX (903)465-2152

Project Location SHERMAN, TEXAS	Prepared For: EMERSONS COMMERCIAL REAL ESTATE
Project Address 1800 TEAGUE DRIVE	Job Number 18080661
Project Name ONE GRAND CENTRE	

Date	Revisions	Date
8-18-18		
Dwn. By JRM		
Aprvd. By DWJ		
Dwg. No. 18080661		
Scale 1" = 30'		

LEGEND

- SRF 1/2" STEEL ROD FOUND
- SRS 1/2" STEEL ROD SET
- SNS SPIKE NAIL SET
- X "X" CUT IN CONCRETE
- BCM BRASS-CAPPED MONUMENT FOUND
- TP TELEPHONE PEDESTAL
- OFN OPTIC FIBER MARKER
- BCM BURIED CABLE MARKER
- WM WATER METER
- WV WATER VALVE
- PH FIRE HYDRANT
- PP POWER POLE
- MS SANITARY SEWER MANHOLE
- CO SEWER CLEANOUT
- DI STORM DRAIN INLET
- GM GAS METER
- LP LIGHT POLE
- TV TELEPHONE VAULT
- SN SIGN
- HP HANDICAP PARKING
- G GAS LINE
- OHE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- GA GUY ANCHOR
- ATE AERIAL TELEPHONE
- SS SANITARY SEWER
- W WATER LINE
- CLF CHAIN LINK FENCE
- SF STOCKADE FENCE
- P.O.B. POINT-OF-BEGINNING
- C/G CURB & GUTTER
- D.R.G.C.T. DEED RECORDS
- G.R.G.C.T. GRAYSON COUNTY, TEXAS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
- G.R.G.C.T. GRAYSON COUNTY, TEXAS
- P.R.G.C.T. PLAT RECORDS
- G.K.G.C.T. GRAYSON COUNTY, TEXAS
- [POA] POINT OF ACCESS



VICINITY MAP (NO SCALE)

This survey contains information that is proprietary to Underwood Drafting & Surveying, Inc. and is intended for use only for the project and site identified herein. It is not to be used for any other purpose without the written consent of Underwood Drafting & Surveying, Inc. The survey is also considered void and invalid if the survey is used for any other purpose without the written consent of Underwood Drafting & Surveying, Inc.
 Underwood Drafting & Surveying, Inc.
 Firm # 0008300

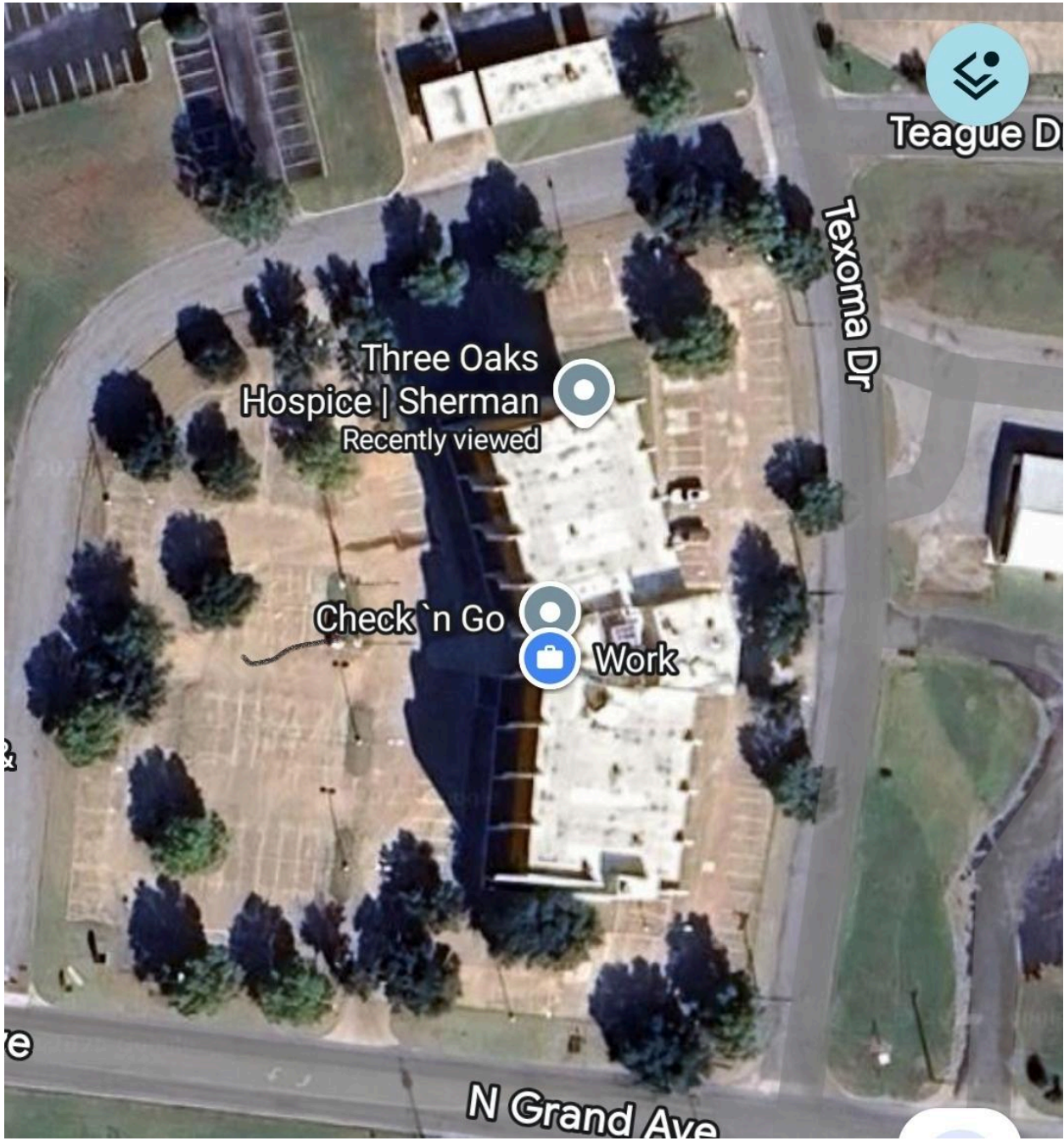
Project Narrative

A Special Use Permit is requested to allow the establishment and operation of a massage therapy business in accordance with the applicable ordinances of the City of Sherman.

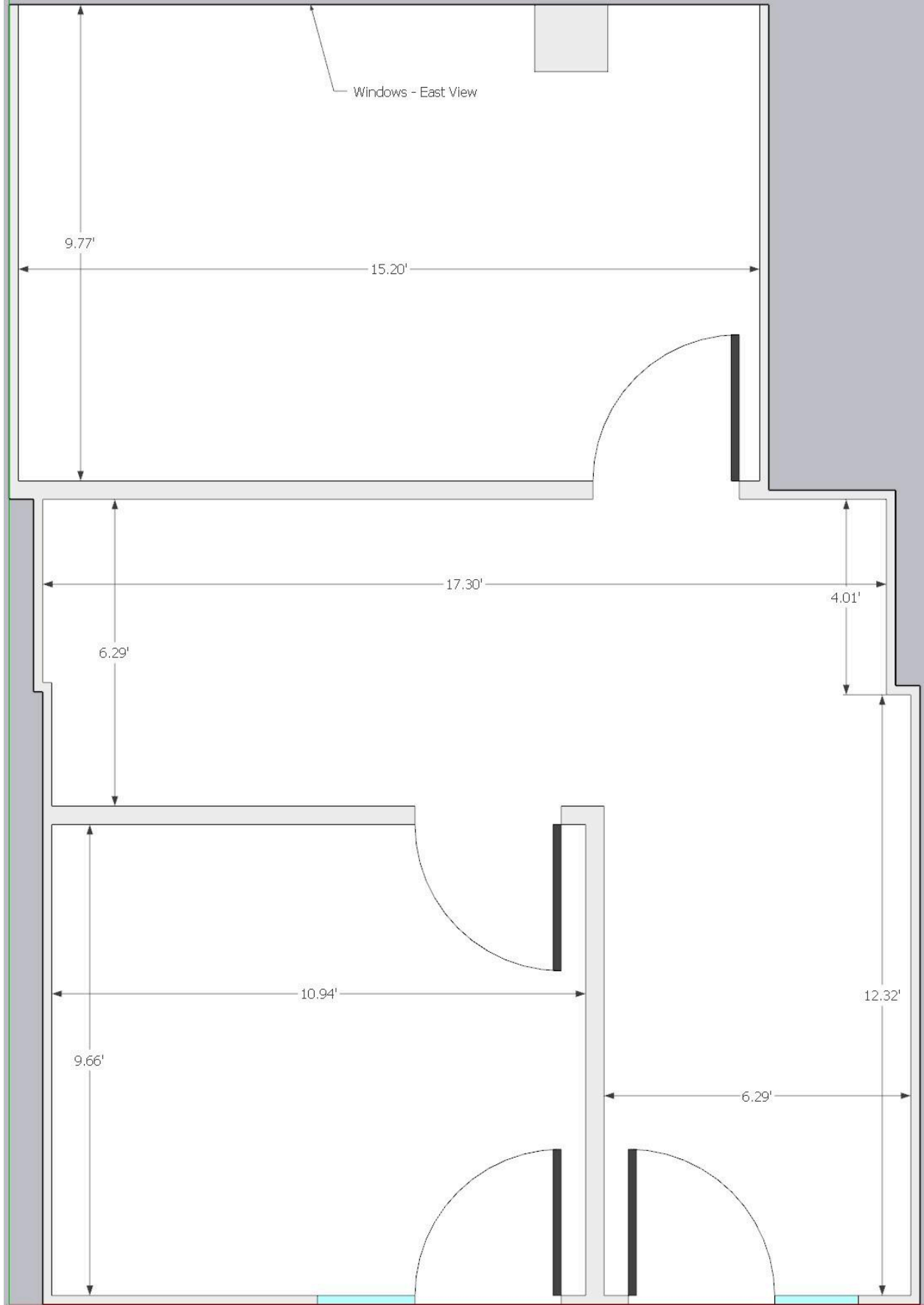
The proposed business, **Twist & Tranquility Massage LLC**, is a professional massage therapy establishment owned and operated by **Julie Carelock**, a licensed massage therapist in the State of Texas. Ms. Carelock has been licensed through the Texas Department of Licensing and Regulation (TDLR) since **2023** and has several years of professional experience in the massage therapy field. She was nominated for **Best of Texoma Massage Therapist** in **2024** and was honored to **win the award in 2025**. In addition, Ms. Carelock received her **Massage Therapy Instructor license** from TDLR in **August 2025**.

The massage establishment will be located at **1800 Teague Drive, Suite 220, Sherman, Texas 75090**, within the existing One Grand Centre office building, a longstanding multi-tenant commercial property. The business will operate by appointment only and will comply with all applicable state and local regulations governing massage therapy establishments.

No exterior modifications, site changes, or alterations to the existing building are proposed. The requested Special Use Permit is intended solely to allow the lawful operation of a massage therapy establishment at this location.







STAFF REVIEW LETTER

February 11, 2026

Sent via Email

Julie Carelock
2204 Peggy's Cove
Sherman, TX 75092

Dear Applicants,

The request of a Public Hearing, Site Plan and Specific Use Permit approval under Section 14.06.009 allow Massage Establishment in a C-1 (Retail Business) District located at 1800 Teague Drive, Suite 220, has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, February 17, 2026, at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

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

Zoning:

1. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's Zoning Ordinance/Code of Ordinance Chapter 14.
2. 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*)
3. 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.
4. 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.
5. 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 Julie Carelock, Twist & Tranquility Massage LLC is the lessee of the Property.
6. 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)*)

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

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

Respectfully,



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

CC: Zachary Flores, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney
Steven Davis, Fire Marshal
Amber Doan, Engineering Coordinator
Tom Pruitt, Utility Engineer



Planning & Zoning Commission Development Services

Agenda Item No. 19.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2708 EAST LAMAR STREET (Project No. 000288-2026)

The request of MTR Frontera, LLC (Owner), Daniel Hamken (Applicant), and Spooner & Associates (Surveyor) concerning the property located at 2708 East Lamar Street, consisting of 113.414 acres, Lots 1 & 2, Block 1, Frontera, in the Aaron Burluson Survey, Abstract No. 61, and currently zoned MH (Manufactured Housing) District as follows:

Board of Adjustment

- A. Public Hearing and Variance under Section 14.07.008 to allow an 8.66' tall sign in lieu of the allowed 6'.
- B. Public Hearing and Variance under Section 14.07.008 to allow a 1.6' setback in lieu of the required 5'.

Background:

The property is located at 2708 East Lamar Street. The owner is requesting variances for signage.

The following has been approved at this location:

- 11/15/2022 - Final Plat approval of Lot 1 and Lot 2, Block 1 Frontera.
- 4/19/2022- Preliminary Plat approval of Lot 1, Block 1 Frontera.
- 10/19/2021- To allow 40' wide lots in lieu of the required 60' for a Manufactured Home Community in an M-H (Manufactured Housing) District.(P&Z: SUBJECT TO SRL & ANNEXATION)
- 10/19/2021-10/19/2021 - Zone change and site plan approval for Frontera Manufactured Home Community under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an M-H (Manufactured Housing) District (P&Z: SUBJECT TO SRL & ANNEXATION).

Origination:

The request of MTR Frontera, LLC (Owner), Daniel Hamken (Applicant), and Spooner & Associates (Surveyor).

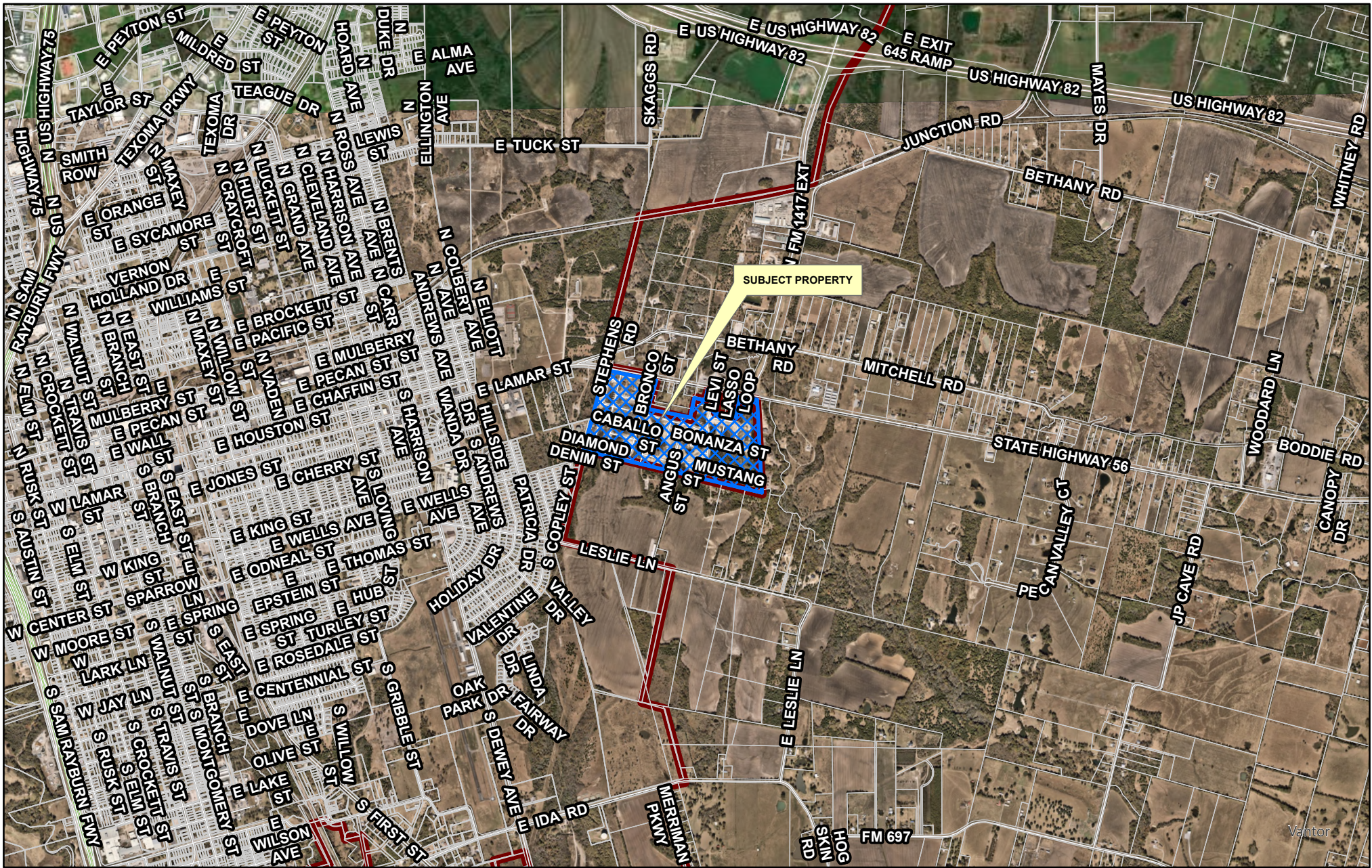
Staff Recommendation:

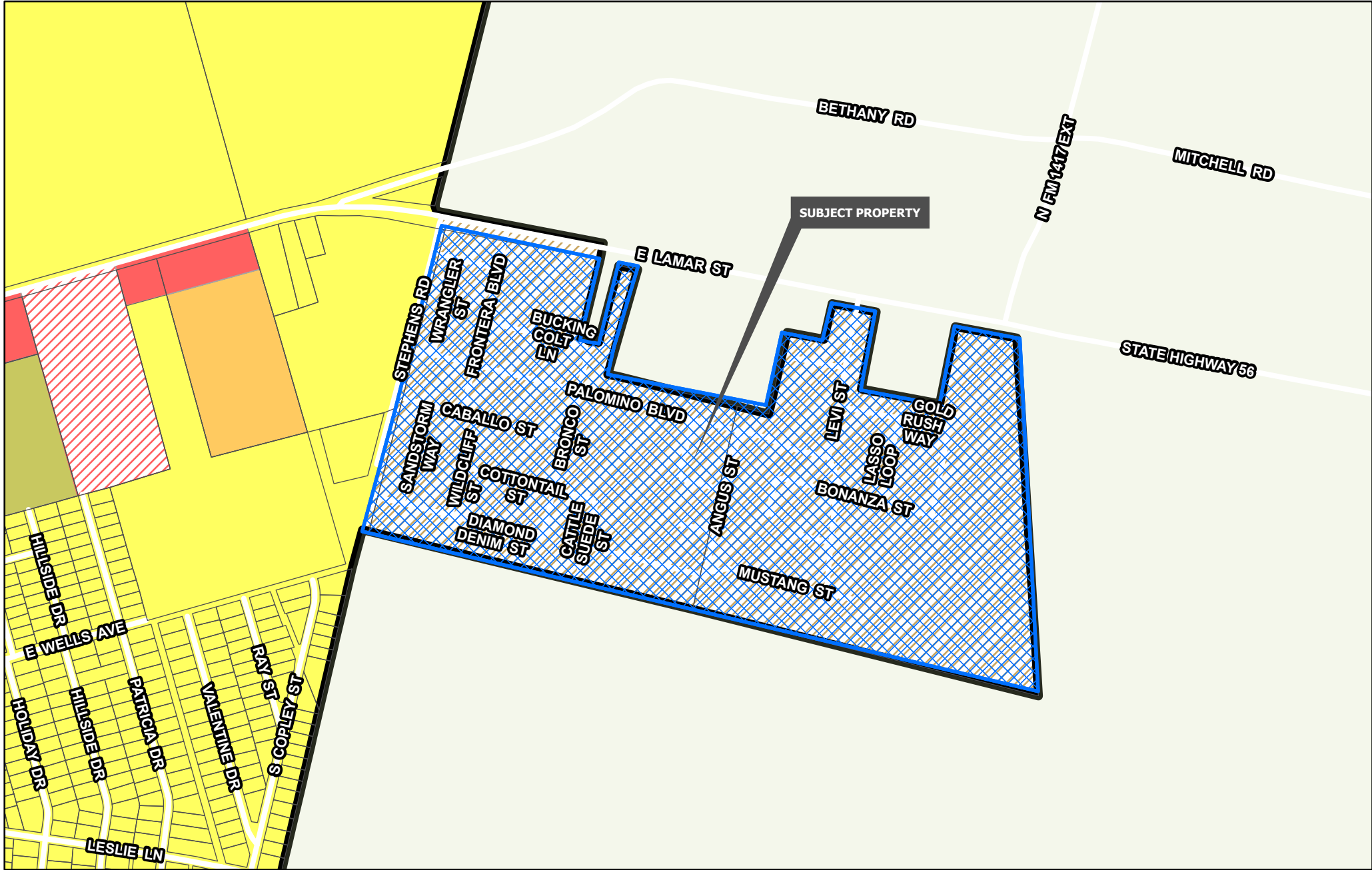
Staff does not recommend approval of the sign setback variance due to safety concerns. Staff has no objection to the height variance for the proposed sign.

Attachments:

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

6. Project Narrative
7. Site Plan
8. Line of Sight Exhibit
9. Elevation
10. Staff Comment Sheet





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

CITY OF SHERMAN
ZONING MAP
2708 E LAMAR ST



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.

COMMUNITY COMMERCIAL

Intent & Character

The Community Commercial category is intended to promote smaller-scale commercial uses that are integrated into the community. These uses should be compatible with residential development and should provide necessary goods and services to residents. Many of the uses encouraged by this category can be similar to Regional Commercial, but should be developed in a much smaller and community-compatible scale.

Appropriate Land Use Types

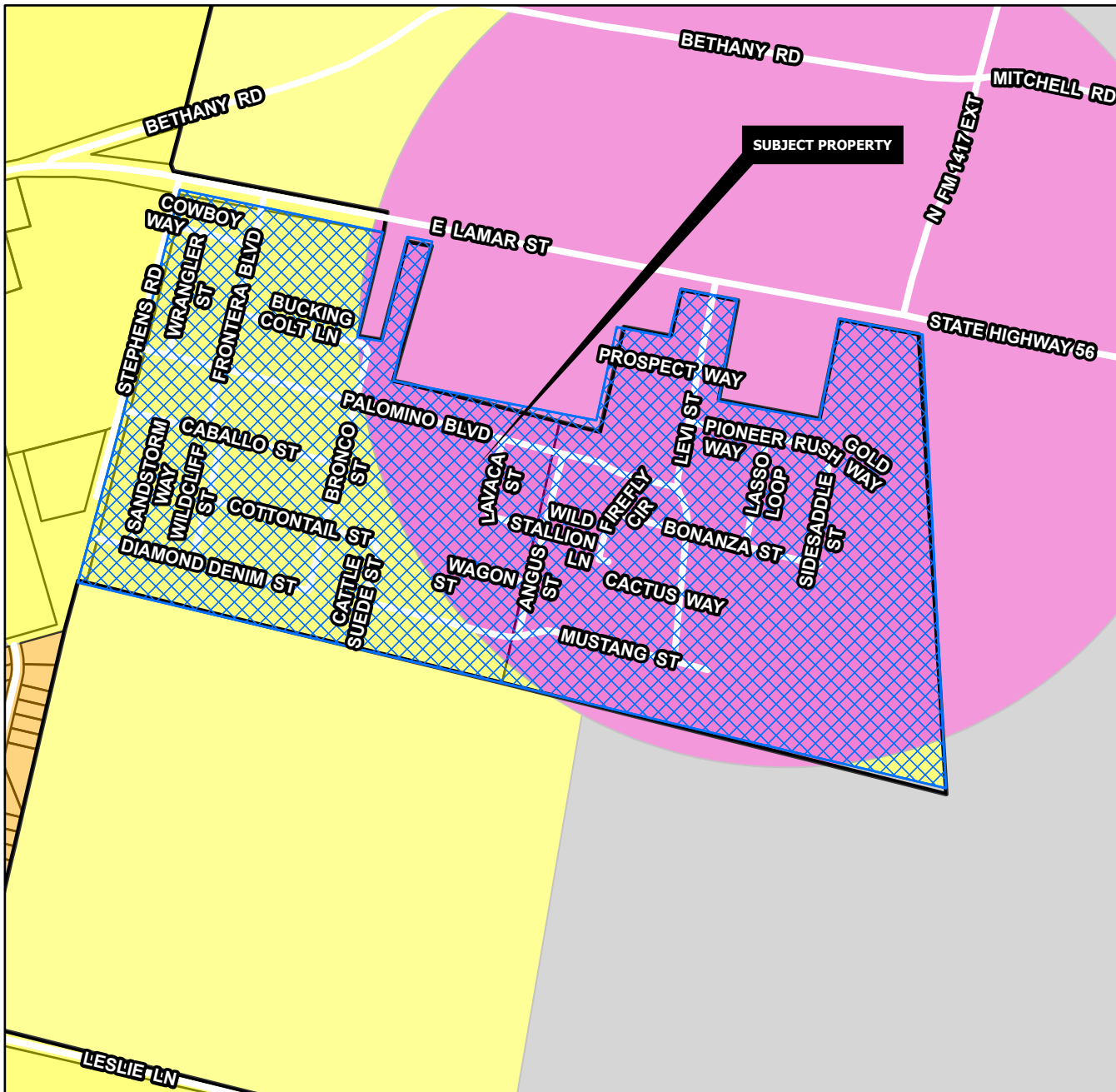
- Retail and Restaurants
- Grocery Stores
- Professional Offices/Services
- Personal Services
- Childcare

Compatible Zoning Districts

- Neighborhood Commercial
- Retail Business
- Office

Considerations

- Small-scale commercial uses are appropriate along larger streets and should be compatible with the surrounding residential development.



Sherman
CLASSIC TOWN. BROAD HORIZON.

**NOTICE OF
REQUESTED
VARIANCE**

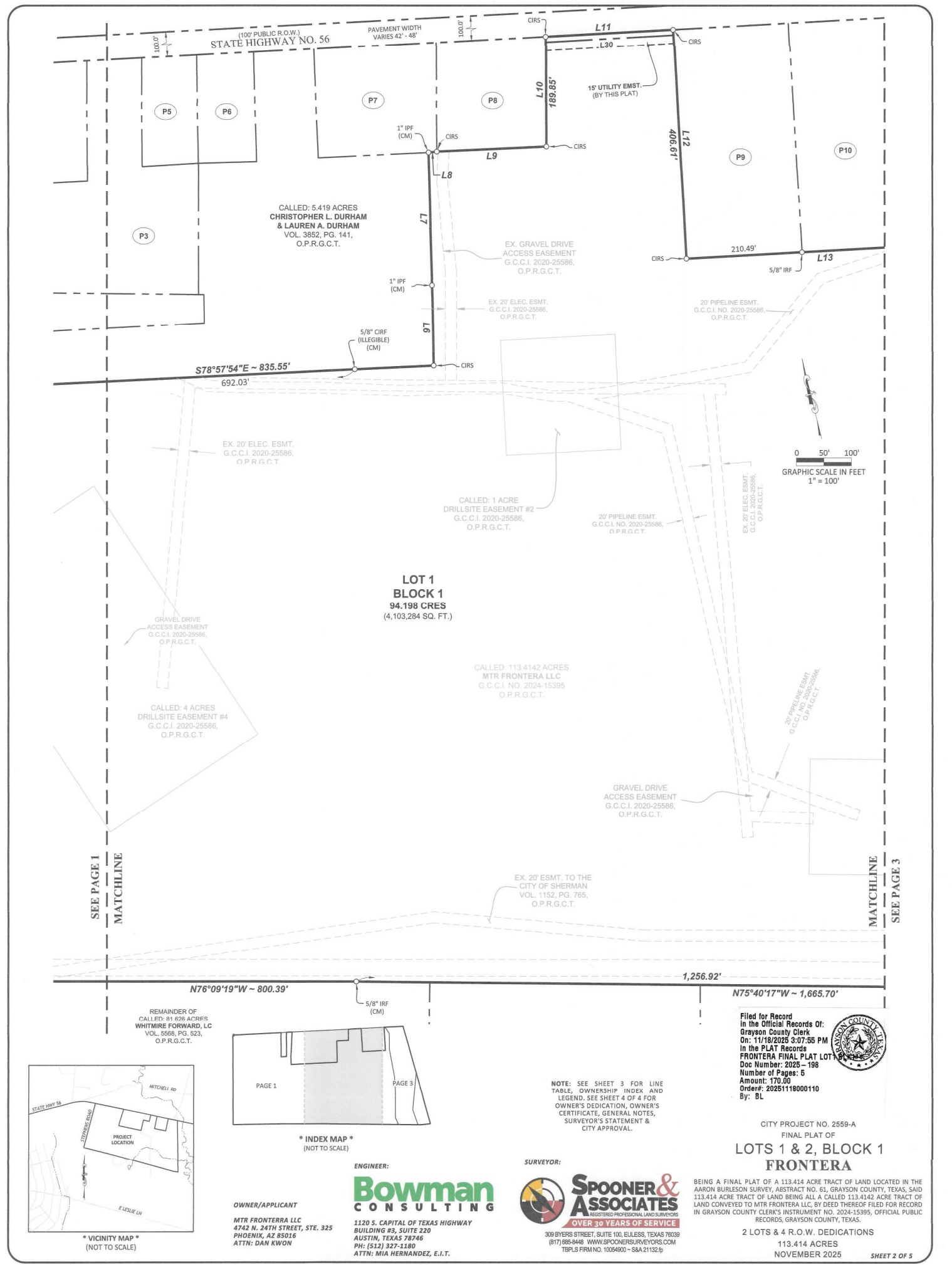
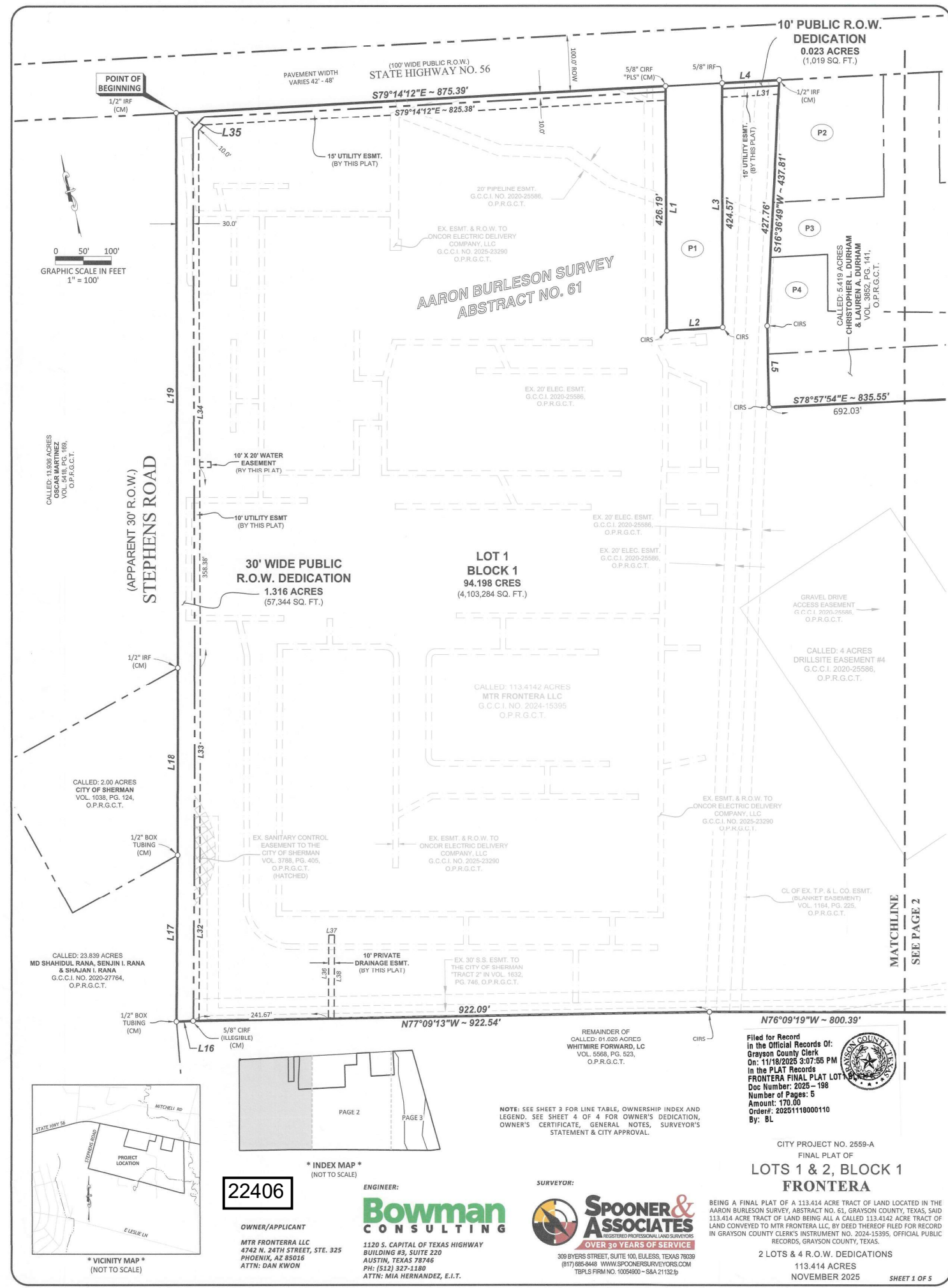
PROJECT #: 000288-2026

Planning & Zoning Map:



**FOR MORE INFORMATION
CONTACT:**

**DEVELOPMENT SERVICES
903-892-7229**



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 11/18/2025 3:07:55 PM
In the PLAT Records
FRONTERA FINAL PLAT LOT 1 & 2
Doc Number: 2025-198
Number of Pages: 5
Amount: 170.00
Order#: 2025118000110
By: BL

CITY PROJECT NO. 2559-A
FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
FRONTERA

BEING A FINAL PLAT OF A 113.414 ACRE TRACT OF LAND LOCATED IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, GRAYSON COUNTY, TEXAS, SAID 113.414 ACRE TRACT OF LAND BEING ALL A CALLED 113.414 ACRE TRACT OF LAND CONVEYED TO MTR FRONTERA LLC BY DEED THEREOF FILED FOR RECORD IN GRAYSON COUNTY CLERK'S INSTRUMENT NO. 2024-15395, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.

2 LOTS & 4 R.O.W. DEDICATIONS
113.414 ACRES
NOVEMBER 2025

22406

OWNER/APPLICANT
MTR FRONTERA LLC
4742 N. 24TH STREET, STE. 325
PHOENIX, AZ 85016
ATTN: DAN KWON

ENGINEER:
Bowman CONSULTING

1120 S. CAPITAL OF TEXAS HIGHWAY
BUILDING #3, SUITE 220
AUSTIN, TEXAS 78746
PH: (512) 327-1180
ATTN: MIA HERNANDEZ, E.I.T.

SURVEYOR:
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 30 YEARS OF SERVICE
309 BYERS STREET, SUITE 100, ELLESSA, TEXAS 76029
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBLPS FIRM NO. 10054600 - S&A 211322p

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On: 11/18/2025 3:07:55 PM
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NOVEMBER 2025

* INDEX MAP *
(NOT TO SCALE)

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ATTN: DAN KWON

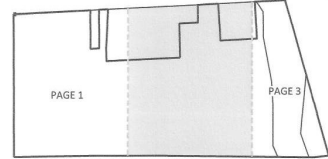
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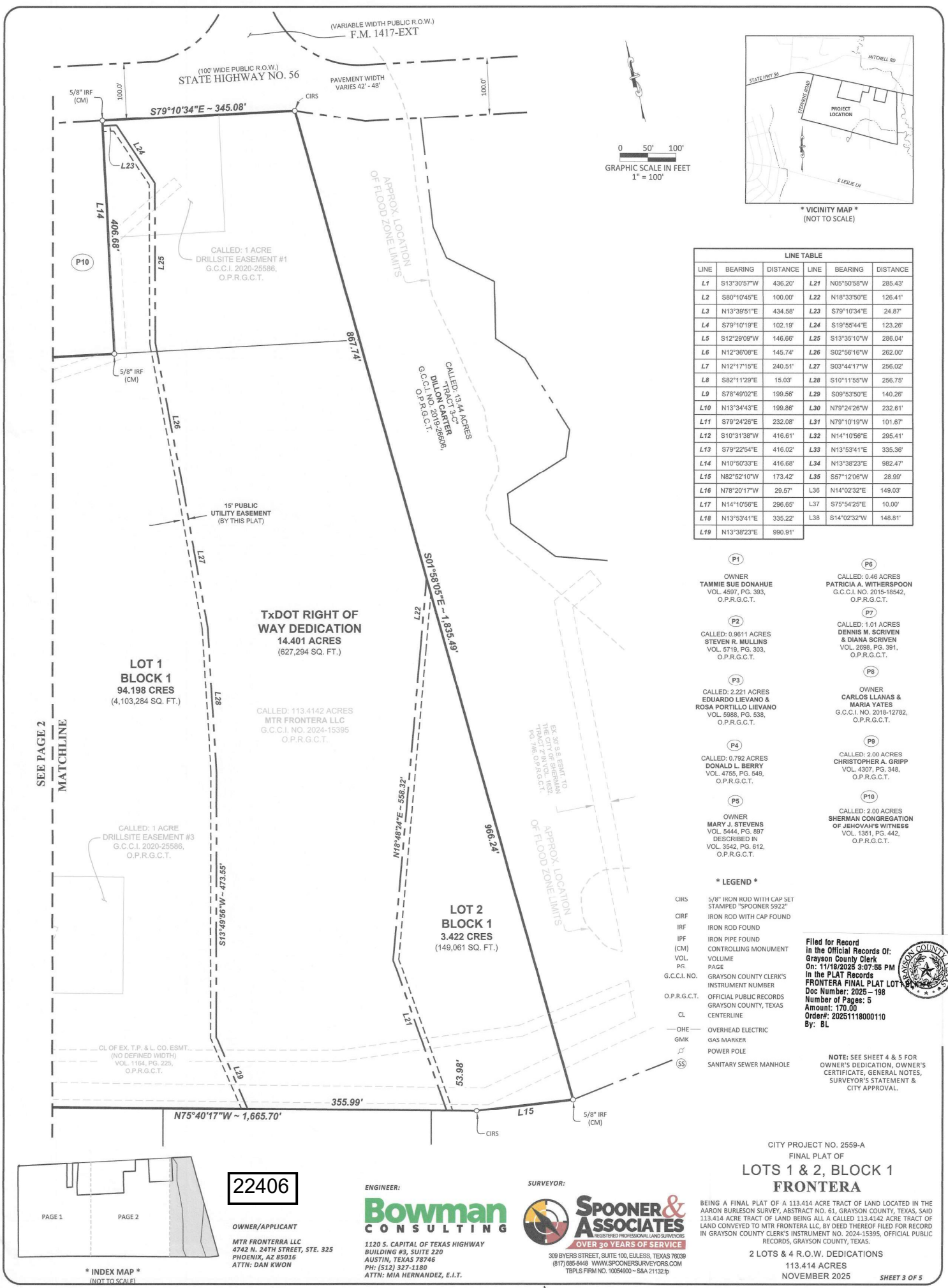
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TBLPS FIRM NO. 10054600 - S&A 211322p



* VICINITY MAP *
(NOT TO SCALE)



* INDEX MAP *
(NOT TO SCALE)



*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, FRONTERA MHC, LLC, is the sole owner of a 113.414 acre tract of land located in the Aaron Burleson Survey, Abstract No. 61, Grayson County, Texas, said 113.414 acre tract of land being all of a called 113.414 acre tract of land MTR FRONTERA LLC, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2021-38834, Official Public Records, Grayson County, Texas (O.P.R.G.C.T.), said 113.414 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) at the most westerly northwest property corner of the said 113.414 acre tract, same being a northeast property corner of a called 13.036 acre tract of land conveyed to Oscar Martinez, by deed thereof filed for record in Volume 5418, Page 169, O.P.R.G.C.T., and being on the south right-of-way line of State Highway No. 56 (being a variable width public right-of-way also known as East Lamar Street);

THENCE South 79°10'19" East, along a north property line of said 113.414 acre tract the said south right-of-way line, a distance of 875.39 feet to a 5/8 inch iron rod with a cap stamped "PLS" found (Controlling Monument) at a northeast property corner of the said 113.414 acre tract, same being the northwest property corner of that certain tract of land conveyed to Tammie Sue Donahue, by deed thereof filed for record in Volume 4597, Page 393, O.P.R.G.C.T.;

THENCE departing the said right-of-way line, and along the common property line of said 113.414 acre tract and the said Donahue tract the following courses and distances:

South 13°30'57" West, a distance of 436.20 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set);

South 80°10'45" East, a distance of 100.00 feet to an iron rod set;

North 13°39'51" East, a distance of 434.58 feet to a 5/8 inch iron rod found at a northwest property corner of the said 113.414 acre tract, same being the northeast property corner of the said Donahue tract, and being on the said south right-of-way line;

THENCE South 79°10'19" East, along a north property line of the said 113.414 acre tract and along the said south right-of-way line, a distance of 102.19 feet to a 1/2 inch iron rod found (Controlling Monument) at the most northerly northeast property corner of the said 113.414 acre tract, same being the northeast property corner of a called 0.9611 acre tract of land conveyed to Steven R. Mullins, by deed thereof filed for record in Volume 5719, Page 303, O.P.R.G.C.T.;

THENCE South 16°38'49" West, departing the said right-of-way line, along a northeast property line of the said 113.414 acre tract, in part along the west property line of the said 0.9611 acre tract, in part along the most westerly property line of a called 2.221 acre tract of land conveyed to Eduardo Livanov & Rosa Portillo Livanov, by deed thereof filed for record in Volume 5986, Page 538, O.P.R.G.C.T., and in part along the west property line of a called 0.792 acre tract of land conveyed to Donald L. Berry, by deed thereof filed for record in Volume 4755, Page 549, O.P.R.G.C.T., a distance of 437.81 feet to an iron rod set;

THENCE South 12°29'09" West, continuing along the said northeast property line of the said 113.414 acre tract, in part along the west property line of the said 0.792 acre tract, and in part along the most westerly southeast property line of a called 5.419 acre tract of land conveyed to Christopher L. Durham and Lauren A. Durham, by deed thereof filed for record in Volume 3852, Page 141, O.P.R.G.C.T., a distance of 146.68 feet to an iron rod set at an interior ell property corner of the said 113.414 acre tract, same being the most southerly southwest property corner of the said 5.419 acre tract;

THENCE South 78°57'54" East, along a northeast property line of the said 113.414 acre tract and along the south property line of the said 5.419 acre tract, a distance of 835.55 feet to an iron rod set at an interior ell property corner of the said 113.414 acre tract, same being the southeast property corner of the said 5.419 acre tract;

THENCE North 12°36'08" East, along a northwest property line of the said 113.414 acre tract and along an east property line of the said 5.419 acre tract, a distance of 145.74 feet to a 1 inch iron pipe found (Controlling Monument) at a west property corner of the said 113.414 acre tract, same being the east property corner of the said 5.419 acre tract;

THENCE North 12°17'15" East, continuing along the said northwest property line of the said 113.414 acre tract and along the said east property line of the said 5.419 acre tract, a distance of 240.51 feet to a 1 inch iron pipe found (Controlling Monument) at a northwest property corner of the said 113.414 acre tract, same being the most easterly northeast property corner of the said 5.419 acre tract, same being on a south property line of a called 1.01 acre tract of land conveyed to Dennis M. Scriven and Diana Scriven, by deed thereof filed for record in Volume 2436, Page 126, O.P.R.G.C.T.;

THENCE South 82°11'29" East, along a north property line of the said 113.414 acre tract and along the southeast property line of the said 1.01 acre tract, a distance of 15.03 feet to an iron rod set at the southeast property corner of the said 1.01 acre tract, same being the southwest property corner of that certain tract of land conveyed to Carlos Llanas and Maria Yates, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2018-12782, O.P.R.G.C.T.;

THENCE South 78°49'02" East, along a north property line of the said 113.414 acre tract and along the south property line of the said Llanas and Yates tract, a distance of 199.56 feet to an iron rod set at an interior ell property corner of the said 113.414 acre tract, same being the southeast property corner of the said Llanas and Yates tract;

THENCE North 13°34'43" East, along a northwest property line of the said 113.414 acre tract, same being the east property line of the said Llanas and Yates tract, a distance of 199.89 feet to an iron rod set at a northwest property corner of the said 113.414 acre tract, same being the northeast property corner of the said Llanas and Yates tract, said iron rod set also being on the aforementioned south right-of-way line of State Highway No. 56;

THENCE South 79°24'26" East, along a northerly property line of the said 113.414 acre tract and along the said south right-of-way line, a distance of 232.08 feet to an iron rod set at a northeast property corner of the said 113.414 acre tract, same being the northwest property corner of a called 2.00 acre tract of land conveyed to Christopher A. Grip, by deed thereof filed for record in Volume 4307, Page 348, O.P.R.G.C.T.;

THENCE South 10°31'38" West, departing the said right-of-way line, along a northeast property line of the said 113.414 acre tract, same being the west property line of the said 2.00 acre tract, a distance of 416.61 feet to an iron rod set at an interior ell property corner of the said 113.414 acre tract, same being the southwest property corner of the said 2.00 acre tract;

THENCE South 79°22'54" East, along a northeast property line of the said 113.414 acre tract and along the south property line of the said 2.00 acre tract, a distance of 210.49 feet passing a 5/8 inch iron rod found at the southeast property corner of the said 2.00 acre tract, same being the southwest property corner of a called 2.00 acre tract of land conveyed to the Sherman Congregation of Jehovah's Witness, by deed thereof filed for record in Volume 1351, Page 442, O.P.R.G.C.T., and continuing along the said northeast property line and along the south property line of the said 2.00 acre tract (Sherman Congregation of Jehovah's Witness), in all a total distance of 416.02 feet to a 5/8 inch iron rod found (Controlling Monument) at an interior ell property corner of the said 113.414 acre tract, same being the southeast property corner of the said 2.00 acre tract (Sherman Congregation of Jehovah's Witness - hereinafter referred to as the "2.00 acre tract");

THENCE North 10°50'33" East, along a northwest property line of the said 113.414 acre tract and along the east property line of the said 2.00 acre tract, a distance of 416.68 feet to a 5/8 inch iron rod found (Controlling Monument) at a northwest property corner of the said 113.414 acre tract, same being the northeast property corner of the said 2.00 acre tract, and being on the aforesaid south right-of-way line of State Highway No. 56;

THENCE South 79°10'19" East, along the north property line of the said 113.414 acre tract and along the said south right-of-way line, a distance of 345.08 feet to an iron rod set at the most easterly northeast property corner of said Tract Two, same being the northwest property corner of a called 13.44 acre tract of land described as "Tract 3-C", conveyed to Dillon Carter, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2019-26606, O.P.R.G.C.T.;

THENCE South 10°51'08" East, departing the said right-of-way line, along the east property line of the said 113.414 acre tract and along the west property line of the said 13.44 acre tract, a distance of 1,835.49 feet to a 5/8 inch iron rod found (Controlling Monument) at the most easterly southeast property corner of the said 113.414 acre tract, same being the southwest property corner of the said 13.44 acre tract, and being a north property corner of a called 21.000 acre tract of land conveyed to David Ray Sullivan, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2020-19176, O.P.R.G.C.T.;

THENCE North 82°52'10" West, along a southeast property line of the said 113.414 acre tract and along a north property line of the said 21.000 acre tract, a distance of 173.42 feet to an iron rod set at a south property corner of said Tract Two, same being a north property corner of the said 21.000 acre tract;

THENCE North 75°40'17" West, along the south property line of the said 113.414 acre tract, in part along the said north property line of the said 21.000 acre tract, in part along the north property line of a called 20.600 acre tract of land conveyed to Brandon Greg, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2020-18714, O.P.R.G.C.T., in part along the north property lines of a called 20.600 acre tract of land described as "Tract 1", and a called 19.699 acre tract of land described as "Tract 2", conveyed to Senjin Rana and Shajan Rana, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2020-24679, O.P.R.G.C.T., and in part along a northeast property line of the remainder of a called 81.626 acre tract of land conveyed to Whitmire Forward, LC, by deed thereof filed for record in Volume 5568, Page 523, O.P.R.G.C.T., a distance of 1,665.70 feet to a 5/8 inch iron rod found (Controlling Monument);

THENCE North 76°09'19" West, along a south property line of the said 113.414 acre tract and continuing along the said northeast property line of the 81.626 acre tract, a distance of 800.39 feet to an iron rod set;

THENCE North 77°09'13" West, continuing along the said property lines, a distance of 922.54 feet to a 5/8 inch iron rod with an illegible cap found (Controlling Monument) at a southwest property corner of the said 113.414 acre tract, same being the southeast property corner of the aforementioned 1.0548 acre tract;

THENCE North 78°20'17" West, along the south property line of the said 1.0548 acre tract, a distance of 29.57 feet to a 1/2 inch metal box tubing found (Controlling Monument) at a southwest property corner of the said 113.414 acre tract, same being the east property line of a called 23.839 acre tract of land conveyed to MD Shahidul Rana, Senjin I. Rana & Shajan I. Rana, by deed thereof filed for record in Grayson County Clerk's Instrument No. 2020-27764, O.P.R.G.C.T.;

THENCE North 14°10'56" East, along a west property line of the said 113.414 acre tract and along the said east property line of the 23.89 acre tract, a distance of 296.65 feet to a 1/2 inch metal box tubing found (Controlling Monument) at the most easterly northeast property corner of the said 23.839 acre tract, same being the southeast property corner of a called 2.00 acre tract of land conveyed to the City of Sherman, by deed thereof filed for record in Volume 1038, Page 124, O.P.R.G.C.T.;

THENCE North 13°53'41" East, continuing along the said west property line of the said 113.414 acre tract and along the east property line of the said 2.00 acre tract, a distance of 335.22 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 2.00 acre tract, same being the most southerly southeast property corner of a called 13.936 acre tract of land conveyed to Oscar Martinez, by deed thereof filed for record in Volume 5418, Page 169, O.P.R.G.C.T.;

THENCE North 13°38'23" East, continuing along the said west property line and along the east property line of the said 13.936 acre tract, a distance of 990.91 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a COMPILED AREA OF 113.414 ACRES (4,940,325 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MTR FRONTERA LLC, does hereby adopt this plat designating the hereinabove described property as FRONTERA, an Addition to the City of Sherman, Grayson County, Texas, and dedicated to the public use forever the roads, streets, and easements shown hereon, for the use and accommodation of any public utility desiring use or using same for the purpose of constructing, maintaining, adding to or removing any or all of their respective systems located therein.

Witness my hand, this the 16th day of November, 2025.

Dan Kwon, Chief Executive Officer
MTR Frontera, LLC

STATE OF ARIZONA §
COUNTY OF MARICOPA §
New York
New York

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 16th day of November, 2025.

Notary Public, State of Texas New York
Gine Kim
Notary Public, State of New York
Reg. No. 01K16398677
Qualified in New York County
Commission Expires 10/07/2027

STATE OF TEXAS §
COUNTY OF GRAYSON §

AVIGATION RELEASE
KNOW ALL MEN BY THESE PRESENTS:

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

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

Executed this 16th day of November, AD, 2025.

Dan Kwon, Chief Executive Officer
MTR Frontera, LLC

DRAINAGE MAINTENANCE INSTRUCTIONS

It is important to ensure that the detention pond and all drainage infrastructure are periodically maintained to ensure that the system is conveying properly. Any areas where the berm scours, the area is to be restored per plan. The weir opening is to be periodically checked to ensure no sediments are interrupting the drainage flow. The detention pond and drainage infrastructure shall be inspected annually to ensure that it is working properly.

All inspections must be recorded and must contain the following information:

An assessment of the condition and functionality of the stormwater or water quality control. Maintenance and repair actions performed on the control facility during the past year. The professional opinion of the inspector regarding the current functionality of the control and its ability to operate per the original design specifications. Recommendations regarding the need for maintenance or modifications that will allow for the control to operate per the original design specifications. Inspection and maintenance records must be retained and provided to the city for review upon request.

GENERAL PLAT NOTE:

Internal water and sewer lines will be privately owned and maintained.

Filed for Record in the Official Records Of:
Grayson County Clerk
On: 11/16/2025 9:07:55 PM
In the PLAT Records
FRONTERA FINAL PLAT LOT 1
Doc Number: 2025-198
Number of Pages: 5
Amount: 170.00
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LOTS 1 & 2, BLOCK 1
FRONTERA
BEING A FINAL PLAT OF A 113.414 ACRE TRACT OF LAND LOCATED IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, GRAYSON COUNTY, TEXAS, SAID 113.414 ACRE TRACT OF LAND BEING ALL A CALLED 113.414 ACRE TRACT OF LAND CONVEYED TO MTR FRONTERA LLC, BY DEED THEREOF FILED FOR RECORD IN GRAYSON COUNTY CLERK'S INSTRUMENT NO. 2024-15395, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.
2 LOTS & 4 R.O.W. DEDICATIONS
113.414 ACRES
NOVEMBER 2025
SHEET 4 OF 5

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, do hereby certify that I prepared this final 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.

Surveyed on the ground during the month of October 2021.


Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
Date 11/5/25

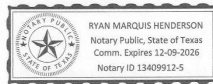


STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 5 day of NOVEMBER, 2025.

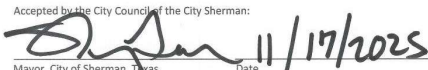

Notary Public, State of Texas



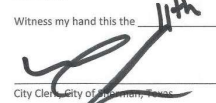
Approved on this the 15th day of November, 2022, by the City Planning and Zoning Commission of the City of Sherman, Texas.


City Clerk


Secretary

Accepted by the City Council of the City Sherman:

Mayor, City of Sherman, Texas Date 11/17/2025

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing final plat of Subdivision or Addition to the City of Sherman was submitted to the City Council on the 5th day of December, 2022, 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 the 11th day of November, A.D. 2025.

City Clerk, City of Sherman, Texas



* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0 using a combined scale factor of 1.000105801. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48181C0290F; map revised September 29, 2010, for Grayson County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This Survey was prepared with the benefit of a copy of a Commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. 2001478T, having an effective date of January 30, 2022 and issued February 9, 2022, and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said commitment. No other research for matters of record, not listed in said Commitment, was performed by Spooner & Associates.
- Unless shown otherwise hereon, all property corners are monument with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- All easements not dimensioned hereon are parallel-perpendicular to the adjoining line.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- This plat is subject to a blanket type easement granted to Texas Power and Light Company, by the deed thereof filed for record in Volume 1164, Page 225, Official Public Records, Grayson County, Texas.

22406

OWNER/APPLICANT
MTR FRONTERA LLC
4742 N. 24TH STREET, STE. 325
PHOENIX, AZ 85016
ATTN: DAN KWON



1120 S. CAPITAL OF TEXAS HIGHWAY
BUILDING #3, SUITE 220
AUSTIN, TEXAS 78746
PH: (512) 327-1180
ATTN: MIA HERNANDEZ, E.I.T.

SURVEYOR:



308 BYERS STREET, SUITE 100, ELLERS, TEXAS 76029
(817) 885-8448 WWW.SPOONERSURVEYORS.COM
TBLRS FIRM NO. 10054000 - S&A 21132-P

Filed for Record
In the Official Records of:
Grayson County Clerk
On: 11/18/2025 3:07:55 PM
In the PLAT Records
FRONTERA FINAL PLAT LOT 1 & 2
Doc Number: 2025-198
Number of Pages: 5
Amount: 170.00
Order: 2025118000110
By: BL



CITY PROJECT NO. 2559-A
FINAL PLAT OF
LOTS 1 & 2, BLOCK 1
FRONTERA

BEING A FINAL PLAT OF A 113.414 ACRE TRACT OF LAND LOCATED IN THE AARON BURLESON SURVEY, ABSTRACT NO. 61, GRAYSON COUNTY, TEXAS, SAID 113.414 ACRE TRACT OF LAND BEING ALL A CALLED 113.4142 ACRE TRACT OF LAND CONVEYED TO MTR FRONTERA LLC, BY DEED THEREOF FILED FOR RECORD IN GRAYSON COUNTY CLERK'S INSTRUMENT NO. 2024-15395, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.

2 LOTS & 4 R.O.W. DEDICATIONS
113.414 ACRES
NOVEMBER 2025

FRONTERA ENTRY MONUMENT VARIANCE

Request to Exceed Monument Sign Height and Setback Requirements of the City of Sherman Code of Ordinances Chapter 14 Article 14.07 Section 14.07.008(3), Multifamily Development Entrance Signs

Project: Frontera Manufactured Home Community

Project Address: 2708 East Lamar Street, Sherman, Texas

1. Project Description and Variance Request

Pursuant to Section 14.07.008(3) of the City of Sherman Code of Ordinances for Multifamily Residential Signs, we respectfully request a variance from the following provisions:

- **Section 14.07.008(3)(C):** Maximum sign height of six (6) feet
 - Requesting 8'-8" maximum height
- **Section 14.07.008(3)(D):** Minimum setback of five (5) feet from the property line
 - Requesting 1.6' from Property Line

All other provisions of Section 14.07.008(3) are fully complied with, including:

- Permitted sign type and placement at a multifamily development entrance per subsection
- Maximum sign area of 32 square feet per side, calculated in accordance with subsection
- Use of a landscaped, stone-base monument design compatible with the development architecture
- Compliance with lighting limitations, with non-digital, non-LED illumination
- No obstruction of turning traffic per subsection

The variance request is limited solely to sign height and setback distance.

2. Special Circumstances and Practical Difficulty

The proposed monument sign incorporates architectural columns, a stone base, and an open trellis structure, resulting in an overall structural height exceeding six (6) feet as measured to the top of architectural elements. As shown on the submitted elevations, the functional sign face is located substantially lower within the structure and is visually framed rather than freestanding or mass-based

Due to site-specific conditions — including intersection of community entrance road with adjacent Lamar Street well inside the right of way limits, approach speeds, entrance geometry, perimeter walls, and landscaping — a monument sign constructed strictly at six (6) feet in height and five (5) feet from the property line would be visually obscured and ineffective for its intended purpose of clearly identifying the residential entrance.

The distance from edge of traveled roadway inside the right of way dedication is specifically unique to this and not common to all properties in the zoning district.

3. Sight Visibility and Traffic Safety

The proposed monument sign will not sit within sight visibility triangles for vehicles entering or exiting the site. The residential street is proposed to be stop controlled exiting the site. For this condition, the proposed sight visibility triangle of the intersection of the residential street and Lamar Street typically would begin at 14.5 feet from the edge of Lamar Street. At Frontera, the monument in its proposed location will be approximately 37.5 feet from the traveled edge of Lamar Street.

Based on review of the sign elevation, base plan, and entrance configuration, the sign is positioned outside of driveway sight triangles and does not obstruct driver visibility for turning movements. The sign face is elevated above finished grade, and the structure above the sign panel is open in nature, allowing clear sight lines beneath and around the monument.

The sign is oriented parallel to the direction of travel and avoids low, opaque massing within the driver's cone of vision. As designed, the monument sign complies with the intent of Section 14.07.008(3)(F) by not obstructing the view of turning traffic and by maintaining safe ingress and egress conditions.

4. Minimum Variance Requested

The requested variance represents the minimum deviation necessary to allow the monument sign to function as intended by providing adequate visibility for the proposed community. The design does not increase sign area, introduce prohibited lighting, or create commercial advertising scale.

The additional height is architectural in nature, and the reduced setback is limited to what is required to maintain visibility while remaining clear of traffic movements and sight lines.

5. Consistency With Adjacent and Similar Developments

Approval of the requested variance would not grant a special privilege inconsistent with other properties in the City of Sherman as Bel Air Village and Travis Heights both have entrance monuments that exceed the height limitations of the City's Code of Ordinances.

6. Neighborhood Compatibility and Public Welfare




The monument sign is residential in nature and serves only as an entry identification and wayfinding feature. Its materials, proportions, and lighting are compatible with the surrounding area and the development's architectural character.

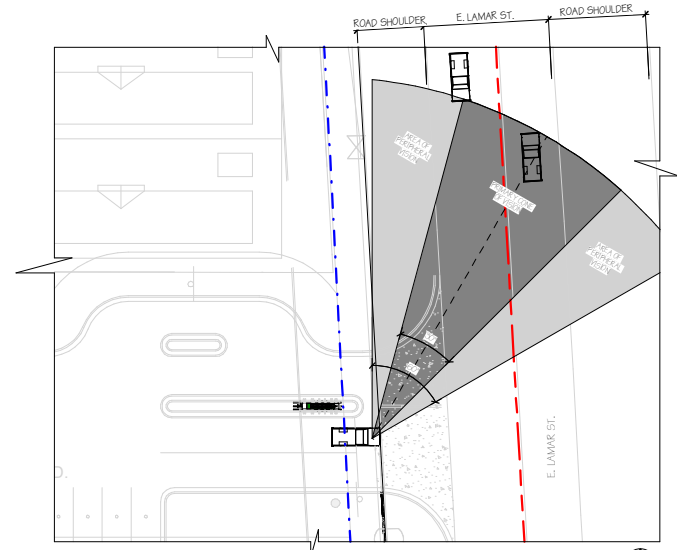
Granting the variance will improve wayfinding, reduce last-minute turning movements, and enhance public safety without negatively impacting adjacent properties or neighborhood aesthetics.

7. Conclusion

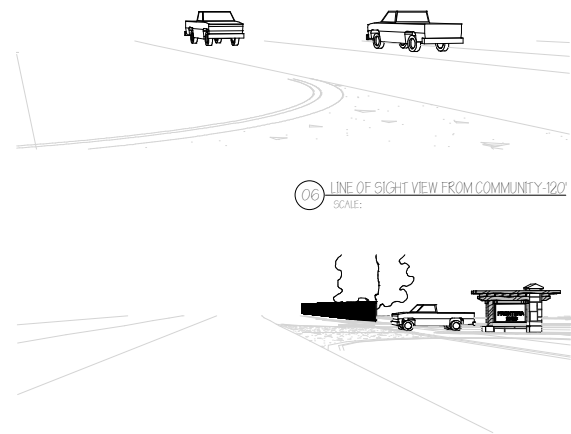
Due to unique site conditions and architectural design considerations, strict application of the height and setback requirements of Section 14.07.008(3)(C) and (D) would result in unnecessary hardship. The proposed monument sign complies with all other applicable regulations, does not obstruct sight visibility triangles, and is consistent with similar approved developments throughout the City of Sherman.

The applicant respectfully requests approval of the requested variance.

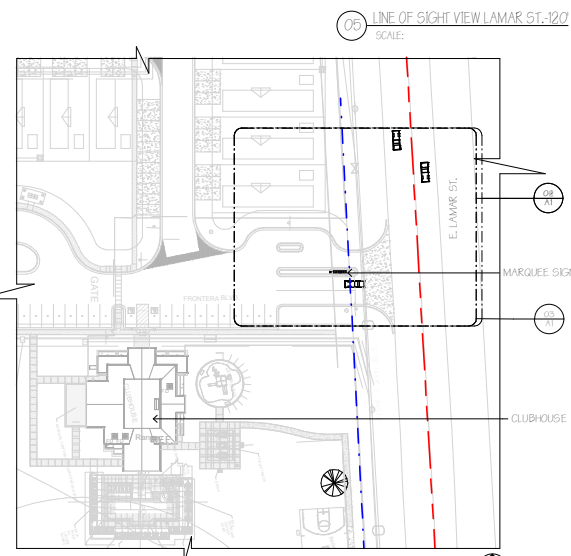
LEGEND:		
SYMBOL	DESCRIPTION	NOTES
	MARQUEE SIGN	
	PROPERTY LINE	
	CENTER OF ROAD	



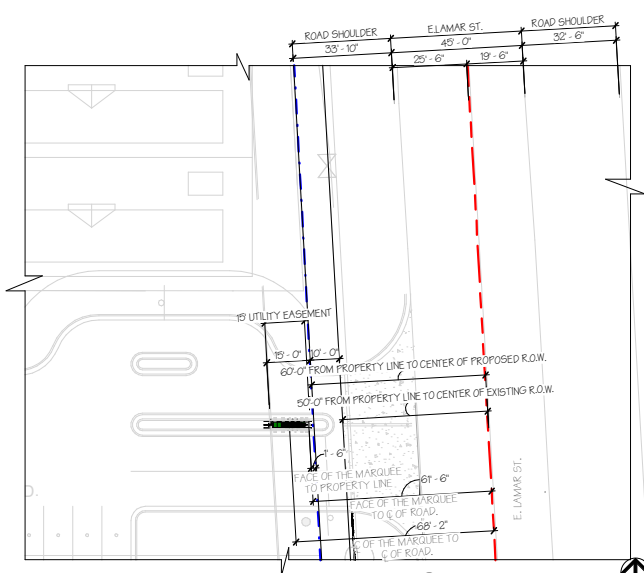
03 VISIBILITY @ FROM COMMUNITY TO E LAMAR ST.
SCALE: T=20'-0"
NOTE: THE LINE OF SIGHT VISIBILITY ANALYSIS IS BASED OF THE CONE OF VISION FROM T&D MANUAL SYSTEM.



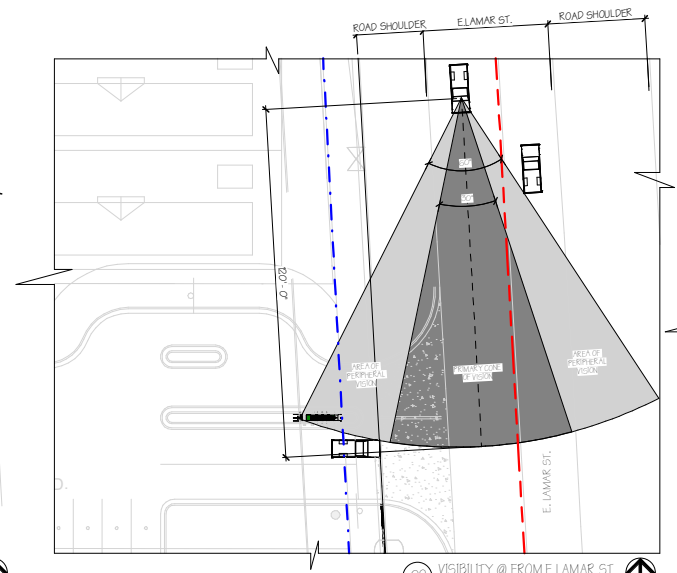
06 LINE OF SIGHT VIEW FROM COMMUNITY-120'
SCALE:



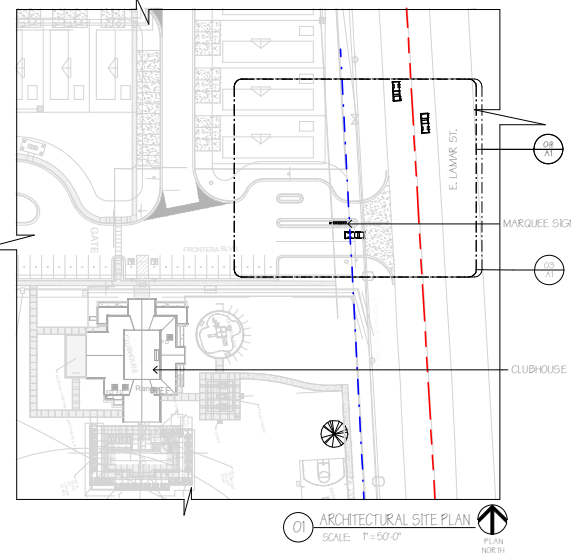
05 LINE OF SIGHT VIEW LAMAR ST.-120'
SCALE:



04 ENLARGED DIMENSION PLAN
SCALE: T=20'-0"
PLAN NORTH



02 VISIBILITY @ FROM E LAMAR ST.
SCALE: T=20'-0"
NOTE: THE LINE OF SIGHT VISIBILITY ANALYSIS IS BASED OF THE CONE OF VISION FROM T&D MANUAL SYSTEM.



01 ARCHITECTURAL SITE PLAN
SCALE: T=50'-0"
PLAN NORTH

RESUME FOR CONSTRUCTION

02.04.2026

 DAWN STEARNS ARCHITECTS
 DALLAS, TEXAS 75204
 P: 972.381.9494
 F: 972.381.9495

INSPIRE COMMUNITIES
SHERMAN CLUBHOUSE
 2708 EAST LAMAR STREET SHERMAN, TEXAS 75090

Date:	02/04/2026
Revision:	
Project No.:	2413
File Name:	
Sheet Title:	ARCHITECTURAL SITE PLAN
Sheet No.:	A1
Sheet Of:	

2708 E Lamar St (Project No. 000288-2026)

Required updates must be uploaded into the [Self Service Portal](#) no later than 12:00 P.M., February 5, 2026.

- A copy of the *Staff Comments Sheet* has been included in the attachments of the request on the [Self Service Portal](#).
- Include a *Comment Response Letter* in the attachments of the [Self Service Portal](#).
 - Select 'Other' as the Attachment Type.

Zoning

Informational Comments:

1. Development entrance signs shall not obstruct the view of turning traffic. *(Sec. 14.07.008(3)(f))*
2. Signs shall be back lighted, indirect lighted, internal lighted or lighted by spots. No digital/LED signs are permitted. *(Sec. 14.07.008(3)(h))*

Engineering

Revisions Required by Engineering Department:

3. Site plan shall show and call out 15' Utility Easement along Lamar Street as established in Final Plat of Frontera in Instrument No. 2025-198 PRGCT.
4. Site plan shall call out 100' existing Right of Way for Lamar Street in addition to the 10' Right of Way dedication established in Final Plat of Frontera in Instrument No. 2025-198 PRGCT. In lieu of site plan calling out existing 100' Right of Way, 50' right of way from centerline of drive lane may be shown.

Informational Engineering Comments:

5. If sign is proposing to encroach into any easements, approval of a sign encroachment agreement is required before a development entrance sign may be constructed within any easements. Only signs with a slab foundation will be permitted within a utility easement. Signs requiring piers will not be permitted within a utility easement. *Code of Ordinances 14.07.008(3)(G)*
6. If sign encroaches into Easement for Pink Hill Water Supply, the Engineering Department may require written allowance from Pink Hill Water Supply to encroach into easement with proposed sign.

Fire Services

7. No Comments

Solid Waste Services

8. No Comments



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 20.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2515 MASTERS STREET (Project No. 000292-2026)

The request of Nhat Nguyen, (Owner), Michael Nguyen (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 2515 Masters Street, consisting of 1.10 acres, being Lot 1-R, Second Replat of Lot 3, Block One, Dr. J.H. Carraway Subdivision, and being Lot 1, Nguyen's Addition, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned C-1 (Retail Business) District/Blalock Commercial Overlay District, as follows:

Board of Adjustment

Public Hearing and Variance under Section 14.02.016 to allow a 9.7' side setback in lieu of the required 15'.

Planning and Zoning Commission

Site Plan for North Texas Dental.

Background:

The property is located at 2515 Masters Street. The property owner is requesting a Variance, and Site Plan approval for an addition to North Texas Dental.

The following has been approved at this location:

- 5/16/2025 - Preliminary Plat of MNLT-Nguyen Addition.
- 7/21/2005- To allow a 10' front setback in lieu of required 25' in C-1 (Retail Business) District.

Origination:

The request of Nhat Nguyen, (Owner), Michael Nguyen (Applicant), and Underwood Drafting & Surveying (Surveyor).

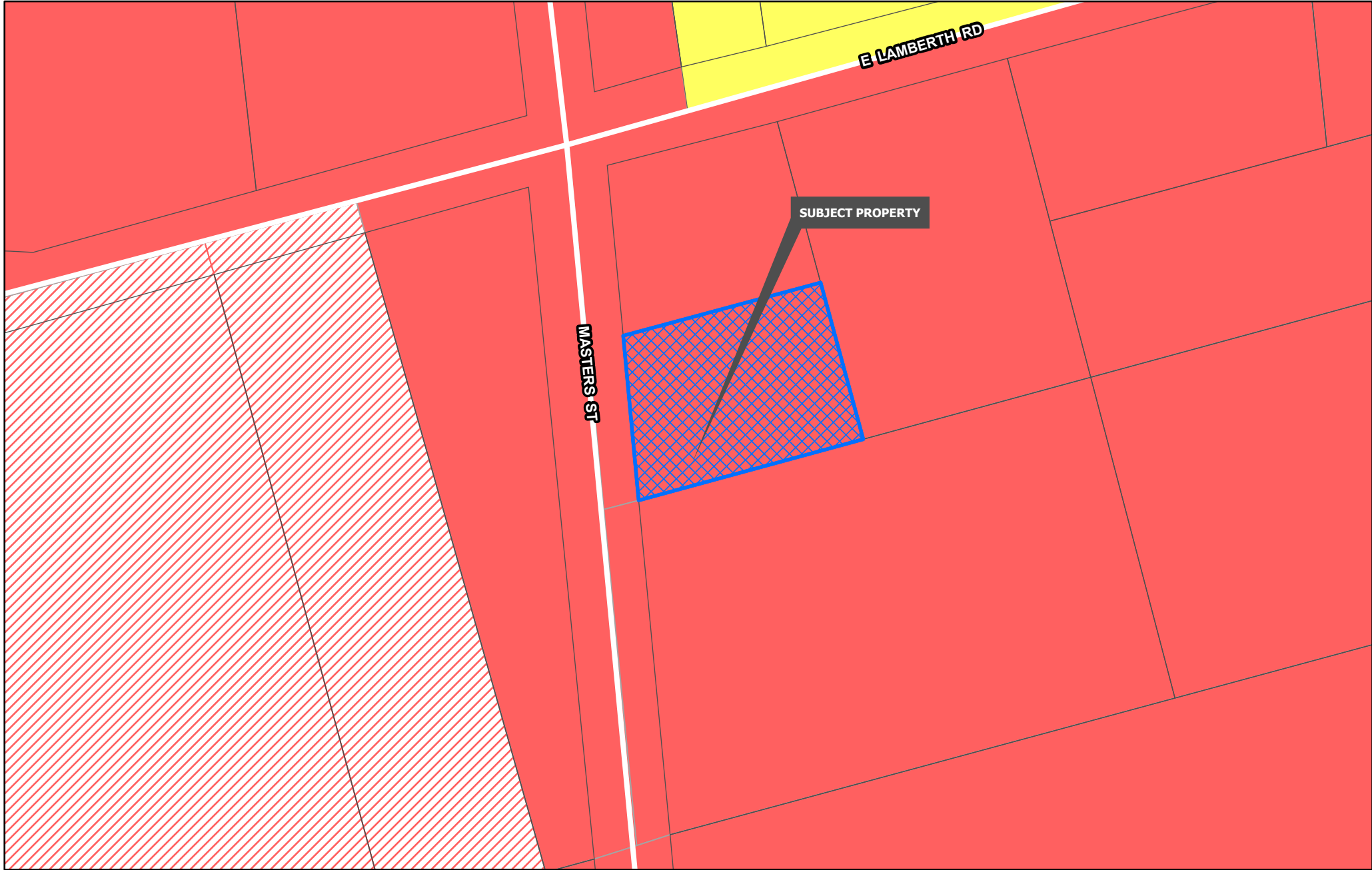
Staff Recommendation:

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. Project Narrative
7. Site Plan
8. Elevation





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

**CITY OF SHERMAN
 ZONING MAP
 2515 MASTERS ST**



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."

E LAMBERTH RD

SUBJECT PROPERTY

MASTERS ST

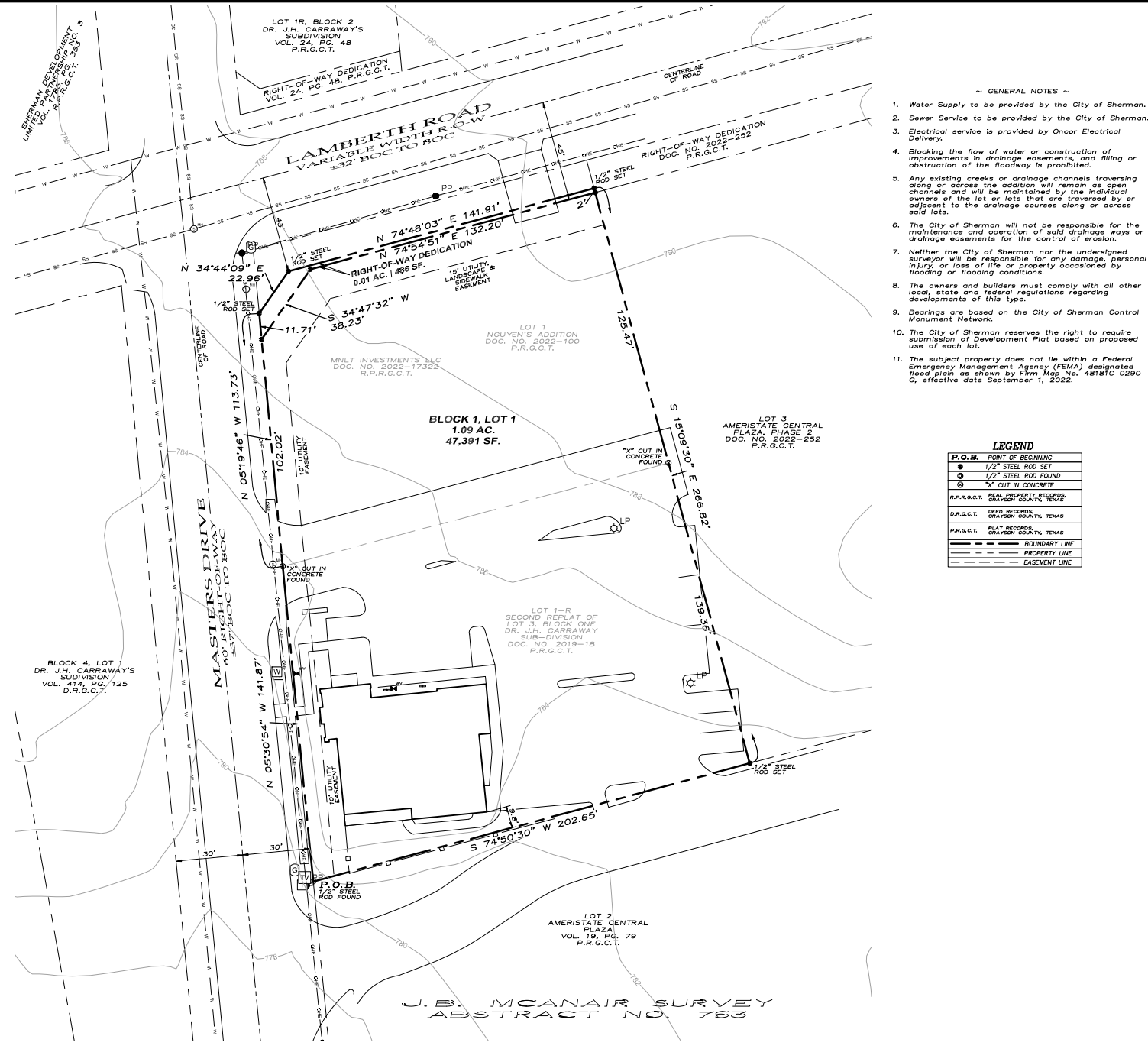


Sherman
PLANNING & ZONING SERVICES

**NOTICE OF
REQUESTED
VARIANCE**

PROJECT #: 000292-2026

Planning & Zoning Map:  FOR MORE INFORMATION
CONTACT:
DEVELOPMENT SERVICES
903-892-7229



- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service is provided by Onco Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - 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.
 - 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.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181C 0290 G, effective date September 1, 2022.

LEGEND

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

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of J.B. McAnair Survey, Abstract No. 763, and being all of Lot 1-R of the Second Replat of Lot 3, Block One, Dr. J.H. Carraway Sub-Division, according to the plat thereof recorded in Doc. No. 2019-18, Plat Records, Grayson County, Texas, and all of Lot 1 of Nguyen's Addition, according to the plat thereof recorded in Document No. 2022-100, said Plat Records, the same tract being described in the deed to MNL Investments LLC, recorded in Document No. 2022-17322, 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 Lot 1-R, common to the northwest corner of Lot 2 Ameristate Central Plaza, according to the plat thereof recorded in Volume 19, Page 79, said Plat Records, and on the easterly right-of-way line of Masters Drive;

Thence North 05°30'54" West, with the westerly line of said Lot 1-R, and with the easterly right-of-way line of said Masters Drive, a distance of 141.87 feet to a found "X" in concrete for the northwest corner of said Lot 1-R, common to the southwest corner of aforesaid Lot 1;

Thence North 05°19'46" West, with the westerly line of said Lot 1, and with the easterly right-of-way line of said Masters Drive, a distance of 113.73 feet to a set 1/2" steel rod for the western-most northwest corner of said Lot 1, and at the intersection of the easterly right-of-way line of said Masters Drive and the southerly right-of-way line of Lamberth Road;

Thence North 34°44'09" East, with the northwesterly line of said Lot 1, and with the southeasterly right-of-way line of said Lamberth Road, a distance of 22.96 feet to a set 1/2" steel rod;

Thence North 74°48'03" East, with the northerly line of said Lot 1, and with the southerly right-of-way line of said Lamberth Road, a distance of 141.91 feet to a set 1/2" steel rod for the northeast corner of said Lot 1, common to the northwest corner of Lot 3 of Ameristate Central Plaza, Phase 2, according to the plat thereof recorded in Document No. 2022-252, said Plat Records;

Thence South 15°09'30" East, with the easterly line of said Lot 1, and with the westerly line of said Lot 3, passing en route at a distance of 127.46 feet found "X" in concrete for the southeast corner of said Lot 1, and continuing on said course, with the easterly line of aforesaid Lot 1-R, a distance of 266.82 feet to a set 1/2" steel rod for the southeast corner of said Lot 1-R, common to the southwest corner of said Lot 3, and on the northerly line of aforesaid Lot 2;

Thence South 74°50'30" West, with the southerly line of said Lot 1, and with the northerly line of said Lot 2, a distance of 202.65 feet to the Point of Beginning and containing 1.10 acres of land, more or less.

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

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

AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, MNL INVESTMENTS, LLC & NHAT NGUYEN INVESTMENTS, 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 MNL-NGUYEN 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 over 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 MNL-NGUYEN 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: MNL INVESTMENTS, LLC

BY: _____
MICHAEL NGUYEN

BY: NHAT NGUYEN INVESTMENTS, LLC

BY: _____
NHAT QUANG NGUYEN

OWNER'S CERTIFICATE OF DEDICATION

THAT NHAT NGUYEN INVESTMENTS LLC & MNL INVESTMENTS LLC, acting by and through its duly authorized agent, does hereby adopt this plat designating the herein described real property as MNL-NGUYEN ADDITION, an addition to the City of Sherman, Grayson County, Texas, being 1.10 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.

MICHAEL NGUYEN
MNL INVESTMENTS, LLC

NHAT QUANG NGUYEN
NHAT NGUYEN INVESTMENTS, 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, MICHAEL NGUYEN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

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

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

STATE OF TEXAS
COUNTY OF GRAYSON

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

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

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

ACCEPTANCE

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

Chairman

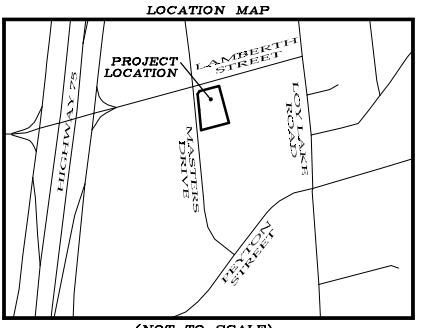
Secretary

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

**PRELIMINARY PLAT
MNL-NGUYEN
ADDITION**

Replat of Lot 1, Nguyen's Addition
Doc. No. 2022-100, P.R.G.C.T.
& Replat of Lot 3, Block One
Dr. J.H. Carraway Sub-Division
Being a part of the
J.B. McAnair Survey, Abstract No. 763
Being in the City of Sherman
Grayson County, Texas.
Containing 1.10 acres of land

04-25-2025

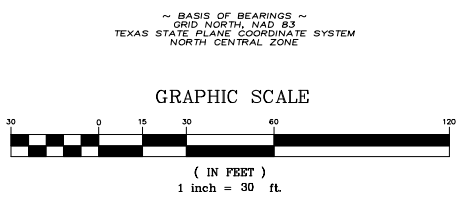


(NOT TO SCALE)

OWNERS/DEVELOPER
NHAT NGUYEN INVESTMENTS, LLC
1200 MAIN STREET, STE 806
DALLAS, TX 75202-4301

OWNERS/DEVELOPER
MNL INVESTMENTS, LLC
2515 MASTERS STREET
SHERMAN, TX 75090-2582

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



The project will be a small addition to back of the current dental office. The addition will be used for the new doctors office.



NORTH TEXAS DENTAL - REMODEL & ADDITION

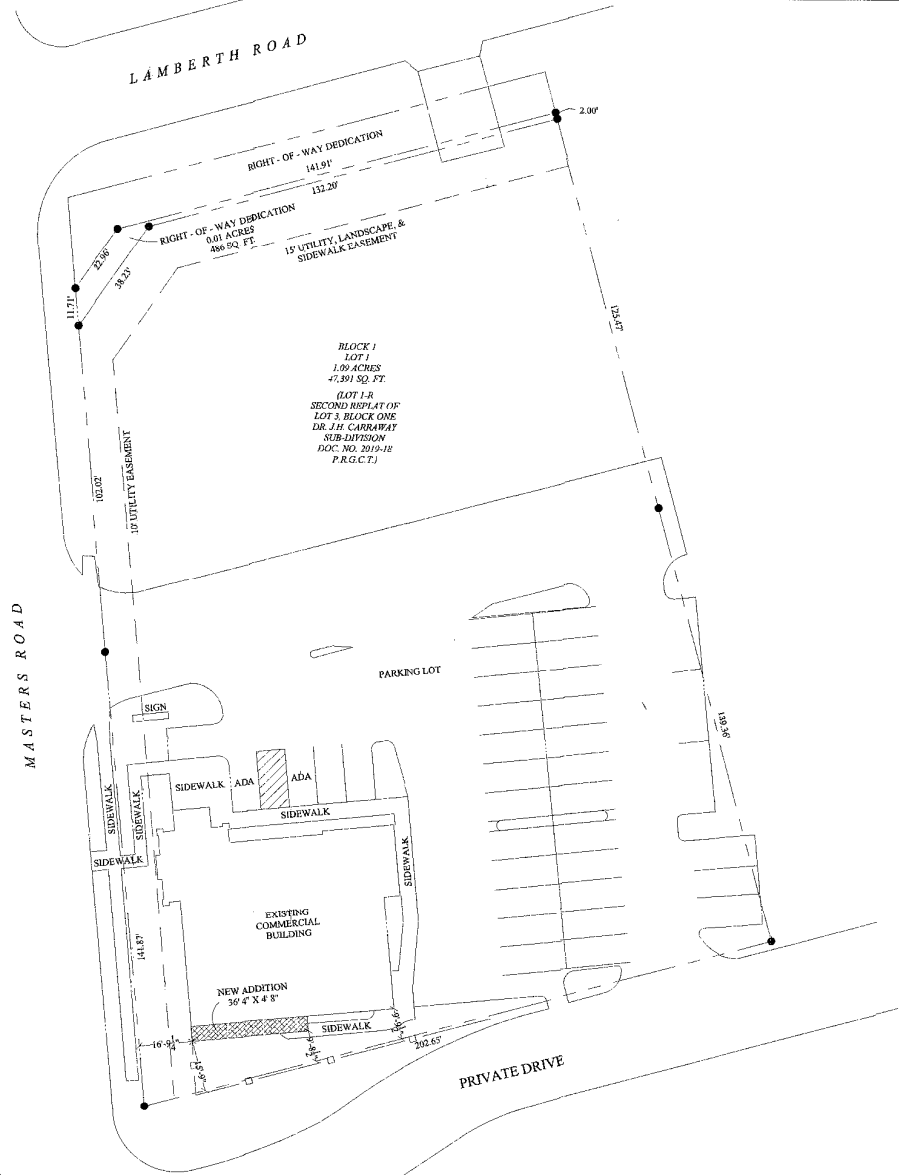
2515 MASTERS STREET
SHERMAN, TEXAS

D2LDESIGNS@YAHOO.COM

DATE
01/06/26

SHEET
PROPOSED SITE

SCALE
1/16" = 1'



<p>SITE PLAN SCOPE OF WORK:</p> <ul style="list-style-type: none"> • ADD A 170 SQ. FT. (36' 4" X 4' 8") NEW ADDITION TO THE BACK OF BUILDING. • 126 SQ. FT. OF THE EXISTING BACK PORCH AND 109 SQ. FT. OF THE NEW ADDITION WILL BE CLOSED IN TO MAKE AN ADDITIONAL DOCTOR'S OFFICE. • 35 SQ. FT. OF THE BACK PORCH AND 69 SQ. FT. OF THE NEW ADDITION WILL STAY OPEN AS A BACK PORCH 	
<p>ORIGINAL SQUARE FOOTAGE</p> <p>HEATED: 3721 FRONT PORCH: 69 BACK PORCH: 161 MECHANICAL ROOM: 24 TOTAL SLAB: 3975</p>	<p>NEW SQUARE FOOTAGE</p> <p>HEATED: 3956 FRONT PORCH: 69 BACK PORCH: 96 MECHANICAL ROOM: 24 TOTAL SLAB: 4145</p>
<p>PLAN DESIGNER: D2L DESIGNS, LLC D2LDESIGNS@YAHOO.COM 903.267.1284</p>	<p>GENERAL CONTRACTOR: HENRY MARROQUIN</p>

<p>REQUIRED SPACES</p> <p>NEW SQUARE FOOTAGE: 21</p>	<p>PROVIDED SPACES: 33</p> <p>ADA SPACES: 02</p> <p>TOTAL SPACES: 35</p>
---	---

PROPOSED SITE PLAN

NORTH TEXAS DENTAL

NTD
2515



NORTH TEXAS DENTAL

FIRE LANE



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 21.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

2507 SHORELINE DRIVE (Project No. 000293-2026)

The request of Keith and Janet Armstrong (Owner), Helvey-Wagner Surveying, Inc. (Surveyor), concerning the property located at 2507 Shoreline Drive, consisting of 0.441 acres, being Lot 2, Block 4 Turtle Creek North Addition, in the J.B. McAnair Survey, Abstract No. 763, and currently zoned R-6 (Single Family Residential) District as follows:

Planning and Zoning

Public Hearing and Zone Change from R-6 (Single Family Residential) District to R-12 (Single Family Residential) District.

Background:

The property is located at 2507 Shoreline Drive. The property owner is requesting a Zone Change from a R-6 (Single Family) Residential District to a R-12 (Single Family Residential) District.

Origination:

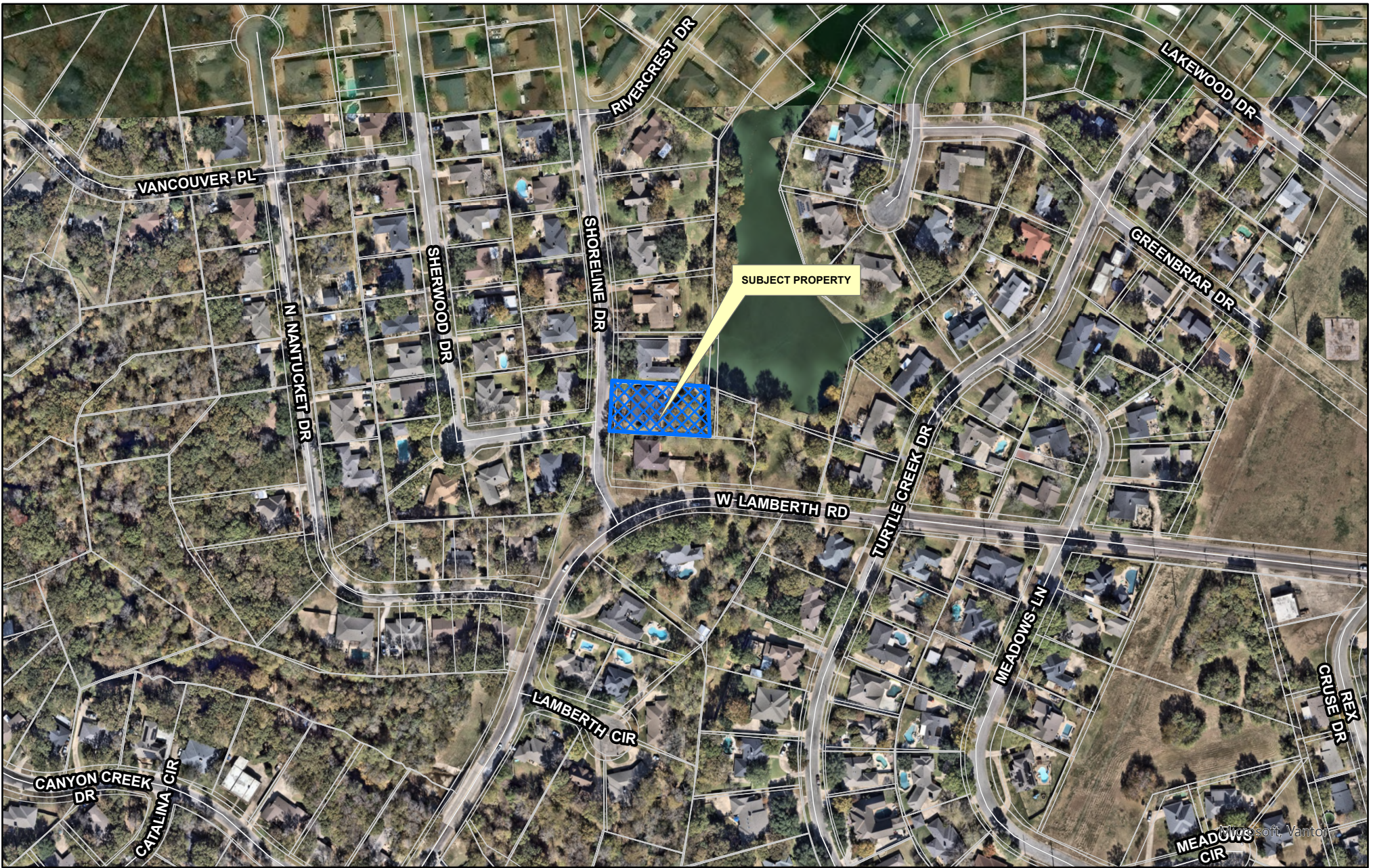
The request of Keith and Janet Armstrong (Owner), Helvey-Wagner Surveying, Inc. (Surveyor).

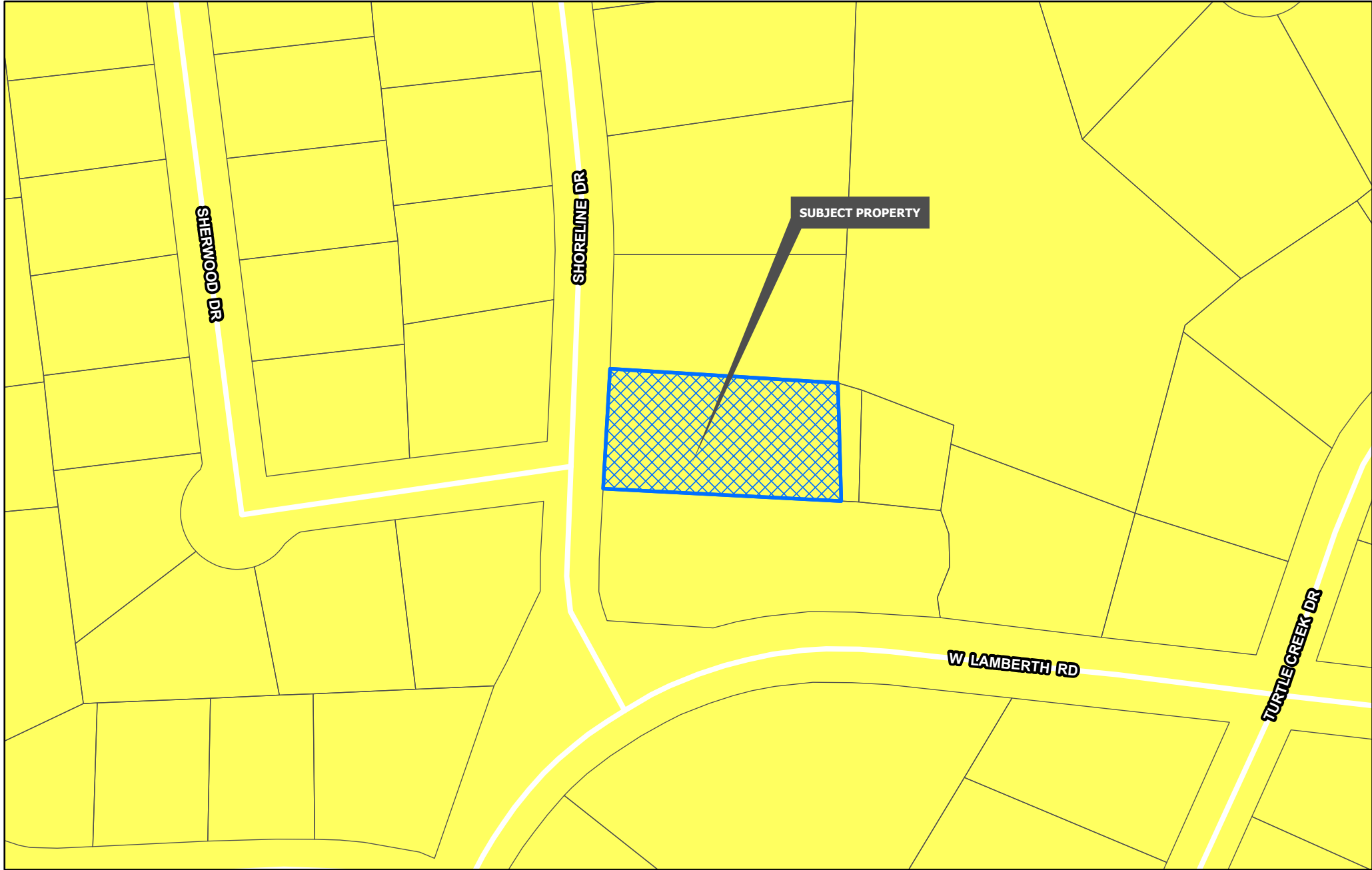
Staff Recommendation:

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. Project Narrative





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

**CITY OF SHERMAN
 ZONING MAP
 2507 SHORELINE DR**



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

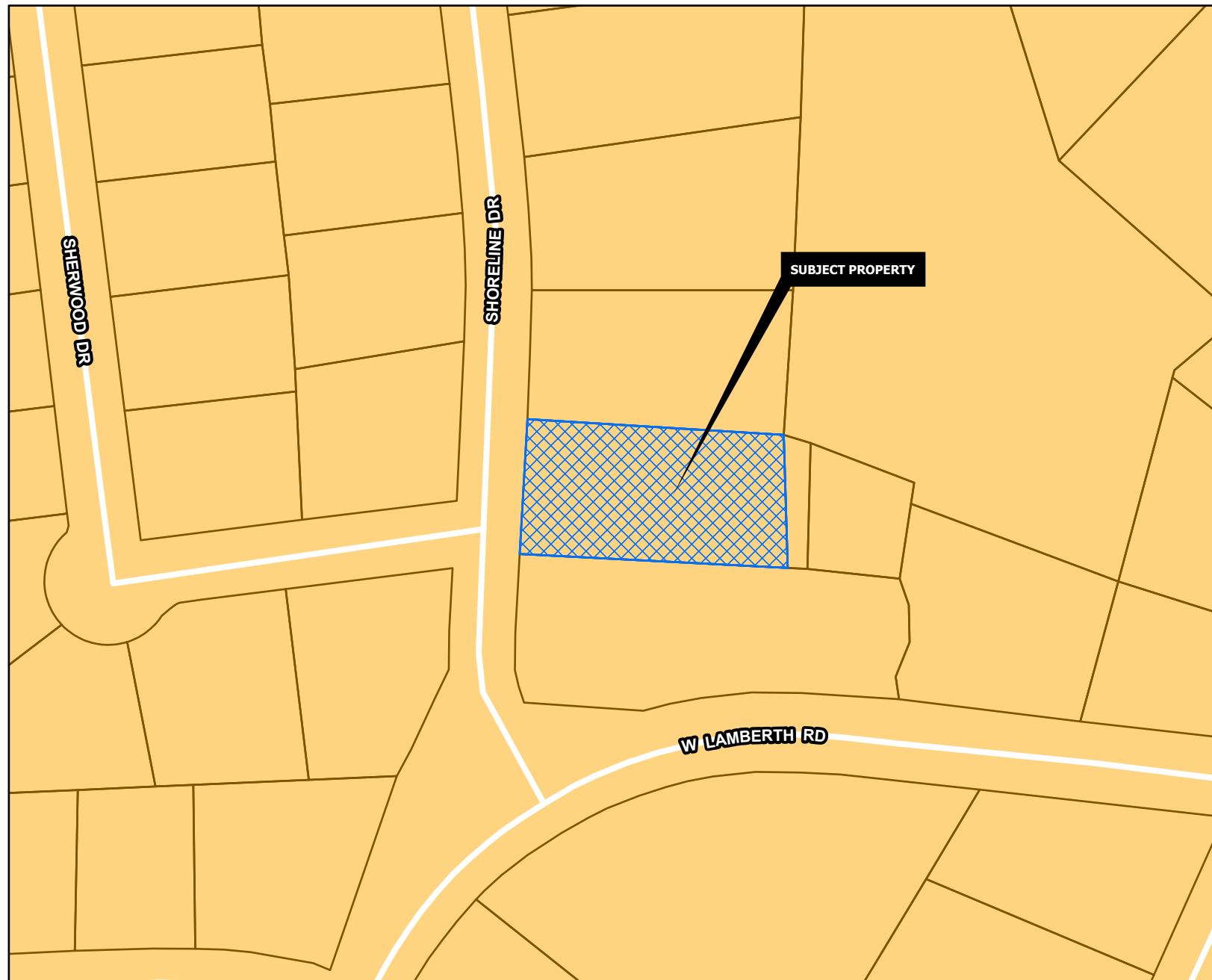
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.





2507

Sherman
NOTICE OF
PROPOSED ZONING
CHANGE
PROJECT # 000293-2026
Planning & Zoning Map: 1500 Wilson Ave, Columbus, GA 31906
City of Sherman
1500 Wilson Ave, Columbus, GA 31906
404.880.1234

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020

Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: kate@helveywagnersurveying.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

0.143 Acres

SITUATED in the City of Sherman, County of Grayson, State of Texas, being out of the J.B. McAnair Survey, Abstract No. 763, being a part of the tract of land conveyed by Quitclaim Deed from Ben H. Hill and King Ellis Starr to Thomas Robert Shea, Jr. and Sheila Renee VanSant Shea on July 28, 2006 and recorded in Volume 4092, Page 188, Official Public Records, Grayson County, Texas, and being described as an area of land lying East of Lot 2 and the North 6 ft. of Lot 1, Block 4, Turtle Creek North Addition, Section Two to the City of Sherman, Texas as per plat of record in Volume 3, Page 116, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch rebar found in the East line of said Lot 1 and the West line of said Shea tract, at the Southwest corner of the herein described tract, **SAID** rebar bears North 03 deg. 22 min. 43 sec. East, 96.74 ft. from a 1/2 inch rebar found in the North right-of-way line of Lamberth Road, a public road, at the Southeast corner of said Lot 1;

THENCE North 03 deg. 22 min. 43 sec. East, with the East line of said Lots 1 and 2 and the West line of said Shea tract, a distance of 89.62 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" near the edge of pond, at the Northwest corner of the herein described tract;

THENCE South 69 deg. 25 min. 13 sec. East, a distance of 55.01 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at an angle point of the herein described tract;

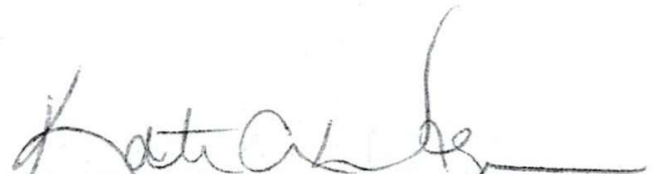
THENCE South 80 deg. 02 min. 12 sec. East, a distance of 31.15 ft. to a point in culvert at the edge of a pond, at the Northeast corner of the herein described tract;

THENCE South 09 deg. 31 min. 24 sec. West, along or near the center of said culvert, a distance of 31.26 ft. to a point in culvert, in the center of creek at an angle point of the herein described tract;

THENCE South 09 dg. 54 min. 59 sec. West, along or near the center of said creek and the East lines of said Shea tract, a distance of 38.95 ft. to a point in said creek, at the Southeast corner of the herein described tract;

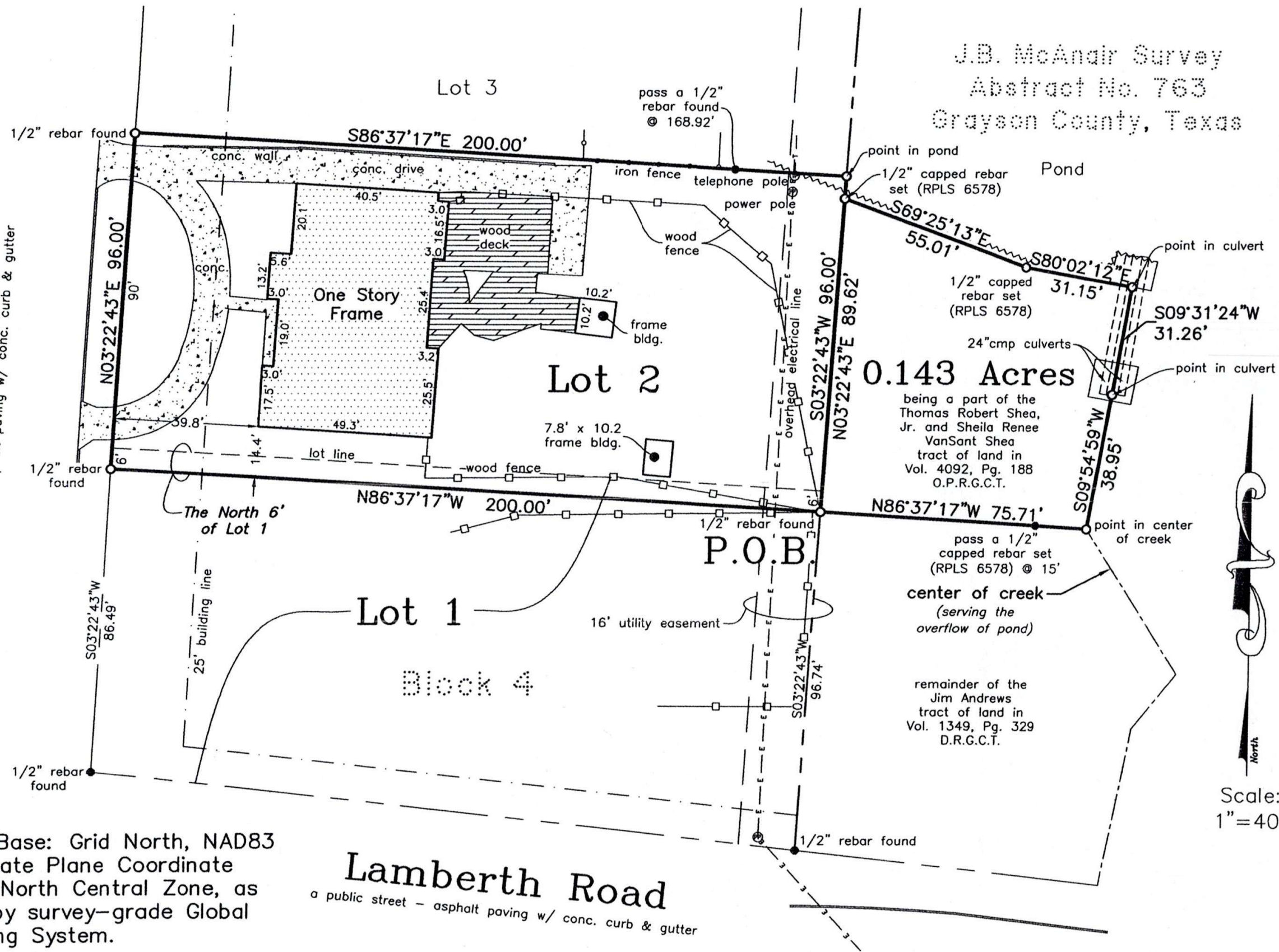
THENCE North 86 deg. 37 min. 17 sec. West, over and across Shea tract, passing a 1/2 inch capped rebar set, stamped "RPLS 6578" at 15 ft. and continuing on for a **TOTAL** distance of 75.71 ft. to the **PLACE OF BEGINNING** and containing **0.143 ACRES** of land.




Kate A. Wagner, R.P.L.S. No. 6578
May 12, 2021

Shoreline Drive

a public street - asphalt paving w/ conc. curb & gutter



J.B. McAnair Survey
Abstract No. 763
Grayson County, Texas

0.143 Acres

being a part of the
Thomas Robert Shea,
Jr. and Sheila Renee
VanSant Shea
tract of land in
Vol. 4092, Pg. 188
O.P.R.G.C.T.

remainder of the
Jim Andrews
tract of land in
Vol. 1349, Pg. 329
D.R.G.C.T.

Owner
Buyer:
Address

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and Bu
any oth
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federal
statutes

I, Kate
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certify
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Turtle C
to the
plat of
Plat Re
See Fie
the 0.1

Note: The
Pg. 188, C
shown her
determined



Scale:
1" = 40'

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

Job No. BGS230521

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

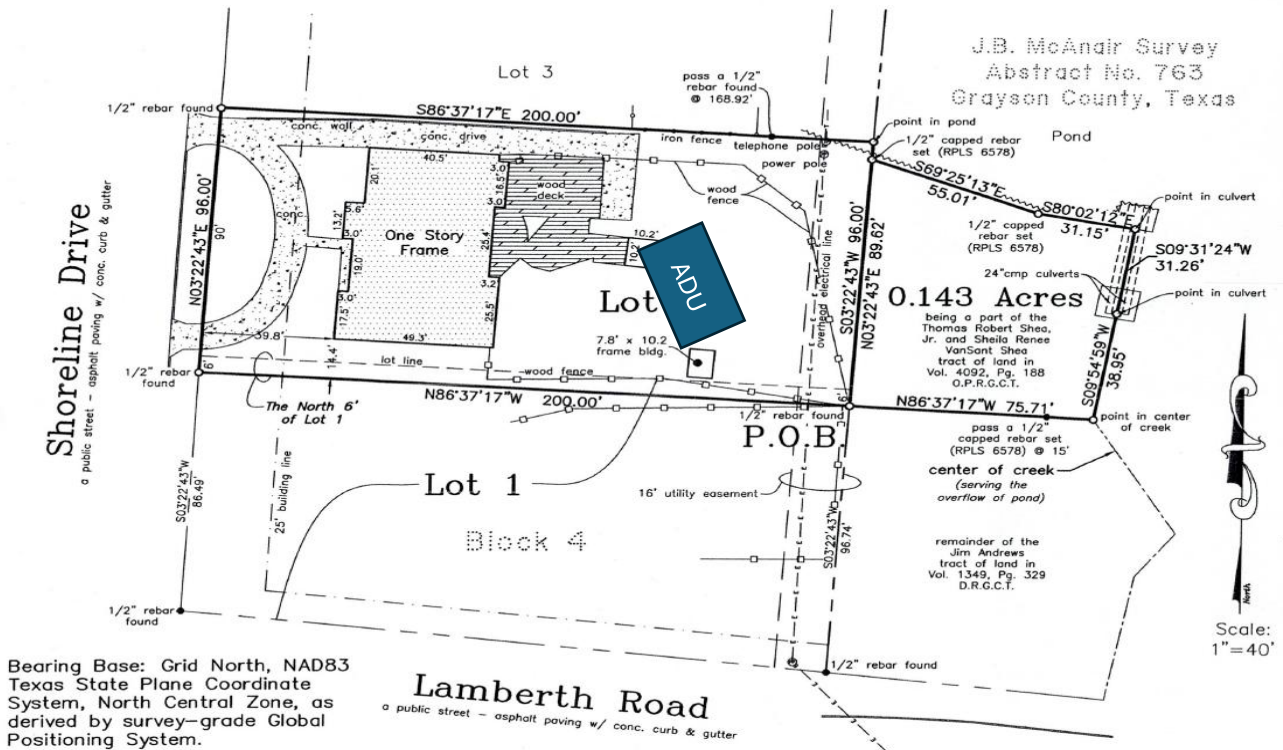
The subject property shown hereon does not lie within
the limits of any designated 100-year Flood Hazard
Areas, as shown on the "FEMA" Flood Insurance Rate
Map for Grayson County, Texas, Map No. 48181C0270 F,
Revised Date: September 29, 2010.


Kate

Project Narrative

The objective of this project is to build a Auxilliary Dwelling Unit in the backyard of my home at 2507 Shoreline Dr, Sherman Texas.

The ADU shall be placed in the backyard as shown in Figure 1. It shall replace the two detached storage sheds and include both dwelling and garden storage area.





**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 22.

Meeting Date: 2/17/2026

Prepared By: Tammy Mrozinski, Planning Technician

Approved By: Rob Rae, Developmental Services Director

Requested Action/Proposed Use:

514 SOUTH DEWEY AVENUE (Project No. 000294-2026)

The request of EMAAR TX LLC (Owner), ND & Associates (Applicant), and Underwood Drafting & Surveying (Surveyor) concerning the property located at 514 South Dewey Avenue, consisting of 0.298 acres, being Lot 1, Emaar Addition, and being a replat of Lot 4 and part of Lot 5, Block 2, J.C. Linnstead Addition, in the George B. Pilant Survey, Abstract No. 963, and currently zoned C-1 Retail Business) District.

Board of adjustment

A. Public Hearing and Variance under Section 14.02.016 to allow a 15' rear setback in lieu of the required 25'.

B. Public Hearing and Variance under Section 14.02.016 to allow no Street Perimeter Buffer along Dewey Avenue with alternate planting accommodations in lieu of the required Street Perimeter Buffer.

Planning and Zoning Commission

C. Site Plan for Retail Development.

Background:

The property is located at 514 South Dewey Avenue. The property owner would like Variances for the rear setback, and to allow the Street Perimeter Buffer to be in an alternate location.

The following has been approved for this location:

- 04/18/2023 - Site Plan for Retail Development.
- 11/15/2022 - Replat approval of Emaar Addition.

Origination:

The request of EMAAR TX LLC (Owner), ND & Associates (Applicant), and Underwood Drafting & Surveying (Surveyor).

Staff Recommendation:

Staff does not recommend approval of the site plan and variances for the following reasons:


1. The site plan and landscape plan have conflicting information. The dumpster enclosure is shown in two different locations.
2. Masonry fence on the north side of the property cannot extend into the front yard of the property.
3. The drive approach is too close to Dewey Avenue. The approach location shall be moved to meet the minimum standard.
4. Masonry fence on the west side of the property extending down towards King Street obstructs the view of vehicles exiting the driveway.

Attachments:

1. Location Map
2. Zoning Map
3. Future Landuse Map
4. Property Notification Signs
5. Survey
6. Project Narrative
7. Site Plan
8. Landscape Plan
9. Elevation
10. Staff Comment Sheet
11. Opposition Letter





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

**CITY OF SHERMAN
ZONING MAP
514 S DEWEY AVE**



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

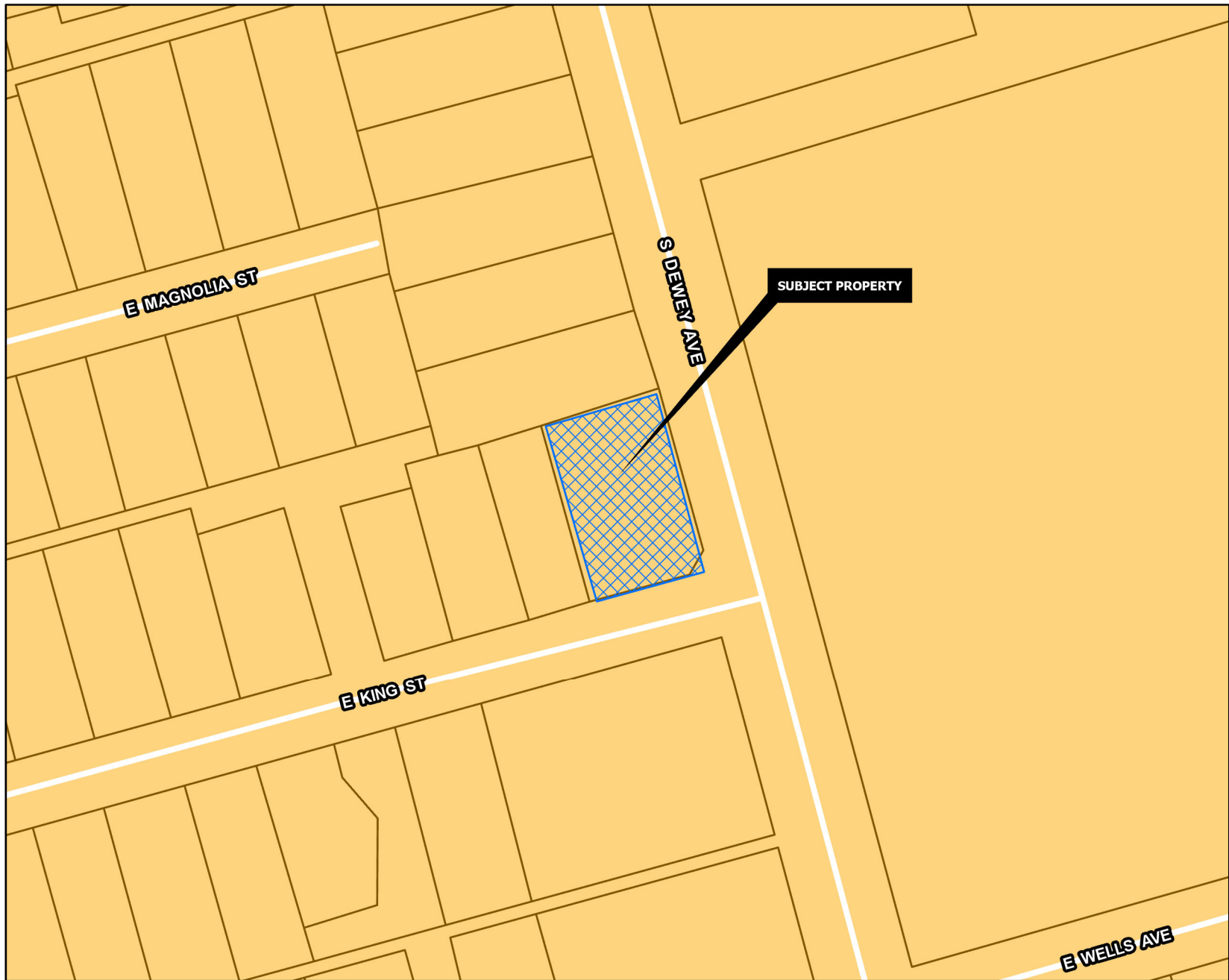
- Single-family detached
- Single-family attached
- Local/neighborhood commercial and office
- Parks and open space
- Schools and civic uses

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.

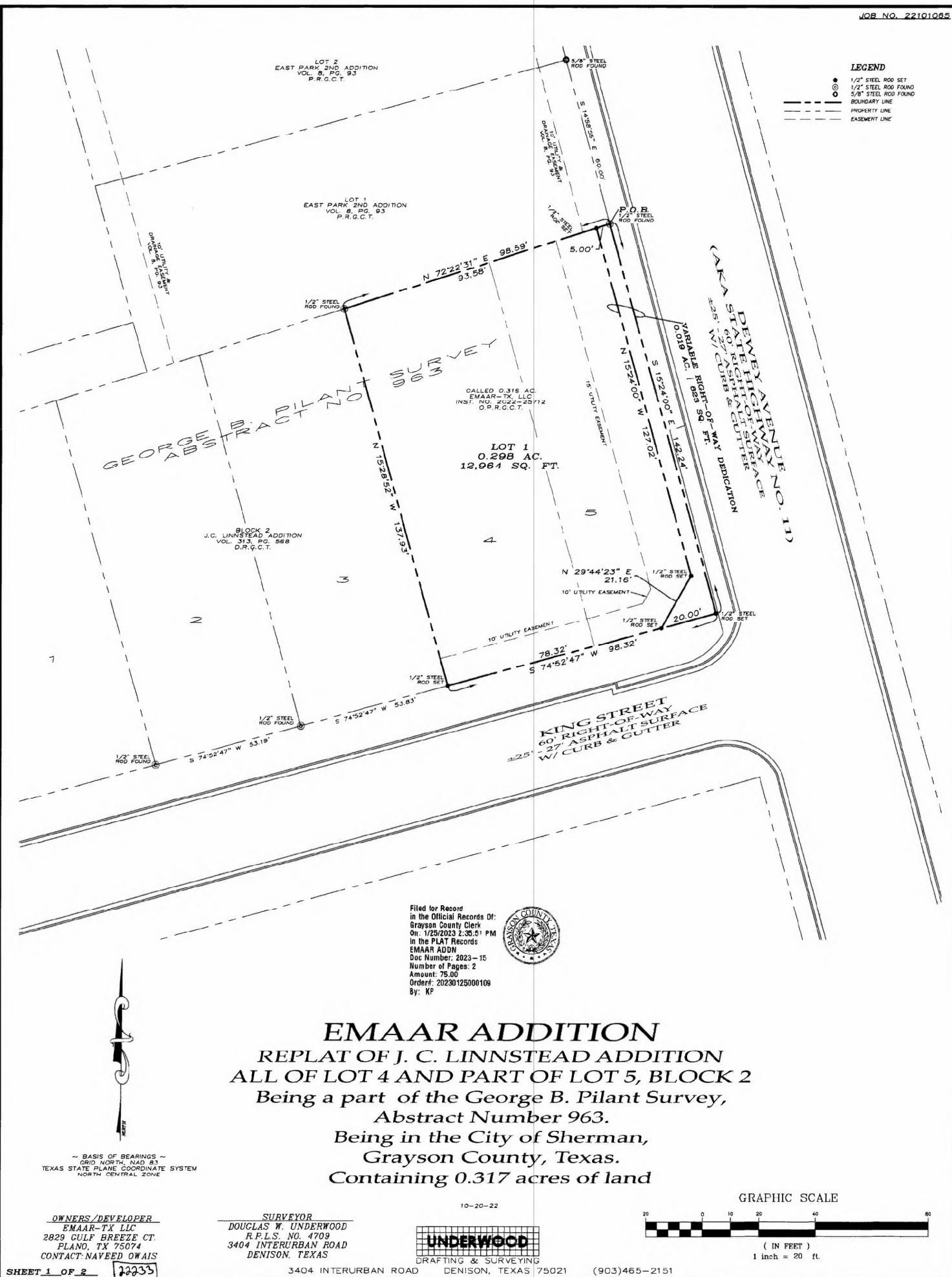


Agriculture/Rural	Core Neighborhood	Technology Hub
Airport	Downtown	Planning & Zoning
City Parkland	Regional Commercial	
Community Commercial	Suburban Neighborhood	

**CITY OF SHERMAN
ZONING MAP
514 S DEWEY AVE**







Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/25/2023 2:35:51 PM
in the PLAT Records
EMAAR ADDN
Doc Number: 2023-15
Number of Pages: 2
Amount: 75.00
Order#: 20230125000109
By: KP

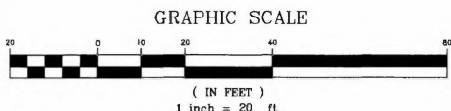


EMAAR ADDITION
REPLAT OF J. C. LINNSTEAD ADDITION
ALL OF LOT 4 AND PART OF LOT 5, BLOCK 2
Being a part of the George B. Pilant Survey,
Abstract Number 963.
Being in the City of Sherman,
Grayson County, Texas.
Containing 0.317 acres of land

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

OWNERS/DEVELOPER
EMAAR-TX LLC
2829 CULF BREEZE CT.
PLANO, TX 75074
CONTACT: NAVEED OWAIS

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



LEGAL DESCRIPTION
Sited in the County of Grayson, State of Texas, being a part of George B. Pilant Survey, Abstract No. 963, and being all of Lot 4 and part of Lot 5 in Block 2 of J.C. Linnstead Addition, according to the plat thereof recorded in Volume 313, Page 568, Deed Records, Grayson County, Texas, and being the same tract of land of called 0.316 acre tract of land described in the deed to EMAAR-TX, LLC, recorded in Instrument No. 2022-25712, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northeast corner of said 0.316 acre tract, common to the southeast corner of Lot 1 of East Park 2nd Addition, according to the plat thereof recorded in Volume 8, Page 93, Plat Records, Grayson County, Texas, and on the westerly right-of-way line of Deway Avenue (AKA State Highway No. 11);
Thence South 15°24'00" East, with the easterly line of said 0.316 acre tract, and with the westerly right-of-way line of said Deway Avenue, a distance of 142.24 feet to a 1/2" steel rod set for the southeast corner of said 0.316 acre tract, and at the intersection of the westerly right-of-way line of said Deway Avenue and the northerly right-of-way line of King Street;
Thence South 74°52'47" West, with the southerly line of said 0.316 acre tract, and with the northerly right-of-way line of said King Street, a distance of 98.32 feet to a 1/2" steel rod set for the southwest corner of said 0.316 acre tract, common to the southeast corner of Lot 3 of aforesaid Block 2;
Thence North 15°28'52" West, with the westerly line of said 0.316 acre tract, and with the easterly line of said Lot 3, a distance of 137.93 feet to a 1/2" steel rod found for the northwest corner of said 0.316 acre tract, common to the northeast corner of said Lot 3, and on the southerly line of aforesaid Lot 1, East Park 2nd Addition;
Thence North 72°22'31" East, with the northerly line of said 0.316 acre tract, and with the southerly line of said Lot 1, a distance of 98.59 feet to the Point-of-Beginning and containing 0.317 acres (13,787 square feet) of land, more or less.

CERTIFICATE OF COMPLIANCE
The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, EMAAR ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 15th day of December 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.
Witness my hand this 19th day of January, 2023

Janice Adley
Clerk, City of Sherman, Texas

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

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

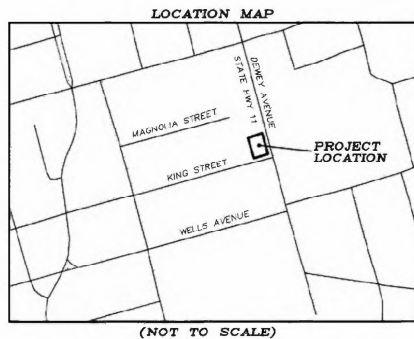
ACCEPTANCE
Approved this 15th day of December, 2022 by the City Planning Commission to the City of Sherman, Texas.
Chairman *Secretary*

CERTIFICATE OF ACCEPTANCE OF DEDICATION
I, *[Signature]*, City Council of the City of Sherman
Mayor, City of Sherman, Texas Date: 01/19/2023

- ~ GENERAL NOTES ~
- Water Supply to be provided by the City of Sherman.
 - Sewer Service to be provided by the City of Sherman.
 - Electrical service to be provided by Clear Electrical Delivery.
 - Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
 - Any existing creeks or drainage channels traversing along or across said lots will remain as seen 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.
 - 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.
 - 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.
 - The owners and builders must comply with all other local, state and federal regulations regarding easements of this type.
 - Bearings are based on the City of Sherman Control Monument Network.
 - The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.
 - The subject property does not lie within a Federal Emergency Management Agency (FEMA) designated flood plain as shown by Firm Map No. 48181022906, effective date September 1, 2022.

OWNERS/DEVELOPER
EMAAR-TX LLC
2829 CULF BREEZE CT.
PLANO, TX 75074
CONTACT: NAVEED OWAIS

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



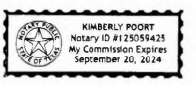
(NOT TO SCALE)

OWNERS DEDICATION
NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:
THAT I, EMAAR-TX, LLC, do hereby adopt this plat designating the hereinabove property as the EMAAR 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 18th day of Jan 2023.
NAVEED OWAIS
NAVEED OWAIS
EMAAR-TX, 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, NAVEED OWAIS 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 18th day of Jan 2023.

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



AVIGATION RELEASE
THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, EMAAR-TX, 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 EMAAR ADDITION, an addition to the City of Sherman, Grayson County, Texas.
OWNER does hereby waive, release, 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 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 release 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 noise, 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 EMAAR 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 18th DAY OF Jan 2023

BY: EMAAR-TX, LLC
NAVEED OWAIS
NAVEED OWAIS

EMAAR ADDITION
REPLAT OF J. C. LINNSTEAD ADDITION
ALL OF LOT 4 AND PART OF LOT 5, BLOCK 2
Being a part of the George B. Pilant Survey,
Abstract Number 963.
Being in the City of Sherman,
Grayson County, Texas.
Containing 0.317 acres of land

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 1/25/2023 2:35:51 PM
in the PLAT Records
EMAAR ADDN
Doc Number: 2023-15
Number of Pages: 2
Amount: 75.00
Order#: 20230125000109
By: KP



Narrative

The project site is located at the northwest corner of South Dewey Avenue and East King Street, with a physical address of 514 S. Dewey Avenue, Sherman, Texas. The property is part of the George B. Piland Survey, Abstract No. 963, and encompasses a total area of approximately 0.298 acres.

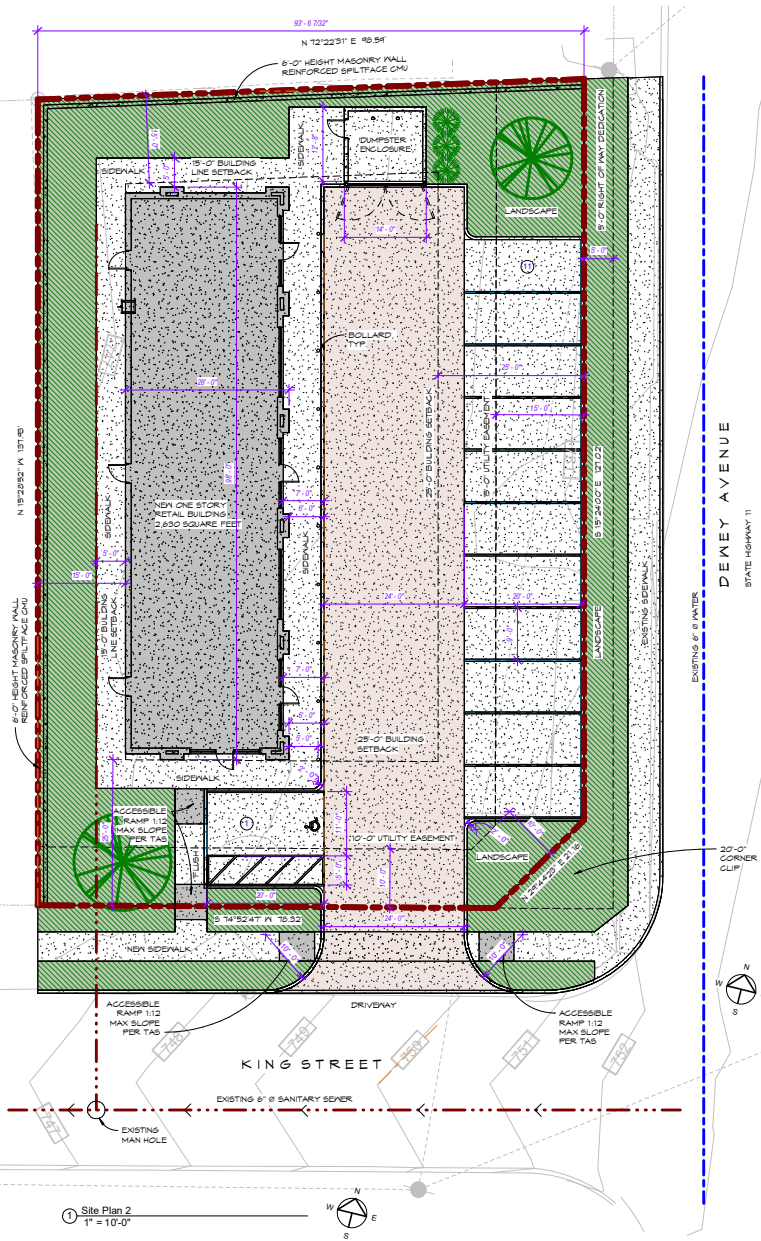
The site is currently vacant. Both the existing and proposed zoning designation is **C-1 (Retail Business District)**. The proposed development consists of a retail store, which is an allowed use under the current zoning classification.

https://ecode360.com/4139446

- (2) A minimum six (6) foot solid screening device shall be provided where a multifamily development (MF-15 or MF-30), commercial development (C-A, C-C, C-1, or C-2), or a manufacturing development (M-1, M-1.5, M-2) is adjacent to a single-family district (R-A, R-E, R-12, R-8, R-5, R-4, R-3 or R-17).
- (4) All uses within an MF-15, MF-30, C-A, C-C, C-1, C-2, M-1, M-1.5 or M-2 district shall provide a screening device as an enclosure for garbage and trash containers.
- (A) Such enclosure shall be located within the building area of the lot.
- (B) The container shall be positioned or screened in such a way so that it is not visible from any street, highway or major thoroughfare.
- (C) Enclosures shall be constructed of masonry or similar durable material.
- (D) Trash enclosures may be permitted in the required rear or side yards when adjacent to other multifamily or non-residential zoning districts.

(f) Commercial tree and landscaping.

- (1) All areas that are used for off-street parking shall conform to the minimum landscaping requirements of this section. Parking lots with twenty-five (25) parking spaces or more shall have open landscaped areas that are equal to but not less than ten (10) percent of the parking areas and drives in the parking areas. The required area may be used as island, perimeter landscaping, or in any combination. A minimum of forty (40) percent of the required landscaped area must be used as islands.
- (2) Landscaping shall consist of a combination of such materials as grasses, ground cover, shrubs, vines, hedges, trees or other such materials. Grasses and ground cover alone shall not constitute adequate landscaping.
- (3) Definitions Refer to subsection (c) below for the approved list of trees to choose from for planting.
- (4) Visibility at intersections on a corner lot, no vegetation shall be planted and allowed to grow, in such a manner as to impede vision between a height of two (2) feet and eight (8) feet above the centerline grades of the intersecting streets, subject to the sight distance regulations in section 14.04.004(b)(1).
- (c) Approved tree list.



SITE TABULATION TABLE

(I) GROSS SQUARE FEET OF EACH STRUCTURE:	
BUILDING:	2,650 SF
DUMPSTER:	111 SF
(II) GROSS SQUARE FEET OF PROPERTY:	12,984 SF (0.295 ACRES)
(III) REQUIRED PARKING:	11
(IV) PARKING PROVIDED:	12
(V) CURRENT ZONING:	C-1 RETAIL BUSINESS DISTRICT
(VI) PROPOSED ZONING:	C-1
(VII) HARD SURFACE/IMPERVIOUS AREA (SF)	4,912 (17%)
(VIII) LANDSCAPED AREA (SF)	2,240 (23%)
(X) FLOOR-TO-AREA RATIO (FAR)	
LOT WIDTH:	40.50
LOT COVERAGE:	2,607 SF (22%)
SETBACKS REQUIRED	
FRONT:	20
REAR:	20
SIDE:	5
MAX HEIGHT:	35 FEET
ACTUAL HEIGHT:	22'-0" HEIGHT
PARKING:	RETAL 1 PER 250 SQ. FT.
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUPS:	M, B, 4 A-2

Project Information
1/4" = 1'-0"

LEGEND:

- TREE
3" CALIPER
45 GALLONS
SHUMARD OAK OR CEDAR ELM
- SHRUB
DROUGHT RESISTANT
- CONCRETE
SIDEWALK PAVING
- BERMUDA OR
ST. AUGUSTINE
GRASS TURF
- DOMESTIC WATER
PIPE
- SANITARY SEWER
PIPE

Site Legend 1
1" = 10'-0"

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Greg Guerin
Architect
TX License # 22011

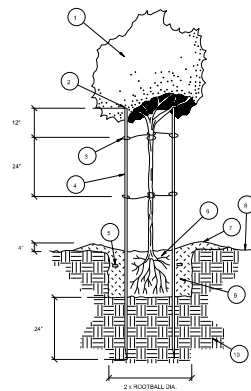
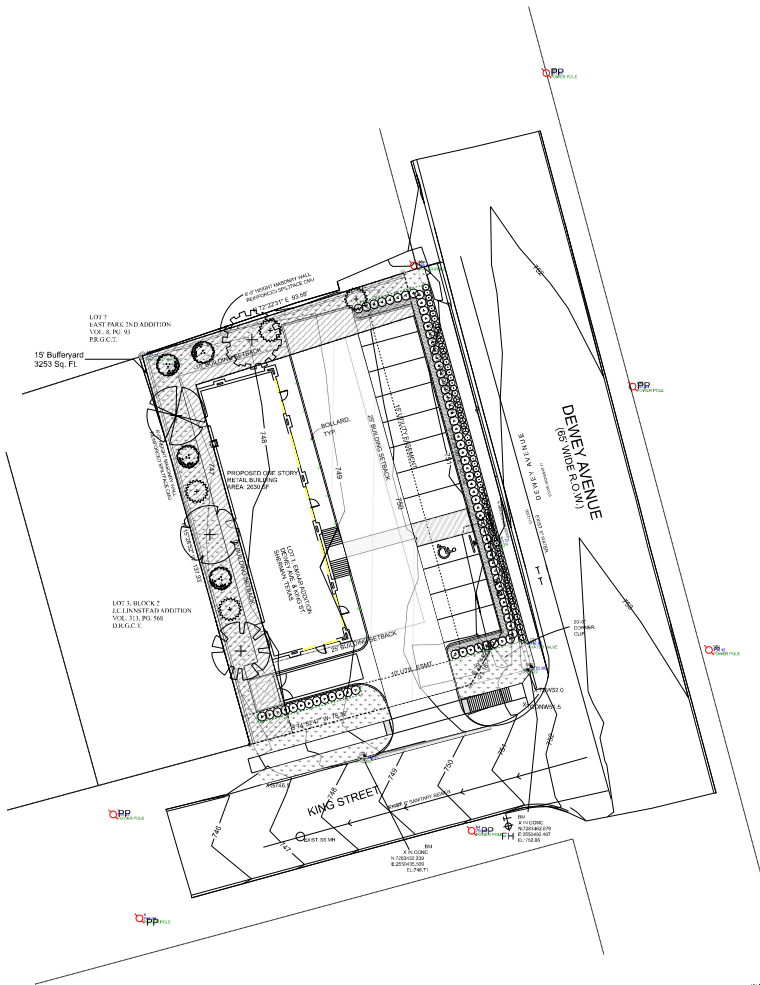
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(412) 200-7340
ARCHITECT
EastStarDesign.com
TX Firm # BK 1105

ENGINEER / DESIGN CONSULTANT
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Navdeep Dhaari
2824 Gulf Street Ct.
Piano, TX 75074
(852) 614-4704
navdeep.dhaari@gmail.com
dhaarengineering.com

No.	Description	Date

RETAIL DEVELOPMENT
514 S Dewey Ave.
Sherman, TX 75090

Site Plan
Project number: 22-028
Date: 5/3/2023 9:41:25 AM
Drawn by: GG
Checked by: -
A003
Scale: As indicated



LEGEND

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE
3. GROUND TIE BETWEEN STAKES AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. X 10' LONG LOOSE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAY PLANT TABLETS
5 GAL. X 1.19 GAL. X 24" BOX X 6
6. ROOTBALL (SET CROWN 4" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING AREAS)
8. FINISH GRADE
9. COMPACTED BACKFILL MIX PER PLANTING SPECIFICATIONS
10. UNDISTURBED NATIVE SOIL

TREE PLANTING



SITE MAP (NTS)

BUFFERYARDS :

STREET PERIMETER BUFFER

Street Buffer Areas: For all developments and land uses, a **minimum 15 Ft. street buffer** shall be provided at the perimeters of a proposed development site where adjacent to a public right-of-way and non-inclusive of any existing or proposed utility easements.

Planting requirements for 1,000 sq ft area:
Two (2) shade tree
Two (2) ornamental trees

Existing Utility Easements prevent planting of required trees and ornamental trees.

Secondary areas planted with ornamental shrubs, and groundcovers

COMPATIBILITY BUFFER

A 15-foot Bufferyard between single-family residential and non-single family use.

Bufferyards shall be installed on the nonsingle-family site Bufferyard = 3253 S.F.

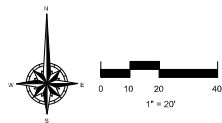
Planting requirements for 1,000 sq ft area:
One (1) shade tree
Two (2) ornamental trees

Planting required
Four (4) shade trees
Eight (8) ornamental trees

Planting provided
Four (4) shade trees
Eight (8) ornamental trees

Landscape

Quantity	Symbol	Description
Ground Cover/Vines		
28		Carex obovata / Barkley's Sedge 1 gallon / 24" OTC
3123		Cynodon dactylon / Bermudagrass Sq. Ft.
137		Nipota x lasiocarpa / Walker's Low / Walker's Low Calmest 1 Gallon
Shrubs Under 4 Feet		
73		Ilex cornuta / Burfordi Nana / Holly Dwarf Burford 24" HL Min.
Trees		
4		Cercis canadensis var. texensis / Redbud, Texas 6 ft. to 8 ft.
4		Ilex vomitoria / Holly, Yaupon 6 ft to 8 ft
1		Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
1		Quercus muhlenbergii / Oak, Chinkapin 3 in cal min
1		Quercus virginiana / Oak, Southern Live 3 in cal min
1		Ulmus crassifolia / Elm, Cedar 3 in cal min
Landscape Accessories		
305.3 Sq/ft		Decomposed Granite



DAVID L. GARRISON
 Landscape Design Studio
 4445 Eldorado Drive
 Plano, Texas 75093
 214-668-4163
 david@iPlantLandscapes.com



LANDSCAPE PLAN

514 S. Dewey Ave.
 Sherman, Texas

REVISIONS:
 None

DATE:
 11-24-2025

JOB NUMBER:
 251124

DRAWN BY:
 David G

CHECKED BY:
 N/A

SCALE:
 1" = 20'

SHEET:
 LS-1





Scale:
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 TX License # 22011

Architect:

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 EastStarDesign.com
 TX Firm # BK 1125

Engineer / Design Consultant:

Owner:
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 Plano, TX 75074
 (972) 614-8704
 navesetooasis@gmail.com
 shawktexasinc.com

No.	Description	Date

RETAIL DEVELOPMENT
 514 S Daley Ave.
 Sherman, TX 75040

Rendering
 Project number: 22-028
 Date: 11/10/2023
 12:05:21 PM
 Drawn by: GG
 Checked by: -

A005
 Scale:



② Axonometric View

Scale:
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 EastStarDesign.com
 TX Firm # BK 1155

Engineer / Design Consultant:

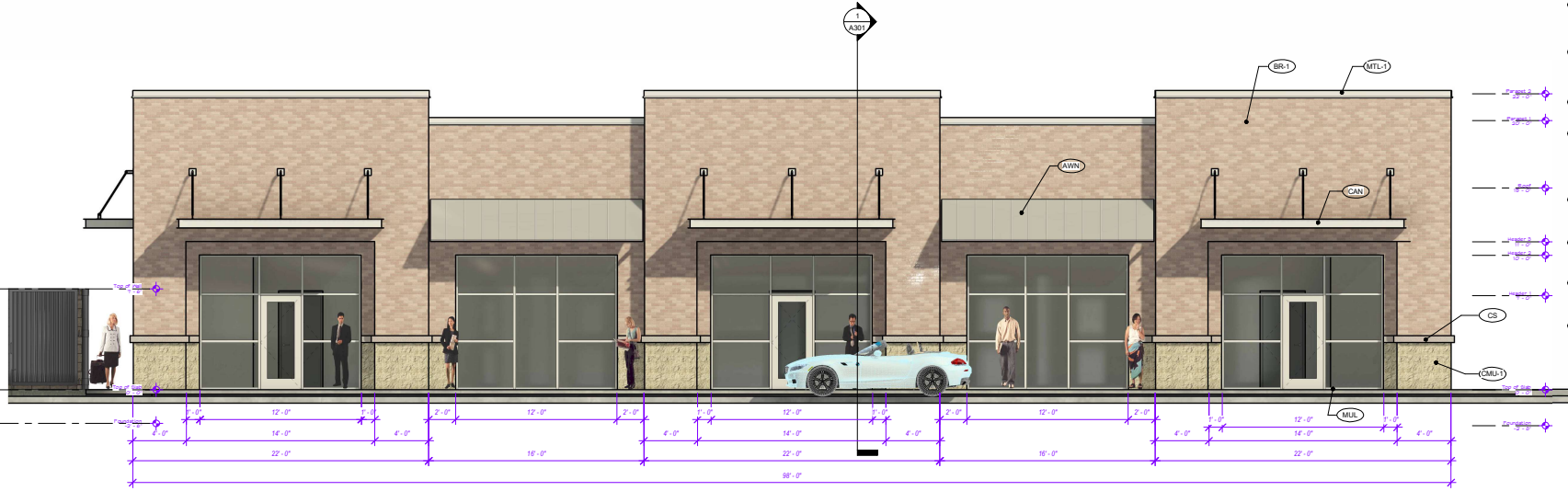
Owner:
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 (972) 614-8704
 navesetocasis@gmail.com
 gulfdevelopment.com

No.	Description	Date

RETAIL DEVELOPMENT
 514 S Daisy Ave.
 Sherman, TX 75049

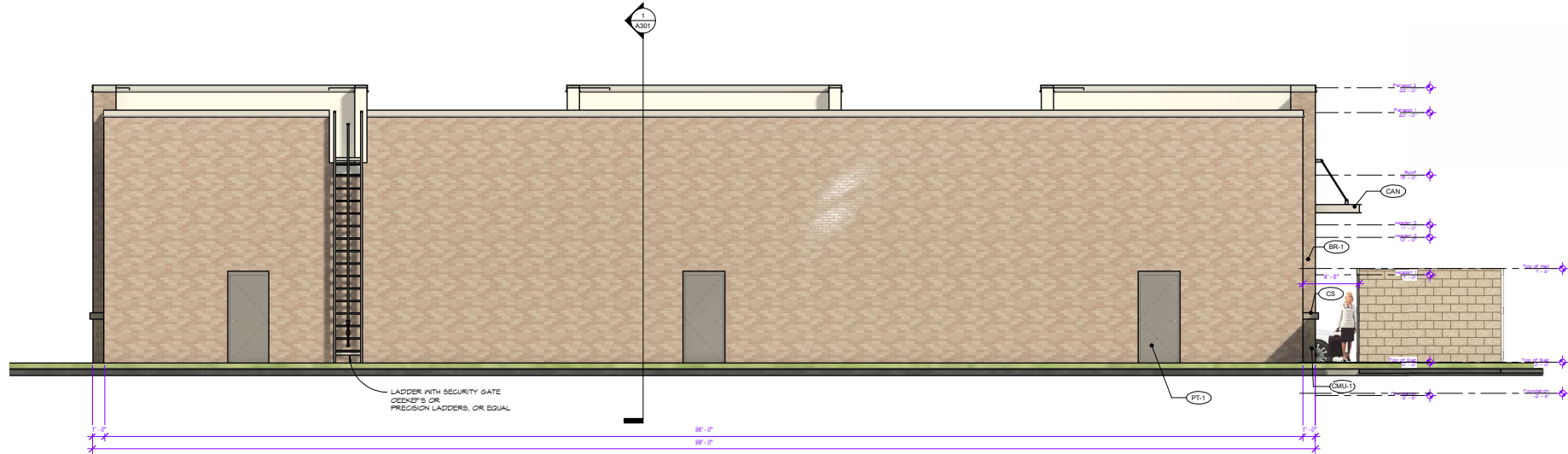
3D View
 Project number: **22-028**
 Date: 11/10/2023
 12:09:30 PM
 Drawn by: **GG**
 Checked by: **—**

A006
 Scale:



1 East Elevation
1/4" = 1'-0"

- (AWN) AWNING - SLOPED METAL ZINC COAT BERKIDGE
 - (BR-1) BRICK RUNNING BOND ALLENTOWN ACHIE BRICK MODULAR BRICK
 - (CAN) CANOPY - FLAT KYNAR ANODIZED SILVER MANUFACTURED BY ARCH-FAB.COM
 - (CS) CAST STONE CAP BUFF COLOR CMU GAP ALTERNATE
 - (CMU-1) CMU-1 CONCRETE MASONRY UNIT AND-18 STACK BOND COLOR #1 SPLIT FACE TAN
 - (GLA) GLASS SOLARBAN OPTIBLU VITRO PPG
 - (MTL-1) METAL COPPING BERKIDGE ZINC COAT
 - (MUL) MILLIONS ANODIZED ALUMINUM CLEAR YKK
 - (PI) PAINT COLOR #1 GREY SHERWIN WILLIAMS
- Material Legend
1/8" = 1'-0"



2 West Elevation
1/4" = 1'-0"

LADDER WITH SECURITY GATE
OCEKIF'S OR
PRECISION LADDERS, OR EQUAL

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gurdjeetg@shamartx.com

No.	Description	Date

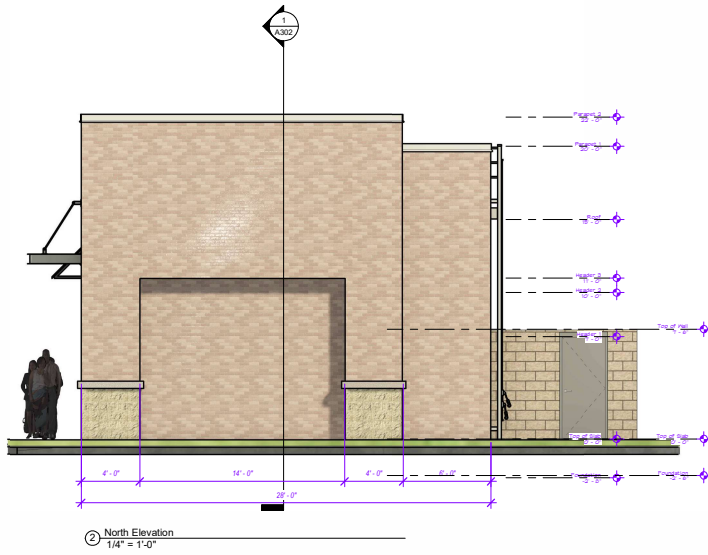
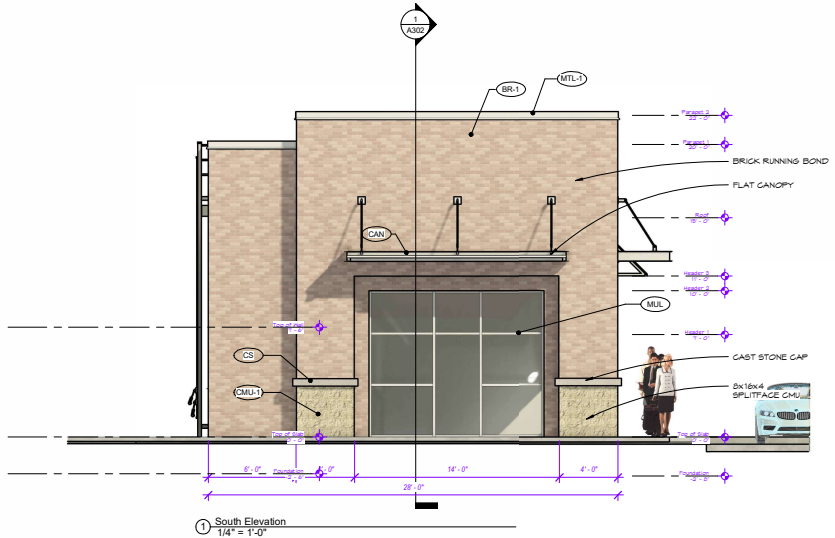
RETAIL DEVELOPMENT
514 S Daley Ave.
Sherman, TX 75049

Elevations

Project number: 22-02B
Date: 11/10/2023
12:05:41 PM
Drawn by: GG
Checked by: -

A201
Scale: As Indicated

11/10/2023 12:05:41 PM



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navestocasis@gmail.com
guydegeosinc.com

No.	Description	Date

RETAL DEVELOPMENT
514 S Daley Ave.
Sherman, TX 75040

Elevations

Project number: 22-02B
Date: 11/10/2023
Drawn by: GG
Checked by: -

A202

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

514 S Dewey Ave (Project No. 000294-2026)

Required updates must be uploaded into the [Self Service Portal](#) no later than 12:00 P.M., February 5, 2026.

- A copy of the *Staff Comments Sheet* has been included in the attachments of the request on the [Self Service Portal](#).
- Include a *Comment Response Letter* in the attachments of the [Self Service Portal](#).
 - Select 'Other' as the Attachment Type.

Zoning

1. Minimum requirements for lot area, width and setback. (*Sec. 14.02.016(1)*)
 - a. Rear setback 25'
 - i. A Variance has been added to this request.
2. Site Plan, Landscape Plan and Elevation must be consistent
 - a. Dumpster is shown in different places on each.
 - b. Parking must be consistent on the Site Plan and Landscape Plan.
3. Remove the following from the Landscape Plan:
 - a. Existing Utility Easements prevent planting of require trees and ornamental trees.
 - b. A 15-foot Bufferyard between single-family residential and non-single family use.
4. Landscaping shall adhere to the non-residential Landscaping requirements of Sherman's Zoning Ordinance, (*Sec. 14.04.006(d)*), and must be shown on the Landscape Plan.
 - a. A minimum of one (1) shade tree shall be planted in all required landscape islands. (*Sec. 14.04.006(d)(2)(a)*)
 - i. The Landscape plan does not show a tree at the end of the parking row.
 - b. For all developments and land uses, a minimum of a fifteen (15) foot street perimeter buffer shall be provided. (*Sec. 14.04.006(e)(1)*)
 - i. A Variance has been added to this request
5. No fence or screening device shall exceed a height of four (4) feet within a front yard in a non-residential district. Fence within the front yard must be decorative with openings in not less than fifty (50) percent of the fence area. Chain link, woven wire mesh or similar materials are prohibited. (*Sec. 14.04.004(d)(3)*)
 - a. The 6' HEIGHT MASONRY WALL cannot be placed past the front of the building.

Engineering

Revisions Required by Engineering Department:

6. Drive approach is too close to Dewey Avenue. Approach location shall be moved to meet minimum standard. Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154; 10.03.003(h); Engineering Design Standards Manual 2.5; City of Sherman Engineering Standard Construction Details, Paving, Commercial Driveway Return Detail Revised May 2024
7. 6' Masonry Wall shall not extend beyond the building line along Dewey Avenue and King Street for sight distance safety of neighboring drive approaches.

Informational Engineering Comments:

8. 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 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.

9. [] 505.1 Amended - Strip malls in addition to the front identification shall provide the name of the business and numeric address or suite identifier on the rear access door. Town homes with rear alley garage access in addition to the front identification shall provide the numeric address near the garage door. (Located In City Ordinances Amendments)

Solid Waste Services

10. Solid Waste enclosures and services shall adhere to Article 13.06 of the City of Sherman's Utility Ordinance and Section 14.04.004(d)(4)) of the City of Sherman's Zoning Ordinance.

514 S Dewey Ave (Project No. 000294-2026)

- a. The dumpster enclosure at the north creates an unsafe condition of having to back out over 100'. The dumpster enclosure needs to be moved to the south towards King Street and positioned at an angle to allow us to pull up to it off the main driveway.

Mrozinski, Tammy

From: michelle [REDACTED]
Sent: Monday, February 2, 2026 3:10 PM
To: Planning
Subject: replat/zoning change of property 514 S. Dewey

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

I am the homeowner of 1715 E King St and 1721 King St. I am against the request that I received in the mail today for the replat and of Lot 4 and 5, Block 2 J.C. Linnstead addition. I do not want this business this close to my fence and yard. This lot drains into our yard already and we have enough problems. They need to build with what they have. Someone should have come out and viewed this property before they purchased it.

Michelle and Michael Moore

1715 E King St.



**SHERMAN PLANNING &
ZONING COMMISSION**
Agenda Communication Form

Planning & Zoning Commission Development Services

Agenda Item No. 23.

Meeting Date: 2/17/2026

Prepared By:

Approved By:

Requested Action/Proposed Use:

ADJOURNMENT

Background:

Origination:

Staff Recommendation:

Attachments:

None

